

PRELIMINARY PLAT FOR:
36 WEST
ANKENY, IOWA

VICINITY MAP



ANKENY, IOWA

NOTES

- ALL SIDEWALKS ARE TO BE 5' WIDE EXCEPT ALONG THE EAST SIDE OF NW IRVINGDALE DRIVE AND THE SOUTH SIDE OF NW 36TH STREET, WHICH ARE 8' WIDE.
- 29' WIDE STREETS SHALL BE 7" P.C.C. PAVEMENT.
- REPAIR ANY FIELD TILE ENCOUNTERED AND CONNECT TO STORM SEWER SYSTEM WHEREVER POSSIBLE.
- LOT 1 WILL NOT BE ALLOWED DRIVEWAY ACCESS OFF OF NW IRVINGDALE DRIVE.
- LOT 2 WILL NOT BE ALLOWED DRIVEWAY ACCESS OFF OF NW 36TH STREET.
- THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION WITHIN THE PLAT BOUNDARY, ALONG NW IRVINGDALE DRIVE AND ALONG NW 36TH STREET.
- THE CITY WILL COST PARTICIPATE FOR THE CONSTRUCTION OF ANY 12-INCH WATER AND 8" SIDEWALKS.
- THE DEVELOPER WILL BE RESPONSIBLE FOR A LEFT TURN LANE ON NW IRVINGDALE DRIVE TURNING ON TO NW 31ST STREET AT THE TIME THE ENTRANCE IS INSTALLED.
- THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLING SIDEWALKS WITHIN LOTS 1 AND 2 RIGHT-OF-WAY FRONTAGE.
- STREETLIGHTS WILL BE INSTALLED ALONG NW IRVINGDALE DRIVE AND NW 36TH STREET WITH THE DEVELOPMENT OF LOTS 1 AND 2.
- A LANDSCAPE BUFFER WILL BE PROVIDED ALONG NW IRVINGDALE DRIVE AND NW 36TH STREET.

LEGEND

PROPOSED

- GROUND SURFACE CONTOUR
- TYPE SW-501 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE
- STORM SEWER
- WATERMAIN WITH SIZE
- RIGHT-OF-WAY
- PERMANENT EASEMENT

EXISTING

- GROUND SURFACE CONTOUR
- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ELECTRIC POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POWER POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- TELEPHONE JUNCTION BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- UNDERGROUND TV CABLE
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- WATER MAIN W/ SIZE

OWNER/APPLICANT

CLASSIC DEVELOPMENT LLC
CONTACT: JOSH MOULTON
1910 SW PLAZA SHOPS LANE
ANKENY, IOWA 50023
PH: (515)-965-7876

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: ERIN OLLENDEKE
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515)-369-4400

ZONING

R-3 MULTIPLE-FAMILY RESIDENCE DISTRICT,
RESTRICTED TO 10 UNITS/ACRE

BULK REGULATIONS

SETBACKS:
FRONT = 30'
REAR = 35'
SIDE = 22' TOTAL (9' MINIMUM)

PRELIMINARY PLAT DESCRIPTION

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 10,
TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M.,
CITY OF ANKENY, EXCEPT THE BRIDGES AT ANKENY PLAT
1, AN OFFICIAL PLAT, AND EXCEPT PARCEL 2017-178 OF
THE PLAT OF SURVEY RECORDED IN BOOK 16657 PAGE
723 AND EXCEPT ROADS

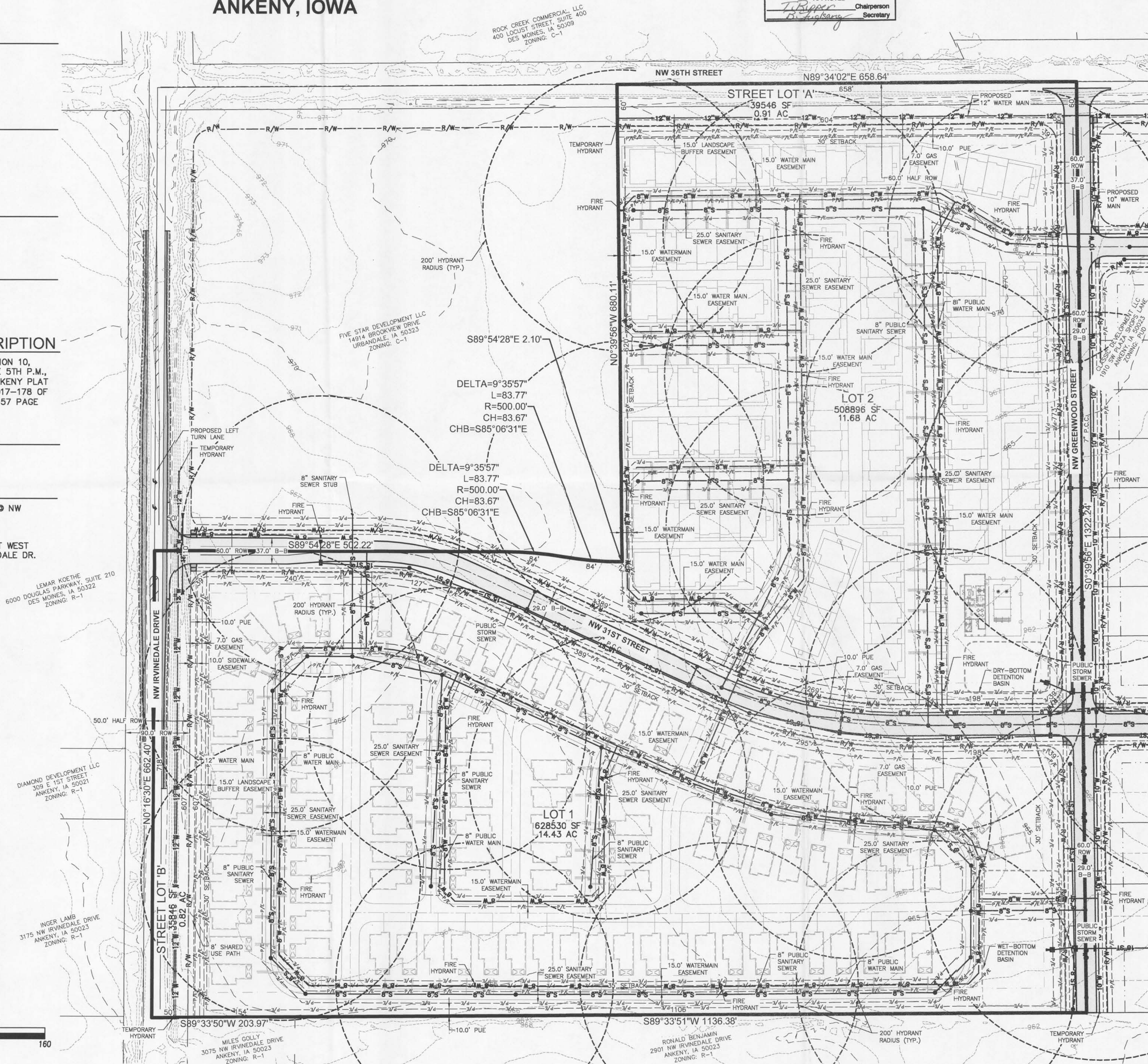
AREA SUMMARY

1,315,543 SF = 30.20 AC

BENCHMARKS

- ANKENY BM #183, NE BOLT ON HYDRANT @ NW
CORNER OF WINTERBERRY AND SKYLINE.
ELEVATION=955.54
- ANKENY BM #700 BURY BOLT ON HYDRANT WEST
SIDE OF IRVINGDALE DR @ 1113 NW IRVINGDALE DR.
ELEVATION=949.57

ROLL CALL				
Plan & Zoning Commission				
Ankeny, IA				
Date	Present	Absent	Excused	Noted
2/1/2018	Anderson	Aye	Yes	Pass
	Ender	Aye	Yes	Pass
	Fleck	Aye	Yes	Pass
	Houlihan	Aye	Yes	Pass
	Hunter	Aye	Yes	Pass
	Odson	Aye	Yes	Pass
	Renaud	Aye	Yes	Pass
	Ripper	Aye	Yes	Pass
	West	Aye	Yes	Pass
	Ayes	7	Yes	Pass
	Nays	0	Yes	Pass
	Abstentions	0	Yes	Pass
	Approved	7	Yes	Pass
	Chairperson			
	Secretary			



DATE		REVISIONS	
02/09/18	01/22/18		

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO



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PRELIMINARY PLAT