

OWNER:

DEBORAH GALLION
1640 SE 72ND ST
ANKENY, IA
50021-7404
515-480-6430

DEVELOPER:

RUAN TRANSPORTATION
CORPORATION
666 GRAND AVE.
DES MOINES, IA 50309
866-782-6669

LEGAL DESCRIPTION:

THAT PART OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 6,
TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF ANKENY,
POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH ¼ CORNER OF SAID SECTION 6: THENCE NORTH
00°11'28" EAST ALONG THE WEST LINE OF SAID SOUTHWEST ¼ OF THE
SOUTHEAST ¼; A DISTANCE OF 1172.69 FEET TO A POINT ON THE
SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE DES MOINES, IOWA FALLS AND
NORTHERN RAILROAD; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY
RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE
RADIUS IS 2764.79 FEET, WHOSE ARC LENGTH IS 132.90 FEET AND WHOSE
CHORD BEARS NORTH 46°24'02" EAST 132.89 FEET TO A POINT ON THE
SOUTHWESTERLY RIGHT-OF-WAY LINE OF CORPORATE WOODS DRIVE; THENCE
SOUTH 82°03'04" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE,
121.09 FEET; THENCE SOUTH 66°06'30" EAST CONTINUING ALONG SAID
SOUTHWESTERLY RIGHT-OF-WAY LINE, 334.42 FEET; THENCE SOUTH 27°12'31"
EAST CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 21.39
FEET TO A POINT ON THE WEST LINE OF PARCEL "I" AS SHOWN ON THE PLAT
OF SURVEY RECORDED IN BOOK 8629, PAGE 421; THENCE SOUTH 08°35'01"
WEST ALONG SAID WEST LINE, 350.66 FEET; THENCE SOUTH 89°56'41" EAST
ALONG THE SOUTH LINE OF SAID PARCEL "I", 230.71 FEET TO A POINT ON SAID
SOUTHWESTERLY RIGHT-OF-WAY LINE OF CORPORATE WOODS DRIVE; THENCE
SOUTH 27°12'31" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE,
62.08 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHWESTERLY
RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE
RADIUS IS 1440.00 FEET, WHOSE ARC LENGTH IS 611.75 FEET AND WHOSE
CHORD BEARS SOUTH 39°22'44" EAST, 607.16 FEET; THENCE SOUTH 09°00'28"
WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF N.E. 62ND AVENUE,
61.39 FEET; THENCE SOUTH 36°08'32" WEST ALONG SAID NORTHERLY
RIGHT-OF-WAY LINE, 8.42 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG
SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE
NORTHWESTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 223.36
FEET AND WHOSE CHORD BEARS SOUTH 54°25'28" WEST, 219 FEET; THENCE
SOUTH 01°26'39" WEST, 50.00 FEET TO A POINT ON THE SOUTH LINE OF SAID
SOUTHWEST ¼ OF THE SOUTHEAST ¼; THENCE NORTH 88°33'21" WEST ALONG
SAID SOUTH LINE, 933.44 FEET TO THE POINT BEGINNING AND CONTAINING
21.66 ACRES (943,683 S.F.) AND SUBJECT TO ROADWAY EASEMENT BEING THE
SOUTH 50.00 FEET THEREOF, SAID EASEMENT CONTAINS 1.07 ACRES (46,699
S.F.)

GENERAL DEVELOPMENT CONCEPT:

CROSSWINDS BUSINESS PARK IS A PLANNED COMMERCIAL AND LIGHT INDUSTRIAL DEVELOPMENT.
THE DEVELOPMENT IS CONTAINED WITHIN 470 ACRES IN SOUTHER ANKENY. THE INTENT OF THE
DEVELOPMENT IS TO PROVIDE THE REGION WITH A COMPETITIVE AND QUALITY DEVELOPMENT
SUITED FOR OFFICE, RETAIL, MIXED USE, FLEX SPACE, LIGHT INDUSTRIAL, LIGHT MANUFACTURING,
WAREHOUSE AND DISTRIBUTION USES WHILE USING LOW IMPACT AND CONSERVATION TECHNIQUES
TO PROTECT THE EXISTING NATURAL CHARACTERISTICS OF THE SITE. STORM WATER CORRIDORS
HAVE BEEN SHOWN IN THE NEIGHBORHOOD PLAN THAT WILL ALLOW FOR NATURAL WATERWAYS
TO BE USED FOR CONVEYANCE OF FUTURE FLOWS FROM SITES VIA LOW IMPACT TECHNIQUES.
PROPOSED WALKWAYS AND BIKE TRAILS HAVE ALSO BEEN SHOWN ON THE PLAN TO HELP TIE
THIS AREA INTO THE REST OF THE CITY OF ANKENY AS FUTURE DEVELOPMENT OCCURS TO THE
NORTH EAST.

ZONING:

CROSSWINDS BUSINESS PARK PUD AS APPROVED BY THE ANKENY CITY COUNCIL ON 11/17/2009

BULK STANDARDS:

THE CROSSWINDS BUSINESS PARK PUD REQUIRES 30% OPEN SPACE THROUGHOUT THE ENTIRE
DEVELOPMENT.

FLEX (LOT 1)

MINIMUM LOT SETBACKS:

FRONT - 50'

SIDE - 25'

REAR - 35'

MAXIMUM HEIGHT:

PRINCIPAL STRUCTURE - 75'



VICINITY MAP
NOT TO SCALE

ARCHITECTURE

A LISTING OF ALLOWABLE AND PROHIBITED MATERIALS ARE INCLUDED IN THE CROSSWINDS BUSINESS
PARK PUD, SECTION 7, SUBSECTION C.

SITE AND STREET LIGHTING

SITE AND STREET LIGHTING SHALL COMPLY WITH THE CROSSWINDS BUSINESS PARK PUD, SECTION
7, SUBSECTIONS D AND E

STREET BUFFERS

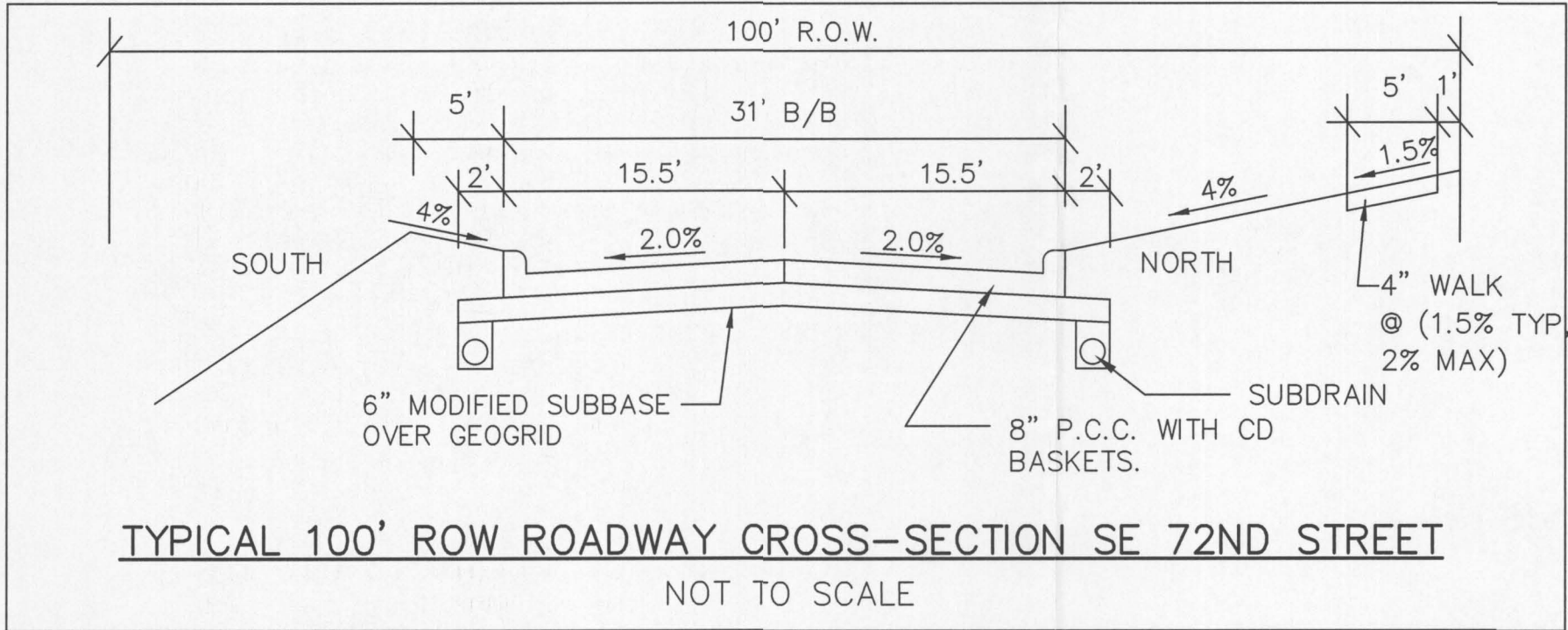
IF STORM WATER MANAGEMENT IS NOT PROVIDED IN THE STREET BUFFER AREAS, THE FOLLOWING
BUFFERS SHALL BE PROVIDED:

ARTERIAL STREETS (SE CORPORATE WOODS DRIVE, NE 5-4TH AVENUE AND SE FOUR MILE DRIVE)
- 2 OVERSTORY AND 4 SHRUBS PER 50 LINEAL FEET OF FRONTAGE
- 20 SQUARE FOOT MASS NATIVE GRASS OR GRASS AND FORB PLANTING MY BE SUBSTITUTED
FOR 2 SHRUBS
- A MINIMUM OF A THREE-FOOT BERM IS REQUIRE:D ALONG THE BUFFER AREA

COLLECTOR STREETS (SE 72ND STREET AND SE CROSSWINDS DRIVE)
- 1 OVERSTORY AND 4 SHRUBS PER 50 LINEAL FEET OF FRONTAGE
- 20 SQUARE FOOT MASS NATIVE GRASS OR GRASS AND FORB PLANTING MAY BE SUBSTITUTED
FOR 2 SHRUBS
- A MINIMUM OF A THREE-FOOT BERM IS REQUIRE:D ALONG THE BUFFER AREA

GENERAL NOTES:

1. THE INDIVIDUAL LOT PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE, EROSION
CONTROL AND ADHERING TO ALL EPA AND IDNR STANDARDS.
2. A PORTION OF THE SITE MAY HAVE AN 8 FOOT HIGH CHAIN LINK FENCE FOR SECURED AREA
FOR TRUCKS/TRAILERS.
3. SE 72ND STREET PAVEMENT SHALL BE EXTENDED FROM THE WEST END OF THE EXISTING
PAVEMENT TO THE WEST LINE OF LOT 1. THIS SHALL BE CONCRETE PAVEMENT WITH CURB AND
GUTTER AS SHOWN ON THE TYPICAL SECTION ON THIS SHEET.
4. THE INTERSECTION OF CORPORATE WOODS DRIVE AND 72ND STREET MAY NEED TO BE WIDENED
TO BETTER ACCOMMODATE TRUCK TURNING MOVEMENTS.
5. STORM INTAKES AND PIPE SHALL BE INSTALLED WITH THE CONSTRUCTION OF THE NEW STREET
PAVEMENT WITH PIPE EXTENDED TO THE WEST LINE OF LOT 1.
6. AN 8" SANITARY SEWER SHALL BE EXTENDED FROM THE EAST SIDE OF CORPORATE WOODS
DRIVE TO THE WEST LINE OF LOT 1. AN ALTERNATE TO EXTENDING THE SANITARY SEWER FROM THE
EAST SIDE OF CORPORATE WOOD DRIVE WOULD BE EXTENDING THE SANITARY SEWER FROM THE
EXISTING 8" SEWER ALONG THE WATERWAY TO THE SOUTH OF THE SE 72ND STREET TO THE WEST
BOUNDARY OF LOT 1. THIS MAY INCLUDE STUBBING A PUBLIC SANITARY SEWER TO THE WEST SIDE
OF CORPORATE WOODS DRIVE TO PROVIDE A SERVICE TO THE EAST SIDE OF LOT 1.
7. WATER MAIN SHALL BE EXTENDED TO THE WEST BOUNDARY LINE OF THE SITE.
8. THE DEVELOPER IS RESPONSIBLE FOR STREET LIGHTS ALONG SE 72ND STREET AND CORPORATE
WOODS DRIVE.

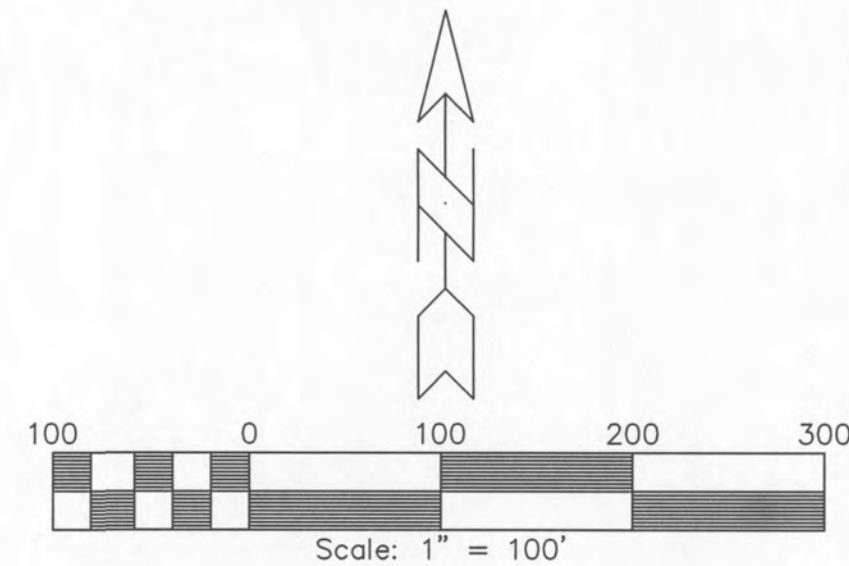


ROLL CALL			
Plan & Zoning Commission			
Ankeny, IA			
Date	Aye	Nay	Pass
Anderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Enders	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flack	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Houston	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hunter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Johnson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marshall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rippper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
West	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ayes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nays	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
APPROVED			
Chairperson			
Secretary			

CROSSWINDS BUSINESS PARK NEIGHBORHOOD PLAN #3

Engineering Research Group, Inc.
Engineers and Surveyors
2413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.



ERG
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