

PRELIMINARY PLAT  
OF  
ESTATES AT HIDDEN RIDGE PLAT 1

7111 NW FISHER LANE, ANKENY, IA 50023-8826

RECEIVED

MAR 22 2019

CITY OF ANKENY

ROLL CALL Plan & Zoning Commission Ankeny, IA			
Date	Roll Call	Pass	Absent
April 2, 2019	Anderson	Yes	Pass
	Erder	Yes	Pass
	Flack	Yes	Pass
	Houlihan	Yes	Pass
	Hunter	Yes	Pass
	Osborn	Yes	Pass
	Ramond	Yes	Pass
	Ripper	Yes	Pass
	West	Yes	Pass
	Ayer	Yes	Pass
		APPROVED	
		Chairperson	Secretary

PROPERTY OWNER:  
BARBARA FENGUITE  
7111 NW FISHER LANE  
ANKENY, IA 50023-8826

PREPARED FOR:  
ME LLC  
311 S. ANKENY BOULEVARD  
ANKENY, IOWA 50023  
515-464-2814

LEGAL DESCRIPTION  
EX N 110° 15' 45" E 623.25' N OF SE COR THN SWLY 106.5' TO CL RD NW 117.6' TO E LN N 117.6' E 623.25' S 1423.1' TO POB E 1/4 SE 1/4 LESS RD SEC 32-80-24, POLK COUNTY, IOWA

NOTES  
1. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.  
2. THE UTILITIES SHOWN ON SURVEY ARE BASED ON OBSERVED EVIDENCE AND MAPS OBTAINED FROM THE IOWA ONE CALL DESIGN REQUEST LOCATE SERVICE. THIS SURVEYOR MAKES NO GUARANTEE THAT ALL UTILITIES THAT EXIST ON THE PROPERTY ARE SHOWN ON THE SURVEY.  
3. MAILBOXES WITHIN ROAD RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.  
4. THE EXISTING BUILDINGS NOTED TO BE REMOVED SHALL BE DONE SO PRIOR TO FINAL PLAT APPROVAL.  
5. ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.  
6. MAINTENANCE OF ALL DRAINAGE EASEMENTS TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER.  
7. POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.  
8. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES.  
9. LOT 1A IS TO BE DEDICATED TO POLK COUNTY FOR ROADWAY PURPOSES.  
10. IF ANNEXED INTO THE CITY, THE DEVELOPER IS RESPONSIBLE FOR STREETLIGHT AND SIDEWALK INSTALLATION.

FLOODPLAIN INFORMATION  
FIRM MAP 14155C0185F  
EFFECTIVE DATE: 2/01/19  
ZONE X: AREA OF MINIMAL FLOOD HAZARD

LAND AREA  
579,410 SQUARE FEET  
13.16 ACRES

BULK REGULATIONS (RR - RURAL RESIDENTIAL DISTRICT)  
MINIMUM LOT SIZE: 40,000 SQUARE FEET  
MINIMUM LOT WIDTH: 140 FEET  
MINIMUM FRONT SETBACK: 50 FEET  
MINIMUM SIDE SETBACK: 15 FEET  
MINIMUM REAR SETBACK: 50 FEET  
MINIMUM BUILDING HEIGHT: 35 FEET  
MAXIMUM BUILDING COVERAGE: 15%

CERTIFICATION

	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.  JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020 PAGES OR SHEETS COVERED BY THIS SEAL.
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IOWA  
ONE CALL  
1-800-292-8989  
www.iowaonecall.com

SCALE: 1"=20'  
0' 5' 10' 15' 20' 40'



LEGEND

- FOUND CORNERS
- SET PROPERTY CORNER (5/8" I.R. W/ ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
- PROPERTY BOUNDARY
- LOT LINES
- ORIGINAL PLATTED LOT LINES
- TREE LINE
- EXISTING PARKING STALL PAINT LINES
- BACK OF PORTLAND CEMENT CONCRETE (P.C.C.) CURB & EDGE OF PORTLAND CEMENT CONCRETE SLAB
- GUTTER
- CENTERLINE STREET
- SIDEWALK
- EXISTING CHAIN LINK FENCE
- EXISTING PIPE FENCE
- EXISTING WIRE FENCE
- OHW<sup>2</sup> OVERHEAD WIRES (X = NUMBER OF WIRES)
- UGFO<sup>2</sup> UNDERGROUND FIBER OPTIC LINES
- ST<sup>2XX</sup> STORM SEWER AND SIZE
- SAN<sup>2XX</sup> SANITARY SEWER AND SIZE
- W<sup>2XX</sup> WATER MAIN AND SIZE
- G<sup>2XX</sup> GAS MAIN AND SIZE
- UGE<sup>2</sup> UNDERGROUND ELECTRIC
- CATV<sup>2</sup> UNDERGROUND CABLE TELEVISION LINE
- UGT<sup>2</sup> UNDERGROUND TELEPHONE LINE
- RETAINING WALL
- EXISTING BUILDING
- MAPS UTILITY LOCATION BASED ON MAPS PROVIDED BY THE IOWA ONE CALL SERVICE (APPROXIMATE LOCATIONS ONLY)
- EST ESTIMATED LOCATION BASED ON A COMBINATION OF SURVEY DATA, UTILITY MAPS, AND THE ORIGINAL SITE PLAN
- PLANS LOCATION BASED ON ORIGINAL CONSTRUCTION DRAWINGS PROVIDED BY THE CITY OF URBANDALE
- B/S BACK OF CURB TO BACK OF CURB
- CI & DIP CAST IRON PIPE & DUCTILE IRON PIPE
- VCP VITRIFIED CLAY PIPE
- RCP REINFORCED CONCRETE PIPE
- CLEAN OUT



- SANITARY & STORM MANHOLE
- OPEN THROAT INTAKE OR M5 INTAKE
- SINGLE & DOUBLE BACK OF CURB(B/C) INTAKE
- STORM AREA INTAKE
- MEDIA/COM COMMUNICATIONS RISER
- COMMUNICATIONS RISER
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- ELECTRIC BOX
- WOOD POWER POLE WITH LIGHT
- POWER POLE
- STEEL STREET LIGHT POLE
- METAL LIGHT POLE
- GUYWIRE ANCHOR
- FIRE HYDRANT
- WATER MAIN GATE VALVE
- WATER MAIN STOP BOX VALVE
- SIGN

- DEEDED BEARING & DISTANCE
- PREVIOUSLY RECORDED BEARING & DISTANCE
- MEASURED BEARING & DISTANCE
- FINISHED FLOOR ELEVATION
- PORTLAND CEMENT CONCRETE
- ASPHALTIC CEMENT CONCRETE
- CONCRETE MASONRY UNIT

- FLAGPOLE
- IRON ROD
- IRON PIPE
- COUNTY RECORDER'S INDEXING BOOK AND PAGE

- EXISTING DECIDUOUS TREE & CALIPER SIZE (GRAPHIC TREE SIZE IS REPRESENTATIVE OF APPROXIMATE DRIP LINE)

- EXISTING EVERGREEN TREE & CALIPER SIZE (GRAPHIC TREE SIZE IS REPRESENTATIVE OF APPROXIMATE DRIP LINE)

- BUILDING HEIGHT MEASURED FROM THE EXISTING GROUND TO PEAK (HEIGHT ACCURACY = +/- 0.5 FEET)

- PROPERTY ADDRESS

DRAWING INDEX

- PAGE # SHEET TITLE
- 1 COVER
- 2 ALTA-NSPS LAND TITLE SURVEY

NORTHERN'S ENCROACHMENT GUIDELINES

- PERMANENT STRUCTURES AND MOBILE HOMES WILL NEED TO BE A MINIMUM 45 FEET OFFSET FROM THE PIPELINE.
- SHEDS (ON BLOCKS OR SKIDS) AND LEAN-TO'S MINIMUM 30 FEET OFFSET.
- UNDERGROUND UTILITIES MAY CROSS PIPELINES AS NEAR TO RIGHT ANGLES AS PRACTICAL WITH AN ENCROACHMENT AGREEMENT ISSUED BY NORTHERN. THEY MAY PARALLEL THE LINE OFFSET 35 FEET.
- RESIDENTIAL FENCE MAY NOT CROSS THE PIPELINE, BUT MAY PARALLEL THE PIPELINE OFFSET 30 FEET.
- PAVEMENT INCLUDES ASPHALT AND CONCRETE OR VARIATIONS THEREOF. STREETS AND DRIVEWAYS SHALL CROSS PIPELINE AS NEAR TO RIGHT ANGLES AS PRACTICAL PROVIDED ADEQUATE COVER IS PRESENT FOR ANTICIPATED WHEEL LOADS OR TO BE PLACED PARALLEL TO PIPELINE OFFSET 35 FEET.
- TREES AND SHRUBS OFFSET 40 FEET.
- ANY STRUCTURE/UTILITY/VEGETATION/LANDSCAPING THAT IS PLANNED TO BE WITHIN NORTHERN'S EASEMENT WILL NEED TO BE SUBMITTED TO NORTHERN FOR REVIEW AND APPROVAL.

CONSTRUCTION OF CONNECTION TO MRA SEWER

- CONTRACTOR SHALL CONTACT THE MRA VIA EMAIL AT THREE DIFFERENT TIMES DURING CONSTRUCTION OF THE NEW CONNECTION.
  - THE FIRST CONTACT SHALL BE MADE IN WRITING VIA EMAIL AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WITHIN THE MRA EASEMENT AREA TO ALLOW THE MRA AND THE CONTRACTOR TO COORDINATE THE INSPECTION PROCEDURE.
  - THE SECOND CONTACT SHALL BE MADE IN WRITING VIA EMAIL AFTER EXCAVATING AROUND THE MRA MANHOLE AND AT LEAST 24 HOURS PRIOR TO MAKING ANY MODIFICATIONS OR PHYSICAL CONNECTIONS TO THE MRA PIPE OR MANHOLE TO ALLOW THE MRA TO FIELD VERIFY THE EXISTING CONDITIONS AND TO DETERMINE WHETHER MODIFICATIONS NEED TO BE MADE TO CONNECTIONS.
  - THE FINAL CONTACT SHALL BE MADE IN WRITING VIA EMAIL AT LEAST 24 HOURS PRIOR TO BACKFILLING THE NEW CONNECTION TO ALLOW THE MRA TO INSPECT THE WORK. IF THE NEW SERVICE CONNECTION IS BACKFILLED PRIOR TO FINAL INSPECTION AND APPROVAL BY THE MRA, THE CONTRACTOR WILL BE REQUIRED TO RE-EXPOSE THE ENTIRE CONNECTION TO ALLOW FOR MRA INSPECTION AND APPROVAL. ANY CONNECTIONS NOT INSPECTED AND APPROVED (INCLUDING FINAL RESTORATION AND GRADING) BY MRA WILL BE TEMPORARILY PLUGGED UNTIL FINAL INSPECTION AND APPROVAL. NO PORTIONS OF THIS REQUIREMENT WILL BE WAIVED. PHOTO DOCUMENTATION AND/OR INSPECTION BY AGENCY OTHER THAN MRA WILL NOT BE CONSIDERED TO CONSTITUTE FINAL INSPECTION.
  - NOTIFICATION PERIODS DO NOT INCLUDE WEEKENDS; ANY NOTIFICATIONS RECEIVED AFTER 4:00 PM WILL BE CONSIDERED TO HAVE BEEN RECEIVED AT 7:00 A.M. THE FOLLOWING DAY.
  - NOTIFICATION SHALL BE MADE IN WRITING VIA EMAIL TO THE FOLLOWING TWO EMAIL ADDRESSES: NFCARTER@DNISGOV.ORG AND ANJLONSON@DNISGOV.ORG.
  - NOTIFICATION SHALL INCLUDE, AT A MINIMUM, THE CONTRACTOR'S NAME AND CONTACT INFORMATION, NAME OF THE PROJECT AND PROJECT LOCATION.

Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884, Fax: 515.276.7084, mail@cecinc.com



COMMENTS

DATE:	REVISIONS	COMMENTS
MARCH 22, 2019	1	
	2	
	3	
	4	
	5	
	6	

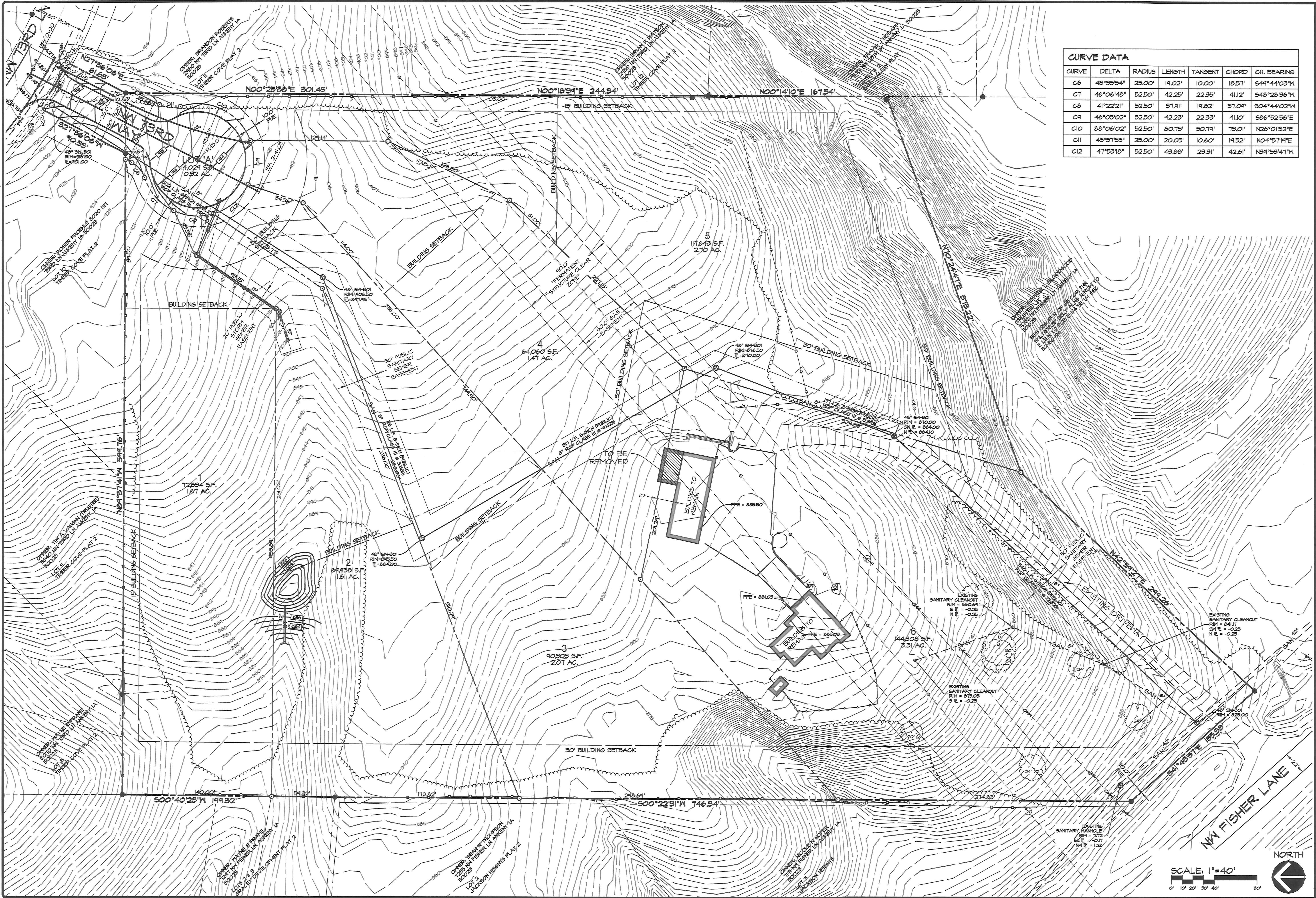
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COVER

SHEET

OF 2

E-8010



CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C6	43°35'54"	25.00'	19.02'	10.00'	18.51'	S44°44'03"W
C7	46°06'48"	52.50'	42.23'	22.33'	41.12'	S48°28'36"W
C8	41°22'21"	52.50'	37.91'	19.82'	37.09'	S04°44'02"W
C9	46°05'02"	52.50'	42.23'	22.33'	41.10'	S86°52'56"E
C10	88°06'02"	52.50'	80.73'	50.74'	73.01'	N26°01'32"E
C11	45°57'35"	25.00'	20.05'	10.60'	19.52'	N04°57'19"E
C12	47°53'18"	52.50'	43.88'	23.31'	42.81'	N89°53'47"W



DATE:	REVISIONS	COMMENTS
MARCH 22, 2014	1	
	2	
	3	
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	5	
	6	

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