

FINAL PLAT

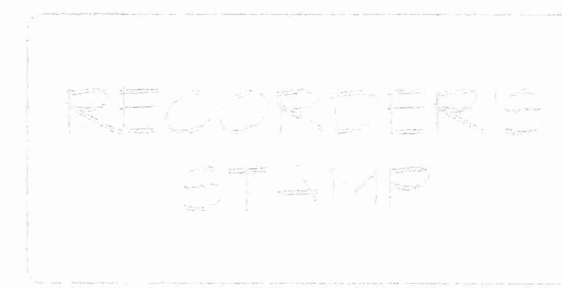
THE WOODLAND RESERVE

PLAT II

ANKENY, IOWA

KYANITE PROPERTIES, L.L.C., 3309 NE TRILEIN DRIVE, ANKENY, IOWA 50021

ROLL CALL	
Plan & Zoning Commission	
Ankeny, IA	
Date: June 4, 2019	
Ayes: 5	Nays: 0
Abstain: 0	Absent: 2
APPROVED	
L. West	Chairperson
B. Ferguson	Secretary



RECEIVED
JUN 16 2019
CITY OF ANKENY

INDEX LEGEND	
COUNTY:	POLK
LOT:	1
SUBDIVISION:	THE WOODLAND RESERVE PLAT 10
CITY:	ANKENY
PROPRIETOR (S):	KYANITE PROPERTIES, L.L.C.
REQUESTED BY:	KYANITE PROPERTIES, L.L.C.
PROFESSIONAL LAND SURVEYOR:	JEFFREY A. GADDIS, PLS
COMPANY:	CIVIL ENGINEERING CONSULTANTS, INC
RETURN TO:	ATTN: JEFFREY A. GADDIS, PLS 2400 86TH STREET, URBANDALE, IA 50322

PROPERTY OWNER:	PREPARED FOR:	PROFESSIONAL LAND SURVEYOR:
KYANITE PROPERTIES, L.L.C.	KYANITE PROPERTIES, L.L.C.	JEFFREY A. GADDIS, PLS
3309 NE TRILEIN DRIVE	3309 NE TRILEIN DRIVE	2400 86TH ST, SUITE 12
ANKENY, IOWA 50023	ANKENY, IOWA 50023	URBANDALE, IA 50266
ATTN: LIZ CHESNEY	ATTN: LIZ CHESNEY	PHONE: 515-276-4884
PH: 515-208-2721	PH: 515-208-2721	EMAIL: gaddis@cecilac.com
EMAIL: liz@kyanitedb.com	EMAIL: liz@kyanitedb.com	

LEGAL DESCRIPTION
LOT 1, THE WOODLAND RESERVE PLAT 10, AN OFFICIAL PLAT
RECORDED IN BOOK 17034, PAGE 438 IN THE POLK COUNTY
RECORDERS OFFICE, CITY OF ANKENY, POLK COUNTY, IOWA AND
CONTAINING 4.51 AC MORE OR LESS.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORDS.

BENCHMARK
IDOT DISK AT SW CORNER OF SECTION 1-80-24
(INTERSECTION OF HWY 69 AND NE 36TH STREET)
ELEVATION = 443.92

IDOT DISK AT NW CORNER BRIDGE RAILING OF NE 36TH
STREET BRIDGE OVER FOUR MILE CREEK
ELEVATION = 421.85

FLOOD ZONE DESIGNATION
SUBJECT PROPERTY IS LOCATED IN ZONE 'X' ON FEMA FLOOD INSURANCE
RATE MAP 19153C 0065 F WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2019.
**FEMA FLOOD MAPS ARE SUBJECT TO CHANGE. SEE FEMA FLOOD
MAP SERVICE CENTER FOR CURRENT MAPS.**

ZONING
WOODLAND RESERVE P.U.D.

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: June 17, 2019 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 - 4

LEGEND

▲	FOUND SECTION CORNER
△	SET SECTION CORNER
●	FOUND PROPERTY CORNER (5/8" I.R. W/B BLUE CAP #18381 UNLESS OTHERWISE NOTED)
○	SET PROPERTY CORNER (5/8" I.R. W/B BLUE CAP #18381 UNLESS OTHERWISE NOTED)
X	FOUND CUT 'X'
---	PLAT BOUNDARY
---	EXISTING PROPERTY LINES
---	PROPOSED LOTS
---	EASEMENT LINES
---	BUILDING SETBACK LINES (B.S.L.)
---	CENTERLINE STREET
D.	DEEDED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
M.	MEASURED BEARING & DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
BK. XXX, PG. XXX	COUNTY RECORDER'S INDEXING BOOK
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
TTT	ADDRESS
▨	EASEMENT AREA

SHEET INDEX

SHEET #	SHEET TITLE
1	COVER
2	GEOMETRIC PLAN
3	EASEMENT 1
4	EASEMENT 2

BULK REGULATIONS

AREA '1' - MIXED-USE COMMERCIAL/RESIDENTIAL CONDOMINIUMS WITH COMMERCIAL OUTLOTS

- GENERAL COMMERCIAL USES PERMITTED ON OUTLOTS AND FIRST FLOOR MAY INCLUDE ANY USE PERMITTED IN THE C-1 WITH THE ADDITION OF THE FOLLOWING USES:

- OFFICE BUILDINGS
- BAKERY OR CANDY STORES
- AUTOMOBILE ACCESSORY STORES
- BUSINESS OR TRADE SCHOOLS
- LAUNDRIES
- DRY-CLEANERS WITH DRIVE-UP WINDOW
- PET SHOPS
- PHARMACY WITH DRIVE-UP WINDOW
- PRINT SHOPS/PHOTOGRAPHIC DEVELOPING
- HEALTH/EXERCISE ESTABLISHMENTS
- RADIO OR TELEVISION STUDIOS
- AUTOMOBILE WASHING ESTABLISHMENTS

- C-1 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED WITHIN THIS PUD
- RESIDENTIAL CONDOMINIUMS ON SECOND FLOOR TO INCLUDE A MIX OF ONE AND TWO BEDROOM UNITS.

- MINIMUM ONE GARAGE SPACE PER UNIT
- MINIMUM ONE PARKING SPACE PER BEDROOM PLUS ONE ADDITIONAL SPACE FOR EVERY FOUR UNITS, INCLUDING GARAGE SPACES
- R-3 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED WITHIN THIS PUD

- MINIMUM YARD REQUIREMENTS:

- FRONT - 45 FEET FROM NE 36TH STREET; 30 FEET FROM NE TRILEIN DRIVE
- REAR - 30 FEET

- SCREENING REQUIRED: CLASS A ALONG AREA '15' SHARED PROPERTY LINE

- SIGNAGE:

- EXTERIOR BUILDING SIGNAGE ON WEST, SOUTH AND EAST SIDES OF PRINCIPAL BUILDINGS NOT TO EXCEED MORE THAN 10% OF THE WALL AREA
- MONUMENT SIGN FOR OUTLOTS: A SURFACE AREA UP TO 80 S.F. EACH SIDE PER OUTLOT, UP TO 10 FEET IN HEIGHT AND SETBACK A MINIMUM OF 10 FEET FROM ANY RIGHT-OF-WAY.
- MONUMENT SIGN FOR MIXED-USE LOT: A SURFACE AREA UP TO 80 S.F. EACH SIDE, UP TO 10 FEET IN HEIGHT AND SETBACK A MINIMUM OF 10 FEET FROM ANY RIGHT-OF-WAY OR THE MONUMENT SIGN MAY BE PLACED ON ONE OF THE OUTLOTS ALONG 36TH STREET, SETBACK A MINIMUM OF 15 FEET FROM THE RIGHT-OF-WAY, WITH A SURFACE AREA UP TO 140 S.F. ON EACH SIDE TO IDENTIFY THE MIXED-USE COMMERCIAL BUSINESS AND THE OUTLOT THE SIGN IS PLACED ON.

ALTERNATE

- SIGNAGE:

- EXTERIOR BUILDING SIGNAGE ON WEST, SOUTH AND EAST SIDES OF PRINCIPAL BUILDINGS NOT TO EXCEED MORE THAN 10% OF THE WALL AREA
- MONUMENT SIGN FOR OUTLOTS: A SURFACE AREA UP TO 80 S.F. EACH SIDE PER OUTLOT, UP TO 10 FEET IN HEIGHT AND SETBACK A MINIMUM OF 10 FEET FROM ANY RIGHT-OF-WAY.

NOTES:

- THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1:10000 FOR SUBDIVISION BOUNDARIES AND IS NOT GREATER THAN 1:5000 FOR INDIVIDUAL LOTS.
- THE EXISTING EASEMENTS SHOWN ON THIS FINAL PLAT WERE TRANSCRIBED FROM THE FINAL PLAT OF THE WOODLAND RESERVE PLAT 4, AN OFFICIAL PLAT RECORDED IN BOOK 10782, PAGE 555, THE FINAL PLAT OF THE WOODLAND RESERVE PLAT 8, AN OFFICIAL PLAT RECORDED IN BOOK 13346, PAGE 488 AND THE FINAL PLAT OF THE WOODLAND RESERVE PLAT 10, AN OFFICIAL PLAT RECORDED IN BOOK 10781, PAGE 438, AT THE POLK COUNTY RECORDERS OFFICE.



VICINITY SKETCH

SCALE: 1" = 400'

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 • Des Moines, Iowa 50322
515.276.4884 • Fax: 515.276.7084 • mail@cecilac.com



DATE:	06/17/2019
DATE:	05/22/2019
DATE:	05/06/2019
DATE OF SURVEY:	NOVEMBER 2017
DESIGNED BY:	MMH
DRAWN BY:	CM

THE WOODLAND RESERVE PLAT II
ANKENY, IOWA

COVER

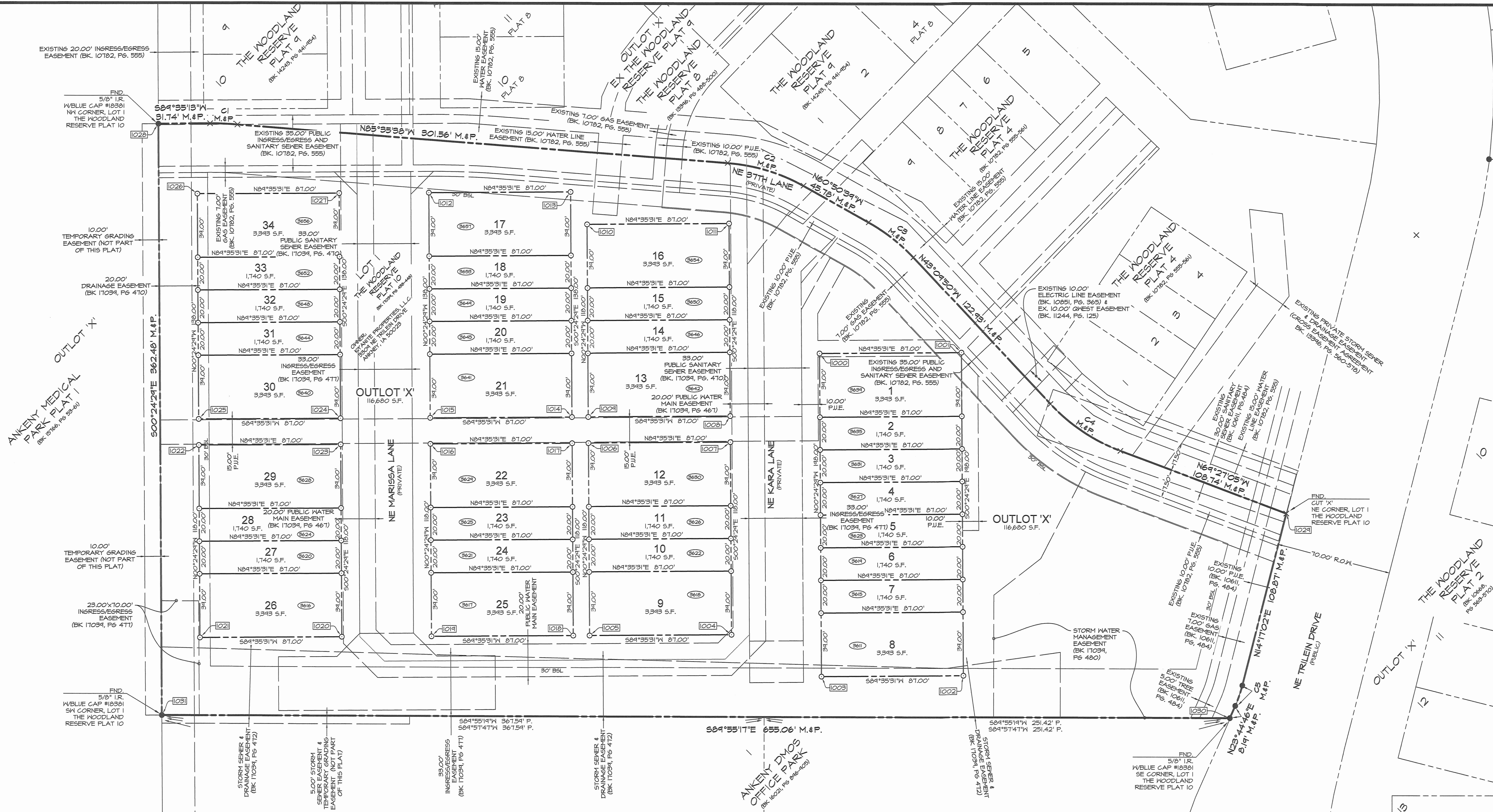
SHEET
OF 4

E-8178



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PLOT BY: CARL MCANIN AND FULL BLEED D (84.00 X 22.00 INCHES) 2016-05-11 11: AUTOCAD PDF: GENERAL DOCUMENTATION\FIG03 24-FILE-5-8000\58178_CTD Drawings\Plan02.PDF-GEOMETRIC.dwg



CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1 M.&P.	4°49'09"	200.00'	16.82'	8.42'	16.82'	N88°00'12"W
C2 M.&P.	24°44'54"	113.50'	44.03'	24.40'	48.65'	N73°13'08"W
C3 M.&P.	17°40'44"	113.50'	35.02'	17.65'	34.88'	N52°00'14"W
C4 M.&P.	26°17'15"	113.50'	52.07'	26.50'	51.62'	N56°18'27"W
C5 M.&P.	9°27'44"	80.50'	13.29'	6.66'	13.28'	N19°00'54"W

POINT TABLE		
POINT NUMBER	NORTHING	EASTING
1000	642025.6430	161458.7677
1001	642026.3127	161465.7655
1002	641828.3177	161465.1758
1003	641827.6480	1614570.1780
1004	641853.3539	1614514.9861
1005	641852.7341	1614427.9884
1006	641970.7312	1614427.1478
1007	641971.3509	1614514.1456
1008	641987.3505	1614514.0317
1009	641986.7307	1614427.0339
1010	642104.7278	1614426.1433

POINT TABLE		
POINT NUMBER	NORTHING	EASTING
1011	642105.3475	1614513.1911
1012	642124.0363	1614329.0533
1013	642124.8560	1614416.0511
1014	641986.6595	1614417.0341
1015	641986.0398	1614330.0363
1016	641970.0402	1614330.1503
1017	641970.8599	1614417.1481
1018	641852.6629	1614417.9886
1019	641852.0432	1614330.9908
1020	641851.6514	1614275.9922
1021	641851.0317	1614188.9944

POINT TABLE		
POINT NUMBER	NORTHING	EASTING
1022	641969.0287	1614188.1539
1023	641969.6485	1614275.1517
1024	641985.6480	1614275.0377
1025	641985.0283	1614188.0399
1026	642123.0248	1614187.0569
1027	642123.6445	1614274.0547
1028	642165.9422	1614163.0771
1029	641928.1243	1614855.2054
1030	641802.5736	1614820.7208
1031	641803.4712	1614165.6597

SCALE: 1"=30'



THE WOODLAND RESERVE PLAT II

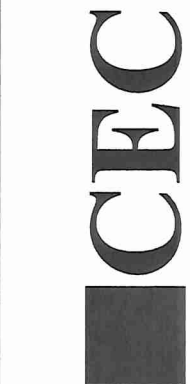
ANKENY, IOWA

GEOMETRIC PLAN

SHEET
2
OF
4

E-8178

DATE: 06/11/2014
05/22/2014
05/06/2014
DATE OF SURVEY: NOVEMBER 2011
DESIGNED BY: MPM
DRAWN BY: CM



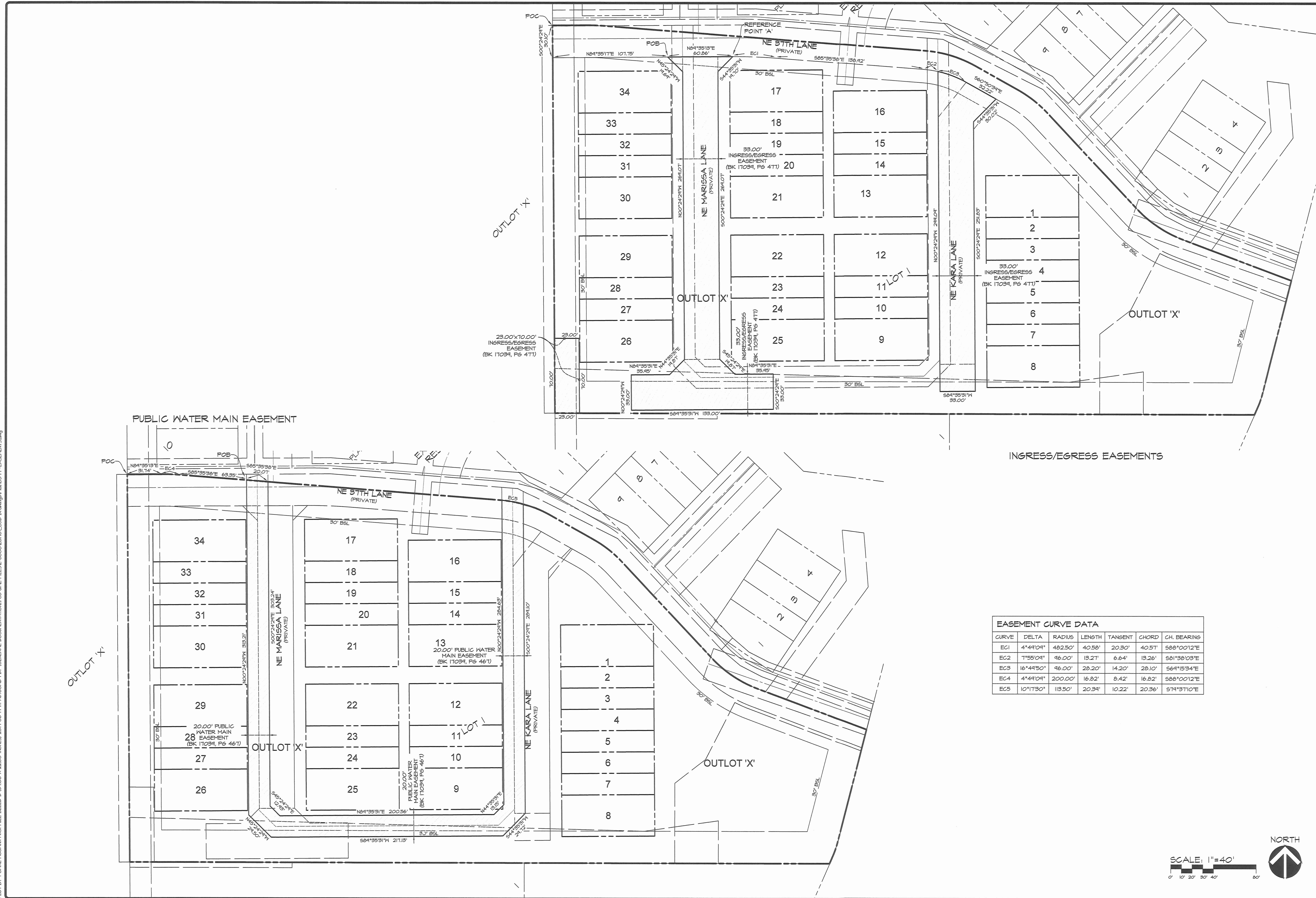
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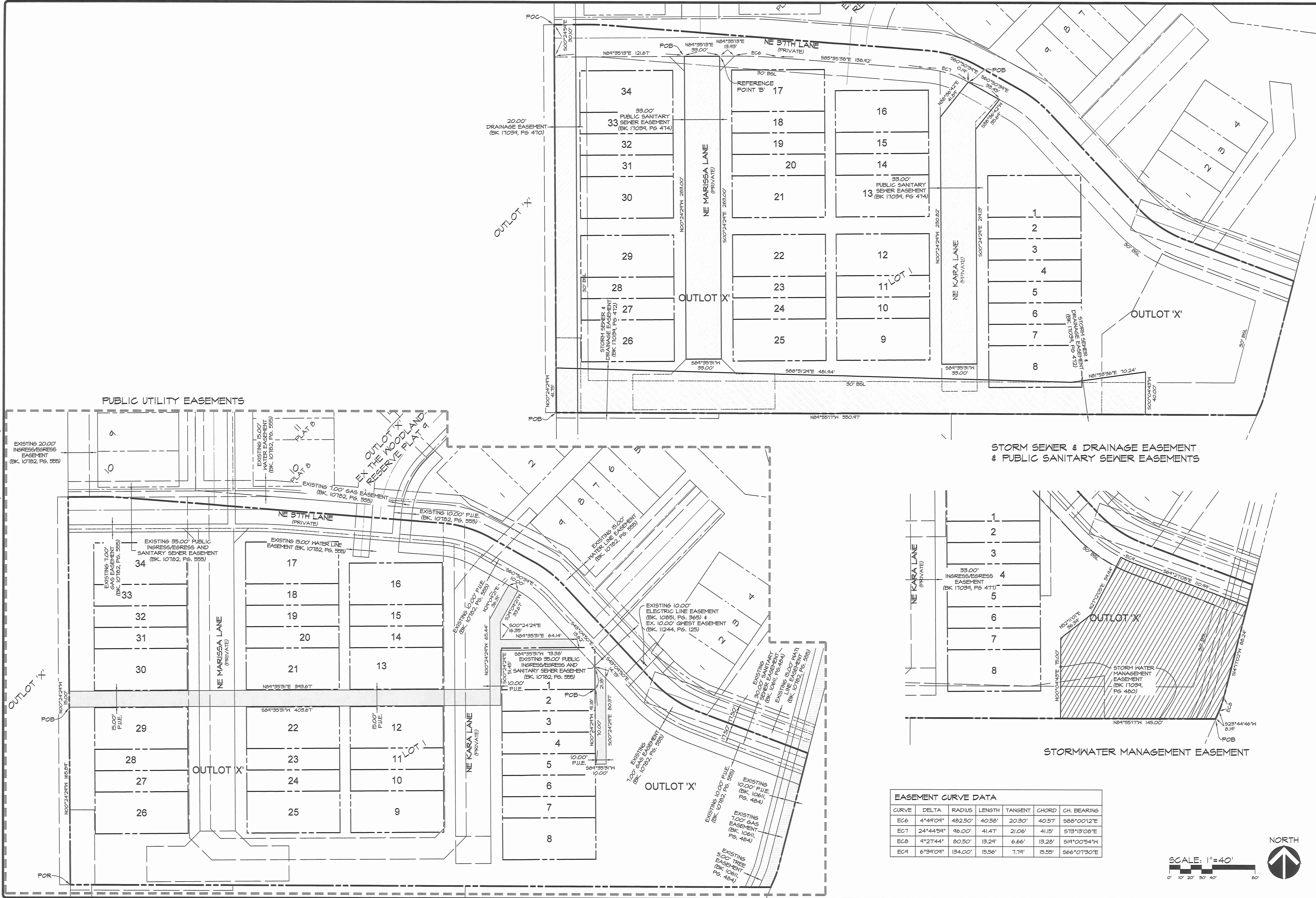
THE WOODLAND RESERVE PLAT II

EASSENT 1

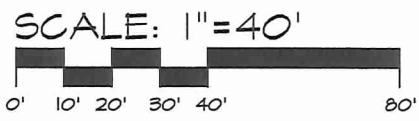


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EASEMENT CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
EC6	4°44'04"	482.50'	40.58'	20.30'	40.51'	S88°00'12"E
EC7	24°44'54"	96.00'	41.41'	21.06'	41.15'	S73°13'08"E
EC8	9°21'44"	80.50'	13.24'	6.66'	13.28'	S19°00'54"W
EC9	6°39'04"	134.00'	15.56'	7.74'	15.55'	S66°07'30"E



THE WOODLAND RESERVE PLAT II

ANKENT, IOWA

EASEMENT 2

SHEET 4

OF 4

E-8178

DATE:	06/11/2019	CM
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