

INDEX LEGEND

LOCATION: OUTLOT 'Z', THE WOODS AT ROCK CREEK, PLAT 1, ANKENY

REQUESTOR: WOODS AT ROCK CREEK, LLC

PROPRIETOR: WOODS AT ROCK CREEK, LLC
2540 73RD ST
URBANDALE, IA 50322

SURVEYOR: MICHAEL A. BROONER

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	7°50'42"	300.00'	41.08'	N9°09'02"E	41.04'
C2	7°56'44"	335.00'	46.46'	S9°12'04"W	46.42'
C3	47°38'53"	29.00'	24.12'	N29°03'08"E	23.43'
C4	25°21'45"	66.00'	29.22'	N40°11'42"E	28.98'
C5	68°15'53"	66.00'	78.64'	N6°37'07"W	74.07'
C6	74°33'00"	66.00'	85.88'	N78°01'33"W	79.94'
C7	60°53'40"	66.00'	70.15'	S34°15'07"W	66.89'
C8	46°13'28"	66.00'	53.25'	S19°18'27"E	51.81'
C9	47°38'53"	29.00'	24.12'	S18°35'45"E	23.43'
C10	7°43'04"	265.00'	35.70'	N9°05'13"E	35.67'

PLAT DESCRIPTION

OUTLOT 'Z', THE WOODS OF ROCK CREEK PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 17273 PAGE 318 IN POLK COUNTY, IOWA AND CONTAINING 11.75 ACRES (511,636 S.F.).

ZONING

EXISTING: MEDIUM DENSITY RESIDENTIAL (MDR)

BULK REGULATIONS

FRONT YARD SETBACK:	30'
REAR YARD SETBACK:	30'
SIDE YARD SETBACK:	8'
MINIMUM LOT SIZE:	8500 SF
MINIMUM LOT WIDTH:	60'
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM BUILDING COVERAGE:	40%

OWNER/DEVELOPER

WOODS AT ROCK CREEK, LLC
2540 73RD ST
URBANDALE, IA 50322
PH: 515-290-8052
CONTACT: JMWROGNE@SYNERGYCONTRACTING.NET

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400
CONTACT: BOB GIBSON

UTILITY PROVIDERS

WATER: DES MOINES WATER WORKS
WASTE WATER: POLK COUNTY SANITARY SEWER
ELECTRICITY: MIDAMERICAN ENERGY
GAS: MIDAMERICAN ENERGY

THE WOODS AT ROCK CREEK PLAT 2

FINAL PLAT

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- POLK COUNTY DOES NOT REQUIRE OR ISSUE PERMITS FOR SIDEWALKS AND DOES NOT ACCEPT LIABILITY AND/OR RESPONSIBILITY FOR CONSTRUCTION PLACEMENT, REPAIR, OR MAINTENANCE THEREOF ANY STREET SIDEWALK INSTALLED IN THE PLAT BY ANY HOMEOWNER.
- MAINTENANCE OF ALL DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- STREET LOT 'A' IS TO BE DEDICATED TO POLK COUNTY FOR ROADWAY PURPOSES.
- MAILBOXES WITHIN THE R.O.W. SHALL BE OF BREAKAWAY DESIGN.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- POST DEVELOPMENT RUNOFF SHALL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
- THE MATURE WOODLANDS ON EACH LOT SHALL BE PROVIDED WITH 75 PERCENT PROTECTION (RETAINED) PER POLK COUNTY ZONING ORDINANCE REQUIREMENTS.
- CULVERTS USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- THIS SITE IS WITHIN FEMA FIRM PANEL 19153C0185F EFFECTIVE 2/1/2019
- THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN THE PRIVATE STORMWATER DETENTION BASIN AND OUTLET PIPE WITHIN THE PRIVATE STORMWATER DETENTION BASIN EASEMENT ON LOTS 4 AND 5.
- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DNR.
- ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROAD AT THE LOT OWNER'S EXPENSE.
- ACCESS TO EACH LOT IS RESTRICTED TO THE SUBDIVISION ROAD.
- ANY TREE REMOVALS AND NATIVE SLOPE MODIFICATION ON SLOPES GREATER THAN 5:1 OR WITHIN THE SAFE SLOPE BUILDING SETBACK LINE SHALL REQUIRE ADDITIONAL GEOTECHNICAL INVESTIGATION BY A LICENSED GEOTECHNICAL ENGINEER. NO FILL FROM HOMEOWNER/HOMEBUILDERS SHALL BE ALLOWED WITHIN THE TREELINE OR ON SLOPES STEEPER THAN 5:1 WITHOUT ADDITIONAL GEOTECHNICAL INVESTIGATION.
- FUTURE DEVELOPMENT OF THE PROPERTY IS SUBJECT TO ARTICLE 7, SECTION 4, "NATURAL RESOURCE PROTECTION, WOODLANDS" OF THE POLK COUNTY ZONING CODE, WHICH PRESERVES WOODED AREAS OF THE PROPERTY.
- STREET LIGHTS AND SIDEWALKS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS IF ANNEXED BY THE CITY OF ANKENY.
- CONSTRUCTION WITHIN THE SAFE SLOPE SETBACK SHALL REQUIRE FOUNDATION DESIGN BY A PROFESSIONAL STRUCTURAL ENGINEER AND SLOPE STABILIZATION REVIEW AND DESIGN BY A PROFESSIONAL GEOTECHNICAL ENGINEER.

RECEIVED

AUG 08 2019

CITY OF ANKENY

