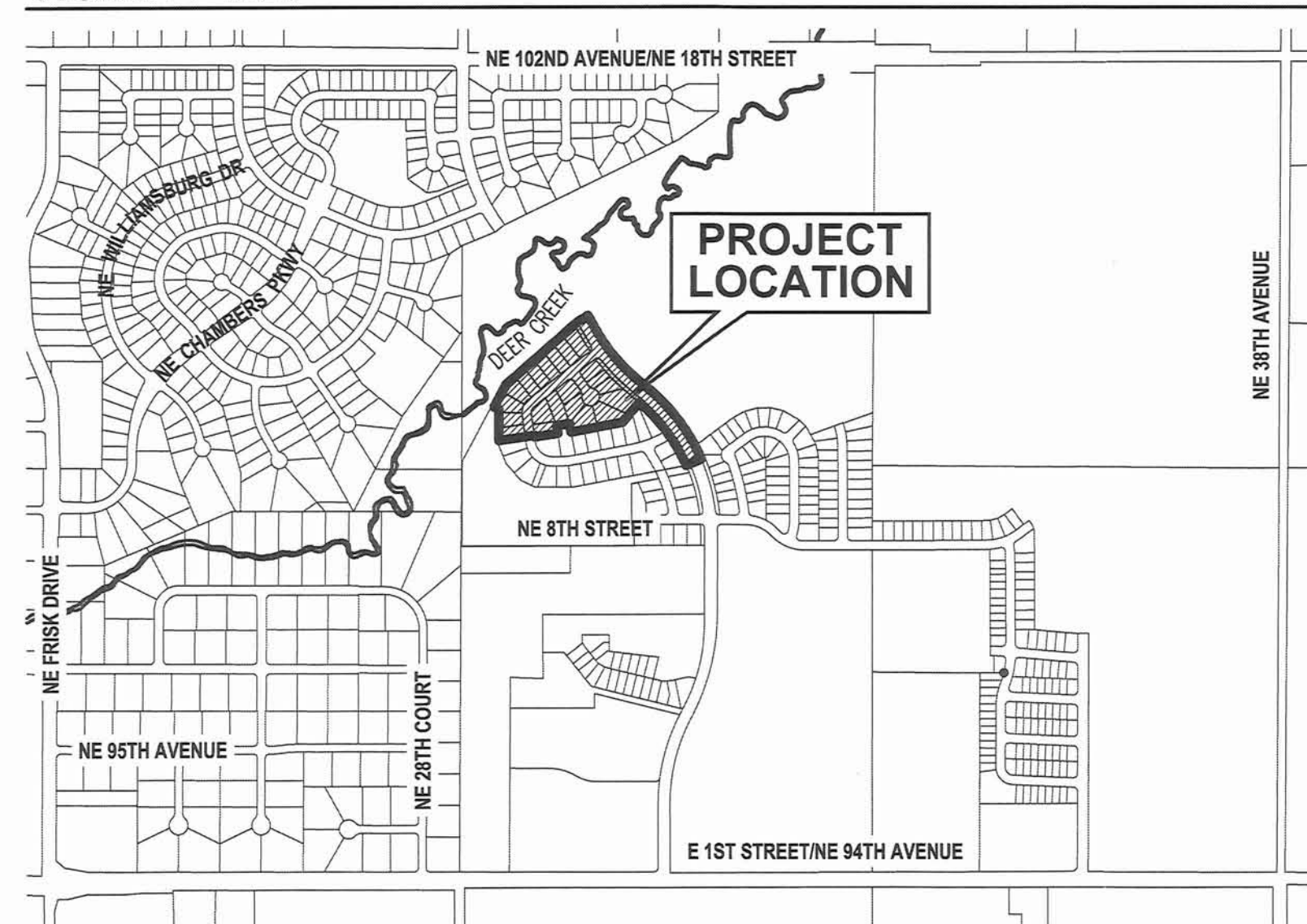


# THE CROSSINGS AT DEER CREEK PLAT 7

VICINITY MAP



## PRELIMINARY PLAT DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF OUTLOT 'Z', THE CROSSINGS AT DEER CREEK PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID THE CROSSINGS AT DEER CREEK PLAT 1 AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1240.00 FEET, WHOSE ARC LENGTH IS 91.11 FEET AND WHOSE CHORD BEARS SOUTH 25°52'55" EAST, 91.09 FEET; THENCE SOUTH 66°13'23" WEST CONTINUING ALONG SAID NORTHERLY LINE, 105.00 FEET TO THE SOUTHEAST CORNER OF THE CROSSINGS AT DEER CREEK PLAT 4, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID THE CROSSINGS AT DEER CREEK PLAT 4 AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1135.00 FEET, WHOSE ARC LENGTH IS 510.38 FEET AND WHOSE CHORD BEARS NORTH 36°39'34" WEST, 506.10 FEET TO THE NORTHEAST CORNER OF SAID THE CROSSINGS AT DEER CREEK PLAT 4; THENCE SOUTH 40°27'30" WEST ALONG THE NORTHERLY LINE OF SAID THE CROSSINGS AT DEER CREEK PLAT 4, A DISTANCE OF 168.02 FEET; THENCE SOUTH 79°14'37" WEST CONTINUING ALONG SAID NORTHERLY LINE, 335.47 FEET; THENCE NORTH 10°45'23" WEST CONTINUING ALONG SAID NORTHERLY LINE, 55.30 FEET; THENCE SOUTH 81°39'21" WEST CONTINUING ALONG SAID NORTHERLY LINE, 82.60 FEET; THENCE SOUTH 8°20'39" EAST CONTINUING ALONG SAID NORTHERLY LINE, 50.82 FEET; THENCE SOUTH 81°39'21" WEST CONTINUING ALONG SAID NORTHERLY LINE, 150.00 FEET; THENCE NORTH 8°20'39" WEST CONTINUING ALONG SAID NORTHERLY LINE, 9.93 FEET; THENCE SOUTH 81°39'21" WEST CONTINUING ALONG SAID NORTHERLY LINE, 229.85 FEET TO THE NORTHWEST CORNER OF SAID THE CROSSINGS AT DEER CREEK PLAT 4, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF THE CROSSINGS AT DEER CREEK PLAT 2, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE NORTH 01°14'41" WEST ALONG SAID NORTHERLY LINE, 202.34 FEET; THENCE NORTH 64°45'06" WEST CONTINUING ALONG SAID NORTHERLY LINE, 32.61 FEET; THENCE NORTH 28°15'18" EAST, 161.32 FEET; THENCE NORTH 48°51'05" EAST, 606.87 FEET; THENCE NORTH 59°20'23" EAST, 80.00 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1240.00 FEET, WHOSE ARC LENGTH IS 65.65 FEET AND WHOSE CHORD BEARS SOUTH 29°08'36" EAST, 65.64 FEET; THENCE CONTINUING SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1160.00 FEET, WHOSE ARC LENGTH IS 499.54 FEET AND WHOSE CHORD BEARS SOUTH 39°57'48" EAST, 495.69 FEET; THENCE CONTINUING SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1240.00 FEET, WHOSE ARC LENGTH IS 526.19 FEET AND WHOSE CHORD BEARS SOUTH 40°08'37" EAST, 522.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.55 ACRES (503.091 SQUARE FEET).

### LEGEND

PROPOSED		EXISTING	
GROUND SURFACE CONTOUR		GROUND SURFACE CONTOUR	
TYPE SW-501 STORM INTAKE		SANITARY MANHOLE	
TYPE SW-503 STORM INTAKE		WATER VALVE BOX	
TYPE SW-505 STORM INTAKE		FIRE HYDRANT	
TYPE SW-506 STORM INTAKE		STORM SEWER MANHOLE	
TYPE SW-513 STORM INTAKE		STORM SEWER SINGLE INTAKE	
TYPE SW-401 STORM MANHOLE		STORM SEWER DOUBLE INTAKE	
TYPE SW-402 STORM MANHOLE		FLARED END SECTION	
TYPE SW-301 SANITARY MANHOLE		DECIDUOUS TREE	
STORM/SANITARY CLEANOUT		CONIFEROUS TREE	
WATER VALVE		DECIDUOUS SHRUB	
FIRE HYDRANT ASSEMBLY		CONIFEROUS SHRUB	
SIGN		ELECTRIC POWER POLE	
DETECTABLE WARNING PANEL		GUY ANCHOR	
SANITARY SEWER WITH SIZE		STREET LIGHT	
STORM SEWER		POWER POLE W/ TRANSFORMER	
WATERMAIN WITH SIZE		UTILITY POLE W/ LIGHT	
RIGHT-OF-WAY		ELECTRIC BOX	
PERMANENT EASEMENT		ELECTRIC TRANSFORMER	
		TELEPHONE JUNCTION BOX	
		CABLE TV JUNCTION BOX	
		CABLE TV MANHOLE/VAULT	
		MAIL BOX	
		UNDERGROUND TV CABLE	
		GAS MAIN	
		FIBER OPTIC	
		UNDERGROUND TELEPHONE	
		OVERHEAD ELECTRIC	
		UNDERGROUND ELECTRIC	
		SANITARY SEWER W/ SIZE	
		STORM SEWER W/ SIZE	
		WATER MAIN W/ SIZE	

**OWNER**

DEER CREEK ESTATES, LLC  
160 ADVENTURELAND DRIVE NW  
ALTOONA, IOWA 50009  
PH. (515) 208-5227

## DEVELOPER

DEER CREEK ANKENY, INC.  
CONTACT: JEFF GRUBB  
160 ADVENTURELAND DRIVE NW  
ALTOONA, IOWA 50009  
PH. (515) 208-5227

## ENGINEER/ SURVEYOR

CIVIL DESIGN ADVANTAGE  
CONTACT: EMILY HARDING  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH. (515) 369-4400  
FX. (515) 369-4410

## ZONING

DEER CREEK PUD

## BENCHMARKS

1. 3/4" GAS PIPE AT THE CENTER OF SECTION 18-80-23.  
ELEVATION=920.05
2. 1" IDOT ALUMINUM DISK AT THE SOUTH 1/4 CORNER OF  
SECTION 18-80-23.  
ELEVATION=891.63

## SUBMITTAL DATES

FIRST SUBMITTAL:	9/17/19
SECOND SUBMITTAL:	10/25/19
THIRD SUBMITTAL:	10/30/19

## NOTES

1. ALL SIDEWALKS ARE TO BE 5' WIDE. 8' WIDE SHARED USE PATH REQUIRED ON THE WEST SIDE OF NE FOUR MILE DRIVE.
2. 31' WIDE STREETS SHALL BE 8" P.C.C. PAVEMENT WITH CD BASKETS. 27' WIDE STREETS SHALL BE 7" P.C.C. PAVEMENT.
3. REPAIR ANY FIELD TILE ENCOUNTERED AND CONNECT TO STORM SEWER SYSTEM WHEREVER POSSIBLE.
4. OUTLOTS 'X', 'Y' AND 'Z' WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
5. THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION WITHIN THE PLAT BOUNDARY.
6. THE CITY WILL COST PARTICIPATE FOR 12" OR GREATER FOR WATER MAIN AND 15" OR GREATER FOR SANITARY SEWER.
7. THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLING SIDEWALKS THROUGH ALL OUTLOT RIGHT-OF-WAY FRONTAGE.
8. ALL STREETS, STORM SEWERS, SANITARY SEWERS AND WATER MAINS SHOWN WILL BE PUBLIC.
9. IN ANY AREA WHERE A PUBLIC UTILITY EASEMENT (PUE) OVERLAPS, OR IS COINCIDENT WITH, A DESIGNATED UTILITY EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER, THE USE OF THE PUE IS SUBORDINATE TO THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES. UTILITIES LOCATED IN THE PUE THAT ARE IN CONFLICT WITH THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSE MUST RELOCATE WITHIN AT THE EXPENSE TO THE OWNER OF THE SANITARY SEWER, WATER MAIN OR STORM SEWER. THE USE OF THE PUE IS SUBORDINATE IN PERPETUITY INCLUDING ANY FUTURE USE OF THE EASEMENT DESIGNATED FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES.
10. MANHOLES NOT LOCATED ON LOT LINES SHALL BE LOCATED OUTSIDE OF FUTURE DRIVEWAYS.
11. INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS, REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
12. THE LOT 20 DRIVEWAY WILL NEED TO BE PLACED IN A LOCATION THAT WILL AVOID THE PROPOSED RAMP LOCATION.
13. ALL NE FOUR MILE DRIVE STREETSCAPING WITHIN OUTLOTS X, Y, AND Z WILL BE INSTALLED IN ACCORDANCE WITH THE DEER CREEK PUD AT THE TIME OF THE FIRST CERTIFICATE OF OCCUPANCY ISSUANCE.
14. THIS PLAT WILL REQUIRE THE REEVALUATION OF THE SAFETY AND OPERATION OF THE INTERSECTION OF SE FOUR MILE DRIVE AND E. 1ST STREET, WHICH SHALL INCLUDE THE ADDITION OF THE PROPOSED LOTS. IF THE PEAK HOUR WARRANT IS MET, THE DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLING A TEMPORARY TRAFFIC SIGNAL AT THAT INTERSECTION. THE DEVELOPER'S FINANCIAL PORTION OF RESPONSIBILITY FOR THE TRAFFIC SIGNAL WILL BE RESOLVED WHEN THE CITY OF ANKENY DETERMINES THE SIGNAL IS NECESSARY.
15. FEMA FIRM PANEL NO. 19153C0210F WITH EFFECTIVE DATE FEBRUARY 1, 2019 WAS USED.

## ZONING AND BULK REGULATIONS

ZONING: DEER CREEK PUD

**BULK REGULATIONS:**

- LOTS 1-5 (SINGLE FAMILY RESIDENTIAL, 70' MIN LOT WIDTH, 8,750 S.F. MIN LOT AREA)  
 -FRONT: 30' FOR GARAGE DOORS, 25' FOR HOUSE/PORCH  
 -REAR: 30' (DECKS MAY EXTEND 12' INTO REAR SETBACK), 10' FRONT OR SIDE LOAD DETACHED GARAGE  
 -SIDE: 12' TOTAL (6' MIN ONE SIDE)  
 -R-1 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED WITHIN PUD
- LOTS 6-21 (SINGLE FAMILY RESIDENTIAL, 80' MIN LOT WIDTH, 10,000 S.F. MIN LOT AREA)  
 -FRONT: 30' FOR GARAGE DOORS, 25' FOR HOUSE/PORCH  
 -REAR: 30' (DECKS MAY EXTEND 12' INTO REAR SETBACK), 10' FRONT OR SIDE LOAD DETACHED GARAGE  
 -SIDE: 15' TOTAL (7' MIN ONE SIDE)  
 -R-1 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED WITHIN PUD

## STORM WATER MANAGEMENT REQUIREMENTS

LOTS 1-21: EXISTING REGIONAL DETENTION IN THE CROSSINGS AT DEER CREEK PLAT 2 OUTLOT Y

FILE: H:\2019\1908430\DWG\1908430-PRELIMINARY PLAT.DWG  
FILE DATE: 10/30/19 DATE PLOTTED: 10/30/2019 10:29 AM  
PLOTTED BY: EMILY HARDING TECH: COMMENT:  
ENG:

REVISIONS	DATE
THIRD SUBMITTAL	10/30/19
SECOND SUBMITTAL	10/25/19
FIRST SUBMITTAL	10/17/19

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

TECH: MDM

ENGINEER: ENH



ANKENY, IOWA

**THE CROSSINGS AT  
DEER CREEK PLAT 7  
PRELIMINARY PLAT**

RECEIVED

OCT 30 2019

CITY OF ANKENY

**1/2**  
1908.430



