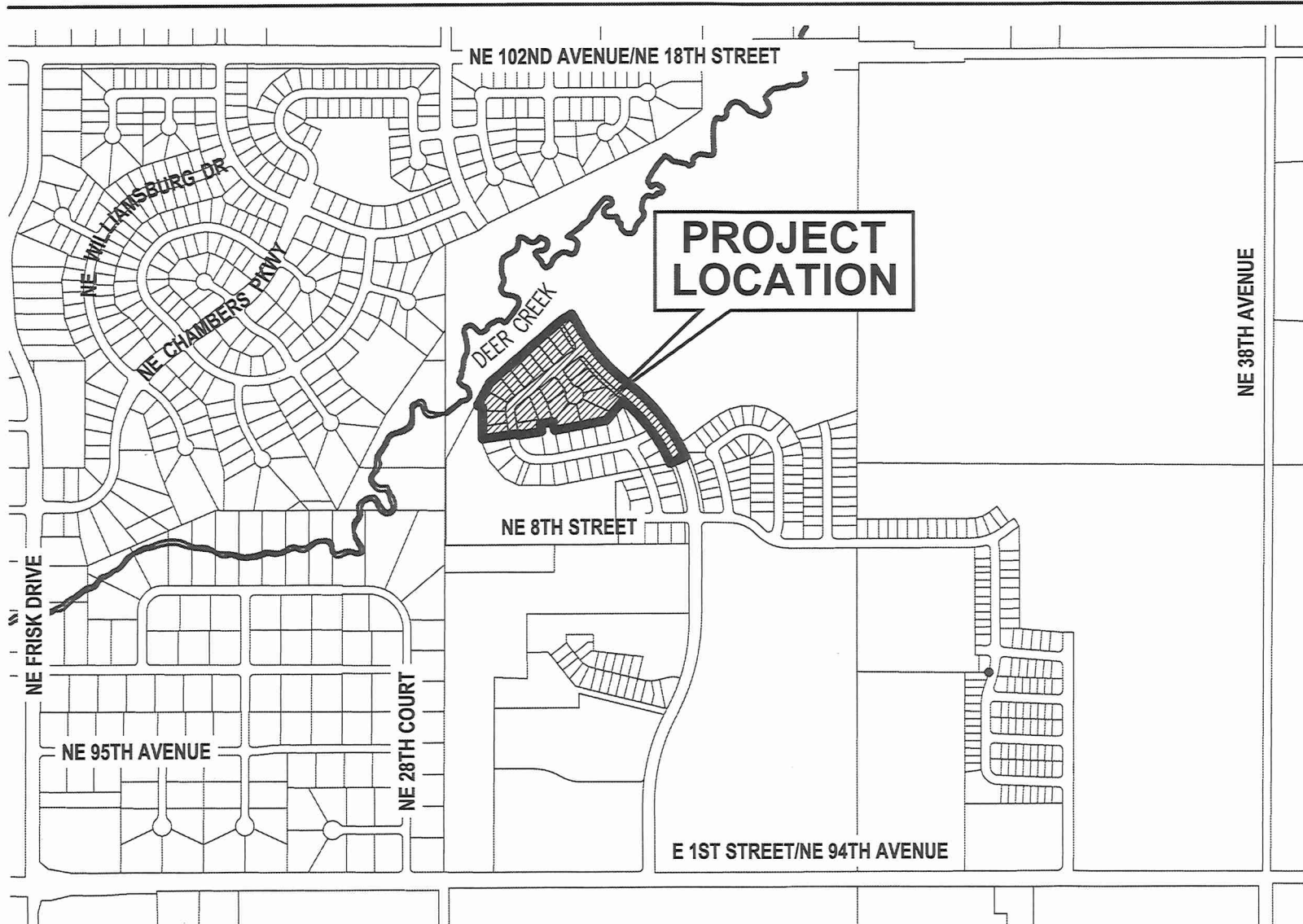


PRELIMINARY PLAT FOR:

THE CROSSINGS AT DEER CREEK PLAT 7

ANKENY, IOWA

VICINITY MAP



ANKENY, IOWA

PRELIMINARY PLAT DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 0°11'41" 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).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

PROPOSED

GROUND SURFACE CONTOUR	
TYPE SW-501 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
SANITARY SEWER WITH SIZE	8"S
STORM SEWER	15"ST
WATERMAIN WITH SIZE	8"W
RIGHT-OF-WAY	R/W
PERMANENT EASEMENT	P/E

EXISTING

GROUND SURFACE CONTOUR	
SANITARY MANHOLE	
WATER VALVE BOX	
FIRE HYDRANT	
STORM SEWER MANHOLE	
STORM SEWER SINGLE INTAKE	
STORM SEWER DOUBLE INTAKE	
FLARED END SECTION	
DECIDUOUS TREE	
CONIFEROUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS SHRUB	
ELECTRIC POWER POLE	
GUY ANCHOR	
STREET LIGHT	
POWER POLE W/ TRANSFORMER	
UTILITY POLE W/ LIGHT	
ELECTRIC BOX	
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

- 3/4" GAS PIPE AT THE CENTER OF SECTION 18-80-23.
ELEVATION=920.05
- 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

- ALL SIDEWALKS ARE TO BE 5' WIDE. 8' WIDE SHARED USE PATH REQUIRED ON THE WEST SIDE OF NE FOUR MILE DRIVE.
- 31' WIDE STREETS SHALL BE 8" P.C.C. PAVEMENT WITH CD BASKETS. 27' WIDE STREETS SHALL BE 7" P.C.C. PAVEMENT.
- REPAIR ANY FIELD TILE ENCOUNTERED AND CONNECT TO STORM SEWER SYSTEM WHEREVER POSSIBLE.
- OUTLOTS 'X', 'Y' AND 'Z' WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION WITHIN THE PLAT BOUNDARY.
- THE CITY WILL COST PARTICIPATE FOR 12" OR GREATER FOR WATER MAIN AND 15" OR GREATER FOR SANITARY SEWER.
- THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLING SIDEWALKS THROUGH ALL OUTLOT RIGHT-OF-WAY FRONTAGE.
- ALL STREETS, STORM SEWERS, SANITARY SEWERS AND WATER MAINS SHOWN WILL BE PUBLIC.
- 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 WITHOUT 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.
- MANHOLES NOT LOCATED ON LOT LINES SHALL BE LOCATED OUTSIDE OF FUTURE DRIVEWAYS.
- 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.
- THE LOT 20 DRIVEWAY WILL NEED TO BE PLACED IN A LOCATION THAT WILL AVOID THE PROPOSED RAMP LOCATION.
- 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.
- 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.
- 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

RECEIVED
OCT 30 2019
CITY OF ANKENY

DATE	10/30/19
REVISIONS	10/25/19
THIRD SUBMITTAL	9/17/19
SECOND SUBMITTAL	
FIRST SUBMITTAL	

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TECH: MDW

CIVIL DESIGN ADVANTAGE
ENGINEER: ENH

ANKENY, IOWA

THE CROSSINGS AT
DEER CREEK PLAT 7
PRELIMINARY PLAT

