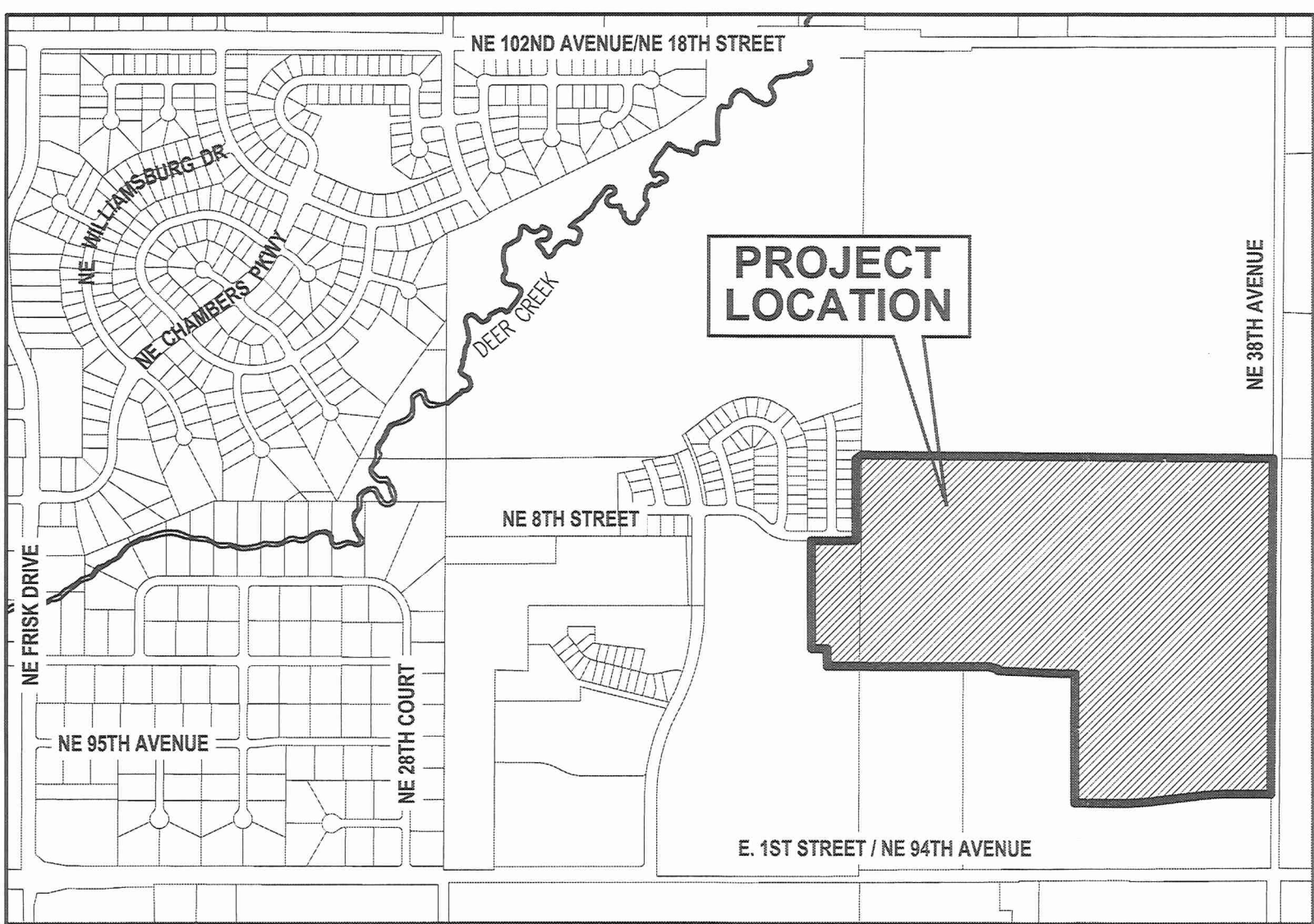


PRELIMINARY PLAT FOR:

DEER CREEK SOUTH PHASE 3

ANKENY, IOWA

VICINITY MAP



ANKENY, IOWA

OWNER

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

APPLICANT

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

ENGINEER / SURVEYOR

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

ZONING

DEER CREEK PUD

BENCHMARKS

- ANKENY BM #183, NE BOLT ON HYDRANT @ NW CORNER OF WINTERBERRY AND SKYLINE. ELEVATION=955.54
- ANKENY BM #700 BURY BOLT ON HYDRANT WEST SIDE OF IRVINGDALE DR @ 1113 NW IRVINGDALE DR. ELEVATION=949.57

PRELIMINARY PLAT DESCRIPTION

A PART OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHEAST QUARTER, ALL IN 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 CENTER OF SAID SECTION 17; THENCE SOUTH 89°36'57" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 2648.22 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 17; THENCE SOUTH 0°21'27" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 2121.19 FEET; THENCE NORTH 89°23'22" WEST, 60.00 FEET; THENCE NORTH 89°38'33" WEST, 175.00 FEET; THENCE NORTH 89°48'01" WEST, 49.63 FEET; THENCE SOUTH 88°53'35" WEST, 49.20 FEET; THENCE SOUTH 87°21'40" WEST, 49.20 FEET; THENCE SOUTH 85°49'45" WEST, 49.20 FEET; THENCE SOUTH 84°17'50" WEST, 49.20 FEET; THENCE SOUTH 83°01'04" WEST, 253.30 FEET; THENCE SOUTH 83°19'35" WEST, 51.73 FEET; THENCE SOUTH 84°38'36" WEST, 52.55 FEET; THENCE SOUTH 86°06'26" WEST, 57.81 FEET; THENCE SOUTH 87°38'27" WEST, 57.81 FEET; THENCE SOUTH 89°10'27" WEST, 57.81 FEET; THENCE NORTH 89°48'17" WEST, 271.47 FEET TO THE EAST LINE OF THE CROSSINGS AT DEER CREEK PLAT 5, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE NORTH 0°12'00" EAST ALONG SAID EAST LINE, 820.05 FEET TO THE NORTHEAST CORNER OF SAID THE CROSSINGS AT DEER CREEK PLAT 5; THENCE NORTH 89°48'00" WEST ALONG THE NORTHERLY LINE OF SAID THE CROSSINGS AT DEER CREEK PLAT 5, A DISTANCE OF 70.00 FEET; THENCE NORTH 87°23'37" WEST CONTINUING ALONG SAID NORTHERLY LINE, 419.97 FEET; THENCE NORTHERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 430.00 FEET, WHOSE ARC LENGTH IS 9.37 FEET AND WHOSE CHORD BEARS NORTH 15°13'04" EAST, 9.37 FEET; THENCE NORTH 75°24'24" WEST CONTINUING ALONG SAID NORTHERLY LINE, 60.00 FEET; THENCE NORTH 89°54'40" WEST CONTINUING ALONG SAID NORTHERLY LINE AND WESTERLY EXTENSION THEREOF, 1027.76 FEET; THENCE NORTH 0°11'47" WEST, 85.13 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.15 FEET AND WHOSE CHORD BEARS NORTH 45°03'13" WEST, 35.27 FEET; THENCE NORTH 89°54'40" WEST, 75.12 FEET; THENCE NORTH 0°11'41" WEST, 677.84 FEET TO THE SOUTH LINE OF THE CROSSINGS AT DEER CREEK PLAT 3, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE NORTH 89°48'19" EAST ALONG SAID SOUTH LINE, 285.00 FEET TO THE SOUTHEAST CORNER OF SAID THE CROSSINGS AT DEER CREEK PLAT 3; THENCE NORTH 0°11'41" WEST ALONG THE EASTERLY LINE OF SAID THE CROSSINGS AT DEER CREEK PLAT 3, A DISTANCE OF 515.00 FEET; THENCE NORTH 52°07'47" EAST CONTINUING ALONG SAID EASTERLY LINE, 44.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 111.24 ACRES (4,845,554 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

- ALL SIDEWALKS ARE TO BE 5' WIDE.
- 31" WIDE STREETS SHALL BE 8" P.C.C. PAVEMENT WITH CD BASKETS. 29' AND 27' WIDE STREETS SHALL BE 7" P.C.C. PAVEMENT.
- REPAIR ANY FIELD TILE ENCOUNTERED AND CONNECT TO STORM SEWER SYSTEM WHEREVER POSSIBLE.
- OUTLOTS 'T', 'U', 'V', 'W', 'X', AND 'Y', INCLUDING THE DETENTION BASINS, WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION WITHIN THE PLAT BOUNDARY, INCLUDING NE 38TH STREET.
- 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.
- HIGH POINT MANHOLES TO EXTEND THE PIPE 1' INTO THE MANHOLE AND CUT OFF THE TOP HALF OF THE PIPE TO PROVIDE A LANDING FOR THE CAMERA ON THE SANITARY SEWER EXTERNAL DROP.
- 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.
- DRIVEWAYS WILL NEED TO BE PLACED IN LOCATIONS THAT WILL AVOID PROPOSED RAMP LOCATIONS.
- OUTLOT Z IS RESERVED FOR PARK LAND.
- THIS PRELIMINARY PLAT SUPERCEDES THE DEER CREEK SOUTH PHASE 2 PRELIMINARY PLAT, EXCEPT THE CROSSINGS AT DEER CREEK PLAT 5 AND THE CROSSINGS AT DEER CREEK PLAT 6.
- DEER CREEK SOUTH PHASE 2 PRELIMINARY PLAT LOTS 1 AND 252 ARE STILL VALID.
- THE DEVELOPER WILL BE RESPONSIBLE FOR CONSTRUCTING TURN LANES ON NE 38TH STREET.

STORM WATER MANAGEMENT REQUIREMENTS

LOTS 1-394: REGIONAL DETENTION ON OUTLOTS T, U, V, W, X, & Y AND EXISTING REGIONAL DETENTION

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

STORM SEWER

WATERMAIN WITH SIZE

RIGHT-OF-WAY

PERMANENT EASEMENT

DIRECTION OF SANITARY FLOW

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

BULK REGULATIONS

OUTLOT Z (PARK)

FRONT: 35 FEET
REAR: 35 FEET
SIDE: 35 FEET ON EACH SIDE

LOTS 174-305 (SINGLE FAMILY & BI-ATTACHED RESIDENTIAL)

FRONT: 25 FEET FOR GARAGE DOORS AND HOUSE
15 FEET FOR PORCH
REAR: 25 FEET (DECKS MAY EXTEND 12 FEET INTO RYSB)
10 FEET FOR FRONT-LOADED DETACHED GARAGE
SIDE: 10 FEET TOTAL (MIN. 5' ONE SIDE)
20 FEET FROM SIDE STREET
NONE FOR BI-ATTACHED HOMES

MINIMUM LOT WIDTH: 45 FEET

R-2 ZONING REGULATIONS APPLY IF NOT WITHIN PUD

CANTILEVERS ARE NOT ALLOWED WITHIN THE SIDE YARD SETBACK, TO INCLUDE EGRESS WINDOW WELLS, USABLE FLOOR, BAY WINDOWS, AND NON-USABLE FLOOR SPACES. ROOF OVERHANGS ARE ALLOWED.

LOTS 74-173 (SINGLE FAMILY RESIDENTIAL)

FRONT: 30 FEET FOR GARAGE DOORS
25 FEET FOR HOUSE
15 FEET FOR PORCH
REAR: 30 FEET (DECKS MAY EXTEND 12 FEET INTO RYSB)
10 FEET FOR FRONT-LOADED DETACHED GARAGE
SIDE: 10 FEET TOTAL (MIN. 5' ONE SIDE)
MINIMUM LOT WIDTH: 50 FEET
R-3 ZONING REGULATIONS APPLY IF NOT WITHIN PUD

LOTS 1-73, 306-394 (SINGLE FAMILY RESIDENTIAL)

FRONT: 30 FEET FOR GARAGE DOORS
25 FEET FOR HOUSE
15 FEET FOR PORCH
REAR: 30 FEET (DECKS MAY EXTEND 12 FEET INTO RYSB)
10 FEET FOR FRONT-LOADED DETACHED GARAGE
SIDE: 12 FEET TOTAL (MIN. 6' ONE SIDE)
MINIMUM LOT WIDTH: 60 FEET
R-2 ZONING REGULATIONS APPLY IF NOT WITHIN PUD

REVISIONS	DATE
FIFTH SUBMITTAL	06/05/20
FOURTH SUBMITTAL	05/22/20
THIRD SUBMITTAL	05/08/20
SECOND SUBMITTAL	11/14/19
FIRST SUBMITTAL	6/28/19

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



ANKENY, IOWA

DEER CREEK SOUTH PHASE 3
PRELIMINARY PLAT

1/3
1906.290

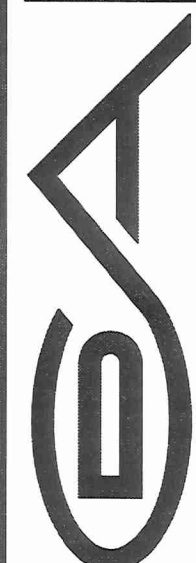


REVISIONS	DATE
FIFTH SUBMITTAL	06/05/20
FOURTH SUBMITTAL	05/22/20
THIRD SUBMITTAL	05/08/20
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GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: ENH	TECH: MDM
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ENGINEER: ENH



CIVIL DESIGN ADVANTAGE |

ANKENY, IOWA

DEER CREEK SOUTH PHASE 3

PRELIMINARY PLAT

$$\frac{2}{3}$$

1906.290





REVISIONS	DATE
FIFTH SUBMITTAL	06/05/20
FOURTH SUBMITTAL	05/22/20
THIRD SUBMITTAL	05/08/20
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CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

DEER CREEK SOUTH PHASE 3

PRELIMINARY PLAT

3

3

1906.290

