

SITE ADDRESS
1792 NW POLK CITY DRIVE
ANKENY, IOWA 50023

**FINAL PLAT
7AZU DEVELOPMENT PLAT 2
MINOR SUBDIVISION
POLK COUNTY, IOWA**

LEGAL DESCRIPTION
(PER QUIT CLAIM DEED FILED IN BOOK 19135, PAGE 405)

LOT 1, 7AZU DEVELOPMENT PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA.

RECEIVED
AUG 30 2022
ITY OF ANKENY

GENERAL NOTES

1. ANY ACCESS RESTRICTION MAY BE REVISED OR REMOVED BY THE POLK COUNTY PUBLIC WORKS DEPARTMENT. NO DRIVEWAY IS ALLOWED ACCESS TO NW IRVINE DALE DR. DRIVEWAY ACCESS TO NW IRVINE DALE DR. CAN ONLY BE REVISED OR REMOVED BY THE CITY OF ANKENY.
2. POST DEVELOPMENT RUNOFF WILL NOT AVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNER
3. CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER
4. MAINTENANCE OF ALL DRAINAGE EASEMENTS TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
5. SERVICES TO ALL UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
6. WATER AND SEWAGE DISPOSAL FOR THIS PROPERTY TIES INTO CITY OF ANKENY SANITARY SEWER LINE RUNNING NEAR THE NORTH PROPERTY LINE OF THE SUBJECT PROPERTY.
7. WATER MAIN SERVICING THIS PROPERTY IS OWNED BY DES MOINES WATER WORKS.
8. A VIDEO INSPECTION OF THE EXISTING SANITARY SEWER WILL NEED TO BE DONE AFTER THE SERVICE FOR THIS LOT IS ADDED AND PROVIDED TO THE CITY FOR APPROVAL. THE CONNECTION TO THE MAIN MUST BE MADE WITH A MANUFACTURED WYE AT LEAST 7' FROM THE MANHOLE
9. ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
10. PROPERTY OWNER WILL BE RESPONSIBLE FOR INSTALLING STREET LIGHTS AND SIDEWALKS IF ANNEXED INTO THE CITY OF ANKENY.

BULK REGULATIONS

ZONING : GC - GENERAL COMMERCIAL DISTRICT

GC BULK REGULATIONS:

BUILDING HEIGHT: 35 FEET MAXIMUM
FRONT YARD SETBACK: 50 FEET
SIDE YARD SETBACK: 15 FEET
REAR YARD SETBACK: 15 FEET
MINIMUM BUILDING SPACING: 30 FEET

FLOOD INFORMATION

PANEL NUMBER: 19153C0185F

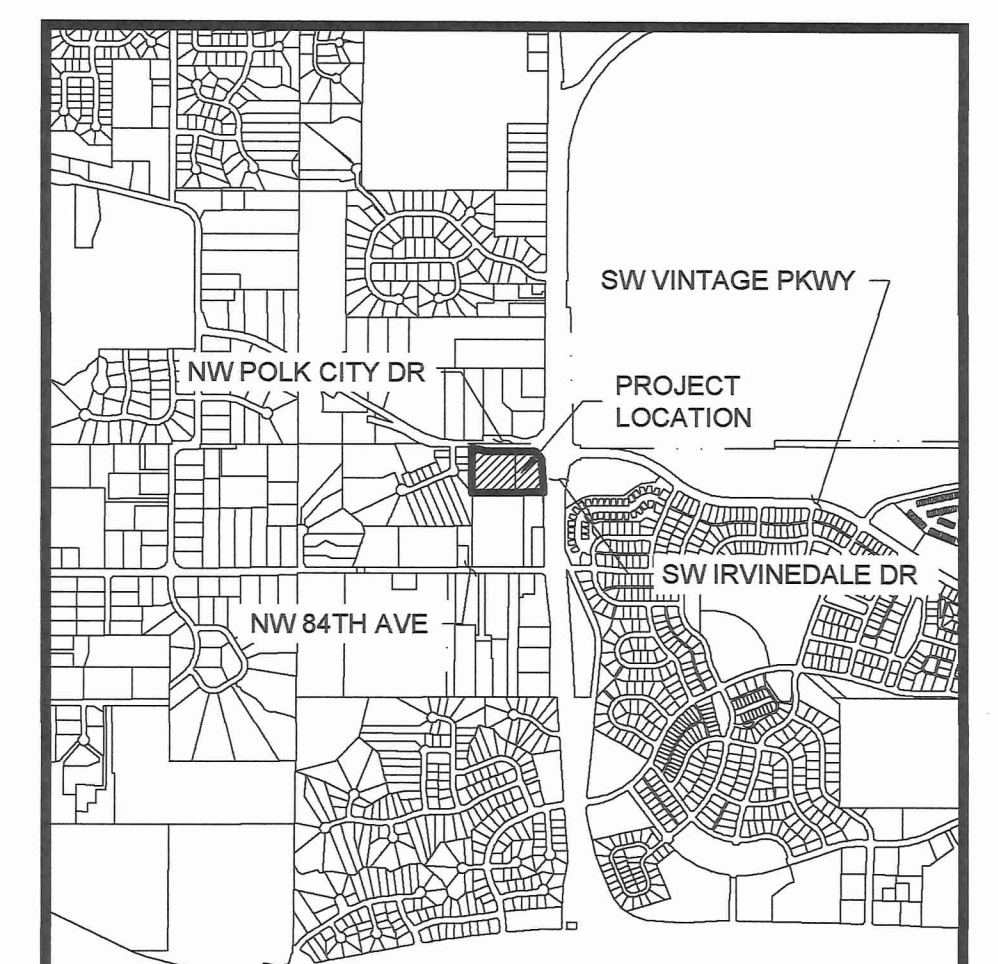
EFFECTIVE DATE: 2/1/2019

ZONE: ZONE X - AREA OF M

ZONE, ZONE X - AREA OF MINIMAL FLOOD HAZARD

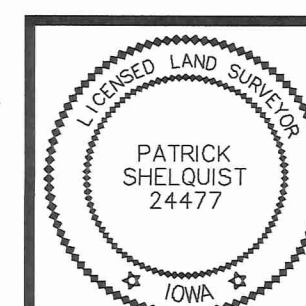
GENERAL LEGEND

————	SURVEY BOUNDARY
———	PROPOSED LOT
.....	EXIST PROPERTY LINE
----	SECTION LINE
----	SETBACK LINE
----	PROPOSED EASEMENT
----	EXIST EASEMENT
MONUMENTS FOUND	
▲ SECTION CORNER (TYPE AS NOTED)	
▲ 1/2" PIPE	
○ (1" REBAR	
(1" REBAR NOTED OTHERWISE)	
MONUMENTS SET:	
▲ SECTION CORNER	
▲ 1/2" REBAR W/PC #24477	
○ 1/2" REBAR W/PC #24477	
✕ CUT X	
ND FOUND	
(K) BOOK AND PAGE	
(R) MEASURED, RECORDED	
(O.W.) RIGHT-OF-WAY	
(U.E.) PUBLIC UTILITY EASEMENT	
(O.B.) POINT OF BEGINNING	
(M.E.) MEASUREMENT	



VICINITY MAP

" = 2000'



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

PATRICK SHELQUIST
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET

DATE SURVEYED: 5/10/2022

7AZ11 DEVELOPMENT PLAT 2

7AZU DEVELOPMENT PLAT 2
FINAL PLAT

ENGINEER DRAWN BY REVISIONS

---	C. CARLETON	7/7/22	ANKENY, IOWA
SURVEYOR	CREW CHIEF	8/23/22	POLK COUNTY
		8/28/22	

P.SHELQUIST P.SHELQUIST 8/29/22 06/15/2022

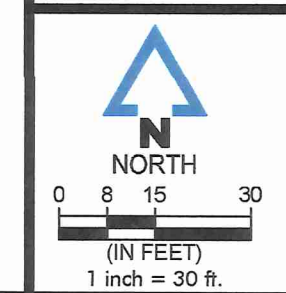
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EP 01/01 202200067

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making lives better.
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Ankeny, Iowa
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Table 1

7AZU DEVELOPMENT PLAT 2
FINAL PLAT

ENGINEER DRAWN BY REVISIONS

---	C. CARLETON	7/7/22	ANKENY, IOWA
SURVEYOR	CREW CHIEF	8/23/22	POLK COUNTY
		8/28/22	

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