

**ASPEN RIDGE COMMERCIAL PLAT 2  
ANKENY, IOWA  
FINAL PLAT**

INDEX LEGEND	
CITY:	ANKENY
COUNTY:	POLK
PART:	OUTLOT 'X', ASPEN RIDGE ESTATE PLAT 1
PROPRIETOR:	MURPHY COMMERCIAL PROPERTIES
REQUESTED BY:	ATI GROUP
SURVEYOR:	PATRICK SHELQUIST
COMPANY:	McCLURE ENGINEERING
PREPARED BY & RETURN TO: PATRICK SHELQUIST 1360 NW 121ST STREET, STE A ANKENY, IOWA 50021 / 515-512-1361	

**OWNER:**  
MURPHY COMMERCIAL PROPERTIES LLC  
7513 EAGLE CREST DRIVE  
JOHNSTON, IOWA 50131  
(515) 490-7019  
WWW.POWERHOUSERETAILSERVICES.COM  
ATTN: MIKE MURPHY

**ENGINEER:**  
McCLURE ENGINEERING  
1360 NW 121ST STREET  
CLIVE, IA 50325  
(515) 964-1229  
TSMITH@MCCLUREVISION.COM  
ATTN: TRENT SMITH

**ZONING:**  
C-1 (NEIGHBORHOOD RETAIL COMMERCIAL DISTRICT)

**SETBACK SUMMARY:**  
FRONT = 35'  
SIDE = NO MINIMUM REQUIREMENTS FOR ANY PERMITTED USES, EXCEPT WHEN ADJOINING ANY R DISTRICT, IN WHICH CASE, 25'  
REAR = 40'  
MAX HEIGHT = 35'

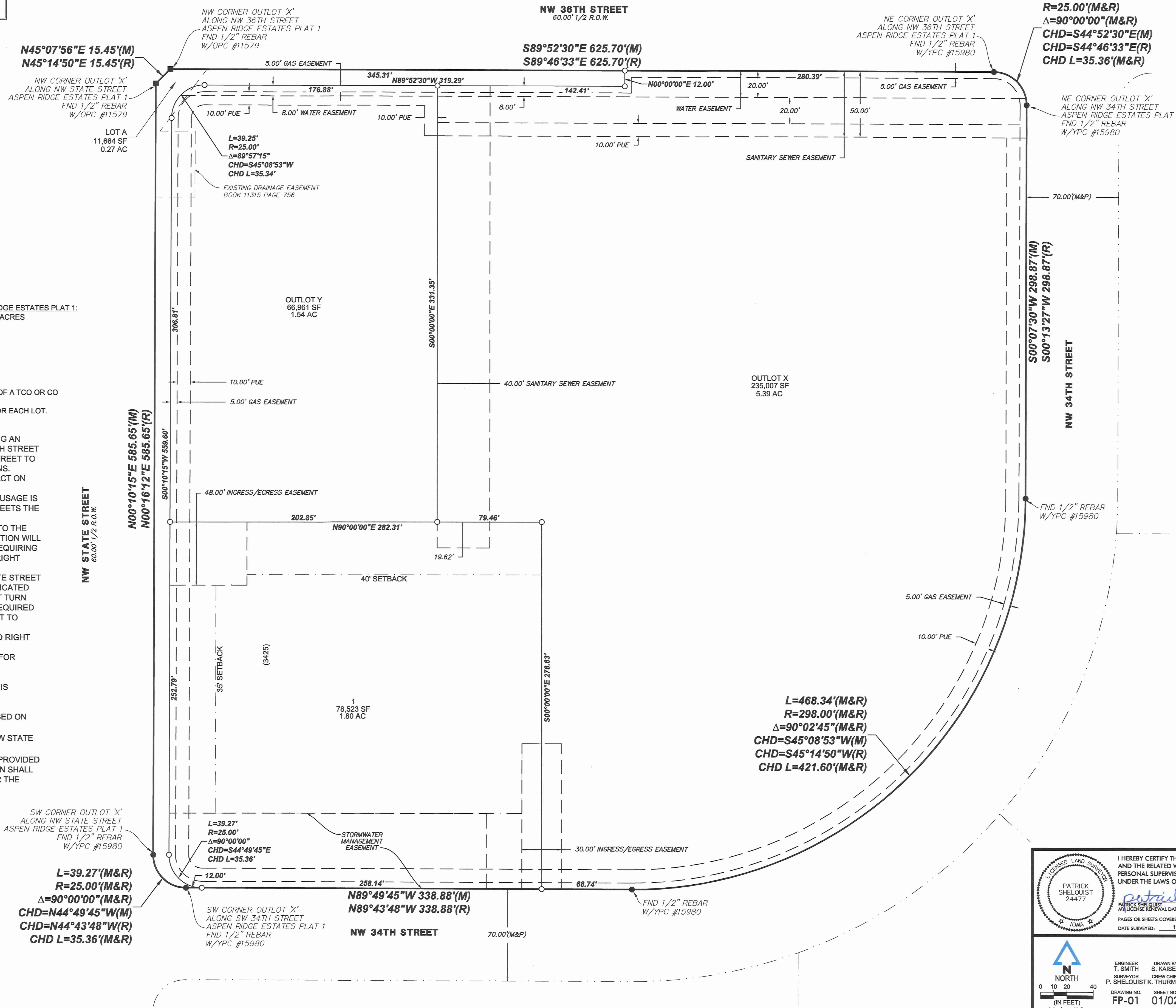
**LEGAL DESCRIPTION:**  
FROM WARRANTY DEED IN BOOK 17764 PAGE 476  
OUTLOT X IN ASPEN RIDGE ESTATES PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**AREA SUMMARY:**  
OUTLOT X IN ASPEN RIDGE ESTATES PLAT 1:  
392,155 SQ. FEET / 9.00 ACRES

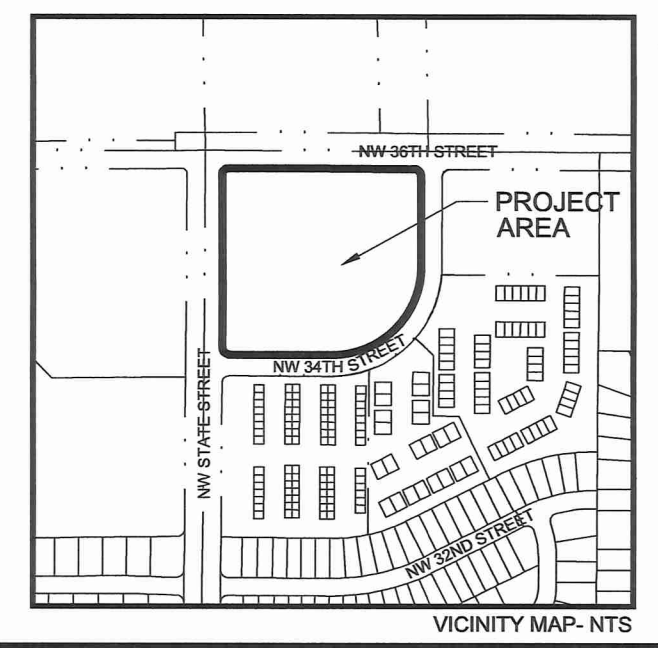
- GENERAL NOTES:**
- INDIVIDUAL LOTS MAY REQUIRE ON-SITE DETENTION.
  - STREET LOT A SHALL BE DEDICATED TO THE CITY AS RIGHT-OF-WAY.
  - PUBLIC IMPROVEMENTS MUST BE WALKED FOR ACCEPTANCE PRIOR TO THE ISSUANCE OF A TCO OR CO FOR ANY BUILDING WITHIN THE PLAT.
  - A 5' SIDEWALK IS REQUIRED ALONG NW 34TH STREET AT THE TIME OF DEVELOPMENT FOR EACH LOT.

- TIS RECOMMENDATIONS:**
- NW 36TH STREET & STATE STREET: THE CITY OF ANKENY WILL BE CONSTRUCTING AN EASTBOUND RIGHT TURN LANE AND A WESTBOUND LEFT TURN LANE ON NW 36TH STREET AND ADDING A TRAFFIC SIGNAL. THE LONG-TERM PLAN IS TO WIDEN NW 36TH STREET TO A FIVE LANE SECTION WITH A CENTER MEDIAN TO CONTROL ACCESS LOCATIONS.
  - NW 36TH STREET & FAST FOOD ACCESS: THIS RIGHT-IN-RIGHT-OUT HAS NO IMPACT ON THE OPERATION OF NW 36TH STREET BUT IT DOES MEET THE WARRANT FOR AN EASTBOUND RIGHT TURN LANE INTO THE DEVELOPMENT. WHEN THE FINAL SITE USAGE IS SUBMITTED IT SHOULD BE EVALUATED TO SEE IF THE TRIP GENERATION STILL MEETS THE WARRANT FOR AN EASTBOUND RIGHT TURN LANE. THE ACCESS SHOULD BE CONSTRUCTED TO RESTRICT WESTBOUND LEFT TURNS ON NW 36TH STREET INTO THE SITE AND OUTBOUND LEFT TURNS. ULTIMATELY THE WIDENING TO A 5-LANE SECTION WILL CONSTRUCT A MEDIAN TO BLOCK OUTBOUND LEFT TURNS. NOTE: THE CITY IS REQUIRING THE ACCESS TO BE MOVED EAST TO MID-BLOCK AND TO HAVE AN EASTBOUND RIGHT TURN LANE.
  - NW STATE STREET: THE LONG-TERM PLAN FOR THE CITY IS TO EXTEND NW STATE STREET TO THE NORTH AS A FIVE LANE SECTION. NORTHBOUND AND SOUTHBOUND DEDICATED LEFT TURN LANES WILL BE CONSTRUCTED AT THAT TIME. A NORTHBOUND RIGHT TURN LANE MAY ALSO BE REQUIRED AT THAT TIME AND THE DEVELOPMENT MAY BE REQUIRED TO PROVIDE ADDITIONAL RIGHT-OF-WAY OR A PERMANENT SIDEWALK EASEMENT TO ACCOMMODATE THE TURN LANE.
  - NW STATE STREET & DAYCARE ACCESS. THE CITY IS REQUIRING A NORTHBOUND RIGHT TURN LANE INTO THE ACCESS.
  - NW 34TH STREET: THE TWO-LANE STREET AS CONSTRUCTED IS SATISFACTORY FOR FUTURE DRIVEWAY CONNECTIONS.
  - NW 34TH STREET & NW 36TH STREET: MONITOR THE NORTHBOUND LEFT TURN MOVEMENTS FOR EXCESSIVE DELAYS OR A RISE IN ACCIDENTS. WHEN NW 36TH IS WIDENED CHANGES TO THIS INTERSECTION SHOULD BE EVALUATED.
  - 2042 GROWTH:
    - EVALUATE A TRAFFIC SIGNAL AT NW STATE STREET & NW 34TH STREET BASED ON THE GROWTH TO THE WEST AND NORTH OF THIS DEVELOPMENT
    - INSTALL A TRAFFIC SIGNAL AT THE INTERSECTION OF NW 34TH STREET & NW STATE STREET.
  - ACCESS IMPROVEMENT PLANS FROM OUTLOT Y TO NW 34TH STREET SHALL BE PROVIDED BY THE DEVELOPER PRIOR TO THE SITE PLAN APPROVAL OF OUTLOT Y. THE PLAN SHALL BE REVIEWED/APPROVED BY THE CITY AND SHALL MEET THE ASSUMPTIONS FOR THE INGRESS/EGRESS IN THE CITY APPROVED TIS.

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" REBAR W/PC #11579
●	1/2" REBAR W/PC #15980
○	(UNLESS NOTED OTHERWISE)
MONUMENTS SET:	
▲	SECTION CORNER
■	1/2" REBAR W/PC #24477
○	1/2" REBAR W/PC #24477
XX	CUT X
FND	FOUND
BK, PG	BOOK AND PAGE
(M), (R)	MEASURED, RECORDED
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT



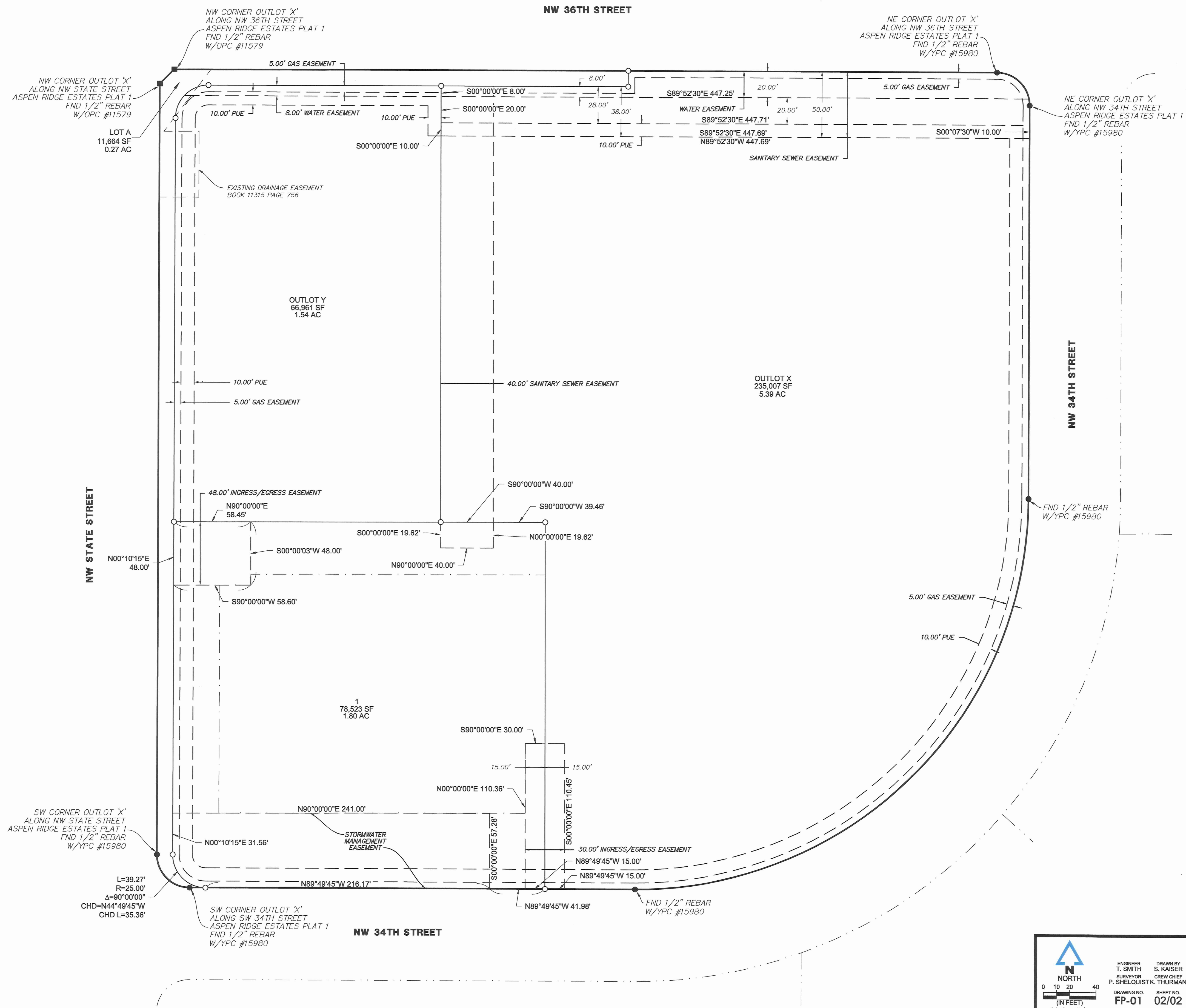
ROLL CALL	
Plan & Zoning Commission Ankeny, IA	
Date:	February 21, 2023
Ayes:	5
Abstain:	0
Absent:	2
APPROVED:	
T. Reed	Chairperson
Patrick Shelquist	Secretary



	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 License Renewal Date: December 31, 2023 DATE: 3/10/2023	PAGES OR SHEETS COVERED BY THIS SEAL: TWO SHEETS DATE SURVEYED: 1/10/2021	
	ENGINEER: T. SMITH SURVEYOR: P. SHELQUIST	DRAWN BY: S. KAISER CREW CHIEF: P. SHELQUIST THURMAN	REVISIONS: ASPEN RIDGE COMMERCIAL PLAT 2 FINAL PLAT ANKENY, IOWA POLK COUNTY 210829-000 04/21/2022
McCLURE making lives better. 335 SE Oakdale Road Ankeny, Iowa 50021 515-512-1361			

RECEIVED  
MAR 1 0 2023  
CITY OF ANKENY

**ASPEN RIDGE COMMERCIAL PLAT 2  
ANKENY, IOWA  
FINAL PLAT**



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○	CUT X

**FND FOUND:**

BK, PG	BOOK AND PAGE
(M), (R)	MEASURED, RECORDED
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

	ENGINEER	T. SMITH	DRAWN BY	S. KAISER	REVISIONS	ASPEN RIDGE COMMERCIAL PLAT 2
	SUPERVISOR	P. SHELQUIST	CREW CHIEF	K. THURMAN		FINAL PLAT
	DRAWING NO.	FP-01	SHEET NO.	02/02		ANKENY, IOWA
						POLK COUNTY
						210829-000
						04/21/2022

making lives better.  
335 SE Oakdale Road  
Ankeny, Iowa 50021  
515-912-1361

DRAWING PATH: \\s01-g01-comman\Servers\210829-000\Final\Plat\Aspen Ridge Commercial Plat 2\210829-000-FINAL.PLOT\DWG\FINAL.PLOT.DWG