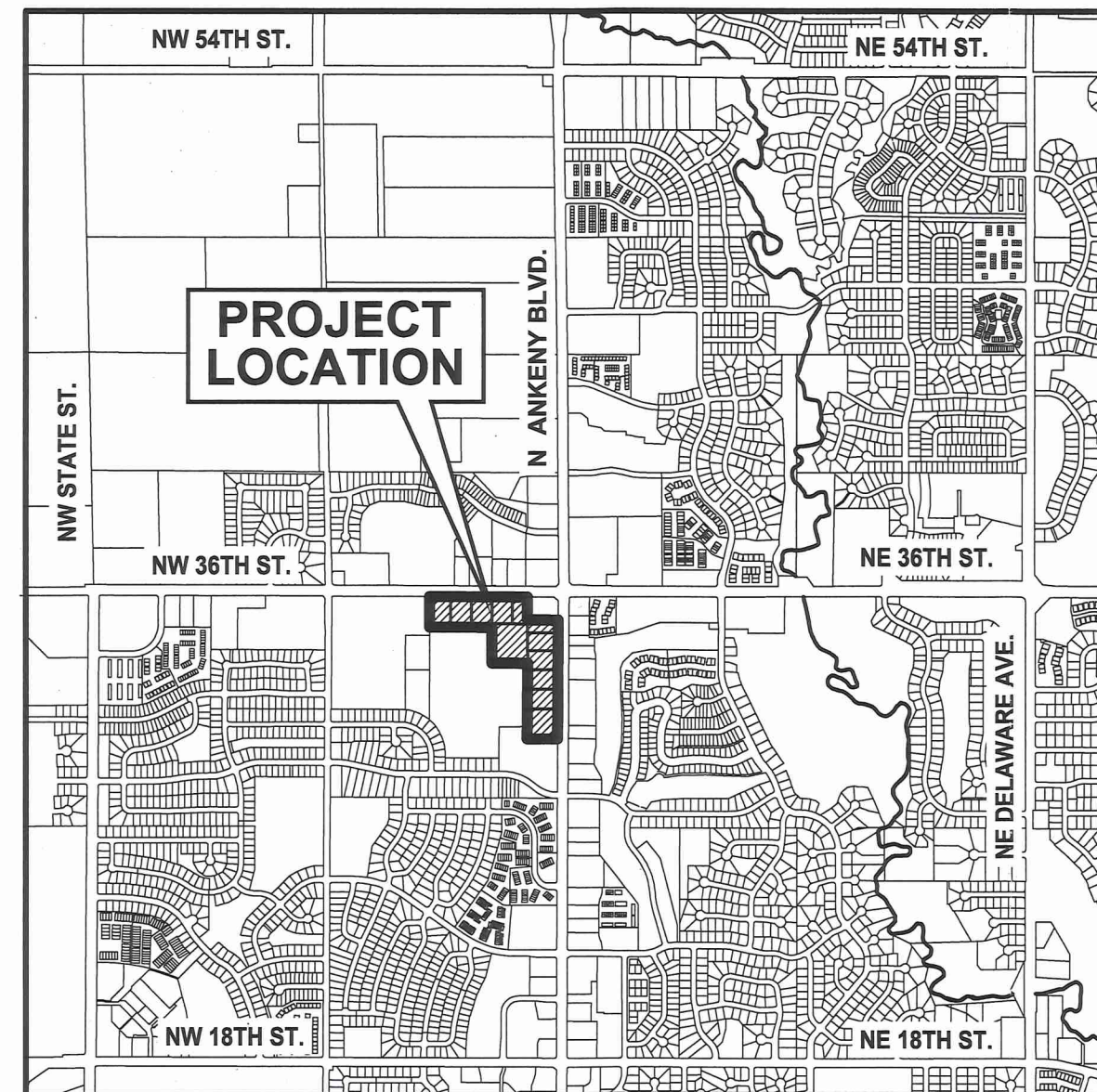


PRELIMINARY PLAT FOR: 36TH STREET CENTRE

ANKENY, IOWA

ROLL CALL	
Plan & Zoning Commission	
Ankeny, IA	
Date	May 16, 2023
Ayes	5
Nays	0
Abstain	1
Absent	2
APPROVED	
<i>T. Reed</i>	Chairperson
<i>Shonda Hughey</i>	Secretary

VICINITY MAP



ANKENY, IOWA

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	

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 / APPLICANT

NORTH ANKENY BOULEVARD LLC
CONTACT: CHRIS MURRAY
DENNY ELWELL COMPANY
2401 SE TONES DRIVE, SUITE 17
ANKENY, IOWA 50021
PH. (515) 964-1587

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: EMILY HARDING
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH. (515) 369-4400
FX. (515) 369-4410

ZONING

C-2 GENERAL RETAIL & HIGHWAY ORIENTED
COMMERCIAL BUSINESS DISTRICT

BENCHMARKS

ARROW ON HYDRANT ON SOUTH SIDE OF NW 36TH
STREET ACROSS THE STREET FROM KWIK STAR.
ELEVATION=955.06

CUT TRIANGLE E CORNER OF TRAFFIC SIGNAL BASE
@ NW CORNER OF NW 9TH STREET & N ANKENY
BLVD. ELEVATION=951.10

PRELIMINARY PLAT DESCRIPTION

PARCEL "K" OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP NORTH, RANGE 24 WEST OF THE 5TH P.M., IN THE CITY OF ANKENY, POLK COUNTY, IOWA AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 13795, PAGE 304, EXCEPT PARCEL '2017-112' OF SAID NORTHEAST QUARTER AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 16727, PAGE 247 AND CONTAINING 22.60 AC (984,291 S.F.). PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

STORM WATER MANAGEMENT REQUIREMENTS

LOTS 1 THROUGH 12: INDIVIDUAL DETENTION

NOTES

- THE DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTING 150' EASTBOUND RIGHT-TURN LANES AT THE FOLLOWING ACCESS CONNECTIONS TO 36TH STREET:
 - WEST SIDE OF LOT 1
 - BETWEEN LOTS 3 AND 4
 - EAST SIDE OF LOT 5
- THE DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTING 150' SOUTHBOUND RIGHT-TURN LANES AT THE FOLLOWING ACCESS CONNECTIONS TO N ANKENY BOULEVARD:
 - BETWEEN LOTS 7 AND 8
 - BETWEEN LOTS 10 AND 11
- THE APPROVED TRAFFIC STUDY SHOWS THE NEED FOR SIGNALIZATION AT FULL ACCESS LOCATIONS BETWEEN LOTS 3 & 4, LOTS 7 & 8, AND LOTS 10 & 11. A DEVELOPMENT AGREEMENT MEETING CURRENT CITY OF ANKENY POLICY FOR PUBLIC IMPROVEMENT REQUIREMENTS OF DEVELOPERS WILL DETERMINE THE CONSTRUCTION AND FINANCIAL RESPONSIBILITY BETWEEN THE DEVELOPERS AND CITY. THE DEVELOPMENT AGREEMENT SHALL BE A REQUIREMENT OF THE CORRESPONDING FINAL PLAT.

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

Emily Harding 5/05/2023
EMILY N. HARDING, P.E. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-2

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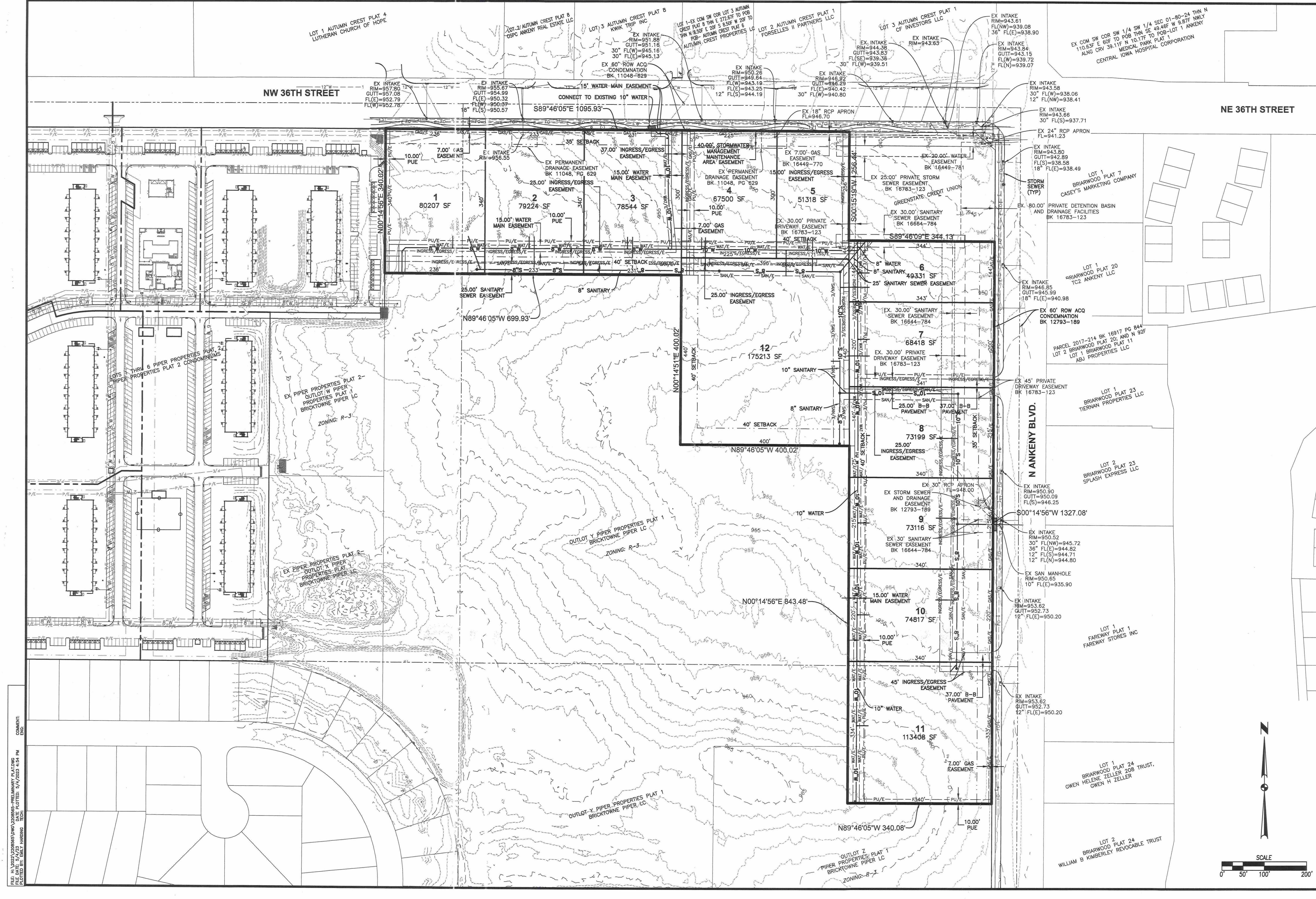
MAY 05 2023

CITY OF ANKENY

REVISIONS DATE 05-05-2023 04-26-2023 11-11-2022 10-21-2022 FOURTH SUBMITTAL THIRD SUBMITTAL SECOND SUBMITTAL FIRST SUBMITTAL	4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400 TECH: ENGINEER: CIVIL DESIGN ADVANTAGE ANKENY, IOWA
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36TH STREET CENTRE
 PRELIMINARY PLAT

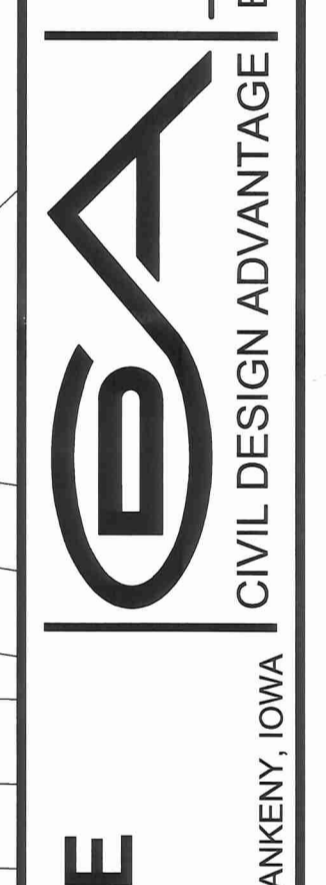
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DATE	REVISIONS
05-05-2023	FOURTH SUBMITTAL
04-26-2023	THIRD SUBMITTAL
11-11-2022	SECOND SUBMITTAL
10-21-2022	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400



36TH STREET CENTRE
PRELIMINARY PLAT

TECH: [Blank]
 ENGINEER: [Blank]