

INDEX LEGEND

LOCATION: PARCEL '2024-1' PT. NW1/4 SEC 17-80-23
REQUESTOR: DEER CREEK ANKENY, INC
PROPRIETOR: DEER CREEK ANKENY, INC
SURVEYOR: LOUIS M. KELEHAN
SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE

THE CROSSINGS AT DEER CREEK PLAT 15
FINAL PLAT

OWNER / DEVELOPER

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

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: (515) 369-4400

DATE OF SURVEY

FIELDWORK: NOVEMBER, 2022

ZONING AND BULK REGULATIONS

ZONING
DEER CREEK PUD

LOTS 1-27 (SINGLE FAMILY RESIDENTIAL)

FRONT: 30 FEET FOR GARAGE DOORS
25 FEET FOR HOUSE/PORCH
REAR: 30 FEET (DECKS MAY EXTEND 12 FEET INTO RYSB)
10 FEET FOR FRONT- OR SIDE-LOADED DETACHED GARAGE
REAR LOADED GARAGE - MINIMUM 7 FEET OR GREATER THAN 18 FEET
SIDE: 15 FEET TOTAL (MIN. 7' ONE SIDE)
MINIMUM LOT WIDTH: 80 FEET

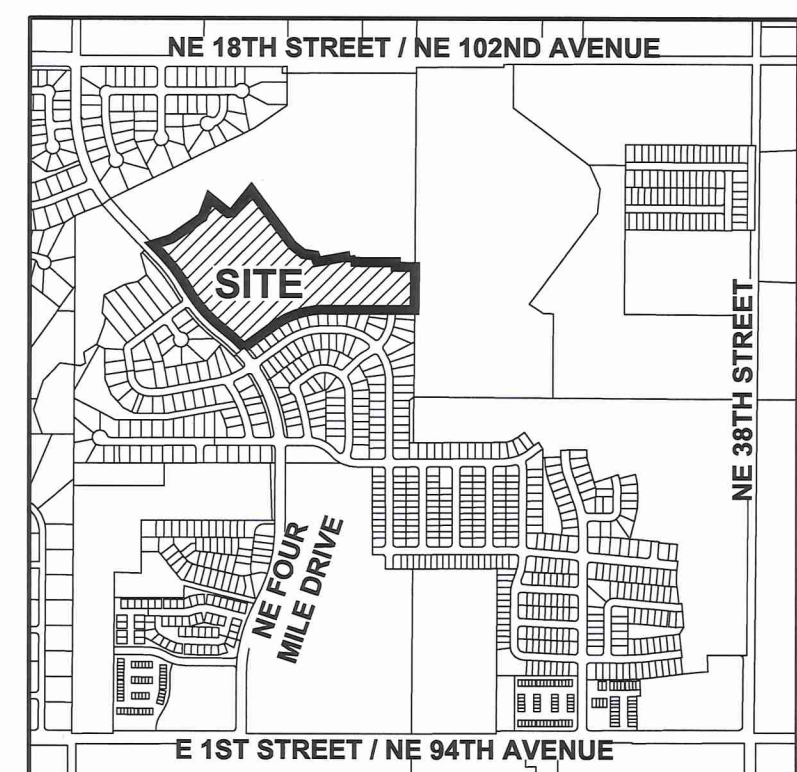
R-1 ZONING REGULATIONS APPLY IF NOT WITHIN PUD

LOTS 28-46 (SINGLE FAMILY RESIDENTIAL)

FRONT: 30 FEET FOR GARAGE DOORS
25 FEET FOR HOUSE/PORCH
REAR: 30 FEET (DECKS MAY EXTEND 12 FEET INTO RYSB)
10 FEET FOR FRONT- OR SIDE-LOADED DETACHED GARAGE
REAR LOADED GARAGE - MINIMUM 7 FEET OR GREATER THAN 18 FEET
SIDE: 12 FEET TOTAL (MIN. 6' ONE SIDE)
MINIMUM LOT WIDTH: 70 FEET

R-1 ZONING REGULATIONS APPLY IF NOT WITHIN PUD

VICINITY MAP



ANKENY, IOWA

CURVE DATA

Table with columns: CURVE, DELTA, RADIUS, LENGTH, BEARING, CHORD. Lists curve data for curves C1 through C70.

PLAT DESCRIPTION

PARCEL '2024-1' OF THE PLAT OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF POLK COUNTY, IOWA ON JANUARY 24, 2024, AND RECORDED IN BOOK 19703, PAGE 550, BEING A PART OF NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., IN THE CITY OF ANKENY, POLK COUNTY, IOWA.

PROPERTY CONTAINS 26.28 ACRES (1,144,683 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

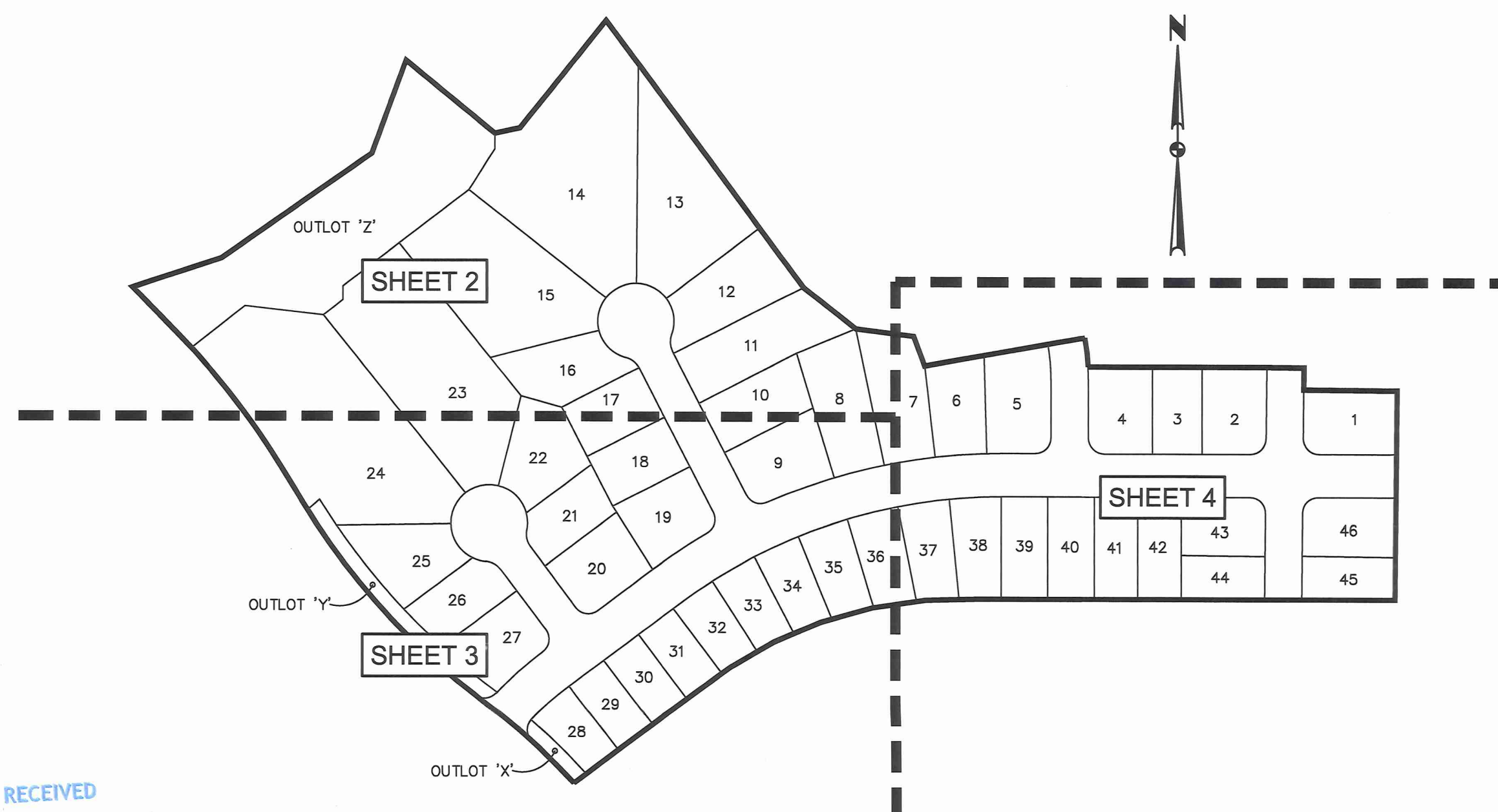
LEGEND

Legend table with columns: FOUND, SET. Lists symbols for section corner, rebar, measured bearing & distance, recorded bearing & distance, deeded bearing & distance, public utility easement, curve arc length, lot address, centerline, section line, easement line, building setback line, and plat boundary.

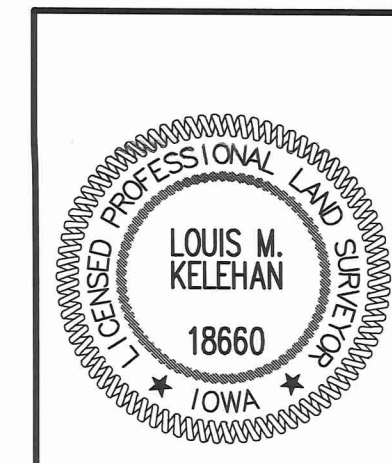
NOTES

- 1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. OUTLOTS 'X' AND 'Y' WILL BE USED AS LANDSCAPE BUFFERS AND WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION. OUTLOT 'Z' WILL BE USED FOR STORM WATER MANAGEMENT AND WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
4. THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION WITHIN THE PLAT BOUNDARY.
5. THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLING SIDEWALKS THROUGH ALL OUTLOT RIGHT-OF-WAY FRONTAGE.
6. 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.
7. DEVELOPER SHALL INSTALL THE TEMPORARY SIGNAL AND OTHER REQUIRED IMPROVEMENTS AT THE INTERSECTION OF SE FOUR MILE DRIVE AND E 1ST STREET PRIOR TO THE CITY ISSUING BUILDING PERMITS WITHIN THIS PLAT.
8. DRIVEWAYS ON LOTS 30 AND 33 SHALL BE PLACED TO AVOID CONFLICT WITH SIDEWALK RAMPS, INTAKES AND MANHOLES.
9. LOTS 24-28 SHALL NOT HAVE DRIVEWAY ACCESS OFF OF NE FOUR MILE DRIVE.
10. STREET LOT 'A' TO BE DEDICATED TO THE CITY OF ANKENY AND SHALL BE USED AS PUBLIC STREET RIGHT OF WAY.
11. EFFECTIVE DATE OF FEMA FLOOD HAZARD SHOWN ON PLAT IS FEBRUARY 1, 2019 AS SHOWN ON FLOOD INSURANCE RATE MAP FOR POLK COUNTY, IOWA, MAP NUMBER 19153C0210F.

SHEET INDEX



ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date: June 21, 2023
Ayes: 6, Nays: 0, Abstain: 1, Absent: 1
APPROVED
G. Hunter, Chairperson
B. Richardson, Secretary



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
Louis M. Kelehan, P.L.S.
8/12/24
DATE

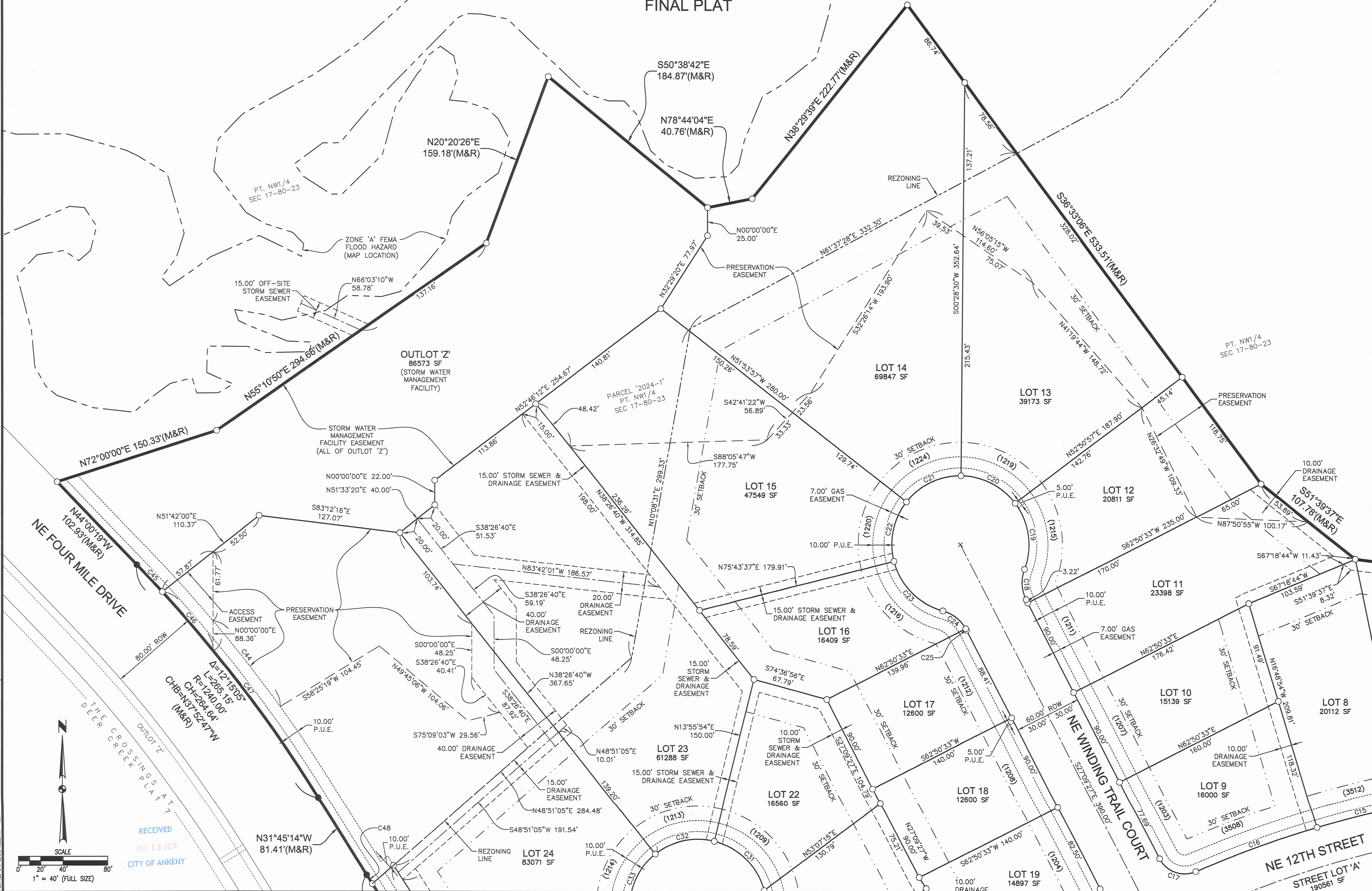
Vertical sidebar containing revision dates, engineer/tech names, and project title: THE CROSSINGS AT DEER CREEK PLAT 15 FINAL PLAT.

FILE: H:\2024\2201000\DWG\CD\24-2201000-FINAL PLATING
PLOTTED BY: LOUIS M. KELEHAN
DATE: 8/12/2024 3:47 PM

RECEIVED
AUG 12 2024
CITY OF ANKENY

THE CROSSINGS AT DEER CREEK PLAT 15

FINAL PLAT



DATE	REVISIONS
08/12/24	SIGNED SUBMITTAL
09/22/22	FOURTH SUBMITTAL
06/24/22	THIRD SUBMITTAL
06/10/22	SECOND SUBMITTAL
02/04/22	FIRST SUBMITTAL

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



ANKENY, IOWA
 CIVIL DESIGN ADVANTAGE

THE CROSSINGS AT DEER CREEK PLAT 15
FINAL PLAT

ENGINEER: [Signature]
 TECH: [Signature]
 REVIEW: [Signature]

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4
2201.003

FILE: H:\WORK\2024\08\12\24\081224\FINAL PLATING COMMENTS: ENR
 PLOTTED BY: LOUIS KELEHAN TECH: ENR

RECEIVED
 AUG 19 2024
 CITY OF ANKENY

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 ANKENY, IOWA

ENGINEER: [Signature]
 TECH: [Signature]
 REVIEW: [Signature]

THE CROSSINGS AT DEER CREEK PLAT 15

FINAL PLAT

N1/4 COR
SEC 17-80-23
FND MAG NAIL
BK18970, PG913



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