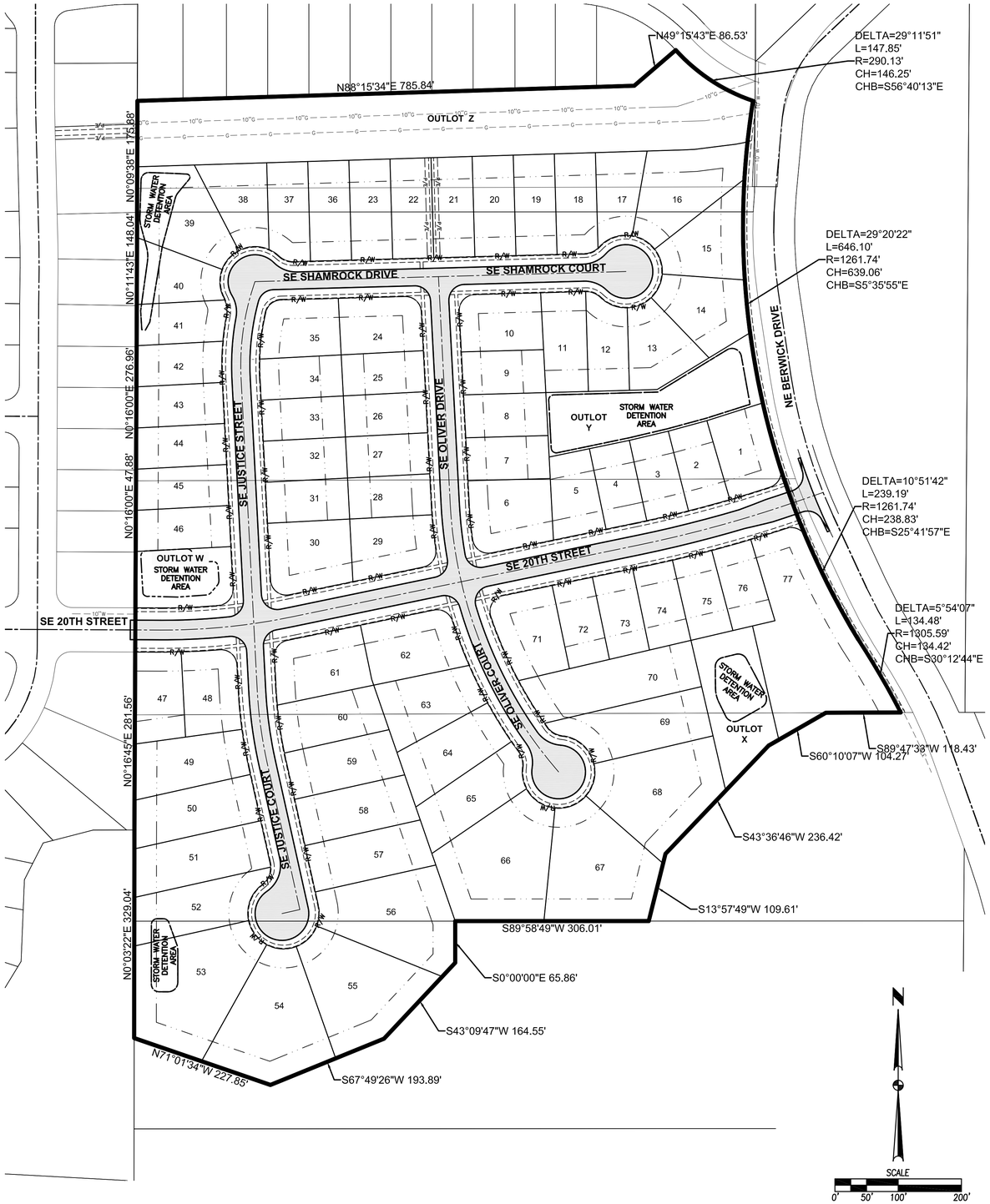
CLOVER RIDGE EAST PLAT 2

PRELIMINARY PLAT



OWNERS

SIOUX NEWBERG
2870 NE 78TH AVE
ANKENY, IA 50021
(515) 635-0090

TALIA C CHIODO
8252 NE BERWICK DR
ANKENY, IA 50021
(515) 277-7507

DAVID L HAMLIN
8130 NE BERWICK DR
ANKENY, IA 50021
(515) 964-0546

APPLICANT

SOLID GROUND, LLC
17389 BERKSHIRE PARKWAY
OLIVE, IOWA 50325
(515) 334-3345

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: ERIN OLLENDIKE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IA 50111
PH: (515) 369-4400

ZONING

EXISTING ZONING:
R-1 ONE FAMILY RESIDENCE DISTRICT

PROPOSED ZONING:
R-3 MULTIPLE FAMILY RESIDENCE DISTRICT
(RESTRICTED TO SINGLE FAMILY)

NOTES

1. ALL SIDEWALKS ARE TO BE 5' WIDE.
2. REPAIR ANY FIELD TILE ENCOUNTERED AND CONNECT TO STORM SEWER SYSTEM WHEREVER POSSIBLE.
3. LOTS 1, 14, 15, 16, & 77 WILL NOT BE ALLOWED A DRIVEWAY OFF OF NE BERWICK DRIVE.
4. OUTLOTS 'W', 'X' AND 'Y' SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
5. OUTLOT 'Z' IS BEING CONSIDERED FOR DEDICATION TO THE CITY OF ANKENY TO SATISFY THE PARKLAND DEDICATION REQUIREMENT. PARKLAND DEDICATION WILL BE REVIEWED WITH THE FIRST CLOVER RIDGE EAST PLAT 2 FINAL PLAT.
6. THE DEVELOPER WILL BE RESPONSIBLE FOR STREET LIGHT INSTALLATION WITHIN DEVELOPMENT AND ALONG NE BERWICK DRIVE.
7. NO STRUCTURES OR FENCES ALLOWED WITHIN THE NORTHERN NATURAL GAS EASEMENT.
8. FENCES ON LOTS 1, 14, 15, 16 AND 77 SHALL BE SETBACK 20' FROM THE NE BERWICK DRIVE R.O.W. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE NE BERWICK DRIVE R.O.W. WITH THE CONDITION THAT TWO TREES AREA PLANTED BETWEEN THE FENCE AND THE NE BERWICK DRIVE R.O.W.
9. WITH RECORDING OF THE FINAL PLAT, PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE R.O.W.
10. A SOILS REPORT ADDRESSING SLOPE STABILITY SHALL BE PROVIDED TO THE CITY FOR LOTS 51-56, 65-68 AND OUTLOT X PRIOR TO FINAL PLAT APPROVAL.

SITE AREA

TOTAL AREA OF SITE = 32.40 ACRES (1,411,332 SQUARE FEET)

PLAT DESCRIPTION

THE NORTH 10 ACRES OF THE SOUTH 20 ACRES OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA LYING WEST OF THE CENTERLINE OF N.E. BERWICK DRIVE.

AND

THE SOUTH 10 ACRES OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA LYING WEST OF THE CENTERLINE OF N.E. BERWICK DRIVE.

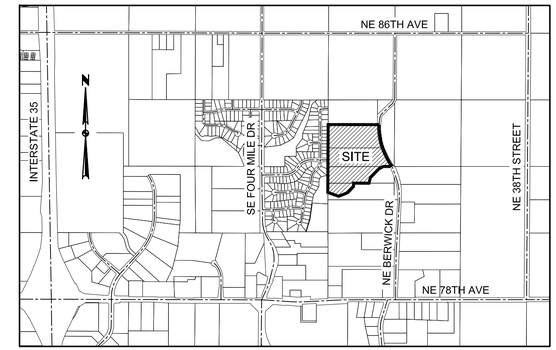
PROPERTY CONTAINS 20.8 ACRES MORE OR LESS.

AND

A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89°58' EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 1092.5 FEET TO THE SOUTHERLY LINE OF FUTURE CLOVER RIDGE EAST PLAT 2; THENCE SOUTH 60°10' WEST ALONG SAID SOUTHERLY LINE, 103.7 FEET; THENCE SOUTH 43°37' WEST CONTINUING ALONG SAID SOUTHERLY LINE, 236.4 FEET; THENCE SOUTH 13°58' WEST CONTINUING ALONG SAID SOUTHERLY LINE, 109.6 FEET; THENCE SOUTH 89°59' WEST CONTINUING ALONG SAID SOUTHERLY LINE, 306.0 FEET; THENCE SOUTH 0°00' EAST CONTINUING ALONG SAID SOUTHERLY LINE, 65.9 FEET; THENCE SOUTH 43°10' WEST CONTINUING ALONG SAID SOUTHERLY LINE, 164.6 FEET; THENCE SOUTH 67°49' WEST CONTINUING ALONG SAID SOUTHERLY LINE, 193.9 FEET; THENCE NORTH 71°02' WEST CONTINUING ALONG SAID SOUTHERLY LINE, 229.5 FEET TO THE SOUTHWEST CORNER OF SAID FUTURE CLOVER RIDGE EAST PLAT 2 AND THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 0°15' EAST ALONG SAID WEST LINE, 513.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.2 ACRES MORE OF LESS.

VICINITY MAP



ANKENY, IOWA

BULK REGULATIONS

R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT (RESTRICTED TO SINGLE FAMILY RESIDENTIAL)

FRONT YARD SETBACK: 30 FEET
SIDE YARD SETBACK:
1 STORY - 15 FEET (TOTAL)/7 FEET MINIMUM
1+ STORY = 17 FEET (TOTAL)/8 FEET MINIMUM
REAR YARD SETBACK: 35 FEET

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDERS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NOT GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN. A REQUEST WAS MADE TO IOWA ONE CALL FOR THE UTILITIES TO LOCATE THEIR UTILITIES IN THE FIELD

LEGEND

PROPOSED

- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PERMANENT EASEMENT
- 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-301 SANITARY MANHOLE
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SANITARY SEWER WITH SIZE
- STORM SEWER
- WATERMAIN WITH SIZE

EXISTING

- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- 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
- UNDERGROUND TV CABLE
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- SANITARY SEWER W/ SIZE

REVISIONS	DATE
THIRD SUBMITTAL	09/15/16
SECOND SUBMITTAL	09/12/16
FIRST SUBMITTAL	08/29/16

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

CLOVER RIDGE EAST PLAT 2
PRELIMINARY PLAT
ANKENY, IOWA

1603.082

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PLOTTED BY: ERIN OLLENDIKE TECH:
COMMENT:
ENG:

CLOVER RIDGE EAST PLAT 2

PRELIMINARY PLAT

REVISIONS	DATE
THIRD SUBMITTAL	09/15/16
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CLOVER RIDGE EAST PLAT 2
PRELIMINARY PLAT
ANKENY, IOWA

2/3
1603.082

CLOVER RIDGE EAST PLAT 2

PRELIMINARY PLAT

REVISIONS	DATE
THIRD SUBMITTAL	09/15/16
SECOND SUBMITTAL	09/12/16
FIRST SUBMITTAL	08/29/16

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CLOVER RIDGE EAST PLAT 2
PRELIMINARY PLAT
ANKENY, IOWA

3/3
1603.082

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