WINDSOR VILLAGE PLAT 5

FINAL PLAT

RECEIVED SEP 27 2016 CITY OF ANKENY

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date 9-27-16

Anderson	Aye	Nay	Pass	Absent
Flack	Aye	Nay	Pass	Absent
Hunter	Aye	Nay	Pass	Absent
Mollenhauer	Aye	Nay	Pass	Absent
Odson	Aye	Nay	Pass	Absent
Ripper	Aye	Nay	Pass	Absent
Sheeman	Aye	Nay	Pass	Absent
West	Aye	Nay	Pass	Absent
Whiting	Aye	Nay	Pass	Absent
	Aye	Nay	Pass	Absent

Ayes 7 Nays 0 Pass 0 Absent 1
APPROVED
T. Flack Chairperson
Secretary

OWNER / DEVELOPER

DRA PROPERTIES LC
CONTACT: TED RAPP
1525 NE 36TH STREET
ANKENY, IOWA 50021
PH: 515-964-9444

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES,, IOWA 50111
PH: 515-369-4400

ZONING

R-3A (PLANNED MULTIPLE-FAMILY RESIDENCE)

BULK REGULATIONS

MIN. YARDS = AS ILLUSTRATED
MAXIMUM HEIGHT = 45 FEET
MIN. LOT AREA = NONE

PERIMETER SETBACKS:
NE DELAWARE = 35 FEET
NE 18TH STREET = 35 FEET

BUILDING SEPARATION:
12' PRINCIPAL STRUCTURES
10' GARAGES

BENCHMARK

1. PLUG, NW CORNER, SECTION 18-80-23, ANKENY, POLK COUNTY IOWA ALSO THE INTERSECTION OF NE 18TH STREET AND NE DELAWARE AVENUE. ELEVATION = 924.79
2. SANITARY MANHOLE CENTERLINE OF NE FALSTAFF LANE @ HOUSE # 1466-1470. ELEVATION = 916.39

NOTES

1. THE DEVELOPER IS RESPONSIBLE FOR STREET LIGHT INSTALLATION.
2. FENCES ON LOTS ADJACENT TO NE 18TH STREET AND NE DELAWARE AVENUE SHALL BE SETBACK 20' FROM THE RESPECTIVE STREET RIGHT-OF-WAY. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE N.E. 18TH STREET RIGHT-OF-WAY WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE N.E. 18TH STREET RIGHT-OF-WAY.
3. A 5' SIDEWALK SHALL BE INSTALLED ALONG NE DELAWARE AVENUE AND NE 18TH STREET AND A 4' SIDEWALK SHALL BE INSTALLED ALONG NE WINDSOR DRIVE.
4. EXISTING WATER SERVICE TO PREVIOUS HOME TO BE REMOVED AND DISCONNECTED AT THE CORPORATION WHERE THE SERVICE BEGINS ON THE NORTH SIDE OF NE FORD LANE.

DATE OF SURVEY

AUGUST, 2016

PLAT DESCRIPTION

WARRANTY DEED (BOOK 15744, PAGE 892)
NORTH 300.0 FEET OF THE WEST 300.0 FEET OF THE NORTHWEST FRACTIONAL QUARTER (NW FR. 1/4) OF THE NORTHWEST FRACTIONAL QUARTER (NW FR. 1/4) OF SECTION 18, TOWNSHIP 80, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT THE WEST 33.0 FEET THEREOF, AND EXCEPT RIGHT OF WAY OF N.E 102ND AVENUE, POLK COUNTY, IOWA.

AND

OUTLOT 'A', WINDSOR VILLAGE PLAT 4, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY IOWA.

PROPERTY CONTAINS 3.19 ACRES (138,894 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#18660 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
PLATTED BEARING & DISTANCE	P	
RECORDED BEARING & DISTANCE	R	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

N

SCALE
0' 15' 30' 60'
1" = 30' (FULL SIZE)

LICENSED PROFESSIONAL LAND SURVEYOR
LOUIS M. KELEHAN
18660
IOWA

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. — DATE 9/27/16

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

REVISIONS	DATE
SUBMITTAL #4 TO CITY	9/22/16
SUBMITTAL #3 TO CITY	9/09/16
SUBMITTAL #2 TO CITY	8/22/16
SUBMITTAL #1 TO CITY	8/01/16

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ANKENY, IOWA

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FINAL PLAT

1602042

FILE: H:\2016\1602042\DWG\1602042-FINAL-PLAT.DWG
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TECH: COMMENT: END: