ROCK CREEK CROSSING PLAT 5

FINAL PLAT

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
CONTACT: ERIN OLLENDIKE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400

OWNER/DEVELOPER:

DIAMOND DEVELOPMENT LLC
CONTACT: DARRYL BRESSON
309 EAST 1ST STREET
ANKENY, IOWA 50021
PH. (515) 249-2507

DATE OF SURVEY:

FEBRUARY 12, 2015

ZONING:

R-2: ONE-FAMILY AND TWO-FAMILY RESIDENTIAL DISTRICT (RESTRICTED TO ONE-FAMILY RESIDENTIAL)

BULK REGULATIONS:

SETBACKS:
FRONT = 30'
REAR = 35'
SIDE = 17' (>1-STORY - 8' MIN.)
= 15' (1-STORY - 7' MIN.)

PLAT DESCRIPTION:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OIF ANKENY, POLK COUNTY, IOWA; EXCEPT THE WEST 40.00 FEET THEREOF AND EXCEPT ROCK CREEK CROSSING PLAT 4, AN OFFICIAL PLAT.

PLAT AREA:

21.05 ACRES (916,834 SQUARE FEET)

BENCHMARKS:

- CUT "X" AT CENTERLINE OF 15TH STREET AND ROCKCREST ROAD.
  ELEV=956.34
- BURY BOLT ON HYDRANT AT NW CORNER OF 15TH STREET AND ROCKCREST ROAD.
  ELEV=959.52
- BURY BOLT ON HYDRANT AT SW CORNER OF 18TH STREET AND IRVINEDALE.
  ELEV=961.69
- NE BOLT ON HYDRANT AT NW CORNER OF WEIGEL AND 5TH STREET.
  ELEV=1004.04

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
ELECTRIC EASEMENT	E.E.	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		

NOTE

- 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.
- ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- OUTLOT 'Y' AND 'Z' SHALL BE DEDICATED TO THE CITY AS PARKLAND.
- LOTS 5, 6, 7, 15 AND 16 WILL NOT BE ALLOWED ACCESS TO NW WEIGEL DRIVE.
- THE DEVELOPER WILL BE RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS.
- 5 FOOT SIDEWALKS ARE REQUIRED WITHIN THE PLAT.
- WITH THE RECORDING OF THE THIS FINAL PLAT, THE PROPERTY OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE RIGHT-OF-WAY.
- FENCES ON LOTS ADJACENT TO NW WEIGEL DRIVE SHALL BE SET BACK 20' FROM THE NW WEIGEL DRIVE RIGHT-OF-WAY. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE NW WEIGEL DRIVE RIGHT-OF-WAY WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE NW WEIGEL DRIVE RIGHT-OF-WAY.
- THE HOUSE ON LOT 25 WILL BE REQUIRED TO BE BUILT 8' FROM THE EASTERN PROPERTY LINE.

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
(M&R) C1	6°59'16"	270.00'	32.93'	N38°33'44"W	32.91'
(M&R) C2	1°32'18"	363.00'	9.75'	N0°36'26"W	9.75'
C3	9°26'10"	303.00'	49.90'	S6°23'58"E	49.85'
C4	1°52'29"	363.00'	11.88'	N10°10'48"W	11.88'
C5	80°33'19"	25.00'	35.15'	N49°31'14"W	32.32'
C6	6°57'35"	530.00'	64.38'	N86°19'06"W	64.34'
C7	0°50'18"	530.00'	7.75'	S82°25'09"E	7.75'
C8	45°07'32"	33.50'	26.38'	N75°26'14"E	25.71'
C9	14°31'49"	56.50'	14.33'	N60°08'22"E	14.29'
C10	58°24'58"	56.50'	57.60'	S83°23'14"E	55.14'
C11	49°07'30"	56.50'	48.44'	S29°37'00"E	46.97'
C12	49°07'30"	56.50'	48.44'	S19°30'30"W	46.97'
C13	49°07'30"	56.50'	48.44'	S68°38'00"W	46.97'
C14	49°55'47"	56.50'	49.24'	N61°50'21"W	47.69'
C15	45°07'32"	33.50'	26.38'	N59°26'14"W	25.71'
C16	7°53'56"	470.00'	64.79'	N85°56'58"W	64.74'
C17	89°53'55"	25.00'	39.23'	S45°09'07"W	35.32'
C18	11°16'46"	363.00'	71.46'	N5°28'40"W	71.35'
C19	101°19'09"	25.00'	44.21'	S39°32'32"W	38.67'
C20	77°25'35"	25.00'	33.78'	N51°05'06"W	31.27'
C21	22°41'48"	330.00'	130.72'	N23°43'12"W	129.87'
C22	23°41'34"	270.00'	111.65'	S30°12'35"E	110.86'
C23	1°16'46"	270.00'	6.03'	S17°43'25"E	6.03'
C24	45°49'14"	33.50'	26.79'	S5°49'35"W	26.08'
C25	54°53'22"	56.50'	54.13'	S1°17'31"W	52.08'
C26	24°34'58"	56.50'	24.24'	S63°02'28"E	24.06'
C27	54°54'12"	56.50'	54.14'	N77°12'57"E	52.09'
C28	28°06'41"	33.50'	16.44'	N63°49'11"E	16.27'
C29	12°19'35"	33.50'	7.21'	N84°02'19"E	7.19'
C30	90°00'03"	25.00'	39.27'	S44°47'52"E	35.36'
C31	7°47'53"	500.00'	68.05'	N85°53'57"W	68.00'
C32	25°17'23"	300.00'	132.42'	N22°25'25"W	131.34'
C33	9°36'08"	333.00'	55.81'	N6°18'59"W	55.74'
C34	11°19'12"	333.00'	65.79'	N5°27'27"W	65.68'
C35	82°12'09"	25.00'	35.87'	N40°53'55"W	32.87'
C36	7°42'30"	365.00'	49.11'	N85°51'15"W	49.07'
C37	89°57'03"	30.00'	47.10'	N45°18'59"E	42.41'
C38	90°02'57"	30.00'	47.15'	N44°41'01"W	42.44'
C39	7°42'30"	435.00'	58.52'	N85°51'15"W	58.48'
C40	97°47'41"	25.00'	42.67'	S49°06'10"W	37.68'
C41	82°12'07"	25.00'	35.87'	S40°53'51"E	32.87'
C42	6°59'32"	765.00'	93.36'	N85°29'46"W	93.30'
C43	6°22'30"	765.00'	85.12'	S87°49'13"W	85.07'
C44	6°08'51"	765.00'	82.08'	N81°33'33"E	82.04'
C45	6°35'12"	835.00'	95.99'	S81°46'43"W	95.94'
C46	4°18'14"	835.00'	62.72'	S87°13'26"W	62.71'
C47	9°02'02"	765.00'	120.62'	N84°51'33"E	120.49'
C48	1°51'24"	765.00'	24.79'	S79°24'50"W	24.79'
C49	0°42'10"	835.00'	10.24'	S78°50'13"W	10.24'
C50	4°54'11"	835.00'	71.46'	S81°38'24"W	71.43'
C51	4°46'14"	835.00'	69.52'	S86°28'36"W	69.50'
C52	4°53'38"	835.00'	71.32'	N88°41'28"W	71.30'
C53	4°14'39"	835.00'	61.85'	N84°07'19"W	61.84'
C54	97°47'51"	25.00'	42.67'	S49°06'05"W	37.68'
C55	10°53'26"	800.00'	152.06'	N83°55'51"E	151.83'
C56	19°30'52"	800.00'	272.47'	N88°14'34"E	271.16'
C57	7°42'30"	400.00'	53.81'	S85°51'15"E	53.77'
C58	9°26'43"	363.00'	59.84'	S4°31'12"E	59.77'
C59	11°19'12"	303.00'	59.86'	N5°27'27"W	59.77'
C60	1°29'32"	333.00'	8.67'	S0°32'37"E	8.67'
C61	9°49'39"	333.00'	57.12'	S6°12'13"E	57.05'
C62	0°55'15"	303.00'	4.87'	N1°13'15"W	4.87'

ROLL CALL
Plan & Zoning Commission
Ankeny, IA

Date 4-5-2016

Anderson	Aye	Nay	Pass	Absent
Flack	Aye	Nay	Pass	Absent
Hunter	Aye	Nay	Pass	Absent
Mollenhauer	Aye	Nay	Pass	Absent
Odion	Aye	Nay	Pass	Absent
Ripper	Aye	Nay	Pass	Absent
Sherman	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 2

APPROVED

J. Flack — Chairperson

T. Kuhn — Secretary

LICENSED PROFESSIONAL LAND SURVEYOR
MICHAEL D. LEE
16747
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPAIRED 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.

Michael D. Lee — 10-24-16
MICHAEL D. LEE, P.L.S. — DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 2 AND 3

REVISIONS	DATE
REVISED LOT 28	05/10/16
FINAL SUBMITTAL	04/21/16
THIRD SUBMITTAL	04/20/16
SECOND SUBMITTAL	03/25/16
FIRST SUBMITTAL	03/04/16

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

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FINAL PLAT

FILE: H:\2016\1602057\DWG\1602057-FINAL PLAT.DWG
FILE DATE: 10/24/16
PLOTTED BY: DAN SOTO
DATE PLOTTED: 10/24/2016 1:11 PM
TEQ:
COMMENT:
ENG:

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1602.057