



Acres shown are approximate

January 10, 2018

THE WOODS AT ROCK CREEK

Ankeny, Iowa



**PARAMOUNT
LAND**

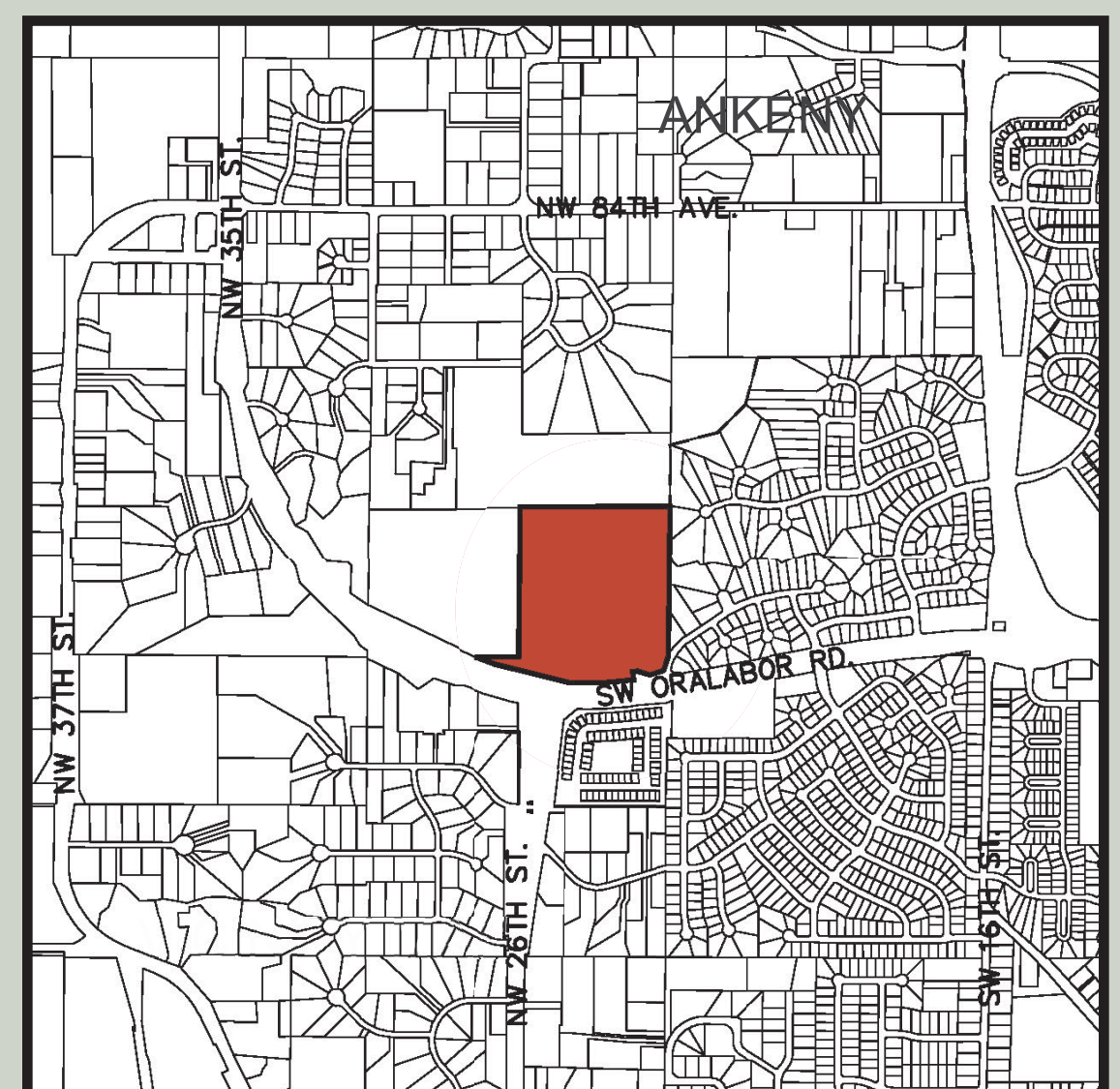
JAMIE MYERS

(515)-440-1111 office

(515)-202-1000 mobile

paramount-midwest.com

DESIGN BY CIVIL DESIGN ADVANTAGE
cda-eng.com





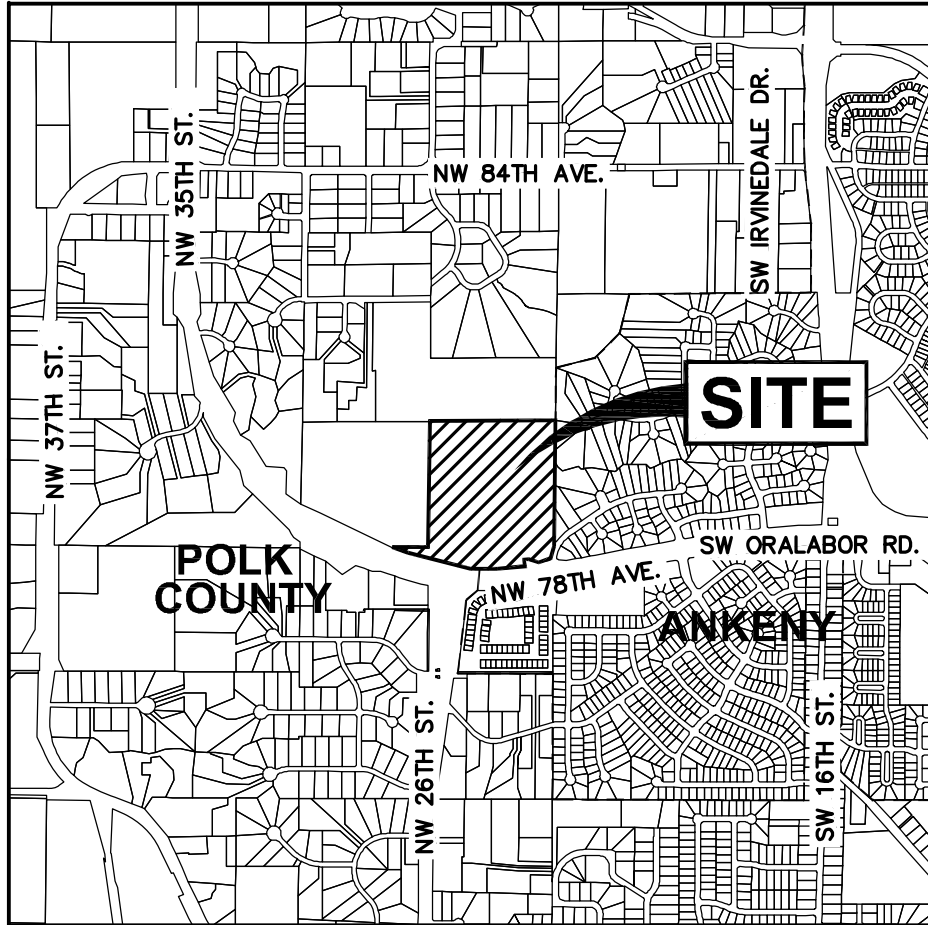
The Woods at Rock Creek

Lot #	Price	Size	Type	Notes
1	\$100,000	.50 AC	Standard	Wooded
2	\$110,000	.42 AC	Standard	Wooded
3	\$110,000	.36 AC	Daylight	Wooded
4	\$125,000	.46 AC	Walk Out	Heavily Wooded
5	\$135,000	.52 AC	Walk Out	Heavily Wooded
6	\$155,000	.52 AC	Walk Out	Heavily Wooded
7	\$225,000	1.58 AC	Walk Out	Heavily Wooded
8	\$300,000	5.06 AC	Walk Out	Heavily Wooded
9	\$350,000	7.20 AC	Walk Out	Heavily Wooded
10	SOLD	7.19 AC	Walk Out	Heavily Wooded
11	\$225,000	1.72 AC	Walk Out	Heavily Wooded
12	\$220,000	1.29 AC	Walk Out	Heavily Wooded
13	\$210,000	1.12 AC	Walk Out	Heavily Wooded
14	\$210,000	1.14 AC	Walk Out	Heavily Wooded
15	\$200,000	.94 AC	Walk Out	Heavily Wooded
16	\$175,000	.70 AC	Walk Out	Heavily Wooded
17	\$150,000	.55 AC	Walk Out	Heavily Wooded
18	\$150,000	.48 AC	Walk Out	Heavily Wooded
19	\$110,000	.54 AC	Walk Out	Heavily Wooded
20	\$175,000	1.92 AC	Daylight	Heavily Wooded
21	\$200,000	1.15 AC	Walk Out	Heavily Wooded
22	\$225,000	.94 AC	Walk Out	Heavily Wooded
23	\$300,000	3.75 AC	Walk Out	Heavily Wooded
24	\$250,000	1.45 AC	Walk Out	Heavily Wooded
25	\$175,000	.63 AC	Walk Out	Heavily Wooded
26	\$150,000	1.34 AC	Daylight	Heavily Wooded

PRELIMINARY PLAT FOR: THE WOODS AT ROCK CREEK POLK COUNTY, IOWA

VICINITY MAP

SCALE 1"=2,000'



OWNER

RONALD D CHERKAS
PO BOX 708
GRIMES, IA 50111
PH: 515-707-8345

DEVELOPER

ARCHANGEL DEVELOPMENT
2540 73RD ST
URBANDALE, IA 50322
PH: 515-202-1000
CONTACT: JAMIE@PREMIER-MIDWEST.COM

ENGINEER / SURVEYOR

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

ZONING

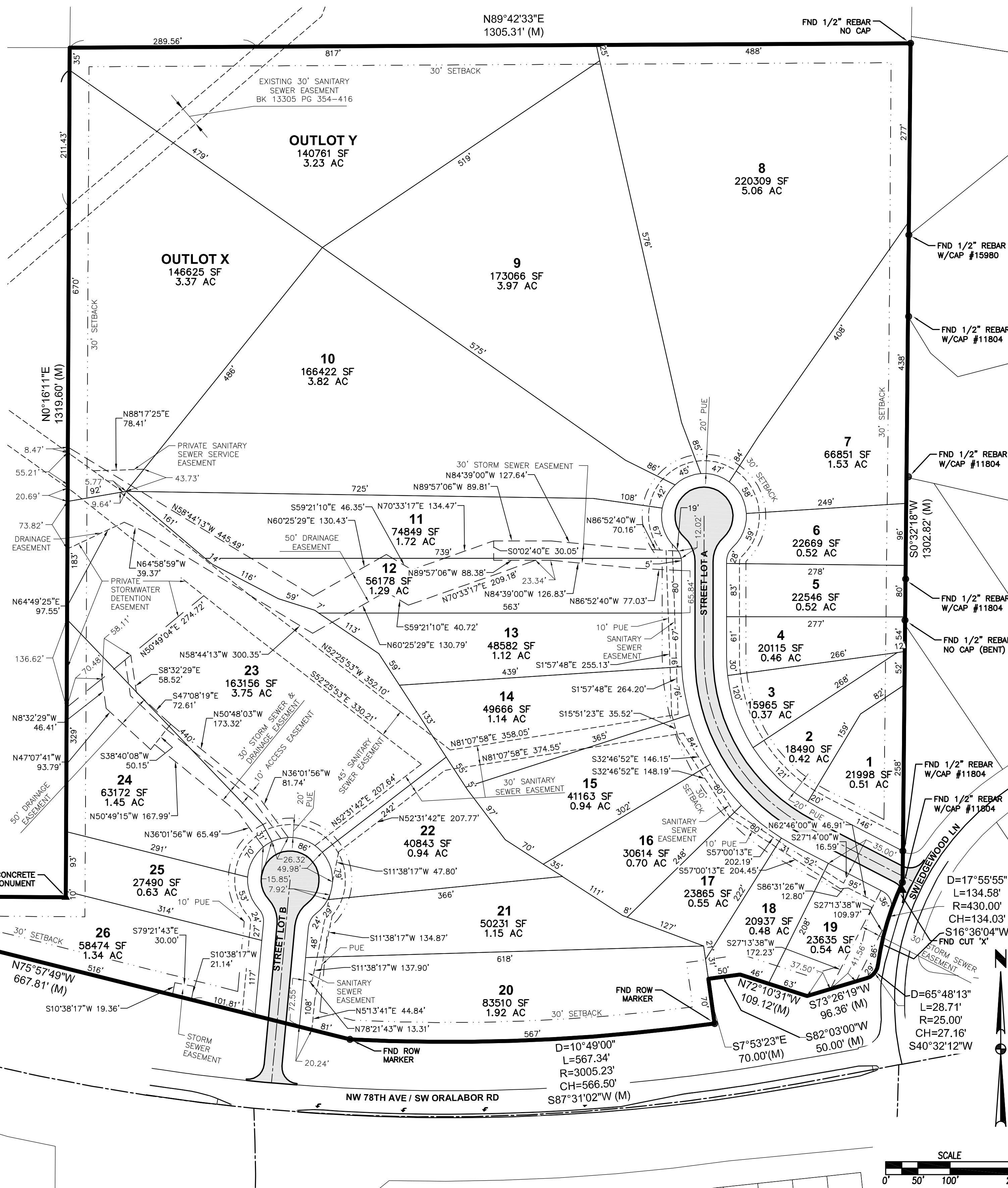
EXISTING: MEDIUM DENSITY RESIDENTIAL (MDR)

BULK REGULATIONS

FRONT YARD SETBACK: 30'
REAR YARD SETBACK: 30'
SIDE YARD SETBACK: 8'
LOT SIZE: 8500 SF
LOT WIDTH: 60'
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM BUILDING COVERAGE: 40%

SUBMITTAL DATES

1ST SUBMITTAL: AUGUST 28, 2017
2ND SUBMITTAL: OCTOBER 12, 2017
3RD SUBMITTAL: NOVEMBER 10, 2017
4TH SUBMITTAL: NOVEMBER 28, 2017
5TH SUBMITTAL: DECEMBER 5, 2017



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 WITH SIZE
WATERMAIN WITH SIZE

SURVEY

SECTION CORNER
1/2" REBAR, YELLOW CAP #15980
(UNLESS OTHERWISE NOTED)
ROW MARKER
ROW RAIL
PLATTED DISTANCE
MEASURED BEARING & DISTANCE
RECORDED AS
DEED DISTANCE
CALCULATED DISTANCE
CURVE ARC LENGTH
MINIMUM 100 YEAR FLOOD
PROTECTION ELEVATION
CENTERLINE
SECTION LINE
1/4 SECTION LINE
1/4 SECTION LINE
EASEMENT LINE
LOT LINE
RIGHT OF WAY
BUILDING SETBACK
PLAT BOUNDARY

PRELIMINARY PLAT DESCRIPTION

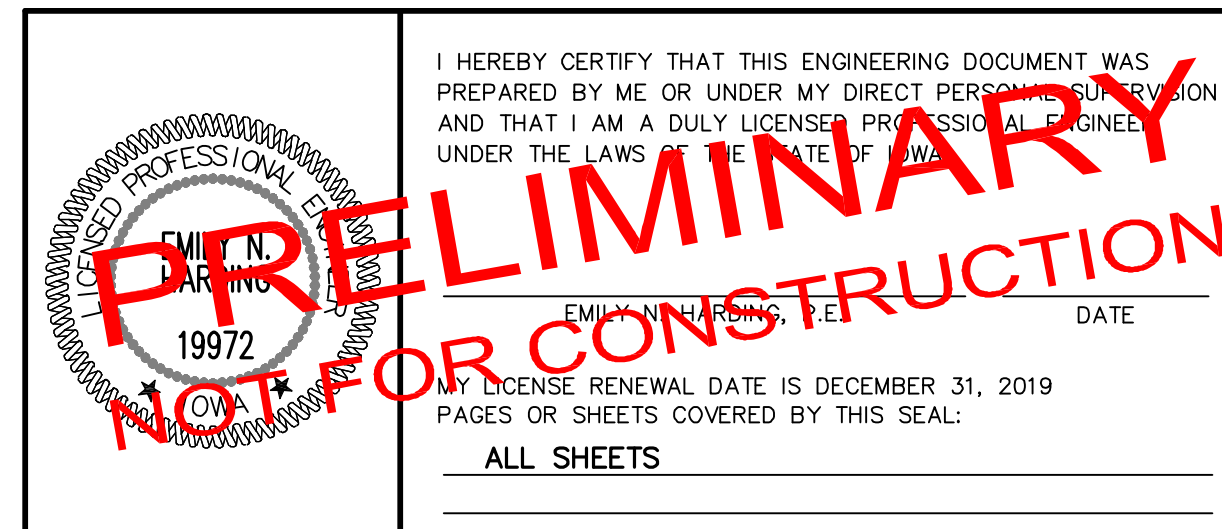
THE NORTHEAST (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) AND THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4), ALL IN SECTION 33, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA LYING NORTH AND WEST OF THE RIGHT OF WAY DEEDS RECORDED IN BOOK 6442 PAGE 235 AND IN BOOK 9069 PAGE 400; AND THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 28, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA; EXCEPT THE RIGHT OF WAY DEED RECORDED IN BOOK 9069 PAGE 400; SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

ADDRESS: 2315 NW 78TH AVE. ANKENY, 50023

DISTRICT/PARCEL NO.: 180/00451-001-000

PROPERTY CONTAINS 45.36 ACRES (1,975,944 SF)

FOUND	SET



REVISIONS

DATE	REVISIONS
12/05/17	FIFTH SUBMITTAL
11/28/17	FOURTH SUBMITTAL
11/07/17	THIRD SUBMITTAL
10/12/17	SECOND SUBMITTAL
08/28/17	FIRST SUBMITTAL

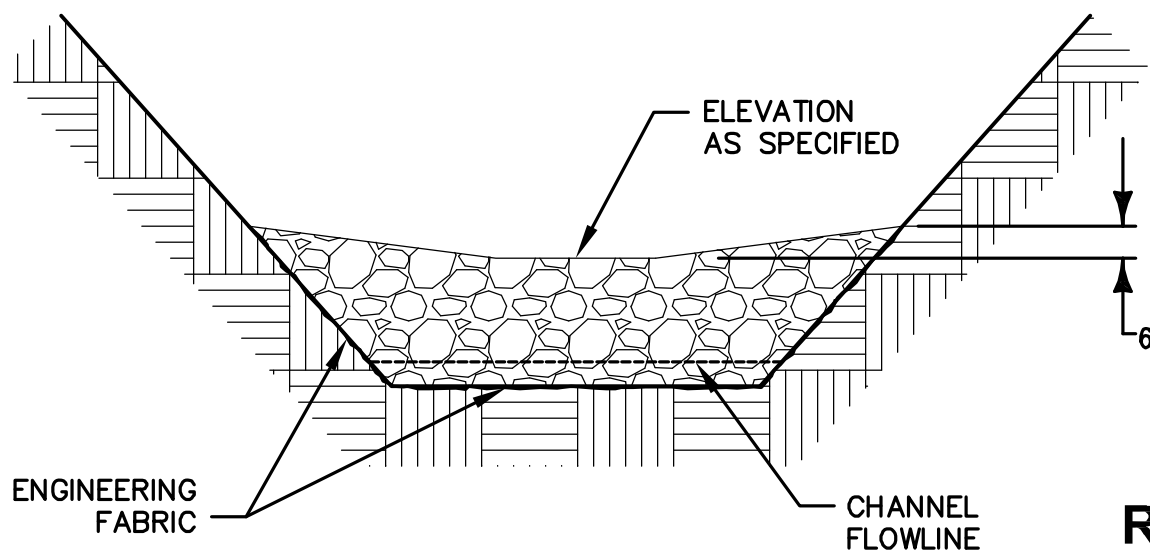
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: ENGINEER:

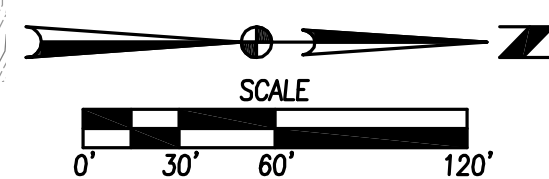
THE WOODS AT ROCK CREEK
PRELIMINARY PLAT

1/4

1706.310



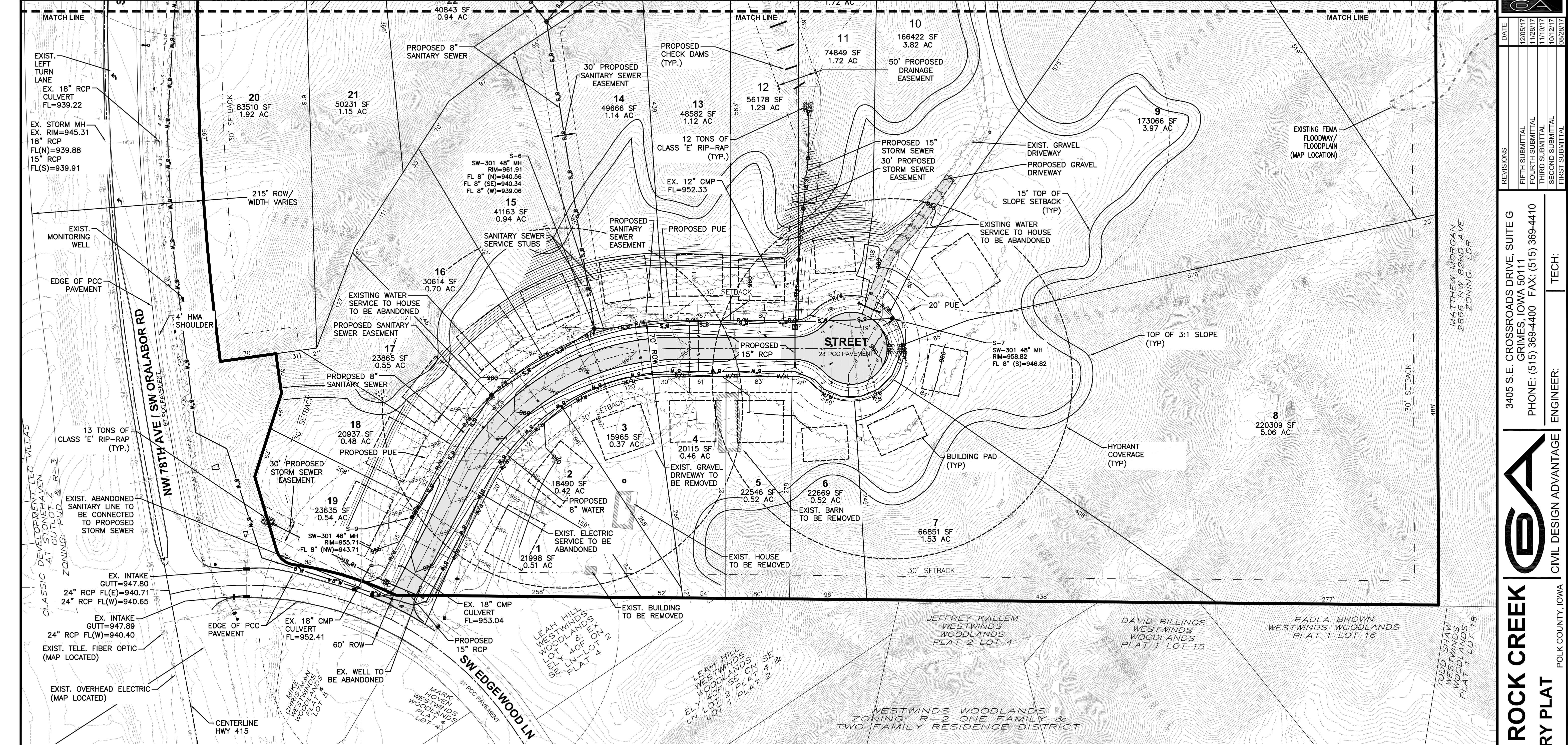
1. EXISTING WELL AND WATER SERVICE TO EXISTING HOUSE TO BE ABANDONED, EXISTING HOUSE WILL BE SERVED FROM THE NEW SUBDIVISION WATER SYSTEM (DES MOINES WATER WORKS)
2. EXISTING ELECTRICAL SERVICE TO EXISTING HOUSE TO BE ABANDONED. EXISTING HOUSE WILL BE SERVED FROM THE NEW SUBDIVISION ELECTRICAL SYSTEM.
3. EXISTING ON-SITE WASTE-WATER TREATMENT SYSTEM WILL BE ABANDONED PER POLK COUNTY ENVIRONMENTAL HEALTH DIVISION REGULATIONS
4. STREET LIGHTS AND SIDEWALKS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS IF ANNEXED INTO THE CITY OF AUKENY.



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ENGINEER: _____ TECH: _____

ODS AT ROCK CREEK PRELIMINARY PLAT

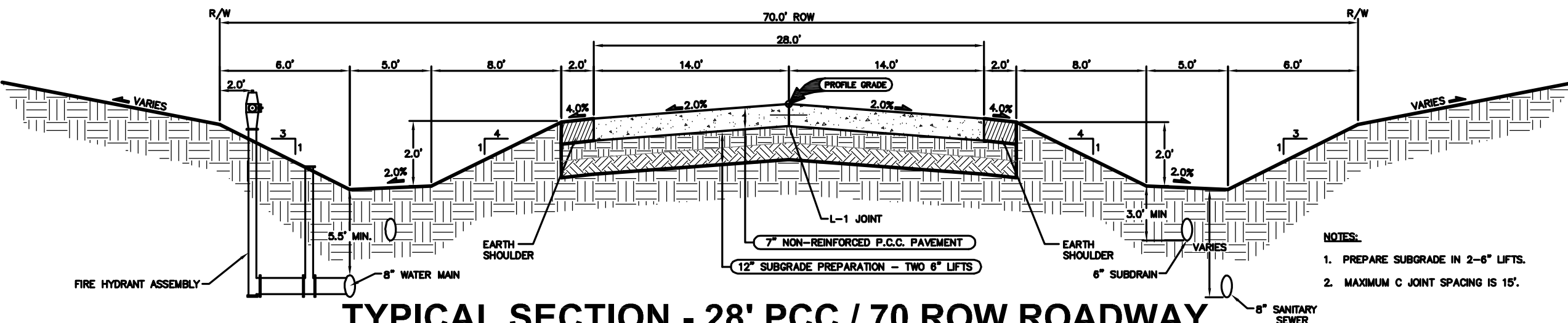


NOTES

- 1. MAILBOXES WITHIN THE R.O.W. SHALL BE OF BREAKAWAY DESIGN
- 2. EXISTING BUILDINGS NOTED TO BE REMOVED SHALL BE REMOVED PRIOR TO FINAL PLAT APPROVAL.
- 3. ACCESS TO HIGHWAY 415 MUST BE APPROVED BY THE IOWA DEPARTMENT OF TRANSPORTATION
- 4. ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- 5. MAINTENANCE OF ALL DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS.
- 6. CULVERTS USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- 7. STREET LOTS A AND B SHALL BE DEDICATED TO POLK COUNTY FOR ROADWAY PURPOSES. THE STREET LOTS SHALL BE DEDICATED AT SUCH TIME THE ROADWAY HAS BEEN IMPROVED AND ACCEPTED INTO THE SECONDARY ROADWAY SYSTEM BY THE POLK COUNTY BOARD OF SUPERVISORS.
- 8. POST DEVELOPMENT RUNOFF SHALL NOT ADVERSELY AFFECT DOWNSIDE DRAINAGE FACILITIES OR PROPERTY OWNERS.
- 9. THE HOMEOWNER'S ASSOCIATION SHALL MAINTAIN THE PRIVATE STORM WATER DETENTION BASIN AND OUTLET PIPE WITHIN THE PRIVATE STORMWATER DETENTION BASIN EASEMENT ON LOTS 23 AND 24. THE ACCESS EASEMENT WILL BE USED BY THE HOMEOWNERS ASSOCIATION TO ACCESS THE DETENTION BASIN FACILITIES ON LOTS 23 AND 24 FOR MAINTENANCE PURPOSES.
- 10. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DNR.
- 11. POLK COUNTY DOES NOT REQUIRE OR ISSUE PERMITS FOR SIDEWALKS AND DOES NOT ACCEPT LIABILITY AND/OR RESPONSIBILITY FOR CONSTRUCTION PLACEMENT, REPAIR, OR MAINTENANCE THEREOF ANY STREET SIDEWALK INSTALLED IN THE PLAT BY ANY HOMEOWNER.
- 12. GRADING CONTRACTOR WILL BE REQUIRED TO PROVIDE A 4-YEAR MAINTENANCE BOND FOR EROSION CONTROL. AN IDNR NPDES PERMIT WILL BE REQUIRED PRIOR TO GRADING OPERATIONS.
- 13. ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROAD AT THE LOT OWNER'S EXPENSE.
- 14. ACCESS TO EACH LOT IS RESTRICTED TO THE SUBDIVISION ROADS.
- 15. BUILDING ENVELOPES ARE SCHEMATIC ONLY. ACTUAL PLACEMENT AND SIZE MAY VARY.
- 16. THE EXISTING HOUSE WILL BE SERVED BY THE PROPOSED WATER, SEWER, ELECTRICAL AND GAS UTILITIES. EXISTING WATER AND ELECTRICAL SERVICE TO THE EXISTING HOUSE WILL BE ABANDONED.
- 17. THE EXISTING WELL WILL BE ABANDONED PER POLK COUNTY ENVIRONMENTAL HEALTH DIVISION REGULATIONS.
- 18. THE MATURE WOODLANDS ON EACH LOT SHALL BE PROVIDED WITH 75 PERCENT PROTECTION (RETAINED) PER POLK COUNTY ZONING ORDINANCE REQUIREMENTS.
- 19. ANY TREE REMOVALS AND NATIVE SLOPE MODIFICATION ON SLOPES GREATER THAN 5:1 OR WITHIN THE SAFE SLOPE BUILDING SETBACK LINE SHALL REQUIRE ADDITIONAL GEOTECHNICAL INVESTIGATION BY A LICENSED GEOTECHNICAL ENGINEER. NO FILL FROM HOMEOWNER/HOMEBUILDERS SHALL BE ALLOWED WITHIN THE TREELINE OR ON SLOPES STEEPER THAN 5:1 WITHOUT ADDITIONAL GEOTECHNICAL INVESTIGATION.
- 20. SAFE SLOPE BUILDING SETBACK LINE WAS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. TOP OF SLOPE IS ESTABLISHED AS GENERALLY THAT POINT WHERE THE SLOPE IS 3:1 AND STEEPER. THE SETBACK IS ESTABLISHED AT 15 FEET FROM THAT POINT.
- 21. SANITARY SEWER SERVICES SHALL BE 6".
- 22. SANITARY SEWER SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE IOWA SUDAS SPECIFICATIONS.
- 23. A MINIMUM SEPARATION OF 10' SHALL BE MAINTAINED BETWEEN THE PROPOSED WATER MAIN AND THE CITY OF ANKENY'S WATER MAIN.

UTILITY PROVIDERS

- WATER: DES MOINES WATER WORKS
- WASTE WATER: POLK COUNTY SANITARY SEWER
- ELECTRICITY: MIDAMERICAN ENERGY
- GAS: MIDAMERICAN ENERGY



TYPICAL SECTION - 28' PCC / 70' ROW ROADWAY
STREET A AND STREET B

DATE
12/05/17
11/28/17
11/10/17
10/12/17
08/28/17

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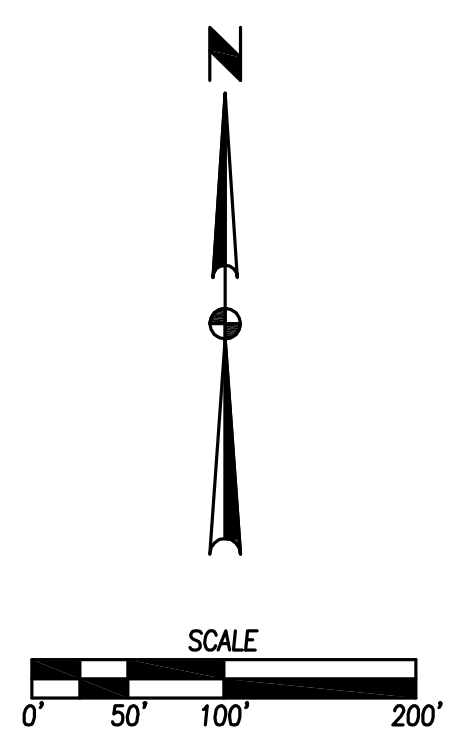
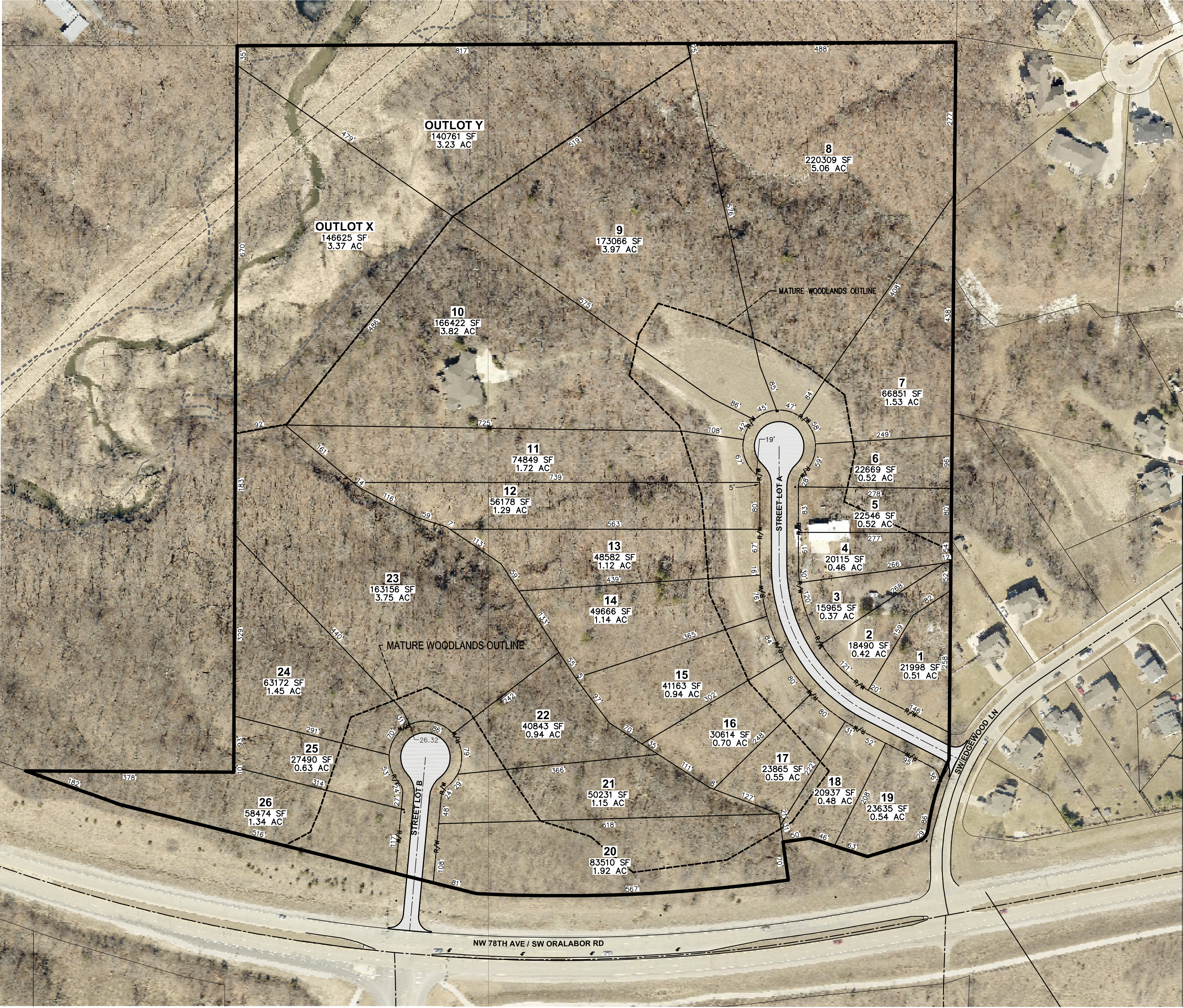
TECH:
ENGINEER:

CIVIL DESIGN ADVANTAGE
POLK COUNTY, IOWA

THE WOODS AT ROCK CREEK
PRELIMINARY PLAT

3
4
1706.310

PRELIMINARY PLAT FOR:
THE WOODS AT ROCK CREEK
POLK COUNTY, IOWA



FILE: 1706.310.DWG 1706.310 PRELIMINARY PLATING
DATE: 12/28/17
DRAWN BY: BJB
CHECKED BY: BJB
PLOTTED BY: BJB
TECH: BJB
ENG: BJB

4

4

1706.310

THE WOODS AT ROCK CREEK

PRELIMINARY PLAT

POLK COUNTY, IOWA

CIVIL DESIGN ADVANTAGE

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ENGINEER:

TECH:

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