

CENTENNIAL ESTATES PLAT 3

ZONING

R-3, Multiple-Family Residence District
Restricted to One Family Residences

Bulk Regulations:

- Front Yard Setback - 30 feet
- Rear Yard Setback - 35 feet
- Side Yard Setback (1 story)
- Total side yard - 15 feet
- Minimum on one side - 7 feet
- Minimum for an attached dwelling open side yard - 7 feet
- Side Yard Setback (more than 1 story)
- Total side yard - 17 feet
- Minimum on one side - 8 feet
- Minimum for an attached dwelling open side yard - 8 feet

LEGEND

E.E.	Electric Easement
P.U.E.	Public Utility Easement
D.E.	Drainage Easement
L.E.	Landscape Buffer Easement
M.E.C.	MidAmerican Energy Company Underground Electric Easement
S.E.	Sidewalk Easement
S.S.E.	Sanitary Sewer Easement
S.T.S.E.	Storm Sewer Easement
S.W.F.E.	Surface Water Flowage Easement
W.E.	Water main Easement
G.E.	Gas Easement
(R)	Record dimension
(1234)	Lot Address
---	Subject boundary line
---	Proposed boundary line
---	Proposed easement line
---	Proposed road centerline
---	Section line
---	Existing boundary line
---	Existing easement line

BENCHMARKS

- Top of rim of existing sanitary manhole, located at the north end of NW Beechwood Street (Street Lot A of Centennial Ridge Plat 1). Elevation = 956.41' (NAVD88)
- Top of rim of existing sanitary manhole, located at the south end of NW Westwood Street (Street Lot D of 36 West Plat 1). Elevation = 963.62' (NAVD88)

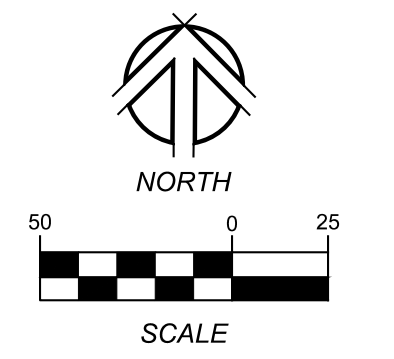
GENERAL NOTES

- There shall be no driveway access onto NW Irvinedale Drive.
- Street lighting within the development shall be the responsibility of the developer, including NW Irvinedale Drive.
- Street Lot A and B shall be dedicated to the City of Ankeny for public right-of-way purposes.
- An 8' sidewalk is required in the sidewalk easement along NW Irvinedale Drive.
- Driveway locations for lots 17, 18, 19, 29, 33, 34, 55 shall be placed to avoid intake & manhole locations.
- The landscape buffer easement on Lots 38-40 will be owned and maintained by Centennial Estates Plat 1 Owners Association.
- The south line of Outlot N, CENTENNIAL ESTATES PLAT 2, is assumed to bear South 89 degrees 34 minutes 37 seconds West.
- The site lies within Zone X with areas of minimal flood hazard; Zone X with areas of 0.2% annual chance flood hazard, as shown on the Flood Insurance Rate Map Community Panel Number 190226 0205 F, with an effective date of February 1, 2019.
- The existing field entrance on NW Irvinedale Drive shall be removed once the area is platted and developed.

PARCEL 2019-196 OF SW 1/4 OF NW 1/4 OF SECTION 10 - TWP 80 NORTH - RGE 24 WEST (PLAT OF SURVEY - BOOK 17547 / 67)

Centennial Estates

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