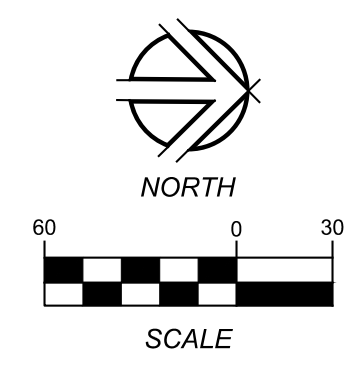


LEGEND

- MPE Minimum Protection Elevation
- E.E. Electric Easement
- P.U.E. Public Utility Easement
- D.E. Drainage 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
- M.E.C. MidAmerican Energy Underground Electric Line Easement
- (R) Record dimension
- 1234 Lot Address



ZONING

R-3, Multiple-family Residence District Restricted to One Family Residences and R-3, Multiple-family Residence District Restricted to One & Two Family Residences

Bulk Regulations: One & Two Family Residences

- 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

BENCHMARKS

1. 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)
2. 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)

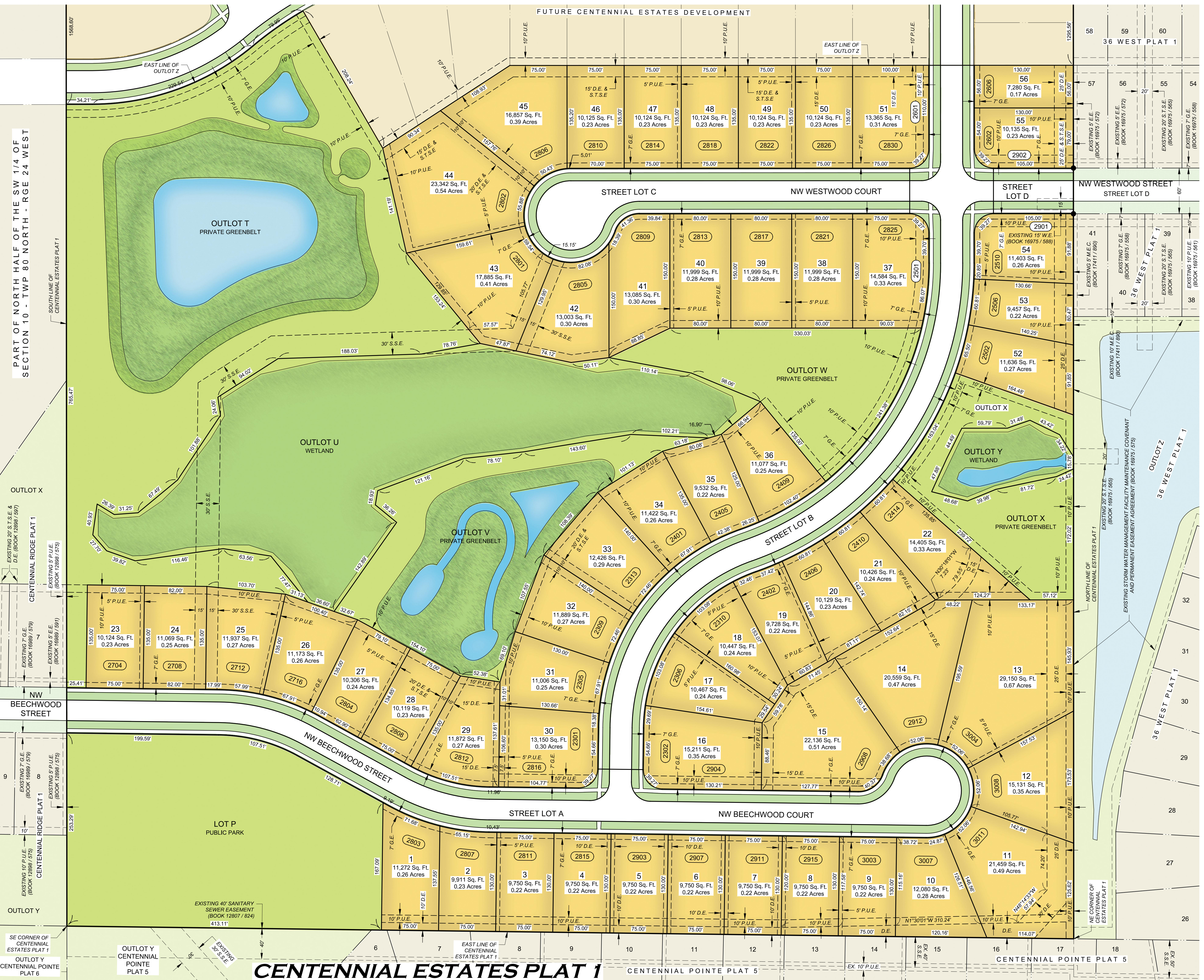
GENERAL NOTES

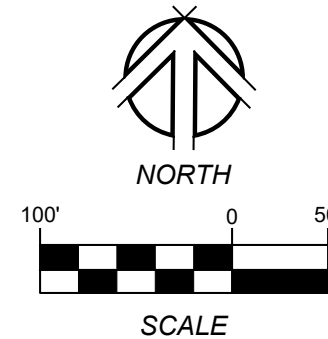
1. There shall be no driveway access onto NW Irvindale Drive.
2. Street lighting within the development shall be the responsibility of the developer.
3. The developer will be responsible for installing sidewalks along the street right-of-way for Outlots T, W and X and Lot P.
4. Street lighting within the development shall be the responsibility of the developer.
5. Street Lots A, B, C and D shall be dedicated to the City of Ankeny for public right-of-way purposes.
6. Lot P shall be dedicated to the City of Ankeny for public park purposes.
7. Outlots T, U, V, W, X & Y shall be private open space, will be owned and maintained by the Homeowners Association.
8. A Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement and Storm Sewer, Drainage and Detention Easement encompasses all of Outlots T, U, V, W, X & Y
9. Storm Sewer, Drainage and Detention Easements encompasses all of Outlots T, V, W & X
10. Outlot Z cannot be further developed without being re-platted.
11. The site lies within Zone X with areas of minimal flood hazard; Zone X with areas of 0.2% annual chance flood hazard; and Zone AE with areas of special flood hazard with base flood elevations or depth; all of which as shown on the Flood Insurance Rate Map Community Panel Number 190226 0205 F, with an effective date of February 1, 2019.
12. Existing field entrance on NW Irvindale Drive shall be removed once the area is platted and developed.
13. The builder will be responsible for providing the City with survey shots by a Professional Land Surveyor in the bottom of the rear yard swales at each end of the lot for Lots 1-8, 10-15, 22, 29-31 and 44-56. These elevations will need to be approved by the City before a Final Certificate of Occupancy is provided.

Centennial Estates

d|r|a PROPERTIES

ASHLEY JOHNSON
(515) 491-1389
ASHLEYJ@ALBAUGHLLC.COM





LEGEND

- MPE Minimum Protection Elevation
- E.E. Electric Easement
- P.U.E. Public Utility Easement
- D.E. Drainage 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
- M.E.C. MidAmerican Energy Underground Electric Line 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
- - - Zoning District boundary line

ZONING

- R-3, Multiple-family Residence District Restricted to One Family Residences (Lots 4-24 & 30-38)
- R-3, Multiple-family Residence District Restricted to One & Two Family Residences (Lots 1-3 & 25-29 & 39-54)

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

BENCHMARKS

1. 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)
2. 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

1. There shall be no driveway access onto NW Irvindale Drive.
2. Street lighting within the development shall be the responsibility of the developer.
3. Street Lot A shall be dedicated to the City of Ankeny for public right-of-way purposes.
4. Outlot N cannot be further developed without being re-platted.
5. The north line of Outlot Z, CENTENNIAL ESTATES PLAT 1, is assumed to bear North 89 degrees 35 minutes 59 seconds East.
6. 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.
7. Existing field entrance on NW Irvindale Drive shall be removed once the area is platted and developed.
8. The driveway for lot 49 will need to be placed to avoid the sidewalk ramp.

Centennial Estates

d|r|a PROPERTIES

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CENTENNIAL ESTATES PLAT 2