

CHRISTIAN JUON ESTATES PLAT 2

PRELIMINARY PLAT - SHEET 1 OF 2

NW 126TH AVE
66' ROW



OWNERS
HAROLD J LANDE
14550 NE 22ND ST
HUXLEY, IA 50124-0122

IVADEL JUON REVOCABLE TRUST
480 NW 126TH AVE
SLATER, IA 50244-0024

DEVELOPER
MICHAEL LABOUNTY
2341 NW 15TH AVE
ANKENY, IA 50023
515-664-6174

LEGAL DESCRIPTION

LOT 6 AND THE EAST 880.0 FEET OF THE NORTH (327.1 FEET OF LOT 5, ALL IN CHRISTIAN JUON ESTATE, AN OFFICIAL PLAT IN THE NORTHEAST QUARTER OF SECTION 34 TOWNSHIP 81 NORTH RANGE 24 WEST OF THE 5TH PM, POLK COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY FILED ON SEPT 14, 2012 IN BOOK 14439, PAGE 446.

SAID PARCELS CONTAIN 119.14 ACRES IN TOTAL.

BULK REGULATIONS

MINIMUM LOT SIZE: 35 ACRES
MINIMUM LOT WIDTH: 600 FEET
FRONT & REAR SETBACK: 50'
SIDEYARD SETBACK: 25'
MAXIMUM BUILDING HEIGHT: 40'

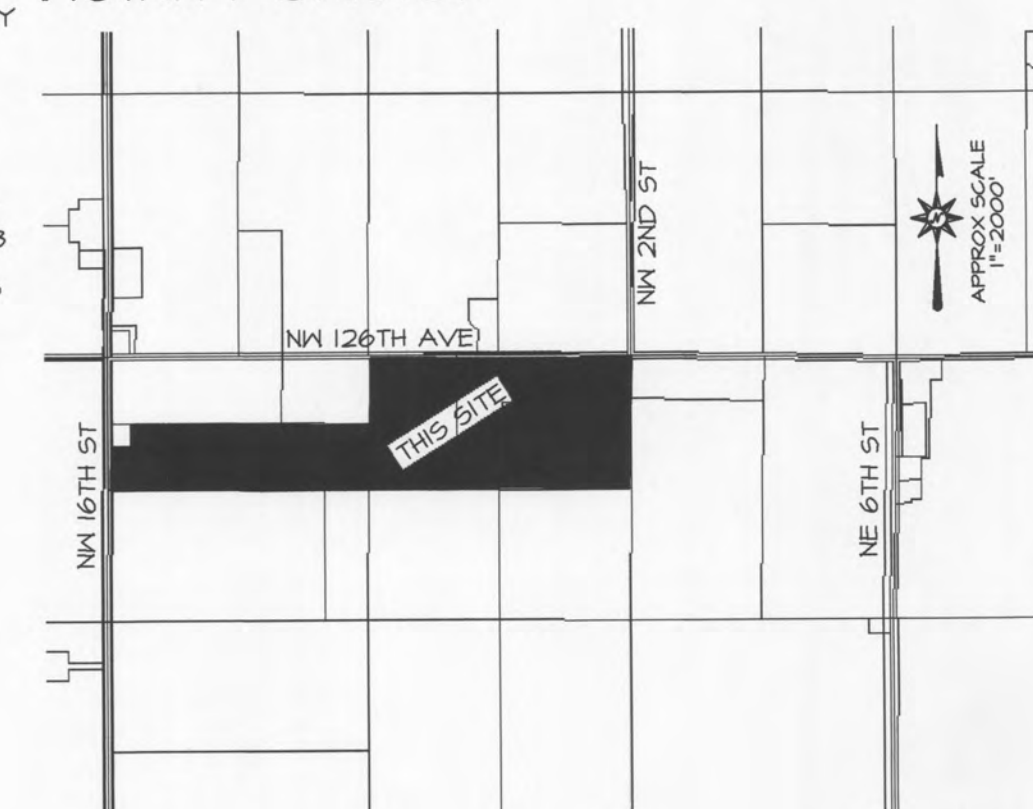
GENERAL NOTES

- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES IF SAID PERMITS ARE REQUIRED OF THIS PROJECT.
- STORM RUNOFF, DURING CONSTRUCTION & GRADING INDIVIDUAL LOT OWNERS WILL ALTER EXISTING TOPOGRAPHY AND SHALL BECOME RESPONSIBLE, THE LOT OWNER THEMSELVES ARE RESPONSIBLE NOT THE DEVELOPER OF THE PLAT OR THE ENGINEER OF THE PLAT FOR THE FOLLOWING:
 - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING POST DEVELOPMENT RUNOFF FROM THEIR SITE DOES NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
 - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR GRADING THEIR LOT TO CONVEY RUNOFF GENERATED FROM THEIR LOT AND RUNOFF GENERATED FROM ADJACENT LOTS IN SUCH A MANNER AS TO "NOT":
 - DAMAGE DOWN STREAM PROPERTY.
 - RESTRICT OFF SITE FLOW FROM BEING CONVEYED ACROSS THEIR LOT.
 - CHANGE THE GENERAL DIRECTION OF FLOW OF RUNOFF.
 - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING THEIR SITE IS GRADED TO PROTECT THEIR PRIVATE PROPERTY FROM ANY AND ALL DAMAGE FROM STORM RUNOFF GENERATED ON SITE OR OFF SITE.
 - INDIVIDUAL LOT OWNERS SHALL NOT GRADE ANY PORTION OF THEIR LOT TO CAUSE RUNOFF TO BECOME CONCENTRATED FLOW WITHOUT PROVIDING PROTECTION FOR DOWNSTREAM PROPERTIES.
- RELOCATION OF ANY ENTRANCE OR UTILITY TO CONFORM TO THE REQUIREMENTS OF THIS PLAT WILL BE AT THE DEVELOPER'S EXPENSE.
- ALL MAILBOXES LOCATED IN POLK COUNTY RIGHT-OF-WAY MUST BE OF BREAKAWAY DESIGN.
- UTILITY EASEMENTS ARE DEDICATED FOR THE USE OF ANY PUBLIC UTILITY.
- SEWER SYSTEM, LATERAL FIELD AND SEPTIC TANK, ALTERNATE WASTE WATER SYSTEMS MAY BE REQUIRED.
- SUBSURFACE DRAINAGE FACILITIES, ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED, MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- ZONING: AG - AGRICULTURAL DISTRICT.
- WATER: DES MOINES WATER WORKS.
- CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- MAINTENANCE OF ALL DRAINAGE AND PONDING EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

APPORTIONMENT TABLE

LOT	DRAINAGE DISTRICT 17	DRAINAGE DISTRICT 40
Lot 1	\$0	\$4.93
Lot 2	\$0	\$3.18
Lot 3	\$0	\$3.18
Outlot X	\$43.35	\$46.74
Outlot Y	\$0	\$3.18
Lot A	\$5.23	\$0
Lot B	\$0	\$44.51
Original Amt	\$92,200.68	\$35,945.28
Original Year	11/15/1915	3/26/23

VICINITY SKETCH



CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEY DOCUMENT WAS PREPARED BY ME AND THE PLAT IS CORRECT AND ACCURATE AND I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. LICENSE NUMBER: DEC 31 2018 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY.

SIGNED: GREGORY L. ROSS P.L.S. 13286 DATE: 11/15/2023

ROLL CALL
Plan & Zoning Commission
Ankeny, IA

Date	Roll Call	Pass	Absent
11/15/2023	Anderson	Yes	Pass
	Endler	Yes	Pass
	Flack	Yes	Pass
	Houlihan	Yes	Pass
	Hunter	Yes	Pass
	Osborn	Yes	Pass
	Ripper	Yes	Pass
	West	Yes	Pass
	Whiting	Yes	Pass
	Ayes	9	Pass
	Nays	0	Pass

APPROVED: *Gregory L. Ross* Chairperson
Secretary

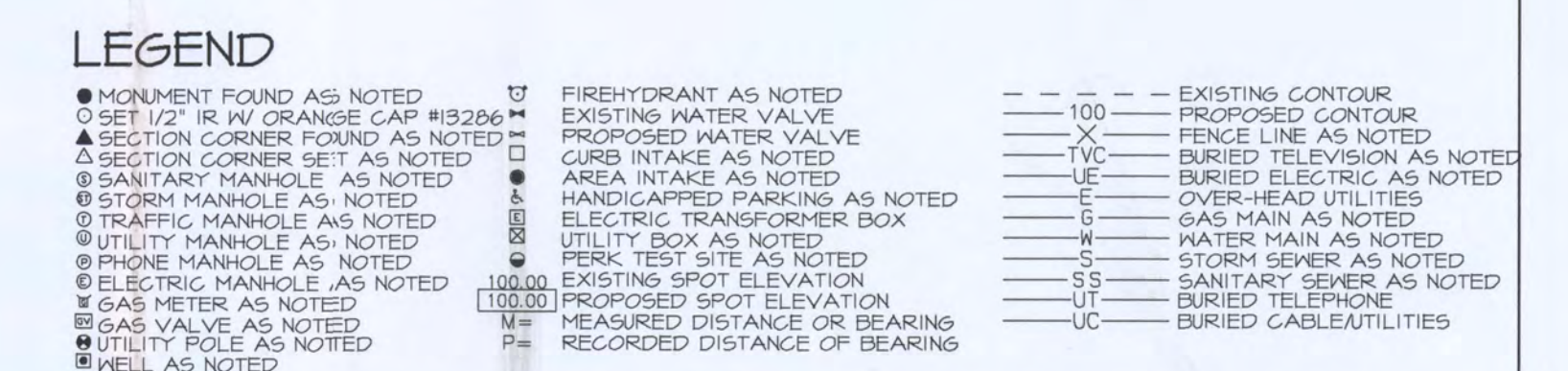
LEGEND

- MONUMENT FOUND AS NOTED
- SET 1/2" IR W/ ORANGE CAP #13286
- SECTION CORNER FOUND AS NOTED
- AREA INTAKE AS NOTED
- STORM MANHOLE AS NOTED
- TRAFFIC MANHOLE AS NOTED
- UTILITY MANHOLE AS NOTED
- PHONE MANHOLE AS NOTED
- ELECTRIC MANHOLE AS NOTED
- GAS VALVE AS NOTED
- UTILITY POLE AS NOTED
- WELL AS NOTED
- FIREHYDRANT AS NOTED
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- CURB INTAKE AS NOTED
- HANDICAPPED PARKING AS NOTED
- ELECTRIC TRANSFORMER BOX
- UTILITY BOX AS NOTED
- PERK TEST SITE AS NOTED
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- MEASURED DISTANCE OR BEARING
- RECORDED DISTANCE OF BEARING
- EXISTING CONTOUR
- PROPOSED CONTOUR
- FENCE LINE AS NOTED
- BURIED TELEVISION AS NOTED
- BURIED ELECTRIC AS NOTED
- OVER-HEAD UTILITIES
- GAS MAIN AS NOTED
- WATER MAIN AS NOTED
- STORM SEWER AS NOTED
- SANITARY SEWER AS NOTED
- BURIED TELEPHONE
- BURIED CABLE/UTILITIES

ASSOCIATED ENGINEERING COMPANY OF IOWA
1830 SE Princeton Dr. Ste M Grimes, IA 50111
Phone: (515) 255-3156 Fax: (515) 255-3157

PROJECT #: 206837
FIRST SUBMITTAL DATE: 4/25/2021
REVISED SHORT COMMENTS DATED: 5/8/21

PRELIMINARY PLAT - SHEET 2 OF 2



AEC ASSOCIATED ENGINEERING
COMPANY OF IOWA
1830 SE Princeton Dr. Ste M Grimes, IA 50111
Phone: (515) 255-3156 Fax: (515) 255-3157

PROJECT #: 206837
FIRST SUBMITTAL DATE:

PLOTTED: Tue Jun 6, 2017 2:03:44PM