

**NOTE:**  
THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

**OWNER/DEVELOPER**  
MARK BOCKENSTEDT  
1003 NW RIDGE ROAD  
ANKENY, IA 50023  
515-249-2433

**SURVEYOR**  
DANIEL RITTEL  
2413 GRAND AVENUE  
DES MOINES, IA 50312  
515-288-4823

**ADDRESS**  
8064 NW 37TH STREET  
ANKENY, IA 50023

SECTION 29  
TOWNSHIP 80 NORTH  
RANGE 24 WEST

**ZONING**  
RR - RURAL RESIDENTIAL DISTRICT

**LEGAL DESCRIPTION**  
LOT 1 IN HARVEY ACRES PLAT 1, POLK COUNTY, IOWA.  
BOOK 6112, PAGE 426

CONTAINING 4.94 ACRES.

**EXISTING LAND USE**  
ONE ABANDONED SINGLE  
FAMILY HOUSE.

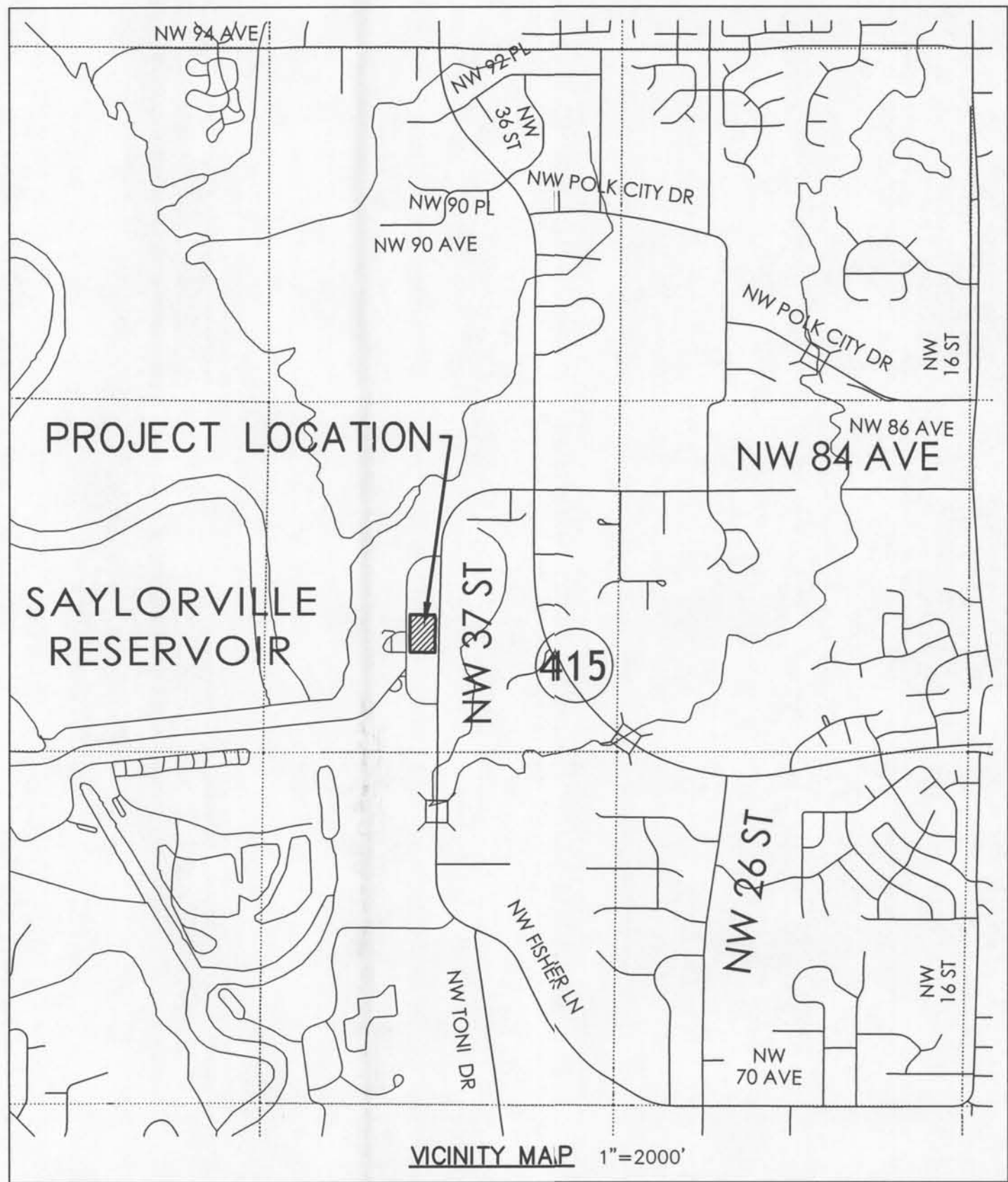
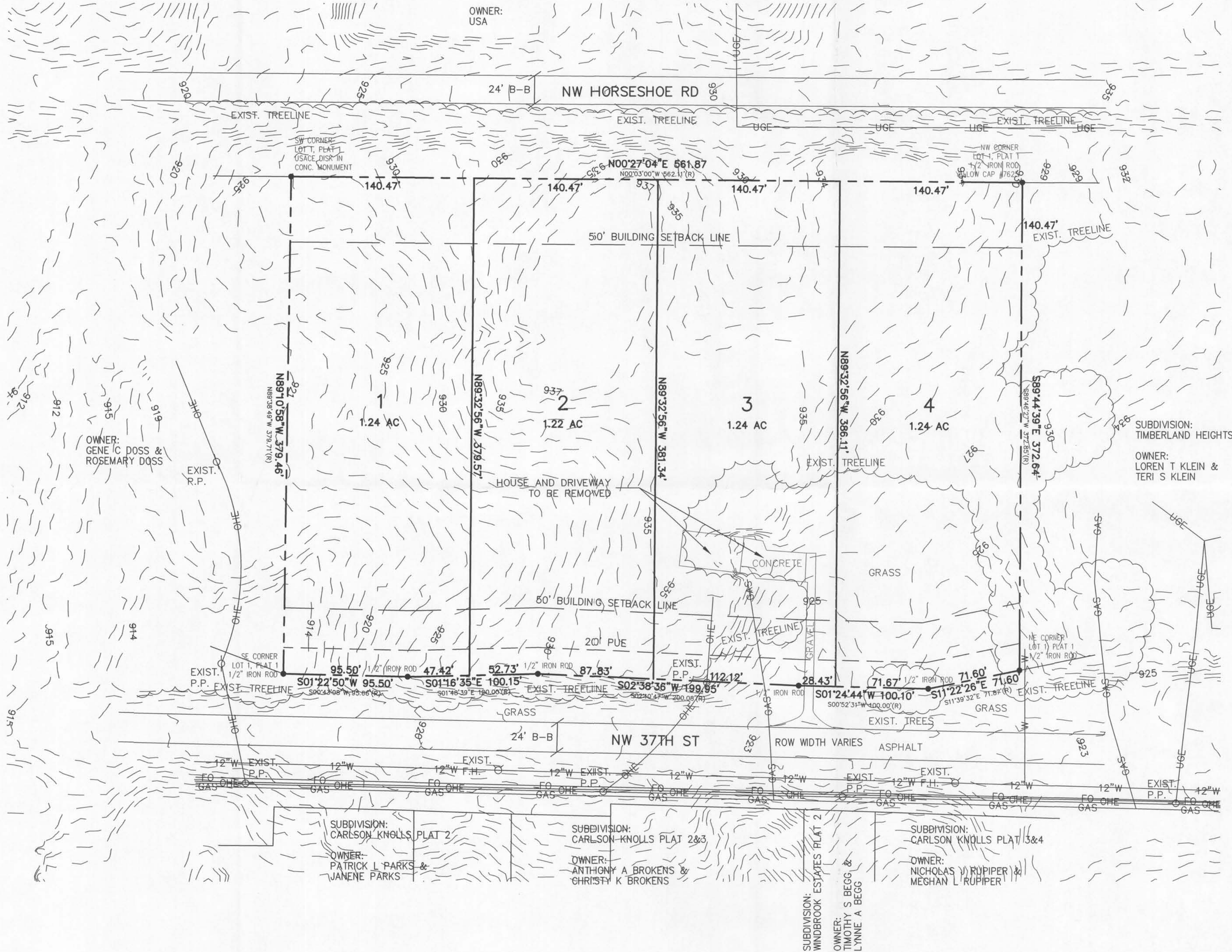
**FLOOD HAZARD**  
THE PROPERTY IS NOT IN  
A DESIGNATED FLOOD  
HAZARD ZONE.

**SETBACKS**  
FRONT: 50'  
SIDE: 15'  
REAR: 50'

MINIMUM LOT SIZE: 40,000 SF  
MINIMUM LOT WIDTH: 140'  
MAXIMUM BUILDING HEIGHT: 35'  
MAXIMUM BUILDING COVERAGE: 15%

**WATER SUPPLY**  
DES MOINES WATER WORKS:

**WASTEWATER TREATMENT**  
ON-SITE SYSTEMS



- NOTES**
- MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
  - THE EXISTING BUILDINGS NOTED TO BE REMOVED SHALL BE DONE SO PRIOR TO FINAL PLAT APPROVAL.
  - SERVICES TO ALL UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
  - CULVERTS TO BE USED FOR CROSSING DRAINAGE WAYS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
  - POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
  - NOTE UTILITY SERVICE PROVIDERS:  
WATER: DES MOINES WATER WORKS  
ELECTRIC: MIDAMERICAN ENERGY  
GAS: MIDAMERICAN ENERGY  
PHONE: CENTURYLINK  
WASTEWATER TREATMENT: BY ON-SITE WASTEWATER TREATMENT SYSTEMS.
  - DUE TO SOIL TYPES, LIMITATIONS, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY AN ENGINEER.
  - ANY ACCESS RESTRICTION MAY BE REVISED OR REMOVED BY THE POLK COUNTY PUBLIC WORKS DEPARTMENT.
  - STREETLIGHT AND SIDEWALK INSTALLATION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS IF ANNEXED BY THE CITY OF ANKENY.
  - EXISTING ON SITE WASTEWATER TREATMENT SYSTEM AND EXISTING WATER WELL SHALL BE REMOVED BY THE PLAT DEVELOPER IN ACCORDANCE WITH POLK COUNTY ENVIRONMENTAL HEALTH DIVISION REGULATIONS.
  - ALL EXISTING SERVICES TO THE HOUSE SHALL BE REMOVED BY THE PLAT DEVELOPER.

**LAND SURVEYOR'S NOTE FOR PRELIMINARY PLATS**

THIS PRELIMINARY PLAT IS FOR CONCEPTUAL PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED NOR SHALL ANY CONVEYANCE OF PROPERTY BE MADE WITH REFERENCE TO THIS PRELIMINARY PLAT.

THE SURVEYOR NOTES THAT DISTANCES AND/OR AREAS SHOWN FOR THE LOTS OR OUTLOTS DEPICTED ON THIS PRELIMINARY PLAT ARE APPROXIMATE AND THAT INDIVIDUAL LOTS OR OUTLOTS MAY NOT CLOSE WITHIN ACCEPTABLE LIMITS FOR BOUNDARY SURVEYS.

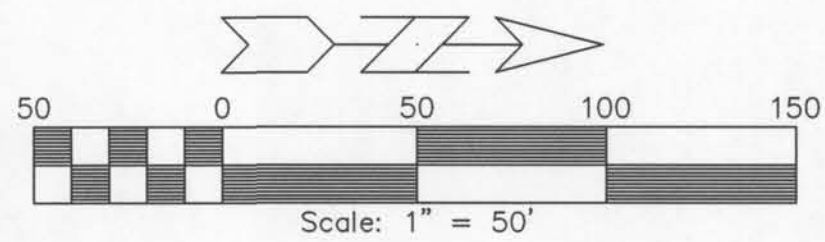
THE SURVEYOR CANNOT AND DOES NOT CERTIFY TO ANY WORK DONE IN PREPARING THIS PRELIMINARY PLAT THAT FALLS UNDER THE SCOPE AND DIRECTION OF A PROFESSIONAL ENGINEER.

**LAND SURVEYOR CERTIFICATION**

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DANIEL F. RITTEL, P.L.S. #15268 DATE  
MY REGISTRATION RENEWAL DATE IS DECEMBER 31, 2017

PAGES OR SHEETS COVERED BY THIS SEAL  
THIS SHEET ONLY



PPI

**HARVEY ACRES PLAT 2 - PRELIMINARY PLAT**

**ERC**  
Engineering Resource Group, Inc.  
Engineers and Surveyors  
1000 E. MAIN ST.  
DES MOINES, IOWA 50312  
(515) 288-4823

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