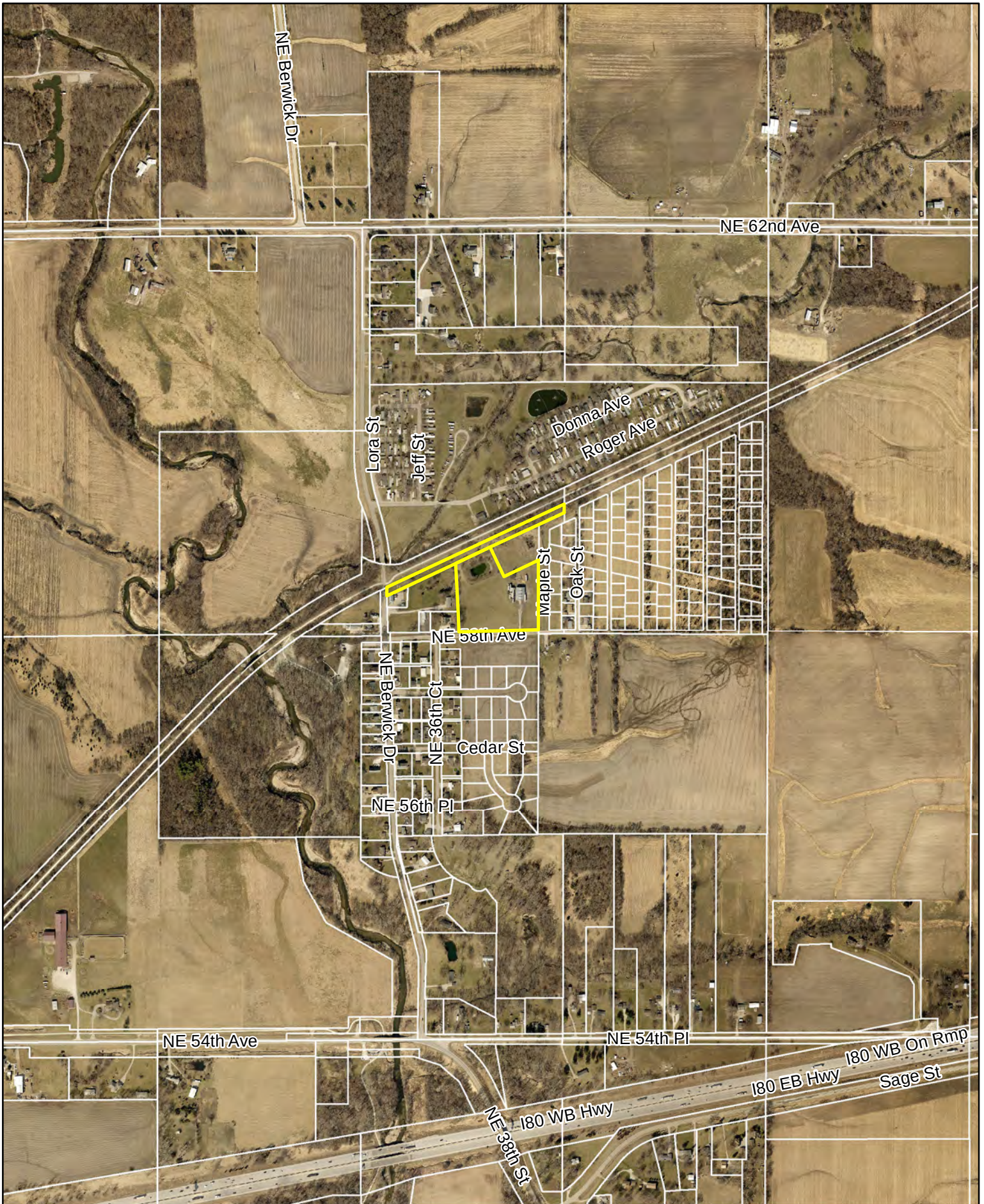




1 inch = 800 feet

Date: 8/24/2017

Mikel's Place Plat 1



*Plan and Zoning Commission
Staff Report*

Meeting Date: September 19, 2017

Agenda Item: Mikel's Place Plat 1 – Preliminary Plat (County)
Report Date: September 5, 2017
Prepared by: Derek Silverthorn
Associate Planner

ESL

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the Mikel's Place Plat 1 Preliminary Plat, subject to applicable Polk County subdivision requirements in lieu of the City of Ankeny subdivision regulations.

Project Summary

Mikel's Place Plat 1 is located outside Ankeny corporate limits, south of the Chichaqua Valley Trail and east of NE Berwick Dr. The property lies within the state statutory two-mile subdivision review area for the City of Ankeny.

This 6.93-acre plat contains one lot, replatting the existing property to include the south 50 feet of the former depot grounds right-of-way. Polk County indicates the property zoned as Low Density Residential (LDR). The proposed plat is not located within the City's Future Land Use Plan. The proposed development will utilize Berwick water service and an on-site septic field. If annexed into the City of Ankeny, street lights and sidewalks will be the responsibility of the property owners.

Staff recommends the City of Ankeny defer to Polk County subdivision requirements.

Civil Engineers & Land Surveyors

Friday, August 11, 2017
AEC #: 206894

Re: Mikel's Place Plat 1
Polk County Plat
Ankeny's 2 mile review area

Mikel's Place Plat 1 is a 1 lot plat located in un-incorporated Berwick within the City of Ankeny's two mile review. This plat takes two Outlots and combines them into 1 lot. The site will be serviced by Berwick Water and onsite Septic Field. This lot will access NE Berwick Drive parallel to the bike trail. The portion of NE 58th Avenue that parallels the southside of this parcel is a private road to the property to the east of this site.

Located on this site is an un-used sewage lagoon. Test have been done and determined that the lagoon is no longer in use. As of now the lagoon will be left as is.

If you have questions please call me at 515-255-3156. If I can not be reached at that number call my cell phone at 515-201-4502.

Sincerely,



Vic Piagentini
Associated Engineering Company of Iowa, Inc.

PLATED: Fri Sep 1, 2017, 0:40:51 PM

OLEN MIKEL
4243 NW 11TH ST
BEO HOLMES, IA 50313
Phone #: (515) 208-3647

FRONT YARD SETBACK- 35'
REAR YARD SETBACK- 35'
SIDE YARD SETBACK- 10' MIN

S 50' OF 1/4 OF ROW 1-1/4 S OF RR CENTERLINE & E OF BERWICK DR BNG FORMER DEPOT
 GROUNDS OF NW 1/4 SE 1/4 & S 1/2 NE 1/4 SEC 8-79-23

AND
CITY IN GALLER HEIGHTS PLAT 2 (BOOK X, PAGE 752), AN OFFICIAL PLAT, NOW
INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA.

CITY OF ANKENY

1. IT SHALL BE THE PROPERTY OWNER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DRAINAGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES. IT IS DRAIN PERMITS ARE REQUIRED OF THIS PROJECT.

2. STORM WATER DRAINAGE, LONG-TERM EROSION AND GRADING INDIVIDUAL LOT OWNERS WILL ALTER THE DRAINAGE PATTERN OF THE LOT AND BE RESPONSIBLE FOR THE DRAINAGE. THE OWNER THEMSELVES ARE RESPONSIBLE NOT THE DEVELOPER OF THE PLOT OR THE ENGINEER OF THE PLAN FOR THE FOLLOWING:

(A) INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR PROVIDING POST DEVELOPMENT RUNOFF FROM THEIR SITE DOES NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.

(B) INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR GRADING THEIR LOT TO CONVEY RUNOFF TO THE STREET OR TO THE DRAINAGE AND RUNOFF GENERATED FROM ADJACENT LOTS IN SUCH A MANNER AS TO NOT:

(1) DAMAGE DOWNSTREAM PROPERTY.

(2) RESTRICT OR INHIBIT THE PROPER FLOW OF RUNOFF ACROSS THEIR LOT.

(3) CHANGE THE GENERAL DIRECTION OF FLOW OF RUNOFF.

(C) INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING THEIR SITE IS GRADED TO PROTECT THEIR OWN LOT PROPERTIES FROM ANY AND ALL DAMAGE FROM STORM RUNOFF OR GENERATION OF SITE.

(D) INDIVIDUAL LOT OWNERS SHALL NOT GRADE ANY PORTION OF THEIR LOT TO CAUSE RUNOFF TO BECOME CONCENTRATED FLOW WITHOUT PROVIDING PROTECTION FOR DOWNSTREAM PROPERTIES.

3. RELOCATION OF ANY ENTRANCE OR UTILITY TO CONFORM TO THE REQUIREMENTS OF THIS PLAN WILL BE AT THE DEVELOPER'S EXPENSE.

4. UTILITIES LOCATED IN POLK COUNTY ARE OF THE FOLLOWING TYPE:

(1) WATER MAINS

(2) SEWER MAINS

(3) GAS MAINS

(4) TELEPHONE LINES

(5) CABLE TV LINES

(6) POWER LINES

(7) RAILROADS

5. SEWER BY-PRODUCTS: LATERAL FIELDS AND SEPTIC TANK. ALTERNATE WASTE WATER SYSTEMS MAY BE REQUIRED.

6. SURFACE DRAINAGE FACILITIES: ANY SURFACE DRAINAGE FACILITIES THAT ARE PROVIDED WILL BE RESTORED OR REPLACED BY THE PROPERTY OWNER.

7. ZONING: FLOW PROVIDED BY RESIDENTIAL A METHOD DENSITY RESIDENTIAL

8. WATER: PROVIDED BY RESIDENTIAL A METHOD DENSITY RESIDENTIAL

9. SEWER: PROVIDED BY RESIDENTIAL A METHOD DENSITY RESIDENTIAL

10. GAS: PROVIDED BY RESIDENTIAL A METHOD DENSITY RESIDENTIAL

11. TELEPHONE: PROVIDED BY RESIDENTIAL A METHOD DENSITY RESIDENTIAL

12. CABLE TV: PROVIDED BY RESIDENTIAL A METHOD DENSITY RESIDENTIAL

13. POWER: PROVIDED BY RESIDENTIAL A METHOD DENSITY RESIDENTIAL

14. RAILROADS: PROVIDED BY RESIDENTIAL A METHOD DENSITY RESIDENTIAL

DECLASSIFICATION

THIS DOCUMENT HAS BEEN REPRODUCED AS IS, AND THE CONTENTS THEREOF ARE NOT GUARANTEED BY THE NATIONAL ARCHIVES. POINT OF VIEW OR OPINIONS STATED ARE SOLELY OUR OWN AND DO NOT REPRESENT THE NATIONAL ARCHIVES.

DATE 06-28-2011 BY 60322 PAGES COVERED 520

SIGNED: JERRY L. ROSS DATE: 06-28-2011

06-28-2011 JERRY L. ROSS P. 12 5298

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PROJECT #: 206894
FIRST SUBMITTAL DATE: 1/14/14

