PRELIMINARY PLAT
MIKEL'S PLACE
PLAT I
SHEET I OF I

OWNER/DEVELOPER

GLEN MIKEL
4243 NW IITH CT
DES MOINES, IA 50313
Phone #, (515) 208-3647

BULK REGULATIONS

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

LEGAL DESCRIPTION

S 50F OF IOOF ROW LYG S OF RR CENTERLINE & E OF BERWICK DR BNG FORMER DEPOT
GROUNDS OP NII/2 SE I/4 & S I/2 NE I/4 SEC 8-74-23

AND

OUTLOT Y IN BAUER HEIGHTS PLAT 2 (BOOK X, PAGE 726), AN OFFICIAL PLAT, NOW
INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA.

SAID PARCEL CONTAINS 6.93 ACRES

GENERAL NOTES

1. 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.
2. STORM RUNOFF, DURING CONSTRUCTION & GRADING INDIVIDUAL LOT OWNERS WILL ALTER
   EXISTING TOPOGRAPHY AND SHALL BECOME RESPONSIBLE, THE LOT OWNER
   THEMSELVES NOT THE DEVELOPER OF THE PLAT OR
   THE ENGINEER OF THE PLAT FOR THE FOLLOWING:
   (A) INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING 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 GENERATED FROM THEIR LOT AND RUNOFF GENERATED FROM ADJACENT LOTS
       IN SUCH A IMANOR AS TO "NOT".
       (a) DAMAGE DOWN STREAM PROPERTY.
       (b) RESTRICT OFF SITE FLOW FROM BEING CONVEYED ACROSS THEIR LOT.
       (c) CHANGE THE GENERAL DIRECTION OF FLOW OF RUNOFF
   (C) INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING THEIR SITE IS GRADED
       TO PROTECT THEIR PRIVATE PROPERTY FROM ANY AND ALL DAMAGE FROM STORM
       RUNOFF GENERATE ONSITE OR OFF 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 PLAT WILL BE AT THE DEVELOPERS EXPENSE.
4. ALL MAILBOXES LOCATED IN POLK COUNTY RIGHT-OF-WAY MUST BE OF BREAKAWAY DESIGN.
5. UTILITY EASEMENTS ARE DEDICATED FOR THE USE OF ANY PUBLIC UTILITY.
6. SEWER SYSTEM, LATERAL FIELD AND SEPTIC TANK, ALTERNATE WASTE WATER SYSTEMS
   MAY BE REQUIRED.
7. SUBSURFACE DRAINAGE FACILITIES. ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE
   DISTURBED, MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
8. ZONING, LOW DENSITY RESIDENTIAL & MEDIUM DENSITY RESIDENTIAL.
9. WATER, PROVIDED BY DES MOINES WATER WORKS AND BERWICK WATER ASSOC. WATER MAINS.
10. ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE
    BORED UNDER THE ROADWAY AT THE LOT OWNERS EXPENSE.
11. FIRM MAP 19010 0120 G - FLOOD ZONE X.
12. CULVERS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A
    LICENSED PROFESSIONAL ENGINEER.
13. MAINTENANCE OF ALL DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE
    PROPERTY OWNER.
14. STREET LIGHTS AND SIDEWALKS ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS
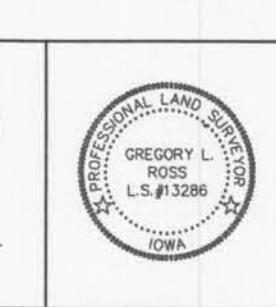   IF ANNEXED INTO THE CITY OF ANKENY.

VICINITY SKETCH

APPROX. SCALE
1"=1000'

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date September 19, 2017

	Aye	Nay	Pass	Absent
Anderson	Aye	Nay	Pass	Absent
Ender	Aye	Nay	Pass	Absent
Flack	Aye	Nay	Pass	Absent
Houlihan	Aye	Nay	Pass	Absent
Hunter	Aye	Nay	Pass	Absent
Odson	Aye	Nay	Pass	Absent
Ripper	Aye	Nay	Pass	Absent
West	Aye	Nay	Pass	Absent
Whiting	Aye	Nay	Pass	Absent

Ayes ___ Nays ___ Pass ___ Absent ___

APPROVED
_____ Chairperson
_____ Secretary

CERTIFICATION

SIGNED _____
GREGORY L. ROSS P.L.S. 13286

LEGEND

Symbol	Description
	MONUMENT FOUND AS NOTED
	1/2" IR W/ ORANGE CAP #3286
	SECTION CORNER FOUND AS NOTED
	SECTION CORNER SET AS NOTED
	SANITARY MANHOLE AS NOTED
	STORM MANHOLE AS NOTED
	TRAFFIC MANHOLE AS NOTED
	UTILITY MANHOLE AS NOTED
	PHONE MANHOLE AS NOTED
	ELECTRIC MANHOLE AS NOTED
	GAS METER 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
	AREA 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
M=	MEASURED DISTANCE OR BEARING
P=	RECORDED DISTANCE OR BEARING

Line	Description
—100—	EXISTING CONTOUR
	PROPOSED CONTOUR
	FENCE LINE AS NOTED
—TV—	BURIED TELEVISION AS NOTED
—E—	BURIED ELECTRIC AS NOTED
	OVER-HEAD UTILITIES
—G—	GAS MAIN AS NOTED
—W—	WATER MAIN AS NOTED
—ST—	STORM SEWER AS NOTED
—SAN—	SANITARY SEWER AS NOTED
—T—	BURIED TELEPHONE
—UC—	BURIED CABLE/UTILITIES

LOT I
6.93 ACRES

THIS BUILDING FOR PERSONAL STORAGE

EXISTING BUILDING

EXISTING GRAVEL

NE BERWICK DR
45' ROW

NE 58TH AVE
60' ROW

GRAPHIC SCALE 1"=50'
0   50'

ASSOCIATED ENGINEERING
COMPANY OF IOWA

AEC

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

PROJECT #: 206894
FIRST SUBMITTAL DATE: 7/13/17
REVISED 8/19/17