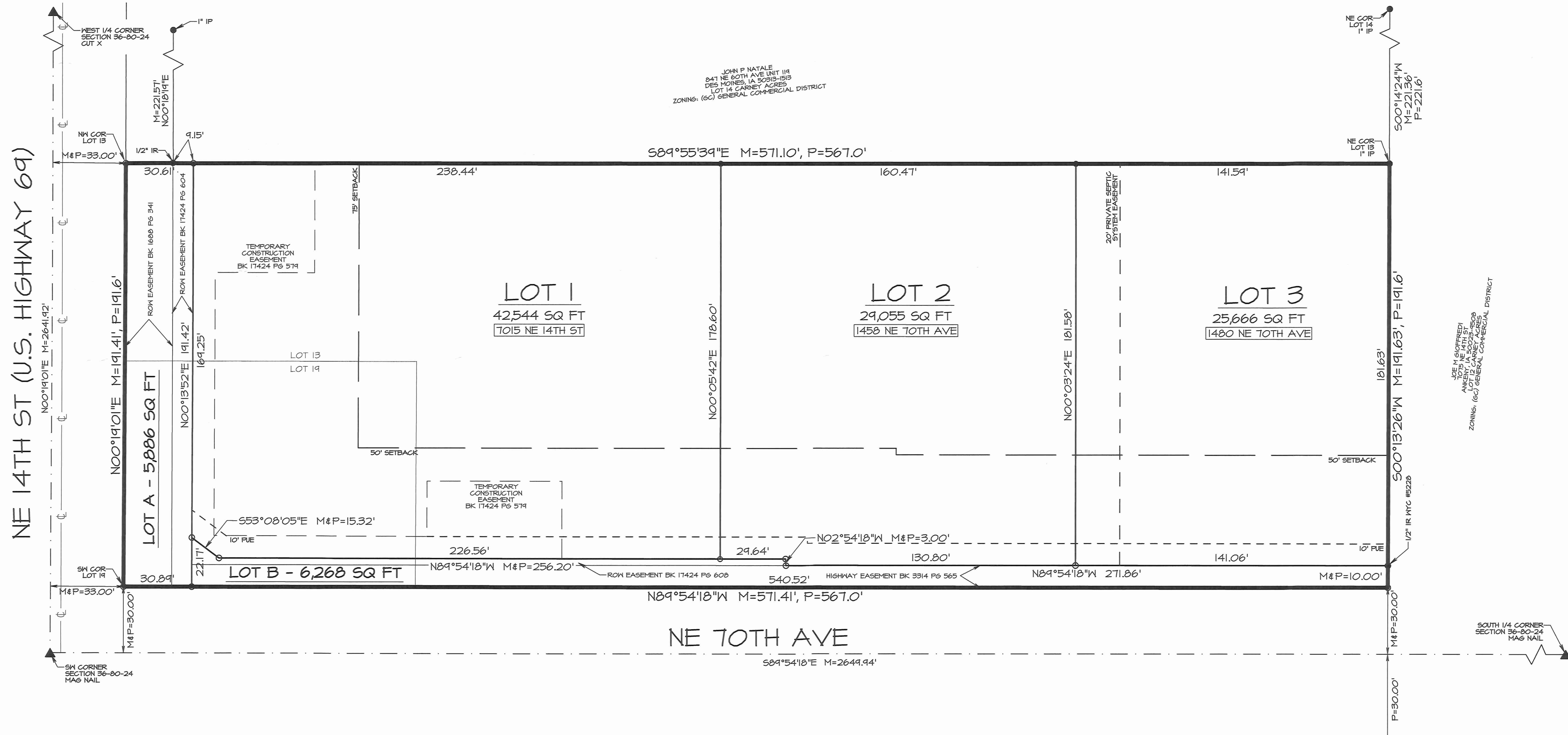


FINAL PLAT - SHEET 1 OF 1

CARNEY COMMERCIAL PLAT 1

INDEX LEGEND	
LOCATION:	7015 NE 14TH STREET, ANKENY, IOWA POLK COUNTY LOTS 13 & 14 CARNEY ACRES, SW 1/4 SEC. 36-80-24
REQUESTOR:	LARRY HALBROOK
PROPRIETOR:	RONALD L & BEVERLY A HALBROOK
SURVEYOR:	GREGORY L. ROSS, IA PLS NO. 13286
COMPANY:	ASSOCIATED ENGINEERING COMPANY OF IOWA 1830 SE PRINCETON DR. SUITE 111 GRIMES, IA 50111
RETURN TO:	ASSOCIATED ENGINEERING COMPANY OF IOWA 1830 SE PRINCETON DR. SUITE 111 GRIMES, IA 50111

AREA ABOVE FOR RECORDATION ONLY



OWNER/DEVELOPER

OWNER:
RONALD L & BEVERLY A HALBROOK
CONTRACT BUYER/DEVELOPER:
LARRY A HALBROOK REVOCABLE TRUST
ANN E HALBROOK REVOCABLE TRUST
4807 SE RIO CT
ANKENY, IA 50021
Phone #: (515) 208-0211

BULK REGULATIONS

ZONING: GC - GENERAL COMMERCIAL DISTRICT

FRONT YARD SETBACK 50'
NE 10TH AVENUE 75'
NE 14TH STREET 15'
SIDE YARD & REAR YARD SETBACK 15'
PERIPHERAL SETBACK 15'

LEGAL DESCRIPTION

LOTS 13 AND 14 IN CARNEY ACRES, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA

SAID PARCEL CONTAINS 2.51 ACRES, MORE OR LESS.

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 GENERATE 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.
- 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.
- SUBSURFACE DRAINAGE FACILITIES: ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED, MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- WATER: DES MOINES WATER WORKS.
- ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNERS EXPENSE.
- LOT 'A' WILL BE DEEDED TO THE STATE OF IOWA FOR ROADWAY PURPOSES.
- LOT 'B' WILL BE DEEDED TO POLK COUNTY FOR ROADWAY PURPOSES.
- WASTEWATER TREATMENT IS PROVIDED BY EXISTING ON-SITE WASTEWATER TREATMENT SYSTEMS.
- FUTURE DEVELOPMENT ON EACH LOT WILL BE REQUIRED TO COMPLY WITH THE POLK COUNTY STORMWATER CONTROL ORDINANCE.
- NO ACCESS IS ALLOWED WITHIN 150 FEET OF A STATE PRIMARY HIGHWAY ON NE 70TH AVENUE.
- THERE ARE NO PLANS TO REMOVE THE EXISTING BUILDINGS.
- SETBACKS FOR FUTURE DEVELOPMENT SHALL BE TAKEN FROM ANY EDGE OF THE ANTICIPATED ACQUIRED RIGHT-OF-WAY FOR THE NE 14TH STREET WIDENING.
- FEMA: ZONE X, MAP 11550205F, EFF. DATE 02-01-2019
- ACCESS TO US HIGHWAY 69 MUST BE APPROVED BY THE IOWA DEPARTMENT OF TRANSPORTATION
- STREET LIGHTS AND SIDEWALKS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS IF ANNEXED BY THE CITY OF ANKENY.

ROLL CALL			
Plan & Zoning Commission			
Ankeny, IA			
Date: June 16, 2020	Ayes: 6	Nays: 0	Abstain: 1
APPROVED			Chairperson
A. Ross			Sec'y: 187

CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE SURVEYOR'S NAME AND FIRM'S NAME ARE CORRECTLY SHOWN ON THIS DOCUMENT AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE NUMBER: 13286, EXP. DATE: 12-31-2020. (PAGE COVERED BY THIS SEAL, THIS PAGE ONLY)	
SIGNED: GREGORY L. ROSS, P.L.S. 13286	DATE: 6/9/20

LEGEND

- MONUMENT FOUND AS NOTED
- SET 1/2" IR W/ ORANGE GAP #13286
- ▲ SECTION CORNER FOUND AS NOTED
- △ SECTION CORNER SET AS NOTED
- M= MEASURED DISTANCE OR BEARING
- P= RECORDED DISTANCE OF BEARING

ASSOCIATED ENGINEERING COMPANY OF IOWA
1830 SE Princeton Dr. Ste M Grimes, IA 50111
Phone: (515) 253-3156 Fax: (515) 253-3157

PROJECT #: 201602
FIRST SUBMITTAL DATE:

