

INDEX LEGEND	
LOCATION:	OUTLOT Y BAUER HEIGHTS PLAT 2 PT OP N 1/2 SE 1/4 & S 1/2 NE 1/4 SEC 8-74-23
REQUESTOR:	GLEN MIKEL
PROPRIETOR:	GLEN MIKEL
SURVEYOR:	GREGORY L ROSS, IA PLS NO. 13286
COMPANY:	ASSOCIATED ENGINEERING COMPANY OF IOWA 1030 SE PRINCETON DR. SUITE M GRIMES, IA 50111
RETURN TO:	ASSOCIATED ENGINEERING COMPANY OF IOWA 1030 SE PRINCETON DR. SUITE M GRIMES, IA 50111
AREA ABOVE FOR RECORDATION ONLY	

FINAL PLAT
MIKEL'S PLACE
PLAT 1
SHEET 1 OF 1

OWNER/DEVELOPER

GLEN MIKEL
4243 NW 11TH CT
DES MOINES, IA 50315
PHONE #: (515) 208-2641

BULK REGULATIONS

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

LEGAL DESCRIPTION

S 50F OF 1/4 OF ROW LY 6 S OF RR CENTERLINE & E OF BERNICK DR BING FORMER DEPOT
GROUNDS OF N 1/2 SE 1/4 & S 1/2 NE 1/4 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

- 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 SHALL BE INDIVIDUAL LOT OWNERS WILL. AFTER
EXISTING TOPOGRAPHY AND SHALL BECOME RESPONSIBLE FOR GRADING THEIR LOT TO MAINTAIN
THEMSELVES ARE RESPONSIBLE FOR ENSURING POST DEVELOPMENT
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 MAINTAIN
RUNOFF GENERATED FROM THEIR LOT AND RUNOFF GENERATED FROM ADJACENT LOTS
IN SUCH A MANNER AS TO:
 - CAUSE DAMAGE TO ADJACENT PROPERTY.
 - RESTRICT THE 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
PROPERTY OWNERS.
- RELICATION OF ANY ENTRANCE OR UTILITY IN CONFORMANCE 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 DESIGNATED FOR THE USE OF ANY PUBLIC UTILITY,
SEWER SYSTEM, LATERAL FIELD AND SEPTIC TANK, ALTERNATE WASTE WATER SYSTEMS
MAY BE REQUIRED.
- SUBSURFACE DRAINAGE FACILITIES: ALL SUBSURFACE DRAINAGE FACILITIES THAT ARE
DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- ZONING: LOW DENSITY RESIDENTIAL & MEDIUM DENSITY RESIDENTIAL.
- WATER: PROVIDED BY DES MOINES WATER WORKS AND BEING AS LOW AS WATER MAINS.
- ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE
BORED UNDER THE ROADWAY AT THE LOT OWNERS EXPENSE.
- FIRM MAP 190010120 C FLOOD ZONE X
- SULVERTS TO BE USED FOR DRAINAGE EASEMENTS MUST BE DESIGNED BY A
LICENSED PROFESSIONAL ENGINEER.
- MAINTENANCE OF ALL DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE
PROPERTY OWNER.
- STREET LIGHTS AND SIDEWALKS ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS
IF ANNEXED INTO THE CITY OF ANJENY.
- LOT A WILL BE CONVEYED TO POLK COUNTY FOR ROADWAY PURPOSES.
- LOT A WILL BE CONVEYED TO POLK COUNTY FOR ROADWAY PURPOSES.
- IF FILL OR DRIVEWAY CAN BE PLACED IN THE 50' FRONTAGE ON NE BERNICK DRIVE
UNLESS AN APPROVED GRADING PLAN IS PROVIDED BY A LICENSED PROFESSIONAL
ENGINEER, THE ENGINEER'S GRADING PLAN WILL HAVE TO SHOW THAT A DRIVEWAY
AND GRADING CAN BE COMPLETED IN ACCORDANCE WITH POLK COUNTY DRIVEWAY
REQUIREMENTS.

VICINITY SKETCH



CERTIFICATION

Surveyed by: GLEN MIKEL Checked by: GREGORY L ROSS Date: 11/14/14	Seal of Gregory L Ross, Iowa Professional Engineer, License No. 13286
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LEGEND

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

ASSOCIATED ENGINEERING
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