



1 inch = 600 feet

Date: 11/30/2017

Mikel's Place Plat 1



Ankeny

bringing it all together.

*Plan and Zoning Commission
Staff Report*

Meeting Date: December 5, 2017

Agenda Item: Mikel's Place Plat 1 – Final Plat (County)

Report Date: November 30, 2017 *ESC*

Prepared by: Ruth Hulstrom
Planner 1

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the Mikel's Place Plat 1 Final 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 southeast of the City of Ankeny's corporate limits within the state statutory two-mile subdivision review area. The property is located south of NE 62nd Ave. and Chichaqua Valley Trail and east of NE Berwick Dr.

This is a 6.93-acre plat containing a single lot. It is a replatting of an existing outlot property and the south 50 feet of the former depot grounds right-of-way. Polk County indicates the property to be zoned Low Density Residential (LDR). The proposed plat is not located within the City's Future Land Use Plan. A private road extending from NE 58th Ave. is located on the southside of the property and will be used to access the property. The proposed development will utilize Berwick water service and an on-site septic field. There is an un-used sewage lagoon located on the northwest portion of the property. Testing has determined that the lagoon is no longer being utilized and it will remain as is for the time being. 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, November 17, 2017
AEC #: 206894

City of Ankeny
220 W 1st St.
Ankeny, IA 50023

Re: MIKEL'S PLACE PLAT 1

Honorable Mayor, City Council, and Plan & Zoning Commission,

We are requesting approval for a rural subdivision called Mikel's Place Plat 1. It is not located with Ankeny's corporate limits, but with 2 miles. It is an existing outlot that is being converted to a buildable lot. One home will be built.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads 'Vic Piagentini'.

Vic Piagentini
Associated Engineering Company of Iowa, Inc.

INDEX LEGEND	
LOCATION:	OUTLOT Y BAUER HEIGHTS PLAT 2 PT OP N1/2 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) 255-3156

BULK REGULATIONS

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

LEGAL DESCRIPTION

S 50F OF 1/4 OF ROW LY6 S OF RR CENTERLINE & E OF BERNICK DR BING FORMER DEPOT
GROUNDS OF N1/2 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

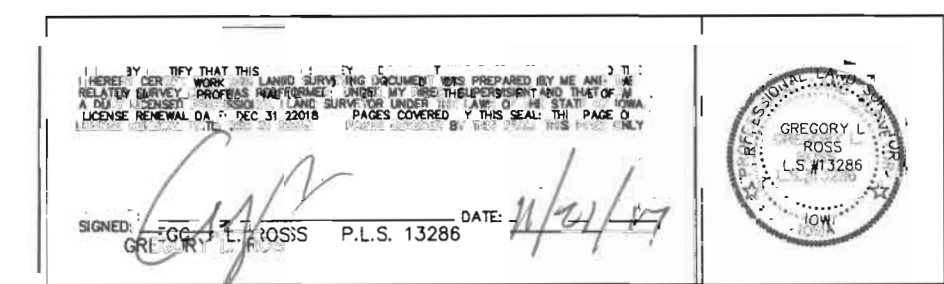
GENERAL NOTES

- 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 CANNOT BE 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 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.
- RELLOCATION 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 DRAINAGE
REQUIREMENTS.

VICINITY SKETCH



CERTIFICATION



LEGEND

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

ASSOCIATED ENGINEERING
AEC COMPANY OF IOWA
1440 SE Princeton Dr. Ste. M, Grimes, IA 50111
Phone: (515) 255-3156 Fax: (515) 255-3157