

INDEX LEGEND	
LOCATION:	OUTLOT Y BAUER HEIGHTS PLAT 2 PT OP N1/2 SE 1/4 & S 1/2 NE 1/4 SEC 8-14-23
REQUESTOR:	GLEN MIKEL
PROPRIETOR:	GLEN MIKEL
SURVEYOR:	GREGORY L. ROSS, IA PLS NO. 13286
COMPANY:	ASSOCIATED ENGINEERING COMPANY OF IOWA 1830 SE PRINCETON DR. SUITE M GRIMES, IA 50111
RETURN TO:	ASSOCIATED ENGINEERING COMPANY OF IOWA 1830 SE PRINCETON DR. SUITE M GRIMES, IA 50111
AREA ABOVE FOR RECORDATION ONLY	

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

OWNER/DEVELOPER

GLEN MIKEL
4243 NW 11TH 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 50' OF 100' ROW LY'G S OF RR CENTERLINE & E OF BERWICK DR BNG FORMER DEPOT
GROUNDS OF N1/2 SE 1/4 & S 1/2 NE 1/4 SEC 8-14-23

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 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 DEVELOPERS 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.
- SEWER SYSTEM: LATERAL FIELD AND SEPTIC TANK, ALTERNATE WASTE WATER SYSTEMS
MAY BE REQUIRED.
- SUBSURFACE DRAINAGE FACILITIES: ANY 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 BERWICK WATER ASSOC. 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 190901 0120 C - FLOOD ZONE: X
- CULVERTS TO BE USED FOR CROSSING 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 ANKENY.
- LOT A WILL BE CONVEYED TO POLK COUNTY FOR ROADWAY PURPOSES.
- NO FILL OR ROADWAY CAN BE PLACED IN THE 50' FRONTAGE ON NE BERWICK 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 ORDINANCE
REQUIREMENTS.

VICINITY SKETCH



ROLL CALL			
Plan & Zoning Commission			
Ankeny, IA			
Date	Present	Not Present	Excused
Anderson	Absent	Yes	Absent
Enders	Absent	Yes	Absent
Flack	Absent	Yes	Absent
Houlihan	Absent	Yes	Absent
Hunter	Absent	Yes	Absent
Odson	Absent	Yes	Absent
Ripner	Absent	Yes	Absent
West	Absent	Yes	Absent
Whiting	Absent	Yes	Absent
Ayes	3	0	0
Nays	0	0	0
APPROVED			
Chairperson			
Secretary			

CERTIFICATION

I HEREBY CERTIFY THAT THE LAND BOUNDARY DOCUMENT WAS PREPARED BY ME AND THE
PLAN LEGALLY SUBMITTED TO THE POLK COUNTY CLERK'S OFFICE FOR RECORDATION AND
RECORDATION DATE: DEC 31 2018 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY

SIGNED: GREGORY L. ROSS P.L.S. 13286 DATE: 11/21/17

ASSOCIATED ENGINEERING COMPANY OF IOWA

LEGEND

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

**ASSOCIATED ENGINEERING
AEC COMPANY OF IOWA**
1830 SE Princeton Dr. Ste M Grimes, IA 50111
Phone: (515) 255-3156 Fax: (515) 255-3157