

PRELIMINARY PLAT - SHEET | OF |

MOCKING BIRD HILL PLAT I

OWNER/DEVELOPER

TIMOTHY CASADY 7990 NW 37TH ST. ANKENY, IA 50023 (515) 414-4077

LEGAL DESCRIPTION

THE NORTH 10 ACRES OF THE EAST 30 ACRES OF GOVERNMENT LOT 6 IN SECTION 29, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH PM (EXCEPT PORTION CONDEMNED BY THE UNITED STATES OF AMERICA FOR SAYLORVILLE RESERVOIR) POLK COUNTY, IOWA

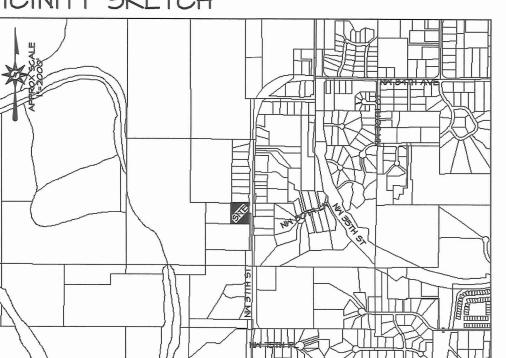
SAID PARCEL CONTAINS 4.55 ACRES, INCLUDING 0.74 ACRES OF ROAD RIGHT OF WAY.

GENERAL NOTES

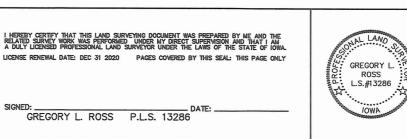
- I. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES IF SAID PERMITS ARE REQUIRED OF THIS PROJECT.
- 2. STORM RUNOFF: DURING CONSTRUCTION & GRADING INDIVIDUAL LOT OWNERS WILL ALTER EXISTING TOPOGRAPHY AND SHALL BECOME RESPONSIBLE, THE LOT OWNER THEMSELVES ARE RESPONSIBLE 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 MANOR 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
- 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. SUBSURFACE DRAINAGE FACILITIES: ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED, MUST BE RESTORED OR REPOUTED BY THE PROPERTY OWNER.
- 7. ZONING: RURAL RESIDENTIAL 8. WATER: PROVIDED BY DES MOINES WATER WORKS.
- THE EXTING DWELLING ON LOT I IN CURRENTLY SERVED BY A WATER WELL ON THE PROPERTY. 9. ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE
- BORED UNDER THE ROADWAY AT THE LOT OWNERS EXPENSE. IO. STREET LIGHTS AND SIDEWALKS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS IF ANNEXED BY THE CITY OF ANKENY.
- II. ACCESS RESTRICTIONS: A. LOT I: DRIVEWAY ACCESS SHALL BE LOCATED WITHIN 30' OF THE SE LOT CORNER OR
- WITHIN 80' OF THE NE LOT CORNER. B. LOT 2: DRIVEWAY ACCESS SHALL BE LOCATED WITHIN 60' OF THE SE LOT CORNER. C. ALL LOTS ARE REQUIRED TO TAKE ACCESS FROM NW 37TH STREET AND WILL NOT
- BE APPROVED FOR ACCESS TO HORSESHOE ROAD. 12. WASTEWATER TREATMENT FOR EACH LOT IS PROVIDED BY AN ON-SITE WASTEWATER
- TREATMENT SYSTEM. 13. DEVELOPMENT OF THE PROPERTY IS SUBJECT TO ARTICLE 7, SECTION 4, "NATURAL RESOURCE PROTECTION, WOODLANDS" OF THE POLK COUNTY ZONING ORDINANCE, WHICH PRESERVES WOODED AREAS ON THE PROPERTY.
- 14. MATURE WOODLAND AREAS SHALL BE PROTECTED OR MITIGATED AT A MINIMUM OF 75%. 15. DUE TO SOIL TYPES, LIMITATIONS AND DISTURBANCES, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY AN
- 16. MIDAMERICAN ENERGY PROVIDES THE GAS/ELECTRIC 17. EXISTING ACCESSORY BUILDINGS (SHEDS) ON LOT 2 WILL BE RELOCATED.
- 18. FEMA ZONE X AS SHOWN ON MAP 19153CO185F (EFFECTIVE 2/1/19).
- 19. LOT A SHALL BE DEEDED TO POLK COUNTY FOR ROADWAY PURPOSES. NOTE: LOT A CONTAINS A PORTION OF GROUND PREVIOUSLY DEEDED TO POLK COUNTY
- 20. ON JANUARY 22, 2019 THE BOARD OF ADJUSTMENT APPROVED THE REQUEST FOR A SIDE YARD SETBACK VARIANCE TO REDUNCE THE 15 FOOT SIDE YARD SETBACK TO APPROXIMATELY 13 FEET ALONG THE SOUTHERN PROPERTY LINE OF LOT I FOR THE EXISTING HOUSE.

VICINITY SKETCH



CERTIFICATION



RECEIVED

LINE TABLE

L3 548°24'47"E L4 541°58'21"W L5 548°01'39"E

L6 N41°58'21"E

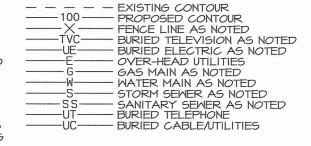
LINE BEARING DISTANCE LI N48°24'47"W 14.02 L2 541°35'13"W 30.00

> MAY 1 0 2019 **CITY OF ANKENY**

LEGEND

● MONUMENT FOUND AS NOTED
○ SET I/2" IR W/ ORANGE CAP #I3286 ™ SECTION CORNER FOUND AS NOTED A SECTION CORNER SET AS NOTED SANITARY MANHOLE AS NOTED STORM MANHOLE AS NOTED 10 TRAFFIC MANHOLE AS NOTED 10 UTILITY MANHOLE AS NOTED PHONE MANHOLE AS NOTED © ELECTRIC MANHOLE AS NOTED GAS METER 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 100.00 EXISTING SPOT ELEVATION
100.00 PROPOSED SPOT ELEVATION
M= MEASURED DISTANCE OR BEARING P= RECORDED DISTANCE OF BEARING





ASSOCIATED ENGINEERING COMPANY OF IOWA

FIRST SUBMITTAL DATE: 1/4/19 REVISED 2/1/19 PER COMMENTS DATED 1/16/19 PROJECT #: 207834