

PRELIMINARY PLAT - SHEET 1 OF 1  
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 24,  
TOWNSHIP 20 NORTH, RANGE 24 WEST OF THE 5TH PM (EXCEPT PORTION CONDEMNED  
BY THE UNITED STATES OF AMERICA FOR SATLORVILLE RESERVOIR) POLK COUNTY, IOWA

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

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 FOR 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 ONSITE 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.
- SUBSURFACE DRAINAGE FACILITIES: ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- ZONING: RURAL RESIDENTIAL.
- WATER: PROVIDED BY DES MOINES WATER WORKS.
- THE EXISTING DWELLING ON LOT 1 IS CURRENTLY SERVED BY A WATER WELL ON THE PROPERTY.
- ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNERS EXPENSE.
- STREET LIGHTS AND SIDEWALKS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS IF ANNEXED BY THE CITY OF ANKENY.
- ACCESS RESTRICTIONS:
  - LOT 1: DRIVEWAY ACCESS SHALL BE LOCATED WITHIN 30' OF THE SE LOT CORNER OR WITHIN 60' OF THE NE LOT CORNER.
  - LOT 2: DRIVEWAY ACCESS SHALL BE LOCATED WITHIN 60' OF THE SE LOT CORNER.
  - ALL LOTS ARE REQUIRED TO TAKE ACCESS FROM NW 37TH STREET AND WILL NOT BE APPROVED FOR ACCESS TO HORSESHOE ROAD.
- WASTEWATER TREATMENT FOR EACH LOT IS PROVIDED BY AN ON-SITE WASTEWATER TREATMENT SYSTEM.
- 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.
- NATURE WOODLAND AREAS SHALL BE PROTECTED OR MITIGATED AT A MINIMUM OF 75%.
- DUE TO LIMITATIONS, DISTURBANCES, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED, INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY AN ENGINEER.
- MIDAMERICAN ENERGY PROVIDES THE GAS/ELECTRIC.
- EXISTING ACCESSORY BUILDINGS (SHEDS) ON LOT 2 WILL BE RELOCATED.
- FEMA ZONE X AS SHOWN ON MAP 19153C-0185F (EFFECTIVE 2/1/14).
- LOT 4 SHALL BE DEEDED TO POLK COUNTY FOR ROADWAY PURPOSES.  
NOTE: LOT 4 CONTAINS A PORTION OF GROUND PREVIOUSLY DEEDED TO POLK COUNTY ON JANUARY 22, 2014 THE BOARD OF ADJUSTMENT APPROVED THE REQUEST FOR A SIDE YARD SETBACK VARIANCE TO REDUCE THE 15 FOOT SIDE YARD SETBACK TO APPROXIMATELY 13 FEET ALONG THE SOUTHERN PROPERTY LINE OF LOT 1 FOR THE EXISTING HOUSE.

VICINITY SKETCH



LINE TABLE

LINE	BEARING	DISTANCE
L1	N48°24'47"W	14.02'
L2	S41°53'13"W	30.00'
L3	S48°24'47"E	37.66'
L4	S41°58'21"W	35.43'
L5	S48°01'34"E	30.00'
L6	N41°58'21"E	73.11'

CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE  
A FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.  
LICENSE NUMBER: 1003 DATE: 02-11-2019 PAGE: 0001 OF 01

SIGNED: GREGORY L. ROSS P.L.S. 13286 DATE: \_\_\_\_\_

RECEIVED  
MAY 10 2019  
CITY OF ANKENY

LEGEND

- MONUMENT FOUND AS NOTED
- SET 1/2" IR 1/4" ORANGE CAP #13286
- SECTION CORNER SET AS NOTED
- SECTION CORNER SET AS NOTED
- SANITARY MANHOLE AS NOTED
- STORM MANHOLE AS NOTED
- TRAFFIC MANHOLE AS NOTED
- UTILITY MANHOLE AS NOTED
- PHONE MANHOLE AS NOTED
- ELECTRIC MANHOLE AS NOTED
- GAS METER AS NOTED
- GAS VALVE AS NOTED
- UTILITY POLE AS NOTED
- WELL AS NOTED
- FIREHYDRANT AS NOTED
- EXISTING WATER VALVE
- CURB INTAKE AS NOTED
- AREA INTAKE AS NOTED
- HANDHELD PARKING AS NOTED
- ELECTRIC TRANSFORMER BOX
- WATER MAIN AS NOTED
- PERK TEST SITE AS NOTED
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- MEASURED DISTANCE OR BEARING
- RECORDED DISTANCE OF BEARING
- PROPOSED CONTOUR
- EXISTING CONTOUR
- FENCE LINE AS NOTED
- BURIED TELEVISION AS NOTED
- BURIED ELECTRIC AS NOTED
- OVERHEAD UTILITIES
- GAS MAIN AS NOTED
- WATER MAIN AS NOTED
- STORM SEWER AS NOTED
- SANITARY SEWER AS NOTED
- BURIED TELEPHONE
- BURIED CABLE/UTILITIES

**AEC ASSOCIATED ENGINEERING COMPANY OF IOWA**  
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