

PRELIMINARY PLAT - SHEET 1 OF 1
MOCKING BIRD
HILL PLAT 1

OWNER/DEVELOPER

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

LEGAL DESCRIPTION

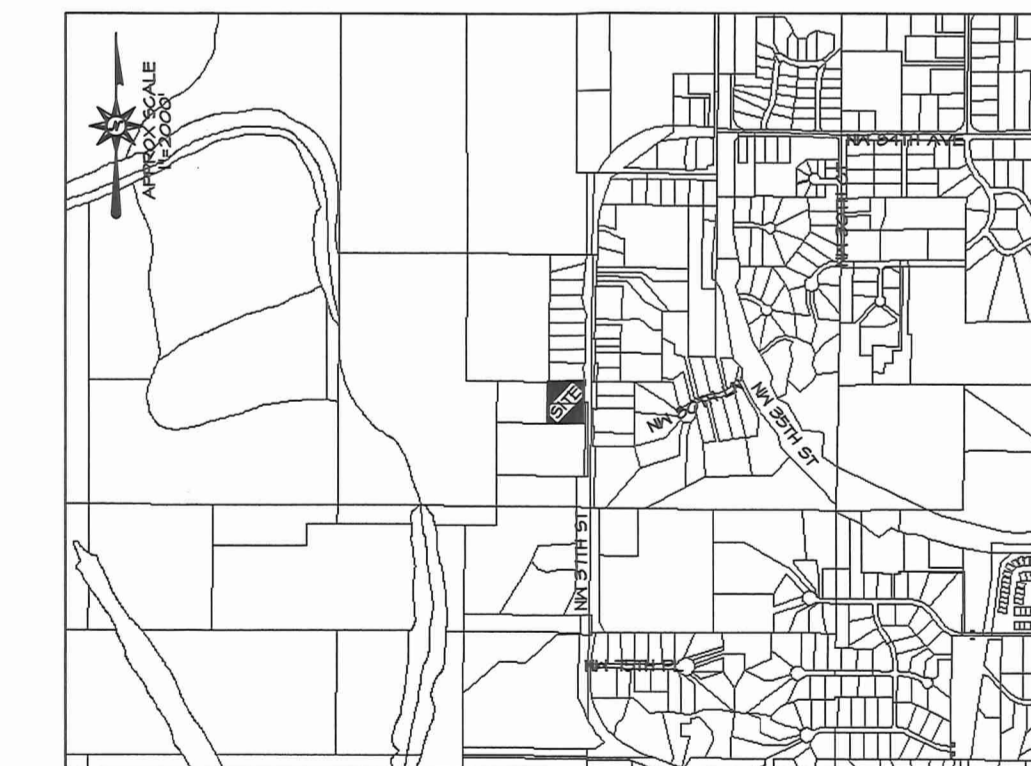
THE NORTH 10 ACRES OF THE EAST 30 ACRES OF GOVERNMENT LOT 6 IN SECTION 29,
TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH PM (EXCEPT PORTION CONDEMNED
BY THE UNITED STATES OF AMERICA FOR SAYLORVILLE RESERVOIR) POLK COUNTY, IOWA

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

GENERAL NOTES

1. 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 ASSUMING RESPONSIBILITY TO THE DEVELOPER OF THE FLAT OR THE ENGINEER OF THE FLAT 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 MANNER 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 PROPERTIES.
3. RELOCATION OF ANY ENTRANCE OR UTILITY TO CONFORM TO THE REQUIREMENTS OF THIS PLAN 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 REROUTED BY THE PROPERTY OWNER.
7. ZONING: RURAL RESIDENTIAL.
8. WATER: PROVIDED BY DES MOINES WATER WORKS.
 - THE EXISTING DWELLING ON LOT 1 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.
10. STREET LIGHTS AND SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS IF ANNEXED BY THE CITY OF ANKENY.
11. ACCESS RESTRICTIONS:
 - A. LOT 1: 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 35TH 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" AND 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 ENGINEER.
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 19153301B5F (EFFECTIVE 2/1/14).
19. LOT 4 SHALL BE DEEDDED TO POLK COUNTY FOR ROADWAY PURPOSES.
 - NOTE: LOT 4 CONTAINS A PORTION OF GROUND PREVIOUSLY DEEDED TO POLK COUNTY.
20. THE CITY OF ANKENY HAS REQUESTED A 15 FOOT SIDE YARD SETBACK FOR A 15 FOOT 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.

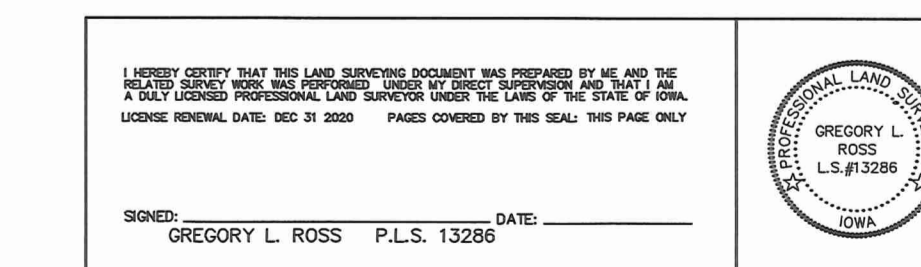
VICINITY SKETCH



LINE TABLE

LINE	BEARING	DISTANCE
L1	N48°24'47"W	14.02'
L2	S41°35'13"W	30.00'
L3	S48°24'47"E	37.66'
L4	S41°58'21"W	35.93'
L5	S48°01'39"E	30.00'
L6	N41°58'21"E	7.31'

CERTIFICATION



LEGEND

- | | |
|---------------------------------|----------------------------------|
| ● MONUMENT FOUND AS NOTED | U FIREHYDRANT AS NOTED |
| ○ IN/ IN GRANGE CAP #12364 | W EXISTING WATER VALVE |
| ▲ SECTION CORNER FOUND AS NOTED | X PROPOSED WATER VALVE |
| △ SECTION CORNER SET AS NOTED | Y CURB INTAKE AS NOTED |
| □ MANHOLE AS NOTED | Z AIR INTAKE AS NOTED |
| □ STORM MANHOLE AS NOTED | AA HANDICAPPED PARKING AS NOTED |
| □ TRAFFIC MANHOLE AS NOTED | AB ELECTRIC TRANSFORMER BOX |
| □ PHONE MANHOLE AS NOTED | AC AIR CONDITIONING BOX AS NOTED |
| □ ELECTRIC MANHOLE AS NOTED | AD PERK TEST SITE AS NOTED |
| □ GAS MANHOLE AS NOTED | AE EXISTING SIGN AS NOTED |
| □ GAS VALVE AS NOTED | AF EXISTING SPOT ELEVATION |
| □ UTILITY POLE AS NOTED | AM MEASURED DISTANCE OR BEARING |
| □ AS NOTED | AN RECORDED DISTANCE OF BEARING |

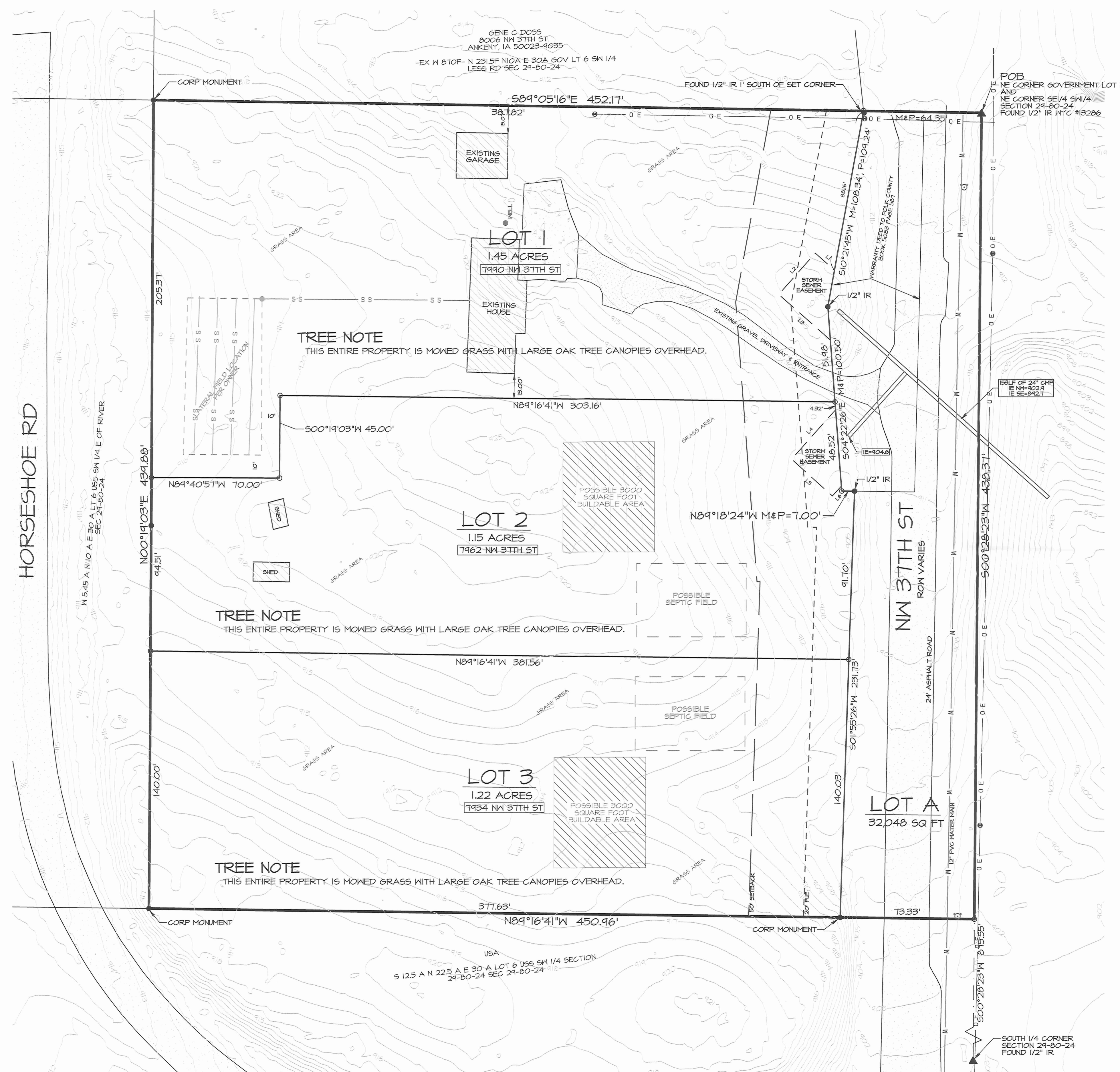
CITY OF ANKENY

- -- EXISTING CONTOUR
--- 100 --- PROPOSED CONTOUR
--- X --- FENCE LINE AS NOTED
--- TVC --- BURIED TELEVISION AS NOTED
--- UE --- BURIED UTILITY AS NOTED
--- G --- OVERHEAD UTILITIES
--- W --- GAS MAIN AS NOTED
--- G --- WATER MAIN AS NOTED
--- S --- STORM SEWER AS NOTED
--- SS --- SANITARY SEWER AS NOTED
--- UT --- BURIED TELEPHONE
--- UC --- BURIED CABLE/UTILITIES


**AEC ASSOCIATED ENGINEERING
COMPANY OF IOWA**

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FIRST SUBMITTAL DATE: 1/4/19
REVISED 2/7/19 PER COMMENTS DATED 1/16/19
PROJECT #: 207834



GRAPHIC SCALE $1''=30'$



A horizontal scale bar with alternating black and white segments. Below the bar, the number '0' is centered under the first segment, and '30'' is centered under the last segment.