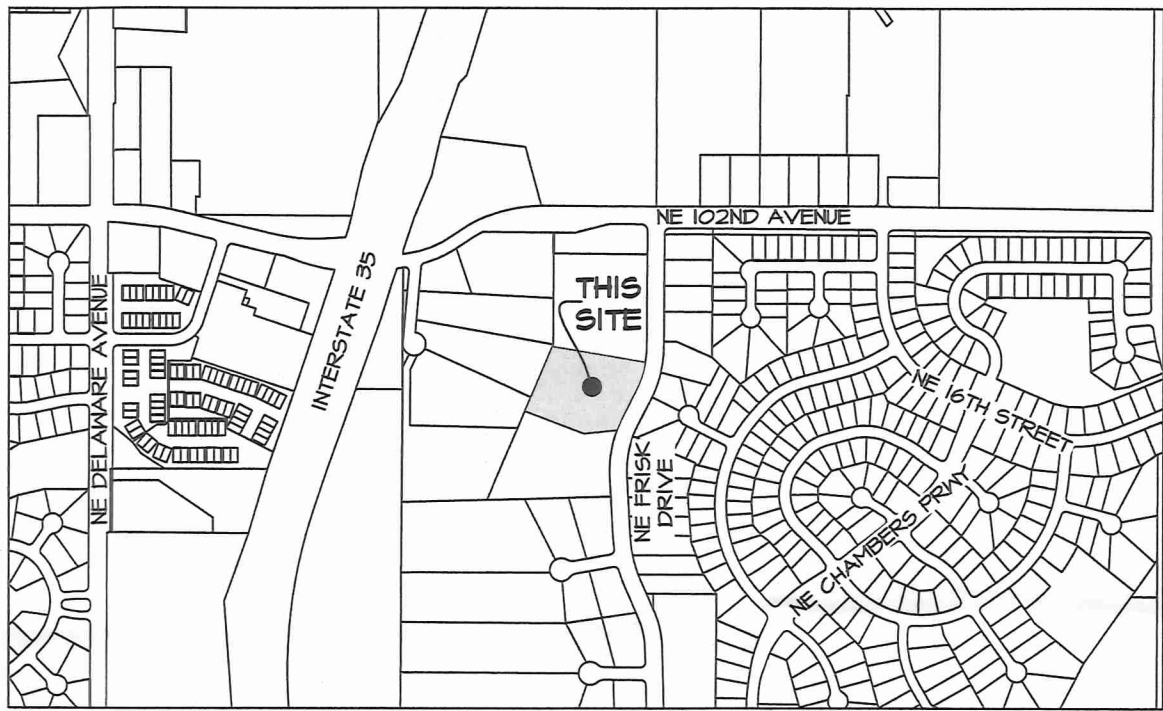


MAJOR PRELIMINARY PLAT

WATTERS SOUTH ACREAGE

POLK COUNTY, IOWA

INDEX LEGEND	
COUNTY:	POLK
SECTION:	18-80-23
PARCEL:	1F
PROPRIETOR (S):	MATTHEW & HOLLY A WATTERS
REQUESTED BY:	MATTHEW WATTERS 10133 NE FRISK DRIVE ANKENY, IOWA 50021-9101
LAND SURVEYOR:	PATRICK J SHEPARD, PLS CIVIL ENGINEERING CONSULTANTS, INC ATTN: PATRICK J SHEPARD 2400 86TH STREET, SUITE 12 URBANDALE, IA 50322 PHONE: 515-276-4884
RETURN TO: COMPANY:	



VICINITY SKETCH SCALE: 1"=1000'

DRAWING INDEX	
PAGE #	SHEET TITLE
1	COVER
2	PRELIMINARY PLAT

- GENERAL NOTES**
- MAILBOXES WITHIN RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
 - FUTURE DEVELOPMENT OF THE PROPERTY IS SUBJECT TO ARTICLE 7, SECTION 4, "NATURAL RESOURCE PROTECTION, WOODLANDS" OF THE POLK COUNTY ZONING CODE, WHICH PRESERVES WOODED AREAS OF THE PROPERTY. SEE SHEET 2 OF THIS PLAT FOR THE LOCATION OF IDENTIFIED WOODLANDS ON THE PROPERTY AND THE CORRESPONDING PROTECTION REQUIREMENTS.
 - ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
 - SERVICES TO ALL UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
 - POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
 - THERE IS NO GRADING PROPOSED AS PART OF THIS PRELIMINARY PLAT.
 - THE LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE THE ACCURACY OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN.
 - POLK COUNTY DOES NOT REQUIRE OR ISSUE PERMITS FOR SIDEWALKS, AND DOES NOT ACCEPT THE LIABILITY AND/OR RESPONSIBILITY FOR CONSTRUCTION, PLACEMENT, REPAIR, OR MAINTENANCE THEREOF OF ANY STREET SIDEWALK INSTALLED IN THE PLAT BY ANY HOME OWNER.
 - OWNER WILL BE RESPONSIBLE FOR SHARING THE COST OF STREET LIGHT INSTALLATION IF THE PROPERTY IS ANNEXED INTO THE CITY OF ANKENY.

EXISTING WOODLANDS
MATURE 150 ACRES (A MINIMUM OF 75% OF TOTAL MATURE WOODLANDS SHALL BE PROTECTED)
YOUNG 0.35 ACRES

UTILITIES
SANITARY SEWER - CITY OF ANKENY
WATER - THORPE WATER DEVELOPMENT
ELECTRIC - MIDAMERICAN ENERGY
GAS - MIDAMERICAN ENERGY

- UTILITY NOTES**
- PROPOSED WATER AND SANITARY SEWER SERVICES TO BE CONSTRUCTED AT HOMEOWNERS EXPENSE WHEN BUILDING PERMIT IS ISSUED.
 - CONTRACTOR SHALL NOTIFY ANKENY PUBLIC WORKS DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO CONNECTING TO PUBLIC UTILITIES.
 - CONNECTION TO THE 36-INCH SANITARY SEWER TRUNK ON THE WEST SIDE OF THE PROPERTY IS NOT ALLOWED.
 - ANY CLEANOUTS TO BE INSTALLED ALONG THE SANITARY SEWER SERVICE CONNECTION WILL NEED TO BE 1 FOOT ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND SEALED.
 - CITY OF ANKENY SANITARY SEWER CONNECTION FEE WILL BE DUE AT THE TIME OF SEWER PERMIT.

APPLICANT / PREPARED FOR:

MATTHEW WATTERS
10133 NE FRISK DRIVE
ANKENY, IOWA 50021-9101
PHONE: 515-246-8378

PROPERTY OWNERS:
MATTHEW & HOLLY A WATTERS
10133 NE FRISK DRIVE
ANKENY, IOWA 50021-9101

PROPERTY ADDRESS:
10133 NE FRISK DRIVE
ANKENY, IOWA 50021-9101

PROFESSIONAL LAND SURVEYOR:

CIVIL ENGINEERING CONSULTANTS, INC
ATTN: PATRICK J SHEPARD, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PHONE: 515-276-4884
EMAIL: SHEPARD@CECLAC.COM

PROFESSIONAL ENGINEER:

CIVIL ENGINEERING CONSULTANTS, INC
ATTN: PATRICK J. SHEPARD, PE
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PHONE: 515-276-4884
EMAIL: SHEPARD@CECLAC.COM

LEGAL DESCRIPTION:

PARCEL 1F IN THE NW 1/4 OF SECTION 18, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5th P.M. AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 11144, PAGE 966 AT THE POLK COUNTY RECORDERS OFFICE, POLK COUNTY, IOWA
PARCEL CONTAINS 5.00 ACRES

CURRENT LAND USE: VACANT

CURRENT ZONING: RR - RURAL RESIDENTIAL DISTRICT

ZONING REQUIREMENTS

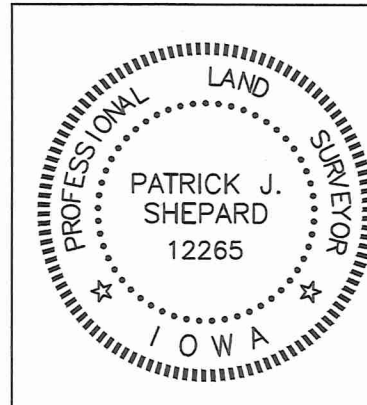
FRONT YARD SETBACK - 50'
SIDE YARD SETBACK - 15'
REAR YARD SETBACK - 50'
MAXIMUM BUILDING COVERAGE- 15%
MAXIMUM BUILDING HEIGHT- 35'

FLOOD ZONE DESIGNATION

SPECIAL FLOOD HAZARD AREA 'ZONE AE' (1% ANNUAL CHANCE FLOODPLAIN), INCLUDING AREAS OF THE REGULATORY FLOODWAY, AS IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP 14153C 0205F WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2019. SEE PAGE 2 OF THIS PLAT FOR THE BOUNDARIES OF THE FLOODPLAIN AREAS ON THE SUBJECT PROPERTY.

PRIOR TO THE ISSUANCE OF ANY FUTURE BUILDING PERMIT FOR LOT 1, AN ELEVATION CERTIFICATE MUST BE PREPARED BY A LICENSED ENGINEER DEMONSTRATING THAT THE PROPOSED DWELLING AND STRUCTURES ARE LOCATED A MINIMUM OF 1-FOOT ABOVE THE DETERMINED BASE FLOOD ELEVATION FOR THE PROPERTY.

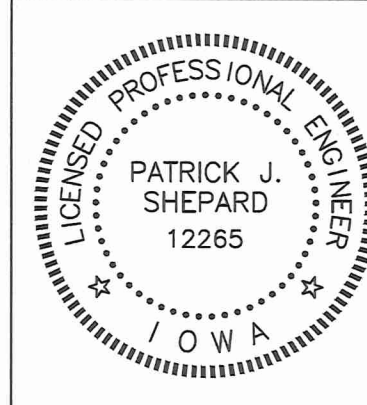
CERTIFICATION



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

PATRICK J. SHEPARD, IOWA LICENSE NO. 12265 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1-2



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

PATRICK J. SHEPARD, IOWA LIG. NO. 12265 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1 - 2

GENERAL LEGEND	
PROPOSED	EXISTING
▲ FOUND SECTION CORNER	--- LOT LINE
△ SET SECTION CORNER	--- SANITARY/STORM MANHOLE
● FOUND CORNER	--- WATER VALVE
○ SET CORNER 3/8" I.R. W/ ORANGE CAP #12265	4 FIRE HYDRANT
--- FLAT BOUNDARY	--- STORM SEWER SINGLE INTAKE
--- SECTION LINE	--- STORM SEWER DOUBLE INTAKE
--- LOT LINE	● STORM SEWER ROUND INTAKE
--- CENTERLINE	--- FLARED END SECTION
--- EASEMENT LINE	○ DECIDUOUS TREE
--- FLARED END SECTION	○ CONIFEROUS TREE
--- WATER VALVE	○ SHRUB
--- FIRE HYDRANT ASSEMBLY	○ POWER POLE
--- BLOW-OFF HYDRANT	○ STREET LIGHT
--- DETECTABLE WARNING PANEL	○ GUY ANCHOR
--- SANITARY SEWER WITH SIZE	○ ELECTRIC TRANSFORMER
--- SANITARY SERVICE	○ GAS METER
--- ST --- STORM SEWER WITH SIZE	○ TELEPHONE RISER
--- ST --- STORM SERVICE	○ SIGN
--- WATER SEWER WITH SIZE	--- CATV --- UNDERGROUND TELEVISION
--- WATER SERVICE	--- --- UNDERGROUND ELECTRIC
--- PROPOSED CONTOUR	--- -6- --- UNDERGROUND GAS
--- SILT FENCE	--- UGFO --- UNDERGROUND FIBER OPTIC
--- RIP RAP	--- UGT --- UNDERGROUND TELEPHONE
--- ADDRESS	--- OHM --- OVERHEAD ELECTRIC
	--- --- SANITARY SEWER WITH SIZE
	--- -ST- --- STORM SEWER WITH SIZE
	--- --- WATER MAIN WITH SIZE
	--- --- EXISTING CONTOUR
	--- --- MATURE WOODLANDS
	--- --- YOUNG WOODLANDS
	--- B.S.L. --- BUILDING SETBACK LINE
	--- P.U.E. --- PUBLIC UTILITY EASEMENT
	--- M.O.E. --- MINIMUM OPENING ELEVATION
	--- P.V.T. --- PRIVATE INFRASTRUCTURE

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 • Des Moines, Iowa 50322
515.276.4884 • Fax: 515.276.7084 • mail@ceclac.com



DATE:	REVISIONS	COMMENTS
JUNE 7, 2019	1	7-15-2019
	2	
	3	
	4	
	5	
	6	

WATTERS SOUTH ACREAGE
10133 NE FRISK DRIVE, POLK COUNTY, IOWA

COVER

SHEET
OF 2

E-8145

Q:\PROJECTS\600023145_CED Drawings\600 Preliminary\60023145.dwg, 7/29/2019 9:51:51 AM, jsmith, 1:1

POLK COUNTY DATA AND MAPS PROVIDED BY THE US FISH AND WILDLIFE SERVICE NATIONAL WETLAND INVENTORY SHOWS THIS AREA TO BE A POSSIBLE WETLAND. IT SHALL BE 100% PROTECTED FROM ANY FUTURE DEVELOPMENT OR APPROPRIATELY MITIGATED IN ACCORDANCE WITH ARTICLE 7, SECTION 5 NATURAL RESOURCE PROTECTION WETLANDS OF THE POLK COUNTY ZONING ORDINANCE.



SCALE: 1"=40'



WATTERS SOUTH ACREAGE

10133 NE FRISK DRIVE, POLK COUNTY, IOWA

PRELIMINARY PLAT

CEC

Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322

515.276.4884 • Fax: 515.276.7084 • mail@cecinc.com

DATE	REVISIONS	COMMENTS
JUNE 7, 2014	1	T-H-B-2014
JUNE 7, 2014	2	
JUNE 7, 2014	3	
JUNE 7, 2014	4	
JUNE 7, 2014	5	
JUNE 7, 2014	6	

DESIGNED BY: P.J.S.

DRAWN BY: J.D.S.

SHEET

2

OF 2

E-0145