

FINAL PLAT
WATTERS SOUTH ACREAGE
POLK COUNTY, IOWA

ROLL CALL Plan & Zoning Commission Ankeny, IA		
Date	October 7, 2019	
Ayes	5	Nays 0 Absent 3
APPROVED		
L. West		Chairperson
Patrick J. Shepard		Secretary

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 50021-4101
LAND SURVEYOR:	PATRICK J. SHEPARD, PLS
RETURN TO: COMPANY:	CIVIL ENGINEERING CONSULTANTS, INC. ATTN: PATRICK J. SHEPARD 2400 86TH STREET, SUITE 12 URBANDALE, IA 50322 PHONE: 515-276-4884

LEGEND

●	FOUND CORNERS
○	SET PROPERTY CORNER (5/8" I.R. W/ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
I.R.	IRON ROD
I.P.	IRON PIPE
BK. ???, PG. ????	COUNTY RECORDER'S INDEXING BOOK AND PAGE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
M.	MEASURED BEARING & DISTANCE
---	PROPERTY BOUNDARY
- - -	EXISTING LOT
- - -	CENTERLINE STREET
- - -	EASEMENT LINE
P.U.E.	PUBLIC UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
M.O.E.	MINIMUM OPENING ELEVATION
177	PROPERTY ADDRESS

DRAWING INDEX	
PAGE #	SHEET TITLE
1	COVER
2	FINAL 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.
- 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.
- 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 COST OF STREET LIGHT AND SIDEWALK INSTALLATION IF THE PROPERTY IS ANNEXED INTO THE CITY OF ANKENY.
- ACCESS TO LOT 1 SHALL ONLY BE PERMITTED ALONG NE FRISK DRIVE BETWEEN 65 FEET AND 270 FEET SOUTH OF THE NE CORNER OF THE LOT.

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.
- THE SANITARY SEWER SERVICE SHALL CONNECT TO THE 12" MAIN ALONG THE NORTH SIDE OF THE LOT. 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.

EXISTING WOODLANDS

MATURE 1.50 ACRES (A MINIMUM OF 75% OF TOTAL MATURE WOODLANDS SHALL BE PROTECTED)
YOUNG 0.35 ACRES.

SEE THE PRELIMINARY PLAT FOR THE LOCATION OF ONSITE WOODLANDS.

APPLICANT / PREPARED FOR:

MATTHEW WATTERS
10133 NE FRISK DRIVE
ANKENY, IOWA 50021-4101
PHONE: 515-246-8378

PROPERTY OWNERS:

MATTHEW & HOLLY A WATTERS
10133 NE FRISK DRIVE
ANKENY, IOWA 50021-4101

PROPERTY ADDRESS:

10046 NE FRISK DRIVE
ANKENY, IOWA 50021-4101

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 NW1/4 OF SECTION 18, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5th PM, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 11144, PAGE 466 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 19153C 0205F WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2014. 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 9-19-19 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1-2
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Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com



REVISIONS	COMMENTS
1	SEP. 5, 2014
2	
3	
4	
5	
6	

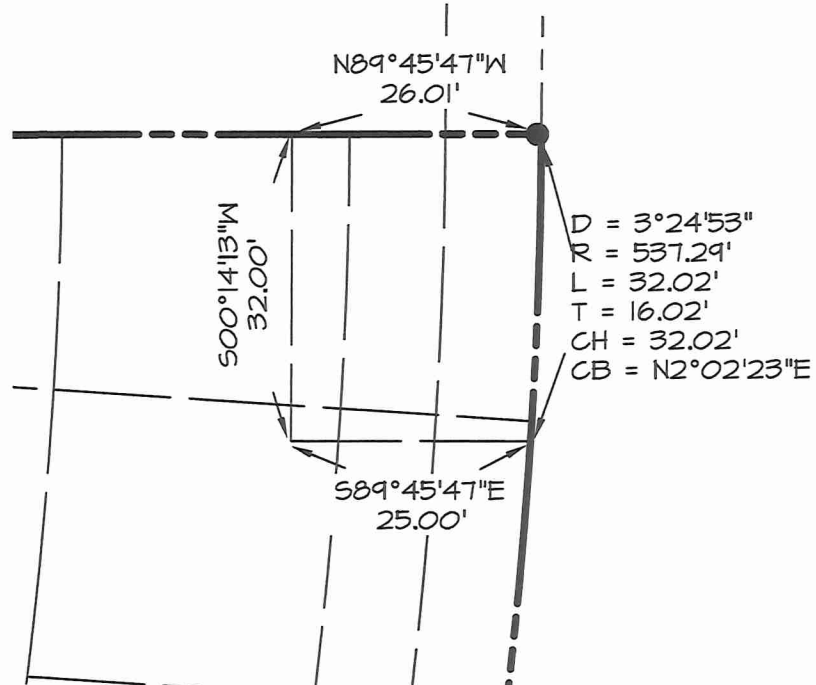
DATE: AUGUST 14, 2014
CITY OF ANKENY
SEP 19 2019
RECEIVED
DATE OF SURVEY: JUNE 7, 2014
DESIGNED BY: PJS
DRAWN BY: JDS

WATTERS SOUTH ACREAGE
10046 NE FRISK DRIVE, POLK COUNTY, IOWA

COVER

SHEET
OF 2

E-8145



PROPOSED STORM
SEWER EASEMENT DETAIL

SCALE: 1"=20'



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'



WATERS SOUTH ACREAGE		FINAL PLAT	
10046 NE FRISK DRIVE, POLK COUNTY, IOWA		SHEET 2 OF 2	
DATE: AUGUST 14, 2014		E-8145	
REVISIONS	COMMENTS		
1	SEP. 5, 2014		
2			
3			
4			
5			
6			
DATE OF SURVEY: JUNE 7, 2014			
DESIGNED BY: P.J.S.			
DRAWN BY: J.D.S.			

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CEC

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FINAL PLAT