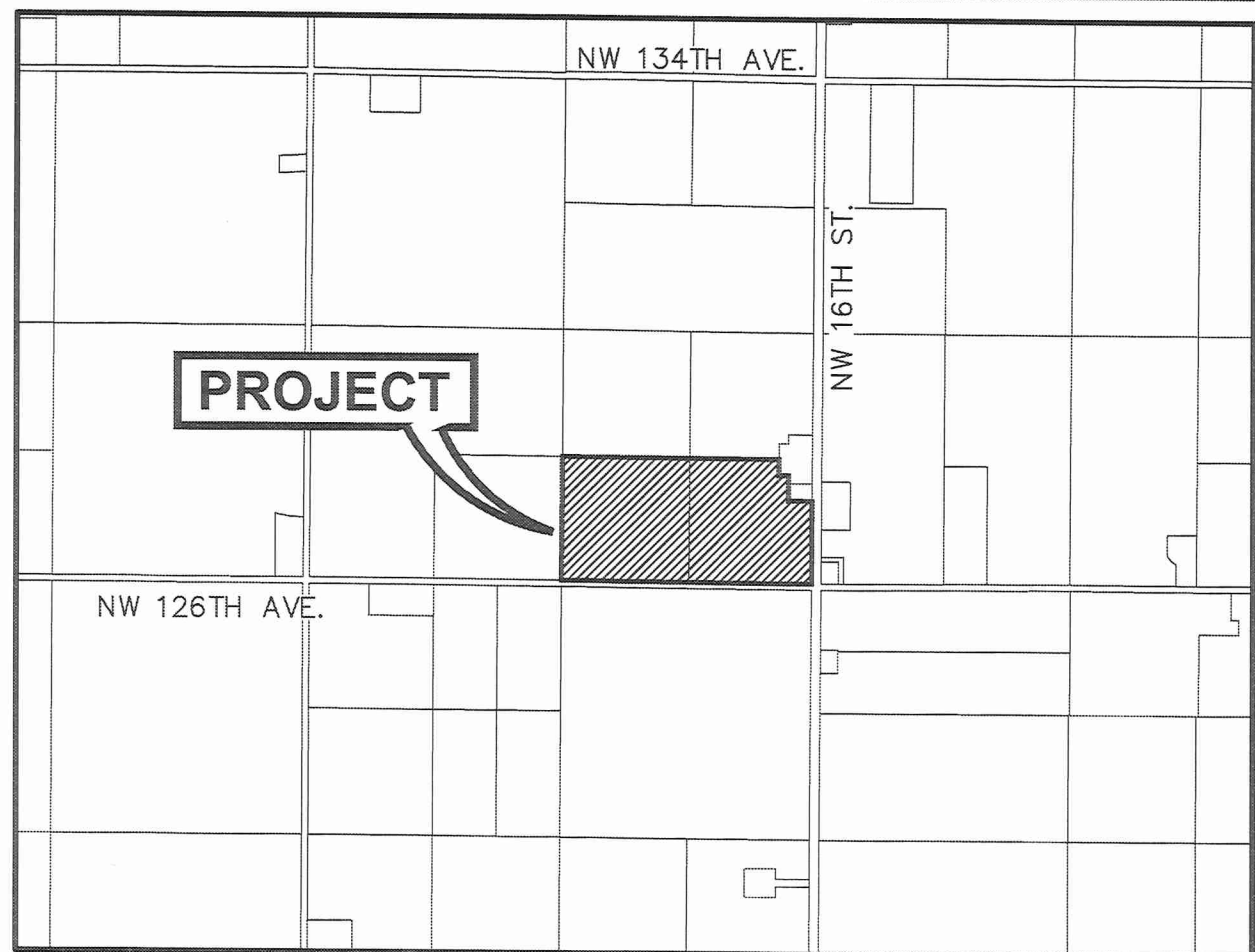


ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date May 5, 2020
Ayes 5, Nays 0, Abstain 1, Absent 1
APPROVED
Chairperson
Secretary

LINCOLN TOWNSHIP PLAT 1

MINOR PRELIMINARY PLAT

VICINITY MAP (1"=2000')



PLAT DESCRIPTION

A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89°51'50" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, 1333.04 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89°10'00" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 937.05 FEET; THENCE SOUTH 00°25'53" WEST, 165.00 FEET; THENCE SOUTH 89°34'34" EAST, 93.83 FEET; THENCE SOUTH 00°29'30" WEST ALONG THE WEST LINES OF PARCEL 'A' OF THE PLAT OF SURVEY RECORDED IN BOOK 7951 PAGE 189 AND PARCEL 2019-113 AND PARCEL 2019-114 OF THE PLAT OF SURVEY RECORDED IN BOOK 17373 PAGE 950, A DISTANCE OF 552.08 FEET TO THE SOUTHERLY CORNER OF SAID PARCEL 2019-114; THENCE SOUTH 89°30'30" EAST ALONG THE SOUTH LINE OF PARCEL 2019-114, A DISTANCE OF 252.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NW 16TH STREET; THENCE SOUTH 00°29'30" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 326.82 FEET; THENCE SOUTH 89°37'31" EAST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 17.00 FEET; THENCE SOUTH 00°29'30" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 172.00 FEET; THENCE NORTH 89°37'31" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 72.00 FEET TO THE NORTH RIGHT OF WAY LINE OF NW 126TH AVENUE; THENCE NORTH 89°37'31" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 2611.10 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°16'18" EAST ALONG SAID WEST LINE, 1290.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 73.08 ACRES (3,183,501 SQUARE FEET).

OWNER

MICHAEL AND BONNIE J. O'DOONAN
12662 NW 16TH STREET
SLATER, IA 50244
515 685-3385

DEVELOPER

HAROLD LANDE
14550 NE 22ND STREET
HUXLEY, IA 50124
515 597-2495

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
515 369-4400
SURVEYOR: MICHAEL BROONER

AREA SUMMARY

TOTAL AREA
LOT 1: 6.80 AC. (296,237 SF)
OUTLOT 'Z': 66.28 AC. (2,887,263 SF)
TOTAL 73.08 AC. (3,183,501 SF)

DWELLING UNITS

LOT 1: 1 (EXISTING)
OUTLOT 'Z': 1 (FUTURE)
TOTAL 2

BUILDABLE AREA

LOT 1: 2.55 ACRES
OUTLOT 'Z': 1.10 ACRES
TOTAL 3.65 ACRES

ZONING

AG - AGRICULTURAL DISTRICT

BULK REGULATIONS

(CLUSTER DEVELOPMENT OPTION SINGLE FAMILY REGULATIONS)
MINIMUM LOT SIZE: 40,000 SF
MINIMUM LOT WIDTH: 140'
FRONT SETBACK: 50'
SIDE SETBACK: 15'
REAR SETBACK: 50'
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM BUILDING COVERAGE: 15%

SITE ADDRESS (LOT 1)

12662 NW 16TH STREET
SLATER, IA 50244

DATE OF SURVEY

MARCH 23, 2020

UTILITY WARNING

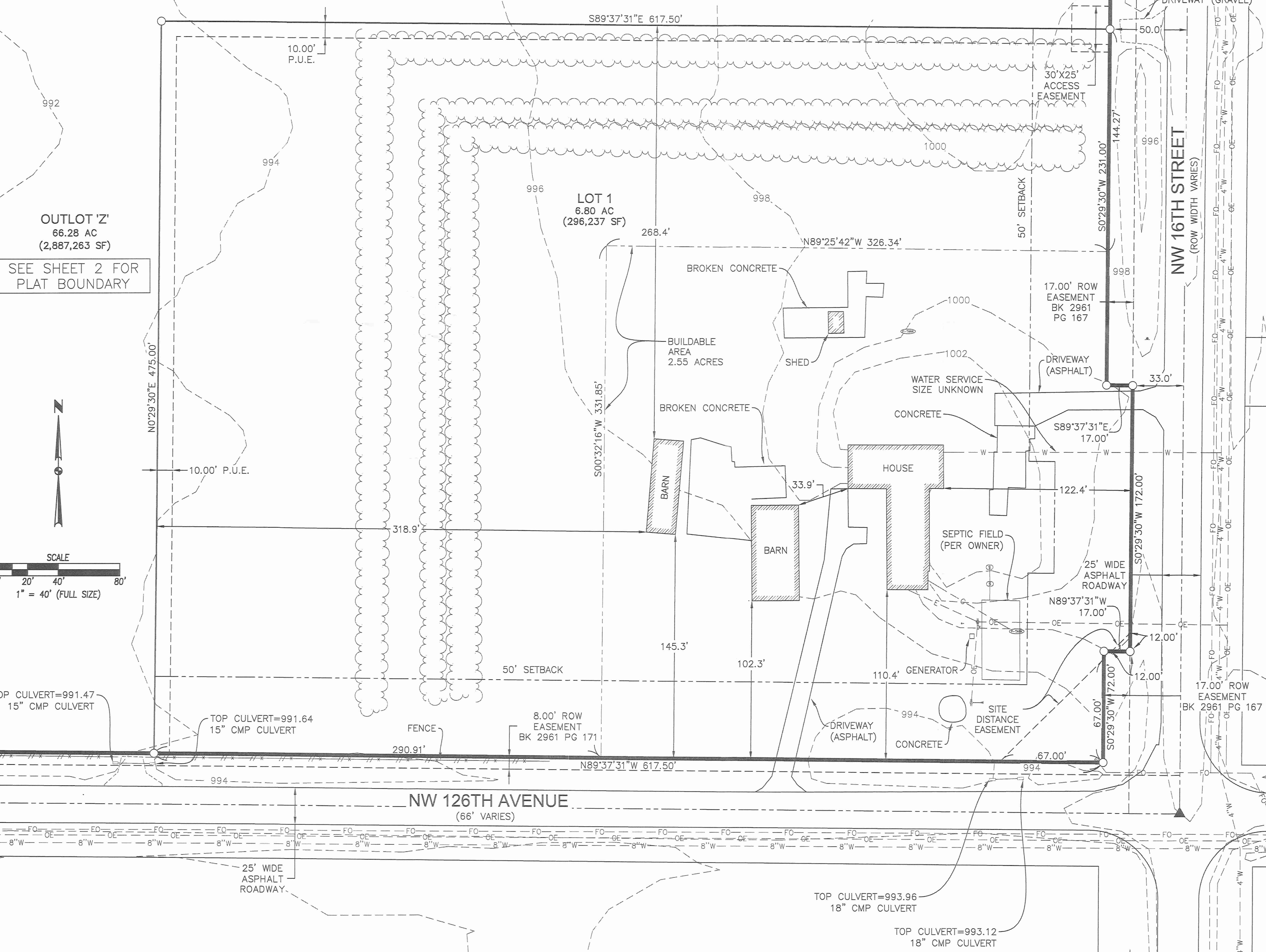
ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM MAPS AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED TO 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.
- MAINTENANCE OF ALL DRAINAGE EASEMENTS TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
- DUE TO SOIL TYPES, LIMITATIONS, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY AN ENGINEER.
- UTILITY SERVICE TO SUBDIVISION WILL BE AS FOLLOWS:
 - WATER: DES MOINES WATER WORKS
 - WASTEWATER TREATMENT: ON-SITE WASTEWATER TREATMENT SYSTEM
 - ELECTRIC - CONSUMERS ENERGY
- SUBJECT PROPERTY IS LOCATED IN UNSHADED ZONE 'X', AN AREA OF MINIMAL FLOODING, AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR POLK COUNTY, IOWA, COMMUNITY PANEL NUMBER 19153C0045F EFFECTIVE 2/1/2019.
- ANY ACCESS RESTRICTION MAY BE REVISED OR REMOVED BY THE POLK COUNTY PUBLIC WORKS DEPARTMENT.
- ANY NEW ENTRANCES OR MODIFICATIONS TO EXISTING ENTRANCES WILL REQUIRE A POLK COUNTY ENTRANCE PERMIT.
- ANY WORK IN THE ROW OTHER THAN FOR AN ENTRANCE SHALL REQUIRE A POLK COUNTY ROW GRANT PERMIT.
- PROPERTY IS SUBJECT TO SOUTHEAST POLK RURAL WATER DISTRICT BEING 32 FEET IN WIDTH CENTERED ON THE WATER PIPELINE AS CONSTRUCTED. WATERMAIN IS LOCATED ON THE EAST SIDE OF NW 16TH STREET WITH LOT 1 BEING BY A SERVICE CROSSING NW 16TH STREET.
- PROPERTY IS SUBJECT TO A 16.5 FOOT TELEPHONE EASEMENT TO PLACE BURIED CABLE WITHIN 66.5 FEET OF NW 16TH STREET CENTERLINE. THE EAST LINE OF SAID EASEMENT BEING 5 FEET EAST OF THE FIRST CABLE LAID. THE ONE-CALL SYSTEM SHOWED NO TELECOMMUNICATION LINES ON THE SUBJECT PROPERTY.
- STREET LIGHTS AND SIDEWALKS WILL BE THE RESPONSIBILITY OF THE OWNERS IF ANNEXED BY THE CITY OF ANKENY.
- IF LOT 1 IS REDEVELOPED IN THE FUTURE, APPROPRIATE RIGHT-OF-WAY ALONG NW 16TH STREET AND NW 126TH AVENUE WILL NEED TO BE DEEDED TO THE CITY AT THAT TIME.

LEGEND

FOUND	SET
SECTION CORNER AS NOTED	1/2" REBAR, YELLOW PLASTIC CAP #15980
(UNLESS OTHERWISE NOTED)	
MEASURED BEARING & DISTANCE	M R D
RECORDED BEARING & DISTANCE	M R D
DEEDED BEARING & DISTANCE	M R D
MINIMUM PROTECTION ELEVATION	MPE
PUBLIC UTILITY EASEMENT	P.U.E.
CENTERLINE	
SECTION LINE	
EASEMENT LINE	
TELEPHONE LINE	
CABLE TELEVISION LINE	
FIBER OPTICS LINE	
WATERMAIN	
STORM SEWER	
SANITARY SEWER	
STREET LIGHT	
DECIDUOUS TREE	
WOOD FENCE	
GAS LINE	
ELECTRIC LINE	
OVERHEAD ELECTRIC LINE	
GAS MANHOLE	
MONITORING WELLS	
FLARED END SECTION	
TRAFFIC SIGNAL CONTROL	
CLEANOUT	
GAS APPARATUS	
AIR CONDITIONER	
TELEPHONE PEDESTAL	
WATER VALVE	
FIRE HYDRANT	
ELECTRIC TRANSFORMER	
ELECTRIC METER BOARD	
MAIL BOX	
SIGN	
POWER POLE	
TELEVISION PEDESTAL	
SANITARY SEWER MANHOLE	
STORM SEWER MANHOLE	
ROUND STORM SEWER INTAKE	
STORM SEWER INTAKE	
FLAG POLE	
SPRINKLER BOX	
BUSH	
CONIFEROUS TREE	
OVERHEAD LIGHT	
HANDICAPPED PARKING	
ROOF DRAIN	
TRAFFIC LIGHT	
SEPTIC TANK	
YARD LIGHT	



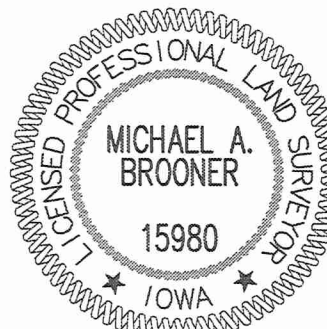
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. BROONER, P.L.S.

5-4-2020
DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1 AND 2



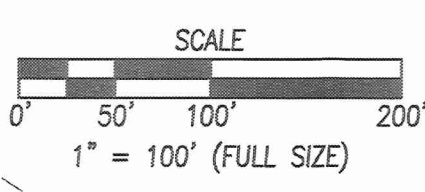
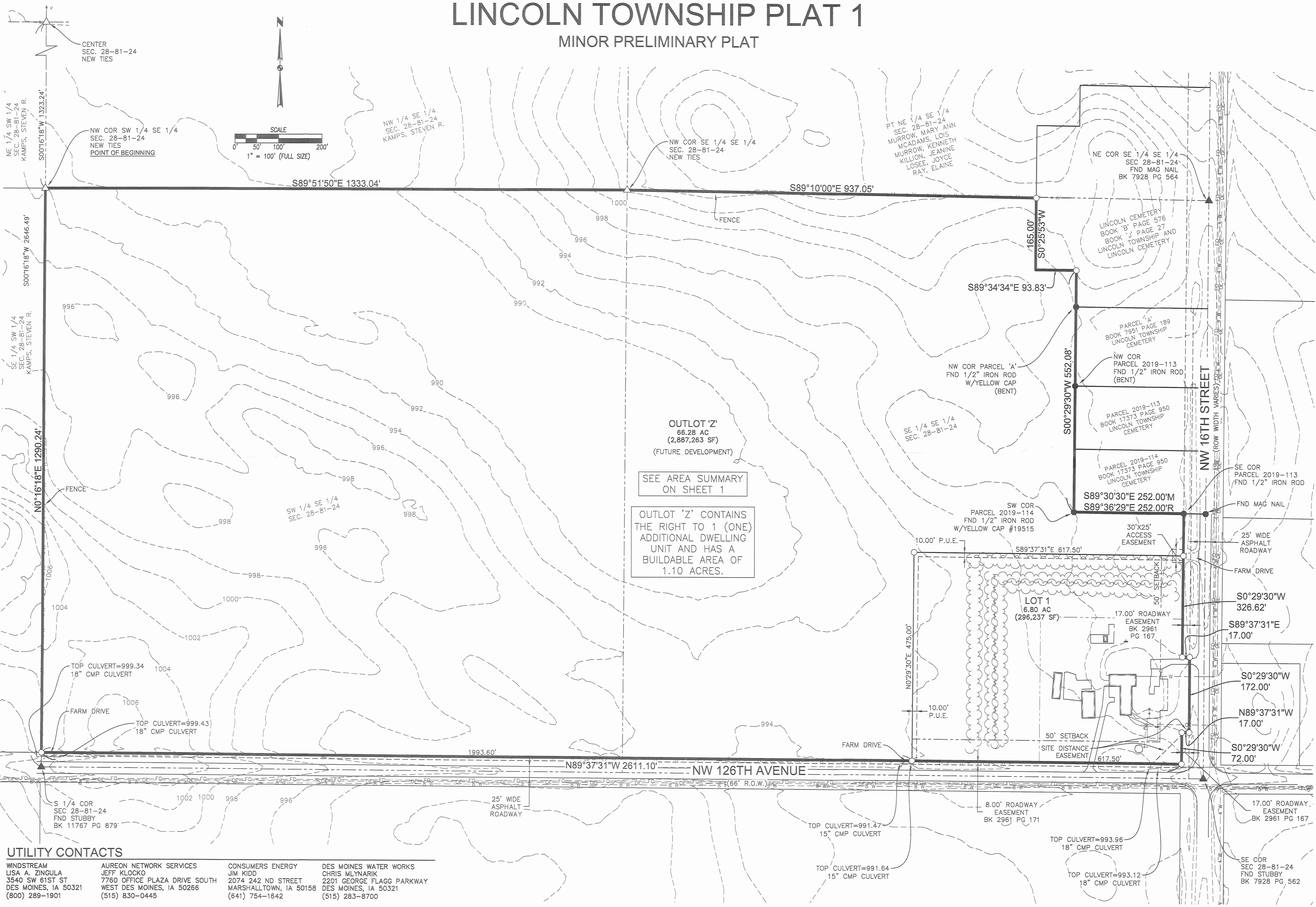
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410



LINCOLN TOWNSHIP PLAT 1
MINOR PRELIMINARY PLAT
POLK COUNTY, IOWA

LINCOLN TOWNSHIP PLAT 1

MINOR PRELIMINARY PLAT



UTILITY CONTACTS			
WINDSTREAM LISA A. ZINGULA 3540 SW 51ST ST DES MOINES, IA 50321 (800) 289-1901	AUREON NETWORK SERVICES JEFF KLOCKO 7760 OFFICE PLAZA DRIVE SOUTH WEST DES MOINES, IA 50266 (515) 830-0445	CONSUMERS ENERGY JIM KIDD 2074 242 ND STREET MARSHALLTOWN, IA 50158 (641) 754-1642	DES MOINES WATER WORKS CHRIS MLYNARIK 2201 GEORGE FLAGG PARKWAY DES MOINES, IA 50321 (515) 283-8700

DATE

REVISIONS

ADDED ROW NOTE

SECOND SUBMITTAL

PREPARED

3405 S.E. CROSSROADS DRIVE, SUITE G
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: TECH: EW REVIEW:

CIVIL DESIGN ADVANTAGE
POLK COUNTY, IOWA

LINCOLN TOWNSHIP PLAT 1
MINOR PRELIMINARY PLAT

2/2
2003.136