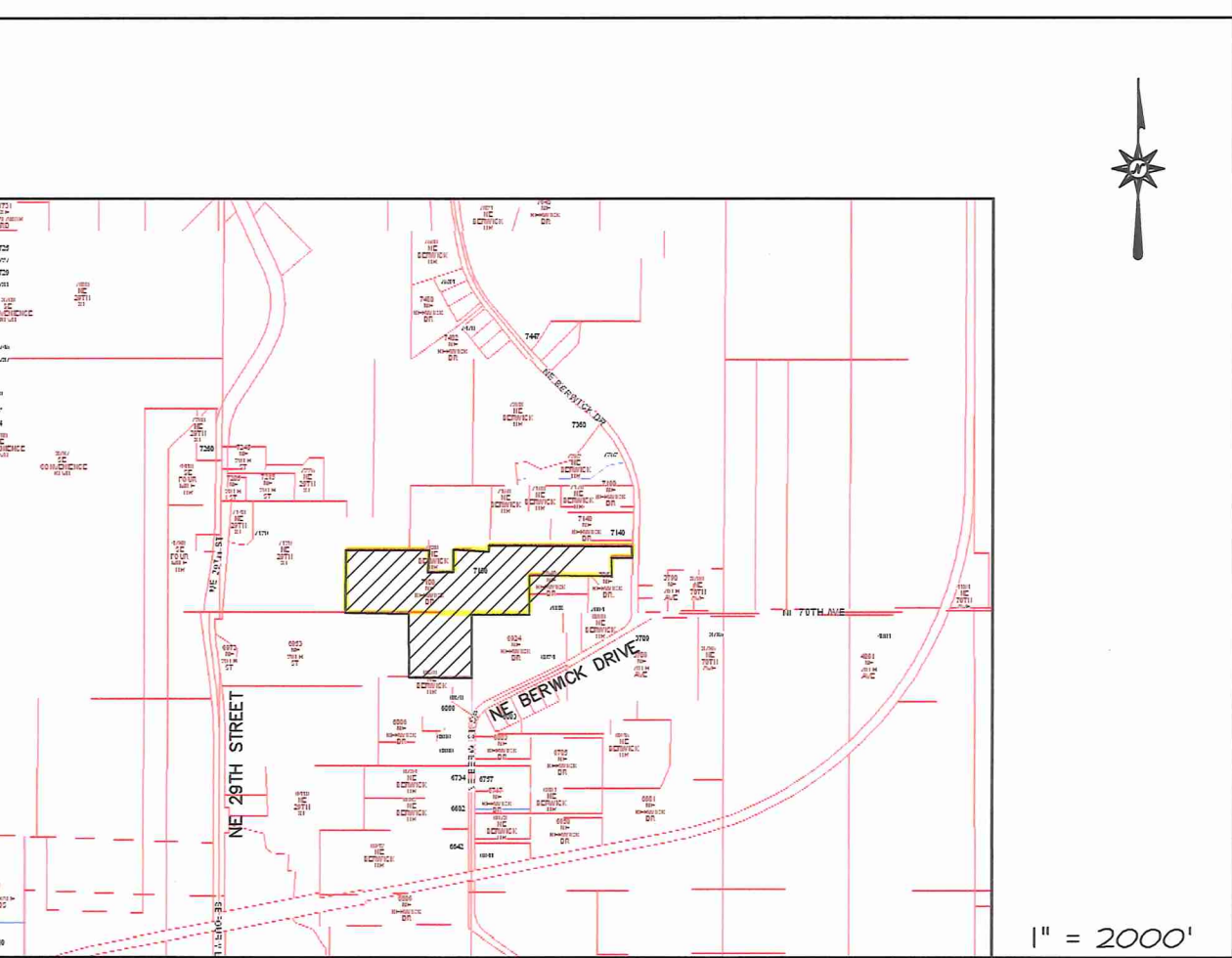


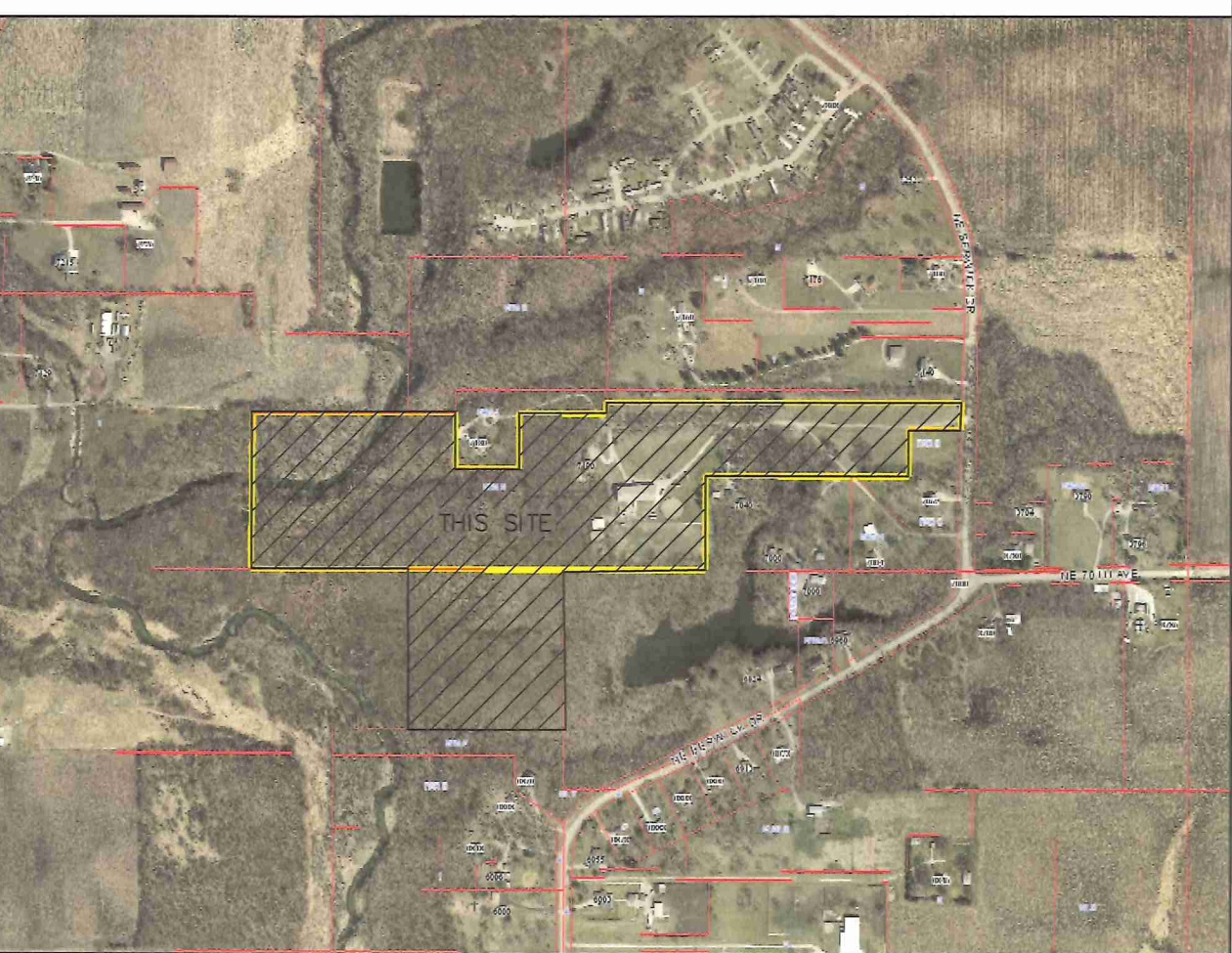
GENERAL NOTES

- 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 OF 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.
- ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNERS EXPENSE.
- 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.
- WOODLAND PROTECTION
  - MATURE WOODLAND AREAS SHALL BE PROTECTED OR MITIGATED AT A MINIMUM OF 75%.
  - YOUNG WOODLAND AREAS SHALL BE PROTECTED OR MITIGATED AT A MINIMUM OF 50%.
- DUE TO SOIL TYPES, LIMITATIONS AND DISTURBANCES, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY AN ENGINEER.
- SEPTIC SYSTEMS THAT WILL SERVE HANSEN PLAT I WILL REQUIRE SEPTIC SYSTEMS DESIGNED BY A LICENSED SOIL ENGINEER AND MUST MEET ALL SETBACK REQUIREMENTS ACCORDING TO CHAPTER 64 OF THE IAC INCLUDING FLOODPLAIN SETBACKS
- UTILITIES
  - WATER: PROVIDED BY DES MOINES WATER WORKS.
  - GAS/ELECTRIC: MIDAMERICAN ENERGY
  - SANITARY: PRIVATE ON-SITE WASTEWATER TREATMENT SYSTEM.
- 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.
- 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/DEVELOPER WILL BE RESPONSIBLE FOR STREET LIGHT AND SIDEWALK INSTALLATION IF THE PROPERTY IS ANNEXED.

VICINITY SKETCH



AERIAL PHOTO



PRELIMINARY PLAT  
HANSEN PLAT I

SHEET 1 OF 2



OWNER/DEVELOPER

DON & SHERRY HANSEN  
7100 NE BERWICK DRIVE  
ANKENY, IA 50021  
Phone #: (515) 250-6548  
Email: RockyCreek04@aol.com

ZONING

A6 TRANSITION

BULK REGULATIONS

| CLUSTER DEVELOPMENT OPTION |              |
|----------------------------|--------------|
| MINIMUM LOT SIZE           | 40,000 SQ FT |
| MINIMUM LOT WIDTH          | 140 FEET     |
| FRONT YARD SETBACK         | 50 FEET      |
| REAR YARD SETBACK          | 50 FEET      |
| SIDE YARD SETBACK          | 15 FEET      |
| MAXIMUM BUILDING HEIGHT    | 35 FEET      |
| MAXIMUM BUILDING COVERAGE  | 15 PERCENT   |

LEGAL DESCRIPTION

A part of the S ½ of the SE ¼ SW ¼ and a part of the S ½ SE ¼, all in Section 32, Township 80 North, Range 23, West of the 5<sup>th</sup> P.M., more particularly described as follows: Beginning at the S ¼ corner of Section 32, Township 80 North, Range 23 West of the 5<sup>th</sup> P.M., thence N 88°40'06" W along the South line of the SW ¼ of Section 32 for 645.22 feet; thence N 88°55'23" W along said South line for 671.41 feet to the SW corner of the S ½ SE ¼ SW ¼, thence N 01°35'03" E along the West line of said S ½ SE ¼ SW ¼ for 660.54 feet to the NW corner of said S ½ SE ¼ SW ¼; thence S 87°57'29" E along the North line of said S ½ SE ¼ SW ¼ for 670.18 feet to the SW corner of the NE ¼ SE ¼ SW ¼; thence S 89°56'10" E along said North line of the S ½ SE ¼ SW ¼ for 200.00 feet; thence S 00°10'50" W for 235.00 feet; thence S 89°56'10" E for 270.0 feet; thence N 00°10'50" E for 235.00 feet to said North line of the S ½ SE ¼ SW ¼; thence S 89°56'10" E along said north line for 172.21 feet to the NE corner of said S ½ SE ¼ SW ¼; thence S 89°56'10" E for 191.76 feet; thence N 02°24'21" E for 43.35 feet; thence S 89°18'51" E for 1502.02 feet to the West right-of-way line of N.E. Berwick Drive; thence S 02°24'42" W along said West R.O.W. for 316.63 feet to the North line of the South 400 feet of the SE ¼ of said Section 32; thence N 89°03'24" W along said North line for 1087.92 feet; thence S 01°12'02" W for 399.87 feet to the South line of said SE ¼; thence N 89°03'24" W along said South line for 600.00 feet to the Point of Beginning.

AND

That part of the NE ¼ NE ¼ NW ¼ of Section 5, Township 79 North, Range 23 West of the 5<sup>th</sup> P.M., more particularly described as follows: Beginning at the N ¼ Corner of Section 5, Township 79 North, Range 23 West of the 5<sup>th</sup> P.M.; thence S 00°36'22" W a distance of 649.26 feet; thence N 86°16'56" W, a distance of 646.79 feet; thence N 00°40'02" E, a distance of 622.24 feet; thence S 88°40'06" E, a distance of 645.22 feet, to the point of beginning. CONTAINING 45 ACRES, more or less.

CERTIFICATION

|  |                    |  |
|--|--------------------|--|
| I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE PLAT IS CORRECT AND ACCURATE, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF IOWA. LICENSE NUMBER: 13286. EXPIRATION DATE: DEC 31, 2020. PAGES COVERED BY THIS SEAL: 1 & 2. |                    |  |
| SIGNED: GREGORY L. ROSS  | DATE: P.L.S. 13286 |  |

Utility Providers

City of Pleasant Hill  
Streets & Utilities Division  
Mr. Gary Patterson  
5160 Maple Drive, Suite A  
Pleasant Hill, Iowa 50321  
(515) 262-4465 (office)  
(515) 208-5211 (cell)

Midacrom  
Mr. Chad Ernst  
2202 Ingersoll Avenue  
Des Moines, Iowa 50312  
(515) 244-2351 (Mobile)  
(515) 244-2213 (office)  
(515) 246-2234 (fax)

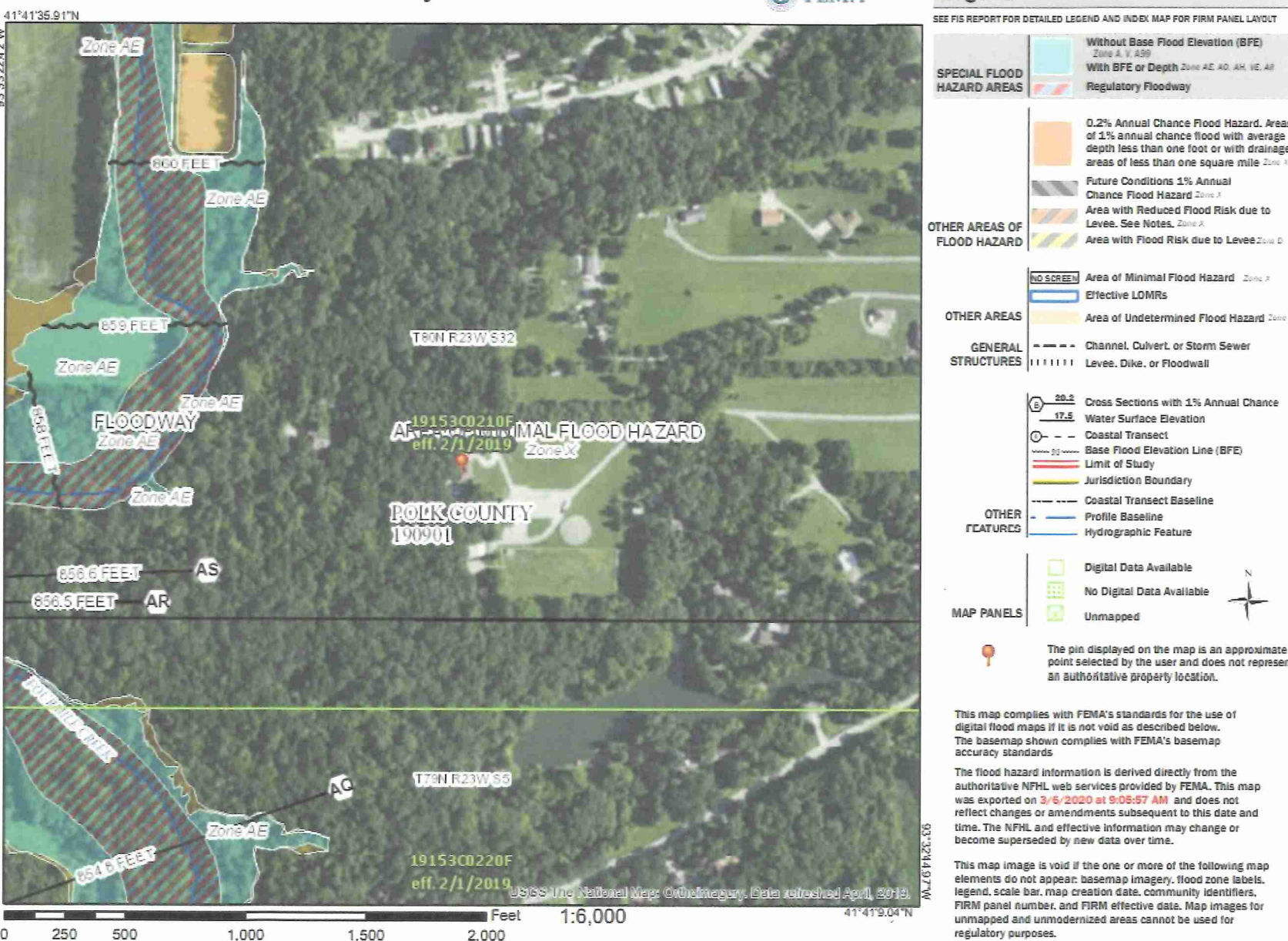
Midamerican Energy  
Electric Transmission  
Mr. Steve Harrison, P.E.  
3500 104th Street  
Urbandale, IA 50322  
(515) 252-6550 (off. line)  
(515) 252-6540 (fax)  
sharrison@midamerican.com

Des Moines Water Works  
Mr. Bryan Polpeter  
2201 George Floyd Parkway  
Des Moines, Iowa 50321  
(515) 523-6204 (office)  
bpolpeter@dmww.com

Midamerican Energy  
Mr. Chuck Wellman  
200 SE 2nd Street  
Des Moines, Iowa 50304  
(515) 242-3479 (office)  
cwellman@midamerican.com

Quest Communications  
Mr. Brent Carlston  
2103 E. University  
Des Moines, Iowa 50317  
(515) 263-1304 (office)  
(515) 252-6468 (fax)  
jdsheperd@midamerican.com

National Flood Hazard Layer FIRMette



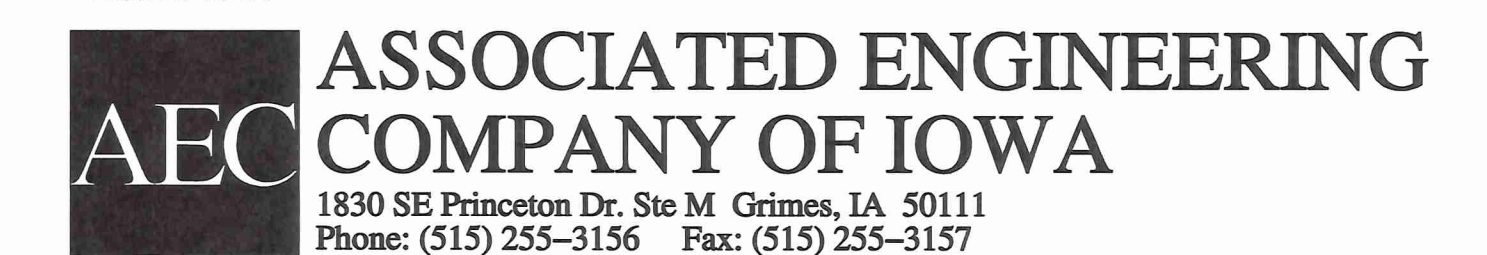
| REVISIONS  | 1ST SUBMITTAL DATE |
|------------|--------------------|
| 03-20-2020 | COUNTY COMMENTS    |
| 04-03-2020 |                    |

**ASSOCIATED ENGINEERING COMPANY OF IOWA**  
1830 SE Princeton Dr. Ste M Grimes, IA 50111  
Phone: (515) 255-3156 Fax: (515) 255-3157

PROJECT #: 205544  
FIRST SUBMITTAL DATE:



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PROJECT #: 208544  
FIRST SUBMITTAL DATE: