

FINAL PLAT AUTUMN RIDGE PLAT 2 POLK COUNTY, IOWA SHEET 1 of 1

OWNER / APPLICANT
M&R, LLC
5000 WESTOWN PARKWAY, SUITE 400
WEST DES MOINES, IA 50266
PH. 515-276-4000
CONTACT: MS. AIMEE STAUDT

LEGAL DESCRIPTION

ALL OF OUTLOT 'Z', AUTUMN RIDGE PLAT 1, AN OFFICIAL PLAT, POLK COUNTY, IOWA.
TOTAL ACREAGE = 20.110 ACRES

ZONING

LDR - LOW DENSITY RESIDENTIAL

ZONING REQUIREMENTS

LDR MINIMUM REQUIREMENTS
AREA - 12,000 S.F. (ONE FAMILY)
WIDTH - 75' MIN. (6' SETBACK LINE)
FRONT YARD SETBACK - 35'
SIDE YARD SETBACK - 10'
REAR YARD SETBACK - 35'
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM BUILDING COVERAGE - 30%

AREA

0.75/10 SQ. FT / 20.110 ACRES

SETBACKS

FRONT YARD SETBACK - 35'
SIDE YARD SETBACK - 10'
REAR YARD SETBACK - 35'

NOTES:

- LOT 'A' TO BE DEEDED TO POLK COUNTY, IOWA FOR STREET PURPOSES.
- THIS PLAT IS NOT WITHIN A FLOOD PLAIN AS DETERMINED BY FEMA MAP # 190401 0103-C, REVISED NOVEMBER 19, 1992.
- STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE POLK COUNTY SUBDIVISION ORDINANCE.
- POLK COUNTY DOES NOT REQUIRE OR ISSUE PERMITS FOR SIDEWALK AND DOES NOT ACCEPT THE LIABILITY AND/OR RESPONSIBILITY FOR THE CONSTRUCTION, PLACEMENT, REPAIR OR MAINTENANCE THEREOF OF ANY STREET SIDEWALK INSTALLED IN THE PLAT BY ANY HOMEOWNER.
- IF IN THE FUTURE THIS PROJECT IS ANNEXED INTO THE CITY OF ANKENY, THE RESIDENTS OF THIS PLAT SHALL BE RESPONSIBLE FOR STREET LIGHT INSTALLATION.
- ALL MAILBOXES LOCATED WITHIN POLK COUNTY ROAD RIGHT-OF-WAY MUST BE OF BREAKAWAY DESIGN.
- ACCESS TO EACH LOT IS RESTRICTED TO THE PUBLIC STREETS IDENTIFIED AS LOT 'A'.
- MAINTENANCE OF ALL DRAINAGE EASEMENTS SHALL 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.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR RECONSTRUCTED BY THE PROPERTY OWNER.
- AFTER THE ROAD IS CONSTRUCTED, ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
- THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE DETENTION BASINS AND DETENTION OUTLET FACILITIES.
- THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STORM SEWERS.
- THERE ARE ACCESS EASEMENTS NOTED ON THIS PLAT FOR THE HOMEOWNER'S ASSOCIATION TO ACCESS THE DETENTION BASIN FACILITIES FOR MAINTENANCE PURPOSES.
- THE PLAT BOUNDARY AND ALL LOTS MEET THE CODE OF IOWA CLOSURE REQUIREMENTS.

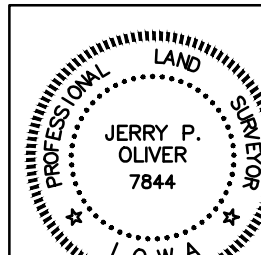
FLOOD ZONE DESIGNATION

ZONE 'X'
FEMA FLOOD INSURANCE RATE MAP,
PANEL 190401-0103-C REVISED NOVEMBER 19, 1992

LEGEND

- PLAT BOUNDARY
- LOT LINES
- SECTION LINES
- CENTERLINE
- SECTION CORNER
- FOUND CORNER W/ 5/8" I.R. WYELLOW CAP #1844
- SET CORNER W/ 5/8" I.R. WYELLOW CAP #1844
- I.R. IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- P. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- (234) ADDRESS
- B.S.L. BUILDINGS SETBACK LINE
- M.O.E. MINIMUM OPENING ELEVATION

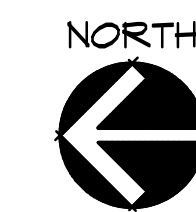
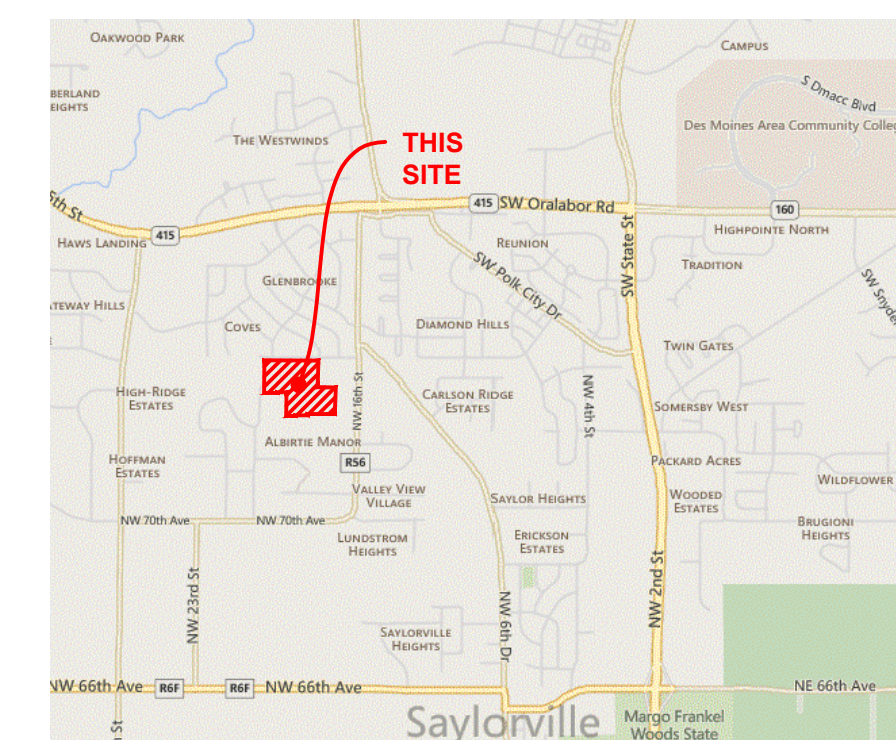
CERTIFICATION



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.

JERRY P. OLIVER, IOWA REG. NO. 7844 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016 PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	42°30'53"	33.00'	24.56'	12.88'	24.00'	N21°02'24"W
C2	52°25'34"	51.00'	52.16'	28.26'	50.36'	N16°09'06"W
C3	45°26'01"	51.00'	45.20'	23.86'	44.02'	N32°46'44"E
C4	53°5'10"	51.00'	53.58'	28.45'	51.63'	N82°25'23"E
C5	23°36'35"	51.00'	23.44'	11.91'	23.32'	S58°50'41"E
C6	42°40'34"	33.00'	24.58'	12.84'	24.02'	S68°22'43"E
C7	40°00'00"	33.00'	51.84'	33.00'	46.61'	S45°16'57"W
C8	40°00'00"	63.00'	48.96'	63.00'	84.10'	S45°16'57"W



SCALE: 1"=200'
WHEN PRINTED ON
11"x17" SHEET
22"x34" SHEET
SCALE: 1"=100'
0' 100' 200'

Civil Engineering Consultants, Inc.

2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 mail@cecinc.com

DATE: DECEMBER 16, 2015

COMMENTS:

REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

DATE OF SURVEY: JFO

DESIGNED BY: JFO

DRAWN BY: KEH

AUTUMN RIDGE PLAT 2

POLK COUNTY, IOWA

FINAL PLAT

SHEET 01 OF 01

E-7234

