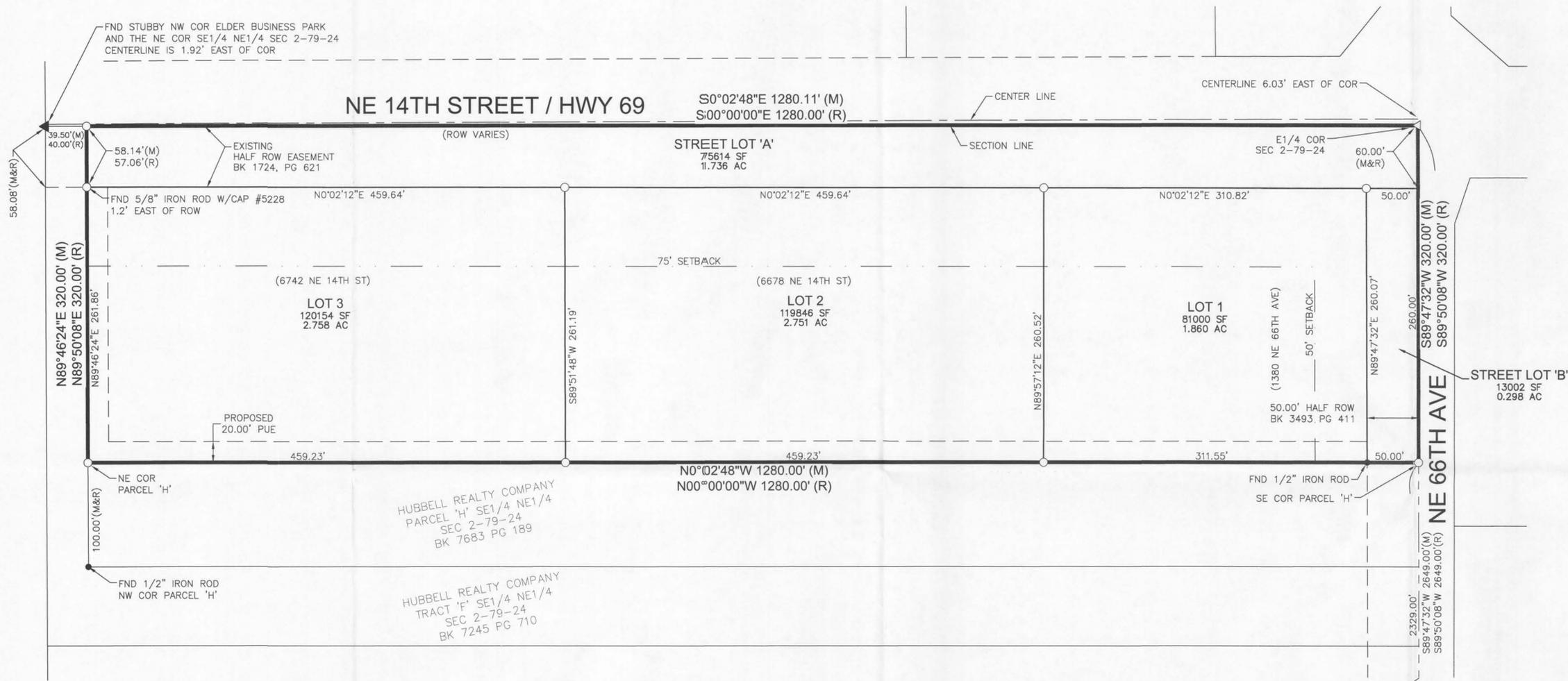


HOUGHTON ACRES

FINAL PLAT

DATE	REVISIONS
10/05/16	
09/16/16	



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



RECEIVED
OCT - 6 2016
CITY OF ANKENY

OWNER
HOUGHTON PROPERTIES LLC
12814 CARDINAL LANE
URBANDALE, IA 50323-2154
CONTACT: JACK HOUGHTON
PH. (515) 253-0192

ADDRESS:
1380 NE 66TH AVE
DES MOINES, IA 50313

DATE OF SURVEY:
NOVEMBER 14, 2015

APPLICANT
KRAUSE HOLDINGS, INC.
6400 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
CONTACT: JOEL HUSTON
PH. (515) 226-0128

BULK REGULATIONS:
FRONT SETBACK-NE 14TH STREET: 75'
FRONT SETBACK-NE 66TH AVENUE: 50'
REAR SETBACK: 30'
SIDE SETBACK: 30'
PERIPHERAL SETBACK: 15' MIN.

ENGINEER/ SURVEYOR
CIVIL DESIGN ADVANTAGE, LLC
CONTACT: KEITH WEGGEN
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

PLAT DESCRIPTION:
THE EAST 15 ACRES OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT PARCELS "F" AND "H" OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 2, AS DESCRIBED IN THE PLATS OF SURVEY FILED AUGUST 16, 1995 IN BOOK 7245, PAGE 710 AND JULY 22, 1997, IN BOOK 7683 PAGE 189.

FEMA DESIGNATION:
SUBJECT PROPERTY IS LOCATED IN UNSHADED ZONE X AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER: 1909010104C WITH A MAP REVISED DATE OF NOVEMBER 18, 1992 AND FLOOD INSURANCE RATE MAP NUMBER: 1909010115D WITH A MAP REVISED DATE OF JULY 19, 2000.

PROJECT AREA:
9.40 ACRES (409,616 SF)

- NOTES:**
- ALL SERVICES TO 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.
 - ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
 - EACH LOT WILL HAVE ON-SITE STORM WATER DETENTION FACILITIES.
 - ALL MAILBOXES LOCATED WITHIN THE POLK COUNTY RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
 - ACCESS TO NE 14TH STREET MUST BE APPROVED BY THE IOWA DEPARTMENT OF TRANSPORTATION.
 - UTILITY SERVICE PROVIDERS FOR PROPOSED SUBDIVISION:
 - A. WATER: DES MOINES WATER WORKS
 - B. WASTE WATER TREATMENT: ON-SITE WASTEWATER TREATMENT SYSTEM
 - C. ELECTRIC: MIDAMERICAN
 - D. GAS: MIDAMERICAN
 - E. STORM SEWER: POLK COUNTY
 - F. TELEPHONE: CENTURYLINK
 - STREET LIGHTS AND SIDEWALKS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS IF ANNEXED BY THE CITY OF ANKENY.

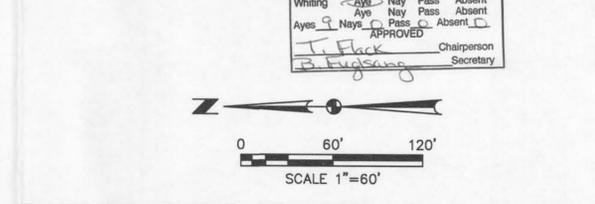
LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	●	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	▲	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	

ROLL CALL
Plan & Zoning Commission
Ankeny, IA

Name	Aye	Nay	Pass	Absent
Delo				
Anderson				
Ender				
Flack				
Houlihan				
Hunter				
Osdon				
Ripper				
West				
Whiting				
Ayes				
Nays				
Pass				
Absent				

APPROVED: _____
Chairperson
Secretary



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.

PRELIMINARY
NOT FOR CONSTRUCTION

MICHAEL D. GEE, P.L.S.
16747
DATE: 7-30-15

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

HOUGHTON ACRES
FINAL PLAT
1510.551

FILE: H:\2015\1510551\FINAL PLAT.DWG
COMMENTS: 4.37 PM
DATE: 10/27/2016
DRAWN BY: MICHAEL GEE
CHECKED BY: MICHAEL GEE