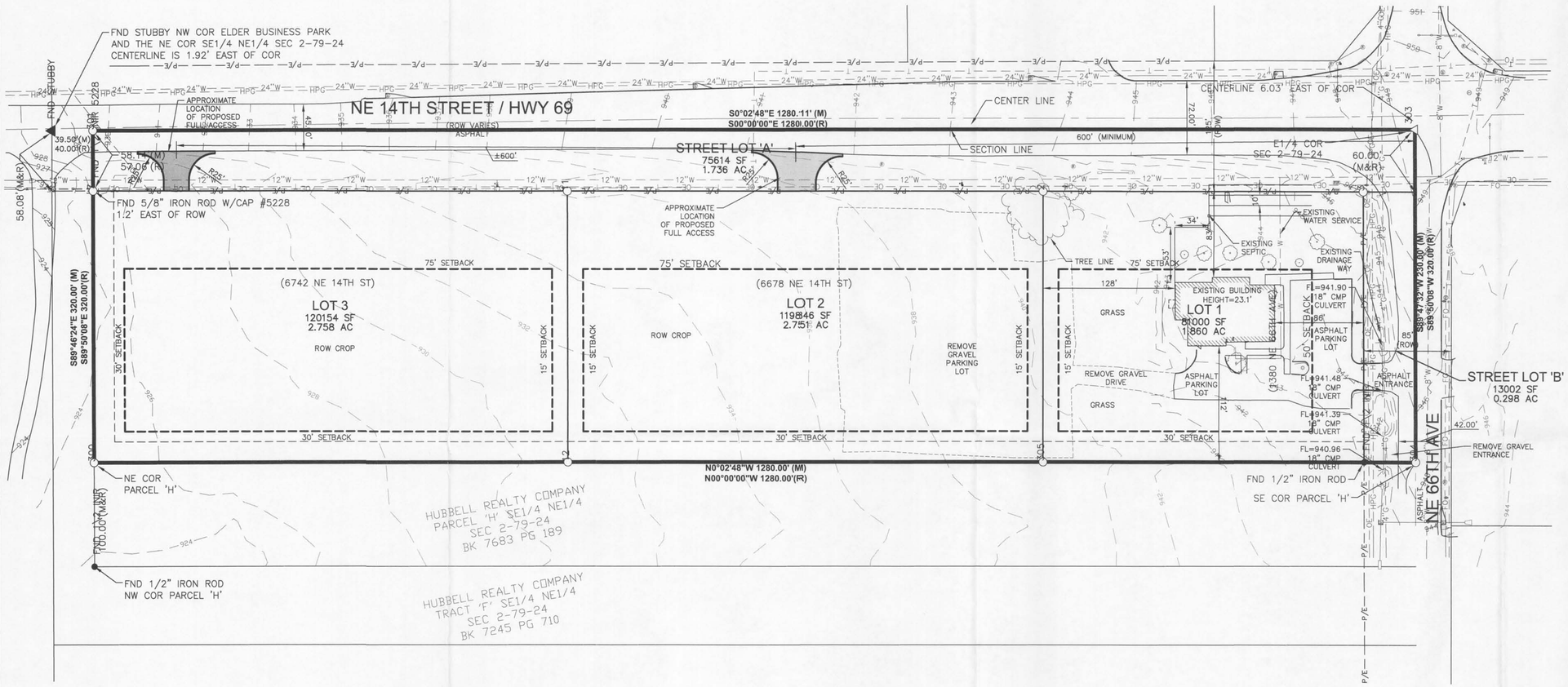
HOUGHTON ACRES

PRELIMINARY PLAT



GENERAL NOTES

1. ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
2. POST-DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES (OR PROPERTY.
3. ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
4. EACH LOT WILL HAVE ON-SITE STORM WATER DETENTION FACILITIES.
5. ALL MAILBOXES LOCATED WITHIN THE POLK COUNTY RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
6. ACCESS TO NE 14TH :STREET MUST BE APPROVED BY THE IOWA DEPARTMENT OF TRANSPORTATION.
7. ROAD LOT A WILL BE DEEDED TO THE STATE OF IOWA FOR ROADWAY PURPOSES.
8. ROAD LOT B WILL BE DEEDED TO POLK COUNTY FOR ROADWAY PURPOSES.
9. UTILITY SERVICE PROVIDERS FOR PROPOSED SUBDIVISION:
   A. WATER: DES MOINES WATER WORKS
   B. WASTE WATER TRIEATMENT: ON-SITE WASTEWATER TREATMENT SYSTEM
   C. ELECTRIC: MIDAMERICAN
   D. GAS: MIDAMERICAN
   E. STORM SEWER: POLK COUNTY
   F. TELEPHONE: CENTURYLINK
10. STREET LIGHTS AND SIDEWALKS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS IF ANNEXED BY THE CITY OF ANKENY.

REVISIONS	DATE
SUBMITTAL #2	10/05/16
SUBMITTAL #1	9/16/16

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

HOUGHTON ACRES
PRELIMINARY PLAT
POLK COUNTY, IOWA

RECEIVED
OCT - 6 2016
CITY OF ANKENY

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date October 18, 2016

Anderson	Aye	Nay	Pass	Absent
Ender	Aye	Nay	Pass	Absent
Flack	Aye	Nay	Pass	Absent
Houlihan	Aye	Nay	Pass	Absent
Hunter	Aye	Nay	Pass	Absent
Odson	Aye	Nay	Pass	Absent
Ripper	Aye	Nay	Pass	Absent
West	Aye	Nay	Pass	Absent
Whiting	Aye	Nay	Pass	Absent
	Aye	Nay	Pass	Absent

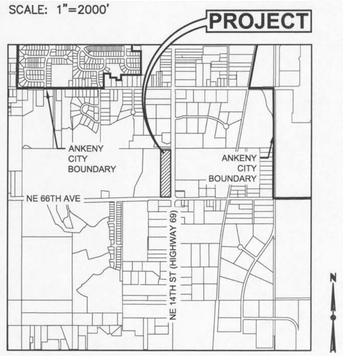
Ayes 9 Nays 0 Pass 0 Absent 0
APPROVED
T. Flack Chairperson
B. Engbrung Secretary

N

SCALE 1"=60'
0 60 120

VICINITY MAP:

SCALE: 1"=2000'



OWNER:

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

APPLICANT:

KRAUSE HOLDING L.C.
6400 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PH: (515) 226-0128

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

ADDRESS:

1380 NE 66TH AVE
DES MOINES, IA 50313
SECTION 2, TOWNSHIP 79N, RANGE 24 W

ZONING:

GC-GENERAL COMMERCIAL DISTRICT

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.

TOTAL AREA: 9.40 ACRES

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.

DATE OF SURVEY:

NOVEMBER 14, 2015

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #15980 (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		
TELEPHONE LINE	T	
CABLE TELEVISION LINE	TV	
FIBER OPTICS LINE	FO	
WATERMAIN	W	
STORM SEWER	ST	
SANITARY SEWER	S	
GAS LINE	G	
ELECTRIC LINE	E	
OVERHEAD ELECTRIC LINE	OE	
GAS MANHOLE	G	
FLARED END SECTION		
TRAFFIC SIGNAL CONTROL	TR	
STREET LIGHT		
DECIDUOUS TREE		

GAS APPARATUS	P-TANK
AIR CONDITIONER	AC
TELEPHONE PEDESTAL	T
WATER VALVE	W
FIRE HYDRANT	H
ELECTRIC TRANSFORMER	E
ELECTRIC METER BOARD	E
MAIL BOX	M
SIGN	
POWER POLE	
TELEVISION PEDESTAL	TV
SANITARY SEWER MANHOLE	S
STORM SEWER MANHOLE	ST
ROUND STORM SEWER INTAKE	
STORM SEWER INTAKE	
FLAG POLE	
BUSH	
CONIFEROUS TREE	
OVERHEAD LIGHT	
TRAFFIC LIGHT	
SEPTIC TANK	S

LICENSED PROFESSIONAL LAND SURVEYOR MICHAEL D. LEE 16747 IOWA

PRELIMINARY NOT FOR CONSTRUCTION

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 D. LEE, P.L.S. DATE

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

FILE: H:\1510\1510551\DWG\1510551-PRELIMINARY PLAT.DWG
FILE DATE: 10/5/16 DATE PLOTTED: 10/5/2016 4:38 PM COMMENT:
PLOTTED BY: NICOLE NEAL TECH: ENG: