



Cory Acres Plat 3 – Major Preliminary Plat

Applicants: William Dunbar Jr. Revocable Trust (Property Owner)
Michael Brooner, Civil Design Advantage (Surveyor)

Request: Preliminary Plat Approval of a Major Subdivision Plat

Legal Description: Lot 1 Cory Acres Plat 1, except Parcel A of Book 12078 Page 215, Section 36, Township 81 North, Range 23 West of the 5th P.M. (Elkhart Township).

General Location: The subject property is located on the east side of NE 64th street approximately 330 feet south of the intersection of NE 126th avenue and NE 64th street, within the NW ¼ of the NW ¼ of Section 36, Elkhart Township. (*Attachment 'A'*)

Existing Zoning: “ER” Estate Residential District

Surrounding Zoning:

- North:** “ER” Estate Residential District
- South:** “ER” Estate Residential District
- East:** “AG” Agricultural District
- West:** “ER” Estate Residential District

GENERAL COMMENTS:

This preliminary plat (*Attachment 'B'*) proposes five (5) single family residential lots on approximately 18.86 acres zoned “ER” Estate Residential District. The subject property has approximately 987 feet of frontage to the west along NE 64th Street and approximately 144 feet of frontage along NE 66th Street to the east. The property is primarily dedicated to row crop production with some areas of natural resources and it contains no existing structures or dwelling units. Ground adjacent to the north and south is zoned “ER” Estate Residential District and contains existing single-family dwellings. Ground adjacent to the west is zoned “ER” Estate Residential that contains existing single-family dwellings and an area zoned “AG” Agricultural District that is being used for row crop production. The area to the east is zoned “AG” Agricultural District and is being used for row crop production.

The proposed subdivision will create five (5) lots in total with four (4) single-family lots that have frontage along NE 64th Street to the west and one (1) single family lot that has frontage along NE 66th Street to the east. Lot 1 is 6.39 acres in size with 639 feet of frontage along NE 64th Street. Lot 1 contains most of natural resources present on the subject property, including a pond located within a Surface Water Flowage & Pond Easement and a drainageway contained within a Drainage

Easement. Lot 2 and Lot 3 are 3 acres in size and share a rear property line, with Lot 2 having 144 feet of frontage along NE 66th Street and Lot 3 having 225 feet of frontage along NE 64th Street. Lot 4 and Lot 5 are both 3.24 acres in size and both have 225 feet of frontage along NE 64th Street. All five (5) lots meet the 225-foot minimum lot width and 3-acre minimum size requirement for properties within the “ER” Estate Residential District. The minimum setbacks for all five (5) lots will be a 75-foot front/rear yard setback and 25-foot side yard setback.

Utilities/Natural Resources:

The subject property is primarily used in row crop production. Proposed Lot 1 will contain the existing pond, freshwater emergent wetland, and drainageway and each have been identified with appropriate protection easements. Additionally, the existing mature trees on Lot 1 and Lot 2 will be placed within a protection easement. The site topography is relatively flat over the majority of the property ranging between 900 feet and 925 feet. The areas along the drainageway and pond on Lot 1 contain steeper elevation changes and elevations as low as 896 feet. The subject property contains no mapped floodplain.

Water service is provided to each lot by a 4-inch Des Moines Water Works water main along the west side of NE 64th Street and a 4-inch main located on the west side of NE 66th Street. Sanitary sewer service is not available in this area of Polk County. For each lot a private septic system will need to be designed and installed at the expense of the lot owner at the time of future home construction. Consumers Energy provides electrical service in the area. NE 64th Street and NE 66th Street are two-lane local roadways maintained by Polk County. The future driveway access for Lot 2 will be restricted to the north half of frontage along NE 66th Street to meet sight distance requirements.

STAFF REVIEW:

Staff has reviewed this plat for compliance with the Polk County Zoning and Subdivision Ordinances as a major subdivision plat submittal. The plat is considered a major subdivision because the proposed five (5) lots will constitute additional divisions after five (5) total divisions within the larger aliquot part. Lot density, dimensions, frontage, and access have been reviewed, and meet all Polk County Zoning and Subdivision Requirements. Additionally, staff has interpreted that no waiver is required to the Subdivision Ordinance block length standard, which requires a public roadway extension to serve new lots for a major plat when there is no existing roadway(s) along the frontage for 1,320 feet or one quarter (¼) of a mile. The subject property has frontage and is located between (2) existing public streets, and there are multiple existing public streets within a quarter mile of the subject property both along NE 64th Street to west and NE 66th Street to the east. Furthermore, no remnant land would be left inaccessible or landlocked by this subdivision. Following the Zoning Commission’s recommendation, and addressing remaining staff comments, the applicants may forward the preliminary plat and recommendation to the Board of Supervisors for their consideration and approval. If approved by the Board of Supervisors a final plat and required legal documents may be prepared and submitted for the County’s review, final approval and recording. At this stage, the Commission’s recommendation would affirm, deny, or amend the overall plat layout.

The subject property lies within the two-mile review jurisdiction of the City of Elkhart and the City Council has reviewed and approved the preliminary plat.

RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of Cory Acres Plat 3.

Cory Acres Plat 3
Major Preliminary Plat

PLAT INFORMATION: This subdivision plat proposes five (5) single-family residential lots on approximately 18.86 acres zoned “ER” Estate Residential District. The subject property is located approximately 330-feet south of the intersection of NE 126th Avenue and NE 64th street, within Section 36 of Elkhart Township.

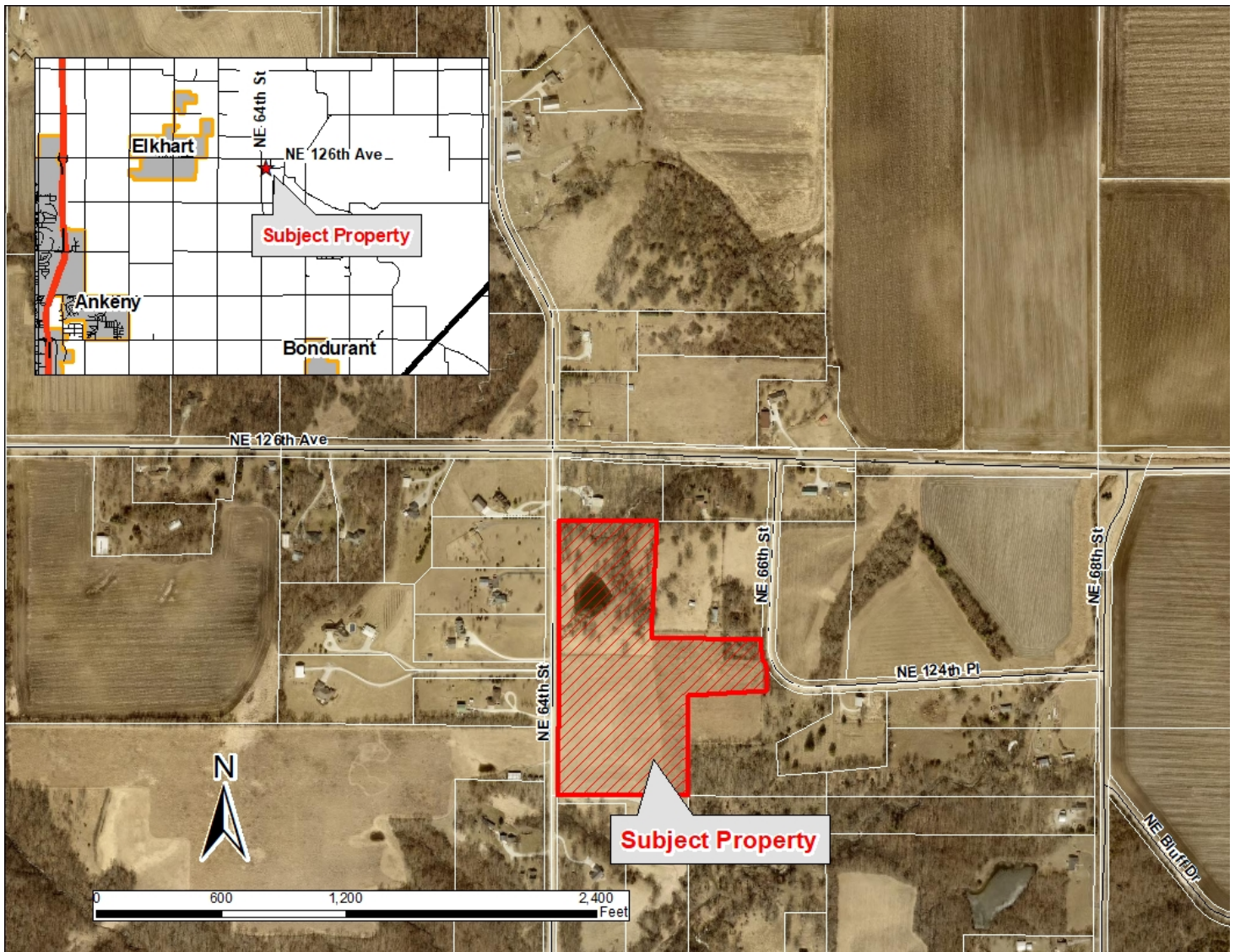
SEWER: Individual Septic Systems

WATER: Des Moines Water Works (DMWW)

TOWNSHIP: Elkhart

OWNER & DEVELOPER: William Dunbar Jr. (property owner)

Vicinity Map:



CORY ACRES PLAT 3

MAJOR PRELIMINARY PLAT

Attachment 'B'

INDEX LEGEND
 LOCATION: PARCEL B OF LOT 1, CORY ACRES PLAT 1
 POLK COUNTY, IOWA
 REQUESTOR/
 PROPRIETOR: WILLIAM G DUNBAR JR REVOCABLE TRUST
 12149 NE 64TH ST
 ELKHART, IA 50073
 515-229-2143
 SURVEYOR: MICHAEL A. BROONER
 COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY: CIVIL DESIGN ADVANTAGE
 & RETURN TO: 4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PH: 515-369-4400

OWNER / DEVELOPER

WILLIAM G DUNBAR JR REVOCABLE TRUST
 12149 NE 64TH ST
 ELKHART, IA 50073

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322

ZONING

ER - ESTATE RESIDENTIAL DISTRICT

SITE ADDRESS

NO ADDRESS

EXISTING TAX PARCEL

DISTRICT/PARCEL 210/00565-001-002

LAND USE

ESTATE RESIDENTIAL

AREA

18.87 ACRES (821,876 S.F.)

BULK REGULATIONS

STANDARD SINGLE-FAMILY REGULATIONS:
 LOT SIZE: 3 AC
 LOT WIDTH: 225'
 SETBACKS:
 FRONT: 75'
 SIDE: 25'
 REAR: 75'

DATE OF SURVEY

NOVEMBER 1, 2023

PLAT DESCRIPTION

PARCEL 'B' OF THE PLAT OF SURVEY RECORDED IN BOOK 12078, PAGE 215 BEING A PART OF LOT 1, CORY ACRES PLAT 1, AN OFFICIAL PLAT IN POLK COUNTY, IOWA AND CONTAINING 18.87 ACRES (821,876 S.F.).

DWELLING UNITS

5 DWELLINGS ALLOWED
 5 LOTS PROPOSED

FLOODPLAIN NOTE

SUBJECT PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON THE FIRM 19153C0100F EFFECTIVE 2-1-2019.

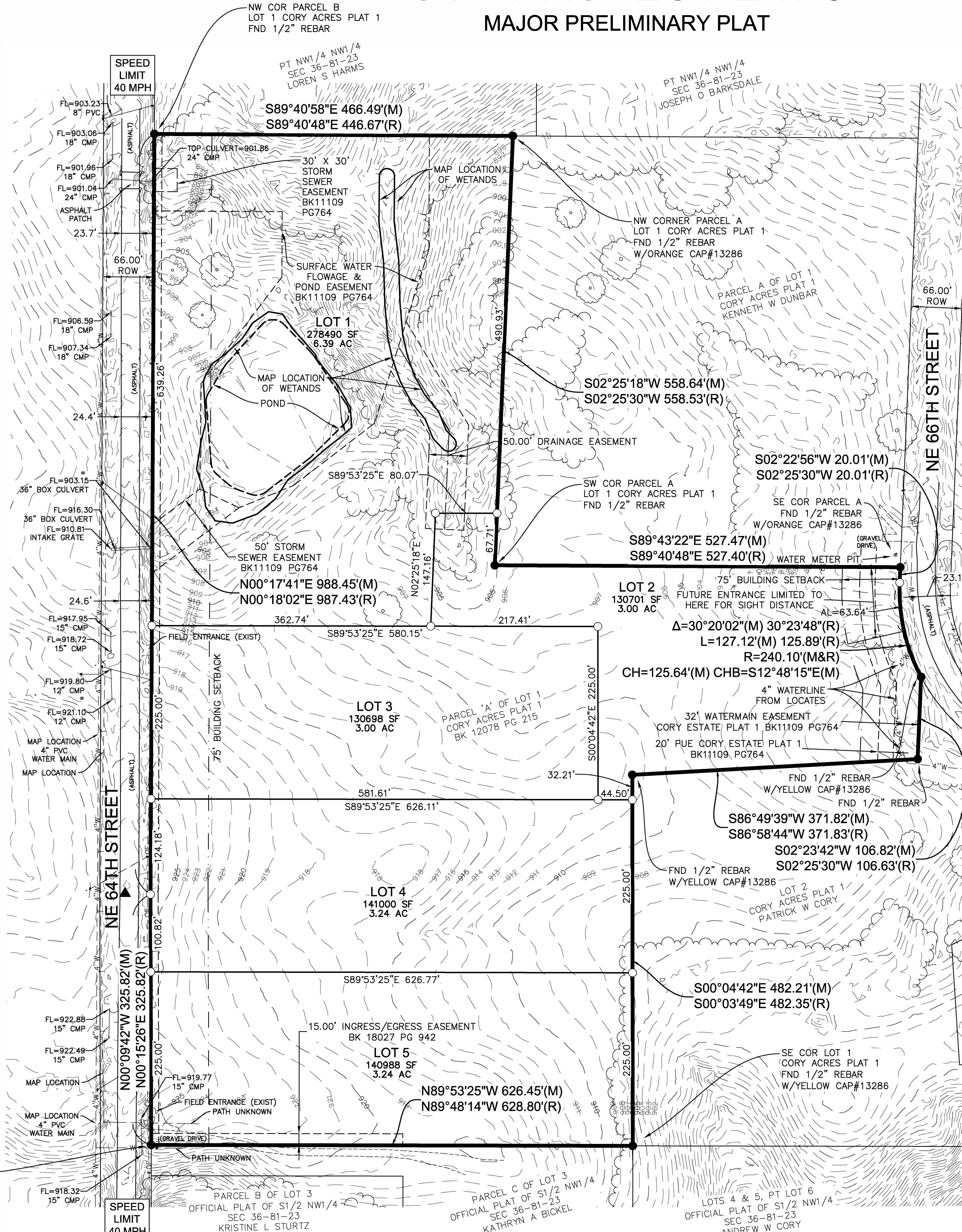
AREA SUMMARY

LOT 1 -	6.39 ACRES (278,490 S.F.)
LOT 2 -	3.00 ACRES (130,814 S.F.)
LOT 3 -	3.00 ACRES (130,586 S.F.)
LOT 4 -	3.24 ACRES (141,000 S.F.)
LOT 5 -	3.24 ACRES (140,988 S.F.)
TOTAL -	18.87 ACRES (821,876 S.F.)

UTILITY SERVICE

WATER: DES MOINES WATER WORKS
 WASTEWATER: ON-SITE WASTEWATER TREATMENT SYSTEM
 ELECTRIC: MIDAMERICAN ELECTRIC

SW COR PARCEL B
 & SW COR LOT 1
 CORY ACRES PLAT 1
 FND 5/8" REBAR



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 ROUTED BY THE PROPERTY OWNER.
- SERVICES TO ALL UTILITIES LOCATED ON THE OPPOSITE 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.
- IT SHALL BE THE DEVELOPERS RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES.
- EACH RESIDENCE BUILT IN THIS SUBDIVISION WILL NEED A SOIL TEST CONDUCTED BY A CERTIFIED SOIL ENGINEER. DUE TO SOIL TYPES, LIMITATIONS, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY AN ENGINEER.
- GRADING CONTRACTOR WILL BE REQUIRED TO PROVIDE A 4-YEAR MAINTENANCE BOND FOR EROSION CONTROL. THE IDNR STORM WATER DISCHARGE PERMIT WILL BE REQUIRED PRIOR TO GRADING OPERATIONS.
- ANY ACCESS RESTRICTION MAY BE REVISED OR REMOVED BY THE POLK COUNTY PUBLIC WORKS DEPARTMENT.
- ANY ELEVATIONS SHOWN ARE NAVD88 WITH CONTOURS DEVELOPED FROM LIDAR AND FIELD SURVEY.
- ANY WORK IN THE ROW OTHER THAN FOR AN ENTRANCE SHALL REQUIRE A POLK COUNTY ROW GRANT PERMIT.
- ANY NEW ENTRANCES OR MODIFICATIONS TO EXISTING ENTRANCES WILL REQUIRE A POLK COUNTY ENTRANCE PERMIT.
- THE FLOOD INSURANCE RATE MAP THAT INCLUDES THIS PROPERTY SHOWS NO FLOODPLAIN ON THE PROPERTY BEING PLATTED.
- 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.

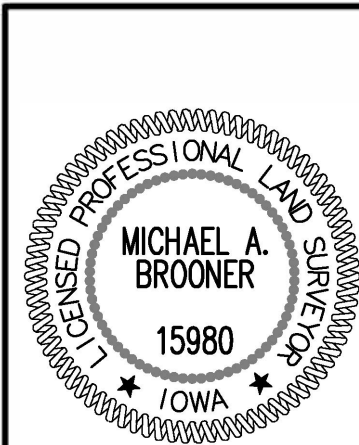
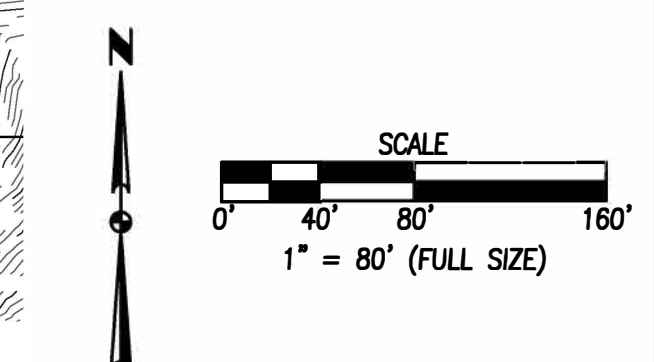
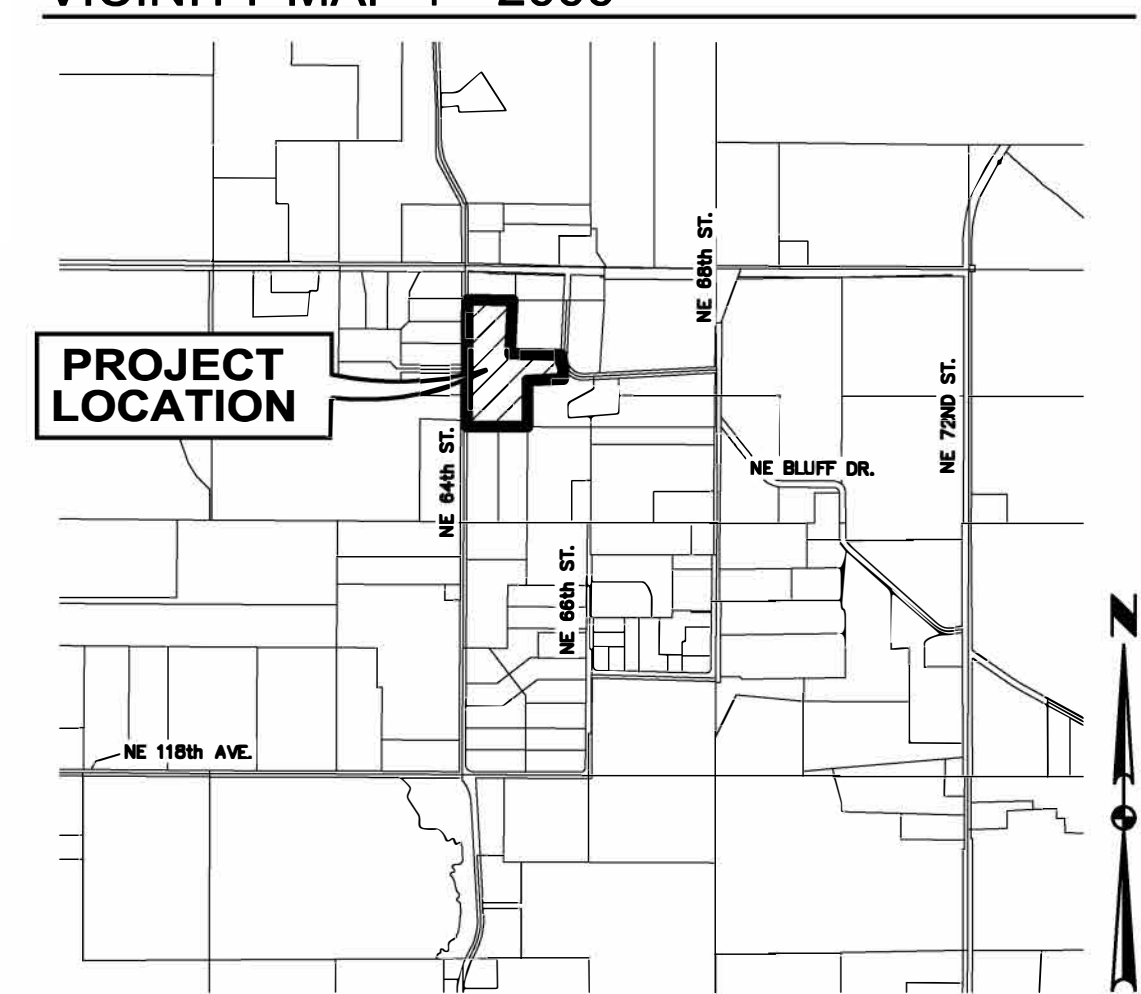
UTILITY PROVIDERS

CONSUMERS ENERGY
 NAME: JIM KIDD
 PHONE: 641-754-1642
 FLINT HILLS RESOURCES, LC
 NAME: BRIANNE STEWART
 PHONE: 316-828-0264
 MIDAMERICAN ELECTRIC
 NAME: JAMIE NEER
 PHONE: 515-252-6972
 DES MOINES WATER WORKS
 NAME: ED CLARK
 PHONE: 515-323-6244
 WINDSTREAM COMMUNICATIONS
 NAME: LOCATE DESK
 PHONE: 800-289-1901
 MAGELLAN MIDSTREAM PARTNERS
 NAME: DYAN GILLEAN
 PHONE: 918-574-7098

LEGEND

FOUND	SET
SECTION CORNER AS NOTED	▲
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	●
MEASURED BEARING & DISTANCE	M
RECORDED BEARING & DISTANCE	R
DEEDED BEARING & DISTANCE	D
MINIMUM PROTECTION ELEVATION	MPE
PUBLIC UTILITY EASEMENT CENTERLINE	P.U.E.
SECTION LINE	---
EASEMENT LINE	---
TELEPHONE LINE	T
CABLE TELEVISION LINE	TV
FIBER OPTICS LINE	F
WATERMAIN	W
STORM SEWER	S
SANITARY SEWER	SS
DECIDUOUS TREE	(Tree Symbol)
WOOD FENCE	(Fence Symbol)
GAS LINE	G
ELECTRIC LINE	E
OVERHEAD ELECTRIC LINE	OE
GAS MANHOLE	(Manhole Symbol)
FLARED END SECTION	(Flared End Symbol)
CLEANOUT	(Cleanout Symbol)
GAS APPARATUS	(Gas Apparatus Symbol)
AIR CONDITIONER	(Air Conditioner Symbol)
TELEPHONE PEDESTAL	(Telephone Pedestal Symbol)
WATER VALVE	(Water Valve Symbol)
FIRE HYDRANT	(Fire Hydrant Symbol)
ELECTRIC TRANSFORMER	(Transformer Symbol)
ELECTRIC METER BOARD	(Meter Board Symbol)
MAIL BOX	(Mail Box Symbol)
SIGN	(Sign Symbol)
POWER POLE	(Power Pole Symbol)
TELEVISION PEDESTAL	(TV Pedestal Symbol)
SANITARY SEWER MANHOLE	(Sanitary Sewer Manhole Symbol)
STORM SEWER MANHOLE	(Storm Sewer Manhole Symbol)
ROUND STORM SEWER INTAKE	(Round Storm Sewer Intake Symbol)
STORM SEWER INTAKE	(Storm Sewer Intake Symbol)
FLAG POLE	(Flag Pole Symbol)
BUSH	(Bush Symbol)
CONIFEROUS TREE	(Coniferous Tree Symbol)
SEPTIC TANK	(Septic Tank Symbol)

VICINITY MAP 1"=2000'



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. DATE _____
 LICENSE NUMBER 15980
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET _____

CORY ACRES PLAT 3
MAJOR PRELIMINARY PLAT
 POLK COUNTY, IOWA

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

REVISIONS: _____
 REVISOR: _____
 DATE: 12/18/23

TECH: _____
 REVIEW: _____
 ENGINEER: _____

2310.661