



Deergrass Corner Major Preliminary Plat

PLAT INFORMATION: This subdivision plat proposes three (3) single-family residential lots on approximately 0.93 acres (40,696 square feet) zoned “LDR” Low Density Residential District. Existing address of 5491 SE 6th Avenue, Pleasant Hill. Southwest corner of SE 6th Avenue and SE 55th Street.

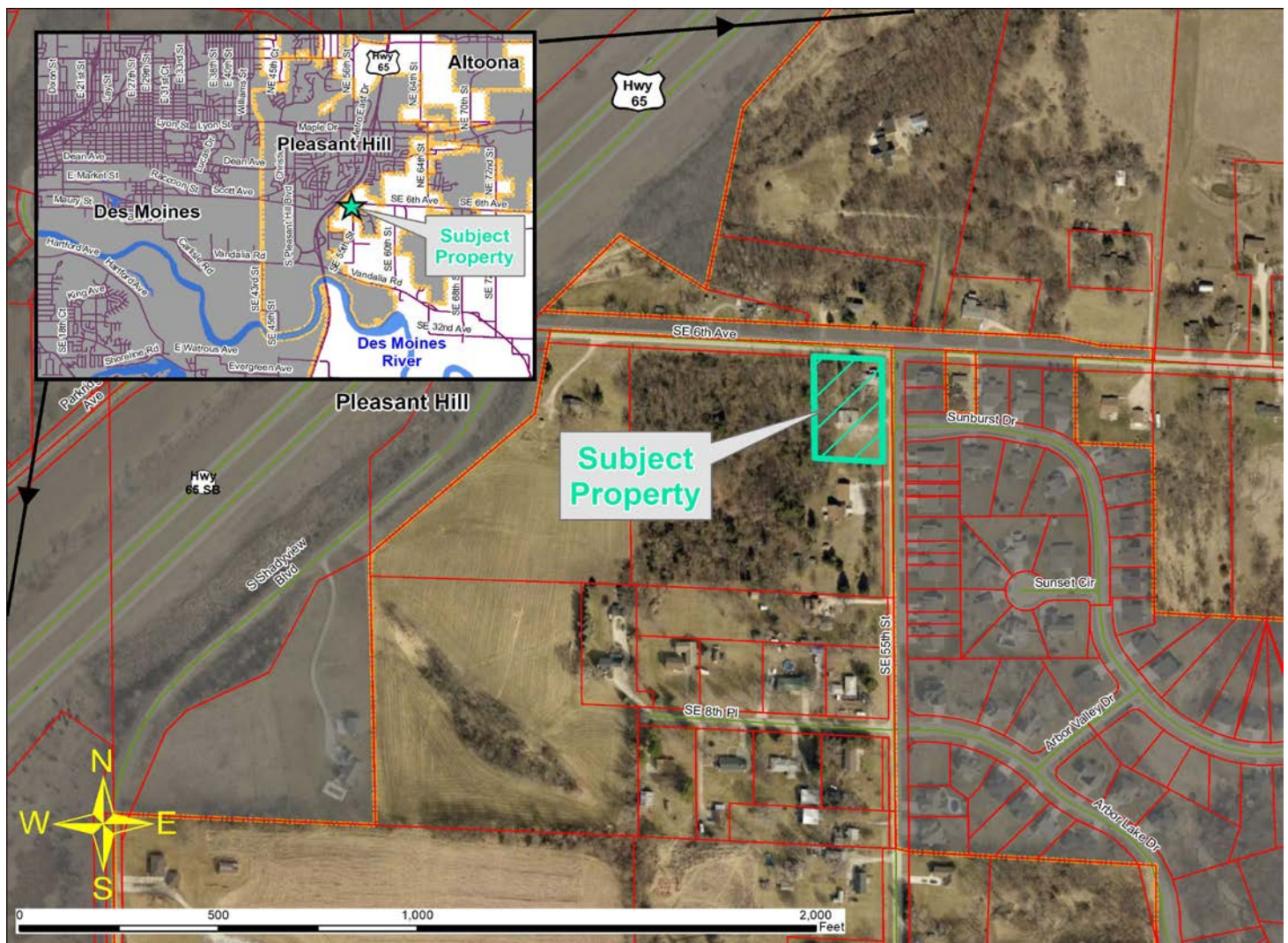
SEWER: City of Pleasant Hill

WATER: City of Pleasant Hill

TOWNSHIP: Fourmile

OWNER & DEVELOPER: Roxanne & Dominic Formaro
(owners/developers)

Vicinity Map:



General Overview / Background:

The subject property is located at the southwest corner of the intersection of SE 6th Avenue and SE 55th Street. The property has approximately 170 feet of frontage to the north onto SE 6th Avenue, and approximately 270 feet of frontage to the east onto SE 55th Street. The subject property is approximately 0.93 acres (40,696 square feet) in size and is zoned “LDR” Low Density Residential District. The property is presently addressed as 5491 SE 6th Avenue and contains an existing single-family residence and accessory structures, as well as two (2) existing driveway entrances onto SE 55th Street. Adjacent properties to the north, south and west are also located within unincorporated Polk County, are zoned Low Density Residential and contain existing single-family homes. The corporate limits of the City of Pleasant Hill are located adjacent to the east, being on the east side of SE 55th Street, including the development known as Arbor Lake. Adjacent properties within the City are zoned Planned Unit Development or PUD, and are developed with a mix of single-family homes as well as bi-attached homes and townhomes along SE 55th Street. The Arbor Lake development is partially served by the public roadway of Sunburst Drive, which connects to the east side of SE 55th Street at the southern end of the subject property. SE 55th Street terminates approximately one (1) mile south of the subject property, providing access to additional unincorporated single-family properties as well as an additional residential development within the City of Pleasant Hill known as Pleasant Ridge Estates.

Attachment A to this report contains a copy of the current version of the preliminary plat. The owners propose to subdivide the existing parcel into three (3) separate single-family lots. Lot 1 would be approximately 16,436 square feet in size, or just over one-third ($\frac{1}{3}$) of an acre, and would contain the existing single-family residence and accessory structures. Lots 2 and 3 would create a new development right each for a single-family dwelling, and are proposed at just over 12,000 square feet in size each, or just over one-quarter ($\frac{1}{4}$) of an acre. An existing accessory structure is presently located on proposed Lot 2. This structure is required to be removed or relocated to Lot 1 prior to final plat approval. Staff has also sent the preliminary plat to the City of Pleasant Hill for review and comment, but no response has been received to-date. The plat engineer has indicated the City will allow the proposed subdivision to occur and remain within unincorporated Polk County at this time, and will also allow the new lots to connect to available City water and sanitary sewer utilities. This will need to be provided in writing and the plat updated accordingly prior to approval of preliminary or final plats. The “LDR” Low Density Residential District allows a minimum lot size of 12,000 square feet if the property is served by public sanitary sewer. The Polk County Zoning Ordinance requires a minimum lot size of 15,000 square feet, regardless of the zoning district minimum lot size allowance, if a lot is served by a private wastewater treatment system.

The subject property is not located within a mapped floodplain, nor does it contain wetlands or other environmental hazards or features. The site does contain several mature trees, primarily located along the western property line and near the existing residence on proposed Lot 1. Water and sanitary sewer service are available through the City of Pleasant Hill. An existing twelve-inch (12”) water main is adjacent to the property along SE 55th Street and SE 6th Avenue. City sewer is also available along both SE 55th Street and SE 6th Avenue. The existing residence on proposed Lot 1 is currently served by a private septic system. This system will need to be located, abandoned and the residence connected to City sewer prior to final plat approval.

Staff Review:

Staff has reviewed this plat for compliance with the Polk County Zoning and Subdivision Ordinances. The plat is considered a major subdivision due to the fact that the proposed three (3) lots will constitute more than five (5) total divisions within the larger aliquot part. No waivers from the Subdivision Ordinance are required since the proposed lots meet all dimensional and sizing requirements for the Low Density Residential District as configured. However, the owner and consultant will need to provide written confirmation from the City of Pleasant Hill stating they will allow connection to public water and sanitary sewer service. 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 ($\frac{1}{4}$) of a mile. The subject property is located on a corner with frontage onto two (2) existing public streets, and there are multiple existing public streets within a quarter mile of the subject property both along SE 6th Avenue and SE 55th Street. Furthermore, no remnant land would be left inaccessible or landlocked by this subdivision. The adjacent property to the south and west of the subject property located at 720 SE 55th Street has substantial frontage onto SE 6th Avenue and SE 55th Street to allow for future roadway extensions should it further develop in the future.

Staff will continue to work with the owners and project engineer in resolving remaining comments. The owners/developers are responsible for receiving written approval of the preliminary plat from Pleasant Hill, verifying that the City will consent to the plat and serve the lots with City water and sewer. The City will also have to approve of the final plat by Council Resolution prior to final approval and recording by the County. Once all comments have been addressed, the preliminary plat and Zoning Commission recommendation will be forwarded to the Board of Supervisors for their approval. Following preliminary plat approval, the final plat and legal documents may be submitted for review and approval by staff and finally by the Board of Supervisors. The final plat will not come before the Zoning Commission. However, any substantial change to the current proposed configuration, including additional lots, change in utility provisions, etc. would require a new review and recommendation by the Zoning Commission.

Staff Recommendation:

Staff recommends approval of the preliminary plat of Deergass Corner, subject to the following condition:

1. The property owners and their engineer shall provide written approval from the City of Pleasant Hill prior to preliminary plat approval, including confirmation that the proposed lots will be served by City water and sanitary sewer utilities, the process to extend services/connections to the lots, and any other conditions or stipulations required by the City for approval.

SITE ADDRESS
5491 SE 6TH AVENUE
PLEASANT HILL, IOWA 50327

Attachment A

SITE AREA
0.93 ACRES (40696 SQ.FT.)

SITE USE
RESIDENTIAL LOTS

ZONING
EXISTING: LDR
PROPOSED: LDR
ADJACENT ZONING:
NORTH: LDR
EAST: PUD
SOUTH: LDR
WEST: LDR

SETBACKS
SETBACKS LISTED ARE FOR PRINCIPAL DWELLING
FRONT: 35'
SIDE: 10'
REAR: 35'

BUILDING HEIGHT
MAX BUILDING HEIGHT: 35'

BUILDING COVERAGE
MAX BUILDING COVERAGE: 30%

FLOODPLAIN
PER FEMA MAP #19153C0360F, THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD

- PLAT NOTES**
- OWNERS SHALL SIGN A VOLUNTARY ANNEXATION AGREEMENT WITH THE CITY OF PLEASANT HILL PRIOR TO FINAL PLAT APPROVAL.
 - ALL LOTS WILL BE SERVED BY CITY SANITARY AND WATER.
 - LOT 1 SHALL ABANDON THEIR EXISTING SEPTIC SYSTEM AND CONNECT TO SANITARY SEWER PRIOR TO FINAL PLAT APPROVAL. SEPTIC ABANDONMENT PERMIT AND INSPECTION FROM POLK COUNTY PUBLIC WORKS IS REQUIRED.
 - MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY MUST BE OF BREAKAWAY DESIGN.
 - THE EXISTING SHED ON LOT 2 SHALL BE DEMOLISHED PRIOR TO FINAL PLAT APPROVAL. DEMOLITION PERMIT AND INSPECTION FROM POLK COUNTY PUBLIC WORKS IS REQUIRED.
 - ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED SHALL BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
 - SERVICES TO ALL 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 FACILITIES OR PROPERTY OWNERS.
 - ALL ENTRANCES REQUIRE AN ENTRANCE PERMIT FROM POLK COUNTY PUBLIC WORKS.
 - ANY WORK WITHIN THE RIGHT-OF-WAY REQUIRES A PERMIT FROM POLK COUNTY PUBLIC WORKS.

MAJOR PRELIMINARY PLAT

FOR

DEERGRASS CORNER

5491 SE 6TH AVENUE

PLEASANT HILL, IOWA

LEGAL DESCRIPTION:
PARCEL "A" DESCRIBED AS
A TRACT OF LAND IN PART OF LOT 24 OF THE OFFICIAL REPLAT OF THE NORTH 1/2 OF SECTION 9 AND THE SOUTH 1/2 OF SECTION 4 OF TOWNSHIP 78 NORTH AND RANGE 23 WEST OF THE 5TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 9; THEN S86°29'55"E ALONG THE NORTH LINE OF SAID SECTION 9 A DISTANCE OF 1968.03 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E A DISTANCE OF 301.67 FEET; THENCE N86°29'55"W A DISTANCE OF 195.06 FEET; THENCE N00°00'00"W A DISTANCE OF 301.68 FEET; THENCE S86°29'55"E A DISTANCE OF 195.26 FEET TO THE POINT OF BEGINNING; CONTAINING 0.93 ACRES MORE OR LESS, EXCEPT THE NORTH 50 FEET THEREOF AND EXCEPT THE EAST 33 FEET THEREOF FOR ROAD PURPOSES.

VICINITY MAP



IOWA ONECALL CONTACT LIST:

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- (AT2) AT&T TRANSMISSION
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Contact Email: lv2121@att.com
- (CTLIA03) CENTURYLINK
Contact Name : SADIE HULL
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Contact Email: sadie.hull@umen.com
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- (K01) FLINT HILLS RESOURCES, LC
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- (M52E) MIDAMER-ELEC
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- (PHL) PLEASANT HILL, CITY OF
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Contact Email: rpaul@pleasanthilliowa.org
- (POLKIA1) MEDIACOM
Contact Name : KEVIN COLLINS
Contact Phone: 5152466668
Contact Email: KCOLLINS1@MEDIACOMCC.COM

DEVELOPER/PROPERTY OWNER
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DOMONIC FORMARO
5491 SE 6TH AVE
PLEASANT HILL, IA 50327
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EMAIL: MYGIRLSF@GMAIL.COM

ENGINEER/ LAND SURVEYOR
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DES MOINES, IOWA 50316
PROJECT CONTACT: ELARA JONDLE
PHONE: (515) 285-8196
EMAIL: ELARA@PELDS.COM

SHEET INDEX

C-001 - COVER
C-101 PREPLAT

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

VOLDEMARS L. PELDS, P.E. IA. LIC. NO. 18842 DATE _____
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE) C-001 - C-101

PELDS Design Services
Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

REVISIONS:

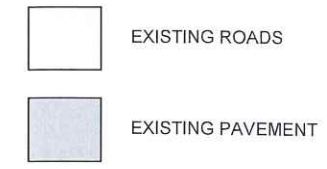
LEGEND:

F.F. FINISHED FLOOR	▲ CALCULATED SECTION CORNER	○ ELEC. MANHOLE	— SINGLE INTAKE
+/- MORE OR LESS	▲ FOUND SECTION CORNER	○ ELEC. VAULT	— AREA INTAKE
123.45G GUTTER ELEVATION	□ PARKING SPACE	○ GUY ANCHOR	— THROAT INTAKE
123.45TC TOP OF CURB ELEVATION	□ SIGN	○ UTILITY PEDESTAL	— FLARED END SECTION
123.45/ (123.45) EXISTING/ PROPOSED ELEVATION	□ STREET LIGHT	○ CABLE TV JUNCTION BOX	○ VALVE
FL FLOWLINE ELEVATION	□ POWER POLE	○ GAS VALVE	○ FIRE HYDRANT
○ CONTROL POINT	□ LIGHT POLE	○ GAS METER	○ WATER METER
○ CALCULATED CORNER	□ AREA LIGHT	○ SANITARY SEWER MANHOLE	○ WATER VALVE
● FOUND CORNER	□ ELEC. TRANSFORMER	○ STORM SEWER MANHOLE	○ WATER TEE
	□ ELEC. METER	○ CLEANOUT	— P XX PROPOSED UTILITY LINE
	□ ELEC. BOX	○ DOWNSPOUT	— E XX EXISTING UTILITY LINE
			— CATV CABLE TELEVISION
			— FO FIBER OPTIC
			— G GAS LINE
			— OHE OVERHEAD ELEC.
			— OHT OVERHEAD TEL.
			— SAN SANITARY SEWER
			— ST STORM SEWER
			— UGE UNDERGROUND ELEC.
			— UGT UNDERGROUND TEL.
			— W WATER
			— FENCE LINE

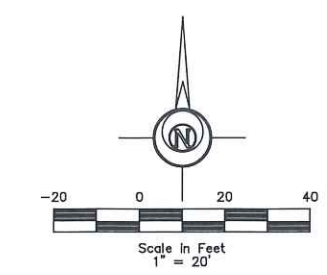
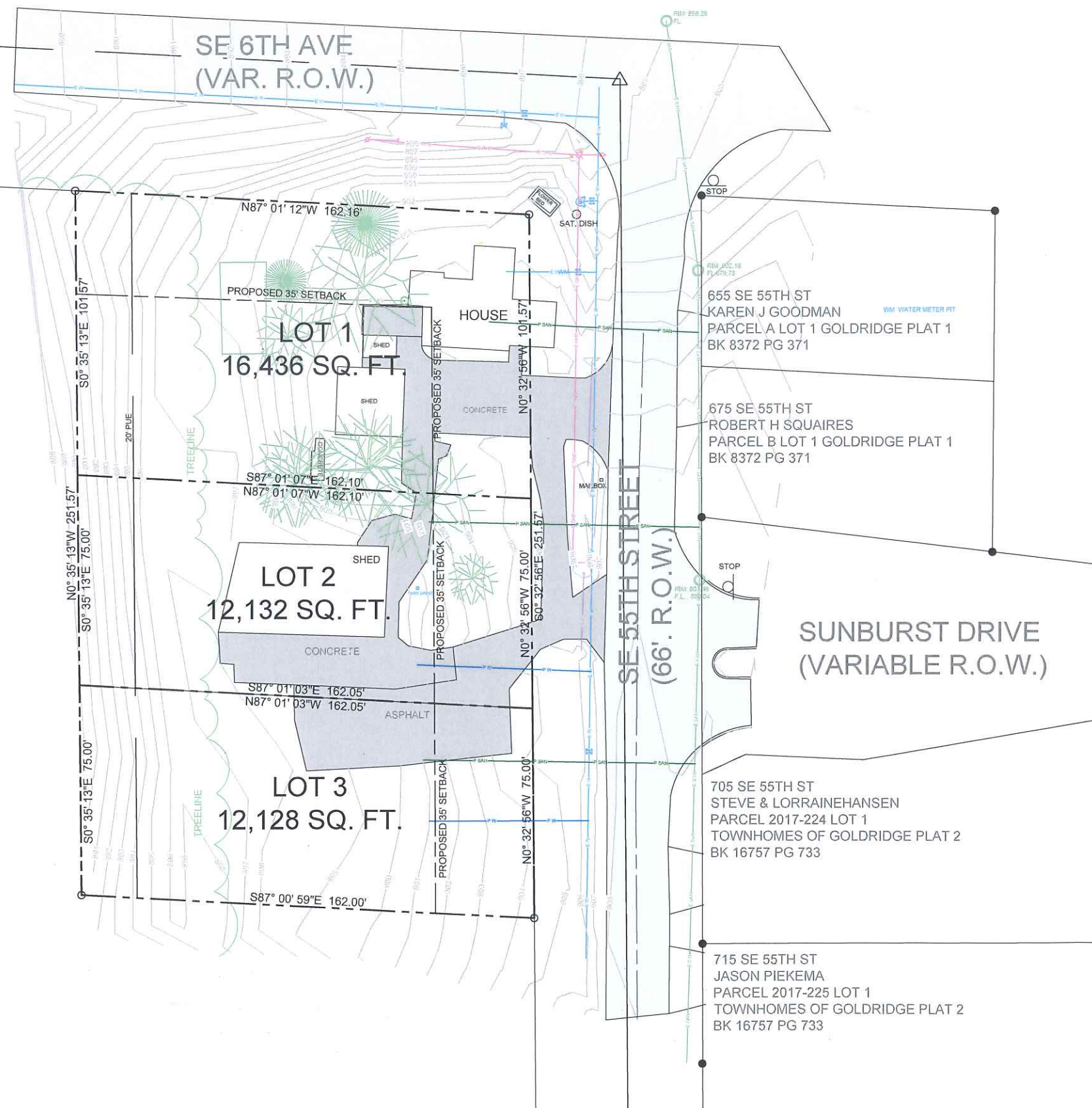
DEERGRASS CORNER
5491 SE 6TH AVENUE
PLEASANT HILL, IOWA

PRELIMINARY

DATE: _____	SCALE: _____	DATE: 4.7.23	DATE: 22-213
22-213 PREPLAT COVER SHEET - C-001			



720 SE 55TH ST
 DONNA L MOBLEY & MARK WHITEHEAD
 PARCEL B LOT 24 OFFICIAL REPLAT OF
 N 1/2 OF SECTION 9 AND THE S 1/2 OF SECTION 4
 BK 6946 PG 480



LEGEND:

+/-	MORE OR LESS	⊙	ELEC. MANHOLE
F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE
123.456	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE
123.457C	TOP OF CURB ELEVATION	⊙	TRAFFIC MANHOLE
123.458 [123.459]	EXISTING/ PROPOSED ELEVATION	⊙	CLEANOUT
FL	FLOWLINE ELEVATION	⊙	DOWNSPOUT
⊙	CONTROL POINT	⊙	AREA INTAKE
⊙	CALCULATED CORNER	⊙	SINGLE INTAKE
⊙	FOUND CORNER	⊙	THROAT INTAKE
⊙	CALCULATED SECTION CORNER	⊙	FLARED END SECTION
⊙	FOUND SECTION CORNER	⊙	GAS VALVE
⊙	PARKING SPACE	⊙	FIRE HYDRANT
⊙	SIGN	⊙	WATER VALVE
⊙	STREET LIGHT	P XX	PROPOSED UTILITY LINE
⊙	POWER POLE	P XX	EXISTING UTILITY LINE
⊙	LIGHT POLE	CATV	CABLE TELEVISION
⊙	AREA LIGHT	FO	FIBER OPTIC
⊙	GUY ANCHOR	GAS	GAS LINE
⊙	UTILITY PEDESTAL	OHE	OVERHEAD ELEC.
⊙	ELEC. TRANSFORMER	OHT	OVERHEAD TEL.
⊙	ELEC. METER	SS	SANITARY SEWER
⊙	ELEC. BOX	ST	STORM SEWER
⊙	ELEC. VAULT	UGE	UNDERGROUND ELEC.
⊙	FIBER OPTIC VAULT	UGT	UNDERGROUND TEL.
⊙	GAS METER	W	WATER
⊙	CABLE TV JUNCTION BOX	⊙-⊙-⊙	FENCE LINE
⊙	WATER METER		

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DEERGRASS CORNER
 5491 SE 6TH AVENUE
 PLEASANT HILL, IOWA

PRELIMINARY

DATE	BY	SCALE	DATE	BY
	A. PELDS	1"=20'	4.7.23	22-213

J:\2022\project\22-213 preliminary-final plat 5491 se 6th ave dsr\engineering\sheet set 22-213 PREPLAT SHEET - C-101