



**Heartland LM Kellogg Plat 1 – Major Preliminary Plat**

**Applicant:** Logan Kellogg (Property Owner/Applicant)  
Vic Piagentini, Associated Engineering Company of Iowa (Surveyor)

**Request:** Preliminary Plat Approval of a Major Subdivision Plat

**Legal Description:** All that part of Lots 1, 12, 13 and 14 of the Subdivision of Sections 26 and 35 in Township 80 North, Range 22 West of the 5<sup>th</sup> P.M., lying East of the right-of-way of the Chicago Great Western Railway Company, in Polk County, Iowa, except easements for Public Highways filed in Book 18629 Page 214 and Book 19133 Page 545.

**General Location:** The subject property is addressed as 8190 NE 109<sup>th</sup> Street, Mitchellville, and is located at the Southwest corner of the intersection of NE 109<sup>th</sup> Street and NE 82<sup>nd</sup> Avenue, within the South ½ of Section 26, Franklin Township. (*Attachment 'A'*)

**Existing Zoning:** “ER” Estate Residential District

**Surrounding Zoning:**

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

**GENERAL COMMENTS:**

This preliminary plat (*Attachment 'B'*) proposes two (2) building lots on an existing 12.62-acre parcel. Lot 1 is proposed to be 4.26 acres, Lot 2 is proposed to be 7.15 acres, and the remaining 0.77 acres being dedicated for roadway purposes. A previously constructed single-family residential dwelling and two (2) outbuildings will remain within the proposed Lot 1 boundary. Lot 2 is currently undeveloped, but is intended for a future single-family residential dwelling. Adjacent properties surrounding the proposed subdivision are mostly residential and agricultural in nature. The proposed subdivision is abutting NE 82<sup>nd</sup> Avenue to the north, NE 109<sup>th</sup> Street to the east, and the Chichaqua Valley Trail to the west.

Lot 1 and Lot 2 both exceed the 225-foot minimum lot width and the 3-acre minimum lot size for properties located in the “ER” Estate Residential District. Minimum setbacks for Lots 1 and 2 will be 75-foot front and rear yard setbacks, and 25-foot side yard setbacks.

The eastern portion of the subject property near NE 109<sup>th</sup> Street is mostly flat, and is the only buildable area of Lots 1 and 2. Santiago Creek runs from the southwestern corner of the lot to the central portion of the northern boundary of the lot, with the associated floodplain of Santiago Creek enveloping a majority of the western half of the subject property. There is also a significant drop-off of greater than 30-feet separating the eastern portion of the subject property from the floodplain and creek bed of Santiago Creek. Surrounding Santiago Creek is a 50-foot Stream Buffer Easement and an additional 25-foot Undisturbed Buffer Easement. The western portion of the subject property also contains significant tree cover that would be subject to Polk County’s Woodland Preservation Standards set forth by Article 7, Section 4 of the Polk County Zoning Ordinance.

Water service will be provided by Des Moines Water Works (DMWW) via a 4-inch water main located on the south side of NE 82<sup>nd</sup> Avenue, and a 3-inch water main located on the west side of NE 109<sup>th</sup> Street. Des Moines Water Works has indicated there is sufficient water capacity for one additional single-family residential dwelling. The existing dwelling on the proposed Lot 1 is served by an on-site septic system, which is located west of the existing dwelling, and the proposed Lot 2 would be served by a future on-site septic system. No new roadway improvements are proposed with the current configuration of this subdivision, as existing access for Lot 1 and future access for Lot 2 are both from NE 109<sup>th</sup> Street.

**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 there are greater than five (5) lots in the aliquot part. Lot density, dimensions, frontage, and access have been reviewed, and meet all Polk County Zoning and Subdivision Requirements. Pending approval, re-submittals will be needed in order to address staff comments. At this stage, the commission’s action would affirm, deny, or amend the overall plat layout.

**RECOMMENDATION:**

Staff recommends approval of the Preliminary Plat of Heartland LM Kellogg Plat 1.

**Attachment 'A'**

**Heartland LM Kellogg Plat 1**  
**Major Preliminary Plat**

**PLAT INFORMATION:** This subdivision plat proposes two (2) single-family residential lots and on approximately 12.62 acres zoned “ER” Estate Residential District.

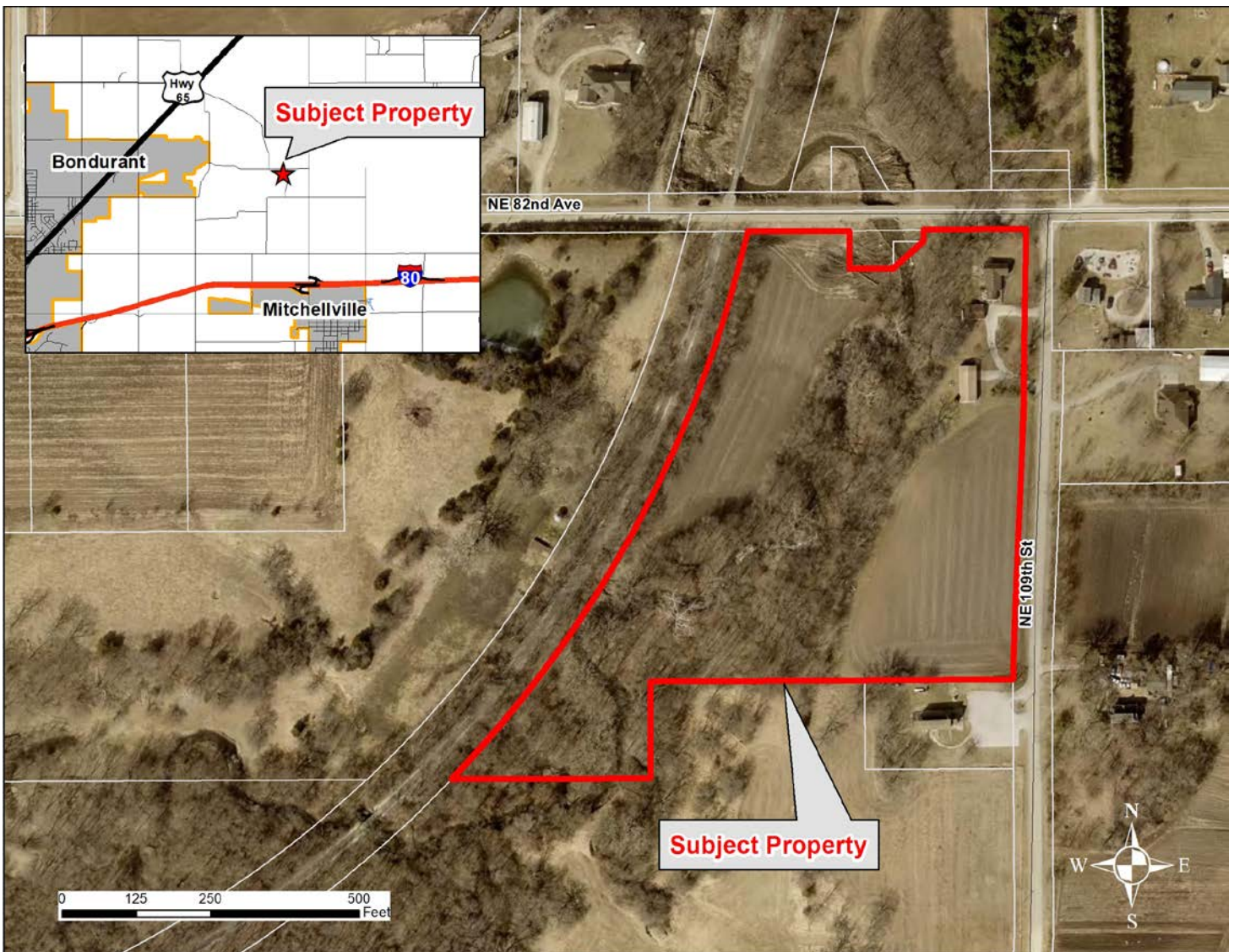
**SEWER:** Individual Septic Systems

**WATER:** Des Moines Water Works

**TOWNSHIP:** Franklin

**OWNERS & DEVELOPERS:** Logan and Melissa Kellogg (Property Owners)

Vicinity Map:



HEARTLAND ML KELLOGG  
PLAT I  
SHEET 1 OF 1

OWNER/DEVELOPER

LOGAN ROBERT KELLOGG  
9100 NE 10TH STREET  
BONDURANT, IA 50164  
Phone #: (515) 511-0788  
Email: logankellogg93@yahoo.com

ZONING

ER - ESTATE RESIDENTIAL DISTRICT

BULK REGULATIONS

DEVELOPMENT OPTION: SINGLE FAMILY  
FRONT YARD SETBACK - 75'  
REAR YARD SETBACK - 75'  
SIDE YARD SETBACK - 25'

LEGAL DESCRIPTION

All that part of Lots 1, 12, 13 and 14 of the Subdivision of Sections 26 and 35 in Township 80 North, Range 22 West of the 5th P.M., lying East of the right-of-way of the Chicago Great Western Railway Company, in Polk County, Iowa, except Easements for Public Highways filed in Book 18629 Page 214 and Book 19133 Page 545

GENERAL NOTES

- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES IF SAID PERMITS ARE REQUIRED OF THIS PROJECT.
- STORM RUNOFF: DURING CONSTRUCTION & GRADING INDIVIDUAL LOT OWNERS WILL ALTER EXISTING TOPOGRAPHY AND SHALL BECOME RESPONSIBLE, THE LOT OWNER THEMSELVES ARE RESPONSIBLE NOT THE DEVELOPER OF THE PLAT OR THE ENGINEER OF THE PLAT FOR THE FOLLOWING:
  - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING POST DEVELOPMENT RUNOFF FROM THEIR SITE DOES NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
  - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR GRADING THEIR LOT TO CONVEY RUNOFF FROM THEIR LOT AND RUNOFF GENERATED FROM ADJACENT LOTS IN SUCH A MANNER AS TO "NOT":
    - DAMAGE DOWN STREAM PROPERTY.
    - RESTRICT OFF SITE FLOW FROM BEING CONVEYED ACROSS THEIR LOT.
    - CHANGE THE GENERAL DIRECTION OF FLOW OF RUNOFF.
  - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING THEIR SITE IS GRADED TO PROTECT THEIR PRIVATE PROPERTY FROM ANY AND ALL DAMAGE FROM STORM RUNOFF GENERATED ONSITE OR OFF SITE.
  - INDIVIDUAL LOT OWNERS SHALL NOT GRADE ANY PORTION OF THEIR LOT TO CAUSE RUNOFF TO BECOME CONCENTRATED FLOW WITHOUT PROVIDING PROTECTION FOR DOWNSTREAM PROPERTY.
- RELOCATION OF ANY ENTRANCE OR UTILITY TO CONFORM TO THE REQUIREMENTS OF THIS PLAT WILL BE AT THE DEVELOPER'S EXPENSE.
- ALL MAILBOXES LOCATED IN POLK COUNTY RIGHT-OF-WAY MUST BE OF BREAKAWAY DESIGN.
- UTILITY EASEMENTS ARE DEDICATED FOR THE USE OF ANY PUBLIC UTILITY.
- SEWER SYSTEM: LATERAL FIELD AND SEPTIC TANK, ALTERNATE WASTE WATER SYSTEMS MAY BE REQUIRED.
- DUE TO SOIL TYPES, LIMITATIONS, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY AN ENGINEER.
- THE INDIVIDUAL OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE EASEMENT ON THEIR PROPERTY.
- DRAINAGE EASEMENT CROSSING: ANY CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- SUBSURFACE DRAINAGE FACILITIES: ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED, MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNERS EXPENSE.
- FUTURE DEVELOPMENT OF THE PROPERTY IS SUBJECT TO ARTICLE 7, SECTION 4, "NATURAL RESOURCE PROTECTION, WOODLANDS" OF THE POLK COUNTY ZONING ORDINANCE, WHICH PRESERVES UNMODIFIED AREAS OF THE PROPERTY. YOUNG WOODLANDS SHALL BE PROTECTED OR MITIGATED AT A MINIMUM OF 50% AND MATURE WOODLANDS AT A MINIMUM OF 75%.
- ANY NEW ENTRANCE WILL REQUIRE A POLK COUNTY ENTRANCE PERMIT.
- ANY WORK IN THE ROW OTHER THAN FOR AN ENTRANCE WILL REQUIRE A POLK COUNTY ROW GRANT PERMIT.
- LOT A & B SHALL BE DEEDED TO POLK COUNTY FOR ROADWAY PURPOSES.

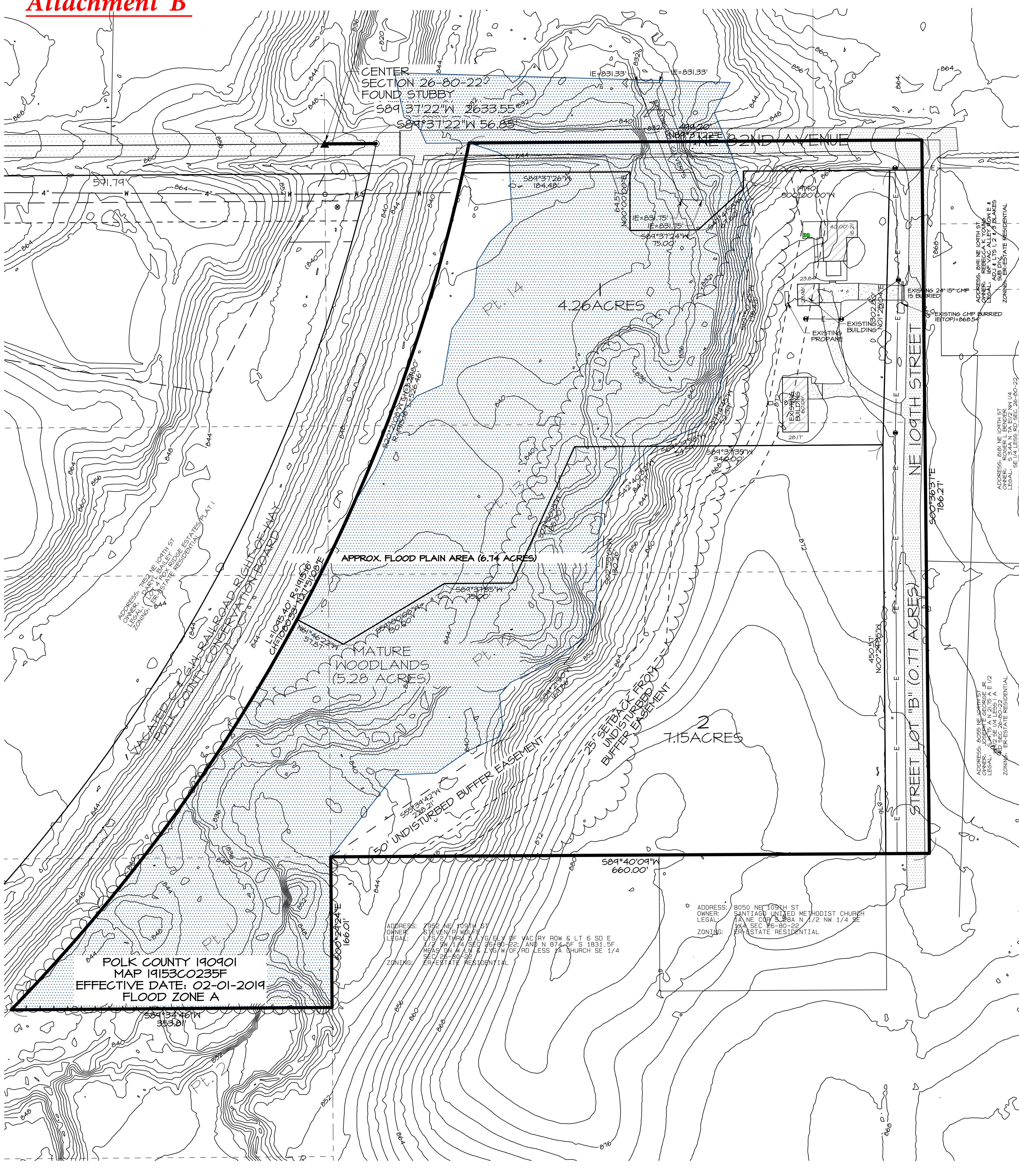
Mediacom  
Mr. Chad Ernst  
2205 Ingersoll Avenue  
Des Moines, Iowa 50312  
(515)-244-2351 (Mobile)  
(515)-246-2213 (office)  
(515)-246-2234 (fax)

Midamerican Energy  
Electric Transmission  
Mr. Steve Harrison, P.E.  
3500 104th Street  
Urbandale, IA 50322  
(515) 252-6560 (office)  
(515) 252-6560 (fax)  
sharrison@midamerican.com

Des Moines Water Works  
Mr. Bryan Polipeter  
2201 George Floyd Parkway  
Des Moines, Iowa 50321  
(515) 323-6204 (office)  
bpolipet@dmww.com  
bpolipet@dmww.com

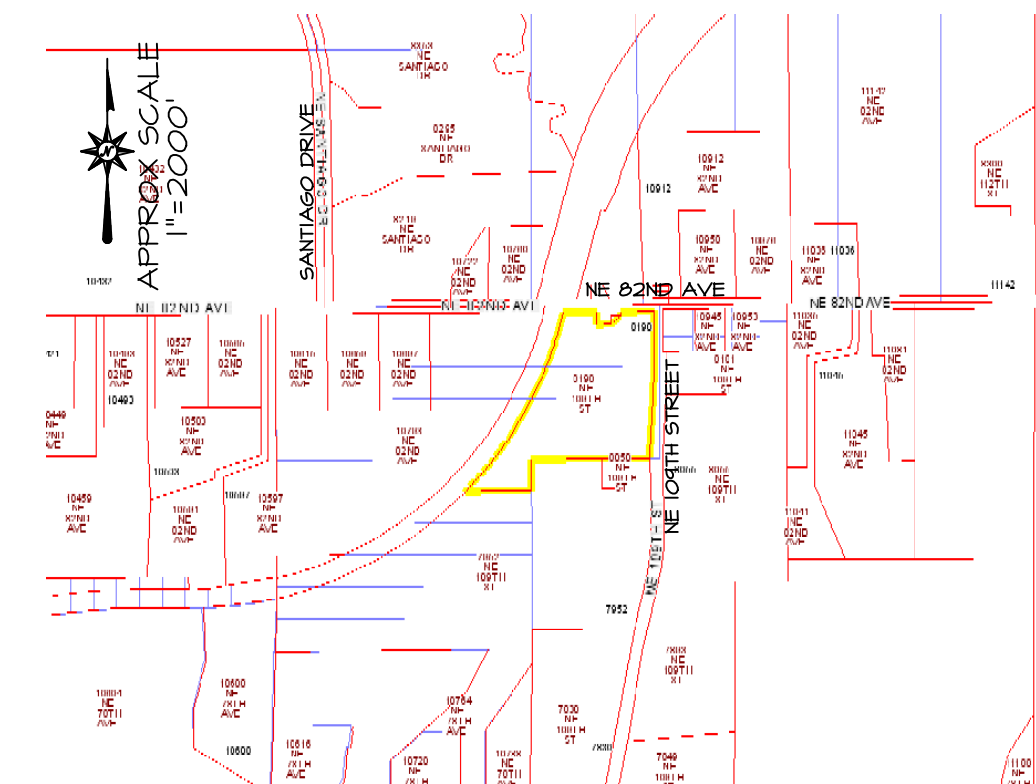
Midamerican Energy  
Mr. Chuck Wellman  
200 3rd Street  
Des Moines, Iowa 50309  
(515)-242-3474 (office)  
cwellman@midamerican.com

Qwest Communications  
Mr. Brent Carlson  
2103 E. University  
Des Moines, Iowa 50317  
(515) 263-1504 (office)  
(515) 252-6463 (fax)  
jdsheper@midamerican.com



POLK COUNTY 190901  
MAP 19153C0235F  
EFFECTIVE DATE: 02-01-2019  
FLOOD ZONE A

VICINITY SKETCH



CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEY DOCUMENT WAS PREPARED BY ME AND BY ME OR A DEPUTY REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.  
LICENSE NUMBER: DATE: PAGES COVERED BY THIS SEAL: THIS PAGE ONLY

SIGNED: GREGORY L. ROSS P.L.S. 13286 DATE: \_\_\_\_\_

LEGEND

- MONUMENT FOUND AS NOTED
- SET 1/2" IR W/ ORANGE CAP #13226
- ▲ SECTION CORNER FOUND AS NOTED
- CURB INTAKE AS NOTED
- SANITARY MANHOLE AS NOTED
- STORM MANHOLE AS NOTED
- TRAFFIC MANHOLE AS NOTED
- UTILITY MANHOLE AS NOTED
- FROGNE MANHOLE AS NOTED
- ELECTRIC MANHOLE AS NOTED
- GAS METER AS NOTED
- GAS VALVE AS NOTED
- UTILITY POLE AS NOTED
- WELL AS NOTED
- FIREHYDRANT AS NOTED
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- TYP BURIED TELEVISION AS NOTED
- TYP BURIED ELECTRIC AS NOTED
- OVER-HEAD UTILITIES
- ELECTRIC TRANSFORMER BOX
- UTILITY BOX AS NOTED
- PERK TEST SITE AS NOTED
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- MEASURED DISTANCE OR BEARING
- RECORDED DISTANCE OF BEARING
- EXISTING CONTOUR
- 100' PROPOSED CONTOUR
- FENCE LINE AS NOTED
- BURIED TELEVISION AS NOTED
- BURIED ELECTRIC AS NOTED
- WATER MAIN AS NOTED
- GAS MAIN AS NOTED
- STORM SEWER AS NOTED
- SANITARY SEWER AS NOTED
- BURIED TELEPHONE
- BURIED CABLE/UTILITIES

**ASSOCIATED ENGINEERING**  
**AEC COMPANY OF IOWA**  
1830 SE Princeton Dr. Ste M. Grimes, IA 50111  
Phone: (515) 255-3156 Fax: (515) 255-3157