



Harding Farms Major Preliminary Plat

PLAT INFORMATION: This major subdivision plat proposes one (1) single-family residential lot for an existing homestead and one (1) outlot on approximately 74.59 acres of land zoned "RR" Rural Residential District. The subject property is located approximately $\frac{3}{4}$ mile north of the NW 86th Street and NE 70th Avenue intersection, addressed as 7718 NW 86th Street, Johnston, within the SE $\frac{1}{4}$, SE $\frac{1}{4}$, of Section 27 and the NE $\frac{1}{4}$, NE $\frac{1}{4}$, of Section 34 in Jefferson Township.

SEWER: Individual septic systems

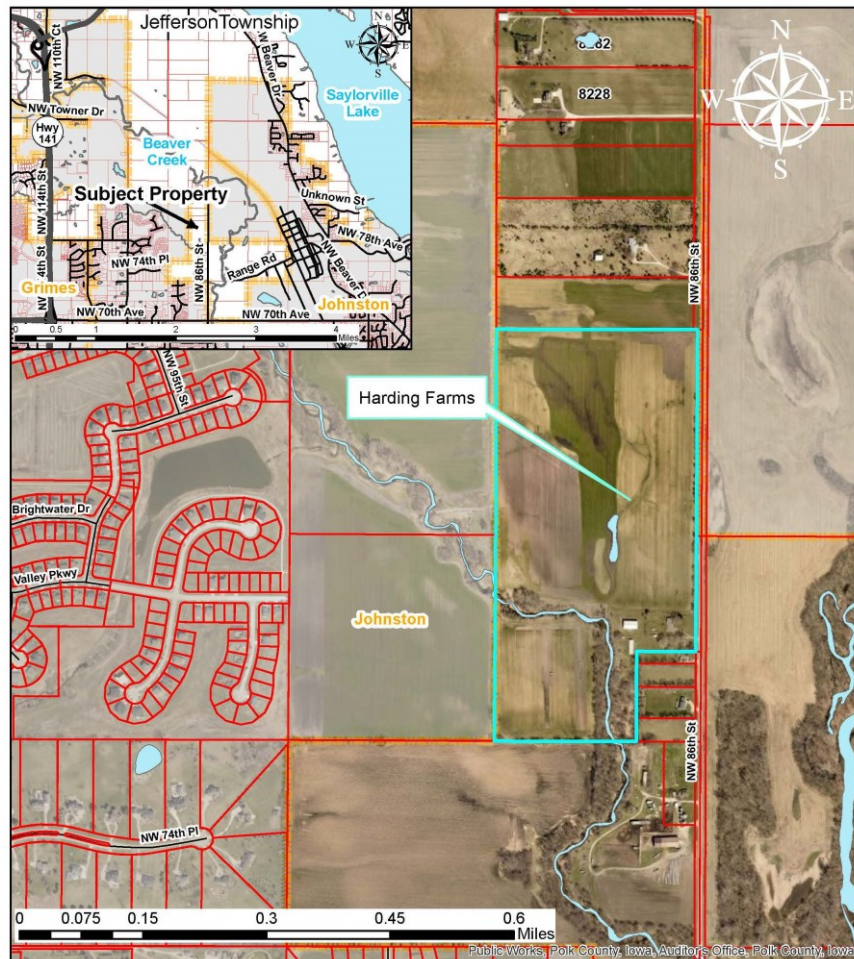
WATER: City of Johnston

TOWNSHIP: Jefferson

OWNER/DEVELOPER: Phylis Jones

SURVEYOR/ENGINEER: Abaci Consulting, Inc.

Vicinity Map:



Overview / Staff Review & Recommendation

The subject property is located approximately $\frac{3}{4}$ mile north of the NW 86th Street and NE 70th Avenue intersection, addressed as 7718 NW 86th Street, Johnston. This preliminary plat (*Attachment 'A'*) proposes one (1) single-family residential lot, one (1) street lot and one (1) outlot totaling 74.59-acres and zoned "RR" Rural Residential District. The subject property has a small area containing an existing homestead and multiple accessory buildings, with the larger, remaining portion of the property utilized as sod farm. This subdivision meets the Standard Single-Family Bulk Regulations within the "RR" Rural Residential District requiring a minimum lot size of 40,000- square feet and the minimum lot width of 140-feet. The proposed lot will have 443-feet of frontage along NW 86th Street and is configured as an L-shaped lot having a lot size of 10-acres. The existing principal dwelling and accessory buildings meet all of the required Zoning Ordinance setbacks.

Beaver Creek meanders through the subject property therefore including areas of floodplain within Zone AE and Zone X, as identified on FEMA FIRM Map #19153C0178F. The topography of the property varies with a high point elevation of 834–feet within the southern half of Lot 1 and a low point elevation of 821–feet along the centerline of the floodway within the southwest portions of Lot 1 and Outlot Z. Mapped streams in all watersheds within unincorporated Polk County with floodway identified on effective FIRM maps are required to have a minimum 50-foot undisturbed buffer on each side of the floodway boundary. An additional 25-foot setback shall be maintained adjacent to the 50-foot undisturbed buffer in which all impervious surfaces shall be prohibited.

Lot 1 currently receives water from the City of Johnston. The existing 12" water service line is located on the east side of NW 86th Street. A copy of the plat has been sent to the City of Johnston and is currently under review. The existing dwelling on proposed Lot 1 is currently served by an on-site wastewater treatment system.

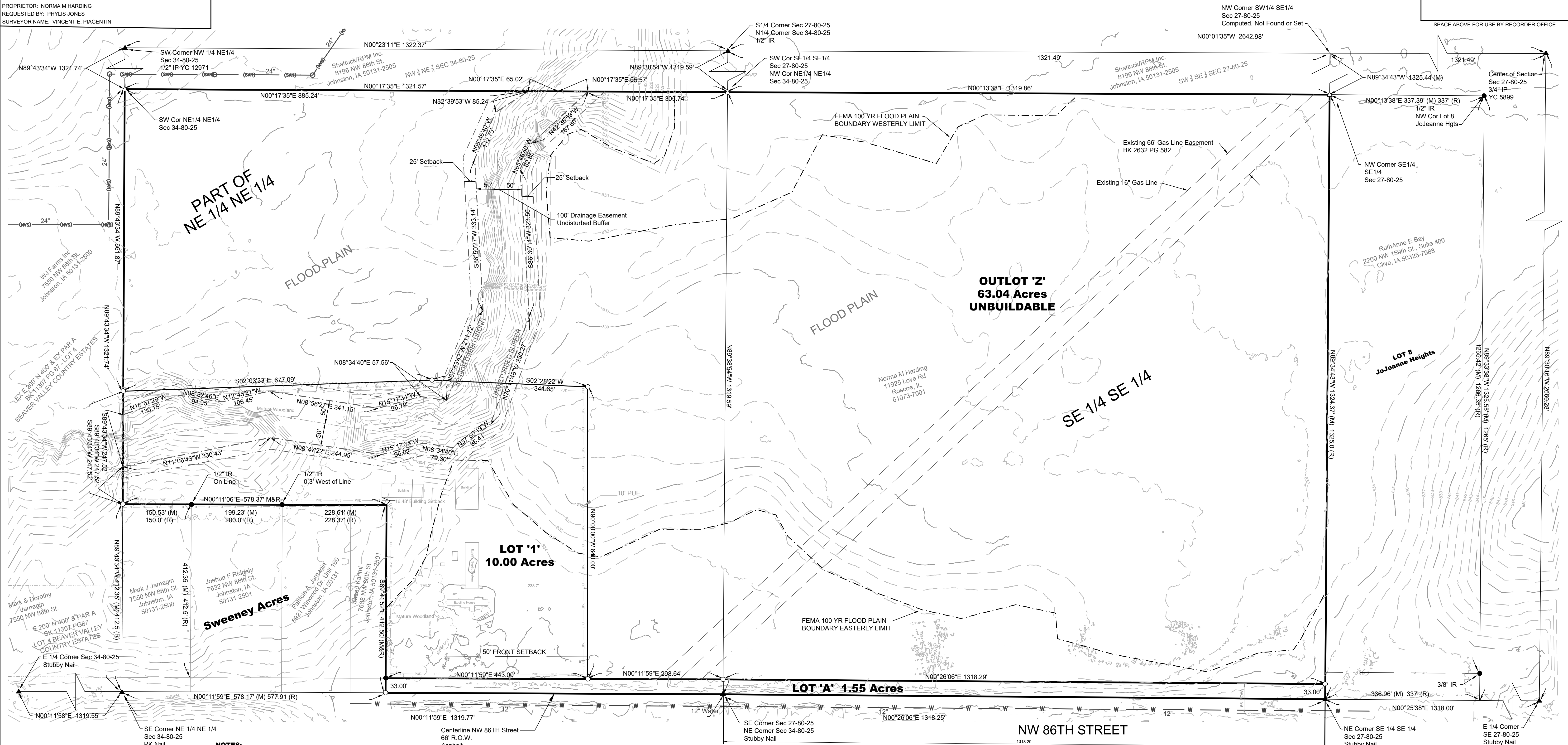
The surrounding properties adjacent to the north and west are comprised of agricultural farm fields. There are other single-family residences established to the south of the subject property that are located within unincorporated Polk County. The City of Johnston corporate boundaries are located adjacent to the west of the subject property and across NW 86th Street to the east. The Camp Dodge facility is located directly to the east.

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 due to the number of lots created in the $\frac{1}{4}$, $\frac{1}{4}$ Section. Lot density, dimensions, frontage, access and potential waivers have been reviewed. No waivers from the Subdivision Ordinance requirements are requested. 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. Staff recommends approval of the Preliminary Plat of Harding Farms. The agricultural land will be preserved within Outlot 'Z' until annexation or future subdivision.

INDEX LEGEND
 COUNTY: POLK
 SECTION: 27 TOWNSHIP: 80 RANGE: 25
 ALIQUOT PART: SE 1/4 SE 1/4
 SECTION: 34 TOWNSHIP: 80 RANGE: 25
 ALIQUOT PART: PART OF NE 1/4 NE 1/4
 SITE ADDRESS: 7718 NW 86TH ST
 CITY: JOHNSTON
 PROPRIETOR: NORMA M HARDING
 REQUESTED BY: PHYLIS JONES
 SURVEYOR NAME: VINCENT E. PIAGENTINI

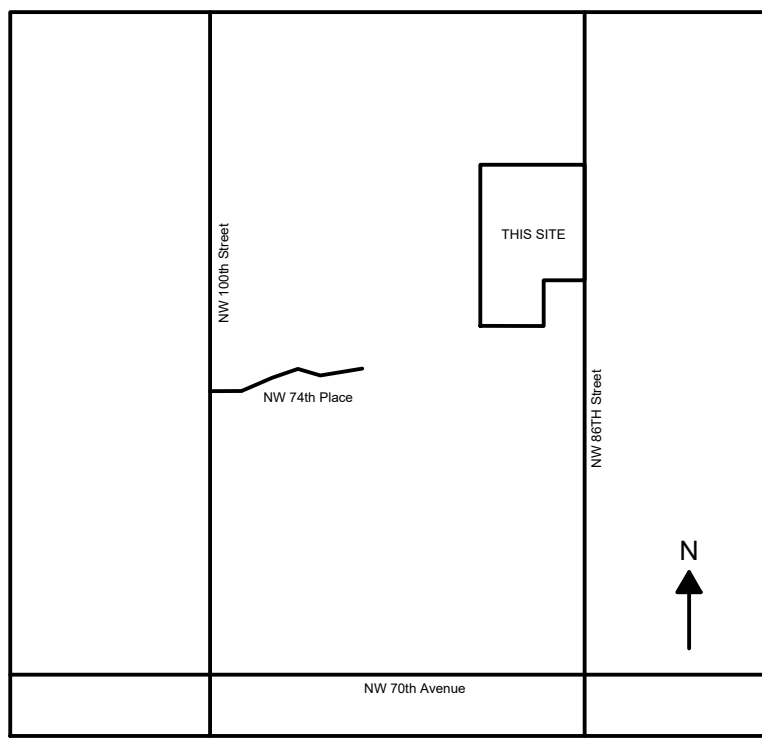
MAJOR PRELIMINARY PLAT HARDING FARMS

Attachment 'A'



- NOTES:**
- This site is in Zone AE - Area of Flood Hazard, FIRM Map Panel NO. 19153C0178F eff Date 2/1/2019.
 - Land is currently zoned RR Rural Residential District.
 - The plat boundary and individual lots meet all closure requirements per state code.
 - Lot A will be dedicated to Polk County for roadway purposes.
 - Maintenance of all drainage easements to be the responsibility of the property owner.
 - Post development runoff will not adversely affect downstream drainage facilities or property owners.
 - Due to soil types, limitations and disturbance, alternative septic systems may be required. Individual wastewater treatment systems shall be designed by an Engineer.
 - Sanitary is provided by on-site septic systems.
 - Any work done in the Right of Way other than for an entrance shall require a Polk County ROW Grant Permit.
 - Mailboxes located within the right-of-way shall be of break-away design.
 - Any subsurface drainage facilities that are disturbed must be restored or rerouted by the landowner.
 - Culverts to be used for crossing drainage easements must be designed by a licensed professional engineer.
 - Outlot 'Z' is unbuildable until subdivided.
 - New entrances will require a Polk County Entrance Permit.
 - Service to all utilities located on the opposite side of the roadway must be bored under the roadway at the lot owner's expense.

Legal Description:
 The Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4), LESS One acre road in Section Twenty-seven (27), Township Eighty (80) North, Range Twenty-five (25) West of the 5th P.M., Polk County, Iowa, AND
 The Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4), LESS road and EXCEPT Sweeney Acres, in Section Thirty-four (34), Township Eighty (80) North, Range Twenty-five (25) West of the 5th P.M., Polk County, Iowa.
 Total Acreage of 74.59.



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



BENCH MARK
 BM ELEV = 832.49'
 PHYLIS JONES
 11925 LOVE RD
 ROSCOE, IA 61073-7001
 815-218-9899

PROJECT INDEX:
OWNER/DEVELOPER: PHYLIS JONES
MANAGING OFFICE: GRIMES OFFICE
 3000 SE GRIMES BLVD - SUITE 800
 GRIMES, IOWA 50111
 PH: (515) 986-0548
 FAX: (515) 986-0588
PROJECT ENGINEER: DAN DeCAMP
 EMAIL: dandecamp@abaciconsulting.com
PROJECT SURVEYOR: VINCENT PIAGENTINI
 PH: (515) 480-0472
 EMAIL: vncosp@abaciconsulting.com

PROJECT BULK REGULATIONS:
 FRONT YARD BSB 50 FT
 SIDE YARD BSB 15 FT
 REAR YARD BSB 50 FT
 MAX BLDG HGT 35 FT
 1ST SUBMITTAL: 4/13/21

REFERENCE STATEMENT:
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ABACI CONSULTING, INC.
 CIVIL ENGINEERING - LAND SURVEYING
 3000 SE GRIMES BLVD, STE 800
 GRIMES, IA 50111
 PH: (515) 986-0548

PROJECT NO: 20468
 DRAWING FILE NO: 20468PP
 DRAWN BY: BLH
 DESIGNED BY: VP
 REVIEWED BY: VP
 ISSUE DATE:

MAJOR PRELIMINARY PLAT
Harding Farms
 JOHNSTON, POLK COUNTY, IOWA

SHEET NO: **1 of 1**