



Leanos Estates Plat 1 – Major Preliminary Plat

- Applicant:** Eric Leanos (Property Owner / Developer) represented by Vic Piagentini with Associated Engineering Company of Iowa, Inc.
- Request:** Preliminary Plat Approval of a Major Subdivision Plat
- Legal Description:** The subject property is legally described as Lot 1 in Rhoten Acres Plat 2 and located in Part of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 11, of Camp Township. Said parcel contains 10.74-acres \pm .
- General Location:** The subject property is located approximately 600-feet west of the SE Camp Drive and SE Miller Drive intersection. The current address is 11428 SE Miller Drive and identified as District/Parcel # 160/00786-015-101. (*Attachment 'A'*)
- Existing Zoning:** "RR" Rural Residential District
- Surrounding Zoning:**
- North:** "RR" Rural Residential District
 - South:** "RR" Rural Residential District
 - East:** "RR" Rural Residential District
 - West:** "RR" Rural Residential District
- Waiver Request:** *1. Access for more than one (1) building lot shall not access on a gravel roadway. If development of more than one (1) lot is proposed on existing gravel roadway, improvements across the frontage of the development to make the road hard surfaced shall be provided by the developer.*

GENERAL COMMENTS:

This preliminary plat (*Attachment 'B'*) proposes two (2) single-family residential lots on one (1) parcel totaling approximately 10.74-acres and zoned "RR" Rural Residential District. The subject property has one (1) existing home and one (1) accessory building. Both of the proposed lots will have frontage along SE Miller Drive. The proposed subdivision is being completed in accordance with the standard development option meeting the minimum lot width of 140-feet in the "RR"

District. The “RR” District requires a minimum lot size of 40,000-square feet with minimum setback requirements of 50-feet for the front and rear setback and a minimum side yard setback of 15-feet. Each lot has a maximum building coverage of 15%. Lot 1 is 8.67-acres in size with Lot 2 shown as 2.07-acres in size. The existing principal dwelling is located on Lot 2 and the existing accessory building is proposed to remain on Lot 1. The subject property has approximately 640-feet of frontage along SE Miller Drive, an existing gravel roadway.

The subject property is located outside of the floodplain within Zone X, as identified on FEMA FIRM Map #19153C0405F. The topography of the site varies with a high point elevation of 906–feet along the southwestern portion of the property and a low point elevation of 835–feet within the northeast corner of Lot 1.

A two (2) inch water main currently exists along the south side of SE Miller Drive with Des Moines Water Works (DMWW) as the service provider. Des Moines Water Works has indicated that there is water availability for one (1) additional one-inch (1”) connection. The existing dwelling is served by an onsite septic system located in the northern portion of proposed Lot 2, and any future dwelling on Lot 1 would be required to install a new onsite wastewater treatment system.

The surrounding properties to the north, east and south are zoned “RR” Estate Residential District and comprise of estate lots with existing single-family residential homes. The adjacent property to the west is comprised of pasture, an agricultural field, and an existing homestead. The City of Runnells corporate boundary is located approximately three (3) miles south of the subject property.

The proposed subdivision plat will require a waiver from the following requirement:

- Access for more than one (1) building lot shall not access on a gravel roadway. If development of more than one (1) lot is proposed on existing gravel roadway, improvements across the frontage of the development to make the road hard surfaced shall be provided by the developer.

The Applicant has requested a waiver from this standard stating the following reasons:

- *“The owner of the site wishes to create a new parcel to construct his families new residence. The cost to improve SE Miller Drive from gravel to asphalt is cost prohibitive for only 1 lot.”*
- *“The plat Rhoten Acres Plat 5 across the road from this site was given a waiver of the same at time of platting in 2018.”*

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 due to the number of lots created in the ¼, ¼ Section and the requested waiver. Lot density, dimensions, frontage, access and potential waivers have been reviewed. 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. The current proposal would require a waiver from the hard surface roadway improvements requirement.

Staff review took into consideration the future growth of this area in accordance with the Comprehensive Plan and the intent for orderly and beneficial development as outlined by requirements within the Subdivision Ordinance. The frontage of the subject property is along the gravel roadway of SE Miller Drive. The current standards require hard surface improvements for more than one (1) lot proposing to utilize the gravel roadway. Text Amendments to the Polk County Subdivision Ordinance were approved in January of 2017 and included the current standard referenced above. The intent of this standard is to prevent continual divisions within rural parts of the County, where new lots access gravel roadways. The standard allows for a one-time plat of survey within a tract of record, or 40-acre aliquot part, to create a single buildable parcel fronting an existing gravel road. Subsequent divisions within the same aliquot part trigger the requirement for hard surfacing improvements across the frontage of the development, including connection to the nearest paved roadway.

This area has previously been platted several times with repeated division occurring within the same tract of record along SE Miller Drive. This type of development pattern reinforced the necessity for the requirement that hard surface improvements be made for development proposing more than one (1) lot with frontage along a gravel roadway. This information was specifically shared with the owner/developer of this proposal prior to the commencement of the Leanos Estates Plat 1 Preliminary Plat. Rhoten Acres Plat 5 was referenced within the waiver request, however, that plat created a new lot with frontage and access along SE Camp Drive, and therefore did not create an additional access point onto SE Miller Drive.

The Polk County Engineering Division has provided an estimate of \$85,000 for 1,200-feet of roadway to be hard surfaced as part of the County's annual overlay work. The hard surface improvements would start at the intersection of SE Camp Drive and SE Miller Drive and would extend to the western property line of the subject property.

RECOMMENDATION:

Staff recommends denial of the Preliminary Plat of Leanos Estates Plat 1, as well as the requested waiver to the hard surface roadway improvements. Staff would support the proposed Preliminary Plat of Leanos Estates Plat 1 with the condition that the required hard surface improvements from the intersection of SE Camp Drive and SE Miller Drive extending west across the entire frontage of the subject property be completed or bonded for prior to final plat approval.

Leanos Estates Plat 1
Preliminary Plat

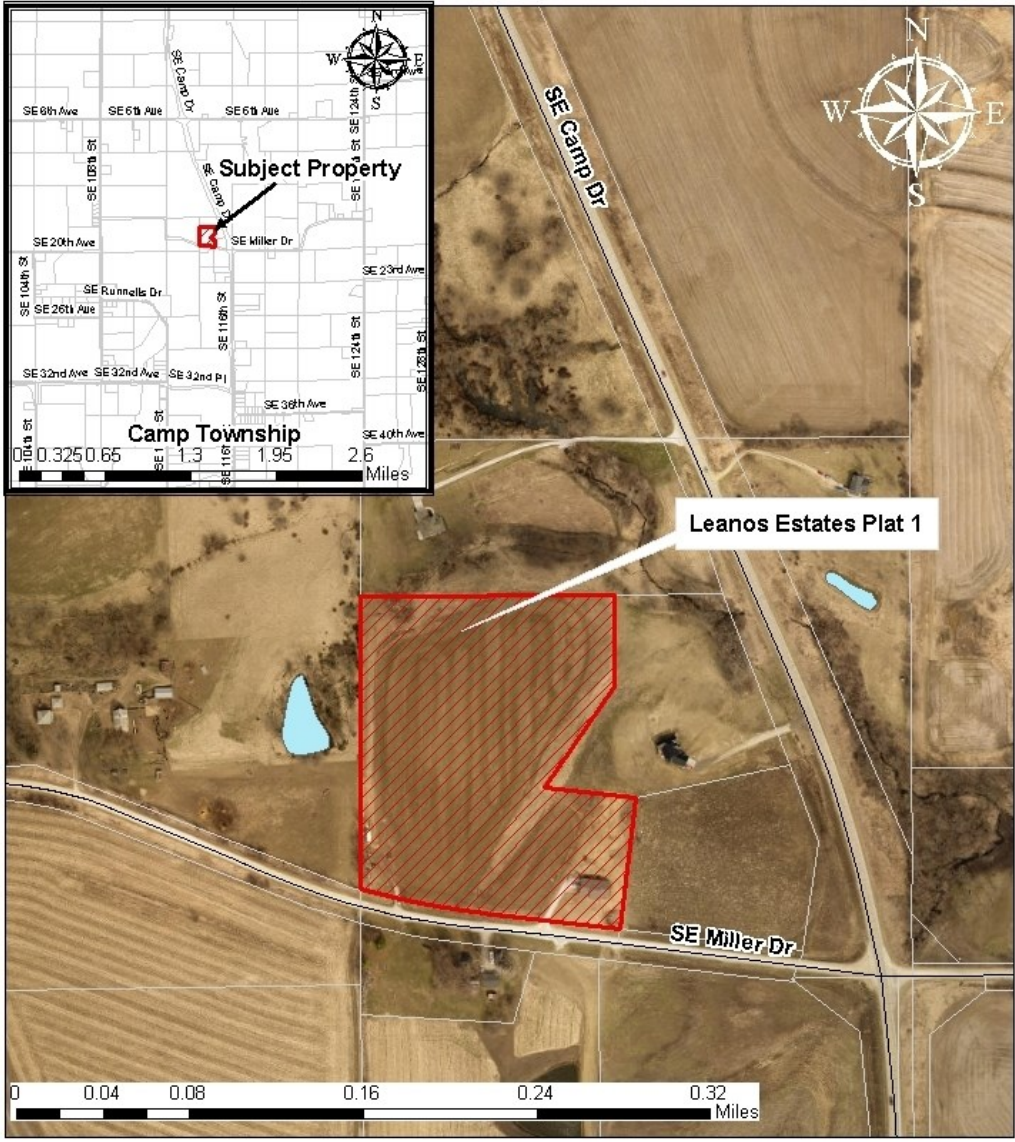
PLAT INFORMATION: This major preliminary subdivision plat proposes two (2) single-family residential lots on approximately 10.74 acres of land zoned "RR" Rural Residential District. The subject property is addressed as 11428 SE Miller Drive, located within Section 11 of Camp Township.

TOWNSHIP: Camp **SEWER:** Individual Wastewater Systems **WATER:** DMWW

OWNER/DEVELOPER: Eric Leanos

SURVEYOR/ENGINEER: Associated Engineering Company of Iowa

Vicinity Map:



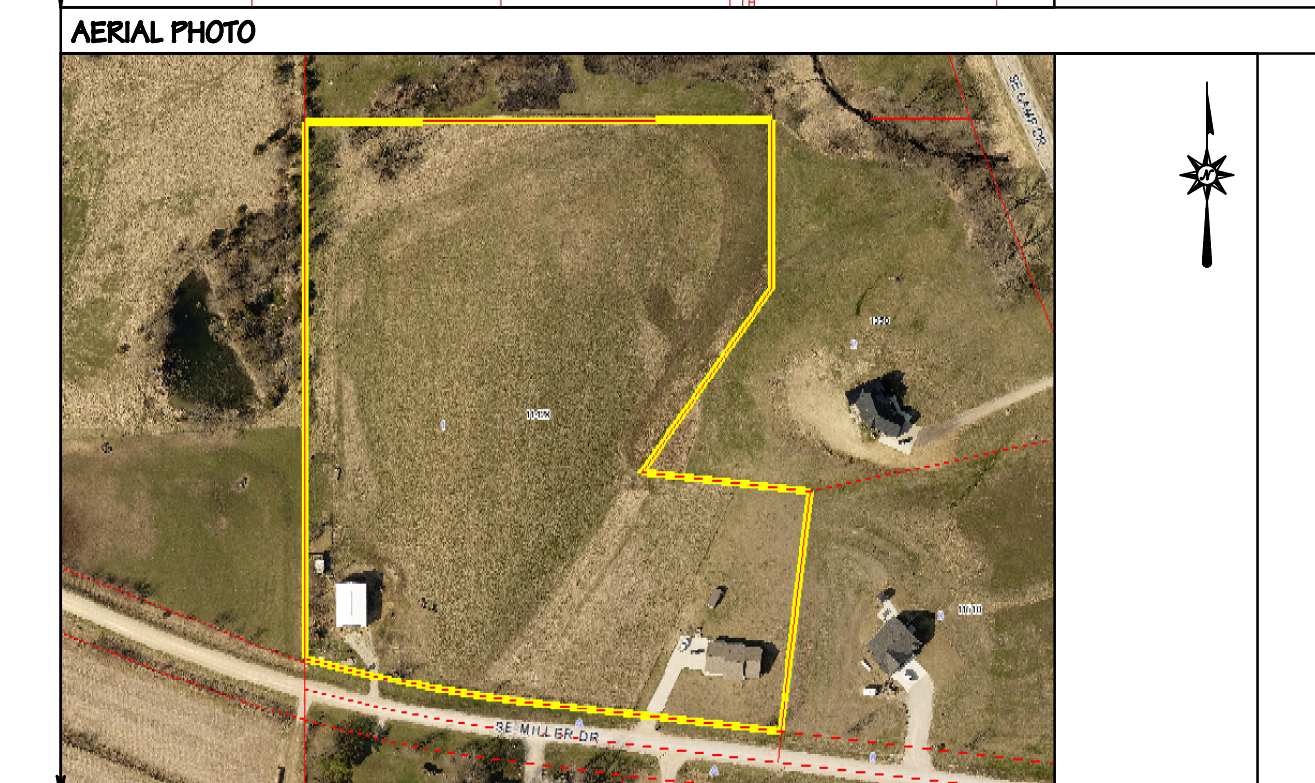
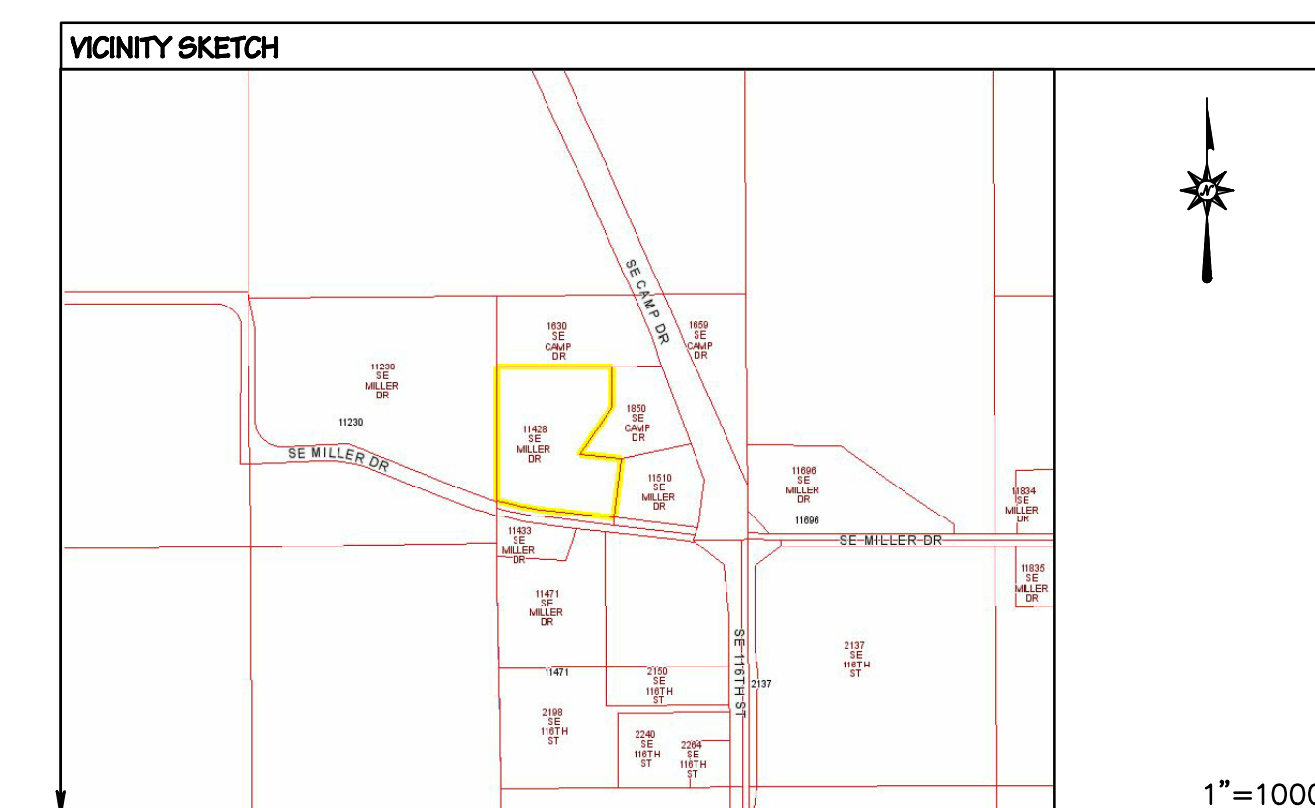
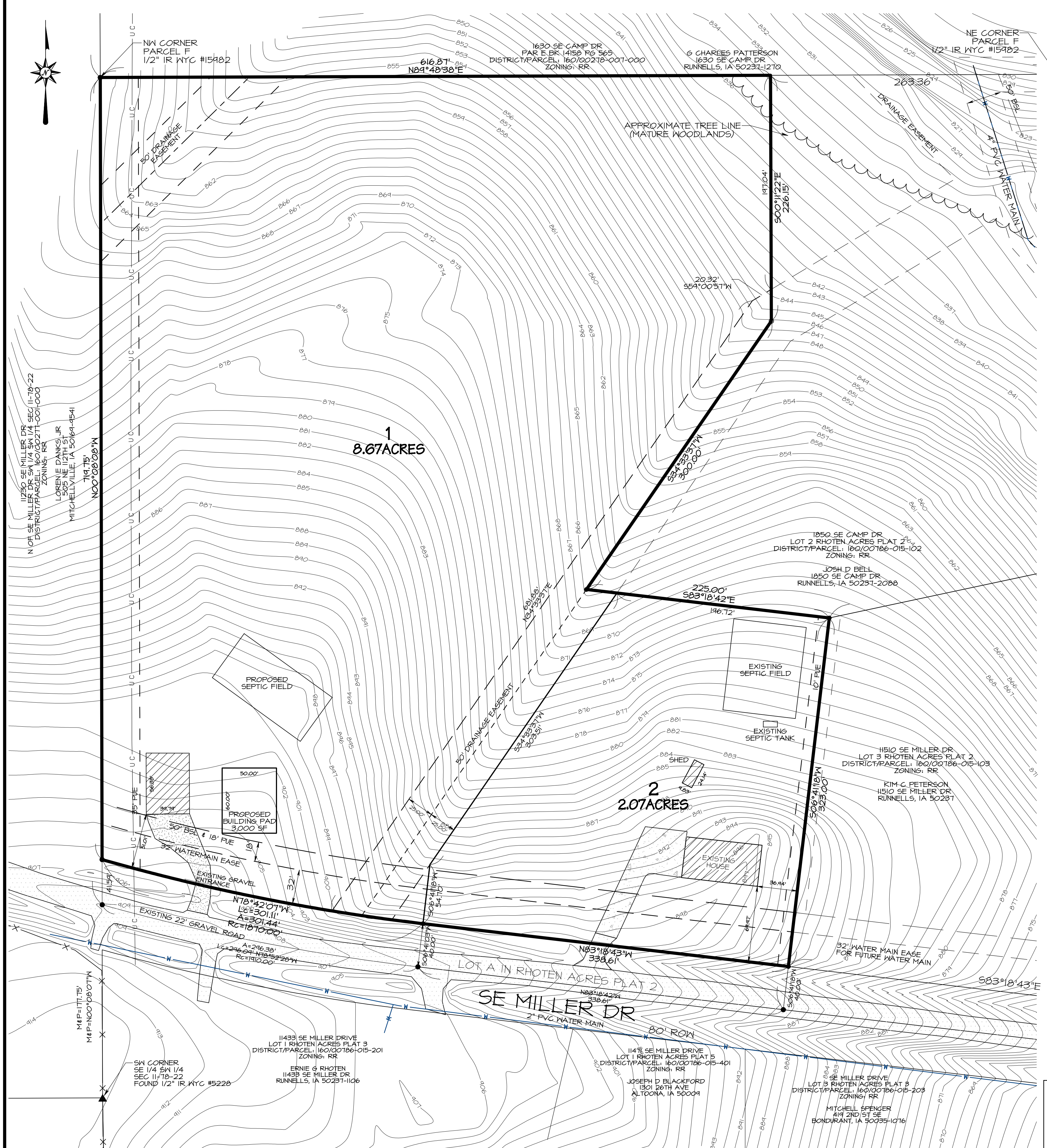
Leanos Estates Plat 1 - Major Preliminary Plat

Attachment 'B'

CONTACT INFORMATION	
OWNER ERIC LEANOS 11428 SE MILLER DRIVE RUNNELLS, IOWA 50237	
OWNER(S) CONTACT ERIC LEANOS 11428 SE MILLER DRIVE RUNNELLS, IOWA 50237 PHONE #: (515) 371-9585 EMAIL: eleanos@ncsrc.org	
ENGINEERING COMPANY PROJECT MANAGER Victor Piagentini 1830 SE Princeton Drive, Suite M Grimes, Iowa 50111 Email: vic@aecoia.com Phone #: (515) 255-3156 ext. 2	
SITE LOCATION INFORMATION	
SITE ADDRESS 11428 SE MILLER DRIVE RUNNELLS, IOWA 50237	
DISTRICT/PARCEL: 160/00786-015-101	
LEGAL DESCRIPTION	
LOT 1 IN RHOTEN ACRES PLAT 2, AN OFFICIAL PLAT TO BE INCLUDED IN AND FORMING A PART OF THE UNINCORPORATED TERRITORY OF POLK COUNTY, IOWA, AS RECORDED IN BOOK 15703 PAGE 717 AT THE POLK COUNTY RECORDER'S OFFICE CONTAINING 10.74 ACRES, more or less.	
ZONING CLASSIFICATION	
"RR" RURAL RESIDENTIAL FRONT SETBACK 50 FEET SIDE SETBACK 15 FEET REAR SETBACK 50 FEET MINIMUM LOT 140 FEET MAX. BUILDING HEIGHT 35 FEET MAX. BUILDING COVERAGE 15 PERCENT MINI. LOT SIZE 40,000 SF	
FLOOD ZONE	
ZONE: X FLOOD PANEL: 19153C0405F EFFECTIVE: 02/01/2019	
UTILITY CONTACT INFORMATION	
WATER: DES MOINES WATER WORKS (515) 283-8700 POWER: MIDAMERICAN ENERGY (888) 427-5632 PHONE: CENTURYLINK (800) 261-1691 SEWER: ONSITE SEPTIC SYSTEM LOT 1 WILL REQUIRE A NEW WASTE WATER TREATMENT SYSTEM LOT 2 WILL USE EXISTING SYSTEM	

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 FOR THE LOT OWNERS THEMSELVES 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 GENERATED 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 PROPERTIES.
- RELOCATION OF ANY ENTRANCE OR UTILITY TO CONFORM TO THE REQUIREMENTS OF THIS PLAT WILL BE AT THE DEVELOPERS 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.
- SUBSURFACE DRAINAGE FACILITIES, ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED, MUST BE RESTORED OR RECREATED BY THE PROPERTY OWNER.
- ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORROW UNDER THE ROADWAY AT THE LOT OWNERS EXPENSE.
- ENTRANCE RESTRICTIONS
 - LOT 15 ENTRANCE SHALL BE RESTRICTED TO THE EXISTING ENTRANCE LOCATION AT THE TIME OF FLATTING.
 - LOT 25 ENTRANCE SHALL BE RESTRICTED TO THE EXISTING ENTRANCE LOCATION AT THE TIME OF FLATTING.
 - ANY WORK IN THE ROW OTHER THAN FOR AN ENTRANCE SHALL REQUIRE A POLK COUNTY ROW GRANT PERMIT.
- ANY SOIL TYPES, LIMITATIONS AND DISTURBANCES, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY A LICENSED ENGINEER.
- FUTURE DEVELOPMENT OF THE PROPERTY IS SUBJECT TO ARTICLE 1, SECTION 4, "NATURAL RESOURCE PROTECTION, WOODLANDS" OF THE POLK COUNTY ZONING CODE, WHICH PRESERVES WOODED AREAS OF THE PROPERTY. THE YOUNG WOODLANDS SHALL BE PROVIDED WITH 50 PERCENT PROTECTION (RETAINED) PER POLK COUNTY ZONING ORDINANCE REQUIREMENTS.



- MONUMENT FOUND AS NOTED
- ▲ SET 3/8" RE-ROD W/CAP 522B
- ▲ SECTION CORNER FOUND AS NOTED
- SANITARY MANHOLE AS NOTED
- ⊙ STORM MANHOLE AS NOTED
- ⊙ TRAFFIC MANHOLE AS NOTED
- ⊙ UTILITY MANHOLE AS NOTED
- ⊙ PHONE 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
- ⊙ CURB INTAKE AS NOTED
- ⊙ AREA INTAKE AS NOTED
- ⊙ HANDICAP PARKING AS NOTED
- ⊙ ELECTRIC TRANSFORMER BOX AS NOTED
- ⊙ UTILITY BOX AS NOTED
- ⊙ PERK TEST SITE AS NOTED
- ⊙ EXISTING SPOT ELEVATION
- F6- PROPOSED SPOT ELEVATION
- M= MEASURED DISTANCE OR BEARING
- P= RECORDED DISTANCE OF BEARING
- 100 EXISTING CONTOUR
- - - PROPOSED CONTOUR
- - - FENCE LINE AS NOTED
- - - BURIED TELEVISION AS NOTED
- - - BURIED ELECTRIC AS NOTED
- - - OVER-HEAD ELECTRIC & UTILITIES
- - - GAS MAIN AS NOTED
- - - WATER MAIN AS NOTED
- - - STORM SEWER AS NOTED
- - - SANITARY SEWER AS NOTED
- - - BURIED TELEPHONE
- - - BURIED CABLE/UTILITIES AS NOTED

CERTIFICATION

FINAL APPROVED DRAWING
WILL BE CERTIFIED

ASSOCIATED ENGINEERING COMPANY OF IOWA
 1830 SE Princeton Drive, Suite M, Grimes, Iowa 50111
 Phone: (515) 255-3156 Fax: (515) 255-3157

Leanos Estates Plat 1
 Major Preliminary Plat

DATE SUBMITTED: _____
 DATE PRINTED: Mon Sep 28, 2020
 SHEET 1