



### Fleck Estates Major Preliminary Plat

**PLAT INFORMATION:** This subdivision plat proposes one (1) single-family residential lot on approximately 15.57 acres of land zoned “RR” Estate Residential District.

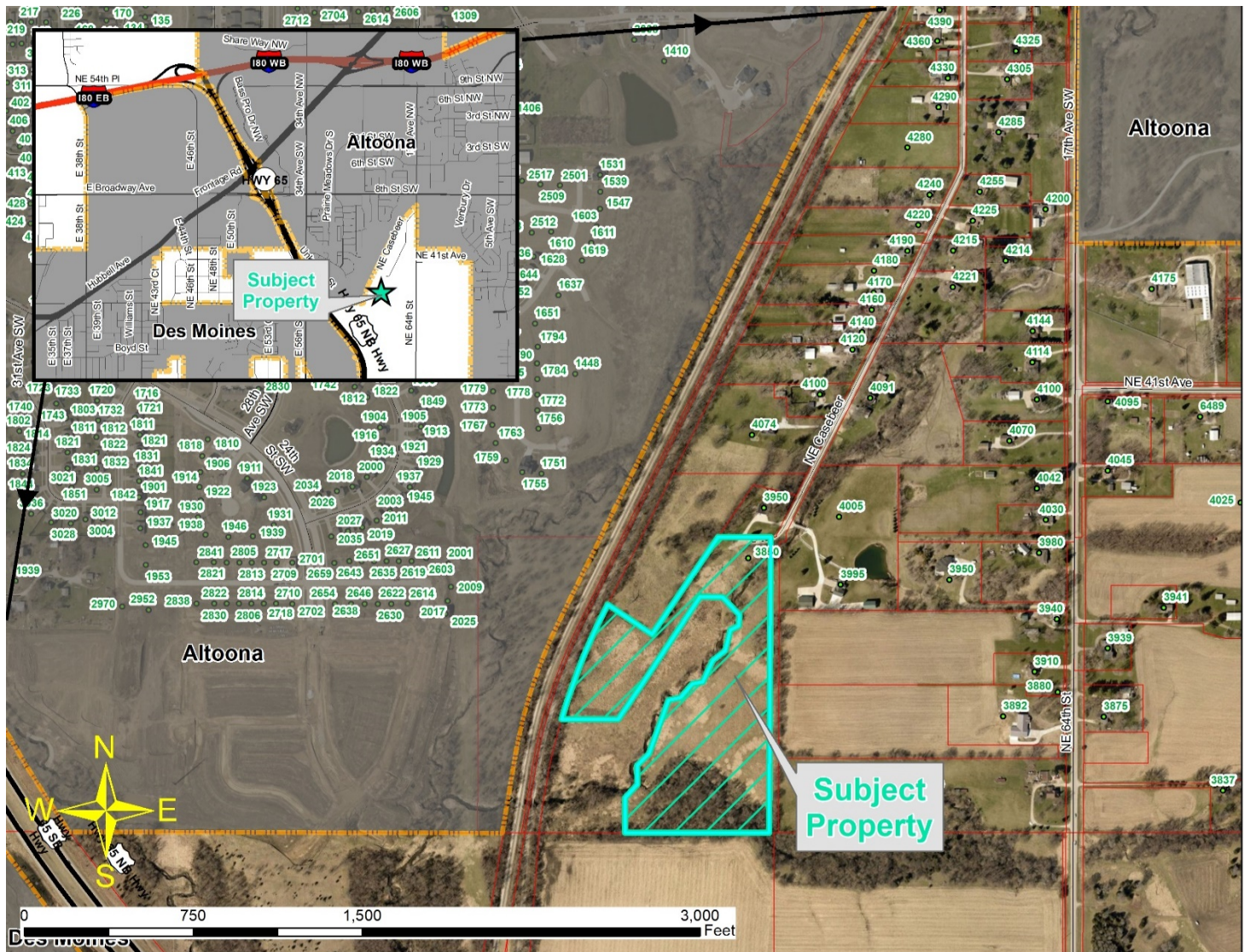
**SEWER:** Individual septic system

**WATER:** City of Altoona

**TOWNSHIP:** Clay

**OWNER/DEVELOPER:** Jarod & Amy Fleck

Vicinity Map:



**Overview / Staff Review & Recommendation**

The subject property is located at the southern end of NE Casebeer Drive, being approximately one (1) mile south of 8<sup>th</sup> Street SW and 17<sup>th</sup> Avenue SW where they intersect within the City of Altoona. The subject property is directly adjacent to the south of the property at 3950 NE Casebeer Drive. NE Casebeer Drive is a hard surfaced County maintained roadway and contains a narrow roadway and right-of-way width. The roadway provides a single access point to approximately 25 existing single-family residences. The lots along this roadway originally developed, and remain, within unincorporated Polk County. However, the area is directly adjacent to the City of Altoona corporate limits to the west, as well as partially to the east. NE Casebeer Drive currently terminates at the northern boundary of the subject property, and does not contain a cul-de-sac or turnaround area. As part of this proposed subdivision plat to create an additional buildable lot, the owner/developer is responsible for creating a public roadway improvement for adequate emergency vehicle access and turnaround.

*Attachment A* contains a copy of the current version of the preliminary plat. The property's unique configuration is a result of a 2009 plat of survey, which transferred the adjacent floodplain ground along Little Fourmile Creek to the City of Altoona for wetland restoration (Parcel 'D'). The subject property contains areas of Zone 'A' floodplain (1% annual chance or 100-year floodplain) along Little Fourmile Creek, per the current adopted FEMA floodplain maps for Polk County. The subject property is adjacent to abandoned railroad row to the west, which is part of the Gay Lea Wilson Trail. The plat is effectively a re-plat of Parcel 'E' from the 2009 plat of survey to create a single-family building right on the property, as represented by the 15.17-acre Lot 1 on the attached plat drawing. As previously mentioned, the owner/developer will be responsible for creating a public access/turnaround improvement as part of this development, including additional right-of-way dedication to Polk County, as represented by Lot 'A' on the attached plat drawing. This improvement will provide emergency vehicle access and turnaround capabilities for NE Casebeer Drive which do not currently exist. Sheet 2 of the plat also proposes grading and a culvert crossing for future driveway access to the buildable portion of the property located outside of the floodplain. This work is a required plat improvement that must be completed by the owner/developer in order to create legal access for a future residence. This work requires future grading and floodplain development permits and shall be completed, or surety provided, prior to final plat approval.

Water service will be provided by the City of Altoona. There is an existing WRA trunk sanitary sewer line that runs along Little Fourmile Creek, and cuts through a portion of the subject property. A direct service line connection to this trunk sewer is not allowed, and therefore proposed Lot 1 would be served by a future septic system. The City of Altoona has provided official review comments regarding the roadway improvement and utilities. The City shall approve the final plat prior to final approval and recording by Polk County.

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 required public roadway improvement. There are no waivers required, as the proposed lots meet all dimensional and sizing requirements for the "RR" Rural Residential District. Staff will continue to work with the owner and project engineer/surveyor in resolving remaining comments. Once all comments have been addressed the preliminary plat may be forwarded to the Board of Supervisors for their approval. Once the preliminary plat has been approved, the roadway construction plans and final plat may be submitted for staff review. The final plat will not come before the Zoning Commission. Staff recommends approval of the preliminary plat of Fleck Estates.



# Attachment A

## MAJOR PRELIMINARY PLAT

# FLECK ESTATES

**OWNER/APPLICANT**  
 JAROD & AMY FLECK  
 3039 SCOTCH RIDGE ROAD  
 CARLISLE, IOWA 50047  
 PH: 515-250-1515  
 E-MAIL: FLECKTRUCKING@YAHOO.COM

**UTILITIES**  
 WATER - CITY OF ALTOONA  
 WASTEWATER - SEPTIC

**BULK REGULATIONS**  
 MIN. LOT SIZE: 40,000 SQ FT  
 MIN. LOT WIDTH: 140'

**ZONING**  
 RR - RURAL RESIDENTIAL DISTRICT

**PRINCIPAL BUILDING SETBACKS**  
 FRONT - 50'  
 REAR - 50'  
 SIDE - 15'  
 MAX BUILDING COVERAGE - 15%

### LEGAL DESCRIPTION

PARCEL 'E' OF THE PLAT OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF POLK COUNTY, IOWA ON MARCH 16, 2009, AND RECORDED IN BOOK 12954 PAGE 112 BEING PART OF LOTS 1 AND 2 IN READ FARMS, AN OFFICIAL PLAT, POLK COUNTY, IOWA.

### NOTES

1. FUTURE LOT A TO BE DEEDED TO POLK COUNTY AS RIGHT OF WAY.
2. PAVING TO BE 6-INCH P.C.C.
3. GRADING IN THE FEMA MAPPED FLOODPLAIN WILL REQUIRE A FLOODPLAIN PERMIT FROM POLK COUNTY.
4. SERVICE TO ALL UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
5. ANY NEW ENTRANCES WILL REQUIRE A POLK COUNTY ENTRANCE PERMIT.
6. THE SOUTHEAST CORNER OF LOT ONE ENCOMPASSES A MATURE WOODLAND AREA. THIS AREA ACCOUNTS FOR 4.21 ACRES WITHIN A WOODLAND PROTECTION EASEMENT.

### FLOOD HAZARD INFORMATION

MAP #19153C0240F DATED: FEBRUARY 1, 2019

THIS AREA SHOWN ON FLOOD INSURANCE RATE MAP LABELED AS 'ZONE A' AND WITHOUT AN ESTABLISHED BASED FLOOD ELEVATION.

### LEGEND

EXISTING/PROPOSED	
---	PLAT BOUNDARY
W 8"	WATER MAIN & SIZE
SAN 8"	SANITARY SEWER & SIZE
ST 8"	STORM SEWER & SIZE
UGE	UNDERGROUND ELECTRIC CABLE
UGT	UNDERGROUND TELEPHONE CABLE
CTV	UNDERGROUND CABLE TV
G 4"	GAS MAIN & SIZE
○	MANHOLE
□	INTAKE
▽	HYDRANT
○ P/P/LP	POWER POLE/LIGHT POLE
□	UTILITY BOX/TELEPHONE RISER
990	EXISTING CONTOURS
990	PROPOSED CONTOURS
* * *	SILT FENCE OR APPROVED FILTRATION SOCK
☁	TREES

### CERTIFICATION

REGISTERED PROFESSIONAL ENGINEER

BRADLEY R. COOPER  
12980

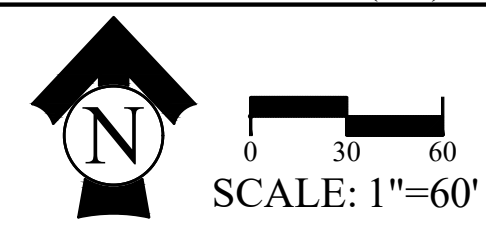
IOWA

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.

BRADLEY R. COOPER, IOWA LICENSE NO. 12980  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 Sheets 1-X

**COOPER CRAWFORD & ASSOCIATES, L.L.C.**  
 CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
 PHONE: (515) 224-1344 FAX: (515) 224-1345

 SCALE: 1"=60' APPROVED: --- INITIALS: --- AS-BUILT: ---	DATE: 3-30-2021 REVISIONS: 05-18-2021	JOB NUMBER <h1 style="font-size: 2em;">CC</h1> <h1 style="font-size: 2em;">2434</h1>
<b>DIMENSION PLAN</b> <b>FLECK ESTATES</b>		SHEET <h1 style="font-size: 2em;">1 OF 2</h1>

### VICINITY SKETCH

SEC. 23, T79N, R23W OF THE 5TH P.M.

### UTILITY CONTACTS

MIDAMERICAN ENERGY  
 GAS - 888-427-5632  
 ELECTRIC - 888-427-5632

CENTURYLINK  
 800-244-1111

POLK COUNTY PUBLIC WORKS  
 KYLE RILEY  
 515-875-5907

WATER SUPPLY  
 DES MOINES WATER WORKS  
 BRYAN POLLPETER  
 515-323-6204

WASTEWATER  
 SEPTIC

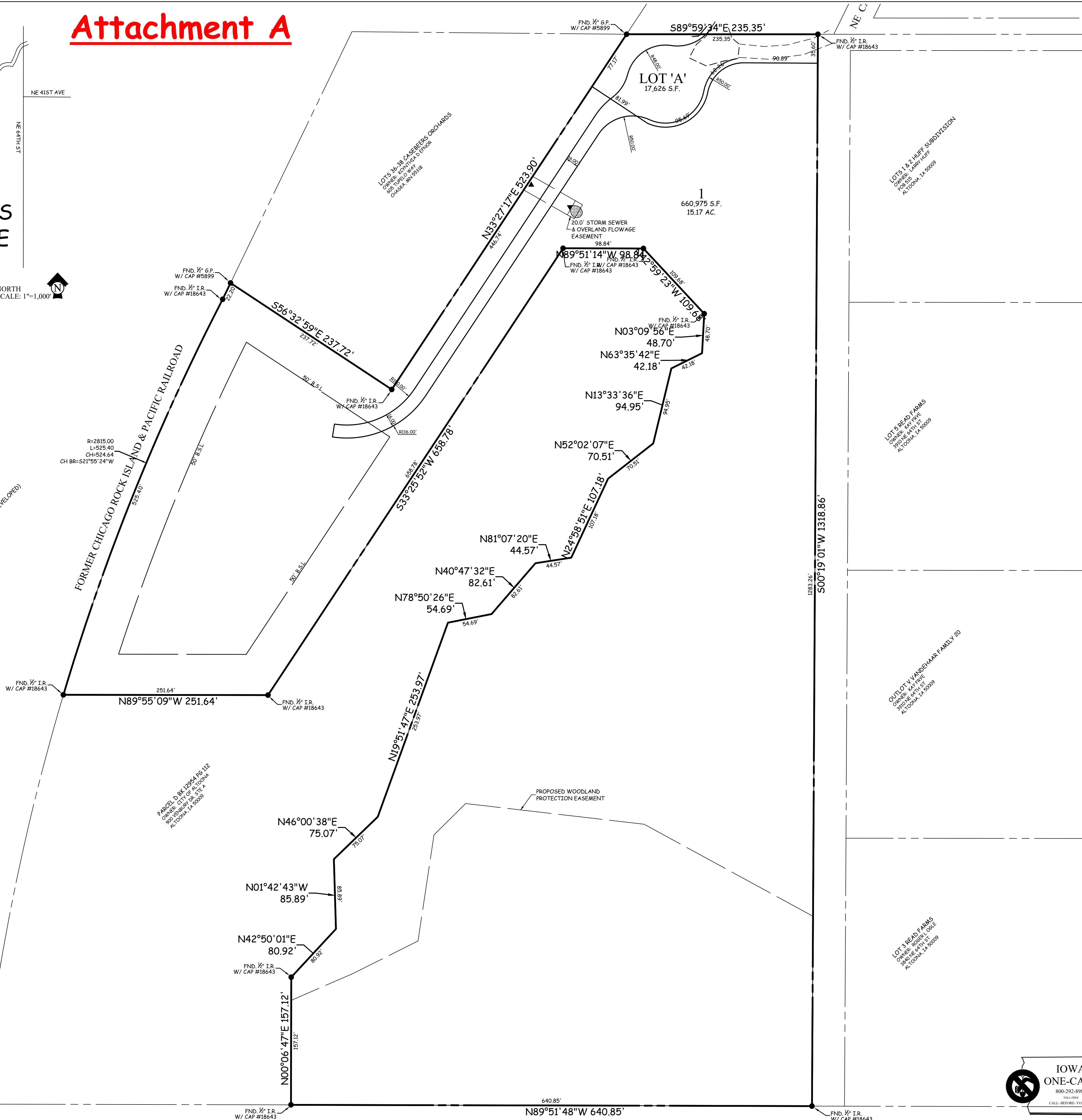
NORTH  
 SCALE: 1"=1,000'

THIS SITE

5th & 6th STS CAPRY SEC 23-79-23 (UNDER REDEVELOPMENT)  
 5th ST  
 6th ST  
 8th ST  
 10th ST  
 12th ST  
 14th ST  
 16th ST  
 18th ST  
 20th ST  
 22nd ST  
 24th ST  
 26th ST  
 28th ST  
 30th ST  
 32nd ST  
 34th ST  
 36th ST  
 38th ST  
 40th ST  
 42nd ST  
 44th ST  
 46th ST  
 48th ST  
 50th ST

PARCEL D BY 22584 16 122  
 OWNED BY CITY OF ALTOONA  
 300 S. 50th ST. S.E. 1/4  
 ALTOONA, IA 50009

FND 1/4 G.P.  
 W/ CAP #11556





# MAJOR PRELIMINARY PLAT FLECK ESTATES

## NOTES (EROSION & POLLUTION CONTROL)

1. THE SUBCONTRACTOR RESPONSIBLE FOR EROSION AND POLLUTION CONTROL SHALL CARRY OUT THE MEASURES DETAILED ON THIS SITE PLAN.
2. CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.
3. THE SUBCONTRACTOR SHALL INSPECT THE SITE AT MINIMUM ONCE EVERY 7 DAYS. ALL DISTURBED AREAS OF THE SITE, AREAS OF MATERIAL STORAGE, LOCATIONS WHERE VEHICLES ENTER/EXIT THE SITE. ALL OF THE EROSION AND SEDIMENT CONTROLS THAT ARE IDENTIFIED AS PART OF THIS PLAN AND ACCESSIBLE DISCHARGE LOCATIONS MUST BE INSPECTED.
4. THE SUBCONTRACTOR IS TO TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN 7 DAYS AFTER THE INSPECTION IN WHICH THE DEFICIENCY WAS FOUND.
5. THE SUBCONTRACTOR SHALL KEEP LOG AND PREPARE WEEKLY REPORTS DETAILING THE INSPECTIONS AND MEASURES TAKEN TO CORRECT ANY AND ALL DEFICIENCIES FOUND IN THE EROSION AND POLLUTION CONTROL MEASURES. THE REPORTS SHALL CONFORM TO THE STANDARDS SET BY THE IOWA DEPARTMENT OF NATURAL RESOURCES. COPIES OF THESE REPORTS SHALL BE FORWARDED TO THE DEVELOPER AND TO COOPER CRAWFORD & ASSOCIATES, L.L.C.
6. AFTER INITIAL GRADING PRIOR TO UTILITY CONSTRUCTION - ALL DISTURBED AREAS OUTSIDE OF THE PROPOSED R.O.W.'S ARE TO HAVE TEMPORARY SEEDING AND MULCHING (TYPE 4 SEED MIXTURE PER SUDAS TABLE 9010.09). CONTRACTOR AND SUBS ARE TO TRY TO MINIMIZE DISTURBANCE TO THESE SEEDED AREAS THROUGH THE USE OF SPECIFIC ACCESS ROUTES WITHIN THE SITE.
7. DURING CONSTRUCTION, IF IT BECOMES EVIDENT THAT A DISTURBED AREA WILL NOT BE DISTURBED FOR 14 DAYS, IT SHALL BE STABILIZED IMMEDIATELY.
8. SODDING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
9. ANY FAILED AREAS OF SEEDING/MULCHING SHALL BE REAPPLIED.
10. ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ONTO ADJOINING RIGHT-OF-WAYS AND PROPERTY WILL BE CLEANED UP BY THE END OF THE WORKING DAY AND PRIOR TO A RAIN EVENT.
11. FILTER SOCKS ARE TO BE INSPECTED ONCE A WEEK AND AFTER EACH RAINSTORM, LOOK FOR UNDERCUTTING AND FAILURES IN FABRIC. REPLACE/REPAIR AS NECESSARY.
12. ADDITIONAL FILTER SOCKS (TO THAT SHOWN ON THIS PLAN) MAY BE REQUIRED IN AREAS WHERE EROSION IS EVIDENT.
13. FILTER SOCKS ARE TO BE CLEANED UP WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
14. ALL INTAKES SHALL HAVE FILTER SOCKS PRIOR TO PAVING AND INLET FILTERS AFTER PAVING. THESE FILTERS REMAIN IN PLACE UNTIL THE SITE HAS A PERMANENT PERENNIAL GROUND COVER.
15. ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN THE STORM SEWER.
16. IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS WILL BE MULCHED.
17. NO BORROW/SPOILS SITES ARE ANTICIPATED.
18. EROSION CONTROL CONTACT (TO BE DETERMINED)

## LEGEND

EXISTING/PROPOSED	PLAT BOUNDARY
— W 8"	— PLAT BOUNDARY
— SAN 8"	— WATER MAIN & SIZE
— ST 8"	— SANITARY SEWER & SIZE
— UGE	— STORM SEWER & SIZE
— UGT	— UNDERGROUND ELECTRIC CABLE
— CTV	— UNDERGROUND TELEPHONE CABLE
— G 4"	— GAS MAIN & SIZE
○	○ MANHOLE
□	□ INTAKE
⊕	⊕ HYDRANT
○ PFLP	○ POWER POLE/LIGHT POLE
□	□ UTILITY BOX/TELEPHONE RISER
990	990 EXISTING CONTOURS
990	990 PROPOSED CONTOURS
* * *	* * * SILT FENCE OR APPROVED FILTRATION SOCK
☁	○ TREES

# COOPER CRAWFORD & ASSOCIATES, L.L.C. CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 3-30-2021  
REVISIONS: 05-18-2021

SCALE: 1"=60'

APPROVED: --- INITIALS: --- AS-BUILT: ---

GRADING & UTILITY PLAN  
FLECK ESTATES

JOB NUMBER  
**CC  
2434**

SHEET  
2 OF 2



SW 1/4 SE 1/4 OF SEC 23-79-23 (UNDEVELOPED)  
OWNER: ALAN...  
DEVELOPER: ...  
303 WEST MOBILE, IA 50309

FORMER CHICAGO ROCK ISLAND & PACIFIC RAILROAD  
OWNER: ...  
303 WEST MOBILE, IA 50309

PARCEL D BK 12084 PG 112  
OWNER: CITY OF ...  
303 WEST MOBILE, IA 50309

LOTS 36-38 CASEBEERS ORCHARDS  
OWNER: ...  
303 WEST MOBILE, IA 50309

PART OF LOTS 37-38 CASEBEERS  
OWNER: ...  
303 WEST MOBILE, IA 50309

LOT 1 & 2 HUFF SUBDIVISION  
OWNER: ...  
303 WEST MOBILE, IA 50309

LOT 5 PEAD FARMS  
OWNER: ...  
303 WEST MOBILE, IA 50309

OUTLOT VANDEHAR FAMILY 20  
OWNER: ...  
303 WEST MOBILE, IA 50309

PROPOSED WOODLAND PROTECTION EASEMENT