PLAT INFORMATION: This subdivision plat proposes two (2) residential lots on 15.87 acres of land zoned “ER” Estate Residential District.

SEWER: Individual septic systems

TOWNSHIP: Douglas

OWNER/DEVELOPER: Kyle and Miranda Riley

Vicinity Map:
Overview / Staff Review & Recommendation

The subject property is located on the West side of NE 72\textsuperscript{nd} Street, in the Southeast Quarter, of the Northeast Quarter, of Section 1, Douglas Township. The property is approximately 15.87 acres in size, and currently consists of two (2) building lots, and one (1) outlot, which are currently described as Lots 6-7, and Outlot X, Kenneth and Mary Rieck Estates Plat 1. Lot 1 of the proposed subdivision will be approximately 12.87 acres in area, and consolidates the current Lot 7 and Outlot X into a single buildable lot. The elimination/consolidation of Outlot X does not impact future street connectivity or neighborhood access due to depth of the current outlot, the agricultural zoning and use of the ground adjacent to the north and west, and the presence of natural and environmental features, which together make any future roadway extension in this area financially impractical and unnecessary. Lot 2 will be approximately 3.00 acres in area, and is effectively a replat of the current Lot 6. Both proposed lots will retain their development rights for future single-family residential dwellings, and no new development rights would be created by this plat.

Water service is provided by Des Moines Water Works via an existing water main along the East side of NE 72\textsuperscript{nd} Street. Sanitary sewer is not available, and the lots will be served by on-site septic systems. There is a 50-foot wide drainage easement, which is located approximately 316 feet west of the Eastern property line of the two lots, and is shown on the attached plat.

No City boundaries are located within two (2) miles of the proposed subdivision. See Attachment A for a copy of the preliminary plat.
MAJOR SUBDIVISION PRELIMINARY PLAT FOR DEO VOLENTI

A REPLAT OF LOTS 6, 7 & OUTLOT "X" OF KENNETH & MARY RIECK ESTATES PLAT 1 (BK. 10829, PG. 559)

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SAID PARCEL IS CURRENTLY DESCRIBED AS LOTS 6, 7 AND OUTLOT "X" KENNETH & MARY RIECK ESTATES PLAT 1 AS RECORDED IN BOOK 10829 ON PAGE 559. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERING TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1, THENCE N00°02'07"W (ASSUMED BEARING) ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 1317.56 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE S89°56'48"W ON THE SOUTH LINE OF SAID LOT 6 AND OUTLOT "X", 563.08 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S89°56'48"W ON THE SOUTH LINE OF SAID LOT 6 AND OUTLOT "X", 1258.55 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "X"; THENCE N00°01'39"W ON THE WEST LINE OF SAID OUTLOT "X", 535.31 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "X"; THENCE N88°40'57"E ON THE NORTH LINE OF SAID OUTLOT "X" AND LOT 7, 1258.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.87 ACRES, MORE OR LESS.

GENERAL NOTES:

1. ALL MAILBOXES LOCATED IN POLK COUNTY RIGHT-OFF-WAY MUST BE OF BREAKAWAY DESIGN.
2. UTILITY EASEMENTS ARE DEDICATED FOR THE USE OF ANY PUBLIC EASEMENT.
3. POST DEVELOPMENT RUNOFF SHALL NOT ADVERSELY AFFECT DOWNSRAME FACILITIES OR PROPERTY OWNERS.
4. ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE INDIVIDUAL PROPERTY OWNER.
5. 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.
6. LOCATION OF ANY ENTRANCE OR UTILITY TO CONFORM TO THE REQUIREMENTS OF THIS PLAT WILL BE AT THE DEVELOPERS EXPENSE.
7. INDIVIDUAL PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS LOCATED ON THEIR LOT.
8. ANY CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
9. SERVICE TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
10. ANY NEW ENTRANCE'S OR MODIFICATIONS TO EXISTING ENTRANCE'S WILL REQUIRE A POLK COUNTY ENTRANCE PERMIT.
11. ALL WORK COMPLETED IN THE RIGHT-OFF-WAY, OTHER THAN FOR AN ENTRANCE, WILL REQUIRE A POLK COUNTY RIGHT-OFF-WAY GRANT PERMIT.
12. POLK COUNTY DOES NOT REQUIRE OR ISSUE PERMITS FOR SIDEWALKS AND DOES NOT ACCEPT THE LIABILITY AND/or RESPONSIBILITY FOR CONSTRUCTION, REPAIR, OR MAINTENANCE THEREOF ANY STREET SIDEWALK INSTALLED IN THE PLAT BY ANY HOME OWNER.

INDEX LEGEND

ATTACHMENT A

POLY COUNTY
IOWA
REZ

UTILITY SOURCE (DESIGN INFORMATION REQUEST #552100529):
WATER WILL BE PROVIDED VIA MIDAMERICAN ENERGY'S UNDERGROUND GAS MAIN ON THE EAST SIDE OF NE 72ND STREET.
ELECTRICITY WILL BE PROVIDED VIA MIDAMERICAN ENERGY'S OVERHEAD POWER LINE ON THE EAST SIDE OF THE LOTS.
NATURAL GAS WILL BE PROVIDED VIA MIDAMERICAN ENERGY'S UNDERGROUND GAS MAIN ON THE EAST SIDE OF THE LOTS.
CONSUMERS ENERGY HAS NO UTILITIES IN THIS AREA.
SEWAGE DISPOSAL WILL BE VIA AN APPROVED ONSITE SEPTIC SYSTEM.

PAGE: 1 OF 2
MAJOR SUBDIVISION PRELIMINARY PLAT FOR
DEO VOLENTE
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