



Brooke Field Estates Northwest Plat 2 – Major Preliminary Plat

Property Owner & Developer: Brookefield Enterprises, LLC, represented by Friedrich Trost

Developer’s Representative: Edward H. Arp, Civil Engineering Consultants, Inc.

Request: Preliminary Plat Approval of a Major Subdivision Plat

Legal Description: Parcel 2018-185 of the SE ¼, SE ¼ an Official Parcel Recorded in Book 17314, Page 809 at the Polk County Recorder’s Office, of Section 20, Township 80 North, Range 25 West of the 5th P.M., Polk County, Iowa.

and

Outlot ‘X’ & ‘Y’, Brooke Field Estates Northwest Plat 1, an Official Plat Recorded in Book 17548, Page 228 at the Polk County Recorder’s Office, Polk County, Iowa.

General Location: The subject property is located directly north of NW Cedar Valley Drive and west of Highway 141. The property is identified as District/Parcels 240/00306-002-005, 240/00714-035-015 and 240/00714-035-016. (Exhibit ‘A’)

Existing Zoning: “RR” Rural Residential District

Surrounding Zoning:

North: City of Johnston
South: “RR” Rural Residential District
East: City of Johnston
West: City of Johnston

Waiver Request: None

GENERAL COMMENTS:

This preliminary plat (Exhibit 'B') proposes six (6) residential lots, one (1) outlot and one (1) street lot on three (3) properties totaling approximately 6.53 acres. The existing street, NW Cedar Valley Drive, is proposed to be reconfigured to direct a future street extension to the west rather than to the north as previously designed. The applicant has provided a future street masterplan, attached as Exhibit 'C', which shows how the future street network can be developed. Proposed lots two (2) through six (6) have frontage and access onto NW Cedar Valley Drive and Lot 1 has frontage and access onto NW Timberridge Lane.

The property has been in agricultural production and until recently, was part of the existing farm ground located adjacent to the north and west of the site. The agricultural ground to the north and west was recently annexed to the City of Johnston. The subdivision is currently being reviewed by the City of Johnston and they have been communicating with County staff that the western street extension, rather than to the north, is preferred. Further, the City of Johnston is requesting a sidewalk/trail easement across the frontage of the proposed lots. Otherwise, there are no significant changes requested from their office and their review of the subdivision plat has been supportive of the current subdivision layout.

A Rezoning Petition was approved for the subject property by the Polk County Board of Supervisors on August 27, 2019. The Rezoning request was from the "AG" Agricultural District to the "RR" Rural Residential District. The Polk County Zoning Commission held a public hearing on the Rezoning Petition on July 22, 2019 and recommended approval to the Board of Supervisors. During the Rezoning public hearings, the City of Johnston was supportive of the petition. The submitted concept plan for the future development of the property included five (5) residential lots and a northern street extension. Due to the street extension modification, the developer is able to create an additional lot and still meet the applicable density and size requirements.

STAFF REVIEW:

Staff has reviewed this plat for compliance with the Polk County Zoning and Subdivision Ordinances and has found that waivers to the ordinance requirements are not needed. This plat proposes six (6) lots, which requires a Major Subdivision process. Brooke Field Estates Northwest Plat 2 is located adjacent to the City of Johnston within two (2) miles of the City of Grimes. The City of Grimes has not yet responded and the City of Johnston is currently reviewing the subdivision.

Staff has reviewed this Plat for general compliance with the Zoning and Subdivision Ordinances. Lot density, dimensions, frontage and access. 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 Brooke Field Estates Northwest Plat 2. Approval is based upon the proposal's conformance to the Zoning and Subdivision Ordinances.

Brooke Field Estates Northwest Plat 2 Major Preliminary Plat

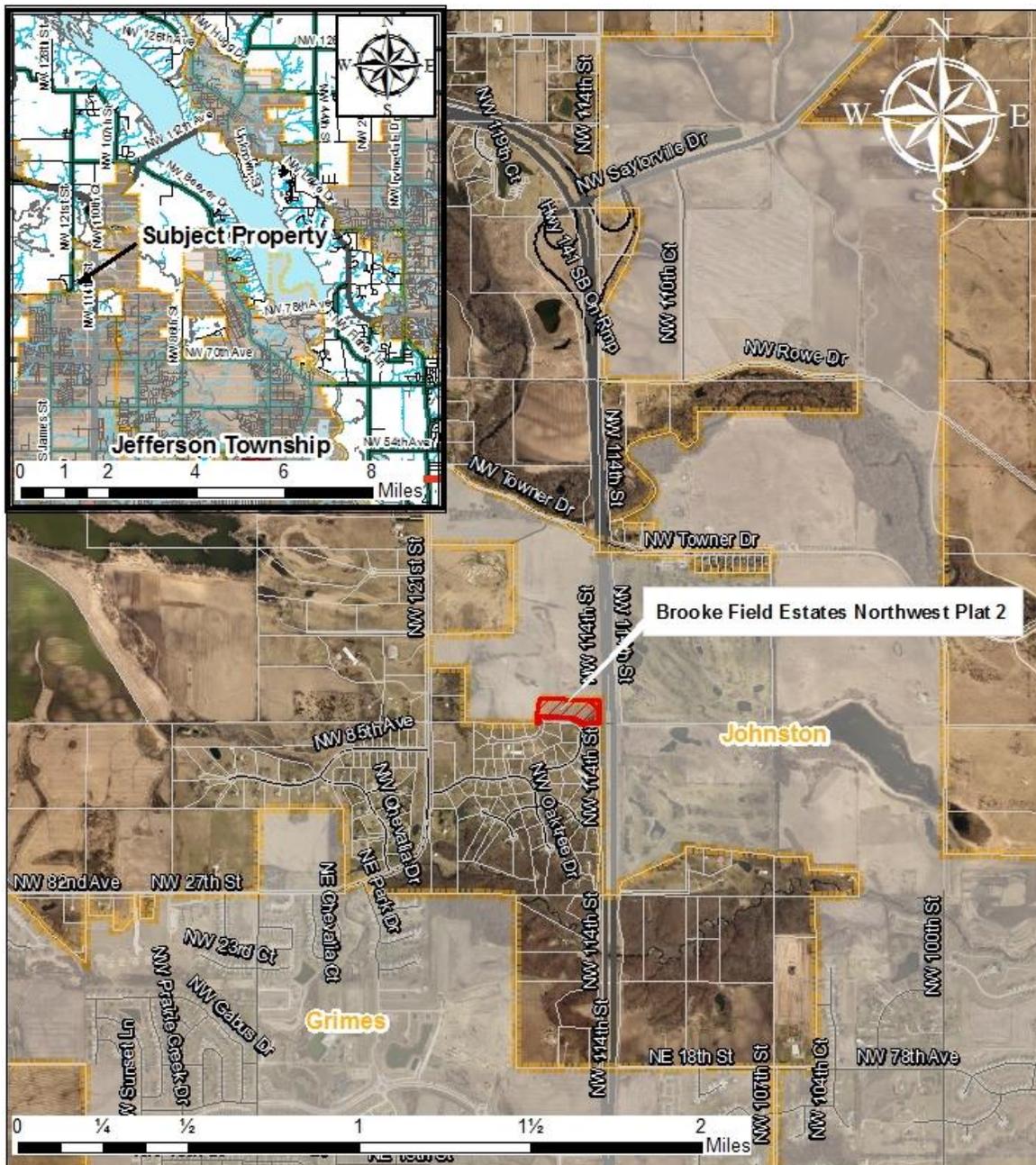
PLAT INFORMATION: This subdivision plat proposes six (6) single-family residential lots, one (1) outlot and one (1) street lot on 6.53 acres zoned "RR" Rural Residential District. The subject property is located directly north of NW Cedar Valley Drive and west of Highway 141. The property is identified as District/Parcels 240/00306-002-005, 240/00714-035-015 and 240/00714-035-016.

SEWER: On-site wastewater treatment systems **WATER:** Xenia Rural Water District

PROPERTY OWNER & DEVELOPER: Brookefield Enterprises, LLC

TOWNSHIP: Jefferson

Vicinity Map:



MAJOR PRELIMINARY PLAT

BROOKE FIELD ESTATES

NORTHWEST PLAT 2

POLK COUNTY, IOWA

BROOKEFIELD ENTERPRISES, L.L.C., 11720 NW OAKTREE DR., GRIMES, IOWA 50111

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com



DATE: 02/07/2020
01/23/2020
DATE OF SURVEY: 08/29/2018
DESIGNED BY: MHH
DRAWN BY: CM

BROOKE FIELD ESTATES NORTHWEST PLAT 2
POLK COUNTY, IOWA
COVER

SHEET
OF 4
A-1925

SHEET INDEX

SHEET #	SHEET TITLE
1	COVER
2	DEMOLITION & GEOMETRIC PLAN
3	UTILITY PLAN
4	GRADING PLAN

SURVEYOR:
JEFF GADDIS
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET #12
DES MOINES, IOWA 50322
515-276-4884 x221

PROPERTY OWNERS/DEVELOPER:
BROOKEFIELD ENTERPRISES, L.L.C.
11720 NW OAKTREE DR.
GRIMES, IOWA 50111
ATTN: FRIEDRICH TROST
PH: 515-718-1448

GENERAL NOTES:

- CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
 - POLK COUNTY
 - BROOKEFIELD ENTERPRISES, L.L.C.
 - CIVIL ENGINEERING CONSULTANTS, INC. PHONE: 515.276.4884
 - IOWA ONE-CALL
 - POLK COUNTY PUBLIC WORKS
 - XENIA RURAL WATER DISTRICT
- LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING THIS AREA, AND IOWA ONE CALL, TO DETERMINE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
- LOT 'A' TO BE DEDICATED TO POLK COUNTY FOR STREET PURPOSES AT SUCH TIME AS ROADWAY HAS BEEN IMPROVED AND ACCEPTED INTO POLK COUNTY SECONDARY ROAD SYSTEM BY POLK COUNTY BOARD OF SUPERVISORS.
- ALL WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH XENIA RURAL WATER STANDARD SPECIFICATIONS.
- MAILBOXES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
- POLK COUNTY DOES NOT REQUIRE OR ISSUE PERMITS FOR SIDEWALKS AND DOES NOT ACCEPT LIABILITY AND/OR RESPONSIBILITY FOR CONSTRUCTION PLACEMENT, REPAIR, OR MAINTENANCE THEREOF OF ANY STREET SIDEWALK INSTALLED IN PLAT BY ANY HOMEOWNER. DUE TO SOIL TYPES, LIMITATIONS, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN STATE OF IOWA.
- ACCESS TO EACH LOT IS RESTRICTED TO SUBDIVISION ROAD. ACCESS TO LOT 2 SHALL BE FROM NW CEDAR VALLEY DRIVE.
- EXISTING LAND USE: FARM
- ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROAD MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- THE HOMEOWNERS' ASSOCIATION WILL MAINTAIN THE PRIVATE STORM WATER DETENTION BASIN AND PRIVATE OUTLET PIPE WITHIN THE PRIVATE STORM WATER DETENTION BASIN EASEMENT AND PRIVATE STORM SEWER EASEMENT ON LOTS 1 & 2. ACCESS TO THE DETENTION POND SHALL BE OBTAINED FROM THE 30.00' STORM SEWER AND DETENTION ACCESS EASEMENT BETWEEN LOTS 1 & 2. THE ACCESS EASEMENT PROVIDED IS FOR THE HOMEOWNER'S ASSOCIATION TO ACCESS THE DETENTION BASIN FACILITY FOR MAINTENANCE PURPOSES.
- ACCESS TO LOTS CANNOT BE LOCATED WITHIN 75' OF THE CENTERLINE OF MINOR ROAD INTERSECTIONS.
- OUTLOT 'Z' SHALL BE USED AS A DRAINAGE EASEMENT. THIS LOT WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION UNTIL FUTURE DEVELOPMENT TO THE NORTH & WEST OCCURS.
- THIS PRELIMINARY PLAT SHALL BE REVIEWED AND APPROVED BY XENIA RURAL WATER DISTRICT AND VERIFICATION SHALL BE SUBMITTED TO POLK COUNTY PUBLIC WORKS.
- THE WATER MAIN SHALL BE CONSTRUCTED AND APPROVED BEFORE THE FINAL PLAT IS APPROVED OR THE DEVELOPER WILL NEED TO PROVIDE A SUBDIVISION BOND.
- WATER SERVICES SHALL BE NET TAPPED BY XENIA RURAL WATER DISTRICT AT THE TIME OF HOME CONSTRUCTION.
- A COMBINED ALTERNATIVE WASTEWATER TREATMENT SYSTEM & SUMP PUMP SERVICE SHALL BE PROVIDED TO EACH LOT. THE SERVICE FOR LOTS 1-6 SHALL OUTLET TO THE PRIVATE REAR YARD DRAIN TILE LOCATED WITHIN THE PRIVATE SEPTIC DISCHARGE COLLECTOR LINE EASEMENT. THE PRIVATE REAR YARD DRAIN TILE WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

NPDES/SWPPP

- OWNER AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN A NPDES PERMIT AND FOLLOW REQUIREMENTS OF ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
- GRADING CONTRACTOR WILL BE REQUIRED TO PROVIDE A 4-YEAR MAINTENANCE BOND FOR EROSION CONTROL.

GENERAL LEGEND		EXISTING	
PROPOSED			
---	PLAT BOUNDARY	---	LOT LINE
---	SECTION LINE	○	SANITARY/STORM MANHOLE
---	LOT LINE	⊗	WATER VALVE
---	CENTERLINE	□	FIRE HYDRANT
---	EASEMENT LINE	□	STORM SEWER SINGLE INTAKE
---	FLARED END SECTION	□	STORM SEWER DOUBLE INTAKE
○	DRAIN BASIN OR SEDIMENT RISER	⊗	STORM SEWER ROUND INTAKE
○	DRAIN BASIN WITH SOLID GRATE	⊗	FLARED END SECTION
○	WATER VALVE	○	DECIDUOUS TREE
○	FIRE HYDRANT ASSEMBLY	○	CONIFEROUS TREE
○	BLOW-OFF HYDRANT	○	SHRUB
○	SCOUR STOP MAT	○	POWER POLE
○	TURF REINFORCEMENT MAT	○	STREET LIGHT
○	STORM SEWER WITH SIZE	○	GUY ANCHOR
○	WATER MAIN WITH SIZE	○	ELECTRIC TRANSFORMER
○	WATER SERVICE	○	GAS METER
○	PROPOSED CONTOUR	○	TELEPHONE RISER
○	SILT FENCE	○	SIGN
○	ADDRESS	○	UNDERGROUND TELEVISION
○	RIPRAP	○	UNDERGROUND ELECTRIC
○	FILTER SOCK & INTAKE BASKET	○	UNDERGROUND GAS
○	SEDIMENT TRAP	○	UNDERGROUND FIBER OPTIC
○	TREE REMOVAL AREA	○	UNDERGROUND TELEPHONE
		○	OVERHEAD ELECTRIC
		○	SANITARY SEWER WITH SIZE
		○	STORM SEWER WITH SIZE
		○	WATER MAIN WITH SIZE
		○	EXISTING CONTOUR
		○	TREELINE
		○	B.S.L. BUILDING SETBACK LINE
		○	P.U.E. PUBLIC UTILITY EASEMENT
		○	M.O.E. MINIMUM OPENING ELEVATION
		○	M.B.E. MINIMUM BASEMENT ELEVATION



VICINITY SKETCH SCALE: 1" = 2000'

ZONING:
EXISTING = AG / AGRICULTURAL DISTRICT
PROPOSED = RR / RURAL RESIDENTIAL DISTRICT

ZONING REQUIREMENTS
RR MINIMUM BULK REQUIREMENTS:
LOT SIZE - 40,000 SF
LOT WIDTH AT FRONT YARD SETBACK - 140 FEET
MIN. FRONT YARD SETBACK - 50 FEET
MIN. SIDE YARD SETBACK - 15 FEET
MIN. REAR YARD SETBACK - 50 FEET
MAX. BUILDING COVERAGE - 15%
MIN. R.O.W. WIDTH - 60 FEET
PAVEMENT WIDTH - 26' B/B

UTILITIES
GAS - MID-AMERICAN ENERGY
ELECTRICITY - MID-AMERICAN ENERGY
WATER - XENIA RURAL WATER DISTRICT
WASTEWATER TREATMENT - ON-SITE WASTEWATER TREATMENT SYSTEM
CITY - MEDIACOM AND CENTURYLINK

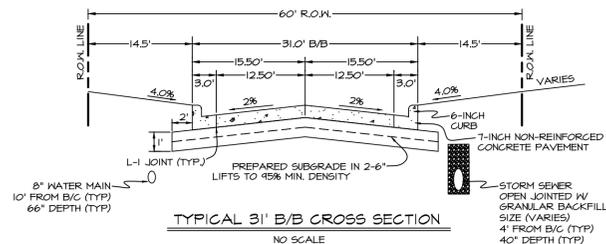
BENCHMARK
BM #1 - LEAD PLUG IN EAST HEADWALL OF BOX CULVERT UNDER HIGHWAY 141 STATION 274+0. ELEVATION = 850.87
BM #2 - SPIKE NAIL IN FENCE POST AT NORTHEAST CORNER OF PROPERTY. ELEVATION = 903.95
BM #3 - TOP OF IRON ROD BY STATION MARKER 250+00 WEST SIDE OF HIGHWAY 141. ELEVATION = 956.82

FLOOD ZONE DESIGNATION
SUBJECT PROPERTY IS LOCATED IN ZONE X (OUTSIDE 100 YEAR FLOODPLAIN) ON FEMA FLOOD INSURANCE RATE MAP 14153C0160F WITH AN EFFECTIVE DATE OF FEBRUARY 2, 2014.

LEGAL DESCRIPTION
PARCEL 2018-105 OF THE SE1/4 SE1/4, AN OFFICIAL PARCEL RECORDED IN BOOK 17314, PAGE 809 AT THE POLK COUNTY RECORDER'S OFFICE, OF SECTION 20, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA

AND
OUTLOT 'X' & 'Y', BROOKE FIELD ESTATES NORTHWEST PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 17548, PAGE 228 AT THE POLK COUNTY RECORDER'S OFFICE, POLK COUNTY, IOWA

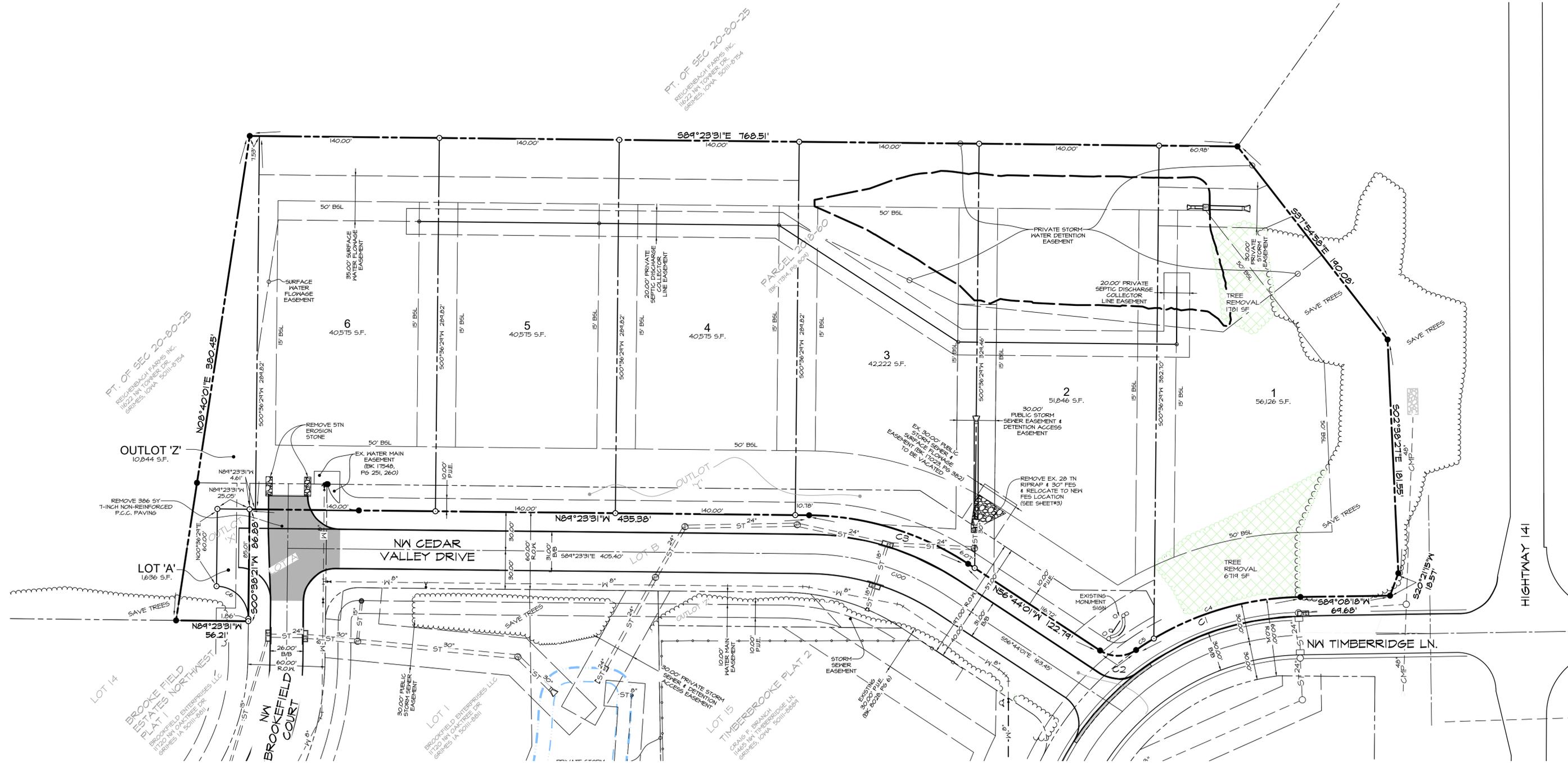
LAND AREA
6.53 ACRES
284,349 SQUARE FEET



CERTIFICATIONS

	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. MELISSA M. HILLS, IOWA REG. NO. 16023 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021 PAGES OR SHEETS COVERED BY THIS SEAL:
	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020 PAGES OR SHEETS COVERED BY THIS SEAL:

PLOT BY: CARL MCCANN ANBI EXPAND D (34.00 X 22.00 INCHES) 2020-02-01 11: AUTOCAD PLOT (GENERAL DOCUMENTATION) P23 0-A-FILES-A-1000\A125_LC3D Drawing\Plot02_DEMO & GEO.dwg



PT. OF SEC 20-80-25
REG. HENDRICK FARMS, INC.
11622 NW Oaktree Dr.
Grimes IA 50119-9784

PT. OF SEC 20-80-25
REG. HENDRICK FARMS, INC.
11622 NW Oaktree Dr.
Grimes IA 50119-9784

LOT 14
BROOKE FIELD
ESTATES NORTHWEST
PLAT 1
BROOKEFIELD ENTERPRISES LLC
11720 NW Oaktree Dr.
Grimes IA 50119-9784

LOT 1
BROOKEFIELD ENTERPRISES LLC
11720 NW Oaktree Dr.
Grimes IA 50119-9784

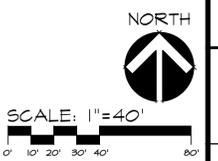
LOT 15
TIMBERBROOKE PLAT 2
CRANE F. BRANCH
11665 NW Timberridge Ln.
Grimes IA 50119-9824

CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C100	32°34'36"	191.98'	113.99'	58.54'	112.46'	S73°03'43"E

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	29°52'09"	230.00'	119.90'	61.35'	118.55'	N74°12'14"E
C2	68°05'55"	25.00'	24.71'	16.84'	28.00'	S84°13'02"W
C3	32°34'30"	230.00'	131.10'	61.38'	129.33'	N73°03'46"W
C4	29°52'09"	230.00'	119.90'	61.35'	118.55'	N74°12'14"E
C5	4°06'05"	230.00'	16.46'	8.24'	16.46'	N57°13'07"E



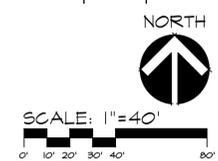
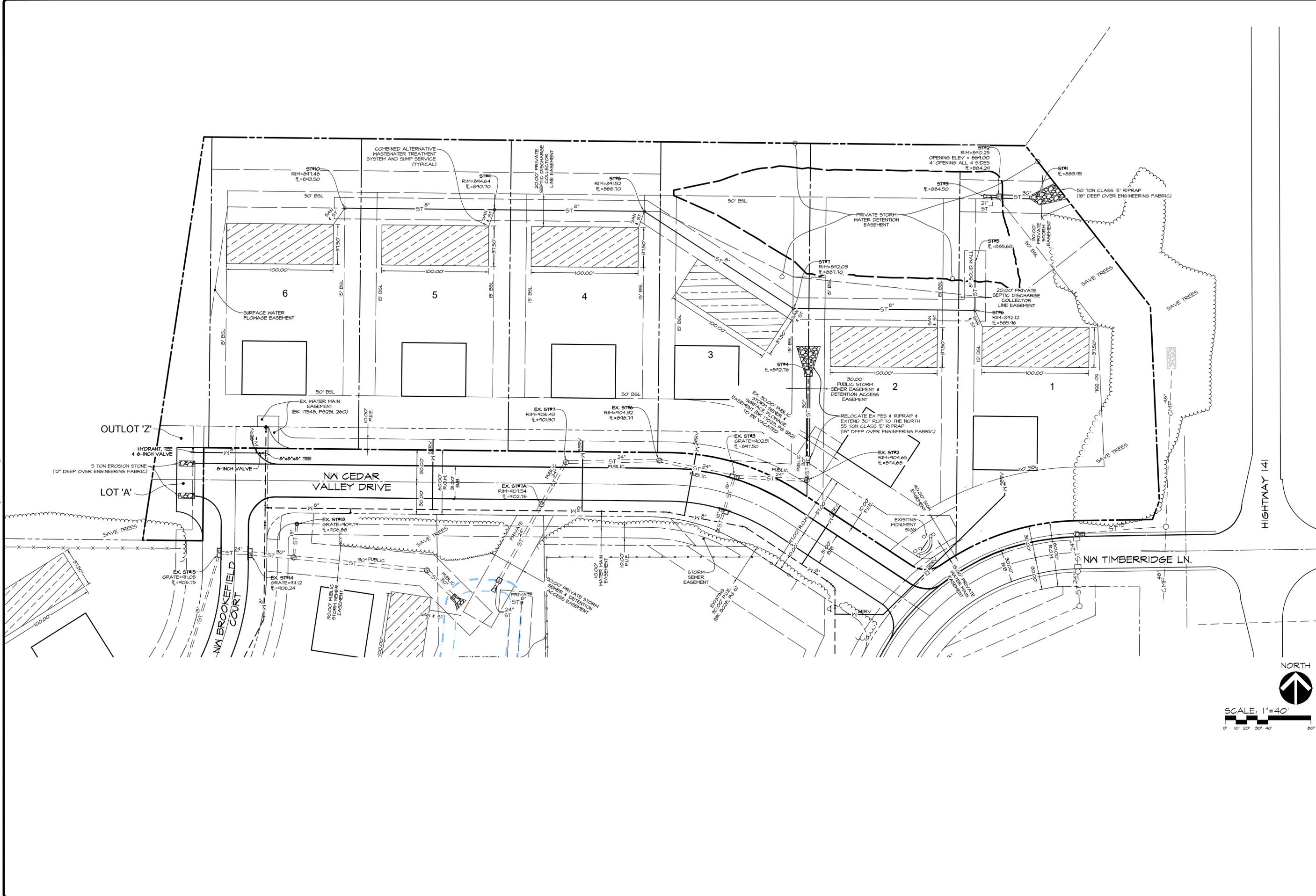
BROOKE FIELD ESTATES NORTHWEST PLAT 2
POLK COUNTY, IOWA
DEMOLITION & GEOMETRIC PLAN

SHEET
9 of 4

DATE:	02/07/2020
	01/23/2020
DATE OF SURVEY:	08/29/2018
DESIGNED BY:	MMH
DRAWN BY:	CM

CEC
Civil Engineering Consultants, Inc.
2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 mail@cecinc.com

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BROOKE FIELD ESTATES NORTHWEST PLAT 2
FOLK COUNTY, IOWA
UTILITY PLAN

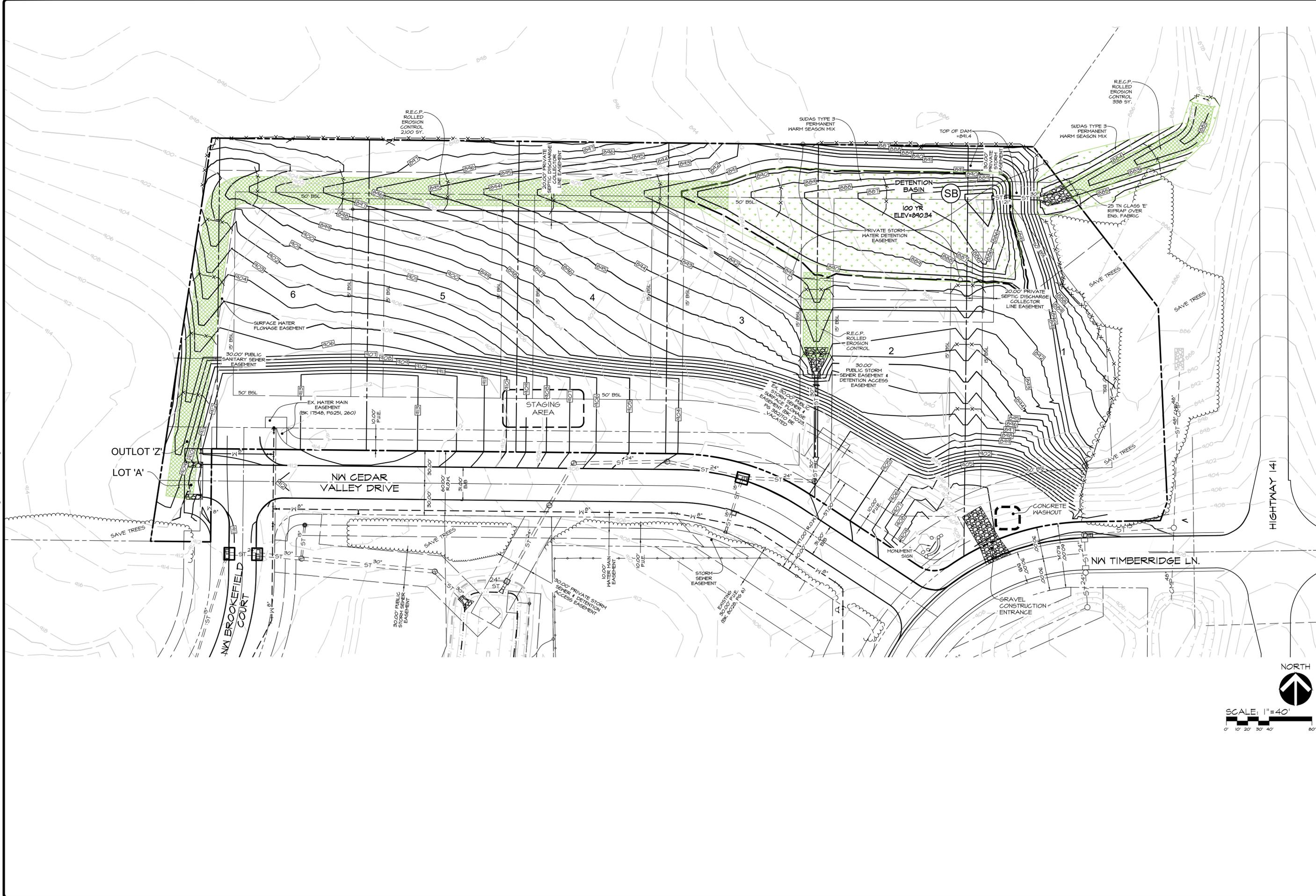
SHEET
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A-1925

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DRAWN BY:	CM



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SCALE: 1"=40'
0' 10' 20' 30' 40' 80'

BROOKE FIELD ESTATES NORTHWEST PLAT 2
POLK COUNTY, IOWA
GRADING PLAN

SHEET
4
OF 4
A-1425

DATE: 02/07/2020
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DRAWN BY: CM



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