

# Polk County Zoning Commission

Monday, July 27, 2020

## Staff Report



### **Nehring Estates Plat 1 – Preliminary Plat**

#### **Applicants:**

Bret Nehring (Property Owner/Developer);

Snyder & Associates, Inc. (Project Engineer/Surveyor)

#### **Request:**

Preliminary plat approval of a major subdivision plat creating five (5) single-family lots

#### **Legal Description:**

Approximately 90.85 acres located within part of the SE¼ and part of the NE¼ of Section 21, Township 80 North, Range 22 West of the 5<sup>th</sup> P.M., Polk County, Iowa (Franklin Township).

#### **General Location:**

8991 and 9265 NE Hubbell Road; being located southwest of the intersection of NE Hubbell Road (Hwy 65) and NE Santiago Drive / NE 94<sup>th</sup> Avenue, and approximately one-half (½) mile north of the City of Bondurant.

#### **Existing Zoning:**

“ER” Estate Residential District

#### **Surrounding Zoning:**

**North** “ER” Estate Residential District

**South** “ER” Estate Residential District / “AG” Agricultural District

**East** “ER” Estate Residential District

**West** “AG” Agricultural District

### **GENERAL COMMENTS:**

This preliminary plat proposes five (5) single-family residential lots on approximately 90.85 acres zoned “ER” Estate Residential District. The property consists of six (6) existing tax parcels, including two (2) single-family dwellings and accessory structures located at 8991 and 9265 NE Hubbell Road. Two (2) of the proposed lots will contain these existing residences, while the remaining three (3) lots will each create a new development right for a single-family dwelling. The subject property is located approximately one-half (½) mile north of the corporate limits of Bondurant where they extend north along NE Hubbell Road (Hwy 65). The subject property lies southwest of the intersection of NE Hubbell Road (Hwy 65) and NE Santiago Drive / NE 94<sup>th</sup> Avenue. See *Attachment A* for a vicinity map of the subject property and surrounding area. Surrounding properties to the north and east are zoned “ER” Estate Residential District and primarily developed with single-family residences. Properties to the south are primarily agricultural in use and zoning within unincorporated Polk County as well as the City of Bondurant. There are three (3) existing residences located directly southwest of the subject property along

NE Hubbell Road within unincorporated Polk County. Properties to the west, located on the west side of NE Hubbell Road, are zoned and utilized agriculturally within unincorporated Polk County, including a few residences.

### **Lot Configuration/Plat Layout**

*Attachment B* at the end of this report contains a copy of the current version of the preliminary plat of Nehring Estates Plat 1. Proposed Lot 1 (~6.89 acres) will contain the existing residence at 8991 NE Hubbell Road, and proposed Lot 4 (~12.78 acres) will contain the existing residence and accessory structure at 9265 NE Hubbell Road. An existing accessory structure located on the current 8991 NE Hubbell Road property will be located on the new Lot 2 under the current layout. Staff has requested a plat note to indicate that this accessory structure cannot be utilized for any purpose until a future primary dwelling is constructed on Lot 2. Lots 2, 3, and 5 will each create a new development right for a single-family dwelling.

Lot 2 is the largest proposed lot at approximately 59.61 acres. It fronts NE Hubbell Road at the south end of the plat and wraps around east of the other proposed lots and extends north near the northern plat boundary adjacent to Lot 5. Lot 2 contains an existing pond, a large area of mature woodlands, as well as multiple drainage ways. The plat identifies ponding, drainage and woodland easements to protect these environmental resources per County standards. All five (5) proposed lots have frontage and access onto NE Hubbell Road to the west. Lots 1 and 2 will share the existing entrance for the 8991 NE Hubbell Road residence to be located along their shared property line. Similarly, Lots 3 and 4 will share the existing entrance for the 9265 property. Access to Lot 5 is proposed from the adjacent property and driveway to the north at 9537 NE Hubbell Road. All shared entrances will require the establishment of private access easements. Approval of the Iowa Department of Transportation would be required for any new access points onto NE Hubbell Road (Hwy 65).

### **Roads/Utilities**

NE Hubbell Road (Hwy 65) is a four-lane major arterial State highway maintained by the Iowa Department of Transportation. There is an existing two and one-half inch (2½") water main located along the frontage of the subdivision on the southeast side of NE Hubbell Road. This water utility is owned and operated by Des Moines Water Works. There is currently not capacity for any additional water services, including the three (3) additional development rights proposed by this subdivision. However, Des Moines Water Works is currently coordinating with the City of Bondurant on a water infrastructure improvement project to increase capacity within this line. The project would create additional capacity for approximately 30 additional residential taps within this broader service area, including the subject property. The developer is aware that the final plat cannot move forward until this project has been completed and adequate water capacity verified by Des Moines Water Works. Wastewater treatment needs will be met by private onsite systems.

### **STAFF REVIEW:**

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 creation of five (5) or more lots

within the larger aliquot part, as well as the requested waivers to the Subdivision Ordinance. The developer and consultant are requesting waivers to the residential block length standard as well as the maximum width to depth standard for Lot 2. The waiver requests can be found at the end of this report as *Attachment C*. The Polk County Subdivision Ordinance stipulates that no residential block shall be longer than 1,320 feet or twelve (12) times the minimum lot width, whichever is less, unless the Zoning Commission approves a longer distance in a Neighborhood Access Plan. The maximum block length of 1,320 feet would apply in this case. Proposed subdivisions exceeding this block length are required to provide a public street extension(s) to serve new lots and future development. The subdivision of Nehring Estates Plat 1 has an approximate frontage of 2,348 feet onto NE Hubbell Road, with the nearest street extensions located to the north at NE 94<sup>th</sup> Avenue / NE Santiago Drive as well as nearly a mile to the southwest where NE Hubbell Road intersects with NE 88<sup>th</sup> Street. Staff supports the requested waiver to this standard for the reasons given in *Attachment C*. Requiring additional public access to Highway 65 is challenging given it is under Iowa DOT jurisdiction. Furthermore, the terrain and developed nature of the subject property and surrounding area renders a future street extension impractical and ineffective relative to broader neighborhood access.

Staff also supports the requested waiver to the width to depth ratio for Lot 2. The Subdivision Ordinance also stipulates that no lot shall have a depth greater than four (4) times its width. Proposed Lot 2 has a width of approximately 300 feet at the front building line and a depth of approximately 1,586 feet, or greater than four (4) times its width. Staff supports the requested waiver to this standard for Lot 2 for the reasons given in *Attachment C*. The existing parcels are irregularly shaped, and therefore the only other option would be to plat large portions of Lot 2 as outlots, which provides no additional benefit. Also, staff and the surveyor explored the option of reconfiguring the common lot line between Lots 1 and 2 to meet this standard, but this was not possible due to the existing water meter location for the residence on Lot 1.

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. Any significant changes to the preliminary plat would require re-approval by the Zoning Commission. Once the preliminary plat has been approved, the final plat may be submitted for staff review. The final plat will not come before the Zoning Commission. The Plat falls within the two-mile extraterritorial review jurisdiction of Bondurant. The City has commented that they have no concerns with the current layout and will not formally review the preliminary plat. They will have to approve the final plat prior to final approval and recording by Polk County.

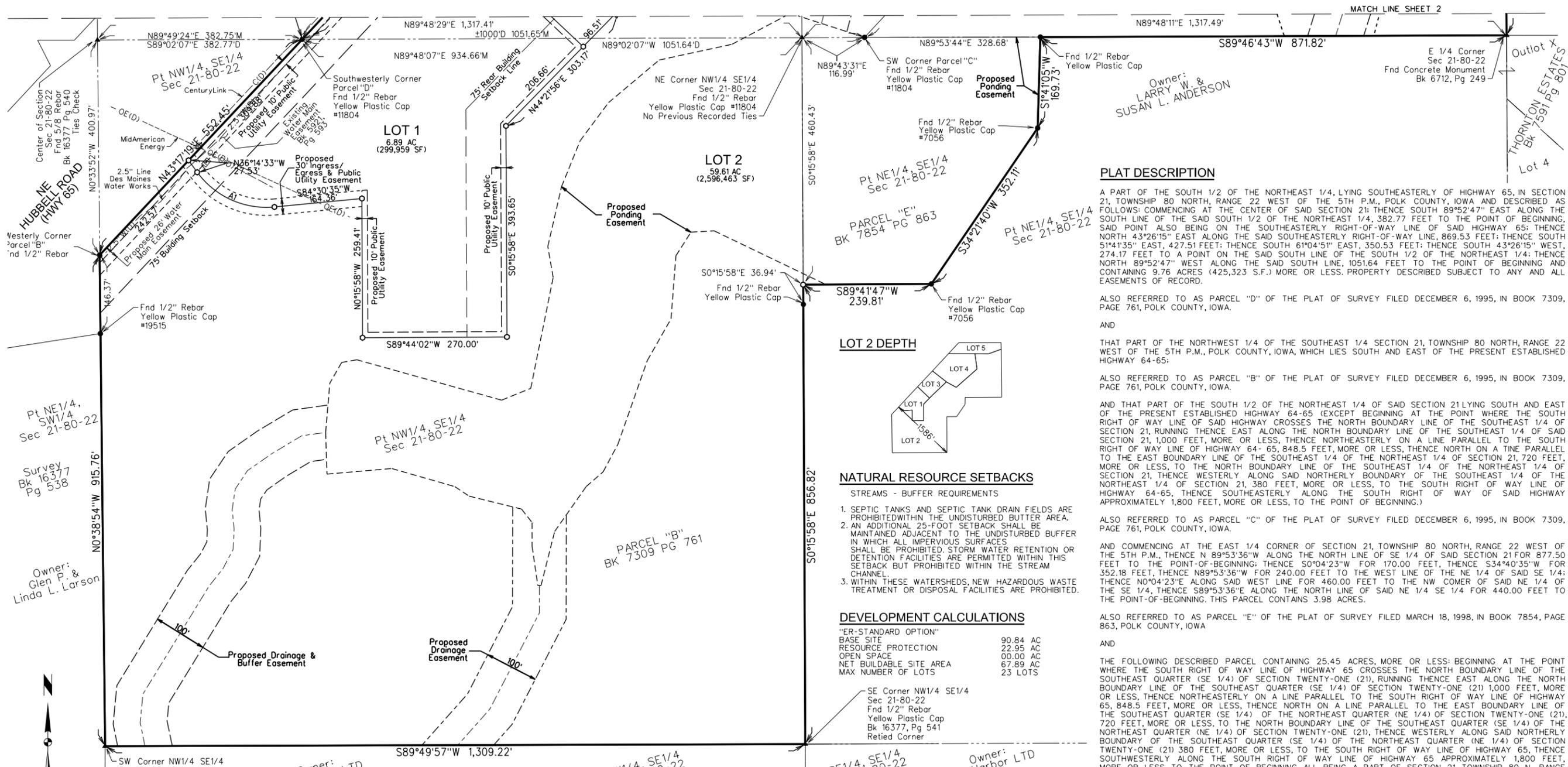
**RECOMMENDATION:**

Staff recommends approval of the Preliminary Plat of Nehring Estates Plat 1, including the requested waivers from the residential block length, and the width to depth ratio (Lot 2), standards.



# Attachment B

# NEHRING ESTATES PLAT 1 MAJOR PRELIMINARY PLAT



### PLAT DESCRIPTION

A PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, LYING SOUTHEASTERLY OF HIGHWAY 65, IN SECTION 21, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 21; THENCE SOUTH 89°52'47" EAST ALONG THE SOUTH LINE OF THE SAID SOUTH 1/2 OF THE NORTHEAST 1/4, 382.77 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 65; THENCE NORTH 43°26'15" EAST ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 869.53 FEET; THENCE SOUTH 51°41'35" EAST, 427.51 FEET; THENCE SOUTH 61°04'51" EAST, 350.53 FEET; THENCE SOUTH 43°26'15" WEST, 274.17 FEET TO A POINT ON THE SAID SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4; THENCE NORTH 89°52'47" WEST ALONG THE SAID SOUTH LINE, 1051.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.76 ACRES (425,323 S.F.) MORE OR LESS. PROPERTY DESCRIBED SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ALSO REFERRED TO AS PARCEL "D" OF THE PLAT OF SURVEY FILED DECEMBER 6, 1995, IN BOOK 7309, PAGE 761, POLK COUNTY, IOWA.

AND

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 SECTION 21, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, WHICH LIES SOUTH AND EAST OF THE PRESENT ESTABLISHED HIGHWAY 64-65:

ALSO REFERRED TO AS PARCEL "B" OF THE PLAT OF SURVEY FILED DECEMBER 6, 1995, IN BOOK 7309, PAGE 761, POLK COUNTY, IOWA.

AND THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 21 LYING SOUTH AND EAST OF THE PRESENT ESTABLISHED HIGHWAY 64-65 (EXCEPT BEGINNING AT THE POINT WHERE THE SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY 65 CROSSES THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SECTION 21, RUNNING THENCE EAST ALONG THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21, 1,000 FEET, MORE OR LESS, THENCE NORTHEASTERLY ON A LINE PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 64-65, 848.5 FEET, MORE OR LESS, THENCE NORTH ON A TIE PARALLEL TO THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, 720 FEET, MORE OR LESS, TO THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, THENCE WESTERLY ALONG SAID NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, 380 FEET, MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 64-65, THENCE SOUTHEASTERLY ALONG THE SOUTH RIGHT OF WAY OF SAID HIGHWAY APPROXIMATELY 1,800 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.)

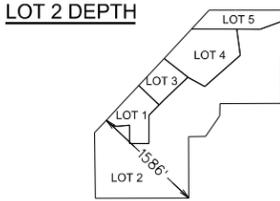
ALSO REFERRED TO AS PARCEL "C" OF THE PLAT OF SURVEY FILED DECEMBER 6, 1995, IN BOOK 7309, PAGE 761, POLK COUNTY, IOWA.

AND COMMENCING AT THE EAST 1/4 CORNER OF SECTION 21, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., THENCE N 89°53'36"W ALONG THE NORTH LINE OF SE 1/4 OF SAID SECTION 21 FOR 877.50 FEET TO THE POINT-OF-BEGINNING; THENCE S0°04'23"W FOR 170.00 FEET, THENCE S34°40'35"W FOR 352.18 FEET, THENCE N89°53'36"W FOR 240.00 FEET TO THE WEST LINE OF THE NE 1/4 OF SAID SE 1/4; THENCE N0°04'23"E ALONG SAID WEST LINE FOR 460.00 FEET TO THE NW CORNER OF SAID NE 1/4 OF THE SE 1/4, THENCE S89°53'36"E ALONG THE NORTH LINE OF SAID NE 1/4 SE 1/4 FOR 440.00 FEET TO THE POINT-OF-BEGINNING. THIS PARCEL CONTAINS 3.98 ACRES.

ALSO REFERRED TO AS PARCEL "E" OF THE PLAT OF SURVEY FILED MARCH 18, 1998, IN BOOK 7854, PAGE 863, POLK COUNTY, IOWA.

AND

THE FOLLOWING DESCRIBED PARCEL CONTAINING 25.45 ACRES, MORE OR LESS: BEGINNING AT THE POINT WHERE THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 65 CROSSES THE NORTH BOUNDARY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-ONE (21), RUNNING THENCE EAST ALONG THE NORTH BOUNDARY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-ONE (21) 1,000 FEET, MORE OR LESS, THENCE NORTHEASTERLY ON A LINE PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 65, 848.5 FEET, MORE OR LESS, THENCE NORTH ON A LINE PARALLEL TO THE EAST BOUNDARY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-ONE (21), 720 FEET, MORE OR LESS, TO THE NORTH BOUNDARY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-ONE (21), THENCE WESTERLY ALONG SAID NORTHERLY BOUNDARY OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-ONE (21) 380 FEET, MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 65, THENCE SOUTHWESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 65 APPROXIMATELY 1,800 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. ALL BEING A PART OF SECTION 21, TOWNSHIP 80 N., RANGE 22 W. EXCEPT THAT PART DESCRIBED AS FOLLOWS: A PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, LYING SOUTHEASTERLY OF HIGHWAY 65, IN SECTION 21, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE P.M., POLK COUNTY, IOWA, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SECTION 21; THENCE SOUTH 89°52'47" EAST ALONG THE SAID SOUTH LINE OF THE NORTHEAST 1/4, 382.77 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 65; THENCE NORTH 43°26'15" EAST ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 869.53 FEET; THENCE SOUTH 51°41'35" EAST, 427.51 FEET; THENCE SOUTH 61°04'51" EAST, 350.53 FEET; THENCE SOUTH 43°26'15" WEST, 274.17 FEET TO THE POINT ON THE SAID SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, THENCE NORTH 89°52'47" WEST ALONG THE SAID SOUTH LINE, 1051.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.76 ACRES (425,323 S.F.) MORE OR LESS.



### NATURAL RESOURCE SETBACKS

- STREAMS - BUFFER REQUIREMENTS
- SEPTIC TANKS AND SEPTIC TANK DRAIN FIELDS ARE PROHIBITED WITHIN THE UNDISTURBED BUTTER AREA.
  - AN ADDITIONAL 25-FOOT SETBACK SHALL BE MAINTAINED ADJACENT TO THE UNDISTURBED BUFFER IN WHICH ALL IMPERVIOUS SURFACES SHALL BE PROHIBITED. STORM WATER RETENTION OR DETENTION FACILITIES ARE PERMITTED WITHIN THIS SETBACK BUT PROHIBITED WITHIN THE STREAM CHANNEL.
  - WITHIN THESE WATERSHEDS, NEW HAZARDOUS WASTE TREATMENT OR DISPOSAL FACILITIES ARE PROHIBITED.

### DEVELOPMENT CALCULATIONS

"R-STANDARD OPTION"	
BASE SITE	90.84 AC
RESOURCE PROTECTION	22.95 AC
OPEN SPACE	00.00 AC
NET BUILDABLE SITE AREA	67.89 AC
MAX NUMBER OF LOTS	23 LOTS

### POLK COUNTY GENERAL NOTES

- SOURCE OF WATER SUPPLY - DES MOINES WATER WORKS.
- POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
- THE PROPERTY IS SUBJECT TO ZONE A - 1% ANNUAL CHANCE FLOOD AS SHOWN ON THE FEMA FIRM COMMUNITY PANEL NUMBER 19153C0235F HAVING AN EFFECTIVE DATE OF FEBRUARY 1, 2019.
- ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT LOT OWNER'S EXPENSE.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY ARE TO BE OF BREAKAWAY DESIGN.
- ANY NEW ENTRANCES OR MODIFICATIONS TO EXISTING ENTRANCES WILL REQUIRE A IDOT ENTRANCE PERMIT.
- ANY WORK IN THE RIGHT-OF-WAY OTHER THAN FOR AN ENTRANCE SHALL REQUIRE A IDOT ROW GRANT PERMIT.
- SEWAGE DISPOSAL WILL BE VIA ON-SITE SEPTIC SYSTEMS TO BE DESIGNED BY A PROFESSIONAL ENGINEER. ALTERNATIVE SYSTEMS MAY BE REQUIRED DUE TO SOIL TYPES, LIMITATIONS AND DISTURBANCE.
- EXISTING HOMES HAVE ON-SITE SEWAGE DISPOSAL-INDIVIDUAL SEPTIC SYSTEMS.
- LOT 1 AND LOT 2 SHALL UTILIZE THE SAME EXISTING DRIVEWAY ENTRANCE.
- MAINTENANCE OF ALL STREAM BUFFERS AND SETBACKS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- CULVERTS TO BE USED FOR CROSSING STREAM BUFFERS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- MATURE WOODLANDS EASEMENT IS AN AREA DESIGNATED TO BE 75% PROTECTED AND UNDISTURBED, PER POLK COUNTY ZONING ORDINANCE, ARTICLE 7, SECTION 4 NATURAL RESOURCE PROTECTION, WOODLANDS. THE RESOURCE CALCULATION FOR THIS SUBDIVISION PLAT CONTAINED 17.96 ACRES OF MATURE WOODLANDS. THEREFORE THE AREA BEING PROTECTED AND SHOWN WITHIN THE MATURE WOODLANDS EASEMENT CONTAINS 75% OF THE 17.96 ACRES WHICH EQUALS 13.47 ACRES AS SHOWN ON SURVEY.
- DMWW IS CURRENTLY IN THE PROCESS OF COMPLETING SYSTEM IMPROVEMENTS THAT ARE NECESSARY TO PROVIDE ADEQUATE PRESSURE TO SERVE THE LOTS WITHIN THIS DEVELOPMENT. THE FINAL PLAT CANNOT BE APPROVED UNTIL THIS SYSTEM IMPROVEMENT IS COMPLETED AND DMWW HAS VERIFIED THERE IS ADEQUATE CAPACITY.
- LOT 3 AND LOT 4 SHALL UTILIZE THE SAME EXISTING DRIVEWAY ENTRANCE.
- ALL WETLANDS IDENTIFIED ON THE PROPERTY, AS SHOWN ON THIS SURVEY, MUST BE PROVIDED WITH 100% PROTECTION.
- THE OWNER/DEVELOPER WILL BE CLOSING ON 9265 NE HUBBELL ROAD PROPERTY ON TUESDAY JULY 28, 2020. SAID PROPERTY IS CURRENTLY BEING INCLUDED WITH THIS PRELIMINARY PLAT.
- IF THE EXISTING BARN ON LOT 2 IS DEMOLISHED OR DAMAGED BEYOND 60% OF ITS REPLACEMENT COST, EXCLUSIVE OF THE FOUNDATION, IT MAY ONLY BE CONSTRUCTED/RECONSTRUCTED IN ACCORDANCE WITH CURRENT SETBACK REQUIREMENTS AT THAT TIME.

### OWNER/DEVELOPER

LMO INVESTMENTS, LLC  
8991 NE HUBBELL ROAD  
BONDURANT, IOWA 50035  
Bret Nehring - 515-202-5127  
(See Note 18)

### SECTION AREAS

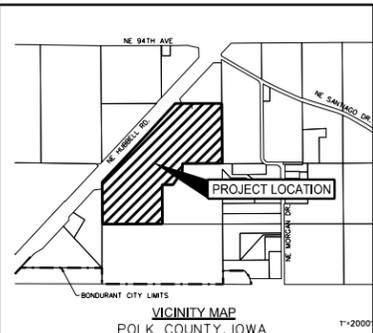
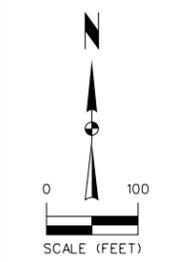
SW1/4 NE1/4 21-80-22 = 10.59 AC.  
SE1/4 NE1/4 21-80-22 = 38.30 AC.  
NW1/4 SE1/4 21-80-22 = 37.95 AC.  
NE1/4 SE1/4 21-80-22 = 4.00 AC.

### SURVEYOR

SNYDER & ASSOCIATES  
TERRY COADY  
2727 SW SNYDER BLVD.  
ANKENY, IA 50023  
515-964-2020

### BULK REGULATIONS

MINIMUM LOT AREA = 3 AC  
MINIMUM LOT WIDTH = 225'  
FRONT YARD SETBACK = 75'  
REAR YARD SETBACK = 75'  
SIDE YARD SETBACK = 25'  
MAXIMUM BUILDING HEIGHT = 35'  
MAXIMUM BUILDING COVERAGE = 8%



3.	County Comments	7-20-20 TLC	DATE	BY	Scale:	1" = 100'
2.	County Comments	6-26-20 TLC	DATE	BY	Field Bk:	120.0207
1.	County Comments - Water Main	5-19-20 TLC	DATE	BY	Project No:	120.0207
MARK		REVISION	Checked By:	JDP	Engineer:	
TECHNICAL		DATE	04-29-20			
PROJECT		DATE	120.0207			
SHEET		NO.	1	OF	4	

**NEHRING ESTATES PLAT 1**  
**MAJOR PRELIMINARY PLAT**

**POLK COUNTY, IOWA**

**SNYDER & ASSOCIATES, INC.**

2727 S.W. SNYDER BLVD.  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

**DATE OF SURVEY**  
MARCH 27, 2020

**BASIS OF BEARING**  
THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 SECTION 21-80-22 WAS ASSUMED TO BEAR SOUTH 89°49'57" WEST.

**CURVE - A1**  
DELTA 59°14'52" RT  
RADIUS 160.00'  
ARC LENGTH 165.45'  
TANGENT 90.98'  
CH BEARING N65°51'59"W  
CH DISTANCE 158.18'

**EXISTING ADDRESS**  
8991 NE HUBBELL ROAD  
BONDURANT, IA 50035

**ZONING**  
ER - ESTATE RESIDENTIAL DISTRICT

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 licensed Professional Land Surveyor under the laws of the State of Iowa.

**TERRY COADY**  
18643  
IOWA

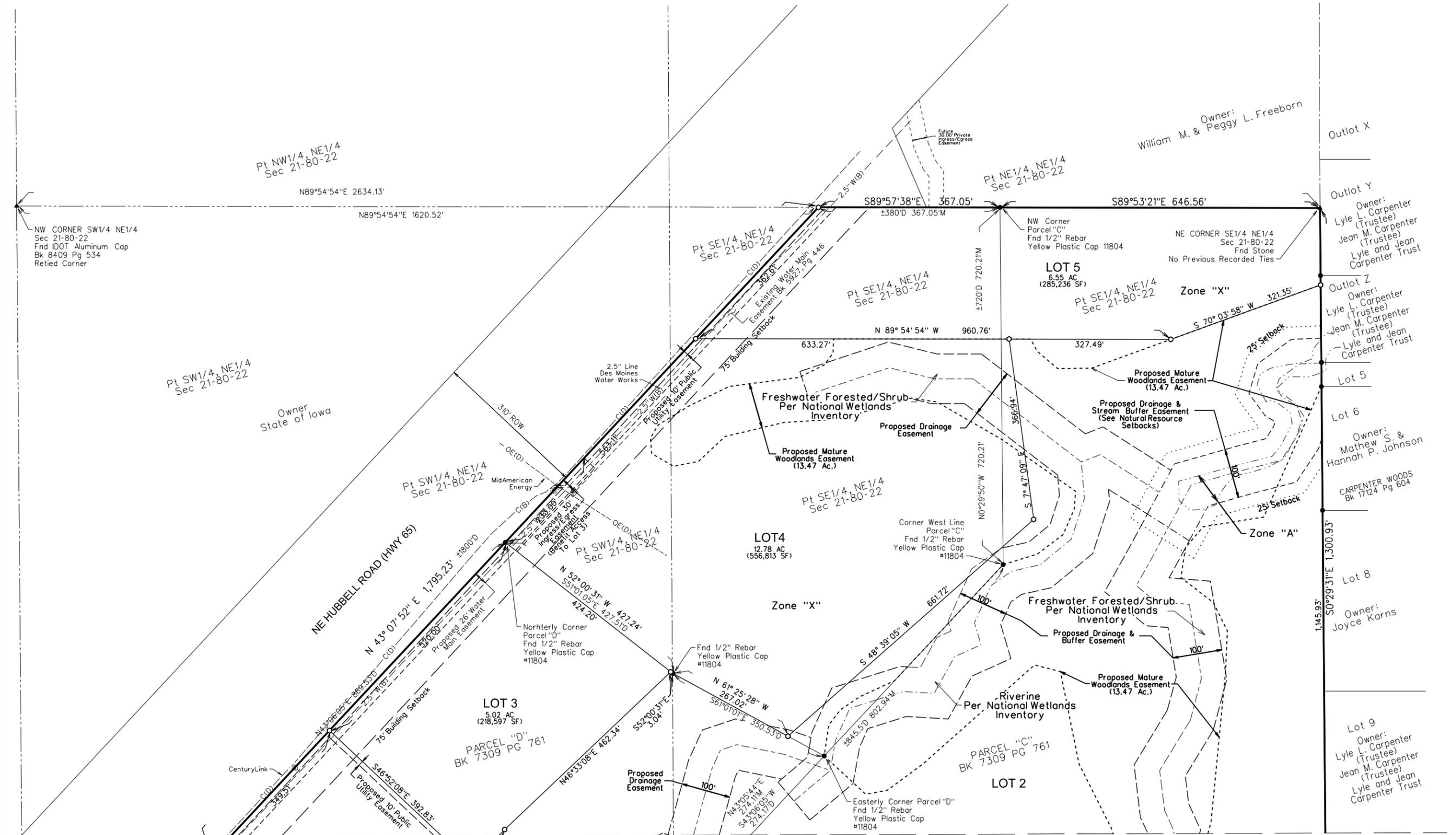
License Number 18643  
My License Renewal Date Is December 31, 2021  
Pages or sheets covered by this seal:  
Sheets 1, 2 and 3 of 3

DRAFT

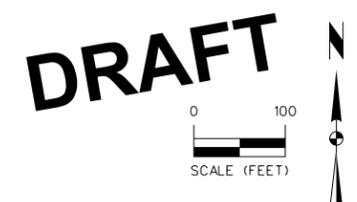
Project No: 120.0207  
Sheet 1 of 4

# NEHRING ESTATES PLAT 1 MAJOR PRELIMINARY PLAT

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 SHEET 2 OF 4  
 1200



MATCH LINE SHEET 1



3.	County Comments	7-20-20 TLC
2.	County Comments	6-26-20 TLC
1.	County Comments - Water Main	5-19-20 TLC
REVISION		DATE BY
MARK	Checked By: TLC	Scale: 1"=100'
Engineer:	JDP	Date: 04-29-20
Field Bk:	120.0207	Project No:
Sheet:	2 of 4	Page:

**NEHRING ESTATES PLAT 1**  
**MAJOR PRELIMINARY PLAT**  
**SNYDER & ASSOCIATES, INC.**

POLK COUNTY, IOWA

2727 S.W. SNYDER BLVD.  
 ANKENY, IOWA 50023  
 515-964-2020 | www.snyder-associates.com

**SNYDER & ASSOCIATES**

Project No: 120.0207  
 Sheet 2 of 4



# NEHRING ESTATES PLAT 1 MAJOR PRELIMINARY PLAT

**LEGEND**

Features	Existing
Spot Elevation	93.0
Contour Elevation	93
Fence (Barbed, Field, Hog)	-x-x-
Fence (Chain Link)	-x-x-
Fence (Wood)	-x-x-
Fence (Silt)	-x-x-
Tree Line	-x-x-
Tree Stump	-x-x-
Deciduous Tree or Shrub	(Symbol)
Coniferous Tree or Shrub	(Symbol)
Communication	(Symbol)
Overhead Communication	OC(x)
Fiber Optic	FO(x)
Underground Electric	E(x)
Overhead Electric	OE(x)
Gas Main with Size	4" G(x)
High Pressure Gas Main with Size	4" HPG(x)
Water Main with Size	8" W(x)
Sanitary Sewer with Size	8" S(x)
Duct Bank	DUCT(x)
Test Hole Location for SUE w/ID	(Symbol)

(x) Denotes the survey quality service level for utilities

**Sanitary Manhole**

**12" ST**

Storm Sewer with Size	(Symbol)
Storm Manhole	(Symbol)
Single Storm Sewer Intake	(Symbol)
Double Storm Sewer Intake	(Symbol)
Field Tile Intake	(Symbol)
Fire Hydrant	(Symbol)
Fire Hydrant on Building	(Symbol)
Water Main Valve	(Symbol)
Water Service Valve	(Symbol)
Well	(Symbol)
Utility Pole	(Symbol)
Guy Anchor	(Symbol)
Utility Pole with Light	(Symbol)
Utility Pole with Transformer	(Symbol)
Street Light	(Symbol)
Yard Light	(Symbol)
Electric Box	(Symbol)
Electric Transformer	(Symbol)
Traffic Sign	(Symbol)
Communication Pedestal	(Symbol)
Communication Manhole	(Symbol)
Communication Handhole	(Symbol)
Fiber Optic Manhole	(Symbol)
Fiber Optic Handhole	(Symbol)
Gas Valve	(Symbol)
Gas Manhole	(Symbol)
Gas Apparatus	(Symbol)
Fence Post or Guard Post	(Symbol)
Underground Storage Tank	(Symbol)
Above Ground Storage Tank	(Symbol)
Sign	(Symbol)
Satellite Dish	(Symbol)
Mailbox	(Symbol)
Sprinkler Head	(Symbol)
Irrigation Control Valve	(Symbol)

**UTILITY CONTACT INFORMATION**

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552002364.

S-SANITARY SEWER	BONDURANT, CITY OF PATRICK COLLISON 515-971-6856 PCOLLISON@CITYOFBONDURANT.COM
E-ELECTRIC	MIDAMERICAN ENERGY
OE-OVERHEAD ELECTRIC	CRAIG RANFELD 515-252-6632 MECDSDDESIGNLOCATES@MIDAMERICAN.COM
G-GAS	
C-COMMUNICATION	CENTURYLINK TECH ON DUTY 877-366-8344 NATIONALRELO@CENTURYLINK.COM
W-WATER	SOUTHEAST POLK RURAL WATER (DMWW) JANA HODGES 515-283-8729 ONECALLMAPS@DMWW.COM

**UTILITY WARNING**

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

**UTILITY QUALITY SERVICE LEVELS**

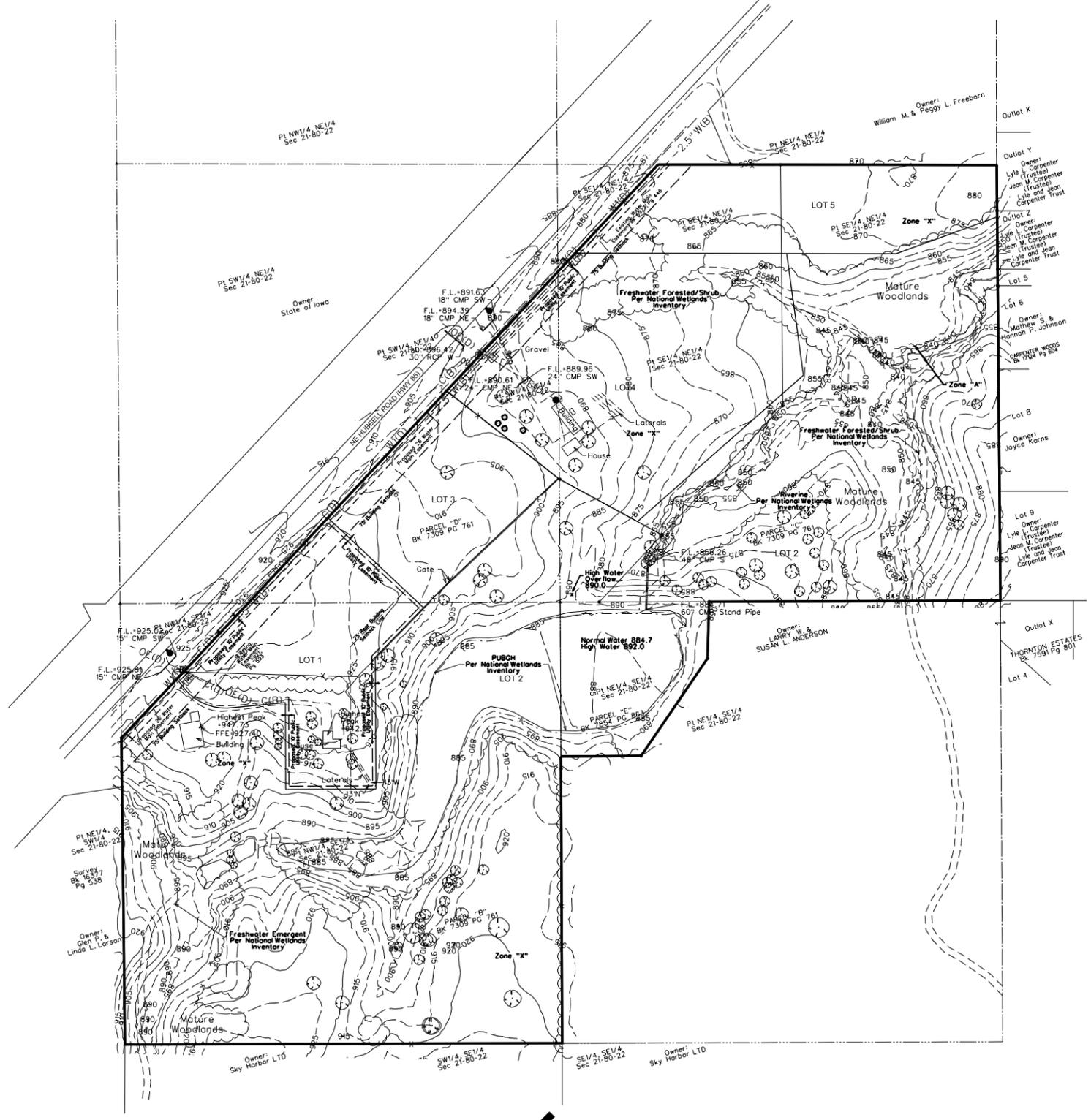
QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI/ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

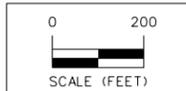
QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.



**DRAFT**

**BENCHMARKS**

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOD12A)  
IARTN DERIVED - US SURVEY FEET  
BM1 ELEV=919.33  
FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP,  
SOUTHEAST PROPERTY CORNER OF LOT 3.



3. County Comments	7-20-20 TLC
2. County Comments	6-26-20 TLC
1. County Comments - Water Main	5-19-20 TLC
REVISION	DATE BY
Checked By: JDP	TLC
Engineer:	Scale: 1"=200'
Field Bk:	Field Bk:
Date: 04-29-20	Project No: 120.0207
Technician:	Sheet 4 of 4

**NEHRING ESTATES PLAT 1**  
**MAJOR PRELIMINARY PLAT**

**POLK COUNTY, IOWA**

**SNYDER & ASSOCIATES, INC.**  
2727 S.W. SNYDER BLVD.  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

Project No: 120.0207  
Sheet 4 of 4

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June 26, 2020

Polk County Zoning Commission  
5885 NE 14<sup>th</sup> Street  
Des Moines, IA 50313

RE: Nehring Estates Plat 1  
POLK COUNTY, IOWA  
S&A PROJECT NO. 120.0207

Dear Polk County Zoning Commission;

On behalf of LMO Investments, LLC (Owner) we are requesting that the Commission grant a 1320 foot Block waiver for Nehring Estates Plat 1. The current subdivision ordinance states that "No residential block shall be longer than one thousand three hundred and twenty (1,320) feet or twelve (12) times the minimum lot width for the district, whichever is less, unless the Zoning Commission approves a longer distance in a Neighborhood Access Plan". On behalf of the property owner we are requesting that 1,320 feet block requirements be waived for this subdivision plat for the following reasons.

1. This development has an approximate 2,348 feet frontage along NE Hubbell Road. The owner has acquired 6 existing irregular large shaped parcels and consolidating them into 5 parcels making it difficult to meet the block length requirement.
2. The property east of this development consists of the Chichaqua Bottoms and existing developments making this requirement for the residential block at an unlikely location for a future east to west street.

We are requesting that the Commission grant a waiver for the current subdivision ordinance which state that "No lot shall have a depth greater than 4 times the width at the minimum building line". On behalf of the LMO Investments, LLC, we are requesting that 4:1 lot ratio requirement be waived for Lot 2 of this subdivision plat for the following reasons.

1. This development consists of 6 existing irregular large shaped parcels. Through the subdivision process Nehring Estates Plat 1 will be consolidating them into 5 parcels making it difficult to meet the 4:1 lot ratio requirement on Lot 2.
2. Moving the common property line of Lot 1 and Lot 2 northeasterly, therefore meeting this requirement, will put the existing water meter for the existing homestead on Lot 2 being the wrong lot. This is not allowed by Des Moines Water Works therefore putting a restriction on the location of this common property line.

Thank you for your consideration of this request.

Sincerely,  
SNYDER & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Terry Coady'.

Terry Coady, PLS  
Enclosure  
cc: Bret Nehring, Owner  
File