



## Hapke Acres Plat 1 Major Preliminary Plat

**PLAT INFORMATION:** This subdivision plat proposes two (2) single-family residential lots and one (1) lot for street dedication on approximately 1.74 acres zoned “MDR” Medium Density Residential District. The subject property is located directly south of NE 46<sup>th</sup> Avenue and is addressed as 3191 NE 46<sup>th</sup> Avenue.

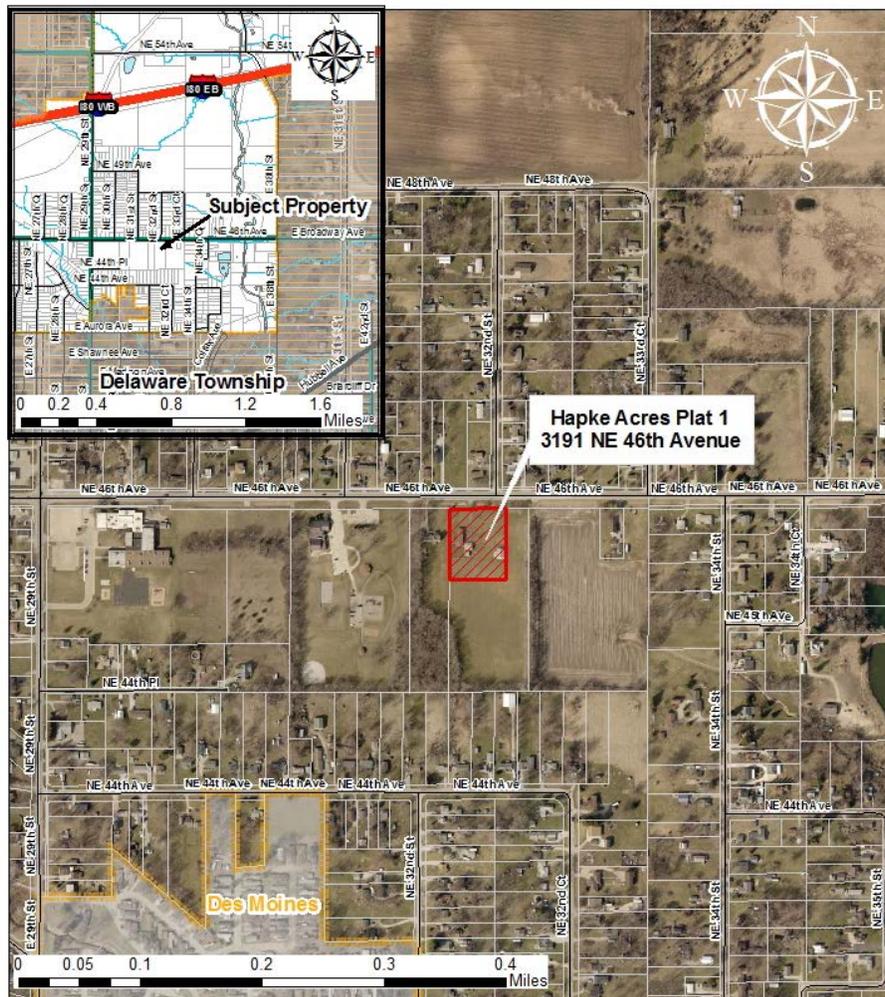
**SEWER:** On-site wastewater treatment systems (current)  
Polk County Sanitary Sewer (future)

**WATER:** Des Moines Water Works

**PROPERTY OWNER & DEVELOPER:** Jonathan Hapke

**TOWNSHIP:** Delaware

Vicinity Map:



**Overview / Staff Review & Recommendation**

The subject property is addressed as 3191 NE 46<sup>th</sup> Avenue and is improved with a single family home and three (3) accessory structures. This property was previously approved through a Major Preliminary Plat process, also named Hapke Acres Plat 1. Prior to approval of the Final Plat, Grand View Christian School, located at the southeast corner of NE 46<sup>th</sup> Avenue and NE 29<sup>th</sup> Street, purchased five (5) acres of the original parcel, leaving 1.74 acres. The new proposal is to subdivide the remaining 1.74 acres into two (2) residential lots. See *Attachment A* at the end of this report for a copy of the preliminary plat.

The number of parcels previously created in the ¼ ¼ Section requires a Major Subdivision process. A Plat of Survey was allowed to create a parcel for the transfer of ownership of the five (5) acres to Grand View Christian School. As part of that Plat of Survey, the property owner was required to enter into an agreement with Grand View Christian School, which allows the septic system for the existing house to remain on the, now adjacent property, that is owned by Grand View Christian School until such time as the house is connected to public Sanitary Sewer. It is anticipated that sanitary sewer will be extended by Polk County during the 2020 construction season. Once sanitary sewer is available to the property, the existing septic system will be abandoned and the encroachment will be removed from the now adjacent property.

The corporate limits of the City of Des Moines is located approximately 0.2 miles south of the subject subdivision. The City of Des Moines has not yet provided comments, however their office has been notified of the proposed subdivision.

Staff has reviewed this Plat for general compliance with the Zoning and Subdivision Ordinances. 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.

Staff recommends approval of the Hapke Acres Plat 1 Preliminary Plat. Approval is based upon the proposal's conformance to the Zoning and Subdivision Ordinances.

# MAJOR PRELIMINARY PLAT HAPKE ACRES PLAT I SHEET 1 OF 1

## OWNER/DEVELOPER

Jonathan Hapke  
3191 NE 46th Avenue  
Des Moines, IA 50317  
(515) 291-6741

## LEGAL DESCRIPTION

ALL THAT PART OF THE WEST 10 ACRES OF THE EAST 20 ACRES OF THE NORTH 51 ACRES OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 20, TOWNSHIP 74 NORTH, RANGE 23 WEST OF THE 5TH PM, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NW1/4; THENCE NORTH 89°37'51" EAST ALONG THE NORTH LINE OF SAID NW1/4, A DISTANCE OF 1714.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°37'51" EAST ALONG SAID LINE, A DISTANCE OF 247.54 FEET; THENCE SOUTH 00°11'08" WEST, A DISTANCE OF 307.25 FEET; THENCE NORTH 89°48'52" WEST, A DISTANCE OF 248.50 FEET TO THE EAST LINE OF PARCEL E AS RECORDED IN BOOK 8626, PAGE 854 IN THE POLK COUNTY IOWA RECORDERS OFFICE; THENCE NORTH 00°21'31" EAST ALONG SAID LINE, A DISTANCE OF 304.85 FEET TO THE POINT OF BEGINNING, CONTAINING 1.74 ACRES, MORE OR LESS, INCLUDING 0.229 ACRES OF ROAD RIGHT OF WAY, AND SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.

## VICINITY SKETCH



## CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE MEASUREMENTS WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.  
LICENSE REISSUE DATE: DEC 31 2020 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY

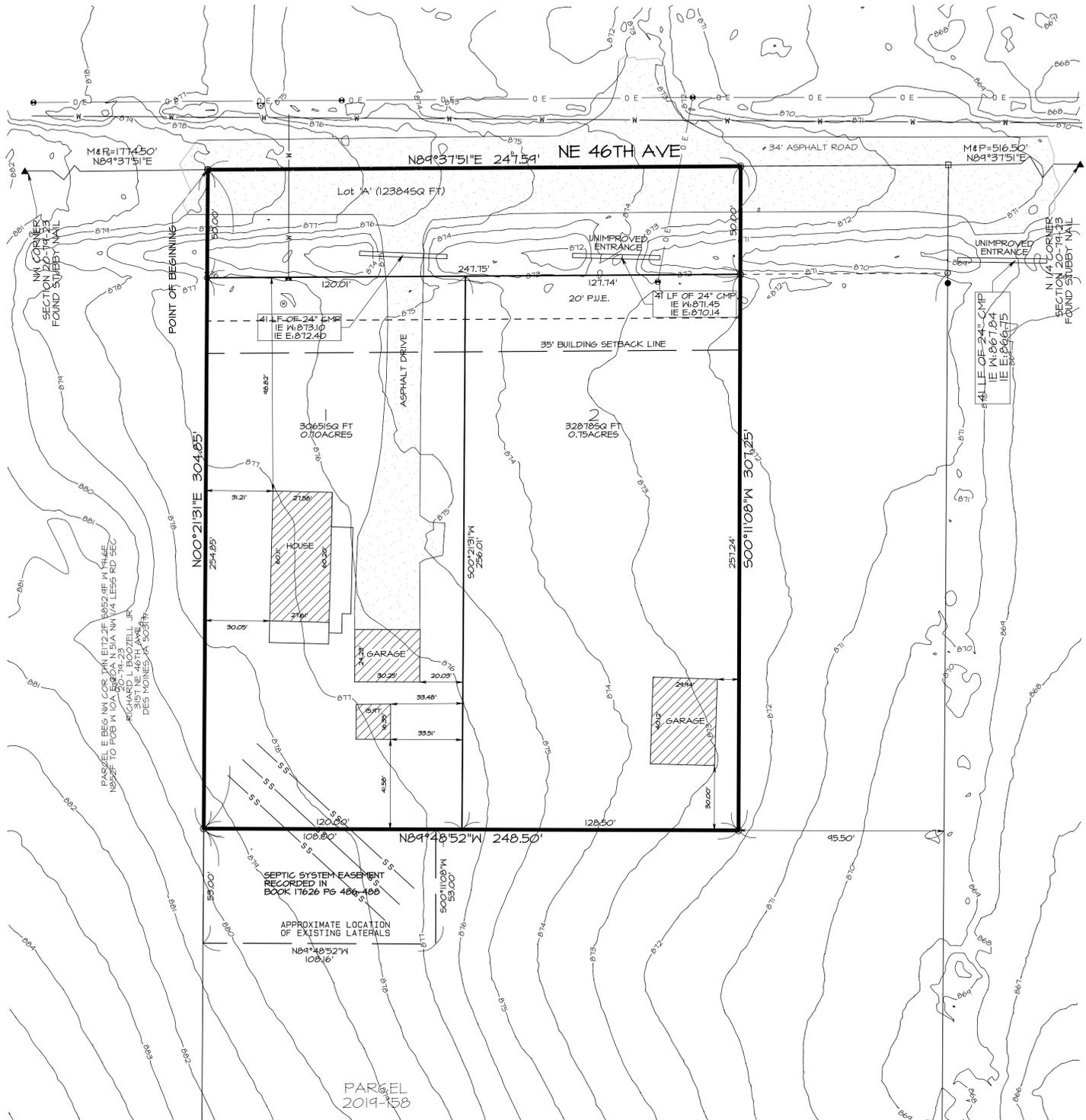
SIGNED: GREGORY L. ROSS P.L.S. 13286 DATE: \_\_\_\_\_

## LEGEND

- |                                     |                                     |                                |
|-------------------------------------|-------------------------------------|--------------------------------|
| ● MONUMENT FOUND AS NOTED           | ⊕ FIREHYDRANT AS NOTED              | --- EXISTING CONTOUR           |
| ○ SET 1/2" IR IV ORANGE CAP #132286 | ⊖ EXISTING WATER VALVE              | --- PROPOSED CONTOUR           |
| ▲ SECTION CORNER FOUND AS NOTED     | ⊕ PROPOSED WATER VALVE              | --- FENCE LINE AS NOTED        |
| △ SECTION CORNER SET AS NOTED       | ⊖ CURB INTAKE AS NOTED              | --- BURIED TELEVISION AS NOTED |
| ⊙ SANITARY MANHOLE AS NOTED         | ⊕ AREA INTAKE AS NOTED              | --- BURIED ELECTRIC AS NOTED   |
| ⊙ STORM MANHOLE AS NOTED            | ⊖ HANDICAPPED PARKING AS NOTED      | --- OVER-HEAD UTILITIES        |
| ⊙ TRAFFIC MANHOLE AS NOTED          | ⊕ ELECTRIC TRANSFORMER BOX          | --- GAS MAIN AS NOTED          |
| ⊙ UTILITY MANHOLE AS NOTED          | ⊖ UTILITY BOX AS NOTED              | --- WATER MAIN AS NOTED        |
| ⊙ PHONE MANHOLE AS NOTED            | ⊕ PERK TEST SITE AS NOTED           | --- STORM SEWER AS NOTED       |
| ⊙ ELECTRIC MANHOLE AS NOTED         | ⊖ EXISTING SPOT ELEVATION           | --- SANITARY SEWER AS NOTED    |
| ⊙ GAS METER AS NOTED                | 100.00 PROPOSED SPOT ELEVATION      | --- BURIED TELEPHONE           |
| ⊙ GAS VALVE AS NOTED                | 100.00 MEASURED DISTANCE OR BEARING | --- BURIED CABLE/UTILITIES     |
| ⊙ UTILITY POLE AS NOTED             | M=                                  |                                |
| ⊙ WELL AS NOTED                     | P=                                  |                                |

**ASSOCIATED ENGINEERING  
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PROJECT #: 208105  
FIRST SUBMITTAL DATE: 02-01-2020



PLOTTED: Tue Feb 11, 2020 10:14:29AM