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**Agenda Item:** Clover Ridge East Plat 3 Final Plat

**Report Date:** July 12, 2017 *ESC*

**Prepared By:** Emily Bodeker, AICP  
Associate Planner

**Staff Recommendation:**

That the Plan and Zoning Commission recommend City Council approval of Clover Ridge East Plat 3 Final Plat and recommend City Council authorization of cost participation in an amount not to exceed \$11,010 for 15-inch sanitary sewer along SE 20<sup>th</sup> Street.

**Project Summary:**

Clover Ridge East Plat 3 is a proposed 13.43 acre, 30 lot development located in the southeast quadrant of Ankeny, generally east of SE Clover Ridge Drive, south of the existing Clover Ridge East plats. This property is zoned R-3, Multiple-Family Residence District restricted to single family. The final plat is consistent with the preliminary plat.

**Project Report:**

- Streets:** The general layout of the plat extends SE 20<sup>th</sup> Street east to connect to NE Berwick Drive. SE Oliver Drive will be continued south from where it ended in Clover Ridge East Plat 2 and SE Oliver Court will be extended south from SE 20<sup>th</sup> Street.
- Water:** Ten inch water will be extended east with the extension of SE 20<sup>th</sup> Street and NE Berwick Drive. Eight inch water main will be extended along SE Oliver Drive and SE Oliver Court.
- Sewer:** Fifteen inch sanitary sewer main will be extended along SE 20<sup>th</sup> Street. Eight inch sanitary sewer will be installed throughout the remainder of the development.
- Drainage:** Storm water detention is provided throughout the proposed development. The two outlots provided are for detention and will be owned and maintained by the homeowners association. Generally the plat will ultimately drain to the south.
- Park site:** Parkland will be deeded to the City with the final approval of Clover Ridge East Plat 2 to meet the parkland dedication requirements for Clover Ridge East Plat 2 and Clover Ridge East Plat 3. In addition to the parkland area the developer will be installing 8 foot trail between two lots within Hillside Estates Plat 2, and install two ramps on the existing trail located to the west.

**CITY OF ANKENY  
SUBDIVISION DATA**

**NAME OF PLAT:** Clover Ridge East Plat 3  
**NAME OF OWNER/DEVELOPER:** CRDG, LLC

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**GENERAL INFORMATION:**

PLAT LOCATION: East of SE Clover Ridge Drive, south of Clover Ridge East Plats 1 & 2, and west of NE Berwick drive  
SIZE OF PLAT: 13.43 acres  
ZONING: R-3 restricted to single family

**LOTS:**

NUMBER: 30 lots, 2 outlots, 3 street lots  
USE: Single family housing  
BUILDING LINES: Front Yard Setback-30'; rear yard setback-35'; side yard setback 17'total (> 1 story-8' minimum); 15' total (1 story – 7' minimum)

**PARK SITE DEDICATION:**

Parkland will be deeded to the City with the final approval of Clover Ridge East Plat 2 to meet the parkland dedication requirements for Clover Ridge East Plat 2 and Clover Ridge East Plat 3. In addition to the parkland area the developer will be installing 8 foot trail between two lots within Hillside Estates Plat 2, and install two ramps on the existing trail located to the west.

**ADJACENT LANDS:**

NORTH: Clover Ridge East Plat 2  
SOUTH: Property located within Polk County  
EAST: Property located within Polk County  
WEST: Hillside Estates Plat 2 & Plats in the Clover Ridge Development

**STREET DEVELOPMENT:**

NAME: SE 20<sup>th</sup> Street  
LENGTH: 712.21'  
CLASSIFICATION: Minor Collector  
R.O.W. (REQ'D./PROV.): 70'/70'  
PAVEMENT WIDTH: 37'

NAME: SE Oliver Drive  
LENGTH: 367.43'  
CLASSIFICATION: Normal residential

R.O.W. (REQ'D./PROV.): 60'/60'  
PAVEMENT WIDTH: 27'

NAME: SE Oliver Court  
LENGTH: 300.91'  
CLASSIFICATION: Normal cul-de-sac  
R.O.W. (REQ'D./PROV.): 60'/60'  
PAVEMENT WIDTH: 27'

**WASTE WATER:**

PROJECTED FLOWS: 30 lots x 3 people per house x 300 gallons per day/per person =  
27,000 GDP est  
TREATMENT PLANT CAPACITY: Design 12.1 MGD; current daily average 6.41  
MGD  
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: 18" Sanitary Sewer  
along SE Four Mile Drive

**STORM WATER:**

BASIN FLOWS: This plat lies in the Four Mile Creek Basin

**WATER SYSTEM:**

USAGE: 30 lots x 3 people per house x 100 gallons per day/per person = 9,000 GPD  
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.91 MGD.

**FINAL PLAT DRAWING:** Staff recommends approval.

**CONSTRUCTION PLANS:** Approved 7/10/17.