

1 inch = 500 feet

Date: 8/2/2017

## Courtyards at Rock Creek Plat 4



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: August 22, 2017*

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**Agenda Item:** Courtyards at Rock Creek Plat 4 - Final Plat

**Report Date:** August 16, 2017

**Prepared by:** Deb Gervais,  
Associate Planner

*ESC*

**Staff Recommendation:**

That the Plan and Zoning Commission recommend City Council approval of Courtyards at Rock Creek Plat 4 Final Plat.

**Project Summary:**

This is a 7.543-acre continuation of the Courtyards at Rock Creek single-family residential development. The plat is located north of NW 36<sup>th</sup> Street and west of NW Abilene Road and west of previous phases of Courtyards at Rock Creek. This phase of the development is for 36 detached single-family townhomes and the common area Outlot Z.

The Courtyards at Rock Creek PUD was approved by Council September 28, 2015. The PUD site plan for the entire PUD area was approved November 2, 2015. Plat 2 was approved April 18, 2016. Plat 3 was approved August 15, 2016. The overall project includes 83 townhomes and 1 clubhouse with associated private lanes and parking. No additional site plan approval is required unless there are changes to the developments plans.

**Project Report:**

The private street development includes NW 38<sup>th</sup> Lane, NW 39<sup>th</sup> Lane and NW Countrywood Lane. NW Countrywood Lane is planned to connect to NW 36<sup>th</sup> street through a private commercial access easement.

Eight-inch water main and eight-inch sanitary sewer will be extended from the private lane ends in previous phases.

Storm water detention will be provided east of this site in a detention basin located in Outlot Z, Rock Creek North.

A parksite dedication agreement will be required for the additional buildable area, it is anticipated that the developer will pay cash in lieu of land dedication.

**CITY OF ANKENY  
SUBDIVISION DATA**

**NAME OF PLAT:** Courtyards at Rock Creek Plat 4  
**NAME OF OWNER:** Rock Creek Land, LLC  
**NAME OF DEVELOPER:** Rock Creek Land, LLC

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**GENERAL INFORMATION:**

PLAT LOCATION: North of NW 36<sup>th</sup> Street, west of NW Abilene Road  
SIZE OF PLAT: 7.543 acres  
ZONING: Courtyards at Rock Creek PUD

**LOTS:**

NUMBER: 36 lots and 1 outlot  
SIZE/DENSITY: 4.77 units per acre  
USE: Single-family detached housing  
BUILDING LINES: 15' front yard setback; 10' building separation; 35' rear yard setback from exterior property boundaries.

**PARK SITE DEDICATION:** The developer is proposing to pay cash in lieu of land dedication. A Parksite Dedication Agreement will be required.

**ADJACENT LANDS:**

NORTH: Village at Rock Creek Plat 1  
SOUTH: Rock Creek Commercial PUD  
EAST: Courtyards at Rock Creek Plats 1-3  
WEST: Acreages and vacant land

**WASTE WATER:**

PROJECTED FLOWS: 7.543 acres of developable land x 1000 gal. per day/acre of developable land = 7,543 GPD  
TREATMENT PLANT CAPACITY: Design: 12.1 MGD; current daily avg. 6.41 MGD.

**STORM WATER:**

BASIN FLOWS: This plat lies in the Rock Creek Drainage Area

**WATER SYSTEM:**

USAGE: 7.543 acres of developable land x 1000 gal. per day/acre of developable land = 7,543 GPD estimate  
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD.

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

**CONSTRUCTION PLANS:** Staff recommends approval.

**COOPER CRAWFORD**  
& ASSOCIATES, L.L.C.  
CIVIL ENGINEERS

August 14, 2017

Plan and Zoning Commission  
City of Ankeny  
220 West First Street  
Ankeny, Iowa 50023-1751

Attn: Plan and Zoning Commission

RE: Courtyards at Rock Creek Plat 4 – Final Plat

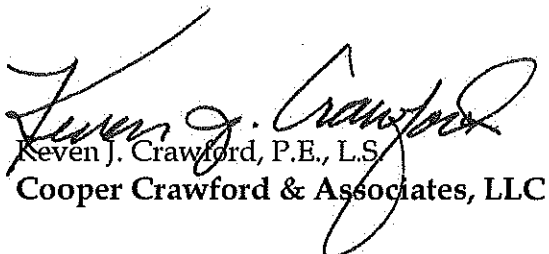
Dear Commission members,

On behalf of Rock Creek Land, LLC, we are pleased to submit for your approval the Final Plat for Courtyards at Rock Creek Plat 2. This project contains 7.549 acres and is located on the North side of NW 36<sup>th</sup> Street between NW Abilene Drive and NW Irvinedale Drive. This is the final phase of this development.

The proposed development contains a total of 36 detached townhome units. Outlot 'Z' will be common space owned and maintained by the homeowner's association.

We request the City's review and approval of the documents. If there is anything else needed for your immediate review, please contact me at your convenience at (515) 224-1344.

Respectfully Submitted,



Kevin J. Crawford, P.E., L.S.  
Cooper Crawford & Associates, LLC

VICINITY SKETCH

ROCK CREEK LAND, LLC  
311 NE MISSION COURT  
ANKENY, IA 50021  
ATTN: JUSTIN BAUER  
(515) 710-5085

**DENSITY**  
TOTAL NUMBER OF UNITS = 36 UNITS PROPOSED DENSITY =  
4.77 UNITS PER ACRE


## LEGAL DESCRIPTION

OUTLOT 'X', COURTYARDS AT ROCK CREEK PLAT 3, AN OFFICIAL PLAT, CITY OF ANKENY, POLK COUNTY, IOWA, CONTAINING 7.543 ACRES MORE OR LESS.

	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER, AS NOTED
O	SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
R.	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT
3333	ADDRESS
B.S.L.	BUILDING SETBACK LINE
M.O.E.	MINIMUM OPENING ELEVATION
M.P.E.	MINIMUM PROTECTION ELEVATION
N.R.	NOT RADIAL

	<p>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.</p> <p>KEVEN J. CRAWFORD, PLS    IOWA LICENSE NO. 13156 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018</p> <p>PAGES OR SHEETS COVERED BY THIS SEAL:</p> <p style="text-align: center;">This sheet only</p>
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475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
PHONE: (515) 224-1344 FAX: (515) 224-1345

	DATE: 6-14-2017 REVISIONS: 8-11-2017	JOB NUMBER
	CC 1993	
APPROVED: ---      INITIALED: ---      AS-BUILT: ---	SHEET 1 OF 1	

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	009°00'00"	800.00	125.66	62.96	125.53	S85°30'00"W
C2	091°36'37"	75.00	119.92	77.14	107.55	S44°11'41"W
C3	021°37'16"	300.00	113.21	57.29	112.54	S12°25'15"W
C4	004°41'38"	300.00	25.45	12.73	25.44	S20°48'04"W

1. OUTLOT 'Z' TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

1. ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
2. FIELD WORK COMPLETED ON MAY 4, 2015.
3. THIS PLAT BOUNDARY HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
4. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.

FND. RR SPIKE  
SW CORNER  
SEC. 3-80-24

FND. 5/8" I.R. W/  
CAP #13156  
SW CORNER  
COURTYARDS AT  
ROCK CREEK

