

1 inch = 1,000 feet

Date: 8/10/2017

Trestle Ridge Estates Preliminary Plat





*Plan and Zoning Commission
Staff Report*

Meeting Date: August 22, 2017

Agenda Item: Trestle Ridge Estates – Preliminary Plat
Report Date: August 16, 2017 *EJC*
Prepared By: Derek Silverthorn
Planner I

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Trestle Ridge Estates Preliminary Plat; and accept the public street name NW Harmon Ct.

Project Summary:

Trestle Ridge Estates is a proposed 139.08-acre (+/-) plat located in the northwest quadrant of the intersection at NW Irvinedale Dr and the High Trestle Trail. The subject properties are currently in the process of being rezoned to R-3, Multiple-Family Residence District restricted to single family. The third reading of the Ordinance amending the zoning to the subject property is on the September 5th Council agenda. The preliminary plat includes 357 single-family lots and six outlots, one of which is to be dedicated to the City for parkland.

Project Report:

- Streets:** The general layout of the development connects to NW Irvinedale Dr via a proposed portion of NW Reinhart Dr. Another access from NW Irvinedale Dr into the site is provided via a proposed portion of NW 31st St, which intersects with NW Boulder Ridge Ln to the west. NW Reinhart Dr will also continue west, where it intersects with NW Boulder Ridge Ln, serving as the main juncture in the development. NW Reinhart Dr continues west, intersecting with NW Boulder Point Pl, which then intersects with NW 30th St to the north, lending potential for future northern and western expansion. Five foot sidewalks will be required throughout the development, and 8' sidewalks are required on the south side of NW Reinhart Dr.
- Water:** 24-inch water main will be extended north along NW Irvinedale Dr from a proposed booster station located south of the High Trestle Trail and east of NW Irvinedale Dr. 10-inch water main will be installed along NW Reinhart Dr. Eight-inch water main will be extended throughout the remainder of the proposed development.
- Sewer:** 24-inch sanitary sewer will be installed along the west plat boundary extending from the Rock Creek trunk sewer located south of the High Trestle Trail. Eight-inch sanitary sewer will be extended throughout the development. Four-inch sanitary sewer will be provided to the two farmstead properties along NW Irvinedale Dr.

Drainage: Storm water detention is provided throughout the proposed development. Ultimately, the plat will drain to the southwest and northwest.

Park site: Parkland for this development is currently being considered. The City's Parks Department has agreed to accept Outlot Y as parkland dedication. Ultimately, this parkland will connect the residents in this area to the High Trestle Trail.



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

July 21, 2017

Honorable Mayor and City Council
City of Ankeny
Planning & Building Department
220 West 1st Street
Ankeny, Iowa 50023

RE: Trestle Ridge Estates Preliminary Plat

Honorable Mayor, City Council and Planning and Zoning Commission:

On behalf of Diamond Development LLC, we respectfully submit herewith the Trestle Ridge Estates Preliminary Plat in request for approval. This property consists of 139.08 acres and is located northwest of the intersection of NW Irvinedale Drive and the High Trestle Trail. These documents were prepared in accordance with Ankeny's standards and meet the requirements of R-3, restricted to single family residential zoning. This project features the construction of 357 single family lots and five outlots containing retention ponds to be owned and maintained by a private homeowner's association. Public connection fee district 24" sanitary sewer will be extended from the south to serve the development. We respectfully request sewer connection fees be credited towards the cost of connection fee district 24" sanitary sewer.

We respectfully request your review and approval including cost participation, in accordance with City policy, for the 24-inch water main proposed along NW Irvinedale Drive as well as the 8-foot wide shared use path proposed along Reinhart Drive.

Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Ryan A. Hardisty, P.E.

TRESTLE RIDGE ESTATES

PRELIMINARY PLAT

OWNER

B & W FARMS LLC
3510 NW 18TH STREET
ANKENY, IOWA 50023
PH: 515-249-0174
CONTACT: WALTER & BONITA HARMON

APPLICANT / DEVELOPER

DIAMOND DEVELOPMENT LLC
309 EAST 1ST STREET
ANKENY, IOWA 50021
PH: 515-963-4388
CONTACT: DARRYL BRESSON

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400
CONTACT: IRYAN HARDISTY
EMAIL: RYANH@CDA-ENG.COM

PRELIMINARY PLAT DESCRIPTION

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA.

AND

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE 1/4 NE 1/4) AND THE SOUTH 379.5 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4 NE 1/4) OF SECTION NINE (9), TOWNSHIP EIGHTY (80) NORTH, RANGE TWENTY-FOUR (24) WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT THAT PART CONVEYED BY WARRANTY DEED RECORDED IN BOOK 5269 AT PAGE 630 AND DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NE CORNER OF SAID SECTION 9; THENCE S00°00'47"W, 1044.54 FEET ALONG THE EAST LINE OF SAID NE 1/4 OF SECTION 9 TO THE POINT OF BEGINNING; THENCE CONTINUING S00°00'47"W, 279.0 FEET ALONG THE EAST LINE OF SAID NE 1/4 OF SECTION 9 TO A POINT; THENCE S89°48'38"W, 341.0 FEET ALONG THE SOUTH LINE OF THE NE 1/4 OF SECTION 9, TO A POINT; THENCE N00°00'47"E, 279.0 FEET TO A POINT; THENCE N89°48'38"E, 341.0 FEET TO THE POINT OF BEGINNING.

AND

THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, NORTH OF THE NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, EXCEPT A TRACT OF LAND IN SAID SE 1/4 OF SECTION 9 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 583.2 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SE 1/4 OF SECTION 9, THENCE SOUTH 353 FEET ALONG THE EAST LINE OF SAID SECTION, THENCE WEST 288 FEET, THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SECTION 9, 353 FEET, THENCE EAST 288 FEET TO THE POINT OF BEGINNING.

BENCHMARK

- ANKENY BM #183, NE BOLT ON HYDRANT @ NW CORNER OF WINTERBERRY AND SKYLINE. ELEVATION=955.54
- ANKENY BM #700 BURY BOLT ON HYDRANT WEST SIDE OF IRVINGDALE DR @ 113 NW IRVINGDALE DR. ELEVATION=949.57

ZONING

R-3 MULTIPLE-FAMILY RESIDENCE DISTRICT, RESTRICTED TO SINGLE FAMILY RESIDENTIAL ONLY

BULK REGULATIONS

MINIMUM LOT AREA:	8000 SF
MINIMUM LOT WIDTH:	65'
FRONT YARD SETBACK:	30'
REAR YARD SETBACK:	35'
TOTAL SIDE YARD:	17' (GREATER THAN 1 STORY)
TOTAL SIDE YARD:	15' (1 STORY)
MIN SIDE YARD (ONE SIDE):	8' (GREATER THAN 1 STORY)
MIN SIDE YARD (ONE SIDE):	7' (1 STORY)

NOTES

- THE SIDEWALK ON THE SOUTH SIDE OF REINHART DRIVE SHALL BE 8' WIDE. ALL OTHER SIDEWALKS SHALL BE 5' WIDE.
- 31' WIDE STREETS SHALL BE 8" P.C.C. PAVEMENT. 29' AND 27' WIDE STREETS SHALL BE 7" P.C.C. PAVEMENT.
- STREET LIGHTING WITHIN THE DEVELOPMENT AND ALONG NW IRVINGDALE DRIVE WILL BE THE RESPONSIBILITY OF THE DEVELOPER.
- TURN LANES ALONG NW IRVINGDALE DRIVE WILL BE THE RESPONSIBILITY OF THE DEVELOPER.
- OUTLOT 'Y' TO BE TRANSFERRED TO THE CITY OF ANKENY FOR PARKLAND. OUTLOT 'T' TO BE OWNED BY THE DEVELOPER. ALL OTHER OUTLOTS TO BE OWNED BY THE HOMEOWNERS ASSOCIATION.
- THE DEVELOPER IS RESPONSIBLE FOR INSTALLING SIDEWALKS ON ALL OUTLOTS AND BETWEEN LOTS 17 & 18.
- FENCES ON LOTS ADJACENT TO NW IRVINGDALE DRIVE SHALL BE SETBACK 20' FROM THE NW IRVINGDALE DRIVE RIGHT-OF-WAY. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE NW IRVINGDALE DRIVE RIGHT-OF-WAY WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE NW IRVINGDALE DRIVE RIGHT-OF-WAY.
- SANITARY SEWER AT NW 32ND STREET WILL BE COORDINATED WITH THE ADJACENT PROPERTY OWNER IN THE FUTURE.

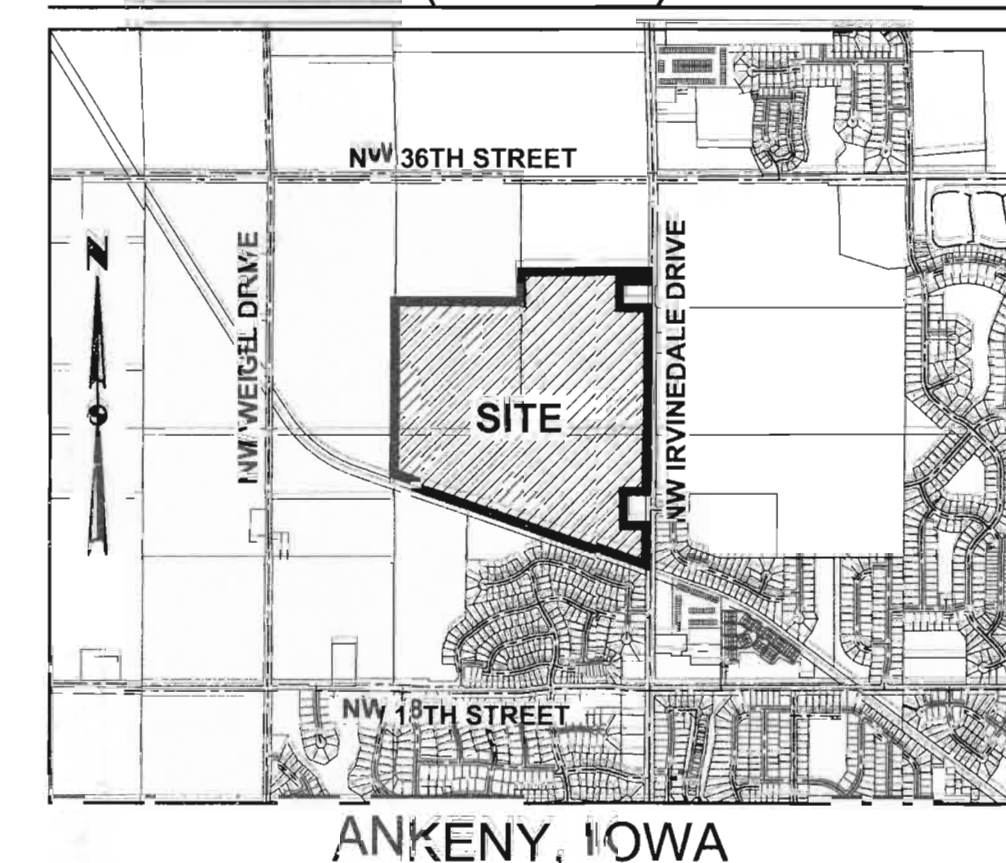
SCHOOL DISTRICT

ANKENY COMMUNITY SCHOOL DISTRICT
306 SW SCHOOL STREET
ANKENY, IOWA 50023

SHEET INDEX

SHEET 1: COVER SHEET/OVERALL LAYOUT
SHEET 2-3: DIMENSION PLAN
SHEET 4-5: UTILITY PLAN

VICINITY MAP (1"=2000')



LEGEND

FEATURES

PROPOSED

GROUND SURFACE CONTOUR
TYPE SW-501 STORM INTAKE
TYPE SW-503 STORM INTAKE
TYPE SW-505 STORM INTAKE
TYPE SW-508 STORM INTAKE
TYPE SW-513 STORM INTAKE
TYPE SW-401 STORM MANHOLE
TYPE SW-402 STORM MANHOLE
TYPE SW-301 SANITARY MANHOLE
STORM/SANITARY CLEANOUT
WATER VALVE
FIRE HYDRANT ASSEMBLY
SIGN
DETECTABLE WARNING PANEL
SANITARY SEWER WITH SIZE
STORM SEWER
WATERMAIN WITH SIZE

EXISTING

GROUND SURFACE CONTOUR
SANITARY MANHOLE
WATER VALVE BOX
FIRE HYDRANT
WATER CURB STOP
WELL
STORM SEWER MANHOLE
STORM SEWER SINGLE INTAKE
STORM SEWER DOUBLE INTAKE
FLARED END SECTION
DECIDUOUS TREE
CONIFEROUS TREE
DECIDUOUS SHRUB
CONIFEROUS SHRUB
ELECTRIC POWER POLE
GUY ANCHOR
STREET LIGHT
POWER POLE W/ TRANSFORMER
UTILITY POLE W/ LIGHT
ELECTRIC BOX
ELECTRIC TRANSFORMER
ELECTRIC MANHOLE OR VAULT
TRAFFIC SIGN
TELEPHONE JUNCTION BOX
TELEPHONE MANHOLE/VAULT
TELEPHONE POLE
GAS VALVE BOX
CABLE TV JUNCTION BOX
CABLE TV MANHOLE/VAULT
MAIL BOX
BENCHMARK
SOIL BORING
UNDERGROUND TV CABLE
GAS MAIN
FIBER OPTIC
UNDERGROUND TELEPHONE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
FIELD TILE
SANITARY SEWER W/ SIZE
STORM SEWER W/ SIZE
WATER MAIN W/ SIZE

SURVEY

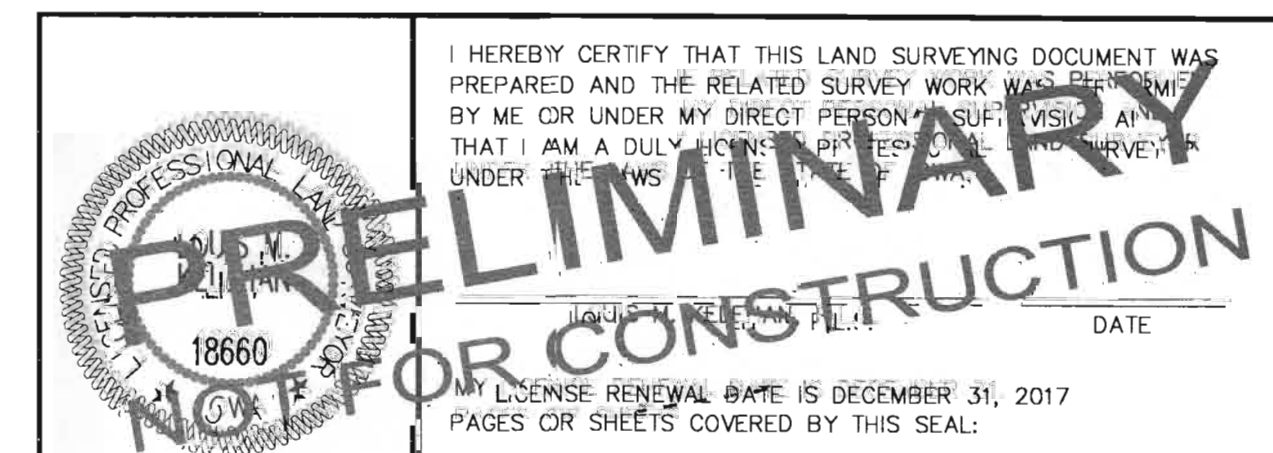
SECTION CORNER
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
ROW MARKER
ROW RAIL
PLATTED DISTANCE
MEASURED BEARING & DISTANCE
RECORDED AS
DEED DISTANCE
CALCULATED DISTANCE
CURVE ARC LENGTH
MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
CENTERLINE
SECTION LINE
1/4 SECTION LINE
1/4 1/4 SECTION LINE
EASEMENT LINE
LOT LINE
RIGHT OF WAY
BUILDING SETBACK
PLAT BOUNDARY

FOUND

SECTION CORNER
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
ROW MARKER
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CENTERLINE
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1/4 SECTION LINE
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EASEMENT LINE
LOT LINE
RIGHT OF WAY
BUILDING SETBACK
PLAT BOUNDARY

SET

SECTION CORNER
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
ROW MARKER
ROW RAIL
PLATTED DISTANCE
MEASURED BEARING & DISTANCE
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RIGHT OF WAY
BUILDING SETBACK
PLAT BOUNDARY



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 SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DATE: 10/11/17
THIS SHEET

DATE	REVISIONS
08/16/17	
08/11/17	
07/21/17	

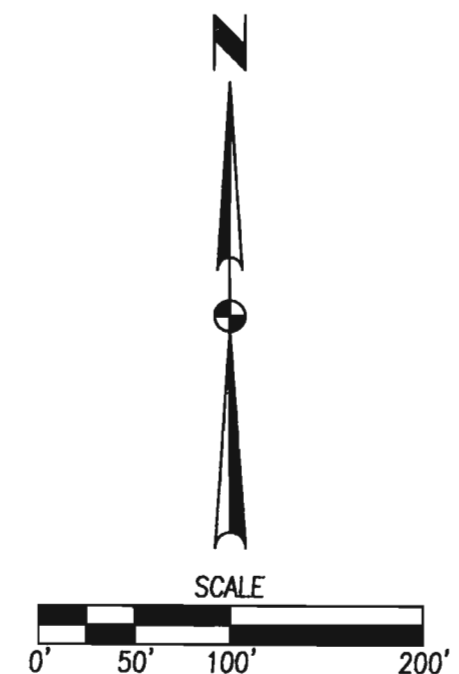
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
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TRESTLE RIDGE ESTATES
PRELIMINARY PLAT
COVER SHEET / OVERALL LAYOUT

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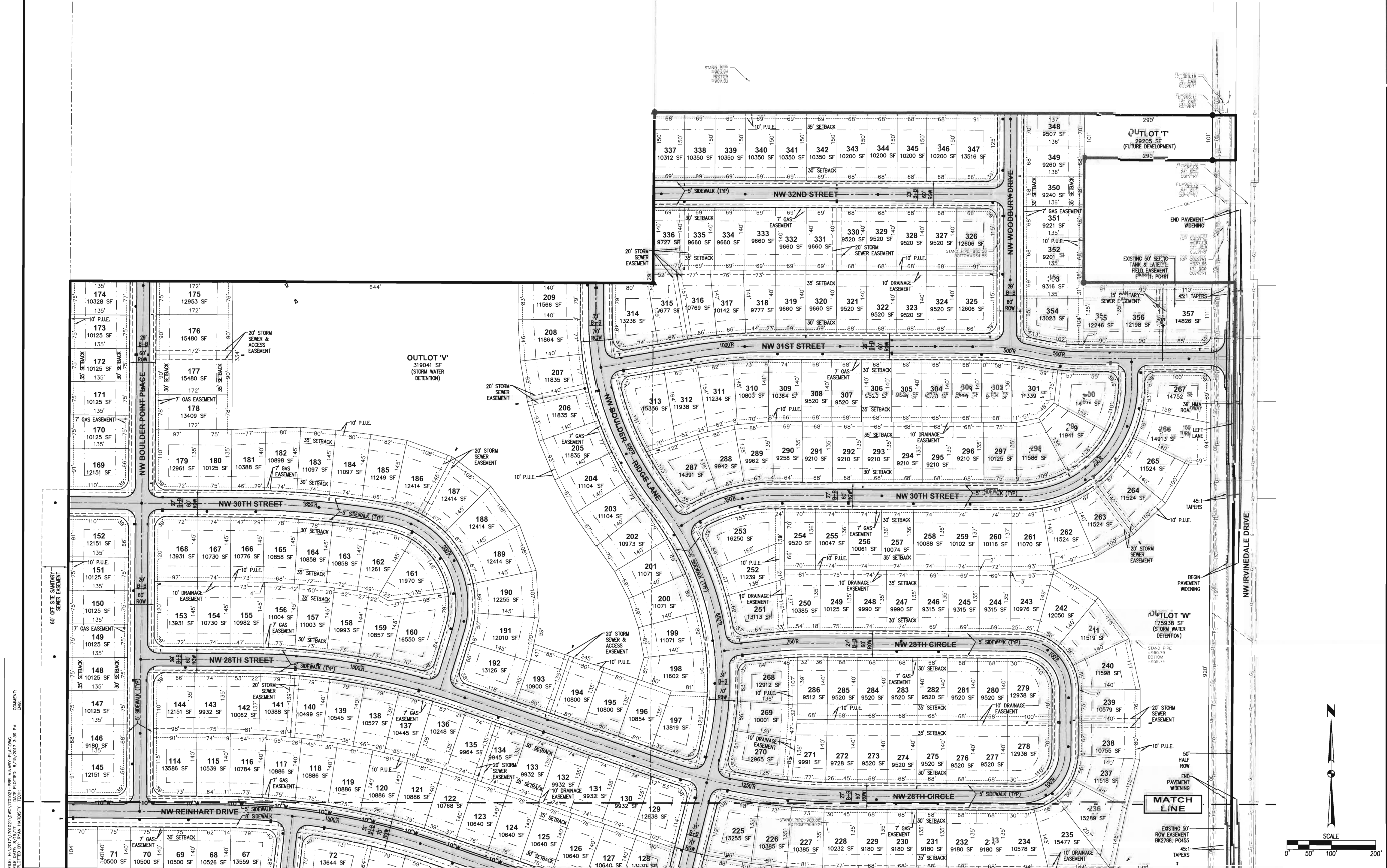
PRELIMINARY PLAT



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TRESTLE RIDGE ESTATES

PRELIMINARY PLAT



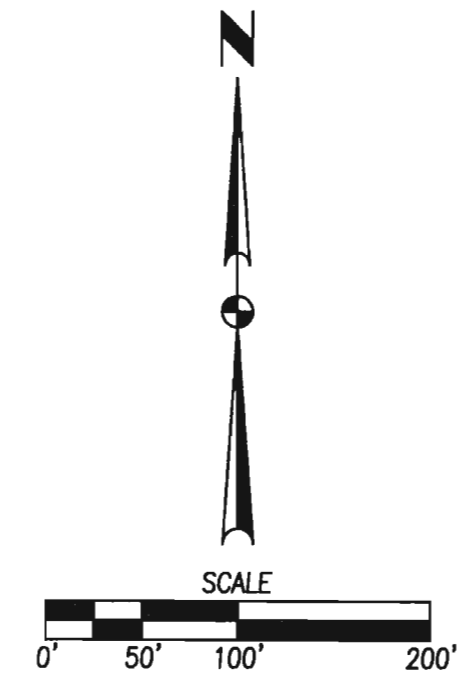
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REVISIONS	08/11/17
THIRD SUBMITTAL	07/21/17
SECOND SUBMITTAL	
FIRST SUBMITTAL	

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
TECH: ENGINEER: CIVIL DESIGN & PLANNING



TRESTLE RIDGE ESTATES
PRELIMINARY PLAT
DIMENS. PLAN

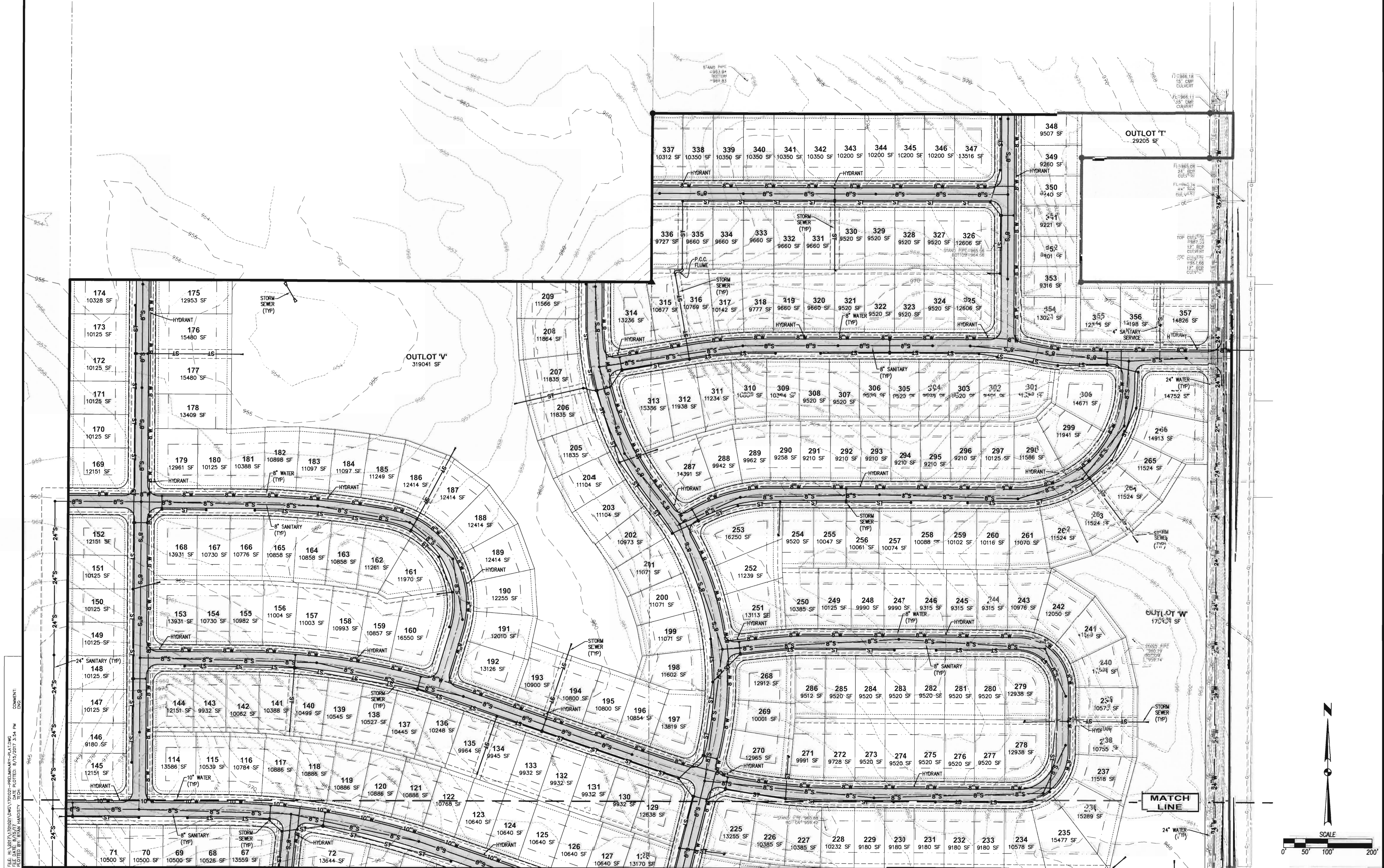
PRELIMINARY PLAT



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TRESTLE RIDGE ESTATES

PRELIMINARY PLAT



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3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410



ANKENY, IOWA

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UTILITY PLAN