

1 inch = 500 feet

Date: 10/24/2017

## Kidman Estates Plat 4





*Plan and Zoning Commission  
Staff Report*

*Meeting Date: November 21, 2017*

---

**Agenda Item:** Kidman Estates Plat 4 Final Plat

**Report Date:** November 15, 2017

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

**Staff Recommendation:**

That the Plan and Zoning Commission recommend City Council approval of Kidman Estates Plat 4 Final Plat.

**Project Summary:**

The Kidman Estates, LLC proposal for Kidman Estates Plat 4 Final Plat is for approximately 9.60-acres of land located north of NW 8<sup>th</sup> Street and the Cherry Glen Estates Development, east of NW Polk City Drive. The development is zoned R-1, Single-Family Residence District, and consists of 23 single-family lots and 2 street lots. The City Council approved the Kidman Estates Preliminary Plat in February 2014. The final plat proposed is in conformance with the approved preliminary plat.

**Project Report:**

This development proposes street connections and extensions of NW 10<sup>th</sup> Street and NW Mils Drive.

Eight-inch water mains will be extended and installed generally along the north and east sides of the streets within the development.

Eight-inch sanitary sewer mains will be extended throughout the development and generally installed in the center of the streets.

Storm water in this plat generally flows from east to west with discharge points at the northwest and southwest corners. The storm water ultimately makes its way to Saylorville Lake.

The developer is proposing to provide cash in lieu of land dedication for the parksite dedication requirements of the development.

**CITY OF ANKENY  
SUBDIVISION DATA**

**NAME OF PLAT:** Kidman Estates Plat 4 Final Plat

**NAME OF OWNER/ DEVELOPER:** Kidman Estates, LLC

---

**GENERAL INFORMATION:**

PLAT LOCATION: North of NW 8<sup>th</sup> Street/NW 98<sup>th</sup> Avenue (County) and the Cherry Glen Estates development, east of NW Polk City Drive  
SIZE OF PLAT: 9.60-acres  
ZONING: R-1

**LOTS:**

NUMBER: 23 single-family lots  
SIZE/DENSITY: 2.39 units/acre  
USE: Single-family  
BUILDING LINES: 35' front and 35' rear yard setbacks

**PARK SITE:**

PARK LAND DEDICATION: The developer is proposing to provide cash in lieu of land dedication for the parksite dedication requirements of the development.  
NEAREST DEVELOPED PARK LOCATION: Watercrest Park

**ADJACENT LANDS:**

NORTH: Kidman Estates Plat 2  
SOUTH: Cherry Glen Estates Plat 3  
EAST: The Grove Plat 2  
WEST: Kidman Estates Plat 3

**STREET DEVELOPMENT: NONE**

NAME: NW 10<sup>th</sup> Street  
LENGTH: 500'  
CLASSIFICATION: Normal Looping  
R.O.W. (REQ'D/PROV.): 60'/60'  
PAVEMENT WIDTH: 27'

NAME: NW Mils Drive  
LENGTH: 165'  
CLASSIFICATION: Normal Looping  
R.O.W. (REQ'D/PROV.): 60'/60'  
PAVEMENT WIDTH: 27'

NAME: NW Mils Court  
LENGTH: 410'  
CLASSIFICATION: Normal Cul-de-sac  
R.O.W. (REQ'D/PROV.): 60'/60'  
PAVEMENT WIDTH: 27'

PROJECTED TRAFFIC FLOW FROM AREA: 23 lots x 9.57 trips/unit/day = 220 VPD  
NEAREST ARTERIAL: NW Polk City Drive

**WASTE WATER:**

PROJECTED FLOWS: 23 lots x 3 persons/unit x 300 gallons/day/person = 20,700 GPD

WRA CAPACITY: Design 200 MGD; current daily avg. 132 MGD.

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: 15" interceptor along the north side of Cherry Glen Estates and Watercrest.

**STORM WATER:**

BASIN FLOWS: This plat lies in the Saylorville Lake Basin.

**WATER SYSTEM:**

PROJECTED USAGE: 23 lots x 3 persons/house x 100 gallons/day/person = 6,900 GPD

SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD.

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

**CONSTRUCTION PLANS:** To be approved



---

Civil Engineers & Land Surveyors

Monday, November 13, 2017  
Project #: 207073

City of Ankeny  
220 West 1<sup>st</sup> Street  
Ankeny, Iowa 50023

Re: Kidman Estates Plat 4  
Plan and Zoning Commission  
City Council

Dear City Council,

The owners Tim Stolp and Brad Anderson are asking for approval of Kidman Estates Plat 4. Kidman Estates Plat 4 is the final plat in the development and is located on 9.6 acres. There will be 23 lots with a minimum lot frontage of 85 feet and the smallest lot is 11,475 square feet.

Sincerely,

A handwritten signature in blue ink that reads 'Vic Piagentini'.

Vic Piagentini  
*Associated Engineering Company of Iowa, Inc.*

FINAL PLAT  
KIDMAN ESTATES  
PLAT 4  
SHEET 1 OF 1

OWNER/DEVELOPER  
KIDMAN ESTATES LLC  
910 NW CYPRESS AVE.  
ANKENY, IA 50023  
(515) 208-2615

BULK REGULATIONS  
R1 (SINGLE FAMILY) ZONING  
FRONT YARD SETBACK: 35'  
REAR YARD SETBACK: 35'  
SIDE YARD SETBACKS:  
ONE STORY: 6' MIN / 18' TOTAL  
TWO STORY: 10' MIN / 20' TOTAL

LEGAL DESCRIPTION  
OUTLOT Y IN KIDMAN ESTATES PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING  
A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA.  
SAID PARCEL CONTAINS 9.60 ACRES.

- NOTES
1. LOTS A & B SHALL BE DEDICATED TO THE CITY OF ANKENY FOR STREET RIGHT-OF-WAY.
  2. FIELD WORK COMPLETED ON 8/29/13.
  3. THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION.
  4. ALL SIDEWALKS SHALL BE 5' WIDE.
  5. ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY THE PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
  6. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.

BENCHMARK  
PK NAIL AT THE CENTER OF SECTION 17-80-24  
ELEVATION=983.03  
ALUMINUM DOT CAP AT THE SW COR. OF THE SE 1/4 OF THE NW 1/4  
ELEVATION=960.57

CURVE TABLE

CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	34.21'	N45°24'46"E	25.00'	90°00'00"	35.36'	25.00'
C2	34.21'	N44°35'14"W	25.00'	90°00'00"	35.36'	25.00'
C3	41.11'	N89°34'14"E	33.50'	10°18'35"	38.58'	23.54'
C4	44.13'	N41°33'41"E	61.50'	46°19'48"	48.34'	26.31'
C5	81.42'	N13°31'50"W	61.50'	75°51'26"	75.61'	47.43'
C6	68.16'	N89°24'28"W	61.50'	64°03'31"	65.24'	38.48'
C7	68.16'	S92°28'41"W	61.50'	64°03'31"	65.24'	38.48'

CERTIFICATION

PRELIMINARY

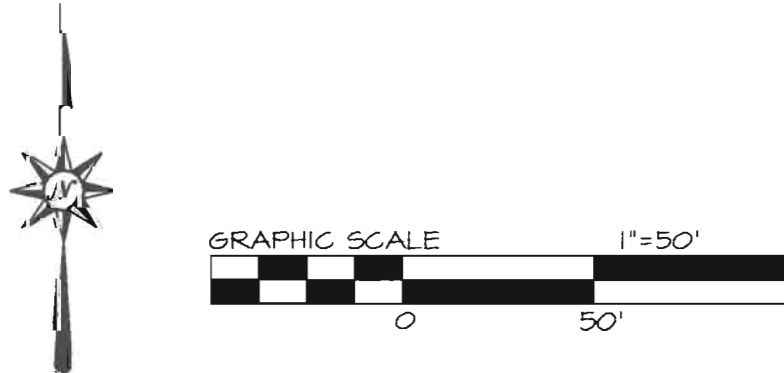
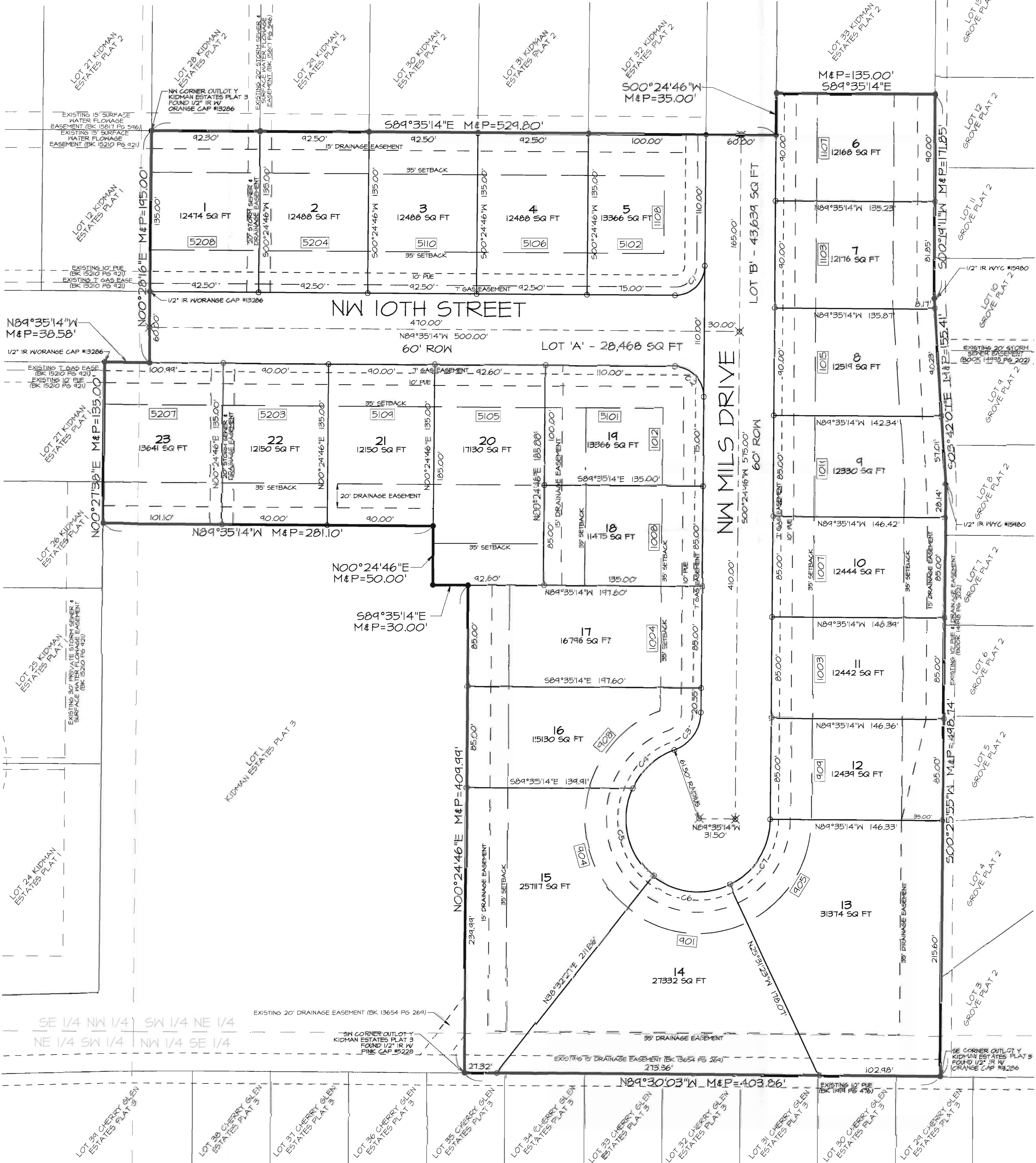
SIGNED: GREGORY L. ROSS P.L.S. 13286 DATE: \_\_\_\_\_

LEGEND

- FOUND 1/2" IR W/ PINK CAP #5226
- SET 1/2" IR W/ ORANGE CAP #5226
- △ SECTION CORNER FOUND AS NOTED
- ▽ SECTION CORNER SET AS NOTED
- ME MEASURED DISTANCE OR BEARING
- P= RECORDED DISTANCE OF BEARING

ASSOCIATED ENGINEERING  
AEC COMPANY OF IOWA  
1830 SE Princeton Dr. Ste M. Grimes, IA 50111  
Phone: (515) 255-3156 Fax: (515) 255-3157

PROJECT #: 201073  
FIRST SUBMITTAL DATE: 4/22/11



PLOTTED: F:\1 Nov 10 2011 4:28:03PM