





## 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

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 10th 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



Phone: (515) 255-3156 Fax: (515) 255-3157

# **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,

Vic Piagentini

Associated Engineering Company of Iowa, Inc.

INDEX LEGEND LOCATION: KIDMAN ESTATES PLAT 3
ANKENY, IA REQUESTOR: KIDMAN ESTATES LLC PROPRIETOR: KIDMAN ESTATES LLC SURVEYOR: GREGORY L ROSS, IA PLS NO. 13286 COMPANY: ASSOCIATED ENGINEERING COMPANY OF IOWA 1830 SE PRINCETON DR. SUITE M GRIMES, IA 50111 RETURN TO: ASSOCIATED ENGINEERING COMPANY OF IOWA 1830 SE PRINCETON DR. SUITE M GRIMES, IA 50111 \*AREA ABOVE FOR RECORDATION ONLY\* M&P=135.00' 589°35'14"E 500°24'46"W NH CORNER OUTLOT Y
KIDMAN ESTATES PLAT :
FOUND 1/2" IR W
ORANGE CAP #13266 M&P=35.001 EXISTING 15' SURFACE WATER FLOWAGE 589°35'14"E M&P=529.80' EASEMENT (BK 15017 PG 596, EXISTING 15' SURFACE WATER FLOWAGE EASEMENT (BK 15210 PG 921) 92,50 100.00 \_\_\_\_15' DRAINAGE EASEMENT 12168 5Q FT N89°35'14"W 135.25 12474 SQ FT 12488 5Q FT 12488 5Q FT 12488 50 FT 1**3366** 50 FT € 5208 5204 5102 5106 ≥ 12176 5Q FT \_\_\_\_ <u>EXISTING 10' PUE</u> (BK 15210 PG 921) -1/2" IR WYC #15980 EXISTING 7' GAS EASE (BK 15210 PG 921) -42.50<sup>1</sup> - 42.50<sup>1</sup> - -92.50'- 7' GASTEASEMENT 92.50'------1/2" IR WORANGE CAP #13286 NW IOTH STREET N89°35'14"W 135.87 N89°35'14"W-470.00' 30.00' M&P=38.58' N89°35'14"W 500.00' ----LOT 'A' - 28,468 5Q FT 60' ROW 1/2" IR WORANGE CAP #13286-(BOOK 14998 PG 202) 12519 5Q FT EXISTING 7' GAS EASE (BK 15210 PG 921) — — — 90.00'— \_J' GAS EASEMENT\_ 92.60'— — — \_ '\_ \_ \_ 110.00' \_ \_ \_ \_ \_ \_ \_ \_\_EXISTING 10' PUE \_( (BK 15210 PG 921) 5207 5203 5109 5105 5101 N89°35'14"W 142,34'\ **2|** |2|50 50 FT 13366 SQ FT 12150 SQ FT 17130 50 FT 0 12330 5G FT 589°35'14"E 135.00" 35' SETBACK 20' DRAINAGE EASEMENT 90.00' "N89°35'14"W 146.42' -1/2" IR WYC #15980 18 5 11475 50 FT N89°35'14'W M&P=281.10' 35' SETBACK 10 12444 50 FT NOO°24'46"E— M&P=50.00' N89°35'14"W 197.60' 589°35'|4"E -M&P=30.00' N89°35'14"W 146.39' 16796 SQ FT 12442 5Q FT 589°35'14"E 197.60' N89°35'14"W 146.36' 1:5130 SQ FT **12** 12439 50 FT N89°35'14"W N89°35'|4"W |46.33' 1**5** 257117 50 FT ·-C6\_ \_ -31374 SQ FT **14** 27332 5Q FT EXISTING 20' DRAINAGE EASEMENT (BK 13654 PG 269)-SE 1/4 NW 1/4 | SW 1/4 NE 1/4 SM CORNER OUTLOT Y-KIDMAN ESTATES PLAT 3 FOUND 1/2" IR W PINK CAP #5220 35' DRAINAGE EASEMENT EXISTING IS' DRAINAGE EASEMENT (BK 13654 PG 264) N89°30'03"W\_M&P=403.86'

# FINAL PLAT KIDMAN ESTATES

SHEET | OF |

OWNER/DEVELOPER KIDMAN ESTATES LLC 910 NW CYPRESS AVE. ANKENY, IA 500123 (515) 208-2615

BULK REGULATIONS

RI (SINGLE FAMILY) ZONING

FRONT YARD SEITBACK: 35'
REAR YARD SEITBACK: 35'
SIDE YARD SETBACKS:
ONE STORY: 8' MIN / 18' TOTAL TWO STORY IO' 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

I. 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 SEI/4 OF THE NWI/4 ELEVIATION=960.57

NOV 1 3 2017

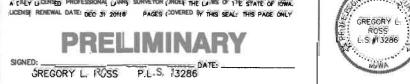
CITY OF ANKENY

CURVE TABLE

CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGEN
CI	39,27	N45°24'46"E	25.00	90°00'00"	35,36	25.00
52	39.27	N44°35'14"W	25.00	90°00'00"	35,36'	25.00
C3	41.11	N35°34'14"E	33.50	70°18'55"	38.58	23.50
64	49,73'	N47°33'47"E	61.50	46°19'48"	48.391	26.3
<u>5</u> 5	81,42	N13°31'50"W	61.50	75°51'26"	75.61	47,93
C6	68.76	N83°29'28"W	61.50	64°03'51"	65.24	38.48
C7	68.76	532°26'41"W	61.50	64°03'51"	65.24	38,48

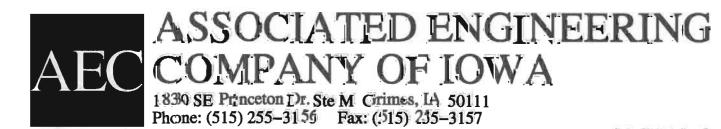
CERTIFICATION

HEREBY SHITEY YORK THE LAND ASSENCE THIS SCULLAND. THE SHITEY SHITEY THE SECOND OF THE SHITEY THE SHITEY THE CONTROL AND THAT I AM A CALLY LICENSE PROFESSIONAL LICENSE SHITEY (MIDE) THE LAND OF THE STATE OF FORM. LICENSE RENEWAL DATE: DEC 31 2018 PAGES (COVERED BY THIS SEAL: THIS PAGE ONLY **PRELIMINARY** 



LEGEND

FOUND 1/2" IR W/ PINK CAP #5228
SET 1/2" IR W/ ORANGE CAP #13286
SECTION CORNER FOUND AS NOTED
SECTION CORNER SET AS NOTED
MEASURED DISTANCE OF BEARING
RECORDED DISTANCE OF BEARING



PROJECT #: 257073 FIRST SUBMITTAL DATE: 9/22/17