

1 inch = 500 feet

Date: 2/13/2018

Trestle Ridge Estates Plat 2



*Plan and Zoning Commission
Staff Report*

Meeting Date: February 20, 2018

Agenda Item: Trestle Ridge Estates Plat 2 Final Plat
Report Date: February 14, 2018
Prepared By: Deb Gervais, AICP
Associate Planner

ETC

Staff Recommendation:

That the Plan and Zoning Commission recommend approval of Trestle Ridge Estates Plat 2 Final Plat.

Project Summary:

Trestle Ridge Estates Plat 2 is a proposed 23.98-acre development located north of NW 18th Street and the High Trestle Trail and west of NW Irvinedale Drive and Plat 1. The plat contains 53 single family lots zoned R-3, Multiple Family Residence District restricted to single family residential.

Project Report:

The general layout of the site extends NW Reinhart Drive east to west across the plat and NW 25th Street runs parallel then loops north to intersect NW Reinhart Drive. Other north/south street development includes NW Boulder Point Place and NW Rockcrest Court.

A 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. A 24-inch water main is being extended north along NW Irvinedale Drive from a proposed booster station located south of the High Trestle Trail and east of NW Irvinedale Drive with Plat 1.

Eight-inch sanitary sewer will be extended throughout the development. A 24-inch sanitary sewer will be installed as part of the Plat 1 improvements along the west plat boundary extending north from the Rock Creek trunk sewer located south of the High Trestle Trail.

Stormwater for this development will be detained in a detention pond in Outlot Z, which will be publicly owned and maintained.

Parksite dedication of Outlot Z will provide the required park for the area covered by the preliminary plat. The total park area is 6.28-acres, which includes the 0.74-acre detention pond. The acreage of the pond area was counted at a rate of 25%, instead of 100%, towards the dedication requirements. The pond was also required to meet certain design criteria, in order for the Parks Department to agree to take ownership.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Trestle Ridge Estates Plat 2

NAME OF OWNER/ DEVELOPER: Diamond Development, LLC

GENERAL INFORMATION:

PLAT LOCATION: North of NW 18th Street and the High Trestle Trail, west of
NW Irvinedale Drive and Plat 1

SIZE OF PLAT: 23.98-acres

ZONING: R-3 restricted to single family residential

LOTS:

NUMBER: 53 single-family lots

SIZE/DENSITY: 2.21 units per acre

USE: Residential

BUILDING LINES: 30' front yard setback; 35' rear yard setback; 17' (>1 story-8' minimum);
15' (1 story-7' minimum)

PARK SITE DEDICATION:

A 6.28-acre park will be deeded to the City with this final plat. This dedication will satisfy the parksite requirement for the entire Trestle Ridge Estates Development. The parksite is also adjacent to the High Trestle Trail, which runs along the south edge of this development.

ADJACENT LANDS:

NORTH: Future Trestle Ridge Estates Plats

SOUTH: High Trestle Trail and R-1 zoned property

EAST: Trestle Ridge Estates Plat 2

WEST: R-1 zoned property

STREET DEVELOPMENT:

NAME: NW Reinhart Drive

LENGTH: 1,248.32'

CLASSIFICATION: Minor Collector

R.O.W. (REQ'D./PROV.): 70'/70'

PAVEMENT WIDTH: 31'

NAME: NW 25th Street

LENGTH: 963.64'

CLASSIFICATION: Normal Residential

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

PAVEMENT WIDTH: 29'

NAME: NW Boulder Point Place
LENGTH: 175'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 29'

NAME: NW Rockcrest Court
LENGTH: 235'
CLASSIFICATION: Normal Cul-de-sac
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

WASTE WATER:

PROJECTED FLOWS: 53 units X 3 person. per house X 300 gal. per day/pers.= 47,700 GPD
WRA CAPACITY: 200 MGD; current daily avg. 132 MGD
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: 24" Trunk Sewer being extended along the west plat boundary.

STORM WATER:

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

WATER SYSTEM:

USAGE: 53 units X 3 persons/house X 100 gal. per day/person = 15,900 GPD
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

February 9, 2018

Honorable Mayor, City Council and Plan and Zoning Commission Members
City of Ankeny
c/o Deb Gervais
220 West First Street
Ankeny, Iowa 50023

RE: Trestle Ridge Estates Plat 2
Final Plat and Construction Drawing Submittal

Dear Plan and Zoning Commission Members, Council Members, and Honorable Mayor;

On behalf of Diamond Development LLC we are pleased to submit herewith a final plat and construction drawings for Trestle Ridge Estates Plat 2 for approval. The project is located west of the intersection of NW Irvinedale Drive and the High Trestle Trail and contains approximately 24 acres.

Plat 2 will include development of 53 single family lots, which is consistent with the Trestle Ridge Estates preliminary plat. The project contains new public streets and parkland dedication of approximately 6.3 acres.

We respectfully request the City's consideration for cost participation, in accordance with City policy, for the 8-foot wide sidewalk along NW Reinhart Drive and the associated ramps and truncated domes.

Please accept this submittal for the next available Planning and Zoning Commission and City Council meetings. Please contact me should you have any questions.

Sincerely,
CIVIL DESIGN ADVANTAGE, LLC

Ryan A. Hardisty, P.E.

cc: Darryl Bresson, Diamond Development, LLC

INDEX LEGEND

LOCATION: SEC 9-80-24, SE1/4
SEC 9-80-24, SW1/4 NE1/4
PARCEL '2017-171', SEC 9-80-24, SW1/4 NE1/4

REQUESTOR: DIAMOND DEVELOPMENT LLC

PROPRIETOR: DIAMOND DEVELOPMENT LLC
309 EAST 1ST STREET
ANKENY, IOWA 50021

SURVEYOR: LOUIS M. KELEHAN

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

RETURN TO: CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

VICINITY MAP (1"=2000')



ANKENY, IOWA

OWNER / DEVELOPER

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

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111

ZONING

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

BULK REGULATIONS

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)

DATE OF SURVEY

APRIL 17, 2017

NOTES

- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- 8' SIDEWALKS ARE REQUIRED ON THE SOUTH SIDE OF NW REINHART DRIVE.
- DEVELOPER WILL BE RESPONSIBLE FOR STREET LIGHT INSTALLATION.
- REFER TO APPROVED CONSTRUCTION DRAWINGS FOR MINIMUM PROTECTION ELEVATIONS.

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	

PLAT DESCRIPTION

A. PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA, AND A. PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, AND A PART OF PARCEL '2017-171' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 16681, PAGE 376, BEING PART OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 51, TRESTLE RIDGE ESTATES PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE SOUTH 18°51'12" WEST ALONG THE WESTERLY LINE OF SAID TRESTLE RIDGE ESTATES PLAT 1, A DISTANCE OF 210.00 FEET; THENCE SOUTH 71°08'48" EAST CONTINUING ALONG SAID WESTERLY LINE, 16.83 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID WESTERLY LINE AND A. CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1535.00 FEET, WHOSE ARC LENGTH IS 5.46 FEET AND WHOSE CHORD BEARS SOUTH 71°14'55" EAST, 5.46 FEET; THENCE SOUTH 18°51'12" WEST CONTINUING ALONG SAID WESTERLY LINE, 135.01 FEET; THENCE SOUTH 71°08'48" EAST CONTINUING ALONG SAID WESTERLY LINE, 3.75 FEET; THENCE SOUTH 18°51'12" WEST CONTINUING ALONG SAID WESTERLY LINE, 195.00 FEET; THENCE NORTH 71°08'48" WEST CONTINUING ALONG SAID WESTERLY LINE, 39.29 FEET; THENCE SOUTH 18°51'12" WEST CONTINUING ALONG SAID WESTERLY LINE, 395.00 FEET TO THE SOUTHWEST CORNER OF LOT 23, SAID TRESTLE RIDGE ESTATES PLAT 1; THENCE NORTH 71°08'48" WEST ALONG THE NORTH LINE OF THE ABANDONED UNION PACIFIC RAILROAD COMPANY RIGHT-OF-WAY IN THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1027.87 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 0°21'43" EAST ALONG SAID WEST LINE, 460.83 FEET TO THE CENTER OF SAID SECTION 9; THENCE NORTH 0°19'37" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 265.17 FEET; THENCE SOUTH 89°39'30" EAST, 150.07 FEET; THENCE NORTH 0°20'30" EAST, 49.00 FEET; THENCE SOUTH 89°39'30" EAST, 151.00 FEET; THENCE SOUTH 89°35'49" EAST, 72.20 FEET; THENCE SOUTH 87°48'21" EAST, 76.14 FEET; THENCE SOUTH 85°06'44" EAST, 81.34 FEET; THENCE SOUTH 82°19'47" EAST, 81.34 FEET; THENCE SOUTH 79°32'49" EAST, 81.34 FEET; THENCE SOUTH 76°45'51" EAST, 81.34 FEET; THENCE SOUTH 73°58'54" EAST, 81.34 FEET; THENCE SOUTH 71°32'00" EAST, 718.77 FEET; THENCE SOUTH 71°08'48" EAST, 380.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.98 ACRES (1,044,567 SQUARE FEET).

PIROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

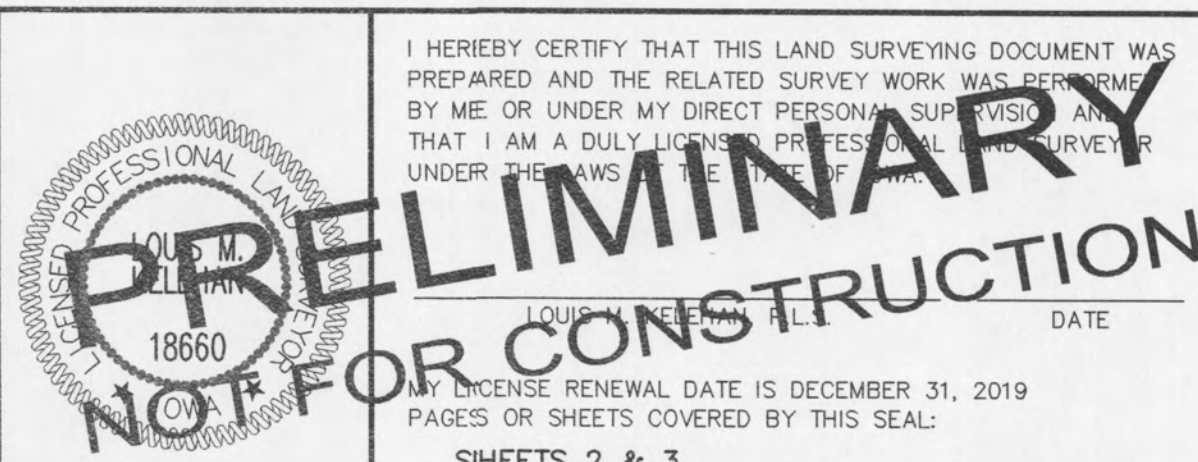
AREA SUMMARY

SW1/4 NE1/4 SEC 9-80-24 = 1.76 ACRES
SW1/4 NE1/4 SEC 9-80-24 (PARCEL 17-171) = 5.43 ACRES
SE1/4 SEC 9-80-24 = 16.79 ACRES
TOTAL = 23.98 ACRES

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	5°49'48"	1500.00'	152.63'	S86°44'36"E	152.56'
C2	12°40'53"	1500.00'	332.00'	S77°29'15"E	331.32'
C3	81°34'29"	200.00'	284.75'	N34°36'56"W	261.30'
C4	4°15'22"	1165.00'	86.54'	N73°16'30"W	86.52'
C5	90°00'00"	25.00'	39.27'	S63°51'12"W	35.36'
C6	20°48'20"	59.00'	21.42'	S29°15'21"W	21.31'
C7	42°50'51"	59.00'	44.12'	S61°04'57"W	43.10'
C8	44°56'39"	59.00'	46.28'	N75°01'18"W	45.10'
C9	47°02'59"	59.00'	48.45'	N29°01'29"W	47.10'
C10	58°21'43"	59.00'	60.10'	N23°40'52"E	57.53'
C11	34°05'31"	59.00'	35.11'	N69°54'29"E	34.59'
C12	68°08'03"	33.50'	39.82'	N52°54'13"E	37.51'
C13	90°00'00"	25.00'	39.27'	N26°08'48"W	35.36'
C14	1°05'39"	1135.00'	21.67'	N71°41'38"W	21.67'
C15	3°09'43"	1135.00'	62.64'	N73°49'19"W	62.63'
C16	4°16'32"	230.00'	17.16'	N73°15'55"W	17.16'
C17	17°41'59"	230.00'	71.05'	N62°16'39"W	70.77'
C18	18°48'57"	230.00'	75.53'	N44°01'12"W	75.19'
C19	18°48'57"	230.00'	75.53'	N25°12'15"W	75.19'
C20	16°38'38"	230.00'	66.81'	N7°28'28"W	66.58'
C21	5°16'27"	230.00'	21.37'	N3°30'35"E	21.36'
C22	92°11'20"	25.00'	40.23'	N39°55'22"W	36.02'
C23	3°06'15"	1465.00'	79.37'	N87°34'10"W	79.36'
C24	0°32'12"	1465.00'	13.73'	N89°23'23"W	13.73'
C25	90°00'00"	25.00'	39.27'	N45°20'30"E	35.36'
C26	90°00'00"	25.00'	39.27'	S44°39'30"E	35.36'
C27	0°33'00"	1535.00'	14.74'	S89°23'00"E	14.74'
C28	2°36'16"	1535.00'	69.78'	S87°48'21"E	69.77'
C29	2°46'58"	1535.00'	74.55'	S85°06'44"E	74.54'
C30	2°46'58"	1535.00'	74.55'	S82°19'47"E	74.54'
C31	2°46'58"	1535.00'	74.55'	S79°32'49"E	74.54'
C32	2°46'58"	1535.00'	74.55'	S76°45'51"E	74.54'
C33	2°46'58"	1535.00'	74.55'	S73°58'54"E	74.54'
C34	1°26'36"	1535.00'	38.67'	S71°52'07"E	38.67'
C35	2°17'22"	1465.00'	58.54'	N72°17'30"W	58.54'
C36	3°04'22"	1465.00'	78.57'	N74°58'22"W	78.56'
C37	5°07'49"	1465.00'	131.18'	N79°04'27"W	131.13'
C38	4°22'40"	1465.00'	111.94'	N83°49'42"W	111.91'
C39	92°11'20"	25.00'	40.23'	S52°15'58"W	36.02'
C40	33°50'43"	170.00'	100.42'	S10°45'03"E	98.97'
C41	47°09'23"	170.00'	139.92'	S51°15'06"E	136.00'
C42	0°34'23"	170.00'	1.70'	S75°06'59"E	1.70'
C43	3°26'35"	1195.00'	71.81'	S73°40'53"E	71.80'
C44	0°48'48"	1195.00'	16.96'	S71°33'12"E	16.96'

FILE: H:\Projects\Trestle Ridge Estates\Trestle Ridge Estates Plat 2 - Construction
DRAWINGS\T02021-FINAL-PLAT-PLAT2.DWG
DATE PLOTTED: 2/9/2018 10:06 AM
PLOTTER: HP DesignJet T1100E
PLOTTER DRIVER: HPGL-ET
PLOTTER MODEL: HP DesignJet T1100E



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.

DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 2 & 3

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

ENGINEER: RAH
EI: TWC

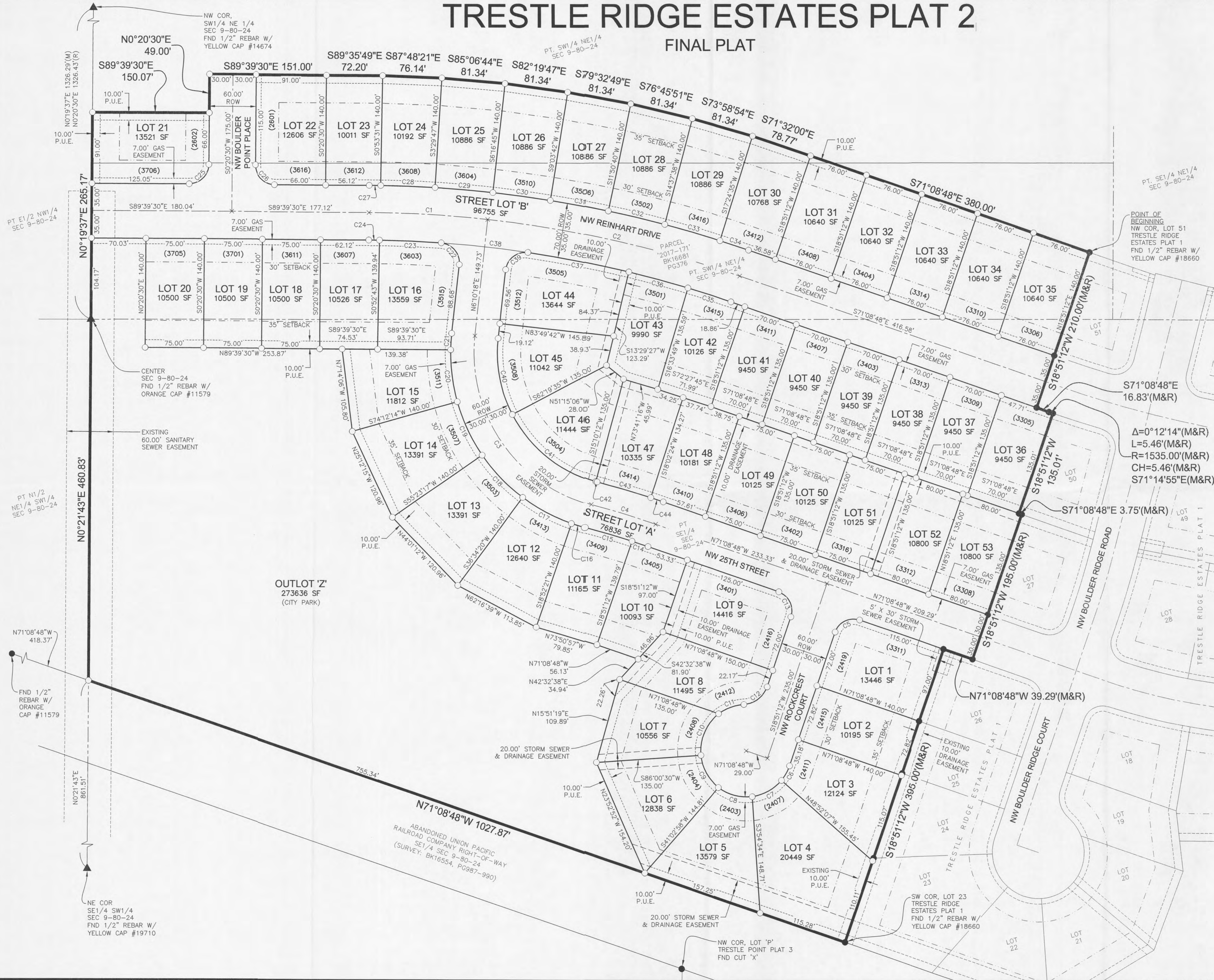


TRESTLE RIDGE ESTATES PLAT 2
FINAL PLAT

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21
1701.021

TRESTLE RIDGE ESTATES PLAT 2

FINAL PLAT



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PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: RAH



TRESTLE RIDGE ESTATES PLAT 2
FINAL PLAT