

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.

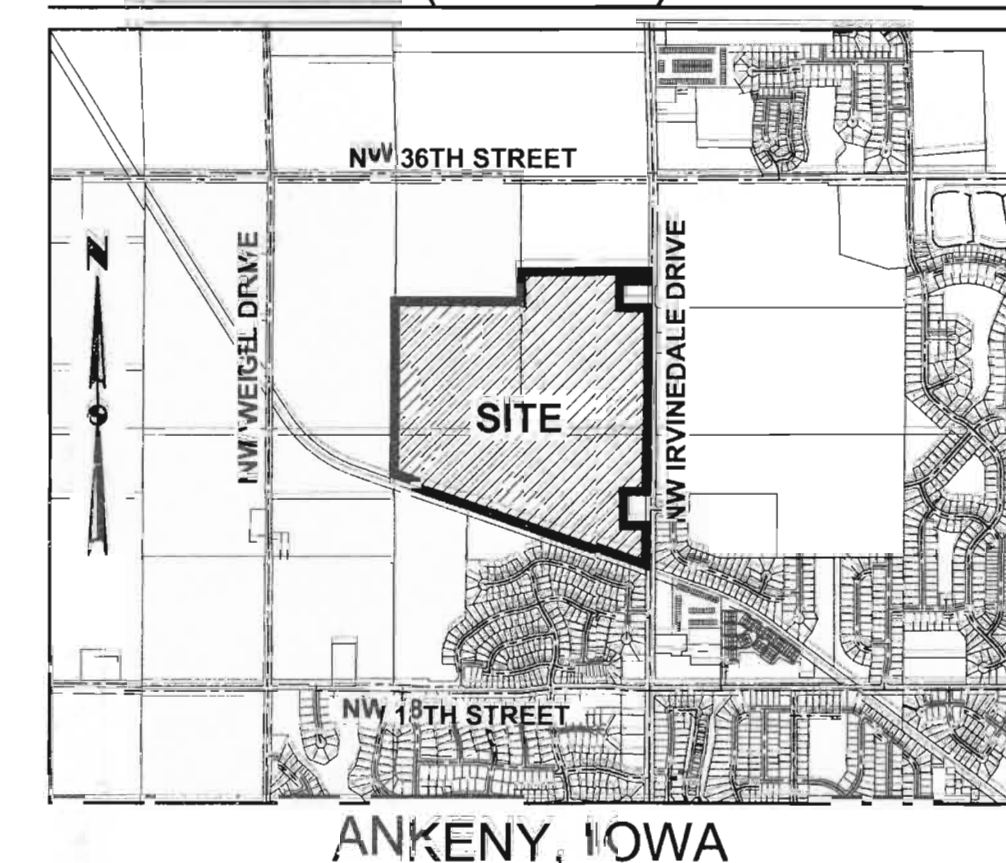
SCHOOL DISTRICT

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

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

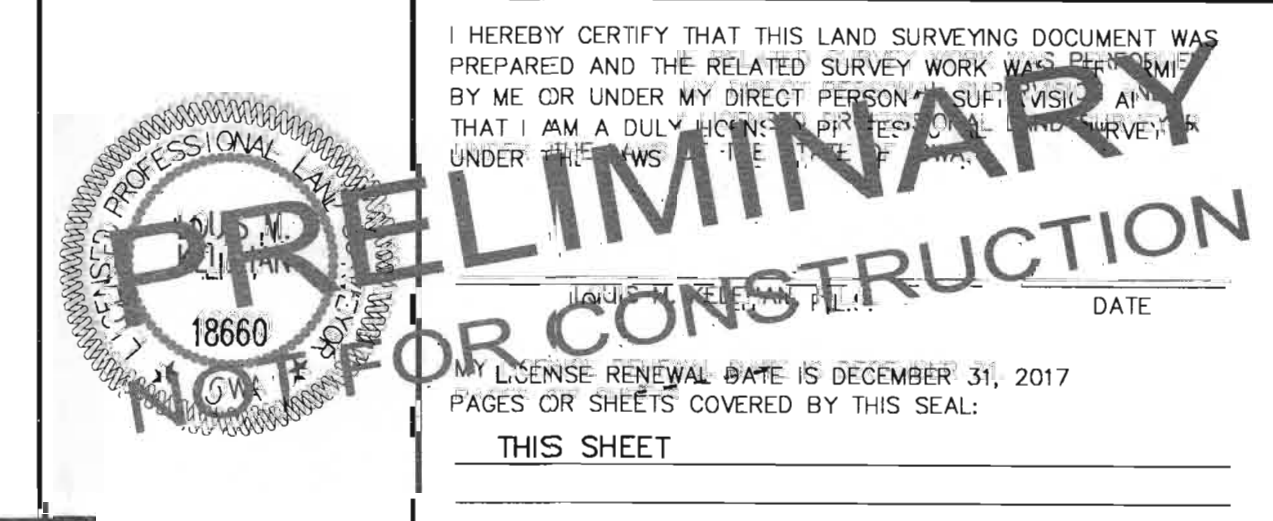
- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION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

- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
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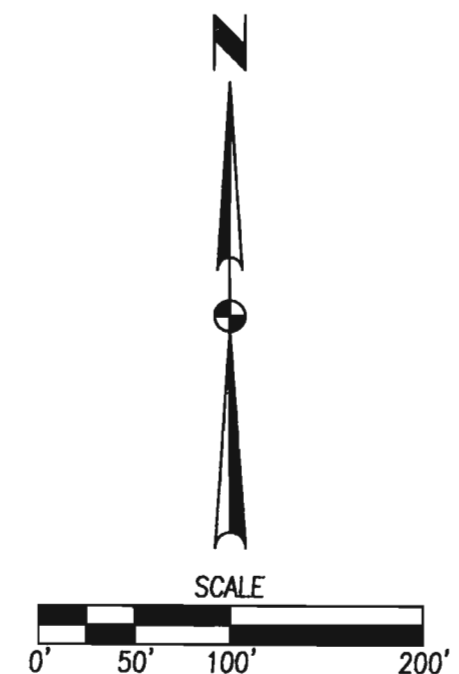


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GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
TECH: _____



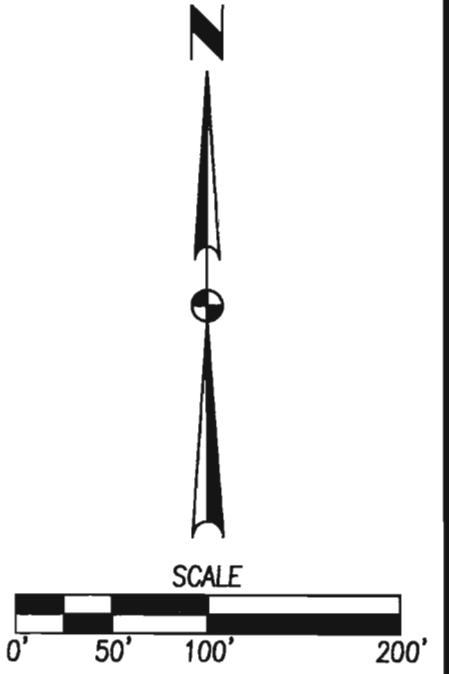
TRESTLE RIDGE ESTATES
PRELIMINARY PLAT
COVER SHEET / OVERALL LAYOUT

PRELIMINARY PLAT



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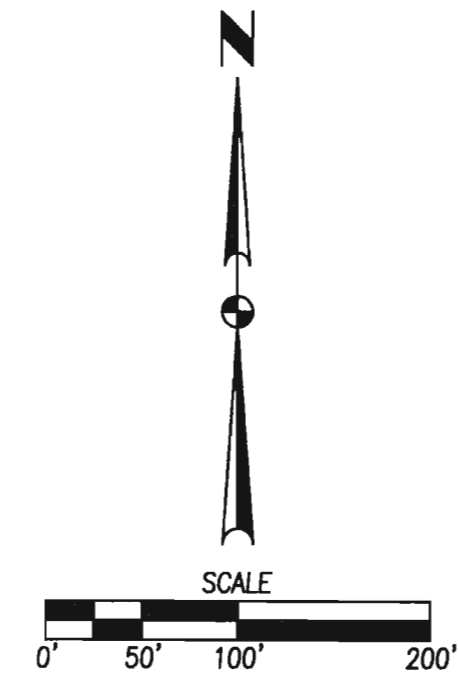
PRELIMINARY PLAT



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TRESTLE RIDGE ESTATES
PRELIMINARY PLAT
DIMENSIONS PLAN

PRELIMINARY PLAT



REVISIONS	DATE
THIRD SUBMITTAL	08/16/17
SECOND SUBMITTAL	08/11/17
FIRST SUBMITTAL	07/21/17

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ENGINEER:	TECH:
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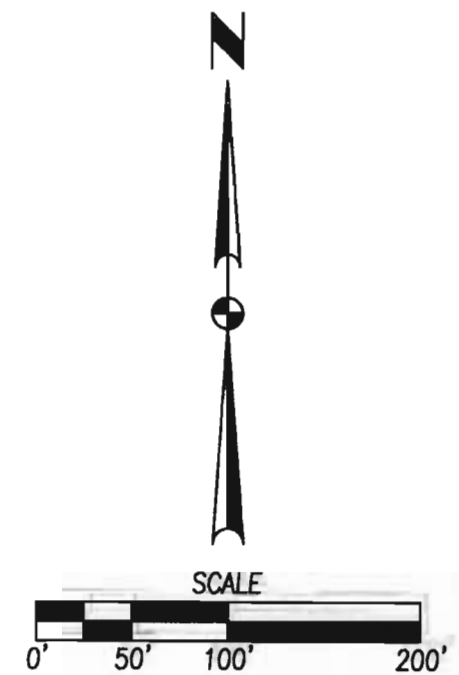
ANKENY, IOWA

**TRESTLE RIDGE ESTATES
PRELIMINARY PLAT**
UTILITY PLAN

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 DATE PLOTTED: 8/15/2017 3:40 PM
 PLOTTED BY: RYAN HARDISTY TECH: COMMENT:
 ENC:

PRELIMINARY PLAT


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TECH:

ANKENY, IOWA

REVISIONS	DATE
THIRD SUBMITTAL	08/16/17
SECOND SUBMITTAL	08/11/17
FIRST SUBMITTAL	07/24/17