

# 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: RYAN HARDISTY  
EMAIL: RYAN@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 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 IRVINEDALE DR @ 113 NW IRVINEDALE 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 IRVINEDALE DRIVE WILL BE THE RESPONSIBILITY OF THE DEVELOPER.
- TURN LANES ALONG NW IRVINEDALE 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 IRVINEDALE DRIVE SHALL BE SETBACK 20' FROM THE NW IRVINEDALE DRIVE RIGHT-OF-WAY. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE NW IRVINEDALE DRIVE RIGHT-OF-WAY WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE NW IRVINEDALE 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')



RECEIVED  
SEP 11 2017  
CITY OF ANKENY

### LEGEND

#### PROPOSED

GROUND SURFACE CONTOUR  
TYPE SW-501 STORM INTAKE  
TYPE SW-503 STORM INTAKE  
TYPE SW-505 STORM INTAKE  
TYPE SW-506 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

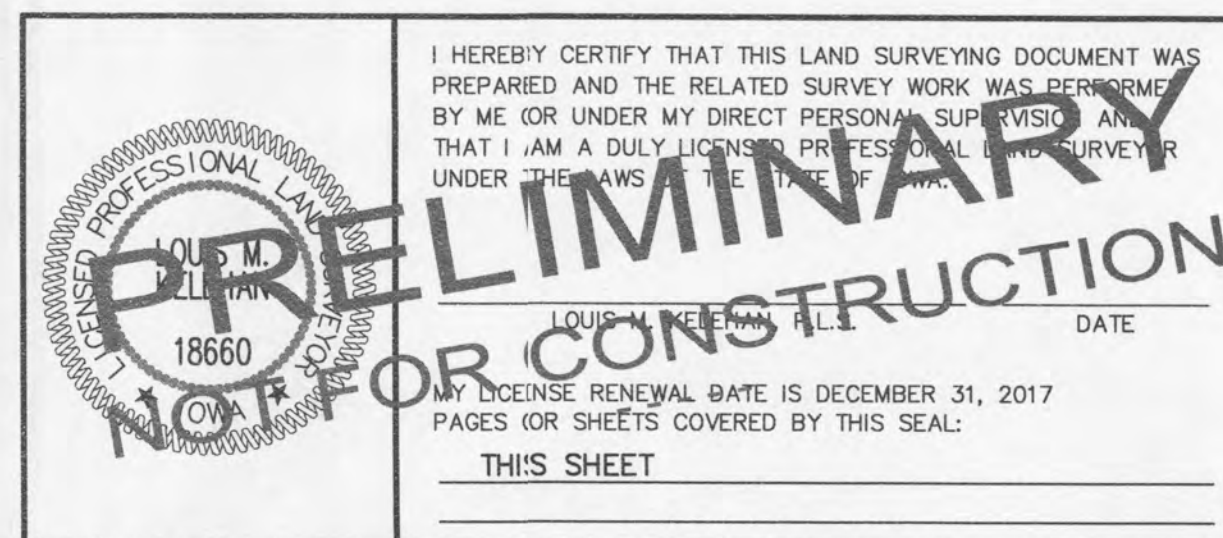
#### SURVEY

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 SECTION LINE  
EASEMENT LINE  
LOT LINE  
RIGHT OF WAY  
BUILDING SETBACK  
PLAT BOUNDARY

#### FOUND

#### SET

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 SECTION LINE  
EASEMENT LINE  
LOT LINE  
RIGHT OF WAY  
BUILDING SETBACK  
PLAT BOUNDARY



| DATE | REVISIONS | FOURTH SUBMITTAL | THIRD SUBMITTAL | SECOND SUBMITTAL | FIRST SUBMITTAL |
|------|-----------|------------------|-----------------|------------------|-----------------|
|      |           | 09/11/17         | 08/16/17        | 08/11/17         | 07/21/17        |

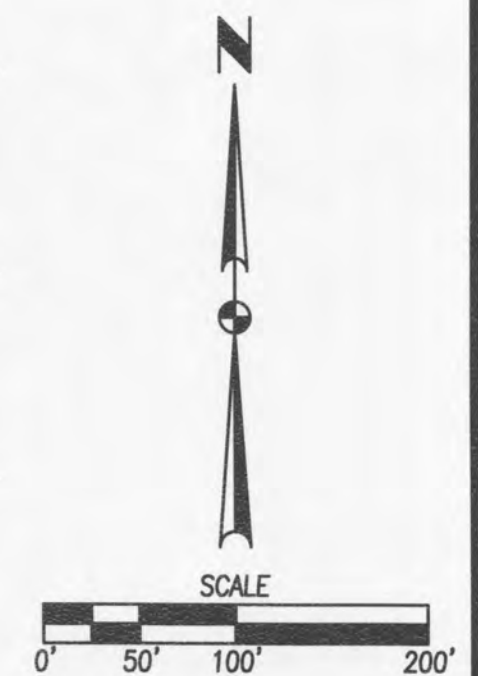
3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PHONE: (515) 369-4400 FAX: (515) 369-4410  
TECH: ENGINEER:



ANKENY, IOWA

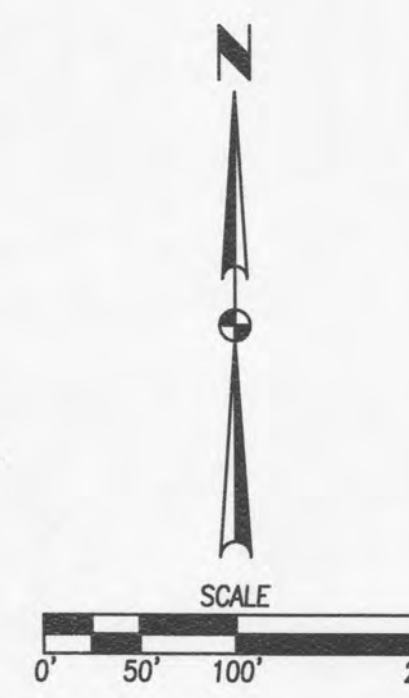
TRESTLE RIDGE ESTATES  
PRELIMINARY PLAT  
COVER SHEET / OVERALL LAYOUT

## PRELIMINARY PLAT

ANKENY, IOWA

2/5  
1701.021  
GA

## PRELIMINARY PLAT



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

|           |       |
|-----------|-------|
| ENGINEER: | TECH: |
|-----------|-------|

**TRESTLE RIDGE ESTATES  
PRELIMINARY PLAT  
DIMENSION PLAN**

**3**  
**5**  
**1701.021**

FILE: H:\2017\1701021\DWG\1701021--PRELIMINARY--PLAT.DWG  
FILE DATE: 9/11/17 DATE PLOTTED: 9/11/2017 8:56  
PLOTTED BY: NATE MEYER TECH:

# TRESTLE RIDGE ESTATES

## PRELIMINARY PLAT



FILE: H:\2017\TRESTLE RIDGE ESTATES\170102 PRELIMINARY PLAT.dwg  
COMMENTS: 170102 PRELIMINARY PLAT  
PLOT: 170102 PRELIMINARY PLAT  
PLOTTER: HP-GL/DTL  
PLOT DATE: 9/11/2017 8:37 AM  
PLOT BY: NAME MEYER

| DATE     | REVISIONS        |
|----------|------------------|
| 09/11/17 | FOURTH SUBMITTAL |
| 08/16/17 | THIRD SUBMITTAL  |
| 08/11/17 | SECOND SUBMITTAL |
| 07/21/17 | FIRST SUBMITTAL  |

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TECH: ENGINEER:



ANKENY, IOWA

TRESTLE RIDGE ESTATES  
PRELIMINARY PLAT  
UTILITY PLAN

# PRELIMINARY PLAT



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|           |       |
|-----------|-------|
| ENGINEER: | TECH: |
|-----------|-------|

TECH:

**ENGINEER:**



CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

# TRESTLE RIDGE ESTATES PRELIMINARY PLAT

## UTILITY PLAN

**5 / 5**  
1701.021  
**GA**