

P.U.D. CONCEPTUAL PLAN

A map of the project area. A large black box with the word "PROJECT" in white capital letters is positioned at the top left. A curved arrow points from this box to a shaded rectangular area. The map shows several streets: "NW 36TH STREET" at the top, "NW WEDGEL DRIVE" on the left, "NW IRVINEDALE DRIVE" on the right, and "HIGH TREBLE TRAIL" on the left. The shaded area is located between NW 36th Street and NW Irvinedale Drive, and between NW Wedgel Drive and High Treble Trail. The map also shows various residential lots and a north arrow pointing upwards.

OWNER/DEVELOPER

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

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: RYAN HARDISTY
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IA 50111
PH. (515) 369-4400

EXISTING

R-3: WITH RESTRICTIONS TO SINGLE FAMILY RESIDENTIAL ONLY

PROPOSED

PLANNED UNIT DEVELOPMENT (PUD)

MINIMUM LOT AREA = 6200 SF
MINIMUM LOT WIDTH = 54 FT

SETBACKS:

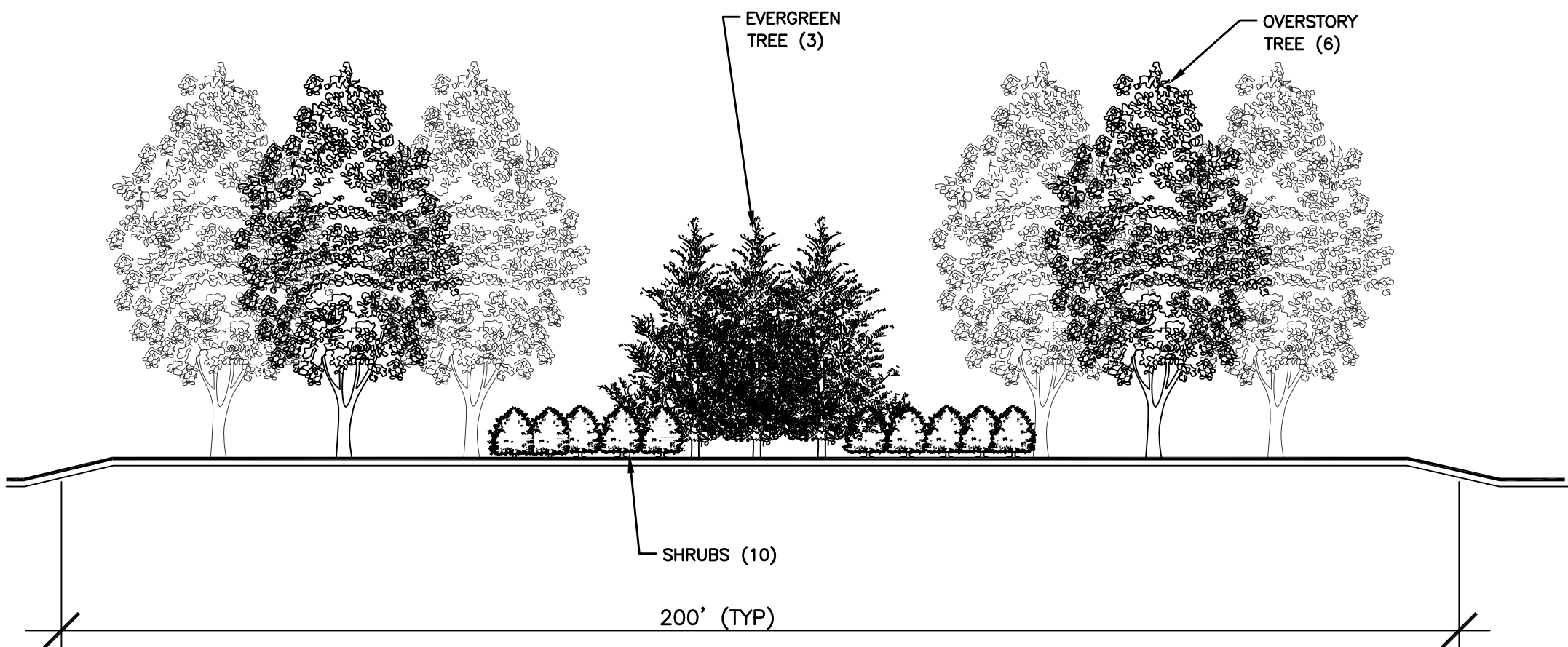
FRONT YARD	= 30 FT
REAR YARD	= 35 FT
SIDE YARD	= 5 FT EACH SIDE/10 FT TOTAL

- * A MINIMUM OF ONE OVERSTORY/ORNAMENTAL TREE SHALL BE PLANTED WITHIN THE FRONT YARD OF EACH LOT.
- * R-3: WITH RESTRICTIONS TO SINGLE FAMILY RESIDENTIAL REGULATIONS SHALL APPLY

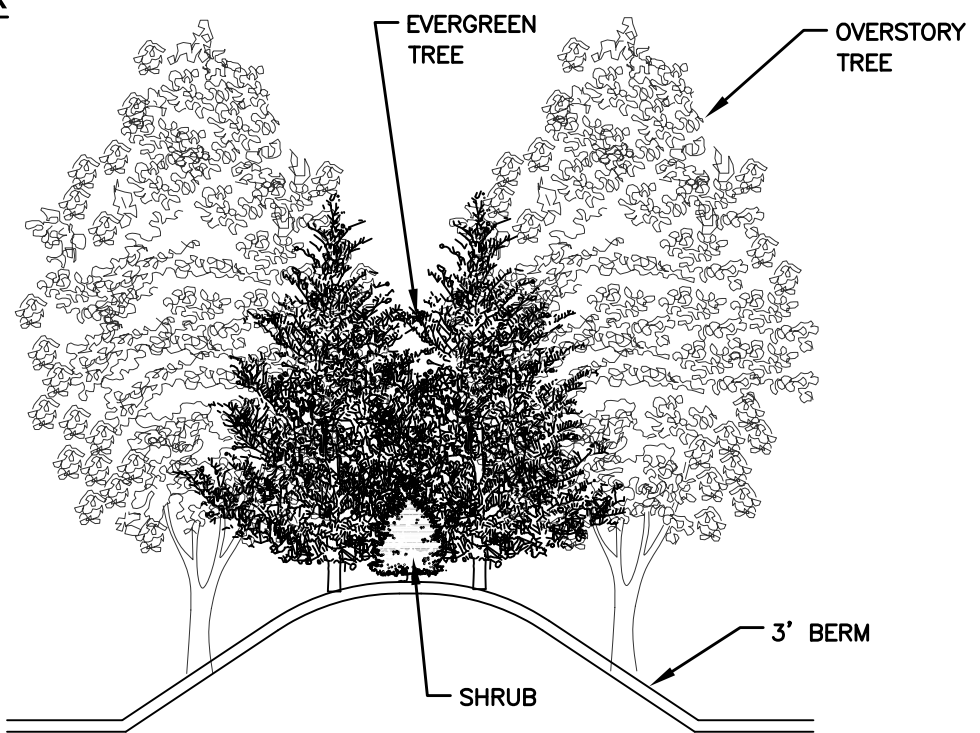
1. THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHTS ALONG ALL PUBLIC STREETS, INCLUDING NW IRVINGDALE DRIVE.
2. LOTS 1, 105, AND 106 WILL NOT BE ALLOWED DRIVEWAY ACCESS OFF OF NW IRVINGDALE DRIVE.
3. THE DEVELOPER WILL BE RESPONSIBLE FOR CONSTRUCTING A TURN LANE OFF OF NW IRVINGDALE DRIVE.
4. FENCES ON LOTS ADJACENT TO NW IRVINGDALE DRIVE SHALL BE SETBACK 20' FROM NW IRVINGDALE DRIVE R.O.W. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE NW IRVINGDALE DRIVE R.O.W. WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE NW IRVINGDALE DRIVE R.O.W.

A PART 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 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 9; THENCE NORTH 0°20'08" EAST ALONG THE EAST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER, 945.96 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°39'52" WEST, 50.00 FEET; THENCE NORTH 70°23'19" WEST, 27.05 FEET; THENCE SOUTH 34°52'47" WEST, 149.65 FEET; THENCE SOUTH 45°31'21" WEST, 80.32 FEET; THENCE SOUTH 56°37'46" WEST, 80.32 FEET; THENCE SOUTH 68°02'53" WEST, 73.55 FEET; THENCE SOUTH 76°40'30" WEST, 73.55 FEET; THENCE SOUTH 85°36'02" WEST, 69.02 FEET; THENCE NORTH 89°43'26" WEST, 548.63 FEET; THENCE SOUTH 82°32'25" WEST, 42.83 FEET; THENCE SOUTH 71°16'27" WEST, 108.85 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 650.00 FEET, WHOSE ARC LENGTH IS 223.82 FEET AND WHOSE CHORD BEARS NORTH 28°50'49" WEST, 222.72 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 650.00 FEET, WHOSE ARC LENGTH IS 440.73 FEET AND WHOSE CHORD BEARS NORTH 19°17'13" WEST, 432.33 FEET; THENCE NORTH 00°08'15" EAST, 79.96 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°54'24" EAST ALONG SAID NORTH LINE, 126.66 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00°23'16" EAST ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER, 379.50 FEET; THENCE SOUTH 89°49'55" EAST, 973.07 FEET; THENCE SOUTH 00°22'14" WEST, 379.83 FEET; THENCE NORTH 89°53'15" WEST, 340.65 FEET TO THE EAST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER; THENCE SOUTH 00°22'08" WEST ALONG SAID EAST LINE, 377.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.41 ACRES (1,194,125 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



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NOT TO SCALE



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