

INDEX LEGEND

LOCATION: PT. OUTLOT 'Y', ASPEN RIDGE ESTATES PLAT 1, ANKENY

REQUESTOR: DIAMOND DEVELOPMENT LLC
DARRYL BRESSON
309 E 1ST STREET
ANKENY, IA 50021

PROPRIETOR: DIAMOND DEVELOPMENT LLC
DARRYL BRESSON
309 E 1ST STREET
ANKENY, IA 50021

SURVEYOR: MICHAEL A. BROONER

COMPANY: CIVIL DESIGN ADVANTAGE

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

ASPEN RIDGE ESTATES PLAT 4

FINAL PLAT

ROLL CALL	
Plan & Zoning Commission	
Ankeny, IA	
Date: July 16, 2019	
Ayes: 5	Nays: 1
Abstain: 2	Absent: 2
APPROVED	
A. Brooner	Chairperson
B. Engstrom	Secretary

OWNER / DEVELOPER

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

ENGINEER / SURVEYOR

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

DATE OF SURVEY

MARCH 21, 2019

ZONING

R-3 MULTI-FAMILY RESIDENCE DISTRICT RESTRICTED TO 10 UNITS /AC AND NO APARTMENTS

BULK REGULATIONS

R-3 DISTRICT

FRONT: 30'
REAR: 35'
SIDE: 15' (1-STORY - 7' MIN)(ONE AND TWO FAMILY DWELLINGS)
17' (> 1-STORY - 8' MIN)(ONE AND TWO FAMILY DWELLINGS)
20' (1-STORY - 8 MIN)(MULTIPLE FAMILY)
22' (> 1-STORY & < 3 -STORY - 9' MIN)(MULTIPLE FAMILY)
24' (> 3-STORY - 10' MIN)(MULTIPLE FAMILY)

PLAT DESCRIPTION

ALL OF OUTLOT 'Y', ASPEN RIDGE ESTATES PLAT 1, AN OFFICIAL PLAT EXCEPT ASPEN RIDGE ESTATES PLAT 2, AND ASPEN RIDGE ESTATES PLAT 3, BOTH OFFICIAL PLATS IN THE CITY OF ANKENY, POLK COUNTY IOWA, AND CONTAINING 19.06 AC (830,125 S.F.)

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	25.00'	39.27'	S44°43'48"E	35.36'
C2	90°02'45"	298.00'	468.34'	N45°14'50"E	421.60'
C3	90°00'00"	25.00'	39.27'	N44°46'33"W	35.36'
C4	90°00'00"	25.00'	39.27'	S45°13'27"W	35.36'
C5	4°04'21"	368.00'	26.16'	S2°15'38"W	26.15'
C6	90°02'45"	333.00'	523.34'	N45°14'50"E	471.12'
C7	85°58'24"	368.00'	552.19'	N47°17'00"E	501.83'
C8	90°00'00"	25.00'	39.27'	N45°16'12"E	35.36'
C9	10°18'59"	368.00'	66.26'	N9°27'18"E	66.17'
C10	13°17'49"	368.00'	85.40'	N10°56'43"E	85.21'
C11	21°05'15"	368.00'	135.44'	N14°50'25"E	134.68'

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#15980 (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	---	

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.

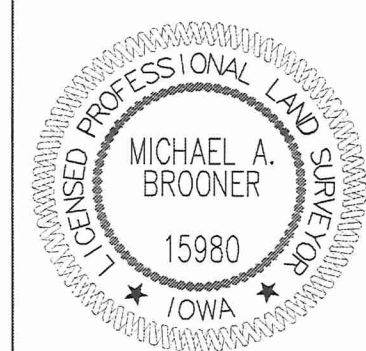
MICHAEL A. BROONER, P.L.S.

DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020

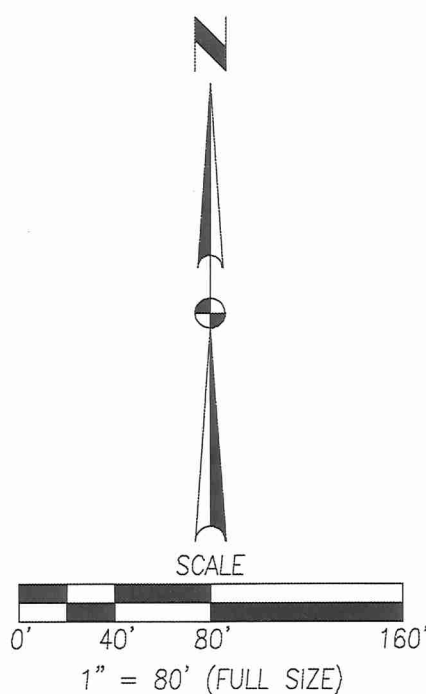
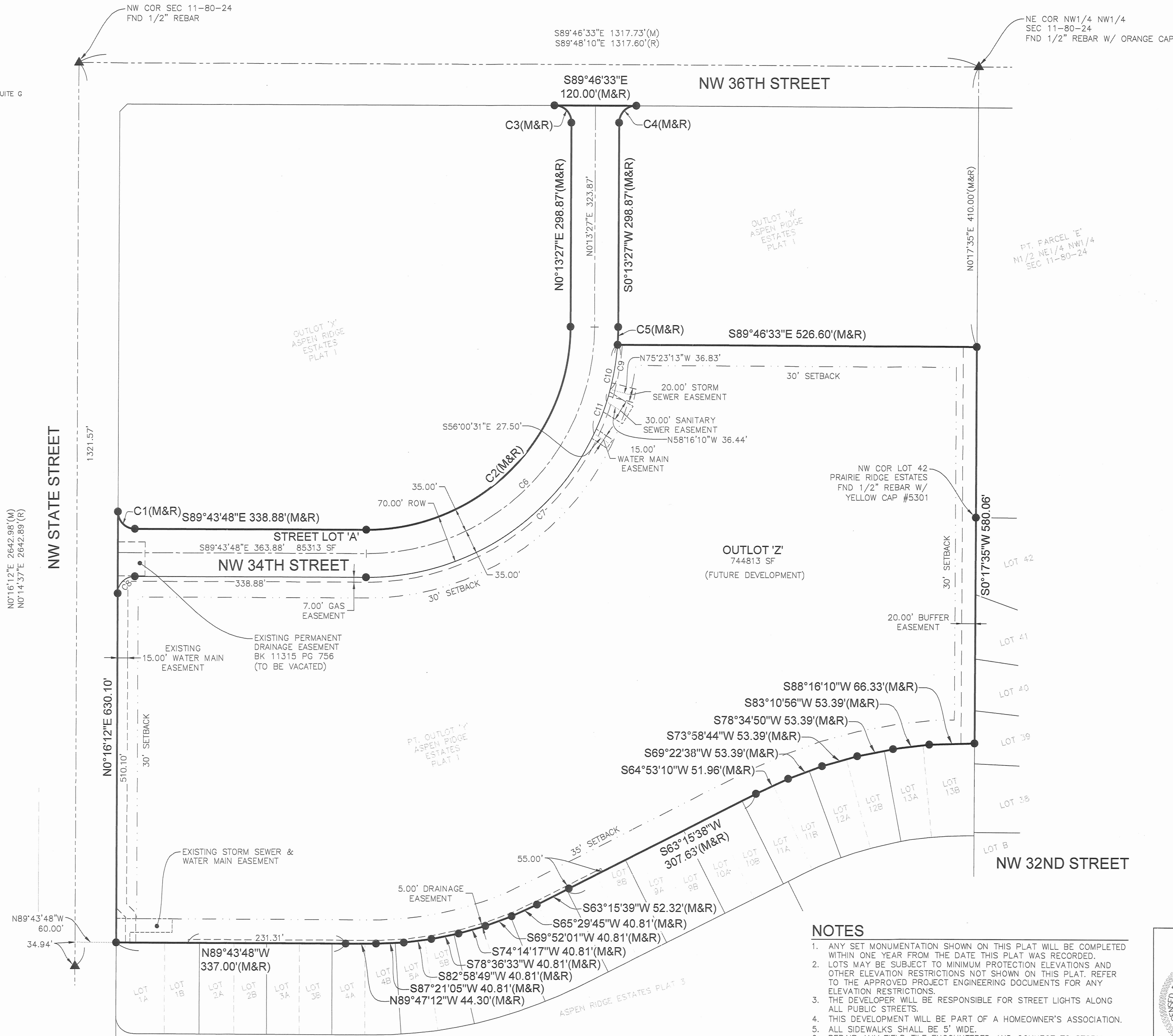
PAGES OR SHEETS COVERED BY THIS SEAL:

THIS SHEET



NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- THE DEVELOPER WILL BE RESPONSIBLE FOR STREET LIGHTS ALONG ALL PUBLIC STREETS.
- THIS DEVELOPMENT WILL BE PART OF A HOMEOWNER'S ASSOCIATION.
- ALL SIDEWALKS SHALL BE 5' WIDE.
- REPAIR ANY FIELD TILE ENCOUNTERED AND CONNECT TO STORM SEWER WHENEVER POSSIBLE.
- OUTLOT 'Z' WILL NOT BE ALLOWED DIRECT ACCESS TO NW STATE STREET.



FILE: H:\2019\1902090\UNO\1902090-FINAL PLAT 4.DWG
DATE PLOTTED: 7/26/2019 12:30 PM
COMMENTS: EXHIBIT
PLOT BY: JAW/ERH/L

RECEIVED
JUL 29 2019
CITY OF ANKENY
FINAL PLAT
1902.090

ASPEN RIDGE ESTATES PLAT 4
FINAL PLAT

ANKE NY, IOWA
CIVIL DESIGN ADVANTAGE
ENGINEER: EKO
EI: GH / JWM
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

DATE
07/26/19
07/03/19
03/29/19
THIRD SUBMITTAL
SECOND SUBMITTAL
FIRST SUBMITTAL
REVISIONS