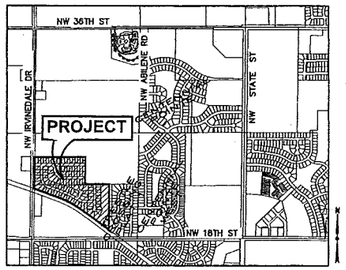
PRELIMINARY PLAT FOR:

TRESTLE CROSSING PLATS 2 & 3

ANKENY, IOWA

VICINITY MAP



ANKENY, IOWA

OWNER/APPLICANT

CD DEVELOPER LLC
942 RIDGE ROAD
DENISON, IOWA 51442
PH: (515) 238-4528

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: ERIN OLLENDIKE
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400
FX: (515) 369-4410

ZONING

R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT
(RESTRICTED TO SINGLE FAMILY RESIDENTIAL)

DATE OF SURVEY

MAY 3, 2016

BENCHMARKS

ANKENY BM#700 SE BOLT ON HYDRANT WEST SIDE OF NW IRVINEDALE DR AT 1113 NW IRVINEDALE DR ⊙ WATERFRONT AT BOULDER BROOK.
ELEVATION=949.57

ARROW ON HYDRANT ⊙ NE CORNER 31ST STREET & ARIAN DRIVE.
ELEVATION=981.80

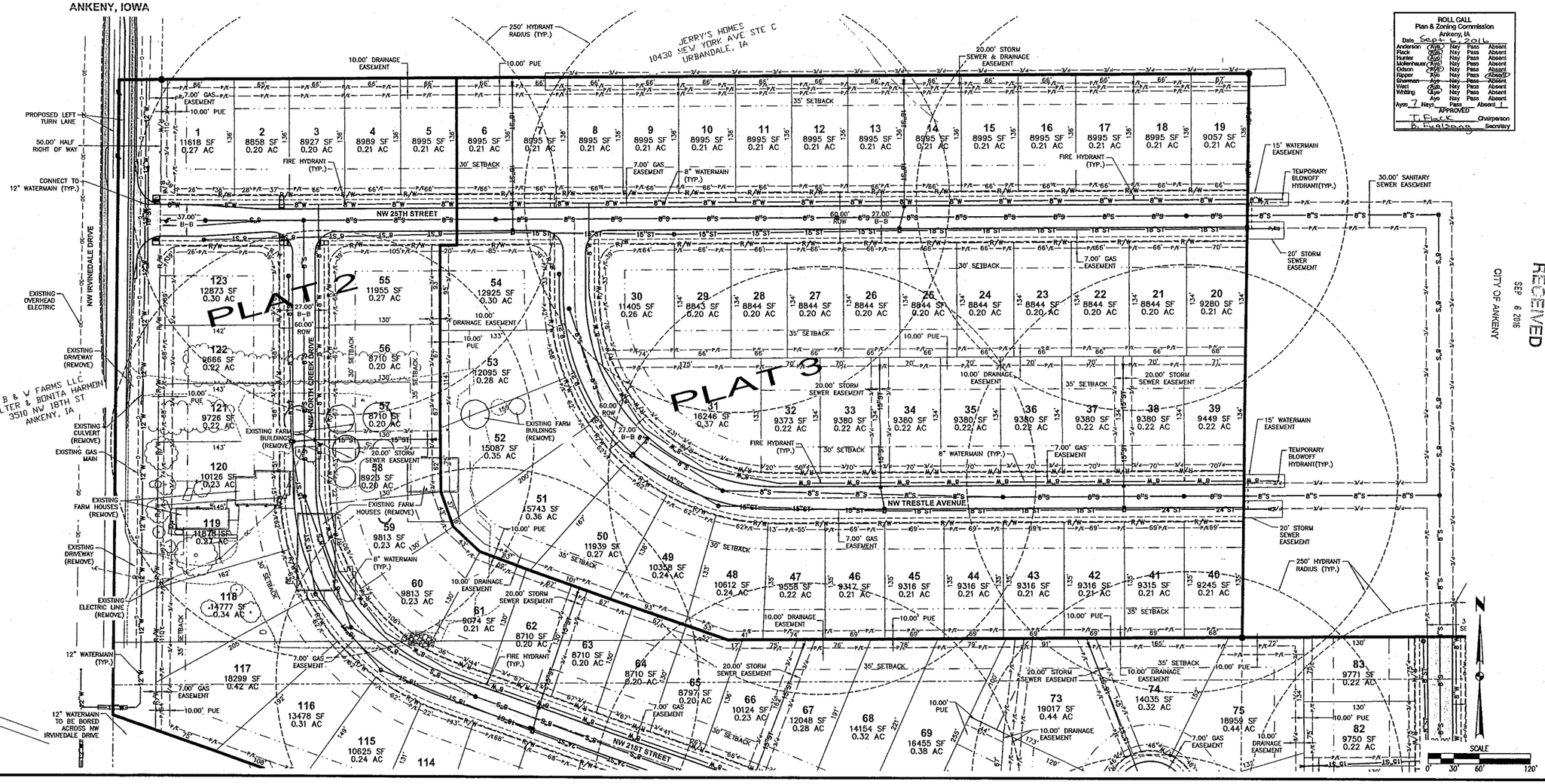
BURY BOLT ON HYDRANT ON SOUTH SIDE OF 18TH STREET, 200' +/- EAST OF CENTERLINE.
ELEVATION=965.50

BULK REGULATIONS

R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT
(RESTRICTED TO SINGLE FAMILY RESIDENTIAL)
FRONT YARD SETBACK: 30 FEET
SIDE YARD SETBACK:
1 STORY – 15 FEET (TOTAL)/7 FEET MINIMUM
1+ STORY = 17 FEET (TOTAL)/8 FEET
MINIMUM
REAR YARD SETBACK: 35 FEET

NOTES

- THE DEVELOPER WILL BE RESPONSIBLE FOR STREET LIGHT INSTALLATION.
- LOTS 1 AND 117-123 WILL NOT BE ALLOWED DRIVEWAY ACCESS OFF OF NW IRVINEDALE DRIVE.
- ALL SIDEWALKS SHALL BE 5' WIDE EXCEPT ON THE EAST SIDE OF NW IRVINEDALE DRIVE WHICH ARE 8' WIDE SIDEWALKS.
- OUTLOT 'Z' SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- ALL OF OUTLOT 'Z' IS PART OF A STORM WATER MANAGEMENT FACILITY MAINTENANCE EASEMENT.
- FOLLOW POLK COUNTY HEALTH DEPARTMENT GUIDELINES FOR REMOVAL OF EXISTING SEPTIC SYSTEMS AND WATER WELLS.
- A LEFT TURN LANE WILL BE REQUIRED ON NW IRVINEDALE DRIVE TO BE CONSTRUCTED BY THE DEVELOPER.



ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date Sept 6, 2016

Anderson	(Aye)	Nay	Pass	Absent
Black	(Aye)	Nay	Pass	Absent
Hunter	(Aye)	Nay	Pass	Absent
Mollenhauer	(Aye)	Nay	Pass	Absent
Odson	(Aye)	Nay	Pass	Absent
Ripper	Aye	Nay	Pass	(Absent)
Sherman	Aye	Nay	Pass	Absent
West	(Aye)	Nay	Pass	Absent
Whiting	(Aye)	Nay	Pass	Absent
	Aye	Nay	Pass	Absent

Ayes 7 Nays Pass Absent 1
APPROVED
T. Black Chairperson
B. Fugleberg Secretary

RECEIVED
SEP 9 2016
CITY OF ANKENY

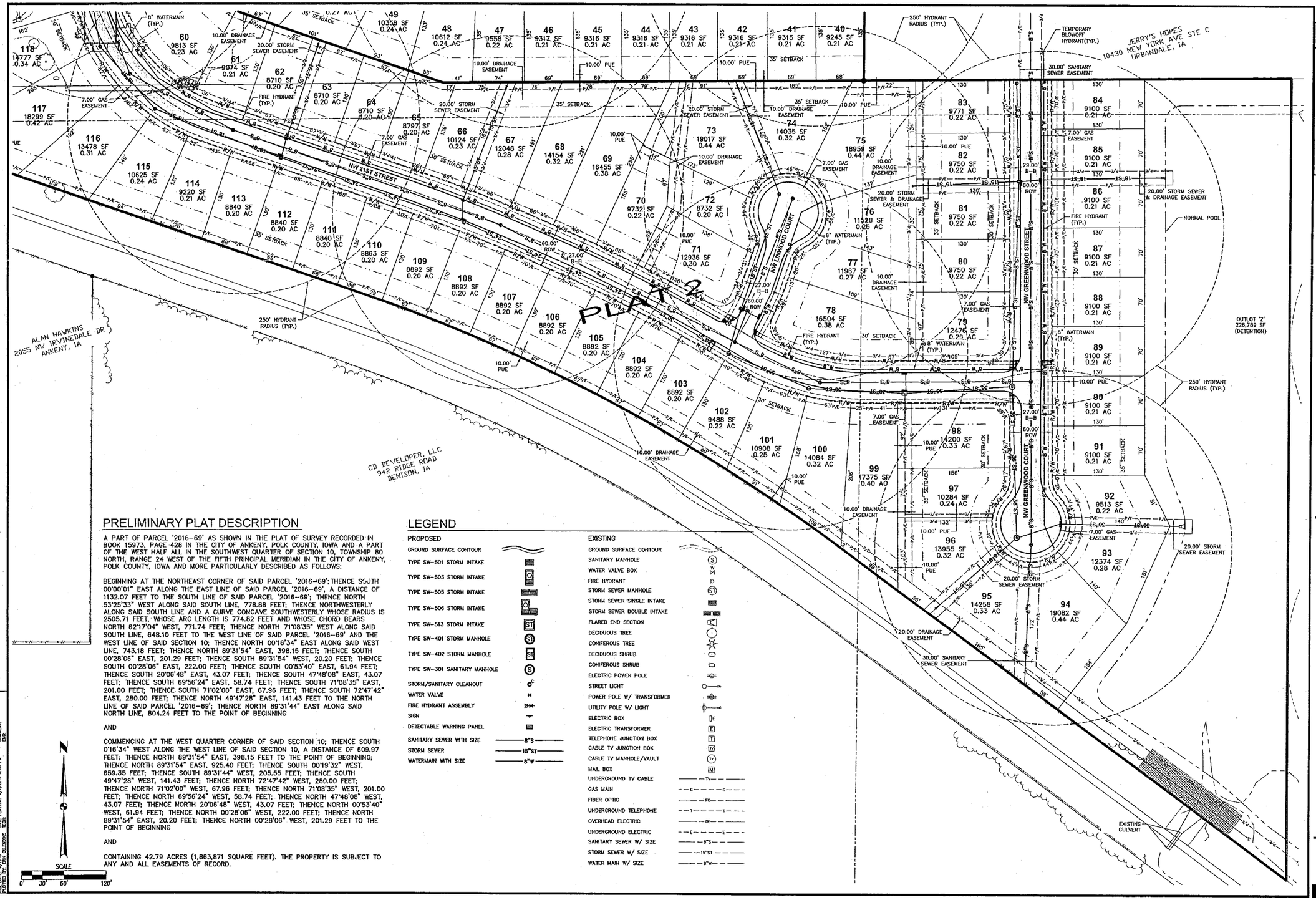
REVISIONS	DATE
THIRD SUBMITTAL	09/01/06
SECOND SUBMITTAL	08/24/16
FIRST SUBMITTAL	07/05/16

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

TRESTLE CROSSING PLATS 2 & 3
PRELIMINARY PLAT
ANKENY, IOWA

1/2

1604.158



PRELIMINARY PLAT DESCRIPTION

A PART OF PARCEL '2016–69' AS SHOWN IN THE PLAT OF SURVEY RECORDED IN BOOK 15973, PAGE 428 IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND A PART OF THE WEST HALF ALL IN THE SOUTHWEST QUARTER OF SECTION 10, 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:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL '2016–69'; THENCE SOUTH 00°00'01" EAST ALONG THE EAST LINE OF SAID PARCEL '2016–69', A DISTANCE OF 1132.07 FEET TO THE SOUTH LINE OF SAID PARCEL '2016–69'; THENCE NORTH 53°25'33" WEST ALONG SAID SOUTH LINE, 778.88 FEET; THENCE NORTHWESTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 2505.71 FEET, WHOSE ARC LENGTH IS 774.82 FEET AND WHOSE CHORD BEARS NORTH 62°17'04" WEST, 771.74 FEET; THENCE NORTH 71°08'35" WEST ALONG SAID SOUTH LINE, 648.10 FEET TO THE WEST LINE OF SAID PARCEL '2016–69' AND THE WEST LINE OF SAID SECTION 10; THENCE NORTH 00°16'34" EAST ALONG SAID WEST LINE, 743.18 FEET; THENCE NORTH 89°31'54" EAST, 398.15 FEET; THENCE SOUTH 00°28'06" EAST, 201.29 FEET; THENCE SOUTH 89°31'54" WEST, 20.20 FEET; THENCE SOUTH 00°28'06" EAST, 222.00 FEET; THENCE SOUTH 00°53'40" EAST, 61.94 FEET; THENCE SOUTH 20°06'48" EAST, 43.07 FEET; THENCE SOUTH 47°48'08" EAST, 43.07 FEET; THENCE SOUTH 69°56'24" EAST, 58.74 FEET; THENCE SOUTH 71°08'35" EAST, 201.00 FEET; THENCE SOUTH 71°02'00" EAST, 67.96 FEET; THENCE SOUTH 72°47'42" EAST, 280.00 FEET; THENCE NORTH 49°47'28" EAST, 141.43 FEET TO THE NORTH LINE OF SAID PARCEL '2016–69'; THENCE NORTH 89°31'44" EAST ALONG SAID NORTH LINE, 804.24 FEET TO THE POINT OF BEGINNING

AND

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 10; THENCE SOUTH 0°16'34" WEST ALONG THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 609.97 FEET; THENCE NORTH 89°31'54" EAST, 398.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°31'54" EAST, 925.40 FEET; THENCE SOUTH 00°19'32" WEST, 659.35 FEET; THENCE SOUTH 89°31'44" WEST, 205.55 FEET; THENCE SOUTH 49°47'28" WEST, 141.43 FEET; THENCE NORTH 72°47'42" WEST, 280.00 FEET; THENCE NORTH 71°02'00" WEST, 67.96 FEET; THENCE NORTH 71°08'35" WEST, 201.00 FEET; THENCE NORTH 69°56'24" WEST, 58.74 FEET; THENCE NORTH 47°48'08" WEST, 43.07 FEET; THENCE NORTH 20°06'48" WEST, 43.07 FEET; THENCE NORTH 00°53'40" WEST, 61.94 FEET; THENCE NORTH 00°28'06" WEST, 222.00 FEET; THENCE NORTH 89°31'54" EAST, 20.20 FEET; THENCE NORTH 00°28'06" WEST, 201.29 FEET TO THE POINT OF BEGINNING

AND

CONTAINING 42.79 ACRES (1,863,871 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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 — 8"S
- STORM SEWER — 15"ST
- WATERMAIN WITH SIZE — 8"W

EXISTING

- GROUND SURFACE CONTOUR
- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- 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
- STREET LIGHT
- POWER POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- TELEPHONE JUNCTION BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- UNDERGROUND TV CABLE — TV
- GAS MAIN — G
- FIBER OPTIC — FO
- UNDERGROUND TELEPHONE — T
- OVERHEAD ELECTRIC — OE
- UNDERGROUND ELECTRIC — E
- SANITARY SEWER W/ SIZE — 8"S
- STORM SEWER W/ SIZE — 15"ST
- WATER MAIN W/ SIZE — 8"W

SCALE 0' 30' 60' 120'

REVISIONS	DATE
THIRD SUBMITTAL	09/01/06
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TRESTLE CROSSING PLATS 2 & 3
PRELIMINARY PLAT

2/2

1604.158

FILE: N:\1604\158\DWG\1604158-PRE PLAT PLATS 2&3.DWG
LAYOUT: PRELIMINARY PLAT LAST EDITED: 10/10/2016 3:37 PM
PLOTTED BY: RAN OLDHOME TEDS: COMPORT, END.