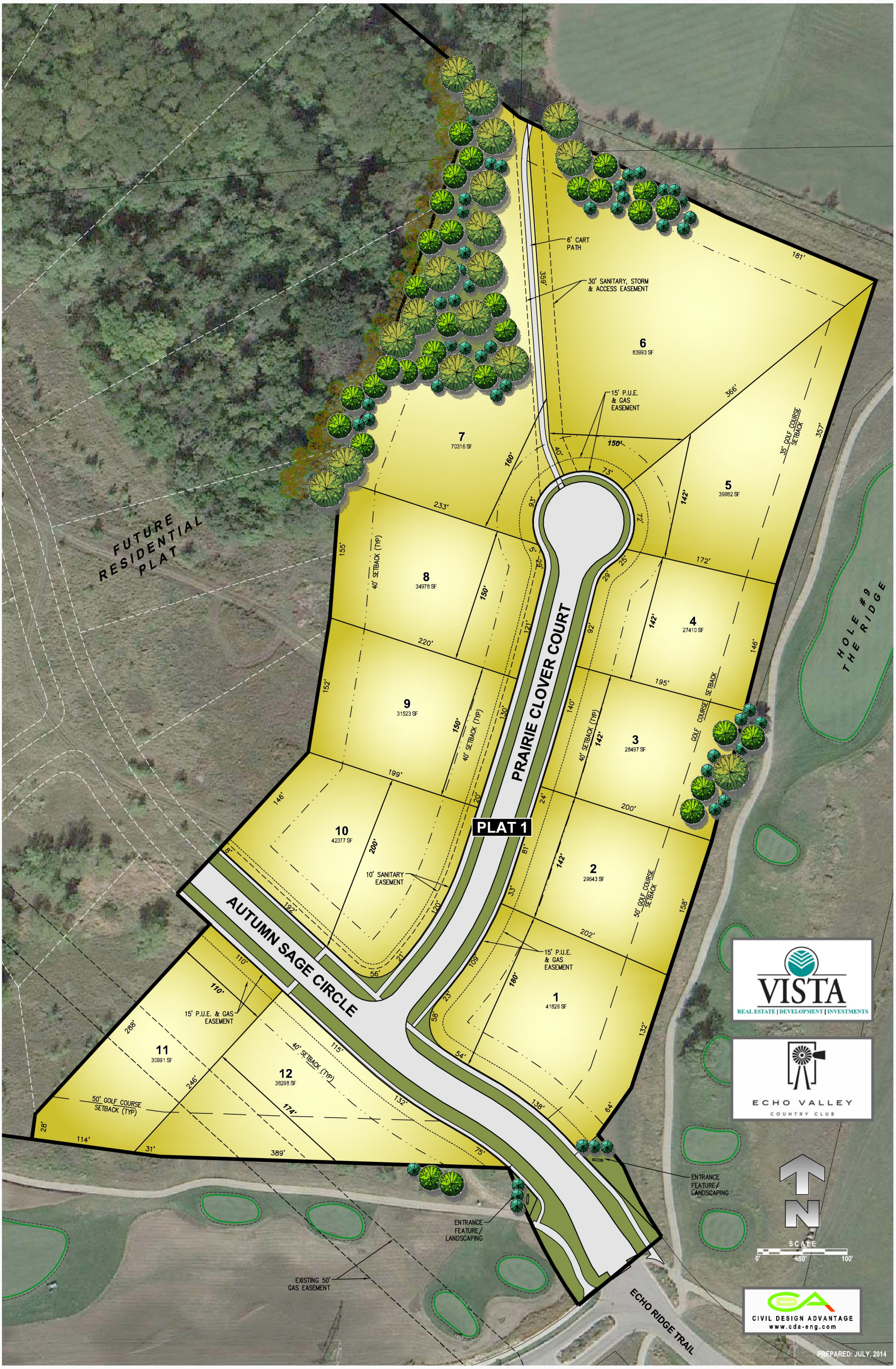
ESTATES ON THE RIDGE

Norwalk, Iowa



FILE: H:\2014\1402088\DWG\1402088-PLAT1-EXHIBIT-WITH-GRADES.DWG
FILE DATE: 7/14/14 DATE PLOTTED: 7/14/2014 3:23 PM COMMENT:
PLOTTED BY: LOUIS KELEHAN TECH: ENG:

PLAT 1

PRAIRIE CLOVER COURT

AUTUMN SAGE CIRCLE

ECHO RIDGE TRAIL

1 41826 SF
2 29643 SF
3 28497 SF
4 27410 SF
5 39982 SF
6 83993 SF
7 70316 SF
8 34978 SF
9 30523 SF
10 42377 SF
11 30991 SF
12 38298 SF

30' SANITARY, STORM & ACCESS EASEMENT

15' P.U.E. & GAS EASEMENT

10' SANITARY EASEMENT

15' P.U.E. & GAS EASEMENT

40' SETBACK (TYP)

50' GOLF COURSE SETBACK (TYP)

35' GOLF COURSE SETBACK

50' GOLF COURSE SETBACK

EXISTING 50' GAS EASEMENT

SCALE 1"=50'
0 50' 100'

ESTATES ON THE RIDGE PLAT 1

SITE LAYOUT EXHIBIT

NORWALK, IOWA

1 / 1
1402.088

CIVIL DESIGN ADVANTAGE

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

ENGINEER: TECH:

REVISIONS	DATE
PREPARED	07/14/14

ESTATES ON THE RIDGE

Norwalk, Iowa

HOLE #6 THE VALE

FUTURE RESIDENTIAL PLAT

HOLE #9 THE RIDGE

HOLE #5 THE RIDGE

PRAIRIE CLOVER COURT

AUTUMN SAGE CIRCLE

ECHO RIDGE TRAIL

PLAT 1

6" CART PATH

30' SANITARY, STORM & ACCESS EASEMENT

15' P.U.E. & GAS EASEMENT

10' SANITARY EASEMENT

EXISTING 50' GAS EASEMENT

ENTRANCE FEATURE/ LANDSCAPING

ENTRANCE FEATURE/ LANDSCAPING

40' SETBACK (TYP)

50' GOLF COURSE SETBACK (TYP)

35' GOLF COURSE SETBACK

Lot	Size
1	41826 SF
2	29643 SF
3	28497 SF
4	27410 SF
5	39982 SF
6	83993 SF
7	70316 SF
8	34978 SF
9	31523 SF
10	42377 SF
11	30991 SF
12	38298 SF

VISTA
REAL ESTATE | DEVELOPMENT | INVESTMENTS

ECHO VALLEY
COUNTRY CLUB

N

SCALE
0' 90' 180'

CIVIL DESIGN ADVANTAGE
www.cda-eng.com

PREPARED: JULY, 2014

The Estates on The Ridge- Norwalk

Plat	Lot #	Address	Width of Lot at Setback	Grade	Price
	1		180'	Walk-out	$195,000
	2		142'	Walk-out	$230,000
	3		142'	Walk-out	$230,000
	4		142'	Walk-out	$245,000
	5		142'	Walk-out	$265,000
	6		150'	Walk-out	$275,000
	7		160'	Walk-out	$195,000
	8		150'	Walk-out	$152,500
	9		150'	Walk-out	$145,000
	10		200'	Walk-out	$135,000
	11		110'	Walk-out	$165,000
	12		174'	Walk-out	$139,900

Minimum Home Size Requirements :
Ranch 2,400 SF, 1 1/2 Story 2,600 SF, 2 Story 2,800 SF

Set backs: Front 40', side yard 25' total, Rear 40'
Golf course set back: 50'
* Lot 5 golf course set back: 35'

Vista Real Estate
Justin Washburn
Cell: 515-778-2601

Seller does not guarantee the information describing these properties. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals. Prices are subject to change without notice.

Last Updated 7/22/2014