

PRELIMINARY PLAT FOR: BRINMORE ESTATES

ANKENY, IOWA

OWNER/APPLICANT

CLASSIC DEVELOPMENT LLC
CONTACT: JOSH MOULTON
1910 SW PLAZA SHOPS LANE
ANKENY, IOWA 50023
PH: (515)-985-7876

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: ERIN OLSEN
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515)-388-4400

ZONING

R-2 ONE-FAMILY AND TWO-FAMILY RESIDENTIAL DISTRICT

BENCHMARKS

1. ANKENY CITY BN #102 BOLT ON HYDRANT ON S.E. SIDE OF HYDRANT, WEST SIDE OF IRVINGDALE DRIVE AT 1115 NW IRVINGDALE DRIVE AT WATERFRONT AT BOLLARD BRIDGE. ELEVATION=949.54
2. ANKENY CITY BN #103 BOLT ON HYDRANT AT NW CORNER OF WYNDERSIDE AND SKYLINE. ELEVATION=949.27

NOTES

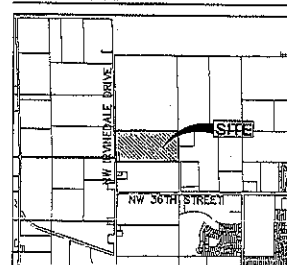
1. ALL SIDEWALKS ARE TO BE 5' WIDE EXCEPT ALONG THE EAST SIDE OF NW IRVINGDALE DRIVE, EAST SIDE OF NW IRVINGDALE DRIVE, AND THE SOUTH SIDE OF NW 43RD STREET WHICH ARE 8' WIDE.
2. REPAIR ANY FIELD TILE ENCOUNTERED AND CONNECT TO STORM SEWER SYSTEM WHEREVER POSSIBLE.
3. LOTS 1-6 AND 210-219 WILL NOT BE ALLOWED DRIVEWAY ACCESS OFF OF NW IRVINGDALE DRIVE.
4. OUTLOT 7 AND 7' WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
5. THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION.
6. 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 R.O.W. WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND NW IRVINGDALE R.O.W.
7. THE CITY WILL REIMBURSE THE DEVELOPER FOR THE COST OF THE 18-INCH SANITARY SEWER ALONG NW 43RD STREET.
8. THE CITY WILL COST PARTICIPATE FOR THE CONSTRUCTION OF ANY 12-INCH WATER AND 8' SIDEWALKS.
9. THE DEVELOPER WILL BE RESPONSIBLE FOR A LEFT TURN LANE ON NW IRVINGDALE DRIVE TURNING ON TO NW 43RD STREET AT THE TIME THE ENTRANCE IS INSTALLED.

LEGEND

PROPOSED	EXISTING
GROUND SURFACE CONTOUR	GROUND SURFACE CONTOUR
TYPE SW-300 STORM INTAKE	SANITARY MANHOLE
TYPE SW-300 STORM INTAKE	WATER VALVE BOX
TYPE SW-300 STORM INTAKE	HYDRANT
TYPE SW-300 STORM INTAKE	STORM SEWER MANHOLE
TYPE SW-300 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-300 STORM INTAKE	FLARED END SECTION
TYPE SW-300 STORM INTAKE	DECEASED TREE
TYPE SW-300 STORM INTAKE	DECEASED BRUSH
TYPE SW-300 STORM INTAKE	CONSPICUOUS SIGN
TYPE SW-300 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-300 STORM INTAKE	STREET LIGHT
TYPE SW-300 STORM INTAKE	POWER POLE W/ TRANSFORMER
TYPE SW-300 STORM INTAKE	UTILITY POLE W/ LIGHT
TYPE SW-300 STORM INTAKE	ELECTRIC BOX
TYPE SW-300 STORM INTAKE	ELECTRIC TRANSFORMER
TYPE SW-300 STORM INTAKE	TELEPHONE JUNCTION BOX
TYPE SW-300 STORM INTAKE	DOUBLE TV JUNCTION BOX
TYPE SW-300 STORM INTAKE	CABLE TV MANHOLE/VAULT
TYPE SW-300 STORM INTAKE	MAIL BOX
TYPE SW-300 STORM INTAKE	UNDERGROUND TV CABLE
TYPE SW-300 STORM INTAKE	ONE WAY
TYPE SW-300 STORM INTAKE	POWER OF TIC
TYPE SW-300 STORM INTAKE	UNDERGROUND TELEPHONE
TYPE SW-300 STORM INTAKE	OVERHEAD ELECTRIC
TYPE SW-300 STORM INTAKE	UNDERGROUND ELECTRIC
TYPE SW-300 STORM INTAKE	SANITARY SEWER W/ SIZE
TYPE SW-300 STORM INTAKE	STORM SEWER W/ SIZE
TYPE SW-300 STORM INTAKE	WATER MAIN W/ SIZE

ROLL CALL	Plan & Zoning
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VICINITY MAP



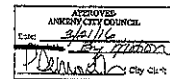
ANKENY, IOWA

PRELIMINARY PLAT DESCRIPTION

THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 80.3 ACRES (1,459,816 SQUARE FEET).
PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

BULK REGULATIONS

SETBACKS:
FRONT = 30'
REAR = 35'
SIDE = 15' (> 1-STORY - 5' MIN.)
SIDE = 15' (1-STORY - 7' MIN.)



BRINMORE ESTATES
PRELIMINARY PLAT

1/2
1505.268

