

VILLAS AT BRINMORE ESTATES

P.U.D. CONCEPTUAL PLAN

VICINITY MAP

OWNER/DEVELOPER

CLASSIC DEVELOPMENT LLC
CONTACT: JOSH MOULTON
1910 SW PLAZA SHOPS LANE
ANKENY, IA 50023
PH. (515) 965-7876

ENGINEER/SURVEYOR

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

BULK REGULATIONS

MINIMUM LOT AREA = 7500 SF
MINIMUM LOT WIDTH = 54 FT

SETBACKS:
FRONT YARD = 25 FT
REAR YARD = 25 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.

ZONING

EXISTING

R-2: ONE-FAMILY AND TWO-FAMILY RESIDENCE DISTRICT

PROPOSED

PLANNED UNIT DEVELOPMENT (PUD)

P.U.D. LEGAL DESCRIPTION

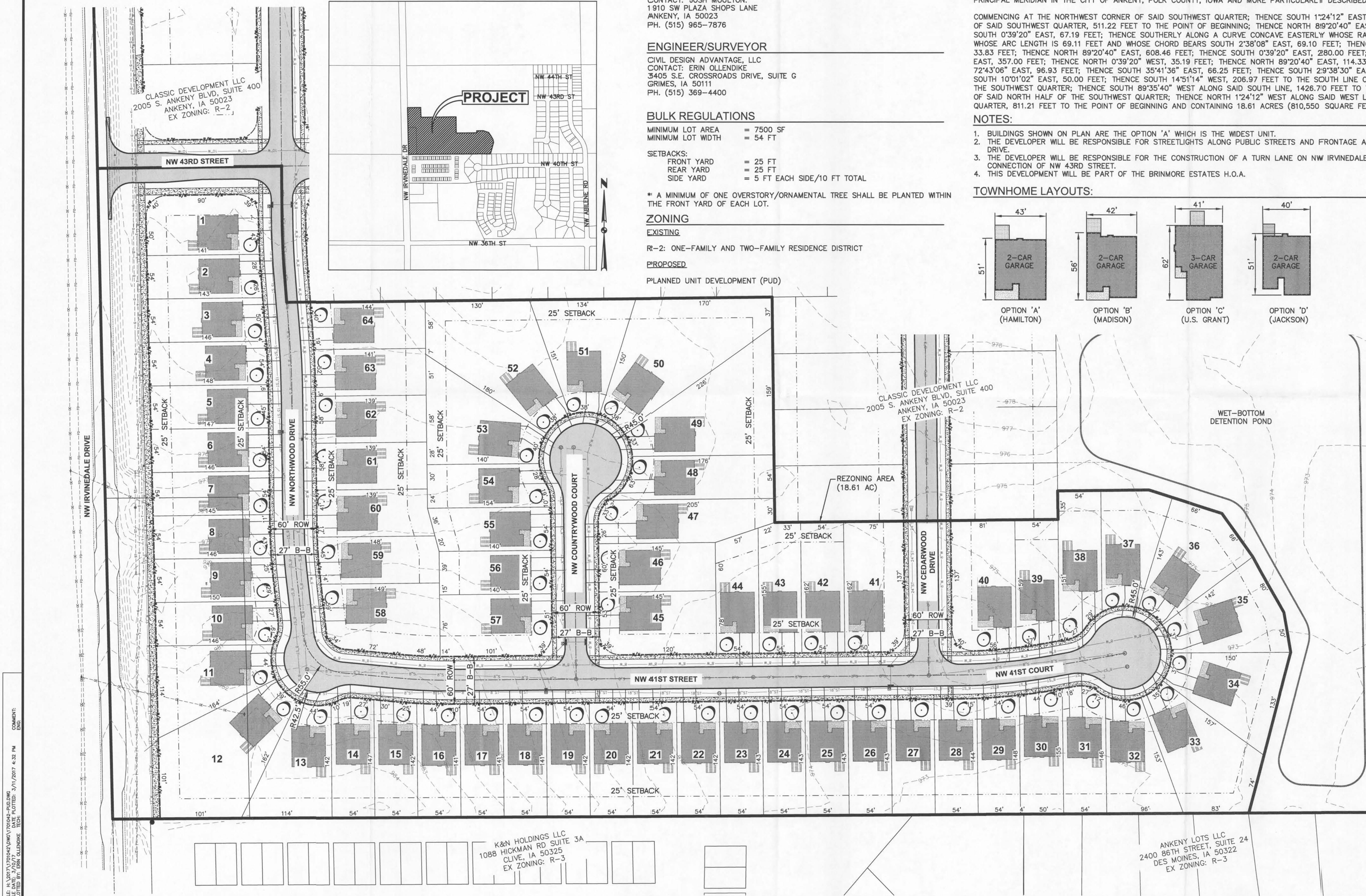
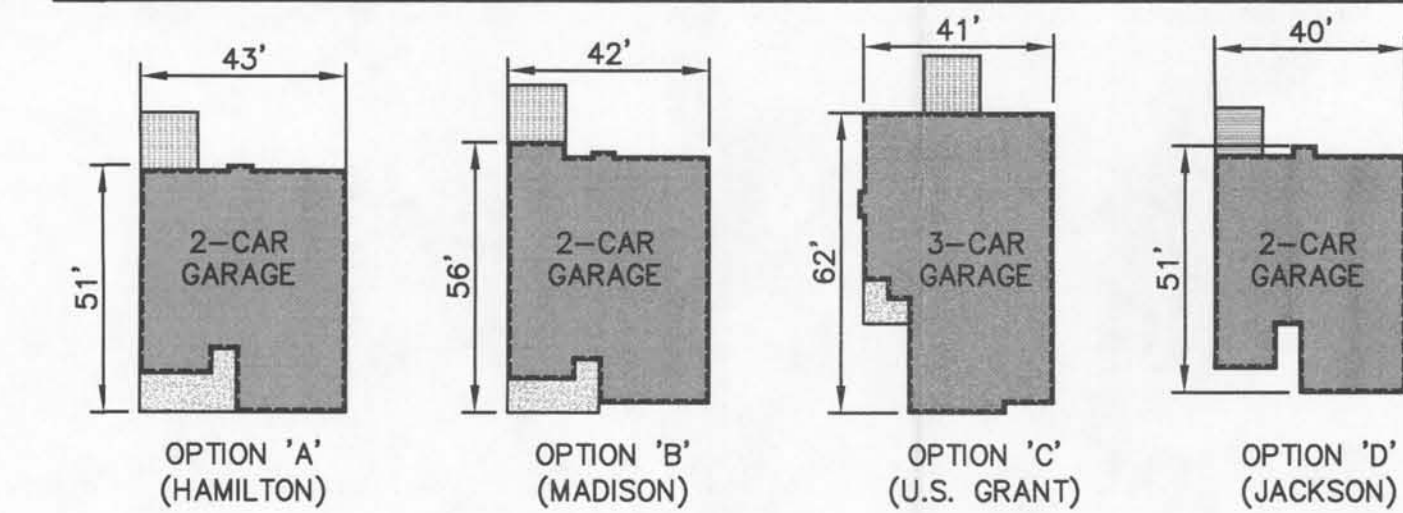
A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 1°24'12" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 511.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°20'40" EAST, 231.11 FEET; THENCE SOUTH 0°39'20" EAST, 67.19 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 69.11 FEET AND WHOSE CHORD BEARS SOUTH 2°38'08" EAST, 69.10 FEET; THENCE SOUTH 4°36'56" EAST, 33.83 FEET; THENCE NORTH 89°20'40" EAST, 608.46 FEET; THENCE SOUTH 0°39'20" EAST, 280.00 FEET; THENCE NORTH 89°20'40" EAST, 357.00 FEET; THENCE NORTH 0°39'20" WEST, 35.19 FEET; THENCE NORTH 89°20'40" EAST, 114.33 FEET; THENCE SOUTH 72°43'06" EAST, 96.93 FEET; THENCE SOUTH 35°41'36" EAST, 66.25 FEET; THENCE SOUTH 29°38'30" EAST, 79.67 FEET; THENCE SOUTH 10°01'02" EAST, 50.00 FEET; THENCE SOUTH 14°51'14" WEST, 206.97 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°35'40" WEST ALONG SAID SOUTH LINE, 1428.70 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 1°24'12" WEST ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER, 811.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.61 ACRES (810,550 SQUARE FEET).

NOTES:

- BUILDINGS SHOWN ON PLAN ARE THE OPTION 'A' WHICH IS THE WIDEST UNIT.
- THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHTS ALONG PUBLIC STREETS AND FRONTAGE ALONG NW IRVINGDALE DRIVE.
- THE DEVELOPER WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF A TURN LANE ON NW IRVINGDALE DRIVE WITH THE CONNECTION OF NW 43RD STREET.
- THIS DEVELOPMENT WILL BE PART OF THE BRINMORE ESTATES H.O.A.

TOWNHOME LAYOUTS:



RECEIVED
MAR 13 2017
CITY OF ANKENY

VILLAS AT BRINMORE ESTATES
P.U.D. CONCEPTUAL PLAN

1701.042

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

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

TECH:

2ND SUBMITTAL
1ST SUBMITTAL

DATE