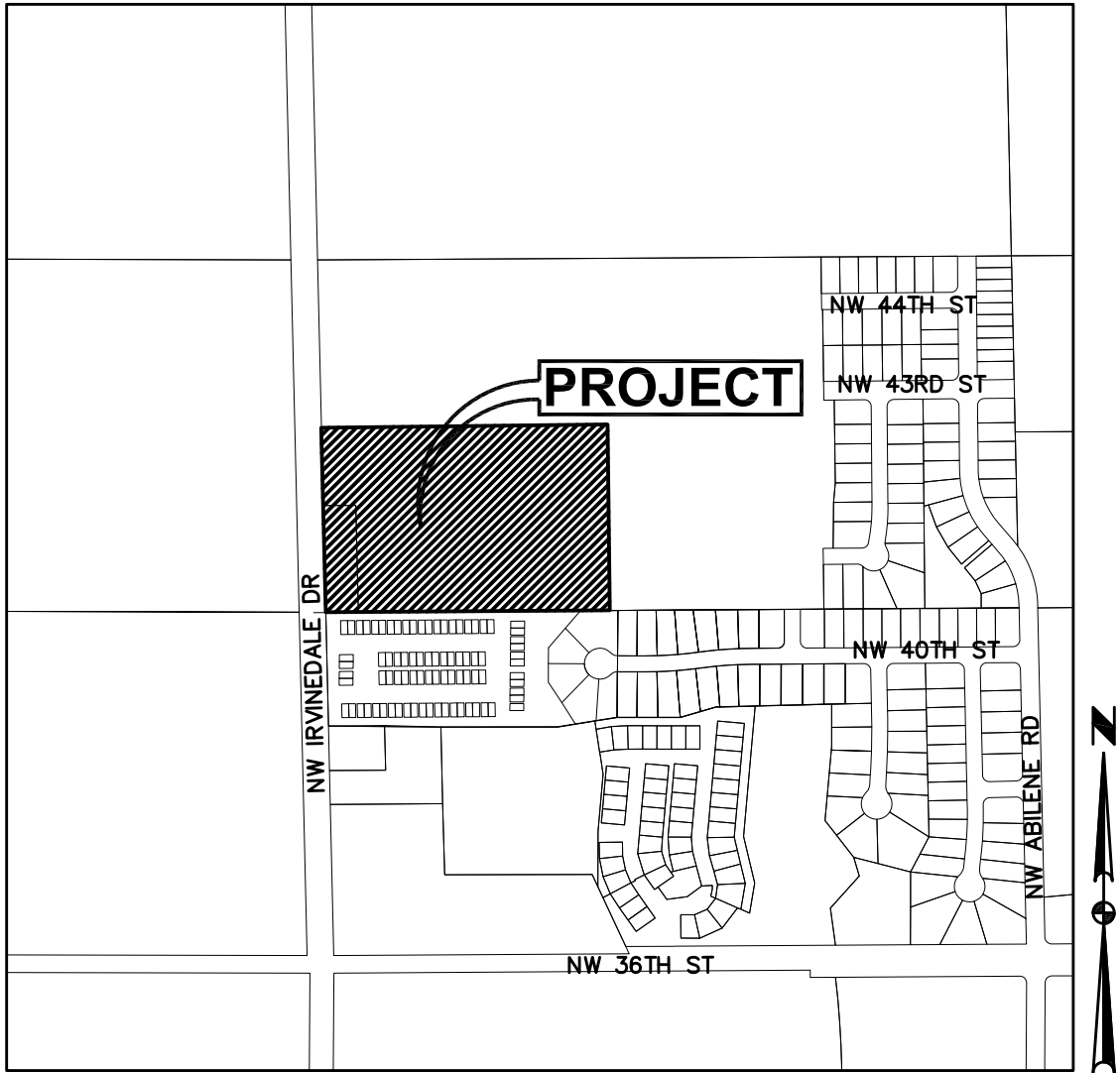


VILLAS AT BRINMORE ESTATES

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 = 6200 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

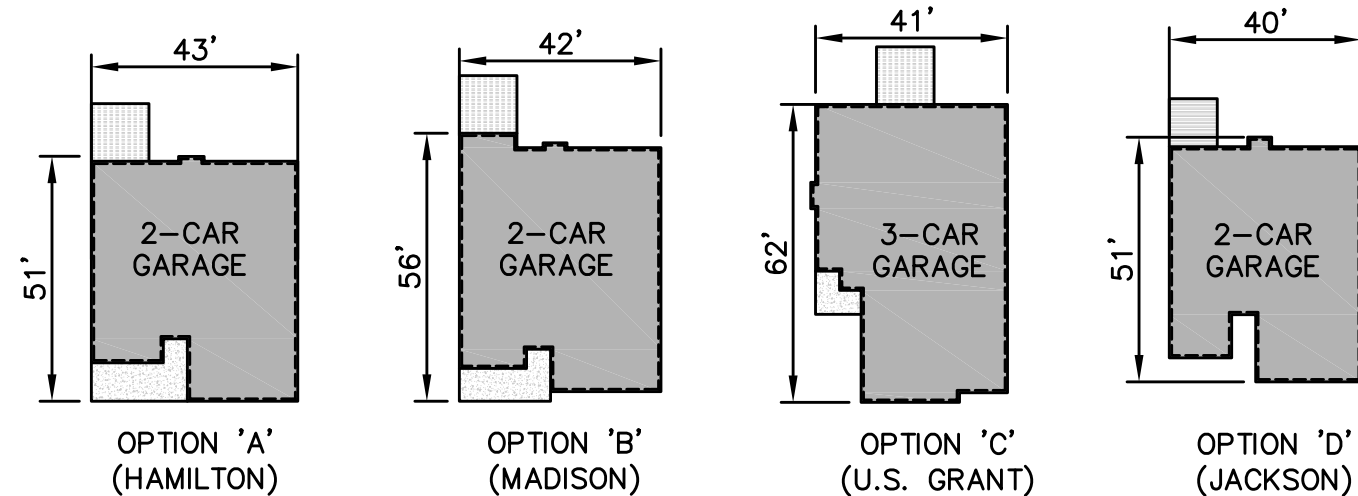
A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE SOUTHWEST CORNER OF SECTION 3; THENCE NORTH 1°24'12" WEST ALONG THE WEST LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER, 811.21 FEET; THENCE NORTH 89°20'40" EAST, 1626.30 FEET; THENCE SOUTH 00°39'20" EAST, 818.19 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER;
THENCE SOUTH 89°35'40" WEST ALONG SAID SOUTH LINE, 1615.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.32 ACRES (1,320,566 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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 IRVINEDALE DRIVE.
- THE DEVELOPER WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF A TURN LANE ON NW IRVINEDALE DRIVE WITH THE CONNECTION OF NW 43RD STREET.
- THIS DEVELOPMENT WILL BE PART OF THE BRINMORE ESTATES H.O.A.
- AN 8' WIDE SHARED USE PATH WILL BE REQUIRED ALONG IRVINEDALE DRIVE. ALL OTHER SIDEWALKS WILL BE 5' WIDE.

TOWNHOME LAYOUTS:



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

ENGINEER: EKO

TECH:

VILLAS AT BRINMORE ESTATES
P.U.D. CONCEPTUAL PLAN
ANKENY, IOWA

VILLAS AT BRINMORE ESTATES

P.U.D. CONCEPTUAL PLAN



REVISIONS		DATE
3RD SUBMITTAL	05/25/17	05/25/17
2ND SUBMITTAL	05/25/17	05/25/17
1ST SUBMITTAL	05/25/17	05/25/17

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
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TECH: ENGINEER: EKO

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

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

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