

P.U.D. CONCEPTUAL PLAN

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

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

LOTS 1-42 & 47-106
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.

R-2: ONE-FAMILY AND TWO-FAMILY RESIDENCE DISTRICT REGULATIONS SHALL APPLY

APPLY
MINIMUM LOT AREA = 8,500 SF (ONE-FAMILY DWELLING)
= 10,500 SF (TWO-FAMILY DWELLING)
MINIMUM LOT WIDTH = 70 FT (ONE-FAMILY DETACHED DWELLING)
= 40 FT (ONE-FAMILY ATTACHED DWELLING)
= 85 FT (TWO-FAMILY ATTACHED DWELLING)

SETBACKS:

FRONT YARD	= 30 FT
REAR YARD	= 35 FT
SIDE YARD	= 15 FT (1-STORY - 7 FT MIN)
	= 17 FT (>1-STORY - 8 FT MIN)

EXISTING

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

PLANNED UNIT DEVELOPMENT (PUD)

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:

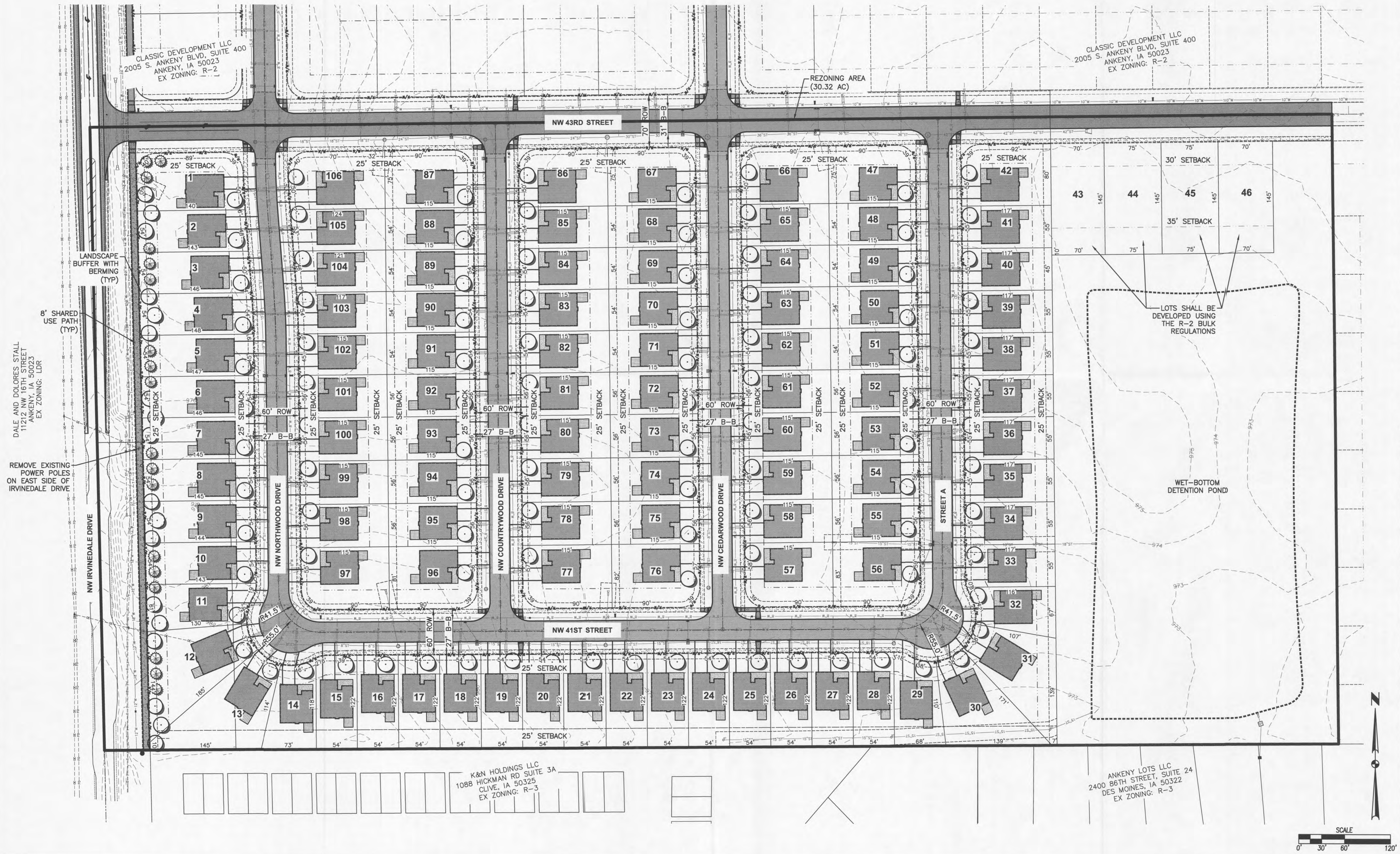
BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE SOUTHWEST CORNER OF SECTION 3; THENCE NORTH 1°24'12" WEST ALONG THE WEST LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER, 811.21 FEET; THENCE NORTH 89°20'40" EAST, 1626.30 FEET; THENCE SOUTH 00°39'20" EAST, 818.19 FEET TO THE SOUTH LINE OF 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.

1. BUILDINGS SHOWN ON PLAN ARE THE OPTION 'A' WHICH IS THE WIDEST UNIT.
2. THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHTS ALONG PUBLIC STREETS AND FRONTAGE ALONG NW IRVINGDALE DRIVE.
3. THE DEVELOPER WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF A TURN LANE ON NW IRVINGDALE DRIVE WITH THE CONNECTION OF NW 43RD STREET.
4. THIS DEVELOPMENT WILL BE PART OF THE BRINMORE ESTATES H.O.A.
5. AN 8' WIDE SHARED USE PATH WILL BE REQUIRED ALONG IRVINGDALE DRIVE. ALL OTHER SIDEWALKS WILL BE 5' WIDE.

CITY OF ANKENY

VILLAS AT BRINMORE ESTATES

P.U.D. CONCEPTUAL PLAN



VILLAS AT BRINMORE ESTATES
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ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

ENGINEER: EKO

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

TECH:

DATE	REVISIONS
06/08/17	4TH SUBMITTAL
05/30/17	3RD SUBMITTAL
05/25/17	2ND SUBMITTAL
05/01/17	1ST SUBMITTAL

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