

VILLAS AT BRINMORE ESTATES

FINAL P.U.D. CONCEPTUAL PLAN

VICINITY MAP

NOT TO SCALE



ANKENY, IOWA

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 10
GRIMES, IA 50111
PH. (515) 369-4400

BULK REGULATIONS

PLANNED UNIT DEVELOPMENT (P.U.D.)

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.

BENCHMARKS

- ANKENY CITY BM #700 BURY BOLT ON HYDRANT ON SE SIDE OF HYDRANT, WEST SIDE OF IRVINEDALE DRIVE AT 1113 NW IRVINEDALE DRIVE AT WATERFRONT AT BOULDER BROOK. ELEVATION=949.54
- ANKENY CITY BM #183 NE BOLT ON HYDRANT AT NW CORNER OF NW WINTERBERRY STREET AND NW SK'YLINE DRIVE. ELEVATION=981.27

ZONING

VILLAS AT BRINMORE ESTATES PLANNED UNIT DEVELOPMENT (PUD)

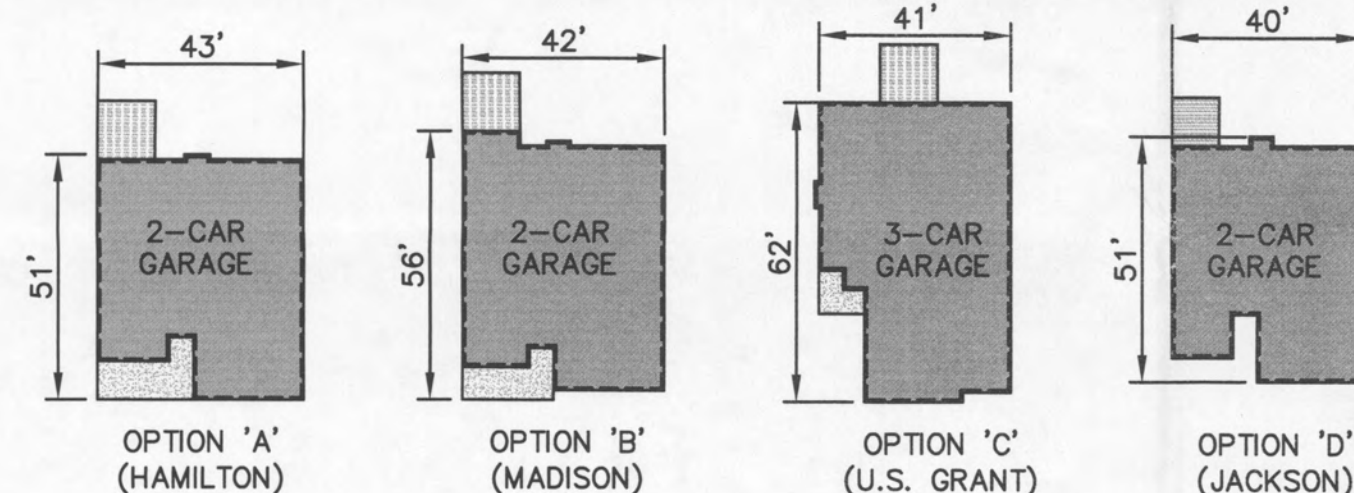
LEGAL DESCRIPTION

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 THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 01°24'12" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 811.21 FEET; THENCE NORTH 89°20'40" EAST, 949.11 FEET; THENCE NORTH 00°39'20" WEST, 35.00 FEET; THENCE NORTH 89°20'40" EAST, 309.00 FEET; THENCE SOUTH 00°39'20" EAST, 215.00 FEET; THENCE NORTH 89°20'40" EAST, 290.00 FEET; THENCE NORTH 00°39'20" WEST, 145.00 FEET; THENCE NORTH 89°20'40" EAST, 78.19 FEET; THENCE SOUTH 00°39'20" EAST, 783.19 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 29.30 ACRES (1,276,444 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES:

- BUILDINGS SHOWN ON LOTS 1-102 ARE 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.
- REPAIR ANY FIELD TILE ENCOUNTERED AND CONNECT TO STORM SEWER WHEREVER POSSIBLE.
- LOTS 1-13 WILL NOT BE ALLOWED DRIVEWAY ACCESS OFF OF NW IRVINEDALE DRIVE.
- OUTLOT 'Z' WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- FENCES ON LOTS ADJACENT TO NW IRVINEDALE DRIVE SHALL BE SETBACK 20' FROM NW IRVINEDALE DRIVE R.O.W. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE NW IRVINEDALE R.O.W. WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE IRVINEDALE R.O.W.
- THE CITY WILL COST PARTICIPATE FOR THE CONSTRUCTION OF ANY 10-INCH WATER AND 8' SIDEWALKS.
- THE SAME SINGLE FAMILY DETACHED ELEVATION SHALL NOT BE CONSTRUCTED NEXT TO EACH OTHER.

TOWNHOME LAYOUTS (LOTS 1-102):



LEGEND

PROPOSED

GROUND SURFACE CONTOUR	
TYPE SW-501 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
SANITARY SEWER WITH SIZE	
STORM SEWER	
WATERMAIN WITH SIZE	
DECIDUOUS TREE	
EVERGREEN TREE	

EXISTING

GROUND SURFACE CONTOUR	
SANITARY MANHOLE	
WATER VALVE BOX	
FIRE HYDRANT	
STORM SEWER MANHOLE	
STORM SEWER SINGLE INTAKE	
STORM SEWER DOUBLE INTAKE	
FLARED END SECTION	
DECIDUOUS TREE	
CONIFEROUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS SHRUB	
ELECTRIC POWER POLE	
GUY ANCHOR	
STREET LIGHT	
POWER POLE W/ TRANSFORMER	
UTILITY POLE W/ LIGHT	
ELECTRIC BOX	
ELECTRIC TRANSFORMER	
TELEPHONE JUNCTION BOX	
CABLE TV JUNCTION BOX	
CABLE TV MANHOLE/VAULT	
MAIL BOX	
UNDERGROUND TV CABLE	
GAS MAIN	
FIBER OPTIC	
UNDERGROUND TELEPHONE	
OVERHEAD ELECTRIC	
UNDERGROUND ELECTRIC	
SANITARY SEWER W/ SIZE	
STORM SEWER W/ SIZE	
WATER MAIN W/ SIZE	

ROLL CALL					
Plan & Zoning Commission					
Ankeny, IA					
Date	Aye	Nay	Pass	Absent	
Anderson	☒	☐	☐	☐	
Endler	☒	☐	☐	☐	
Flack	☒	☐	☐	☐	
Houlihan	☒	☐	☐	☐	
Hunter	☒	☐	☐	☐	
Odson	☒	☐	☐	☐	
Ripper	☒	☐	☐	☐	
West	☒	☐	☐	☐	
Whiting	☒	☐	☐	☐	
Ayes	9	0	0	0	
APPROVED					

VILLAS AT BRINMORE ESTATES

FINAL PUD CONCEPTUAL PLAN

1

2

1701.042

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

3405 S.E. CROSSROADS DRIVE, SUITE 10
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EKO

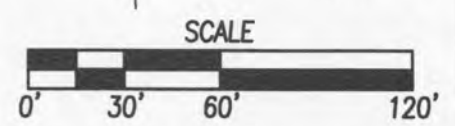
2ND SUBMITTAL
1ST SUBMITTAL

DATE

REVISIONS

TECH:

FINAL P.U.D. CONCEPTUAL PLAN



2/2
1701.042
GA