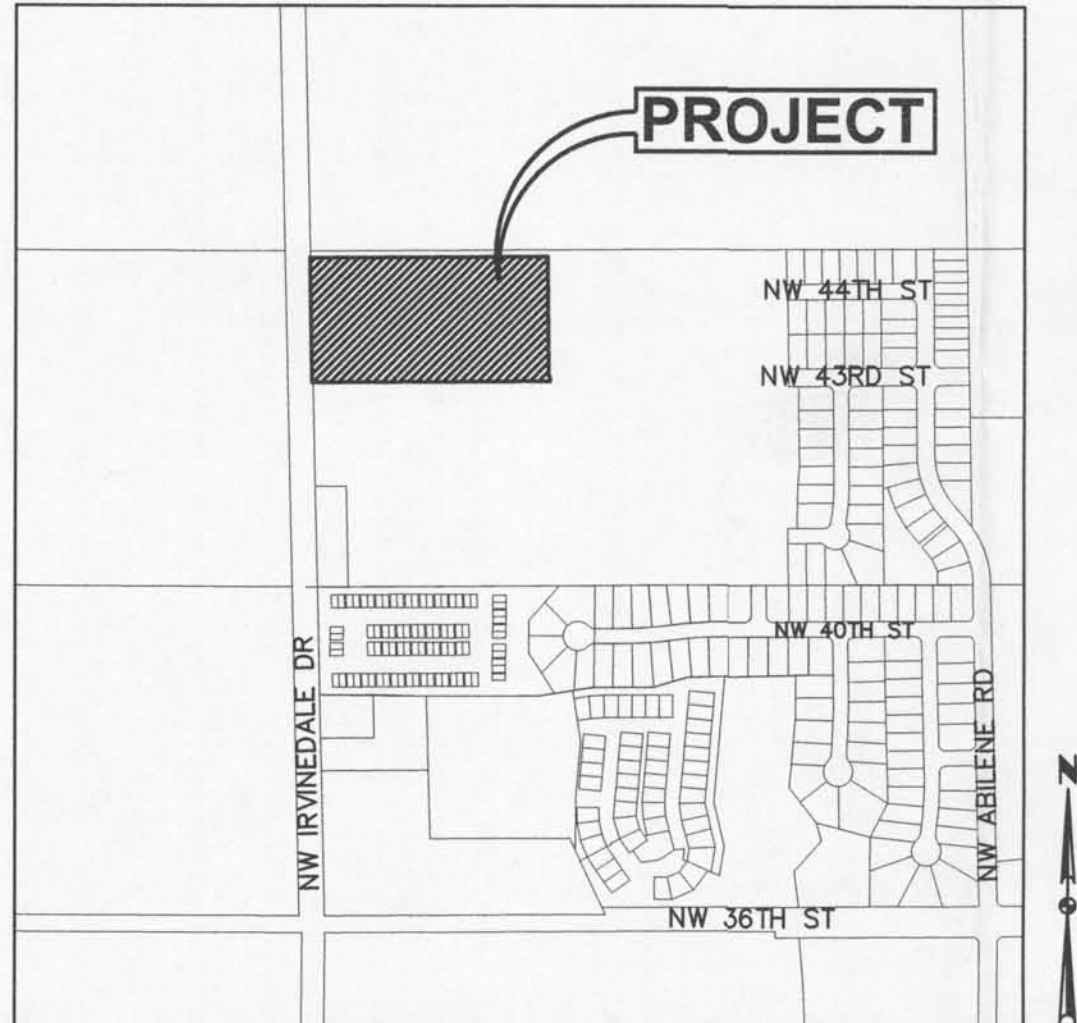


# VILLAS AT BRINMORE ESTATES PLAT 1

## PRELIMINARY PLAT

| ROLL CALL                |         |             |         |         |
|--------------------------|---------|-------------|---------|---------|
| Plan & Zoning Commission |         |             |         |         |
| Ankeny, IA               |         |             |         |         |
| Date                     | Present | Not Present | Excused | Abstain |
| Anderson                 | Aye     | Nay         | Pass    | Absent  |
| Enders                   | Aye     | Nay         | Pass    | Absent  |
| Flack                    | Aye     | Nay         | Pass    | Absent  |
| Houlihan                 | Aye     | Nay         | Pass    | Absent  |
| Hunter                   | Aye     | Nay         | Pass    | Absent  |
| Odson                    | Aye     | Nay         | Pass    | Absent  |
| Ripper                   | Aye     | Nay         | Pass    | Absent  |
| West                     | Aye     | Nay         | Pass    | Absent  |
| Whiting                  | Aye     | Nay         | Pass    | Absent  |
| Ayes                     | 8       | Nays        | 0       | Passes  |
| APPROVED                 |         |             |         |         |
| T. Ripper, Chairman      |         |             |         |         |
| B. Hughes, Secretary     |         |             |         |         |

VICINITY MAP  
NOT TO SCALE



### 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

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

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

MINIMUM LOT AREA:  
ONE-FAMILY DWELLING = 8,500 SQ FT  
TWO-FAMILY DWELLING = 10,500 SQ FT

MINIMUM LOT WIDTH:  
ONE-FAMILY DETACHED DWELLING = 70 FT  
ONE-FAMILY ATTACHED DWELLING = 40 FT  
TWO-FAMILY ATTACHED DWELLING = 85 FT

### ZONING

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

### LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER 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 SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 12°42'12" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 811.21 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°24'12" WEST ALONG SAID WEST LINE, 511.22 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89°36'13" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 955.79 FEET; THENCE SOUTH 00°39'20" EAST, 506.85 FEET; THENCE SOUTH 89°20'40" WEST, 949.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.13 ACRES (484,801 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### NOTES:

1. THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHTS ALONG PUBLIC STREETS AND FRONTAGE ALONG NW IRVINE DALE DRIVE.
2. THE DEVELOPER WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF A TURN LANE ON NW IRVINE DALE DRIVE WITH THE CONNECTION OF NW 43RD STREET.
3. THIS DEVELOPMENT WILL BE PART OF THE BRINMORE ESTATES H.O.A.
4. AN 8' WIDE SHARED USE PATH WILL BE REQUIRED ALONG NW IRVINE DALE DRIVE. ALL OTHER SIDEWALKS WILL BE 5' WIDE.
5. REPAIR ANY FIELD TILE ENCOUNTERED AND CONNECT TO STORM SEWER WHEREVER POSSIBLE.
6. LOTS 1A-4B WILL NOT BE ALLOWED DRIVEWAY ACCESS OFF OF NW IRVINE DALE DRIVE.
7. FENCES ON LOTS ADJACENT TO NW IRVINE DALE DRIVE SHALL BE SETBACK 20' FROM NW IRVINE DALE DRIVE R.O.W. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE NW IRVINE DALE R.O.W. WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE NW IRVINE DALE R.O.W.
8. THE CITY WILL COST PARTICIPATE FOR THE CONSTRUCTION OF 12-INCH WATER AND 8' SIDEWALKS.
9. PUBLIC WATER AND SANITARY SEWER FOR THIS PLAT WILL COME THROUGH A FUTURE PHASE OF DEVELOPMENT AT THE TERMINATION OF BRINMORE ESTATES PLAT 1 ALONG FUTURE NW 43RD STREET.

### BENCHMARKS

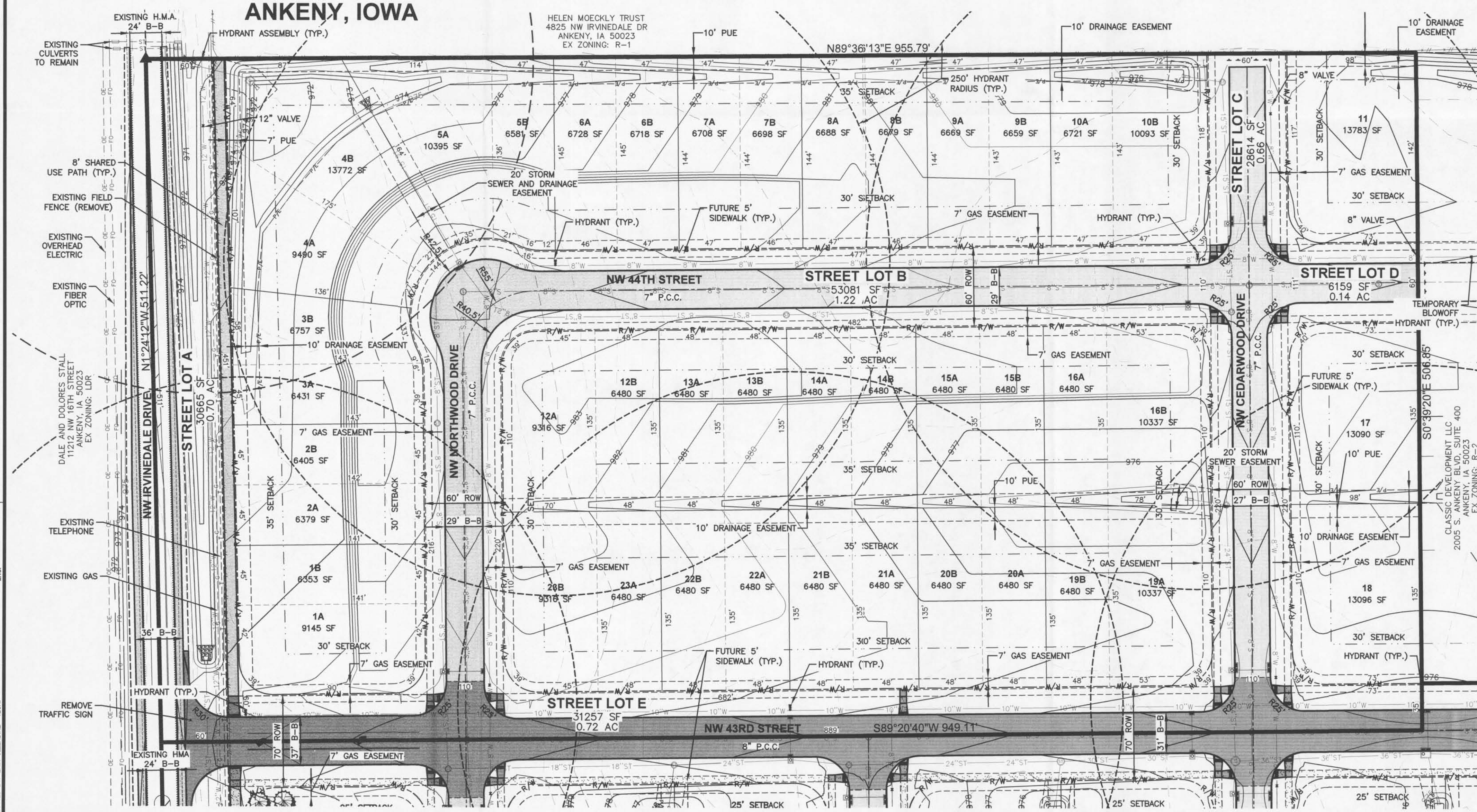
- ANKENY CITY BM #700 BURY BOLT ON HYDRANT ON SE SIDE OF HYDRANT, WEST SIDE OF IRVINE DALE DRIVE AT 1113 NW IRVINE DALE DRIVE AT WATERFRONT AT BOULDER BROOK. ELEVATION=949.54
- ANKENY CITY BM #183 NE BOLT ON HYDRANT AT NW CORNER OF NW WINTERBERRY STREET AND NW SKYLINE DRIVE ELEVATION=981.27

### 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



RECEIVED  
JUN 22 2017  
CITY OF ANKENY

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

PRELIMINARY PLAT  
1701.042