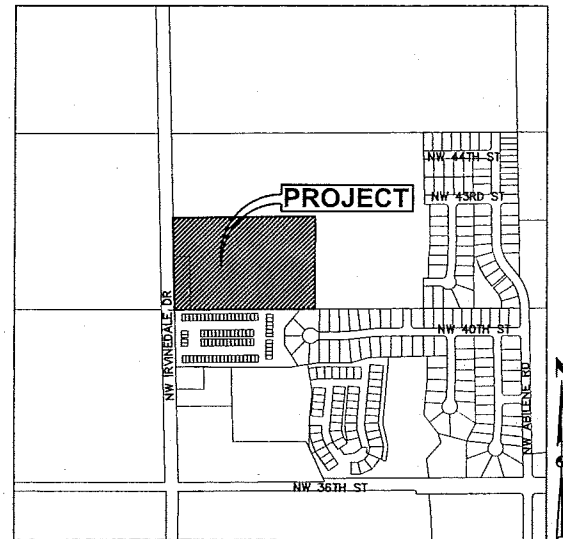


VILLAS AT BRINMORE ESTATES

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

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.

LOTS 43-46
R-2: ONE-FAMILY AND TWO-FAMILY RESIDENCE DISTRICT REGULATIONS SHALL 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)

ZONING

EXISTING

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

PROPOSED

PLANNED UNIT DEVELOPMENT (PUD)

P.U.D. LEGAL DESCRIPTION

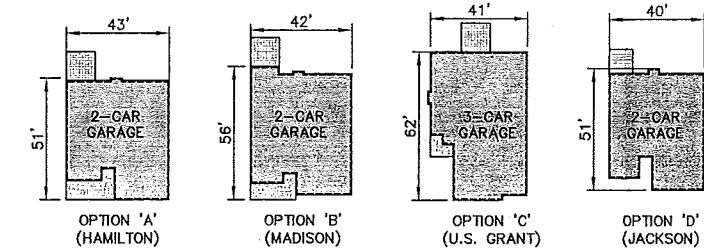
A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 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.
- AN 8' WIDE SHARED USE PATH WILL BE REQUIRED ALONG IRVINGDALE DRIVE. ALL OTHER SIDEWALKS WILL BE 5' WIDE.

TOWNHOME LAYOUTS (LOTS 1-42 & 47-106):



RECEIVED
JUN 8 2017
CITY OF ANKENY

ROLL CALL			
Plan & Zoning Commission			
Ankeny, IA			
Date: June 10, 2017			
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: 9	Nays: 0	Pass	Absent
APPROVED			
T. Ripper		Chairperson	
R. Pugisung		Secretary	

DATE

REVISIONS

4TH SUBMITTAL

3RD SUBMITTAL

2ND SUBMITTAL

1ST SUBMITTAL

06/08/17

05/30/17

05/25/17

05/01/17

3405 S.E. CROSSROADS DRIVE, SUITE G

GRIMES, IOWA 50111

PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH:

ENGINEER: EKO

CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

VILLAS AT BRINMORE ESTATES

P.U.D. CONCEPTUAL PLAN

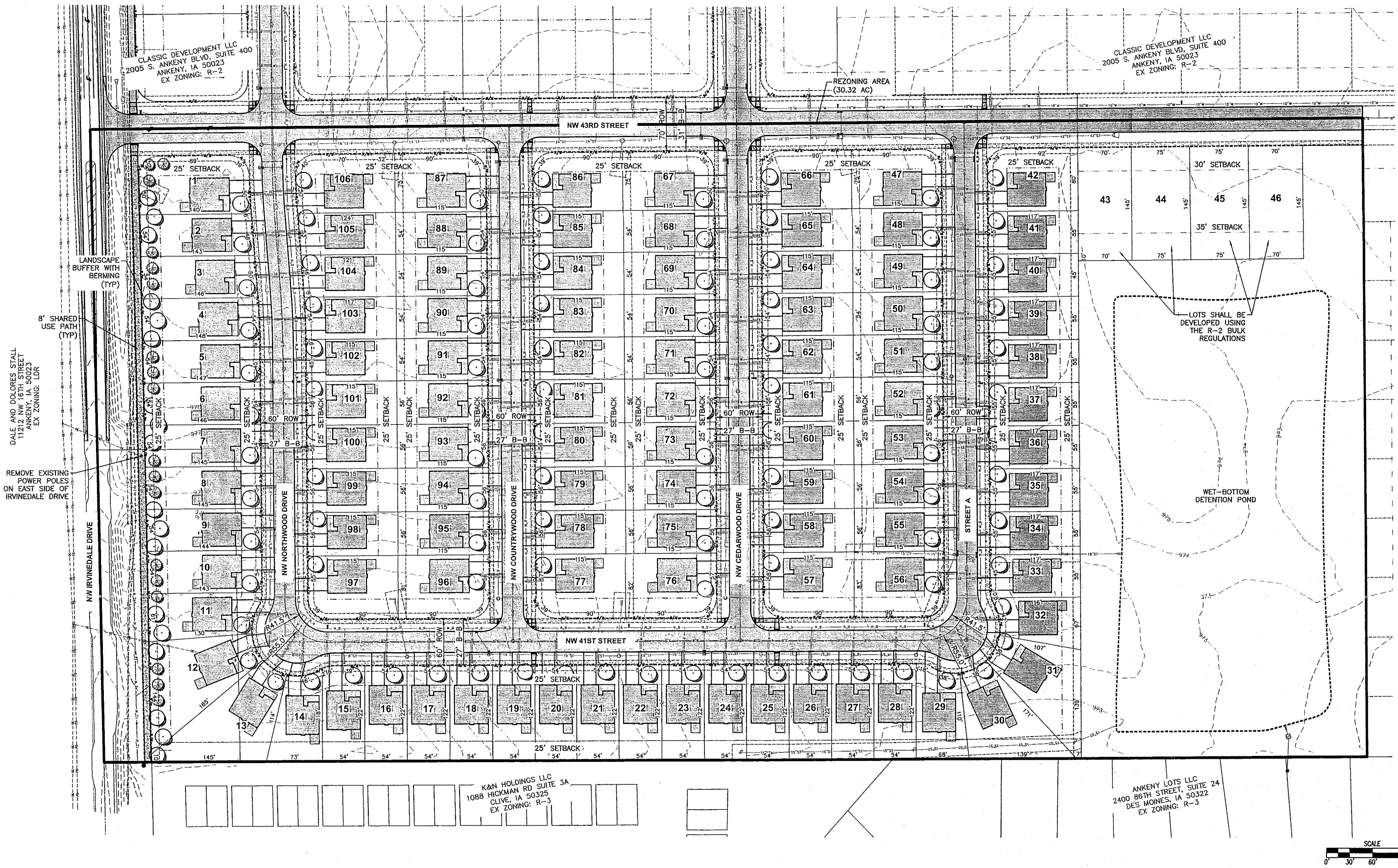
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1701.042

VILLAS AT BRINMORE ESTATES

P.U.D. CONCEPTUAL PLAN



DATE	
06/08/17	06/08/17
06/30/17	06/30/17
06/25/17	06/25/17
05/01/17	05/01/17

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

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CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

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

2/2
1701.042