

BRINMORE ESTATES PLAT 3

PRELIMINARY PLAT

OWNER/DEVELOPER

DR HORTON - IOWA LLC
CONTACT: JOSHUA L MOULTON
1910 SW PLAZA SHOPS LN
ANKENY, IA 50023
PH: (515) 965-7876

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: ERIN OLLENDEKE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400

DATE OF SURVEY

JANUARY 25, 2019

BULK REGULATIONS

R-2 DISTRICT
FRONT: 30'
REAR: 35'
SIDE: 17' (> 1-STORY - 8' MIN.)
15' (1-STORY - 7' MIN.)

ZONING

EXISTING: R-1: ONE-FAMILY RESIDENCE DISTRICT
PROPOSED: R-2: ONE-FAMILY AND TWO-FAMILY RESIDENTIAL DISTRICT

PLAT DESCRIPTION

THE WEST 10 ACRES OF THE NORTH 20 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH RANGE 24 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN POLK COUNTY, IOWA.

NOTES

- THIS DEVELOPMENT WILL BE PART OF THE BRINMORE ESTATES H.O.A.
- 31' WIDE STREETS SHALL BE 8" P.C.C. PAVEMENT. 27' WIDE STREETS SHALL BE 7" P.C.C. PAVEMENT.
- STREET LIGHTING WITHIN THE DEVELOPMENT WILL BE THE RESPONSIBILITY OF THE DEVELOPER.
- OUTLOT 'Z' SHALL BE OWNED AND MAINTAINED BY THE BRINMORE ESTATES HOMEOWNERS ASSOCIATION.
- AN 8' WIDE SHARED USE PATH WILL BE REQUIRED ON THE SOUTH SIDE OF NW 43RD STREET. ALL OTHER SIDEWALKS WILL BE 5' WIDE.
- THE CITY WILL COST PARTICIPATE FOR THE CONSTRUCTION OF THE 8' SIDEWALKS.
- A SOIL BEARING TEST REPORT BY A GEOTECH FIRM OF THE BUILDING FOOTING PAD FOR ALL LOTS SHALL BE PROVIDED TO THE CITY BUILDING DIVISION PRIOR TO FOOTING INSPECTION. ALL BUILDING PERMITS ISSUED, EXCEPT FOR ACCESSORY STRUCTURES, SHALL BE CONDITIONAL AND SUBJECT THERETO.

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date: October 7, 2019
Ayes: 5, Nays: 0, Abstain: 1, Absent: 3
APPROVED
L. West
Chairperson
B. Engle
Secretary

Subject to City Council approval
of the Harmon Property rezoning

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
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE
- STORM SEWER
- WATERMAIN WITH SIZE
- 7" P.C.C.
- 8" P.C.C.

SURVEY

- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100' YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

EXISTING

- GROUND SURFACE CONTOUR
- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- 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
- ELECTRIC MANHOLE OR VAULT
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE/VAULT
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- BENCHMARK
- SOIL BORING
- UNDERGROUND TV CABLE
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIELD TILE
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- WATER MAIN W/ SIZE

DATE: 10/07/19, 10/02/19, 09/27/19, 08/30/19

REVISIONS: FINAL SUBMITTAL, THIRD SUBMITTAL, SECOND SUBMITTAL, FIRST SUBMITTAL

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

BRINMORE ESTATES PLAT 3, PRELIMINARY PLAT, 1606.289

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