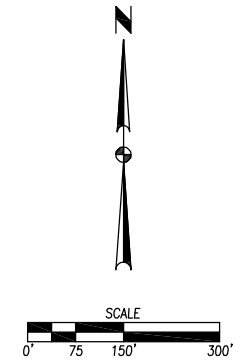


BULK REGULATIONS:

- LOTS: 1-205
 R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT
- MINIMUM LOT AREA: 8,000 SF
 - MINIMUM LOT WIDTH: 65 FEET
 - FRONT YARD SETBACK: 30 FEET
 - SIDE YARD SETBACK: TOTAL 15 FEET - ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET
 - REAR YARD SETBACK: 30 FEET
- LOT: OUTLOT 'T'
 C-1: COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT
- MINIMUM LOT AREA: NONE
 - MINIMUM LOT WIDTH: NONE
 - FRONT YARD SETBACK: 30 FEET
 - SIDE YARD SETBACK: 0 FEET, EXCEPT WHEN ADJACENT TO AN R DISTRICT, THEN 30 FEET
 - REAR YARD SETBACK: 30 FEET

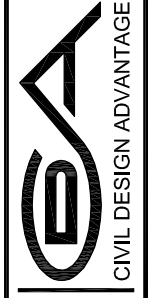
- LOTS: OUTLOT 'S'
 R-3: RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT
- 18 UNITS / ACRE (MAX)
 - MINIMUM LOT WIDTH: 75 FEET
 - FRONT YARD SETBACK: 30 FEET
 - REAR YARD SETBACK: 30 FEET (DWELLING)
40 FEET (OTHER PRINCIPAL PERMITTED USES)
 - SIDE YARD SETBACK: TOTAL OF 15 FEET (ONE SIDE NOT REDUCED LESS THAN 7 FEET).
 - MAXIMUM HEIGHT: 3 STORIES OR 45 FEET FOR PRINCIPAL BUILDINGS.
- LOT: OUTLOT 'R', OUTLOT 'X' AND OUTLOT 'Y'
 R-4: ROW DWELLING AND TOWNHOME DWELLING
- FRONT YARD SETBACK: 30 FEET
 - SIDE YARD SETBACK: TOTAL 12 FEET (SINGLE UNIT TOWNHOMES)
TOTAL 15 FEET (ANY OTHER PRINCIPAL BUILDING)
 - REAR YARD SETBACK: 30 FEET (DWELLING)
40 FEET (OTHER PERMITTED USES)



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 PLOTTED BY: JARED MURRAY
 DATE: 12/16/2021 2:16 PM
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REVISIONS	DATE
1ST SUBMITTAL	05/25/2021
2ND SUBMITTAL	06/15/2021
3RD SUBMITTAL	07/01/2021
4TH SUBMITTAL	07/06/2021
5TH SUBMITTAL	07/09/2021
6TH SUBMITTAL	12/06/2021

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



WAUKEE, IOWA

**PRAIRIE VILLAGE
 CONCEPTUAL PLAN**

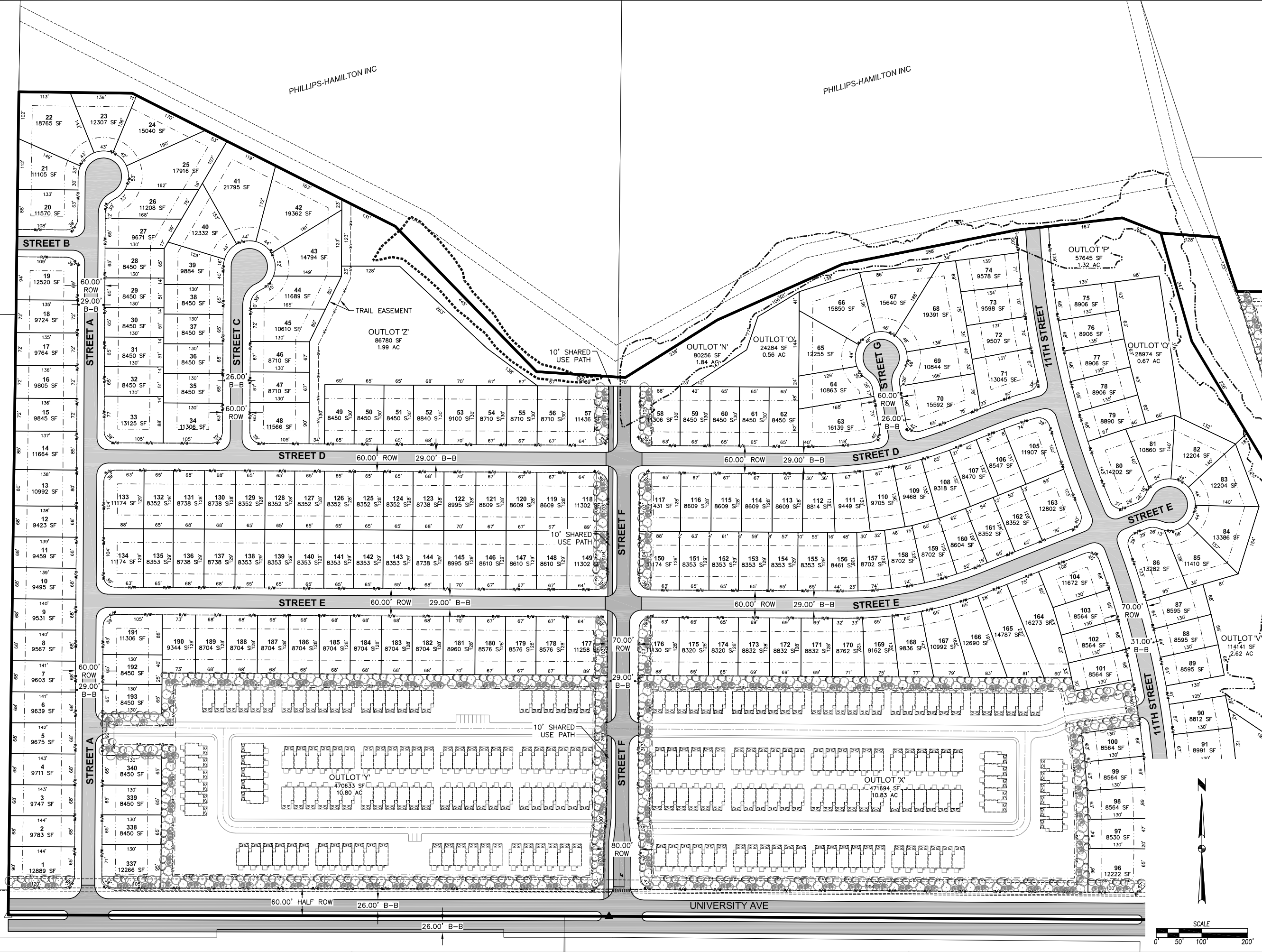
HOPE K FARMS, LLC

PHILLIPS-HAMILTON INC

PHILLIPS-HAMILTON INC

LEMAR KOETHE

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CHECKED BY: MURRAY
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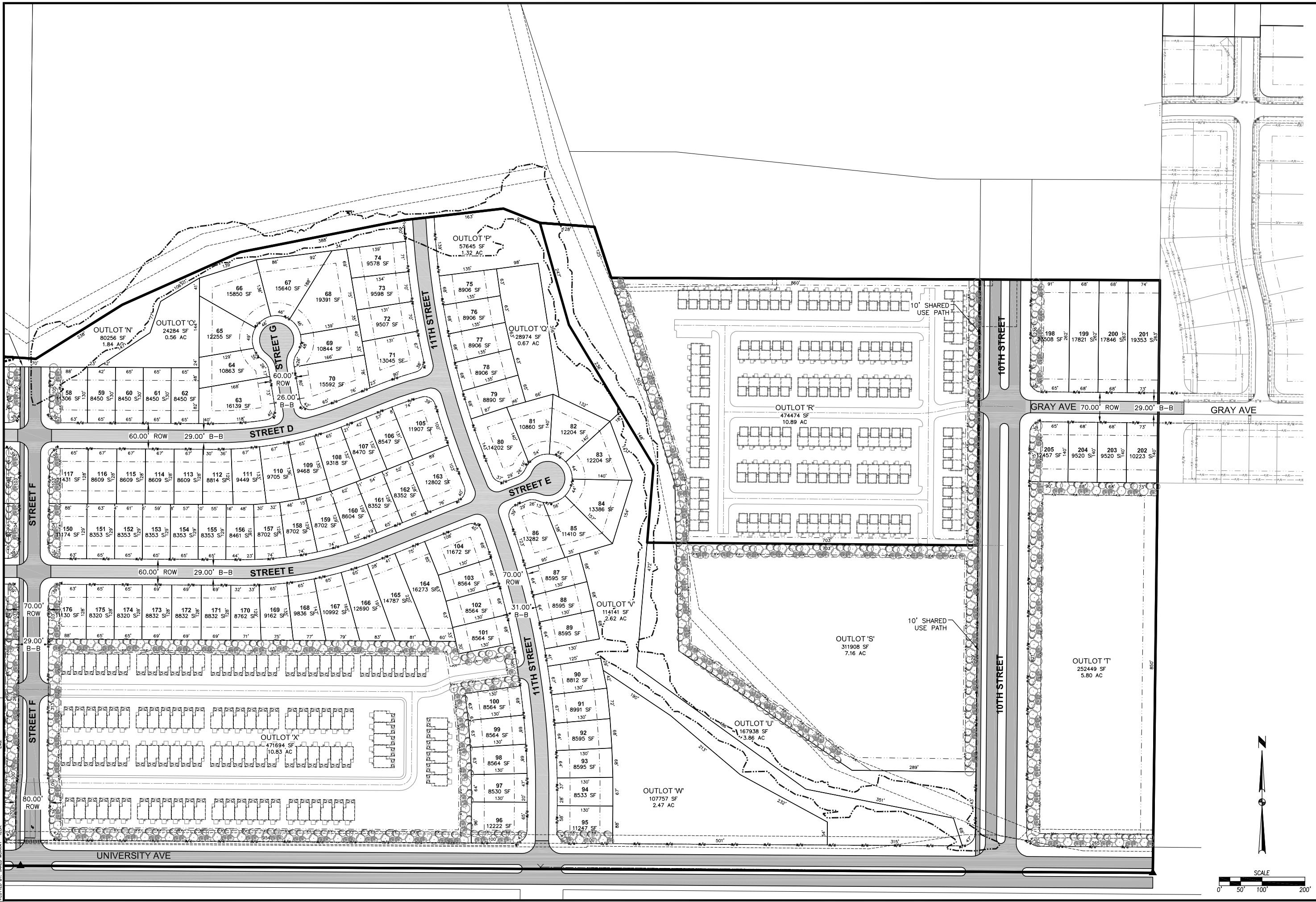
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WAUKEE, IOWA
CIVIL DESIGN ADVANTAGE

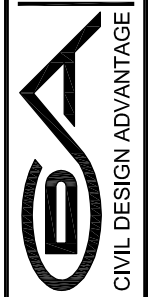
PRAIRIE VILLAGE CONCEPTUAL PLAN

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PRAIRIE VILLAGE CONCEPTUAL PLAN

