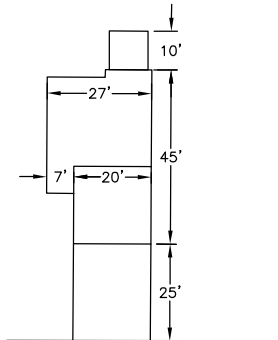


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 PLOTTED BY: GAZE
 DATE: 1/19/2022



TYPICAL TOWNHOME UNIT

AREA 'A' DEVELOPMENT SUMMARY

SETBACKS:
 FRONT YARD = 30 FEET
 REAR YARD = 30 FEET
 SIDE YARD = 15 FEET TOTAL, ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET.

181 TOWNHOME UNITS
 UNITS (181)/ ACRE (20.49) = 8.83 UNITS/ACRE

PARKING:
 TOTAL PARKING REQUIRED:
 1 SPACE PER 5 UNITS = 37 SPACES
 TOTAL PARKING PROVIDED: = 42 SPACES

AREA 'B' DEVELOPMENT SUMMARY

A. MINIMUM WIDTH = 50 FEET
 B. MINIMUM DEPTH = 120 FEET
 C. MINIMUM TWO STALL ATTACHED GARAGE
 D. MINIMUM OF 25% BRICK AND/OR STONE ON STREET FACING FACADES
 E. ADJACENT LOTS CANNOT SHARE THE SAME ELEVATION
 F. MINIMUM OF TWO TREES AND TWO SHRUBS PER LOT AT TIME OF LOT DEVELOPMENT
 G. MINIMUM SQUARE FOOTAGES OF 1100 SQUARE FEET FOR A SINGLE-STORY AND 1400 SQUARE FEET FOR A TWO-STORY HOME.
 H. VINYL SIDING SHALL BE PERMITTED UTILIZING ROYAL CREST DOUBLE 4-INCH TRADITIONAL PROFILE OR REASONABLE EQUIVALENT.

SETBACKS:
 FRONT YARD = 30 FEET
 REAR YARD = 25 FEET
 SIDE YARD = 10 FEET

108 SINGLE FAMILY LOTS
 LOTS (118)/ ACRE (31.70) = 3.72 LOTS/ACRE

AREA 'C' DEVELOPMENT SUMMARY

MINIMUM WIDTH = 65 FEET

SETBACKS:
 FRONT YARD = 30 FEET
 REAR YARD = 30 FEET
 SIDE YARD = 15 FEET TOTAL, ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET.

48 SINGLE FAMILY LOTS
 LOTS (40)/ ACRE (12.47) = 3.21 LOTS/ACRE

AREA 'D' DEVELOPMENT SUMMARY

MINIMUM WIDTH = 80 FEET

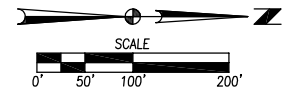
SETBACKS:
 FRONT YARD = 30 FEET
 REAR YARD = 30 FEET
 SIDE YARD = 15 FEET TOTAL, ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET.

21 SINGLE FAMILY LOTS
 LOTS (21)/ ACRE (12.84) = 1.64 LOTS/ACRE

PARKLAND DEDICATION

PARKLAND REQUIRED:

SINGLE FAMILY:	179 UNITS X 3 PEOPLE/UNIT X 6.5 ACRES/1000 PEOPLE	= 3.49 ACRES
TOWNHOMES:	181 UNITS X 2.25 PEOPLE/UNIT X 6.5 ACRES/1000 PEOPLE	= 2.65 ACRES
TOTAL REQUIRED		= 6.14 ACRES
PARKLAND PROVIDED:		= 6.75 ACRES



DATE: 01/14/2022
 REVISIONS: 09/22/2021
 REVISOR: EKO
 PREPARED: GH

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PAINTED WOODS WEST PHASE 2

CONCEPT

WAUKEE, IOWA

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