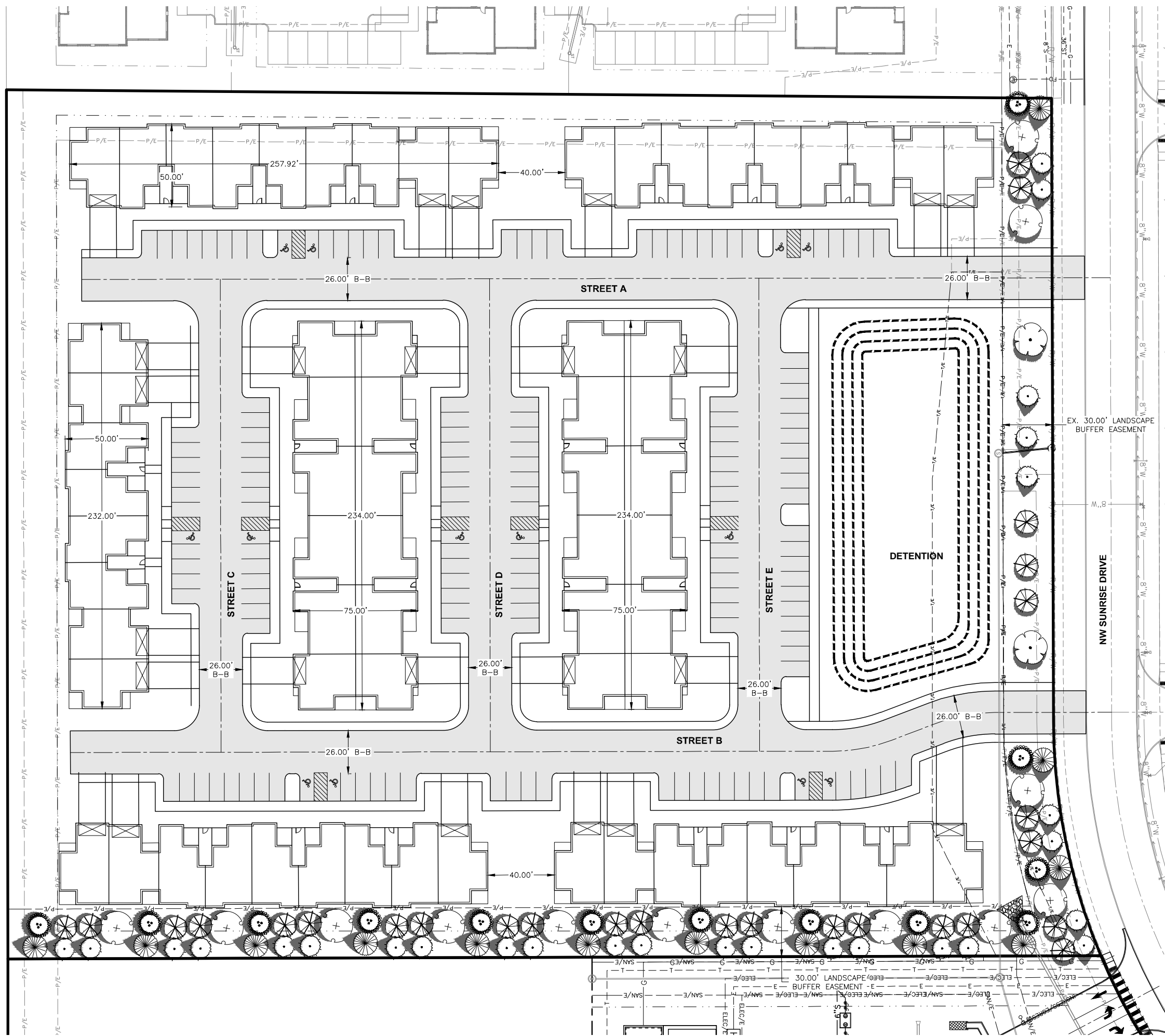


FILE: H:\2021\11890\DWG\CONCEPTS\2111890-CONCEPT 4.DWG  
 PLOTTED BY: JARED MURRAY  
 DATE: 1/31/2022 5:21 PM  
 COMMENT:  
 END



### DEVELOPMENT SUMMARY

SETBACKS	
FRONT YARD	= 30 FT
REAR YARD	= 30 FT
SIDE YARD	= 15 FT

REQUIRED PARKING	
1 SPACE PER 5 UNITS	= 23 SPACES
2 SPACES PER UNIT	= 224 SPACES
TOTAL REQUIRED	= 247 SPACES

PROVIDED PARKING	
GARAGES	= 48 SPACES
DRIVEWAY	= 48 SPACES
STREET PARKING	= 159 SPACES
TOTAL PROVIDED	= 255 SPACES

MIN. BUILDING SEPARATION	
	= 40 FT

DENSITY (18.0 MAX)	
112 UNITS / 7.54 ACRES	= 14.85 UNITS/ACRE

### PARKLAND DEDICATION

PARKLAND REQUIRED:	
HIGH DENSITY: 112 UNITS X 1.75 PEOPLE/UNIT X 6.5 ACRES/1000 PEOPLE	= 1.27 ACRES

PARKLAND PROVIDED:	
	= 0.00 ACRES

DATE	REVISIONS
01/31/2022	REVISED
01/19/2022	REVISED
12/27/2021	REVISED
12/01/2021	REVISED
11/30/2021	PREPARED

3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
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**ESA**  
 CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

**STRATFORD CROSSING MULTI-FAMILY  
 CONCEPT 4**

ENGINEER: JMM  
 EI: CWO

2111.890