

CONCEPTUAL PLAN THE SOUTH 60 WAUKEE, IOWA

PROPERTY OWNER:
JERRY'S HOMES, INC.
3400 WESTOWN PKWY, SUITE 100
WEST DES MOINES, IA 50266
PH: 515-121-0356

PREPARED FOR:
JERRY'S HOMES, INC.
3400 WESTOWN PKWY, SUITE 100
WEST DES MOINES, IA 50266
PH: 515-121-0356

PROPERTY ADDRESS:
T AVENUE
WAUKEE, IOWA 50263

PLAN PREPARER:
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PHONE: (515) 276-4884

LEGAL DESCRIPTION:
DEED OF TRUST BK. 641 PG. 146-147

THAT PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP SEVENTY-NINE (79) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M. LYING WEST AND SOUTH OF THE M. AND ST. L. RAILWAY RIGHT OF WAY CONTAINING 92 ACRES MORE OR LESS

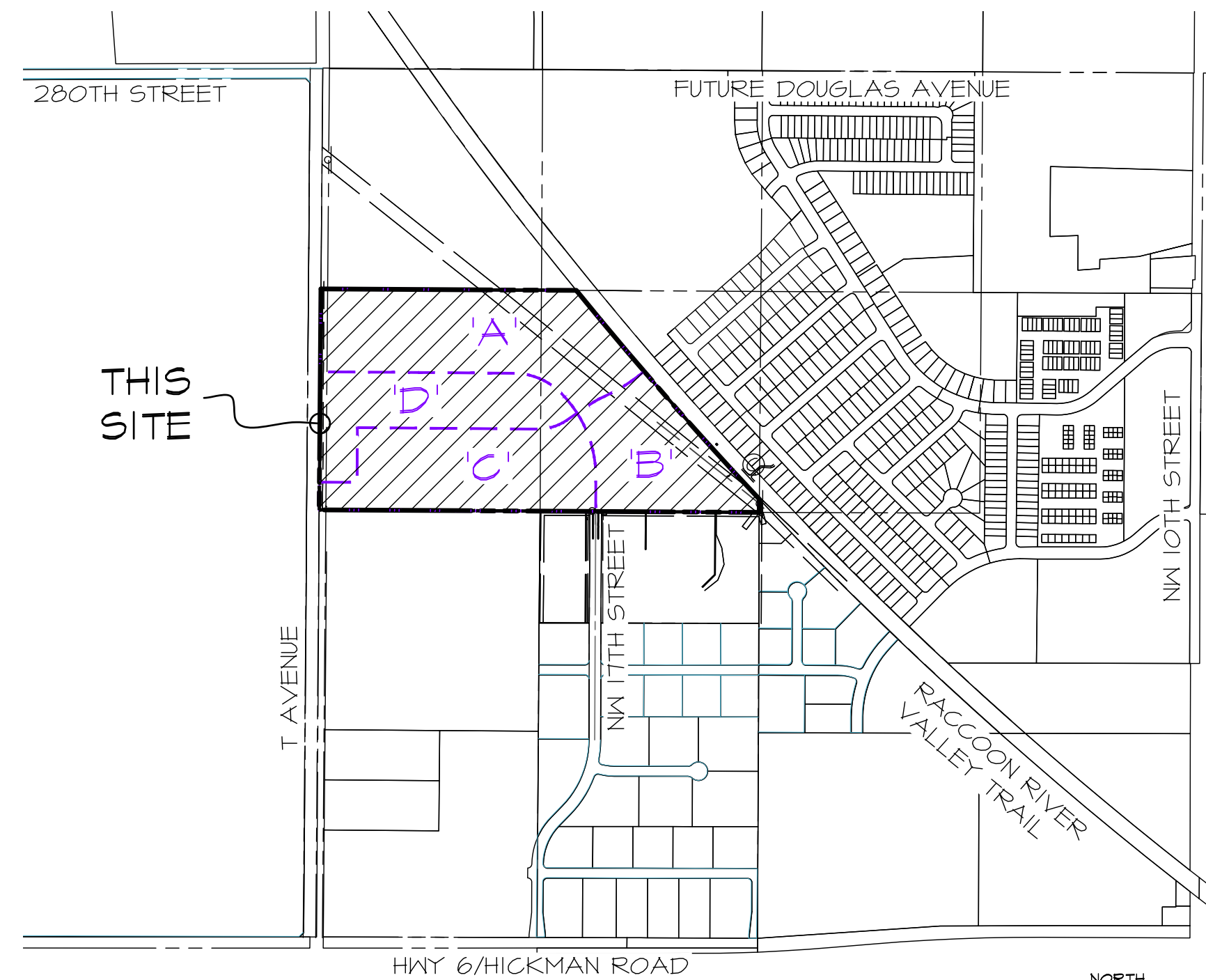
EXCEPT PARCEL 20-22, AN OFFICIAL PARCEL RECORDED IN BOOK 2020, PAGE 10061 AT THE DALLAS COUNTY RECORDER'S OFFICE.

EXISTING ZONING:
A-1 AGRICULTURAL DISTRICT

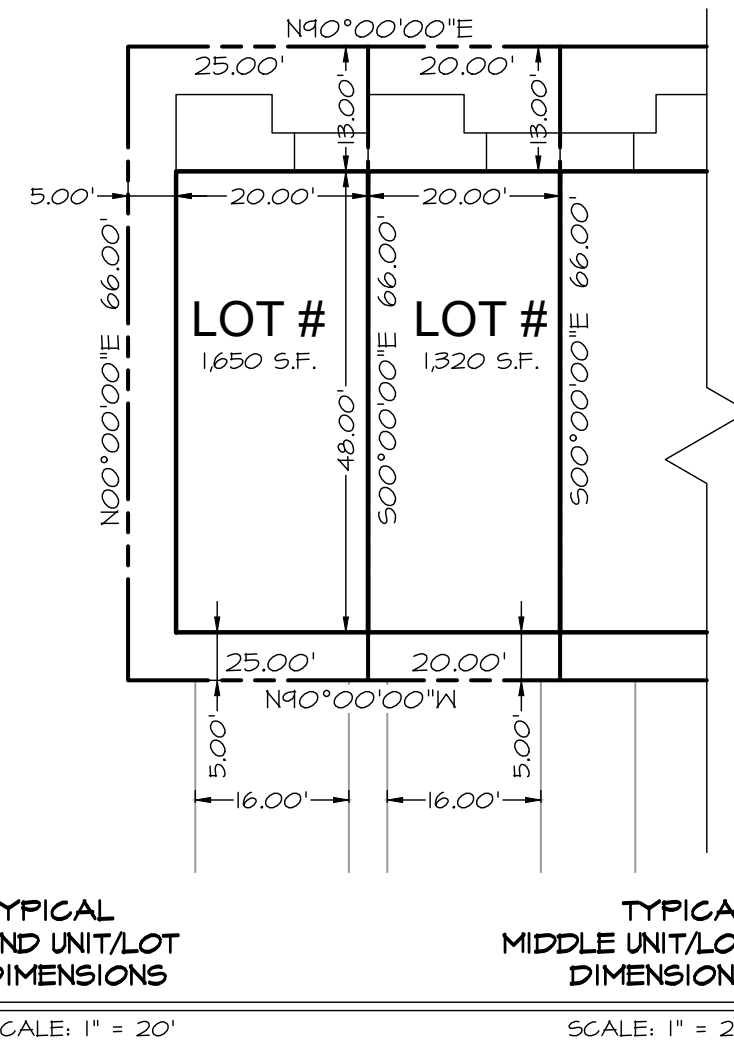
PROPOSED ZONING

R-4	ROW DWELLING & TOWNHOME DWELLING DISTRICT
R-3	MULTI FAMILY RESIDENTIAL DISTRICT
R-2	ONE & TWO FAMILY RESIDENTIAL DISTRICT
R-2 W/PD OVERLAY	ONE & TWO FAMILY RESIDENTIAL DISTRICT-WITH PD OVERLAY

SPECIFIC BULK REGULATION FOR PD OVERLAY:
MINIMUM LOT WIDTH = 55'
MINIMUM LOT AREA = 1,200 SF
MINIMUM SIDE-YARD = 5'10" TOTAL



VICINITY SKETCH SCALE: 1" = 800'



TYPICAL END UNIT/Lot DIMENSIONS SCALE: 1" = 20'
TYPICAL MIDDLE UNIT/Lot DIMENSIONS SCALE: 1" = 20'

AREA SUMMARY

TOTAL AREA	63.73 AC
PARCEL 'A'	21.44 AC
PARCEL 'B'	12.51 AC
PARCEL 'C'	17.08 AC
PARCEL 'D'	12.65 AC

PARCEL 'A'

BULK REGULATIONS: R-3

DENSITY: 18 DWELLING UNITS PER ACRE
LOT WIDTH: 75 FEET
FRONT YARD: 30 FEET
REAR YARD: 30 FEET FOR DWELLING; 40 FEET FOR OTHER PRINCIPAL PERMITTED USES
SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING.
MAXIMUM HEIGHT: 3 STORIES OR 45 FEET FOR PRINCIPAL BUILDING
FLOOR AREA: 1 STORY OR 14 FEET FOR ACCESSORY BUILDING
1750 SQUARE FEET PER UNIT EXCEPT FOR EFFICIENCY UNITS AND ONE-BEDROOM APARTMENTS, WHICH SHALL BE 600 SQUARE FEET
MORE THAN ONE DWELLING UNIT ON LOT: WHERE MORE THAN ONE PRINCIPAL BUILDING IS CONSTRUCTED ON A LOT SUCH PRINCIPAL BUILDINGS SHALL BE SEPARATED BY NOT LESS THAN 40 FEET AND THE FRONT, REAR, AND SIDE YARDS SHALL BE DETERMINED CONSIDERING ALL PRINCIPAL BUILDINGS AS ONE UNIT.

PARCEL 'B'

BULK REGULATIONS: R-4

DENSITY: 3500 SQUARE FEET PER UNIT
LOT WIDTH: 20 FEET PER UNIT; 75 FEET OVERALL
FRONT YARD: 30 FEET
REAR YARD: 30 FEET FOR DWELLING; 40 FEET FOR OTHER PERMITTED USES
SIDE YARD: A TOTAL OF 12 FEET FOR SINGLE UNIT TOWNHOMES
A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING
FOR THE PURPOSE OF DETERMINING SIDE YARD REQUIREMENTS IN ROW DWELLINGS, THE ENTIRE ROW DWELLING STRUCTURE SHALL BE CONSIDERED TO BE ONE BUILDING
MAXIMUM HEIGHT: 3 STORIES OR 40 FEET FOR PRINCIPAL BUILDING; 1 STORY OR 14 FEET FOR ACCESSORY BUILDING
FLOOR AREA: 800 SQUARE FEET PER UNIT

PARCEL 'C'

BULK REGULATIONS: R-2

LOT AREA: 8,000 SQUARE FEET FOR EACH SINGLE-FAMILY DWELLING; 10,000 SQUARE FEET FOR EACH TWO-FAMILY DWELLING. 20,000 SQUARE FEET FOR EACH SINGLE-FAMILY DWELLING OR 40,000 SQUARE FEET FOR EACH TWO-FAMILY DWELLING WHERE PUBLIC SEWER FACILITIES ARE NOT AVAILABLE
LOT WIDTH: 65 FEET FOR SINGLE-FAMILY DWELLING; 80 FEET FOR TWO-FAMILY DWELLING; CORNER LOTS SHALL BE 10 FEET WIDER 100 FEET WHERE PUBLIC SEWER IS NOT AVAILABLE
FRONT YARD: 30 FEET
REAR YARD: 30 FEET FOR DWELLING; 40 FEET FOR OTHER PRINCIPAL PERMITTED USES
SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL PERMITTED USE.
MAXIMUM HEIGHT: 3 STORIES OR 40 FEET FOR PRINCIPAL BUILDING; 1 STORY OR 14 FEET FOR ACCESSORY BUILDING
FLOOR AREA: 950 SQUARE FEET FOR SINGLE-STORY SINGLE-FAMILY DWELLING; 750 SQUARE FEET PER UNIT FOR SINGLE-STORY TWO-FAMILY.
IF TWO OR MORE STORIES, 1,250 SQUARE FEET FOR SINGLE-FAMILY WITH A MINIMUM OF 600 SQUARE FEET ON FIRST FLOOR AND 1,050 SQUARE FEET FOR TWO-FAMILY WITH A MINIMUM OF 500 SQUARE FEET ON FIRST FLOOR.
IF A SPLIT LEVEL, EACH LEVEL SHALL BE A MINIMUM OF 350 SQUARE FEET IF A SPLIT FOYER, 450 SQUARE FEET PER STORY

PARCEL 'D'

BULK REGULATIONS: R-2 W/PD OVERLAY

LOT AREA: 7,200 SQUARE FEET FOR EACH SINGLE-FAMILY DWELLING; 10,000 SQUARE FEET FOR EACH TWO-FAMILY DWELLING. 20,000 SQUARE FEET FOR EACH SINGLE-FAMILY DWELLING OR 40,000 SQUARE FEET FOR EACH TWO-FAMILY DWELLING WHERE PUBLIC SEWER FACILITIES ARE NOT AVAILABLE
LOT WIDTH: 55 FEET FOR SINGLE-FAMILY DWELLING; 80 FEET FOR TWO-FAMILY DWELLING; CORNER LOTS SHALL BE 10 FEET WIDER 100 FEET WHERE PUBLIC SEWER IS NOT AVAILABLE
FRONT YARD: 25 FEET
REAR YARD: 30 FEET FOR DWELLING; 40 FEET FOR OTHER PRINCIPAL PERMITTED USES
SIDE YARD: A TOTAL OF 10 FEET (5 FEET EACH SIDE); 10 FEET FOR ANY OTHER PRINCIPAL PERMITTED USE.
MAXIMUM HEIGHT: 3 STORIES OR 40 FEET FOR PRINCIPAL BUILDING; 1 STORY OR 14 FEET FOR ACCESSORY BUILDING
FLOOR AREA: MINIMUM SQUARE FOOTAGES OF 1,100 SQUARE FEET FOR A SINGLE-STORY AND 1,400 SQUARE FEET FOR A TWO-STORY HOME.
EXTERIOR: MINIMUM TWO STALL ATTACHED GARAGE.
MINIMUM OF 25% BRICK AND/OR STONE ON STREET FACING FACADES.
VINYL SIDING SHALL BE PERMITTED UTILIZING ROYAL GREST DOUBLE 4-INCH (102 MM) TRADITIONAL PROFILE OR REASONABLE EQUIVALENT.
ALL TRIM ELEMENTS SURROUNDING WINDOWS AND DOORS SHALL BE A MINIMUM OF 3-1/2 INCHES IN WIDTH.
SHUTTERS AROUND WINDOWS MAYBE UTILIZED TO SATISFY THIS REQUIREMENT. THIS REQUIREMENT SHALL APPLY TO STREET FACING FACADES.
ADJACENT LOTS CANNOT SHARE THE SAME ELEVATION.
MINIMUM OF TWO TREES AND TWO SHRUBS PER LOT AT TIME OF LOT DEVELOPMENT.

PARCEL 'A' - LOT AREA & UNIT SUMMARY

PARCEL AREA	21.44 ACRES
DENSITY	11.17 UNIT/ACRE
1 PARK LOT	174,343 SF
12 BUILDING LOTS	40,191 SF - 84,528 SF

BUILDINGS

6 24-FLEX 3-STORY	144 UNITS	24 2-BEDROOM 36 3-BEDROOM	60 BEDROOMS / BUILDING	6 BUILDINGS = 360 BEDROOMS
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6 16-FLEX 2-STORY	96 UNITS	16 2-BEDROOM 24 3-BEDROOM	40 BEDROOMS / BUILDING	6 BUILDINGS = 240 BEDROOMS
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PARKING REQUIRED

1 SPACE / BEDROOM	1 VISITOR SPACE / 5 UNITS	240 UNITS/5 = 48
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PROVIDED

600 BEDROOMS = 600 SPACES PROVIDED (INCLUDING 196 GARAGE SPACES)	53 SPACES	TOTAL 653 SPACES
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PARCEL 'B' - LOT AREA & UNIT SUMMARY

PARCEL AREA	12.51 ACRES
DENSITY	7.54 UNIT/ACRE
1 COMMON LOT	305,342 SF
95 BUILDING LOTS	1,320 SF - 1,650 SF

BUILDINGS

3 6-UNIT ROWHOMES	18 UNITS
13 5-UNIT ROWHOMES	65 UNITS
3 4-UNIT ROWHOMES	12 UNITS
	95 UNITS

PARKING REQUIRED

2 SPACES / UNIT = 190 SPACES	1 VISITOR SPACE / 5 UNITS	45 UNITS/5 = 9
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PROVIDED

190 DRIVEWAY SPACES	24 SPACES	TOTAL 224 SPACES PROVIDED
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PARCEL 'C' - LOT SUMMARY

PARCEL AREA	17.08 ACRES
DENSITY	3.40 UNIT/ACRE
58 BUILDING LOTS	8,664 SF - 15,074 SF
LOT WIDTH	65' MIN

PARCEL 'D' - LOT SUMMARY

PARCEL AREA	12.65 ACRES
DENSITY	3.40 UNIT/ACRE
43 BUILDING LOTS	7,244 SF - 15,485 SF
LOT WIDTHS	26 LOTS = 55' MIN 17 LOTS = 60' MIN

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Site 1
2,716,255 S.F.
63.73 AC.

NW NW LYG
S & W OF RR
SEC 29-79-26
(A-1)

NW NW LYG
S & W OF RR
SEC 29-79-26
(A-1)

NE 1/4 NW 1/4
SEC 29-79-26
(R-2)

PARCEL 'A'
R-3 CONDOMINIUMS 21.49 AC
240 UNITS (DENSITY=11.17units/ac)
196 GARAGE UNITS + 457
SURFACE STALLS = 653 STALLS

PT. SE 1/4 NW 1/4
SEC 29-79-26
(R-2)

STRATFORD
CROSSING
PLAT 9
(R-2)

STRATFORD
CROSSING
PLAT 8
(R-2)

STRATFORD
CROSSING
PLATS 3
(PD-1)

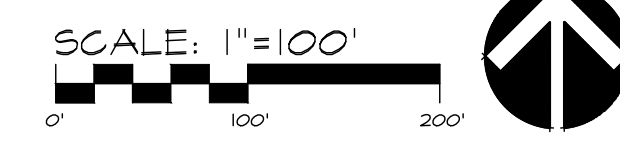
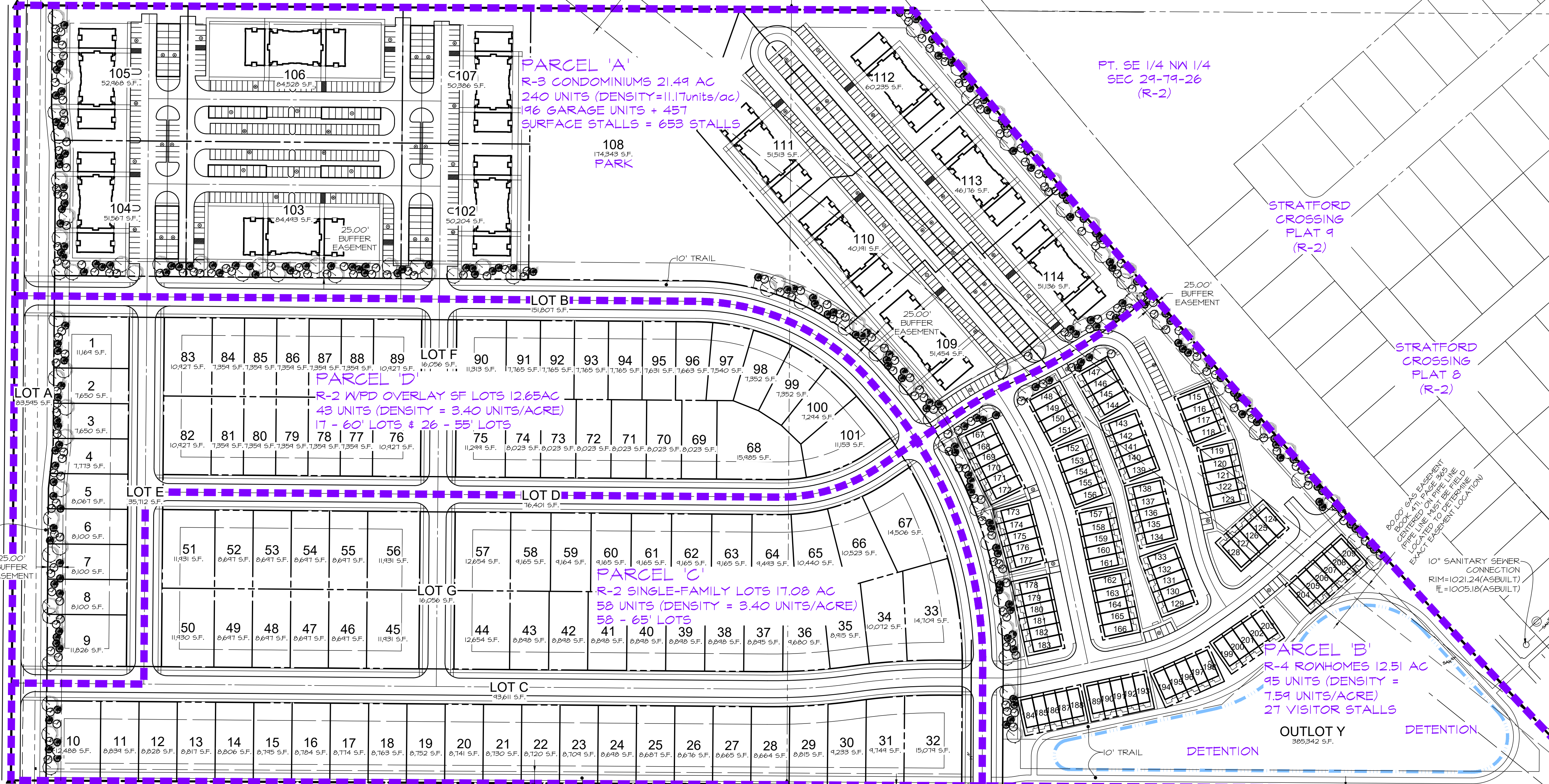
NW SW
SEC 29-79-26
(A-1)

PARCEL 'B'
R-4 ROWHOMES 12.51 AC
95 UNITS (DENSITY =
7.59 UNITS/ACRE)
27 VISITOR STALLS

STRATFORD
CROSSING
PLAT 4
(M-1)

MORGAN PLAT 1
INDUSTRIAL
BUSINESS PARK
(M-1 PD)

MORGAN PLAT 2
INDUSTRIAL
BUSINESS PARK
(M-1 PD)



DATE: SEPTEMBER 06, 2022
DATE OF SURVEY: M-H
DESIGNED BY: M-H
DRAWN BY: M-H

MANNING SOUTH PROPERTY
WAUKEE, IOWA
CONCEPTUAL PLAN

SHEET
9 OF 2
E8574

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