



AREA 'A' DEVELOPMENT SUMMARY

ZONING: R-2/PD-1

SETBACKS:
 FRONT YARD = 30 FEET
 REAR YARD = 30 FEET
 SIDE YARD = 5 FEET MINIMUM (10 FEET TOTAL)

MIN. LOT WIDTH = 55 FEET
 MIN. LOT AREA = 6,000 SQUARE FEET
 LOTS (23) / ACRE (7.01) = 3.28 LOTS/ACRE

AREA 'B' DEVELOPMENT SUMMARY

ZONING: R-2

SETBACKS:
 FRONT YARD = 30 FEET
 REAR YARD = 30 FEET
 SIDE YARD = 7 FEET MINIMUM (15 FEET TOTAL)

MIN. LOT WIDTH = 65 FEET
 MIN. LOT AREA = 8,000 SQUARE FEET
 LOTS (118) / ACRE (36.26) = 3.25 LOTS/ACRE

AREA 'C' DEVELOPMENT SUMMARY

ZONING: R-4

SETBACKS:
 FRONT YARD = 30 FEET
 REAR YARD = 30 FEET
 SIDE YARD = 7 FEET MINIMUM (15 FEET TOTAL)

BUILDING SEPARATION = 15 FEET
 MIN. OPEN SPACE = 20%
 LOTS (45) / ACRE (7.34) = 6.13 LOTS/ACRE

AREA 'D' DEVELOPMENT SUMMARY

ZONING: R-3

SETBACKS:
 FRONT YARD = 30 FEET
 REAR YARD = 30 FEET
 SIDE YARD = 7 FEET MINIMUM (15 FEET TOTAL)

BUILDING SEPARATION = 40 FEET
 MIN. OPEN SPACE = 20%
 DENSITY = 18.0 UNITS/ACRE (MAX)

AREA 'E' DEVELOPMENT SUMMARY

ZONING: C-1

SETBACKS:
 FRONT YARD = 30 FEET
 REAR YARD = 30 FEET
 SIDE YARD = NO MINIMUM, EXCEPT WHEN ADJACENT TO ANY R DISTRICT, THE MINIMUM SIDE YARD SETBACK SHALL BE 30 FEET

MAXIMUM HEIGHT = NO MINIMUM EXCEPT WHEN ADJACENT TO AN R-1, R-2 OR R-4 DISTRICT, THE MAX. SHALL BE 2 STORIES OR 40 FEET

MIN. OPEN SPACE = 20%

PARKLAND DEDICATION

PARKLAND REQUIRED:
 SINGLE FAMILY (3.0 PERSONS/HOUSEHOLD):
 141 X 3 X 6.5 / 1,000 = 2.74 AC

MEDIUM DENSITY (2.25 PERSONS/HOUSEHOLD):
 45 UNITS X 2.25 X 6.5 / 1,000 = 0.66 AC

HIGH DENSITY (1.75 PERSONS/HOUSEHOLD):
 ASSUME 18 UNITS/ACRE (16.46 ACRES)
 297 UNITS X 1.75 X 6.5 / 1,000 = 3.38 AC
 TOTAL REQUIRED = 6.78 AC

COMMENT: 2111893 CONCEPTS 2111893-CONCEPT LOW
 DATE: 9/13/2022 5:08 PM
 PLOTTED BY: ANTHONY MCDONALD
 DESIGNED BY: ANTHONY MCDONALD

DATE: 08/08/2022

REVISIONS:

PREPARED: GHI/JWM

ENGINEER: EKO

ENGINEER: GHI/JWM

4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400

REMINGTON POINTE
 CONCEPTUAL PLAN

1 / 1

2111.893