

HAYDEN'S PRESERVE MASTER PLAN - 2021 REVISION

OWNER/APPLICANT: ROSE PRAIRIE LLC
1360 NW 121ST STREET
CLIVE, IOWA 50325
(515) 964-1229
ATTN: TERRY LUTZ

ENGINEER/SURVEYOR: McCLURE ENGINEERING COMPANY
1360 NW 121ST STREET
CLIVE, IOWA 50325
(515) 964-1229
ATTN: CALEB SMITH

LEGAL DESCRIPTION: ROSE PRAIRIE FINAL PLAT LOT 2

PROPOSED ZONING: CONVENIENCE GENERAL SERVICE (CGS)
RESIDENTIAL MEDIUM DENSITY (FS-RM)
RESIDENTIAL LOW DENSITY (FS-RL)

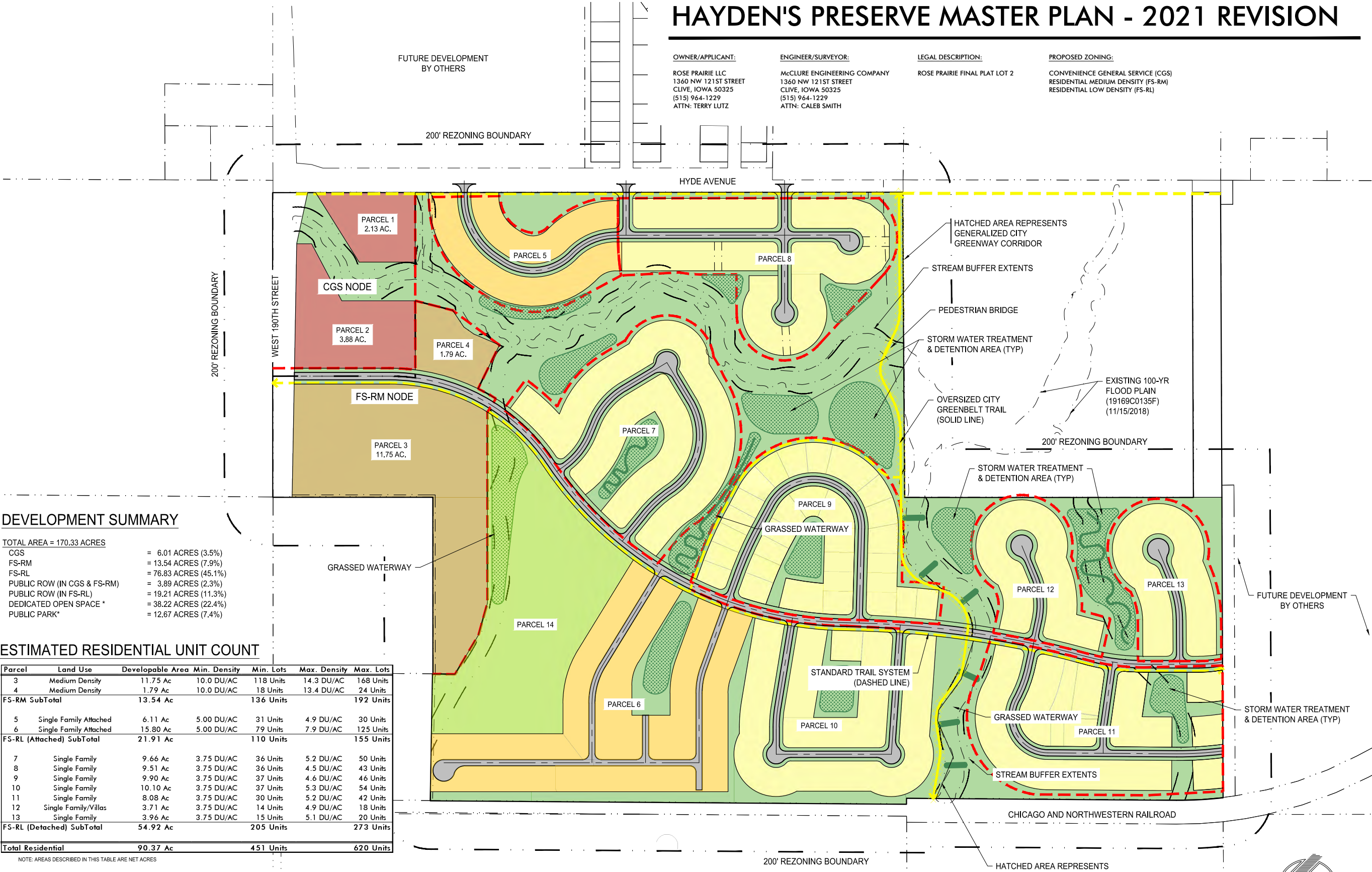


building strong communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

COPYRIGHT:
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.



DEVELOPMENT SUMMARY

TOTAL AREA = 170.33 ACRES

CGS	= 6.01 ACRES (3.5%)
FS-RM	= 13.54 ACRES (7.9%)
FS-RL	= 76.83 ACRES (45.1%)
PUBLIC ROW (IN CGS & FS-RM)	= 3.89 ACRES (2.3%)
PUBLIC ROW (IN FS-RL)	= 19.21 ACRES (11.3%)
DEDICATED OPEN SPACE *	= 38.22 ACRES (22.4%)
PUBLIC PARK *	= 12.67 ACRES (7.4%)

ESTIMATED RESIDENTIAL UNIT COUNT

Parcel	Land Use	Developable Area	Min. Density	Min. Lots	Max. Density	Max. Lots
3	Medium Density	11.75 Ac	10.0 DU/AC	118 Units	14.3 DU/AC	168 Units
4	Medium Density	1.79 Ac	10.0 DU/AC	18 Units	13.4 DU/AC	24 Units
FS-RM SubTotal		13.54 Ac		136 Units		192 Units
5	Single Family Attached	6.11 Ac	5.00 DU/AC	31 Units	4.9 DU/AC	30 Units
6	Single Family Attached	15.80 Ac	5.00 DU/AC	79 Units	7.9 DU/AC	125 Units
FS-RL (Attached) SubTotal		21.91 Ac		110 Units		155 Units
7	Single Family	9.66 Ac	3.75 DU/AC	36 Units	5.2 DU/AC	50 Units
8	Single Family	9.51 Ac	3.75 DU/AC	36 Units	4.5 DU/AC	43 Units
9	Single Family	9.90 Ac	3.75 DU/AC	37 Units	4.6 DU/AC	46 Units
10	Single Family	10.10 Ac	3.75 DU/AC	37 Units	5.3 DU/AC	54 Units
11	Single Family	8.08 Ac	3.75 DU/AC	30 Units	5.2 DU/AC	42 Units
12	Single Family/Villas	3.71 Ac	3.75 DU/AC	14 Units	4.9 DU/AC	18 Units
13	Single Family	3.96 Ac	3.75 DU/AC	15 Units	5.1 DU/AC	20 Units
FS-RL (Detached) SubTotal		54.92 Ac		205 Units		273 Units
Total Residential		90.37 Ac		451 Units		620 Units

NOTE: AREAS DESCRIBED IN THIS TABLE ARE NET ACRES

NOTES

- 1) ALL GREEN SPACE AREAS AND LOT CONFIGURATIONS INSIDE THE PARCEL BOUNDARIES ARE TO BE DEPICTED AND DESIGNED BY FUTURE PRELIMINARY PLAT(S). *OPEN SPACE AREAS INSIDE INDIVIDUAL PARCEL BOUNDARIES IN RED HAVE NOT BEEN INCLUDED IN THE OVERALL OPEN SPACE CALCULATIONS.
- 2) *OPEN SPACE REQUIRED (25%) INCLUDES BOTH DEDICATED OPEN SPACE AND CITY PARK. 29.9% IS PROVIDED.
- 3) NO MORE THAN 25% OF THE UNITS IN ANY ONE APARTMENT BUILDING CAN CONTAIN THREE BEDROOMS. ALL OTHER UNITS SHALL BE ONE- OR TWO-BEDROOM UNITS.
- 4) STREET ALIGNMENTS ARE GENERALIZED.



NORTH



HAYDEN'S PRESERVE REVISED MASTER PLAN - 2021 REV.

AMES, IA
2212007
JUNE 3, 2021

REVISIONS

ENGINEER
J. BECKER

DRAWN BY
J. BECKER

CHECKED BY
C. SMITH

FIELD BOOK NO.

DRAWING NO.
MP-01

SHEET NO.
1 / 1