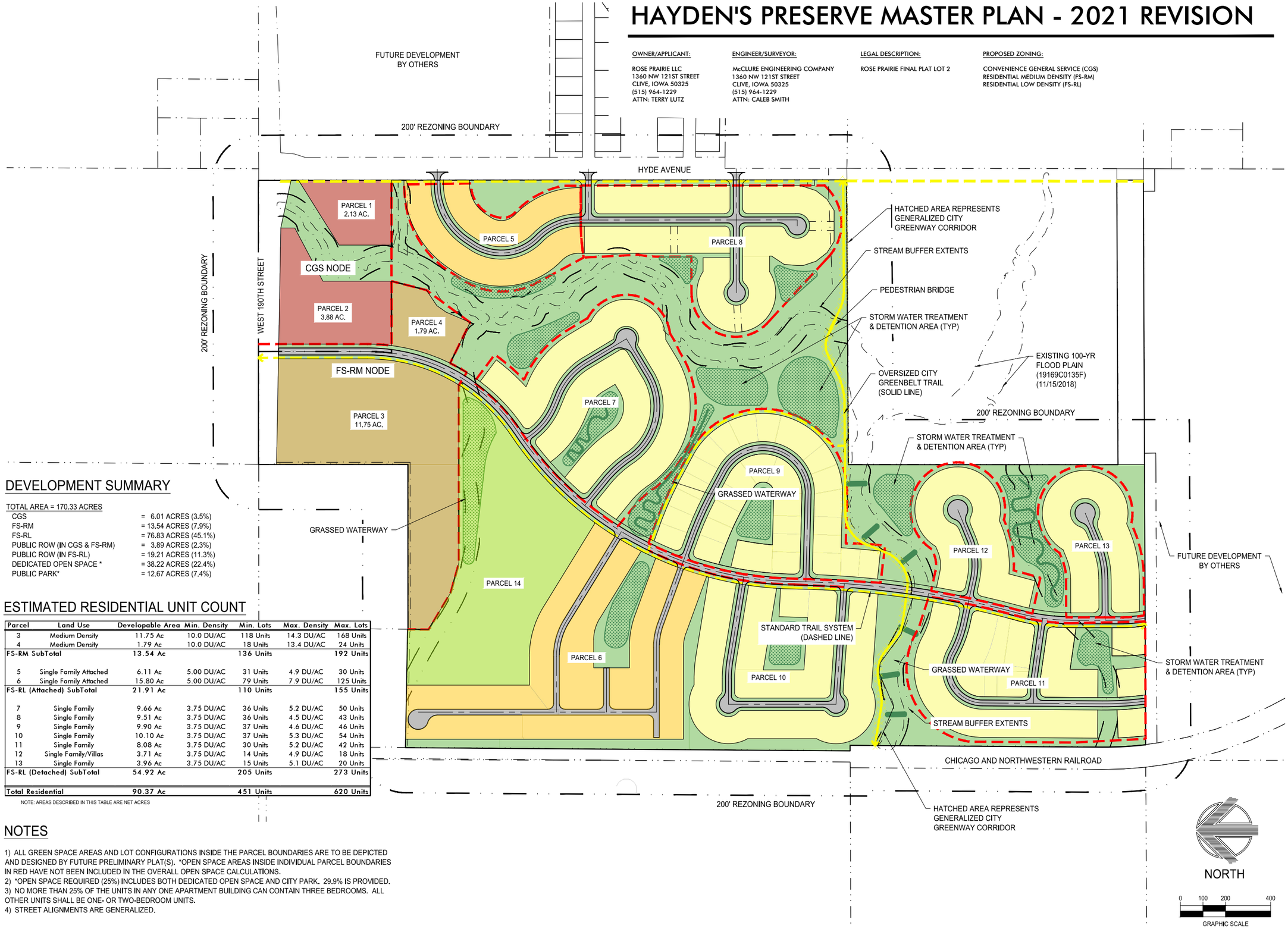
HAYDEN'S PRESERVE MASTER PLAN - 2021 REVISION

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)



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.

McCLURE ENGINEERING CO
building strong communities.
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Clive, Iowa 50325
515-964-1229
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HAYDEN'S PRESERVE REVISED
MASTER PLAN - 2021 REV.

AMES, IA
2212007
JUNE 3, 2021

REVISIONS

ENGINEER	DRAWN BY
J. BECKER	J. BECKER
CHECKED BY	FIELD BOOK NO.
C. SMITH	
DRAWING NO.	SHEET NO.
MP-01	1 / 1

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