

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)

2/15/2022
INFORMAL
UPDATE



building strong communities.

1360 NW 121ST Street
Clive, Iowa 50325
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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%)

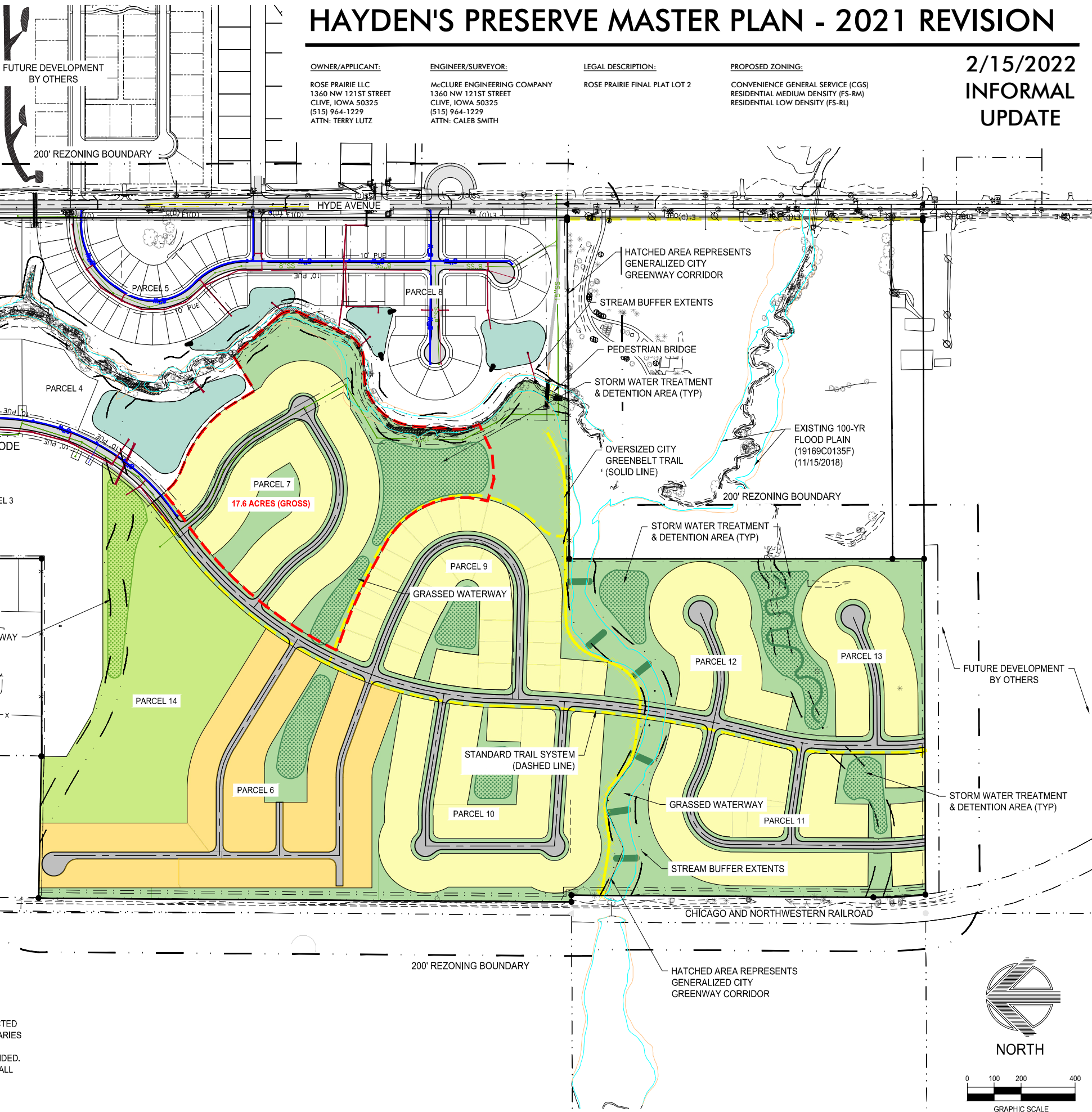
ESTIMATED RESIDENTIAL UNIT COUNT

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.



HAYDEN'S PRESERVE REVISED
MASTER PLAN - 2021 REV.

AMES, IA
2212007
JUNE 3, 2021

REVISIONS
2/15/22 INFORMAL UPDATE

ENGINEER
J. BECKER
CHECKED BY
C. SMITH

DRAWN BY
J. BECKER
FIELD BOOK NO.

DRAWING NO.
MP-01
SHEET NO.
1 / 1