

OUTLOT 'X' DEVELOPMENT SUMMARY

AREA: OUTLOT 'X' 1.47 ACRES (64,052 SF)
 ZONING: REZONE TO PUD
 SETBACKS: = 30'
 BUILDING SEPARATION = 12' SIDE TO SIDE
 30' BACK TO BACK
 20' BACK TO SIDE
 PROPOSED DENSITY = 5.44 DU/AC

UNIT SUMMARY

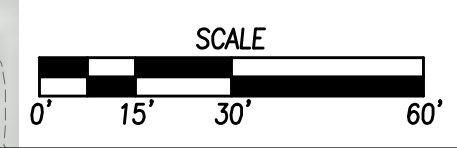
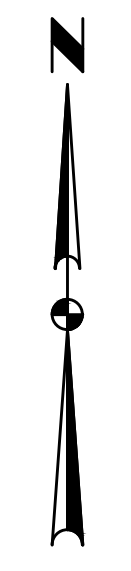
DEEPER RANCH UNITS: 6 UNITS
 (PROVIDED FROM SIMONSON)
 CARBON 2-PLEX: 4 UNITS
 TOTAL PROPOSED UNITS = 10 UNITS

BUILDING SQUARE FOOTAGES

BIRCH: 5644 SF
 WALNUT: 5290 SF
 RANCH: 5170 SF
 CARBON 2-PLEX: 4128 SF
 CARBON 4-PLEX: 8350 SF
 ROOFTOP: 8565 SF
 ROCKWELL: 6822 SF

PARKING REQUIREMENTS / CALCULATIONS

2 SPACES PER UNIT = 20 SPACES
 1 VISITOR SPACE PER 5 UNITS = 4 SPACES
 TOTAL REQUIRED = 24 SPACES
 TOTAL PROVIDED = 44 SPACES
 (20 GARAGE SPACES)
 (20 DRIVEWAY SPACES)
 (4 VISITOR SPACES)



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 PLOTTED BY: BRADON HUBBELL
 DATE: 6/29/2022 3:52 PM
 COMMENT: EXC

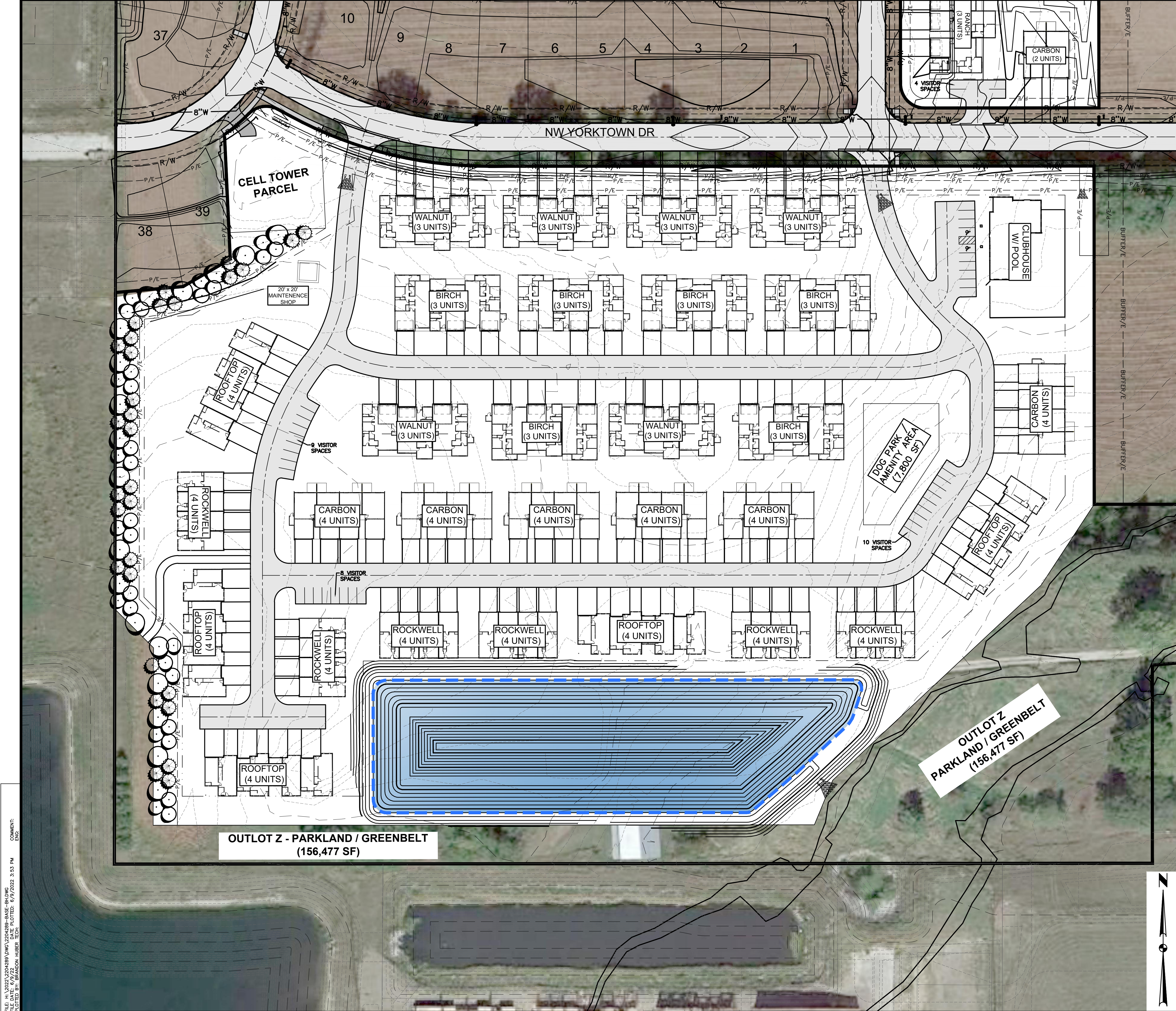
DATE	
REVISIONS	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	TECH:
ENGINEER:	

ESA
CIVIL DESIGN ADVANTAGE

PETERSEN MULTI-FAMILY
OUTLOT 'X' CONCEPT

WAUKEE, IOWA

1/4
2204.289



OUTLOT 'Y' DEVELOPMENT SUMMARY

AREA: OUTLOT 'Y' 14.37 ACRES (626,002 SF)
 ZONING: REZONE TO PUD
 SETBACKS: = 30'
 BUILDING SEPARATION = 12' SIDE TO SIDE
 30' BACK TO BACK
 20' BACK TO SIDE
 PROPOSED DENSITY = 7.24 DU/AC

UNIT SUMMARY

BIRCH:	6 TOTAL	18 UNITS
WALNUT:	6 TOTAL	18 UNITS
CARBON:	6 TOTAL	24 UNITS
ROOFTOP:	5 TOTAL	20 UNITS
ROCKWELL:	6 TOTAL	24 UNITS
TOTAL PROPOSED UNITS		= 104 UNITS

BUILDING SQUARE FOOTAGES

BIRCH:	5644 SF
WALNUT:	5290 SF
RANCH:	5170 SF
CARBON 2-PLEX:	4128 SF
CARBON 4-PLEX:	8350 SF
ROOFTOP:	8565 SF
ROCKWELL:	6822 SF

PARKING REQUIREMENTS / CALCULATIONS

2 SPACES PER UNIT	= 208 SPACES
1 VISITOR SPACE PER 5 UNITS	= 21 SPACES
TOTAL REQUIRED	= 229 SPACES
TOTAL PROVIDED	= 423 SPACES
	(208 DRIVEWAY SPACES)
	(188 GARAGE SPACES)
	(27 VISITOR SPACES)

NOTES:
 1. NOT INCLUDED IN THE PARKING SPACE CALCULATION ABOVE, WE HAVE ADDED SPACES FOR THE CLUBHOUSE/POOL WHICH WILL PROVIDE AN ADDITIONAL 10 SPACES

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 COMMENT: EXISTING
 PLOTTED BY: BRADON HUBER TECH
 PLOTTED: 6/27/2022 3:53 PM

DATE		REVISIONS		TECH:		ENGINEER:	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400							
 CIVIL DESIGN ADVANTAGE							
PETERSEN MULTI-FAMILY OUTLOT 'Y' CONCEPT							
WAUKEE, IOWA							
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