

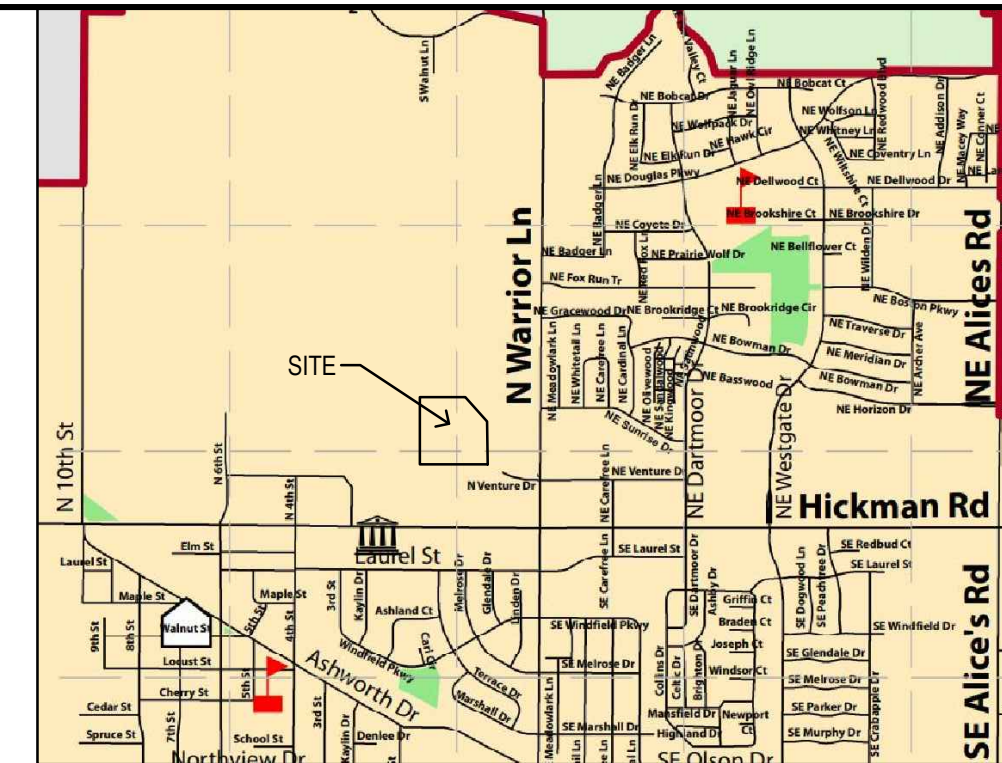
PRELIMINARY - NOT FOR CONSTRUCTION

# THE COMMONS AT GREENWAY PARK DEVELOPMENT PLAN

**PROPERTY DESCRIPTION:**  
 PARCEL 18-147, AND THE NORTH 1/2 OF PARCEL 18-146, LYING SOUTH OF AND ADJACENT TO PARCEL 18-147, AND PARCEL 18-148 AND A 35.00 FOOT WIDE STRIP OF LAND LOCATED IN THE SW 1/4 OF THE SE 1/4, OF SECTION 28, TOWNSHIP 79, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA, LYING SOUTH OF AND ADJACENT TO PARCEL 18-146.  
 ALL ABOVE PARCELS AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 2018 AT PAGE 23747, IN THE DALLAS COUNTY RECORDER'S OFFICE.  
 SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.  
 SAID TRACT OF LAND CONTAINS 22.41 ACRES.

**OWNER/PREPARED FOR:**  
 SIGNATURE DEVELOPMENT OF IOWA, LLC  
 4800 E 57TH STREET SUITE A  
 SIOUX FALLS, SD 57108

**PREPARED BY:**  
 BISHOP ENGINEERING  
 3501 104TH STREET  
 URBANDALE, IA 50322



VICINITY MAP  
NOT TO SCALE

UNIT SIZE/QUANTITY		
UNIT TYPE	SF	QUANTITY
A	1280	18
B	1072	26
B3	1072	2
C	934	18
D1	607	19
D2	607	6
D-ADA	664	1
E	1104	70
T	1405	76
T1	1493	16

**EXISTING ZONING**  
A-1 AGRICULTURAL

**PROPOSED ZONING:**  
R-4 ROW DWELLING AND TOWNHOME DISTRICT  
CITY ORDINANCE 301.14

**BULK REGULATIONS (PER CITY ORDINANCE 301.14 AT TIME OF PRELIMINARY PLATTING):**

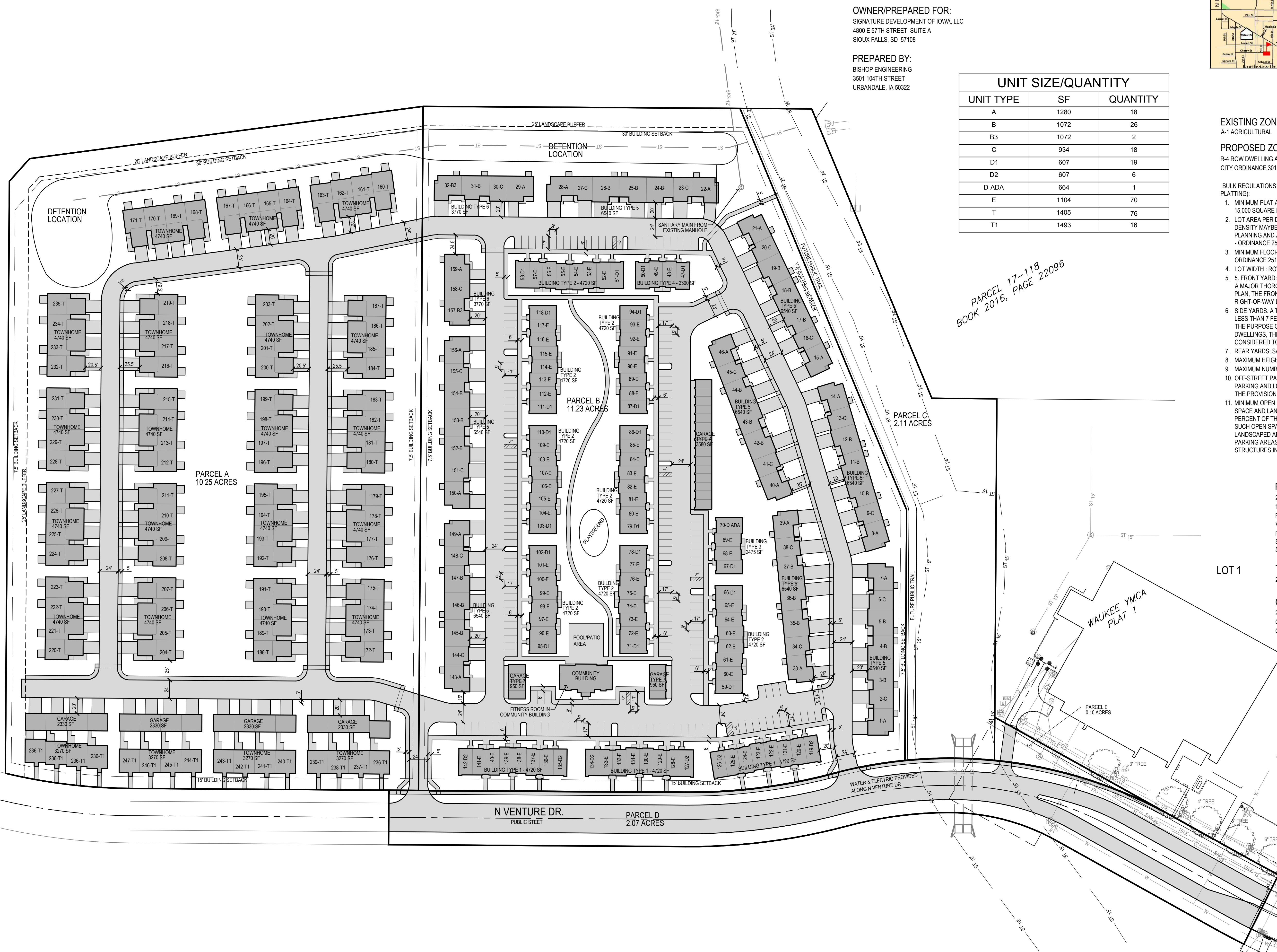
- MINIMUM PLAT AREA (THE AREA WITHIN THE PERIMETER OF THE PLAT): 15,000 SQUARE FEET
- LOT AREA PER DWELLING UNIT: 3,500 SQUARE FEET PER UNIT (HIGHER DENSITY MAYBE ALLOWED UPON REVIEW AND APPROVAL BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.) JUNE 6, 2005 - ORDINANCE 2518
- MINIMUM FLOOR AREA: 800 SQUARE FEET PER UNIT. JUNE 6, 2005 - ORDINANCE 2519
- LOT WIDTH : ROW DWELLINGS - 20 FEET PER UNIT; 75 FT OVERALL
- FRONT YARD: 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A MAJOR THOROUGHFARE SHOWN ON THE OFFICIAL MAJOR STREET PLAN, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.
- SIDE YARDS: A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING. FOR THE PURPOSE OF DETERMINING SIDE YARD REQUIREMENTS IN ROW DWELLINGS, THE ENTIRE ROW DWELLING STRUCTURE SHALL BE CONSIDERED TO BE ONE BUILDING.
- REAR YARDS: SAME AS IN "R-2" DISTRICT.
- MAXIMUM HEIGHT: SAME AS IN "R-2" DISTRICT.
- MAXIMUM NUMBER OF STORIES: SAME AS IN "R-2" DISTRICT.
- OFF-STREET PARKING AND LOADING SPACES FOR OFF-STREET PARKING AND LOADING SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 301.27.
- MINIMUM OPEN SPACE: THE TOTAL LAND AREA DEVOTED TO OPEN SPACE AND LANDSCAPING SHALL NOT BE LESS THAN TWENTY (20) PERCENT OF THE GROSS LAND AREA INCLUDED IN THE BUILDING LOT. SUCH OPEN SPACE SHALL BE MAINTAINED AS GRASSED AND LANDSCAPED AREA AND SHALL NOT INCLUDE ACCESS DRIVES, PARKING AREAS, STRUCTURES OR BUILDINGS, EXCEPT ORNAMENTAL STRUCTURES INCLUDED AS PART OF THE LANDSCAPING THEME.

**PARKING REQUIREMENTS:**

- 2 SPACES PER DWELLING UNIT
- 1 VISITOR SPACE PER 5 DWELLING UNITS (PRIVATE STREETS)
- PARKING REQUIRED: 504 TOTAL SPACES
- VISITOR PARKING REQUIRED: 32 SPACES
- PROPOSED PARKING: 312 (2 PER DRIVEWAY) + 32 VISITOR SPACES + 171 PARKING STALLS 23 GARAGE STALLS = 539 SPACES (INCL. 6 HC STALLS)

**TOTAL AREA OF DEVELOPMENT:**  
21.47 ACRES (935,315 SF) MORE OR LESS

**OPEN SPACE REQUIREMENTS:**  
 20% GROSS LAND AREA  
 OPEN SPACE REQUIRED= 21.47AC \* 20% = 4.29 AC  
 OPEN SPACE PROVIDED= 9.82 AC (45.7%)

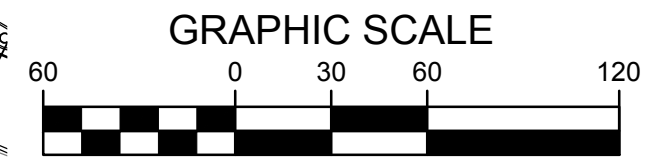


PARCEL 17-118  
BOOK 2016, PAGE 22096

THE COMMONS AT GREENWAY PARK  
S28-T79N-R26W, N VENTURE DR - WAUKEE, IA

DEVELOPMENT PLAN

REFERENCE NUMBER:	
DRAWN BY:	CLT
CHECKED BY:	JEJ
REVISION DATE:	
PROJECT NUMBER:	180300
SHEET NUMBER:	1 OF 1



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