

ROSE PRAIRIE - REVISED MASTER PLAN

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)



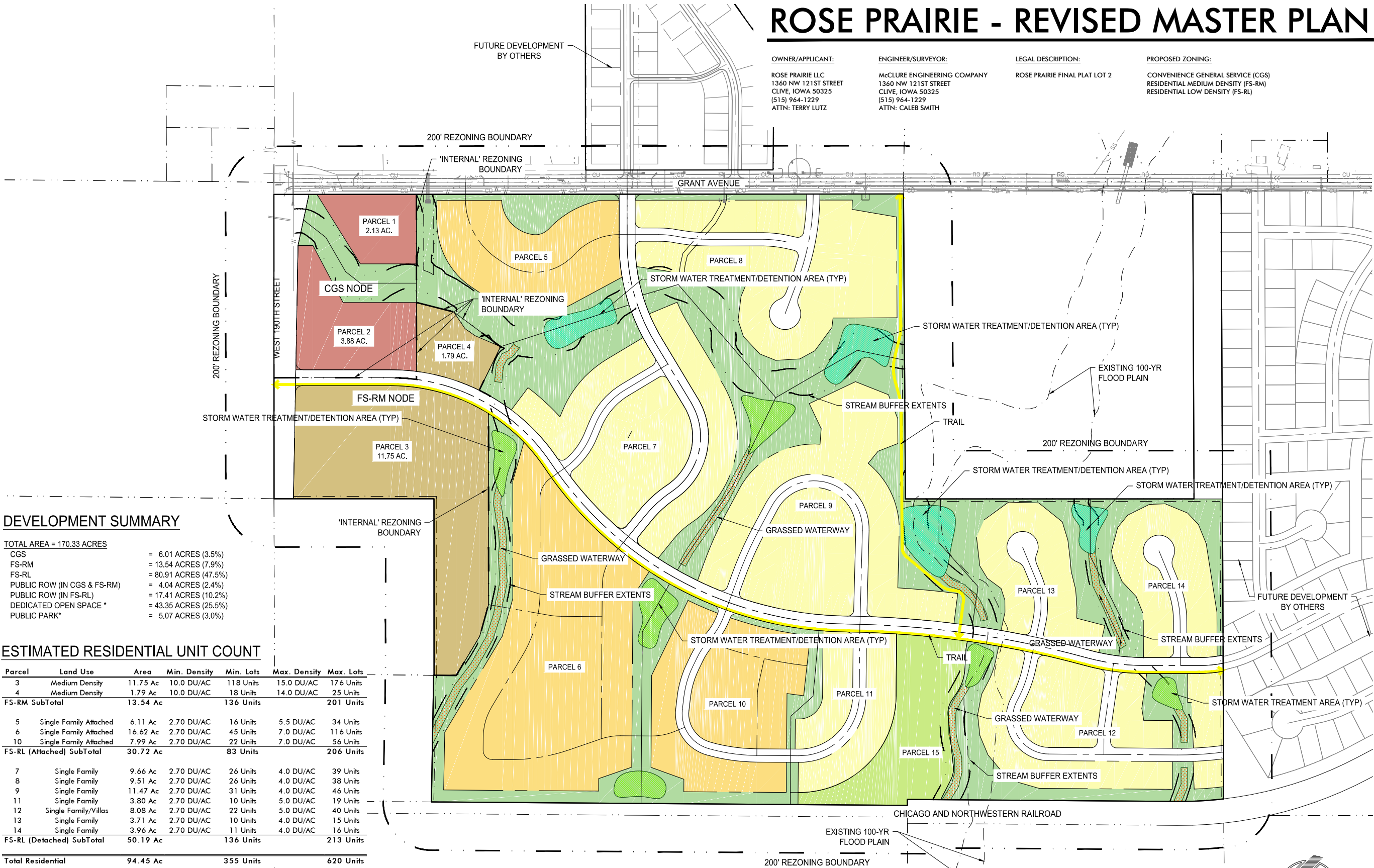
McCLURE
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building strong communities.

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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	= 80.91 ACRES (47.5%)
PUBLIC ROW (IN CGS & FS-RM)	= 4.04 ACRES (2.4%)
PUBLIC ROW (IN FS-RL)	= 17.41 ACRES (10.2%)
DEDICATED OPEN SPACE *	= 43.35 ACRES (25.5%)
PUBLIC PARK *	= 5.07 ACRES (3.0%)

ESTIMATED RESIDENTIAL UNIT COUNT

Parcel	Land Use	Area	Min. Density	Min. Lots	Max. Density	Max. Lots
3	Medium Density	11.75 Ac	10.0 DU/AC	118 Units	15.0 DU/AC	176 Units
4	Medium Density	1.79 Ac	10.0 DU/AC	18 Units	14.0 DU/AC	25 Units
FS-RM SubTotal		13.54 Ac		136 Units		201 Units
5	Single Family Attached	6.11 Ac	2.70 DU/AC	16 Units	5.5 DU/AC	34 Units
6	Single Family Attached	16.62 Ac	2.70 DU/AC	45 Units	7.0 DU/AC	116 Units
10	Single Family Attached	7.99 Ac	2.70 DU/AC	22 Units	7.0 DU/AC	56 Units
FS-RL (Attached) SubTotal		30.72 Ac		83 Units		206 Units
7	Single Family	9.66 Ac	2.70 DU/AC	26 Units	4.0 DU/AC	39 Units
8	Single Family	9.51 Ac	2.70 DU/AC	26 Units	4.0 DU/AC	38 Units
9	Single Family	11.47 Ac	2.70 DU/AC	31 Units	4.0 DU/AC	46 Units
11	Single Family	3.80 Ac	2.70 DU/AC	10 Units	5.0 DU/AC	19 Units
12	Single Family/Villas	8.08 Ac	2.70 DU/AC	22 Units	5.0 DU/AC	40 Units
13	Single Family	3.71 Ac	2.70 DU/AC	10 Units	4.0 DU/AC	15 Units
14	Single Family	3.96 Ac	2.70 DU/AC	11 Units	4.0 DU/AC	16 Units
FS-RL (Detached) SubTotal		50.19 Ac		136 Units		213 Units
Total Residential		94.45 Ac		355 Units		620 Units

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) STREET ALIGNMENTS ARE GENERALIZED.
- 3) *OPEN SPACE REQUIRED (25%) INCLUDES BOTH DEDICATED OPEN SPACE AND CITY PARK. 28.5% IS PROVIDED.
- 4) 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.

ROSE PRAIRIE REVISED MASTER PLAN

AMES, IA
2212007
AUGUST 10, 2016

REVISIONS

ENGINEER
C. SMITH
CHECKED BY
C. SMITH

DRAWN BY
J. BECKER
FIELD BOOK NO.

DRAWING NO.
MP-01

SHEET NO.
1 / 1

