

Springs at Prairie Crossing

Waukee, IA

Alice's Road, West Side



SITE SUMMARY

TOTAL ACREAGE	21.13 ACRES
TOTAL UNIT COUNT	260 UNITS
DENSITY	12.30 UNITS / AC
STORMWATER MGMT AREA	
TOTAL SITE COVERGAE	2.53 ACRES
OPEN SPACE RATIO	11.67 ACRES
	33%

BUILDING INFORMATION

BUILDING TOTALS:

BUILDING CT / TYPE	UNITS	GARAGES
B4 - BUILDINGS (20 DU/BLDG)	180	72
B16 - BUILDINGS (16 DU/BLDG)	80	40
TOTAL:	260	112

GENERAL UNIT MIX:

STUDIO	28	11%
1BR	92	35%
2BR	102	39%
3BR	38	15%
TOTAL	260	100%

PARKING INFORMATION

GARAGE TOTALS:

NUMBER OF ATTACHED	112 GARAGES
TANDEM GARAGE SPACES	28 GARAGES
NUMBER OF STAND ALONE	31 GARAGES
TOTAL GARAGES	171 GARAGES

OVERALL GARAGES per UNIT 0.66

PARKING REQUIRED PER CODE 572 SPACES

APRON PARKING SPACES 84 SPACES

SURFACE PARKING AMOUNT: 317 SPACES

TOTAL PROVIDED PARKING: 572 SPACES (17 ADA)

UNIT PARKING RATIO 2.20

COVERED PARKING RATIO 0.30

CLUBHOUSE PARKING 16 SPACES* (2 ADA)

*Not included in Parking Cakes

DESIGN CRITERIA / SITE INFORMATION:

PARKING STALLS:	9' X 19'
DRIVES:	9'x17'
	24'
BUILDING SETBACKS:	FRONT: 30'
	SIDE: 15'
	REAR: 30'

