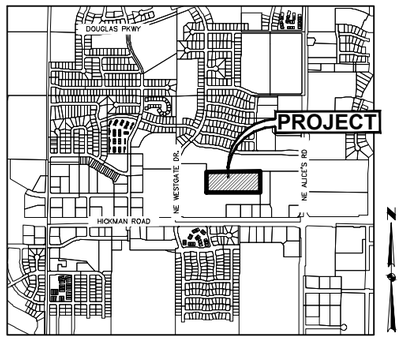
BRICKTOWNE AT PRAIRIE CROSSING

P.U.D. CONCEPTUAL PLAN

VICINITY MAP



OWNER

ALICES LC
KNAPP PROPERTIES INC.
5000 WESTOWN PARKWAY, SUITE 400
WEST DES MOINES, IA 50266

APPLICANT

JENSEN GROUP
CONTACT: DICKSON JENSEN
4611 MORTENSEN ROAD, SUITE 106
AMES, IA 50014
PHONE (515) 233-2752

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: ERIN OLLENDIKE
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IA 50111
PH. (515) 369-4400

ZONING

EXISTING:	C1-B: LARGE SCALE COMMERCIAL DISTRICT
PROPOSED:	R-5: PLANNED UNIT DEVELOPMENT W/ UNDERLYING R-3: RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT

PARKING REQUIREMENTS

PARKING REQUIRED:

(30) 2 BEDROOM UNIT	= 2 SPACES / UNIT
(270) 1 BEDROOM UNIT	= 1.5 SPACES / UNIT
1 SPACE / 5 UNITS	= 60 GUEST SPACES
TOTAL REQUIRED	= 525 SPACES

PARKING PROVIDED:

STANDARD PARKING	= 519 SPACES
ACCESSIBLE PARKING	= 12 SPACES
TOTAL PROVIDED	= 531 SPACES

BULK REGULATIONS

MINIMUM LOT AREA	= 10,000 SF
MINIMUM FLOOR AREA	= 750 SF
BUILDING SEPARATION	=

SETBACKS:

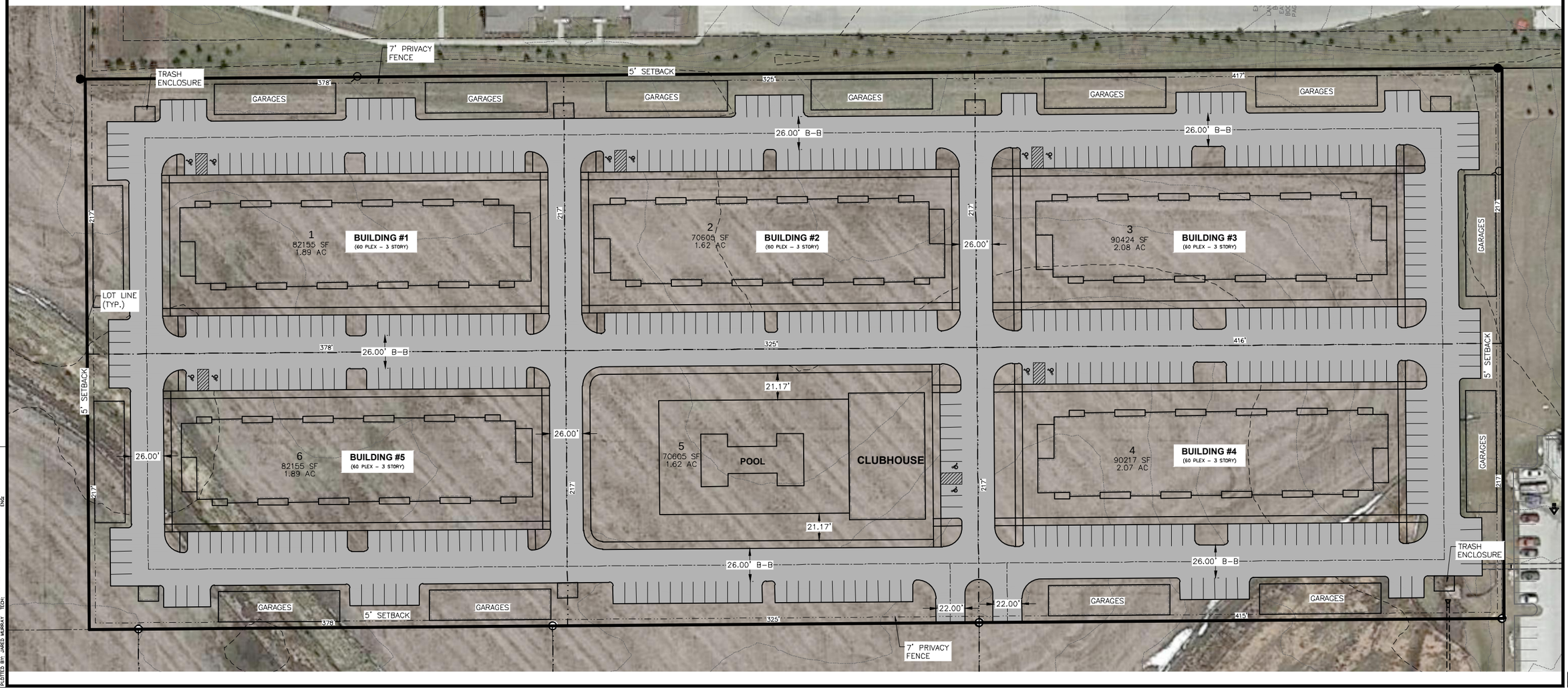
FRONT YARD	= 5 FT
REAR YARD	= 5 FT
SIDE YARD	= 5 FT

PARKLAND DEDICATION

HIGH DENSITY / MULTI-FAMILY RESIDENTIAL

300 UNITS * 1.75 PEOPLE/UNIT = 504 PEOPLE
504 PEOPLE * 6.0 / 1000 = 3.15 ACRES

SCALE
0' 20' 40' 80'



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PLOT DATE: 9/19/2018 9:10 PM
PLOTTED BY: JARED MURRAY

COMMENT:
ENG:

DATE	REVISIONS
09/18/18	1ST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH:
ENGINEER: EKO

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

BRICKTOWNE AT PRAIRIE CROSSING
P.U.D. CONCEPTUAL PLAN

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