PROPERTY DESCRIPTION

AS RECORDED IN BOOK 2015, PAGE 12509

PARCEL "B" OF THE AMENDED SURVEY OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 SW 1/4) OF SECTION THREE (3), TOWNSHIP SEVENTY-EIGHT (78) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., CITY OF WAUKEE, AS SHOWN IN BOOK 2009 AT PAGE 20329 IN THE OFFICE OF THE RECORDER OF DALLAS COUNTY, IOWA.

AND

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 SW 1/4) OF SECTION THREE (3), TOWNSHIP SEVENTY-EIGHT (78) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA, EXCEPT PARCEL "A" OF THE SURVEY RECORDED IN BOOK 2009, PAGE 18393 AND EXCEPT PARCEL "B" OF THE AMENDED SURVEY RECORDED IN BOOK 2009, PAGE 20329.

OWNER/DEVELOPER

MAPLE GROVE PLACE, LLC.
P.O. BOX 373
JOHNSTON, IA 50131
CONTACT: WILL VAN ZEE
PH: (515) 480-4560

LAND USE

MEDIUM DENSITY RESIDENTIAL

ZONING

EXISTING: K-MF - ROWHOUSE: KETTLESTONE MULTI-FAMILY ROWHOUSE DISTRICT
PROPOSED: K-MF - ROWHOUSE: KETTLESTONE MULTI-FAMILY ROWHOUSE DISTRICT WITH PD-1 OVERLAY

TOTAL ACREAGE

24.50 AC

BULK REGULATIONS

30' BUILDING SETBACK ALONG SE WACO PLACE
20' FRONT YARD SETBACK FROM PRIVATE DRIVE AND OR SIDEWALK
35' REAR YARD SETBACK
5' SIDE YARD SETBACK (10' TOTAL BUILDING SEPARATION)
MINIMUM VILLA LOT WIDTH = 43'
MINIMUM ROW HOUSE LOT WIDTH = 27'
MAXIMUM ROW HOUSE UNITS = 6

MARK	REVISION	DATE	BY
Engineer: EDC	Checked By: EDC	Scale: 1"= 60'	
Technician: JWM	Date: 7-12-18	Field Bk:	Pg:

Project No: 116.0698

Sheet 1 of 1

WAUKEE, IA

MAPLE GROVE PLACE

CONCEPT PLAN 7-13-18

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 116.0698

Sheet 1 of 1

Snyder
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