

# DEVELOPMENT PLAN

## LA GRANT & UNIVERSITY TOWNHOMES

### WAUKEE, IOWA

**OWNER**  
 PHILIP E. BRODERICK TRUST  
 PHILIP E. BRODERICK, TRUSTEE  
 9225 CASCADE AVENUE #2204  
 WEST DES MOINES, IOWA 50266

**DEVELOPER**  
 HUBBELL REALTY COMPANY  
 MATT WELLER  
 6900 WESTOWN PARKWAY  
 WDM, IA 50266

**LEGAL DESCRIPTION**  
 A PART OF LOT GOVERNMENT LOT 1, IN SECTION 5, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 'A', GLYNN VILLAGE PLAT 1; THENCE NORTH 89°54'59" WEST ALONG THE NORTHERLY LINE OF SAID GLYNN VILLAGE PLAT 1, A DISTANCE OF 956.10 FEET TO THE NORTHWEST CORNER OF LOT 165; THENCE NORTH 00°22'59" EAST CONTINUING ALONG SAID NORTHERLY LINE, 839.44 FEET TO THE NORTH LINE OF SAID SECTION 5; THENCE SOUTH 89°48'41" EAST ALONG SAID NORTH LINE, 956.06 FEET TO THE NORTHEAST CORNER OF SAID SECTION 5; THENCE SOUTH 00°22'51" WEST ALONG THE EAST LINE OF SAID SECTION 5, A DISTANCE OF 837.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.41 ACRES (801,733 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**ZONING**  
 CURRENT ZONING: A-1 AGRICULTURAL DISTRICT - 18.41 ACRES

PROPOSED ZONING: R-4 ROW DWELLING AND TOWNHOME DWELLING DISTRICT WITH PD-1 PLANNED DEVELOPMENT OVERLAY - 18.41 ACRES

**PROPOSED SETBACK REQUIREMENTS**

**PERIMETER SETBACKS**  
 UNIVERSITY / LA GRANT ROW: 25 FEET  
 WEST BOUNDARY (ADJACENT R-1): 25 FEET  
 SOUTH BOUNDARY (ADJACENT R-4): 15 FEET

**MINIMUM BUILDING SETBACKS**  
 SIDE TO SIDE SEPARATION: 15 FEET  
 SIDE TO FRONT/REAR SEPARATION: 30 FEET  
 REAR TO REAR SEPARATION: 30 FEET  
 GARAGE TO DRIVE: 20 FEET OR 25 FEET WITH SIDEWALK  
 DRIVE TO HOUSE: 10 FEET

**PARK REQUIREMENTS**  
 AREA = # LOTS X 2.25 X 6 / 1000 = 129 X 2.25 X 6 / 1000 = 1.74 ACRES

PROVIDED = TBD

**UNIT SUMMARY**

R UNITS = 38  
 J UNITS = 36  
 M UNITS = 53  
 T UNITS = 2

TOTAL = 129

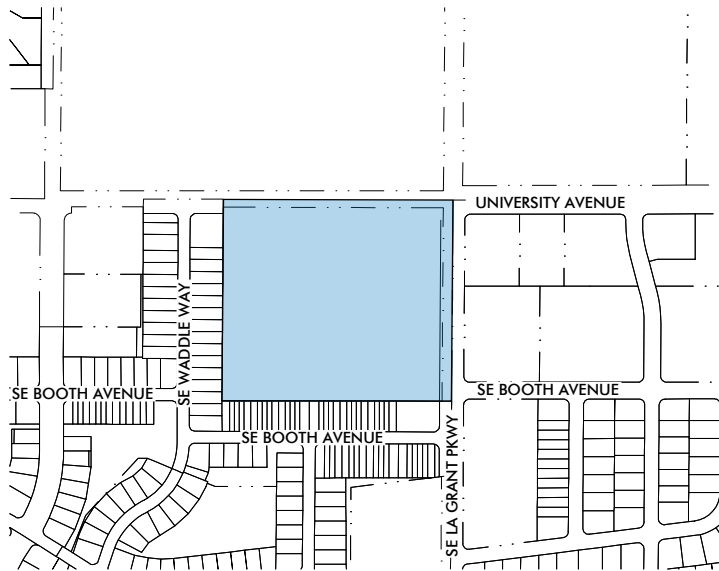
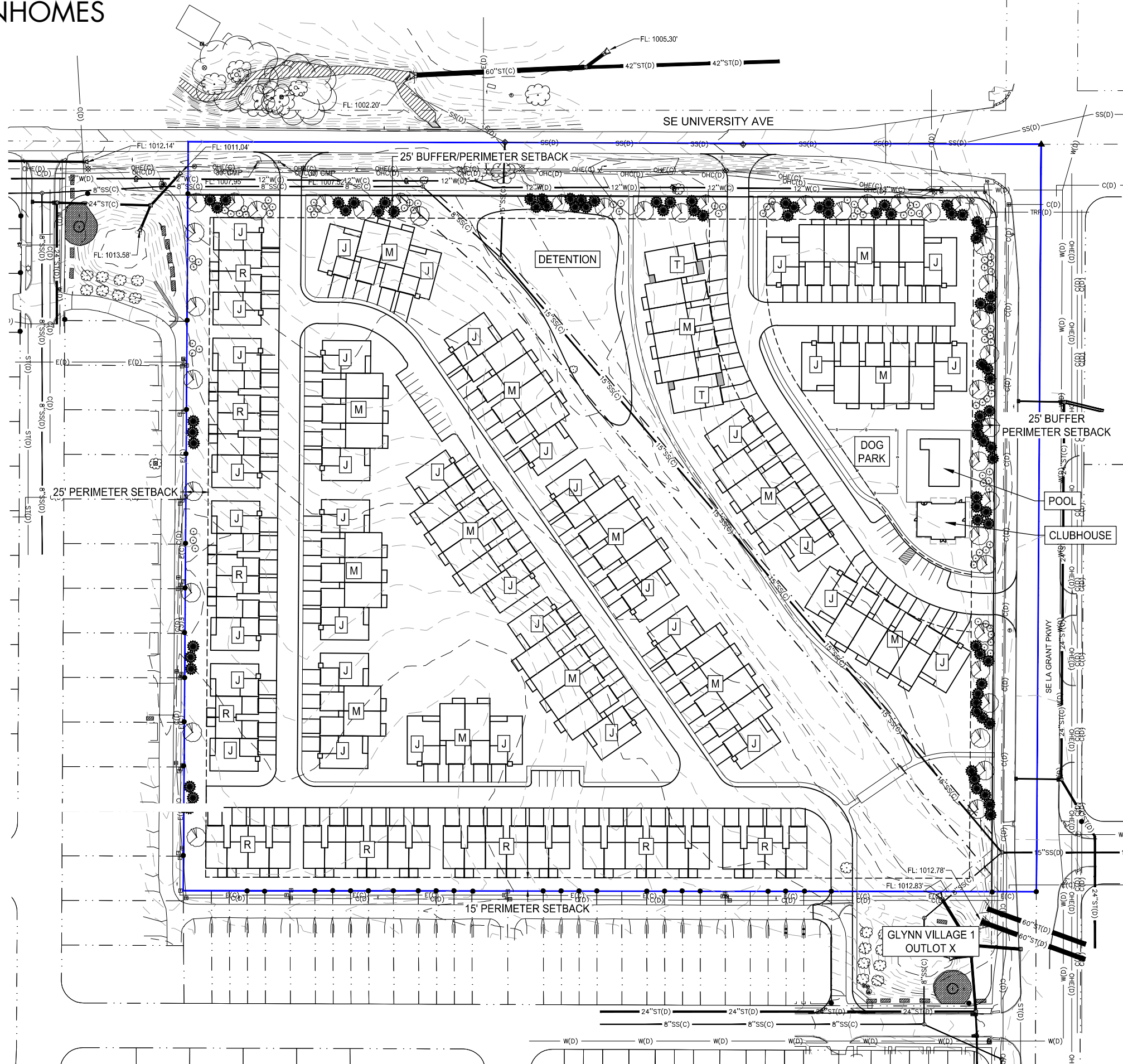
**PARKING SUMMARY**

REQUIRED - 1 STALL PER 5 UNITS  
 129 UNITS / 5 = 26 STALLS

PROVIDED - 26 STALLS

**GENERAL NOTES**

- UNIVERSITY ACCESSES SHOWN MAY BE RESTRICTED TO RIGHT-IN/RIGHT/OUT TRAFFIC AT THE TIME UNIVERSITY AVENUE IS RECONSTRUCTED.
- THERE IS A BLANKET EXISTING SHARED DRIVE EASEMENT OVER GLYNN VILLAGE 1 OUTLOT X AND IS RECORDED ON BK 2006 PG 3293.



**VICINITY SKETCH**  
 SCALE: 1" = 800'



building strong communities.

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**NOTICE**  
 McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.



**LA GRANT & UNIVERSITY TOWNHOMES REZONING CONCEPT**  
 WAUKEE, IOWA  
 20218023  
 MAY 8, 2019

REVISIONS  
 JUNE 10, 2019 (CITY COMMENTS)

ENGINEER: C. SMITH  
 DRAWN BY: C. SMITH  
 CHECKED BY: FIELD BOOK NO.

DRAWING NO. RZ-02  
 SHEET NO. 03 / 03