

SITE OPD EXHIBIT LOT 59, PRAIRIE VILLAGE TIFFIN, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER / APPLICANT:
ADVANTAGE CUSTOM BUILDERS
740 LIBERTY WAY, STE. 1
NORTH LIBERTY, IA 52317

APPLICANT'S ATTORNEY:
MATTHEW J. ADAM
1150 5TH STREET, SUITE 170
CORALVILLE, IOWA, 52241

LEGAL DESCRIPTION

LOT 59 OF PRAIRIE VILLAGE - PART 1, TIFFIN, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF, CONTAINING 6.40 ACRES, AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PROPOSAL

APPLICANT PLANS TO DEVELOP A 6.40 ACRE OPD CONSISTING OF 68 UNITS IN 22 BUILDINGS.

DEVELOPMENT CHARACTERISTICS:

UNDERLYING ZONING: R-4

BUILDING CHARACTERISTICS (BUILDING COVERAGE):

6 - 2 UNIT BUILDING "UNIT B" (1,378 SF) (12 UNITS)	16,536 SF
3 - 3 UNIT BUILDING "OTHER" (740 SF) (9 UNITS)	6,660 SF
5 - 3 UNIT BUILDING "UNIT A" (1,454 SF) (15 UNITS)	21,810 SF
1 - 4 UNIT BUILDING "OTHER" (740 SF) (4 UNITS)	2,960 SF
7 - 4 UNIT BUILDING "UNIT C" (935 SF) (28 UNITS)	26,180 SF

LOT CHARACTERISTICS:

LOT AREA	278,821 SF (100%)
BUILDING AREA	74,606 SF (26.8%)
PAVING AREA	58,104 SF (20.8%)
GREEN SPACE AREA	146,111 SF (52.4%)

LOT AREA = 278,821 SF (6.40 AC.)

DENSITY = 10.63 UNITS/AC. (68/6.40)

SETBACKS (R-4)

- FRONT = 50' (OAKDALE BOULEVARD)
- FRONT = 20' (ALL OTHERS)
- STREET SIDE = 15'
- SIDE = 10' / 12'
- REAR = 30'

DENSITY COMPARISON (R-4)

- MIN. LOT AREA: 16,000 SF
- LOT 59 AREA: 278,821 / 16,000 = 17.43 LOTS MAX.
- 17.43 X 4 = 69 UNITS MAX. (10.78 UNITS/AC.)

PARKING REQUIREMENTS:

2 SPACES REQUIRED PER UNIT (68 UNITS x 2)	136 SPACES
1 SPACE REQUIRED PER 4 UNITS (68 UNITS / 4)	17 SPACES
TOTAL SPACES REQUIRED	153 SPACES

REQUIRED

GARAGE PARKING PROVIDED	103 SPACES
ON-SITE PARKING PROVIDED	103 SPACES
TOTAL SPACES PROVIDED	206 SPACES

PROVIDED

BICYCLE PARKING FOR THE UNITS WILL BE PROVIDED IN THE GARAGE.

REQUIRED BUILDING SETBACKS

SETBACK	R-4	PROPOSED OPD
OAKDALE BOULEVARD	20 FEET	20 FEET
ELLA AVENUE	20 FEET	20 FEET
LESLIE LANE	20 FEET	20 FEET
IRONWOOD LANE	20 FEET	20 FEET
MAXIMUM BUILDING HEIGHT	2.5 STORIES	38 FEET
	OR 38 FEET	

LANDSCAPE REQUIREMENTS:

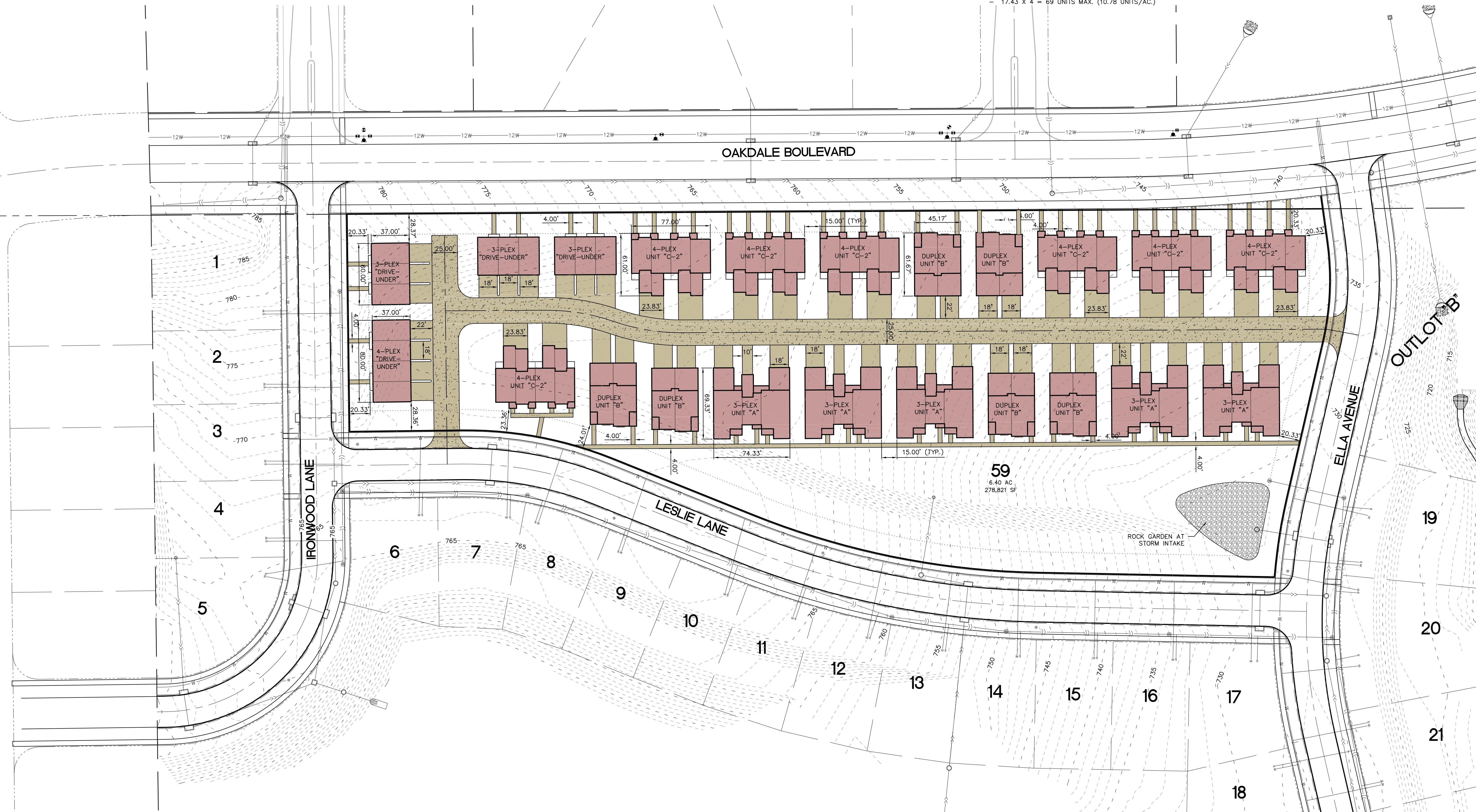
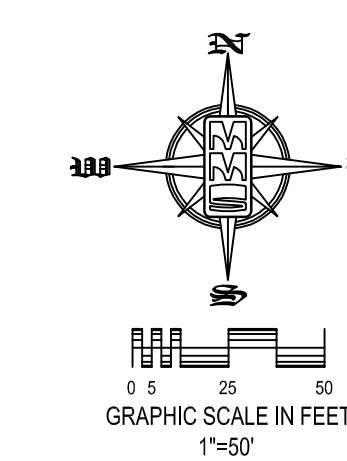
- 1 TREE PER 550 SF OF BUILDING COVERAGE (74,606 SF / 550) = 136 TREES REQUIRED
- 1 TREE PER 60 LF OF PUBLIC RIGHT-OF-WAY (2,453 LF / 60) = 41 TREES REQUIRED
- 136 TREES PROVIDED

NOTES:

- ALL PROPOSED STREETS AND DRIVES WILL BE PRIVATE.
- STORMWATER WILL BE PROVIDED IN THE DETENTION BASIN LOCATED IN PRAIRIE VILLAGE PART 1.

ITEMS PROPOSED WITHIN OPD NOT MEETING R-4 ZONING:

- 50' FRONT SETBACK ALONG OAKDALE BOULEVARD, (20' REQUESTED)
- TREES TO BE ALLOWED WITHIN RIGHT-OF-WAY



6.40 AC.



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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(319) 351-8282
www.mmsconsultants.net

Date	Revision
12-17-18	CITY REVIEW COMMENTS - MAK
01-15-19	CITY REVIEW COMMENTS - MAK

CONCEPT SITE PLAN

**LOT 59
PRAIRIE VILLAGE**

TIFFIN
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.	
Date:	11-28-2018
Designed By:	JDM
Drawn By:	BAH
Checked By:	RLA
Project No:	IOWA CITY 6992-271
Field Book No:	
Scale:	1" = 50'
Sheet No:	1
of:	2

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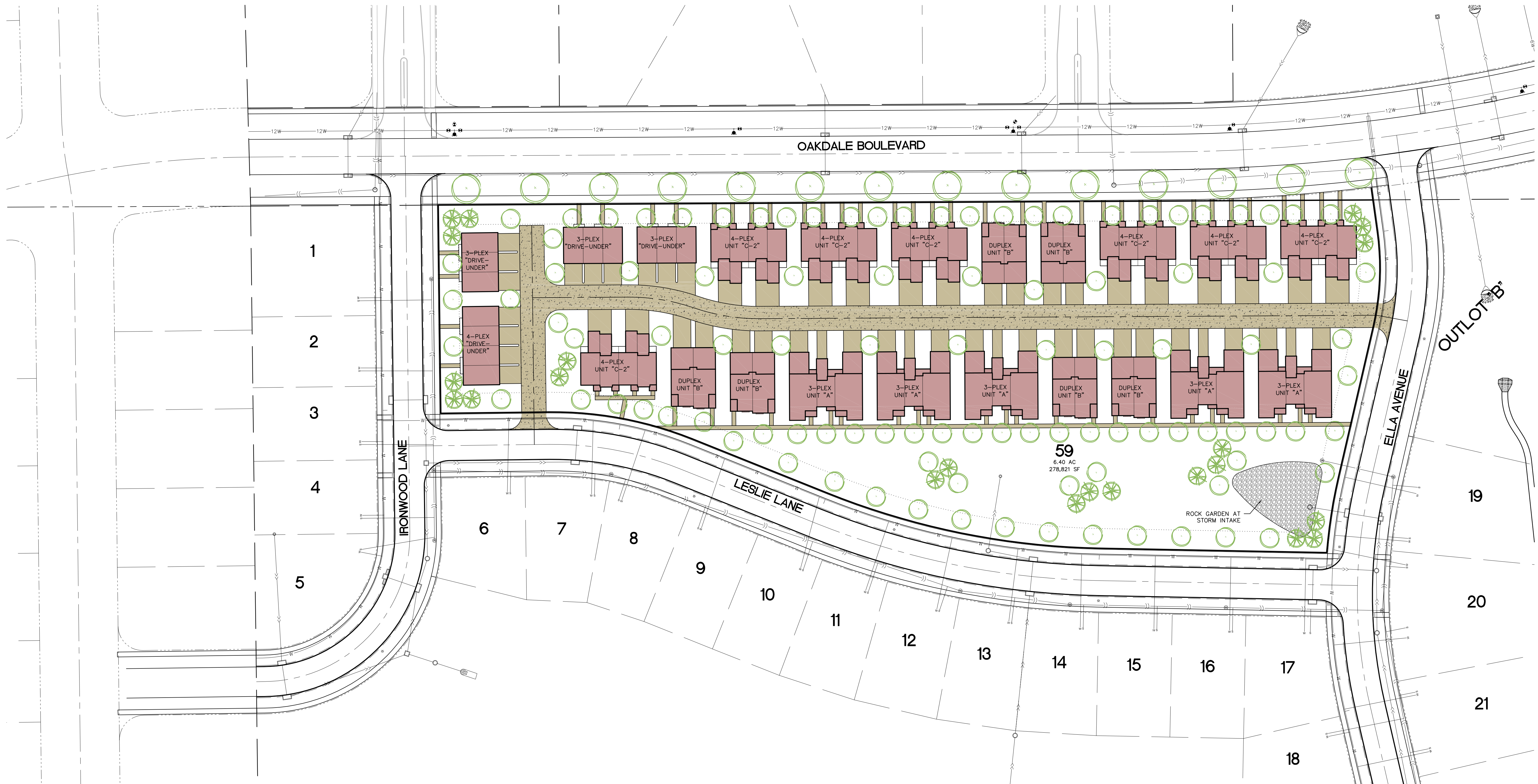
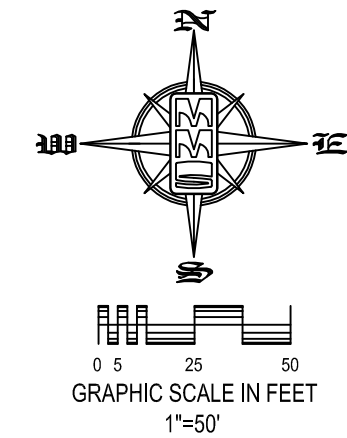
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LANDSCAPE REQUIREMENTS:
1 STREET TREE FOR EVERY 60' OF FRONTAGE, ON LOTS WITH MULTIPLE FRONTAGES.
- 2,452.35 / 60 = 41 REQUIRED STREET TREES
1 TREE PER 550 SF OF BUILDING COVERAGE.
- 74,606 / 550 = 136 REQUIRED TREES
136 PROVIDED TREES



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12-17-18	CITY REVIEW COMMENTS -MAK
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CONCEPT SITE PLAN (LANDSCAPING)

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PRAIRIE VILLAGE

TIFFIN
JOHNSON COUNTY
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