



TEMPLE

CONSTRUCTION | DEVELOPMENT | BROKERAGE



Shadow Creek Heights

Meredith Dr.

Clive, IA 50325

- Land (ac):
26.86
- Sales Price:
\$2,700,000
\$100,521/acre (\$2.31/PSF)
- Use:
Residential (Medium & Single)
- Existing PUD:
82 Townhomes
29 Single-Family Lots
- Location:
SE Corner of Meredith Dr
and Westgate Pkwy.,
- Parcel ID:
1222100037 & 1222100036
- Development Ready
Utilities in place

Colton Pfeifer

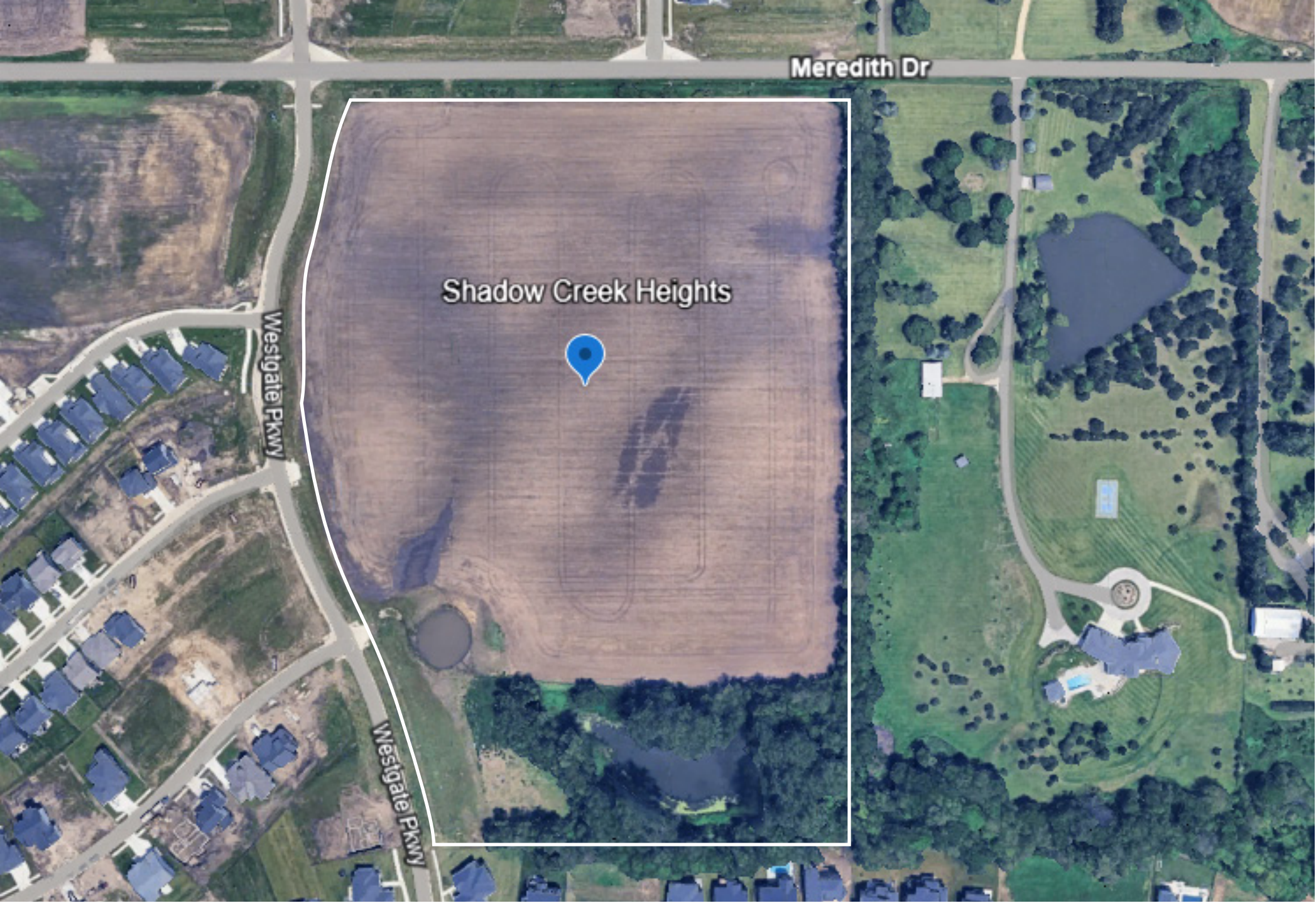
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Meredith Dr

Shadow Creek Heights



Westgate Pkwy

Westgate Pkwy

LOCATION



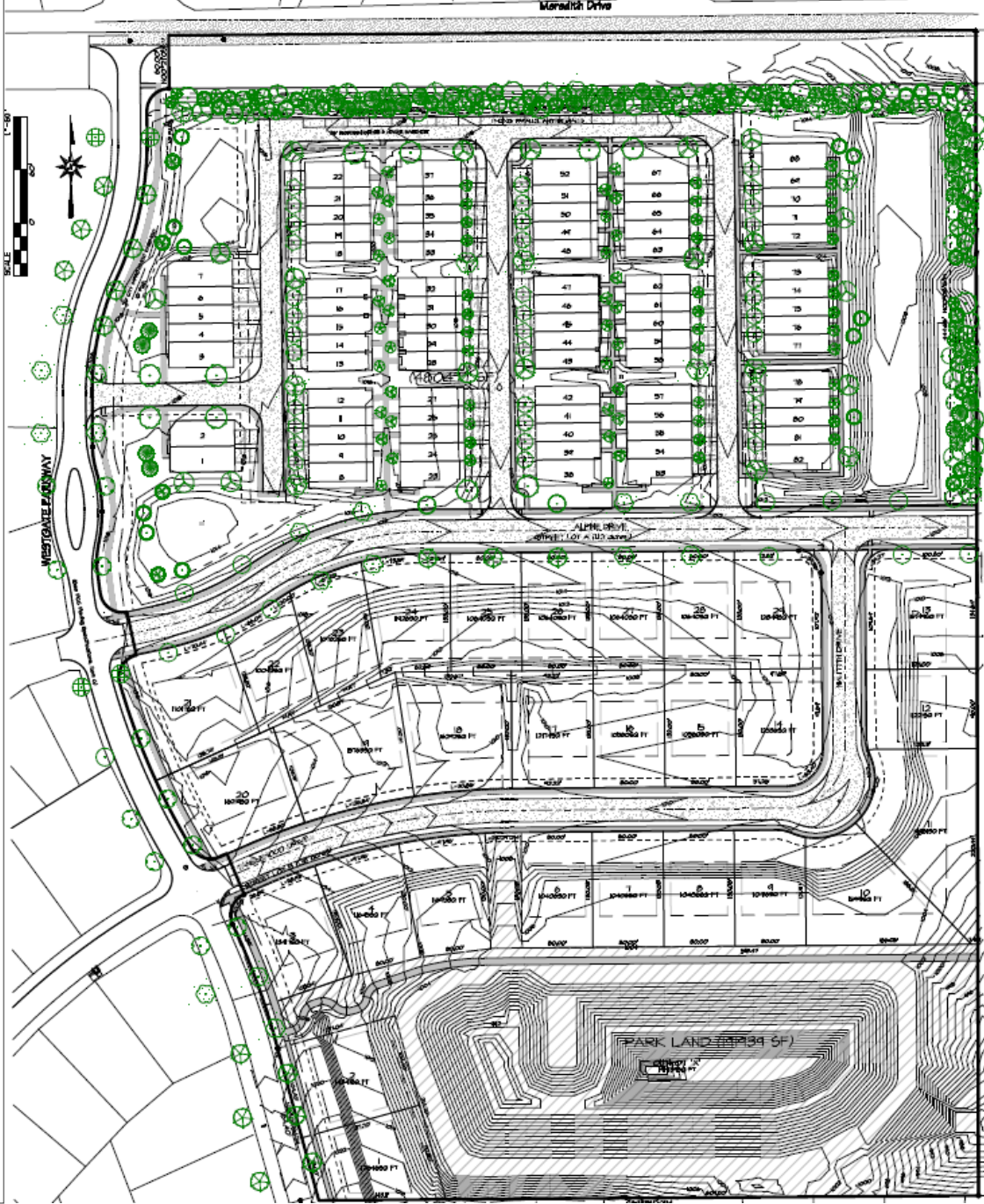
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- DEVELOPMENT SUMMARY**
- BUILDING SETBACKS
 - 30' ALONG SUPPLEMENTARY DRIVE
 - 30' ALONG RESIDENTIAL DRIVE
 - 0' BETWEEN UNITS WITH A SHARED BUILDING
 - 20' BETWEEN SIDES OF TOWNHOME BUILDINGS
 - 20' BETWEEN BACK OF TOWNHOME BUILDINGS

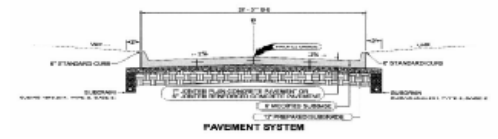
PARKING REQUIREMENTS:
 2 SPACES PER UNIT WITH AT LEAST 1 COVERED (TOTAL REQUIRED)
 PLUS 1 SPACE PER 8 UNITS FOR VISITOR PARKING (AT MINIMUM)
 VISITOR PARKING PROVIDED AT 2 SPACES

OPEN SPACE REQUIREMENTS:
 10% OF TOTAL SITE AREA
 10% OF TOTAL SITE AREA
 10% OF TOTAL SITE AREA
 10% OF TOTAL SITE AREA

LOCAL DESCRIPTION
 A part of the Northeast Quarter of the Northeast Quarter of Section 23, Township 24 North, Range 20 West of the 7th Principal Meridian in the City of Clive, Des Moines County, Iowa and more particularly described as follows:
 Beginning at the North Quarter Corner of said Section 23, thence South 20°00'00" East along the East line of said Northeast Quarter a distance of 100.00 feet; thence South 89°30'00" West a distance of 63.11 feet to the beginning of a curve tangent to the East line of said Northeast Quarter; thence along the arc of said curve to the south, having the arc and a central angle of 20°00'00", the radius of 100.00 feet and a central angle of 20°00'00"; thence North 10°00'00" East along the East line of said Northeast Quarter a distance of 24.11 feet to a point of tangency to the north line of said Northeast Quarter; thence North 10°00'00" East along the East line of said Northeast Quarter a distance of 100.00 feet to the beginning of a curve tangent to the North line of said Northeast Quarter; thence along the arc of said curve to the north, having the arc and a central angle of 20°00'00", the radius of 100.00 feet and a central angle of 20°00'00"; thence North 10°00'00" East along the East line of said Northeast Quarter a distance of 24.11 feet to a point of tangency to the north line of said Northeast Quarter; thence North 10°00'00" East along the East line of said Northeast Quarter a distance of 100.00 feet to the beginning of a curve tangent to the North line of said Northeast Quarter; thence along the arc of said curve to the north, having the arc and a central angle of 20°00'00", the radius of 100.00 feet and a central angle of 20°00'00"; thence North 10°00'00" East along the East line of said Northeast Quarter a distance of 24.11 feet to a point of tangency to the north line of said Northeast Quarter; thence North 10°00'00" East along the East line of said Northeast Quarter a distance of 100.00 feet to the beginning of a curve tangent to the North line of said Northeast Quarter; thence along the arc of said curve to the north, having the arc and a central angle of 20°00'00", the radius of 100.00 feet and a central angle of 20°00'00"; thence North 10°00'00" East along the East line of said Northeast Quarter a distance of 24.11 feet to the Point of Beginning, containing 12.81 ACRES, more or less.



City of Clive Residential Street Cross Section



LINE	CHORD	CHORD MARKING	MARK	DELTA	ARC	TANGENT	HIGHT	CHORD	HEIGHT OF CURB
C1	14.88'	800'00" (14.88')	800'00"	4°48'28"	14.88'	1.00'	3.28'	0.00'	0.00'
C2	36.01'	800'00" (36.01')	800'00"	42°31'	42.31'	20.00'	7.69'	0.00'	22.00' (20.00')
C3	50.00'	800'00" (50.00')	800'00"	0°00'00"	50.00'	0.00'	0.00'	0.00'	0.00'
C4	36.01'	800'00" (36.01')	800'00"	42°31'	42.31'	20.00'	7.69'	0.00'	22.00' (20.00')
C5	202.24'	800'00" (202.24')	800'00"	14°30'00"	202.24'	102.12'	6.84'	0.00'	120.00'
C6	36.01'	800'00" (36.01')	800'00"	42°31'	42.31'	20.00'	7.69'	0.00'	22.00' (20.00')
C7	36.01'	800'00" (36.01')	800'00"	42°31'	42.31'	20.00'	7.69'	0.00'	22.00' (20.00')
C8	21.88'	800'00" (21.88')	800'00"	14°30'00"	21.88'	10.94'	0.12'	0.00'	120.00'
C9	202.24'	800'00" (202.24')	800'00"	14°30'00"	202.24'	102.12'	6.84'	0.00'	120.00'
C10	36.01'	800'00" (36.01')	800'00"	42°31'	42.31'	20.00'	7.69'	0.00'	22.00' (20.00')
C11	27.88'	800'00" (27.88')	800'00"	0°00'00"	27.88'	0.00'	0.00'	0.00'	0.00'
C12	88.00'	800'00" (88.00')	800'00"	0°00'00"	88.00'	0.00'	0.00'	0.00'	110.00'
C13	1.00'	1.00'	1.00'	0°00'00"	1.00'	0.00'	0.00'	0.00'	0.00'
C14	88.00'	800'00" (88.00')	800'00"	0°00'00"	88.00'	0.00'	0.00'	0.00'	110.00'
C15	88.00'	800'00" (88.00')	800'00"	0°00'00"	88.00'	0.00'	0.00'	0.00'	110.00'

