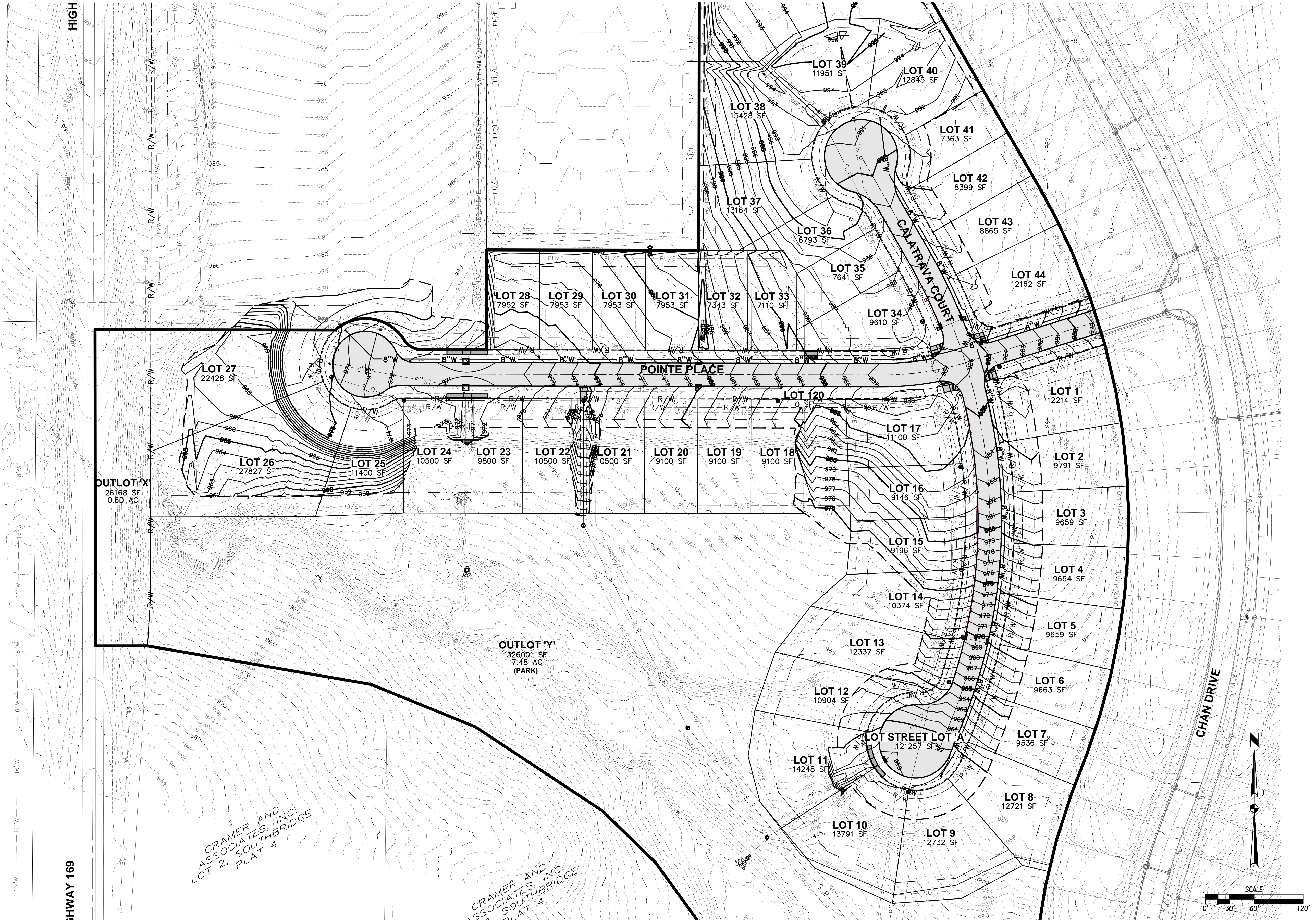


PRELIMINARY SALES PLAT FOR: SOUTHBRIDGE PLAT 10

ADEL, IOWA

MY A HOWE
OF THE S 600'
GOV LOT 9

MAN. KATHY B
SEC 1-78-28



CRAMER AND
ASSOCIATES, INC.
SOUTHBRIDGE
PLAT 4

CRAMER AND
ASSOCIATES, INC.
SOUTHBRIDGE
PLAT 4

FILE: H:\2024\2401020\2401020-PRM-SALES-PLAT.DWG
DRAWN: JMM
CHECKED: JMM
DATE PLOTTED: 8/26/2024 6:58 AM
PLOTTER: HP DesignJet 2400
SCALE: 1"=60'

HWY 169

NO.	DATE	REVISIONS

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400



ADEL, IOWA

SOUTHBRIDGE PLAT 10 PRELIMINARY SALES PLAT

ENGINEER: J.JN

PREPARED

PM: DAM

LOT NO.	LOT WIDTH	SETBACKS			BASEMENT	BUILDABLE WIDTH	BUILDABLE DEPTH
		FRONT	SIDE**	REAR			
R-1 ZONING							
1	82'	25'①	8'/16'	25'	STD	49'	89'
2	65'	25'	8'/16'	25'	STD	49'	89'
3	65'	25'	8'/16'	25'	STD	49'	89'
4	65'	25'	8'/16'	25'	STD	49'	89'
5	65'	25'	8'/16'	25'	STD	49'	89'
6	65'	25'	8'/16'	25'	STD	49'	89'
7	65'	25'	8'/16'	25'	STD	49'	89'
8	64'	25'	8'/16'	25'	STD	50'	90'
9	73'	25'	8'/16'	25'	WO	52.5'	83'
10	73'	25'	8'/16'	25'	WO	50'	80'
11	65.5'	25'	8'/16'	25'	WO	49.5'	90'
12	79.5'	25'	8'/16'	25'	STD	54'	83'
13	65'	25'	8'/16'	25'	STD	49'	95'
14	80'	25'	8'/16'	25'	STD	50' ②	50'
15	65'	25'	8'/16'	25'	STD	49'	85'
16	65'	25'	8'/16'	25'	STD	49'	90'
17	85'	25'①	8'/16'	25'	STD	49'	80'
18	65'	25'	8'/16'	25'	WO	49'	90'
19	65'	25'	8'/16'	25'	WO	49'	90'
20	65'	25'	8'/16'	25'	WO	49'	90'
21	75'	25'	8'/16'	25'	WO	52'	90'
22	75'	25'	8'/16'	25'	WO	52'	90'
23	70'	25'	8'/16'	25'	WO	52'	90'
24	75'	25'	8'/16'	25'	WO	57'	90'
25	76'	25'	8'/16'	25'	WO	57'	75'
26	70'	25'	8'/16'	25'	WO	57'	115'
27	75'	25'	8'/16'	25'	WO	58'	80'

LOT NO.	LOT WIDTH	SETBACKS			BASEMENT	BUILDABLE WIDTH	BUILDABLE DEPTH
		FRONT	SIDE**	REAR			
SOUTHBRIDGE PUD ZONING							
28	65'	15'①	5'/10'	20'	BTF	50'	87'
29	65'	15'	5'/10'	20'	BTF	55'	87'
30	65'	15'	5'/10'	20'	BTF	55'	87'
31	65'	15'	5'/10'	20'	BTF	55'	87'
32	65'	15'	5'/10'	20'	BTF	50'	87'
33	65'	15'	5'/10'	20'	BTF	50'	59'
34	94'	15'①	5'/10'	20'	STD	50' ②	50'
35	60'	15'	5'/10'	20'	STD	50'	75'
36	60'	15'	5'/10'	20'	STD	50'	51'
37	62'	15'	5'/10'	20'	STD	51'	90'
38	64'	15'	5'/10'	20'	STD	51'	105'
39	78'	15'	5'/10'	20'	BTF	65'	70'
40	79'	15'	5'/10'	20'	BTF	68'	70'
41	60'	15'	5'/10'	20'	STD	50'	75'
42	60'	15'	5'/10'	20'	STD	50'	100'
43	60'	15'	5'/10'	20'	STD	50'	100'
44	78'	15'①	5'/10'	20'	STD	53'	100'

NOTE: ① FRONT YARD SETBACK APPLIES TO EACH SIDE OF CORNER LOT.
 ② BUILDABLE WIDTH DETERMINED A DISTANCE OF 50' BEHIND THE SETBACK.
 ③ BUILDABLE WIDTH IS EQUAL TO 41' WHEN MEASURED 5' BEHIND SETBACK.
 * LOT WIDTHS AND BUILDABLE WIDTHS ARE MEASURED AT THE FRONT SETBACKS UNLESS OTHERWISE NOTED.

** SIDE SETBACK APPLIES TO EACH SIDE OF THE LOT.
 16' TOTAL FOR R-1 ZONING (MIN. 8' ON ONE SIDE)
 10' TOTAL FOR SOUTHBRIDGE PUD (MIN. 5' ON ONE SIDE)

STD STANDARD LOT
 WO WALKOUT LOT
 DL DAYLIGHT LOT
 BTF BACK-TO-FRONT LOT

FILE: H:\2024\240000\240000-PRELIMINARY SALES PLAT.DWG
 COMMENT: PRELIMINARY SALES PLAT.DWG
 PLOTTED BY: GUY WANDERLICH
 DATE PLOTTED: 8/26/2024 6:58 AM
 TECH: ENR

DATE: 08/26/2024

REVISIONS: _____ PREPARED: _____

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

ENGINEER: J.JN PM: DAM

ESA
 CIVIL DESIGN ADVANTAGE

ADEL, IOWA

SOUTHBRIDGE PLAT 10
PRELIMINARY SALES PLAT

2/2
 2401.020