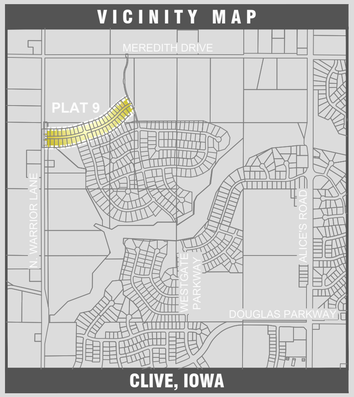
SHADOW CREEK PLAT 9

Clive, Iowa



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FUTURE MULTIFAMILY

FUTURE MULTIFAMILY

FUTURE PHASE

WESTGATE PARKWAY

N. WARRIOR LANE

POINT OF BEGINNING

60' HALF ROW

30' LANDSCAPE BUFFER EASEMENT

8' SIDEWALK

15' OFF-SITE OVERLAND FLOWAGE EASEMENT

20' STORM SEWER & OVERLAND FLOWAGE EASEMENT

35' SETBACK

30' SANITARY SEWER EASEMENT

5' SIDEWALK

10' P.U.E.

5' STORM SEWER EASEMENT

ALPINE DRIVE

26' B-B

50' ROW

PHASE 1

PHASE 2

46 9241 SF	45 6250 SF	44 6250 SF	43 6875 SF	42 6875 SF	41 6250 SF	40 6250 SF	39 6277 SF	38 6638 SF	37 6250 SF	36 6250 SF	35 6568 SF	34 7578 SF	33 7500 SF	32 6967 SF	31 6764 SF	30 6591 SF	29 6591 SF	28 6591 SF	27 6591 SF	26 7028 SF	25 6875 SF	24 6875 SF	23 6583 SF
1 9241 SF	2 6250 SF	3 6250 SF	4 6875 SF	5 6875 SF	6 6250 SF	7 6250 SF	8 6963 SF	9 7185 SF	10 6875 SF	11 7009 SF	12 10175 SF	13 10575 SF	14 7018 SF	15 6608 SF	16 6575 SF	17 6646 SF	18 7411 SF	19 7524 SF	20 7646 SF	21 7604 SF	22 7398 SF		

30' LANDSCAPE BUFFER EASEMENT

20' STORM SEWER, OVERLAND FLOWAGE, & ACCESS EASEMENT

10' P.U.E.

OUTLOT 'Z'
83450 SF
(PRIVATE STORM WATER DETENTION)

EXISTING 30' WATER MAIN EASEMENT BK757, PG810 (CENTERED ON PIPELINE PER EASEMENT LANGUAGE)

NW 181ST STREET

20' STORM SEWER & OVERLAND FLOWAGE EASEMENT

TANGLEWOOD DRIVE

= SALE PENDING

= SOLD

Updated: 09/19/2022

N

SCALE
0' 60' 120'

ARTISTIC RENDITION, FINAL PLANS SUBJECT TO CHANGE
PREPARED: MAY 11, 2021