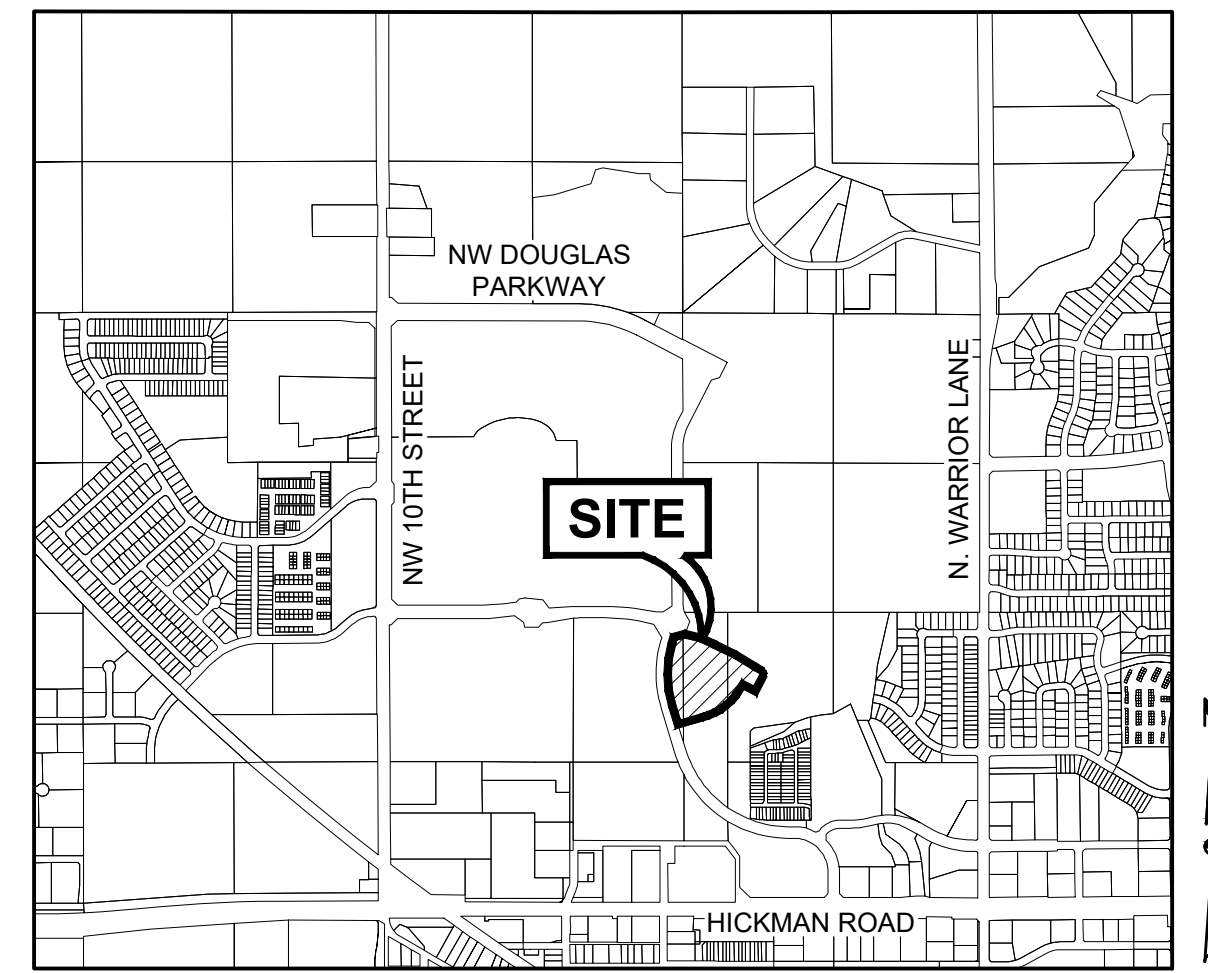


**VICINITY MAP**

NOT TO SCALE



WAUKEE, IOWA

**OWNER**

PHILIP E BRODERICK, LLC  
 CHARLOTTE R BRODERICK, LLC  
 395 HIGHWAY 6  
 WAUKEE, IOWA 50263

**APPLICANT**

SOLID GROUND LLC  
 CONTACT: ERIC GRUBB  
 17389 BERKSHIRE PARKWAY  
 CLIVE, IA 50325

**ZONING**

EXISTING: R-2  
 PROPOSED: PD-1

**BULK REGULATIONS**

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

- MINIMUM LOT AREA: 8,000 SF
- MINIMUM LOT WIDTH: 65 FEET
- FRONT YARD SETBACK: 30 FEET
- SIDE YARD SETBACK: 15 FEET TOTAL/7 FEET MIN. ONE SIDE
- REAR YARD SETBACK: 30 FEET
- MAXIMUM HEIGHT: 40 FEET
- MAXIMUM NUMBER OF STORIES: 3 STORIES

PD-1 OVERLAY WITH R-2 ZONING UNDERLYING

- MINIMUM LOT AREA: 6,000 SF
- MINIMUM LOT WIDTH: 50 FEET
- FRONT YARD SETBACK: 30 FEET
- SIDE YARD SETBACK: 10 FEET TOTAL/5 FEET MIN. ONE SIDE
- REAR YARD SETBACK: 30 FEET
- MAXIMUM HEIGHT: 40 FEET
- MAXIMUM NUMBER OF STORIES: 3 STORIES

**ADJACENT OWNERSHIP**

	OWNER	PARCEL #	ACRES	PERCENT	CONSENT
1	PHILIP E. BRODERICK LLC	1228300045	9.45	79.55	79.55
1	PHILIP E. BRODERICK LLC	1228400030			
1	PHILIP E. BRODERICK LLC	1228400027			
2	WAUKEE CROSSING, LLC	1228300044	2.43	20.45	20.45
	TOTAL		33.01	100.0%	100.00%

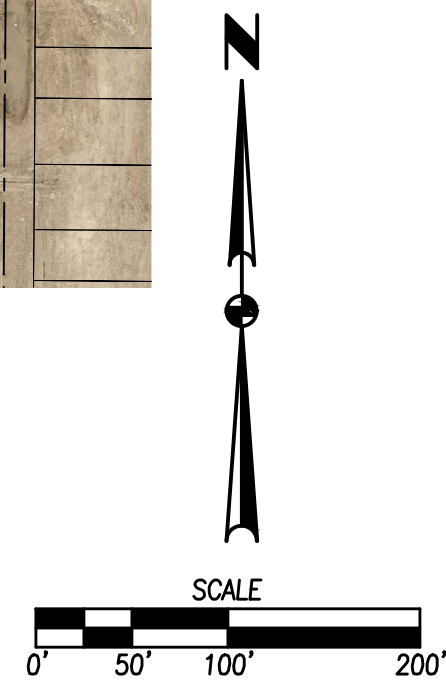
**REZONING DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 28; THENCE SOUTH 00°18'51" WEST ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER, 197.22 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NW 2ND STREET AND THE POINT OF BEGINNING; THENCE NORTH 76°13'12" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, 16.22 FEET; THENCE SOUTH 76°22'22" EAST, 142.87 FEET; THENCE SOUTH 65°19'51" EAST, 129.38 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 2965.00 FEET, WHOSE ARC LENGTH IS 412.11 FEET AND WHOSE CHORD BEARS SOUTH 61°20'57" EAST, 411.78 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 2035.00 FEET, WHOSE ARC LENGTH IS 75.25 FEET AND WHOSE CHORD BEARS SOUTH 58°25'36" EAST, 75.25 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 37.75 FEET AND WHOSE CHORD BEARS SOUTH 16°13'39" EAST, 34.26 FEET; THENCE SOUTH 27°01'52" WEST, 159.93 FEET; THENCE NORTH 62°58'08" WEST, 125.28 FEET; THENCE SOUTH 33°15'21" WEST, 108.08 FEET; THENCE SOUTH 39°54'11" WEST, 61.31 FEET; THENCE SOUTH 46°43'40" WEST, 61.31 FEET; THENCE SOUTH 53°33'10" WEST, 61.31 FEET; THENCE SOUTH 60°22'40" WEST, 61.31 FEET; THENCE SOUTH 67°12'02" WEST, 61.27 FEET; THENCE SOUTH 72°46'50" WEST, 54.66 FEET; THENCE SOUTH 73°26'14" WEST, 229.99 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF NW 2ND STREET; THENCE NORTH 16°33'46" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 176.61 FEET; THENCE NORTHERLY CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 950.00 FEET, WHOSE ARC LENGTH IS 555.70 FEET AND WHOSE CHORD BEARS NORTH 00°11'42" EAST, 547.82 FEET; THENCE NORTH 16°57'09" EAST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, 55.31 FEET; THENCE NORTH 76°13'12" EAST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, 86.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.74 ACRES (424,420 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CONSENT: [ ]  
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 PLOTTED BY: AUCSB SPENCER TECH  
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1806.355

**INDI RUN  
PD-1 REZONE MAP**

WAUKEE, IOWA

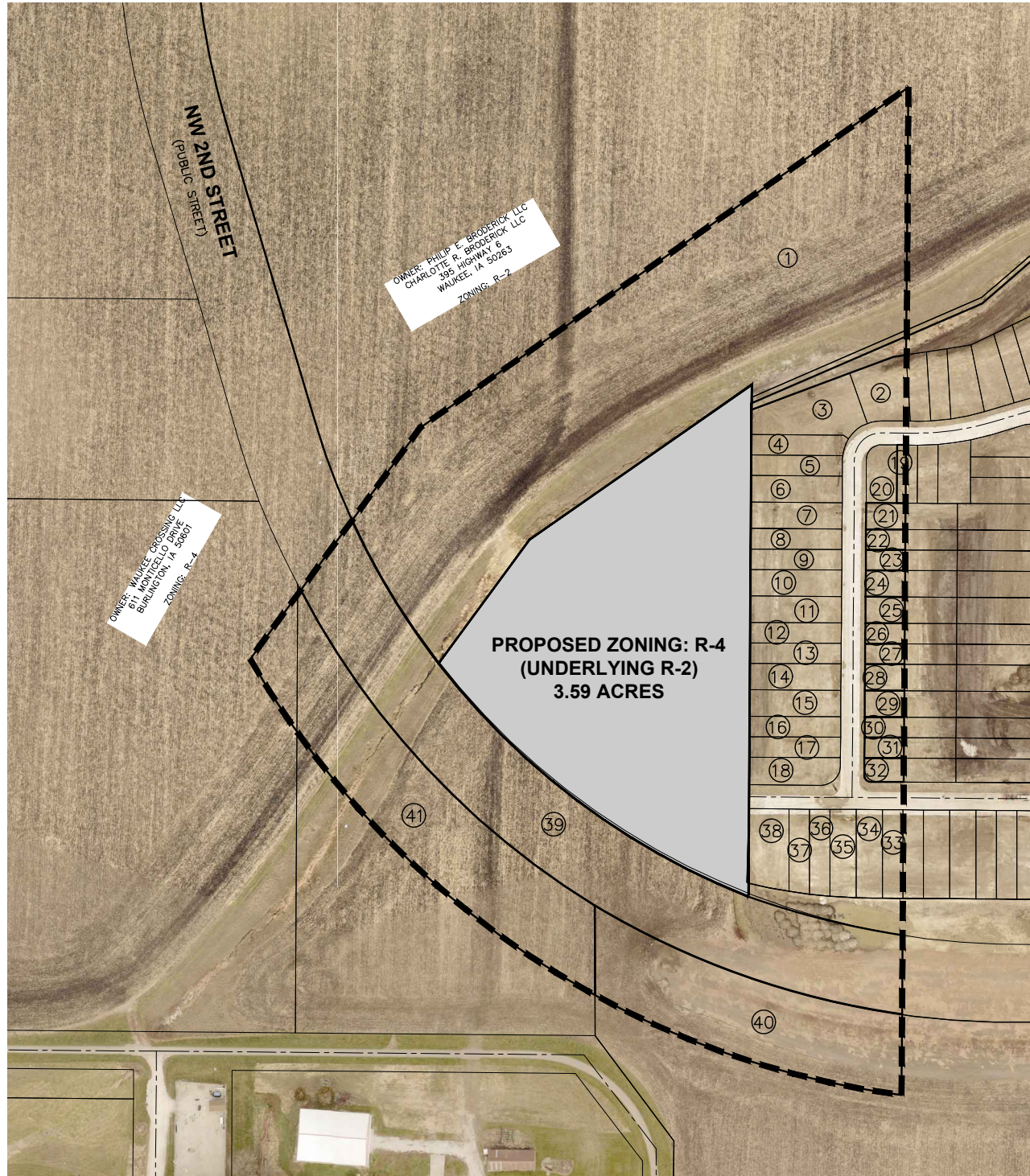
**ESA**  
CIVIL DESIGN ADVANTAGE

3405 SE Crossroads Drive, Suite G  
Grimes, Iowa 50111  
PH: (515) 369-4400 Fax: (515) 369-4410

TECH: [ ] ENGINEER: [ ]

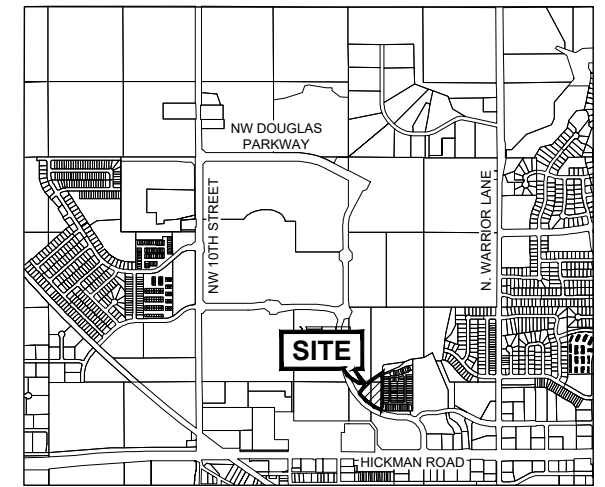
REVISIONS	DATE	PREPARED

DATE: 01-03-22



**VICINITY MAP**

NOT TO SCALE



WAUKEE, IOWA

**BULK REGULATIONS**

R-4 ROW DWELLING AND TOWNHOME DWELLING DISTRICT

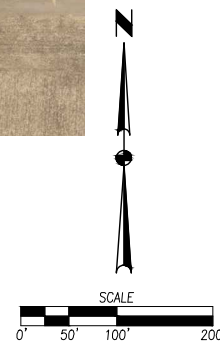
- MINIMUM LOT WIDTH: 20 FEET PER UNIT; 75 FEET OVERALL
- FRONT YARD SETBACK: 30 FEET
- SIDE YARD SETBACK: 12 FEET FOR SINGLE UNIT TOWNHOMES  
15 FEET TOTAL/7 FEET MIN. ONE SIDE
- REAR YARD SETBACK: 30 FEET
- MAXIMUM HEIGHT: 40 FEET
- MAXIMUM NUMBER OF STORIES: 3 STORIES

**REZONING DESCRIPTION**

A PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF OUTLOT 'T', THE COMMONS AT GREENWAY PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE COMMONS AT GREENWAY PLAT 2, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE SOUTH 00°23'18" WEST ALONG THE WESTERLY LINE OF SAID THE COMMONS AT GREENWAY PLAT 2 AND SOUTHERLY EXTENSION THEREOF, 638.79 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NW 2ND STREET; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 950.00 FEET, WHOSE ARC LENGTH IS 508.00 FEET AND WHOSE CHORD BEARS NORTH 53°00'59" WEST, 501.97 FEET; THENCE NORTH 36°19'40" EAST, 199.30 FEET; THENCE NORTH 55°06'57" EAST, 350.36 FEET TO THE WESTERLY LINE OF SAID OUTLOT 'T'; THENCE SOUTH 00°23'18" WEST ALONG SAID WESTERLY LINE, 24.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.59 ACRES (156,168 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



**OWNER**

PHILIP E. BRODERICK, LLC  
 CHARLOTTE R. BRODERICK, LLC  
 395 HIGHWAY 6  
 WAUKEE, IOWA 50263

**APPLICANT**

SOLID GROUND LLC  
 CONTACT: ERIC GRUBB  
 17389 BERKSHIRE PARKWAY  
 CLIVE, IA 50325

**ZONING**

EXISTING: R-2  
 PROPOSED: R-4

**ADJACENT OWNERSHIP**

	OWNER	PARCEL #	AREA	PERCENT	CONSENT
1	PHILIP E. BRODERICK LLC	1228400-029	4.25	37.48%	37.5%
2	PHILIP E. BRODERICK LLC	1228400-030			
3	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228452-003	0.12	1.06%	1.1%
4	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228452-002	0.19	1.68%	1.7%
5	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228452-015	0.07	0.62%	0.6%
6	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228452-016	0.07	0.62%	0.6%
7	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228452-017	0.09	0.79%	0.8%
8	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228452-018	0.09	0.79%	0.8%
9	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228452-019	0.07	0.62%	0.6%
10	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228452-020	0.07	0.62%	0.6%
11	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228452-021	0.09	0.79%	0.8%
12	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228452-022	0.09	0.79%	0.8%
13	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228452-023	0.07	0.62%	0.6%
14	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228452-024	0.07	0.62%	0.6%
15	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228452-025	0.09	0.79%	0.8%
16	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228452-026	0.09	0.79%	0.8%
17	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228452-027	0.07	0.62%	0.6%
18	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228452-028	0.07	0.62%	0.6%
19	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228452-029	0.09	0.79%	0.8%
20	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228453-002	0.02	0.18%	0.2%
21	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228453-001	0.07	0.62%	0.6%
22	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228453-008	0.04	0.35%	0.4%
23	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228453-009	0.03	0.27%	0.3%
24	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228453-010	0.03	0.27%	0.3%
25	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228453-011	0.04	0.36%	0.4%
26	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228453-012	0.04	0.35%	0.4%
27	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228453-013	0.03	0.27%	0.3%
28	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228453-014	0.03	0.27%	0.3%
29	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228453-015	0.04	0.36%	0.4%
30	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228453-016	0.04	0.35%	0.4%
31	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228453-017	0.03	0.27%	0.3%
32	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228453-018	0.03	0.27%	0.3%
33	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228453-019	0.04	0.32%	0.3%
34	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228455-006	0.07	0.62%	0.6%
35	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228455-005	0.09	0.79%	0.8%
36	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228455-004	0.09	0.79%	0.8%
37	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228455-003	0.07	0.62%	0.6%
38	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228455-002	0.07	0.62%	0.6%
39	SIGNATURE DEVELOPMENT OF IOWA, LLC	1228455-001	0.12	1.06%	1.1%
40	CITY OF WAUKEE		2.20	19.37%	19.4%
41	Waukee Crossing LLC	1228451-001	0.99	8.74%	8.7%
42	Waukee Crossing LLC	1228300-044	1.38	12.16%	12.2%
TOTAL			11.34	100.0%	100.0%

REVISIONS	DATE
	01-03-22

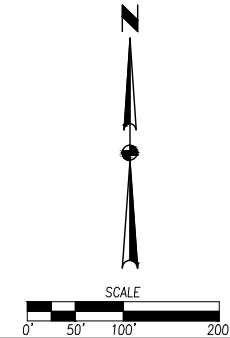
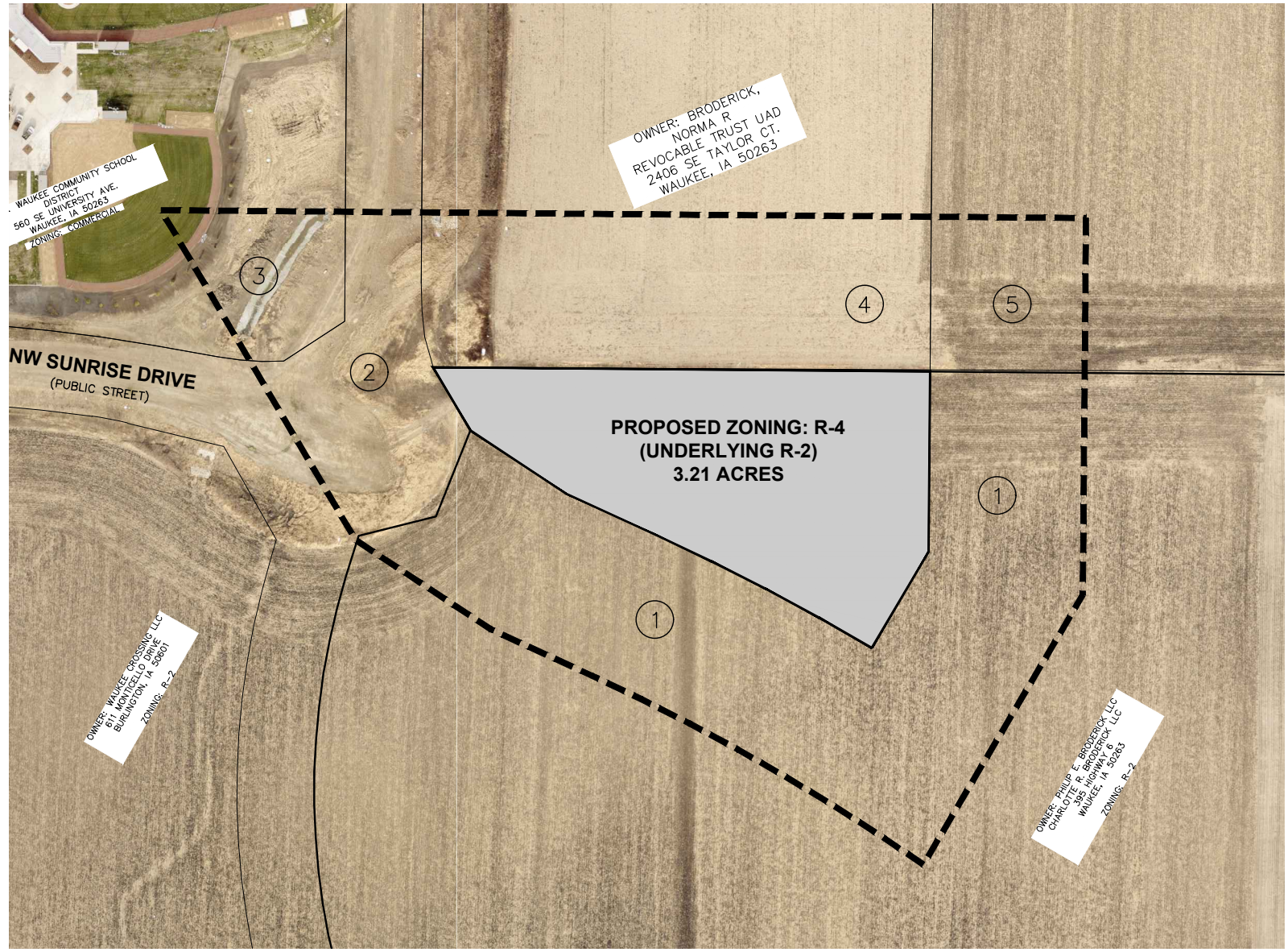
3405 SE Crossroads Drive, Suite G  
 Grimes, Iowa 50111  
 PH: (515) 369-4400 Fax: (515) 369-4410  
 TECH: ENGINEER:



WAUKEE, IOWA

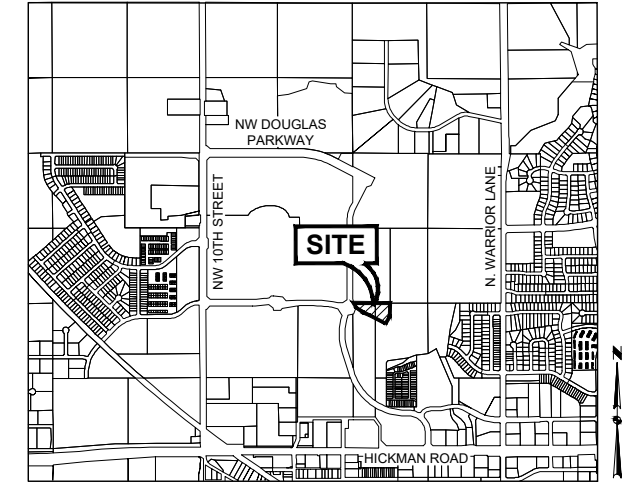
**INDI RUN  
 R-4 REZONE MAP**

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 PLOTTED BY: DCOG MANGENACH  
 COMMENTS: ENG.  
 TECH.



**VICINITY MAP**

NOT TO SCALE



WAUKEE, IOWA

**BULK REGULATIONS**

- R-4 ROW DWELLING AND TOWNHOME DWELLING DISTRICT
- MINIMUM LOT WIDTH: 20 FEET PER UNIT; 75 FEET OVERALL
  - FRONT YARD SETBACK: 30 FEET
  - SIDE YARD SETBACK: 12 FEET FOR SINGLE UNIT TOWNHOMES  
15 FEET TOTAL/7 FEET MIN. ONE SIDE
  - REAR YARD SETBACK: 30 FEET
  - MAXIMUM HEIGHT: 40 FEET
  - MAXIMUM NUMBER OF STORIES: 3 STORIES

**ADJACENT OWNERSHIP**

	OWNER	PARCEL #	ACRES	PERCENT	CONSENT
1	PHILIP E. BRODERICK LLC	1228300045	5.64	59.0	59.0
1	PHILIP E. BRODERICK LLC	1228400030			
1	PHILIP E. BRODERICK LLC	1228400027			
2	CITY OF WAUKEE	1228151002	1.46	*	*
3	WAUKEE COMMUNITY SCHOOL DISTRICT	1228151001	0.76	*	*
4	NORMA R. BRODERICK (TRUST)	1228200003	3.01	31.5	
5	PRAIRIE ROSE WAUKEE LLC	1228200004	0.91	9.5	9.5
TOTAL			9.56	100.0%	68.5%

\* PROPERTY OWNED BY THE CITY OF WAUKEE AND WAUKEE COMMUNITY SCHOOLS IS NOT INCLUDED IN THE AREA PERCENTAGES

**REZONING DESCRIPTION**

A PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 28; THENCE SOUTH 89°30'40" EAST ALONG THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER, 11.05 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NW 2ND STREET AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°30'40" EAST ALONG SAID NORTHERLY LINE, 643.18 FEET; THENCE SOUTH 00°29'20" WEST, 233.34 FEET; THENCE SOUTH 30°36'16" WEST, 144.38 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 3035.00 FEET, WHOSE ARC LENGTH IS 314.40 FEET AND WHOSE CHORD BEARS NORTH 62°21'48" WEST, 314.26 FEET; THENCE NORTH 65°19'51" WEST, 129.38 FEET; THENCE NORTH 56°34'44" WEST, 147.82 FEET TO SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 30°32'09" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 95.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.21 ACRES (140,019 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**OWNER**

PHILIP E. BRODERICK, LLC  
 CHARLOTTE R. BRODERICK, LLC  
 395 HIGHWAY 6  
 WAUKEE, IOWA 50263

**APPLICANT**

SOLID GROUND LLC  
 CONTACT: ERIC GRUBB  
 17389 BERKSHIRE PARKWAY  
 CLIVE, IA 50325

**ZONING**

EXISTING: R-2  
 PROPOSED: R-4

REVISIONS	DATE	PREPARED
		01-03-22

3405 SE Crossroads Drive, Suite G  
 Grimes, Iowa 50111  
 PH: (515) 369-4400 Fax: (515) 369-4410  
 TECH: ENGINEER:



WAUKEE, IOWA

**INDI RUN  
 R-4 REZONE MAP**