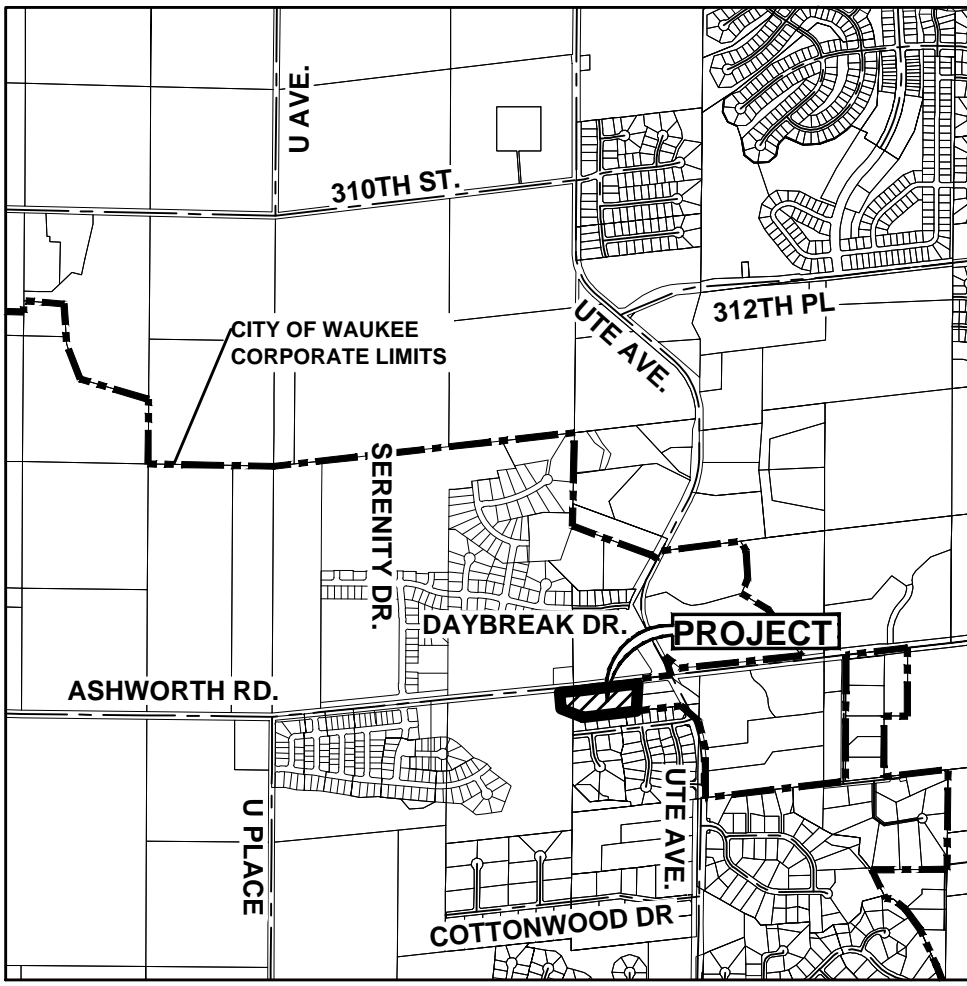


VICINITY MAP



WAUKEE, IOWA

OWNER

HERTZ FARM MANAGEMENT  
PO BOX 500  
NEVADA, IOWA 50201

APPLICANT

HAMILTON RIDGE, LLC  
CONTACT: BILL SPENCER  
9550 HICKMAN ROAD, SUITE 100  
CLIVE, IA 50325  
PH: (515) 986-5994

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC  
CONTACT: ERIN OLLENDIKE  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PH: (515) 369-4400

ZONING

EXISTING: A-1: AGRICULTURAL DISTRICT  
PROPOSED: R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT

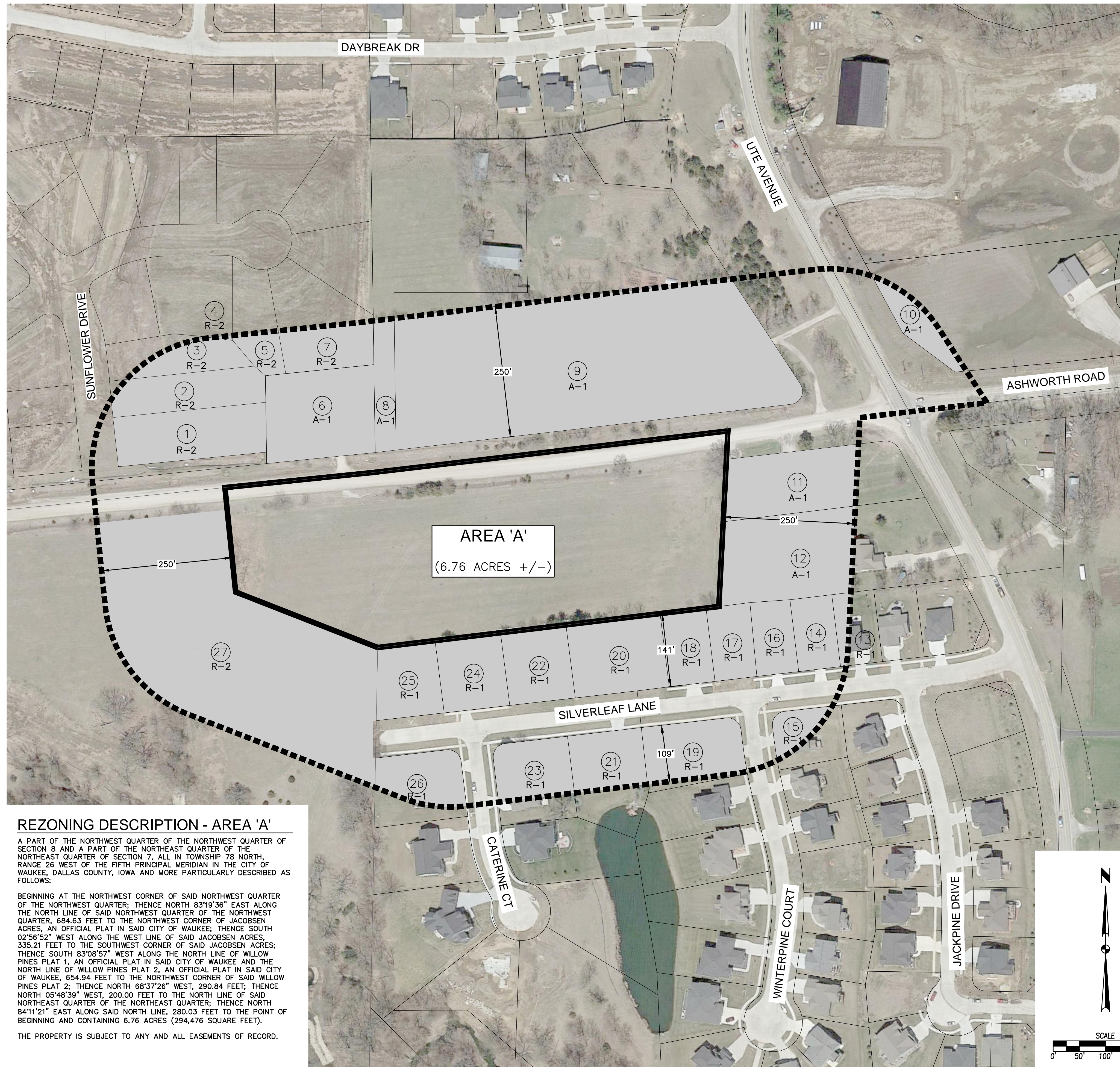
BULK REGULATIONS

R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT  
FRONT YARD: 30 FEET  
SIDE YARD: A TOTAL OF 15 FEET - ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET  
REAR YARD: 30 FEET

ADJACENT OWNERSHIP - AREA 'A'

	OWNER	ACRES	PERCENT	CONSENTING
1	KAPIC, ADELA & DAMIR	0.63	4.14%	
2	WIRZBACH, KELSI & BENJAMIN	0.46	3.04%	
3	ATI DAYBREAK, LLC	0.24	1.61%	
4	GORDINIER CONSTRUCTION, INC	0.00	0.03%	
5	SAGE HOMES, INC	0.13	0.86%	
6	LAMB, JOSEPH R & TAYLOR A	0.80	5.28%	
7	MAHAN, BRETT M & SHEENA M	0.33	2.21%	
8	*CITY OF WAUKEE IOWA			
9	LEONARD, KATHLEEN MARIE AKA SISTER MARY REGIS ANN	4.14	27.41%	X
10	SIX HOMES, LLC	0.22	1.42%	
11	*DAVIS, CORAL D			
12	*PIERSON, KIMBERLY A & DAMON			
13	HANSEN, TODD & BRITA	0.08	0.51%	
14	OLIVER, JOSEPH J & AMY D	0.25	1.69%	
15	BENNETT, JOEL D & AMANDA L	0.15	0.97%	
16	DVORAK, JOHN & KRISTIN	0.25	1.69%	
17	VORM, NATHANAEL	0.25	1.68%	
18	MCCANN, JORDAN A & RONI J	0.28	1.84%	
19	PUGH, GREGORY G & MEGAN A	0.46	3.08%	
20	PALMER, BRANDON J & CAITLIN B	0.57	3.79%	
21	BERNS, NEIL & ANGELA J	0.35	2.33%	
22	CRUZ, RAFAEL A COLON & APONTE, PATRIA MALBA	0.40	2.63%	
23	LU, KUN-LIANG & YANG, QINGXIA	0.36	2.40%	
24	MCQUISTAN, ZACHARY C & NICHOLE C	0.40	2.63%	
25	ADERIBIGBE, ABATOR & KAMALDEEN	0.40	2.65%	
26	MICK, DUSTIN MICHAEL & MINDY GEAN	0.35	2.35%	
27	HERTZ FARM MANAGEMENT	3.58	23.75%	X
TOTAL		15.10	100.00%	51.16%

\* PROPERTY OUTSIDE OF THE CITY OF WAUKEE OR OWNED BY THE CITY OF WAUKEE IS NOT INCLUDED IN THE AREA PERCENTAGES.



REZONING DESCRIPTION - AREA 'A'

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8 AND A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, ALL IN TOWNSHIP 78 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 NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 83°19'36" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 684.63 FEET TO THE NORTHWEST CORNER OF JACOBSEN ACRES, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE SOUTH 02°56'52" WEST ALONG THE WEST LINE OF SAID JACOBSEN ACRES, 335.21 FEET TO THE SOUTHWEST CORNER OF SAID JACOBSEN ACRES; THENCE SOUTH 83°08'57" WEST ALONG THE NORTH LINE OF WILLOW PINES PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE AND THE NORTH LINE OF WILLOW PINES PLAT 2, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE, 654.94 FEET TO THE NORTHWEST CORNER OF SAID WILLOW PINES PLAT 2; THENCE NORTH 68°37'26" WEST, 290.84 FEET; THENCE NORTH 05°48'39" WEST, 200.00 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 84°11'21" EAST ALONG SAID NORTH LINE, 280.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.76 ACRES (294,476 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE: 03/15/2022  
SUBMITTED: 03/01/2022

REVISIONS:

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

ENGINEER: EKO  
Ei: JWM

**CSA**  
CIVIL DESIGN ADVANTAGE  
WAUKEE, IOWA

**HAMILTON RIDGE PLAT 12**  
REZONING MAP

2110.827

FILE: H:\2021\10827\10827-REZONING.DWG  
PLOTTED BY: ARAE HEROD  
DATE: 3/15/2022 9:46 AM  
COMMENT: DWG