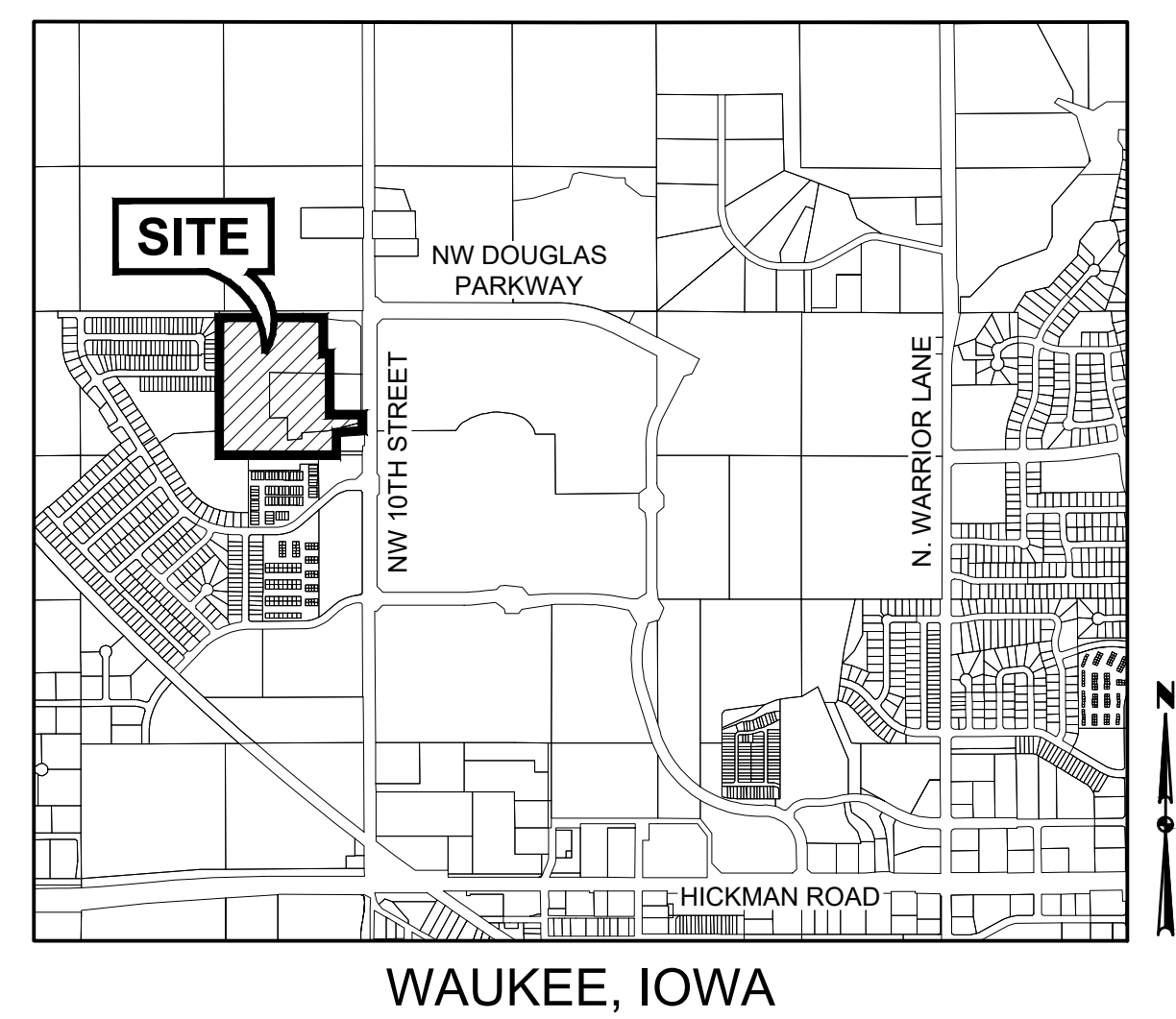


**VICINITY MAP**  
NOT TO SCALE



**ADJACENT OWNERSHIP**

	OWNER	ACRES	PERCENT	CONSENT
1	HRC ALDER POINT, LLC	12.44	46.31	46.31
2	FOX CREEK MEADOWS, LLC	0.46	1.71	---
3	WILLIAM FOX FARM COMPANY	1.97	7.33	---
4	WAUKEE COMMUNITY SCHOOL DISTRICT *	2.04	---	---
5	CITY OF WAUKEE *	5.40	---	---
6	STRATFORD CROSSING, LLC	6.14	22.86	22.86
7	STRATFORD CROSSING FLATS	3.68	13.70	---
8	CLAYTON PROPERTIES GROUP, INC	2.17	8.09	---
TOTAL		26.86	100.0%	69.17%

\* PROPERTY OWNED BY THE CITY OF WAUKEE/SCHOOL DISTRICT IS NOT INCLUDED IN THE AREA PERCENTAGES.

**OWNER**

HRC ALDER POINT, LLC  
CONTACT: STEVE MOSELEY  
6900 WESTOWN PARKWAY  
WEST DES MOINES, IOWA 50266  
PH. (515) 283-5190

**APPLICANT**

HUBBELL REALTY COMPANY  
6900 WESTOWN PARKWAY  
WEST DES MOINES, IOWA 50266

**ENGINEER**

CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
CONTACT: RYAN HARDISTY  
EMAIL: RYANH@CDA-ENG.COM  
PH. (515) 369-4400

**ZONING**

EXISTING: R-2 / PD-1 AND R-4 / PD-1  
PROPOSED: R-4 / PD-1

**BULK REGULATIONS**

SETBACKS: = 30' FRONT YARD  
12' SIDE YARD  
30' REAR YARD

MAXIMUM DENSITY = 12 DWELLING UNITS/ACRE MAX.

**NOTES:**

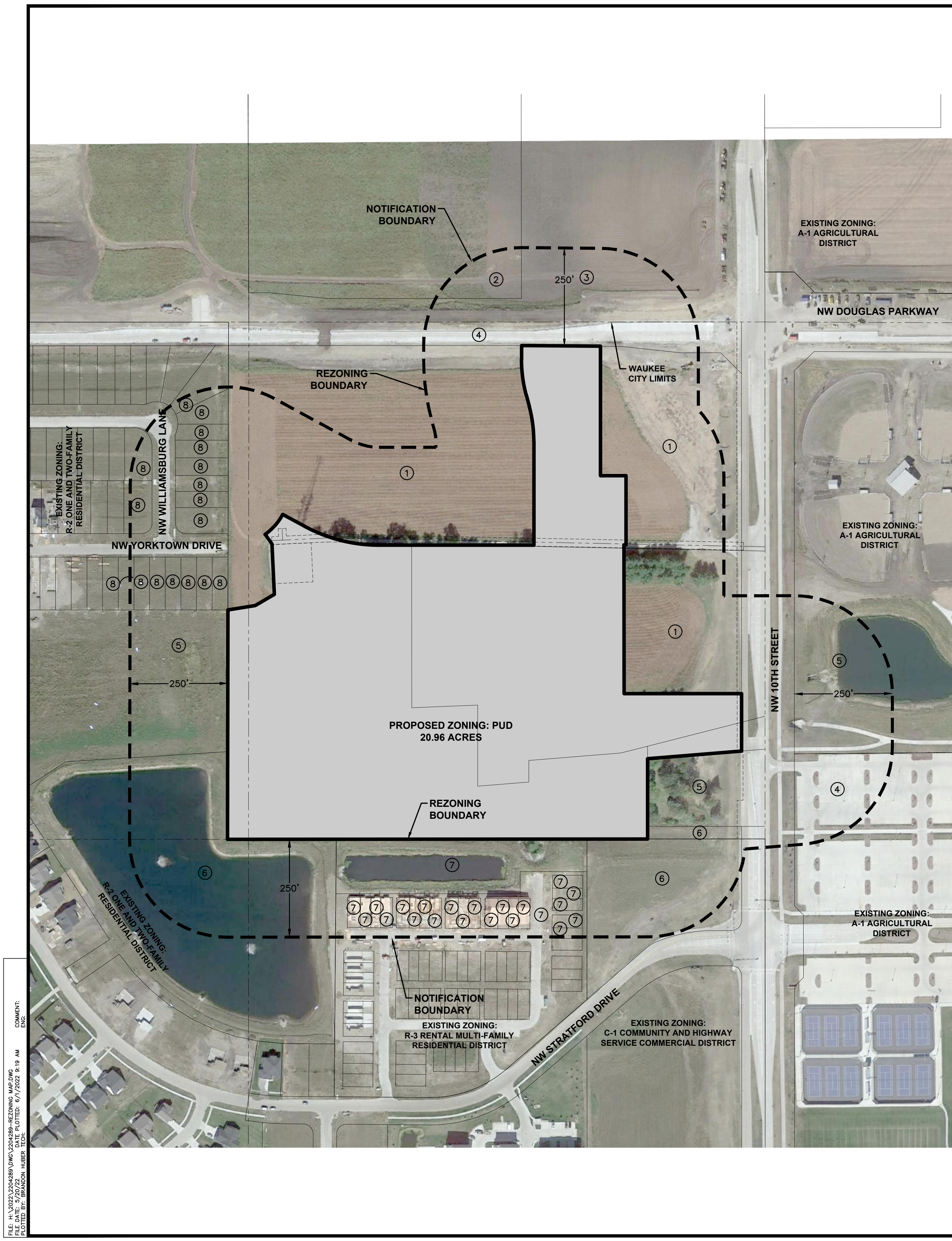
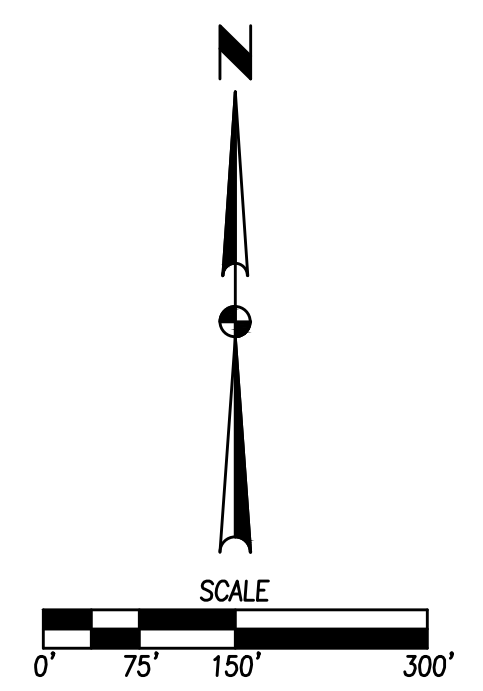
- EACH UNIT SHALL INCLUDE MINIMUM TWO-CAR ATTACHED GARAGE WHEN FACING PUBLIC STREETS. A ONE-CAR ATTACHED GARAGE IS ACCEPTABLE WHEN NOT FRONTING PUBLIC STREET.
- EACH MULTI-UNIT STRUCTURE SHALL REQUIRE A MINIMUM OF 20% STONE, BRICK, OR STUCCO ON THE FRONT STREET FACING ELEVATION OF THE HOME.
- ADJOINING LOTS WILL HAVE A VARIATION IN ARCHITECTURAL FEATURES OR COLOR.
- VINYL SIDING SHALL BE PERMITTED UTILIZING 0.042-INCH MINIMUM THICKNESS.

**PUD REZONING DESCRIPTION (UNDERLYING R-4)**

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, AND A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND A PART OF PARCEL 'A' OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2003, PAGE 59, AND A PART OF TRACT 'A' OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2003, PAGE 58, ALL BEING IN SECTION 29, 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 SAID TRACT 'A'; THENCE SOUTH 00°01'35" EAST ALONG THE WESTERLY LINE OF PARCEL 'B' AND TRACT 'B' AS SHOWN ON SAID PLAT OF SURVEY RECORDED IN BOOK 2003, PAGE 58, A DISTANCE OF 204.89 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°57'31" WEST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 1072.93 FEET; THENCE NORTH 00°06'44" EAST, 585.87 FEET; THENCE NORTH 80°55'12" EAST, 70.76 FEET; THENCE NORTH 59°51'38" EAST, 56.32 FEET; THENCE NORTH 02°38'53" WEST, 128.97 FEET; THENCE NORTH 35°24'01" WEST, 30.00 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 150.00 FEET, WHOSE ARC LENGTH IS 68.42 FEET AND WHOSE CHORD BEARS NORTH 41°31'58" EAST, 67.83 FEET; THENCE SOUTH 61°32'03" EAST, 63.12 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 400.00 FEET, WHOSE ARC LENGTH IS 198.79 FEET AND WHOSE CHORD BEARS SOUTH 75°46'18" EAST, 196.75 FEET; THENCE NORTH 89°59'28" EAST, 395.01 FEET; THENCE NORTH 00°01'35" WEST, 265.02 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 91.63 FEET AND WHOSE CHORD BEARS NORTH 07°31'35" WEST, 91.37 FEET; THENCE NORTH 15°01'35" WEST, 29.17 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 91.63 FEET AND WHOSE CHORD BEARS NORTH 07°31'35" WEST, 91.37 FEET; THENCE NORTH 00°01'35" WEST, 35.63 FEET TO THE SOUTHERLY LINE OF PARCEL 20-98 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 13204; THENCE NORTH 89°59'28" EAST ALONG SAID SOUTHERLY LINE, 17.21 FEET; THENCE SOUTH 89°27'05" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 184.20 FEET; THENCE SOUTH 00°01'35" EAST, 330.62 FEET; THENCE NORTH 89°58'33" EAST, 65.05 FEET; THENCE SOUTH 00°00'32" EAST, 176.67 FEET; THENCE SOUTH 89°59'28" WEST, 5.00 FEET; THENCE SOUTH 00°01'34" EAST, 380.00 FEET; THENCE NORTH 89°59'28" EAST, 300.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NW 10TH STREET; THENCE SOUTH 00°01'35" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 146.72 FEET TO THE SOUTHERLY LINE OF SAID TRACT 'A'; THENCE SOUTH 85°19'48" WEST ALONG SAID SOUTHERLY LINE, 240.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.96 ACRES (912,826 SQUARE FEET).

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



FILE: H:\2024\20240909\20240909-REZONING MAP.DWG  
PLOTTER: HP PLOTTER  
PLOT DATE: 07/2024 8:17 AM  
DRAWN BY: BRADON HUBER, TECH.  
CHECKED BY: BRADON HUBER, TECH.

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

DATE: 06/01/2022  
SUBMITTAL #1  
SUBMITTAL #1

REVISIONS:

TECH: ENGINEER:

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

**PETERSEN PROPERTY**  
PUD REZONING MAP

1/1  
2204.289