

REZONING SKETCH

WAUKEE TOWNE CENTER PUD

WAUKEE, IOWA

WAUKEE TOWNE CENTER, LLC 611 MONTICELLO DRIVE BURLINGTON, IA 52601

SHEET LIST TABLE	
Sheet Number	Sheet Title
1	COVER
2	REZONING
3	CONCEPT PLAN
4	SIGN PLAN

OWNER/DEVELOPER:
WAUKEE TOWNE CENTER, LLC
611 MONTICELLO DRIVE
BURLINGTON, IA 52601

PROJECT MANAGER:
ED ARP
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
DES MOINES, IOWA 50322
515-276-4884
ARP@CECLAC.COM

ZONING/LAND USE
EXISTING: PD C-1 & PD C-1A
PROPOSED: PD C-1

LEGAL DESCRIPTION

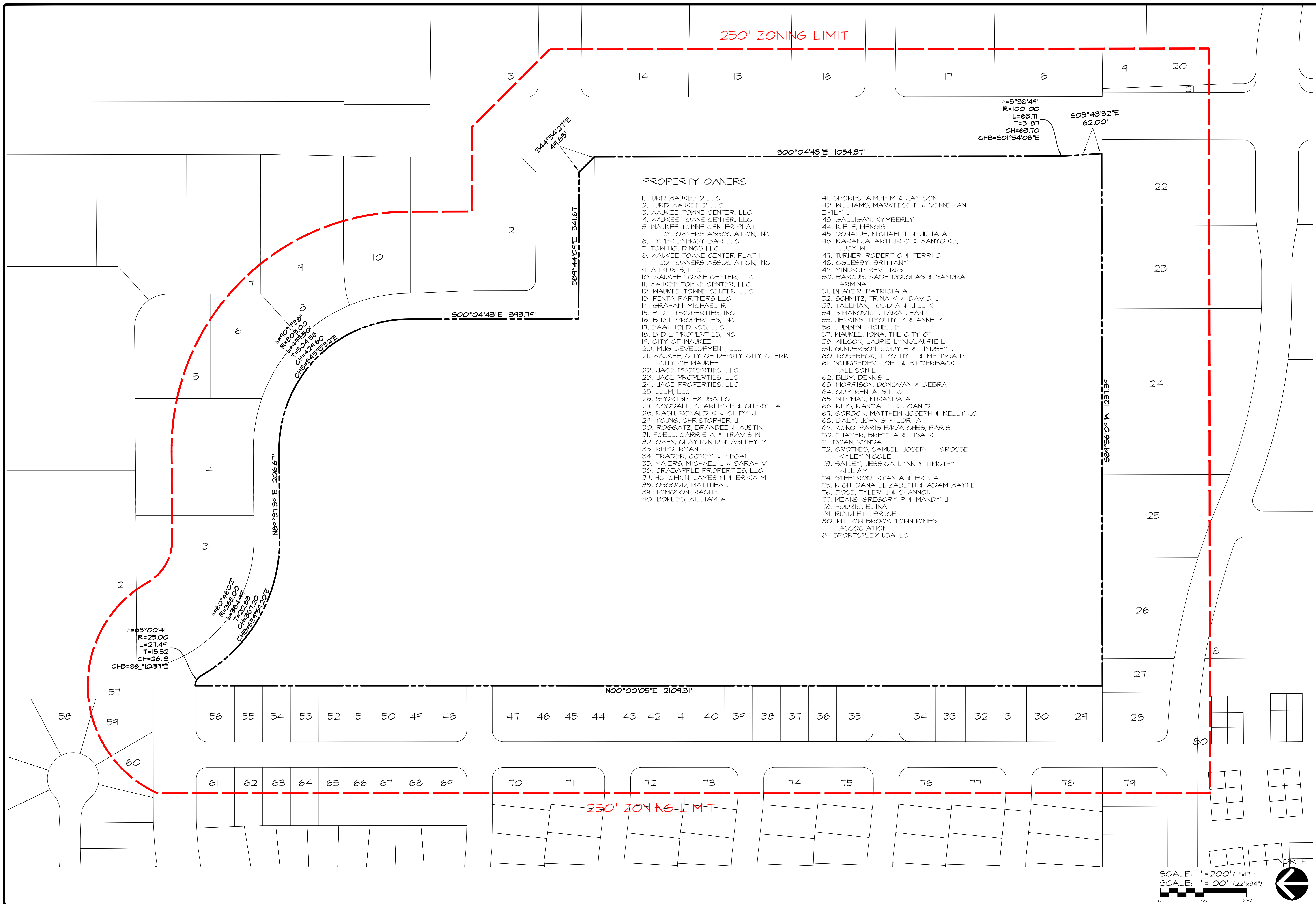
PARCEL 'BB' OF THE E1/2 NE1/4 OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 26 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 2012, PAGE 22429 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA EXCEPT WAUKEE TOWNE CENTER PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2020, PAGE 21825 AT THE DALLAS COUNTY RECORDER'S OFFICE AND FURTHER EXCEPTING THE WARRANTY DEED AND ACQUISITION PLAT RECORDED IN BOOK 2017, PAGE 23499 AT THE DALLAS COUNTY RECORDER'S OFFICE, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SAID PARCEL 'BB'; THENCE N00°00'05"E, 2104.31 FEET ALONG THE WEST LINE OF SAID PARCEL 'BB'; SAID WEST LINE ALSO COINCIDES WITH THE EAST LINE OF WESTGATE PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 850, PAGE 908 AT THE DALLAS COUNTY RECORDER'S OFFICE, TO THE NE CORNER OF LOT 12 OF SAID WESTGATE PLAT 2; SAID NE CORNER ALSO BEING ON THE SOUTH LINE OF LOT 'A' OF SAID WAUKEE TOWNE CENTER PLAT 1 AND THE SOUTH RIGHT-OF-WAY LINE OF SE LAUREL STREET AS IT IS PRESENTLY ESTABLISHED; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING S61°05'51"E, AN ARC LENGTH OF 21.49 FEET ALONG SAID SOUTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE, TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 363.00 FEET AND A CHORD BEARING S54°54'20"E, AN ARC LENGTH OF 384.49 FEET ALONG SAID SOUTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF TANGENCY; THENCE N84°37'34"E, 206.67 FEET ALONG SAID SOUTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 303.00 FEET AND CHORD BEARING S45°13'32"E, AN ARC LENGTH OF 477.50 FEET ALONG SAID SOUTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF TANGENCY; THENCE S00°04'43"E, 393.79 FEET ALONG SAID SOUTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE TO A POINT; THENCE S84°44'04"E, 341.67 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NE CORNER OF OUTLOT 'X' OF SAID WAUKEE TOWNE CENTER PLAT 1; THENCE S44°54'27"E, 446.65 FEET THE EAST LINE OF SAID OUTLOT 'X' AND SAID SOUTH RIGHT-OF-WAY LINE TO THE SE CORNER OF SAID OUTLOT 'X'; SAID SE CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SE ALICES ROAD AS ESTABLISHED IN SAID WARRANTY DEED AND ACQUISITION PLAT RECORDED IN BOOK 2017, PAGE 23499 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S00°04'43"E, 1054.37 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1001.00 FEET AND A CHORD BEARING S01°54'08"E, AN ARC LENGTH OF 63.71 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF TANGENCY; THENCE S03°43'32"E, 62.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF SAID PARCEL 'BB'; SAID SOUTH LINE ALSO BEING THE SOUTH LINE OF SAID E1/2 NE1/4 OF SECTION 34; THENCE S84°56'04"W, 1231.39 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 48.03 ACRES MORE OR LESS.

REZONING TABLE

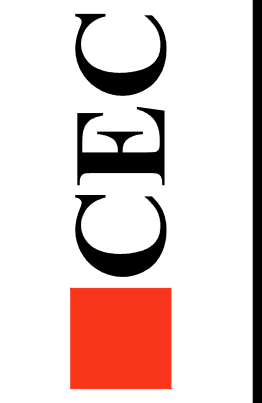
Parcel #	Owner	Legal Description	Maping Address	Total Area of Property (±)	Square Footage within CZU (±)	% of Total Square Footage within CZU	% Current	% New Current	% Not Applicable
1	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 1	2007 LEE RD 10010 WARD BLVD	56,361	15,537	1.84%			
2	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 2	2007 LEE RD 10010 WARD BLVD	48,876	343	0.00%			
3	WAUKEE TOWNE CENTER, LLC	WAUKEE TOWNE CENTER PLAT 1 LOT 1	1011 MONTICELLO DR 1011 MONTICELLO DR	78,833	67,168	5.60%		5.62%	
4	WAUKEE TOWNE CENTER, LLC	WAUKEE TOWNE CENTER PLAT 1 LOT 2	1011 MONTICELLO DR 1011 MONTICELLO DR	75,289	53,263	4.39%		4.39%	
5	WAUKEE TOWNE CENTER, LLC	WAUKEE TOWNE CENTER PLAT 1 LOT 3	1011 MONTICELLO DR 1011 MONTICELLO DR	44,262	4,847	0.10%		0.10%	
6	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 3	2007 LEE RD 10010 WARD BLVD	58,155	19,742	1.51%		1.51%	
7	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 4	2007 LEE RD 10010 WARD BLVD	58,797	2,746	0.02%		0.02%	
8	WAUKEE TOWNE CENTER PLAT 1 LOT OWNERS ASSOCIATION, INC.	WAUKEE TOWNE CENTER PLAT 1 LOT 1	1011 MONTICELLO DR 1011 MONTICELLO DR	11,229	11,229	0.94%		0.94%	
9	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 5	2007 LEE RD 10010 WARD BLVD	62,429	24,877	2.00%		2.00%	
10	WAUKEE TOWNE CENTER, LLC	WAUKEE TOWNE CENTER PLAT 1 LOT 1	1011 MONTICELLO DR 1011 MONTICELLO DR	65,622	29,742	2.40%		2.40%	
11	WAUKEE TOWNE CENTER, LLC	WAUKEE TOWNE CENTER PLAT 1 LOT 2	1011 MONTICELLO DR 1011 MONTICELLO DR	64,422	28,425	2.31%		2.31%	
12	WAUKEE TOWNE CENTER, LLC	WAUKEE TOWNE CENTER PLAT 1 LOT 3	1011 MONTICELLO DR 1011 MONTICELLO DR	49,888	49,888	4.07%		4.07%	
13	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 6	2007 LEE RD 10010 WARD BLVD	70,738	14,407	1.16%		1.16%	
14	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 7	2007 LEE RD 10010 WARD BLVD	76,763	12,941	1.03%		1.03%	
15	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 8	2007 LEE RD 10010 WARD BLVD	67,328	26,619	2.20%		2.20%	
16	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 9	2007 LEE RD 10010 WARD BLVD	48,262	18,852	1.50%		1.50%	
17	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 10	2007 LEE RD 10010 WARD BLVD	62,726	25,418	2.11%		2.11%	
18	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 11	2007 LEE RD 10010 WARD BLVD	68,823	28,822	2.34%		2.34%	
19	CITY OF WAUKEE	WAUKEE MARKET PLACE PLAT 1 LOT 12	2007 LEE RD 10010 WARD BLVD	0	0	0.00%			
20	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 13	2007 LEE RD 10010 WARD BLVD	68,273	12,721	1.00%		1.00%	
21	CITY OF WAUKEE	WAUKEE MARKET PLACE PLAT 1 LOT 14	2007 LEE RD 10010 WARD BLVD	0	0	0.00%			
22	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 15	2007 LEE RD 10010 WARD BLVD	68,296	48,561	4.14%		4.14%	
23	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 16	2007 LEE RD 10010 WARD BLVD	48,812	48,202	4.00%		4.00%	
24	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 17	2007 LEE RD 10010 WARD BLVD	122,626	60,206	4.90%		4.90%	
25	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 18	2007 LEE RD 10010 WARD BLVD	68,833	42,134	3.50%		3.50%	
26	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 19	2007 LEE RD 10010 WARD BLVD	49,171	49,171	3.71%		3.71%	
27	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 20	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
28	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 21	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
29	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 22	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
30	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 23	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
31	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 24	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
32	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 25	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
33	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 26	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
34	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 27	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
35	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 28	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
36	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 29	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
37	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 30	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
38	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 31	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
39	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 32	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
40	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 33	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
41	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 34	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
42	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 35	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
43	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 36	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
44	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 37	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
45	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 38	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
46	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 39	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
47	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 40	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
48	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 41	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
49	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 42	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
50	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 43	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
51	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 44	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
52	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 45	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
53	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 46	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
54	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 47	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
55	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 48	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
56	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 49	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
57	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 50	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
58	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 51	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
59	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 52	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
60	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 53	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
61	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 54	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
62	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 55	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
63	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 56	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
64	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 57	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
65	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 58	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
66	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 59	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
67	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 60	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
68	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 61	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
69	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 62	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
70	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 63	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
71	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 64	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
72	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 65	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
73	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 66	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
74	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 67	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
75	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 68	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
76	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 69	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
77	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 70	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
78	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 71	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
79	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 72	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
80	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 73	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
81	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 74	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
82	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 75	2007 LEE RD 10010 WARD BLVD	12,860	12,860	1.00%		1.00%	
83	WARD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 76	2007 LEE RD 10010 WARD BLVD	12,8					

0:\A\FLESA-1906\A1924 - 2021_CSD Drawings\Rezonning\A1924 (02) REZONNING.dwg, 7/21/2022 4:22:10 PM, jgaddis, 1:1

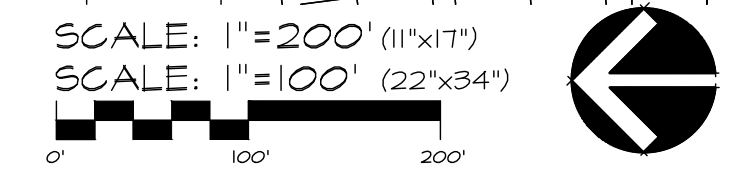


PROPERTY OWNERS

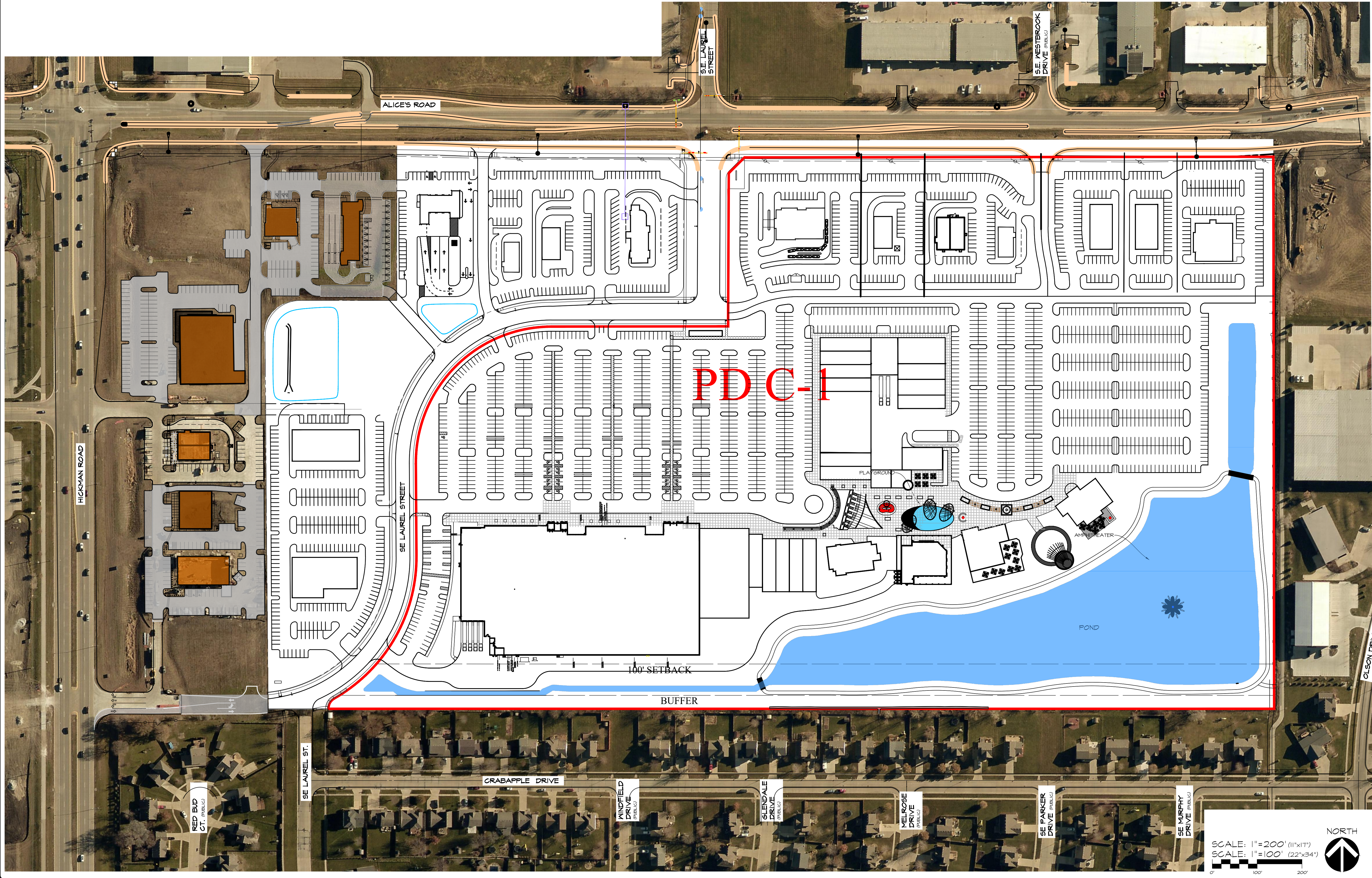
- 1. HURD WAUKEE 2 LLC
- 2. HURD WAUKEE 2 LLC
- 3. WAUKEE TOWNE CENTER, LLC
- 4. WAUKEE TOWNE CENTER, LLC
- 5. WAUKEE TOWNE CENTER PLAT I
LOT OWNERS ASSOCIATION, INC
- 6. HYPER ENERGY BAR LLC
- 7. TCW HOLDINGS LLC
- 8. WAUKEE TOWNE CENTER PLAT I
LOT OWNERS ASSOCIATION, INC
- 9. AH 476-3, LLC
- 10. WAUKEE TOWNE CENTER, LLC
- 11. WAUKEE TOWNE CENTER, LLC
- 12. WAUKEE TOWNE CENTER, LLC
- 13. PENTA PARTNERS LLC
- 14. GRAHAM, MICHAEL R
- 15. B D L PROPERTIES, INC
- 16. B D L PROPERTIES, INC
- 17. EAAI HOLDINGS, LLC
- 18. B D L PROPERTIES, INC
- 19. CITY OF WAUKEE
- 20. MJS DEVELOPMENT, LLC
- 21. WAUKEE, CITY OF DEPUTY CITY CLERK
CITY OF WAUKEE
- 22. JACE PROPERTIES, LLC
- 23. JACE PROPERTIES, LLC
- 24. JACE PROPERTIES, LLC
- 25. JLLM, LLC
- 26. SPORTSPLEX USA LC
- 27. GOODALL, CHARLES F & CHERYL A
- 28. RASH, RONALD K & CINDY J
- 29. YOUNG, CHRISTOPHER J
- 30. ROGGAZ, BRANDEE & AUSTIN
- 31. FOELL, CARRIE A & TRAVIS W
- 32. OWEN, CLAYTON D & ASHLEY M
- 33. REED, RYAN
- 34. TRADER, COREY & MEGAN
- 35. MAIERS, MICHAEL J & SARAH V
- 36. GRABAPPLE PROPERTIES, LLC
- 37. HOTCHKIN, JAMES M & ERIKA M
- 38. OSGOOD, MATTHEW J
- 39. TOMOSON, RACHEL
- 40. BOWLES, WILLIAM A
- 41. SPORES, AIMEE M & JAMISON
- 42. WILLIAMS, MARKEESE P & VENNEMAN,
EMILY J
- 43. GALLIGAN, KYMBERLY
- 44. KIFLE, MENGIS
- 45. DONAHUE, MICHAEL L & JULIA A
- 46. KARANAJA, ARTHUR O & WANYOIKE,
LUCY W
- 47. TURNER, ROBERT C & TERRI D
- 48. OGLESBY, BRITTANY
- 49. MINDRUP REV TRUST
- 50. BARGUS, WADE DOUGLAS & SANDRA
ARMINA
- 51. BLAYER, PATRICIA A
- 52. SCHMITZ, TRINA K & DAVID J
- 53. TALLMAN, TODD A & JILL K
- 54. SIMANOVICH, TARA JEAN
- 55. JENKINS, TIMOTHY M & ANNE M
- 56. LUEBEN, MICHELLE
- 57. WAUKEE, IOWA, THE CITY OF
- 58. WILCOX, LAURIE LYNN/LAURIE L
- 59. GUNDERSON, GODY E & LINDSEY J
- 60. ROSEBECK, TIMOTHY T & MELISSA P
- 61. SCHROEDER, JOEL & BILDERBACK,
ALLISON L
- 62. BLUM, DENNIS L
- 63. MORRISON, DONOVAN & DEBRA
- 64. CDM RENTALS LLC
- 65. SHIPMAN, MIRANDA A
- 66. REIS, RANDAL E & JOAN D
- 67. GORDON, MATTHEW JOSEPH & KELLY JO
- 68. DALY, JOHN G & LORI A
- 69. KONO, PARIS F/K/A CHES, PARIS
- 70. THAYER, BRETT A & LISA R
- 71. DOAN, RYNDA
- 72. GROTTNES, SAMUEL JOSEPH & GROSSE,
KALEY NICOLE
- 73. BAILEY, JESSICA LYNN & TIMOTHY
WILLIAM
- 74. STEENROD, RYAN A & ERIN A
- 75. RICH, DANA ELIZABETH & ADAM WAYNE
- 76. DOSE, TYLER J & SHANNON
- 77. MEANS, GREGORY P & MANDY J
- 78. HODZIC, EDINA
- 79. RUNDLETT, BRUCE T
- 80. WILLOW BROOK TOWNHOMES
ASSOCIATION
- 81. SPORTSPLEX USA, LC



DATE:	JUL 21, 2022
DATE OF SURVEY:	SUBMITTAL 06-23-2022
DESIGNED BY:	MAR 14, 2017 EHA
DRAWN BY:	MRI



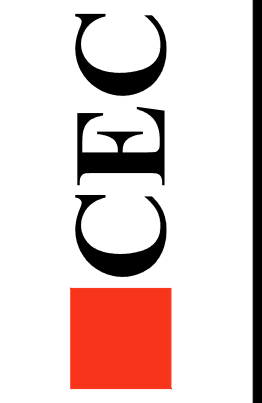
0:\A\FLESA-1906\A1924 - 2021_CSD Drawings\Resizing\A1924 05) CONCEPT PLAN.dwg, 7/21/2022 4:22:29 PM, jgardals, 1:1



SCALE: 1" = 200' (11"x17")
 SCALE: 1" = 100' (22"x34")

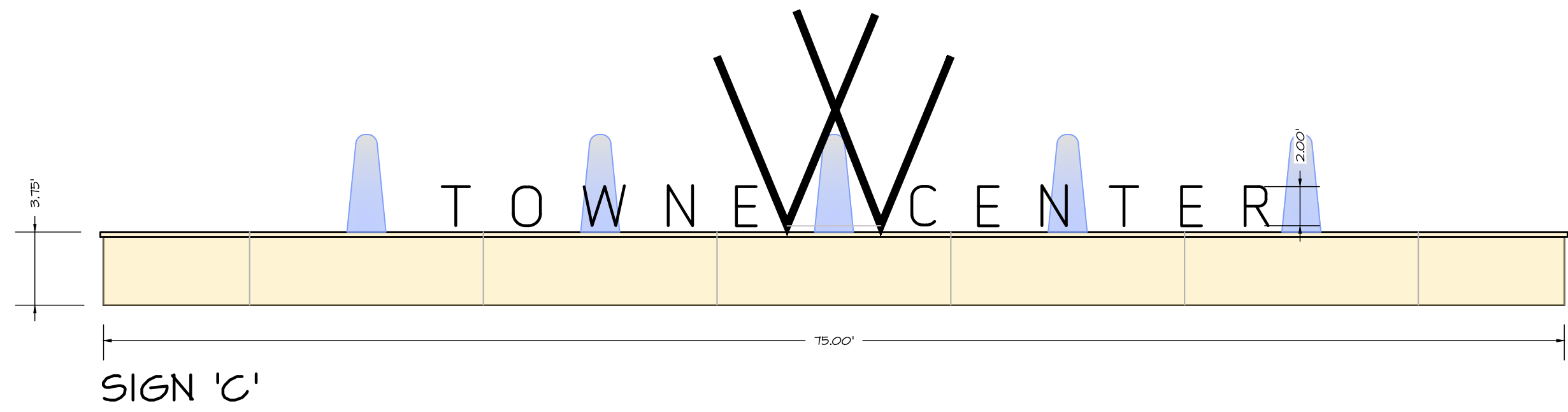
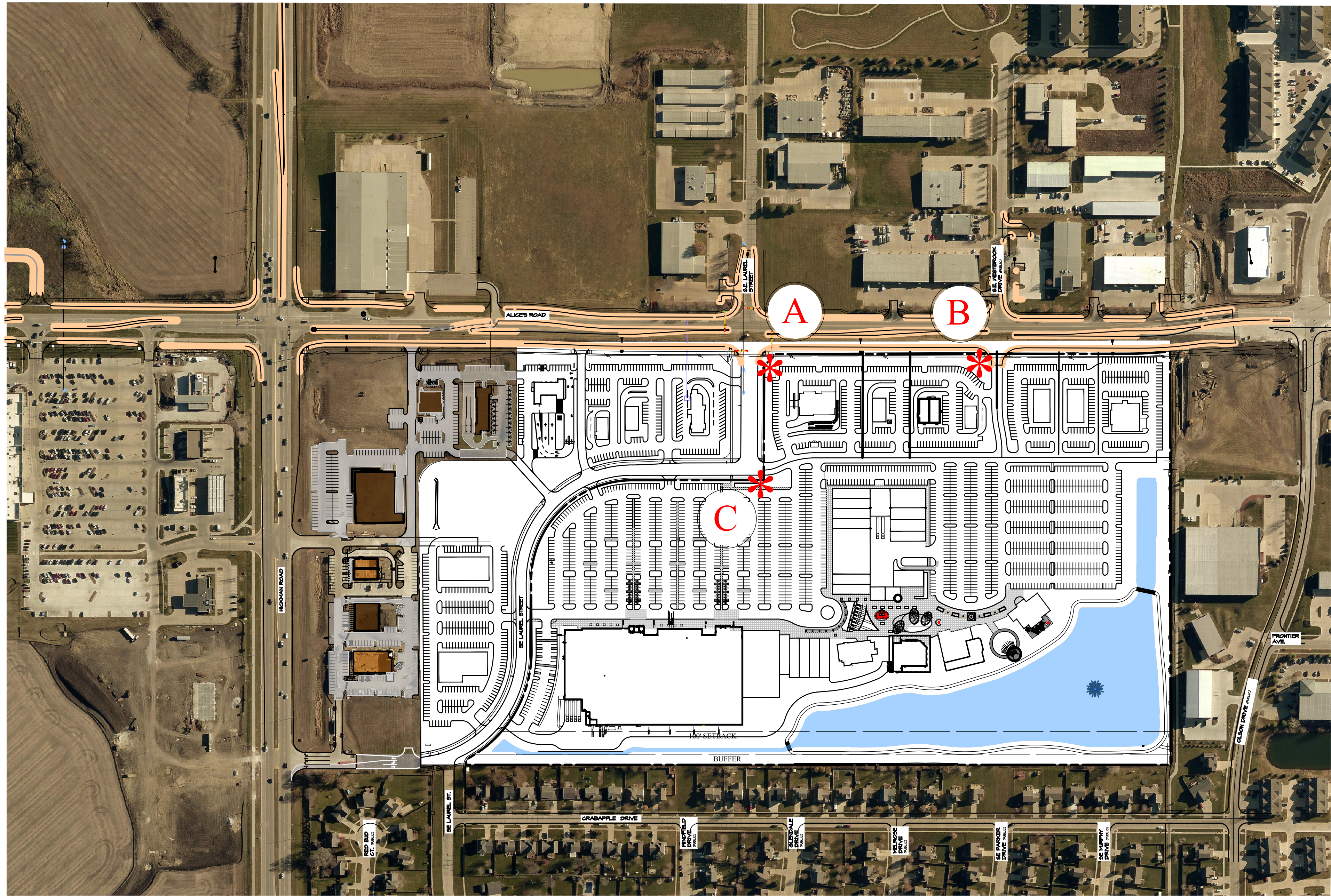
NORTH

Civil Engineering Consultants, Inc.
 2400 86th Street Unit 12 · Des Moines, Iowa 50322
 515.276.4884 · mail@cecinc.com



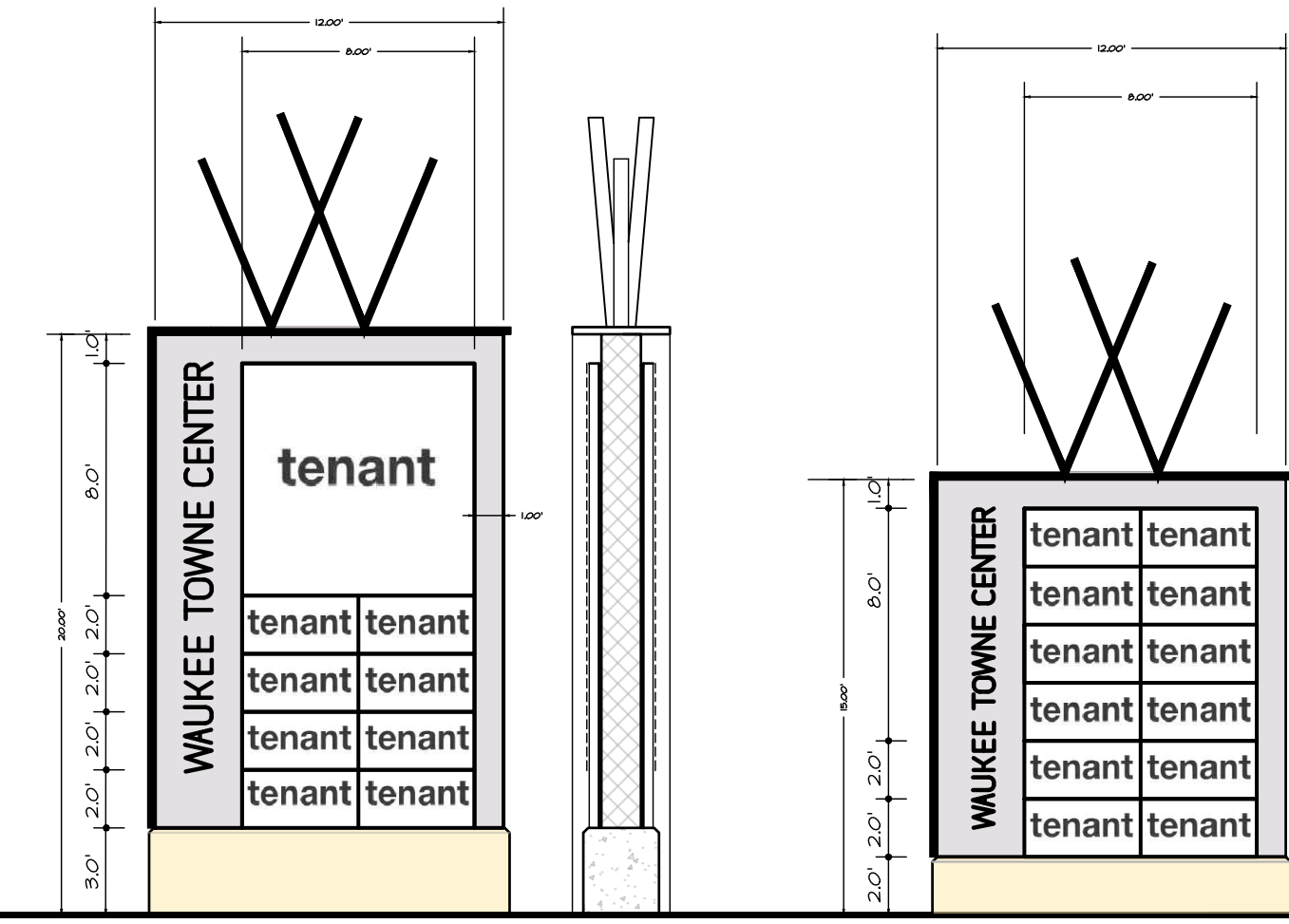
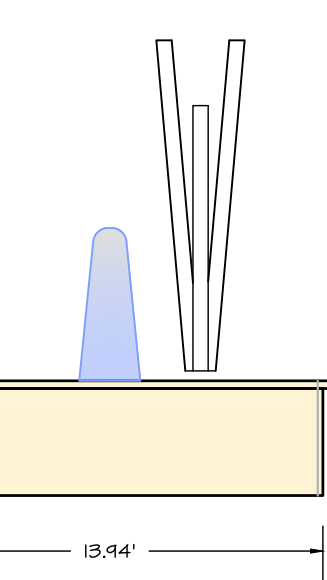
DATE:	JUL 21, 2022
SUBMITTAL:	06-23-2022
DATE OF SURVEY:	MAR 14, 2017
DESIGNED BY:	EHA
DRAWN BY:	MM

WAUKEE TOWNE CENTER PUD
 WAUKEE, IOWA
 CONCEPT PLAN



SIGN 'C'

SCALE: 1" = 400' (11"x17")
 SCALE: 1" = 200' (22"x34")



SIGN 'A'

SIGN 'B'

DATE:	
DATE OF SURVEY:	SUBMITTAL 06-23-2022
DESIGNED BY:	MAR. 14, 2017 EHA
DRAWN BY:	MKI