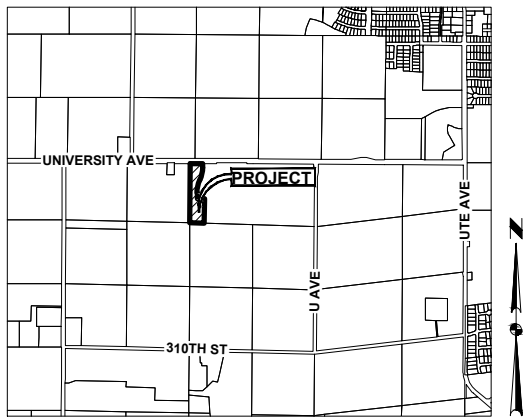


VICINITY MAP



WAUKEE, IOWA

OWNER

PHILLIPS-HAMILTON INC.
PO BOX 500
NEVADA, IOWA 50201

APPLICANT

LANDMARK DEVELOPMENT SERVICES
CONTACT: BILL SPENCER
9550 HICKMAN ROAD, SUITE 100
CLIVE, IOWA 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: C-1: COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

BULK REGULATIONS

ZONING: C-1
SETBACKS:
FRONT YARD = 30 FEET
REAR YARD = 30 FEET
SIDE YARD = NO MINIMUM, EXCEPT WHEN ADJACENT TO ANY R DISTRICT, THE MINIMUM SIDE YARD SETBACK SHALL BE 30 FEET
MAXIMUM HEIGHT = NO MINIMUM EXCEPT WHEN ADJACENT TO AN R-1, R-2 OR R-4 DISTRICT, THE MAX. SHALL BE 2 STORIES OR 40 FEET
1 STORY OR 14 FEET FOR ACCESSORY BUILDING

MIN. OPEN SPACE = 20%

ADJACENT OWNERSHIP - AREA 'E'

	OWNER	ACRES	PERCENT	CONSENTING
1	PHILLIPS-HAMILTON, INC.	20.26	92.65%	X
2	KOETHE, LEMAR A	0.25	1.12%	
3	WAUKEE COMMONS, LC	0.11	0.50%	
4	PRAIRIE VILLAGE OF IOWA, LLC	1.25	5.72%	
TOTAL		21.87	100.00%	92.65%

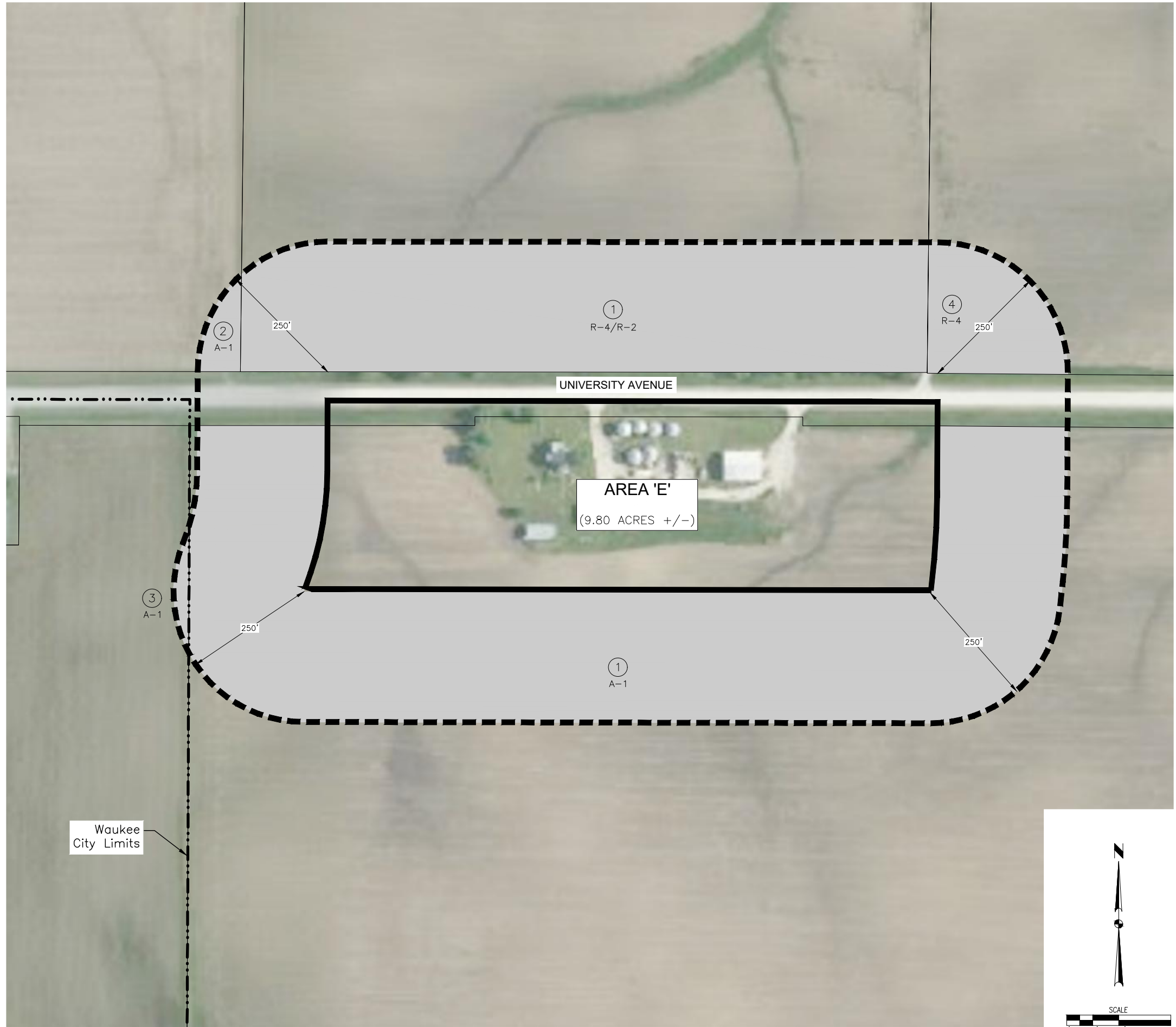
* PROPERTY OUTSIDE OF THE CITY OF WAUKEE OR OWNED BY THE CITY OF WAUKEE IS NOT INCLUDED IN THE AREA PERCENTAGES.

REZONING DESCRIPTION - AREA 'E'

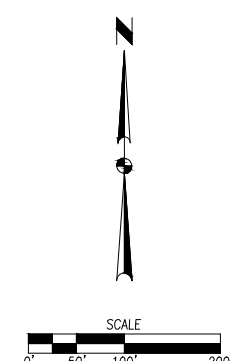
A PART OF GOVERNMENT LOTS 1 AND 2 OF SECTION 17, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE SOUTH 89°53'05" EAST, 267.02 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°53'05" EAST CONTINUING ALONG SAID NORTH LINE, 1045.45 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE SOUTH 89°39'05" EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 126.55 FEET; THENCE SOUTH 00°17'41" WEST, 181.36 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1500.00 FEET, WHOSE ARC LENGTH IS 180.89 FEET AND WHOSE CHORD BEARS SOUTH 03°44'58" WEST, 180.78 FEET; THENCE NORTH 89°53'05" WEST, 1203.25 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 625.00 FEET, WHOSE ARC LENGTH IS 230.83 FEET AND WHOSE CHORD BEARS NORTH 10°52'30" EAST, 229.52 FEET; THENCE NORTH 00°17'41" EAST, 136.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.80 ACRES (427,042 SQUARE FEET).

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



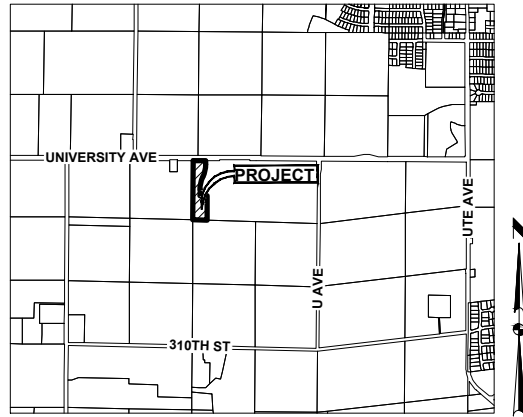
Waukeee City Limits



FILE: H:\2021\2111893\REZONING\2111893-REZONING-EDWG
 PLOTTED BY: ERIN OLLENDIKE
 DATE: 9/15/2022 3:36 PM

DATE	09/13/2022
REVISIONS	THIRD SUBMITTAL
	SECOND SUBMITTAL
	FIRST SUBMITTAL
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	TECH: MAE
CIVIL DESIGN ADVANTAGE	ENGINEER: EKO
WAUKEE, IOWA	
REMINGTON POINTE REZONING MAP - C-1	
1/1	2111.893

VICINITY MAP



WAUKEE, IOWA

OWNER

PHILLIPS-HAMILTON, INC
PO BOX 500
NEVADA, IOWA 50201

APPLICANT

LANDMARK DEVELOPMENT SERVICES
CONTACT: BILL SPENCER
9550 HICKMAN ROAD, SUITE 100
CLIVE, IOWA 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-2/PD-1:
ONE AND TWO-FAMILY RESIDENTIAL DISTRICT
PLANNED DEVELOPMENT DISTRICT

BULK REGULATIONS

SETBACKS:
FRONT YARD = 30 FEET
REAR YARD = 30 FEET
SIDE YARD = 5 FEET MINIMUM
(10 FEET TOTAL)

MIN. LOT WIDTH = 55 FEET

MIN. LOT AREA = 5,500 SQUARE FEET

- ADJACENT LOTS CANNOT SHARE THE SAME ELEVATIONS.
- MINIMUM TWO TREES AND TWO SHRUBS PER LOT AT THE TIME OF LOT DEVELOPMENT.
- MINIMUM TWO STALL ATTACHED GARAGE.
- MINIMUM OF 25% BRICK AND/OR STONE ON STREET FACING FACADES.
- MINIMUM SQUARE FOOTAGES OF 1100 SQUARE FEET FOR A SINGLE STORY AND 1400 SQUARE FEET FOR A TWO-STORY HOME.
- VINYL SIDING SHALL BE PERMITTED UTILIZING ROYAL CREST DOUBLE 4-INCH (102 MM) TRADITIONAL PROFILE OR A REASONABLE EQUIVALENT.

ADJACENT OWNERSHIP - AREA 'A'

	OWNER	ACRES	PERCENT	CONSENTING
1	PHILLIPS-HAMILTON, INC.	9.86	63.52%	X
2	KOETHE, LEMAR A	1.69	10.89%	
3	WAUKEE COMMONS, LC	3.97	25.59%	
TOTAL		15.52	100.00%	63.52%

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

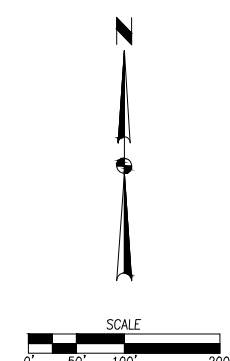
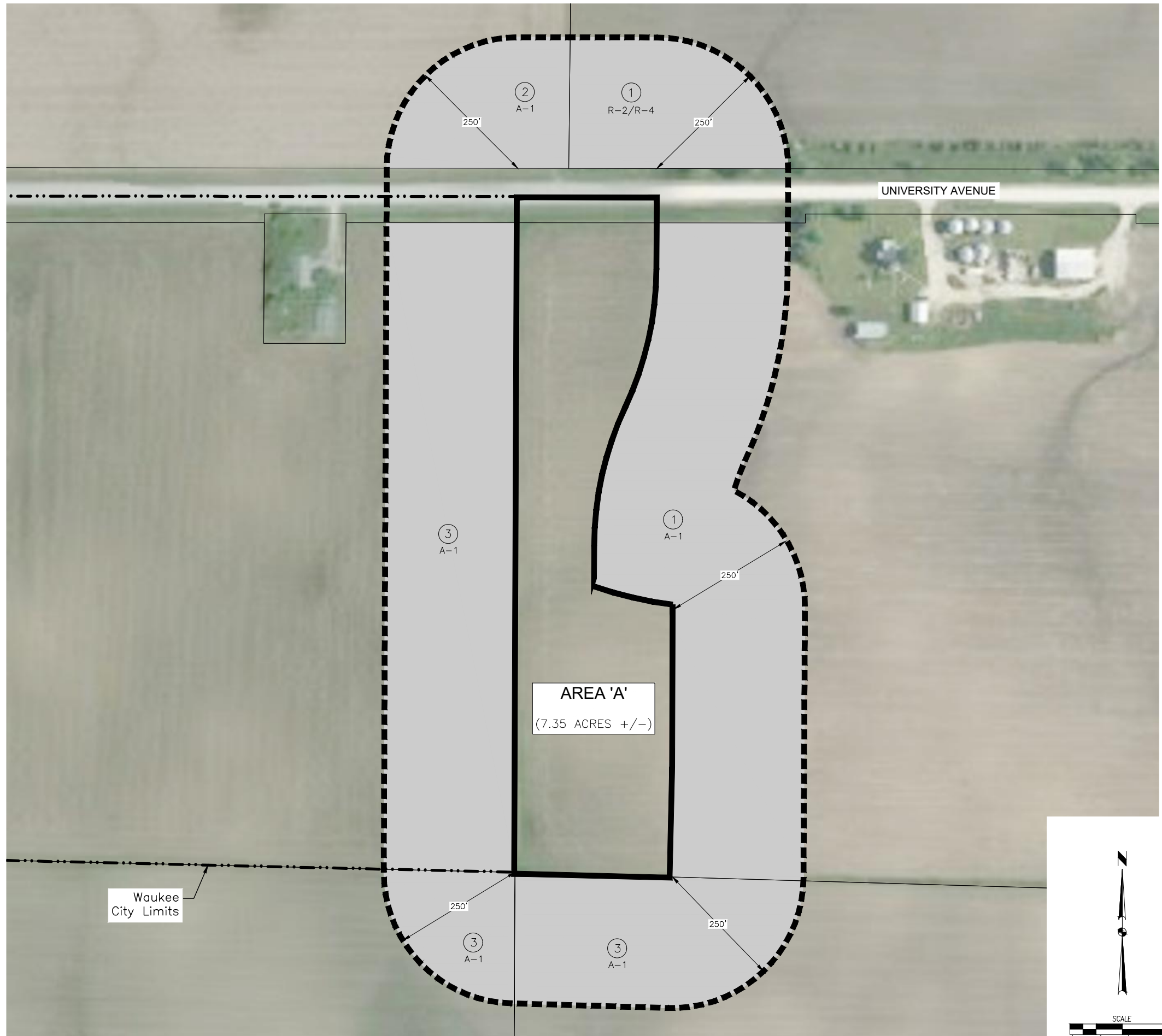
REZONING DESCRIPTION - AREA 'A'

A PART OF GOVERNMENT LOT 2 OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 27 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 GOVERNMENT LOT 2; THENCE SOUTH 89°53'05" EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 267.02 FEET; THENCE SOUTH 00°17'41" WEST, 136.81 FEET;

THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 625.00 FEET, WHOSE ARC LENGTH IS 271.47 FEET AND WHOSE CHORD BEARS SOUTH 12°44'16" WEST, 269.34 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 625.00 FEET, WHOSE ARC LENGTH IS 272.36 FEET AND WHOSE CHORD BEARS SOUTH 12°41'49" WEST, 270.21 FEET; THENCE SOUTH 00°12'46" WEST, 78.24 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 762.00 FEET, WHOSE ARC LENGTH IS 154.11 FEET AND WHOSE CHORD BEARS SOUTH 76°56'28" EAST, 153.85 FEET; THENCE SOUTH 00°12'46" WEST, 309.26 FEET; THENCE SOUTH 01°14'25" WEST, 211.05 FEET; THENCE NORTH 88°33'27" WEST, 296.28 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 2; THENCE NORTH 00°12'46" EAST ALONG SAID WEST LINE, 1289.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.35 ACRES (319,956 SQUARE FEET).

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



FILE: H:\2021\1189A\DWG\REZONING\21189A-REZONING-A.DWG
 PLOTTED BY: ERIN OLLENDIKE
 DATE: 9/15/2022 3:24 PM

DATE	08/13/2022
REVISIONS	08/09/2022
	06/21/2022
THIRD SUBMITTAL	
SECOND SUBMITTAL	
FIRST SUBMITTAL	

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

TECH: MAE

ENGINEER: EKO

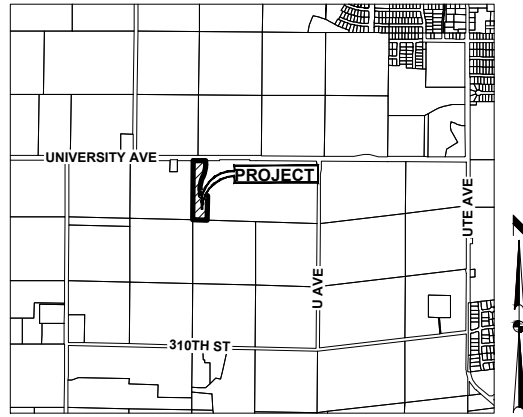
CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

REMINGTON POINTE
REZONING MAP - R-2/PD-1

2111.893

VICINITY MAP



WAUKEE, IOWA

OWNER

PHILLIPS-HAMILTON INC.
PO BOX 500
NEVADA, IOWA 50201

APPLICANT

LANDMARK DEVELOPMENT SERVICES
CONTACT: BILL SPENCER
9550 HICKMAN ROAD, SUITE 100
CLIVE, IOWA 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-3: RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

ZONING: R-3
SETBACKS:
FRONT YARD = 30 FEET
REAR YARD = 30 FEET
SIDE YARD = 7 FEET MINIMUM (15 FEET TOTAL)
BUILDING SEPARATION = 40 FEET
MIN. OPEN SPACE = 20%
DENSITY = 18.0 UNITS/ACRE (MAX)

ADJACENT OWNERSHIP - AREA 'D'

	OWNER	ACRES	PERCENT	CONSENTING
1	PHILLIPS-HAMILTON, INC.	12.51	61.66%	X
2	PRAIRIE VILLAGE OF IOWA, LLC	7.78	38.34%	
3	CITY OF WAUKEE			
TOTAL		20.29	100.00%	61.66%

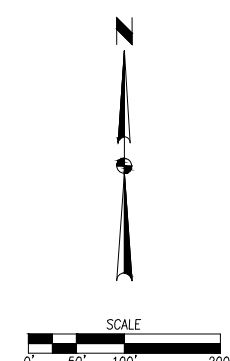
* PROPERTY OUTSIDE OF THE CITY OF WAUKEE OR OWNED BY THE CITY OF WAUKEE IS NOT INCLUDED IN THE AREA PERCENTAGES.

REZONING DESCRIPTION - AREA 'D'

A PART OF GOVERNMENT LOT 1 OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1 THENCE SOUTH 00°25'19" WEST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 650.51 FEET; THENCE NORTH 88°45'35" WEST, 1231.86 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1500.00 FEET, WHOSE ARC LENGTH IS 144.35 FEET AND WHOSE CHORD BEARS NORTH 06°59'13" EAST, 144.29 FEET; THENCE NORTH 09°44'38" EAST, 61.20 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1500.00 FEET, WHOSE ARC LENGTH IS 247.38 FEET AND WHOSE CHORD BEARS NORTH 05°01'09" EAST, 247.10 FEET; THENCE NORTH 00°17'41" EAST, 181.36 FEET TO THE NORTH LINE OF SAID GOVERNMENT LOT 1; THENCE SOUTH 89°39'05" EAST ALONG SAID NORTH LINE, 1185.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.65 ACRES (769,010 SQUARE FEET).

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



FILE: H:\2021\2111893\REZONING\2111893-REZONING-DWG.DWG
 PLOTTED BY: J. BRYAN, DATE: 9/15/2022, 3:35 PM
 COMMENT: CHECK FOR CLASHES

DATE	08/13/2022
REVISIONS	
THIRD SUBMITTAL	08/09/2022
SECOND SUBMITTAL	08/09/2022
FIRST SUBMITTAL	08/21/2022

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

TECH: MAE

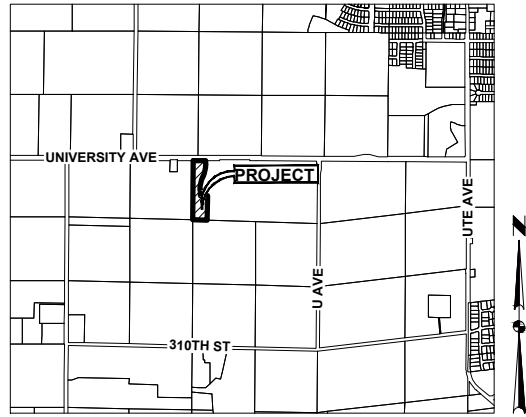
ENGINEER: EKO

WAUKEE, IOWA

REMINGTON POINTE
REZONING MAP - R-3

2111 893

VICINITY MAP



WAUKEE, IOWA

OWNER

PHILLIPS-HAMILTON INC.
PO BOX 500
NEVADA, IOWA 50201

APPLICANT

LANDMARK DEVELOPMENT SERVICES
CONTACT: BILL SPENCER
9550 HICKMAN ROAD, SUITE 100
CLIVE, IOWA 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-4: ROW DWELLING AND TOWNHOME DWELLING DISTRICT

BULK REGULATIONS

ZONING: R-4
SETBACKS:
FRONT YARD = 30 FEET
REAR YARD = 30 FEET
SIDE YARD = 7 FEET MINIMUM (15 FEET TOTAL)
BUILDING SEPARATION = 15 FEET
MIN. OPEN SPACE = 20%
LOTS (45) / ACRE (7.48) = 6.02 LOTS/ACRE

ADJACENT OWNERSHIP - AREA 'C'

	OWNER	ACRES	PERCENT	CONSENTING
1	PHILLIPS-HAMILTON, INC.	20.71	100.00%	X
2	WAUKEE COMMONS, LC			
TOTAL		20.71	100.00%	100.00%

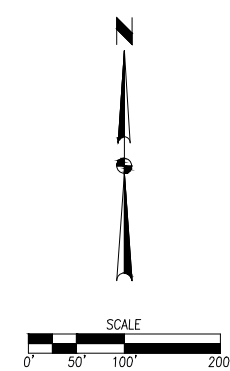
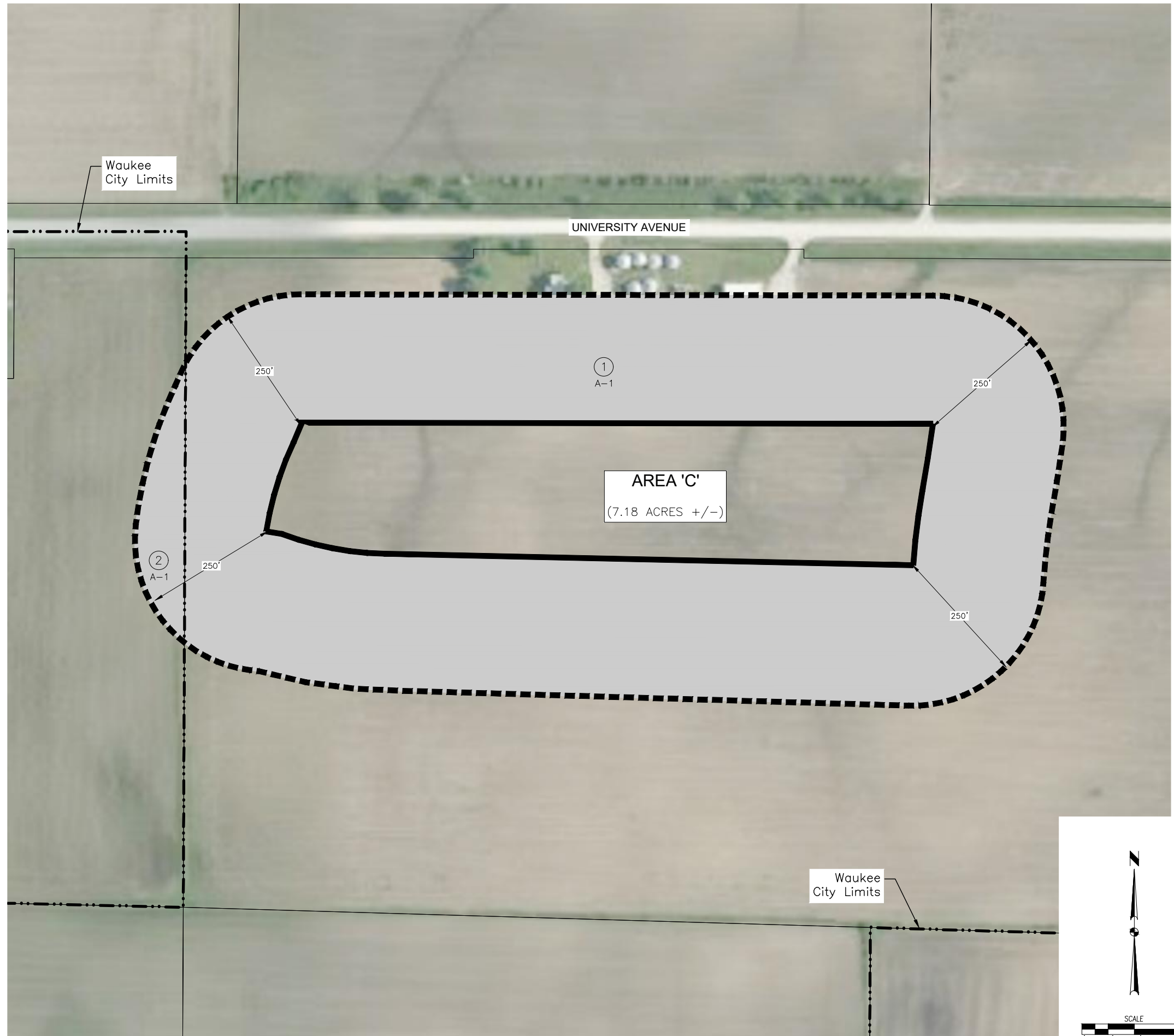
* PROPERTY OUTSIDE OF THE CITY OF WAUKEE OR OWNED BY THE CITY OF WAUKEE IS NOT INCLUDED IN THE AREA PERCENTAGES.

REZONING DESCRIPTION - AREA 'C'

A PART OF GOVERNMENT LOTS 1 AND 2 OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE NORTH 00°25'19" EAST ALONG THE EASTERLY LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 685.07 FEET; THENCE NORTH 88°45'35" WEST, 1231.86 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°45'35" WEST, 1008.13 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 592.00 FEET, WHOSE ARC LENGTH IS 200.68 FEET AND WHOSE CHORD BEARS NORTH 79°02'53" WEST, 199.72 FEET; THENCE NORTH 81°10'28" WEST, 30.00 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 625.00 FEET, WHOSE ARC LENGTH IS 178.41 FEET AND WHOSE CHORD BEARS NORTH 17°00'12" EAST, 177.80 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 625.00 FEET, WHOSE ARC LENGTH IS 40.64 FEET AND WHOSE CHORD BEARS NORTH 23°19'05" EAST, 40.63 FEET; THENCE SOUTH 89°53'05" EAST, 1203.25 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1500.00 FEET, WHOSE ARC LENGTH IS 66.49 FEET AND WHOSE CHORD BEARS SOUTH 08°28'26" WEST, 66.49 FEET; THENCE SOUTH 09°44'38" WEST, 61.20 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1500.00 FEET, WHOSE ARC LENGTH IS 144.35 FEET AND WHOSE CHORD BEARS SOUTH 06°59'13" WEST, 144.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.18 ACRES (312,843 SQUARE FEET).

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



FILE: H:\2021\2111893\REZONING\2111893-REZONING-C.DWG
 PLOTTED BY: ERIN OLLENDIKE
 DATE: 9/15/2022 3:28 PM
 COMMENT:

DATE	08/13/2022
REVISIONS	
THIRD SUBMITTAL	08/09/2022
SECOND SUBMITTAL	08/09/2022
FIRST SUBMITTAL	06/21/2022

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

TECH: MAE
ENGINEER: EKO

ESA
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

REMINGTON POINTE
REZONING MAP - R-4

2111.893