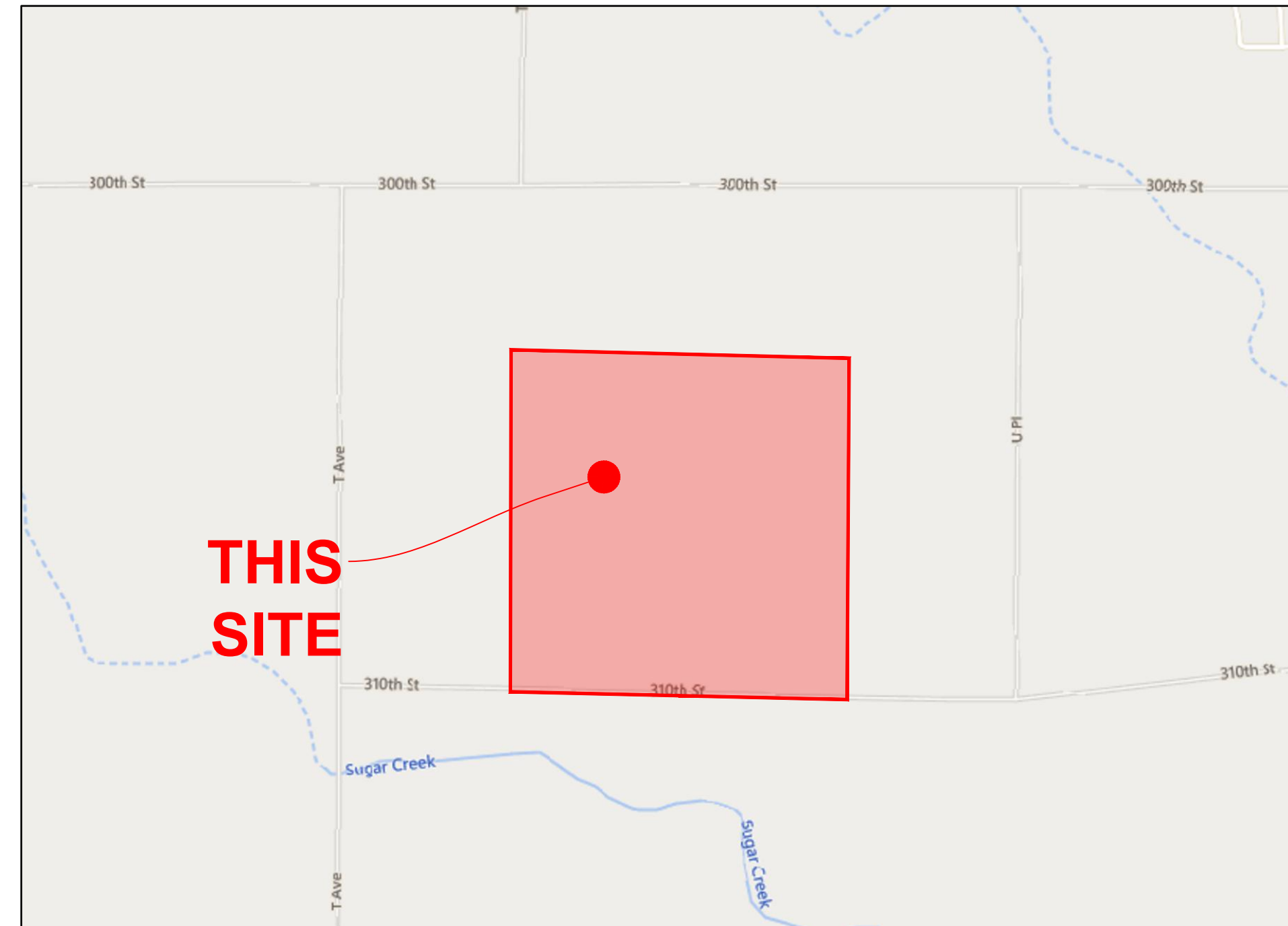


REZONING SKETCH WAUKEE COMMONS WAUKEE, DALLAS COUNTY IOWA



VICINITY MAP
SCALE: 1"=1000'



SHEET LIST TABLE	
Sheet Number	Sheet Title
01	COVER
02	REZONING SKETCH
03	MASTER PLAN
04	CONCEPT PLAN (NORTH)
05	CONCEPT PLAN (SOUTH)

PROPERTY OWNER / APPLICANT:

WAUKEE COMMONS, LC
5000 WESTOWN PARKWAY SUITE 400
WEST DES MOINES IA 50266
CONTACT: TOM WITTMAN
PH: (515) 223-4000
EMAIL: TOM.WITTMAN@KNAPPLC.COM

PROJECT MANAGER:

CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, UNIT 12
URBANDALE, IA 50322
CONTACT: PAUL CLAUSEN, PE
PH: (515) 276-4884 EXT. 217
EMAIL: CLAUSEN@CECLAC.COM

LEGAL DESCRIPTION

GOVERNMENT LOTS 6, 7, 10, AND 11 IN SECTION 1, TOWNSHIP 78 NORTH, RANGE 21 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA.

LAND AREA

158.5 ACRES

EXISTING ZONING

A-1 AGRICULTURE DISTRICT

PROPOSED ZONING

R-2 - ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT

PARKLAND

7.18 ACRES

BULK REGULATIONS

R-2 ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT.

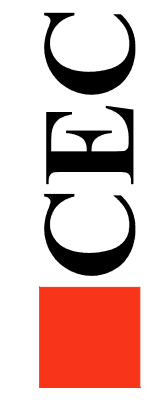
BULK REGULATIONS. THE FOLLOWING MINIMUM REQUIREMENTS SHALL BE OBSERVED, SUBJECT TO THE MODIFICATIONS CONTAINED IN SECTION 165.14 OF THESE ZONING REGULATIONS:

- LOT AREA** 8,000 SQUARE FEET FOR EACH SINGLE-FAMILY DWELLING; 10,000 SQUARE FEET FOR EACH TWO-FAMILY DWELLING; 20,000 SQUARE FEET FOR EACH SINGLE-FAMILY DWELLING OR 40,000 SQUARE FEET FOR EACH TWO-FAMILY DWELLING WHERE PUBLIC SEWER FACILITIES ARE NOT AVAILABLE
- LOT WIDTH** 65 FEET FOR SINGLE-FAMILY DWELLING; 80 FEET FOR TWO-FAMILY DWELLING; CORNER LOTS SHALL BE 10 FEET WIDER 100 FEET WHERE PUBLIC SEWER IS NOT AVAILABLE
- FRONT YARD** 30 FEET
- REAR YARD** 30 FEET FOR DWELLING; 40 FEET FOR OTHER PRINCIPAL PERMITTED USES
- SIDE YARD** A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL PERMITTED USE.
- MAXIMUM HEIGHT** 3 STORIES OR 40 FEET FOR PRINCIPAL BUILDING 1 STORY OR 14 FEET FOR ACCESSORY BUILDING
- FLOOR AREA** 950 SQUARE FEET FOR SINGLE-STORY SINGLE-FAMILY DWELLING; 750 SQUARE FEET PER UNIT FOR SINGLE-STORY TWO-FAMILY IF TWO OR MORE STORIES, 1,250 SQUARE FEET FOR SINGLE-FAMILY WITH A MINIMUM OF 600 SQUARE FEET ON FIRST FLOOR AND 1,050 SQUARE FEET FOR TWO-FAMILY WITH A MINIMUM OF 500 SQUARE FEET ON FIRST FLOOR. IF A SPLIT LEVEL, EACH LEVEL SHALL BE A MINIMUM OF 350 SQUARE FEET IF A SPLIT FOYER, 450 SQUARE FEET PER STORY

FLOOD ZONE

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL #19049C0335F MAP REVISED DECEMBER 7, 2018.

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



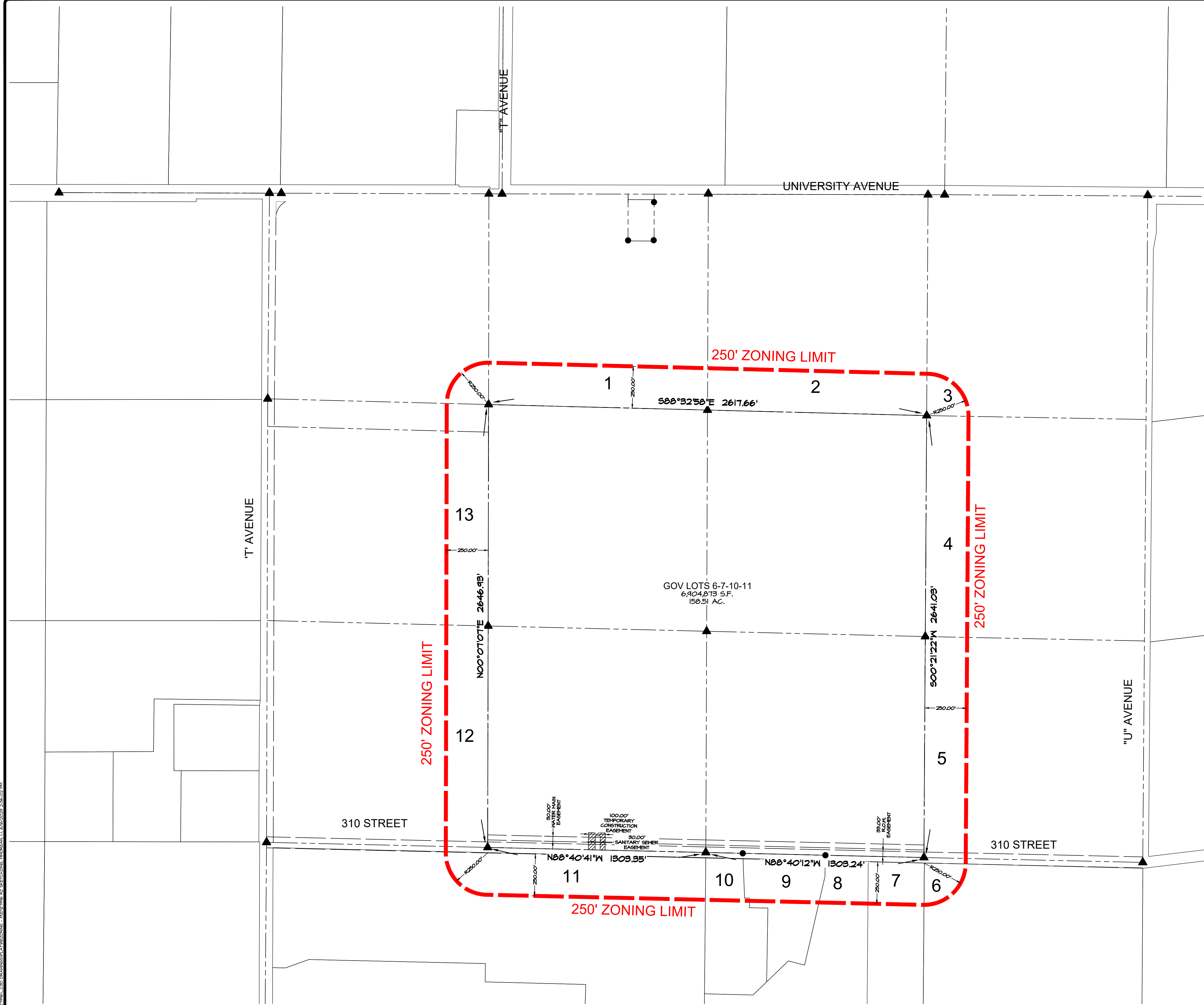
DATE:	2023-06-16
DATE OF SURVEY:	
DESIGNED BY:	PC
DRAWN BY:	MEH

PRELIMINARY

WAUKEE COMMONS
WAUKEE, DALLAS COUNTY IOWA
COVER

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	Name of Property Owner	Mailing Address
1	WAUKEE COMMONS, LC	5000 WESTOWN PKWY STE 400 WEST DES MOINES IA 50266
2	PHILLIPS-HAMILTON INC	PO BOX 500 NEVADA IA 50201
3	REMINGTON POINTE, LLC	9550 HICKMAN RD STE 100 CLIVE IA 50325
4	CLAYTON, JAMES D TRUSTEE CLAYTON, FERNE E TRUST	7555 NE 86TH AVE BONDURANT IA 50035-1078
5	CLAYTON, JAMES D TRUSTEE CLAYTON, FERNE E TRUST	7555 NE 86TH AVE BONDURANT IA 50035-1078
6	JWET HOLDINGS LLC	29762 310TH ST WAUKEE IA 50263
7	BEAN, ANDREW K & LISA N JTRS	29762 310TH ST WAUKEE IA 50263
8	SIGNAL HOLDINGS, LLC	29762 310TH ST WAUKEE IA 50263
9	STRADLING, BENJAMIN & SHANI TRUST	29574 310TH ST WAUKEE IA 50263
10	STRADLING, BENJAMIN & SHANI TRUST	29574 310TH ST WAUKEE IA 50263
11	GERDIS, TIMOTHY & DENISE JOINT REVOCABLE TRUST 05/25/2021	29266 310TH ST WAUKEE IA 50263
12	KELLER, MICHAEL ETAL	2010 N WARRIOR LN WAUKEE IA 50263
13	KELLER, MICHAEL ETAL	2010 N WARRIOR LN WAUKEE IA 50263

SCALE: 1"=300'
 0' 100' 200' 300' 600'
 1"=300' PRINTED ON 22"x34" SHEET
 1"=600' PRINTED ON 11"x17" SHEET



PRELIMINARY

WAUKEE COMMONS
 WAUKEE, DALLAS COUNTY IOWA
REZONING SKETCH

SHEET
 OF 5
 ET 1996

DATE: 2023-06-16
 DATE OF SURVEY: 2023-06-16
 DESIGNED BY: PC
 DRAWN BY: MEH

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