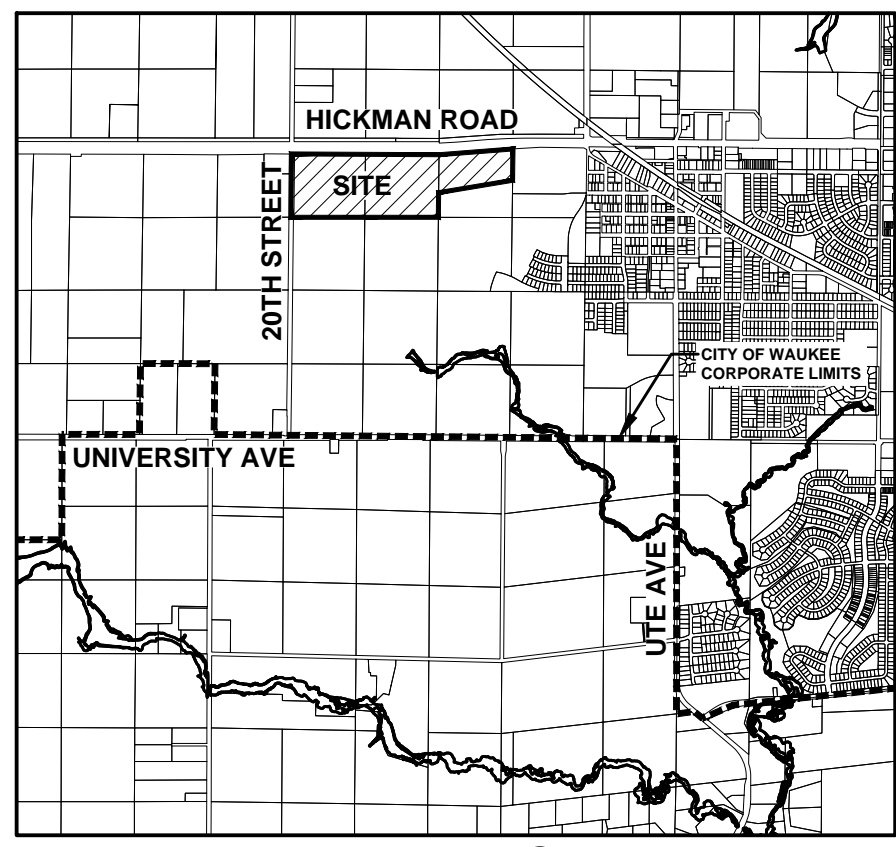


VICINITY MAP



WAUKEE, IOWA

OWNER / DEVELOPER:

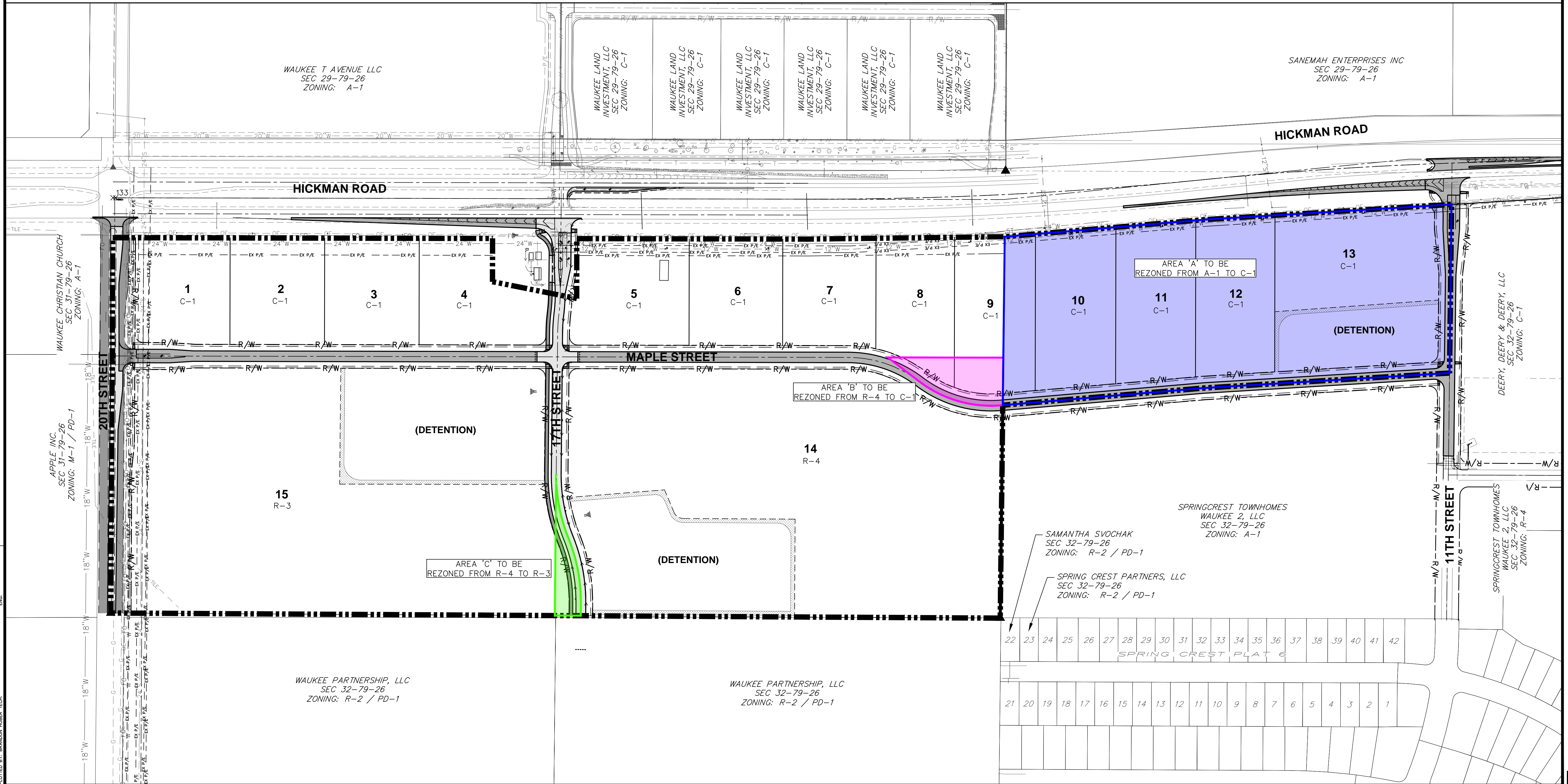
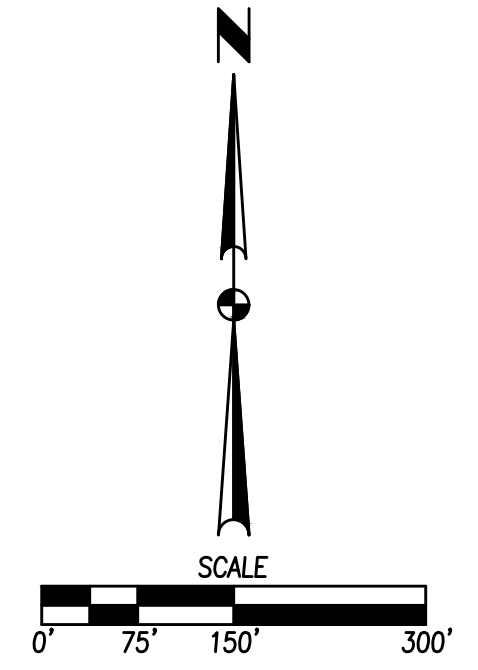
HOPE K FARMS, LLC
 CONTACT: ARASH RAZIZADEH
 1548 S 45TH STREET
 WEST DES MOINES, 50265
 PH: 515-381-3925

ENGINEER / SURVEYOR:

CIVIL DESIGN ADVANTAGE, LLC
 CONTACT: JOSH TRYGSTAD
 4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PH: 515-369-4400

LEGAL DESCRIPTION:

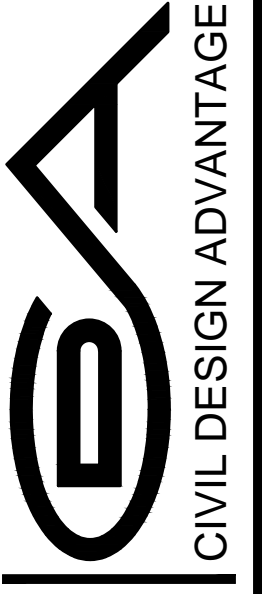
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, LYING SOUTH OF THE U.S. HIGHWAY 6/HICKMAN ROAD RIGHT OF WAY.
 AND
 THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LYING NORTH OF PARCEL 21-10 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 10161 AND LYING SOUTH OF THE U.S. HIGHWAY 6/HICKMAN ROAD RIGHT OF WAY
 ALL BEING IN SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 81.87 ACRES (3,566,370 SQUARE FEET).
 THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



FILE: H:\2024\2205356\2205356-REZONING OVERALL MAP.DWG
 COMMENT: EXISTING
 PLOTTED BY: RANDON HUBER TECH
 PLOTTED: 3/7/2024 1:16 PM

DATE	REVISIONS
03/01/2024	SECOND SUBMITTAL
02/02/2024	FIRST SUBMITTAL

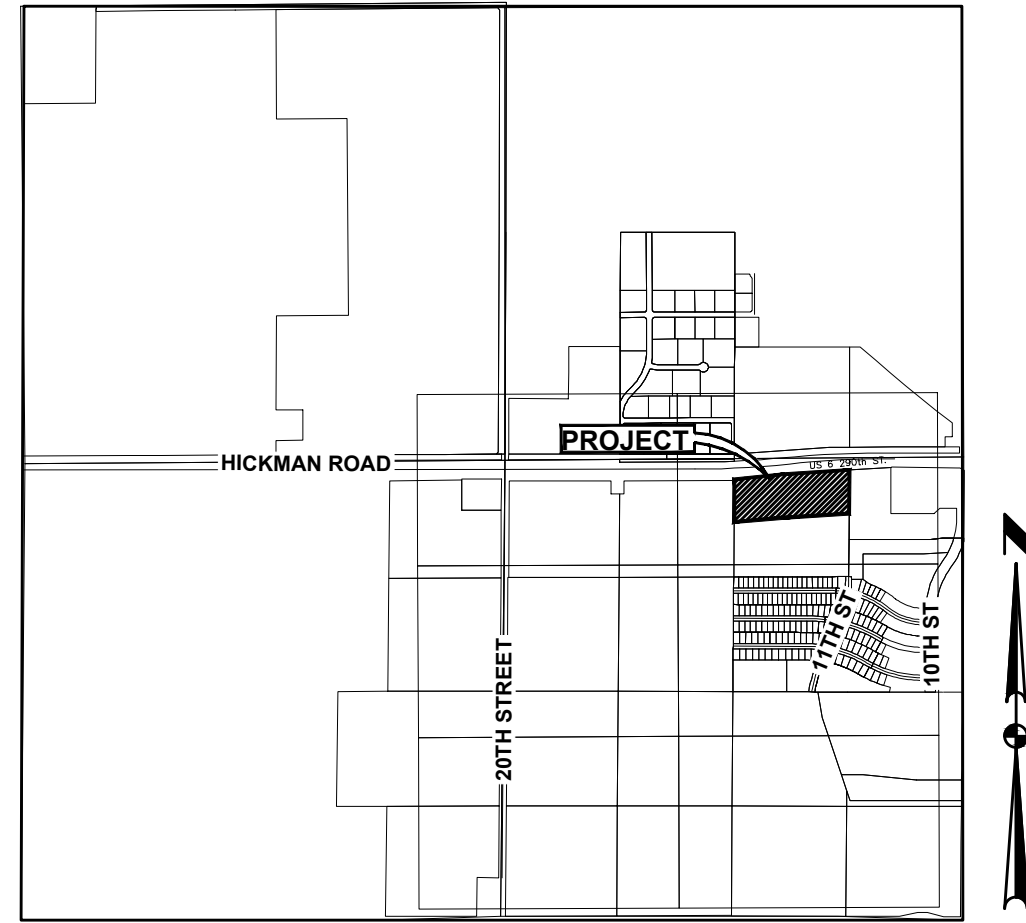
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400
 ENGINEER: JAT
 TECH:



WAUKEE, IOWA

HOPE SPRINGS
 OVERALL ZONING MAP

VICINITY MAP



WAUKEE, IOWA

OWNER/APPLICANT

HOPE K FARMS, LLC
 CONTACT: ARASH RAZIZADEH
 1548 S 45TH STREET
 WEST DES MOINES, IA 50265
 PH: 515-381-3925

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
 CONTACT: JOSH TRYGSTAD
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PH: (515) 369-4400
 EMAIL: JOSHT@CDA-ENG.COM

ZONING

AREA A EXISTING: A-1: AGRICULTURAL DISTRICT
 PROPOSED: C-1: COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

BULK REGULATIONS

SETBACKS:
 FRONT YARD = 30 FEET
 REAR YARD = 30 FEET
 SIDE YARD = NONE, EXCEPT WHEN ADJACENT TO ANY R DISTRICT, IN WHICH CASE MINIMUM OF 30 FEET
 MIN. LOT WIDTH = NONE
 MIN. LOT AREA = NONE
 MAXIMUM HEIGHT = NONE, EXCEPT WHEN ADJACENT TO AN R-1, R-2, OR R-4 DISTRICT, IN WHICH CASE THE MAXIMUM SHALL BE 2 STORIES OR 40 FEET
 - 1 STORY/14 FEET FOR AN ACCESSORY BUILDING

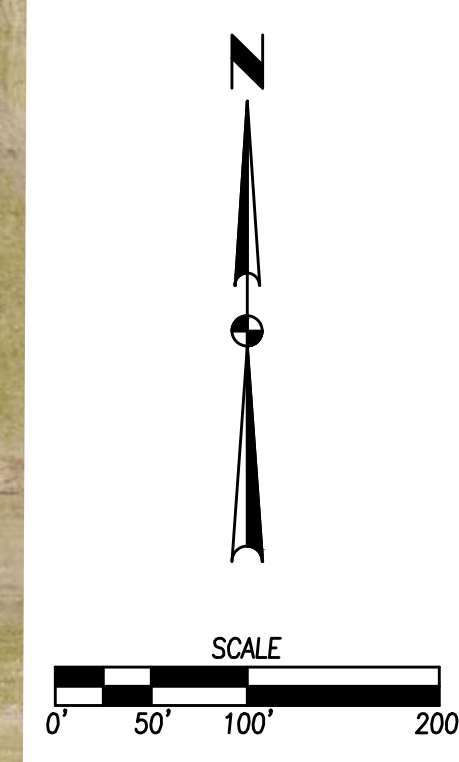
ADJACENT OWNERSHIP - AREA 'A'

	OWNER	ACRES	PERCENT	CONSENTING
1	SPRINGCREST WAUKEE TOWNHOMES 2, LLC	7.61	30.1%	
2	DEERY, DEERY & DEERY, LLC	4.04	16.0%	
3	HOPE K. FARMS, LLC	3.97	15.7%	X
4	WAUKEE LAND INVESTMENT, LLC	0.88	3.5%	
5	SANEMAH ENTERPRISES, LLC	8.75	34.7%	
TOTAL		25.25	100.0%	15.7%

REZONING DESCRIPTION - AREA 'A'

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, LYING NORTH OF PARCEL 21-10 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 10161 AND LYING SOUTH OF THE U.S. HIGHWAY 6/HICKMAN ROAD RIGHT OF WAY. THE PROPERTY CONTAINS 15.13 ACRES (659,225 SQUARE FEET).

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



FILE: H:\2024\2205356\2205356-REZONING AREA A.DWG
 DRAWN BY: BRANDON HUBER TECH
 PLOTTED BY: BRANDON HUBER TECH
 DATE: 3/7/2024 1:18 PM

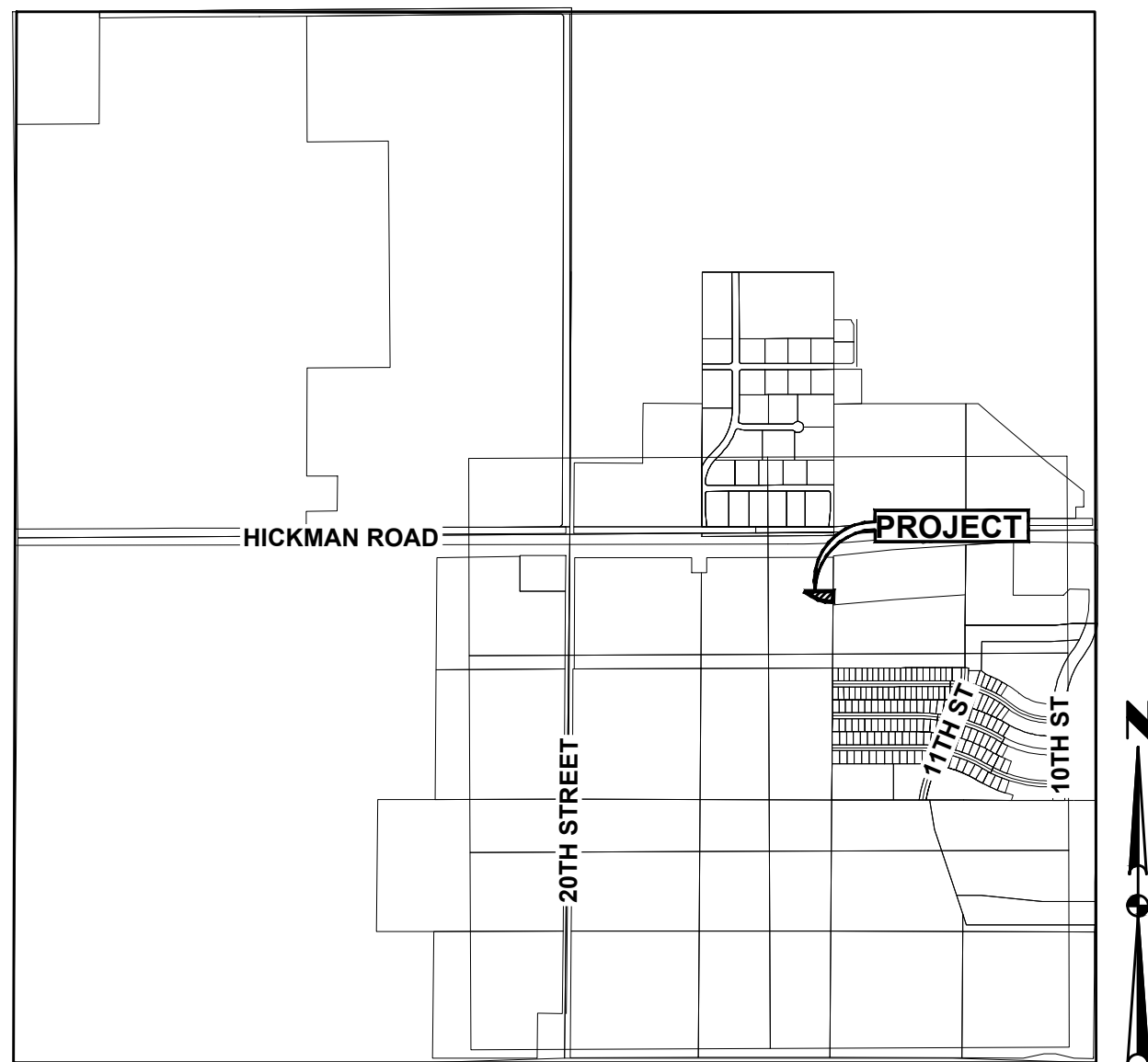
DATE		REVISIONS		SECOND SUBMITTAL	03/01/2024	FIRST SUBMITTAL	02/02/2024
				TECH: JAT			
				ENGINEER: JAT			
				WAUKEE, IOWA			
				4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400			

CIVIL DESIGN ADVANTAGE

HOPE SPRINGS
REZONING MAP - C-1

1 / 3
 2205.356

VICINITY MAP



WAUKEE, IOWA

OWNER/APPLICANT

HOPE K FARMS, LLC
 CONTACT: ARASH RAZIZADEH
 1548 S 45TH STREET
 WEST DES MOINES, IA 50265
 PH: 515-381-3925

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
 CONTACT: JOSH TRYGSTAD
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PH: (515) 369-4400
 EMAIL: JOSHT@CDA-ENG.COM

ZONING

AREA B EXISTING: R-4
 ROW DWELLING AND TOWNHOME
 DWELLING DISTRICT

PROPOSED: C-1:
 COMMUNITY AND HIGHWAY SERVICE
 COMMERCIAL DISTRICT

BULK REGULATIONS

SETBACKS:
 FRONT YARD = 30 FEET
 REAR YARD = 30 FEET
 SIDE YARD = NONE, EXCEPT WHEN ADJACENT TO ANY R DISTRICT, IN WHICH CASE MINIMUM OF 30 FEET

MIN. LOT WIDTH = NONE

MIN. LOT AREA = NONE

MAXIMUM HEIGHT = NONE, EXCEPT WHEN ADJACENT TO AN R-1, R-2, OR R-4 DISTRICT, IN WHICH CASE THE MAXIMUM SHALL BE 2 STORIES OR 40 FEET
 - 1 STORY/14 FEET FOR AN ACCESSORY BUILDING

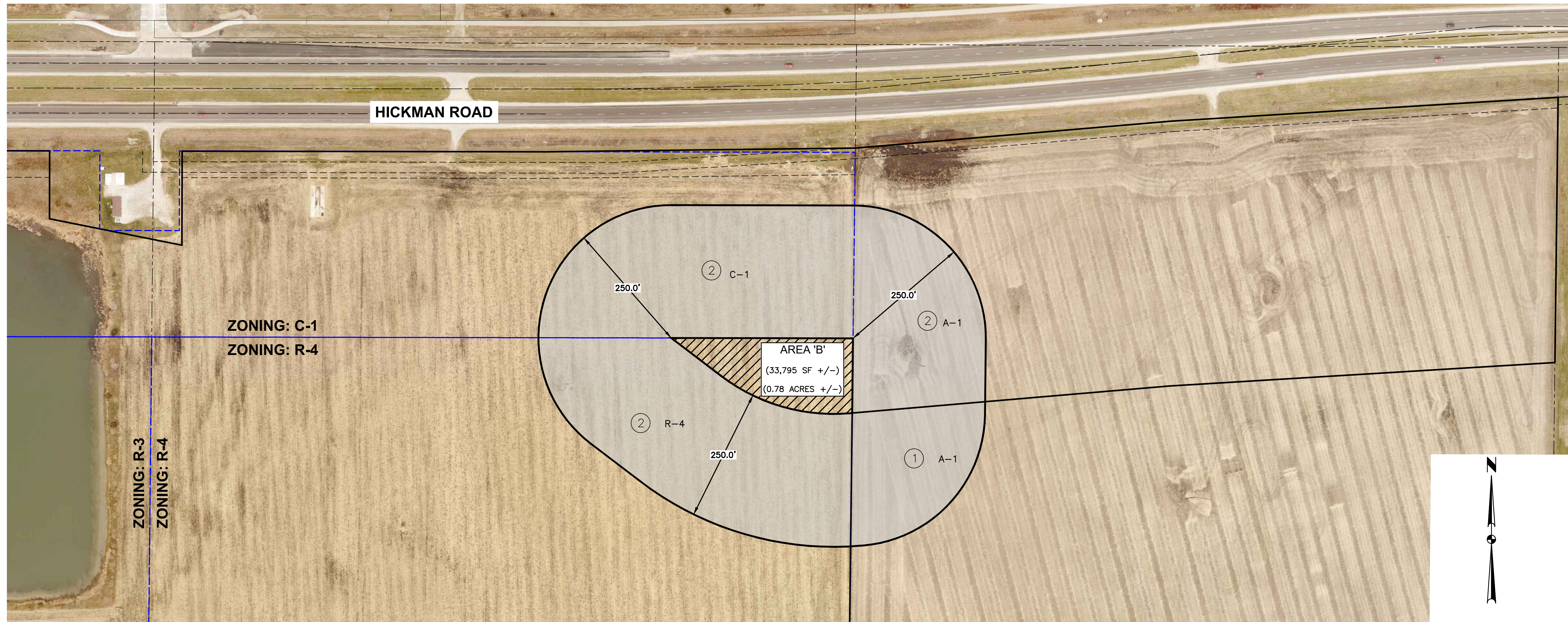
REZONING DESCRIPTION - AREA 'B'

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, 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 NORTHWEST CORNER OF PARCEL 21-10 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 10161; THENCE SOUTH 85°07'42" WEST, 4.92 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 257.51 FEET AND WHOSE CHORD BEARS NORTH 73°47'40" WEST, 251.74 FEET; THENCE NORTH 52°43'03" WEST, 118.06 FEET; THENCE SOUTH 89°53'26" EAST, 342.24 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 00°40'41" WEST ALONG SAID EAST LINE, 140.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.78 ACRES (33,795 SQUARE FEET).

ADJACENT OWNERSHIP - AREA 'B'

	OWNER	ACRES	PERCENT	CONSENTING
1	SPRINGCREST TOWNHOMES WAUKEE 2, LLC	1.20	12.7%	
2	HOPE K FARMS, LLC	8.27	87.3%	X
TOTAL		9.47	100.0%	87.3%

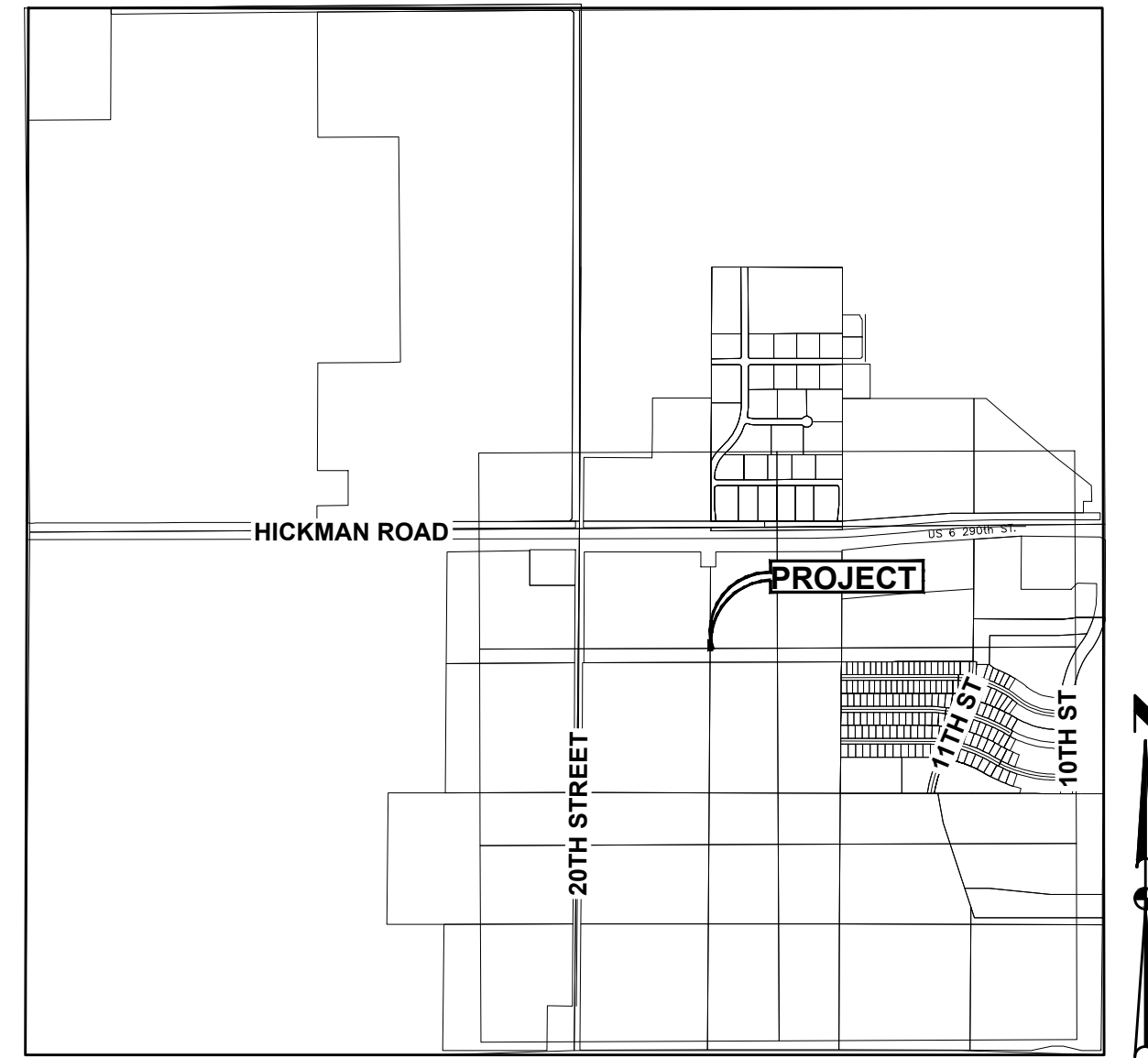
* PROPERTY OUTSIDE OF THE CITY OF WAUKEE OR OWNED BY THE CITY OF WAUKEE IS NOT INCLUDED IN THE AREA PERCENTAGES.



FILE: H:\2024\2205356\2205356-REZONING AREA B.DWG
 PLOTTED BY: BRANDON HUBER TECH
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 DWG: 2205.356

<p>CIVIL DESIGN ADVANTAGE</p>	<p>WAUKEE, IOWA</p>						
<p>HOPE SPRINGS REZONING MAP - C-1</p>	<p>2 / 3</p> <p>2205.356</p>						
<p>4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400</p>	<p>TECH: JAT ENGINEER: JAT</p>						
<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>03/01/2024</td> <td>SECOND SUBMITTAL</td> </tr> <tr> <td>02/02/2024</td> <td>FIRST SUBMITTAL</td> </tr> </tbody> </table>	DATE	DESCRIPTION	03/01/2024	SECOND SUBMITTAL	02/02/2024	FIRST SUBMITTAL	
DATE	DESCRIPTION						
03/01/2024	SECOND SUBMITTAL						
02/02/2024	FIRST SUBMITTAL						

VICINITY MAP



WAUKEE, IOWA

OWNER/APPLICANT

HOPE K FARMS, LLC
 CONTACT: ARASH RAZIZADEH
 1548 S 45TH STREET
 WEST DES MOINES, IA 50265
 PH: 515-381-3925

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
 CONTACT: JOSH TRYGSTAD
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PH: (515) 369-4400
 EMAIL: JOSHT@CDA-ENG.COM

ZONING

AREA C EXISTING: R-4
 ROW DWELLING AND TOWNHOME
 DWELLING DISTRICT

PROPOSED: R-3:
 MULTI-FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

- SETBACKS:
 - FRONT YARD = 30 FEET
 - REAR YARD = 30 FEET FOR DWELLING, 40 FEET FOR OTHER PRINCIPAL PERMITTED USES
- SIDE YARD = TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRICIPAL BUILDING
- MIN. LOT WIDTH = 75 FEET
- MAX. DENSITY = 18 DWELLING UNITS PER ACRE
- MAXIMUM HEIGHT = 3 STORIES OR 45 FEET FOR PRINCIPAL BUILDING; 1 STORY OR 14 FEET FOR ACCESSORY BUILDING
- MINIMUM FLOOR AREA = 750 SQUARE FEET PER UNIT EXCEPT FOR EFFICIENCY UNITS AND ONE BEDROOM APARTMENTS, WHICH SHALL BE NO TLESS THAN 600 SQUARE FEET

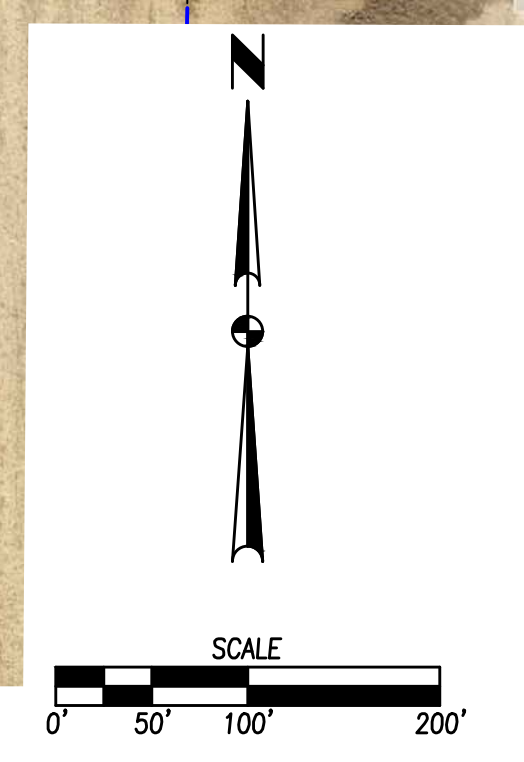
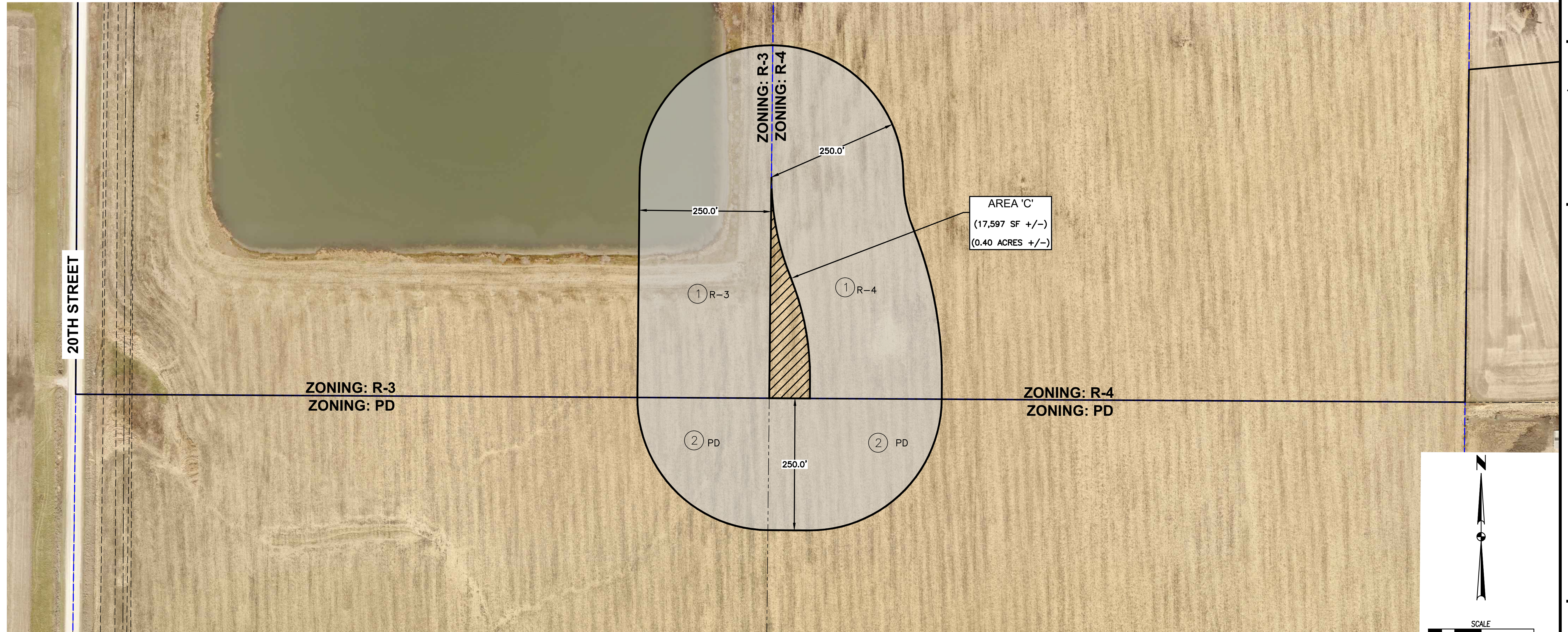
ADJACENT OWNERSHIP - AREA 'C'

	OWNER	ACRES	PERCENT	CONSENTING
1	HOPE K FARMS, LLC	7.11	72.5%	X
2	WAUKEE PARTNERSHIP, LLC	2.70	27.5%	
TOTAL		9.81	100%	72.5%

* 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 THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, 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 NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00°35'21" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 418.57 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 500.00 FEET, WHOSE ARC LENGTH IS 194.73 FEET AND WHOSE CHORD BEARS SOUTH 10°52'25" EAST, 193.50 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 500.00 FEET, WHOSE ARC LENGTH IS 195.13 FEET AND WHOSE CHORD BEARS SOUTH 10°51'03" EAST, 193.89 FEET; THENCE SOUTH 00°19'45" WEST, 38.54 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°40'14" WEST ALONG SAID SOUTH LINE, 77.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.40 ACRES (17,597 SQUARE FEET).



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DATE		REVISIONS		SECOND SUBMITTAL	03/01/2024	FIRST SUBMITTAL	02/02/2024
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400							
TECH: JAT				ENGINEER: JAT			
CIVIL DESIGN ADVANTAGE WAUKEE, IOWA							
HOPE SPRINGS REZONING MAP - R-3							
3 / 3 2205.356							