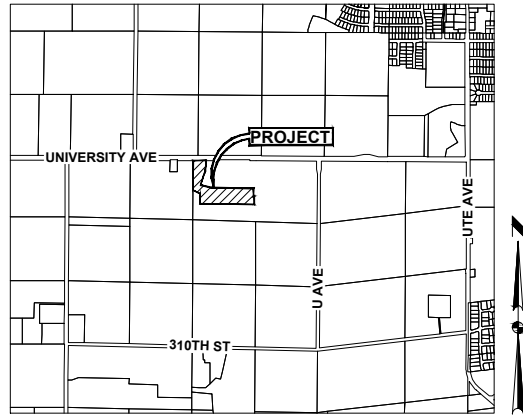


VICINITY MAP



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: PD-1: PLANNED DEVELOPMENT DISTRICT / R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

PROPOSED: PD-1: PLANNED DEVELOPMENT DISTRICT

BULK REGULATIONS

- ZONING: PD-1
- SETBACKS:
 FRONT YARD = 30 FEET
 REAR YARD = 30 FEET
 SIDE YARD = 5 FEET MINIMUM (10 FEET TOTAL)
- MINIMUM LOT WIDTH = 55 FEET
 MINIMUM LOT AREA = 6,000 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.

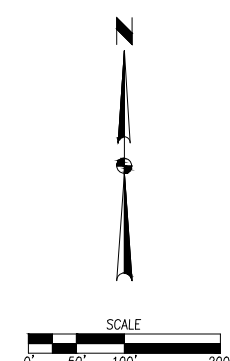
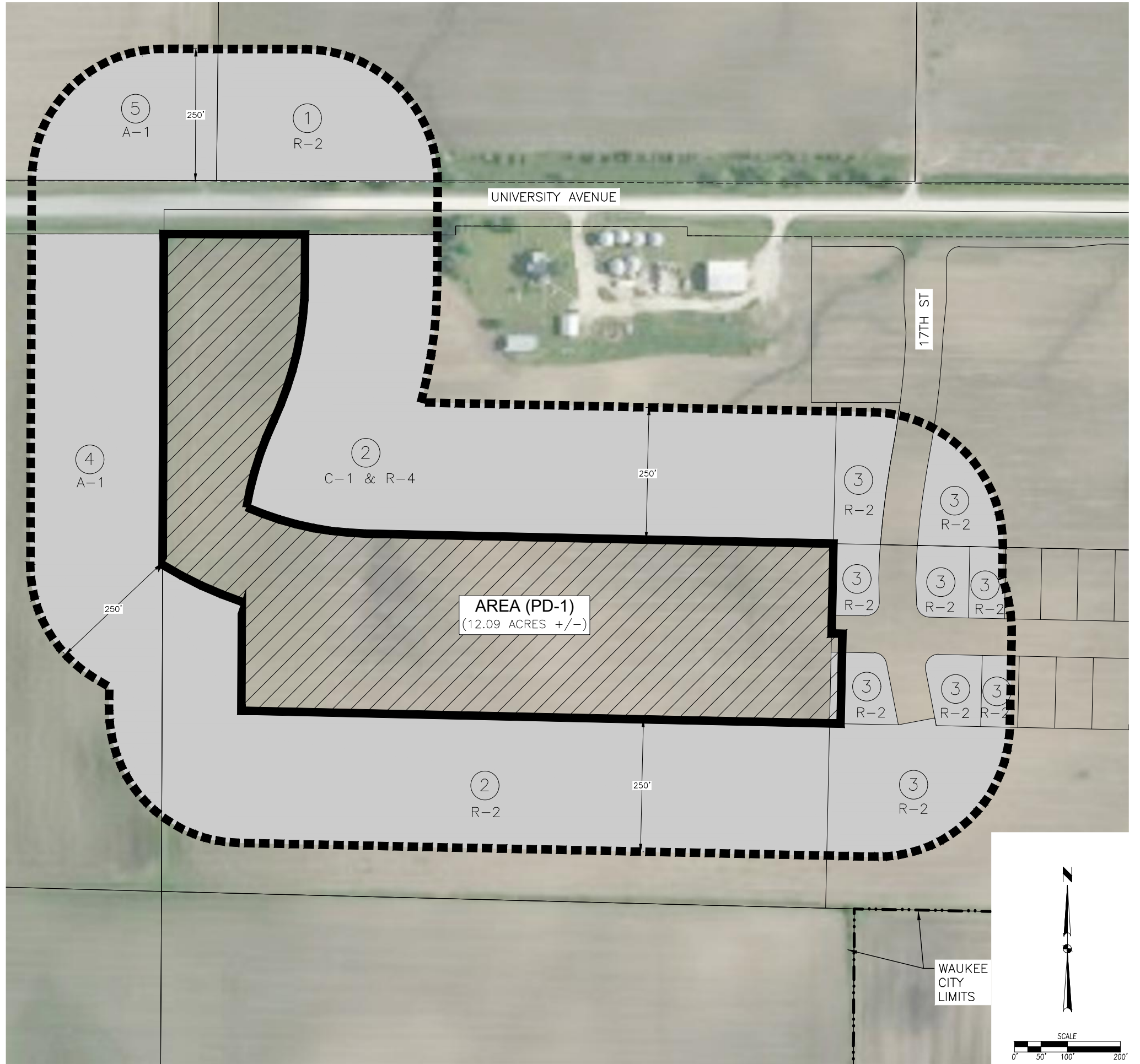
ADJACENT OWNERSHIP

	OWNER	ACRES
1	PRAIRIE VILLAGE OF IOWA, LLC	2.09
2	PHILLIPS-HAMILTON, INC.	15.98
3	REMINGTON POINTE, LLC	4.41
4	WAUKEE COMMONS, LC	5.11
5	MARCO PROPERTIES, LLC	1.71

REZONING DESCRIPTION

A PART OF PARCELS "22-147" AND "22-148" AS SHOWN ON THE AMENDED PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 24967, AND A PART OF LOTS 1, 31 AND STREET LOT 'A', REMINGTON POINTE PLAT 2, AN OFFICIAL PLAT, ALL BEING A PART OF GOVERNMENT LOT 2 OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 27 NORTH 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 PARCEL "22-147"; THENCE SOUTH 0°13'14" WEST ALONG THE WEST LINE OF SAID PARCEL "22-147", A DISTANCE OF 46.13 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°47'18" EAST, 266.84 FEET; THENCE SOUTH 00°17'41" WEST, 90.23 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 171.31 FEET AND WHOSE CHORD BEARS SOUTH 17°19'43" WEST, 170.78 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 592.00 FEET, WHOSE ARC LENGTH IS 231.48 FEET AND WHOSE CHORD BEARS SOUTH 77°33'29" EAST, 230.00 FEET; THENCE SOUTH 88°45'35" EAST, 884.64 FEET; THENCE SOUTH 01°14'25" WEST, 170.00 FEET; THENCE SOUTH 88°45'35" EAST, 20.55 FEET; THENCE SOUTH 01°14'25" WEST, 170.00 FEET; THENCE NORTH 88°45'35" WEST, 1132.07 FEET; THENCE NORTH 00°12'46" EAST, 205.75 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 762.00 FEET, WHOSE ARC LENGTH IS 165.62 FEET AND WHOSE CHORD BEARS NORTH 64°55'13" WEST, 165.30 FEET TO THE WEST LINE OF SAID PARCEL "22-147"; THENCE NORTH 00°13'14" EAST ALONG SAID WEST LINE, 625.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.09 ACRES (526,610 SQUARE FEET).



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DATE	01/13/2025
REVISIONS	
SECOND SUBMITTAL	
FIRST SUBMITTAL	

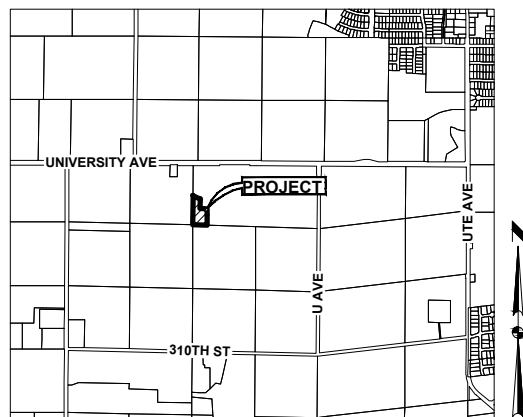
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

TECH: MAE
 ENGINEER: EKO

REMINGTON POINTE
REZONING MAP - 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: PD-1: PLANNED DEVELOPMENT DISTRICT
PROPOSED: R-2: ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

ZONING: R-2
SETBACKS:
FRONT YARD = 30 FEET
REAR YARD = 30 FEET
SIDE YARD = 7 FEET MINIMUM (15 FEET TOTAL)
MIN. LOT WIDTH = 65 FEET
MIN. LOT AREA = 8,000 SQUARE FEET

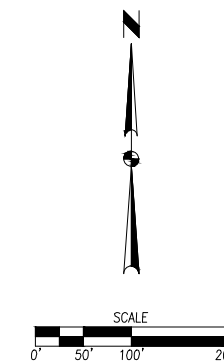
ADJACENT OWNERSHIP

	OWNER	ACRES
1	PHILLIPS-HAMILTON, INC.	5.85
2	WAUKEE COMMONS, LC	8.61

REZONING DESCRIPTION

A PART OF PARCEL "22-147" AS SHOWN ON THE AMENDED PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 24967, BEING A PART OF GOVERNMENT LOT 2 OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 27 NORTH 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 PARCEL "22-147"; THENCE NORTH 00°13'14" EAST ALONG THE WEST LINE OF SAID PARCEL "22-147", A DISTANCE OF 617.68 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 762.00 FEET, WHOSE ARC LENGTH IS 165.62 FEET AND WHOSE CHORD BEARS SOUTH 64°55'13" EAST, 165.30 FEET; THENCE SOUTH 00°12'46" WEST, 205.75 FEET; THENCE SOUTH 88°45'35" EAST, 150.02 FEET; THENCE SOUTH 00°12'46" WEST, 135.02 FEET; THENCE SOUTH 01°14'25" WEST, 211.09 FEET TO THE SOUTH LINE OF SAID PARCEL "22-147"; THENCE NORTH 88°33'31" WEST ALONG SAID SOUTH LINE, 296.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.18 ACRES (138,679 SQUARE FEET).



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DRAWN BY: ERIN OLLENDIKE

DATE		REVISIONS		FIRST SUBMITTAL	12/31/2024
			CIVIL DESIGN ADVANTAGE WAUKEE, IOWA		
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400			TECH: MAE ENGINEER: EKO		
REMINGTON POINTE REZONING MAP - R-2					
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