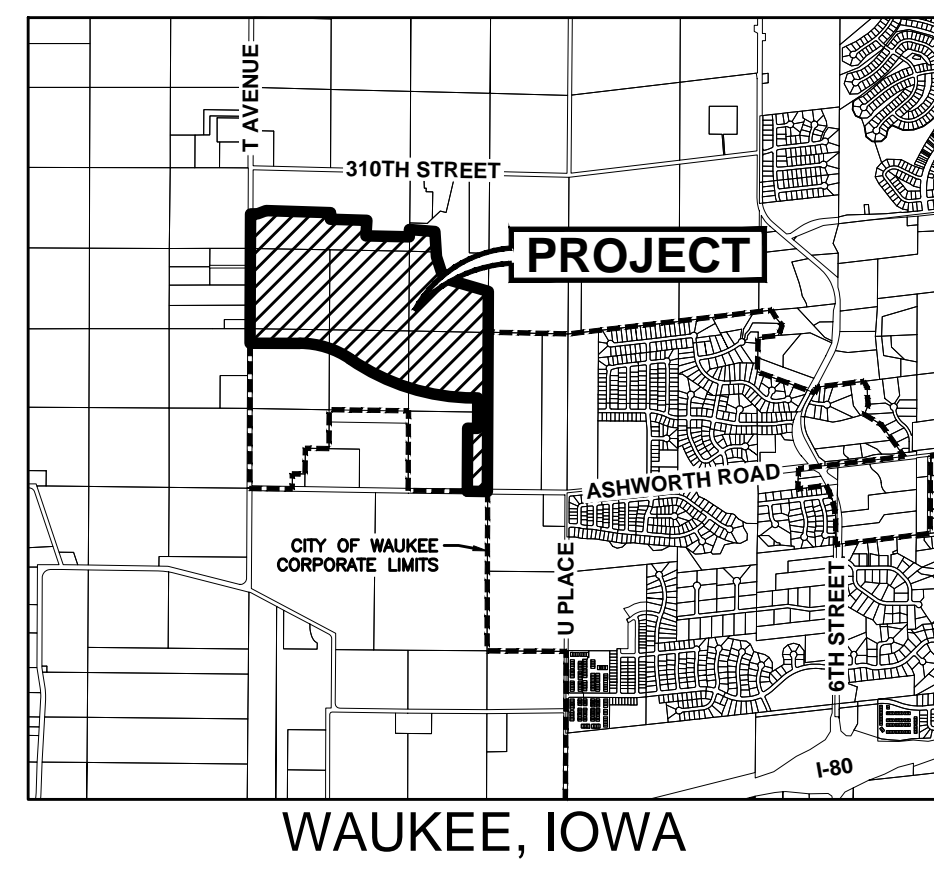


VICINITY MAP



OWNER

DEJONG PROPERTIES LLC  
101 MARINA DRIVE  
MONTEZUMA, IA 50171

APPLICANT

LANDMARK COMPANIES, INC.  
CONTACT: AARON 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, IOWA 50322  
PH: (515) 369-4400

ZONING

EXISTING: A-1: AGRICULTURAL DISTRICT  
PROPOSED: R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT  
FRONT YARD: 30 FEET  
SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET.  
REAR YARD: 30 FEET FOR DWELLING; 40 FEET FOR OTHER PRINCIPAL PERMITTED USES

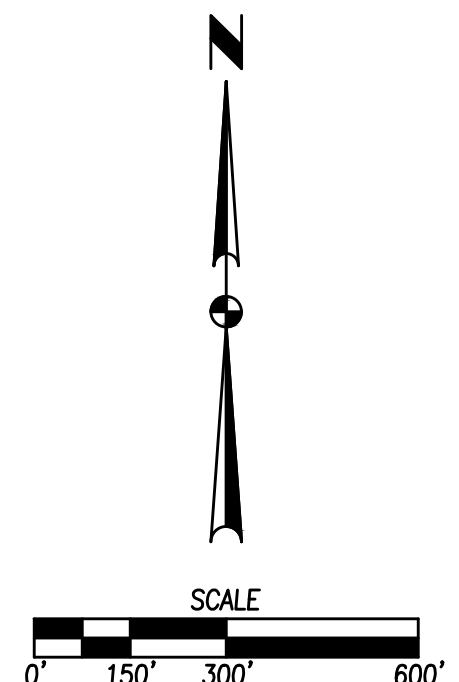
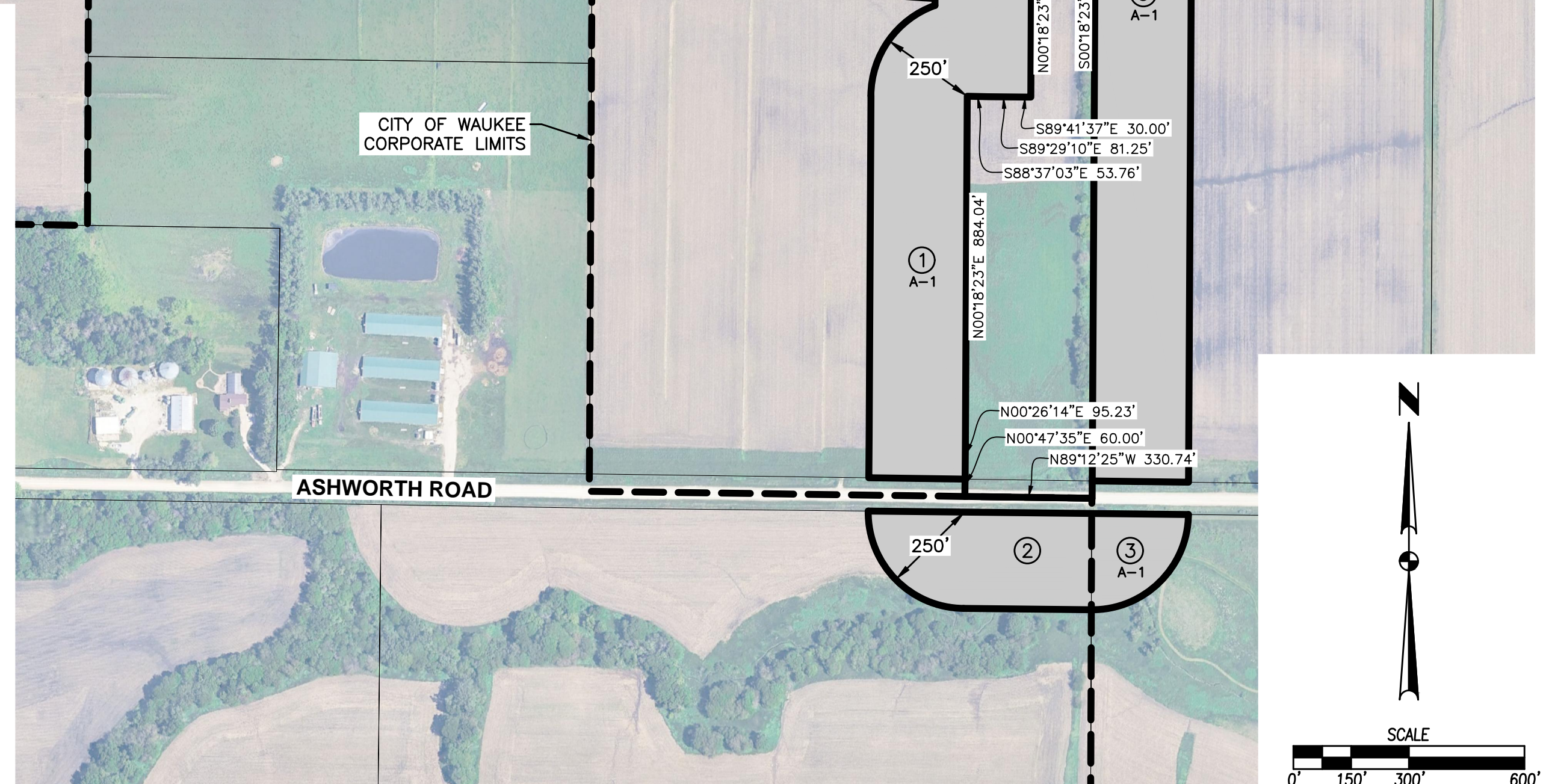
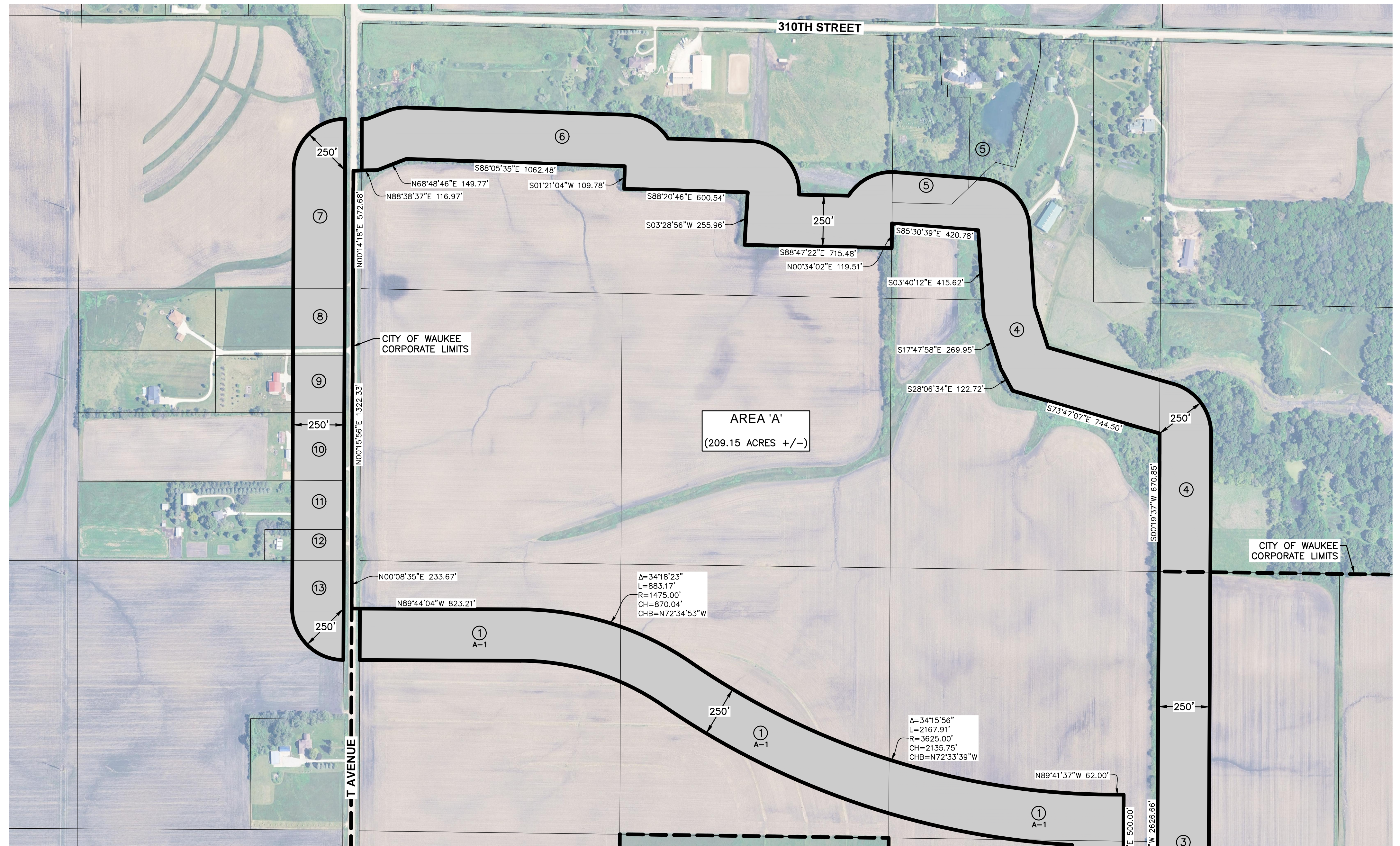
ADJACENT OWNERSHIP - AREA 'A'

	OWNER	ACRES
1	DEJONG PROPERTIES LLC	30.15
2	FORRET, MICHAEL & FORRET, LINDA REVOCABLE TRUST & FORRET, DANIEL & FORRET, TIMOTHY	3.03
3	JWET HOLDINGS LLC	15.94
4	SIGNAL HOLDINGS LLC	15.13
5	STRADLING, BENJAMIN & SHANI TRUST	1.14
6	GERDIS, TIMOTHY & DENISE JOINT REVOCABLE TRUST	16.86
7	J LARSON HOMES LLC	4.43
8	LONZARICH, DENNIS	1.60
9	CALLANAN, BRIAN J & ALICIA A	1.60
10	ANDERSON, MARK	1.89
11	DUEY, PHILIP A & NANCY L REVOCABLE TRUST	1.36
12	WOLFE, AUSTIN R & MICHAELA I	0.86
13	FORRET, JUNE J FAMILY TRUST & ERPELDING, MARLENE K & ERPELDING, MARLENE K IRREVOCABLE TRUST	2.47

REZONING DESCRIPTION - AREA 'A'

A PART OF GOVERNMENT LOTS 13 THROUGH 15 AND 18 THROUGH 20, A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER AND A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER, ALL BEING IN 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 WEST QUARTER CORNER OF SAID SECTION 1; THENCE NORTH 00°15'56" EAST ALONG THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 1322.33 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 20; THENCE NORTH 00°14'18" EAST ALONG SAID WEST LINE, 572.68 FEET TO THE SOUTHWEST CORNER OF THE TRACT OF LAND AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 8, PAGE 417 IN SAID DALLAS COUNTY; THENCE NORTH 88°38'37" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT, 116.97 FEET; THENCE NORTH 68°48'46" EAST ALONG SAID SOUTHERLY LINE, 149.77 FEET; THENCE SOUTH 88°05'35" EAST ALONG SAID SOUTHERLY LINE, 1062.48 FEET; THENCE SOUTH 01°21'04" WEST ALONG SAID SOUTHERLY LINE, 109.78 FEET; THENCE SOUTH 88°20'46" EAST ALONG SAID SOUTHERLY LINE, 600.54 FEET; THENCE SOUTH 03°28'56" WEST ALONG SAID SOUTHERLY LINE, 255.96 FEET; THENCE SOUTH 88°47'22" EAST ALONG SAID SOUTHERLY LINE, 715.48 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 00°34'02" EAST ALONG THE EAST LINE OF SAID TRACT, 119.51 FEET TO THE SOUTHWEST CORNER OF THE 23.50 ACRE PARCEL AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 21107 IN SAID DALLAS COUNTY; THENCE SOUTH 85°30'39" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL, 420.78 FEET; THENCE SOUTH 03°40'12" EAST ALONG SAID SOUTHERLY LINE, 415.62 FEET; THENCE SOUTH 17°47'58" EAST ALONG SAID SOUTHERLY LINE, 269.95 FEET; THENCE SOUTH 28°06'34" EAST ALONG SAID SOUTHERLY LINE, 122.72 FEET; THENCE SOUTH 73°47'07" EAST ALONG SAID SOUTHERLY LINE, 744.50 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 00°19'37" WEST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 18, A DISTANCE OF 670.85 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 18; THENCE SOUTH 00°18'23" WEST ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER, 2626.66 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 89°12'25" WEST ALONG THE SOUTH LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER, 330.74 FEET; THENCE NORTH 00°47'35" EAST, 60.00 FEET; THENCE NORTH 00°26'14" EAST, 95.23 FEET; THENCE NORTH 00°18'23" EAST, 884.04 FEET; THENCE SOUTH 88°37'03" EAST, 53.76 FEET; THENCE SOUTH 89°29'10" EAST, 81.25 FEET; THENCE SOUTH 89°41'37" EAST, 30.00 FEET; THENCE NORTH 00°18'23" EAST, 500.00 FEET; THENCE NORTH 89°41'37" WEST, 62.00 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 3625.00 FEET, WHOSE ARC LENGTH IS 2167.91 FEET AND WHOSE CHORD BEARS NORTH 72°33'39" WEST, 2135.75 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1475.00 FEET, WHOSE ARC LENGTH IS 883.17 FEET AND WHOSE CHORD BEARS NORTH 72°34'53" WEST, 870.04 FEET; THENCE NORTH 89°44'04" WEST, 823.21 FEET TO SAID WEST LINE OF SECTION 1; THENCE NORTH 00°08'35" EAST ALONG SAID WEST LINE, 233.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 209.15 ACRES (9,110,704 SQUARE FEET).



FILE: H:\2025\2511843\WUVA\2511843-REZONING R-2 AREA A.DWG  
DRAWN: J. W. EVANS  
CHECKED: M. J. EVANS  
DATE PLOTTED: 12/23/2025 2:09 PM

DATE	REVISIONS	PREPARED
12/19/2025		

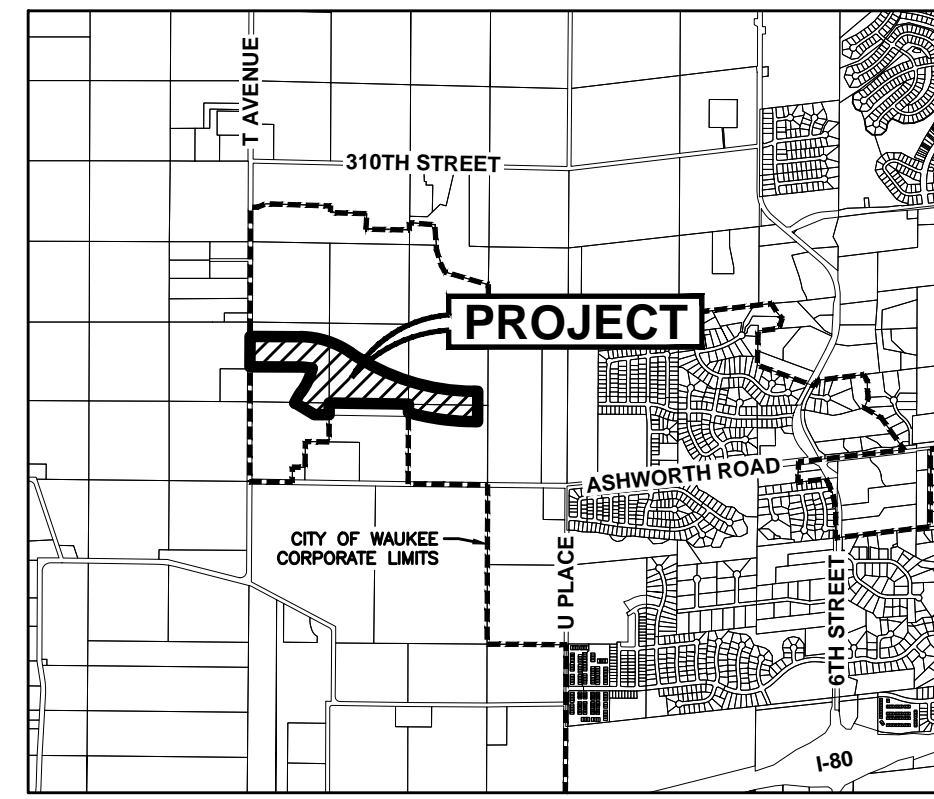
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PHONE: (515) 369-4400  
E.I: MAE



WAUKEE, IOWA  
ENGINEER: EKO

ALDERBROOK  
REZONING MAP 'A'

VICINITY MAP



WAUKEE, IOWA

OWNER

DEJONG PROPERTIES LLC  
101 MARINA DRIVE  
MONTEZUMA, IA 50171

APPLICANT

LANDMARK COMPANIES, INC.  
CONTACT: AARON SPENCER  
9550 HICKMAN ROAD, SUITE 100  
CLIVE, IOWA 50325  
PH: (515) 986-5994

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC  
CONTACT: ERIN OLLENDEIKE  
4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322  
PH: (515) 369-4400

ZONING

EXISTING: A-1: AGRICULTURAL DISTRICT  
PROPOSED: PD-1: PLANNED UNIT DEVELOPMENT W/ AN UNDERLYING R-2 ONE AND TWO FAMILY RESIDENTIAL

BULK REGULATIONS

PD-1: PLANNED UNIT DEVELOPMENT W/ AN UNDERLYING ONE AND TWO FAMILY RESIDENTIAL DISTRICT

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.

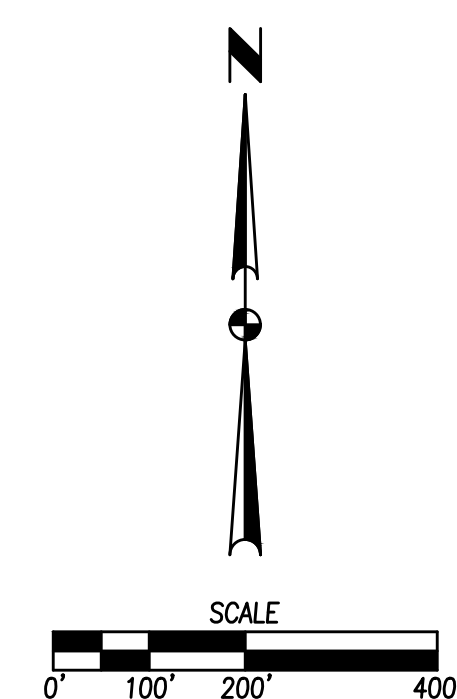
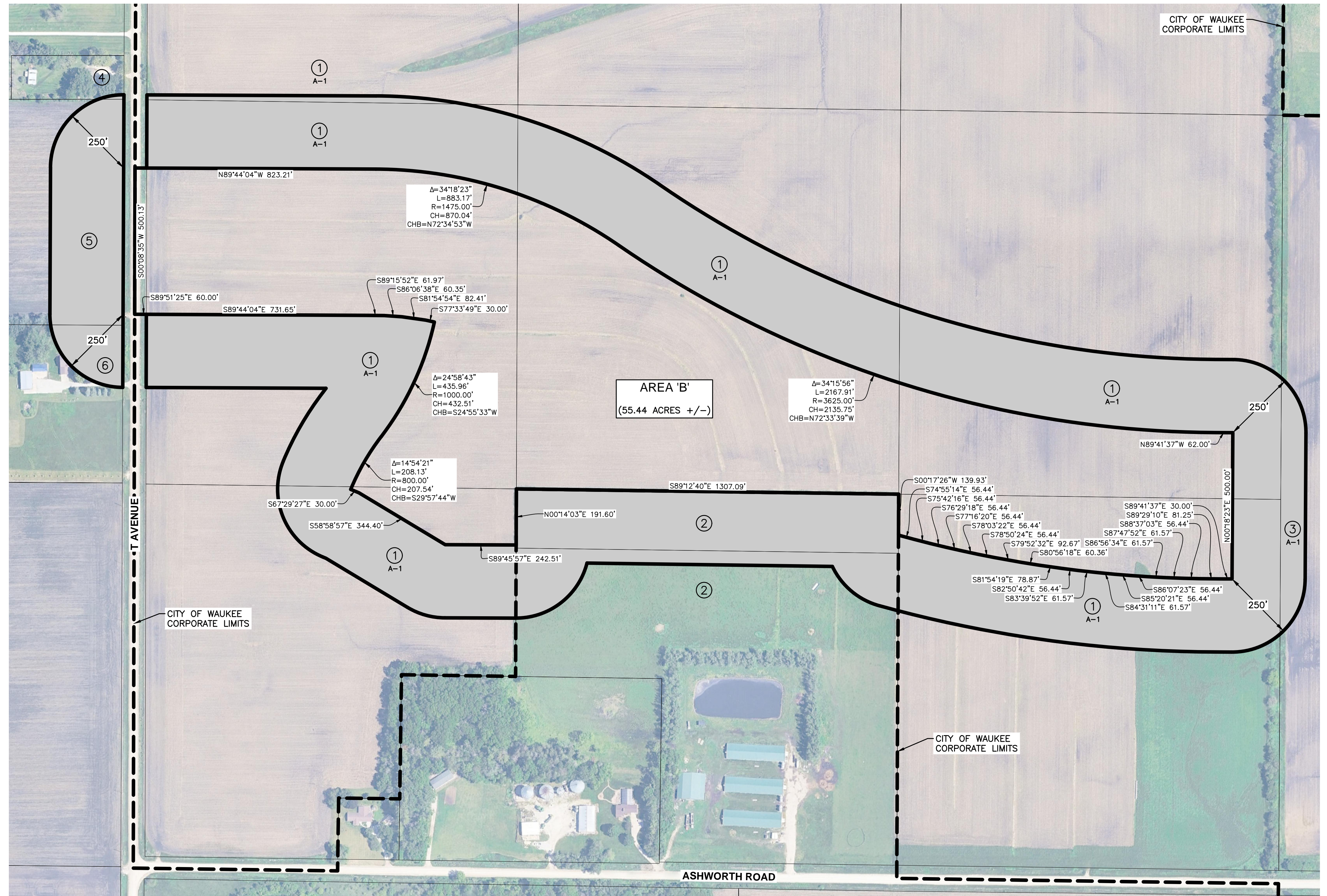
ADJACENT OWNERSHIP - AREA 'B'

	OWNER	ACRES
1	DEJONG PROPERTIES LLC	45.00
2	BURGER LAND CO LLC	8.81
3	JWET HOLDINGS LLC	1.48
4	WOLFE, AUSTIN R & MICARLA I	0.02
5	FORRET, JUNE J FAMILY TRUST & ERPELDING, MARLENE K & ERPELDING, MARLENE K IRREVOCABLE TRUST	4.19
6	BOWEN, MAJOR TRUST	0.91

REZONING DESCRIPTION - AREA 'B'

A PART OF THE SOUTHWEST QUARTER AND A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER, BOTH BEING IN 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:

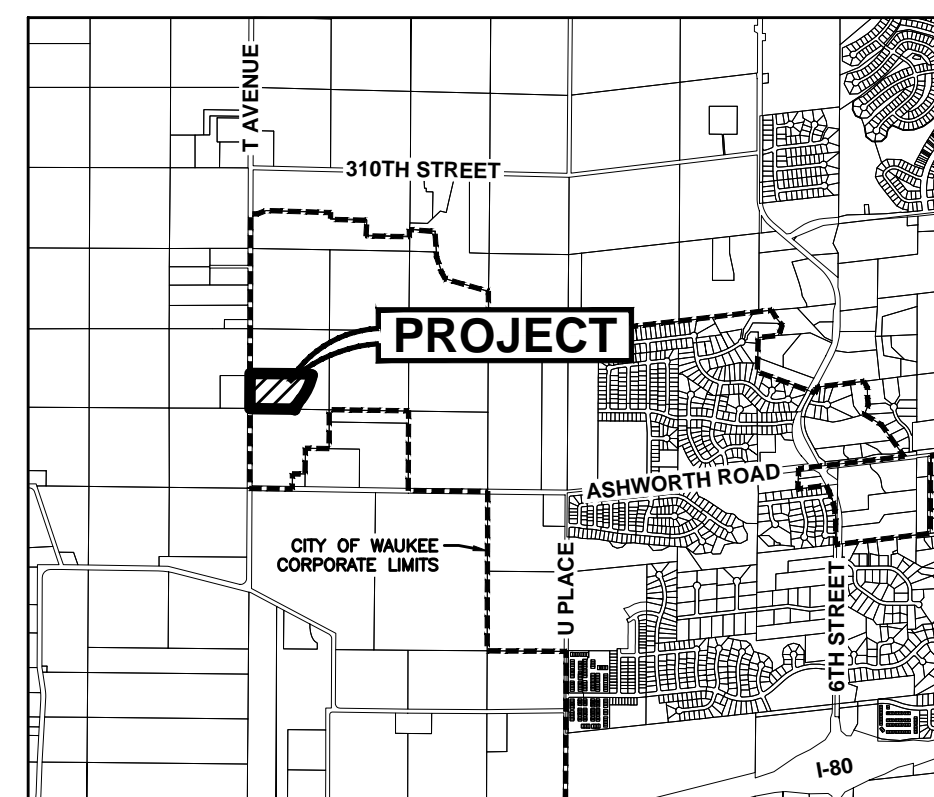
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89°12'40" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 1307.09 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°14'03" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, 191.60 FEET; THENCE NORTH 89°45'57" WEST, 242.51 FEET; THENCE NORTH 58°58'57" WEST, 344.40 FEET; THENCE NORTH 67°29'27" WEST, 30.00 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 800.00 FEET, WHOSE ARC LENGTH IS 208.13 FEET AND WHOSE CHORD BEARS NORTH 29°57'44" EAST, 207.54 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 435.96 FEET AND WHOSE CHORD BEARS NORTH 24°55'33" EAST, 432.51 FEET; THENCE NORTH 77°33'49" WEST, 30.00 FEET; THENCE NORTH 81°54'54" WEST, 82.41 FEET; THENCE NORTH 86°06'38" WEST, 60.35 FEET; THENCE NORTH 89°15'52" WEST, 61.97 FEET; THENCE NORTH 89°44'04" WEST, 731.65 FEET; THENCE NORTH 89°51'25" WEST, 60.00 FEET TO THE WEST LINE OF SAID SECTION 1; THENCE NORTH 00°08'35" EAST ALONG SAID WEST LINE, 500.13 FEET; THENCE SOUTH 89°44'04" EAST, 823.21 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1475.00 FEET, WHOSE ARC LENGTH IS 883.17 FEET AND WHOSE CHORD BEARS SOUTH 72°34'53" EAST, 870.04 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 3625.00 FEET, WHOSE ARC LENGTH IS 2167.91 FEET AND WHOSE CHORD BEARS SOUTH 72°33'39" EAST, 2135.75 FEET; THENCE SOUTH 89°41'37" EAST, 62.00 FEET; THENCE SOUTH 00°18'23" WEST, 500.00 FEET; THENCE NORTH 89°41'37" WEST, 30.00 FEET; THENCE NORTH 89°29'10" WEST, 81.25 FEET; THENCE NORTH 88°37'03" WEST, 53.76 FEET; THENCE NORTH 88°37'03" WEST, 2.68 FEET; THENCE NORTH 87°47'52" WEST, 61.57 FEET; THENCE NORTH 86°56'34" WEST, 61.57 FEET; THENCE NORTH 86°07'23" WEST, 56.44 FEET; THENCE NORTH 85°20'21" WEST, 56.44 FEET; THENCE NORTH 84°31'11" WEST, 61.57 FEET; THENCE NORTH 83°39'52" WEST, 61.57 FEET; THENCE NORTH 82°50'42" WEST, 56.44 FEET; THENCE NORTH 81°54'19" WEST, 78.87 FEET; THENCE NORTH 80°56'18" WEST, 60.36 FEET; THENCE NORTH 79°52'32" WEST, 92.67 FEET; THENCE NORTH 78°50'24" WEST, 56.44 FEET; THENCE NORTH 78°03'22" WEST, 56.44 FEET; THENCE NORTH 77°16'20" WEST, 56.44 FEET; THENCE NORTH 76°29'18" WEST, 56.44 FEET; THENCE NORTH 75°42'16" WEST, 56.44 FEET; THENCE NORTH 74°55'14" WEST, 56.44 FEET TO THE WEST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 00°17'26" EAST ALONG SAID WEST LINE, 139.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 55.44 ACRES (2,414,885 SQUARE FEET).



FILE: H:\2025\251183\251183-REZONING PD-1 AREA B.DWG  
 COMMENT: REZONING PD-1 AREA B  
 PLOTTED BY: MAX EVANS  
 DATE: 12/23/2025 11:59 PM  
 SCALE: 1"=400'

<p><b>ALDERBROOK</b> REZONING MAP 'B'</p>	<p>DATE: 12/19/2025</p> <p>REVISIONS:</p> <p>PREPARED: E.I: MAE</p> <p>ENGINEER: EKO</p> <p>4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400</p> <p>WAUKEE, IOWA</p>
---	---

VICINITY MAP



WAUKEE, IOWA

OWNER

DEJONG PROPERTIES LLC  
101 MARINA DRIVE  
MONTEZUMA, IA 50171

APPLICANT

LANDMARK COMPANIES, INC.  
CONTACT: AARON 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, IOWA 50322  
PH: (515) 369-4400

ZONING

EXISTING: A-1: AGRICULTURAL DISTRICT  
PROPOSED: R-4: ROW DWELLING AND TOWNHOME DWELLING DISTRICT

BULK REGULATIONS

R-4: ROW DWELLING AND TOWNHOME DWELLING DISTRICT

FRONT YARD: 30 FEET

SIDE YARD: A TOTAL OF 12 FEET FOR SINGLE UNIT TOWNHOMES  
A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING

REAR YARD: 30 FEET

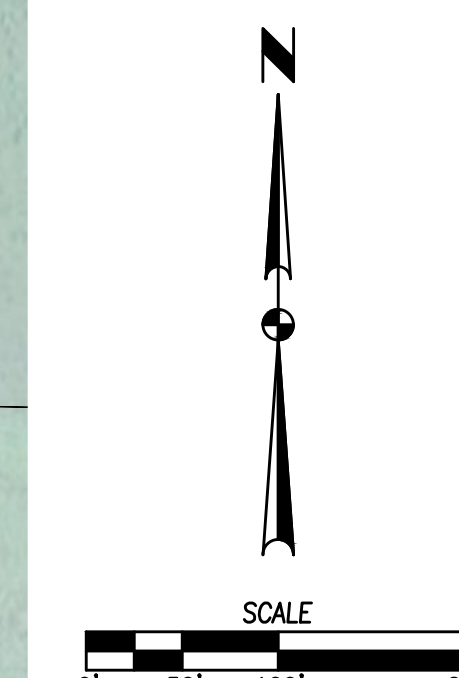
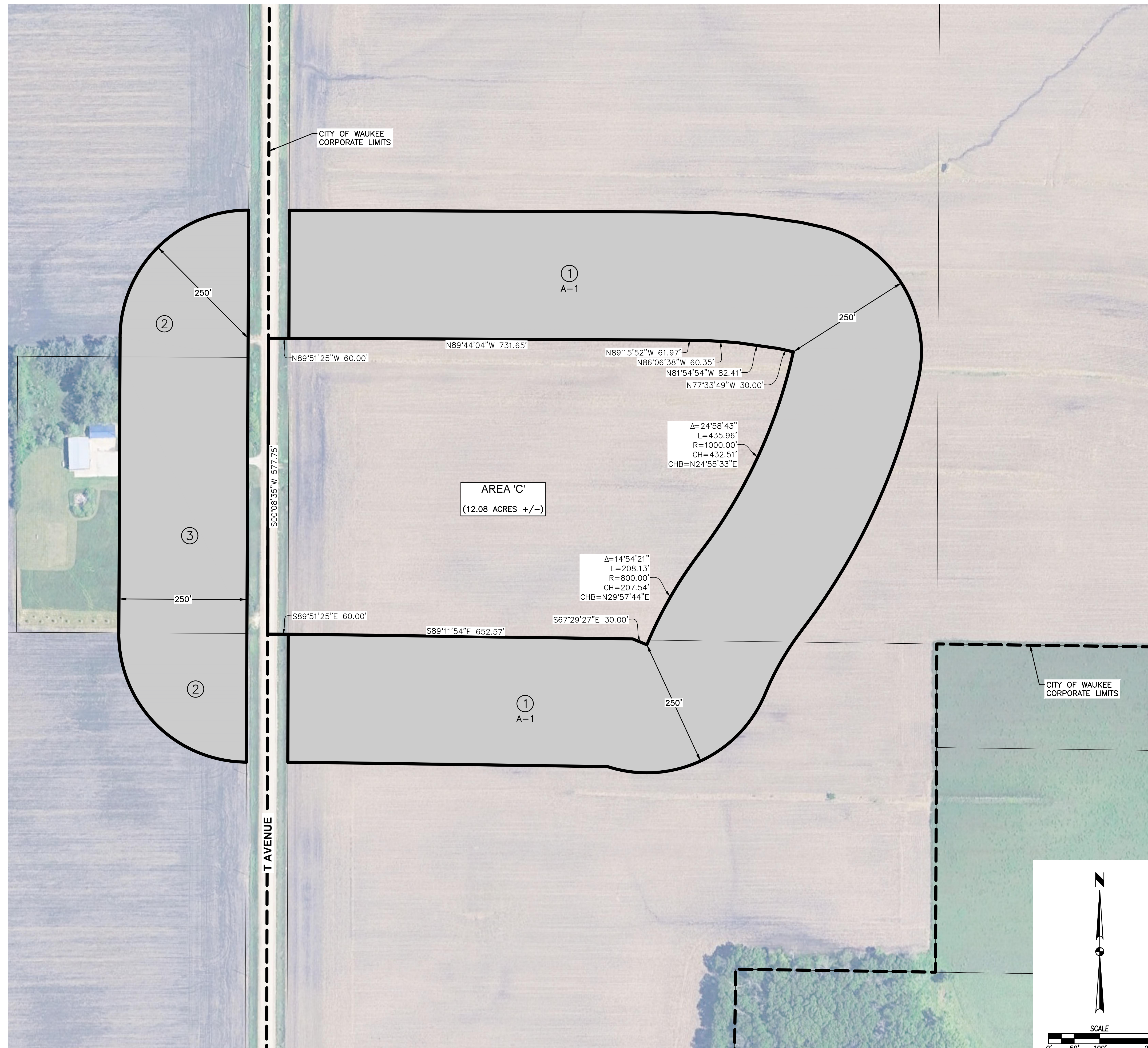
REZONING DESCRIPTION - AREA 'C'

A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER 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 SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°08'35" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 2.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°08'35" EAST ALONG SAID WEST LINE, 577.75 FEET; THENCE SOUTH 89°51'25" EAST, 60.00 FEET; THENCE SOUTH 89°44'04" EAST, 731.65 FEET; THENCE SOUTH 89°15'52" EAST, 61.97 FEET; THENCE SOUTH 86°06'38" EAST, 60.35 FEET; THENCE SOUTH 81°54'54" EAST, 82.41 FEET; THENCE SOUTH 77°33'49" EAST, 30.00 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 435.96 FEET AND WHOSE CHORD BEARS SOUTH 24°55'33" WEST, 432.51 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 800.00 FEET, WHOSE ARC LENGTH IS 208.13 FEET AND WHOSE CHORD BEARS SOUTH 29°57'44" WEST, 207.54 FEET; THENCE NORTH 67°29'27" WEST, 30.00 FEET; THENCE NORTH 89°11'54" WEST, 652.57 FEET; THENCE NORTH 89°51'25" WEST, 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.08 ACRES (526,109 SQUARE FEET).

ADJACENT OWNERSHIP - AREA 'C'

	OWNER	ACRES
1	DEJONG PROPERTIES LLC	15.61
2	ERPELDING, MARLENE K & FORRET, JUNE J FAMILY TRUST & ERPELDING, MARLENE K IRREVOCABLE TRUST	2.48
3	BOWEN, MAJOR TRUST	3.09



FILE: H:\2025\251843\251843-REZONING R-4 AREA CDWG  
 DRAWN BY: M. EVANS  
 CHECKED BY: M. EVANS  
 PLOTTED: 12/23/2025 2:17 PM  
 DATE: 12/19/2025

DATE: 12/19/2025

REVISIONS:

PREPARED:

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

EI: MAE

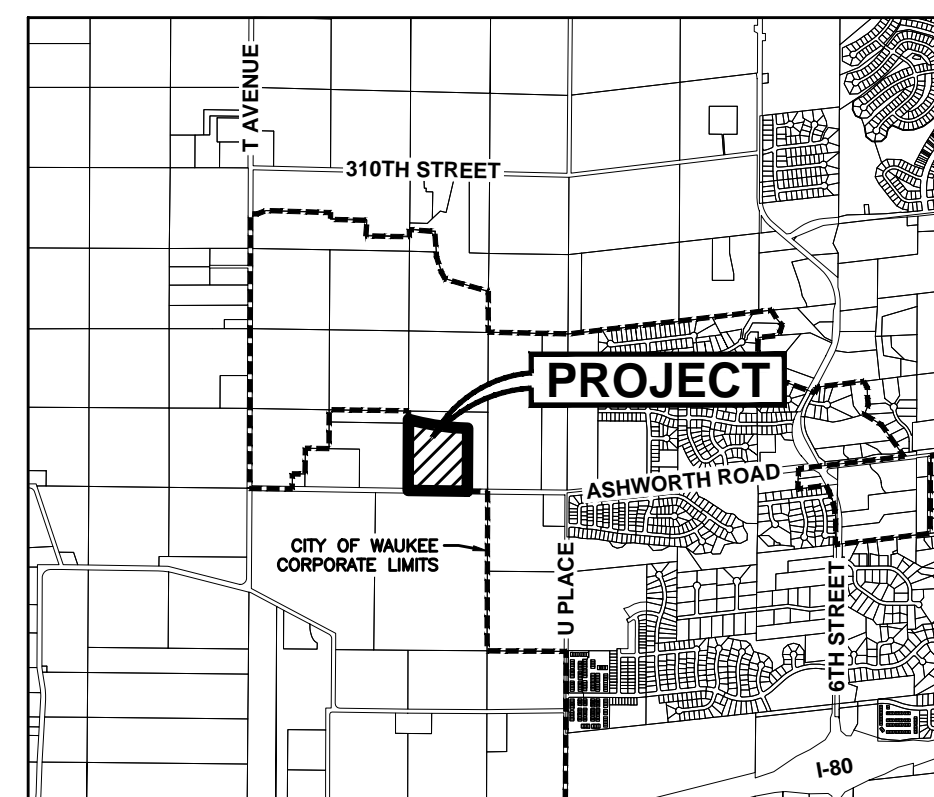
CIVIL DESIGN ADVANTAGE

ENGINEER: EKO

WAUKEE, IOWA

**ALDERBROOK**  
 REZONING MAP 'C'

VICINITY MAP



WAUKEE, IOWA

OWNER

DEJONG PROPERTIES LLC  
101 MARINA DRIVE  
MONTEZUMA, IA 50171

APPLICANT

LANDMARK COMPANIES, INC.  
CONTACT: AARON 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, IOWA 50322  
PH: (515) 369-4400

ZONING

EXISTING: A-1: AGRICULTURAL DISTRICT  
PROPOSED: R-4: ROW DWELLING AND TOWNHOME DWELLING DISTRICT

BULK REGULATIONS

R-4: ROW DWELLING AND TOWNHOME DWELLING DISTRICT  
FRONT YARD: 30 FEET  
SIDE YARD: A TOTAL OF 12 FEET FOR SINGLE UNIT TOWNHOMES A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING  
REAR YARD: 30 FEET

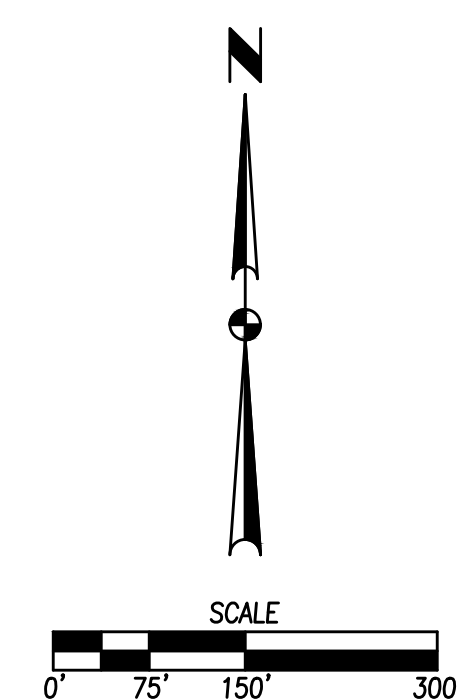
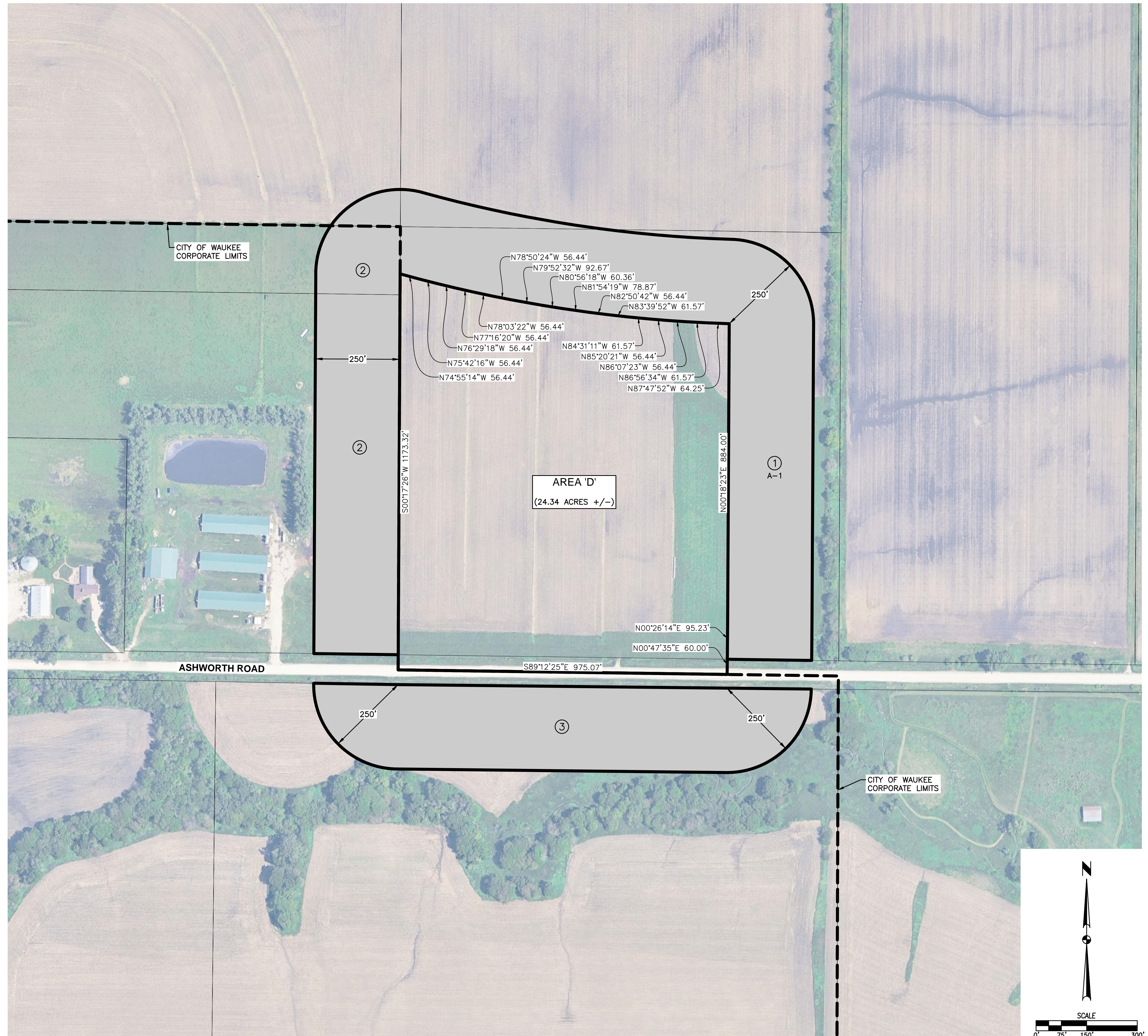
REZONING DESCRIPTION - AREA 'D'

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER 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 SOUTH QUARTER CORNER OF SAID SECTION 1; THENCE NORTH 00°17'26" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, 1173.32 FEET; THENCE SOUTH 74°55'14" EAST, 56.44 FEET; THENCE SOUTH 75°42'16" EAST, 56.44 FEET; THENCE SOUTH 76°29'18" EAST, 56.44 FEET; THENCE SOUTH 77°16'20" EAST, 56.44 FEET; THENCE SOUTH 78°03'22" EAST, 56.44 FEET; THENCE SOUTH 78°50'24" EAST, 56.44 FEET; THENCE SOUTH 79°52'32" EAST, 92.67 FEET; THENCE SOUTH 80°56'18" EAST, 60.36 FEET; THENCE SOUTH 81°54'19" EAST, 78.87 FEET; THENCE SOUTH 82°50'42" EAST, 56.44 FEET; THENCE SOUTH 83°39'52" EAST, 61.57 FEET; THENCE SOUTH 84°31'11" EAST, 61.57 FEET; THENCE SOUTH 85°20'21" EAST, 56.44 FEET; THENCE SOUTH 86°07'23" EAST, 56.44 FEET; THENCE SOUTH 86°56'34" EAST, 61.57 FEET; THENCE SOUTH 87°47'52" EAST, 61.57 FEET; THENCE SOUTH 88°37'03" EAST, 2.68 FEET; THENCE SOUTH 00°18'23" WEST, 884.04 FEET; THENCE SOUTH 00°26'14" WEST, 95.23 FEET; THENCE SOUTH 00°47'35" WEST, 60.00 FEET TO THE SOUTH LINE OF SAID SECTION 1; THENCE NORTH 89°12'25" WEST ALONG SAID SOUTHWEST QUARTER, 975.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.34 ACRES (1,060,213 SQUARE FEET).

ADJACENT OWNERSHIP - AREA 'D'

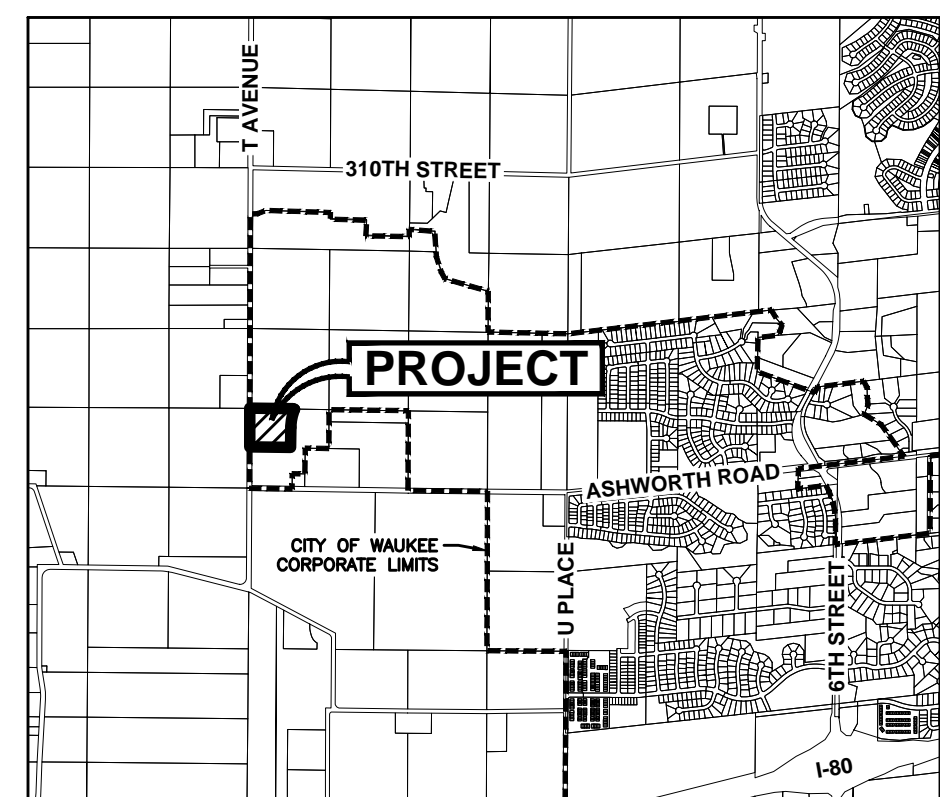
	OWNER	ACRES
1	DEJONG PROPERTIES LLC	12.88
2	BURGER LAND CO LLC	7.23
3	FORRET, LINDA A REVOCABLE TRUST & FORRET, DANIEL E & FORRET, MICHAEL & FORRET, TIMOTHY A	7.85



FILE: H:\2025\251843\251843-REZONING R-4 AREA D.DWG  
 COMMENT: REZONING R-4 AREA D.DWG  
 PLOTTED BY: MAX EVANS  
 DATE: 12/23/2025 2:22 PM

<p><b>CIVIL DESIGN ADVANTAGE</b> WAUKEE, IOWA</p>	<p><b>ALDERBROOK</b> REZONING MAP 'D'</p>						
<p>4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400</p>	<p>ENGINEER: EKO EI: MAE</p>						
<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION				<p>DATE: 12/19/2025 PREPARED</p>
NO.	DATE	DESCRIPTION					
<p>1/1 2511.843</p>							

VICINITY MAP



WAUKEE, IOWA

OWNER

DEJONG PROPERTIES LLC  
101 MARINA DRIVE  
MONTEZUMA, IA 50171

APPLICANT

LANDMARK COMPANIES, INC.  
CONTACT: AARON 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, IOWA 50322  
PH: (515) 369-4400

ZONING

EXISTING: A-1: AGRICULTURAL DISTRICT  
PROPOSED: R-3: MULTI FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

R-3: MULTI FAMILY RESIDENTIAL DISTRICT  
FRONT YARD: 30 FEET  
SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING  
REAR YARD: 30 FEET

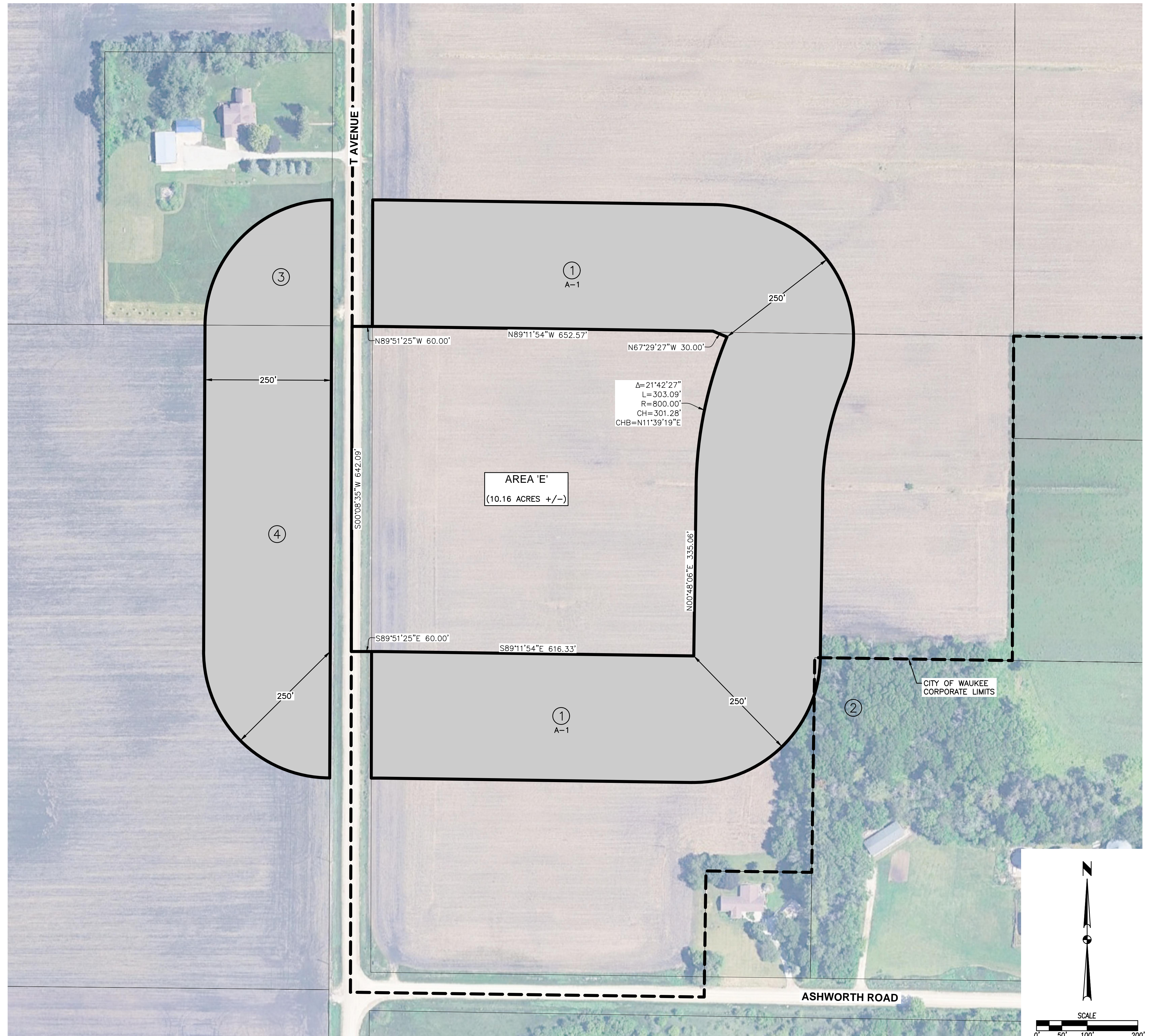
REZONING DESCRIPTION - AREA 'E'

A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER 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 SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°08'35" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 2.24 FEET; THENCE SOUTH 89°51'25" EAST, 60.00 FEET; THENCE SOUTH 89°11'54" EAST, 652.57 FEET; THENCE SOUTH 67°29'27" EAST, 30.00 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 800.00 FEET, WHOSE ARC LENGTH IS 303.09 FEET AND WHOSE CHORD BEARS SOUTH 11°39'19" WEST, 301.28 FEET; THENCE SOUTH 00°48'06" WEST, 335.06 FEET; THENCE NORTH 89°11'54" WEST, 616.33 FEET; THENCE NORTH 89°51'25" WEST, 60.00 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°08'35" EAST ALONG SAID WEST LINE, 639.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.16 ACRES (442,595 SQUARE FEET).

ADJACENT OWNERSHIP - AREA 'E'

	OWNER	ACRES
1	DEJONG PROPERTIES LLC	13.58
2	BURGER, JERRY D & KATHLEEN A	0.01
3	BOWEN, MAJOR TRUST	1.12
4	ERPELDING, MARLENE K & FORRET, JUNE J FAMILY TRUST & ERPELDING, MARLENE K IRREVOCABLE TRUST	4.82



FILE: H:\2025\251843\251843-REZONING R-3 AREA EDWG  
 COMMENTS: MAX EVANS  
 DATE PLOTTED: 12/23/2025 2:12 PM  
 PLOTTED BY: MAX EVANS

<p><b>ALDERBROOK</b> REZONING MAP 'E'</p>	<p>WAUKEE, IOWA</p> <p>CIVIL DESIGN ADVANTAGE</p> <p>ENGINEER: EKO</p> <p>EI: MAE</p>
<p>4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400</p>	<p>12/19/2025</p> <p>PREPARED</p>

SCALE

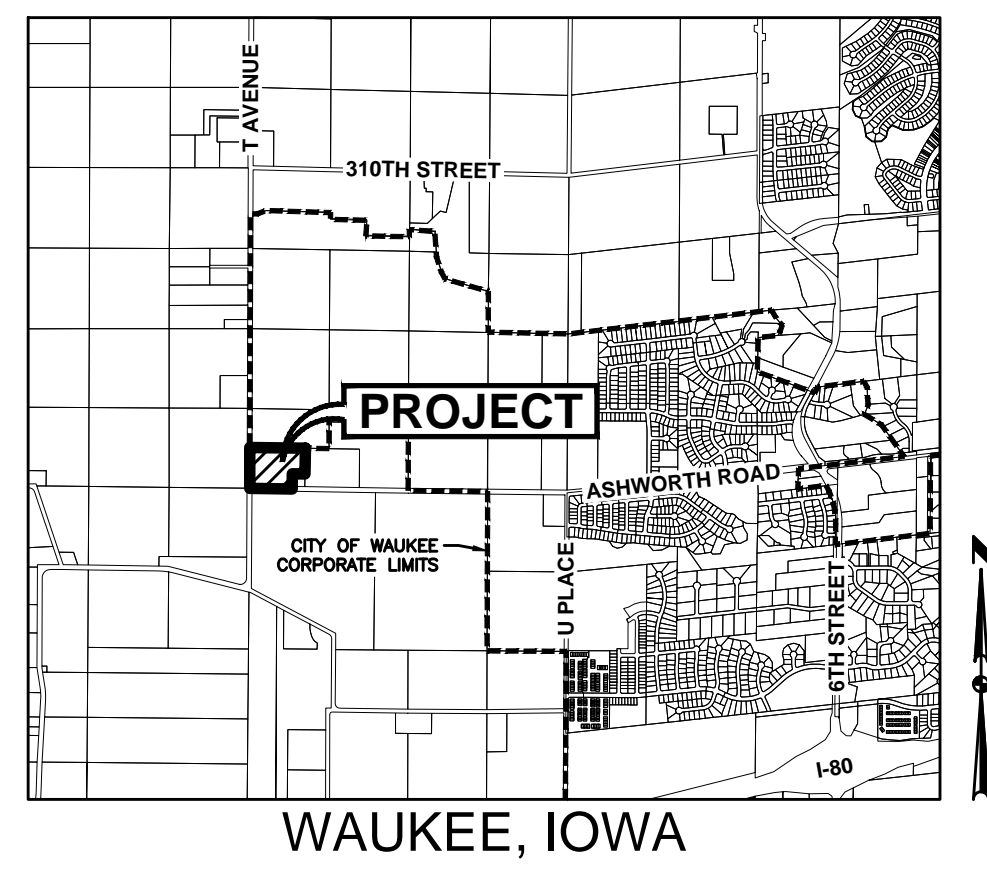
0' 50' 100' 200'

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2511.843

VICINITY MAP



OWNER

DEJONG PROPERTIES LLC  
101 MARINA DRIVE  
MONTEZUMA, IA 50171

APPLICANT

LANDMARK COMPANIES, INC.  
CONTACT: AARON 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, IOWA 50322  
PH: (515) 369-4400

ZONING

EXISTING: A-1: AGRICULTURAL DISTRICT  
PROPOSED: C-1A: NEIGHBORHOOD COMMERCIAL DISTRICT

BULK REGULATIONS

C-1A NEIGHBORHOOD COMMERCIAL DISTRICT

FRONT YARD: 30 FEET  
SIDE YARD: NO MINIMUM, EXCEPT WHEN ADJACENT TO ANY R DISTRICT IN WHICH CASE THE SIDE YARD SETBACK SHALL BE 30 FEET.  
REAR YARD: 30 FEET

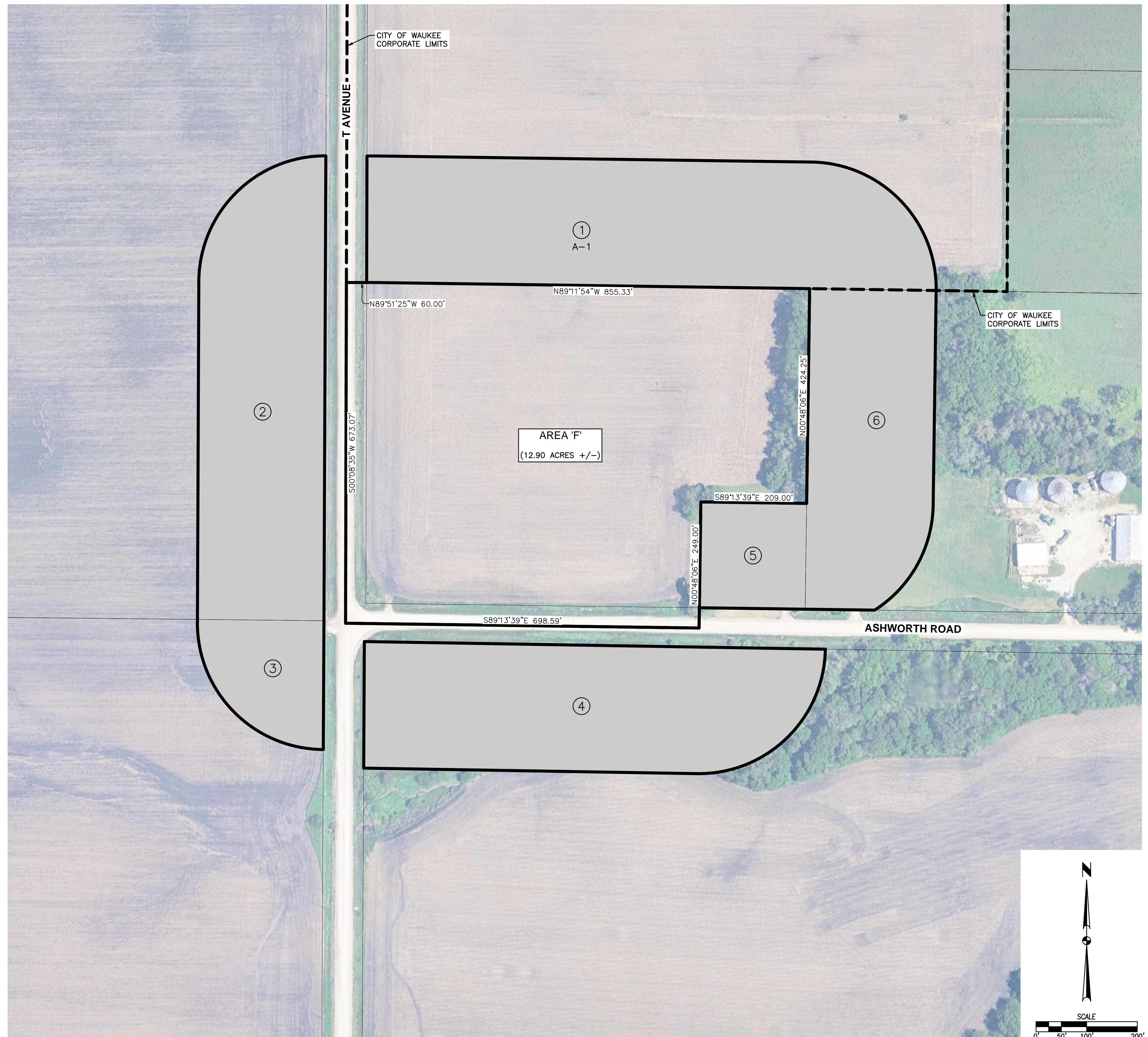
REZONING DESCRIPTION - AREA 'F'

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

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE NORTH 00°08'35" EAST ALONG THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 673.07 FEET; THENCE SOUTH 89°51'25" EAST, 60.00 FEET; THENCE SOUTH 89°11'54" EAST, 855.33 FEET TO THE NORTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN THE WARRENTY DEED RECORDED IN BOOK 590, PAGE 581 IN SAID DALLAS COUNTY; THENCE SOUTH 00°48'06" WEST ALONG THE WEST LINE OF SAID TRACT, 424.25 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN THE AFFIDAVIT OF TRANSFER RECORDED IN BOOK 2023, PAGE 11381 IN SAID DALLAS COUNTY; THENCE NORTH 89°13'39" WEST ALONG THE NORTH LINE OF SAID PARCEL, 209.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTH 00°48'06" WEST ALONG THE WEST LINE OF SAID PARCEL, 249.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH 89°13'39" WEST ALONG THE SOUTH LINE OF SAID SECTION 1, 698.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.90 ACRES (561,792 SQUARE FEET).

ADJACENT OWNERSHIP - AREA 'F'

	OWNER	ACRES
1	DEJONG PROPERTIES LLC	6.16
2	ERPELDING, MARLENE K & FORRET, JUNE J FAMILY TRUST & ERPELDING, MARLENE K IRREVOCABLE TRUST	4.96
3	KUEHL, BRUCE E MARITAL TRUST	1.16
4	FORRET, TIMOTHY	4.91
5	BURGER, JASON A	1.00
6	BURGER, JERRY D & KATHLEEN A	3.47



FILE: H:\2025\251843\251843-REZONING C-1 AREA F.DWG  
 PLOTTED BY: MAX EVANS  
 DATE: 12/23/2025 2:00 PM  
 COMMENT:

DATE		REVISIONS		PREPARED		ENGINEER: EKO		E.I: MAE	

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

**CIVIL DESIGN ADVANTAGE**

WAUKEEE, IOWA

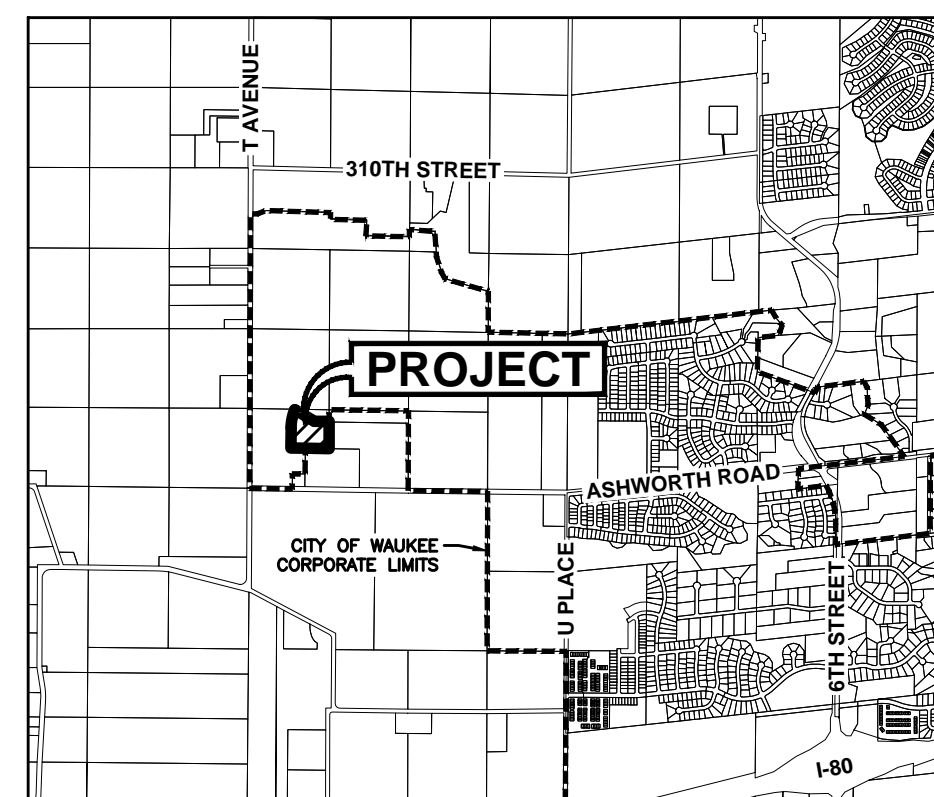
**ALDERBROOK**

REZONING MAP 'F'

1/1

2511.843

VICINITY MAP



WAUKEE, IOWA

OWNER

DEJONG PROPERTIES LLC  
101 MARINA DRIVE  
MONTEZUMA, IA 50171

APPLICANT

LANDMARK COMPANIES, INC.  
CONTACT: AARON 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, IOWA 50322  
PH: (515) 369-4400

ZONING

EXISTING: A-1: AGRICULTURAL DISTRICT  
PROPOSED: R-4: ROW DWELLING AND TOWNHOME DWELLING DISTRICT

BULK REGULATIONS

R-4: ROW DWELLING AND TOWNHOME DWELLING DISTRICT

FRONT YARD: 30 FEET  
SIDE YARD: A TOTAL OF 12 FEET FOR SINGLE UNIT TOWNHOMES  
A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING  
REAR YARD: 30 FEET

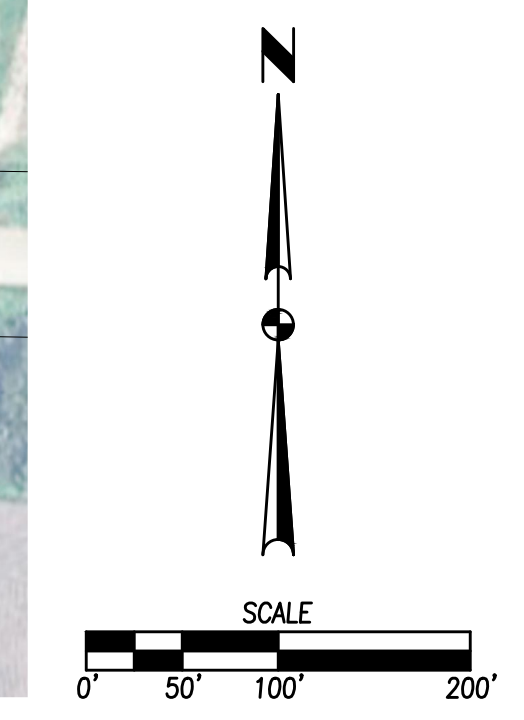
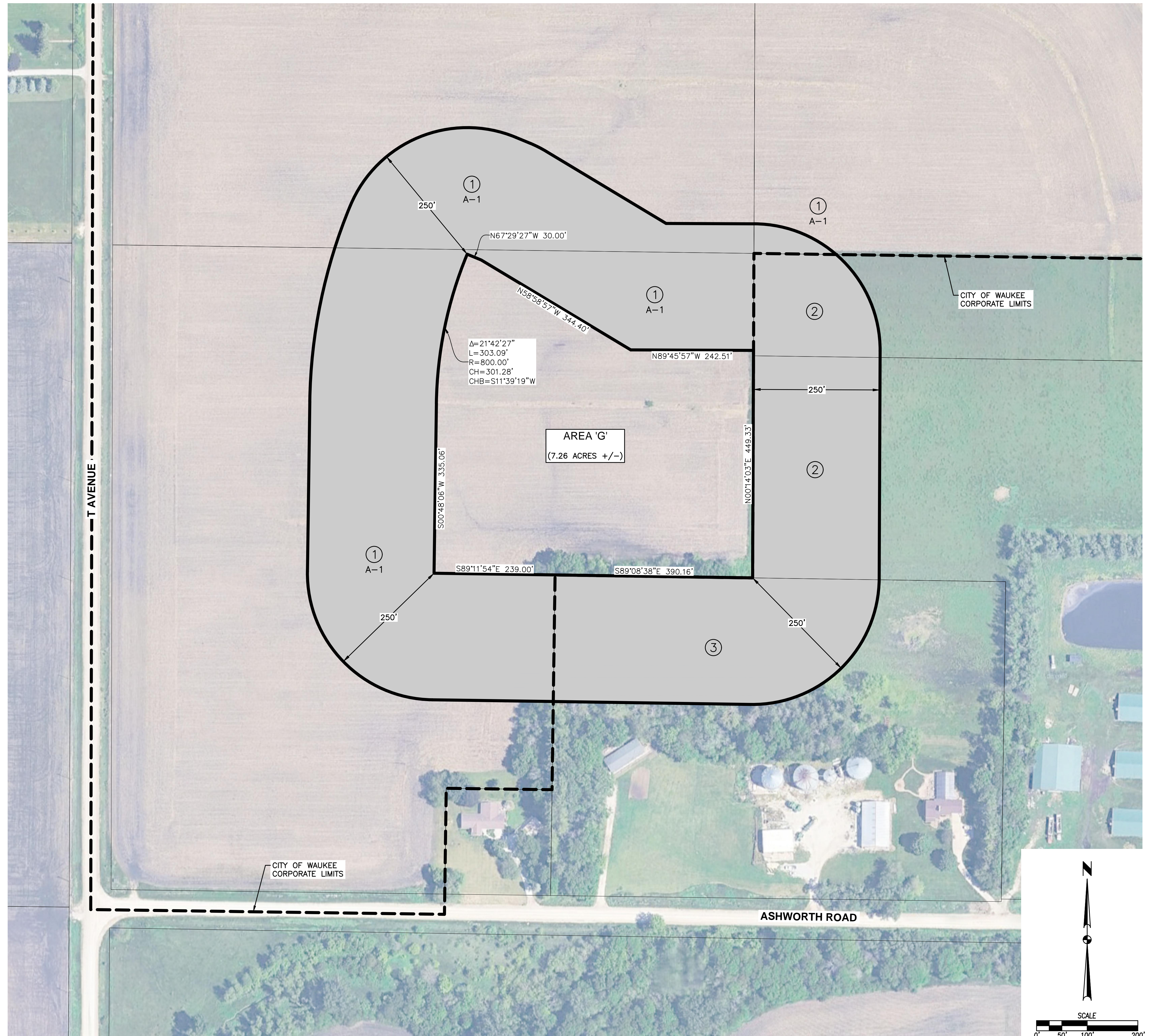
REZONING DESCRIPTION - AREA 'G'

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER 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 THE TRACT OF LAND DESCRIBED IN THE WARRENTY DEED RECORDED IN BOOK 590, PAGE 581 IN SAID DALLAS COUNTY; THENCE NORTH 89°11'54" WEST, 239.00 FEET; THENCE NORTH 00°48'06" EAST, 335.06 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 800.00 FEET, WHOSE ARC LENGTH IS 303.09 FEET AND WHOSE CHORD BEARS NORTH 11°39'19" EAST, 301.28 FEET; THENCE SOUTH 67°29'27" EAST, 30.00 FEET; THENCE SOUTH 58°58'57" EAST, 344.40 FEET; THENCE SOUTH 89°45'57" EAST, 242.51 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°14'03" WEST ALONG SAID EAST LINE, 449.33 FEET TO THE NORTH LINE OF SAID TRACT OF LAND; THENCE NORTH 89°08'38" WEST ALONG SAID NORTH LINE, 390.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.26 ACRES (316,041 SQUARE FEET).

ADJACENT OWNERSHIP - AREA 'G'

	OWNER	ACRES
1	DEJONG PROPERTIES LLC	10.96
2	BURGER, JASON A	3.56
3	BURGER, JERRY D & KATHLEEN A	3.37



FILE: H:\2025\2511843\WMO\2511843-REZONING R-4 AREA GDWG  
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 PLOTTED BY: MAX EVANS  
 DATE: 12/23/2025 2:25 PM

DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

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

WAUKEE, IOWA

**ALDERBROOK**  
REZONING MAP 'G'

2511.843

12/19/2025

PREPARED: \_\_\_\_\_

ENGINEER: EKO

EI: MAE

CIVIL DESIGN ADVANTAGE