

# TIMBERLINE ESTATES

## BULK REGULATIONS:

AREA  
90.32 AC (3,934,122 SF)

### ZONING

- R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT
- MINIMUM LOT AREA: 8,000 SF
  - MINIMUM LOT WIDTH: 65 FEET
  - FRONT YARD SETBACK: 30 FEET
  - SIDE YARD SETBACK: TOTAL 15 FEET - ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET
  - REAR YARD SETBACK: 30 FEET
  - MAXIMUM BUILDING HEIGHT: 40 FT
  - MAXIMUM NUMBER OF STORIES: 3 STORIES

## PARKLAND REQUIREMENTS:

### PARKLAND REQUIRED

SINGLE-FAMILY: 127 LOTS X 3 PEOPLE/LOT  
X 6.5 ACRES/1000 PEOPLE = 2.48 ACRES

### PARKLAND PROVIDED

2.61 ACRES

DATE	REVISIONS
01/26/2025	THIRD SUBMITTAL
07/09/2025	SECOND SUBMITTAL
12/30/2025	FIRST SUBMITTAL

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

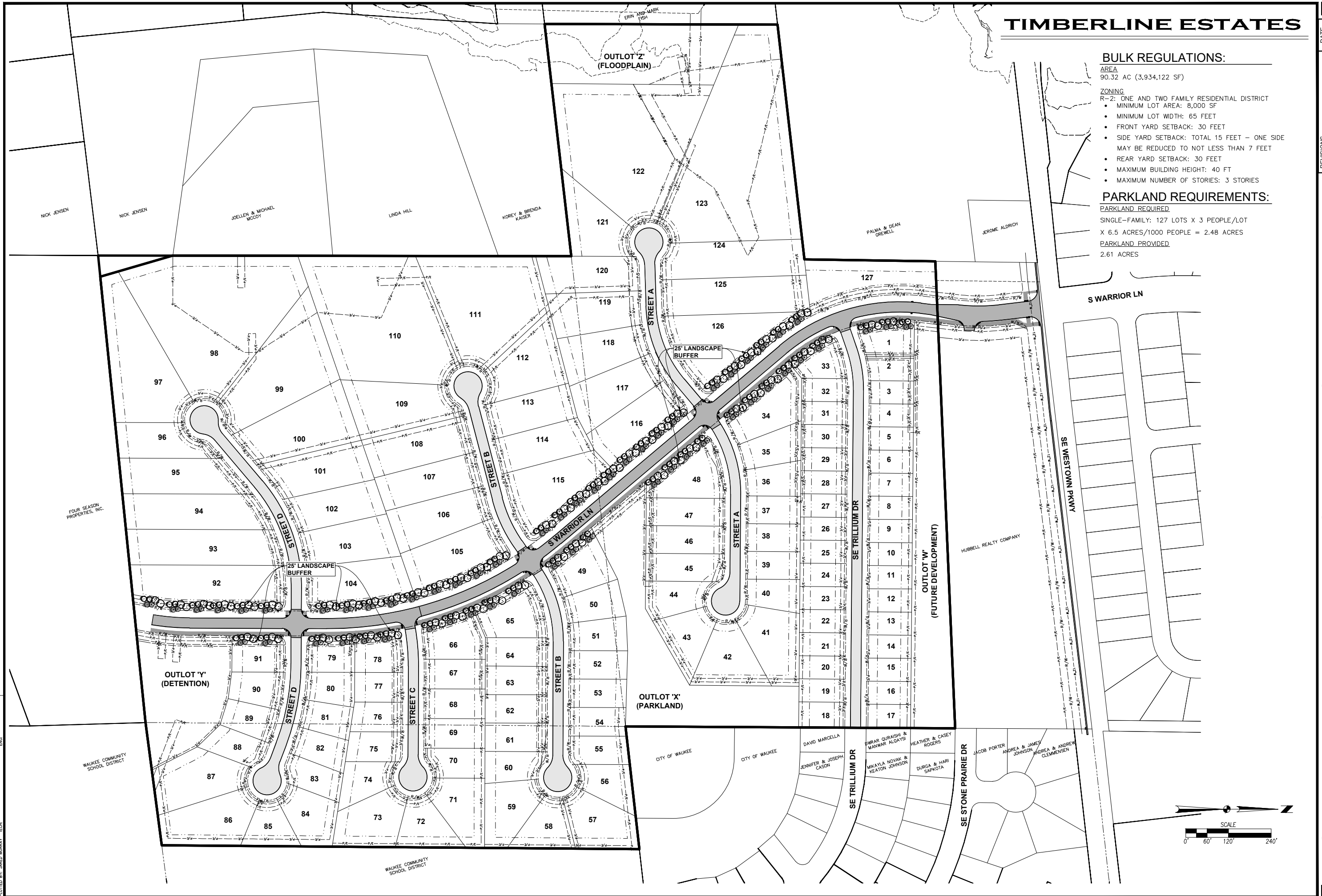
TECH: CWO

ENGINEER: JMM



WAUKEE, IOWA

# TIMBERLINE ESTATES REZONING CONCEPTUAL PLAN



FILE: H:\2025\2507595\CONCEPT\2507595-REZONING CONCEPTUAL PLAN.DWG  
DATE PLOTTED: 1/29/2025 10:23 AM  
PLOTTER: HP  
DRAWN BY: MURRAY  
CHECKED BY: MURRAY



REP: H:\2024\2407\WAWA\WAWA-REZONING\CONCEPTUAL PLANNING  
 FILE DATE: 1/26/24 DATE PLOTTED: 1/26/2024 10:24 AM  
 COMMENT: REZONING CONCEPTUAL PLAN  
 QUOTE BY: JARED BURWAY - ECE

REVISIONS	DATE
THIRD SUBMITTAL	01/26/2024
SECOND SUBMITTAL	01/08/2024
FIRST SUBMITTAL	12/30/2023

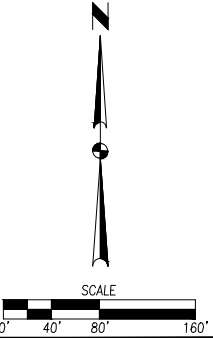
4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
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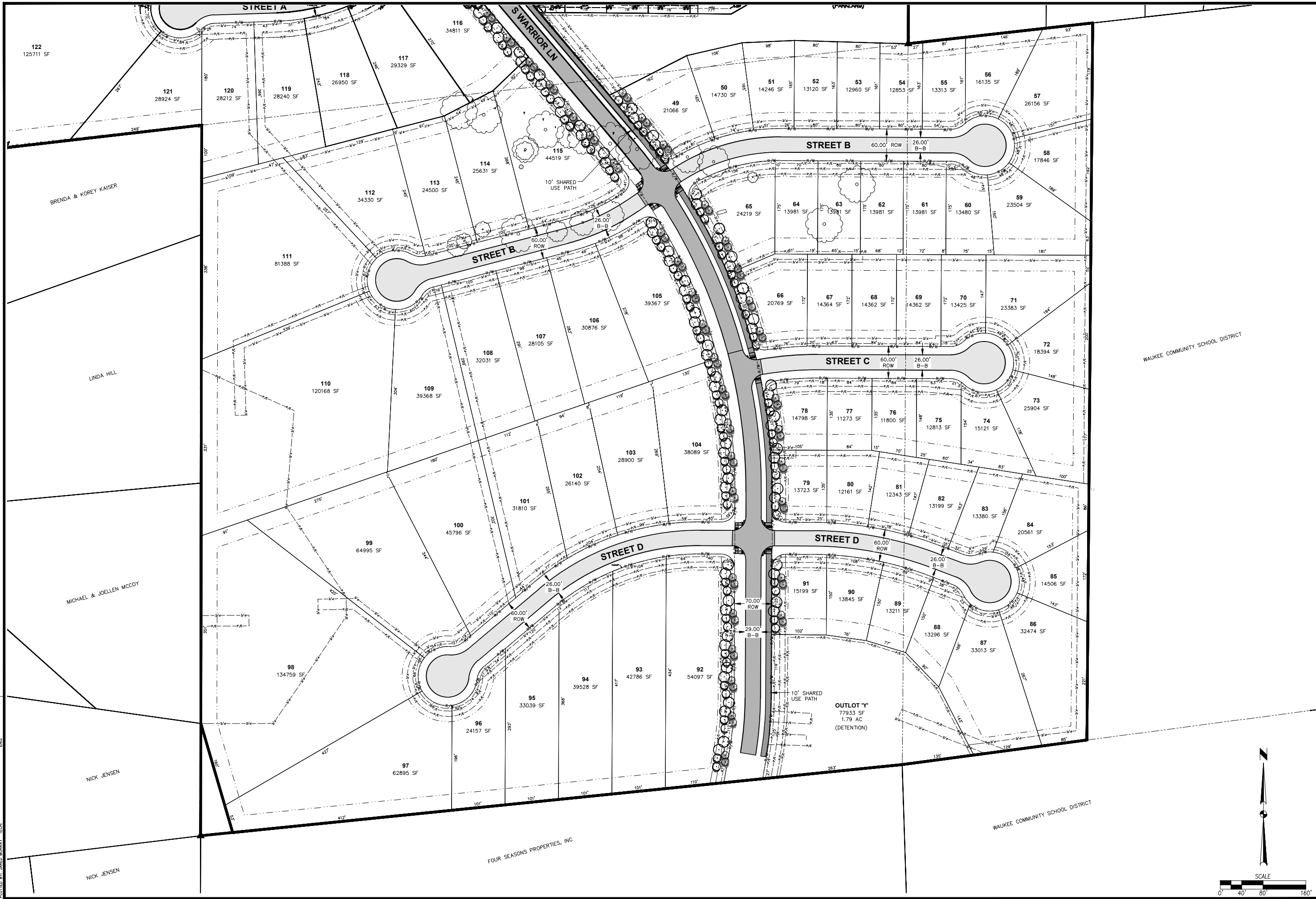
CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

**TIMBERLINE ESTATES**  
**REZONING CONCEPTUAL PLAN**

TECH: CWO  
 ENGINEER: JMM



FILE: H:\2023\2507595\DWG\REZONING\2507595-REZONING CONCEPTUAL PLAN.DWG  
 PLOTTED: 1/25/2024 10:25 AM  
 PLOTTED BY: BRAD MURRAY  
 TDC



DATE	REVISIONS
01/26/2024	THIRD SUBMITTAL
01/09/2024	SECOND SUBMITTAL
12/30/2023	FIRST SUBMITTAL

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ENGINEER: JMM



WAUKEE, IOWA

**TIMBERLINE ESTATES**  
**REZONING CONCEPTUAL PLAN**