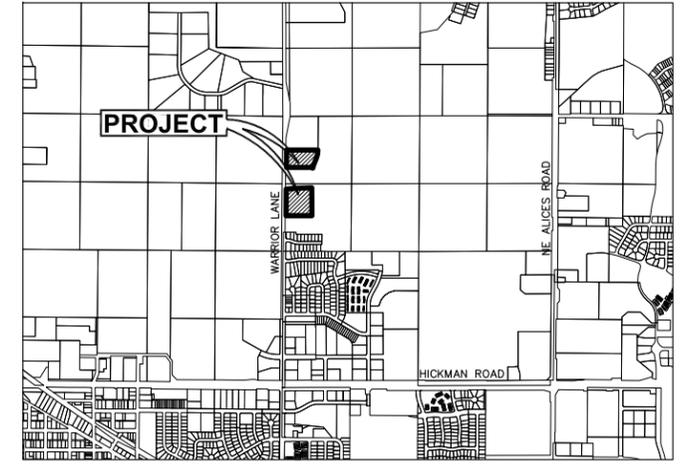




VICINITY MAP



OWNER / APPLICANT

PERFECT ACRES LLC
804 SUNSET DRIVE
INDIANOLA, IA 50215

ZONING

EXISTING: R-4 ROW DWELLING AND TOWNHOME DISTRICT
PROPOSED: C-1A NEIGHBORHOOD COMMERCIAL DISTRICT

BULK REGULATIONS

- C-1A NEIGHBORHOOD COMMERCIAL DISTRICT
- MINIMUM LOT AREAS: NO MINIMUM
 - LOT WIDTH: NO MINIMUM
 - FRONT YARD: 30 FEET
 - SIDE YARD: NO MINIMUM EXCEPT WHERE ADJACENT TO AN "R" DISTRICT, IN WHICH CASE THE YARD SHALL BE AT LEAST 15 FEET.
 - REAR YARD: 30 FEET
 - MAXIMUM HEIGHT: 40 FEET
 - MAXIMUM NUMBER OF STORIES: 2 STORIES
 - MAXIMUM BUILDING AREA: 50,000 SQUARE FEET

ADJACENT OWNERSHIP

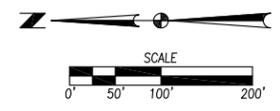
ADJACENT OWNERSHIP		CONSENTING	
1. PERFECT ACRES LLC	5.56 AC.	66.5%	X
2. BRODERICK FAMILY LP	3.00 AC.	33.5%	
3. COLBY, KIMBERLY ANN *	2.80 AC.	----	
	8.36 AC.	100%	66.5%

*PROPERTY LIES WITHIN CLIVE CITY LIMITS.

REZONING DESCRIPTION

A PART OF THE WEST HALF QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 658.75 FEET OF THE NORTH 661.25 FEET OF SAID NORTHWEST QUARTER; THENCE SOUTH 0°0'55" WEST, 7.05 FEET; THENCE SOUTH 3°15'54" WEST, 74.93 FEET; THENCE SOUTH 15°14'39" WEST, 73.00 FEET; THENCE SOUTH 22°18'41" WEST, 79.51 FEET; THENCE SOUTH 20°37'40" WEST, 88.84 FEET; THENCE SOUTH 13°06'45" WEST, 43.60 FEET; THENCE NORTH 0°28'04" WEST, 10.59 FEET; THENCE SOUTH 89°31'56" WEST, 513.94 FEET TO THE EAST RIGHT OF WAY LINE OF WARRIOR LANE; THENCE NORTH 0°0'55" EAST ALONG SAID RIGHT OF WAY, 340.10 FEET TO THE SOUTH LINE OF SAID WEST 658.75 FEET OF THE NORTH 661.25 FEET OF THE NORTHWEST QUARTER; THENCE NORTH 89°32'02" EAST ALONG SAID SOUTH LINE, 608.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.47 ACRES (194,536 SQUARE FEET).



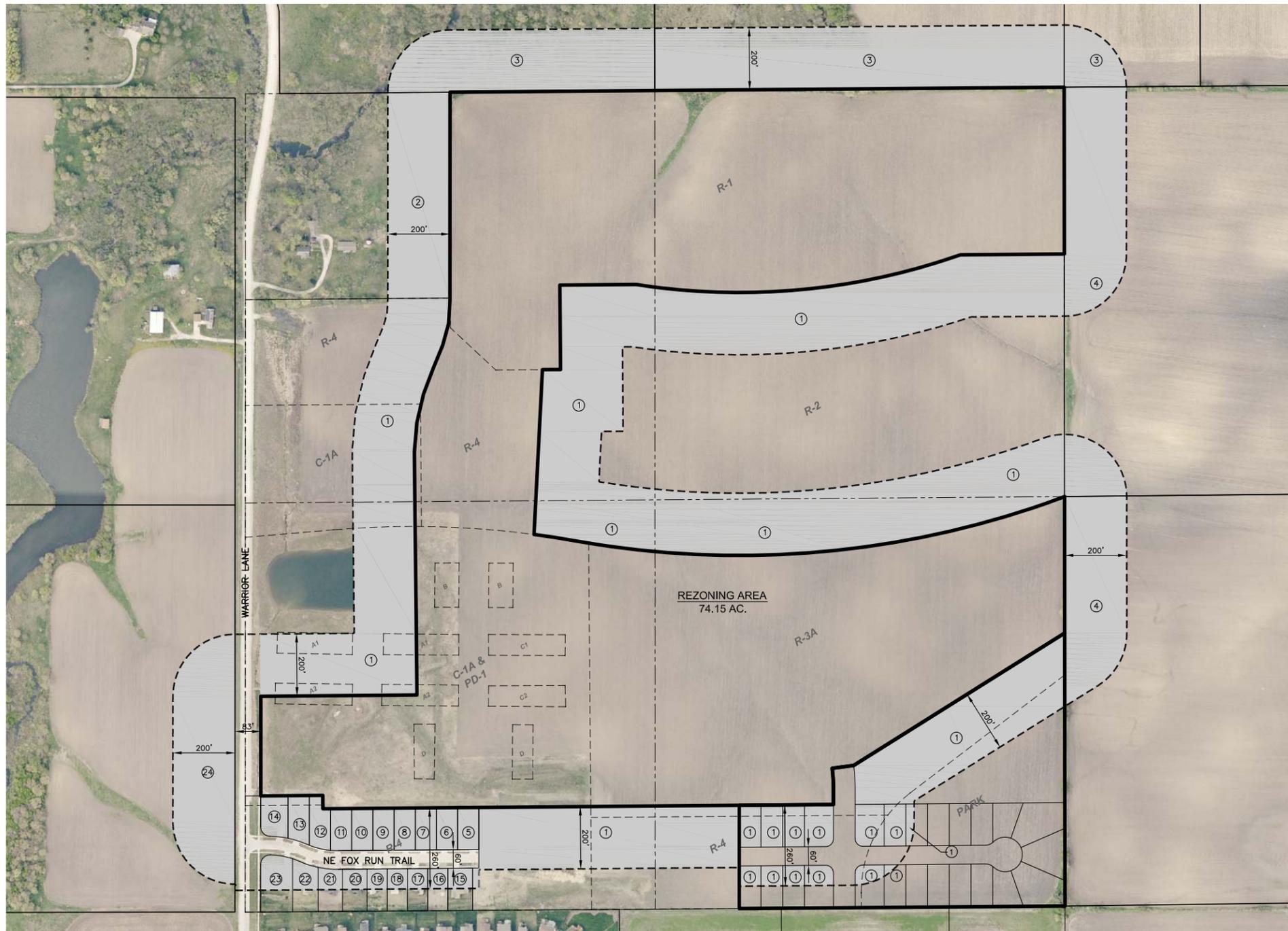

 DATE: 05/15/13
 REVISIONS: 05/07/13
 3RD SUBMITTAL
 2ND SUBMITTAL
 1ST SUBMITTAL
 04/23/13

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: EIJ: JJN

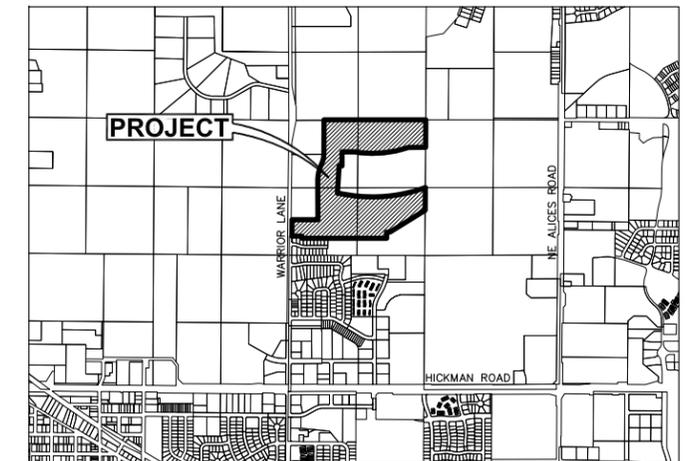

 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

**FOX CREEK ESTATES
 PLANNED DEVELOPMENT
 EXHIBIT A**

1304.159



VICINITY MAP



OWNER / APPLICANT

PERFECT ACRES LLC
804 SUNSET DRIVE
INDIANOLA, IA 50215

ZONING

EXISTING: R-1 SINGLE FAMILY RESIDENTIAL, R-3A OWNER OCCUPIED MULTI-FAMILY RESIDENTIAL, R-4 ROW DWELLING AND TOWNHOME DISTRICT & R-5 PLANNED DEVELOPMENT OVERLAY DISTRICT PD-1; UNDERLYING ZONING: C-1A NEIGHBORHOOD COMMERCIAL
PROPOSED: R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

- PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE TWO-FAMILY DWELLINGS, NURSING, CONVALESCENT AND RETIREMENT HOMES, AND CHILD CARE CENTERS AND NURSERY SCHOOLS.
- MINIMUM LOT AREAS: 8,000 SQUARE FEET (SINGLE-FAMILY DWELLING)
10,000 SQUARE FEET (TWO-FAMILY DWELLING)
- MINIMUM FLOOR AREA: 950 SF/UNIT (SINGLE STORY SINGLE-FAMILY)
750 SF/UNIT (SINGLE STORY TWO-FAMILY)
1,250 SF (TWO OR MORE STORIES)
- LOT WIDTH: 65 FEET (SINGLE FAMILY DWELLING)
80 FEET (TWO-FAMILY DWELLING)
- FRONT YARD: 30 FEET
- SIDE YARD: 7 FEET MIN/15 FEET TOTAL
- REAR YARD: 30 FEET (DWELLING)
40 FEET (ANY OTHER PRINCIPAL BUILDING)

ADJACENT OWNERSHIP

			CONSENTING
1.	PERFECT ACRES LLC	34.43 AC. 56.15%	X
2.	COLBY, KIMBERLY ANN	3.04 AC. 4.96%	
3.	KOETHE, LEMAR	10.52 AC. 17.16%	
4.	SILVER OAK INC	6.67 AC. 10.88%	
5.	AMS RE INVESTMENT LLC	0.21 AC. 0.34%	
6.	BOLLIG, DANA & JOSHUA LEMBERG	0.21 AC. 0.34%	
7.	LINBERG, NICHOLAS JR & KRISTEL	0.21 AC. 0.34%	
8.	WESTMAN, BRENT E	0.21 AC. 0.34%	
9.	VARLEY, TIFFANY	0.21 AC. 0.34%	
10.	KALLASH, PETER J & SALLY K JT	0.21 AC. 0.34%	
11.	HOFLAND, OBID O JR & MARKS, MARGO V JTRS	0.21 AC. 0.34%	
12.	IMMEL, CAROLINE P & WHEELER, MATTHEW L JTRS	0.24 AC. 0.39%	
13.	SMITH, ELIZABETH H & CHRISTOPH	0.23 AC. 0.38%	
14.	BILLINGS, MICHAEL S & LESLIE E	0.26 AC. 0.42%	
15.	ALDAG, JOSHUA R & SARAH N	0.12 AC. 0.20%	
16.	RAMEY, TIMOTHY A & BROWN, MICHELLE L JTRS	0.10 AC. 0.16%	
17.	KNUTE, NICHOLAS & SARAH JTRS	0.10 AC. 0.16%	
18.	FRANCE, JACOB C & DENAE D JT	0.10 AC. 0.16%	
19.	EDWARDS, CORY & DEBRA	0.10 AC. 0.16%	
20.	CAUDLE, RICHARD L & DEANNE M	0.12 AC. 0.20%	
21.	HOLMES, ROSS A & PETTY-HOLMES AMANDA S JTRS	0.12 AC. 0.20%	
22.	SKADBURG, COREY A & KILEY L J	0.16 AC. 0.26%	
23.	KEMPERS, NATHAN J & SHANNA R	0.25 AC. 0.41%	
24.	BRODERICK FAMILY LP	3.29 AC. 5.37%	
		45.81 AC. 100%	56.15%

REZONING DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

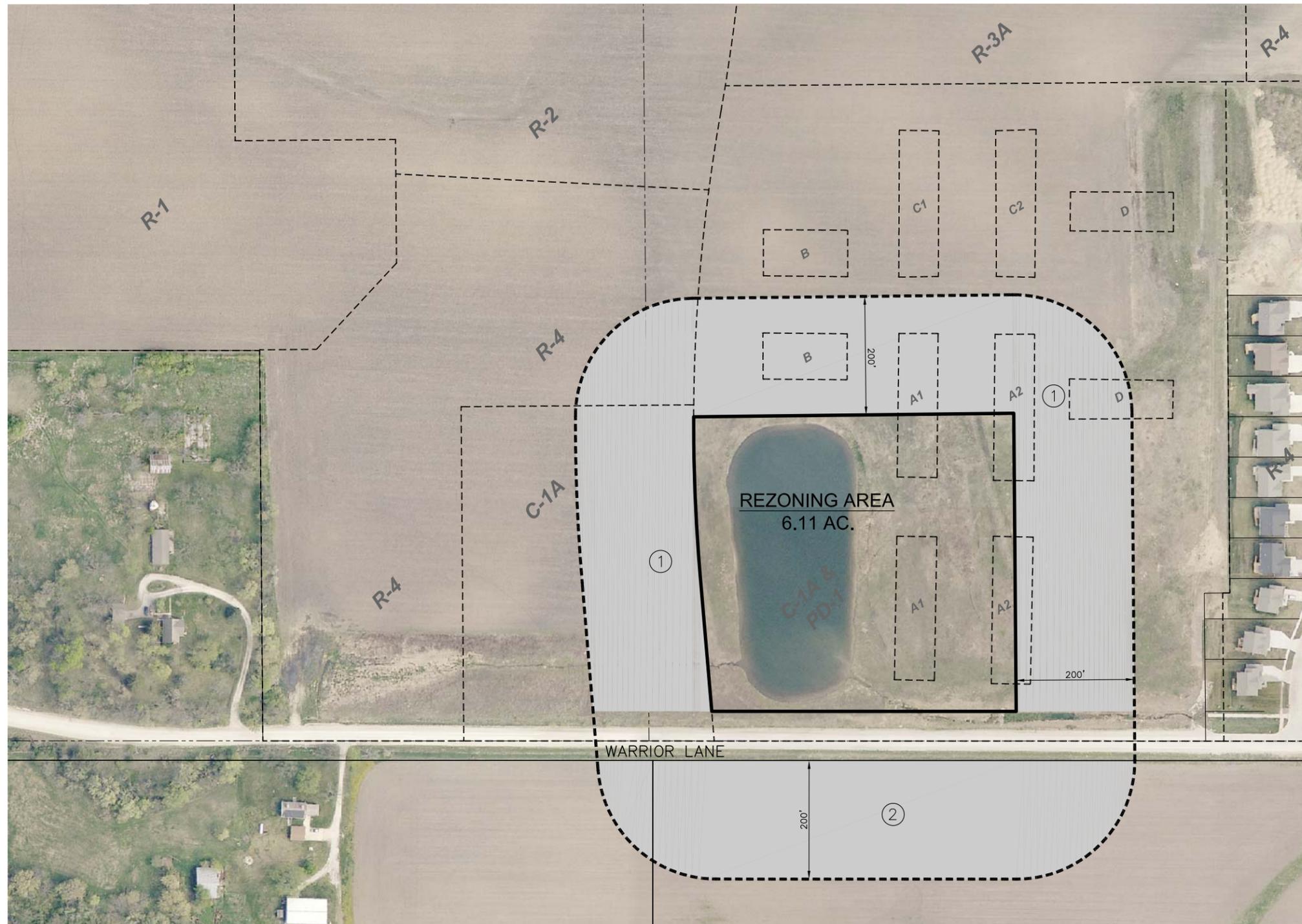
BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 0°03'22" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 535.86 FEET; THENCE SOUTH 89°31'56" WEST, 334.60 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 2155.02 FEET, WHOSE ARC LENGTH IS 1059.33 FEET AND WHOSE CHORD BEARS SOUTH 84°46'44" WEST, 1048.70 FEET; THENCE SOUTH 89°31'56" WEST, 245.82 FEET; THENCE SOUTH 0°28'04" EAST, 271.27 FEET; THENCE SOUTH 89°31'56" WEST, 58.31 FEET; THENCE SOUTH 2°54'11" WEST, 530.30 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 3000.03 FEET, WHOSE ARC LENGTH IS 135.95 FEET AND WHOSE CHORD BEARS SOUTH 81°11'34" EAST, 135.94 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 3000.03 FEET, WHOSE ARC LENGTH IS 1599.47 FEET AND WHOSE CHORD BEARS NORTH 84°49'54" EAST, 1580.60 FEET TO SAID EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 0°03'22" EAST ALONG SAID EAST LINE, 438.48 FEET TO THE NORTHEAST CORNER OF FOX CREEK ESTATES PLAT 4, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA; THENCE SOUTH 57°56'43" WEST ALONG THE NORTHERLY LINE OF SAID PLAT 4, 801.74 FEET; THENCE SOUTH 82°26'31" WEST ALONG SAID NORTHERLY LINE, 70.23 FEET; THENCE SOUTHERLY ALONG SAID NORTHERLY LINE ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 3.49 FEET AND WHOSE CHORD BEARS SOUTH 11°04'53" EAST, 3.49 FEET; THENCE SOUTHERLY ALONG SAID NORTHERLY LINE ALONG CURVE CONCAVE WESTERLY WHOSE RADIUS IS 465.00 FEET, WHOSE ARC LENGTH IS 57.45 FEET AND WHOSE CHORD BEARS SOUTH 3°32'22" EAST, 57.41 FEET; THENCE SOUTH 0°0'0" EAST ALONG SAID NORTHERLY LINE, 55.79 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID PLAT 4; SOUTH 89°31'25" WEST ALONG SAID NORTHERLY LINE, 1644.17 FEET; THENCE NORTH 0°28'35" WEST ALONG THE NORTHERLY LINE OF FOX CREEK ESTATES PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, 43.20 FEET; THENCE SOUTH 89°31'49" WEST ALONG SAID NORTHERLY LINE, 199.68 FEET TO SAID RIGHT OF WAY; THENCE NORTH 0°0'55" EAST ALONG SAID RIGHT OF WAY, 319.99 FEET; THENCE NORTH 89°31'25" EAST, 503.17 FEET; THENCE NORTH 0°38'07" WEST, 677.19 FEET; THENCE NORTH 0°30'50" WEST, 105.60 FEET; THENCE NORTH 4°56'32" EAST, 94.04 FEET; THENCE NORTH 13°06'45" EAST, 94.04 FEET; THENCE NORTH 20°37'40" EAST, 88.84 FEET; THENCE NORTH 22°18'41" EAST, 79.51 FEET; THENCE NORTH 15°14'39" EAST, 73.00 FEET; THENCE NORTH 3°15'54" EAST, 74.93 FEET TO THE SOUTHEAST CORNER OF THE WEST 658.75 FEET OF THE NORTH 661.25 FEET OF SAID NORTHWEST QUARTER; THENCE NORTH 0°0'55" EAST ALONG THE EAST LINE OF SAID WEST 658.75 FEET OF THE NORTH 661.25 FEET OF SAID NORTHWEST QUARTER, 668.32 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89°32'02" EAST ALONG SAID NORTH LINE, 1978.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 74.15 ACRES (3,230,147 SQUARE FEET).

DATE: 05/01/23
 REVISIONS: 04/23/23
 2ND SUBMITTAL
 1ST SUBMITTAL
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: EIJ: JJN


 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

FOX CREEK ESTATES
PLANNED DEVELOPMENT
EXHIBIT B

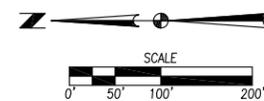
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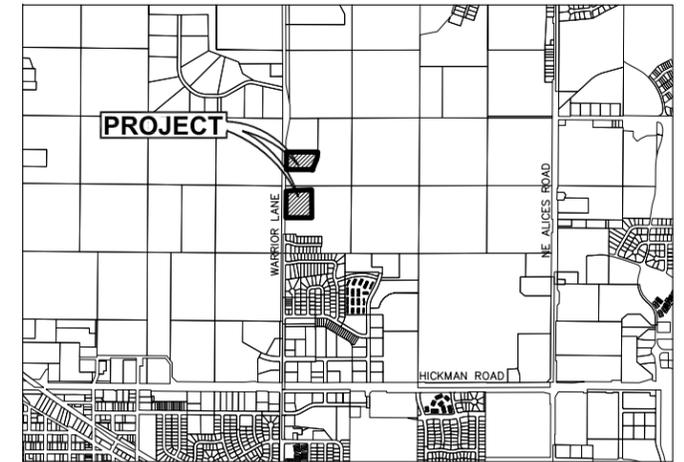
REZONING DESCRIPTION

A PART OF THE WEST HALF QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89°33'12" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF WARRIOR LANE; THENCE SOUTH 0°00'55" WEST ALONG SAID RIGHT OF WAY LINE, 106.40 FEET TO THE POINT OF BEGINNING; THENCE NORTH 85°08'19" EAST, 234.54 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 3000.03 FEET, WHOSE ARC LENGTH IS 263.62 FEET AND WHOSE CHORD BEARS NORTH 87°39'22" EAST, 263.54 FEET; THENCE SOUTH 0°38'07" EAST, 541.73 FEET; THENCE SOUTH 89°31'25" WEST, 503.17 FEET TO SAID RIGHT OF WAY LINE; THENCE NORTH 0°00'55" EAST ALONG SAID RIGHT OF WAY LINE, 515.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.11 ACRES (266,190 SQUARE FEET).



VICINITY MAP



OWNER / APPLICANT

PERFECT ACRES LLC
804 SUNSET DRIVE
INDIANOLA, IA 50215

ZONING

EXISTING: R-5 PLANNED DEVELOPMENT OVERLAY DISTRICT PD-1: UNDERLYING
ZONING: C-1A NEIGHBORHOOD COMMERCIAL
PROPOSED: R-3 RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

R-3 RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT

- PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE MULTIPLE FAMILY DWELLINGS INTENDED FOR RENTAL OCCUPANCY, EXCLUSIVE OF ROW DWELLINGS AND TOWNHOMES, CONSISTING OF NOT MORE THAN TWENTY-FOUR DWELLING UNITS IN ONE BUILDING, CONVALESCENT AND RETIREMENT HOMES, CHILD CARE CENTERS AND NURSERY SCHOOLS, .
- MINIMUM LOT AREAS: 10,000 SQUARE FEET
- LOT AREA PER DWELLING UNIT: 2,500 SQUARE FEET PER UNIT
- MINIMUM FLOOR AREA: 750 SQUARE FEET EXCEPT FOR 1 BEDROOM APARTMENTS AND EFFICIENCY UNITS WHICH SHALL BE 600 SQUARE FEET.
- LOT WIDTH: 75 FEET
- FRONT YARD: 30 FEET
- SIDE YARD: 15 FEET TOTAL/7 FEET MIN ONE SIDE
- REAR YARD: 30 FEET (DWELLING)
40 FEET (ANY OTHER PRINCIPAL BUILDING)
- MAXIMUM HEIGHT: 40 FEET (PRINCIPAL BUILDING)
14 FEET (ACCESSORY BUILDING)
- MAXIMUM NUMBER OF STORIES: 3 STORIES (PRINCIPAL BUILDING)
1 STORY (ACCESSORY BUILDING)
- MINIMUM BUILDING WIDTH: 24 FEET

ADJACENT OWNERSHIP

		CONSENTING	
1.	PERFECT ACRES LLC	8.53 AC.	69.29%
2.	BRODERICK FAMILY LP	3.78 AC.	30.71%
		12.31 AC.	100%
			69.29%

**FOX CREEK ESTATES
PLANNED DEVELOPMENT
EXHIBIT C**

WAUKEE, IOWA

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EII: JJN

REVISIONS	DATE
3RD SUBMITTAL	05/15/13
2ND SUBMITTAL	05/07/13
1ST SUBMITTAL	04/23/13

1304.159