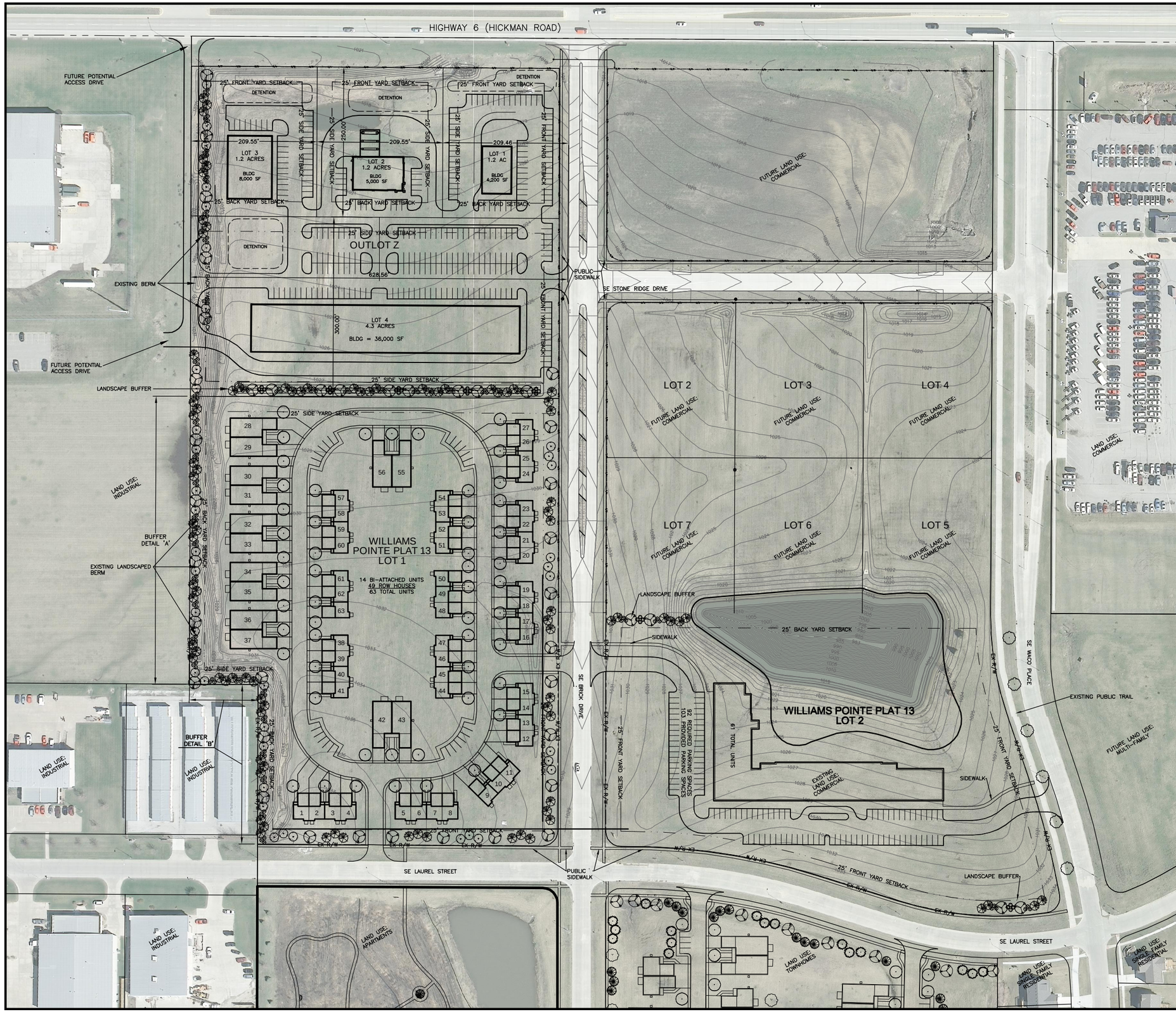


NOTES

1. THE PROPOSED COMMERCIAL AREA SHOWN IS NOT INCLUDED AS PART OF THIS REZONING REQUEST.

LANDSCAPE BUFFER:

WHERE RESIDENTIAL DISTRICTS BORDER AN INDUSTRIAL (M) OR COMMERCIAL (C) ZONED DISTRICT, A THREE (3) FT HIGH BUFFER SHALL BE PROVIDED CONSISTING OF FIFTEEN (15) FT IN WIDTH DESIGNED WITH ELEVATION CHANGE AND PLANTINGS.

TOWNHOME PARKING REQUIREMENTS

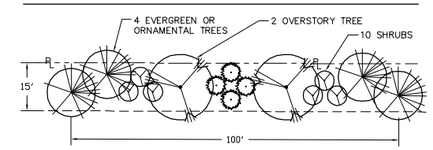
REQUIRED: 2 SPACES PER UNIT, PLUS ONE VISITOR SPACE PER EVERY 5 UNITS = 139 SPACES

PROVIDED: = 151 SPACES

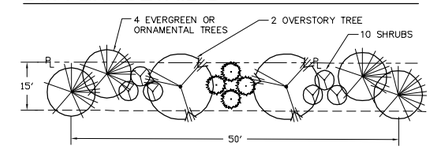
PARKING SETBACKS

10' FROM STREET RIGHT-OF-WAY
5' FROM LOT LINE

BUFFER: DETAIL 'A'

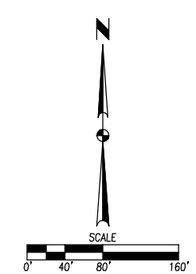


BUFFER: DETAIL 'B'



CONCEPTUAL PLAN

THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY. FINAL DEVELOPMENT IS SUBJECT TO CHANGE.



REVISIONS	DATE
CITY SUBMITTAL	06/04/13
CONCEPT	05/21/13

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

WILLIAMS POINTE NORTH PLANNED DEVELOPMENT

WAUKEE, IOWA

EXHIBIT 'H3'

1/1

1208344