

OWNER OF RECORD

WEST BANCORPORATION INC
 1601 22ND STREET
 WEST DES MOINES, IA 50265

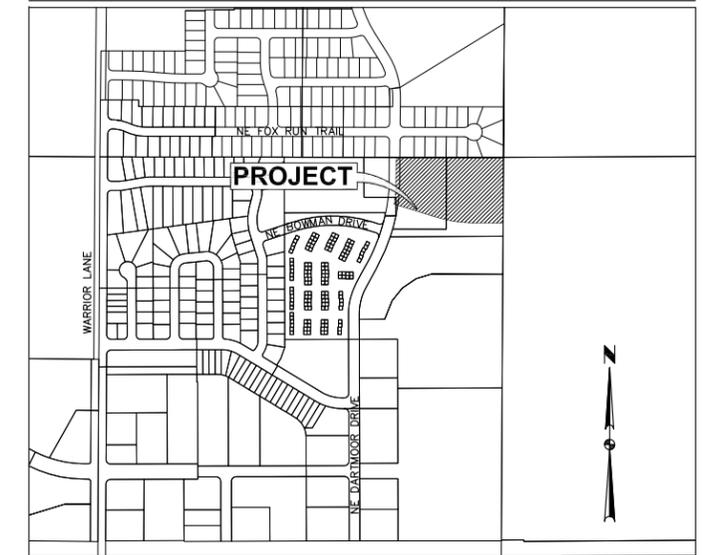
APPLICANT

CALIBER IOWA, LLC
 720 SOUTH 68TH STREET, #120
 WEST DES MOINES, IA 50226

ZONING

EXISTING: C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT
 PROPOSED: PD PLANNED DEVELOPMENT DISTRICT (R-4 UNDERLYING)

VICINITY MAP



ADJACENT OWNERSHIP

			CONSENTING
1. WEST BANCORPORATION INC	4.98 AC	48.69%	X
2. VILLAGE AT GRACE WOOD TOWN HOMES	0.22 AC	2.11%	
3. GRAYHAWK HOMES OF IOWA, INC	2.03 AC	19.87%	X
4. JERRY A & RENEE P CHIARAMONTE	0.22 AC	2.16%	
5. HARRY & VICTORIA ROSSANDER	0.22 AC	2.14%	
6. PRADEEP & PREEYANKA P PATIL	0.21 AC	2.04%	
7. JUSTIN M & BROOKE S WILLE	0.41 AC	4.00%	
8. MATTHEW LEE MINARD & DEVON MARIE GILLILAND-MINARD	0.28 AC	2.70%	
9. MASTER CRAFTED HOMES, INC	0.04 AC	0.44%	
10. NICHOLAS JAMES & VALERIE SCAR	0.09 AC	0.87%	
11. BLAKE & COURTNEY RYNER	0.10 AC	1.00%	
12. JACOB J & MEREDITH S JOHNSON	0.10 AC	0.99%	
13. CHRISTOPHER B & TARA DEMBINSKI	0.10 AC	0.99%	
14. DANIEL R EDGINGTON & KATIE A WOLF-EDGINGTON	0.10 AC	0.99%	
15. STEVE & TENA MCNEAL	0.10 AC	0.99%	
16. MITCHELL'S CUSTOM HOMES LLC	0.03 AC	0.28%	
17. DILIGENT ALICE'S ROAD LLC	0.72 AC	7.03%	
18. ASHELY HERZOG	0.17 AC	1.70%	
19. ORTON HOMES, LLC	0.10 AC	1.01%	
20. CITY OF WAUKEE*	2.50 AC	-	
	12.72 AC	100%	68.56%
	10.22 AC	-	CONSENTING AREA

*CITY OF WAUKEE PROPERTY IS NOT INCLUDED IN THE AREA PERCENTAGES.

BULK REGULATIONS

- PD' PLANNED DEVELOPMENT DISTRICT (R-4 UNDERLYING) ZONING REGULATIONS SHALL APPLY TO THIS AREA EXCEPT AS LISTED BELOW:
- A. PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE TOWNHOMES.
 - B. MINIMUM LOT AREA: 3,500 SQUARE FEET PER UNIT.
 - C. MINIMUM FLOOR AREA: 800 SQUARE FEET PER UNIT.
 - D. LOT WIDTH: ROW DWELLINGS - 20 FEET PER UNIT, 75 FEET OVERALL.
 - E. FRONT YARD: 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A MAJOR THOROUGHFARE SHOWN ON THE OFFICIAL MAJOR STREET PLAN, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.
 - F. SIDE YARD: A TOTAL OF 10 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 5 FEET; 10 FEET FOR ANY OTHER PRINCIPAL BUILDING
 - G. REAR YARD: DWELLING - 30 FEET; ANY OTHER PRINCIPAL BUILDING - 40 FEET
 - K. MAXIMUM BUILDING HEIGHT: PRINCIPAL BUILDING - 40 FEET; ACCESSORY BUILDING - 14 FEET.
 - L. MAXIMUM STORIES: PRINCIPAL BUILDING - 3 STORIES; ACCESSORY BUILDING - 1 STORY

REZONING DESCRIPTION

A PART OF OUTLOT 'E' AND OUTLOT 'F', OUTLOTS OF THE SOUTHWEST QUARTER SECTION 27, T-79-N, R-26-W, AN OFFICIAL PLAT, AND PART OF THE ACQUISITION PLAT FOR DARTMOOR DRIVE RECORDED IN DEED BOOK 2012-, PAGE 19158, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT 'F'; THENCE SOUTH 00°03'15" WEST ALONG THE EAST LINE OF SAID OUTLOT 'F', 434.10 FEET; THENCE NORTH 89°48'25" WEST, 203.71 FEET; THENCE NORTH 87°43'29" WEST, 63.14 FEET; THENCE NORTH 83°19'06" WEST, 63.01 FEET; THENCE NORTH 78°54'53" WEST, 63.01 FEET; THENCE NORTH 74°33'07" WEST, 63.83 FEET; THENCE NORTH 73°02'19" WEST, 281.46 FEET TO THE CENTERLINE OF NE DARTMOOR DRIVE; THENCE NORTHERLY ALONG SAID CENTERLINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 152.30 FEET, AND WHOSE CHORD BEARS NORTH 04°21'47" EAST, 152.15 FEET; THENCE CONTINUING ALONG SAID CENTERLINE NORTH 00°00'00" EAST, 155.02 FEET TO THE NORTH LINE OF SAID ACQUISITION PLAT; THENCE NORTH 89°34'24" EAST ALONG SAID NORTH LINE AND THE NORTH LINE OF SAID OUTLOT 'E', 337.04 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'E'; THENCE NORTH 89°31'27" EAST ALONG THE NORTH LINE OF SAID OUTLOT 'F', 373.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.50 ACRES (283,115 SQUARE FEET).

DATE: 05/21/14
 REVISIONS: SECOND SUBMITTAL
 05/07/14
 FIRST SUBMITTAL

TECH: ENGINEER:

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

ESA
 CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

**BROOKSIDE - 'PD' REZONING
 REZONING MAP**

1/1
 1401.002