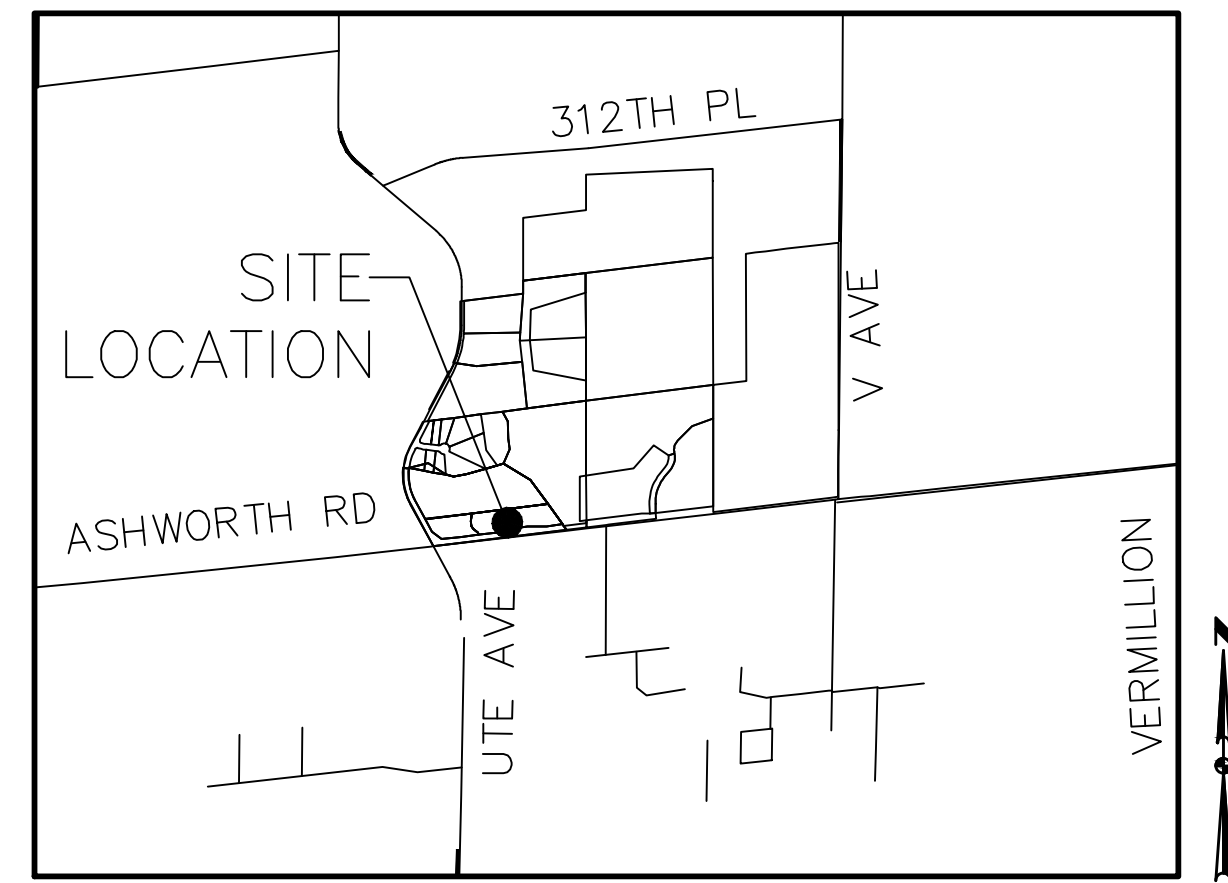


VICINITY MAP: (N.T.S)

SCALE 1"=2000'



WAUKEE, IOWA

OWNER / APPLICANT

MANNING, ROBERT D JR & TIFFANY JTRS
27099 U AVE
WAUKEE, IA 50263

ENGINEER

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322

REZONING DESCRIPTION:

LOTS 2 AND OUTLOT 'Z', TANGLEWOODS ACRES PLAT 2, BEING A PART OF SECTION 5, TOWNSHIP 73 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA

ZONING:

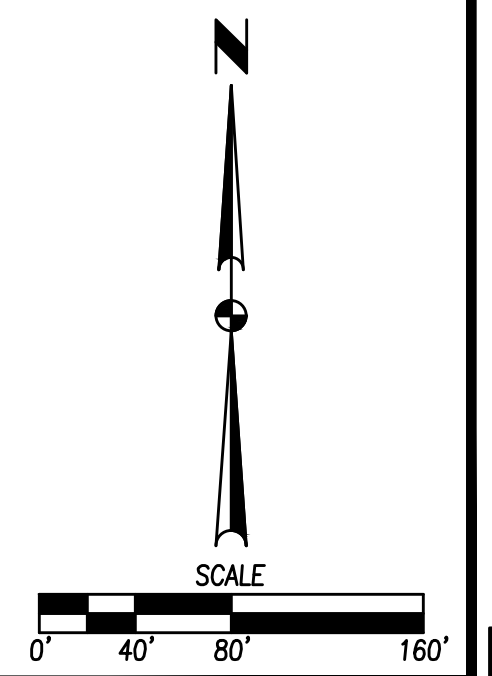
EXISTING: A-1 AGRICULTURAL DISTRICT
PROPOSED: R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS:

R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
LOT AREA: 10,000 S.F.
LOT WIDTH: 80 FEET
FRONT YARD: 30 FEET
SIDE YARD: TOTAL SIDE YARD = 15 FEET;
MIN. ON ONE SIDE = 7 FEET
REAR YARD: 30 FEET

ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENT
1	CHAYSE HOLDINGS LLC	5.31	30.05%	X
2	SIX HOMES, LLC	1.40	7.92%	
3	CROSS, LARRY & DIANE	0.10	0.56%	
4	WIERSON, CRAIG & FRAN	3.19	18.09%	
5	JACOBSON, WILLIAM & KATHERINE	4.14	23.42%	X
6	CIRCLE C INVESTMENTS LLC	0.38	2.17%	
7	CHRISTENSEN, RICHARD & DEBORAH	0.09	0.49%	
8	CHRISTENSEN, RICHARD & DEBORAH	0.01	0.08%	
9	CHRISTOPHER C BOLEY FIRST REVOCABLE TRUST	0.15	0.84%	
10	TIMBER CREEK PLAT 1 HOMEOWNERS ASSOCIATION	0.27	1.52%	X
11	TIMBER CREEK PLAT 1 HOMEOWNERS ASSOCIATION	0.21	1.18%	X
12	31495 ASHWORTH ROAD, LLC	0.75	4.22%	X
13	31496 ASHWORTH ROAD, LLC	0.93	5.25%	X
14	31497 ASHWORTH ROAD, LLC	0.73	4.16%	X
15	31498 ASHWORTH ROAD, LLC	0.01	0.05%	X
	TOTAL	17.67	100%	69.85%



FILE: H:\2016\1610564\DWG\1610564-ZONING MAP.DWG
DATE: 2/1/22
DATE PLOTTED: 2/28/2022 2:03 PM

DATE

REVISIONS

FIRST SUBMITTAL

02/01/22

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH:

ENGINEER: EKO

ENGINEER: EKO

DALLAS COUNTY, IOWA

CIVIL DESIGN ADVANTAGE

TANGLEWOODS ACRES
PLAT 3
REZONING MAP

1/1

1610.564

1