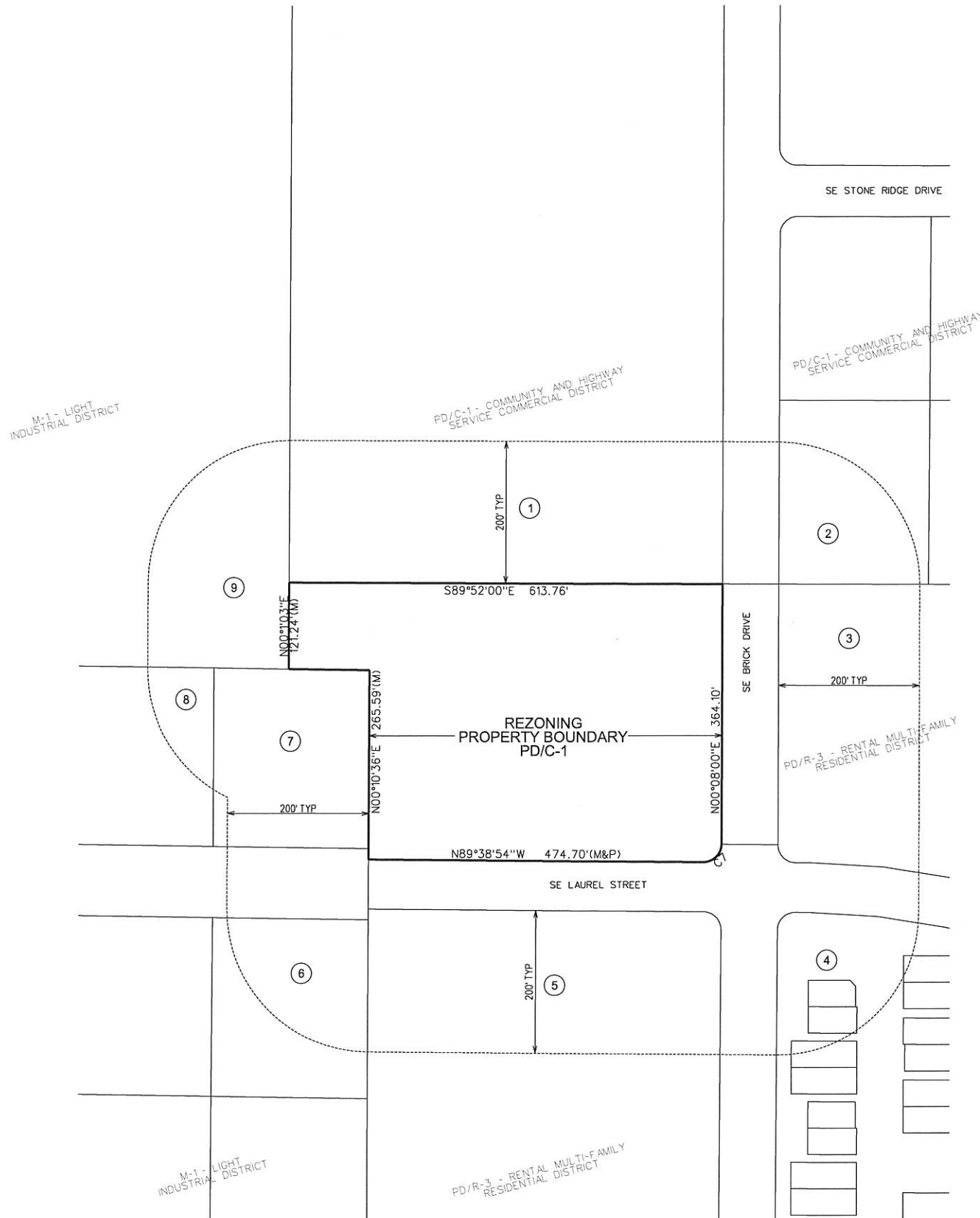


U.S. Department of Transportation 3/9/2017 2:20:52 PM 3/9/2017 2:20:52 PM Y:\projects\2017\117\0239_21\delisted\plan\1170239_21_0239.mxd 1170239_21_0239.mxd



PROPERTY DESCRIPTION

WILLIAMS POINTE PLAT 13, LOT 1

OWNER/APPLICANT

TOP SOIL FARMS US, LLC
4509 NW 164TH STREET
CLIVE, IA 50325
CONTACT: JEFF RICHARDS
PH: 515-710-5869

ZONING

EXISTING: WILLIAMS POINTE PLANNED DEVELOPMENT UNDERLYING ZONING:
R-4 - ROW DWELLING AND TOWNHOME DWELLING DISTRICT.

PROPOSED: WILLIAMS POINTE PLANNED DEVELOPMENT UNDERLYING ZONING:
C-1 - COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT.

ADJACENT OWNERSHIP		Legal Description of Property	Mailing Address	Total Property (SF)	SF Within 200' of Rezoning	% of Property Within 200' of Rezoning	% Consenting	% Non-Consenting
1.	Park Place Investments No.11, LLC	Williams Pointe Plat 14, Outlot Z	14914 Brookview Dr. Urbandale, IA 50323	555,697 SF	122,437 SF	23.9%	-	
2.	Stivers Iowa Real Estate, LLC	Williams Pointe Plat 14, Lot 7	Edward Stivers Jr. 1450 E Hickman Rd. Waukee, IA 50263	54,886 SF	31,425 SF	6.1%	6.1%	
3.	Alice Place, LP	Williams Pointe Plat 13, Lot 2	Jim Bergman 20 Sandstone Ct. LeClaire, IA 52753	307,534 SF	78,938 SF	15.4%	15.4%	
4.	JNB Family Waukee, LP	Waukee Family Townhomes Plat 1, Lot 91 Clubhouse	Jim Bergman 20 Sandstone Ct. LeClaire, IA 52753	473,062 SF	30,552 SF	6.0%	6.0%	
5.	JNB Hometown Harbor Waukee, LP	Williams Pointe Plat 12, Lot 1	Jim Bergman 20 Sandstone Ct. LeClaire, IA 52753	566,280 SF	99,438 SF	19.4%	19.4%	
6.	McCarthy Brothers, LLC	Hickman West Industrial Park Plat 1, Lot 4	16180 SE Laurel St. Waukee, IA 50263	55,321 SF	28,643 SF	5.6%	5.6%	
7.	Sandquist Stroud, Beth Ellen	Hickman West Industrial Park Plat 1, Lot 3	9310 Oakwood Dr. Urbandale, IA 50322	54,886 SF	53,756 SF	10.5%	10.5%	
8.	Cedar Waukee, LLC	Hickman West Industrial Park Plat 1, Lot 2	4200 1st Ave. NE Cedar Rapids, IA 52402	55,321 SF	11,427 SF	2.2%	-	
9.	Atlantic Bottling Company	W660', N1080' NW, NW/Ex Approx 7' Strip on W + Ex Diag PC on N	4 E 2nd St. P.O. Box 110 Atlantic, IA	637,718 SF	55,578 SF	10.9%	-	
				2,760,705 SF	512,194 SF	100%	63%	

CURVE DATA

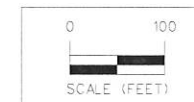
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C7(M&P)	90°13'06"	25.00	39.37	S45°14'33"W	35.42



PROJECT LOCATION

NOT TO SCALE

VICINITY MAP



MARK	REVISION	DATE	BY
Engineer: JAL	Checked By: MAA	Scale: 1"=100'	Field Bk: Pg:
Technician: TLS	Date: 03/09/17		

Project No: 117.0239 Sheet 1 of 1