

Exhibit A

BRICKTOWNE AT PRAIRIE CROSSING DEVELOPMENT

PLANNED DEVELOPMENT

CITY OF WAUKEE

APPROVED BY WAUKEE CITY COUNCIL ON _____

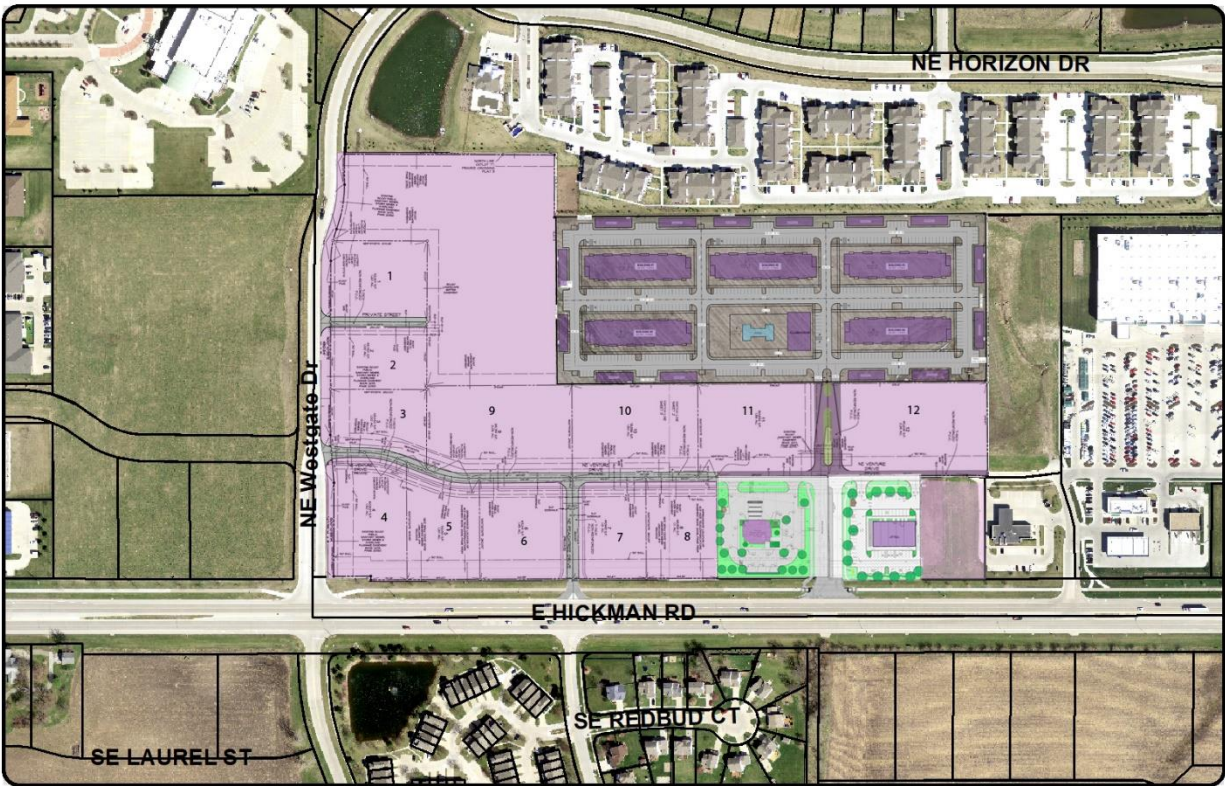


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Exhibit B | BRICKTOWNE AT PRAIRIE CROSSING DEVELOPMENT – PLANNED DEVELOPMENT

Waukee, Iowa

Planned Development Overlay District (PD)

Item 1 Purpose and Scope of District

The subject property is located within the Prairie Crossing Development. To the north of the property is an existing multi-family development. To the east is a regional grocery store. To the south and west, the property is undeveloped but is zoned and planned for general commercial development.

The proposed multi-family residential use would be required to be designed and constructed to higher standards than would be required within the standard R-3 Multi-Family Residential District as described within this document. In exchange, the Planned Development would include language that will relax building setback requirements and increase the maximum number of units per acre.

The existing zoning of the Property is C-1 Community and Highway Service Commercial District. The proposed underlying zoning is R-3 Rental Multi-Family Residential District with the Planned Development Overlay (PD-1) defining the additional uses, regulations and restrictions.

Item 2 Location, Size, Legal Description

See Attached: Exhibit C – Vicinity Map

Exhibit D – Property Legal Description

The proposed development is comprised of approximately 11.19 acres located east of NE Westgate Drive and north of E Hickman Road.

Item 3 Conceptual Development Plan

See Attached: Exhibit E – Rezoning Map

Exhibit F – Conceptual Development Plan

Exhibit F represents a conceptual development plan showing proposed construction of approximately 300 multi-family residential units within five building structures on approximately 11.19 acres of land. It should be noted that these figures are conceptual and that the actual number of units and square footage of buildings will be determined

at the time of platting and site plan approval process based upon the density requirements as later described within this document.

Item 4 Building Design Standards, including height, materials, sections and other information required to describe the project

Buildings shall be a minimum of two (2) stories and a maximum of three (3) stories in height.

Individual units should include façade articulations such as patios or balconies.

Facades of the building shall establish a rhythm of windows, storefront or curtainwall and/or shadow casting articulations to create rhythms of solid and void.

Façade bays should be divided into modules to define fenestration and solid zones. Façade bays may be delineated by the following scaling elements:

- a. Recesses
- b. Reveals
- c. Continuous projections
- d. Diversity in material profiles
- e. Change in module rhythm
- f. Shadow trim

A minimum of 25% of each street facing (public or private) façade shall be fenestration.

Shadow trim elements may be understood as features that produce heavily articulated shadow lines – e.g. recessed windows, projecting window boxes, layered shading or structural devices.

Material and Color:

- a. Materials on all facades shall be of equal quality. The front façade materials shall be repeated on all facades, but not necessarily at equal scale.
- b. When the building base is differentiated from the rest of the building, the building base material should have a heavier appearance than the materials above.
- c. A mix of building materials including brick, stone and fiber cement siding shall be used. Prohibited materials for multi-family units shall include vinyl siding, EIFS, synthetic stucco, split faced masonry and burnished block unless utilized for trim accents.

- d. Trim elements shall be required around windows and doors and along the roofline to help articulate and define the individual units.
- e. Colors selected within the development shall follow a natural materials and earth tones pallet.

Item 5 Bulk Regulations – Including Density Regulations, Setbacks, Maximum Heights, and other design standards specific to the Project

The following minimum requirements shall be observed:

1. **Density.** Twenty-seven (27) units per acre maximum
2. **Minimum Floor Area.** Seven hundred and fifty (750) square feet per unit, except for efficiency units and one (1) bedroom units can be Six hundred (600) square feet
3. **Lot Width.** Sixty (60) feet minimum fronting a public or private street
4. **Front Yard.** Fifteen (15') feet minimum for principal structures. Five (5') minimum for accessory structures.
5. **Side Yards.** Fifteen (15') feet minimum for principal structures. Five (5') minimum for accessory structures.
6. **Rear Yards.** Thirty (30') feet minimum for principal structures. Five (5') minimum for accessory structures.
7. **Maximum Number of stories.** Three (3) stories
8. **Off-Street Parking and Loading.** Two (2) parking stalls per two bedroom or larger unit. One and a half (1.5) parking stall per efficiency or one bedroom unit. One additional stall for every five (5) units.
9. **Minimum Open Space.** The total land area devoted to open space and landscaping shall not be less than Fifteen (15%) percent of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structures or buildings; except ornamental structures included as part of the landscaping theme

Item 6 Uses of Property – Including Principal Permitted Uses, Accessory Uses and Prohibited Uses for Mixed Use and Commercial Developments

All uses as permitted in and as limited in the R-3 Rental Multi-Family Residential District.

END OF DOCUMENT

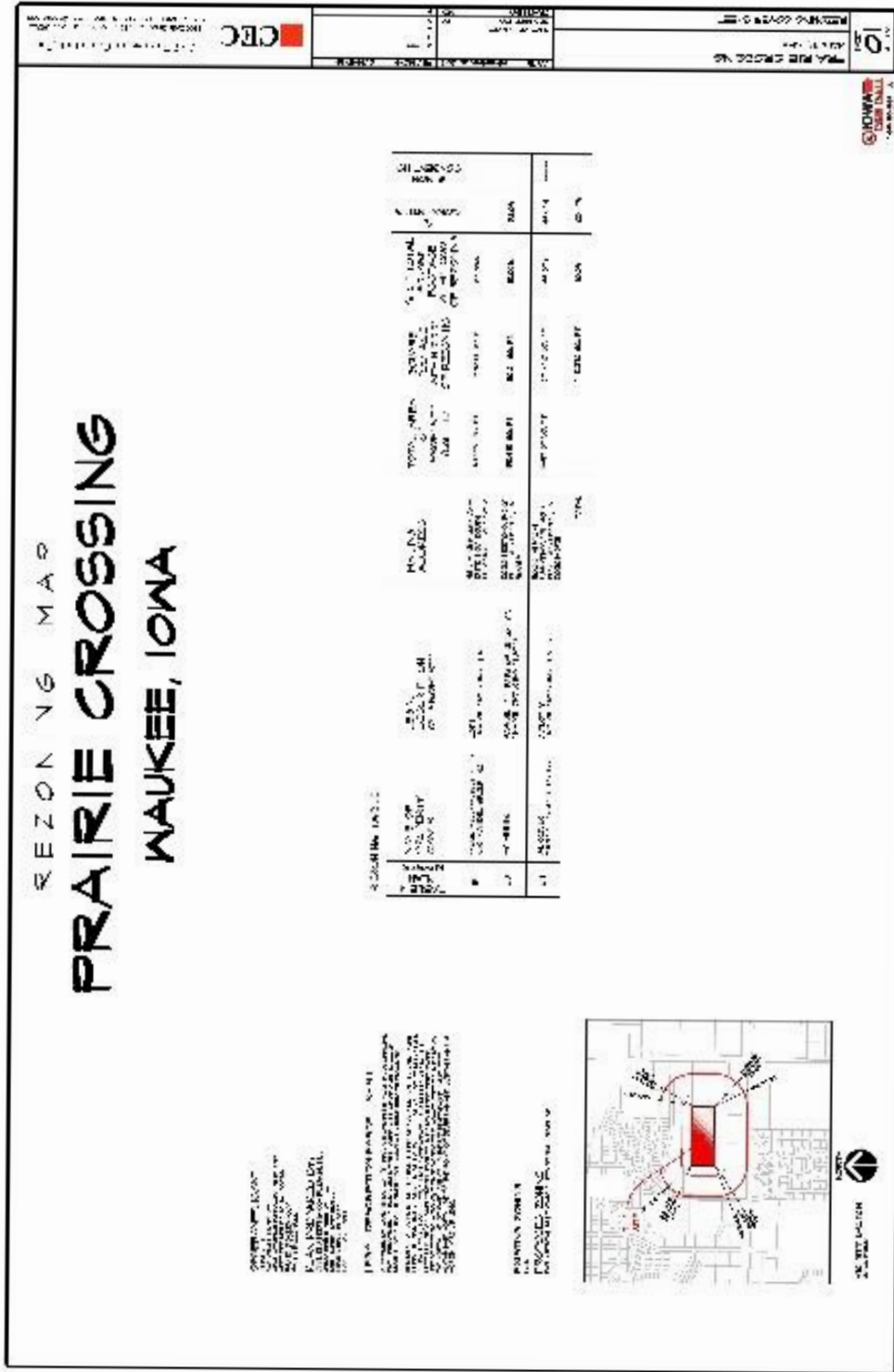
EXHIBIT C

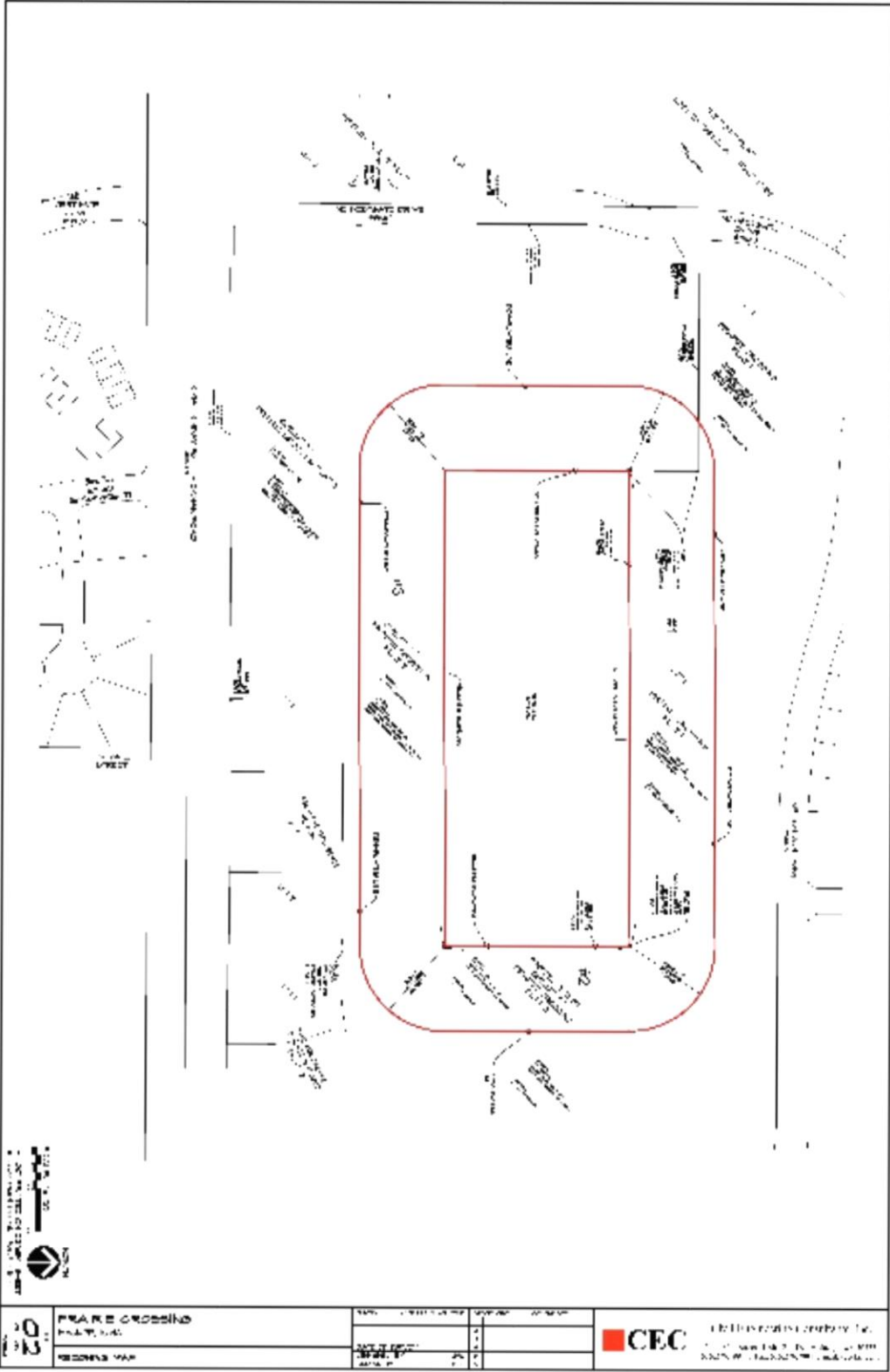
LEGAL DESCRIPTION

A PARCEL OF LAND IN OUTLOT Y OF PRAIRIE CROSSING PLAT 3, AN OFFICIAL PLAT RECORDED IN BOOK 2014, PAGE 10238, CITY OF WAUKEE, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID OUTLOT Y, SAID POINT BEING THE NORTHWEST CORNER OF PARCEL 17-71 OF OUTLOT Y RECORDED IN BOOK 2016, PAGE 7933, THENCE S00°20'20"E, 434.61 FEET ALONG THE WEST LINE OF SAID PARCEL 17-71 TO A POINT; THENCE S89°39'40"W, 1,123.87 FEET TO A POINT; THENCE N00°10'35"E, 434.63 FEET TO A POINT ON THE NORTH LINE OF SAID OUTLOT Y; THENCE N89°39'40"E, 1119.97 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 11.19 ACRES MORE OR LESS.

**EXHIBIT D
REZONING MAP**





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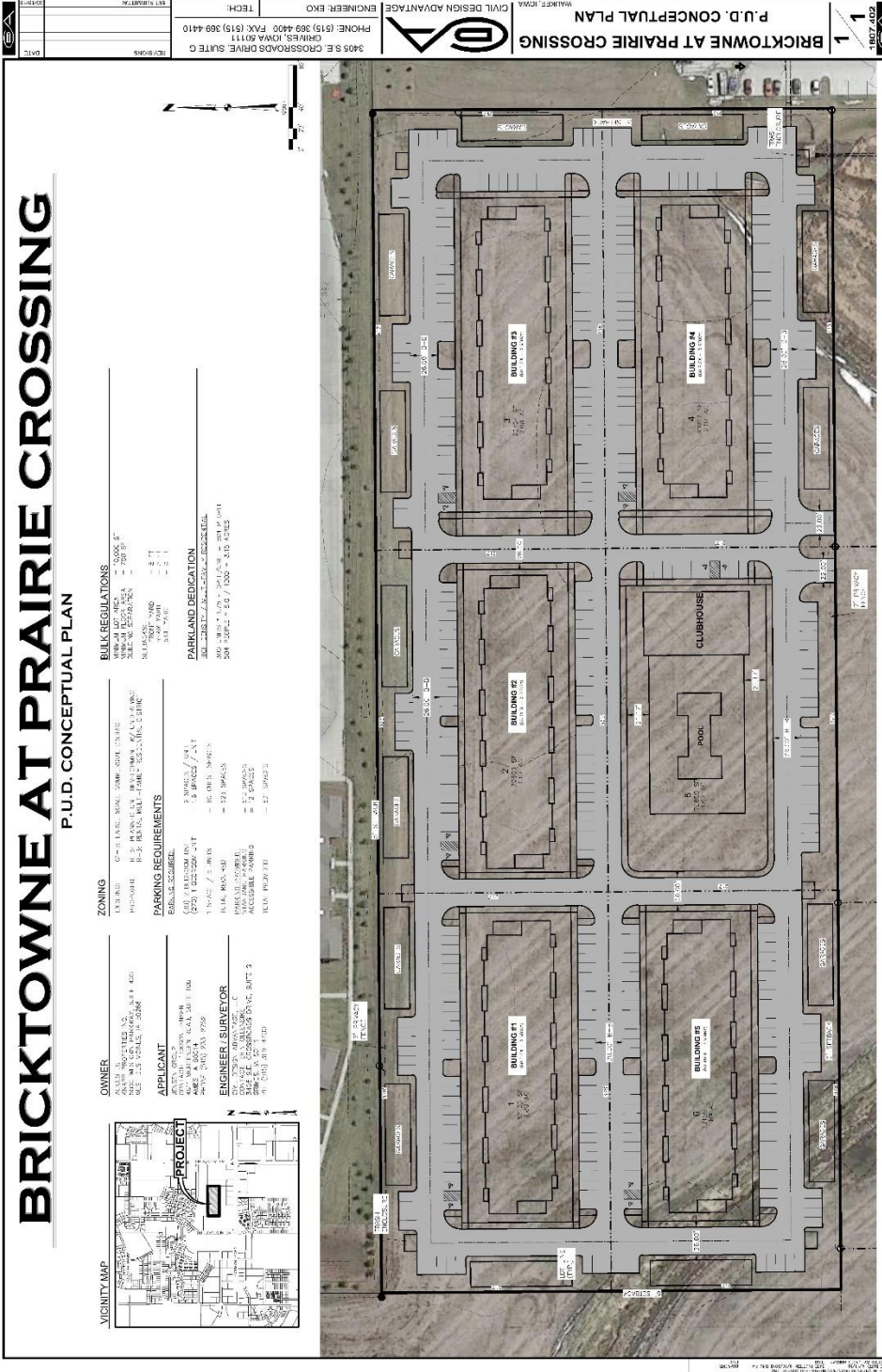
PROPOSED CROSSING
 PLAN, S&E
 SECONDARY MAP

DATE	DESCRIPTION
10/1/2010	ISSUED FOR PERMITTING
10/1/2010	ISSUED FOR PERMITTING
10/1/2010	ISSUED FOR PERMITTING

CEC California Earthquake Center
 101 Center for Earthquake Engineering and Seismology
 101 University Ave., Suite 101
 Berkeley, CA 94720-1775
 Tel: 415.746.7000
 Fax: 415.746.7001
 www.cecq.org

EXHIBIT E

CONCEPTUAL DEVELOPMENT PLAN



BRICKTOWNE AT PRAIRIE CROSSING

P.U.D. CONCEPTUAL PLAN

OWNER
 CHRYSLER FINANCIAL GROUP
 300 NORTH LAKE DRIVE
 WILMINGTON, DE 19880

APPLICANT
 CHRYSLER FINANCIAL GROUP
 300 NORTH LAKE DRIVE
 WILMINGTON, DE 19880

ENGINEER/SURVEYOR
 CIVIL DESIGN ADVANTAGE
 3405 S.E. CROSSROADS DRIVE SUITE C
 CHAMBERS, INDIANA 46311
 PHONE: (515) 398-4400 FAX: (515) 398-4410

ZONING
 U.S. 200 - 60' SIDEWALK, 100' SIDEWALK
 PUD-100 - 100' SIDEWALK, 100' SIDEWALK
 PUD-150 - 150' SIDEWALK, 100' SIDEWALK

PARKING REQUIREMENTS
 2 SPACES / 1000 SF
 1 SPACE / 1000 SF
 1 SPACE / 1000 SF

BULK REGULATIONS
 MAXIMUM BUILDING HEIGHT - 35' 0" (35' 0")
 MAXIMUM BUILDING FOOTPRINT - 100%
 MAXIMUM BUILDING SETBACK - 5' 0" (5' 0")
 MAXIMUM BUILDING SETBACK - 5' 0" (5' 0")

PARKLAND DEDICATION
 50% OF THE TOTAL SITE AREA SHALL BE DEDICATED TO PARKLAND.

VICINITY MAP
 A small map showing the project location within a larger regional context, including major roads and surrounding areas.

PROJECT
 BRICKTOWNE AT PRAIRIE CROSSING
 P.U.D. CONCEPTUAL PLAN

DATE: _____
 DESIGNED BY: _____
 CHECKED BY: _____
 APPROVED BY: _____

SCALE: 1" = 100'
 NORTH ARROW

3405 S.E. CROSSROADS DRIVE SUITE C
 CHAMBERS, INDIANA 46311
 PHONE: (515) 398-4400 FAX: (515) 398-4410

ENGINEER: EKO
 CIVIL DESIGN ADVANTAGE

MARKET: RWMA
 P.U.D. CONCEPTUAL PLAN
 BRICKTOWNE AT PRAIRIE CROSSING

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 BR17-ADP

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EXHIBIT F
CONCEPTUAL BUILDING ELEVATION





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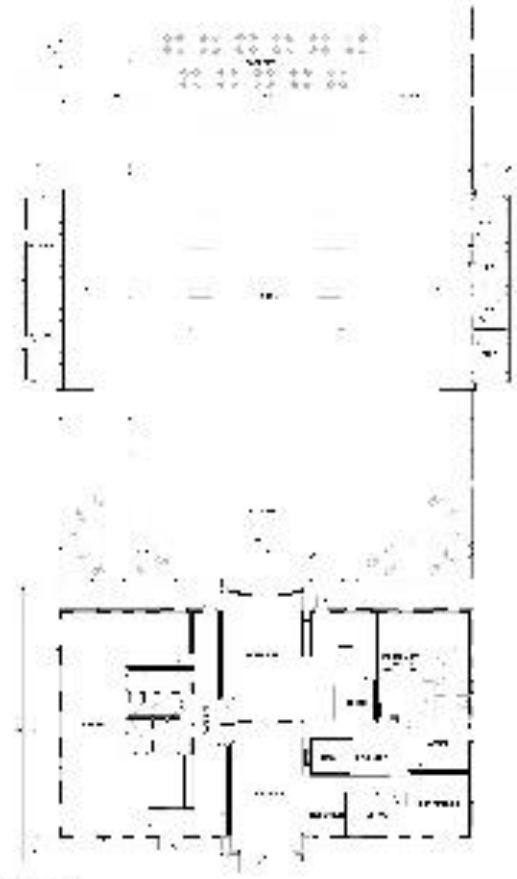
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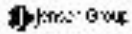


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