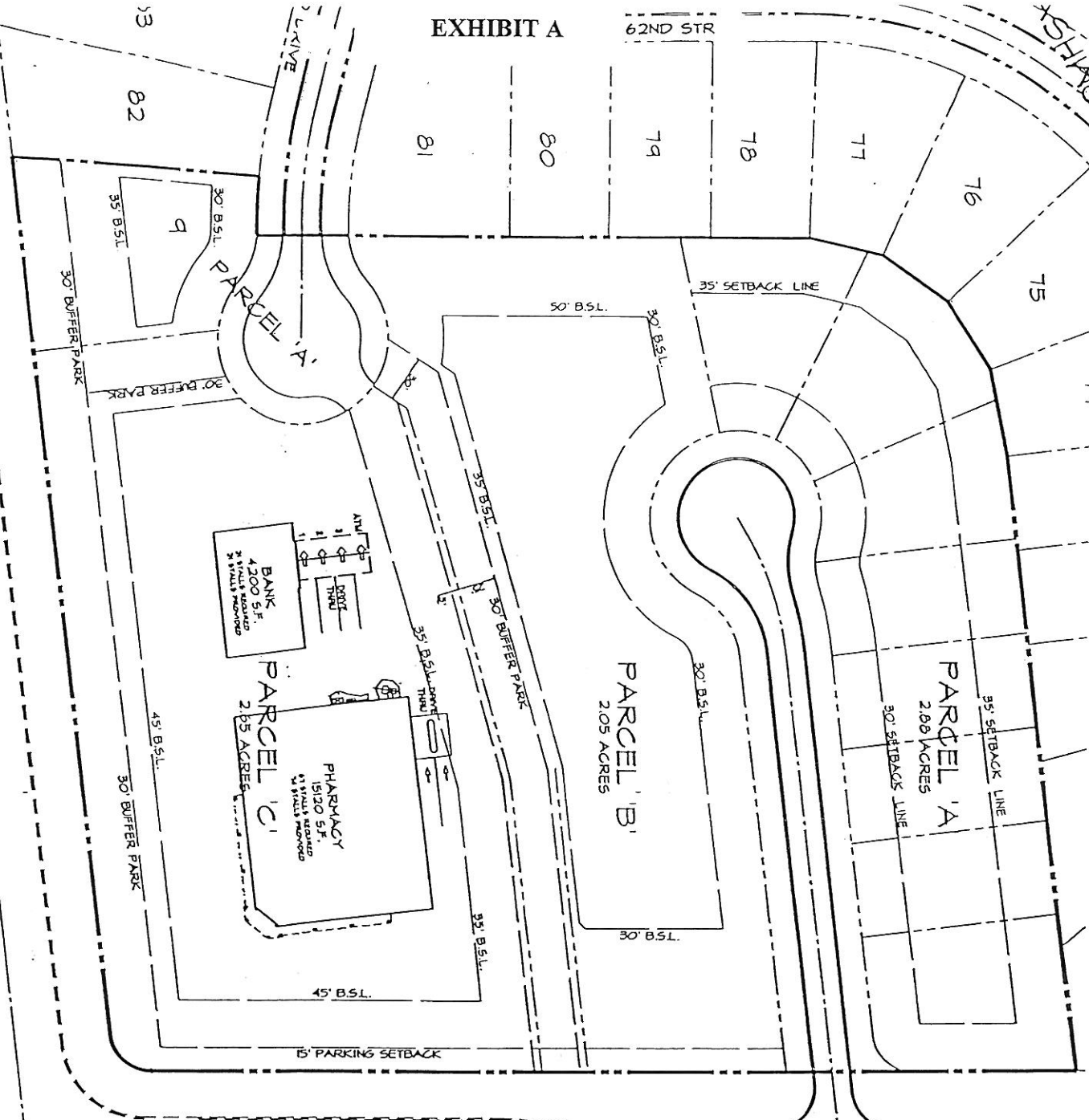


EXHIBIT A

62ND STR



ASHWORTH ROAD

60th STREET

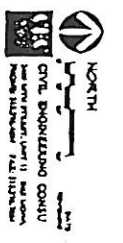
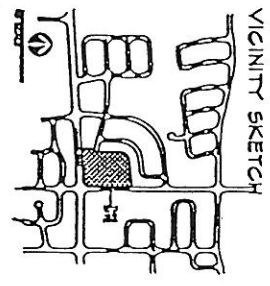
**P.U.D. SKETCH PLAN**  
**60th & ASHWORTH**  
**OWNER/DEVELOPER**  
 HULLUM C. YOUNG ASSOCIATE TRUST  
 620 KUMAR PROPERTIES  
 2000 WESTON PARKWAY  
 WEST DES MOINES, IA 50385  
 5152324000

**LEGAL DESCRIPTION**  
 OUTLOT 'A' ASHWORTH CROSSING

**PARCEL 'A'** 2.05 ACRES  
 EXISTING ZONING: RESIDENTIAL SINGLE FAMILY DISTRICT (R-1)  
 EXISTING USE: AGRICULTURAL / VACANT  
 COMPREHENSIVE PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL  
 PROPOSED ZONING: P.U.D. SINGLE FAMILY RESIDENTIAL  
 PROPOSED LAND USE: IN ACCORDANCE WITH R-1 ZONING  
 FRONT YARD SETBACK: 30 FEET  
 REAR YARD SETBACK: 35 FEET  
 SIDE YARD SETBACK: 15 FEET TOTAL, MINIMUM 1 FEET ON EACH SIDE  
 LOT WIDTH: 60 FEET AT BUILDING SETBACK

**PARCEL 'B'** 2.05 ACRES  
 EXISTING ZONING: RESIDENTIAL SINGLE FAMILY DISTRICT (R-1)  
 EXISTING USE: AGRICULTURAL / VACANT  
 COMPREHENSIVE PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL  
 PROPOSED ZONING: P.U.D. SINGLE FAMILY RESIDENTIAL  
 PROPOSED LAND USE: ATTACHED SINGLE FAMILY RESIDENTIAL  
 IN ACCORDANCE WITH R-1 ZONING  
 FRONT YARD SETBACK: 30 FEET  
 REAR YARD SETBACK: 35 FEET  
 MINIMUM SEPARATION BETWEEN BUILDINGS: 30 FEET

**PARCEL 'C'** 2.05 ACRES  
 EXISTING ZONING: RESIDENTIAL SINGLE FAMILY DISTRICT (R-1)  
 EXISTING USE: AGRICULTURAL / VACANT  
 COMPREHENSIVE PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL  
 PROPOSED ZONING: P.U.D. SINGLE FAMILY RESIDENTIAL  
 PROPOSED LAND USE: OFFICE DISTRICT (O1)  
 IN ACCORDANCE WITH R-1 ZONING  
 FRONT YARD SETBACK: 35 FEET  
 REAR YARD SETBACK: 35 FEET  
 IDEAS NOT ALLOWED ARE RESTAURANT, BAR OR Tavern



**NR**  
 CIVIL ENGINEERING CONSULTANTS  
 1000 WESTON PARKWAY  
 WEST DES MOINES, IA 50385  
 5152324000