

SALES PLAT FOR INDI RUN PLAT 2 WAUKEE, IOWA

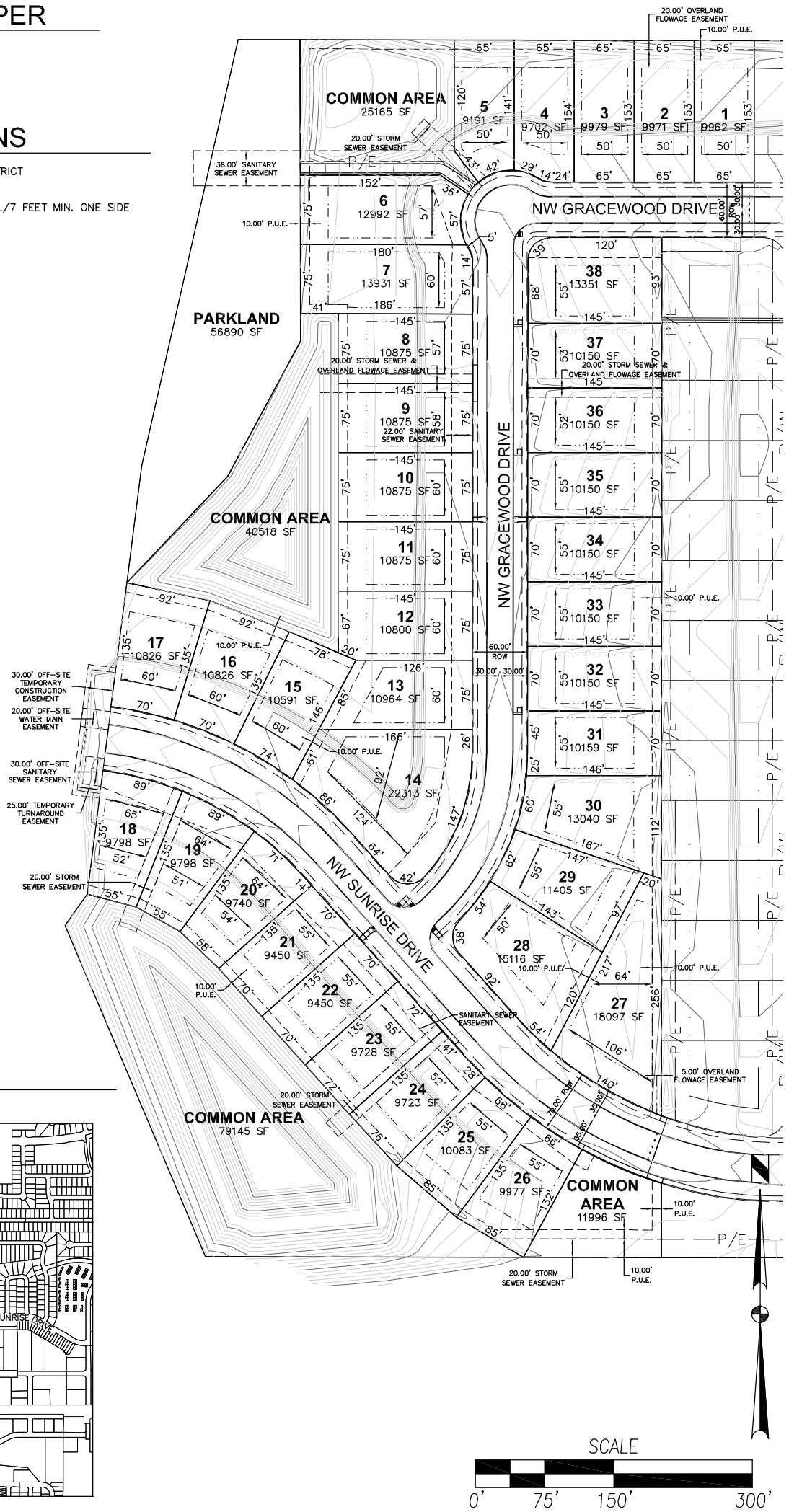
OWNER / DEVELOPER

INDI RUN, LLC
17389 BERKSHIRE PARKWAY
CLIVE, IOWA 50325
PH: 515-975-7441
CONTACT: ERIC GRUBB

BULK REGULATIONS

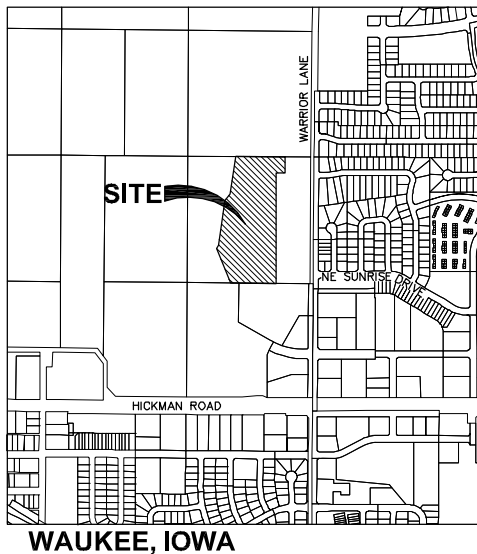
R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

- FRONT YARD SETBACK: 30 FEET
- SIDE YARD SETBACK: 15 FEET TOTAL/7 FEET MIN. ONE SIDE
- REAR YARD SETBACK: 30 FEET



VICINITY MAP

NOT TO SCALE



SALES PLAT FOR
INDI RUN PLAT 2
 WAUKEE, IOWA

PLAT INFORMATION

LOT NO.	ADDRESS	LOT WIDTH	BUILDABLE WIDTH	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	BASEMENT	M.P.E.	M.G.S.
1	NW GRACEWOOD DRIVE	65'	50'	30'	7'/15'	30'	WO	--	1009.59
2	NW GRACEWOOD DRIVE	65'	50'	30'	7'/15'	30'	WO	--	1008.29
3	NW GRACEWOOD DRIVE	65'	50'	30'	7'/15'	30'	WO	--	1006.99
4	NW GRACEWOOD DRIVE	65'	50'	30'	7'/15'	30'	WO	--	1005.69
5	NW GRACEWOOD DRIVE	65'	50'	30'	7'/15'	30'	WO	--	1004.42
6	NW GRACEWOOD DRIVE	75'	57'	30'	7'/15'	30'	WO	1001.50	--
7	NW GRACEWOOD DRIVE	75'	60'	30'	7'/15'	30'	WO	1003.00	--
8	NW GRACEWOOD DRIVE	75'	57'	30'	7'/15'	30'	WO	1003.00	--
9	NW GRACEWOOD DRIVE	75'	58'	30'	7'/15'	30'	WO	1003.00	--
10	NW GRACEWOOD DRIVE	75'	60'	30'	7'/15'	30'	WO	1003.00	--
11	NW GRACEWOOD DRIVE	75'	60'	30'	7'/15'	30'	WO	1003.00	--
12	NW GRACEWOOD DRIVE	75'	60'	30'	7'/15'	30'	WO	1003.00	--
13	NW GRACEWOOD DRIVE	75'	60'	30'	7'/15'	30'	WO	1003.00	--
14	NW GRACEWOOD DRIVE	133'	92' ②	30' ①	7'/15'	30'	WO	1005.20	--
15	NW GRACEWOOD DRIVE/NW SUNRISE DRIVE	75'	60'	30'	7'/15'	30'	WO	1003.00	--
16	NW SUNRISE DRIVE	75'	60'	30'	7'/15'	30'	WO	1003.00	--
17	NW SUNRISE DRIVE	75'	60'	30'	7'/15'	30'	WO	1003.00	--
18	NW SUNRISE DRIVE	69'	52' ②	30'	7'/15'	30'	DL	1016.50	--
19	NW SUNRISE DRIVE	69'	51' ②	30'	7'/15'	30'	DL	1016.50	--
20	NW SUNRISE DRIVE	69'	54' ②	30'	7'/15'	30'	WO	1016.50	--
21	NW SUNRISE DRIVE	70'	55'	30'	7'/15'	30'	WO	1016.50	--
22	NW SUNRISE DRIVE	70'	55'	30'	7'/15'	30'	WO	1016.50	--
23	NW SUNRISE DRIVE	72'	55'	30'	7'/15'	30'	WO	1016.50	--
24	NW SUNRISE DRIVE	70'	52'	30'	7'/15'	30'	WO	1016.50	--
25	NW SUNRISE DRIVE	70'	55'	30'	7'/15'	30'	DL	1016.50	--
26	NW SUNRISE DRIVE	70'	55'	30'	7'/15'	30'	STD	--	1011.51
27	NW SUNRISE DRIVE	83'	64' ②	30'	7'/15'	30'	STD	1016.00	--
28	NW GRACEWOOD DRIVE/NW SUNRISE DRIVE	87'	50' ②	30' ①	7'/15'	30'	STD	--	--
29	NW GRACEWOOD DRIVE	70'	55'	30'	7'/15'	30'	STD	--	--
30	NW GRACEWOOD DRIVE	70'	55'	30'	7'/15'	30'	STD	--	--
31	NW GRACEWOOD DRIVE	70'	55'	30'	7'/15'	30'	STD	--	--
32	NW GRACEWOOD DRIVE	70'	55'	30'	7'/15'	30'	STD	--	--
33	NW GRACEWOOD DRIVE	70'	55'	30'	7'/15'	30'	STD	--	--
34	NW GRACEWOOD DRIVE	70'	55'	30'	7'/15'	30'	STD	--	--
35	NW GRACEWOOD DRIVE	70'	55'	30'	7'/15'	30'	STD	--	--
36	NW GRACEWOOD DRIVE	70'	52'	30'	7'/15'	30'	STD	--	--
37	NW GRACEWOOD DRIVE	70'	53'	30'	7'/15'	30'	STD	--	--
38	NW GRACEWOOD DRIVE	93'	55'	30' ①	7'/15'	30'	STD	--	--

① FRONT YARD SETBACK APPLIES TO EACH STREET SIDE OF CORNER LOTS.
 ② IRREGULAR LOT
 ③ REFER TO BULK REGULATIONS FOR SIDE SETBACK REQUIREMENTS.

STD STANDARD LOT
 WO WALKOUT LOT
 DL DAYLIGHT LOT

(Lt or Rt = Corner Lot)
 MBFE MINIMUM BASE FLOOR ELEVATION
 MPE MINIMUM PROTECTION ELEVATION
 MGS MINIMUM GRADE AT STRUCTURE