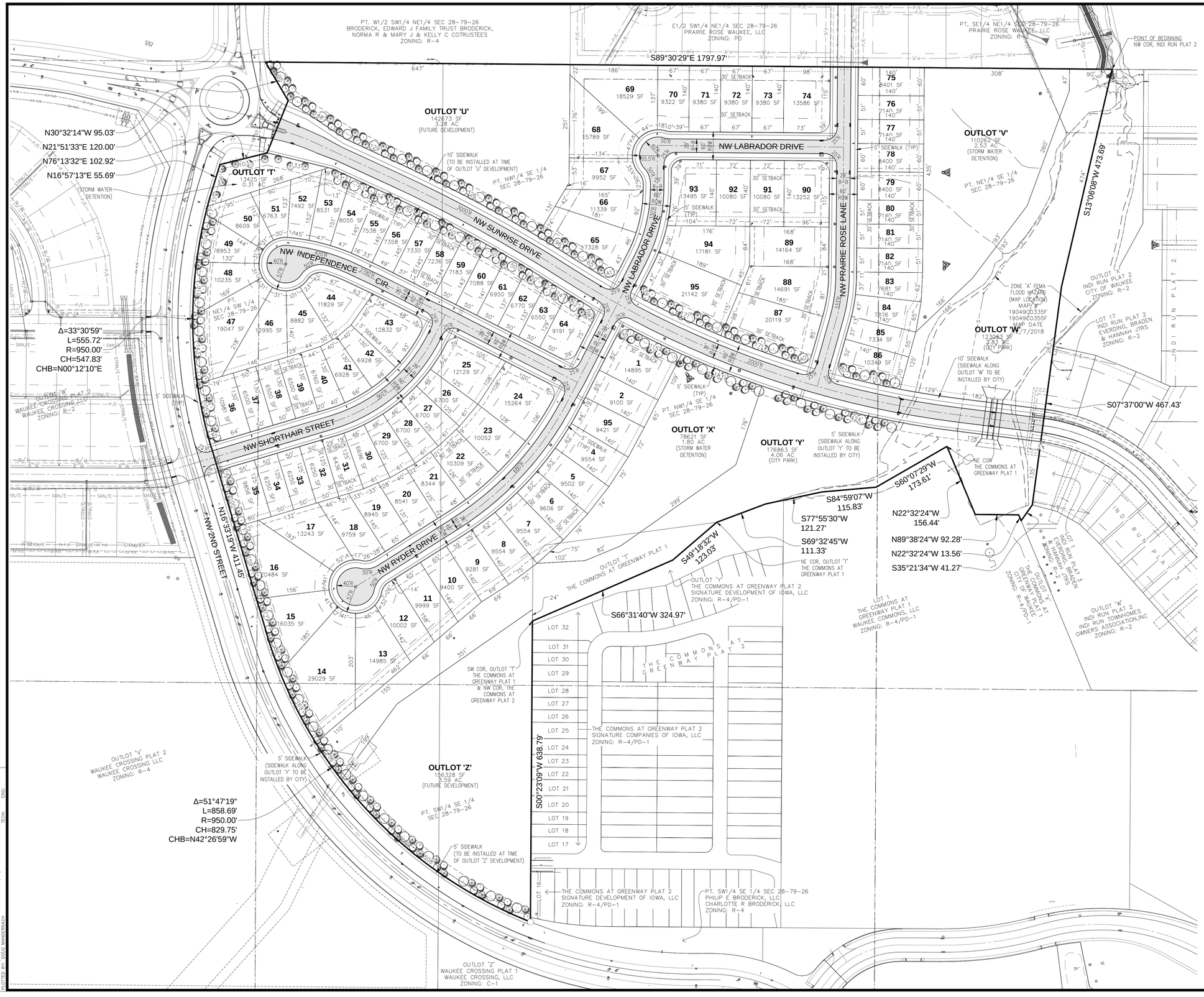

LOT TYPE SUMMARY

SINGLE-FAMILY LOTS:
1-24, 65-74 & 87-95

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

- MINIMUM LOT AREA: 8,000 SF
- MINIMUM LOT WIDTH: 65 FEET
- FRONT YARD SETBACK: 30 FEET
- SIDE YARD SETBACK: 15 FEET TOTAL/7 FEET MIN. ONE SIDE
- REAR YARD SETBACK: 30 FEET
- MAXIMUM HEIGHT: 40 FEET
- MAXIMUM NUMBER OF STORIES: 3 STORIES

PD LOTS:
25-64

PD-1 OVERLAY WITH R-2 ZONING UNDERLYING

- MINIMUM LOT AREA: 6,000 SF
- MINIMUM LOT WIDTH: 50 FEET
- FRONT YARD SETBACK: 30 FEET
- SIDE YARD SETBACK: 10 FEET TOTAL/5 FEET MIN. ONE SIDE
- REAR YARD SETBACK: 30 FEET
- MAXIMUM HEIGHT: 40 FEET
- MAXIMUM NUMBER OF STORIES: 3 STORIES

DUPLEX LOTS:
75-86

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

- MINIMUM LOT AREA: 8,000 SF
- MINIMUM LOT WIDTH: 65 FEET
- FRONT YARD SETBACK: 30 FEET
- SIDE YARD SETBACK: 15 FEET TOTAL/7 FEET MIN. ONE SIDE
- REAR YARD SETBACK: 30 FEET
- MAXIMUM HEIGHT: 40 FEET
- MAXIMUM NUMBER OF STORIES: 3 STORIES

REVISIONS	DATE
SECOND SUBMITTAL	02/15/2022
FIRST SUBMITTAL	12/21/2021

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

ENGINEER: TECH:

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

INDI RUN PLAT 4
OVERALL CONCEPT

1/1

1806.355

FILE: H:\2018\1806355\DWG\806355-CONCEPT OVERALL.DWG
PLOTTED BY: DOUG MANDERNACH PLOTTED: 2/14/2022 3:40 PM COMMENT:
ENG:
TECH: