

- ### NOTES
- REFER TO SHEETS 3 THROUGH 5 FOR PROPOSED UTILITIES AND PROPOSED EASEMENT LABELS AND DIMENSIONS.
 - REFER TO SHEETS 6 THROUGH 8 FOR EXISTING/PROPOSED CONTOURS AND PROPOSED SPOT ELEVATIONS/SLOPES.

- ### LOT TYPE SUMMARY
- SINGLE-FAMILY LOTS:**
1-24, 65-74 & 87-95
- PD LOTS:**
25-64
- DUPLEX LOTS:**
75-86

- ### BUFFER REQUIREMENTS
- 1 OVERSTORY TREE, 2 EVERGREEN TREES AND 2 ORNAMENTAL TREES PER 50 LF. BUFFERS ADJACENT TO DETENTION PONDS MAY HAVE A 2/3 REDUCTION IN PLANTING QUANTITIES.

- ### LANDSCAPING REQUIRED
- OUTLOT U (FUTURE DEVELOPMENT): 698 LF OF STREET FRONTAGE.
REQUIRED (FUTURE):
OVERSTORY TREES = 14
EVERGREEN TREES = 28
ORNAMENTAL TREES = 28
 - LOT 65: 175 LF OF STREET FRONTAGE.
REQUIRED:
OVERSTORY TREES = 4
EVERGREEN TREES = 7
ORNAMENTAL TREES = 7
 - LOTS 87 & 95: 376 LF OF STREET FRONTAGE.
REQUIRED:
OVERSTORY TREES = 8
EVERGREEN TREES = 16
ORNAMENTAL TREES = 16
 - LOT 86: 130 LF OF STREET FRONTAGE.
REQUIRED:
OVERSTORY TREES = 3
EVERGREEN TREES = 6
ORNAMENTAL TREES = 6
 - OUTLOT 'Y' (NW SUNRISE DRIVE): 290 LF OF STREET FRONTAGE.
REQUIRED (BY CITY):
OVERSTORY TREES = 6
EVERGREEN TREES = 12
ORNAMENTAL TREES = 12
 - OUTLOT 'X' (DETENTION POND): 183 LF OF STREET FRONTAGE.
REQUIRED:
OVERSTORY TREES = 2
EVERGREEN TREES = 3
ORNAMENTAL TREES = 3
 - LOT 1: 136 LF OF STREET FRONTAGE.
REQUIRED:
OVERSTORY TREES = 3
EVERGREEN TREES = 6
ORNAMENTAL TREES = 6
 - LOTS 53-64: 650 LF OF STREET FRONTAGE.
REQUIRED:
OVERSTORY TREES = 13
EVERGREEN TREES = 26
ORNAMENTAL TREES = 26
 - OUTLOT 'T' (DETENTION POND): 329 LF OF STREET FRONTAGE.
REQUIRED:
OVERSTORY TREES = 3
EVERGREEN TREES = 5
ORNAMENTAL TREES = 5
 - LOTS 36 & 47-50: 507 LF OF STREET FRONTAGE.
REQUIRED:
OVERSTORY TREES = 11
EVERGREEN TREES = 21
ORNAMENTAL TREES = 21
 - LOTS 14-16 & 35: 616 LF OF STREET FRONTAGE.
REQUIRED:
OVERSTORY TREES = 11
EVERGREEN TREES = 25
ORNAMENTAL TREES = 25
 - OUTLOT 'Y' (NW 2ND STREET): 96 LF OF STREET FRONTAGE.
REQUIRED (BY CITY):
OVERSTORY TREES = 2
EVERGREEN TREES = 4
ORNAMENTAL TREES = 4
 - OUTLOT 'Z' (FUTURE DEVELOPMENT): 508 LF OF STREET FRONTAGE.
REQUIRED (FUTURE):
OVERSTORY TREES = 11
EVERGREEN TREES = 21
ORNAMENTAL TREES = 21

DATE: 03/15/2022 / 02/15/2022 / 12/21/2021

REVISIONS: THRD SUBMITTAL / SECOND SUBMITTAL / FIRST SUBMITTAL

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

ENGINEER: CIVIL DESIGN ADVANTAGE / WAUKEE, IOWA

INDIRUN PLAT 4

PRELIMINARY PLAT (LOT DIMENSION PLAN)

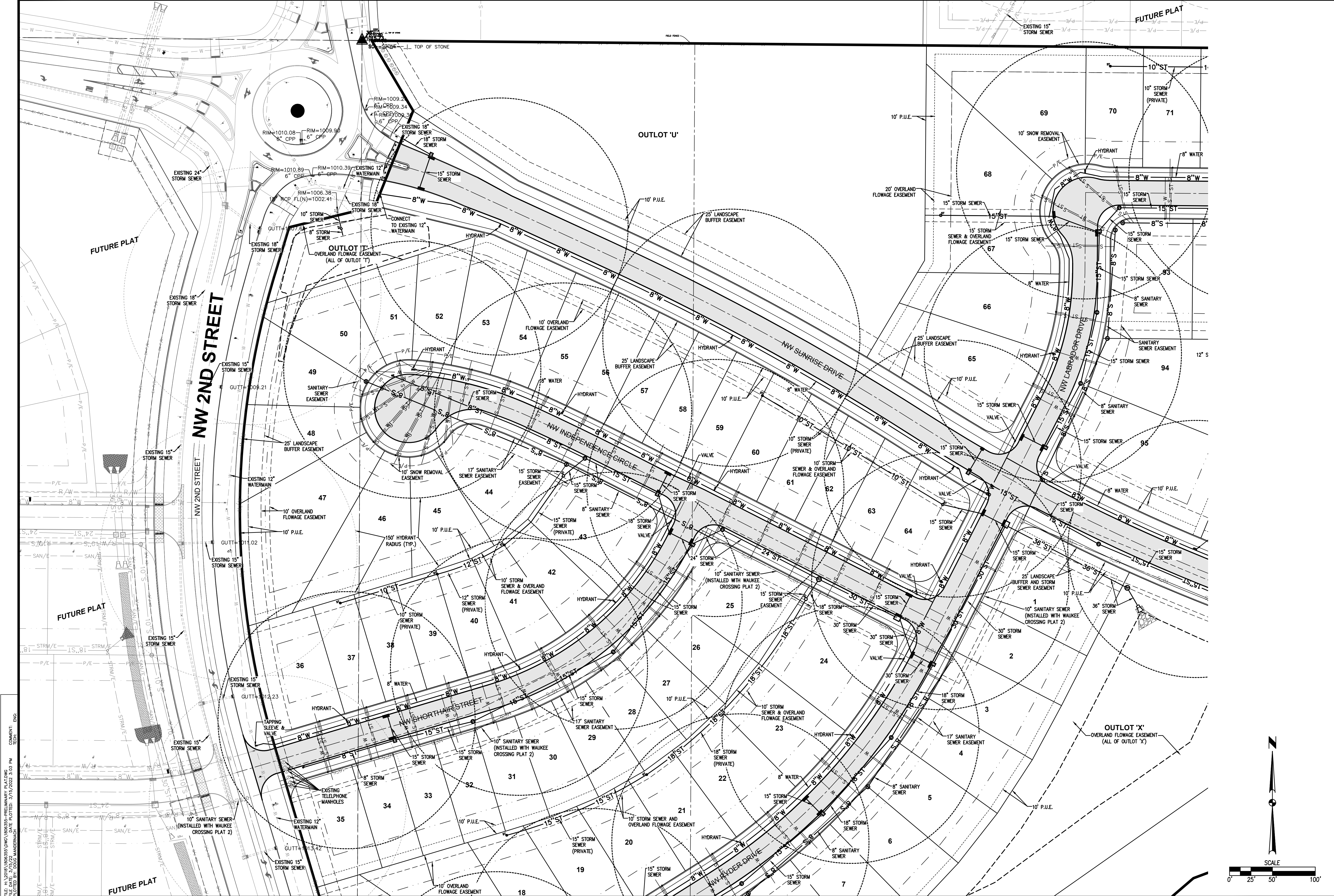
CIVIL DESIGN ADVANTAGE

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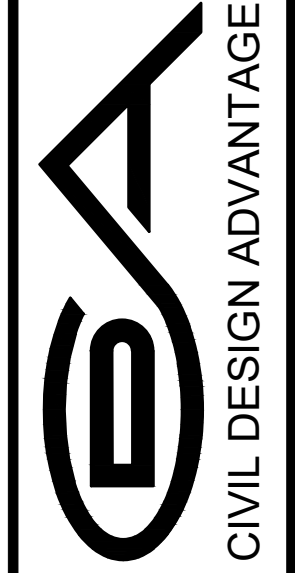
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 DATE: 3/15/2022 3:03 PM

DATE	REVISIONS
03/15/2022	THIRD SUBMITTAL
02/15/2022	SECOND SUBMITTAL
12/21/2021	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
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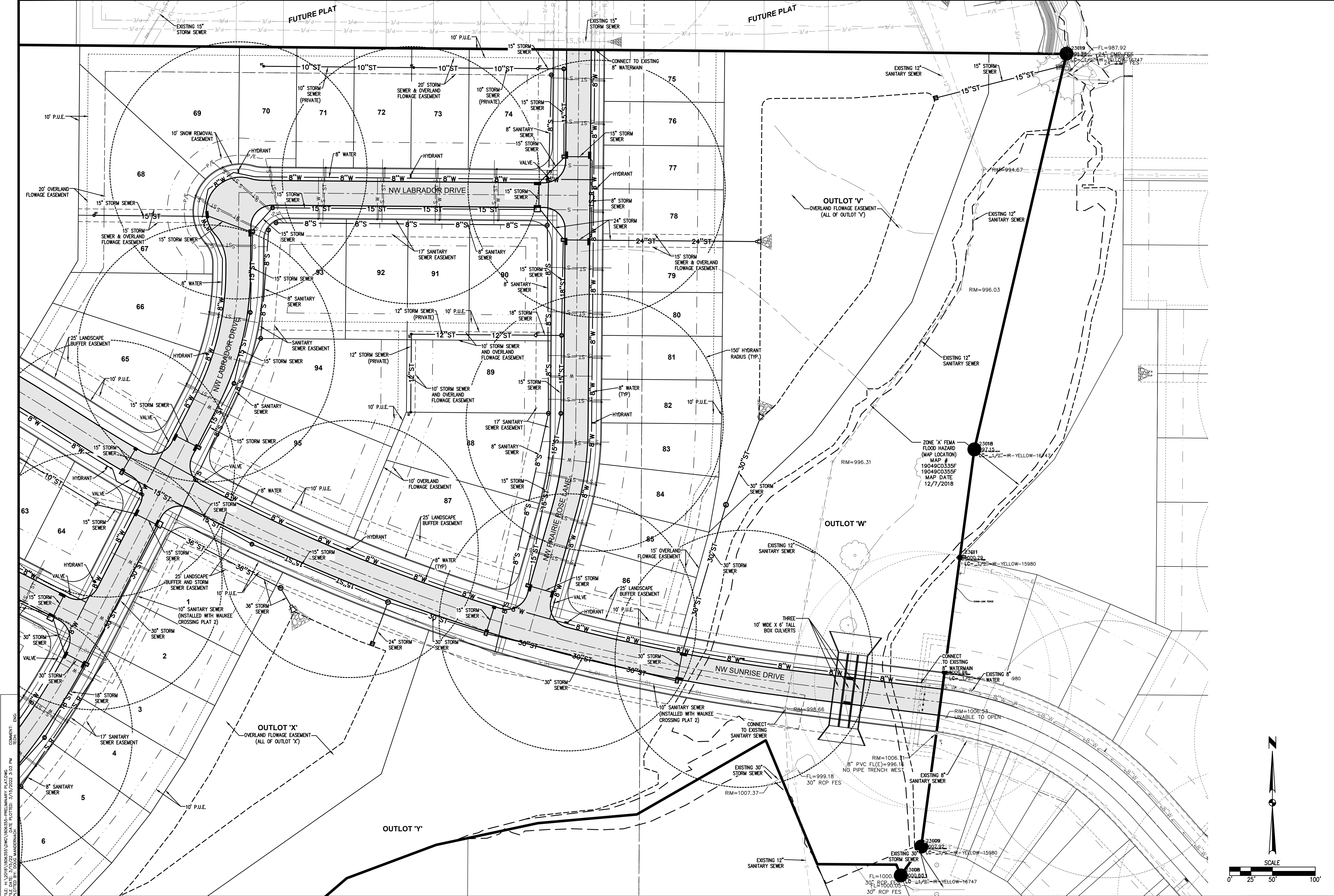


WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE

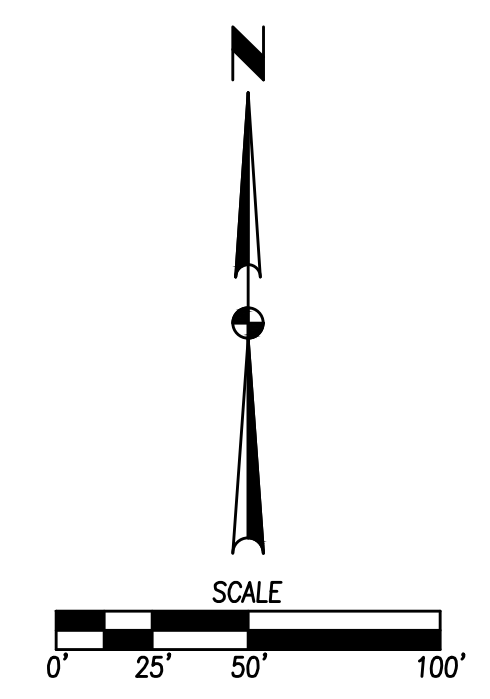
INDI RUN PLAT 4
 PRELIMINARY PLAT (UTILITY PLAN)

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ENGINEER:
 TECH:

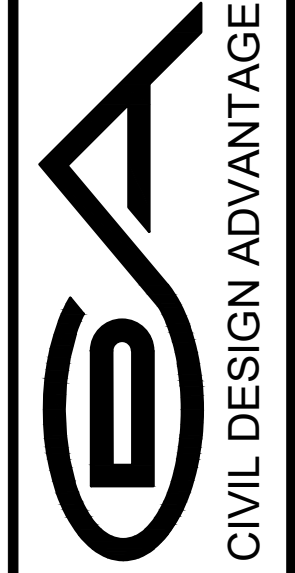


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02/15/2022	SECOND SUBMITTAL
12/21/2021	FIRST SUBMITTAL

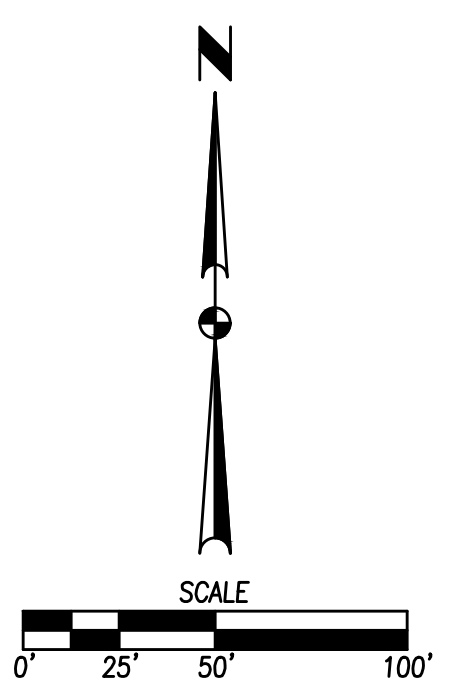
4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400
 TECH:



ENGINEER:
 WAUKEE, IOWA

INDI RUN PLAT 4
PRELIMINARY PLAT (UTILITY PLAN)

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	SECOND SUBMITTAL	12/21/2021

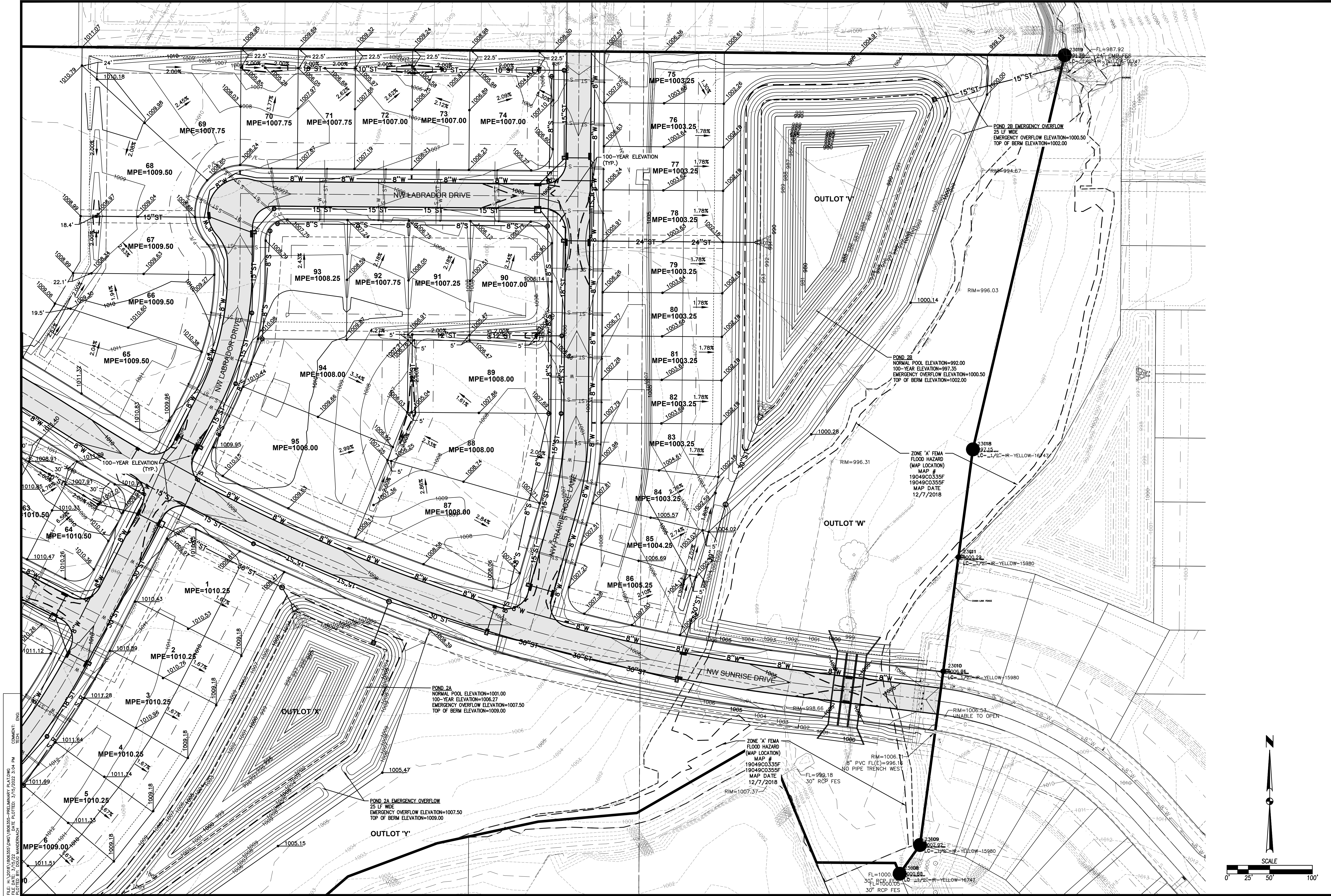
4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400

TECH: _____
 ENGINEER: _____

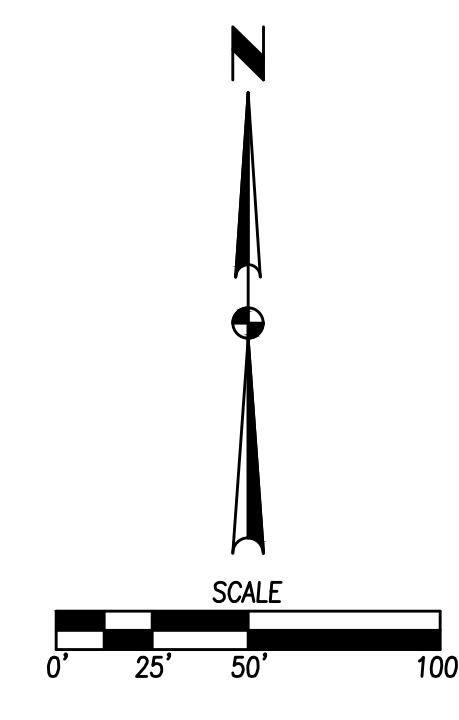
INDI RUN PLAT 4
 PRELIMINARY PLAT (UTILITY PLAN)

WAUKEE, IOWA

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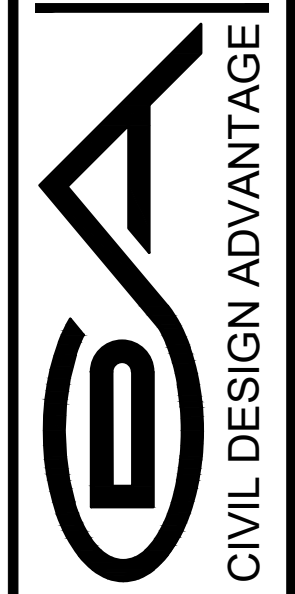


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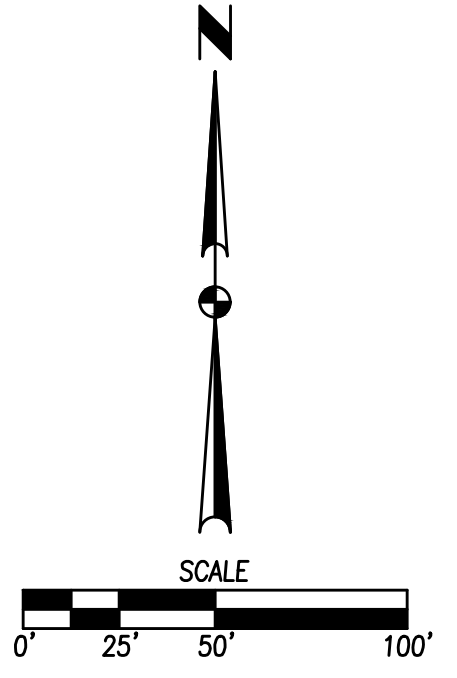


CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

INDI RUN PLAT 4
 PRELIMINARY PLAT (GRADING PLAN)

TECH: ENGINEER:

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INDI RUN PLAT 4
 PRELIMINARY PLAT (GRADING PLAN)

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WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE ENGINEER:

TECH:

REVISIONS	DATE
THIRD SUBMITTAL	03/15/2022
SECOND SUBMITTAL	02/15/2022
FIRST SUBMITTAL	12/21/2021