LOT NO.	ADDRESS	LOT (SF)	LOT WIDTH	BUILDABLE WIDTH *	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	BASEMENT	MPE
1	MONARCH DRIVE	29,541	133'	89'	35' ①	8'	35'	STD	879.75
2	MONARCH DRIVE	20,475	118'	102'	35'	8'	35'	STD	879.75
3	MONARCH DRIVE	20,475	118'	102'	35'	8'	35'	STD	879.75
4	MONARCH DRIVE	22,124	115'	92'	35'	8'	35'	STD	879.75
5	MONARCH DRIVE	21,917	105'	82'	35'	8'	35'	STD	879.75
6	MONARCH DRIVE	28,007	100'	84'	35'	8'	35'	STD	879.75
7	MONARCH DRIVE	43,301	101'	84'	35'	8'	35'	STD	879.75
8	MONARCH DRIVE	32,583	101'	84'	35'	8'	35'	STD	-
9	MONARCH DRIVE	26,156	106'	77'	35'	8'	35'	STD	-
10	MONARCH DRIVE	22,957	105'	77'	35'	8'	35'	STD	-
11	MONARCH DRIVE	20,122	100'	84'	35'	8'	35'	STD	-
12	MONARCH DRIVE	20,648	100'	84'	35'	8'	35'	STD	-
13	MONARCH DRIVE	23,983	110'	94'	35'	8'	35'	STD	885.63
14	MONARCH DRIVE	28,742	110'	94'	35'	8'	35'	STD	885.63
15	MONARCH DRIVE	32,118	161'	145'	35'	8'	35'	STD	885.63
16	MONARCH DRIVE	29,460	164'	148'	35'	8'	35'	STD	885.63
17	MONARCH DRIVE	21,000	105'	82'	35'	8'	35'	STD	885.63
18	MONARCH DRIVE	21,731	105'	82'	35'	8'	35'	STD	885.63
19	MONARCH DRIVE	24,135	101'	84'	35'	8'	35'	STD	885.63
20	MONARCH DRIVE	28,889	101'	84'	35'	8'	35'	STD	885.63
21	MONARCH DRIVE	58,811	101'	84'	35'	8'	35'	STD	885.63
22	MONARCH DRIVE	51,006	101'	84'	35'	8'	35'	STD	878.80
23	MONARCH DRIVE	65,845	171'	114'	35' ①	8'	35'	STD	878.80

NOTE: ① FRONT YARD SETBACK APPLIES TO EACH SIDE OF CORNER LOT
* BUILDABLE WIDTH IS MEASURED FROM THE FRONT OF THE SETBACKS. WIDTHS VARY ON SOME LOTS AND MAY BE SMALLER AS YOU PROGRESS INTO THE LOT

STD STANDARD LOT
DL DAYLIGHT LOT
WO WALKOUT LOT

LOT TYPE
STANDARD
DAYLIGHT
WALKOUT

NOTE:
1. BUILDABLE WIDTHS ARE MEASURED FROM THE FRONT OF SETBACKS. WIDTHS VARY ON SOME LOTS AND MAY BE SMALLER AS YOU PROGRESS INTO THE LOT.

SCALE
0' 30' 60' 120'

ATIGROUP
MONARCH CROSSING

REVISIONS	DATE
REVISED	02/16/2024
REVISED	12/01/2023
PREPARED	11/01/2023

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

ENGINEER: EKO
EI: MAE

CIVIL DESIGN ADVANTAGE

MONARCH CROSSING PLAT 1
SALES PLAT

POLK CITY, IOWA

1/1

2310.656

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PLOTTED BY: MAX EVANS PLOTTED: 2/16/2024 2:25 PM
COMMENT: ENG: