

ZONING

R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

SETBACKS
FRONT YARD = 30 FT
REAR YARD = 35 FT
SIDE YARD = 7 FT (14 FT MIN)

MINIMUM LOT WIDTH = 50 FT (25 FT FOR LOT 10)

MINIMUM LOT FRONTAGE = 40 FT

MINIMUM LOT AREA = 7,500 SF

DATE OF SURVEY

OCTOBER 4, 2024

COMPREHENSIVE LAND USE PLAN

MR - MIXED RESIDENTIAL

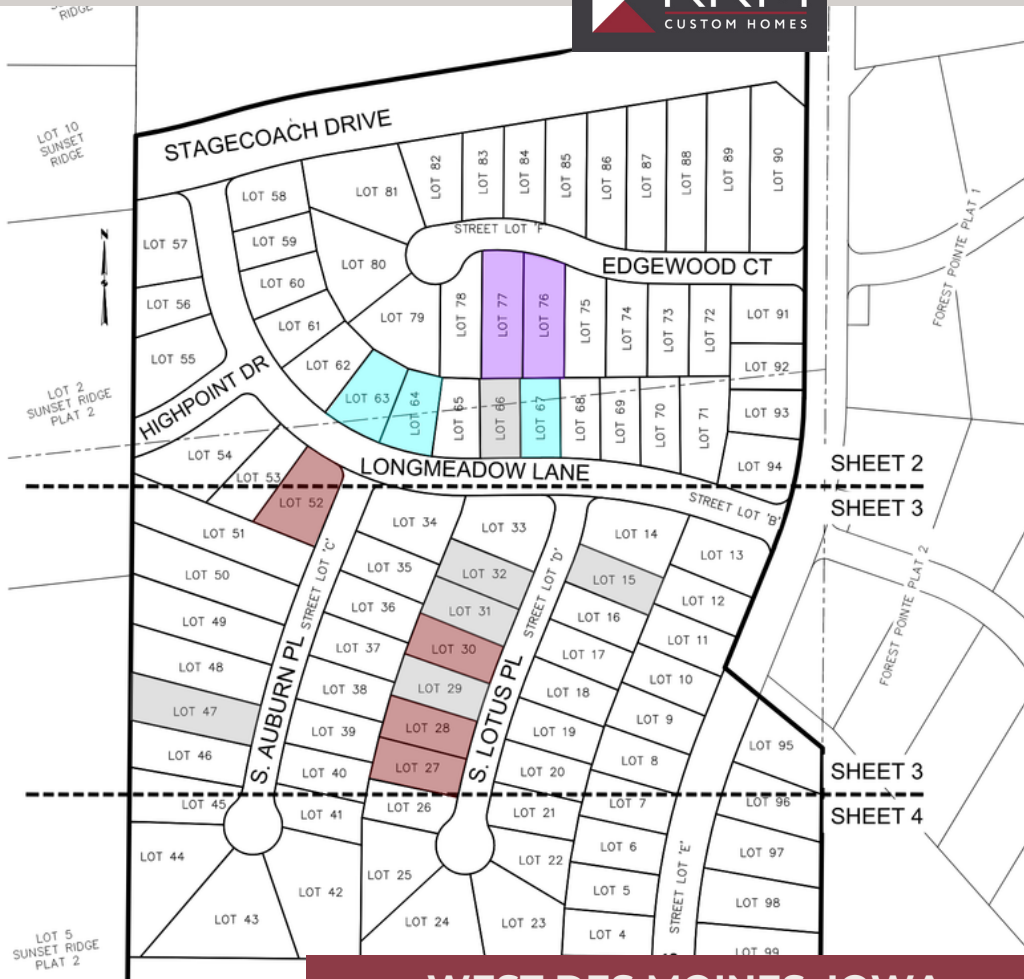
PLAT DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 14 WEST, IOWA COUNTY, IOWA AND

BEGINNING AT THE CENTER OF SAID QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 1074.06 FEET TO THE NORTH EAST ALONG THE WEST LINE OF SAID QUARTER OF THE NORTHWEST QUARTER 1440.00 FEET, WHOSE ARC LENGTH IS EASTERLY ALONG A CURVE CONCAVE CHORD BEARS NORTH 76°55'31" EAST 75.00 FEET TO THE WEST RIGHT-OF-WAY, 110.11 FEET; THENCE NORTH 80° WEST ALONG SAID WEST RIGHT-OF-WAY CURVE CONCAVE WESTERLY WHOSE RADIUS IS 11'20'40" WEST, 286.22 FEET; THENCE SOUTHWEST CORNER OF LOT 'A', FOR LINE OF SAID FOREST POINT PLAT 2 607.91 FEET TO THE POINT OF BEGINNING.

THE PROPERTY IS SUBJECT TO ANY

VICINITY MAP (NOT TO SCALE)



WEST DES MOINES, IOWA

FOREST PLACE

PLAT 1

Lot #	Address	Sq. Ft.	GOR/GOL	Price	Status	Configuration
15	1318 South Lotus Place	12,932			SOLD	Daylight
27	1393 South Lotus Place	13,146	TBD	Call for Pricing	Spec - Lincolnshire 1998SF	Walkout
28	1387 South Lotus Place	13,146	TBD	Call for Pricing	Spec - Ruby 1726SF	Walkout
29	1369 South Lotus Place	13,321			SOLD	Walkout
30	1355 South Lotus Place	13,316	TBD	Call for Pricing	Available	Walkout
31	1341 South Lotus Place	12,920			SOLD	Walkout
32	1327 South Lotus Place	12,920			SOLD	Walkout
47	1383 South Auburn Place	20,274			SOLD	Walkout

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