

**LOT CONFIGURATION WORKSHEET
COPPER CREEK PLAT NO 17
PLEASANT HILL, IOWA**

Lot No	Address	Area SF	Front Lot Width	Front Setback	Rear Setback	Total Side Setbacks	Width at Front Setback Side Yard to Side Yard	Width at Front Setback Lot Line to Lot Line	Width at Rear Setback Rear of Building Pad	Width at Rear Setback Lot Line to Lot Line	Ave. Depth Building Pad	Building Envelope	Type	Sidewalk Lin Ft	Easement
Plat 17															
1	1784 Lakeview Drive	40,726	128.02	35.0	60.0	25.0	109.8	135.0	108.4	114.7	211.8	Irregular	Walkout	128.02	N 10' of the E 40' & E 10' PUE; S 15' ST & DRAINAGE
2	1732 Lakeview Drive	28,752	100.04	35.0	60.0	22.5	77.5	100.0	77.5	105.4	189.2	Irregular	Walkout	100.04	S 5' of the E 40' & E 10' PUE; N 15' ST & DRAINAGE
3	1714 Lakeview Drive	26,646	85.58	35.0	60.0	15.0	76.7	91.8	87.9	123.6	149.0	Irregular	Walkout	85.58	N 5' of the E 40' & E 10' PUE
4	1688 Lakeview Drive	24,475	85.71	35.0	60.0	15.0	80.2	95.3	97.2	127.4	118.3	Irregular	Walkout	85.71	S 5' of the E 40' & E 10' PUE
5	1676 Lakeview Drive	23,074	80.12	35.0	60.0	22.5	66.4	89.1	82.2	117.0	113.7	Irregular	Walkout	80.12	N'rly 5' of the E'rly 40' & NE'rly 10' PUE; SE'rly 15' ST & DRAINAGE
6	1664 Lakeview Drive	26,418	103.87	35.0	60.0	50.0	65.2	115.8	85.8	150.8	97.5	Irregular	Walkout	103.87	NE'rly 20' PUE; NW'rly 15' ST & DRAIN; SE'rly 35' SAN.
7	1650 Lakeview Drive	22,751	97.55	35.0	60.0	42.5	65.7	108.7	85.0	134.5	85.6	Irregular	Walkout	97.55	E 5' of the N'rly 40' & N 20' PUE; NW'rly 35' SAN.
8	1646 Lakeview Drive	20,452	81.87	35.0	60.0	15.0	71.9	91.0	92.1	113.4	89.2	Rectangular	Walkout	81.87	W 5' of the N 40' & N 15' PUE; DRAINAGE varies
9	1642 Lakeview Drive	17,755	90.53	35.0	60.0	15.0	78.9	94.0	85.8	103.6	83.5	Irregular	Walkout	90.53	E 5' of the N 40' & N 15' PUE; DRAINAGE varies
10	1638 Lakeview Drive	15,878	93.24	35.0	60.0	15.0	78.7	93.7	79.5	95.1	73.0	Irregular	Walkout	93.24	W 5' of the N 40' & N 15' PUE; DRAINAGE varies
11	1634 Lakeview Drive	15,919	100.00	varies 35.0-31.67	varies 60.0-56.79	15.0	85.0	100.0	85.1	100.1	67.3	Irregular	Walkout	100.00	E 5' of the N 36.67' & N 15' PUE; S 12' DRAINAGE
12	1630 Lakeview Drive	14,991	100.00	varies 31.67-28.33	varies 56.79-53.36	15.0	85.0	100.0	85.1	100.1	64.8	Irregular	Walkout	100.00	W 5' of the N 36.67' & N 15' PUE; S 12' DRAINAGE
13	1626 Lakeview Drive	14,069	100.05	varies 28.33-25.0	varies 53.36-50.0	15.0	85.1	100.1	85.2	100.2	62.3	Irregular	Walkout	100.05	E 5' of the N 30' & N 15' PUE; S 12' DRAINAGE
14	1622 Lakeview Drive	13,658	99.95	25.0	50.0	22.5	77.4	99.9	77.4	99.9	61.7	Rectangular	Walkout	99.95	W 5' of the N 30' & N 15' PUE; ST Sewer: E 15' & S 12' varies
15	1618 Lakeview Drive	13,798	100.00	25.0	50.0	22.5	77.5	100.0	77.5	100.0	63.0	Rectangular	Walkout	100.00	E 5' of the N 30' & N 15' PUE; W 15' ST. & DRAINAGE
16	1614 Lakeview Drive	11,834	85.00	25.0	50.0	15.0	70.0	85.0	70.0	85.0	64.2	Rectangular	Walkout	85.00	W 5' of the N 30' & N 15' PUE
17	1610 Lakeview Drive	11,781	78.80	25.0	50.0	15.0	65.7	80.8	70.9	85.9	64.3	Irregular	Walkout	78.80	E 5' of the N 30' & N 15' PUE
18	1606 Lakeview Drive	12,367	73.67	25.0	50.0	15.0	65.0	80.1	79.3	94.5	58.7	Irregular	Walkout	73.67	W 5' of the N 30' & N 15' PUE
19	1602 Lakeview Drive	11,865	77.23	25.0	50.0	15.0	65.4	80.3	73.3	88.4	62.3	Irregular	Walkout	77.23	N'rly 15' PUE
20	1619 Lakeview Drive	12,275	100.87	35.0	35.0	22.5	76.9	99.4	74.5	97.1	55.0	Irregular	Full Basement	100.87	S 10' PUE; E 15' & W 7.5' & N 20' DRAINAGE
21	1623 Lakeview Drive	10,625	85.00	35.0	35.0	15.0	70.0	85.0	70.0	85.8	55.0	Rectangular	Full Basement	85.00	W 5' of the S 40' & S 10' PUE; E 7.5' & N 20' DRAINAGE
22	1627 Lakeview Drive	10,625	85.00	35.0	35.0	15.0	70.0	85.0	70.0	84.1	55.0	Rectangular	Full Basement	85.00	E 5' of the S 40' & S 10' PUE; W 7.5' & N 20' DRAINAGE
23	1631 Lakeview Drive	10,625	85.00	35.0	35.0	15.0	70.0	85.0	70.0	85.0	55.0	Rectangular	Full Basement	85.00	W 5' of the S 40' & S 10' PUE; E 7.5' & N 20' DRAINAGE
24	1635 Lakeview Drive	10,625	85.00	35.0	35.0	15.0	70.0	85.0	70.0	85.0	55.0	Rectangular	Full Basement	85.00	E 5' of the S 40' & S 10' PUE; W 7.5' & N 20' DRAINAGE
25	1639 Lakeview Drive	10,625	85.00	35.0	35.0	15.0	70.0	85.0	70.0	85.0	55.0	Rectangular	Full Basement	85.00	W 5' of the S 40' & S 10' PUE; E 7.5' & N 20' DRAINAGE
26	1643 Lakeview Drive	11,743	97.78	35.0	35.0	15.0	77.6	92.7	69.7	84.4	62.1	Irregular	Full Basement	97.78	E 5' of the S 40' & S 10' PUE; N 20' DRAINAGE
27	1649 Lakeview Drive	13,007	127.55	35.0	35.0	15.0	95.3	110.0	68.2	82.1	60.4	Irregular	Full Basement	127.55	W 5' of the S 40' & S10' PUE; N 20' DRAINAGE
28	1671 Lakeview Drive	13,155	127.54	35.0	35.0	15.0	95.3	110.0	68.5	82.3	62.8	Irregular	Full Basement	127.54	E 5' of the S 40' & SW'rly 10' PUE; NW'rly 7.5' & NE'rly 20' DRAINAGE
29	1693 Lakeview Drive	13,204	127.54	35.0	35.0	15.0	95.3	110.0	67.6	81.3	63.1	Irregular	Full Basement	127.54	N 5' of the W'rly 40' & W 10' PUE; SE'rly 7.5' & NE'rly 20' DRAINAGE
30	1725 Lakeview Drive	19,518	144.84	35.0	35.0	7.5	104.5	113.3	90.6	95.7	69.5	Irregular	Full basement or lookout depending on which street it faces	294.68	S 5' of the W 40', E 5' of the N 40', W10' & N 10' PUE
	5157 Westchester Court		149.83	35.0	35.0	7.5	105.8	112.0	95.7	101.9	63.2				
31	5165 Westchester Court	17,877	101.62	35.0	35.0	15.0	86.6	101.6	66.4	150.0	90.0	Irregular	Walkout	101.62	W 5' of the N 40' & N 10' PUE
32	5179 Westchester Court	30,930	190.66	35.0	35.0	15.0	70.5	177.4	148.3	161.1	101.4	Irregular	Walkout	190.66	E 5' of the N 40' & N 10' PUE
33	5187 Westchester Court	24,133	73.92	35.0	35.0	17.5	110.5	131.0	121.0	229.7	69.3	Irregular	Walkout	73.92	W 5' of the N 40' & N'rly 10' PUE; E'rly 10' of& N'rly 125' DRAINAGE
34	5199 Westchester Court	54,001	49.19	35.0	60 & 35	17.5	62.3	81.2	116.7	181.9	200.1	Irregular	Walkout	49.19	N 5' of the W 40' & W 10' PUE; S'rly 10' of W'rly 125' DRAINAGE
35	5192 Westchester Court	25,407	49.19	35.0	60.0	15.0	65.0	81.2	119.4	169.1	94.8	Irregular	Full Basement	49.19	S 5' of the W'rly 40' & W 10' PUE
36	5184 Westchester Court	16,189	63.28	35.0	60.0	15.0	65.0	79.2	94.3	110.0	67.0	Irregular	Full Basement	63.28	W 5' of the S 40' & S 10' PUE
37	5176 Westchester Court	14,400	90.00	35.0	60.0	15.0	75.0	90.0	75.0	90.0	65.0	Rectangular	Full Basement	90.00	E 5' of the S 40' & S 10' PUE; N 50' ST. & DRAINAGE
38	5168 Westchester Court	14,400	90.00	35.0	60.0	15.0	75.0	90.0	75.0	90.0	65.0	Rectangular	Full Basement	90.00	W 5' of the S 40' & S 10' PUE; N 50' ST. & DRAINAGE
39	5162 Westchester Court	14,400	90.00	35.0	60.0	15.0	75.0	90.0	75.0	90.0	65.0	Rectangular	Full Basement	90.00	E 5' of the S 40' & S 10' PUE; N 50' ST. & DRAINAGE
40	5156 Westchester Court	23,800	125.07	35.0	60.0	7.5	95.0	102.5	107.1	115.6	65.5	Irregular	Full Basement	294.07	N 10' of the W 40', W 10' & S 10' PUE; ST. & DRAINAGE N 50' varies
	1795 Lakeview Drive		169.00	35.0	60.0	7.5	81.6	132.6	76.4	125.0	79.6	Irregular			