

# SITE OPD EXHIBIT LOTUS HILL NORTH TIFFIN, IOWA

LEGAL DESCRIPTION - LOTUS HILL NORTH

LOT 27 THRU 56 AND OUTLOTS "B" AND "C", ANDERSEN ADDITION - PART THREE, TIFFIN, IOWA IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE, CONTAINING 3.92 ACRES, AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

DEVELOPMENT CHARACTERISTICS

PROPOSED ZONING: OPD-LOTUS HILL NORTH

SETBACK MINIMUMS:

BUILDING SETBACKS:

FRONT YARD

SIDE YARD

CORNER YARD

REAR YARD

REQUIRED:

20 FEET

5 FEET

AND 0 FEET FOR ATTACHED

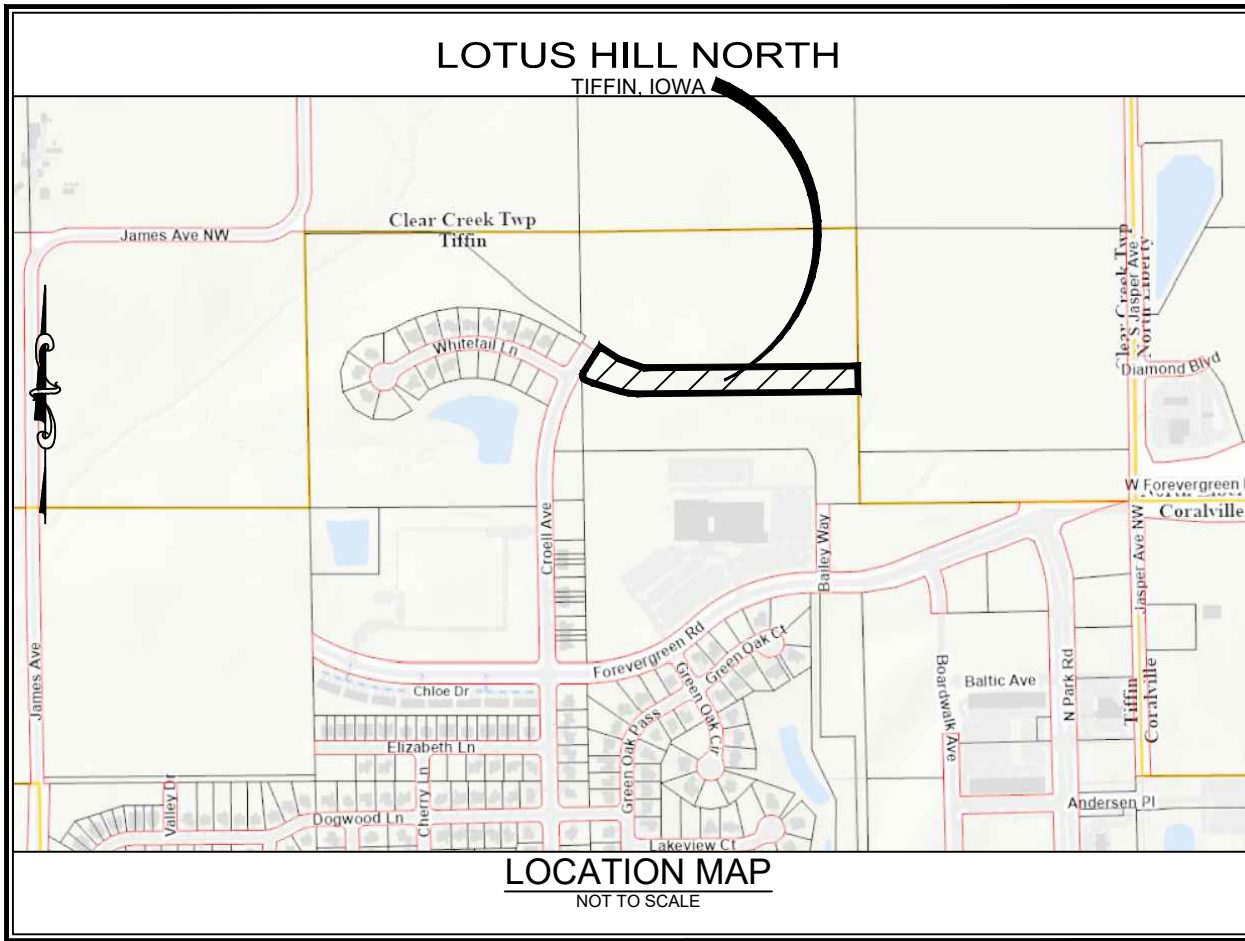
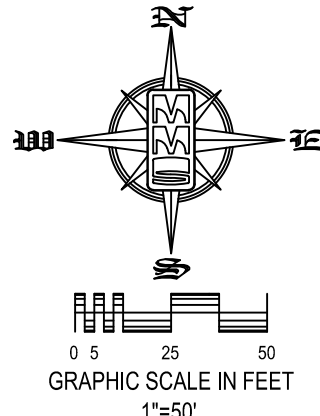
SINGLE FAMILY BETWEEN UNITS

15 FEET

20 FEET



OPD ZONING DISTRICT



PLAT/PLAN APPROVED  
by the  
City of Tiffin

Mayor \_\_\_\_\_ Date \_\_\_\_\_  
The ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

## STANDARD LEGEND AND NOTES

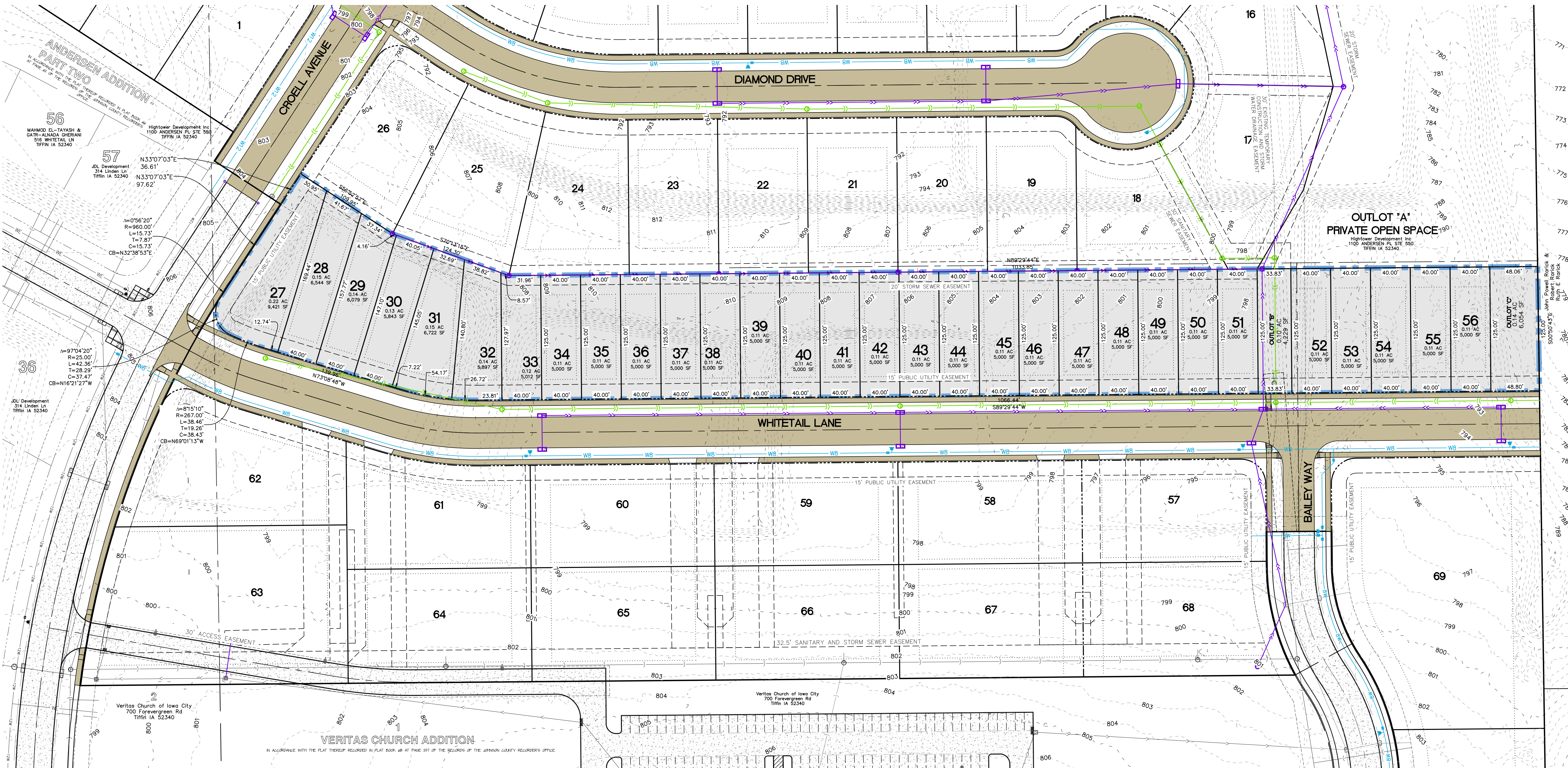
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER
- EXIST- (R) 22-1
- PROP- (R) 22-1
- POWER POLE
- POWER POLE W/DROP
- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- GUY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES (1' INTERVAL)
- PROPOSED GROUND
- EXISTING GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
(319) 351-8282  
[www.mmsconsultants.net](http://www.mmsconsultants.net)

Date \_\_\_\_\_ Revision \_\_\_\_\_



## SITE OPD EXHIBIT LOTUS HILL NORTH

ANDERSEN  
ADDITION -  
PART THREE  
TIFFIN  
JOHNSON COUNTY,  
IOWA

MMS CONSULTANTS, INC.

Date: 02-16-26

Designed by: KJB Field Book No:

Drawn by: TAV Scale: 1"=50'

Checked by: RAN Sheet No:

Project No: 6385-084

1

of: 1