



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision
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REZONING EXHIBIT

TIFFIN
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

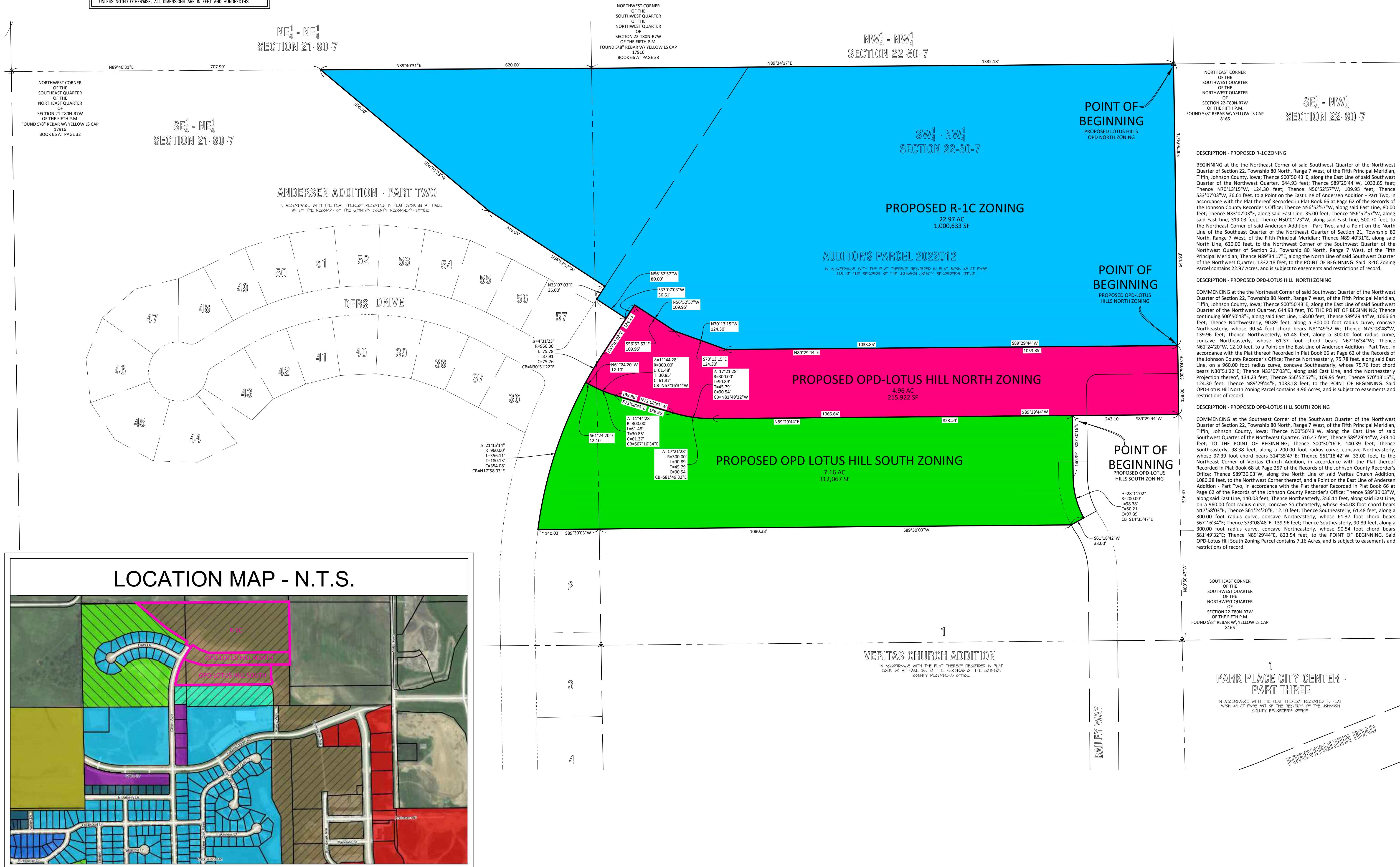
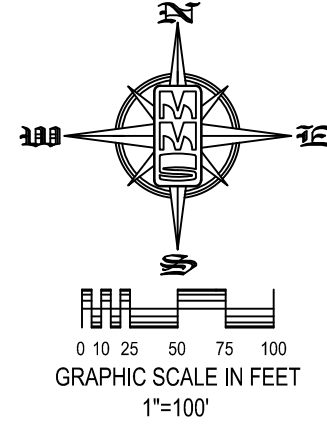
Date:	02-12-2026
Designed by:	KJB
Drawn by:	RLW
Checked by:	RRN
Project No:	IOWA CITY 6385-084
Field Book No:	1187
Scale:	1"=100'
Sheet No:	1
of:	1

REZONING EXHIBIT

TIFFIN, JOHNSON COUNTY, IOWA

LEGEND AND NOTES	
	CONGRESSIONAL CORNER, FOUND PROPERTY CORNER(S), FOUND (as noted) PROPERTY CORNER(S) SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
	CUT "X"
	PROPERTY &/or BOUNDARY LINES
	CONGRESSIONAL SECTION LINES
	RIGHT-OF-WAY LINES
	CENTER LINES
	LOT LINES, INTERNAL
	LOT LINES, PLATTED OR BY DEED
	EASEMENT LINES, WIDTH & PURPOSE NOTED
	EXISTING EASEMENT LINES, PURPOSE NOTED
	RECORDED DIMENSIONS
	MEASURED DIMENSIONS
	CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS





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Date Revision

AMENDED
PRELIMINARY
PLAT

ANDERSEN
ADDITION -
PART THREE
TIFFIN, JOHNSON COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date: 02-13-26

Designed by: KJB Field Book No:

Drawn by: TAV Scale: 1"=80'

Checked by: RAN Sheet No:

Project No: 6385-084

of: 1

AMENDED PRELIMINARY PLAT ANDERSEN ADDITION - PART THREE TIFFIN, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER:
HIGHTOWER DEVELOPMENT, INC
PO BOX 5198
CORALVILLE, IA 52241

APPLICANT:
HIGHTOWER DEVELOPMENT, INC
PO BOX 5198
CORALVILLE, IA 52241

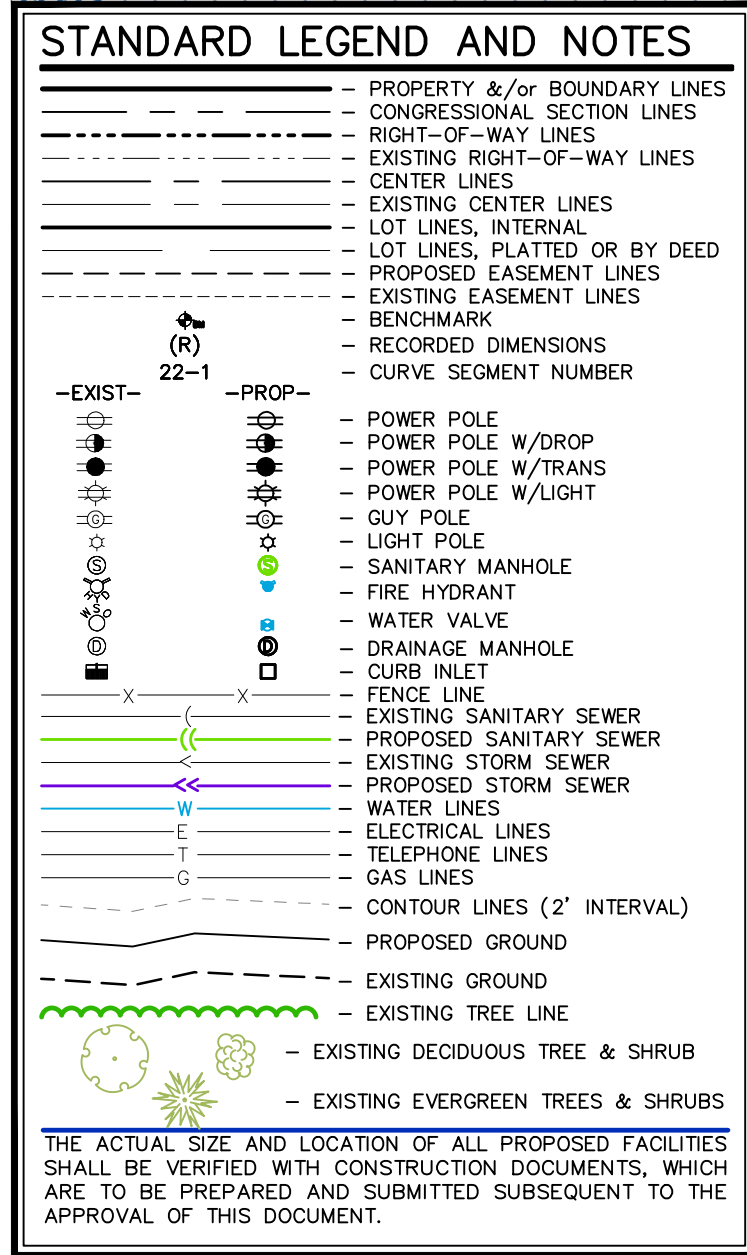
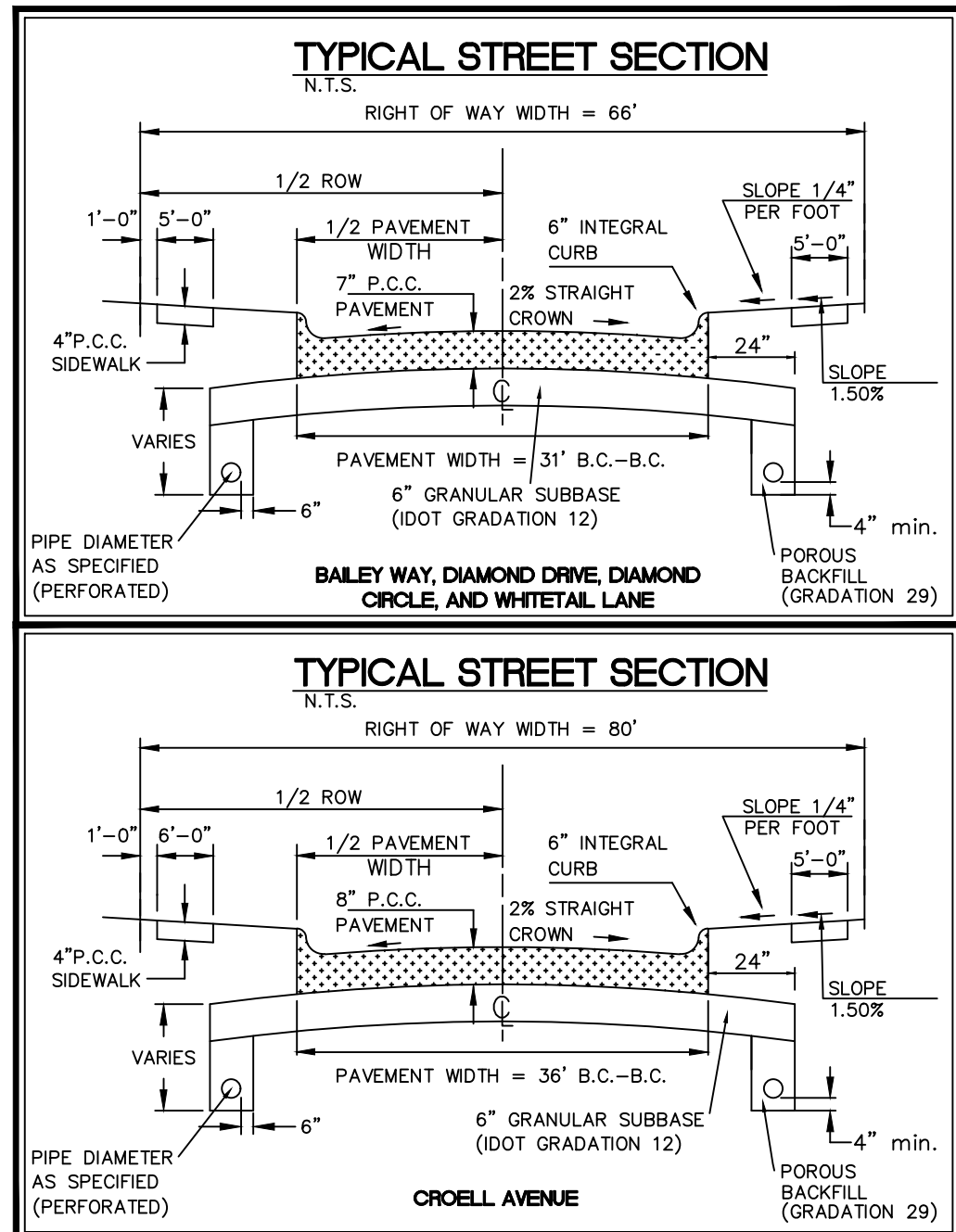
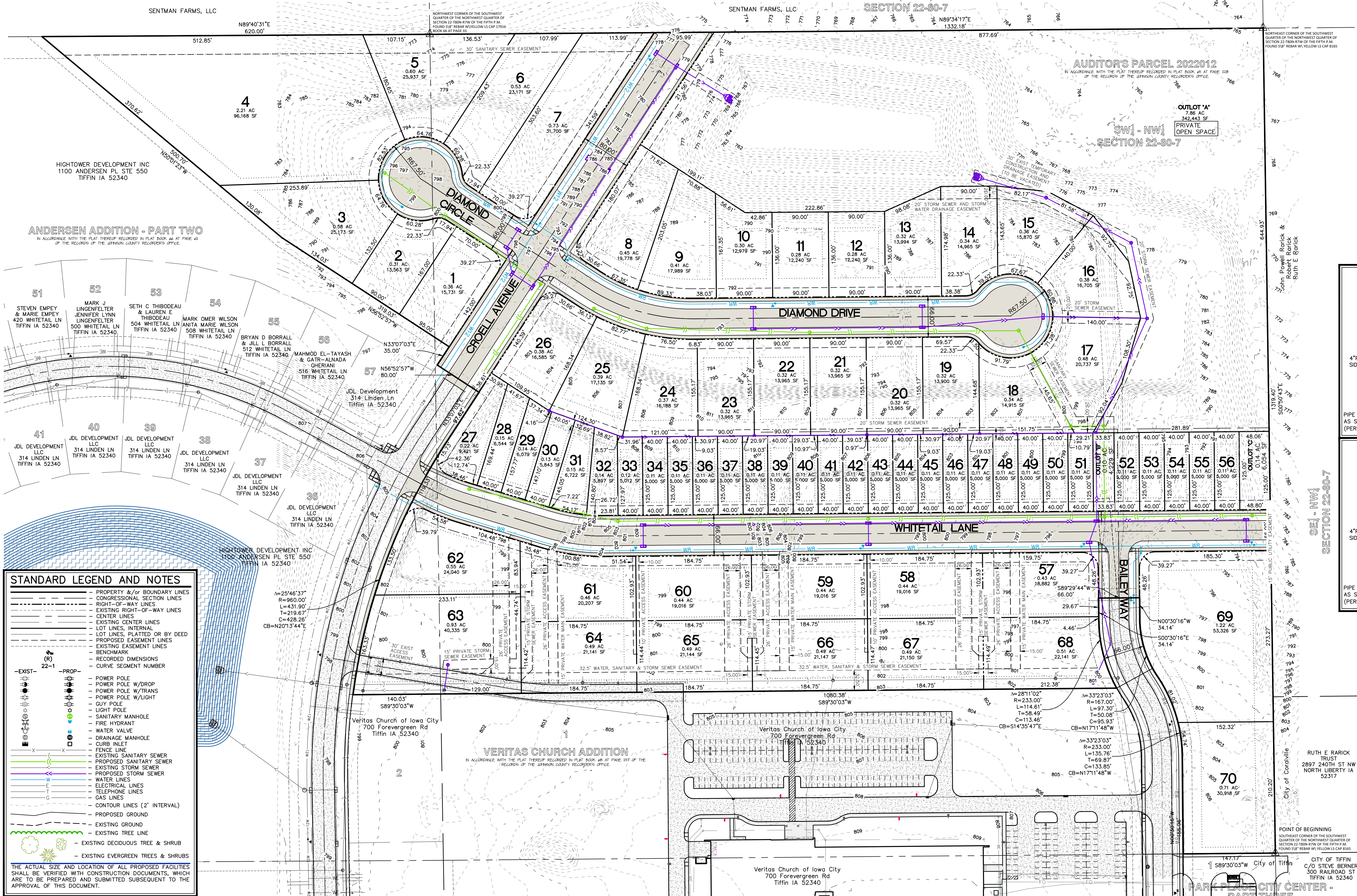
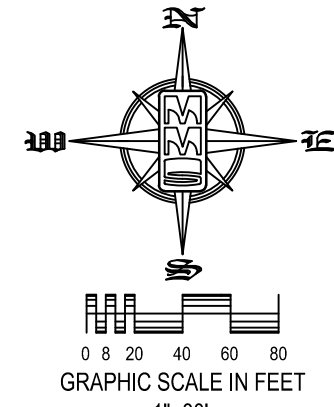
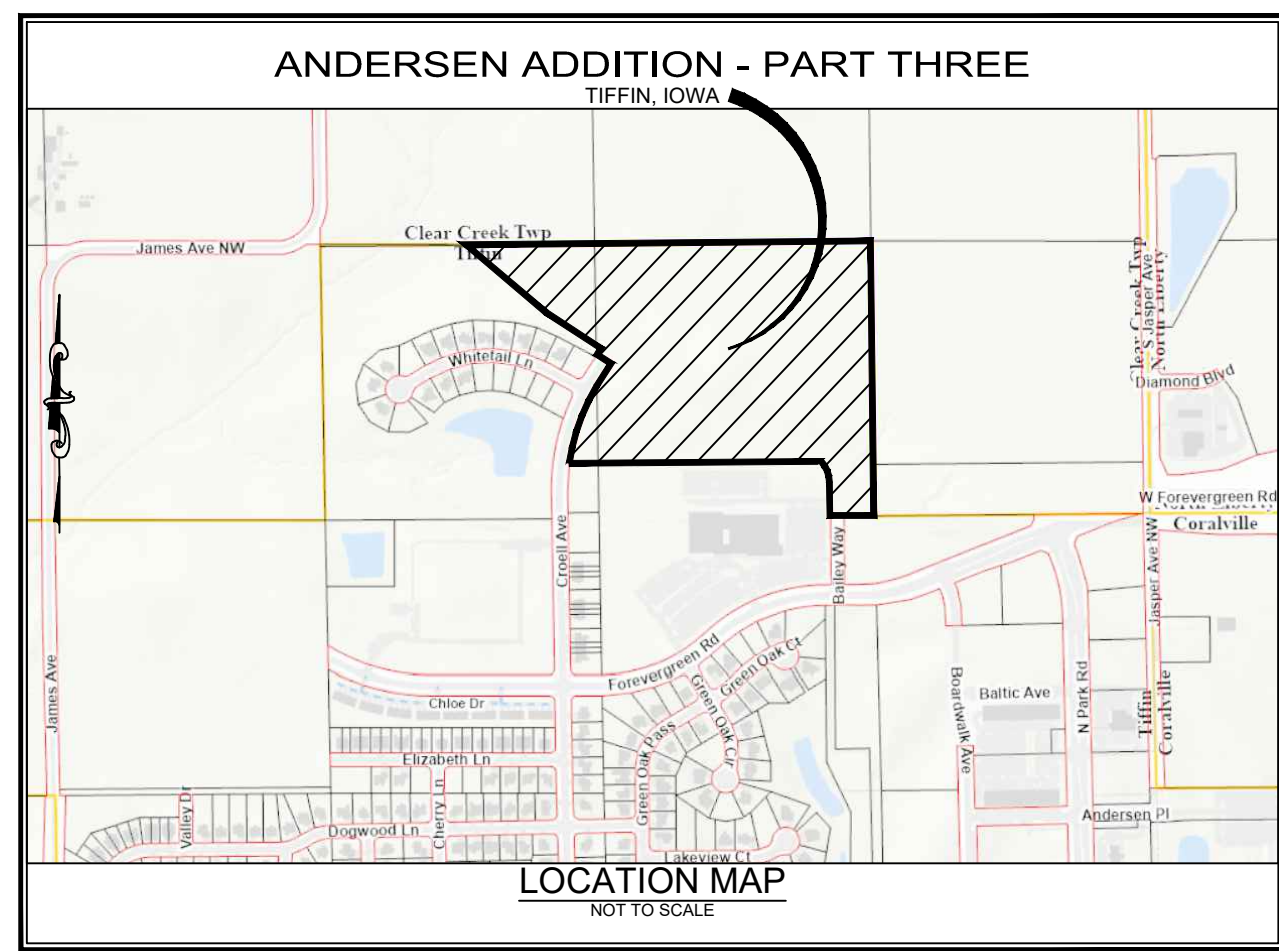
APPLICANT'S ATTORNEY:
MATTHEW J. HEKTOEN
SIMMONS PERRINE MOYER BERGMAN PLC
115 3RD STREET SE, SUITE 1200
CEDAR RAPIDS, IA 52401

- NOTES:
1. ALL EASEMENTS ARE 15 FOOT UTILITY EASEMENTS UNLESS NOTED OTHERWISE. EASEMENTS SHOWN ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL INCLUDE UTILITY SERVICE BY COMMERCIAL PROVIDERS.
 2. THE SITE DOES NOT LIE WITHIN ANY FEMA DESIGNATED ZONES.

PLAT/PLAN APPROVED	
by the	
City of Tiffin	
Mayor	Date:

PRELIMINARY PLAT DESCRIPTION - ANDERSEN ADDITION PART THREE

BEGINNING at the Southeast Corner of the Southwest Quarter of the Northwest Quarter of Section 22, Township 80 North, Range 7 West, of the Fifth Principal Meridian, Tiffin, Johnson County, Iowa, Thence S89°30'03"W, along the North Line of Park Place City Center - Part Three, in accordance with the Plat thereof Recorded in Plat Book 65 at Page 337 of the Records of the Johnson County Recorder's Office, 147.17 feet, to the Northwest Corner thereof; Thence N00°30'16"W, along the East Right-of-Way Line of Bailey Way, 155.96 feet; Thence Northwesterly, 135.76 feet, along said East Right-of-Way Line, on a 233.00 foot radius curve, concave Southwesterly, whose 133.85 foot chord bears N17°11'48"W; Thence Northwesterly, 97.30 feet, along said East Right-of-Way Line, on a 167.00 foot radius curve, concave Northwesterly, whose 95.93 foot chord bears N17°11'48"W; Thence N00°30'16"W, along said East Right-of-Way Line, 24.14 feet; Thence S89°29'44"W, along the Northern Right-of-Way Line of said Bailey Way, 66.00 feet; Thence S00°30'16"E, along the West Right-of-Way Line of said Bailey Way, 34.14 feet; Thence Southeasterly, 114.61 feet, along said West Right-of-Way Line, on a 233.00 foot radius curve, concave Northeasterly, whose 113.46 foot chord bears S14°35'47"E, to the Northeast Corner of Veritas Church Addition, in accordance with the Plat thereof Recorded in Plat Book 68 at Page 257 of the Records of the Johnson County Recorder's Office; Thence S89°30'03"W, along the North Line of said Veritas Church Addition, 1080.38 feet, to the Northwest Corner thereof, and a Point on the East Line of Andersen Addition - Part Two, in accordance with the Plat thereof Recorded in Plat Book 66 at Page 62 of the Records of the Johnson County Recorder's Office; Thence S89°30'03"W, along said East Line, 140.03 feet; Thence Northwesterly, 431.90 feet, along said East Line, on a 960.00 foot radius curve, concave Southeasterly, whose 428.26 foot chord bears N20°13'44"E; Thence N33°07'03"E, along said East Line, 97.62 feet; Thence N56°52'57"W, along said East Line, 80.00 feet; Thence N33°07'03"E, along said East Line, 35.00 feet; Thence N56°52'57"W, along said East Line, 319.03 feet; Thence N50°12'33"W, along said East Line, 500.70 feet, to the Northeast Corner of said Andersen Addition - Part Two, and a Point on the North Line of the Southeast Quarter of the Northeast Quarter of Section 21, Township 80 North, Range 7 West, of the Fifth Principal Meridian; Thence N89°34'17"E, along the North Line of said Southwest Quarter of the Northeast Quarter, 1332.18 feet, to the Northeast Corner of said Southwest Quarter of the Northeast Quarter; Thence S00°50'43"E, along the East Line of said Southwest Quarter of the Northeast Quarter, 1319.40 feet, to the POINT OF BEGINNING. SAID ANDERSEN ADDITION PART THREE CONTAINS 37.16 ACRES, and is subject to easements and restrictions of record.



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

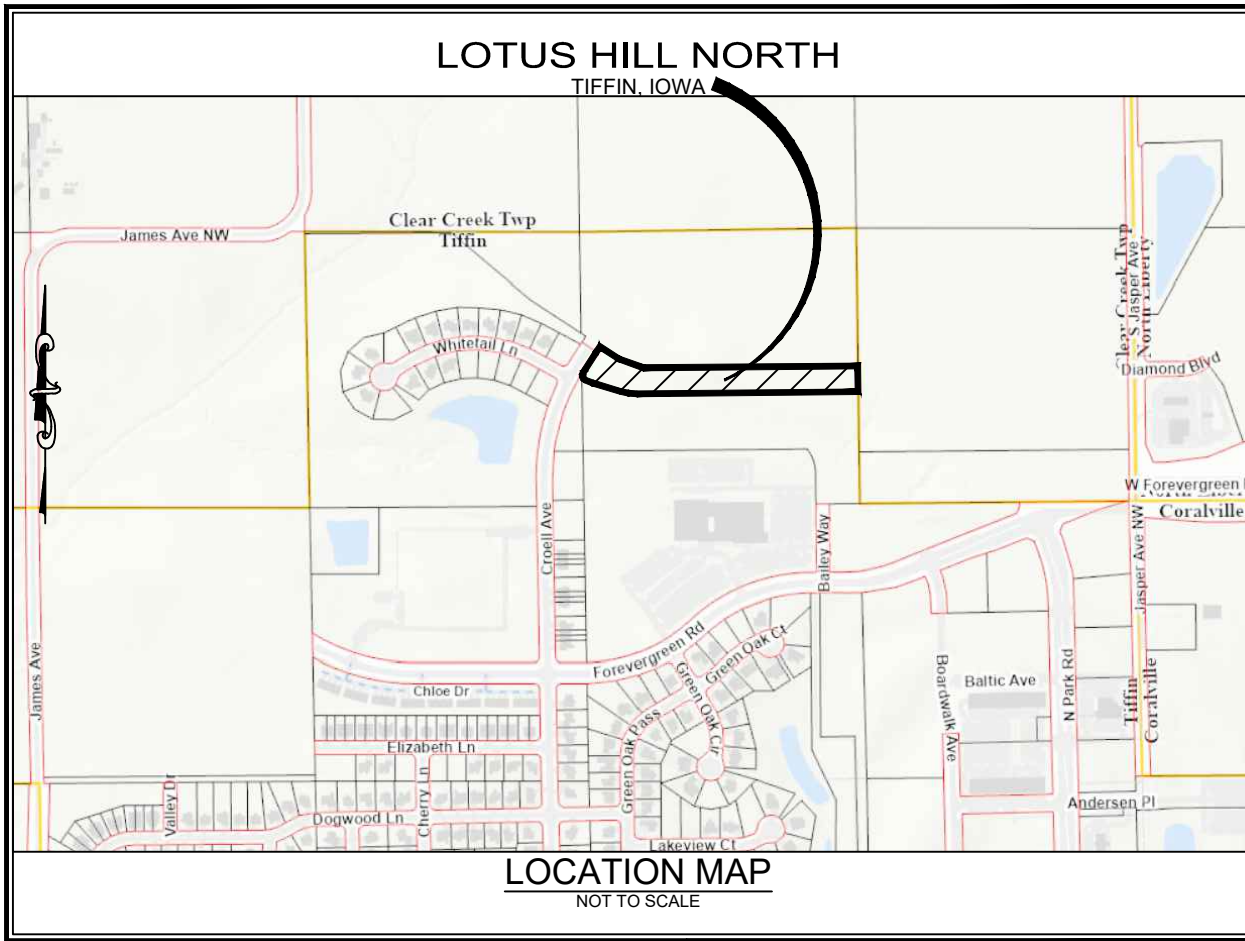
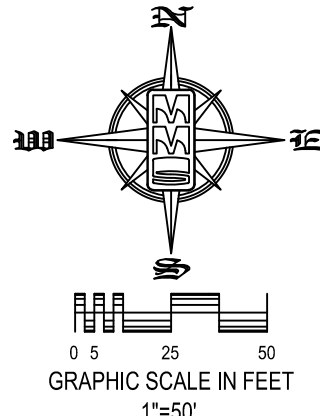
SINGLE FAMILY BETWEEN UNITS

15 FEET

20 FEET



OPD ZONING DISTRICT



LOCATION MAP

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

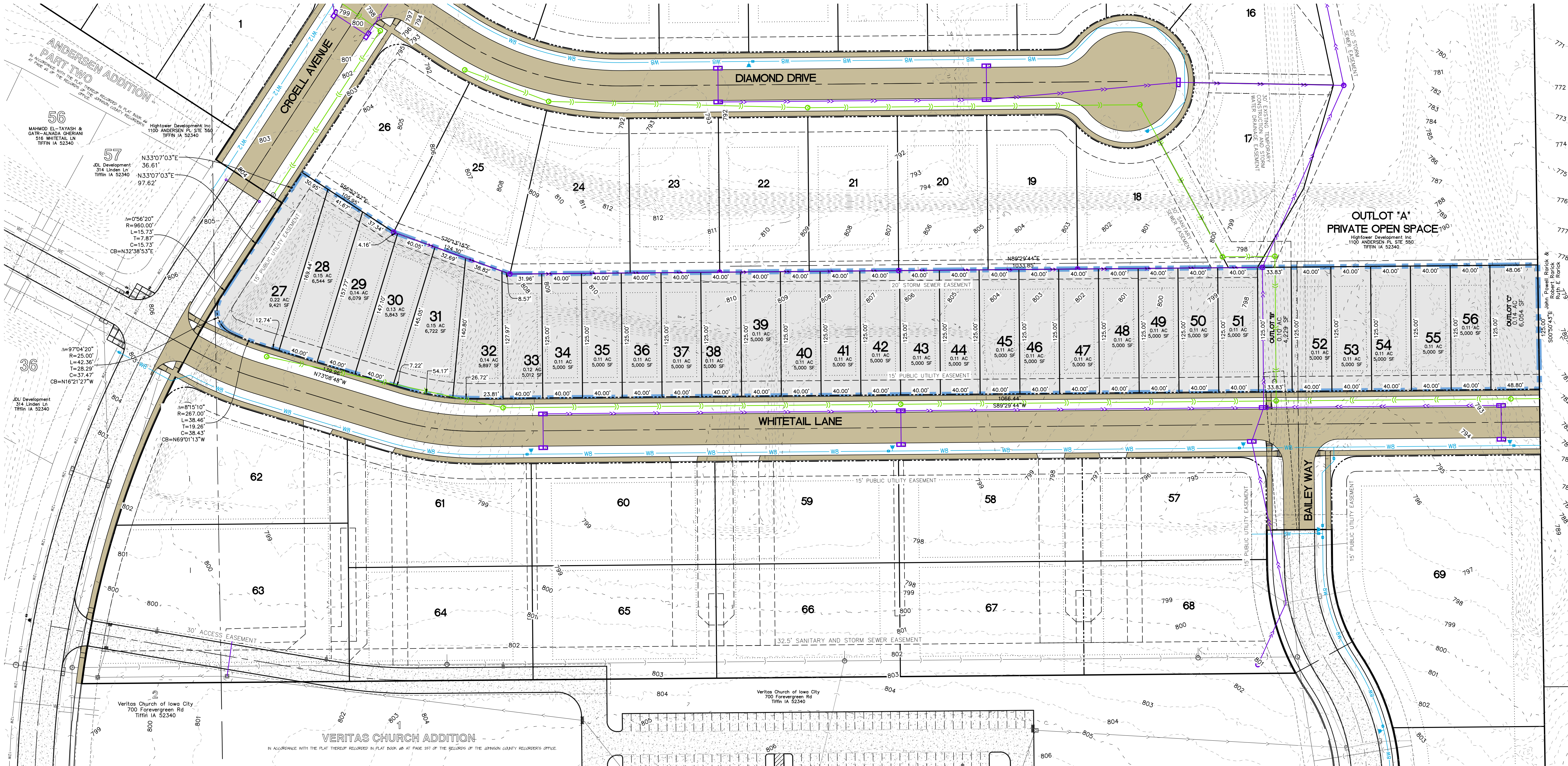
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT 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



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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

SINGLE-STORY DUPLEX A



SINGLE-STORY DUPLEX B



TWO-STORY
DUPLEX C



TWO-STORY
DUPLEX D



SINGLE-FAMILY A



SINGLE-FAMILY B



LOTUS HILL
NORTH

SITE OPD EXHIBIT LOTUS HILL SOUTH TIFFIN, IOWA

LANDSCAPE REQUIREMENTS

- 1 STREET TREE FOR EVERY 60 LF OF FRONTAGE.
- 1,634 / 60 = 27 REQUIRED
27 PROVIDED
- 1 TREE FOR EVERY 550 SF OF BUILDING FOOTPRINT.
- 73,440 / 550 = 134 REQUIRED
70 PROVIDED

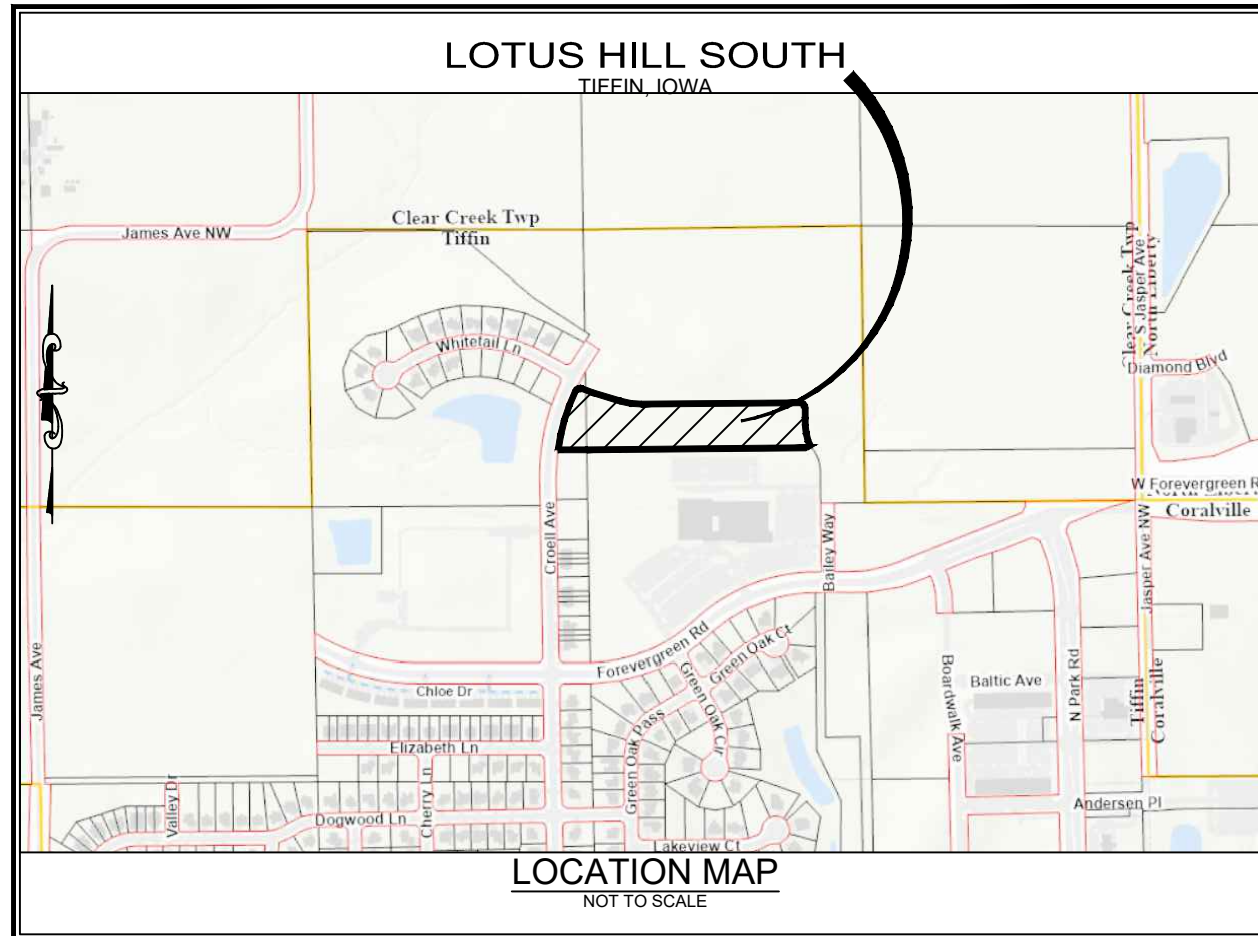
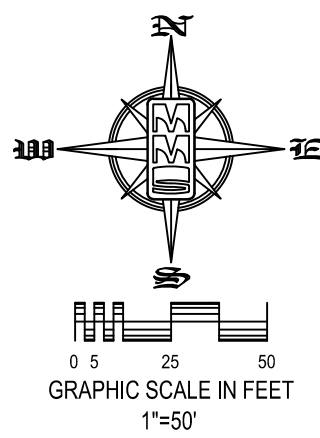
PLANT SCHEDULE

- SHADE TREE 1.5" DIA. 19
- STREET TREE 1.5" DIA. 27
- ORNAMENTAL TREE 1.5" DIA. 24
- EVERGREEN SHRUB 1.5" HT. 121

LEGAL DESCRIPTION - LOTUS HILL SOUTH
LOT 57 THRU 68, ANDERSEN ADDITION - PART THREE, TIFFIN, IOWA IN ACCORDANCE
WITH THE PLAT THEREOF RECORDED IN THE RECORDS OF THE JOHNSON COUNTY
RECORDER'S OFFICE, CONTAINING 8.14 ACRES, AND SUBJECT TO EASEMENTS AND
RESTRICTIONS OF RECORD.



OPD ZONING DISTRICT



LOCATION MAP
NOT TO SCALE

DEVELOPMENT CHARACTERISTICS

PROPOSED ZONING: OPD-LOTUS HILL SOUTH
SETBACK MINIMUMS:
BUILDING SETBACKS:
FRONT YARD 20 FEET
SIDE YARD 05 FEET
CORNER YARD 15 FEET
REAR YARD 20 FEET

PARKING REQUIREMENTS
MULTI-FAMILY UNITS
2 SPACES/DWELLING UNIT
SPACES REQUIRED:
202 SPACES
SPACES PROVIDED:
214 TOTAL

1.4 SPACES * 144 UNITS = 202 SPACES

202 SPACES

214 TOTAL

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

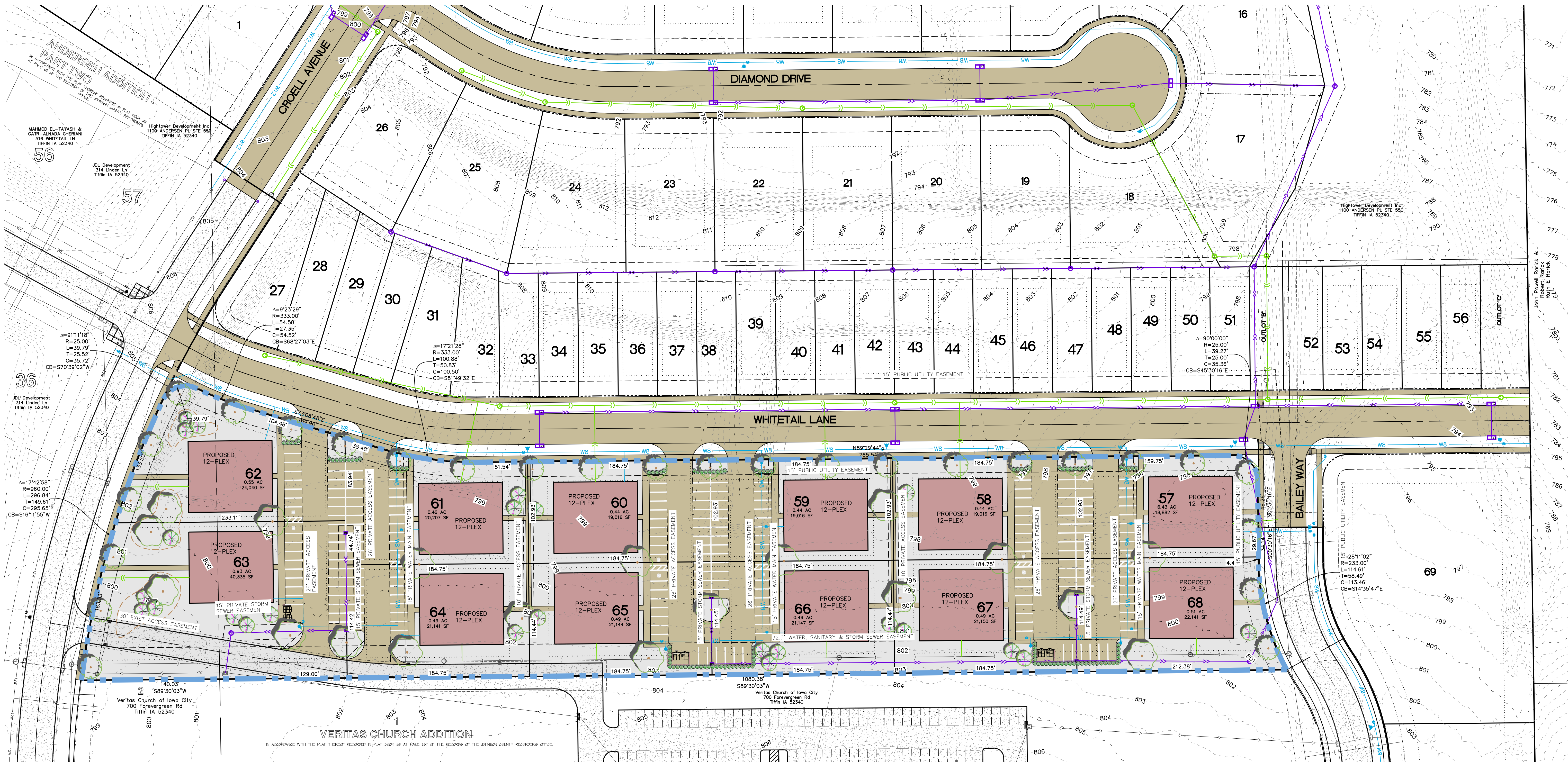
- PROPERTY &/OR BOUNDARY LINES
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- PROPOSED EASEMENT LINES
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- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER
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- EXISTING POWER POLE W/LIGHT
- PROPOSED POWER POLE W/LIGHT
- EXISTING GUY POLE
- PROPOSED GUY POLE
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING DRAINAGE MANHOLE
- PROPOSED DRAINAGE MANHOLE
- EXISTING CURB INLET
- PROPOSED CURB INLET
- EXISTING FENCE LINE
- PROPOSED FENCE LINE
- EXISTING EXISTING SANITARY SEWER
- PROPOSED EXISTING SANITARY SEWER
- EXISTING EXISTING STORM SEWER
- PROPOSED EXISTING STORM SEWER
- EXISTING WATER LINES
- PROPOSED WATER LINES
- EXISTING ELECTRICAL LINES
- PROPOSED ELECTRICAL LINES
- EXISTING TELEPHONE LINES
- PROPOSED TELEPHONE LINES
- EXISTING GAS LINES
- PROPOSED GAS LINES
- EXISTING CONTOUR LINES (1' INTERVAL)
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- EXISTING EXISTING GROUND
- PROPOSED EXISTING GROUND
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- EXISTING EXISTING EVERGREEN TREES & SHRUBS
- PROPOSED EXISTING EVERGREEN TREES & SHRUBS



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Date Revision



SITE OPD EXHIBIT
LOTUS HILL SOUTH

ANDERSEN
ADDITION -
PART THREE
TIFFIN
JOHNSON COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date: 02-16-26

Designed by: KJB Field Book No: FIELDBOOK

Drawn by: TAV Scale: 1"=50'

Checked by: RAN Sheet No: 1

Project No: 6385-084

of: 1

OPTION ONE



OPTION TWO



OPTION THREE



OPTION FOUR



LOTUS
HILL
SOUTH