

CITY OF TIFFIN ORDINANCE NO. 2026-526

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TIFFIN, IOWA, TO REZONE THE ANDERSEN ADDITION – PART THREE FROM, R-12/OPD CONCEPT DISTRICT TO R-1C, IN THE CITY OF TIFFIN, IOWA, JOHNSON COUNTY, IOWA, AND AS LEGALLY DESCRIBED HEREIN

BE IT ENACTED BY THE CITY COUNCIL OF TIFFIN, IOWA:

Section 1. Purpose. The purpose of this ordinance is to amend the official zoning map of the City of Tiffin, Iowa, the Lotus Hill area of Andersen Addition – Part Three, Tiffin, Johnson County, Iowa, from R-12/OPD Concept District to R-1C, Single-Family.

Section 2. Amendment. The following legally described property:

DESCRIPTION - PROPOSED R-1C ZONING

BEGINNING at the Northeast Corner of said 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 S00°50'43"E, along the East Line of said Southwest Quarter of the Northwest Quarter, 644.93 feet; Thence S89°29'44"W, 1033.85 feet; Thence N70°13'15"W, 124.30 feet; Thence N56°52'57"W, 109.95 feet; Thence S33°07'03"W, 36.61 feet. to 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 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°01'23"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°40'31"E, along said North Line, 620.00 feet, to the Northwest Corner of the Southwest Quarter of the Northwest 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 Northwest Quarter, 1332.18 feet, to the POINT OF BEGINNING. Said R-1C Zoning Parcel contains 22.97 Acres, and is subject to easements and restrictions of record.

shall be changed from zoning classification R-12/OPD, (Multi-family residential, 9 thru 12-plex Planned Development Overlay Concept District) to R-1C (Single-Family) and that the official zoning map of the City be amended to reflect the change described herein. Approval of this zoning classification change is subject to Council approval of a Developer's Agreement as required by the City, Council approval of the preliminary plat, compliance with the requirements of the Tiffin Zoning

Code and the Developer executing all easement agreements the City may require.

Section 3. Certification and Recording. Upon passage and approval of this ordinance, the City Clerk is hereby authorized and directed to certify a copy of this ordinance and to record the same, at the office of the County Recorder of Johnson County, Iowa, at the owner's expense, all as provided by law.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 5. Severability. If any section, provision, or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole, or any section, provision, or part thereof not adjudged invalid or unconstitutional.

Section 6. Effective Date. This ordinance shall be in effect after its final passage, approval, and posting as provided by law.

On the 7th day of April, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson ____ introduced Ordinance No. 2026-526, and moved that it be given its first reading. The motion was seconded by Councilperson ____.

Ayes:

Nays:

____ members of the Council being present and having voted "Aye", Mayor Tim Kasperek declared the motion carried, and Ordinance No. 2026-526, was read the first time, discussed, and placed on record.

On the ____th day of ____, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson ____ introduced Ordinance No. 2026-526, and moved that it be given its second reading. The motion was seconded by Councilperson ____.

Ayes:

Nays:

____ members of the Council being present and having voted "Aye", Mayor Tim Kasperek declared the motion carried, and Ordinance No. 2026-526, was read the second time and discussed and placed on record.

On the ____th day of ____, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson ____ introduced Ordinance No. 2026-526, and moved that it be given its third and last reading. The motion was seconded by Councilperson ____.

Ayes:
Nays:

_____ members of the Council being present and having voted "Aye", Mayor Tim Kasparek declared the motion carried, and the ordinance was passed and adopted.

Whereupon the Mayor declared that Ordinance No. 2026-526 be adopted and signified his approval of same by fixing his signature thereto. Passed by the Council on the _____th day of _____ 2026, and approved by the Mayor on the _____th day of _____ 2026.

CITY OF TIFFIN, IOWA:

By: _____
Tim Kasparek, Mayor

ATTEST:

Abigail Hora, City Clerk

I, Abigail Hora, City Clerk of the City of Tiffin, Iowa, state that an ordinance entitled AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TIFFIN, IOWA, TO REZONE THE ANDERSEN ADDITION – PART THREE FROM, R-12/OPD CONCEPT DISTRICT TO R-1C, IN THE CITY OF TIFFIN, IOWA, JOHNSON COUNTY, IOWA, AND AS LEGALLY DESCRIBED HEREIN, and known as No. 2026-526 was duly passed by the Council on the _____th day of _____ 2026, and signed by the Mayor on the _____th day of _____ 2026, and published on the _____th day of _____ 2026, by posting copies thereof in three public places within the limits of the City of Tiffin, Iowa. That I posted copies of Ordinance No. 2026-526 in the following places:

The Depot, Tiffin, Iowa
Casey's, Tiffin, Iowa
Solon State Bank, Tiffin, Iowa

Abigail Hora, City Clerk



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

REZONING EXHIBIT

TIFFIN
JOHNSON COUNTY
IOWA

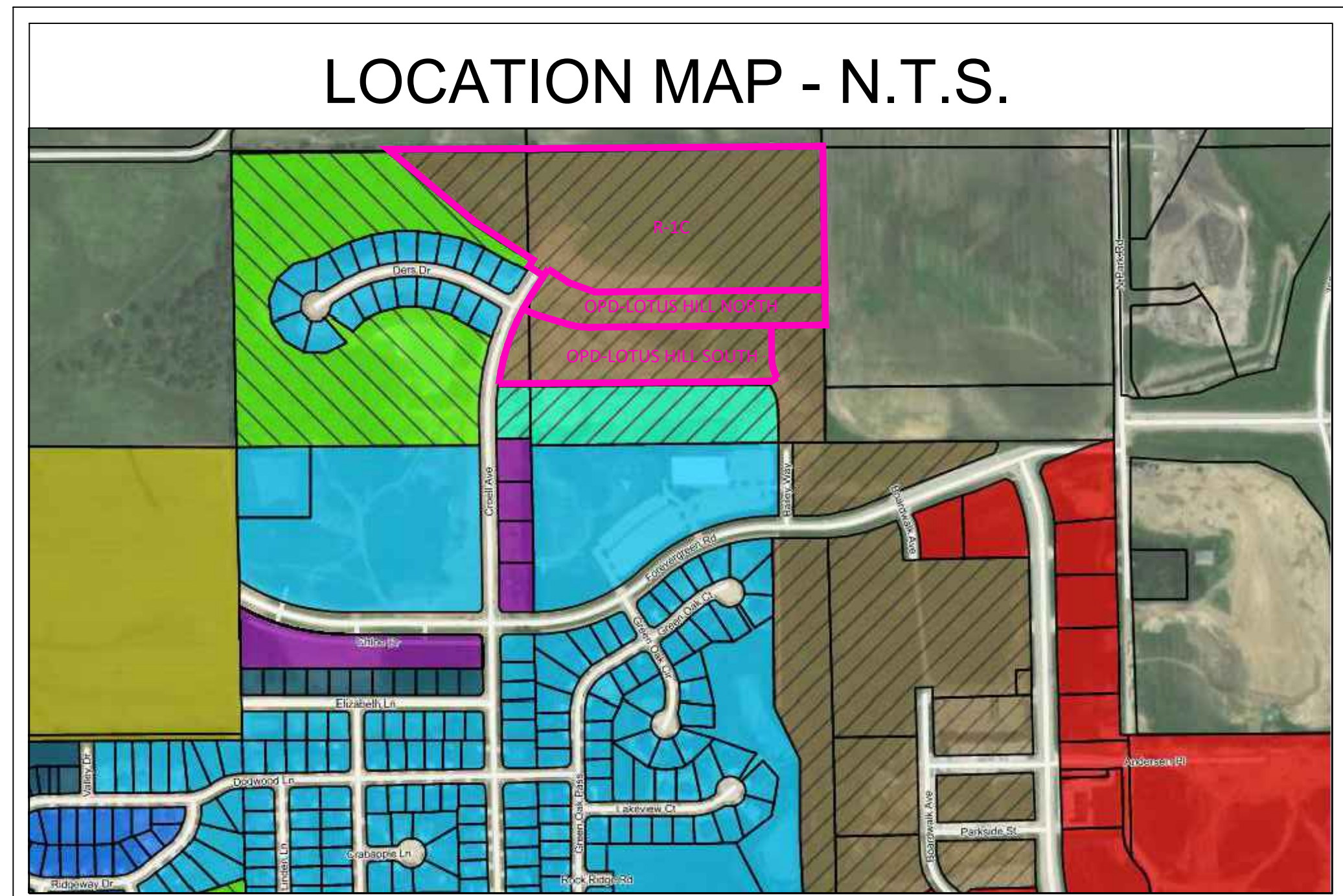
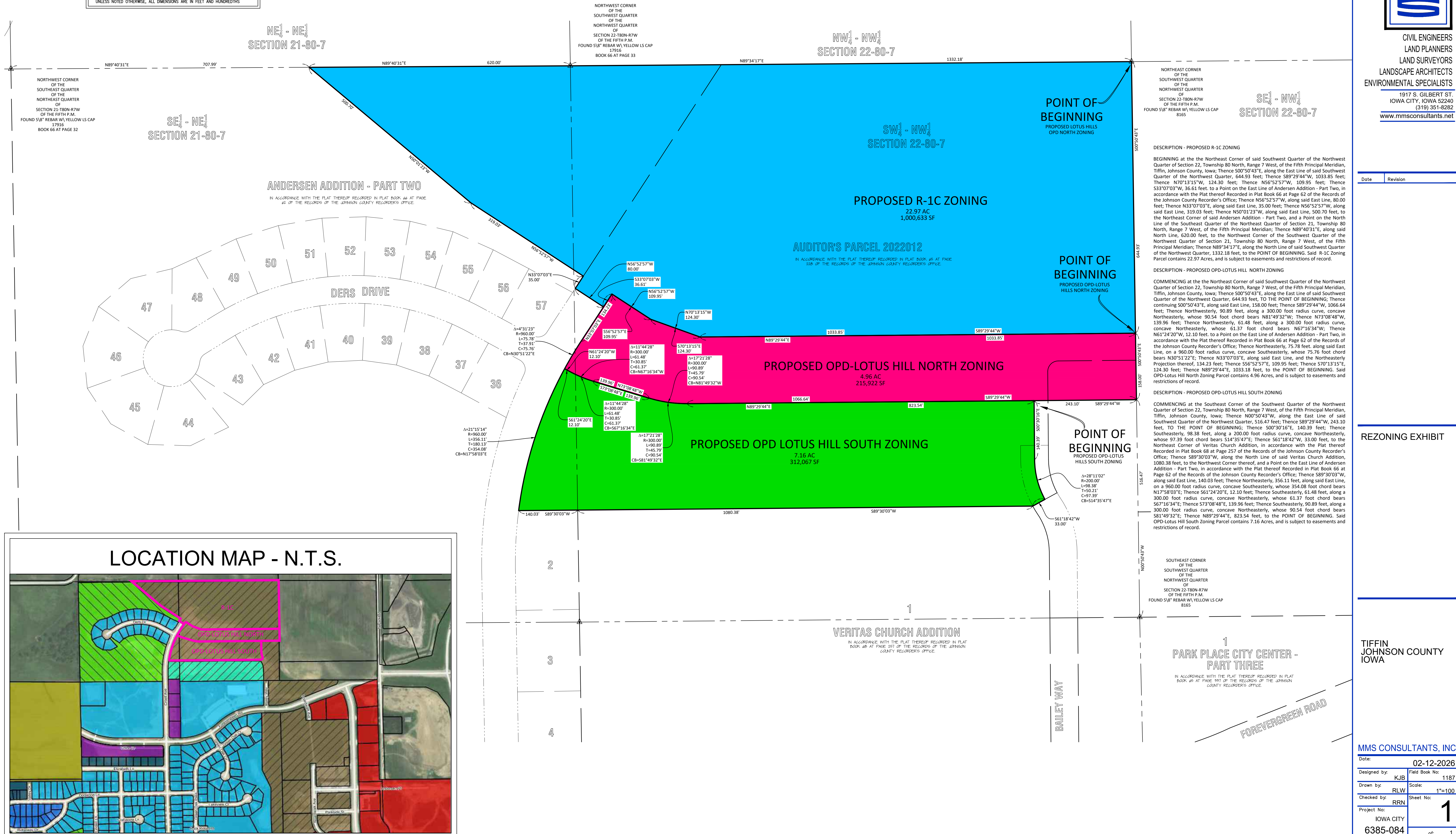
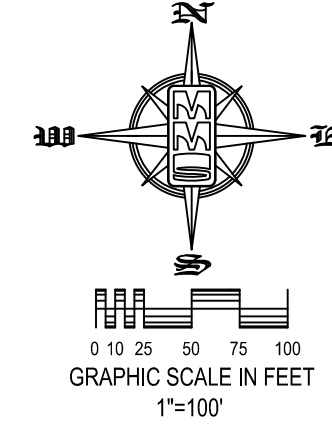
MMS CONSULTANTS, INC.

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

REZONING EXHIBIT

TIFFIN, JOHNSON COUNTY, IOWA

LEGEND AND NOTES	
▲	CONGRESSIONAL CORNER, FOUND
●	PROPERTY CORNERS, FOUND (as noted)
○	PROPERTY CORNERS 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
(R)	RECORDED DIMENSIONS
(M)	MEASURED DIMENSIONS
C22-1	CURVE SEGMENT NUMBER
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS	



POINT OF BEGINNING
PROPOSED LOTUS HILLS
OPD NORTH ZONING

POINT OF BEGINNING
PROPOSED OPD-LOTUS
HILLS NORTH ZONING

POINT OF BEGINNING
PROPOSED OPD-LOTUS
HILLS SOUTH ZONING

DESCRIPTION - PROPOSED R-1C ZONING
BEGINNING at the the Northeast Corner of said 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 S00°50'43"E, along the East Line of said Southwest Quarter of the Northwest Quarter, 644.93 feet; Thence S89°29'44"W, 1033.85 feet; Thence N70°13'15"W, 124.30 feet; Thence N56°52'57"W, 109.95 feet; Thence S33°07'03"W, 36.61 feet, to 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 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°01'23"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°40'31"E, along said North Line, 620.00 feet, to the Northwest Corner of the Southwest Quarter of the Northwest 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 Northwest Quarter, 1332.18 feet, to the POINT OF BEGINNING. Said R-1C Zoning Parcel contains 22.97 Acres, and is subject to easements and restrictions of record.

DESCRIPTION - PROPOSED OPD-LOTUS HILL NORTH ZONING
COMMENCING at the the Northeast Corner of said 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 S00°50'43"E, along the East Line of said Southwest Quarter of the Northwest Quarter, 644.93 feet, TO THE POINT OF BEGINNING; Thence continuing S00°50'43"E, along said East Line, 158.00 feet; Thence S89°29'44"W, 1066.64 feet; Thence Northwesterly, 90.89 feet, along a 300.00 foot radius curve, concave Northeastly, whose 90.84 foot chord bears N81°49'32"W; Thence N73°08'48"W, 139.96 feet; Thence Northwesterly, 61.48 feet, along a 300.00 foot radius curve, concave Northeastly, whose 61.37 foot chord bears N67°16'34"W; Thence N61°24'20"W, 12.10 feet, to 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 Northwesterly, 75.78 feet, along said East Line, on a 960.00 foot radius curve, concave Southeastly, whose 75.76 foot chord bears N30°51'22"E; Thence N33°07'03"E, along said East Line, and the Northeastly Projection thereof, 134.23 feet; Thence S56°52'57"E, 109.95 feet; Thence S70°13'15"E, 124.30 feet; Thence N89°29'44"E, 1033.85 feet, to the POINT OF BEGINNING. Said OPD-Lotus Hill North Zoning Parcel contains 4.96 Acres, and is subject to easements and restrictions of record.

DESCRIPTION - PROPOSED OPD-LOTUS HILL SOUTH ZONING
COMMENCING 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 N00°50'43"W, along the East Line of said Southwest Quarter of the Northwest Quarter, 516.47 feet; Thence S89°29'44"W, 243.10 feet, TO THE POINT OF BEGINNING; Thence S00°30'16"E, 140.39 feet; Thence Southeastly, 98.38 feet, along a 200.00 foot radius curve, concave Northeastly, whose 97.39 foot chord bears S34°35'47"E; Thence S61°18'42"W, 33.00 feet, 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°30'09"W, along said East Line, 140.03 feet; Thence Northwesterly, 356.11 feet, along said East Line, on a 960.00 foot radius curve, concave Southeastly, whose 354.08 foot chord bears N17°58'03"E; Thence S61°24'20"E, 12.10 feet; Thence Southeastly, 61.48 feet, along a 300.00 foot radius curve, concave Northeastly, whose 61.37 foot chord bears S67°16'34"E; Thence S73°08'48"E, 139.96 feet; Thence Southeastly, 90.89 feet, along a 300.00 foot radius curve, concave Northeastly, whose 90.54 foot chord bears S81°49'32"E; Thence N89°29'44"E, 823.54 feet, to the POINT OF BEGINNING. Said OPD-Lotus Hill South Zoning Parcel contains 7.16 Acres, and is subject to easements and restrictions of record.

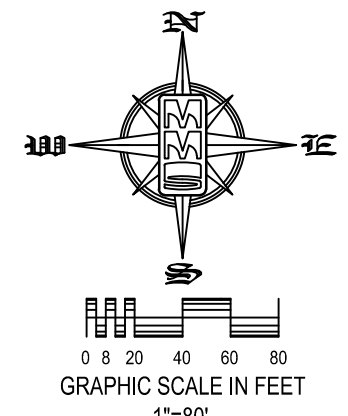
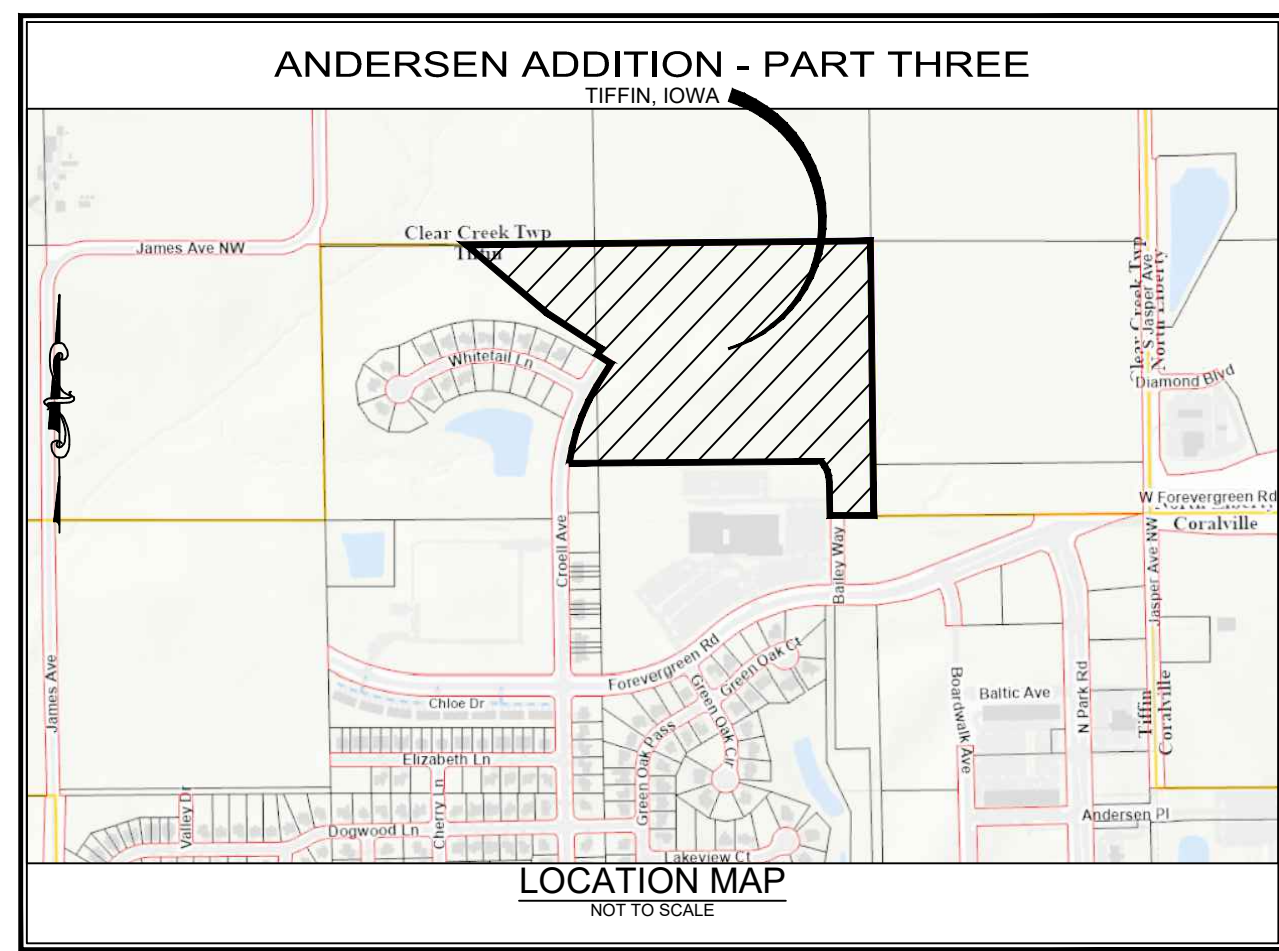


CIVIL ENGINEERS
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ENVIRONMENTAL SPECIALISTS

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IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision

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

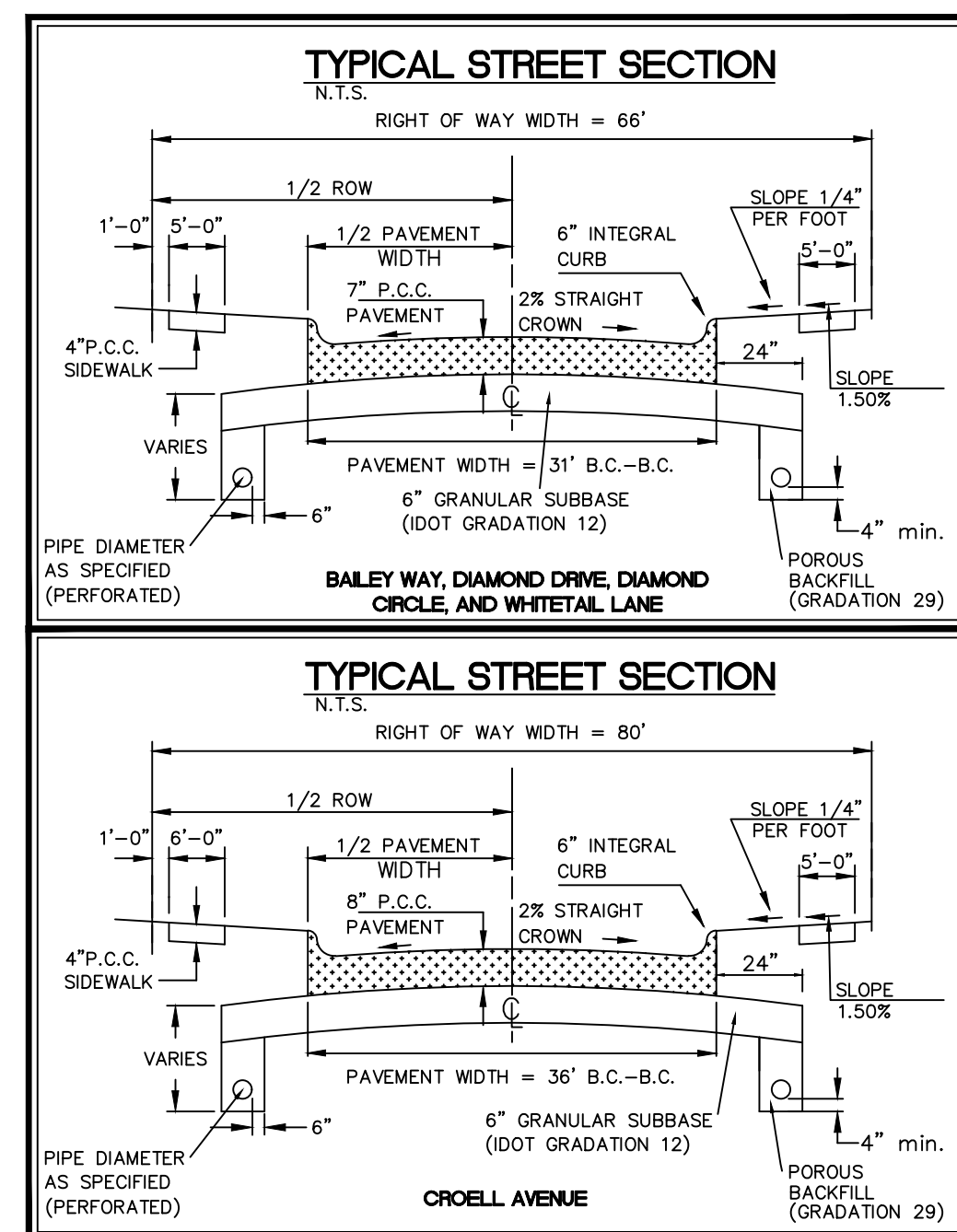
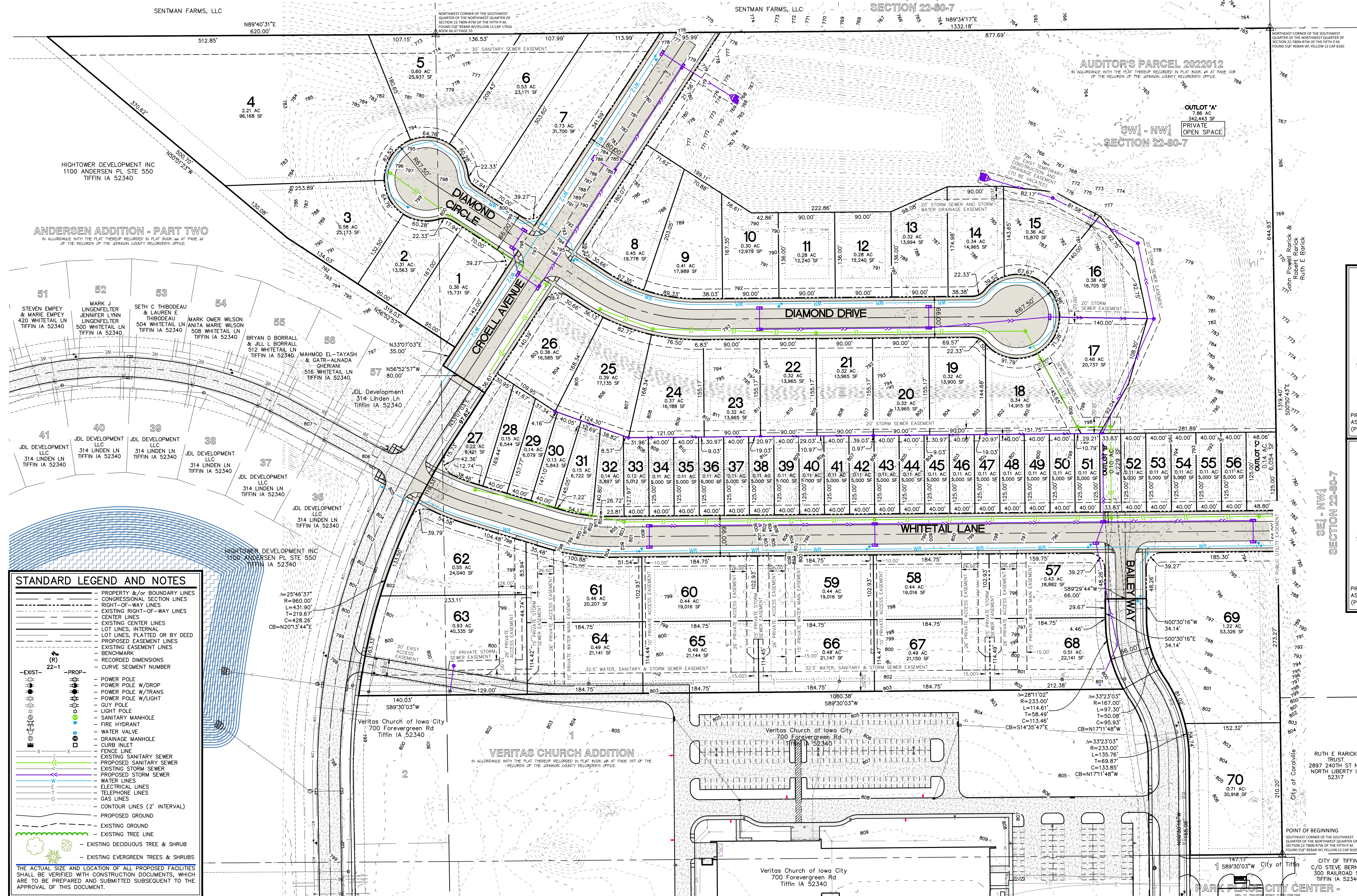
- NOTES:
- ALL EASEMENTS ARE 15 FOOT UTILITY EASEMENTS UNLESS NOTED OTHERWISE. EASEMENTS SHOWN ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL INCLUDE UTILITY SERVICE BY COMMERCIAL PROVIDERS.
 - THE SITE DOES NOT LIE WITHIN ANY FEMA DESIGNATED ZONES.

LOTS	ZONING	SETBACKS (VARIES PER USE)	FRONT -	REAR -	SIDE (STREET CORNER)
1-26	RIC		30 FEET	10 FEET	15 FEET
27-56	OPD		20 FEET	20 FEET	5 FEET AND 0 FEET FOR ATTACHED SINGLE FAMILY BETWEEN UNITS
57-68	OPD		20 FEET	30 FEET	5 FEET
69-70	R-12		20 FEET	30 FEET	12 FEET
			FRONT -	REAR -	SIDE (STREET CORNER)
			20 FEET	30 FEET	15 FEET

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 Southwesterly, 114.61 feet, along said West Right-of-Way Line, on a 233.00 foot radius curve, concave Northwesterly, whose 113.46 foot chord bears S14°35'47"E, to the Northeast Corner of said Andersen Addition - Part Two, 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, 1089.38 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 Southwesterly, 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 Northwest Quarter, 1332.18 feet, to the Northeast Corner of said Southwest Quarter of the Northwest Quarter; Thence S00°50'43"E, along the East Line of said Southwest Quarter of the Northwest 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.



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, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER

EXIST - 22-1

PROP -

- 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 (2' INTERVAL)
- PROPOSED GROUND
- EXISTING GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS

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.

AMENDED
PRELIMINARY
PLAT

ANDERSEN
ADDITION -
PART THREE
TIFFIN
JOHNSON COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date: 02-13-26

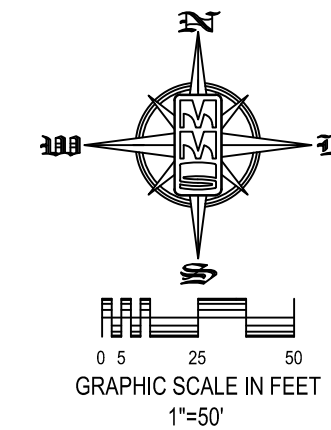
Designed by: KJB Field Book No:

Drawn by: TAV Scale: 1"=80'

Checked by: RAN Sheet No: 1

Project No: 6385-084 of: 1

SITE OPD EXHIBIT LOTUS HILL NORTH TIFFIN, IOWA

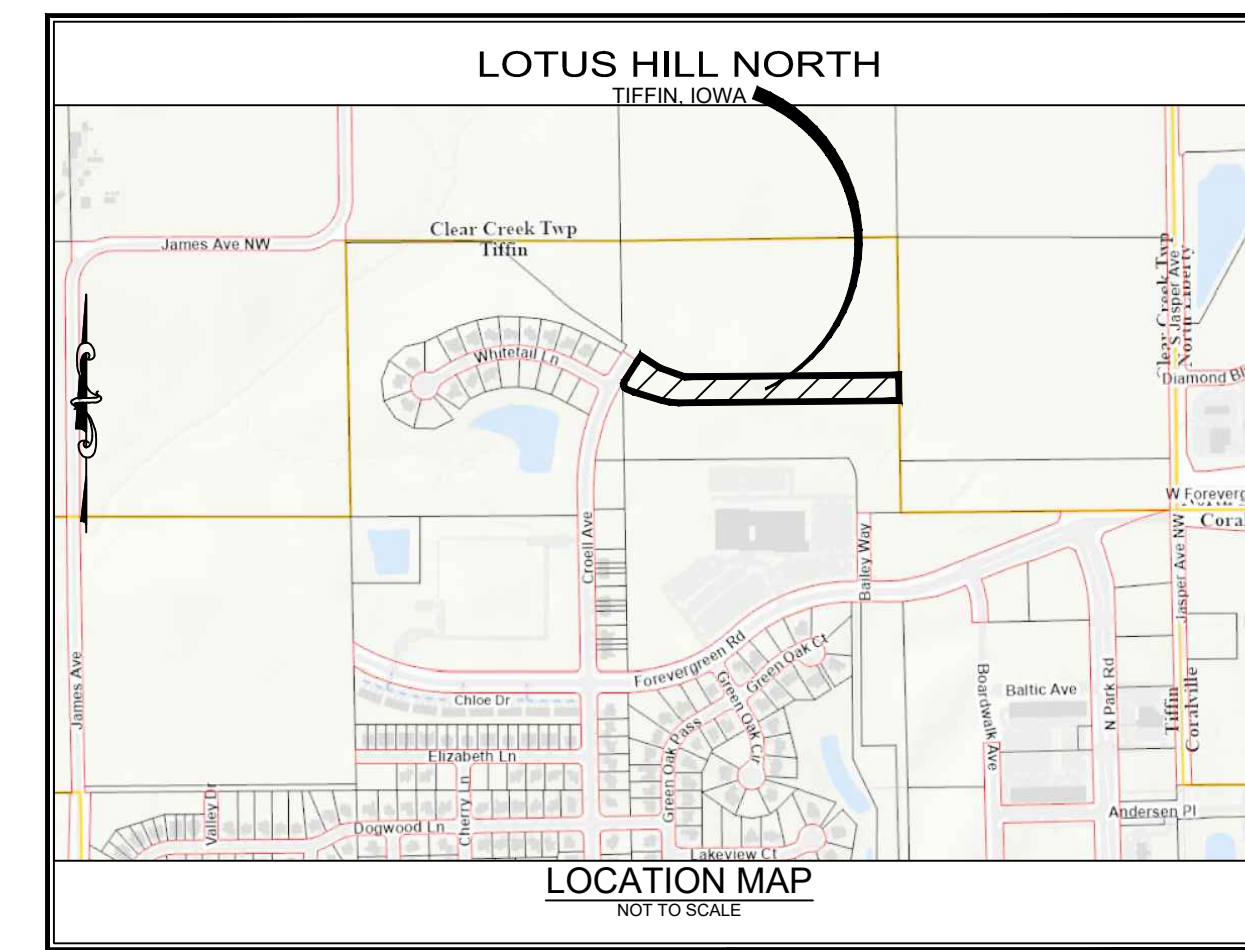


LEGAL DESCRIPTION - LOTUS HILL NORTH

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: REQUIRED
FRONT YARD: 20 FEET
SIDE YARD: 5 FEET
CORNER YARD: AND 0 FEET FOR ATTACHED SINGLE FAMILY BETWEEN UNITS
REAR YARD: 15 FEET
20 FEET



PLAT/PLAN APPROVED
by the
City of Tiffin

Mayer: _____ Date: _____

UTILITY EASEMENTS, AS SHOWN HEREON, MAY OR MAY NOT, INCLUDE SANITARY SEWER LINES, AND/OR STORM SEWER LINES, AND/OR WATER LINES - SEE CONSTRUCTION PLANS FOR DETAILS.

STANDARD LEGEND AND NOTES

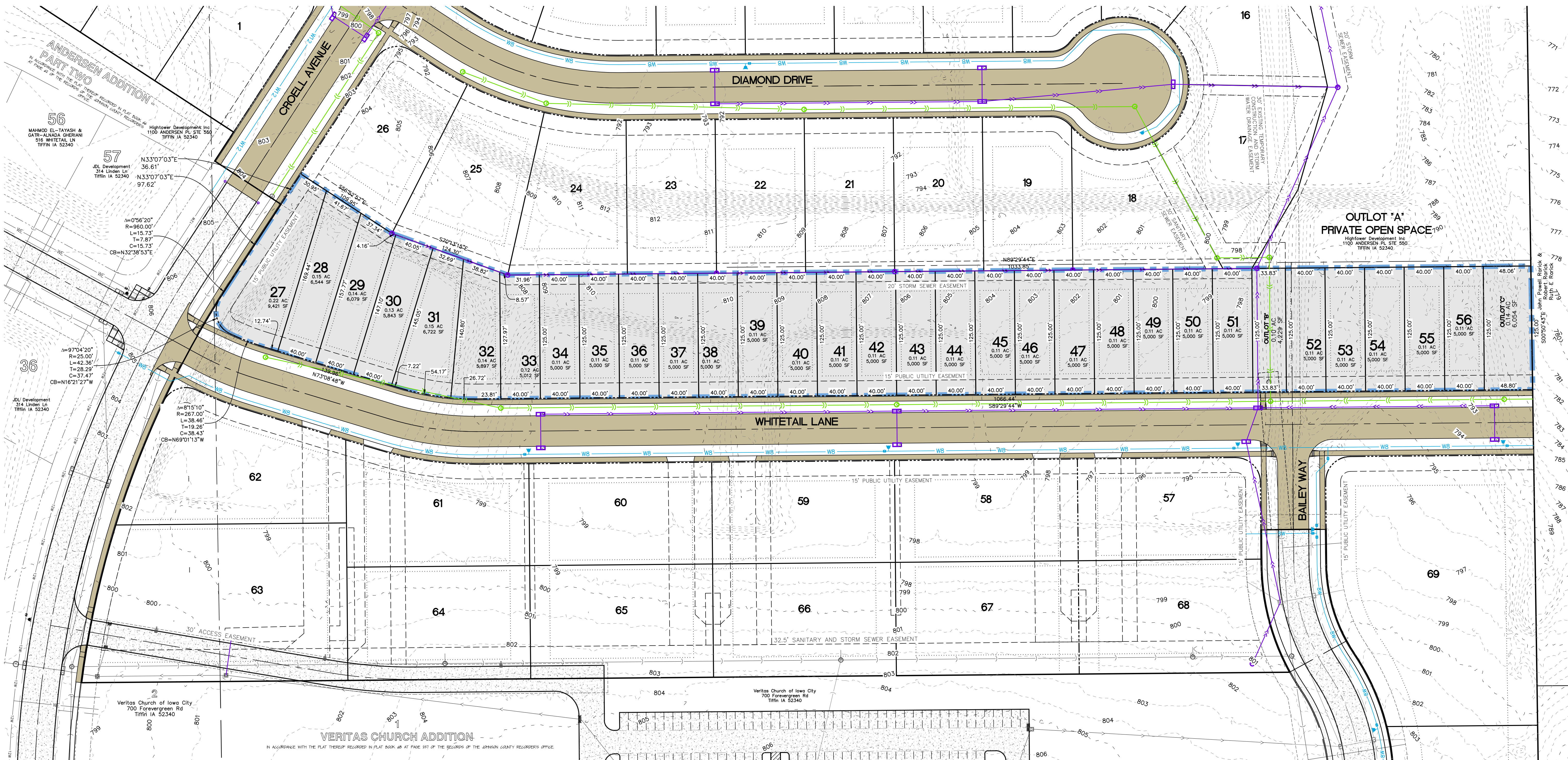
---	PROPERTY &/or BOUNDARY LINES
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---	EXISTING RIGHT-OF-WAY LINES
---	CENTER LINES
---	EXISTING CENTER LINES
---	LOT LINES, INTERNAL
---	LOT LINES, PLATTED OR BY DEED
---	PROPOSED EASEMENT LINES
---	EXISTING EASEMENT LINES
---	BENCHMARK
---	RECORDED DIMENSIONS
---	CURVE SEGMENT NUMBER
---	EXIST- 22-1
---	PROP-
---	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

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.



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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
Drawn by:	TAV
Checked by:	RAN
Project No:	6385-084
Field Book No:	
Scale:	1"=50'
Sheet No:	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

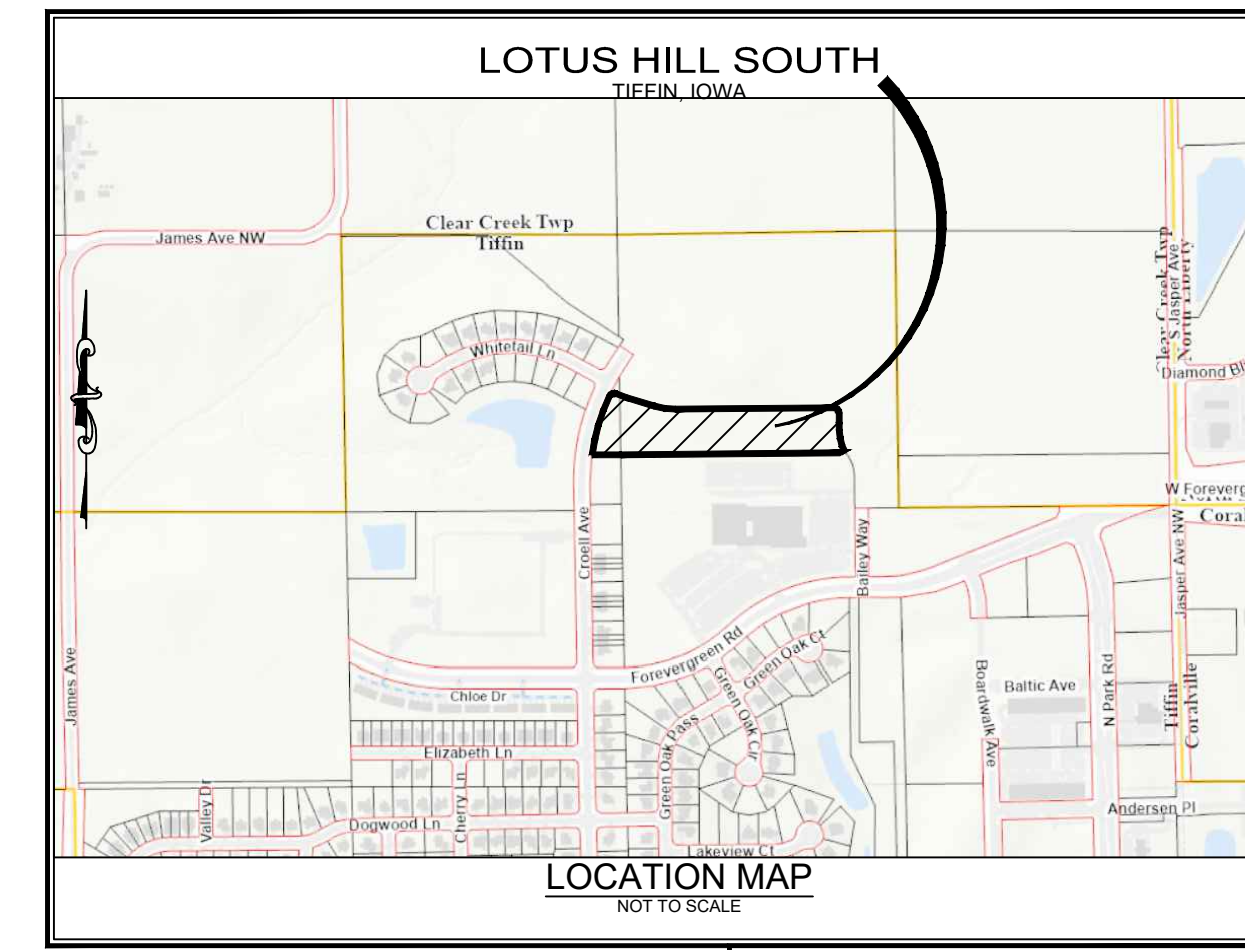
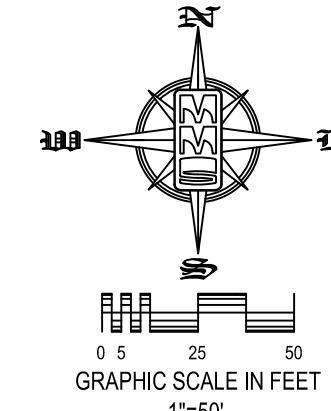
- 1 STREET TREE FOR EVERY 60 LF OF FRONTAGE.
- 1,634 / 60 = 27 REQUIRED
27 PROVIDED
- 1 TREE FOR EVERY 550 SF OF BUILDING FOOTPRINT.
- 73,440 / 550 = 134 REQUIRED
70 PROVIDED

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.



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



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
- EXISTING POWER POLE W/DROP
- PROPOSED POWER POLE W/DROP
- EXISTING POWER POLE W/TRANS
- PROPOSED POWER POLE W/TRANS
- EXISTING GUY POLE
- PROPOSED GUY POLE
- EXISTING LIGHT POLE
- PROPOSED LIGHT 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 GAS LINES
- PROPOSED GAS LINES
- EXISTING CONTOUR LINES (1' INTERVAL)
- PROPOSED CONTOUR LINES
- EXISTING EXISTING GROUND
- PROPOSED EXISTING GROUND
- EXISTING EXISTING TREE LINE
- PROPOSED EXISTING TREE LINE
- EXISTING EXISTING DECIDUOUS TREE & SHRUB
- PROPOSED EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EXISTING EVERGREEN TREES & SHRUBS
- PROPOSED EXISTING EVERGREEN TREES & SHRUBS

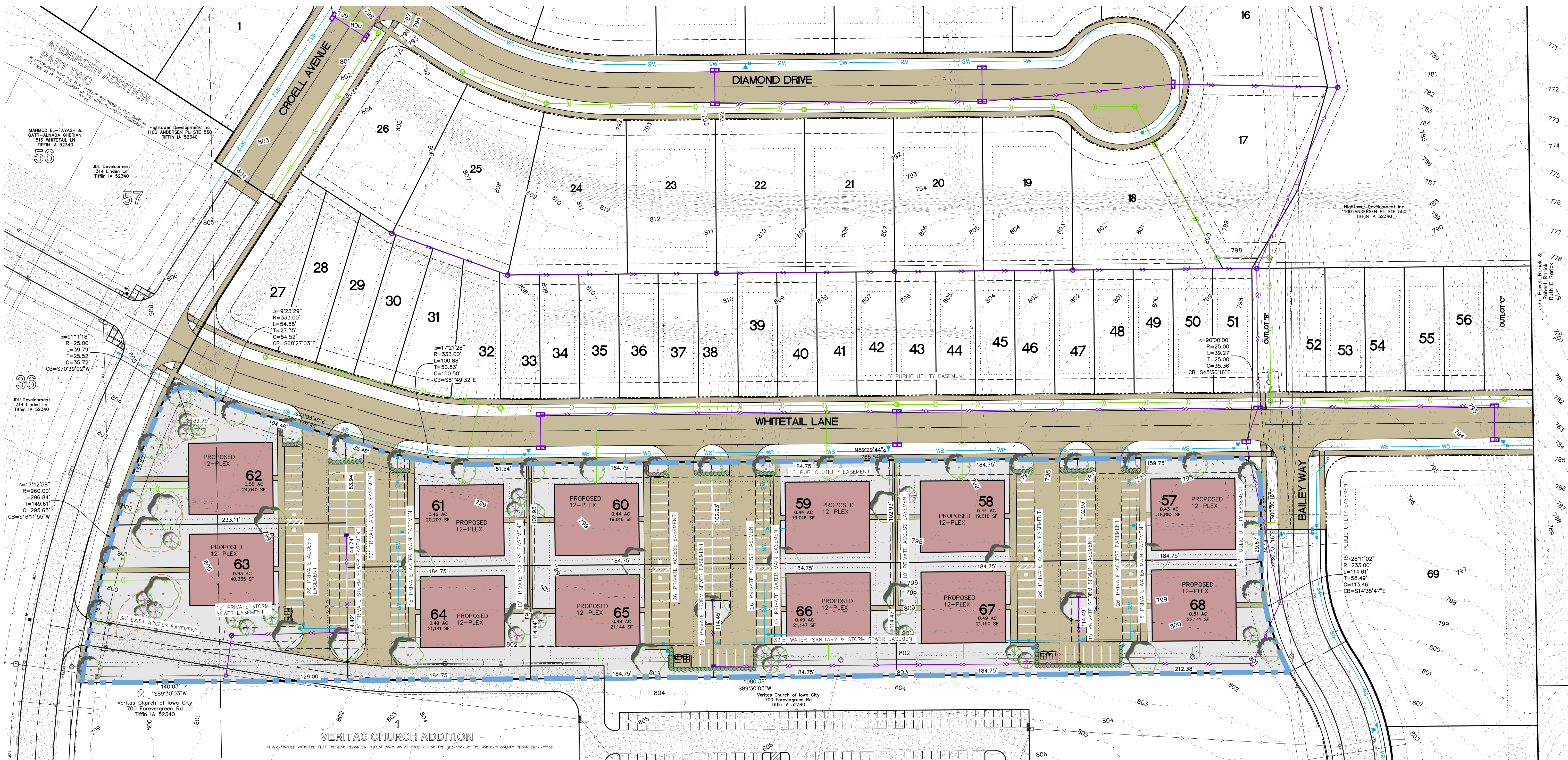
PLAT/PLAN APPROVED
by the
City of Tiffin

Mayer: _____ Date: _____

UTILITY EASEMENTS, AS SHOWN HEREON, MAY OR MAY NOT, INCLUDE SANITARY SEWER LINES AND/OR STORM SEWER LINES AND/OR WATER LINES - SEE CONSTRUCTION PLANS FOR DETAILS.

DEVELOPMENT CHARACTERISTICS

- PROPOSED ZONING: OPD-LOTUS HILL SOUTH
- SETBACK MINIMUMS:
BUILDING SETBACKS: 20 FEET
FRONT YARD: 20 FEET
SIDE YARD: 05 FEET
CORNER YARD: 15 FEET
REAR YARD: 20 FEET
- PARKING REQUIREMENTS:
MULTI-FAMILY UNITS: 1.4 SPACES * 144 UNITS = 202 SPACES
2 SPACES/DWELLING UNIT: 202 SPACES
SPACES PROVIDED: 214 TOTAL



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



CIVIL ENGINEERS
LAND PLANNERS
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LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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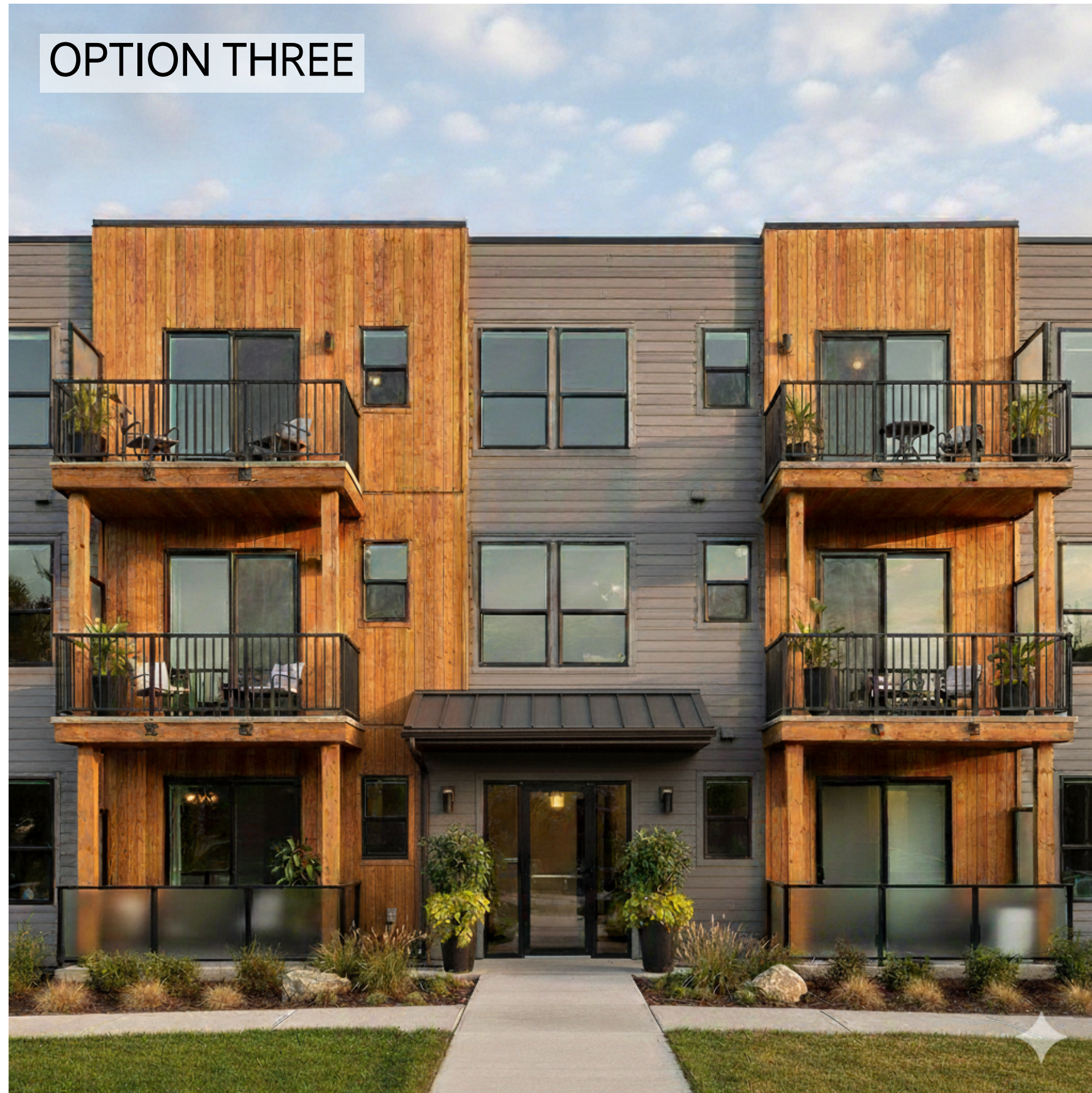
OPTION ONE



OPTION TWO



OPTION THREE



OPTION FOUR



**LOTUS
HILL
SOUTH**