

CITY OF TIFFIN ORDINANCE NO. 2026-529

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TIFFIN, IOWA, TO REZONE THE LOTUS HILL SOUTH AREA OF ANDERSEN ADDITION - PART THREE, FROM R-12/OPD CONCEPT DISTRICT TO R-12/OPD SITE DISTRICT, 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, concerning Andersen Addition Part Three – Lotus Hill South, Tiffin, Johnson County, Iowa, attached hereto and incorporated herein.

Section 2. Amendment. The following legally described property:

DESCRIPTION - PROPOSED OPD-LOTUS HILL SOUTH ZONING

BEGINNING at 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 Northeasterly, 296.84 feet, along said East Line, on a 960.00 foot radius curve, concave Southeasterly, whose 295.65 foot chord bears N16°11'55"E; Thence Northeasterly, 39.79 feet, along a 25.00 foot radius curve, concave Southeasterly, whose 35.72 foot chord bears N70°39'02"E; Thence Southeasterly, 54.58 feet, along a 333.00 foot radius curve, concave Northeasterly, whose 54.52 foot chord bears S68°27'03"E; Thence S73°08'48"E, 139.96 feet; Thence Southeasterly, 100.88 feet, along a 333.00 foot radius curve, concave Northeasterly, whose 100.50 foot chord bears S81°49'32"E; Thence N89°29'44"E, 765.54 feet; Thence Southeasterly, 39.27 feet, along a 25.00 foot radius curve, concave Southwesterly, whose 35.36 foot chord bears S45°30'16"E; Thence S00°30'16"E, 82.39 feet; Thence Southeasterly, 114.61 feet, along a 233.00 foot radius curve, concave Northeasterly, whose 113.46 foot chord bears S14°35'47"E, to the POINT OF BEGINNING.

Said Proposed OPD Lotus Hill South Zoning (to be known as Andersen Addition - Part Three, Lots 57 through 68), contains 6.13 acres, and is subject to easements and restrictions of record.)

shall be changed from zoning classification R-12/OPD (Multi-Family, 9 thru 12 plex OPD) concept district to R-12/OPD (Multi-Family, 9 thru 12 plex OPD) Site District in Tiffin, Iowa, 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, Planned Development Overlay District Agreement(s) as required by the City and compliance with the requirements of the Tiffin Zoning Code - Planned Development Overlay District, and the Developer executing all easement agreements the City may require.

Section 3. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 4. 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 5. Effective Date. This ordinance shall be in effect after its final passage, approval, and posting as provided by law.

On the 21st day of July, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson Johnson introduced Ordinance No. 2026-529 - AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TIFFIN, IOWA, TO REZONE THE LOTUS HILL SOUTH AREA OF ANDERSEN ADDITION - PART THREE, FROM R-12/OPD CONCEPT DISTRICT TO R-12/OPD SITE DISTRICT, IN THE CITY OF TIFFIN, IOWA, JOHNSON COUNTY, IOWA, AND AS LEGALLY DESCRIBED HEREIN, and moved that it be given its first reading. The motion was seconded by Councilperson Orris.

Ayes: Johnson, Schnedler, Orris, Olney.

Absent: Limkemann.

Nays: None.

Four members of the Council being present and having voted "Aye", Mayor Tim Kasperek declared the motion carried, and Ordinance No. 2026-529, was read the first time, discussed, and placed on record.

On the 5th day of August, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson _____ introduced Ordinance No. 2026-529 - AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TIFFIN, IOWA, TO REZONE THE LOTUS HILL SOUTH AREA OF ANDERSEN ADDITION - PART THREE, FROM R-12/OPD CONCEPT DISTRICT TO R-12/OPD SITE DISTRICT, IN THE CITY OF TIFFIN, IOWA, JOHNSON COUNTY, IOWA, AND AS LEGALLY DESCRIBED HEREIN, 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. 2026-529 - AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TIFFIN, IOWA, TO REZONE THE LOTUS HILL SOUTH AREA OF ANDERSEN ADDITION - PART THREE, FROM R-12/OPD CONCEPT DISTRICT TO R-12/OPD SITE DISTRICT, IN THE CITY OF TIFFIN, IOWA, JOHNSON COUNTY, IOWA, AND AS LEGALLY DESCRIBED HEREIN , 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. 2026-529, 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 Kasperek declared the motion carried, and the ordinance was passed and adopted.

Whereupon the Mayor declared that Ordinance No. 2026-529 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 Kasperek, 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 LOTUS HILL SOUTH AREA OF ANDERSEN ADDITION - PART THREE, FROM R-12/OPD CONCEPT DISTRICT TO R-12/OPD SITE DISTRICT, IN THE CITY OF TIFFIN, IOWA, JOHNSON COUNTY, IOWA, AND AS LEGALLY DESCRIBED HEREIN, and known as Ordinance No. 2026-529 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. 2026-529 in the following places:

Tiffin City Hall, Tiffin, Iowa

Abigail Hora, City Clerk

LOTUS HILL SOUTH

OPD SITE DISTRICT

1) INTENT AND DESCRIPTION OF DISTRICT

This district intends to establish a multi-family residential district. This site will have 12 buildings containing 12 dwelling units on 12 individual lots.

2) PRINCIPAL USES AND STRUCTURES PERMITTED

A. Multi-family residential with at grade parking.

3) ACCESSORY USES AND STRUCTURES PERMITTED

The following uses and structures accessory to a principal permitted use or a special exception use is permitted subject to the provisions of Section 9.05.

A. Accessory uses or structures according to the provisions of Section 9.05.

B. Temporary uses or structures used in conjunction with construction work; provided however, such buildings comply with the provisions of Section 9.21.

4) SPECIAL EXCEPTION USES

Special Exception uses are permitted in Lotus Hill South, subject to approval of the City of Tiffin and the Developer.

5) AREA REQUIREMENTS

The minimum lot areas and widths, density, setbacks and height restrictions, are as follows.

A. Minimum Lot Size Requirements:

a. Frontage: 50 feet

b. Depth: 100 feet

c. Area: 5,000 square feet

B. Minimum Yard Requirements:

a. Front Yard Depth: 20 feet

b. Corner Lot Side Yard Depth: 15 feet

c. Side Yard Depth: 10 feet

d. Rear Yard Depth: 20 feet

C. Maximum Height: Four stories and/or as approved by the Developer.

6) SIGN REGULATIONS

Signs are permitted as approved by the City of Tiffin and the Developer.

7) PARKING AND LOADING REGULATIONS

Parking must be provided at the following rates.

A. Residential:

a. 1.4 spaces per dwelling unit.

8) LIGHTING REGULATIONS

Exterior lighting is permitted upon approval of the City of Tiffin and the Developer.

9) LANDSCAPING REGULATIONS

- a. A landscaping plan must be submitted for approval by the City of Tiffin and the Developer. The plan must be appropriate for the zone and will allow for minimal variation throughout. The species of trees/shrubs/etc. must be approved by the City of Tiffin and the Developer.

10) SPECIAL REGULATIONS

- a. Separate or divided ownership of each residential unit is permitted in the Lotus Hill South District.
- b. There may be additional guidelines covered in the covenants provided by the Developer.

Lotus Hill South OPD

The Lotus Hill South OPD Site is located south of Whitetail Drive and East of Croell Avenue in the Andersen Addition Part Three subdivision. The proposed site consists of 6.14 acres and is adjacent to R-1C, and The Lotus Hill North zoning districts. The proposed concept for this site includes twelve (12) 12 unit multi family dwelling unit buildings with private driveways and at grade parking. The buildings will consist of three story dwelling units in height.

The proposed buildings will be comprised of two bedroom dwellings. There are a total of 144 residential units proposed on the site. Variances from the current zoning depicted on the Site OPD Exhibit include minimum 50' wide lots with 20' front and rear setbacks, 15' side-street setbacks and 10' side setbacks.



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

OVERALL LAYOUT PLAN

LOTUS HILL SOUTH

TIFFIN
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.
Date: 05/18/2026
Designed by: RAN
Drawn by: TAV
Checked by: RAN
Project No: 6385-084
Field Book No:
Scale: 1"=40'
Sheet No:
C120
of:

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-
22-1
PRO-
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
EXISTING WATER LINES
PROPOSED WATER LINES
ELECTRICAL LINES
TELEPHONE LINES
GAS LINES
CONTOUR LINES (1' INTERVAL)
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.



GRAPHIC SCALE IN FEET
1"=40'

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLAN TC-202 AND CITY OF TIFFIN REQUIREMENTS AT ALL TIMES DURING WORK WITHIN PUBLIC R.O.W.

THE CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDERS FOR ANY REQUIRED RELOCATION OF EXISTING UTILITIES.

LEGAL DESCRIPTION

ANDERSEN ADDITION - PART THREE, LOTS 57 THROUGH 68, CONTAINING 6.13 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PROPOSAL

APPLICANT PLANS TO DEVELOP A 6.13 ACRE OPD CONSISTING OF 144 UNITS IN TWELVE 3 STORY, (12 UNIT), BUILDINGS.

DEVELOPMENT CHARACTERISTICS:

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

LOT CHARACTERISTICS:
LOT AREA (LOTS 57-68) 267,236 SF (100%) (6.13 AC)
BUILDING FOOTPRINT AREA 73,440 SF (27.5%)
PROPOSED PAVING AREA 92,700 SF (31.0%)
EXISTING PAVING AREA 10,160 SF (3.8%)
GREEN SPACE AREA 100,936 SF (37.7%)

PARKING REQUIREMENTS

MULTI-FAMILY UNITS 1.4 SPACES/DWELLING UNIT 1.4 SPACES * 144 UNITS = 202 SPACES
SPACES REQUIRED: 202 SPACES
SPACES PROVIDED: 214 TOTAL

WHITE LAKE IS PROPOSED AT 36" WIDE TO ALLOW FOR ON-STREET PARKING.

NOTES:

1. ALL PROPOSED DRIVES WILL BE PRIVATE.

FINAL OPD SITE PLAN LOTUS HILL SOUTH 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

DEVELOPMENT CHARACTERISTICS LOT 66

ZONING: OPD-LOTUS HILL SOUTH
LOT CHARACTERISTICS:
LOT AREA 21,147 SF (100%)
BUILDING AREA 6,120 SF (28.9%)
PAVING AREA (PROP) 6,485 SF (30.7%)
GREEN SPACE 8,542 SF (40.4%)

DENSITY CHARACTERISTICS:
12 DWELLING UNITS / 0.49 ACRES 24.5 DWELLING UNITS PER ACRE

DEVELOPMENT CHARACTERISTICS LOT 67

ZONING: OPD-LOTUS HILL SOUTH
LOT CHARACTERISTICS:
LOT AREA 21,150 SF (100%)
BUILDING AREA 6,120 SF (28.9%)
PAVING AREA (PROP) 6,485 SF (30.7%)
GREEN SPACE 8,542 SF (40.4%)

DENSITY CHARACTERISTICS:
12 DWELLING UNITS / 0.49 ACRES 24.5 DWELLING UNITS PER ACRE

DEVELOPMENT CHARACTERISTICS LOT 67

ZONING: OPD-LOTUS HILL SOUTH
LOT CHARACTERISTICS:
LOT AREA 22,141 SF (100%)
BUILDING AREA 6,120 SF (27.6%)
PAVING AREA (PROP) 6,485 SF (29.3%)
GREEN SPACE 9,536 SF (43.1%)

DENSITY CHARACTERISTICS:
12 DWELLING UNITS / 0.51 ACRES 23.5 DWELLING UNITS PER ACRE

C120
C121
C122
C140
C141
C142
C143
C144
C145
C146
C147
C160
C161
C500
C501
L100

OVERALL LAYOUT PLAN
SITE DIMENSION LAYOUT PLAN WEST
SITE DIMENSION LAYOUT PLAN EAST
OVERALL GRADING, EROSION
CONTROL, AND SWPPP
DETAILED GRADING PLAN
DETAILED GRADING PLAN
DETAILED GRADING PLAN
DETAILED GRADING PLAN
DETAILED GRADING PLAN
DETAILED GRADING PLAN
SANITARY SEWER AND
WATER MAIN PLAN
STORM SEWER PLAN
GENERAL NOTES AND DETAILS
GENERAL NOTES AND DETAILS
LANDSCAPE PLAN

DEVELOPMENT CHARACTERISTICS LOT 57

ZONING: OPD-LOTUS HILL SOUTH
LOT CHARACTERISTICS:
LOT AREA 18,882 SF (100%)
BUILDING AREA 6,120 SF (32.4%)
PAVING AREA (PROP) 6,744 SF (35.7%)
GREEN SPACE 6,018 SF (31.9%)

DENSITY CHARACTERISTICS:
12 DWELLING UNITS / 0.43 ACRES 27.9 DWELLING UNITS PER ACRE

DEVELOPMENT CHARACTERISTICS LOT 58

ZONING: OPD-LOTUS HILL SOUTH
LOT CHARACTERISTICS:
LOT AREA 19,016 SF (100%)
BUILDING AREA 6,120 SF (32.2%)
PAVING AREA (PROP) 6,984 SF (36.7%)
GREEN SPACE 5,912 SF (31.1%)

DENSITY CHARACTERISTICS:
12 DWELLING UNITS / 0.44 ACRES 27.3 DWELLING UNITS PER ACRE

DEVELOPMENT CHARACTERISTICS LOT 59

ZONING: OPD-LOTUS HILL SOUTH
LOT CHARACTERISTICS:
LOT AREA 19,016 SF (100%)
BUILDING AREA 6,120 SF (32.2%)
PAVING AREA (PROP) 6,984 SF (36.7%)
GREEN SPACE 5,912 SF (31.1%)

DENSITY CHARACTERISTICS:
12 DWELLING UNITS / 0.44 ACRES 27.3 DWELLING UNITS PER ACRE

DEVELOPMENT CHARACTERISTICS LOT 60

ZONING: OPD-LOTUS HILL SOUTH
LOT CHARACTERISTICS:
LOT AREA 19,016 SF (100%)
BUILDING AREA 6,120 SF (32.2%)
PAVING AREA (PROP) 6,984 SF (36.7%)
GREEN SPACE 5,912 SF (31.1%)

DENSITY CHARACTERISTICS:
12 DWELLING UNITS / 0.44 ACRES 27.3 DWELLING UNITS PER ACRE

DEVELOPMENT CHARACTERISTICS LOT 61

ZONING: OPD-LOTUS HILL SOUTH
LOT CHARACTERISTICS:
LOT AREA 20,207 SF (100%)
BUILDING AREA 6,120 SF (30.3%)
PAVING AREA (PROP) 7,845 SF (38.8%)
GREEN SPACE 6,242 SF (30.9%)

DENSITY CHARACTERISTICS:
12 DWELLING UNITS / 0.46 ACRES 26.1 DWELLING UNITS PER ACRE

DEVELOPMENT CHARACTERISTICS LOT 62

ZONING: OPD-LOTUS HILL SOUTH
LOT CHARACTERISTICS:
LOT AREA 24,040 SF (100%)
BUILDING AREA 6,120 SF (25.5%)
PAVING AREA (PROP) 5,948 SF (24.7%)
GREEN SPACE 11,972 SF (49.8%)

DENSITY CHARACTERISTICS:
12 DWELLING UNITS / 0.55 ACRES 21.8 DWELLING UNITS PER ACRE

DEVELOPMENT CHARACTERISTICS LOT 63

ZONING: OPD-LOTUS HILL SOUTH
LOT CHARACTERISTICS:
LOT AREA 40,335 SF (100%)
BUILDING AREA 6,120 SF (15.2%)
PAVING AREA (EXIST) 6,669 SF (16.5%)
PAVING AREA (PROP) 6,785 SF (16.8%)
GREEN SPACE 18,751 SF (46.5%)

DENSITY CHARACTERISTICS:
12 DWELLING UNITS / 0.93 ACRES 12.9 DWELLING UNITS PER ACRE

DEVELOPMENT CHARACTERISTICS LOT 64

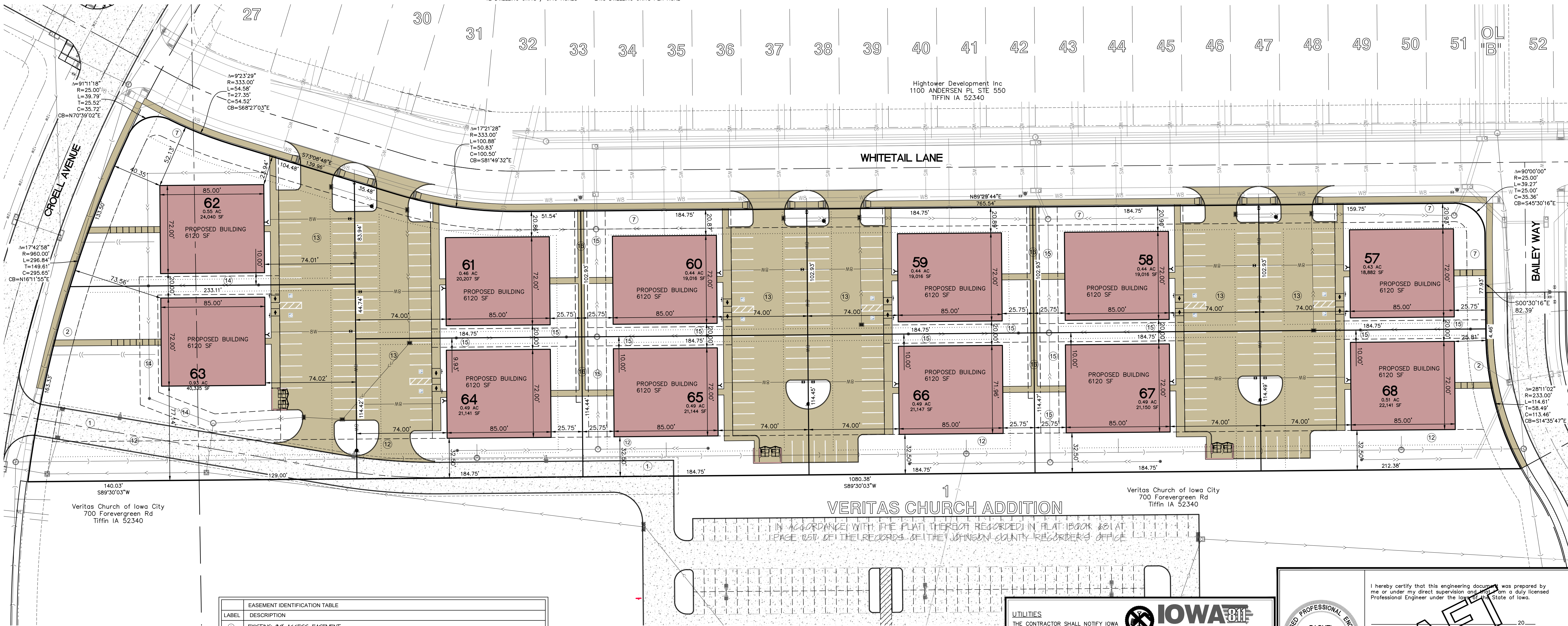
ZONING: OPD-LOTUS HILL SOUTH
LOT CHARACTERISTICS:
LOT AREA 21,141 SF (100%)
BUILDING AREA 6,120 SF (29.0%)
PAVING AREA (EXIST) 2,522 SF (11.9%)
PAVING AREA (PROP) 6,174 SF (29.2%)
GREEN SPACE 6,325 SF (29.9%)

DENSITY CHARACTERISTICS:
12 DWELLING UNITS / 0.49 ACRES 24.5 DWELLING UNITS PER ACRE

DEVELOPMENT CHARACTERISTICS LOT 65

ZONING: OPD-LOTUS HILL SOUTH
LOT CHARACTERISTICS:
LOT AREA 21,144 SF (100%)
BUILDING AREA 6,120 SF (28.9%)
PAVING AREA (EXIST) 969 SF (4.6%)
PAVING AREA (PROP) 6,678 SF (31.6%)
GREEN SPACE 7,377 SF (34.9%)

DENSITY CHARACTERISTICS:
12 DWELLING UNITS / 0.49 ACRES 24.5 DWELLING UNITS PER ACRE

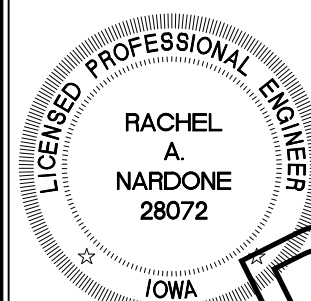


EASEMENT IDENTIFICATION TABLE	
LABEL	DESCRIPTION
①	EXISTING 30' ACCESS EASEMENT
②	EXISTING 15' PUBLIC UTILITY EASEMENT
③	15.00 FOOT WIDE PUBLIC UTILITY EASEMENT
④	32.50 FOOT WIDE WATER, SANITARY SEWER, AND STORM SEWER EASEMENT
⑤	PRIVATE ACCESS AND UTILITY EASEMENT
⑥	15.00 FOOT PRIVATE STORM SEWER EASEMENT
⑦	15.00 FOOT WIDE PRIVATE STORM SEWER EASEMENT (CENTERED)
⑧	10.00 FOOT WIDE PRIVATE ACCESS EASEMENT (CENTERED)

UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-8989 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.



I hereby certify that this engineering document was prepared by me or under my direct supervision and I am a duly licensed Professional Engineer under the laws of the State of Iowa.

RACHEL A. NARDONE, P.E. Iowa Lic. No. 28072
My license expires on December 31, 20...
These sheets covered by this seal:

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
TREES							
	AG	7	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" Cal.	B4B	25' x 20'
	BN	7	Betula nigra	River Birch	2" Cal.	B4B	60' x 45'
	CC	8	Cercis canadensis	Eastern Redbud	1.5" Cal.	B4B	30' x 25'
	GT	7	Gleditsia triacanthos inermis 'Sunburst'	Sunburst Thornless Honeylocust	2" Cal.	B4B	40' x 35'
	GD	7	Gymnocladus dioica 'Espresso-JFS'	Espresso Kentucky Coffeetree	2" Cal.	B4B	50' x 35'
	LT	7	Linodendron tulipifera	Tulip Tree	2" Cal.	B4B	80' x 50'
	MP	9	Malus x 'Prairifire'	Prairifire Crabapple	1.5" Cal.	B4B	20' x 20'
	QB	7	Quercus bicolor	Swamp White Oak	2" Cal.	B4B	60' x 60'
	TA	7	Tilia amercana 'Bailyard'	Frontyard® American Linden	2" Cal.	B4B	60' x 40'
	UF	7	Ulmus x 'Frontier'	Frontier Hybrid Elm	2" Cal.	B4B	40' x 30'

SHRUBS, ORNAMENTAL GRASSES & PERENNIALS

	JV	28	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	18" Ht.	Container	3' x 6'
	TM	25	Taxus x media 'Tauntonii'	Taunton's Yew	18" Ht.	Container	3' x 5'
	TT	26	Thuja occidentalis 'BaiJohn' TM	Techinto Arborvitae	30" Ht.	Container	10' x 5'
	TO	28	Thuja occidentalis 'Little Giant'	Little Giant Arborvitae	24" Ht.	Container	5' x 5'

FINAL OPD SITE PLAN
LOTUS HILL SOUTH
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

UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-8999 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERE TO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

- C120
- C121
- C122
- C140
- C141
- C142
- C143
- C144
- C145
- C146
- C147
- C160
- C161
- C500
- C501
- L100

- OVERALL LAYOUT PLAN
- SITE DIMENSION LAYOUT PLAN WEST
- SITE DIMENSION LAYOUT PLAN EAST
- OVERALL GRADING, EROSION CONTROL, AND SWPPP
- DETAILED GRADING PLAN
- DETAILED GRADING PLAN
- DETAILED GRADING PLAN
- DETAILED GRADING PLAN
- DETAILED GRADING PLAN
- SANITARY SEWER AND WATER MAIN PLAN
- STORM SEWER PLAN
- GENERAL NOTES AND DETAILS
- GENERAL NOTES AND DETAILS
- LANDSCAPE PLAN

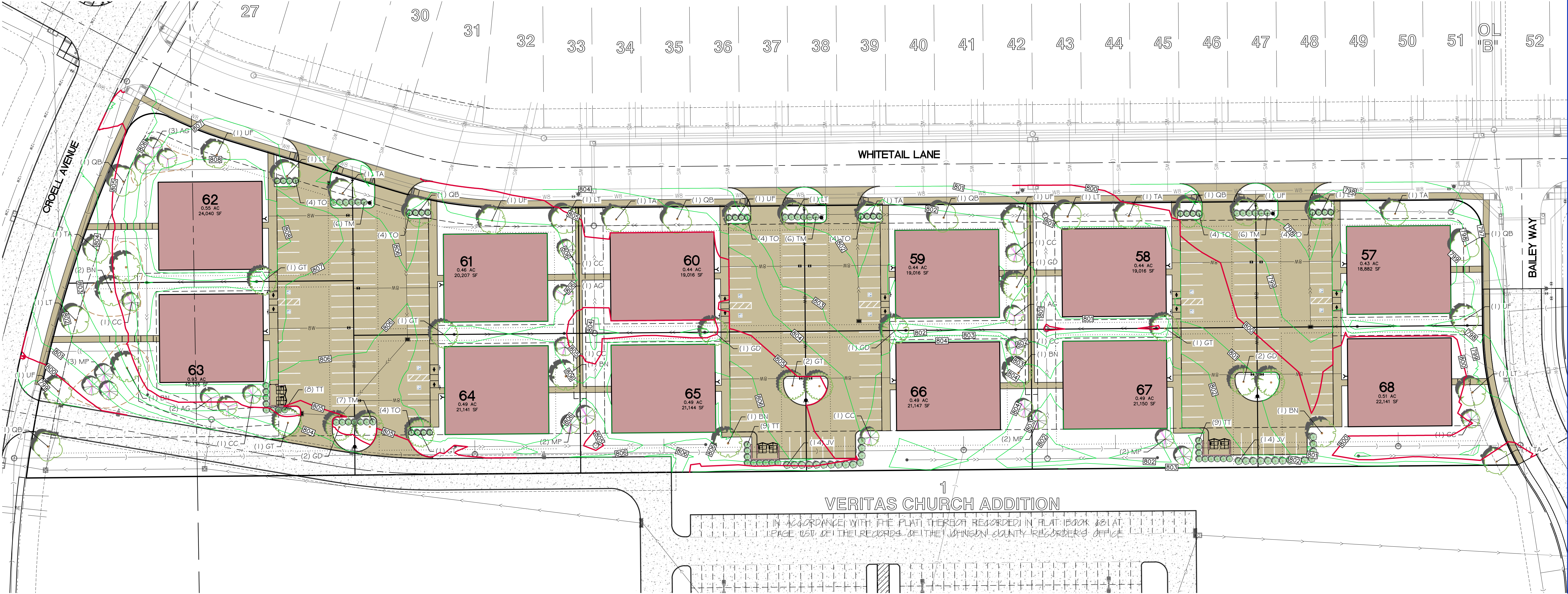
STANDARD LEGEND AND NOTES

- 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- 22-1
- PROP- 22-1
- POWER POLE
- POWER POLE W/DROP
- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- GUY 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
- EXISTING WATER LINES
- PROPOSED WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES (1' INTERVAL)
- EXISTING TREE LINE
- EXISTING DECAIDUOUS 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.

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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LANDSCAPE PLAN

LOTUS HILL SOUTH
TIFFIN
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 05/18/2026

Designed by: RAN

Drawn by: TAV

Checked by: RAN

Project No: 6385-084

Field Book No:

Scale: 1"=40'

Sheet No:

L100

of:

