



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
02-17-16	PER CITY ENGINEER REVIEW -JDM

PRELIMINARY
PLAT

LYNCH HEIGHTS

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	01-15-16
Designed By:	GDM
Drawn By:	JDM
Checked By:	GDM
Project No:	IOWA CITY 9707001
Field Book No:	1129
Scale:	1"=40'
Sheet No:	1
of.	1

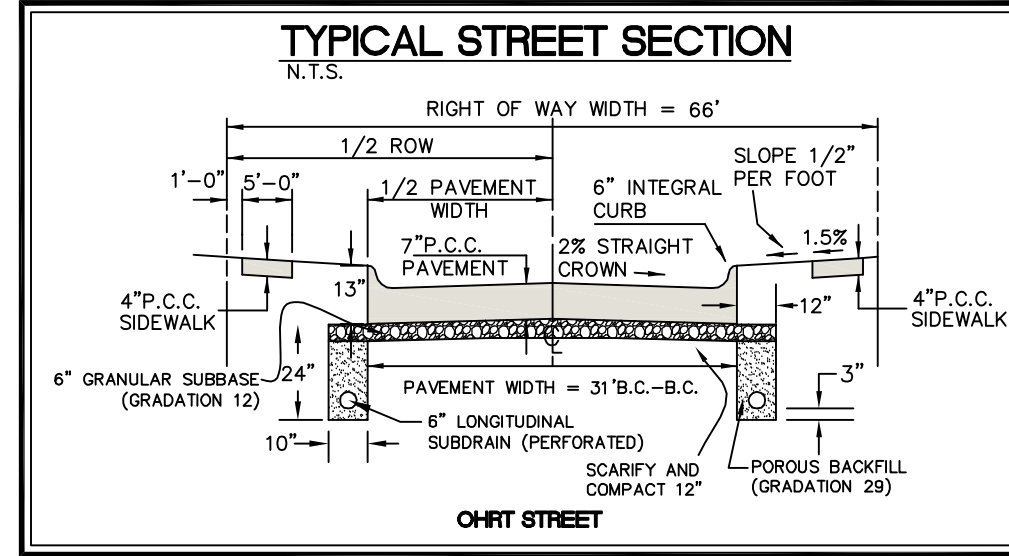
PRELIMINARY PLAT LYNCH HEIGHTS WEST BRANCH, IOWA

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

OWNER/APPLICANT:
LYNCH PLUMBING, INC.
829 W. MAIN STREET
TIPTON, IA 52772

APPLICANT'S ATTORNEY:
STEVEN C. ANDERSON
568 HIGHWAY 1 WEST
IOWA CITY, IA 52246

LEGAL DESCRIPTION
LOT 1 OF LOT "A", WEST BRANCH, CEDAR COUNTY, IOWA, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK G, AT PAGE 223, IN THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE, CONTAINING 6.02 ACRES, AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



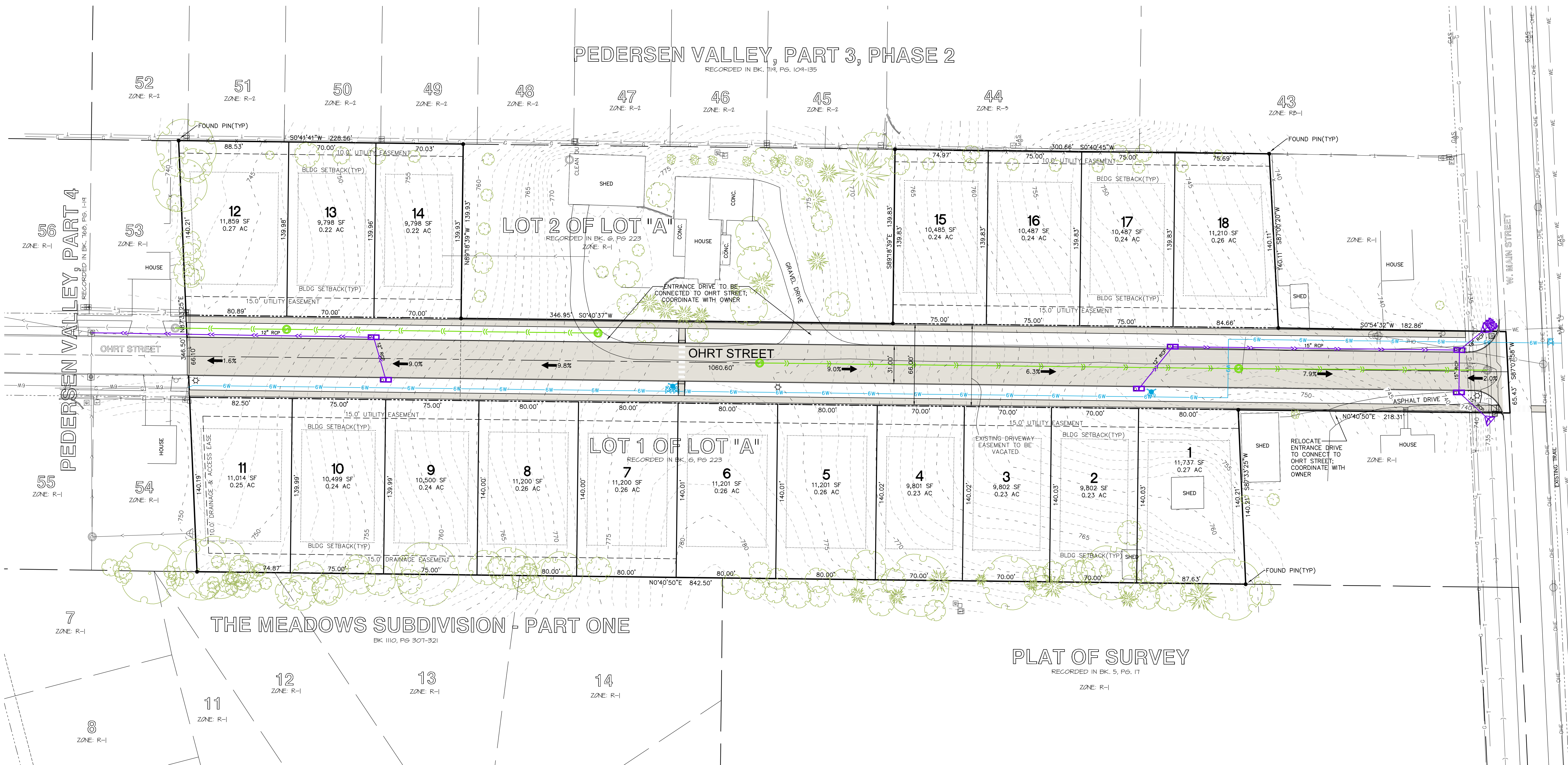
DEVELOPMENT CHARACTERISTICS

PROPOSED ZONING IS R-2 RESIDENTIAL

LOTS 1 THROUGH 18
R-2 RESIDENTIAL

R-2 RESIDENTIAL REQUIREMENTS

MINIMUM LOT AREA(SINGLE FAMILY)	6,000 SF
MINIMUM LOT AREA(TWO FAMILY)	8,400 SF
MINIMUM SETBACK FRONTAGE(SINGLE FAMILY)	60 FEET
MINIMUM SETBACK FRONTAGE(TWO FAMILY)	70 FEET
FRONT YARD SETBACK	25 FEET
SIDE YARD SETBACK	8 FEET
REAR YARD SETBACK	25 FEET



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
---	22-1
---	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 TREE LINE
---	EXISTING DECIDUOUS TREE & SHRUB
---	EXISTING EVERGREEN TREES & SHRUBS

GRAPHIC SCALE IN FEET
1"=40'

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.