

PLAT/PLAN APPROVED by the City of Iowa City. City Clerk: Date:

NOTE: ALL EASEMENTS ADJACENT TO STREET RIGHT-OF-WAY ARE 15' UTILITY EASEMENTS...

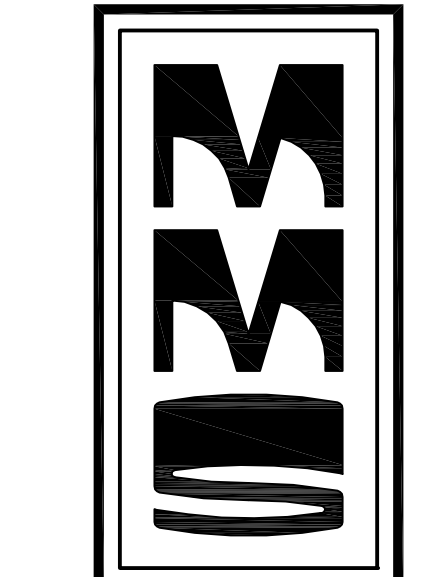
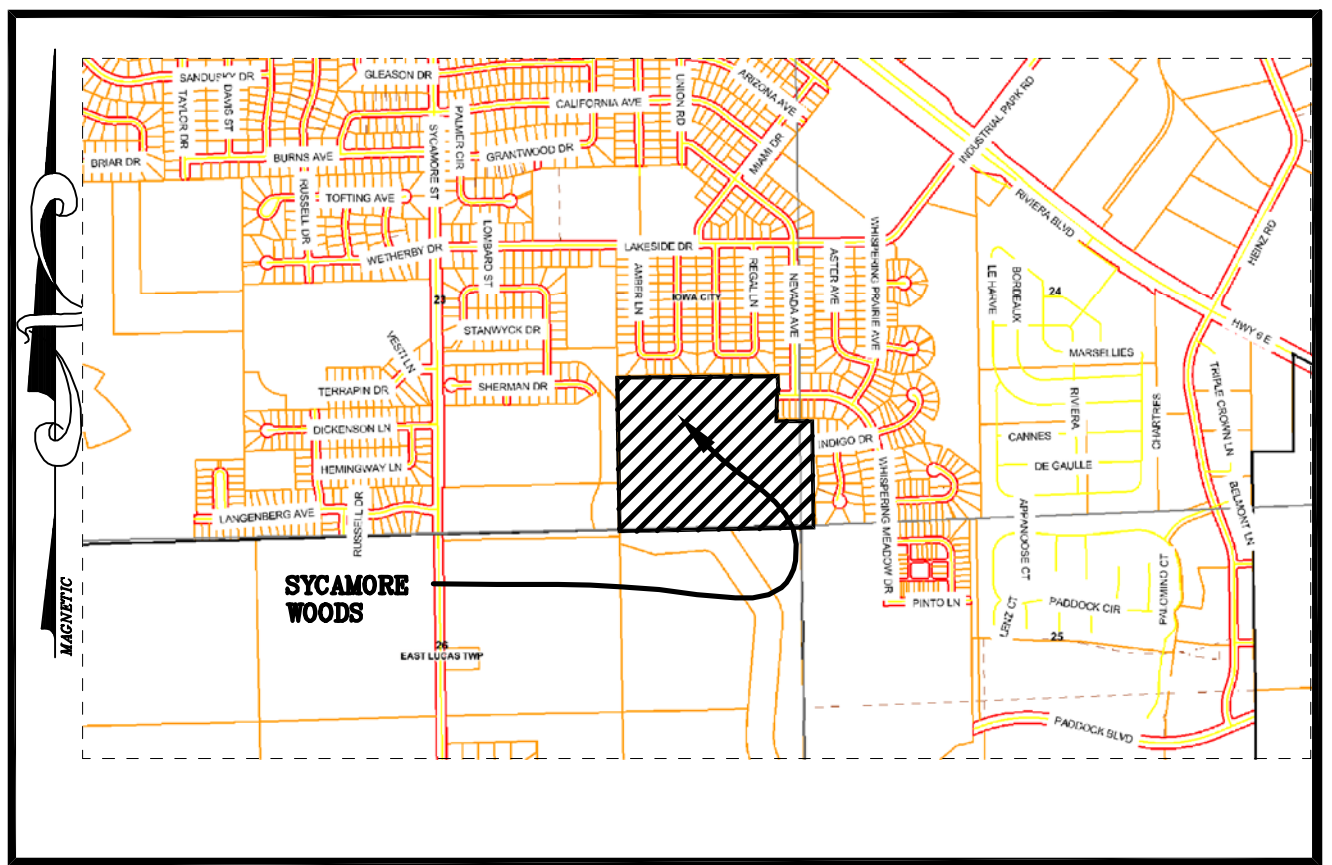
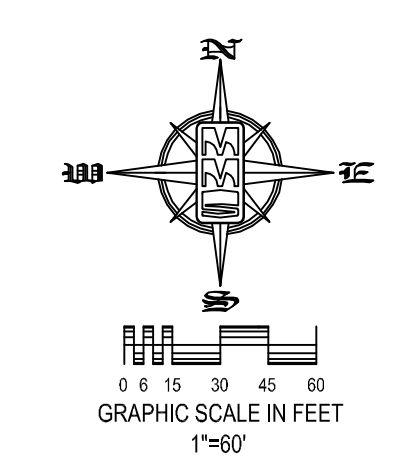
EXISTING ZONING: OPD-8 AND OPD-12

PRELIMINARY OPD, PRELIMINARY PLAT AND SENSITIVE AREAS DEVELOPMENT PLAN

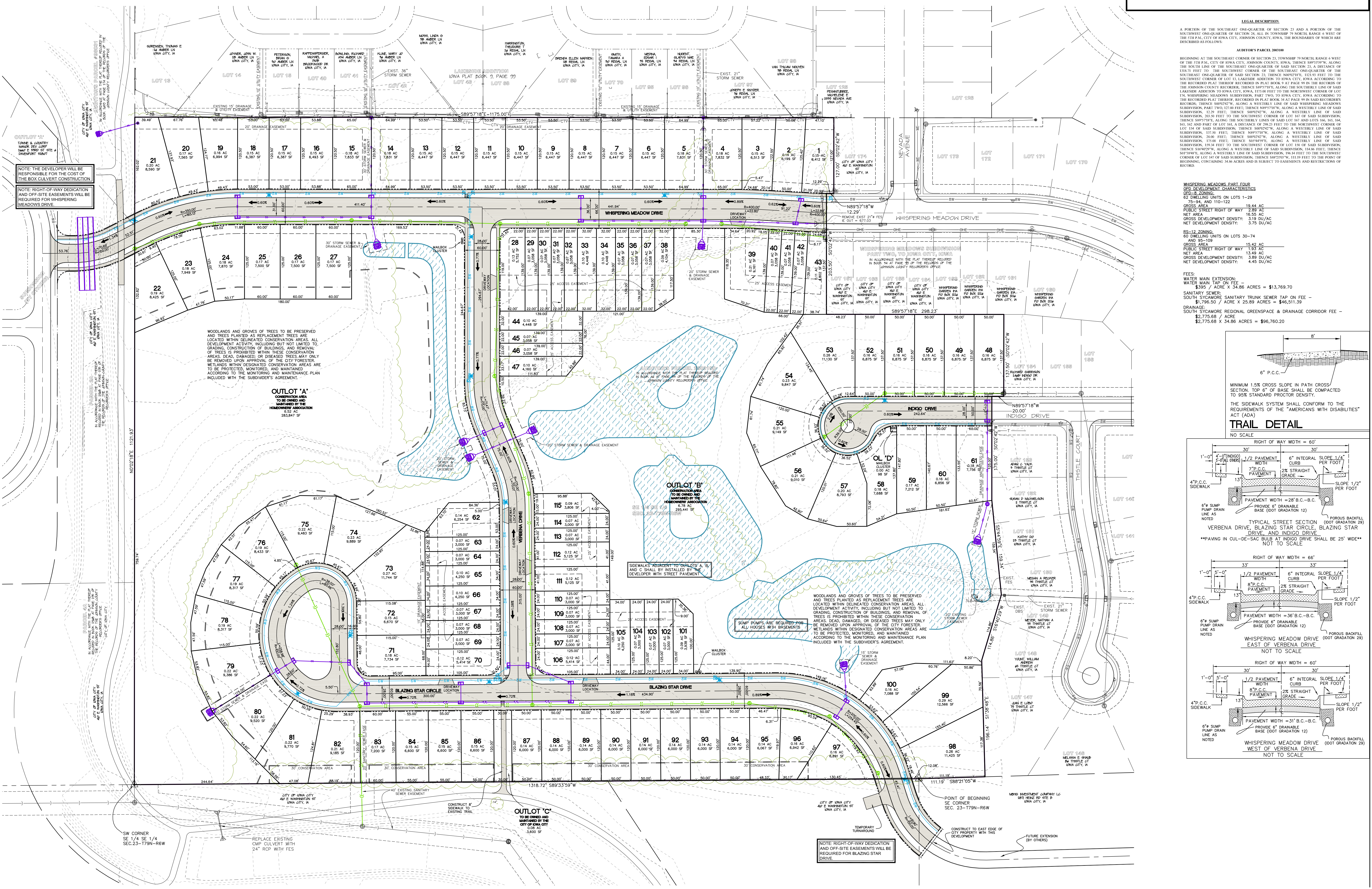
SYCAMORE WOODS IOWA CITY, IOWA

PLAT PREPARED BY: MMS CONSULTANTS INC. OWNER: BARKER DEVELOPMENT CO. SUBDIVIDER: MBHG INVESTMENT CO. LC. SUBDIVIDER'S ATTORNEY: MICHAEL PUGH

STANDARD LEGEND AND NOTES. PROPERTY &/OR BOUNDARY LINES, CONCRETE SECTION LINES, RIGHT-OF-WAY LINES, EXISTING CENTER LINES, EXISTING SANITARY SEWER, EXISTING STORM SEWER, WATER LINES, ELECTRICAL LINES, TELEPHONE LINES, GAS LINES, CENTER LINES (1" INTERVAL), CONTOUR LINES (1" INTERVAL), LIMITS OF CONSTRUCTION.



CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS ENVIRONMENTAL SPECIALISTS

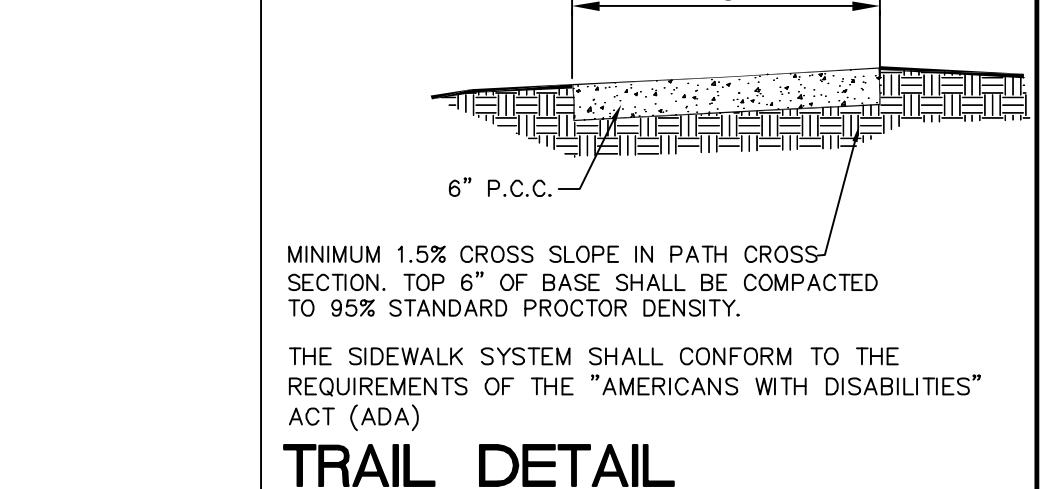


LEGAL DESCRIPTION: A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 21 AND A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 24...

AUTORS PARCEL 200100: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 6 WEST OF THE 10TH MERIDIAN OF IOWA CITY, JOHNSON COUNTY, IOWA...

WHISPERING MEADOWS PART FOUR: OPD-8 ZONING. 62 DWELLING UNITS ON LOTS 1-29. GROSS AREA: 19.44 AC. NET AREA: 16.55 AC. GROSS DEVELOPMENT DENSITY: 3.19 DU/AC.

FEES: WATER MAIN EXTENSION: \$13,769.70. SANITARY SEWER: \$46,511.51. DRAINAGE: \$96,762.20.



PRELIMINARY SENSITIVE AREAS SITE DEVELOPMENT PLAN (PRELIMINARY PLAT)

SYCAMORE WOODS

IOWA CITY JOHNSON COUNTY STATE OF IOWA

MMS CONSULTANTS, INC. Project No: 6748066. Date: 10/16/14. Scale: 1"=60'. Sheet No: 1 of 3.