



OUTLOT A

**4**  
10,878 SF

104.56'

120.00'

120.00'

3

84.21'

82.12'

80.02'

77.92'

75.82'

15' UTILITY EASEMENT

10' SANITARY SEWER EASEMENT

64.40'

32.45'

L:47.55'  
R:230.00'

L:80.00'  
R:230.00'

ALLISON WAY

47.32'

L:27.80'  
R:170.00'

L:125.61'  
R:170.00'

**SETBACKS:**

- FRONT 15 FEET
- GARAGE FACE 25 FEET
- SIDE 6 FEET
- REAR 20 FEET

**LEGEND:**

- EASEMENT
- SETBACK
- ..... BUILDABLE WIDTH (AT 10' INTERVALS)

DISCLAIMER:  
THIS DOCUMENT AND THE INFORMATION CONTAINED WITHIN, INCLUDING BUT NOT LIMITED TO THE LOT DIMENSIONS, IS FOR REFERENCE ONLY. THE FINAL PLAT, AS RECORDED WITH THE JOHNSON COUNTY RECORDER, SHALL GOVERN IN THE EVENT OF A DISCREPANCY.

ENGINEER:

CLIENT: MONUMENT HILLS, LLC

PROJECT NAME: MONUMENT HILLS RESIDENTIAL SUBDIVISION IOWA CITY

SHEET NAME: LOT 4 LAYOUT

|                     |                            |                    |
|---------------------|----------------------------|--------------------|
| PROJECT NO:<br>1026 | PROJECT MANAGER:<br>WELCH  | SHEET NUMBER:<br>4 |
| REVISION:<br>--     | ISSUED DATE:<br>04-10-2023 |                    |

PLOTTED: 4/14/2023 3:51 PM  
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