



ROCHESTER AVENUE

13  
25,189 SF

14

297.48'

254.65'

65.66'

150.00'

44.00'

44.00'

15' UTILITY EASEMENT

74.00'

60.00'

$\angle 23.56^\circ$   
R:15.00'

HERON DRIVE

**SETBACKS:**

FRONT	15 FEET
GARAGE FACE	25 FEET
SIDE	5 FEET
REAR	20 FEET

**LEGEND:**

- EASEMENT
- SETBACK
- ..... 0.00' 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:

**welch**  
— design + development

CLIENT:

MONUMENT HILLS, LLC

PROJECT NAME:

MONUMENT HILLS  
RESIDENTIAL SUBDIVISION  
IOWA CITY

SHEET NAME:

LOT 13 LAYOUT

PROJECT NO:

1026

PROJECT MANAGER:

WELCH

SHEET NUMBER:

REVISION:

A

ISSUED DATE:

09-06-24

13