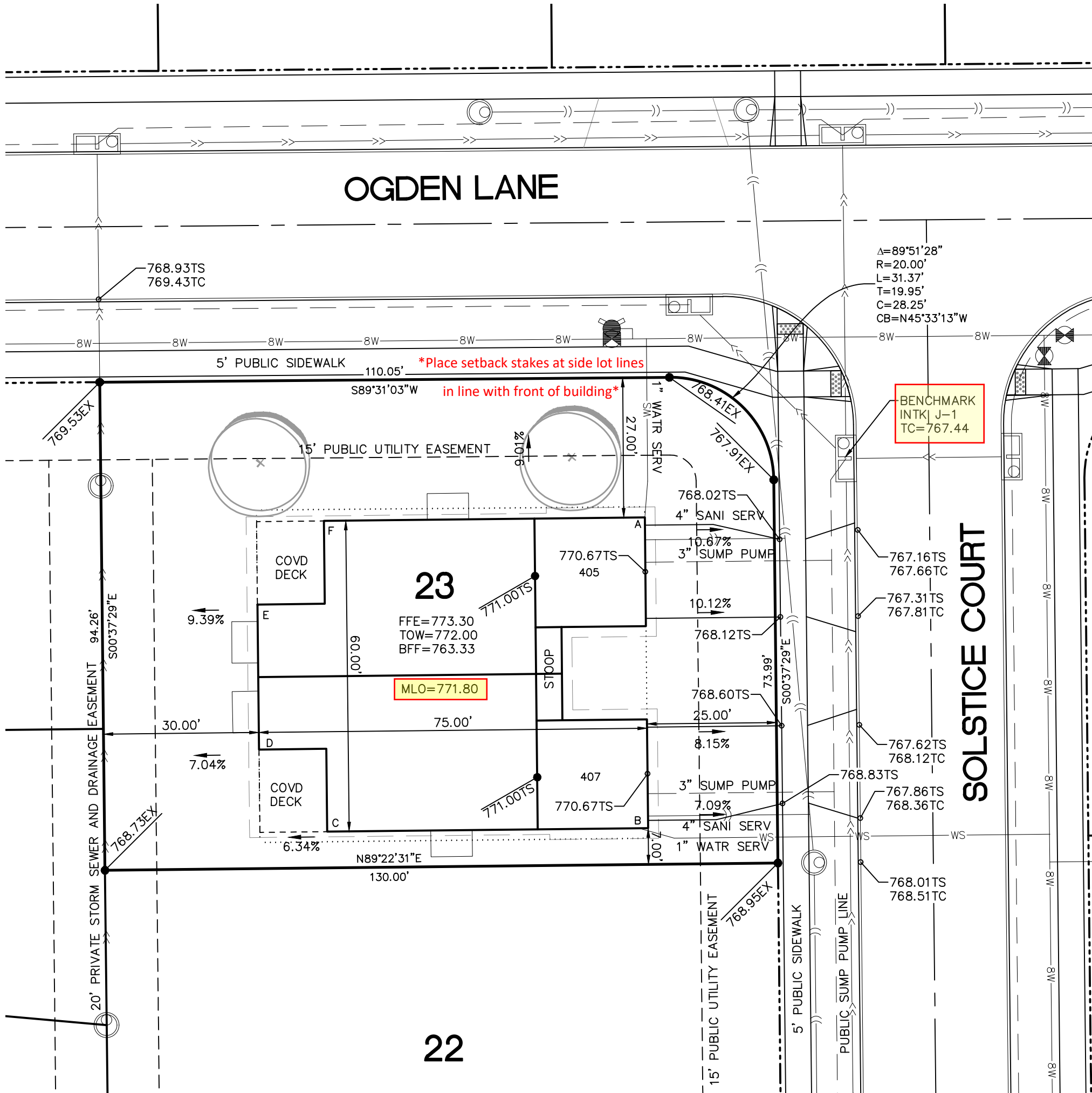


CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

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

[www.mmsconsultants.net](http://www.mmsconsultants.net)

**SITE DATA:**

APPLICANT: WATTS GROUP CONST  
LEGAL: LOT 23, SUNSET PRAIRIE PT 1  
ADDRESS: 405 AND 407 SOLSTICE COURT  
ZONING: RD-10; F=25, S=5, R=30

\*ALL PROPERTY PINS SHALL BE VISIBLE AND MARKED  
DURING THE ENTIRE CONSTRUCTION PROCESS.

LOT AREA = 12,148 SF  
BUILDING AREA = 3,790 SF  
LOT SPLIT = 405: 7338 SF; 407: 4810 SF

**\*Top of footing for 9' wall is  
4.44' (4' 5 1/4") below benchmark\***

| BUILDING CORNER | TOP FOUNDATION WALL | GRADE AT FOUNDATION WALL (MIN) | 10' FROM FOUNDATION WALL (MIN) |
|-----------------|---------------------|--------------------------------|--------------------------------|
| A               | 772.00              | 770.67                         | 769.27                         |
| B               | 772.00              | 770.67                         | 769.27                         |
| C               | 772.00              | 771.50                         | 771.00                         |
| D               | 772.00              | 771.50                         | 771.00                         |
| E               | 772.00              | 771.50                         | 771.00                         |
| F               | 772.00              | 771.50                         | 771.00                         |

**NOTES:**

\*THESE DRAWINGS WERE PREPARED IN ACCORDANCE WITH PROVIDED BUILDING PLANS AND APPROVED AT THE DIRECTIVE OF THE APPLICANT. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL APPROVED PERMIT DOCUMENTATION PRIOR TO CONSTRUCTION. MMS CONSULTANTS, INC. IS NOT RESPONSIBLE FOR ANY INCONSISTENCIES IN WHAT HAS BEEN PROVIDED AND REPRESENTED ON THESE DRAWINGS WITHOUT OUR EXPRESSED KNOWLEDGE AND APPROVAL. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND/OR LOCAL CODES.

## SITE PLAN LOT 23

## SUNSET PRAIRIE PART 1 NORTH LIBERTY JOHNSON COUNTY IOWA

### MMS CONSULTANTS, INC.

|              |                |
|--------------|----------------|
| Date:        | 08/06/2026     |
| Designed by: | Field Book No: |
| EKT          |                |
| Drawn by:    | Scale:         |
| EKT          | 1"=20'         |
| Checked by:  | Sheet No:      |
| LRS          | 1              |
| Project No:  | of:            |
| 1331-1034    | 2              |