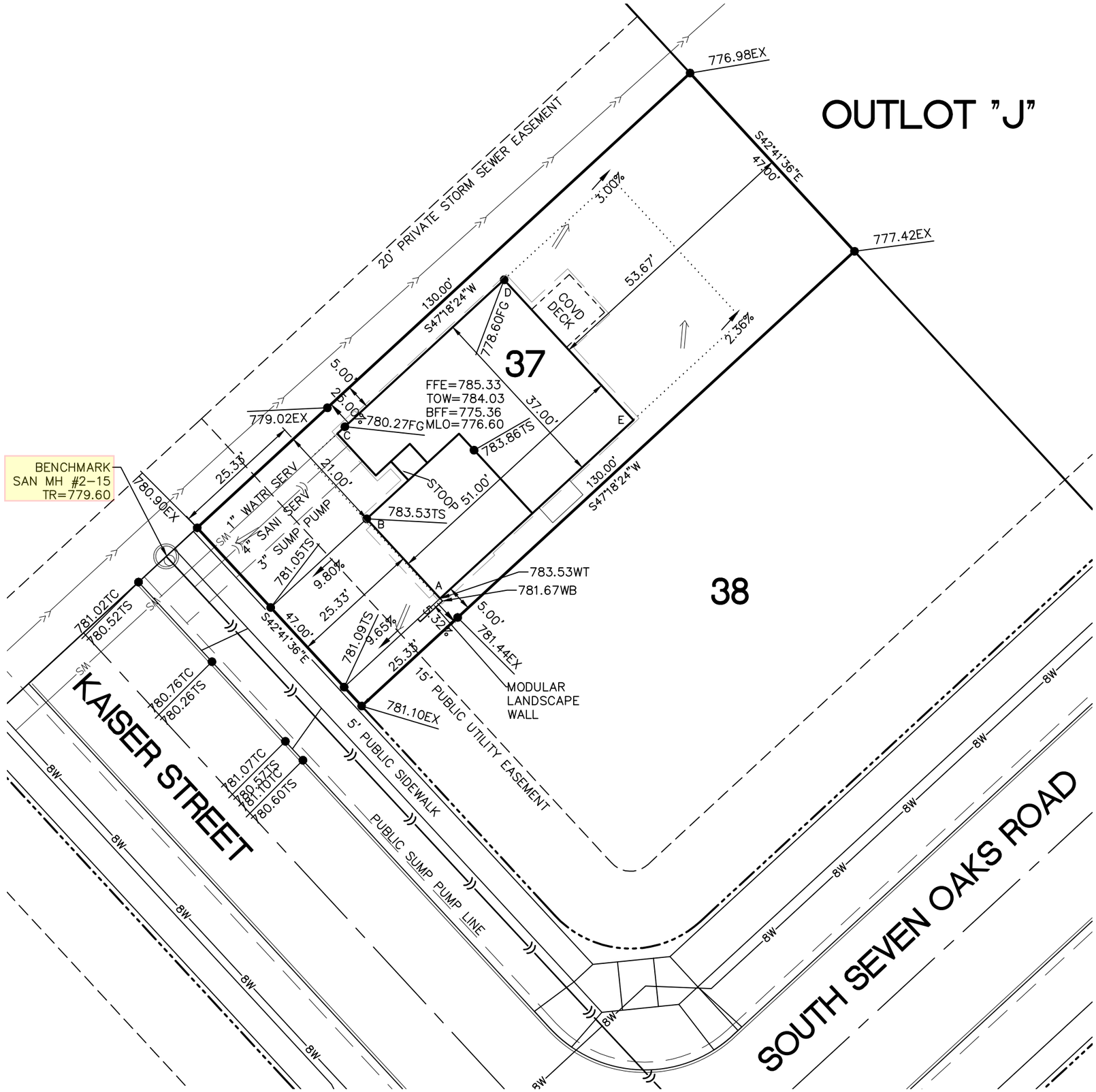

NORTH

0 2 5 10 15 20
GRAPHIC SCALE IN FEET
1"=20'

SITE DATA:

APPLICANT: WATTS GROUP CONST
LEGAL: LOT 37, SUNSET PRAIRIE PT 1
ADDRESS: 870 KAISER ST
ZONING: RS-9; F=25, S=5, R=25

*ALL PROPERTY PINS SHALL BE VISIBLE AND MARKED DURING THE ENTIRE CONSTRUCTION PROCESS.
LOT AREA = 6110 SF
BUILDING AREA = 1703 SF

Place setback stakes at side lot lines in line with front of building

BUILDING CORNER	TOP FOUNDATION WALL	GRADE AT FOUNDATION WALL (MIN)	10' FROM FOUNDATION WALL (MIN)
A	784.03	783.53	783.03
B	784.03	783.53	783.03
C	784.03	780.27	779.77
D	779.10	778.60	778.10
E	779.10	778.60	778.10

Top of footing for 9' wall is 4.57' (4' 6 13/16") below benchmark

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.

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

SITE PLAN
LOT 37

SUNSET PRAIRIE PART 1
NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 07/30/2026	
Designed by: EKT	Field Book No:
Drawn by: EKT	Scale: 1"=20'
Checked by: LRS	Sheet No: 1
Project No: 1331-1046	of: 2

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