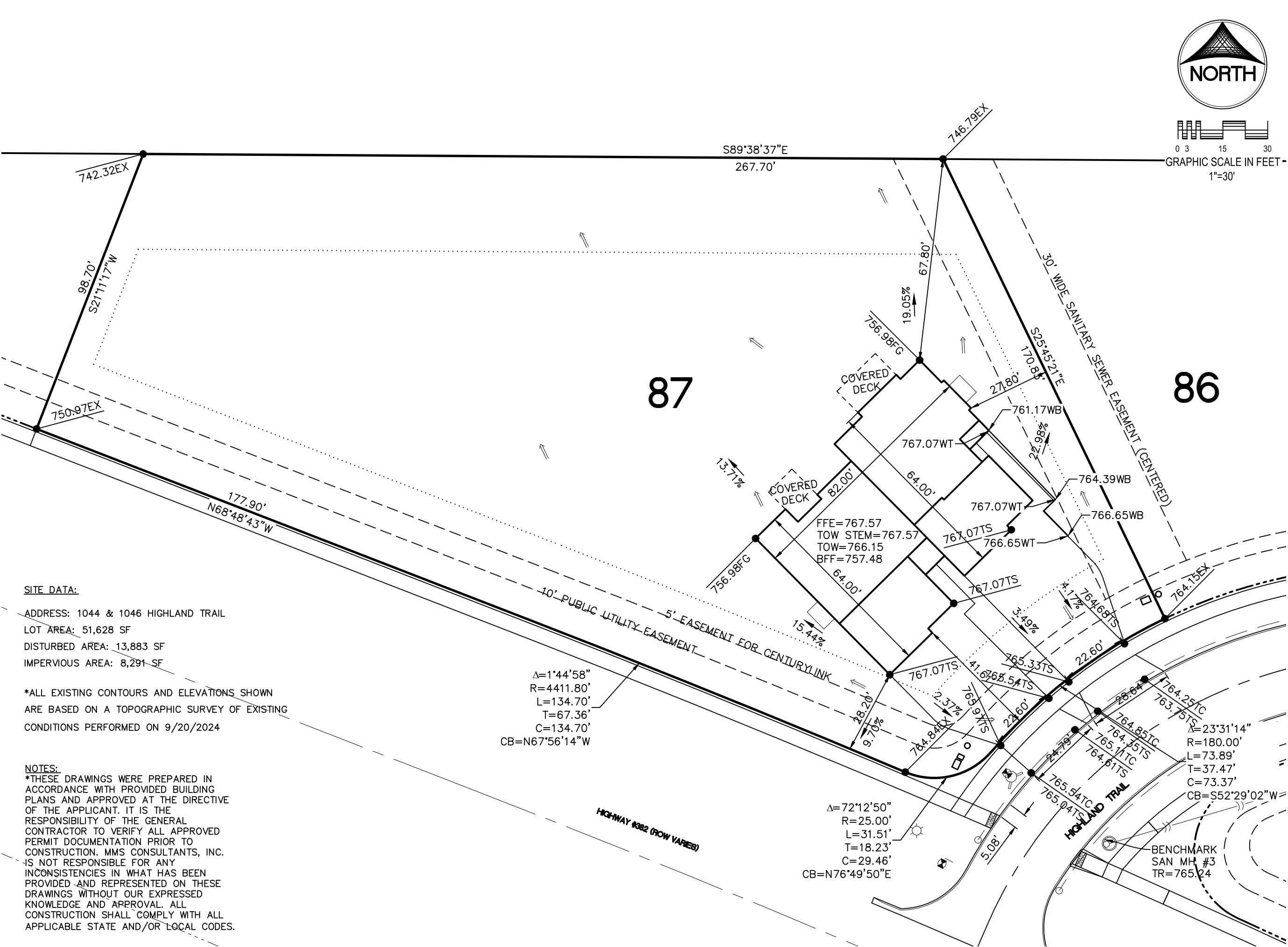


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1917 S. GILBERT ST.
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(319) 351-8282

www.mmsconsultants.net

Date	Revision
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SITE PLAN LOT 87

TRAIL RIDGE ESTATES
PART TWO

SOLO
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	6/23/2026
Designed by: AMP	Field Book No:
Drawn by: AMP	Scale: 1"=30'
Checked by: LRS	Sheet No: 1
Project No: 1331-1022	of: 2

SITE DATA:

ADDRESS: 1044 & 1046 HIGHLAND TRAIL
LOT AREA: 51,628 SF
DISTURBED AREA: 13,883 SF
IMPERVIOUS AREA: 8,291 SF

*ALL EXISTING CONTOURS AND ELEVATIONS SHOWN
ARE BASED ON A TOPOGRAPHIC SURVEY OF EXISTING
CONDITIONS PERFORMED ON 9/20/2024

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.

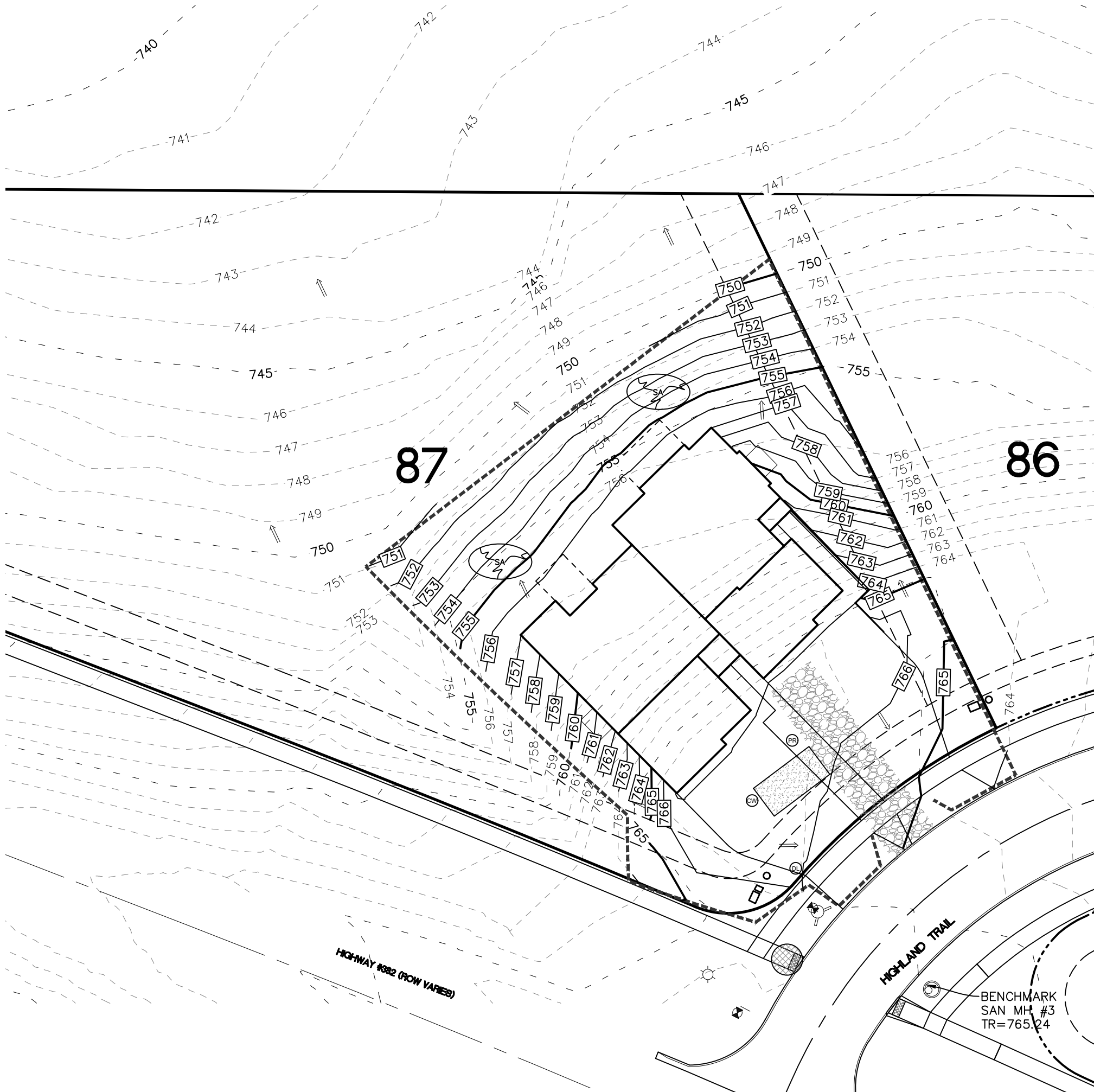
$\Delta=1^{\circ}44'58''$
 $R=4411.80'$
 $L=134.70'$
 $T=67.36'$
 $C=134.70'$
 $CB=N67^{\circ}56'14''W$

$\Delta=72^{\circ}12'50''$
 $R=25.00'$
 $L=31.51'$
 $T=18.23'$
 $C=29.46'$
 $CB=N76^{\circ}49'50''E$

$\Delta=23^{\circ}31'14''$
 $R=180.00'$
 $L=73.89'$
 $T=37.47'$
 $C=73.37'$
 $CB=S52^{\circ}29'02''W$

BENCHMARK
SAN MH #3
TR=765.24

G:\1331\1331-1022\1331-1022Y.dwg, 7/8/2026 4:36:09 PM



GRAPHIC SCALE IN FEET
1"=30'

EROSION CONTROL LEGEND—ALL MEASURES SHALL MEET SUDAS SPECIFICATIONS

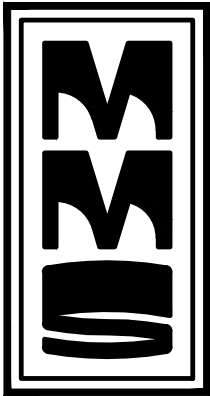
- SILT FENCE / FILTER SOCK
- ▨ TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT
- ▨ TEMPORARY PARKING AND STORAGE
- ⊙ CONCRETE TRUCK/EQUIPMENT WASHOUT
- ⊙ PORTABLE RESTROOM
- ⊙ DOCUMENT LOCATION (PERMITS, SWPPP, FORMS, ETC.)
- ⇒ DIRECTION OF OVERLAND FLOW
- ▨ FILTER SOCK INLET PROTECTION
- ⊙ FILTER SOCK BEHIND CURB AT CURB RAMP
- ▨ GRADING/CONSTRUCTION LIMITS
- ⊙ RIP RAP OUTLET PROTECTION
- ⊙ TEMPORARY SOIL STOCKPILE AREA

- PROPERTY &/or BOUNDARY LINES
- - - EXISTING RIGHT-OF-WAY LINES
- - - EXISTING CENTER LINES

THE ABOVE LISTED ITEMS ARE SHOWN IN THEIR RECOMMENDED LOCATIONS. IF A CONTROL MEASURE IS ADDED OR MOVED TO A MORE SUITABLE LOCATION, INDICATE THE REVISION ON THE SITE GRADING AND EROSION CONTROL PLAN. THE BLANKS LEFT FOR OTHER MEASURES SHOULD BE USED IF AN ITEM NOT SHOWN ABOVE IS IMPLEMENTED ON SITE. ADDITIONAL PRACTICE FOR EROSION PREVENTION AND SEDIMENT CONTROL CAN BE FOUND IN APPENDIX D OF THE SWPPP.

*ALL EXISTING CONTOURS AND ELEVATIONS SHOWN ARE BASED ON A TOPOGRAPHIC SURVEY OF EXISTING CONDITIONS PERFORMED ON 9/20/2024

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.



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SWPPP LOT 87

TRAIL RIDGE ESTATES
PART TWO
SOLON
JOHNSON COUNTY
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MMS CONSULTANTS, INC.

Date:	6/23/2026
Designed by:	Field Book No:
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