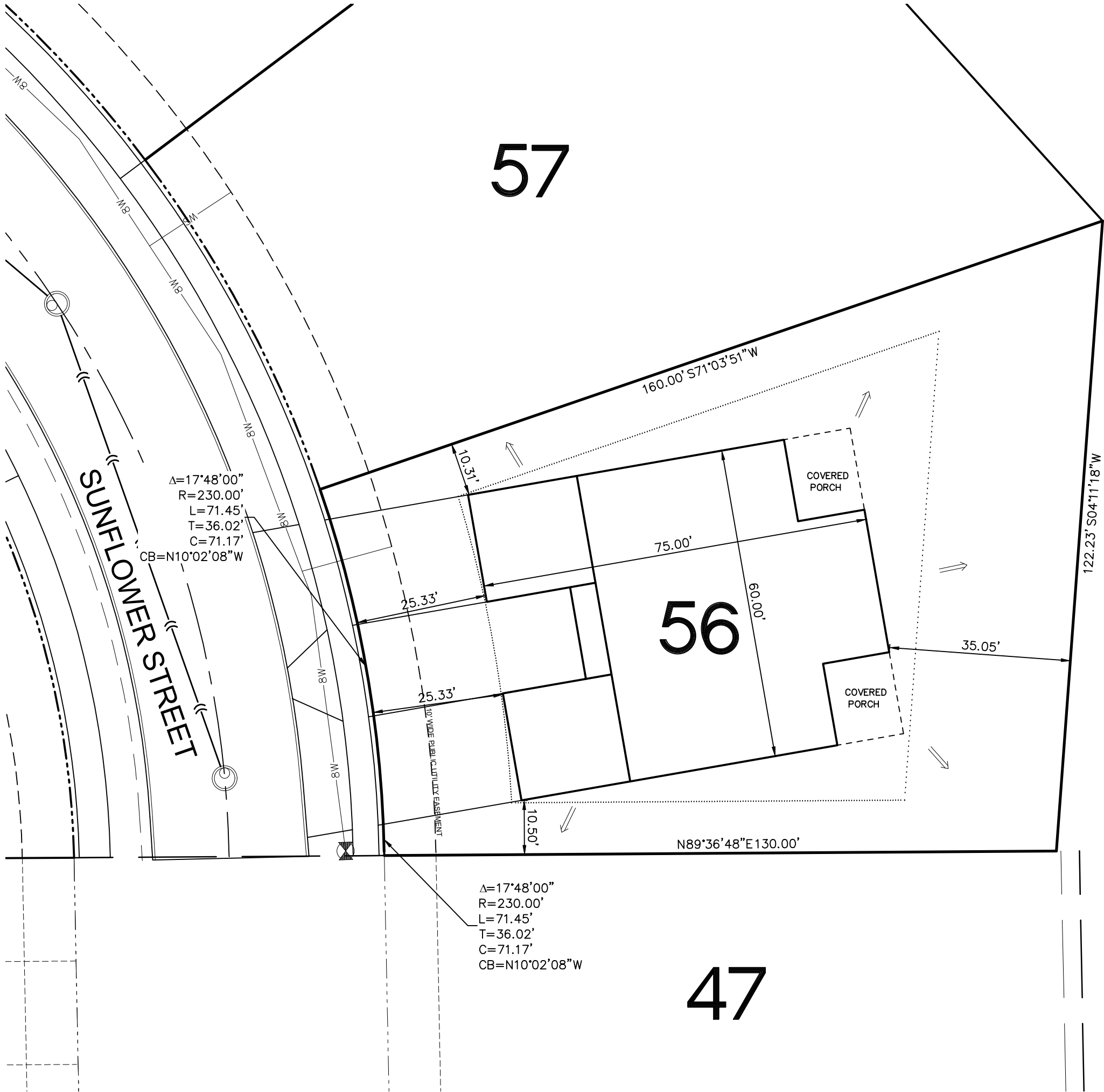
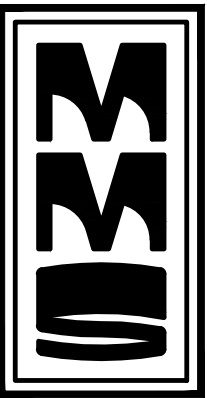




GRAPHIC SCALE IN FEET
1"=20'



CIVIL ENGINEERS
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LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

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Date	Revision
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SITE PLAN LOT 56

FOUNDERS GROVE
PART 1

ELY
LINN COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	06-05-2025
Designed by: ADP	Field Book No:
Drawn by: ADP	Scale: 1"=20'
Checked by: LRS	Sheet No: 1
Project No: 1331-950	of: 2

SITE DATA:

APPLICANT: WATTS GROUP CONSTRUCTION
LEGAL: LOT 56, FOUNDERS – GROVE PART 1
ADDRESS: 3110 & 3100 SUNFLOWER ST
ZONING: R-2; F=25, S=8, R=30

*ALL PROPERTY PINS SHALL BE VISIBLE AND MARKED
DURING THE ENTIRE CONSTRUCTION PROCESS.
LOT AREA = 13,468 SF
BUILDING AREA = 4085 SF

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
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KNOWLEDGE AND APPROVAL. ALL CONSTRUCTION SHALL
COMPLY WITH ALL APPLICABLE STATE AND/OR LOCAL CODES.