



50

51  
12,027 SF

52

96.41'

82.03'

170.69'

140.10'

66.27'

64.55'

62.84'

61.12'

59.41'

15' UTILITY EASEMENT

31.90'

L:17.41'  
R:380.00'

L:65.00'  
R:380.00'

L:60.00'  
R:380.00'

HERON DRIVE

L:72.79'  
R:320.00'

L:74.94'  
R:320.00'

**SETBACKS:**

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

**LEGEND:**

- - - - - EASEMENT
- - - - - SETBACK
- ..... 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:



CLIENT:

MONUMENT HILLS, LLC

PROJECT NAME:

MONUMENT HILLS  
RESIDENTIAL SUBDIVISION  
IOWA CITY

SHEET NAME:

LOT 51 LAYOUT

PROJECT NO:  
1026

PROJECT MANAGER:  
WELCH

SHEET NUMBER:

REVISION:  
A

ISSUED DATE:  
09-06-24

51

PLOTTED: 9/2/2024 8:13 PM  
PATH: G:\Users\jvick\OneDrive\Documents\monument\_hills\monument\_hills\1026\_3 - Monument Hills Lot Site Plans\Project Files\1026\_3\1026\_Monument\_Hills\_Lot\_Site\_Plan\Project Files\1026\_3 - Monument Hills Lot Site Plans\Project Files\1026\_3 - WELCH DESIGN AND DEVELOPMENT, LLC