



CONFLUENCE

ONE UNIVERSITY PLACE

Date: 08.06.2014

NEUMANN MONSON ARCHITECTS

221 East College Street | Suite 303 | Iowa City, Iowa 52240
T 319.338.7878

418 6th Avenue | Suite 209 | Des Moines, Iowa 50309
T 515.339.7800



CONFLUENCE

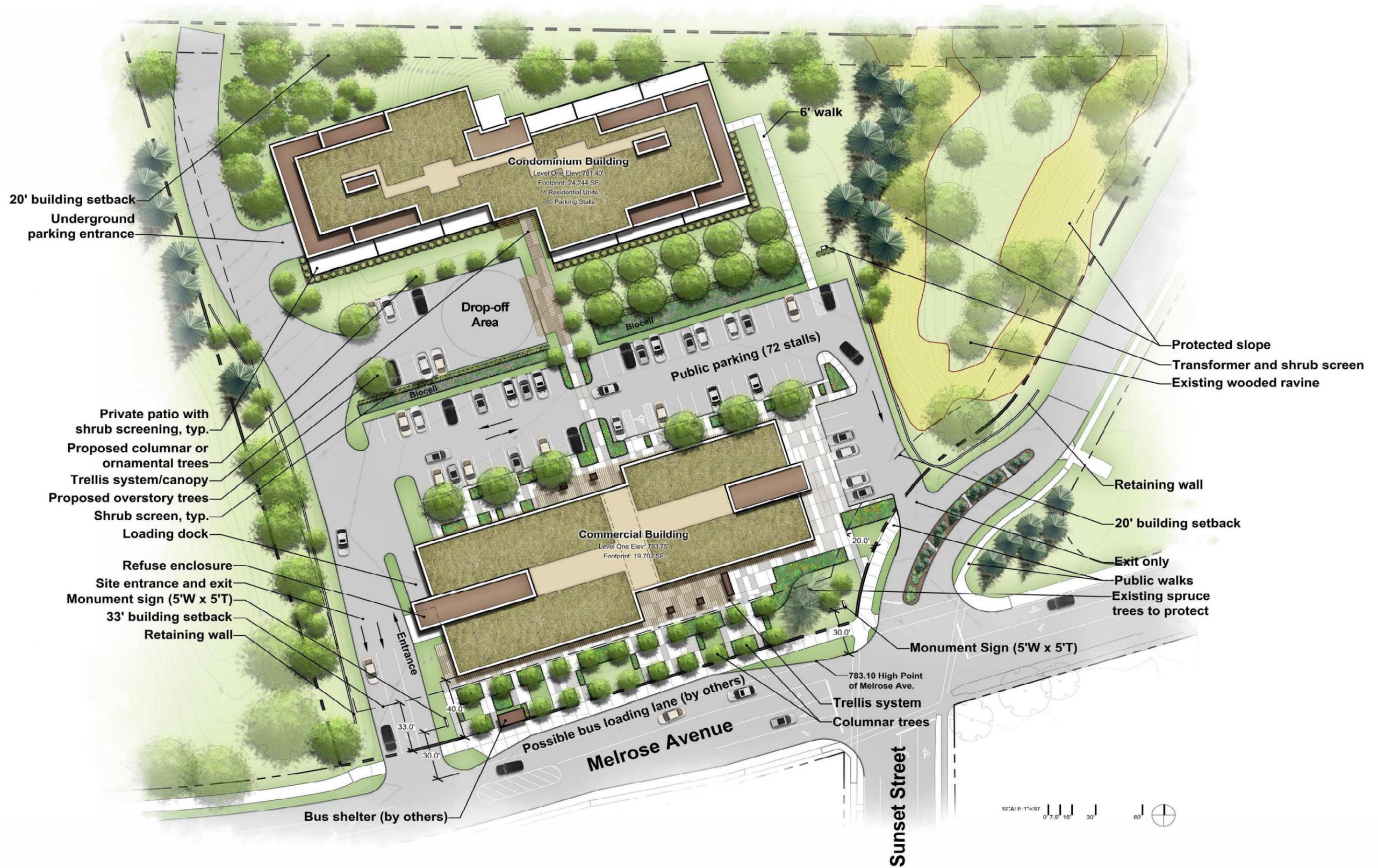
ONE UNIVERSITY PLACE

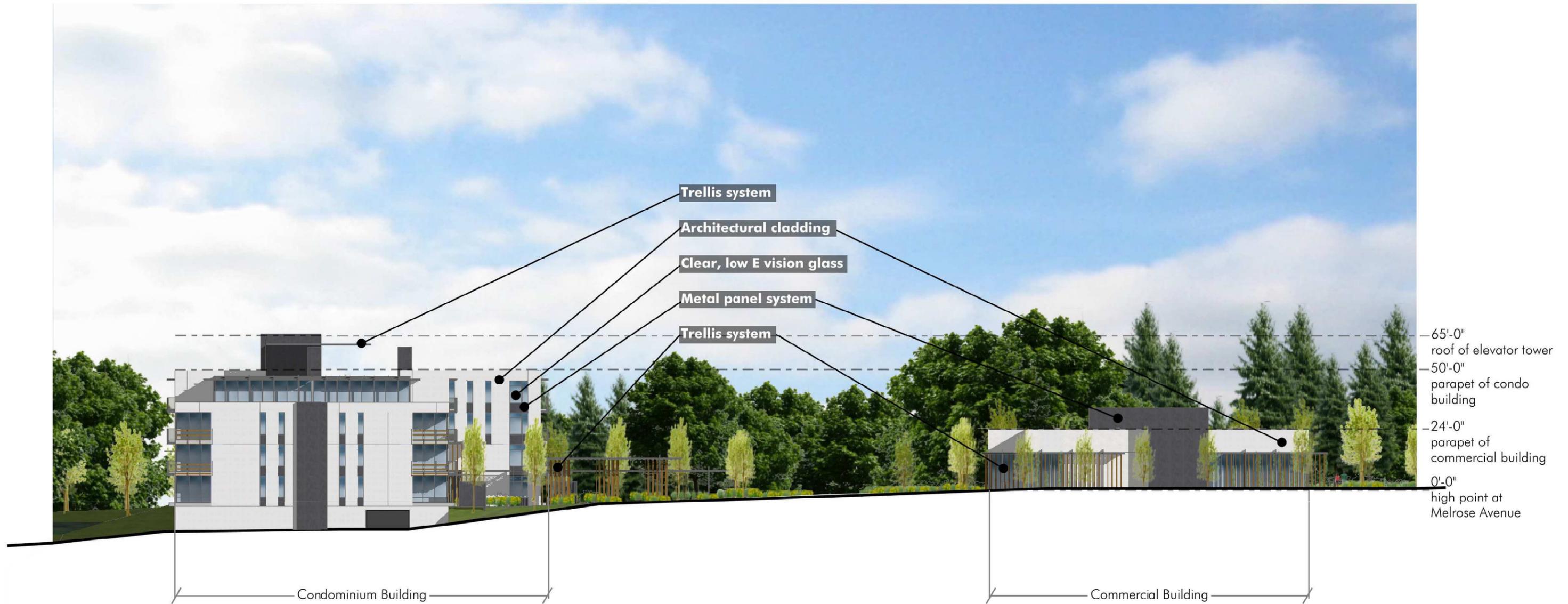
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WEST ELEVATION



CONFLUENCE

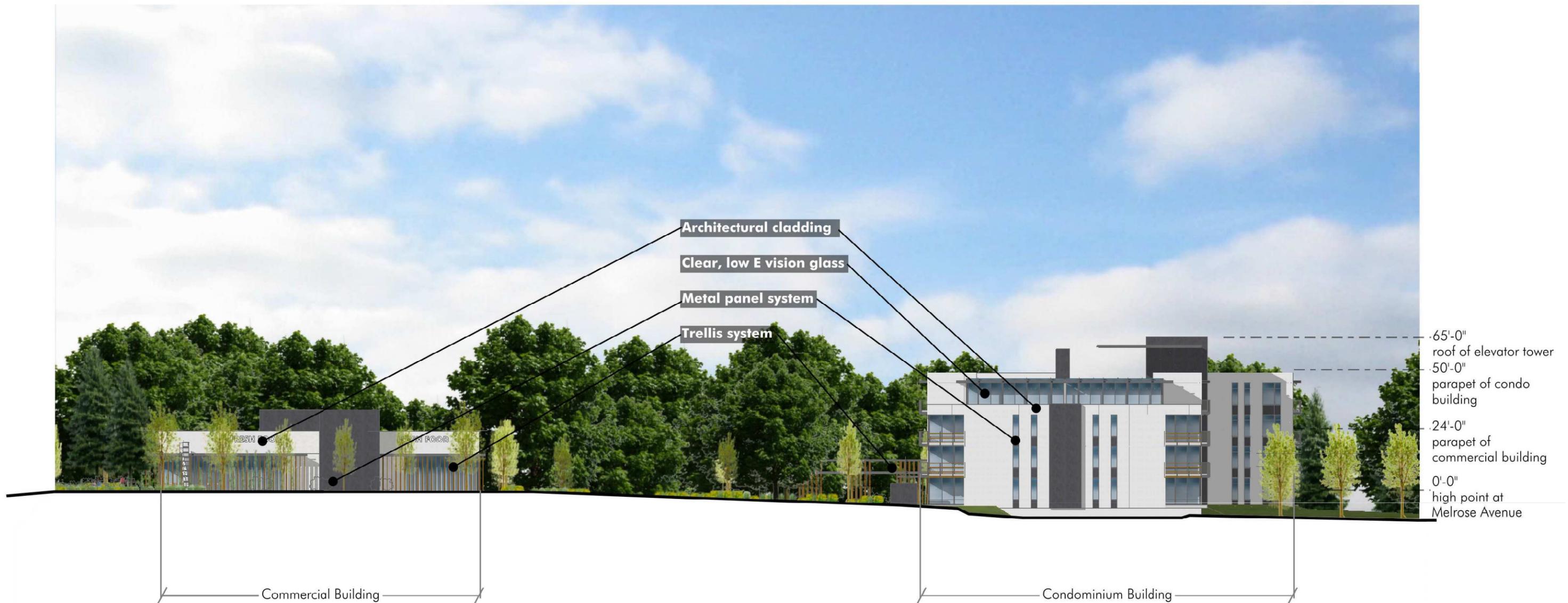
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EAST ELEVATION



CONFLUENCE

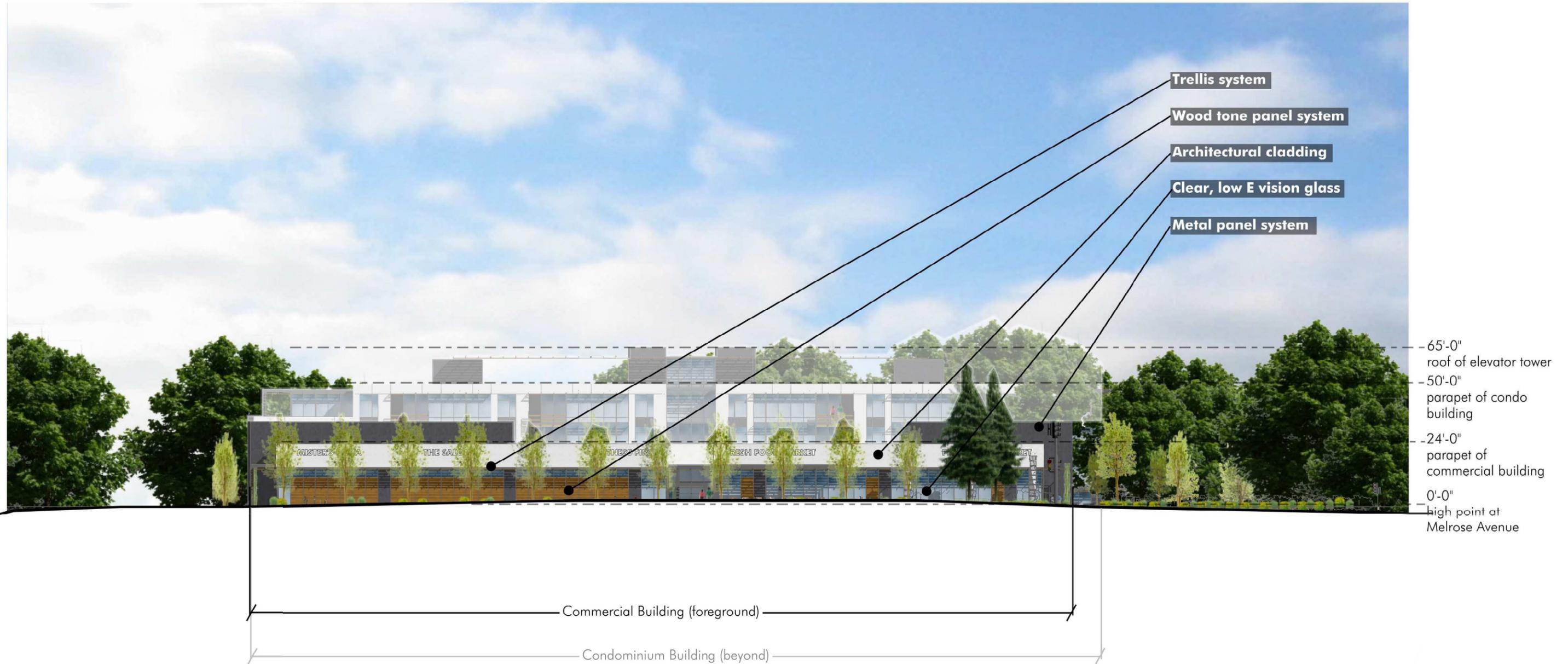
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SOUTH ELEVATION



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SOUTH ELEVATION



CONFLUENCE

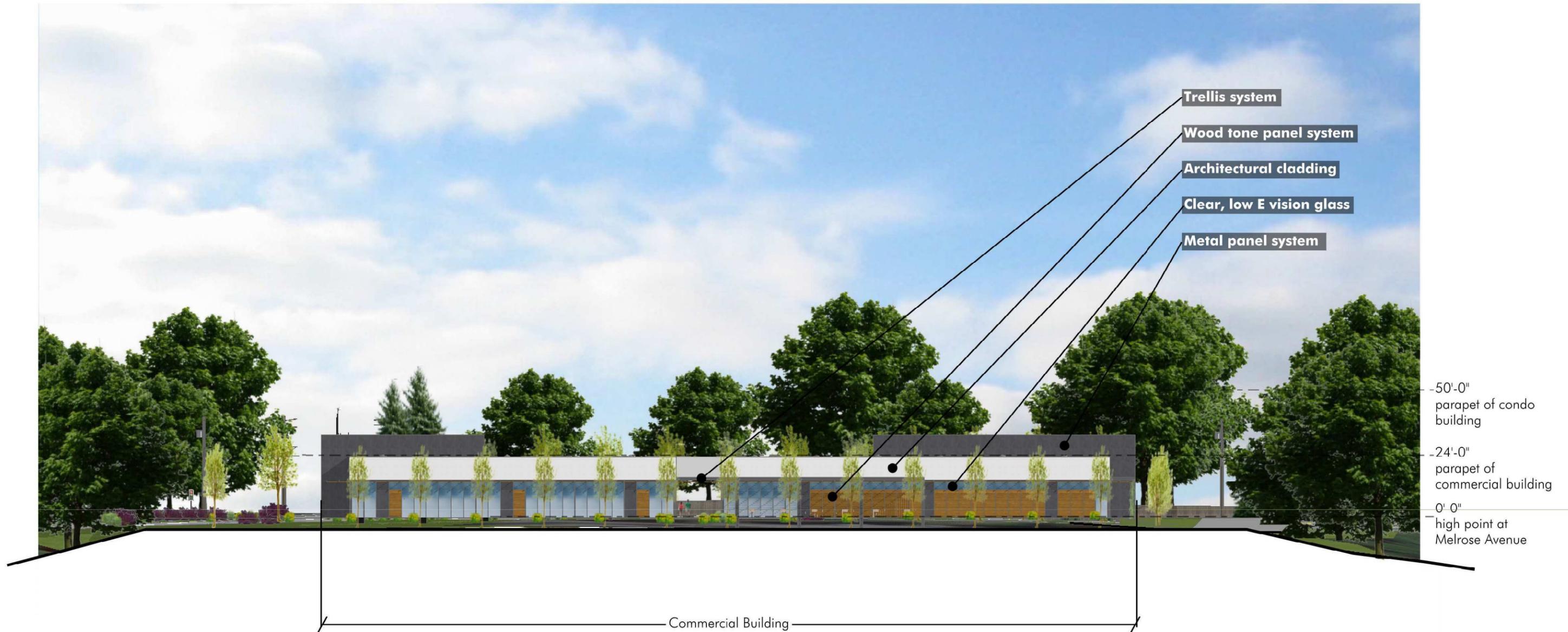
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NORTH ELEVATION



CONFLUENCE

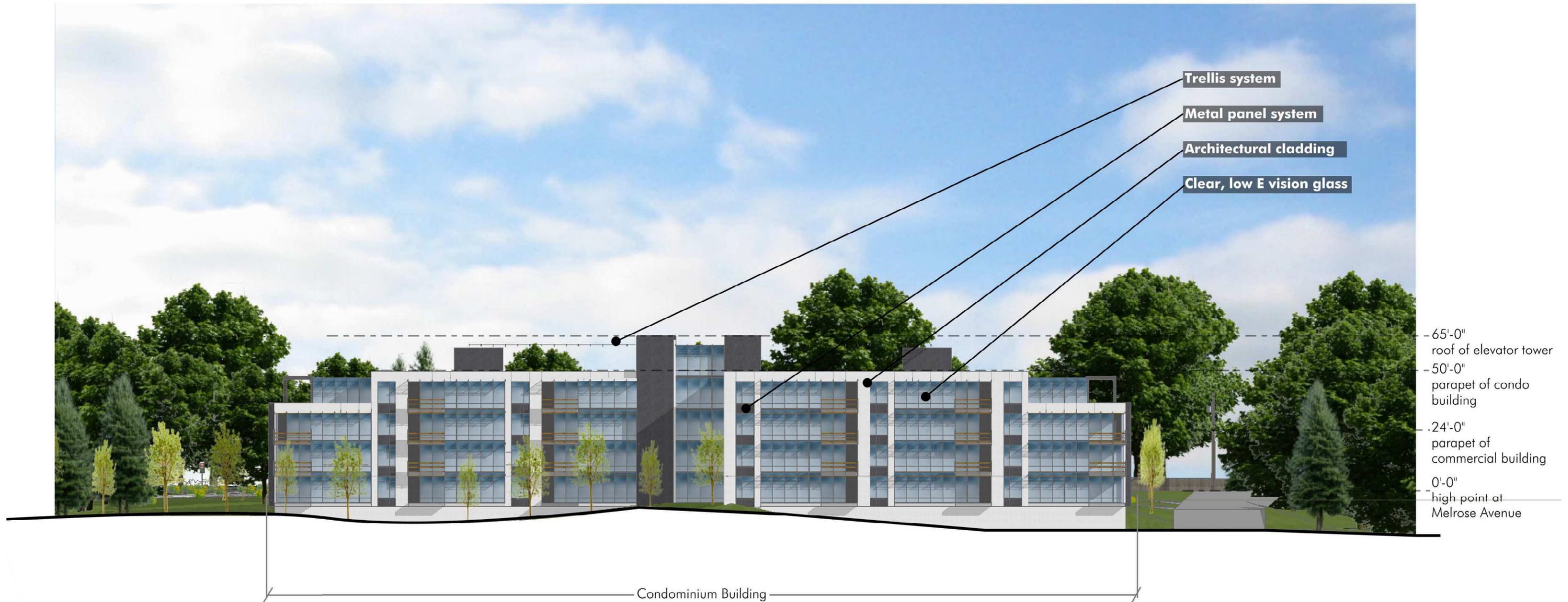
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SOUTH ELEVATION



CONFLUENCE

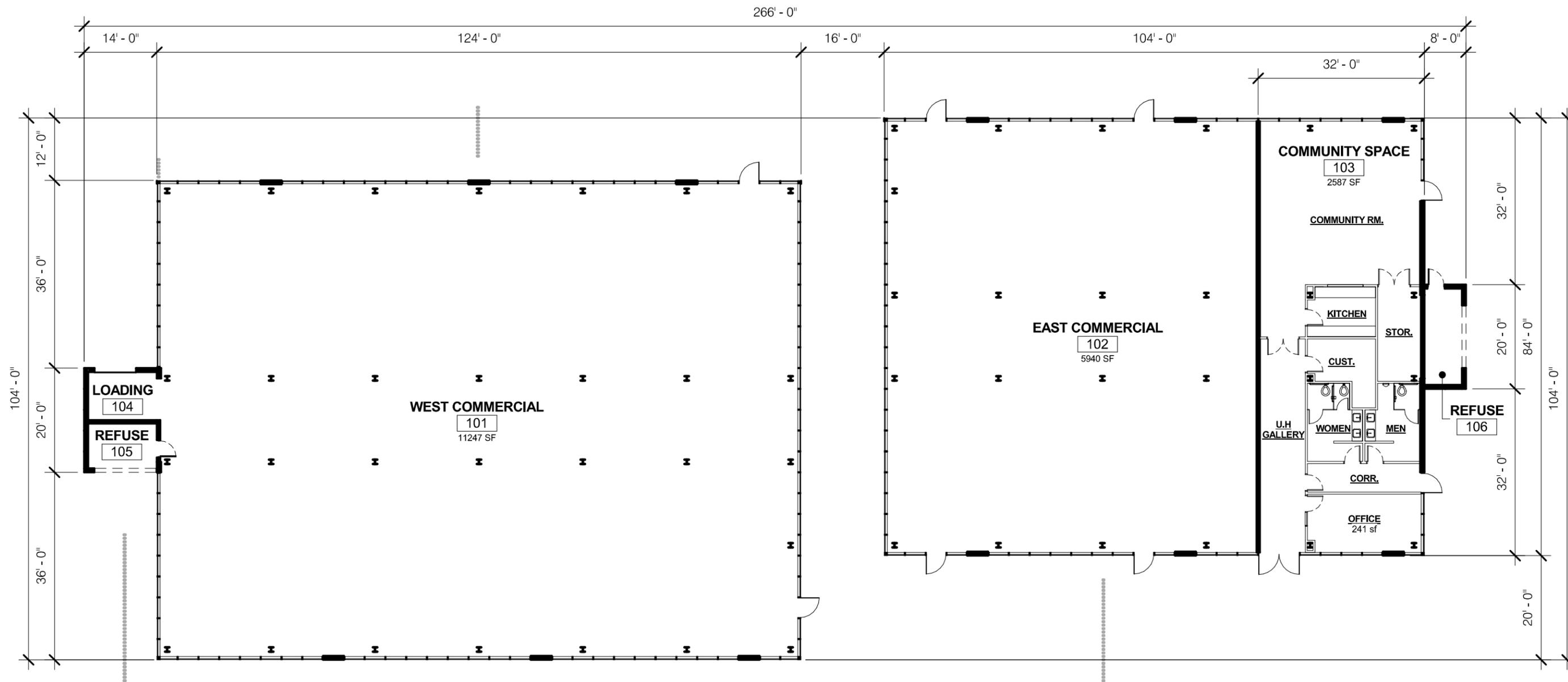
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A1 FIRST LEVEL FLOOR PLAN - COMMERCIAL BUILDING

1" = 20'-0"



CONFLUENCE

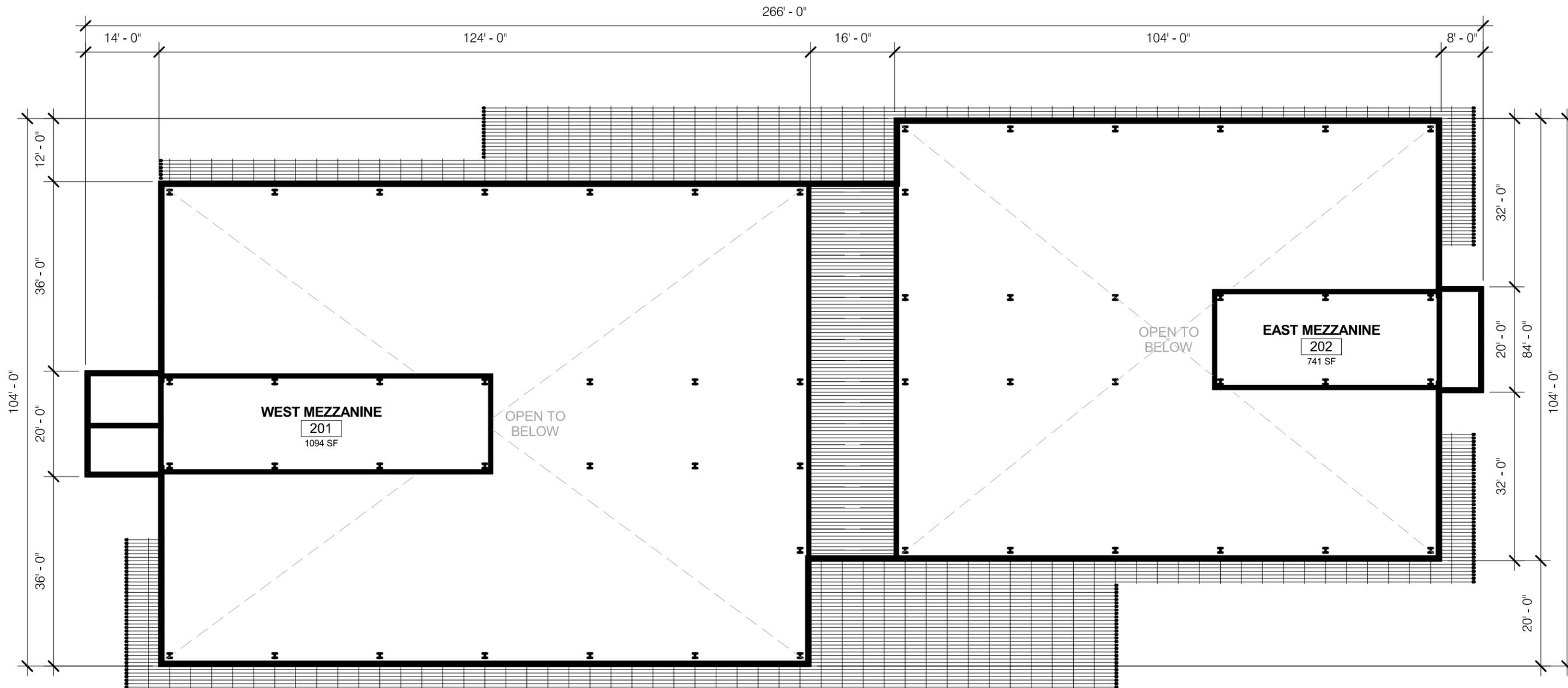
ONE UNIVERSITY PLACE - SOUTH BUILDING

Date: 08.06.2014

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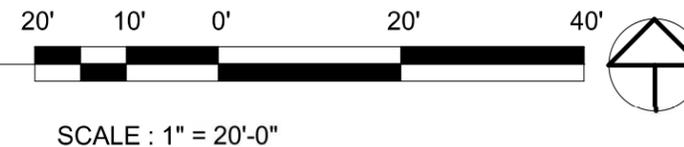
221 East College Street | Suite 303 | Iowa city, Iowa 52240
T 319.338.7878

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T 515.339.7800



A1 MEZZANINE LEVEL FLOOR PLAN - SOUTH BUILDING

1" = 20'-0"



CONFLUENCE

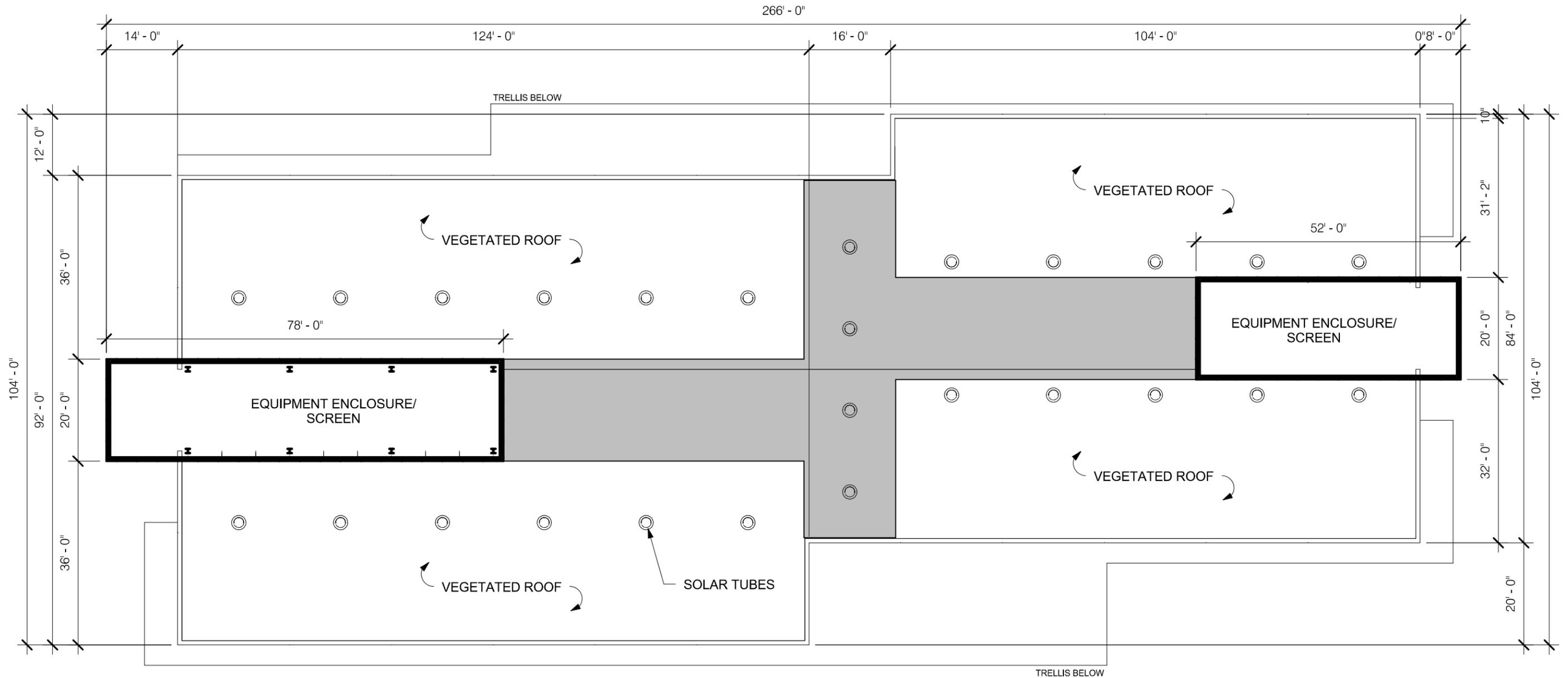
ONE UNIVERSITY PLACE - SOUTH BUILDING

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A1 ROOF PLAN - COMMERCIAL BUILDING

1" = 20'-0"



SCALE : 1" = 20'-0"



CONFLUENCE

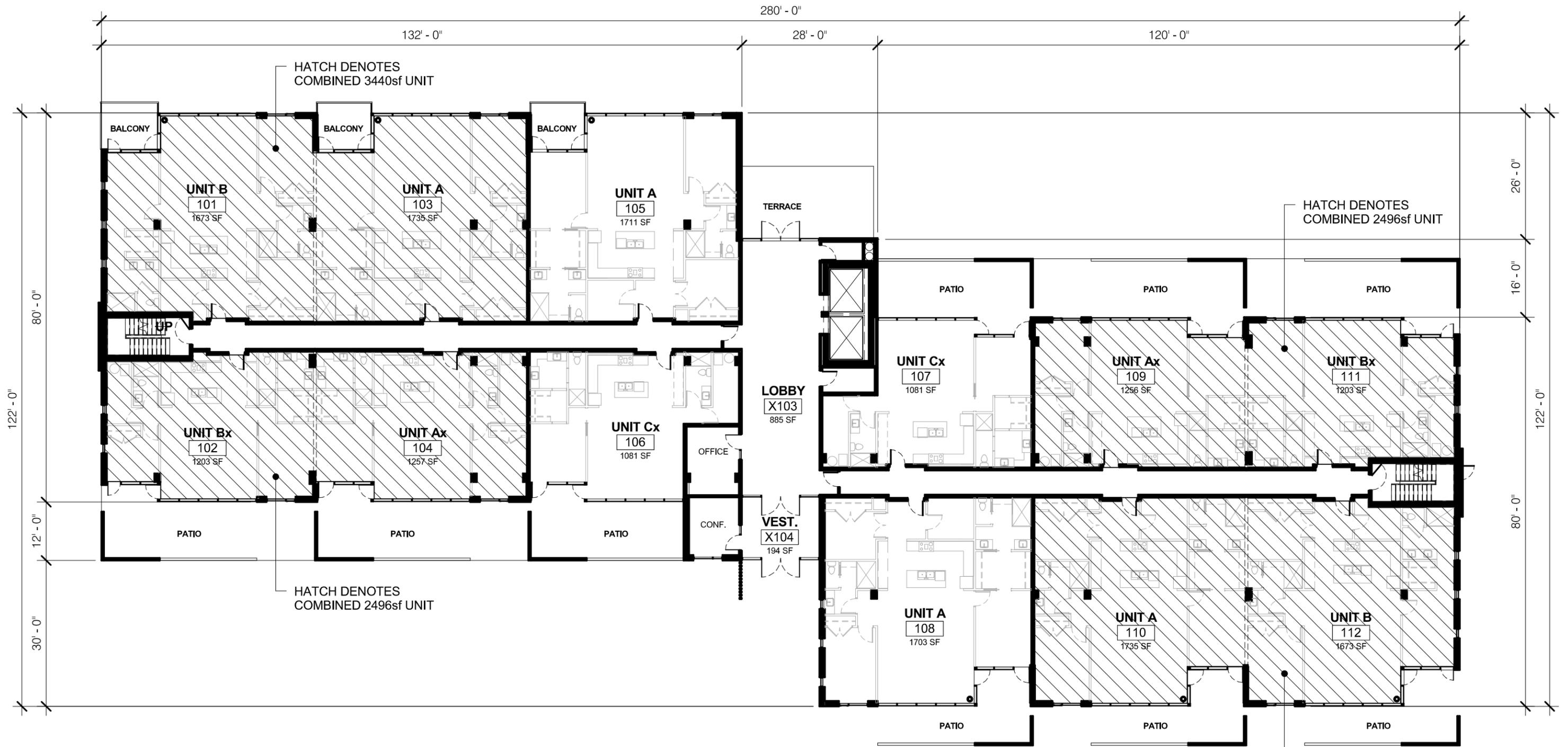
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SOUTH BUILDING

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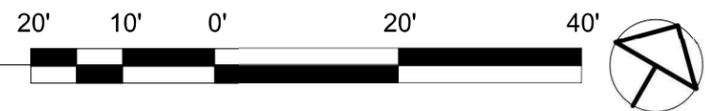
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A1 FIRST LEVEL FLOOR PLAN - CONDO BUILDING

1" = 20'-0"



SCALE : 1" = 20'-0"



CONFLUENCE

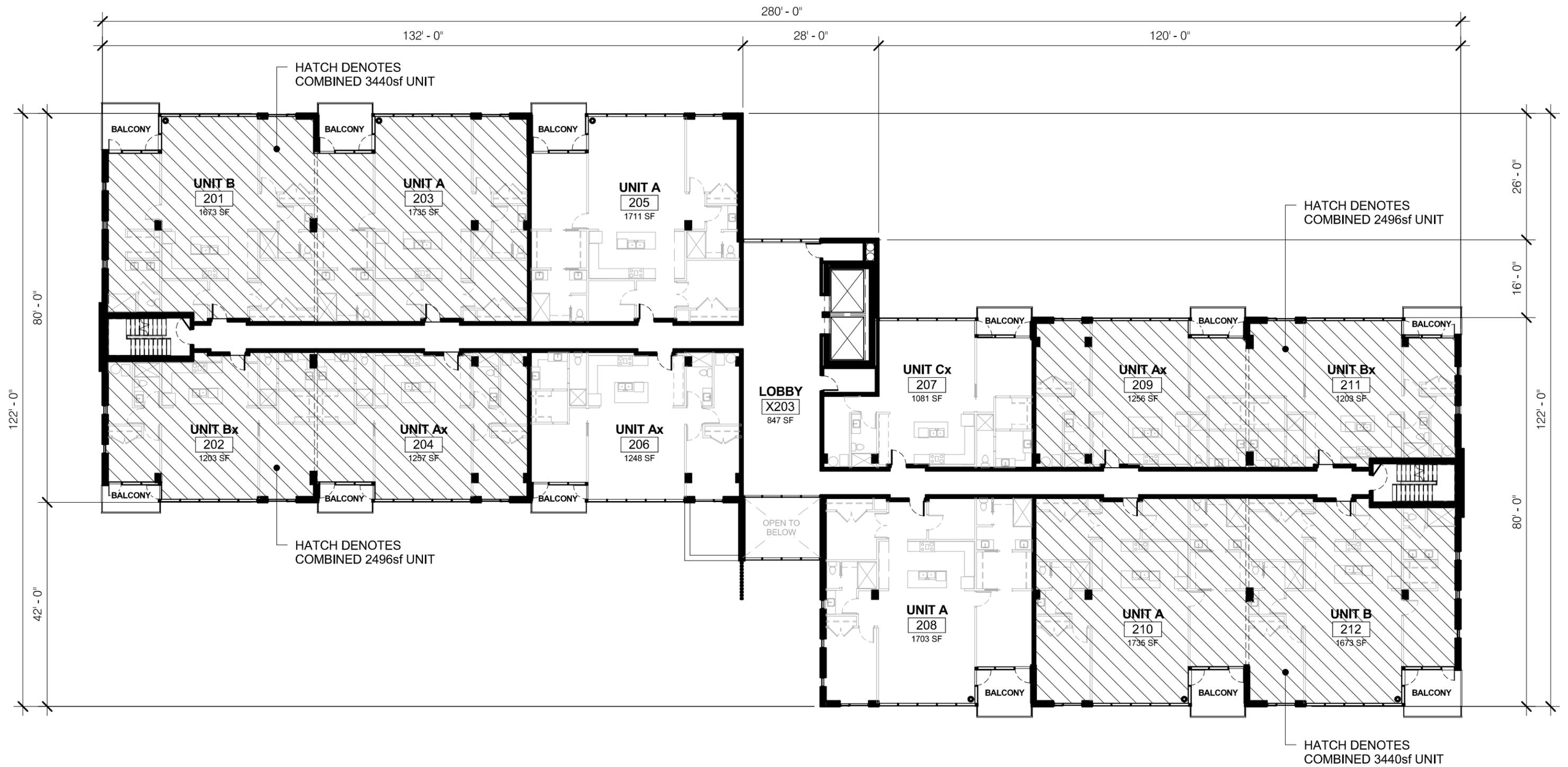
ONE UNIVERSITY PLACE -
NORTH BUILDING

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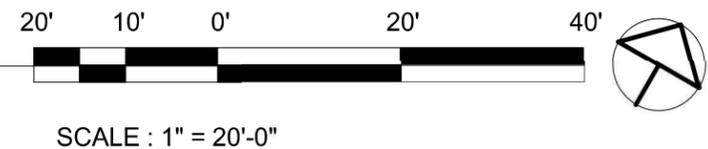
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A1 SECOND LEVEL FLOOR PLAN - CONDO BUILDING

1" = 20'-0"



CONFLUENCE

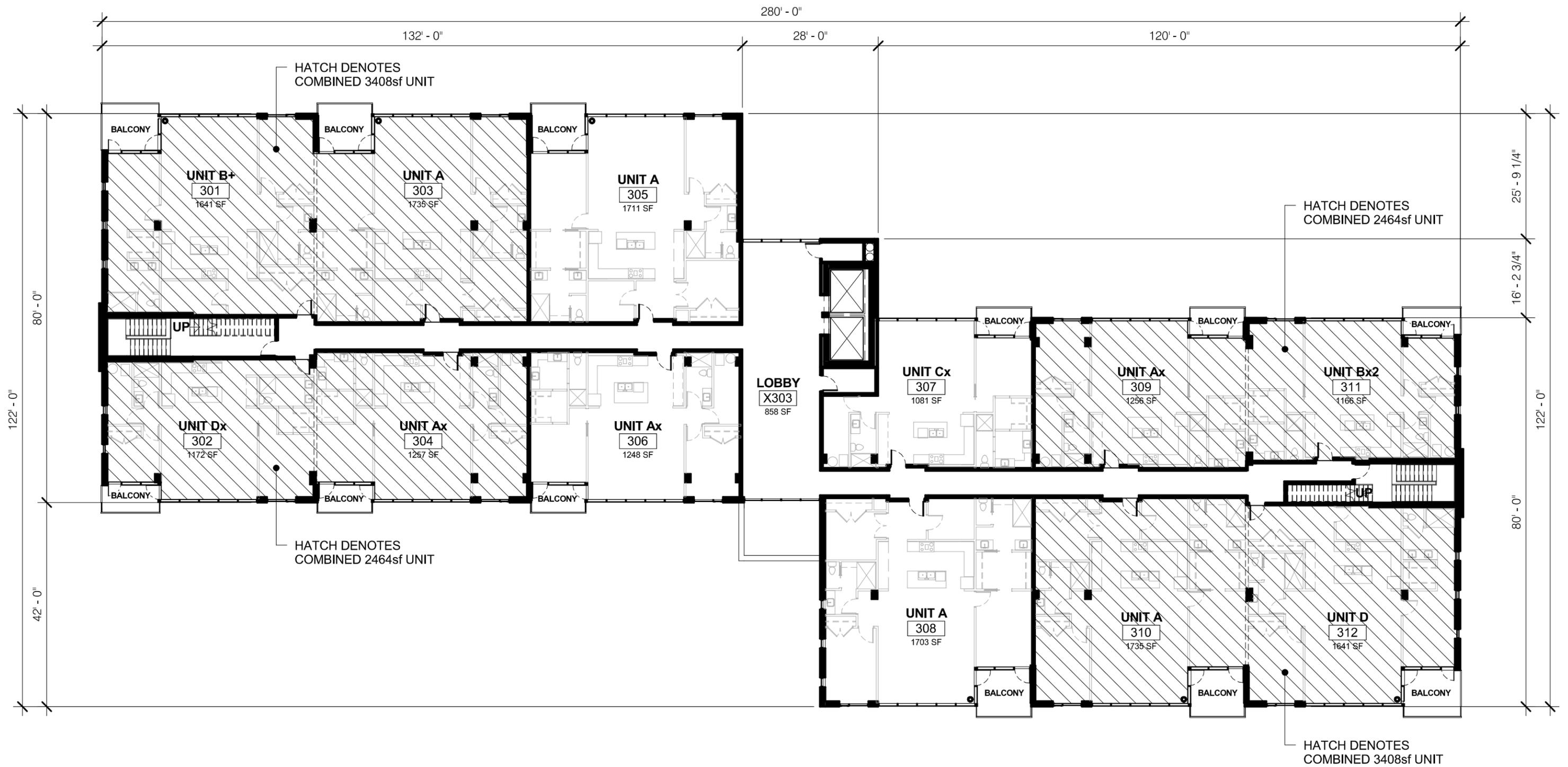
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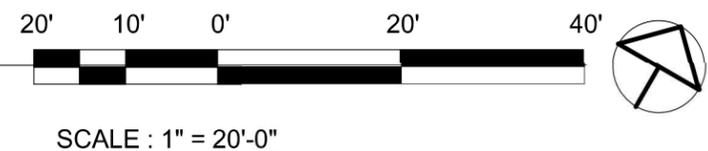
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A1 THIRD LEVEL FLOOR PLAN - CONDO BUILDING

1" = 20'-0"



CONFLUENCE

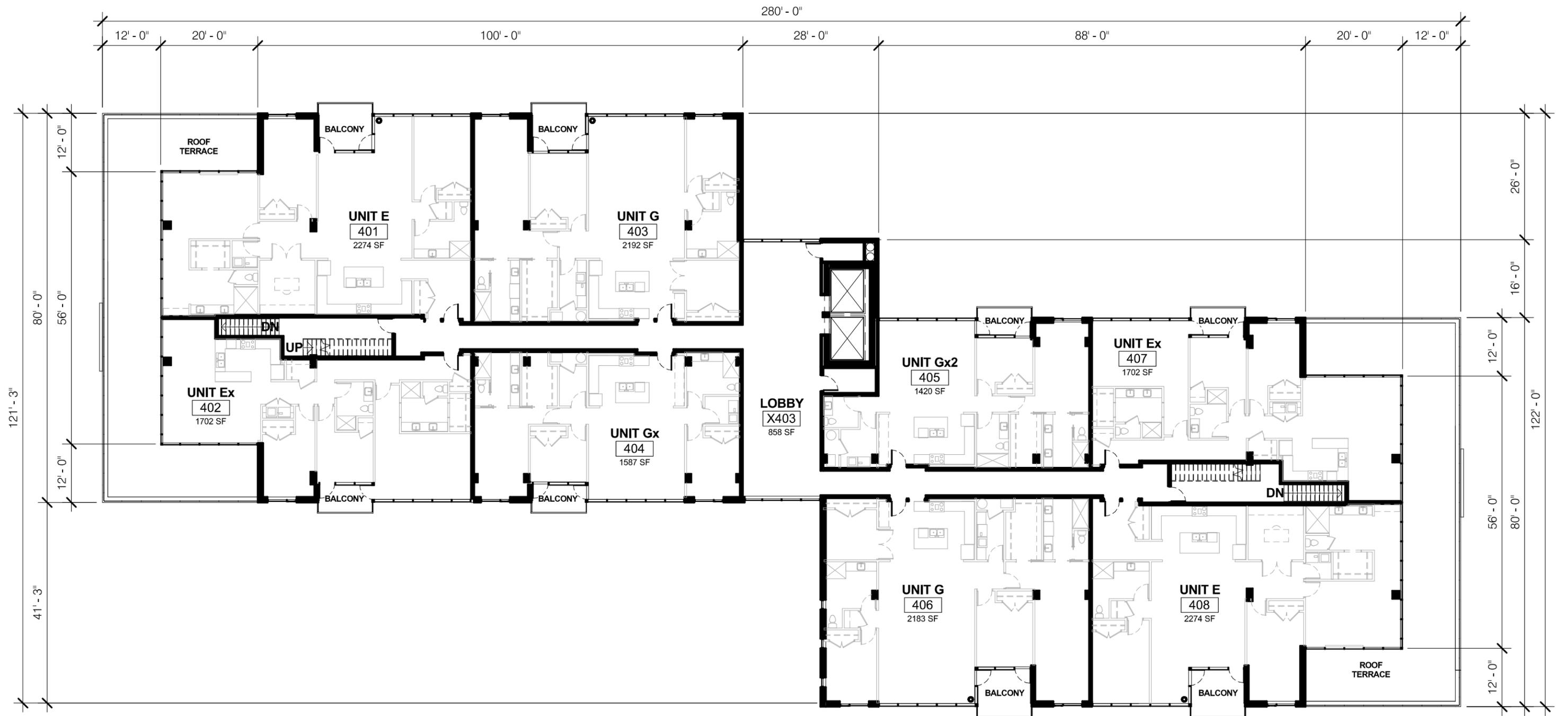
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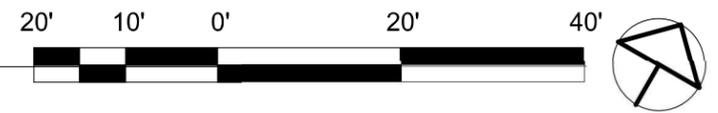
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A1 FOURTH LEVEL FLOOR PLAN - CONDO BUILDING

1" = 20'-0"



SCALE : 1" = 20'-0"



CONFLUENCE

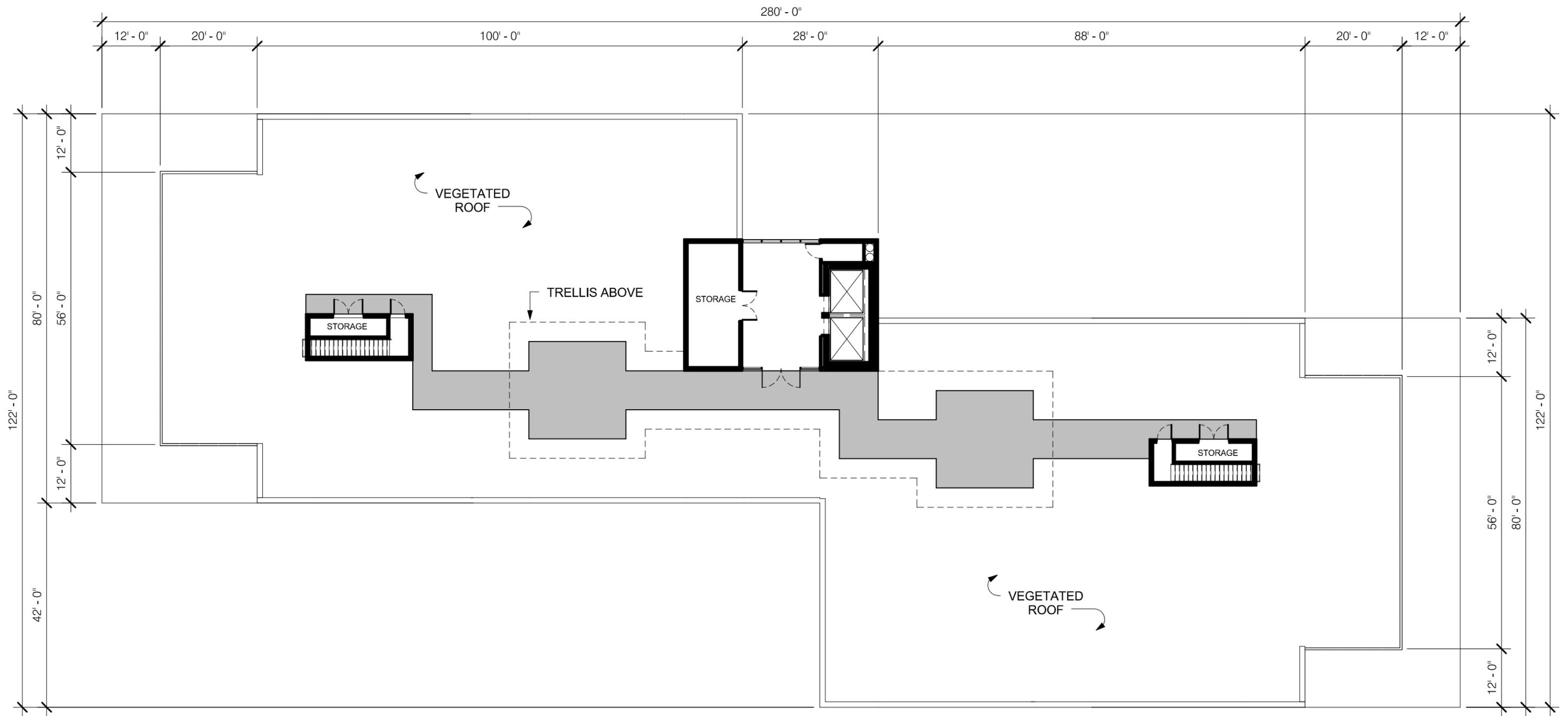
ONE UNIVERSITY PLACE - NORTH BUILDING

Date: 08.06.2014

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A1 ROOF PLAN - CONDO BUILDING

1" = 20'-0"



SCALE : 1" = 20'-0"



CONFLUENCE

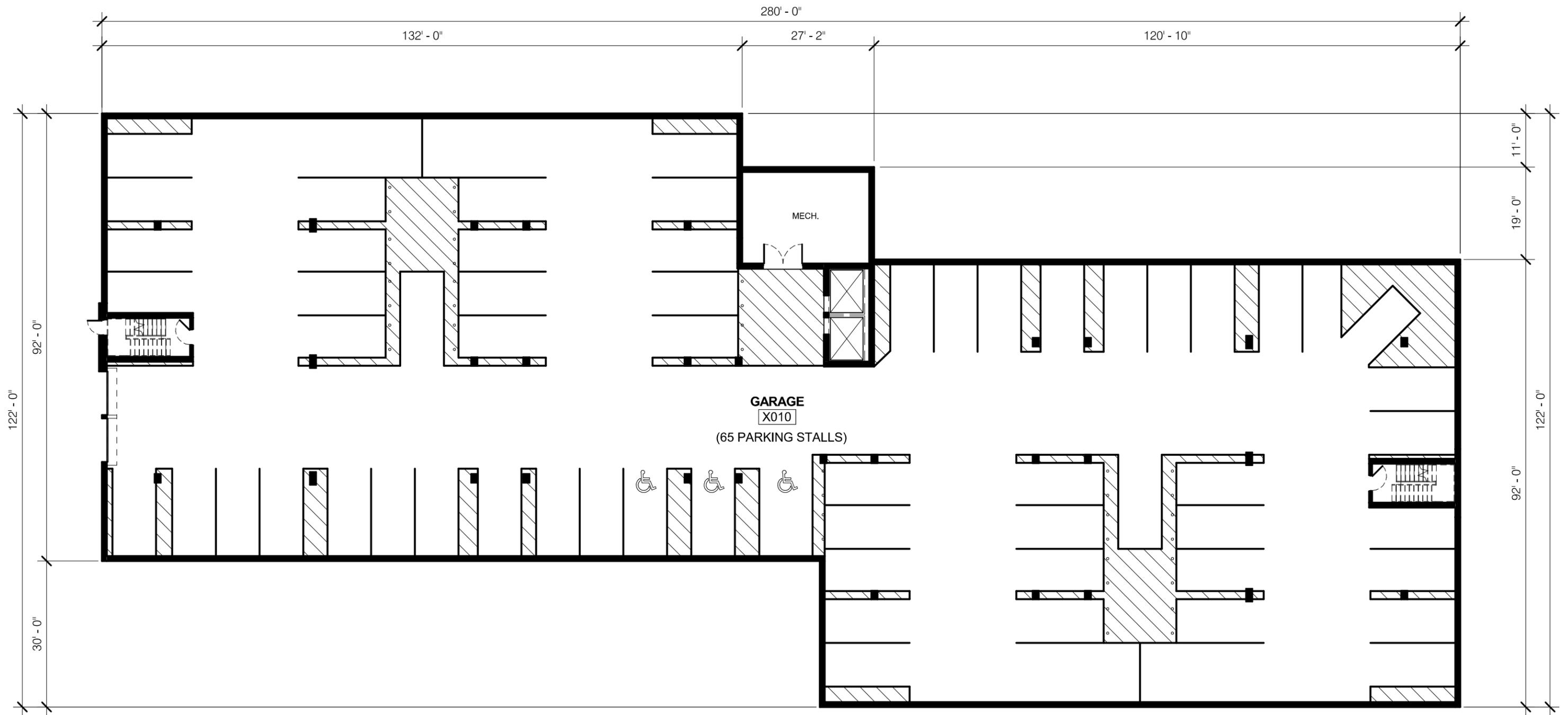
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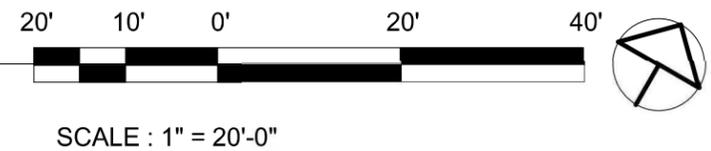
221 East College Street | Suite 303 | Iowa city, Iowa 52240
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A1 LOWER LEVEL GARAGE PLAN - CONDO BUILDING

1" = 20'-0"



CONFLUENCE

ONE UNIVERSITY PLACE -
NORTH BUILDING

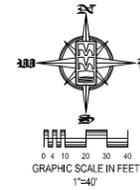
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PUD SITE PLAN ONE UNIVERSITY PLACE UNIVERSITY HEIGHTS, IOWA



SHEET INDEX
 C-101 LAYOUT PLAN
 C-102 SITE EASEMENT LAYOUT
 C-103 EXISTING CONDITIONS & SENSITIVE AREAS DEVELOPMENT PLAN
 C-104 SITE GRADING & EROSION CONTROL PLAN & SENSITIVE AREAS SITE PLAN
 C-105 GRADING & EROSION CONTROL PLAN
 C-107 UTILITY PLAN
 C-108 DIMENSION PLAN
 C-109 DIMENSION PLAN

ARCHITECT OF RECORD
Neumann Monson PC
 221 East College Street | Suite 303
 Iowa City, Iowa 52240
 T 319.338.7878

418 8th Avenue | Suite 209
 Des Moines, Iowa 50309
 T 515.338.7800

CONSULTANTS

RAKER RHODES ENGINEERING
 STRUCTURAL ENGINEER
 4777 GRAND AVE
 DES MOINES, IOWA 50312
 515.277.0275

MODUS ENGINEERING
 MEP ENGINEER
 115 E COLLEGE ST
 IOWA CITY, IOWA 52240
 319.248.4600

MMS CONSULTANTS
 CIVIL ENGINEER
 1917 S GILBERT ST
 IOWA CITY, IOWA 52240
 319.351.8282

CONFLUENCE
 LANDSCAPE ARCHITECT
 401 S GILBERT ST
 IOWA CITY, IOWA 52240
 319.337.8634

PLAT PREPARED BY: MMS CONSULTANTS INC.
 1917 SOUTH GILBERT ST.
 IOWA CITY, IOWA, 52240

APPLICANT: MAXWELL DEVELOPMENT CO.
 3011 SIERRA COURT SW
 IOWA CITY, IOWA 52244

APPLICANT'S ATTORNEY: THOMAS H. GELMAN
 321 E. MARKET ST.
 IOWA CITY, IOWA 52240

STANDARD LEGEND AND NOTES	
---	PROPERTY &/or BOUNDARY LINES
---	CONGRESSIONAL SECTION LINES
---	RIGHT-OF-WAY LINES
---	EXISTING RIGHT-OF-WAY LINES
---	CENTER LINES
---	EXISTING CENTER LINES
---	LOT LINES, INTERNAL
---	LOT LINES, PLATTED OR BY DEED
---	PROPOSED EASEMENT LINES
---	EXISTING EASEMENT LINES
---	BENCHMARK
---	RECORDED DIMENSIONS
---	CURVE SEGMENT NUMBER
---	POWER POLE
---	POWER POLE W/DROP
---	POWER POLE W/TRANS
---	POWER POLE W/LIGHT
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---	LIGHT POLE
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---	WATER VALVE
---	DRAINAGE MANHOLE
---	CURB INLET
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---	ELECTRICAL LINES
---	TELEPHONE LINES
---	GAS LINES
---	CONTOUR LINES (1' INTERVAL)
---	PROPOSED GROUND
---	EXISTING GROUND
---	EXISTING TREE LINE
---	EXISTING DECIDUOUS TREE & SHRUB
---	EXISTING EVERGREEN TREES & SHRUBS

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

LEGAL DESCRIPTION
 PLAT OF TRACT, UNIVERSITY HEIGHTS, JOHNSON COUNTY, IOWA, AS RECORDED IN PLAT BOOK 4, AT PAGE 383, OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE,
 AND ALSO,
 AUDITOR'S PARCEL 2005091, AS RECORDED IN PLAT BOOK 49, AT PAGE 284, OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE,
 AND ALSO,
 AUDITOR'S PARCEL 96091, AS RECORDED IN PLAT BOOK 38, AT PAGE 271, OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE,
 EXCEPTING THEREFROM,
 RIGHT-OF-WAY ACQUISITION PLAT, AS RECORDED IN PLAT BOOK 55, AT PAGE 62, OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE, AND
 RIGHT-OF-WAY ACQUISITION PLAT AS RECORDED IN PLAT BOOK 55, AT PAGE 64, OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.
 SAID RESULTANT TRACT OF LAND CONTAINS 5.18 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PROPOSAL
 APPLICANT PLANS TO DEVELOP A 5.18 ACRE FACILITY FOR RESIDENTIAL AND COMMERCIAL USES.

LOT CHARACTERISTICS

LOT AREA	226,502 SF (100%)
BUILDING AREA(BA)	25,548 SF (11.3%)
PAVING AREA - PARKING(PA)	47,831 SF (21.1%)
PAVING AREA - SIDEWALK(SW)	17,048 SF (7.5%)
GREEN SPACE AREA	136,075 SF (60.1%)
ADJACENT R.O.W TO BE DEDICATED	4,528 SF

SETBACK REQUIREMENTS

FRONT YARD	33 FEET
SIDE YARD	20 FEET
REAR YARD	20 FEET

PARKING PROVIDED

NORTH BUILDING - 2 LEVEL GARAGE	130 SPACES (5 ACCESSIBLE)
OUTDOOR PARKING	55 SPACES (5 ACCESSIBLE)
TOTAL PARKING	185 SPACES

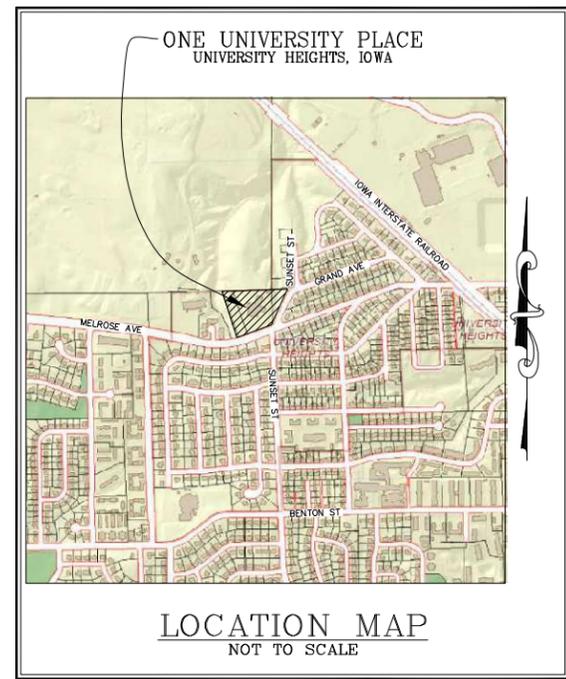
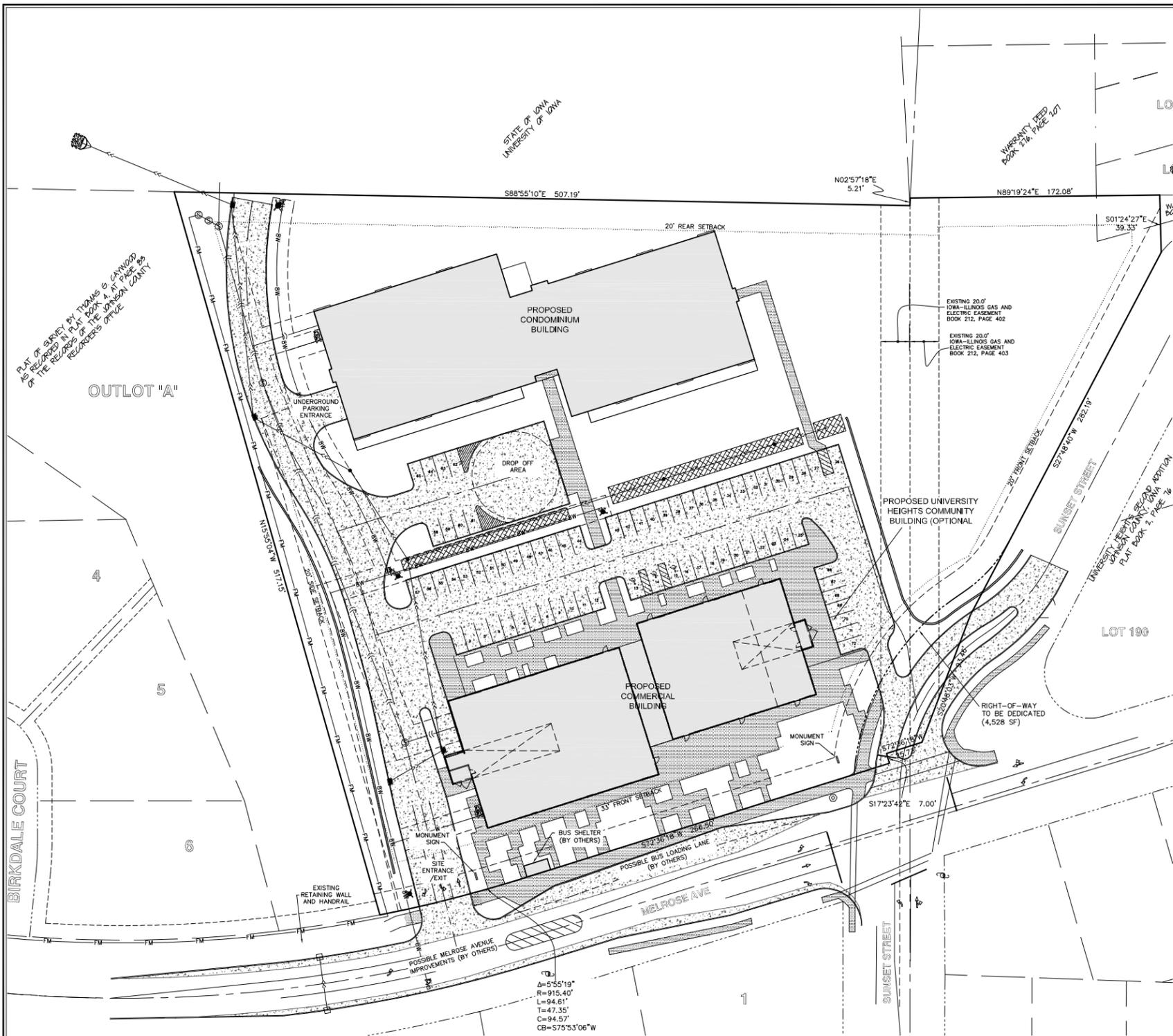
NOTES:
 1. ALL GROUND MOUNTED MECHANICAL UNITS, TELEPHONE PEDESTALS AND LIGHT FIXTURES SHALL BE SCREENED WITH LANDSCAPING.
 2. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS ALL BUILDING USAGE AND CHARACTERISTICS.

I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

RONALD L. AMELON, P.E. Iowa Lic. No. 14201
 December 31, 20__

Pages of sheets covered by this seal: _____

SEAL



PROJECT NAME
ONE UNIVERSITY PLACE

OWNER
MAXWELL DEVELOPMENT CO.
 3011 SIERRA COURT SW
 Iowa City, Iowa 52240
 319.354.0759

PROJECT NO. 14.009

ISSUE	DATE	DESCRIPTION
	08.01.2014	PROGRESS SET

**PRELIMINARY
NOT FOR CONSTRUCTION**

SHEET NAME
LAYOUT PLAN

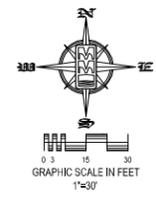
SHEET NUMBER
C-101

PUD SITE PLAN ONE UNIVERSITY PLACE UNIVERSITY HEIGHTS, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 SOUTH GILBERT ST.
IOWA CITY, IOWA, 52240

APPLICANT:
MAXWELL DEVELOPMENT CO.
3011 SIERRA COURT SW
IOWA CITY, IOWA 52244

APPLICANT'S ATTORNEY:
THOMAS H. GELMAN
321 E. MARKET ST.
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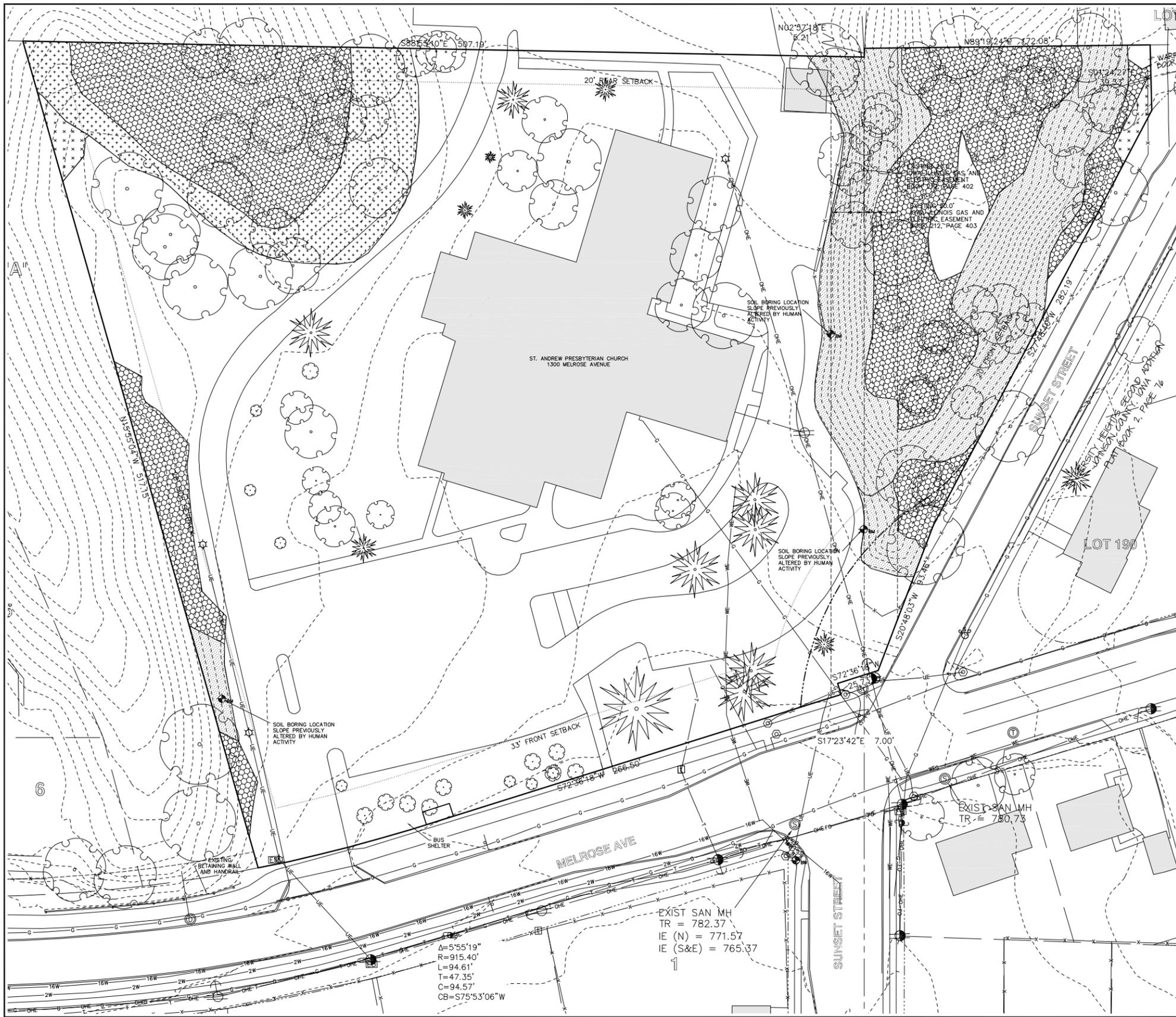
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LANDSCAPE ARCHITECT
401 S GILBERT ST
IOWA CITY, IOWA 52240
319.337.9634

NEUMANN MONSON ARCHITECTS



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	FIRE HYDRANT
	SANITARY MANHOLE
	WATER VALVE
	DRAINAGE MANHOLE
	CURB INLET
	FENCE LINE
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	PROPOSED SANITARY SEWER
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LOT AREA	231,029 SF (100%)
BUILDING AREA(BA)	26,492 SF (11.5%)
PAVING AREA - PARKING(PA)	59,348 SF (25.7%)
GREEN SPACE AREA	145,189 SF (62.8%)
OFF-SITE IMPERVIOUS AREA	22,266 SF

SENSITIVE AREA HATCH LEGEND

	STEEP SLOPE
	CRITICAL SLOPE
	PROTECTED SLOPE

PROJECT NAME
ONE UNIVERSITY PLACE

OWNER
MAXWELL DEVELOPMENT CO.
3011 SIERRA COURT SW
Iowa City, Iowa 52240
319-354-0759

PROJECT NO. 14-009

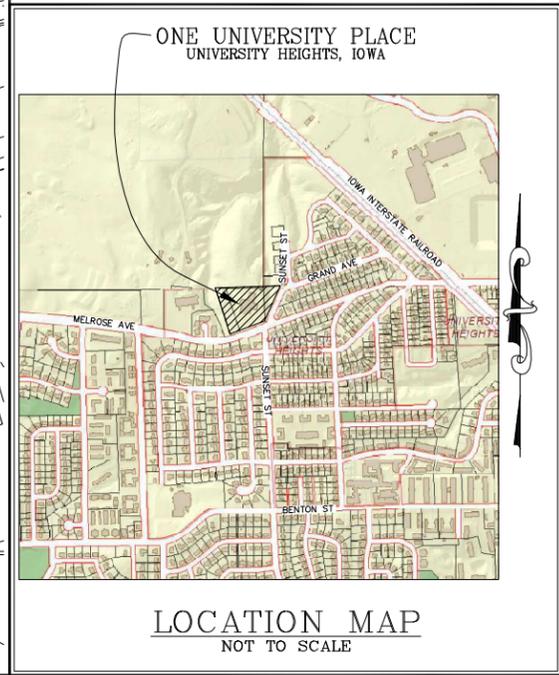
ISSUE

DATE	DESCRIPTION
04.30.2014	PROGRESS SET

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET NAME
**EXISTING CONDITIONS
PLAN AND SENSITIVE
AREAS DEVELOPMENT
PLAN**

SHEET NUMBER
C-103

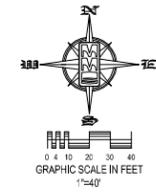


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APPLICANT'S ATTORNEY:
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- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- GUY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
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- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES (1' INTERVAL)
- PROPOSED GROUND
- EXISTING GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS

PROPOSED

- 2-3 INCHES OF SHREDDED BARK MULCH LAYER, COVER W/ NORTH AMERICAN GREEN JUTE MESH
- 9-12 INCHES FREEBOARD
- 9 INCHES
- 24 INCHES
- 3 INCHES 3/8" WASHED STONE AGGREGATE
- 9 INCHES
- PERFORATED PVC UNDERDRAIN PIPING
- WIDTH: SEE PLANS
- INFILTRATION TO NON-COMPACTED NATIVE SOIL PROFILE

BIO-RETENTION CELL
SCALE: N.T.S.

ENGINEERED SOIL MIX
COMPOST MULCH = 20%
CLEAN SAND = 80%

SENSITIVE AREA HATCH LEGEND

- STEEP SLOPE
- CRITICAL SLOPE
- PROTECTED SLOPE

SENSITIVE AREAS IMPACTS

IMPACT	SITE TOTAL	IMPACTED
STEEP	10,426 SF (0.24 AC)	9,966 SF (0.23 AC) (95.6%)
CRITICAL	33,093 SF (0.75 AC)	13,648 SF (0.31 AC) (41.2%)
PROTECTED	22,037 SF (0.51 AC)	989 SF (0.02 AC) (4.5%)

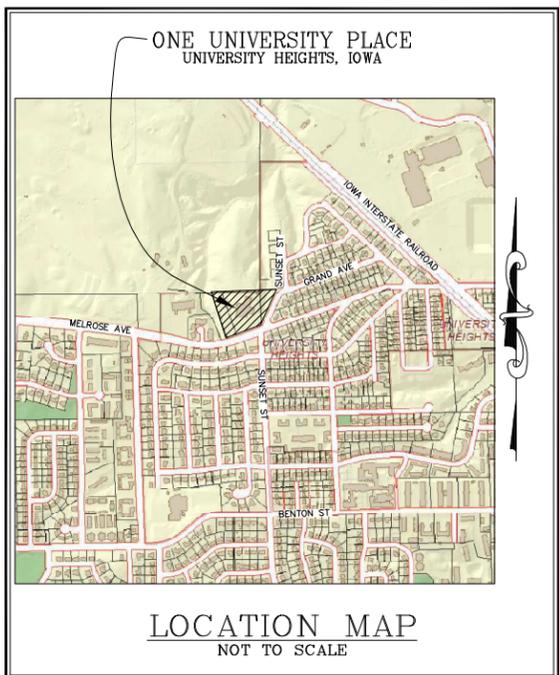
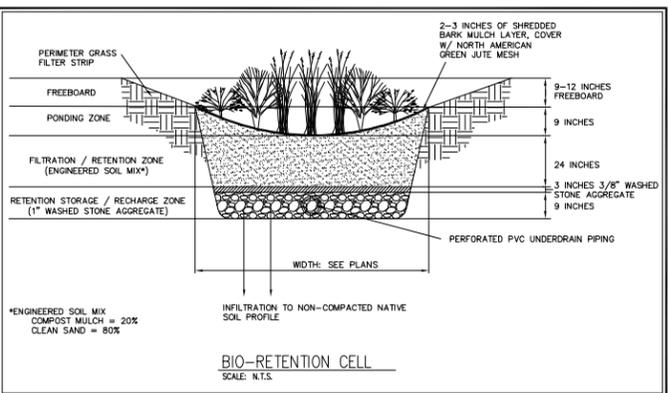
FENCE LEGEND

- SILT FENCE
- CONSTRUCTION SAFETY FENCE

NOTE: TREES SHOWN ARE TO BE PROTECTED IN PLACE.

NOTE: SENSITIVE SLOPES INSIDE THE CONSTRUCTION SAFETY FENCE WILL BE IMPACTED.

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.



PROJECT NAME
ONE UNIVERSITY PLACE

OWNER
MAXWELL DEVELOPMENT CO.
3011 SIERRA COURT SW
Iowa City, Iowa 52240
319.354.0759

PROJECT NO. 14-009

ISSUE

DATE	DESCRIPTION
04.30.2014	PROGRESS SET

NOTE: SITE GRADING PLAN FROM 5-7-14 PUD APPLICATION IS INCLUDED HERE FOR REFERENCE. CURRENT SITE LAYOUT IS INDICATED ON SHEETS C-101, C-108, AND C-109.

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET NAME
SITE GRADING AND EROSION CONTROL PLAN AND SENSITIVE AREAS SITE PLAN

SHEET NUMBER
C-104

PUD SITE PLAN ONE UNIVERSITY PLACE UNIVERSITY HEIGHTS, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 SOUTH GILBERT ST.
IOWA CITY, IOWA, 52240

APPLICANT:
MAXWELL DEVELOPMENT CO.
3011 SIERRA COURT SW
IOWA CITY, IOWA 52244

APPLICANT'S ATTORNEY:
THOMAS H. GELMAN
321 E. MARKET ST.
IOWA CITY, IOWA 52240

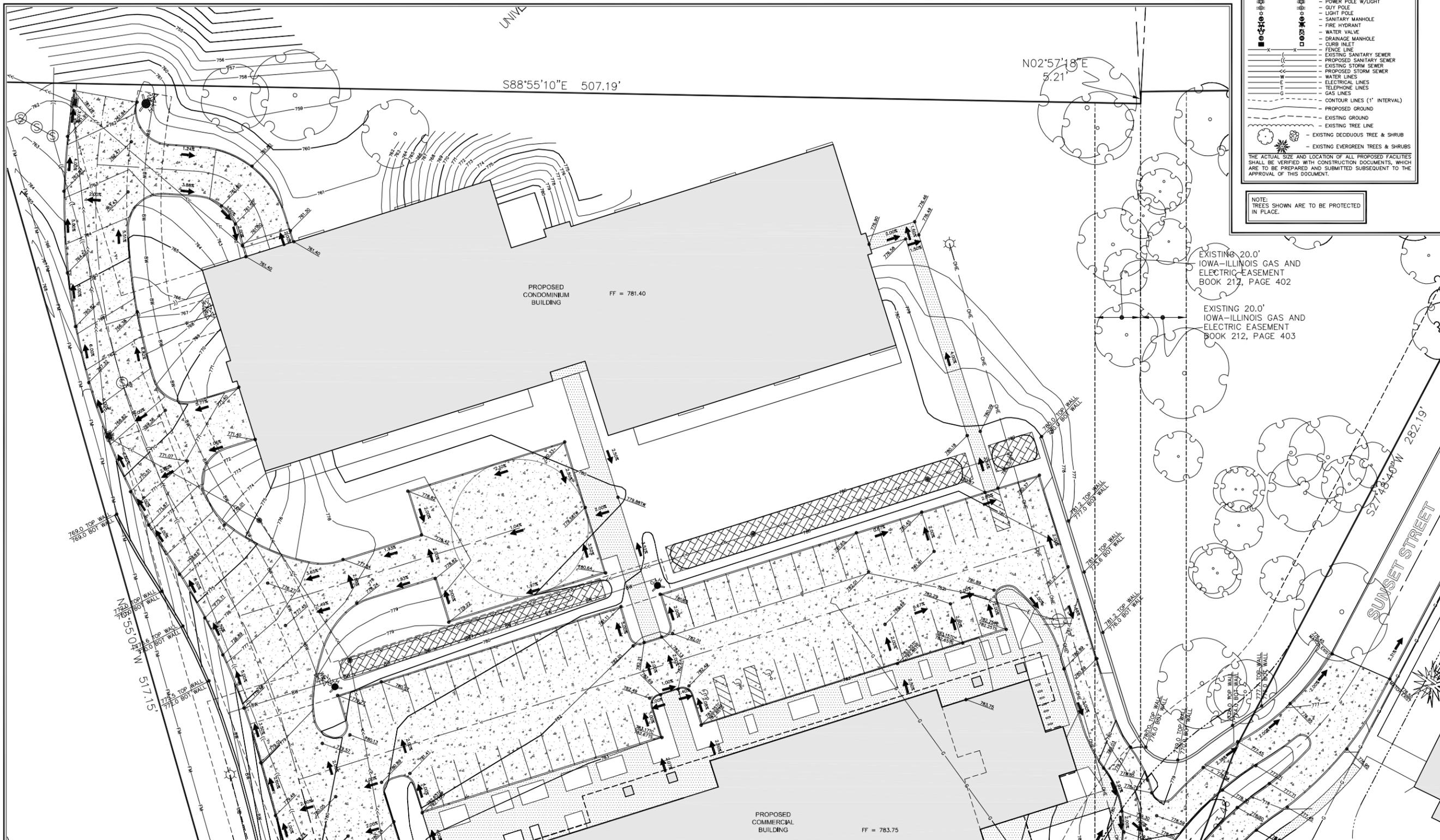


- SHEET INDEX
C-101 LAYOUT PLAN
C-102 SITE EASEMENT LAYOUT
C-103 EXISTING CONDITIONS & SENSITIVE AREAS DEVELOPMENT PLAN
C-104 SITE GRADING & EROSION CONTROL PLAN & SENSITIVE AREAS SITE PLAN
C-105 GRADING & EROSION CONTROL PLAN
C-106 GRADING & EROSION CONTROL PLAN
C-107 UTILITY PLAN
C-108 DIMENSION PLAN
C-109 DIMENSION PLAN

STANDARD LEGEND AND NOTES

- - - - - PROPERTY &/or BOUNDARY LINES
- - - - - CONGRESSIONAL SECTION LINES
- - - - - RIGHT-OF-WAY LINES
- - - - - EXISTING RIGHT-OF-WAY LINES
- - - - - CENTER LINES
- - - - - EXISTING CENTER LINES
- - - - - LOT LINES, INTERNAL
- - - - - LOT LINES, PLATTED OR BY DEED
- - - - - PROPOSED EASEMENT LINES
- - - - - EXISTING EASEMENT LINES
- - - - - BENCHMARK
- - - - - RECORDED DIMENSIONS
- - - - - CURVE SEGMENT NUMBER
- - - - - POWER POLE
- - - - - POWER POLE W/DROP
- - - - - POWER POLE W/TRANS
- - - - - POWER POLE W/LIGHT
- - - - - GUY POLE
- - - - - LIGHT POLE
- - - - - SANITARY MANHOLE
- - - - - FIRE HYDRANT
- - - - - WATER VALVE
- - - - - DRAINAGE MANHOLE
- - - - - CURB INLET
- - - - - EXISTING SANITARY SEWER
- - - - - PROPOSED SANITARY SEWER
- - - - - EXISTING STORM SEWER
- - - - - PROPOSED STORM SEWER
- - - - - WATER LINES
- - - - - TELEPHONE LINES
- - - - - GAS LINES
- - - - - CONTOUR LINES (1' INTERVAL)
- - - - - PROPOSED GROUND
- - - - - EXISTING GROUND
- - - - - EXISTING TREE LINE
- - - - - EXISTING DECIDUOUS TREE & SHRUB
- - - - - EXISTING EVERGREEN TREES & SHRUBS

NOTE:
TREES SHOWN ARE TO BE PROTECTED IN PLACE.



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CIVIL ENGINEER
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319.351.8282
CONFLUENCE
LANDSCAPE ARCHITECT
401 S GILBERT ST
IOWA CITY, IOWA 52240
319.337.9534

PROJECT NAME
ONE UNIVERSITY PLACE

OWNER
MAXWELL DEVELOPMENT CO.
3011 SIERRA COURT SW
IOWA CITY, IOWA 52240
319.354.0759

PROJECT NO. 14-009

DATE	DESCRIPTION
04.30.2014	PROGRESS SET

NOTE: SITE GRADING PLAN FROM 5-7-14 PUD APPLICATION IS INCLUDED HERE FOR REFERENCE. CURRENT SITE LAYOUT IS INDICATED ON SHEETS C-101, C-108, AND C-109.

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET NAME
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER
C-105

NEUMANN MONSON ARCHITECTS

PUD SITE PLAN ONE UNIVERSITY PLACE UNIVERSITY HEIGHTS, IOWA

PLAT PREPARED BY: MMS CONSULTANTS INC.
1917 SOUTH GILBERT ST.
IOWA CITY, IOWA, 52240

APPLICANT: MAXWELL DEVELOPMENT CO.
3011 SIERRA COURT SW
IOWA CITY, IOWA 52244

APPLICANT'S ATTORNEY: THOMAS H. GELMAN
321 E. MARKET ST.
IOWA CITY, IOWA 52240



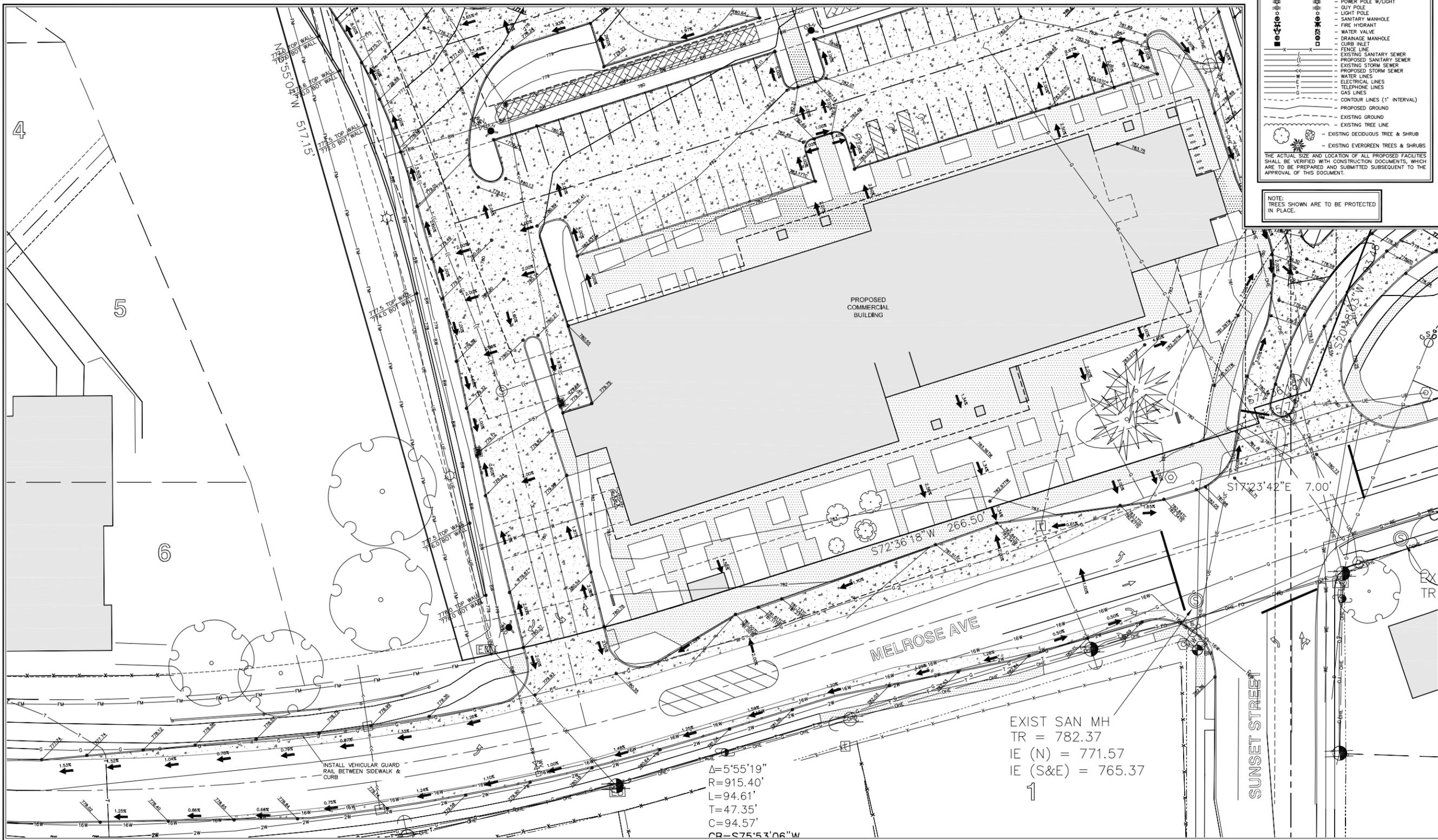
- SHEET INDEX**
- C-101 LAYOUT PLAN
 - C-102 SITE EASEMENT LAYOUT
 - C-103 EXISTING CONDITIONS & SENSITIVE AREAS DEVELOPMENT PLAN
 - C-104 SITE GRADING & EROSION CONTROL PLAN & SENSITIVE AREAS SITE PLAN
 - C-105 GRADING & EROSION CONTROL PLAN
 - C-106 GRADING & EROSION CONTROL PLAN
 - C-107 UTILITY PLAN
 - C-108 DIMENSION PLAN
 - C-109 DIMENSION PLAN

STANDARD LEGEND AND NOTES

---	PROPERTY &/or BOUNDARY LINES
---	CONGRESSIONAL SECTION LINES
---	RIGHT-OF-WAY LINES
---	EXISTING RIGHT-OF-WAY LINES
---	CENTER LINES
---	EXISTING CENTER LINES
---	LOT LINES, INTERNAL
---	LOT LINES, PLATTED OR BY DEED
---	PROPOSED EASEMENT LINES
---	EXISTING EASEMENT LINES
---	BENCHMARK
---	RECORDED DIMENSIONS
---	CURVE SEGMENT NUMBER
---	POWER POLE
---	POWER POLE W/DROP
---	POWER POLE W/TRANS
---	POWER POLE W/LIGHT
---	GUY POLE
---	LIGHT POLE
---	SANITARY MANHOLE
---	FIRE HYDRANT
---	WATER VALVE
---	DRAINAGE MANHOLE
---	CURB INLET
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM SEWER
---	PROPOSED STORM SEWER
---	WATER LINES
---	TELEPHONE LINES
---	ELECTRICAL LINES
---	GAS LINES
---	CONTOUR LINES (1' INTERVAL)
---	PROPOSED GROUND
---	EXISTING GROUND
---	EXISTING TREE LINE
---	EXISTING DECIDUOUS TREE & SHRUB
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CIVIL ENGINEER
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CONFLUENCE
LANDSCAPE ARCHITECT
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319.337.9534

PROJECT NAME
ONE UNIVERSITY PLACE

OWNER
MAXWELL DEVELOPMENT CO.
3011 SIERRA COURT SW
Iowa City, Iowa 52240
319.354.0759

PROJECT NO. 14-009

DATE	DESCRIPTION
04.30.2014	PROGRESS SET

NOTE: SITE GRADING PLAN FROM 5-7-14 PUD APPLICATION IS INCLUDED HERE FOR REFERENCE. CURRENT SITE LAYOUT IS INDICATED ON SHEETS C-101, C-108, AND C-109.

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET NAME
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER
C-106

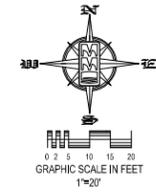
NEUMANN MONSON ARCHITECTS

PUD SITE PLAN ONE UNIVERSITY PLACE UNIVERSITY HEIGHTS, IOWA

PLAT PREPARED BY: MMS CONSULTANTS INC.
 1917 SOUTH GILBERT ST.
 IOWA CITY, IOWA, 52240

APPLICANT: MAXWELL DEVELOPMENT CO.
 3011 SIERRA COURT SW
 IOWA CITY, IOWA 52244

APPLICANT'S ATTORNEY: THOMAS H. GELMAN
 321 E. MARKET ST.
 IOWA CITY, IOWA 52240

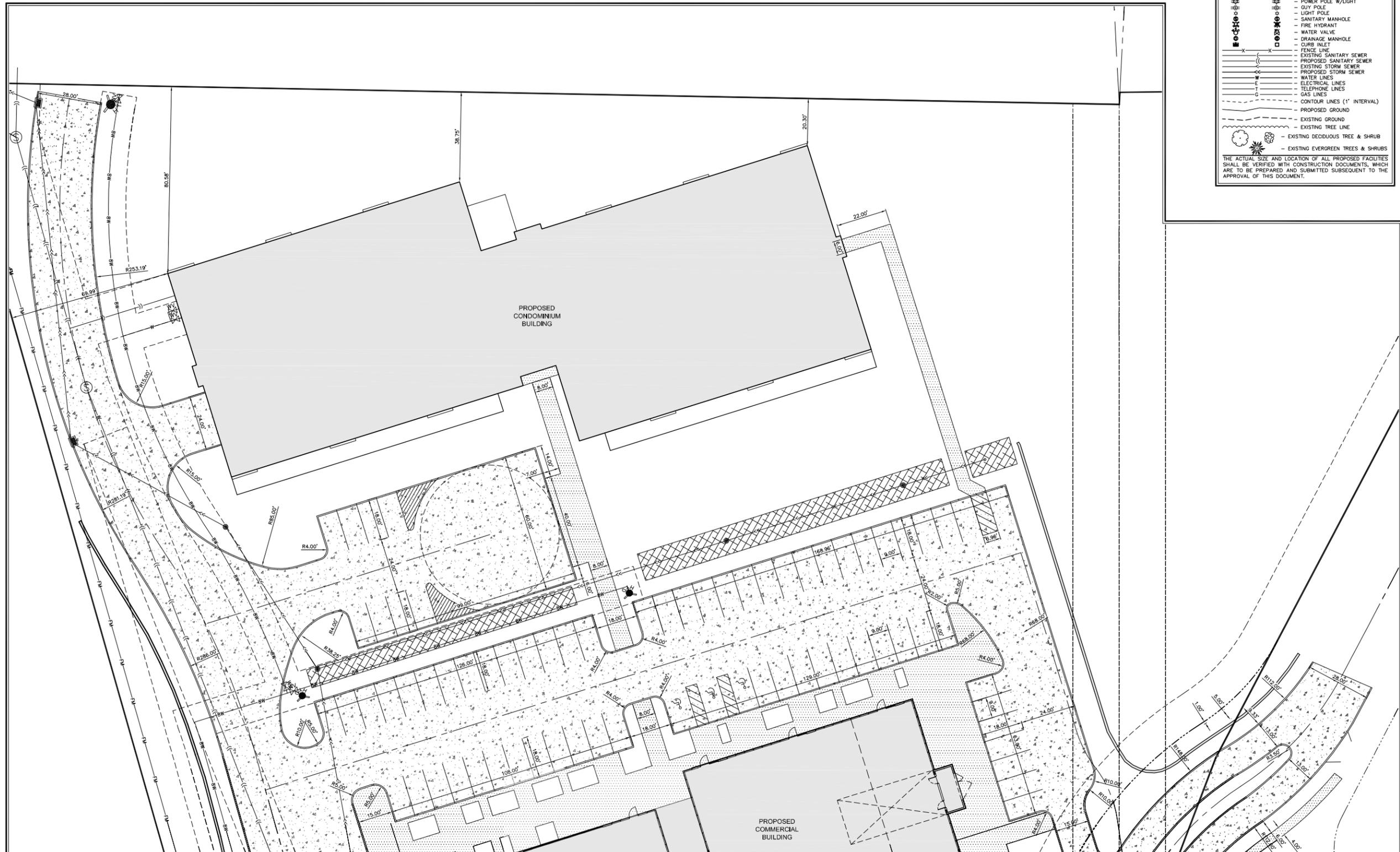


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 - C-102 SITE EASEMENT LAYOUT
 - C-103 EXISTING CONDITIONS & SENSITIVE AREAS DEVELOPMENT PLAN
 - C-104 SITE GRADING & EROSION CONTROL PLAN & SENSITIVE AREAS SITE PLAN
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 - C-106 GRADING & EROSION CONTROL PLAN
 - C-107 UTILITY PLAN
 - C-108 DIMENSION PLAN
 - C-109 DIMENSION PLAN

STANDARD LEGEND AND NOTES

---	PROPERTY &/or BOUNDARY LINES
- - - - -	CONGRESSIONAL SECTION LINES
- - - - -	RIGHT-OF-WAY LINES
- - - - -	EXISTING RIGHT-OF-WAY LINES
---	CENTER LINES
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---	LOT LINES, INTERNAL
---	LOT LINES, PLATTED OR BY DEED
---	PROPOSED EASEMENT LINES
---	EXISTING EASEMENT LINES
---	BENCHMARK
---	RECORDED DIMENSIONS
---	CURVE SEGMENT NUMBER
---	22-1
---	PROPOSED
---	EXISTING
---	POWER POLE
---	POWER POLE W/DROP
---	POWER POLE W/TRANS
---	POWER POLE W/LIGHT
---	GUY POLE
---	LIGHT POLE
---	SANITARY MANHOLE
---	FIRE HYDRANT
---	WATER VALVE
---	DRAINAGE MANHOLE
---	CURB INLET
---	FENCE LINE
---	EXISTING SANITARY SEWER
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 319.351.8282

CONFLUENCE
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 401 S GILBERT ST
 IOWA CITY, IOWA 52240
 319.337.8634

PROJECT NAME
ONE UNIVERSITY PLACE

OWNER
MAXWELL DEVELOPMENT CO.
 3011 SIERRA COURT SW
 Iowa City, Iowa 52240
 319.354.0759

PROJECT NO. 14.009

ISSUE

DATE	DESCRIPTION
05.01.2014	PROGRESS SET

PRELIMINARY
 NOT FOR CONSTRUCTION

SHEET NAME
DIMENSION PLAN

SHEET NUMBER
C-108

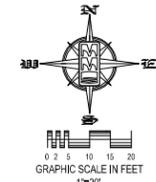
NEUMANN MONSON ARCHITECTS

PUD SITE PLAN ONE UNIVERSITY PLACE UNIVERSITY HEIGHTS, IOWA

PLAT PREPARED BY: MMS CONSULTANTS INC.
 1917 SOUTH GILBERT ST.
 IOWA CITY, IOWA, 52240

APPLICANT: MAXWELL DEVELOPMENT CO.
 3011 SIERRA COURT SW
 IOWA CITY, IOWA 52244

APPLICANT'S ATTORNEY: THOMAS H. GELMAN
 321 E. MARKET ST.
 IOWA CITY, IOWA 52240



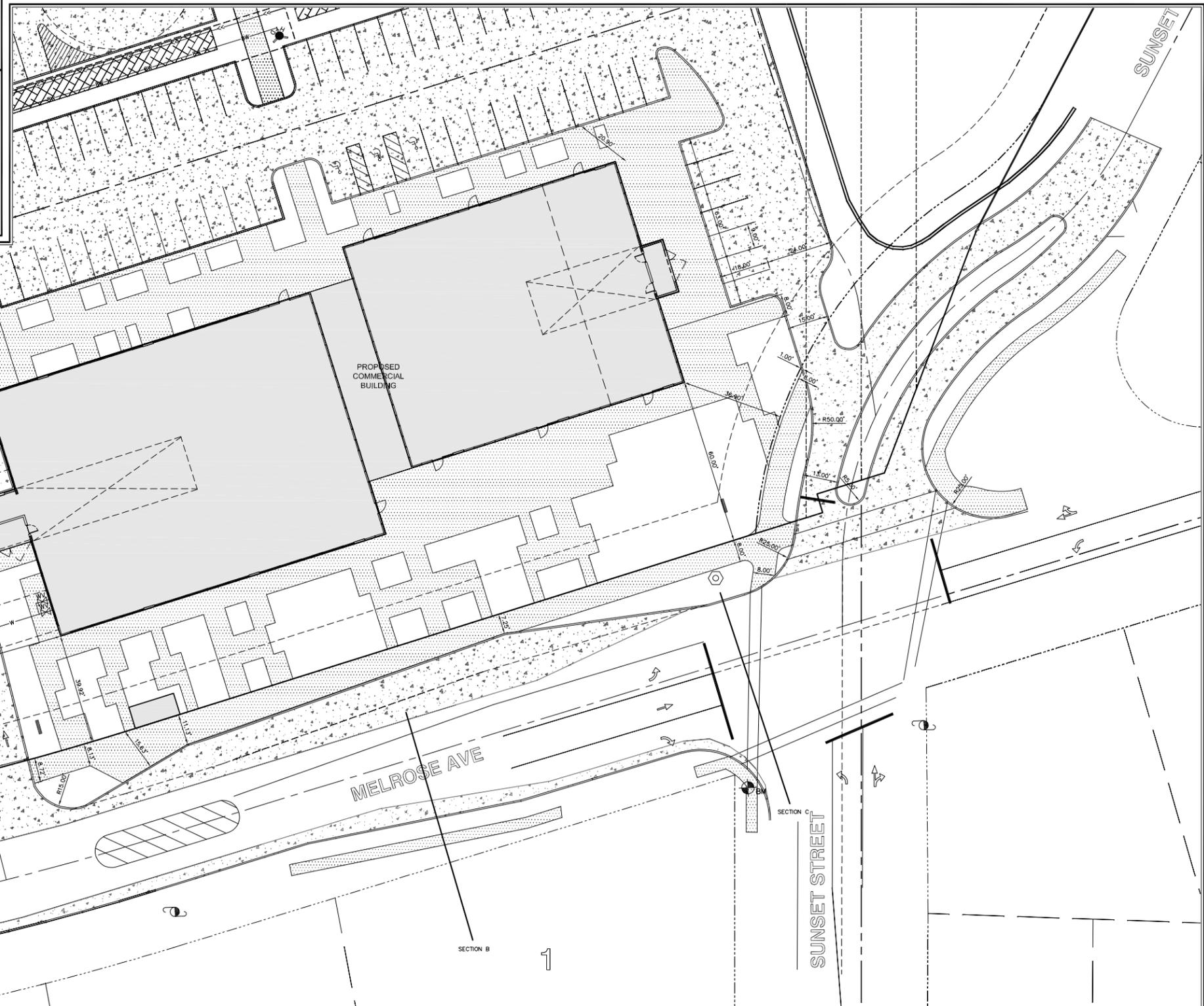
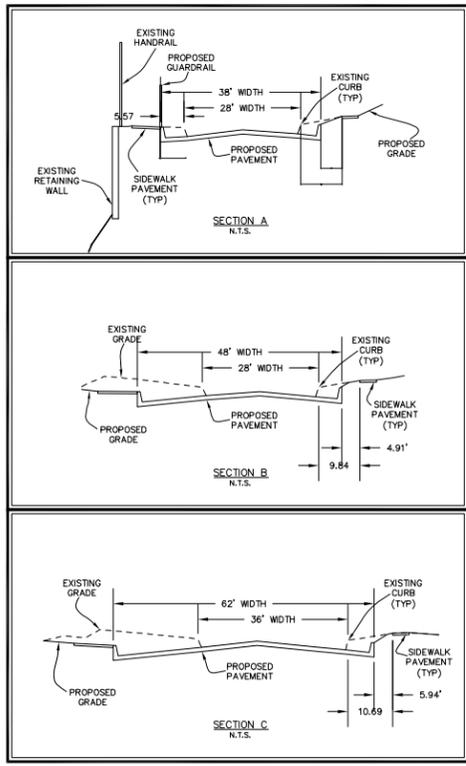
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- C-101 LAYOUT PLAN
- C-102 SITE EASEMENT LAYOUT
- C-103 EXISTING CONDITIONS & SENSITIVE AREAS DEVELOPMENT PLAN
- C-104 SITE GRADING & EROSION CONTROL PLAN & SENSITIVE AREAS SITE PLAN
- C-105 GRADING & EROSION CONTROL PLAN
- C-106 GRADING & EROSION CONTROL PLAN
- C-107 UTILITY PLAN
- C-108 DIMENSION PLAN
- C-109 DIMENSION PLAN

STANDARD LEGEND AND NOTES

<ul style="list-style-type: none"> --- PROPERTY &/or BOUNDARY LINES --- CONGRESSIONAL SECTION LINES --- RIGHT-OF-WAY LINES --- EXISTING RIGHT-OF-WAY LINES --- CENTER LINES --- EXISTING CENTER LINES --- LOT LINES, INTERNAL --- LOT LINES, PLATTED OR BY DEED --- PROPOSED EASEMENT LINES --- EXISTING EASEMENT LINES --- BENCHMARK --- RECORDED DIMENSIONS --- CURVE SEGMENT NUMBER 	<ul style="list-style-type: none"> --- POWER POLE --- POWER POLE W/DROP --- POWER POLE W/TRANS --- POWER POLE W/LIGHT --- GUY POLE --- LIGHT POLE --- SANITARY MANHOLE --- FIRE HYDRANT --- WATER VALVE --- DRAINAGE MANHOLE --- CURB INLET --- FENCE LINE --- EXISTING SANITARY SEWER --- PROPOSED SANITARY SEWER --- EXISTING STORM SEWER --- PROPOSED STORM SEWER --- WATER LINES --- ELECTRICAL LINES --- TELEPHONE LINES --- GAS LINES --- CONTOUR LINES (1' INTERVAL) --- PROPOSED GROUND --- EXISTING GROUND --- EXISTING TREE LINE --- EXISTING DECIDUOUS TREE & SHRUB --- EXISTING EVERGREEN TREES & SHRUBS
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PROJECT NAME
ONE UNIVERSITY PLACE

OWNER
MAXWELL DEVELOPMENT CO.
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 Iowa City, Iowa 52240
 319.354.0759

PROJECT NO. 14.009

ISSUE

DATE	DESCRIPTION
08.01.2014	PROGRESS SET

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET NAME
DIMENSION PLAN

SHEET NUMBER
C-109