CONFLUENCE

Proposed Development by Jeff Maxwell

ONE UNIVERSITY PLACE

Date: 05.07.2014

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

Date: 05.07.2014

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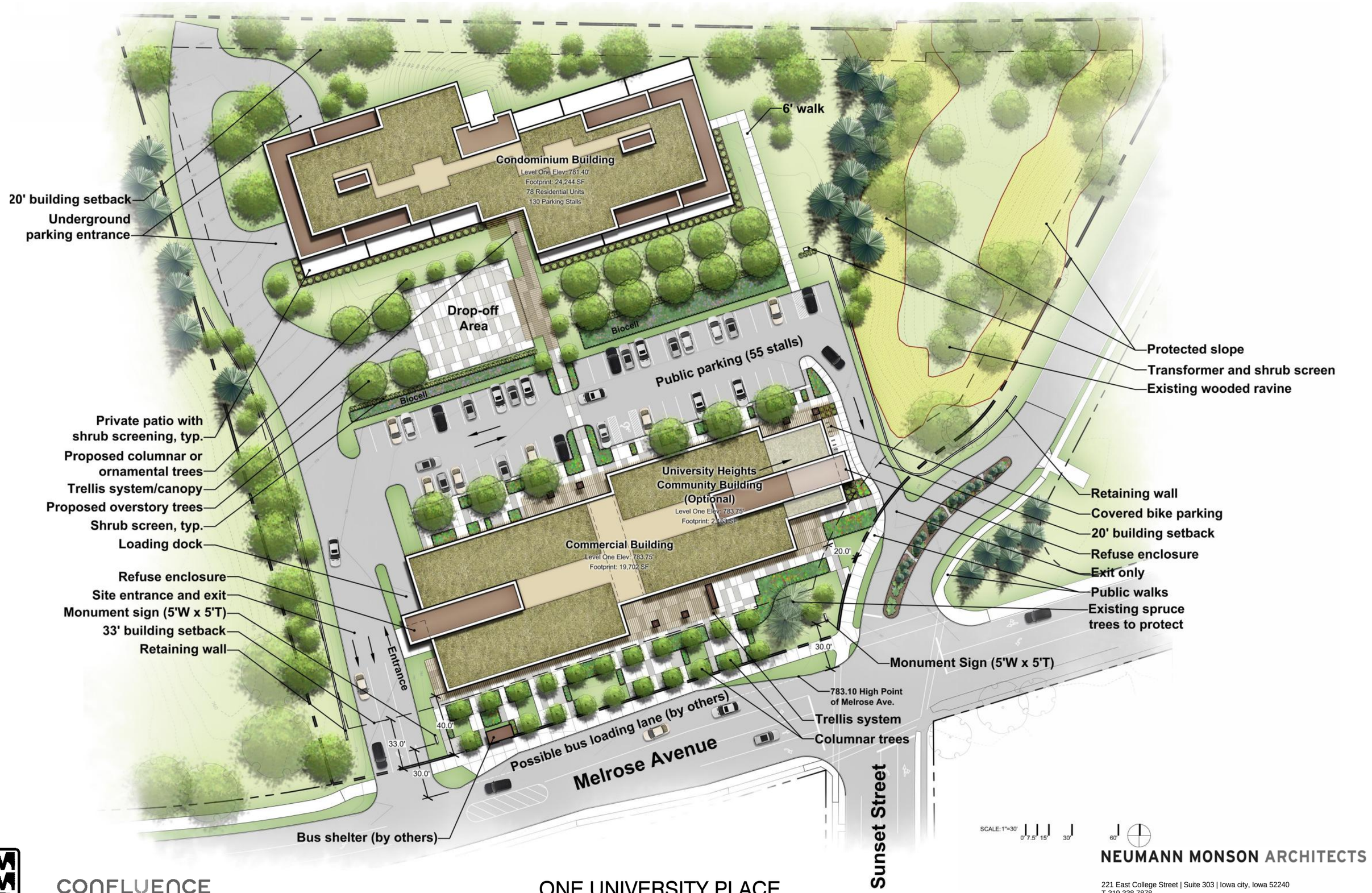
T 515.339.7800



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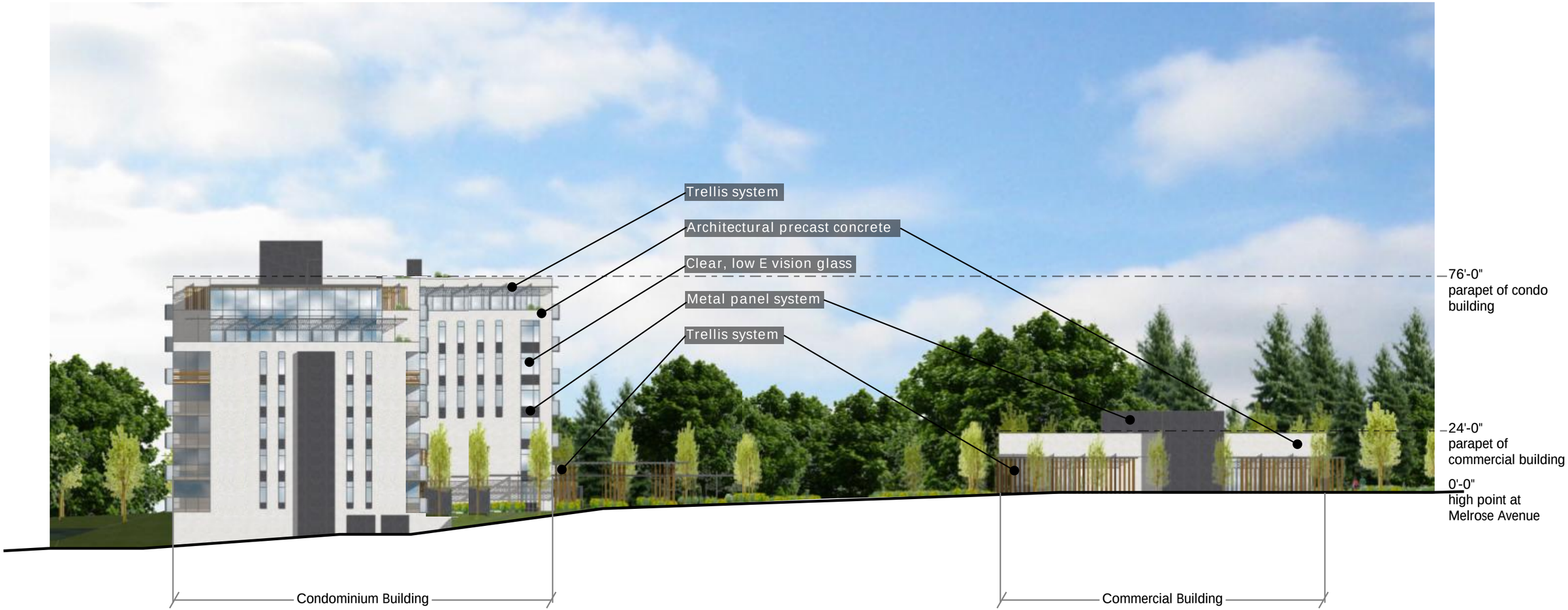

East Elevation/Site Section

CONFLUENCE

ONE UNIVERSITY PLACE

Date: 05.07.2014

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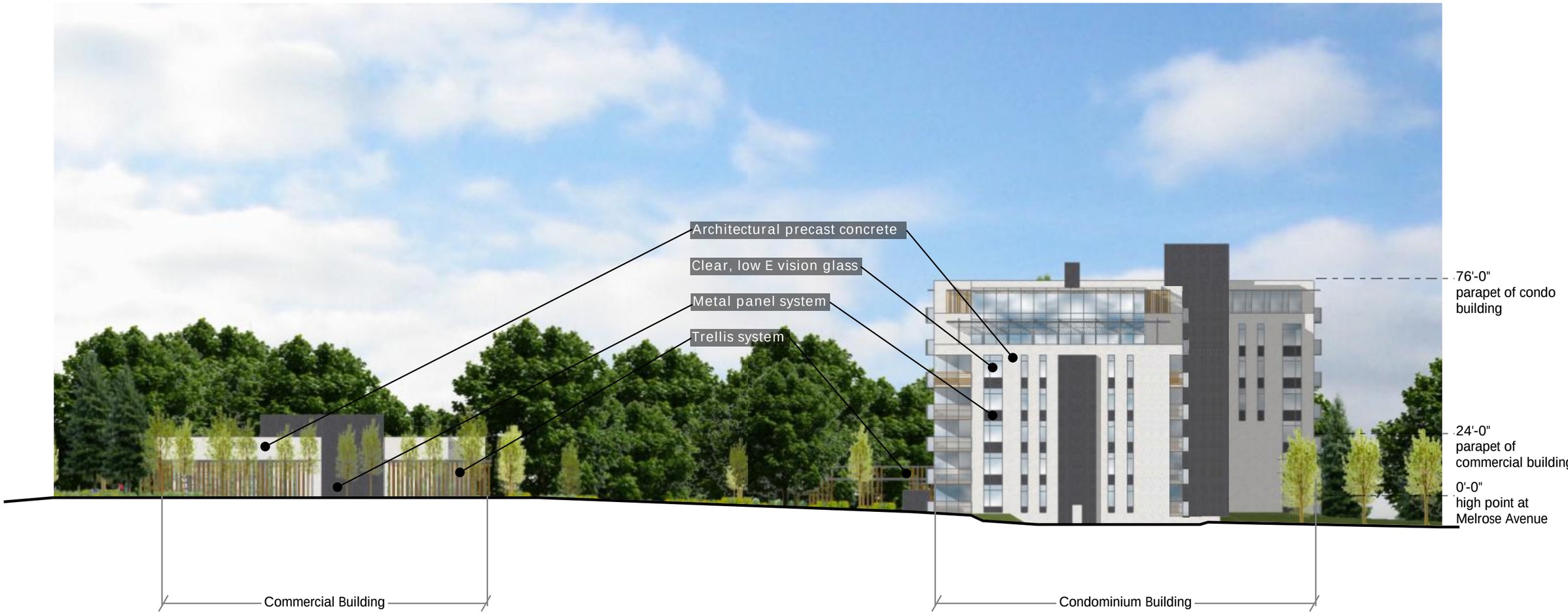

West Elevation/Site Section

CONFLUENCE

ONE UNIVERSITY PLACE

Date: 05.07.2014

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

South Elevation of Commercial Building

CONFLUENCE

ONE UNIVERSITY PLACE

Date: 05.07.2014

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

South Elevation of Condominium Building

CONFLUENCE

ONE UNIVERSITY PLACE

Date: 05.07.2014

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

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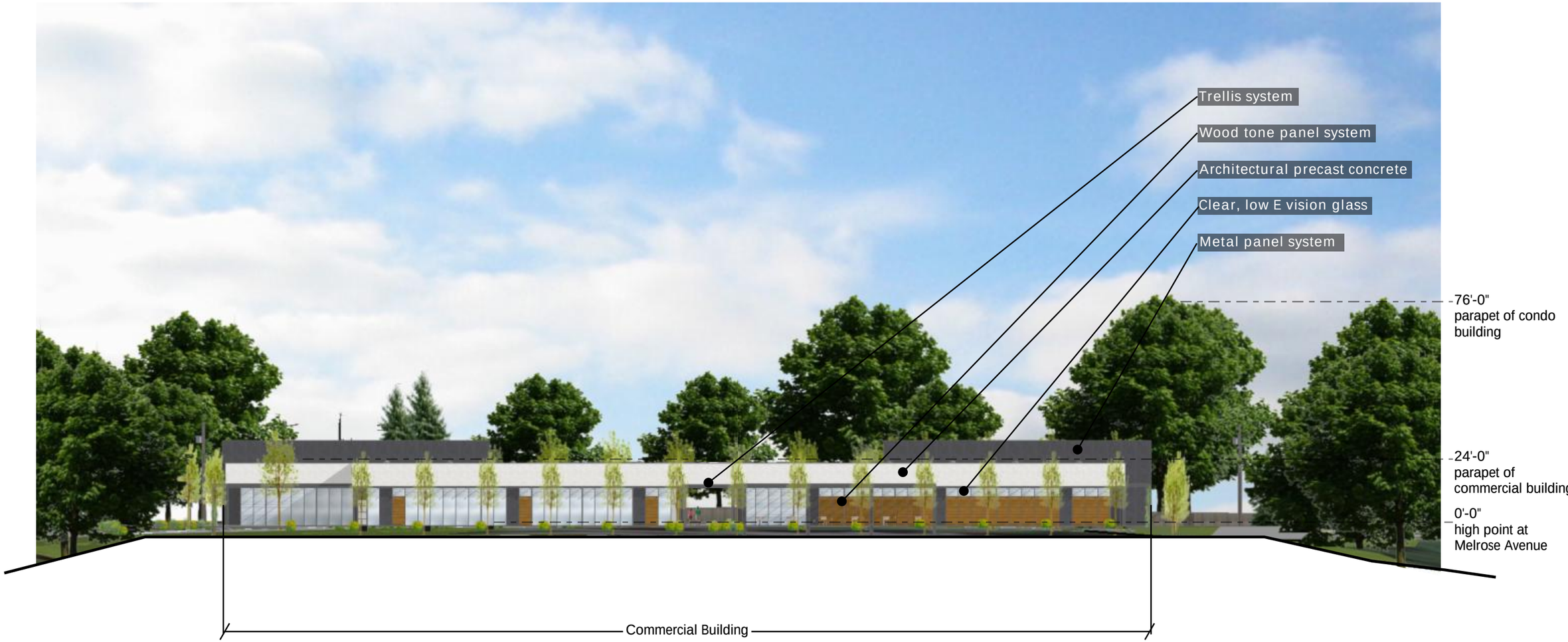

North Elevation of Commercial Building

CONFLUENCE

ONE UNIVERSITY PLACE

Date: 05.07.2014

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

North Elevation of Condominium Building

CONFLUENCE

ONE UNIVERSITY PLACE

Date: 05.07.2014

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T 319.338.7878

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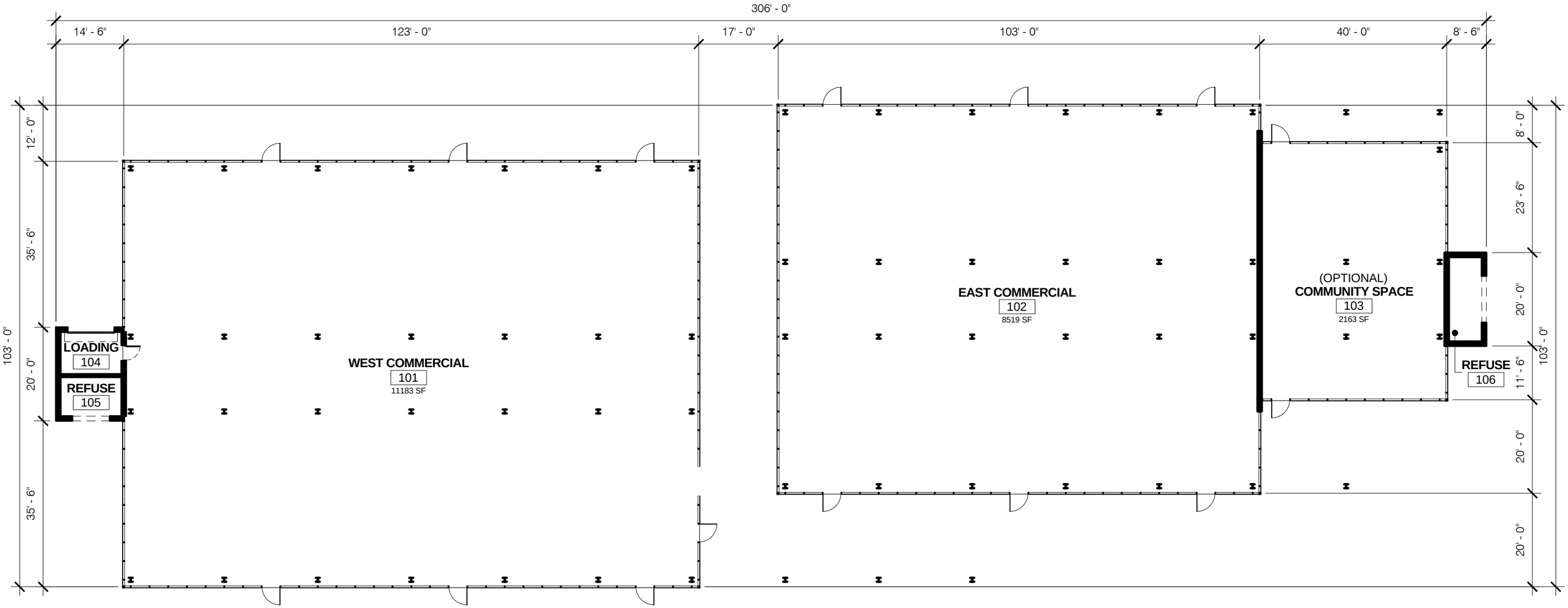

A1 FIRST LEVEL FLOOR PLAN - COMMERCIAL BUILDING

1" = 20'-0"

20' 10' 0' 20' 40'

SCALE : 1" = 20'-0"

CONFLUENCE

ONE UNIVERSITY PLACE

Date: 05.07.2014

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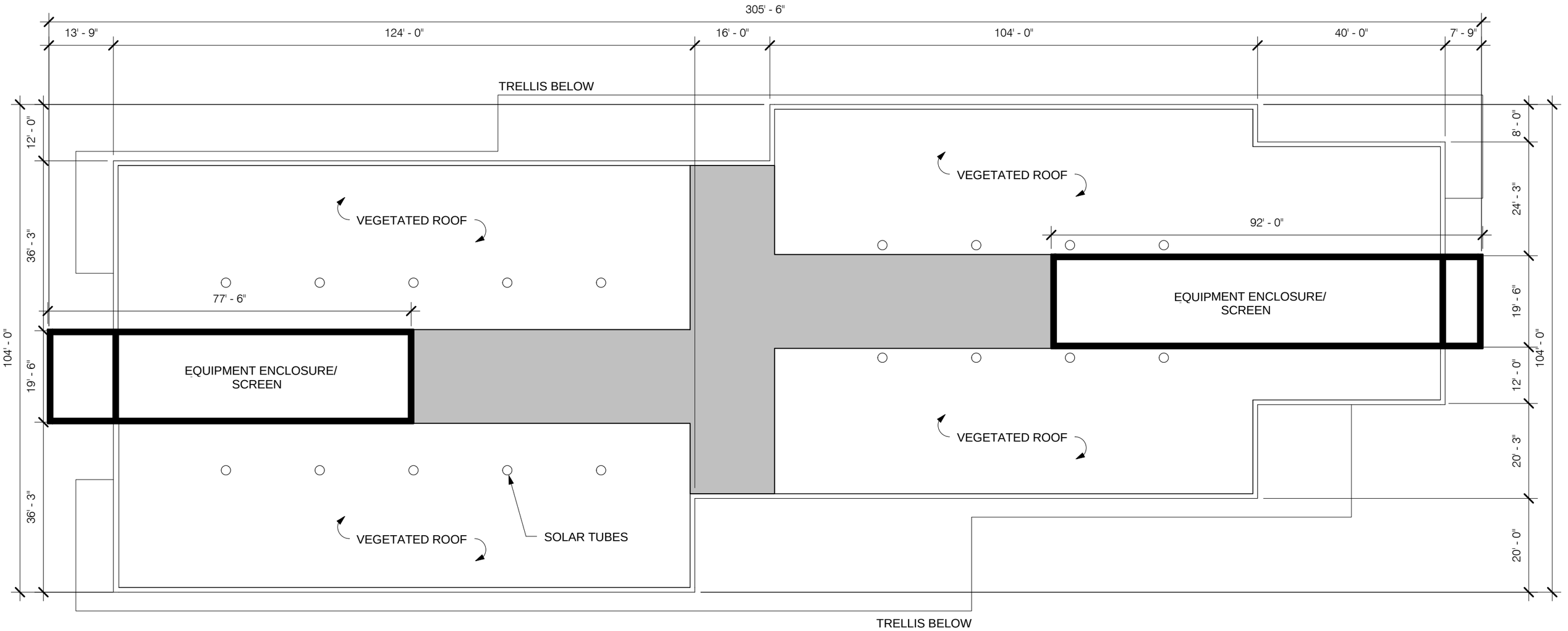

A1 ROOF PLAN - COMMERCIAL BUILDING

1" = 20'-0"

20' 10' 0' 20' 40'

SCALE : 1" = 20'-0"

CONFLUENCE

ONE UNIVERSITY PLACE

Date: 05.07.2014

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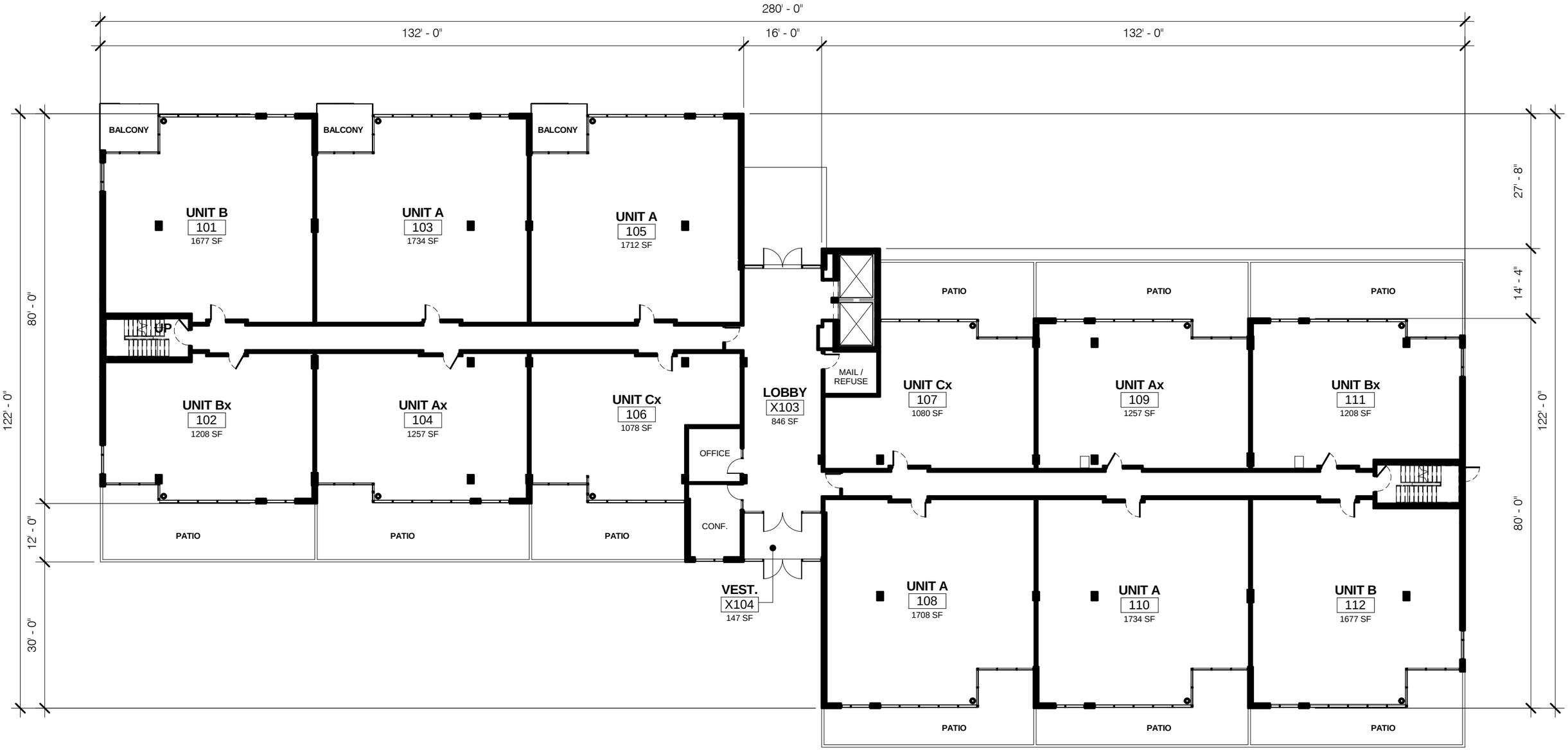

A1 FIRST LEVEL FLOOR PLAN - CONDO BUILDING

1" = 20'-0"

20' 10' 0' 20' 40'

SCALE : 1" = 20'-0"

CONFLUENCE

ONE UNIVERSITY PLACE

Date: 05.07.2014

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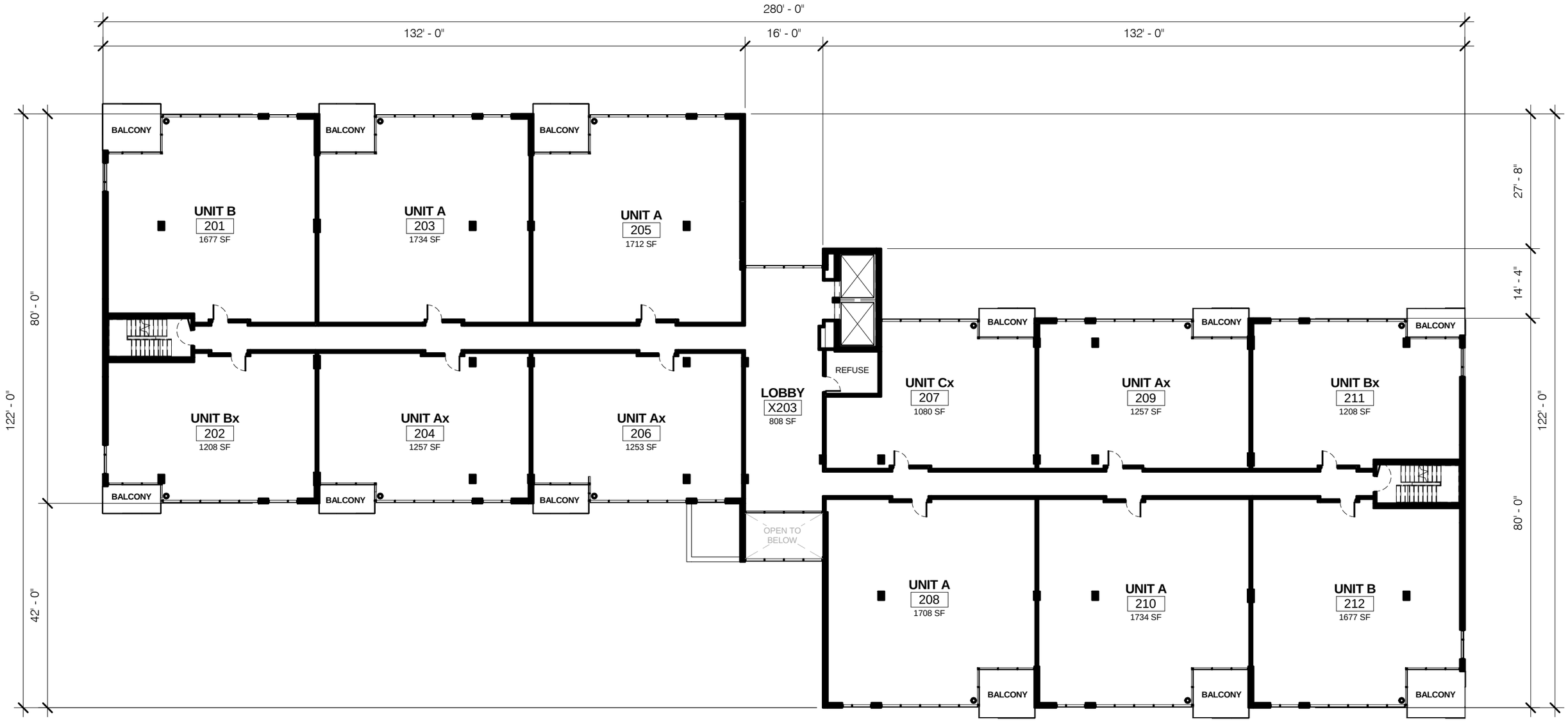

A1 SECOND LEVEL FLOOR PLAN - CONDO BUILDING

1" = 20'-0"

20' 10' 0' 20' 40'

SCALE : 1" = 20'-0"

CONFLUENCE

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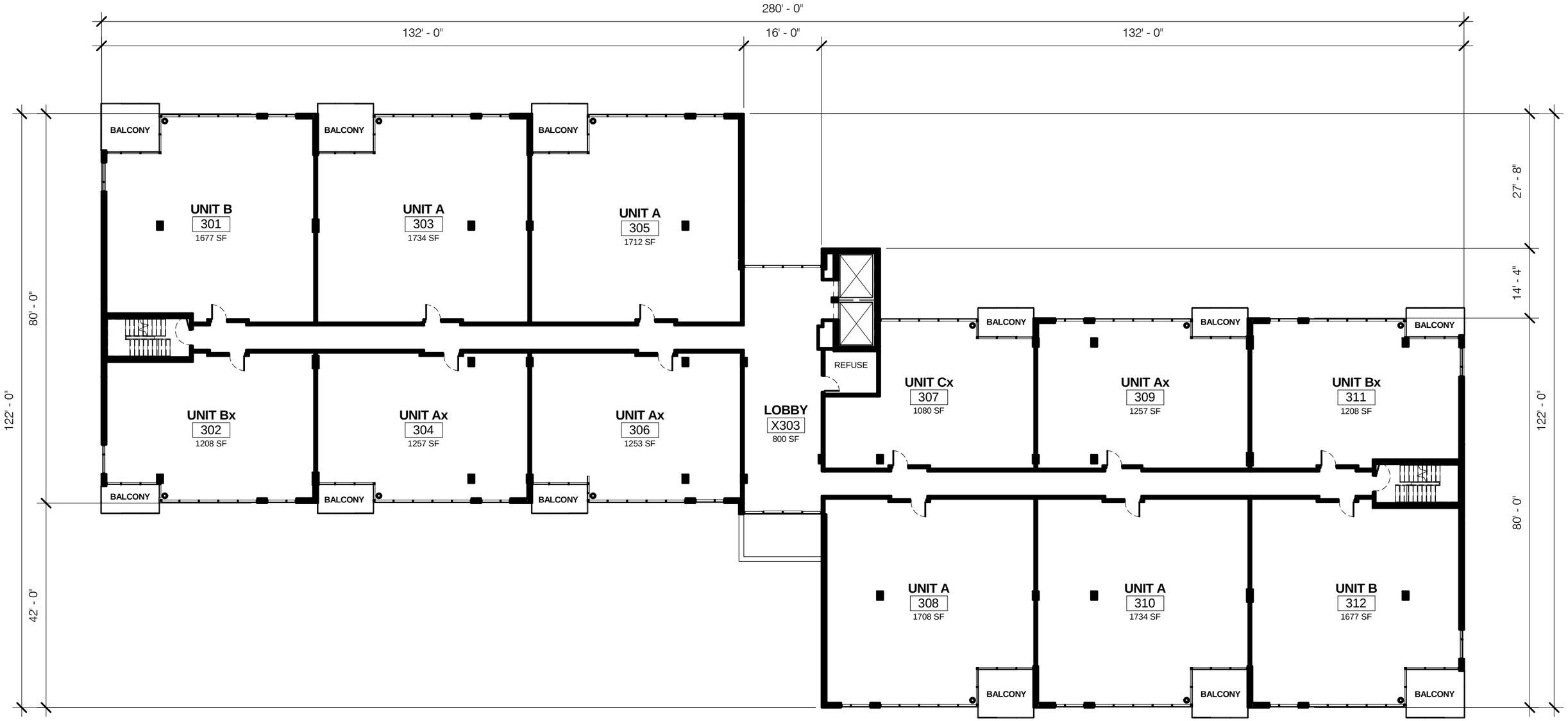

A1 THIRD LEVEL FLOOR PLAN - CONDO BUILDING

1" = 20'-0"

20' 10' 0' 20' 40'

SCALE : 1" = 20'-0"

CONFLUENCE

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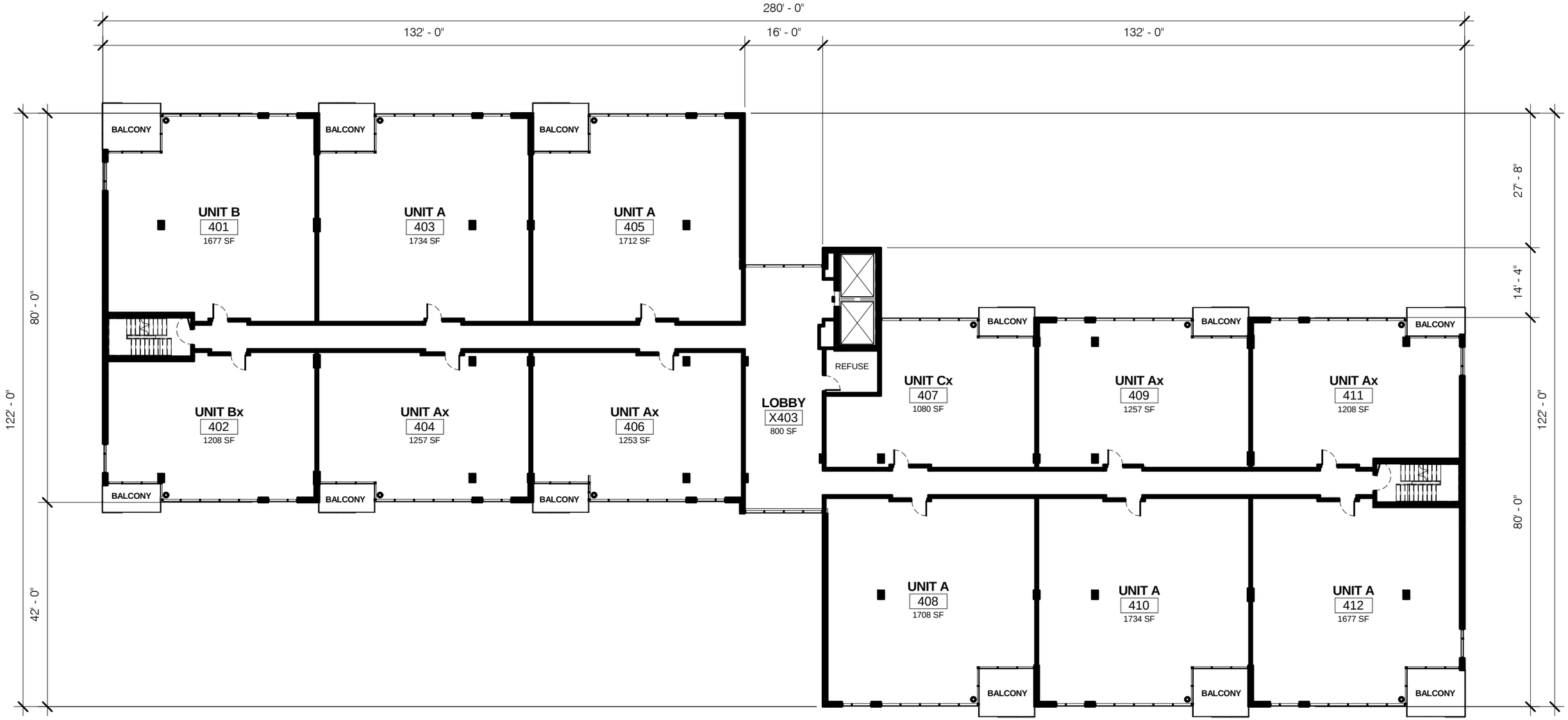

A1 FOURTH LEVEL FLOOR PLAN - CONDO BUILDING

1" = 20'-0"

20' 10' 0' 20' 40'

SCALE : 1" = 20'-0"

CONFLUENCE

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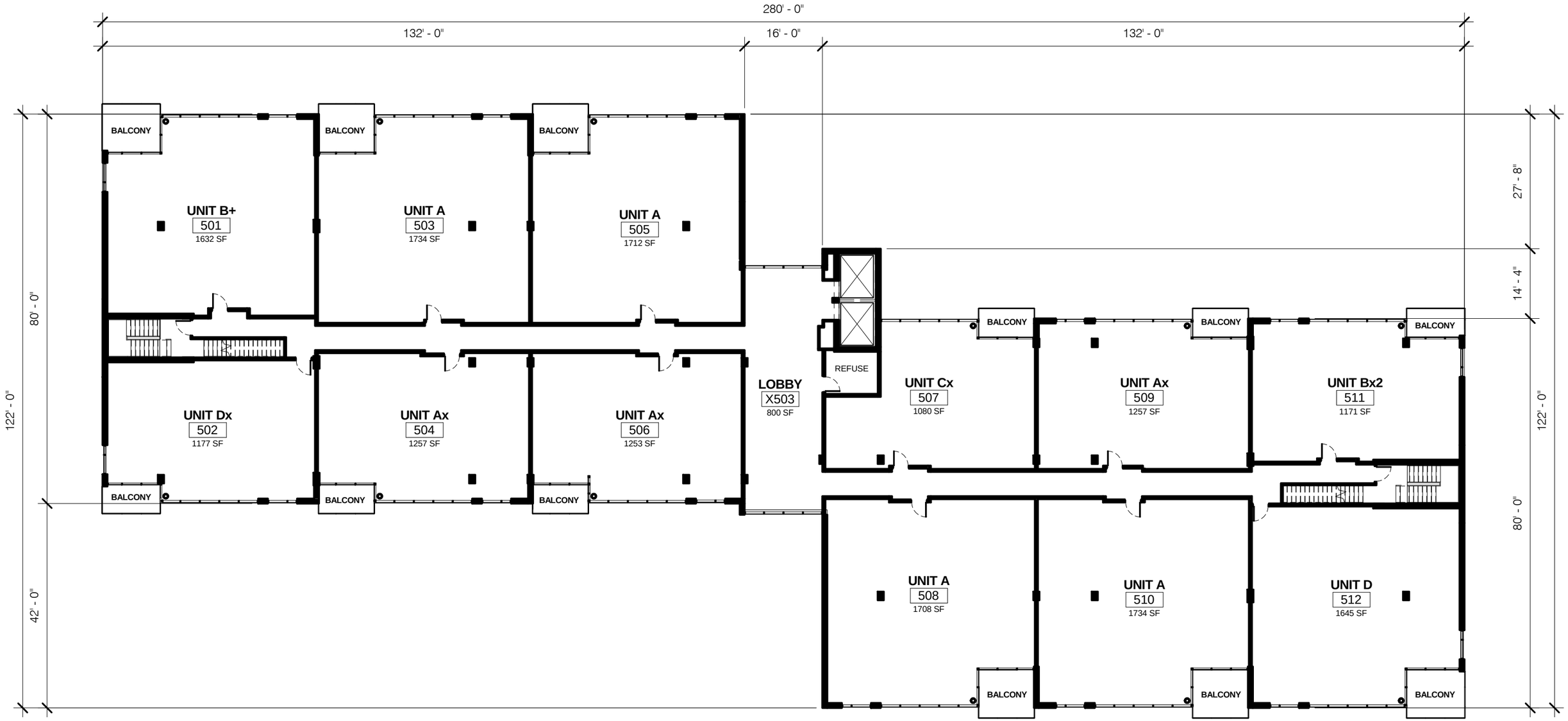

A1 FIFTH LEVEL FLOOR PLAN - CONDO BUILDING

1" = 20'-0"

20' 10' 0' 20' 40'

SCALE : 1" = 20'-0"

CONFLUENCE

ONE UNIVERSITY PLACE

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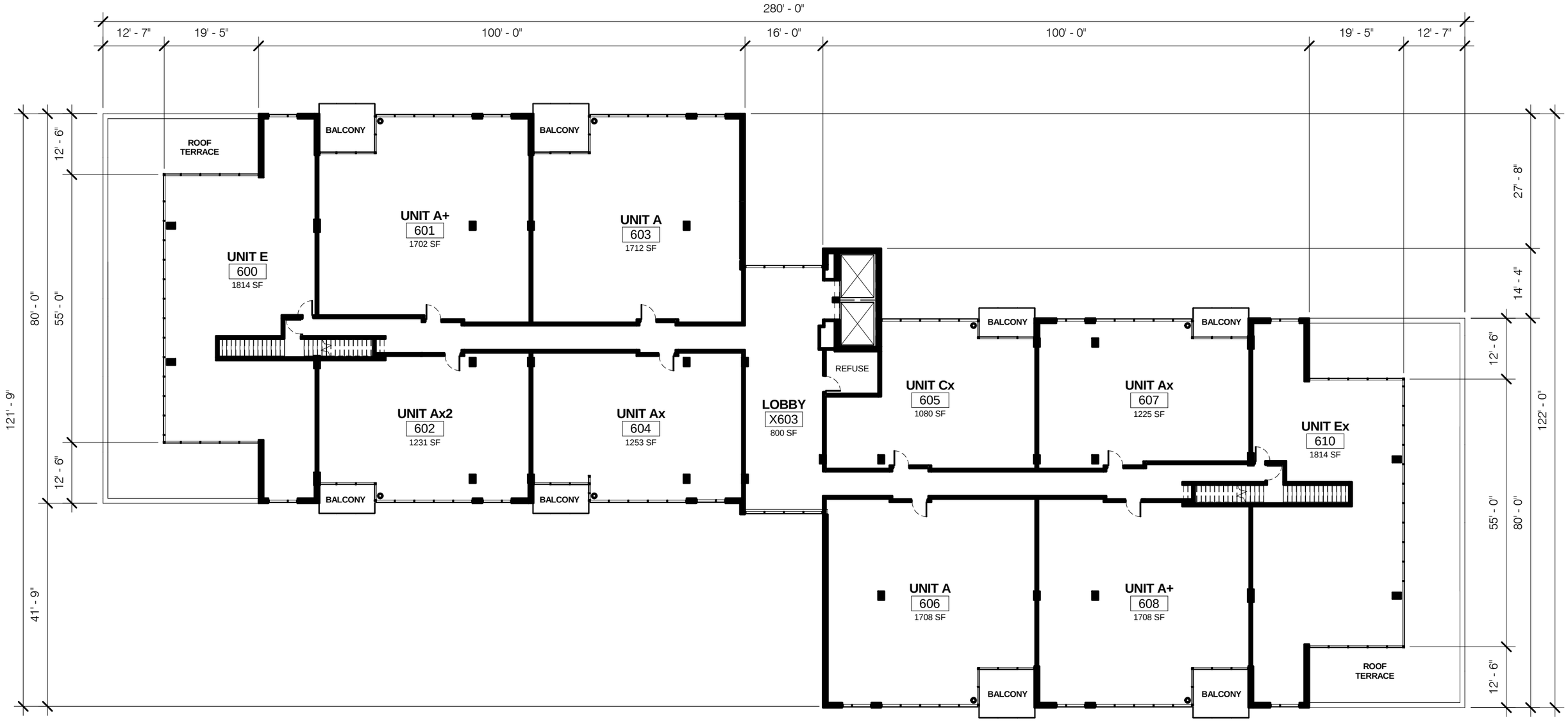

A1 SIXTH LEVEL FLOOR PLAN - CONDO BUILDING

1" = 20'-0"

20' 10' 0' 20' 40'

SCALE : 1" = 20'-0"

CONFLUENCE

ONE UNIVERSITY PLACE

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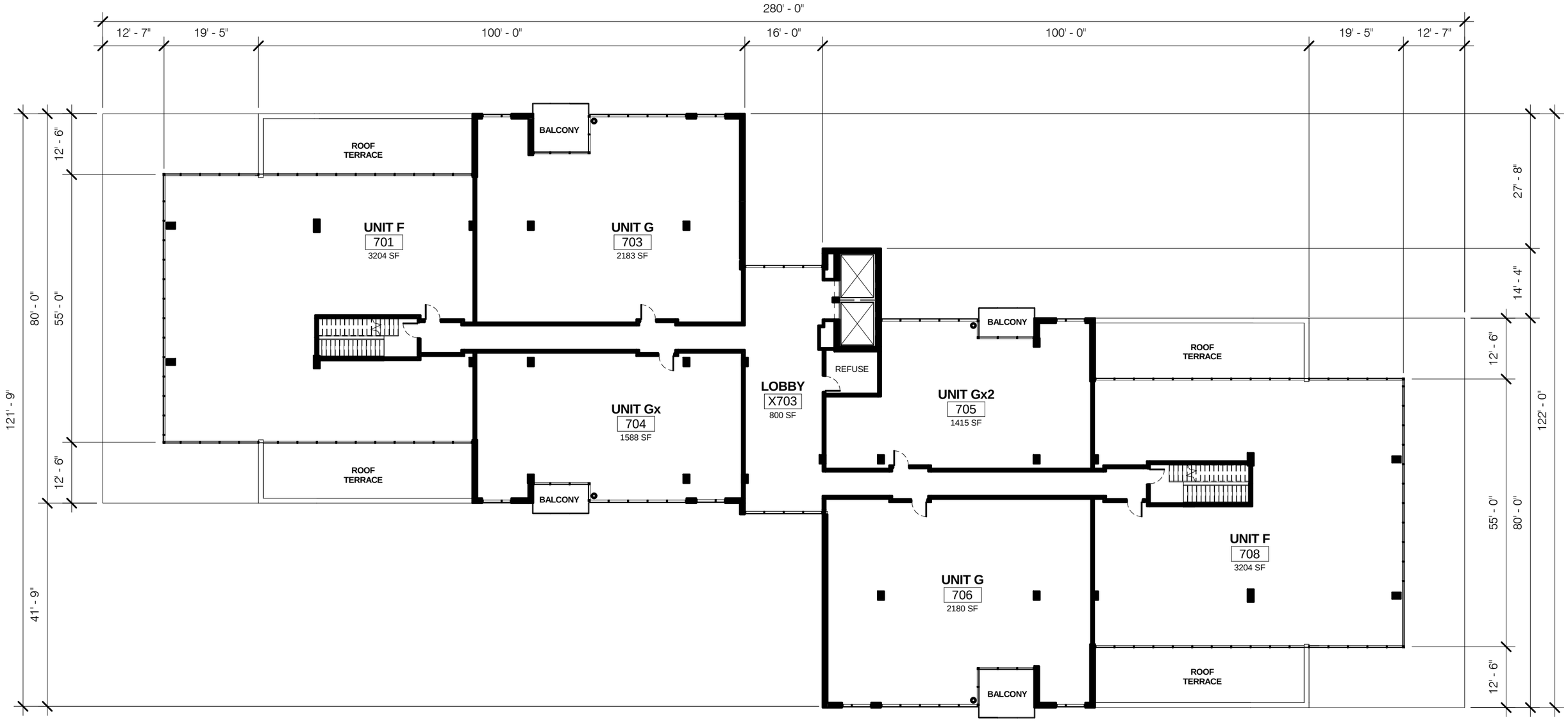

A1 SEVENTH LEVEL FLOOR PLAN - CONDO BUILDING

1" = 20'-0"

20' 10' 0' 20' 40'

SCALE : 1" = 20'-0"

CONFLUENCE

ONE UNIVERSITY PLACE

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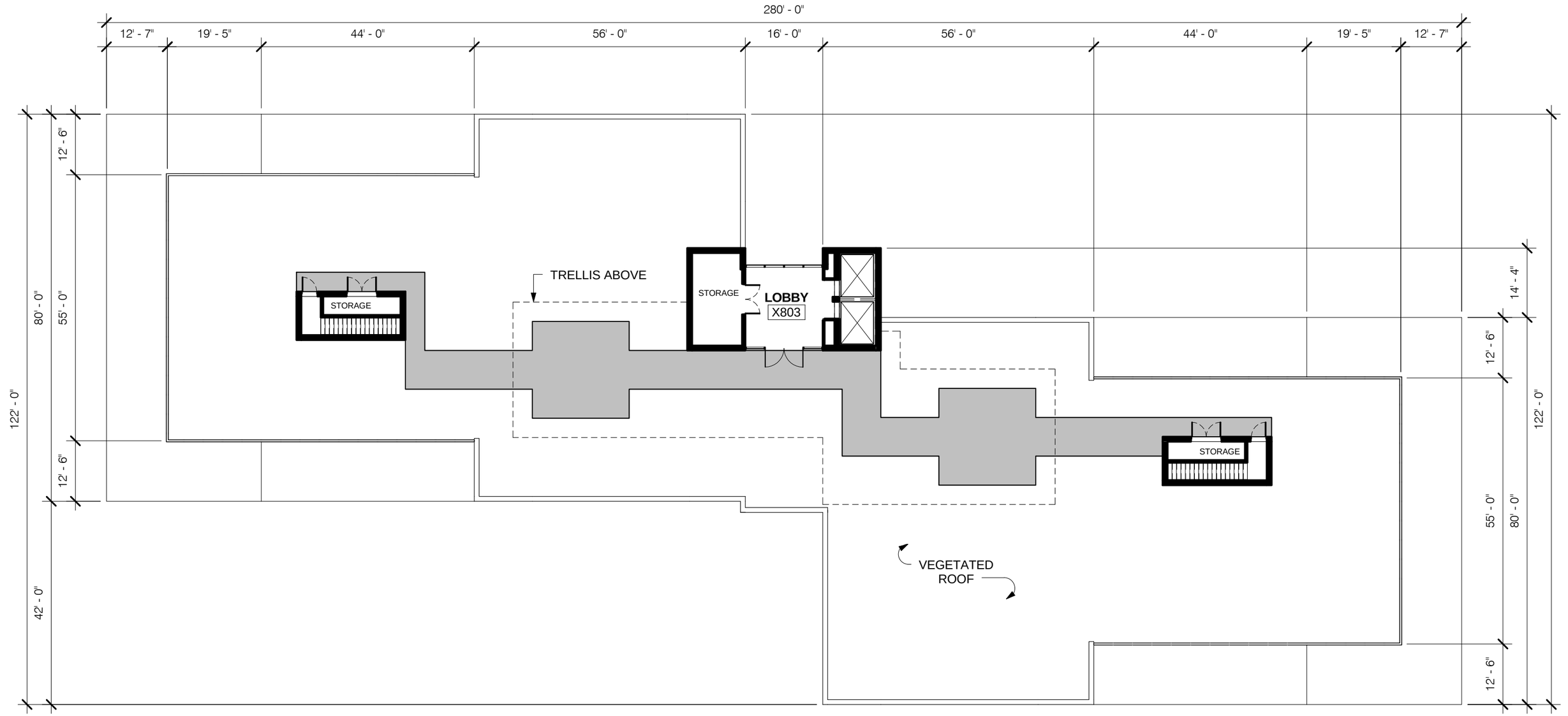

A1 ROOF PLAN - CONDO BUILDING

1" = 20'-0"

20' 10' 0' 20' 40'

SCALE : 1" = 20'-0"

CONFLUENCE

ONE UNIVERSITY PLACE

Date: 05.07.2014

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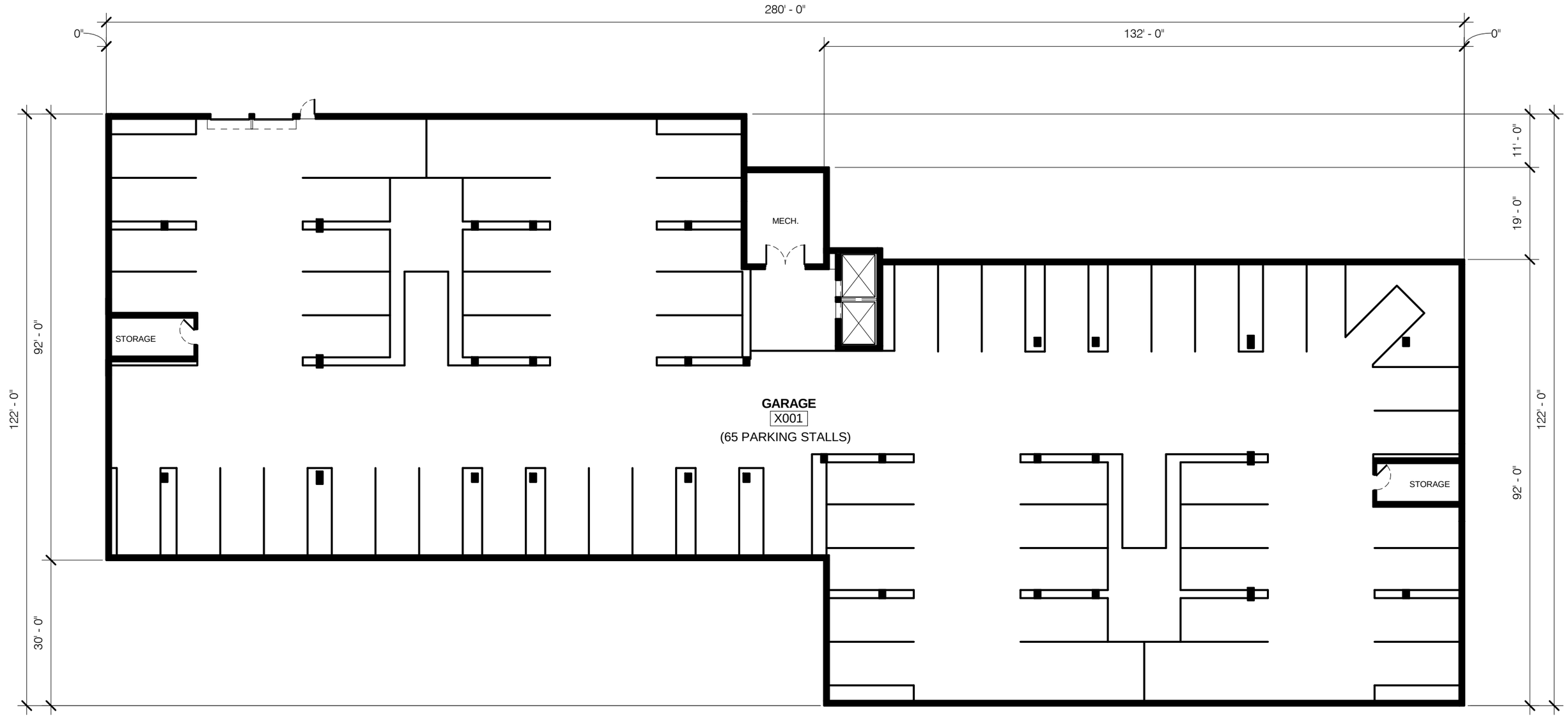

A1 FIRST LEVEL GARAGE PLAN - CONDO BUILDING

1" = 20'-0"

20' 10' 0' 20' 40'

SCALE : 1" = 20'-0"

CONFLUENCE

ONE UNIVERSITY PLACE

Date: 05.07.2014

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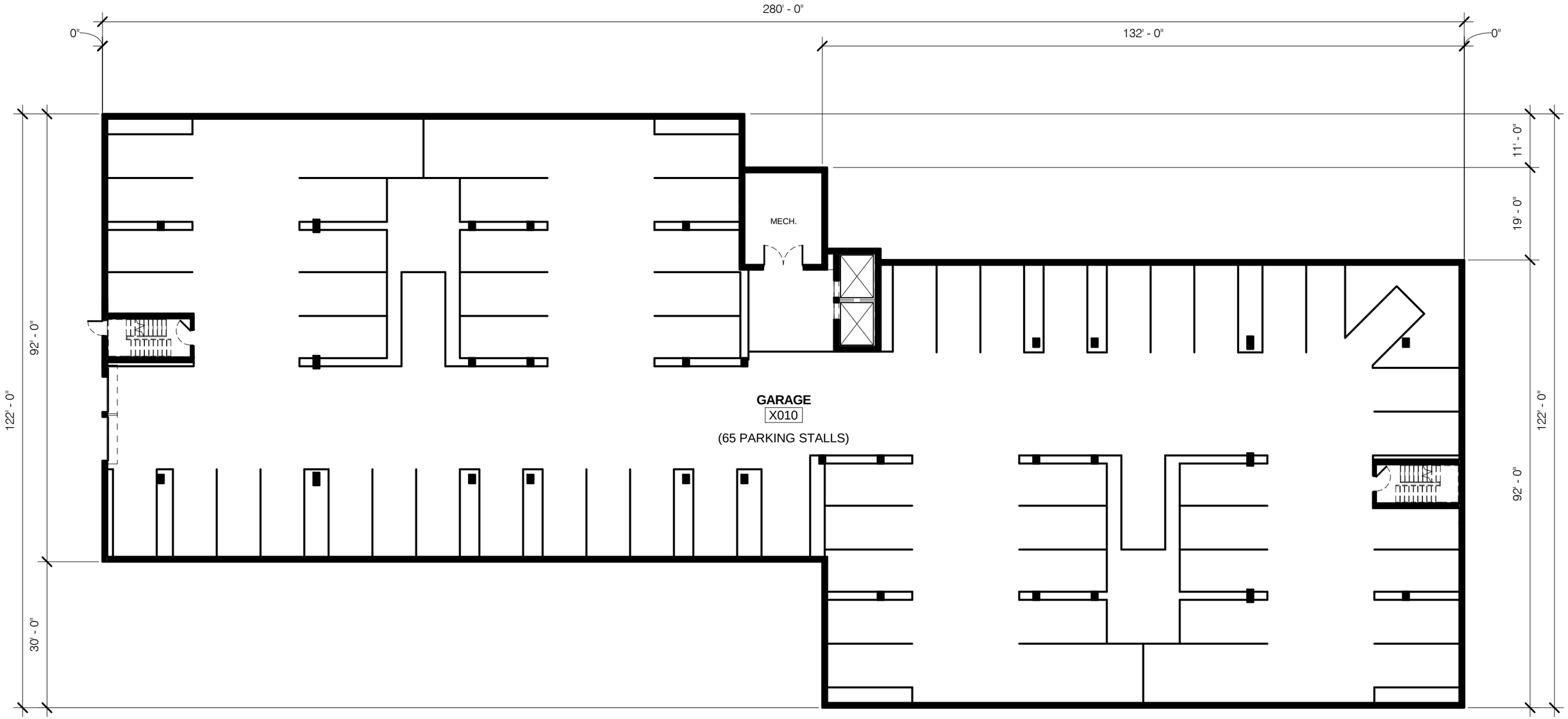

A1 SECOND LEVEL GARAGE PLAN - CONDO BUILDING

1" = 20'-0"

20' 10' 0' 20' 40'

SCALE : 1" = 20'-0"

CONFLUENCE

ONE UNIVERSITY PLACE

Date: 05.07.2014

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418 6th Avenue | Suite 209 | Des Moines, Iowa 50309
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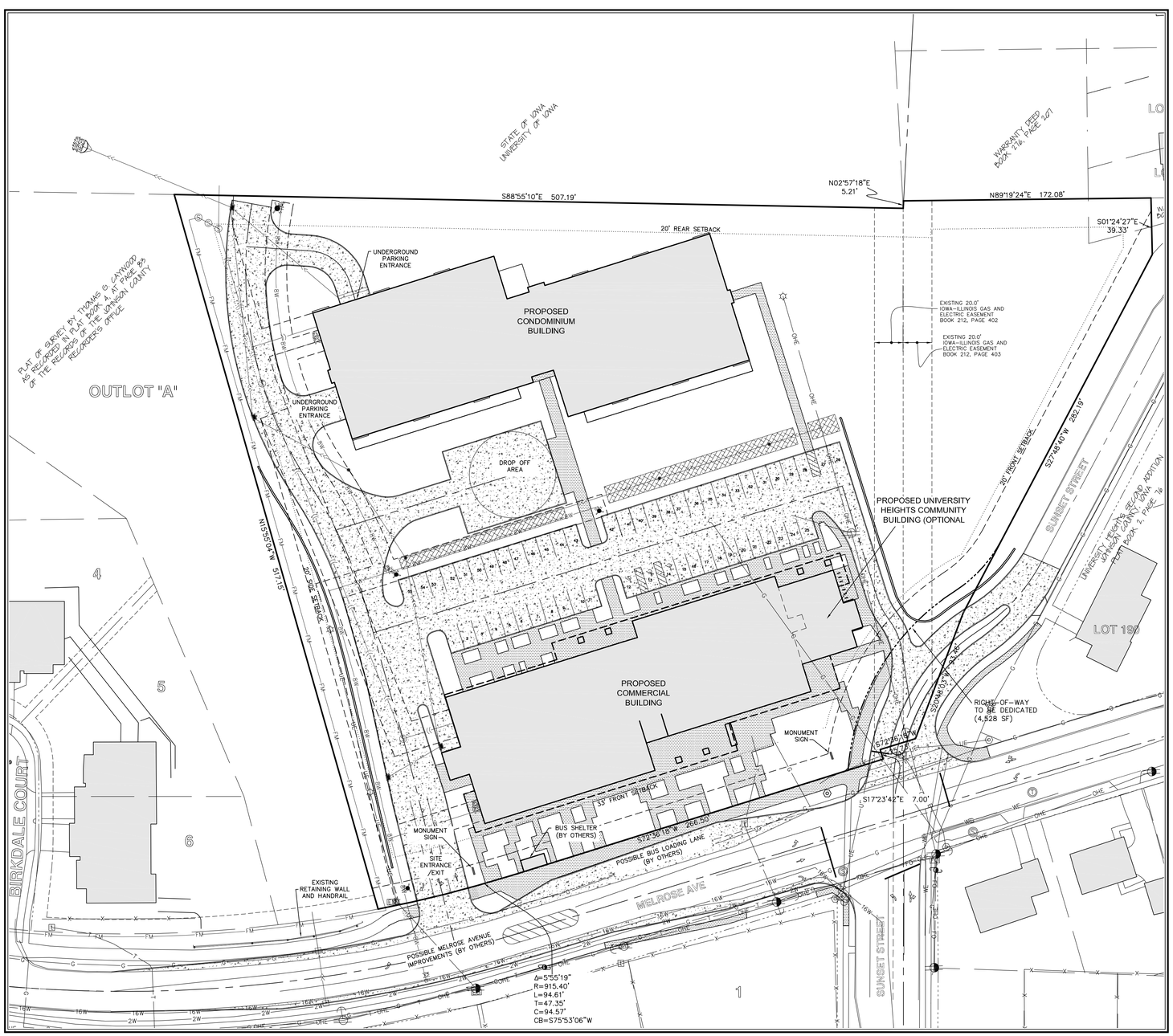
PUD SITE PLAN
ONE UNIVERSITY PLACE
UNIVERSITY HEIGHTS, IOWA

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



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 AQUISITION PLAT, AS RECORDED IN PLAT BOOK 55, AT PAGE 62, OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE, AND RIGHT-OF-WAY AQUISITION 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
OUTDOOR PARKING	55 SPACES (3 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.

GRAPHIC SCALE IN FEET
1"=40'

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

–EXIST–	–PROP–	
		– 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
(R)		– RECORDED DIMENSIONS
22–1		– 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
		– 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

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.

LICENSED PROFESSIONAL ENGINEER
RONALD L AMELON 14201
IOWA
SEAL

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.

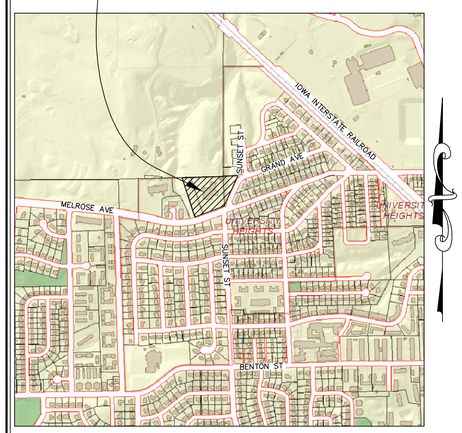
_____ 20____
RONALD L AMELON P.E. Iowa Lic. No. 14201

My license renewal date is December 31, 20____.

Pages or sheets covered by this seal:

DRAFT

ONE UNIVERSITY PLACE
UNIVERSITY HEIGHTS, IOWA



LOCATION MAP
NOT TO SCALE

ARCHITECT OF RECORD
Neumann Monson PC
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

CONSULTANTS

RAKER RHODES ENGINEERING
STRUCTURAL ENGINEER
4717 GRAND AVE
DES MOINES, IOWA 50312
515.277.0275

MODUS ENGINEERING
MEP ENGINEER
118 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
319.337.6634

NEUMANN MONSON ARCHITECTS

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

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PRELIMINARY
NOT FOR CONSTRUCTION

SHEET NAME
LAYOUT PLAN

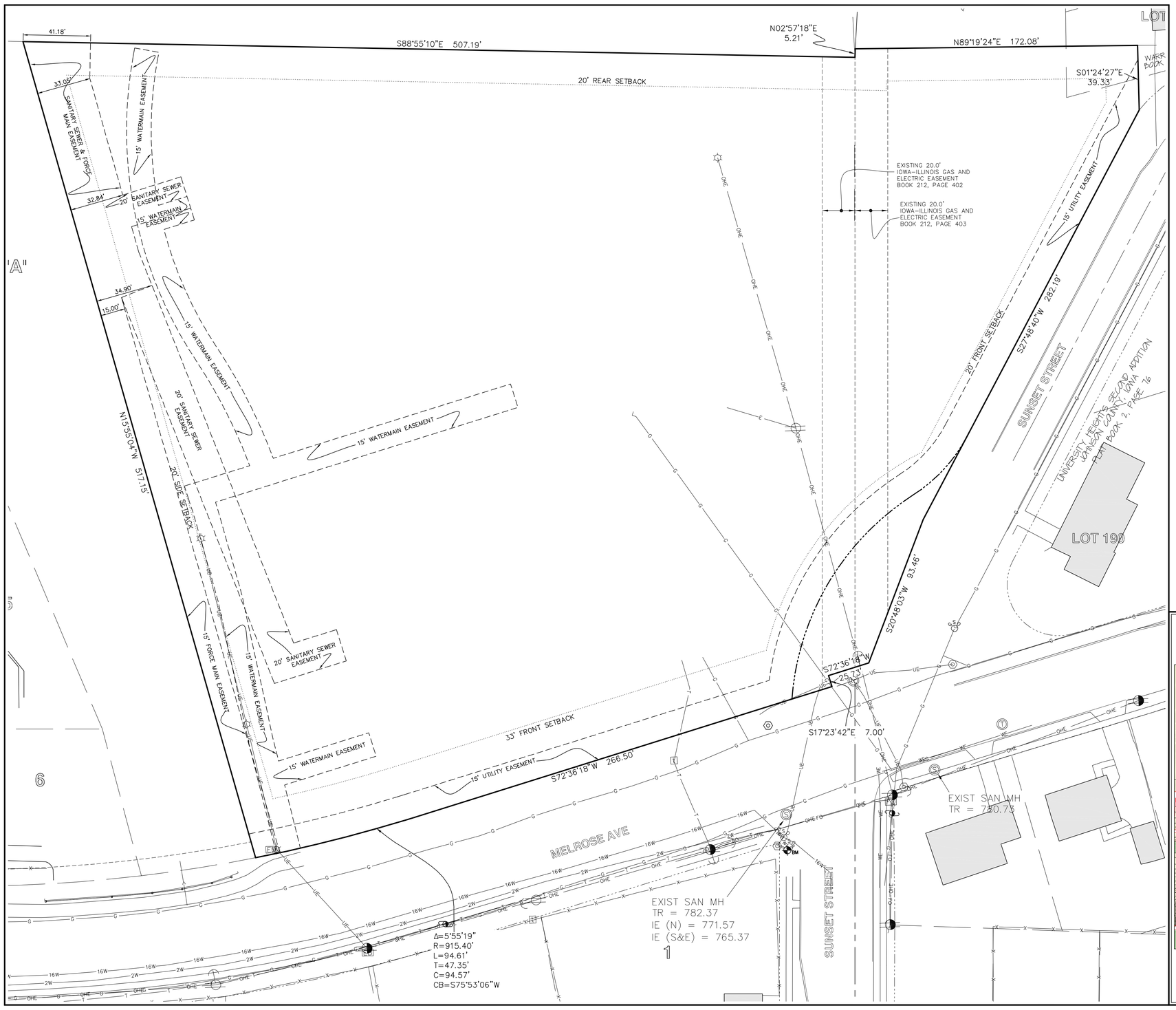
SHEET NUMBER
C-101

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.
IOWA CITY, IOWA 52240



0 3 15 30
GRAPHIC SCALE IN FEET
1"=30'

SHEET INDEX

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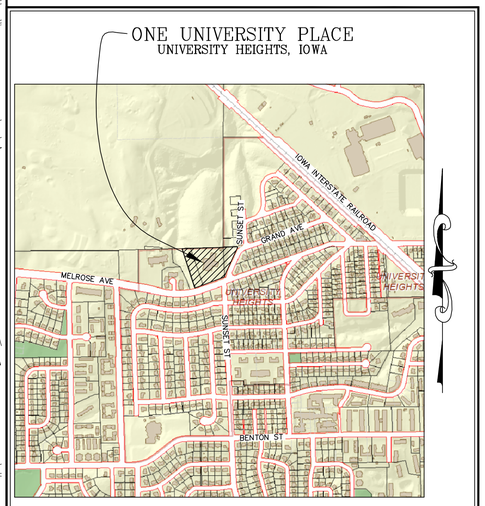

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STRUCTURAL ENGINEER
4717 GRAND AVE
DES MOINES, IOWA 50312
515.277.0275

MODUS ENGINEERING
MEP ENGINEER
118 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
319.337.6634

NEUMANN MONSON ARCHITECTS

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

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PRELIMINARY
NOT FOR CONSTRUCTION

SHEET NAME
SITE EASEMENT LAYOUT

SHEET NUMBER
C-102

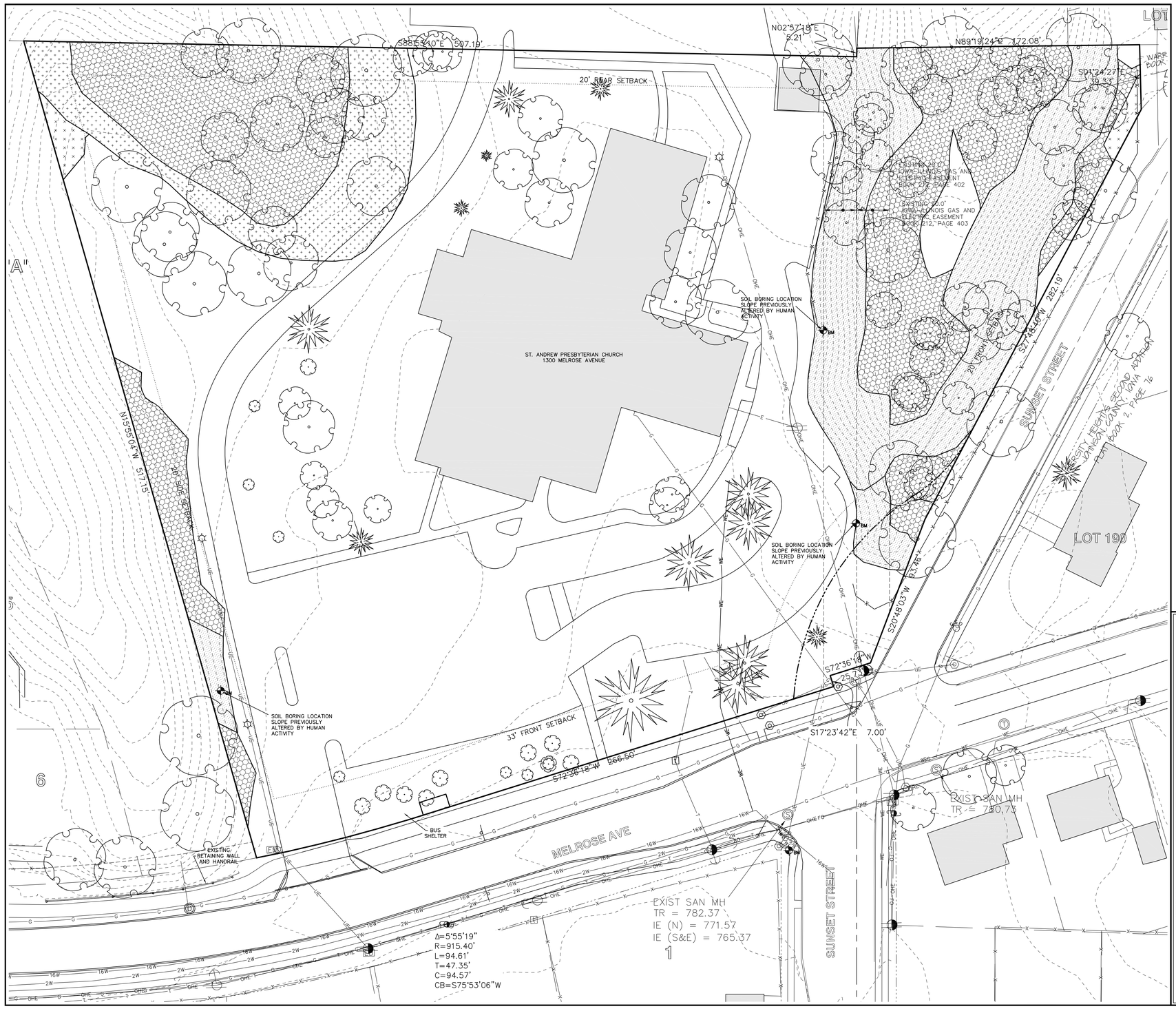
PUD SITE PLAN
ONE UNIVERSITY PLACE
UNIVERSITY HEIGHTS, IOWA

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

GRAPHIC SCALE IN FEET
0 3 15 30
1"=30'



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
- (R) – RECORDED DIMENSIONS
- 22-1 – CURVE SEGMENT NUMBER

–EXIST–	–PROP–	
		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

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.

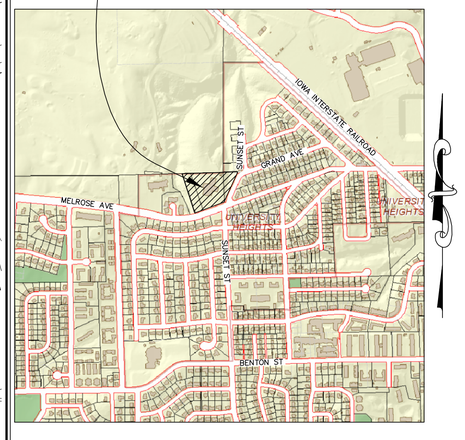
EXISTING CHARACTERISTICS

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

ONE UNIVERSITY PLACE
UNIVERSITY HEIGHTS, IOWA



LOCATION MAP
NOT TO SCALE

SHEET INDEX

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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

ARCHITECT OF RECORD
Neumann Monson PC
221 East College Street | Suite 303
Iowa City, Iowa 52240
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418 6th Avenue | Suite 209
Des Moines, Iowa 50309
T 515.339.7800

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NEUMANN MONSON ARCHITECTS

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PRELIMINARY
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SHEET NAME
EXISTING CONDITIONS PLAN AND SENSITIVE AREAS DEVELOPMENT PLAN

SHEET NUMBER
C-103

4/30/2014 4:16:47 PM

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

0 4 10 20 30 40
GRAPHIC SCALE IN FEET
1"=40'

SHEET INDEX

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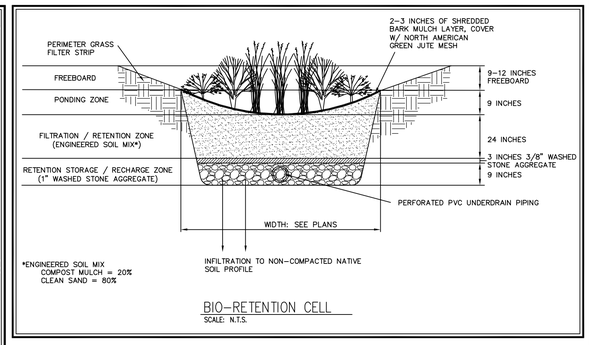
C-107 UTILITY PLAN
C-108 DIMENSION PLAN
C-109 DIMENSION PLAN



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

STANDARD LEGEND AND NOTES

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		POWER POLE W/LIGHT
		GUY POLE
		LIGHT POLE
		SANITARY MANHOLE
		FIRE HYDRANT
		WATER VALVE
		DRAINAGE MANHOLE
		CURB INLET
X	X	FENCE LINE
		EXISTING SANITARY SEWER
		PROPOSED SANITARY SEWER
		EXISTING STORM SEWER
		PROPOSED STORM SEWER
W	W	WATER LINES
E	E	ELECTRICAL LINES
T	T	TELEPHONE LINES
G	G	GAS LINES

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SENSITIVE AREA HATCH LEGEND
- STEEP SLOPE
- CRITICAL SLOPE
- PROTECTED SLOPE

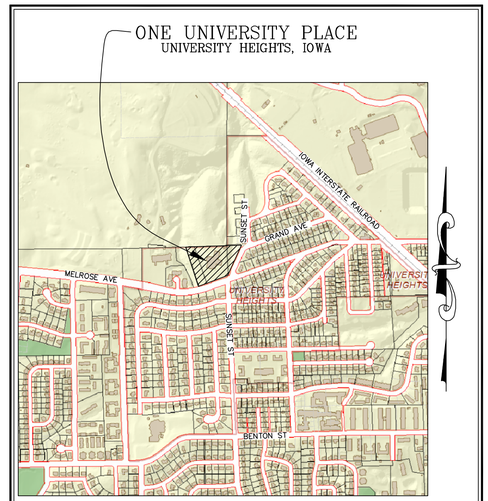
SENSITIVE AREAS IMPACTS

	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.



LOCATION MAP
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NEUMANN MONSON ARCHITECTS

PROJECT NAME
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PRELIMINARY
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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
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APPLICANT'S ATTORNEY:
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321 E. MARKET ST.
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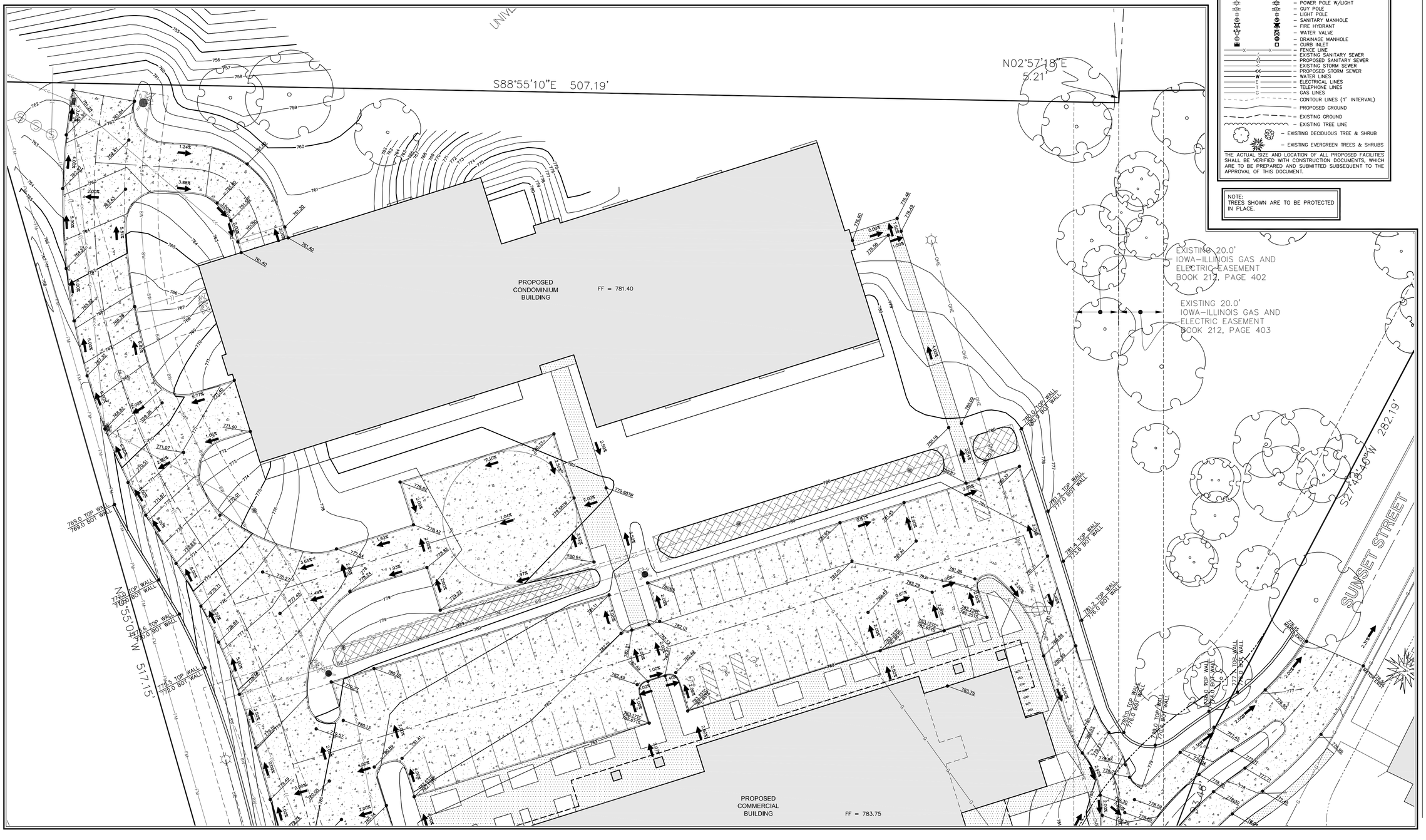

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- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER

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		PROPOSED SANITARY SEWER
		EXISTING STORM SEWER
		PROPOSED STORM SEWER
W		WATER LINES
E		ELECTRICAL LINES
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ARCHITECT OF RECORD

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Iowa City, Iowa 52240
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T 515.339.7800

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CIVIL ENGINEER
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IOWA CITY, IOWA 52240
319.351.8282

CONFLUENCE
LANDSCAPE ARCHITECT
401 S GILBERT ST
IOWA CITY, IOWA 52240
319.337.6634

NEUMANN MONSON ARCHITECTS

PROJECT NAME
ONE UNIVERSITY PLACE

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MAXWELL DEVELOPMENT CO.
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PRELIMINARY
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SHEET NAME
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER
C-105

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:
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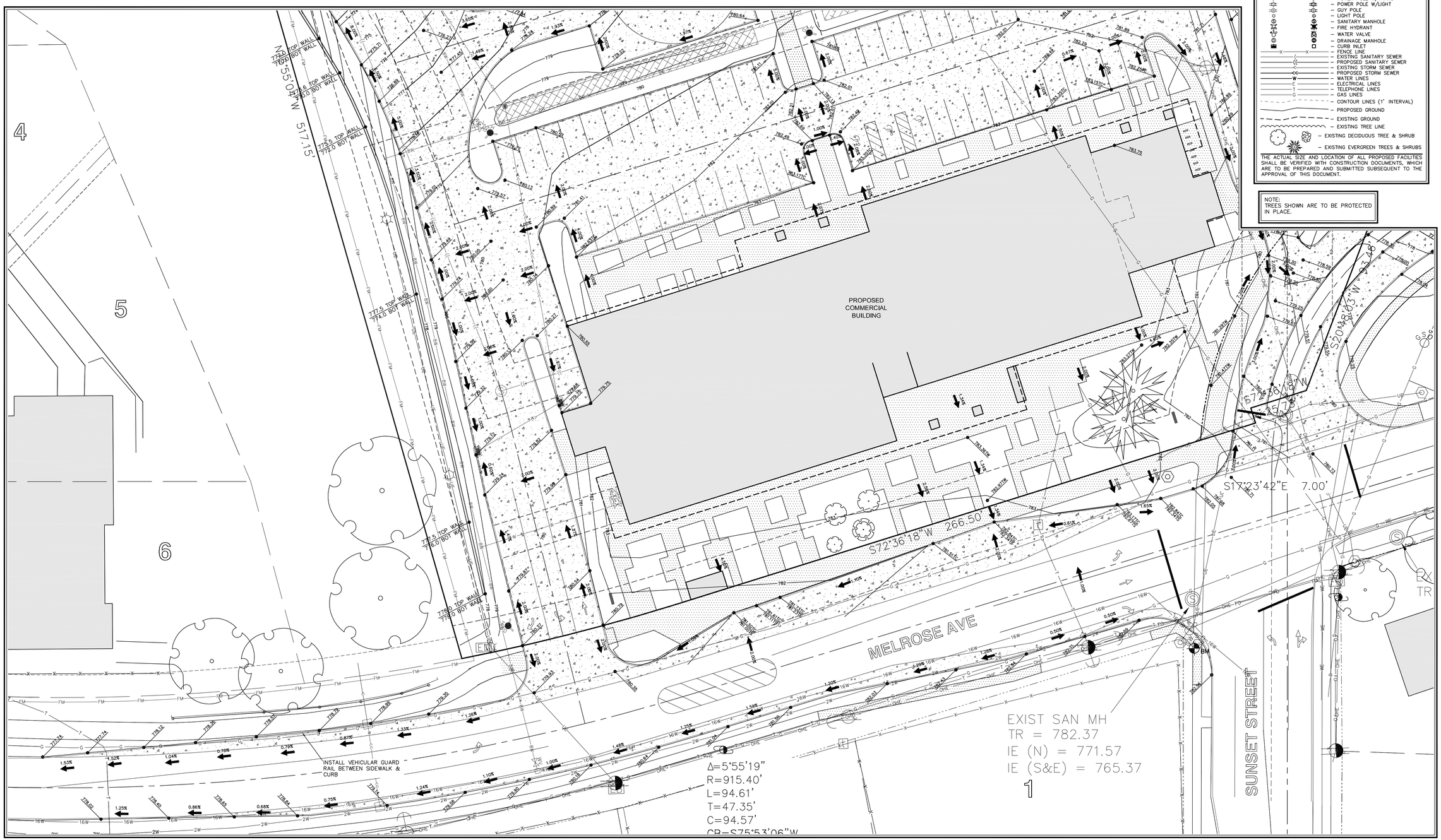

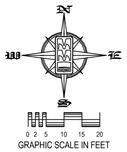

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STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
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		WATER VALVE
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CONFLUENCE
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NEUMANN MONSON ARCHITECTS

PROJECT NAME
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SHEET NAME
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER
C-106

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
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APPLICANT'S ATTORNEY:
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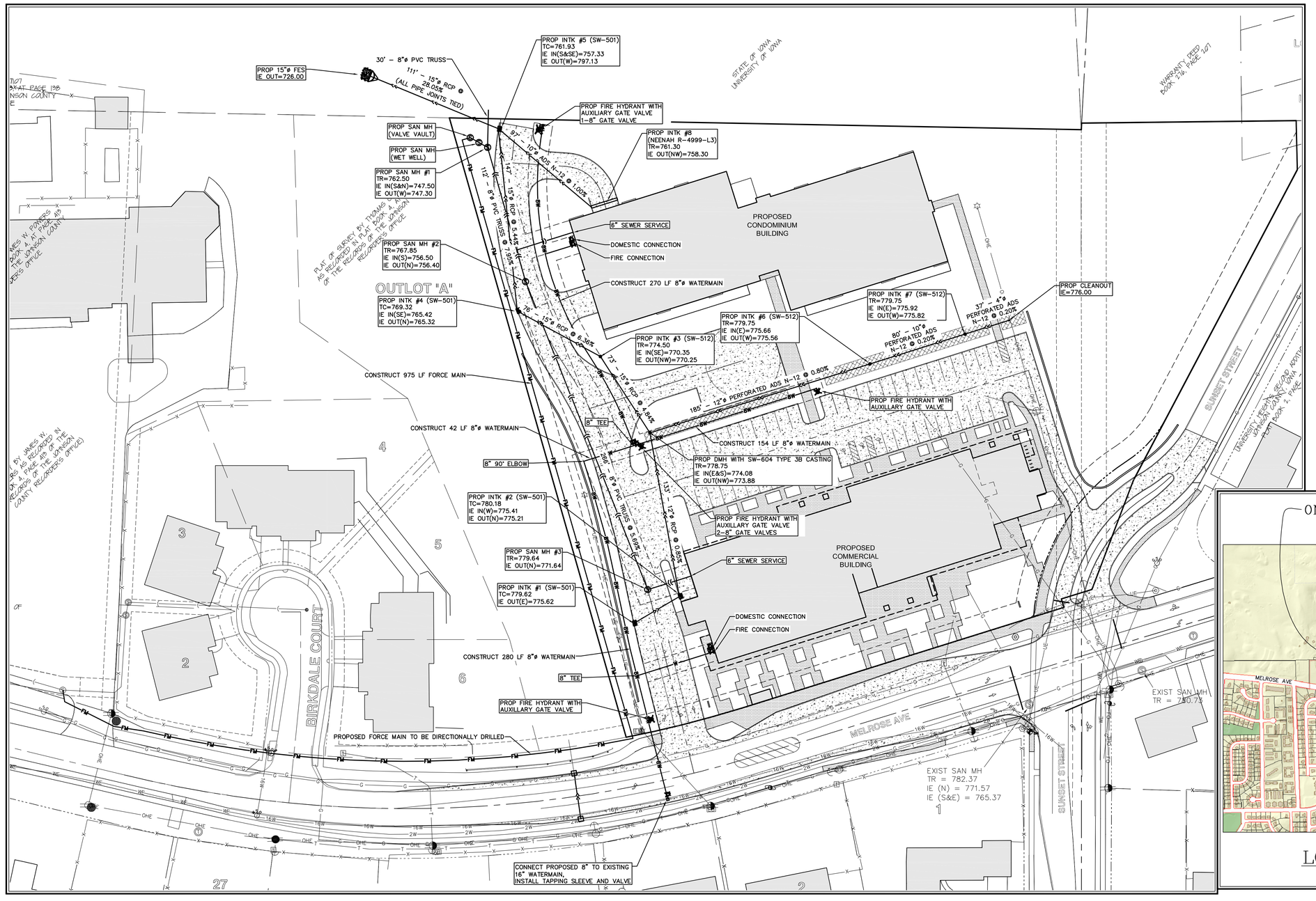

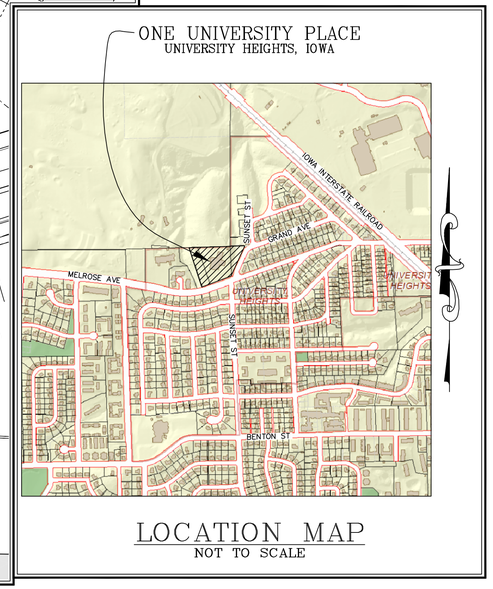

LOCATION MAP
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PRELIMINARY
NOT FOR CONSTRUCTION

SHEET NAME
UTILITY PLAN

SHEET NUMBER
C-107

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

GRAPHIC SCALE IN FEET
1"=20'

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
(R)	– RECORDED DIMENSIONS
22–1	– CURVE SEGMENT NUMBER
–EXIST– –PROP–	
	– 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
X X	– FENCE LINE
	– EXISTING SANITARY SEWER
	– PROPOSED SANITARY SEWER
	– EXISTING STORM SEWER
	– PROPOSED STORM SEWER
W	– WATER LINES
E	– ELECTRICAL LINES
T	– TELEPHONE LINES
G	– 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.

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221 East College Street | Suite 303
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515.277.0275

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319.351.8282

CONFLUENCE
LANDSCAPE ARCHITECT
401 S GILBERT ST
IOWA CITY, IOWA 52240
319.337.6634

NEUMANN MONSON ARCHITECTS

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

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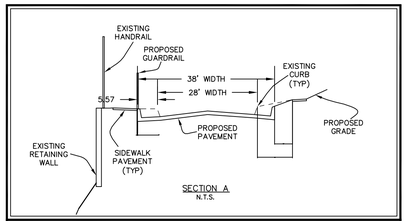
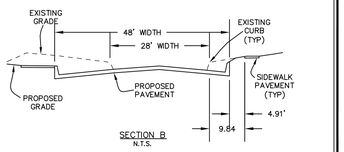
SHEET NAME
DIMENSION PLAN

SHEET NUMBER
C-108



SECTION A
N.T.S.



SECTION B
N.T.S.

SECTION C
N.T.S.

PUD SITE PLAN
ONE UNIVERSITY PLACE
UNIVERSITY HEIGHTS, IOWA

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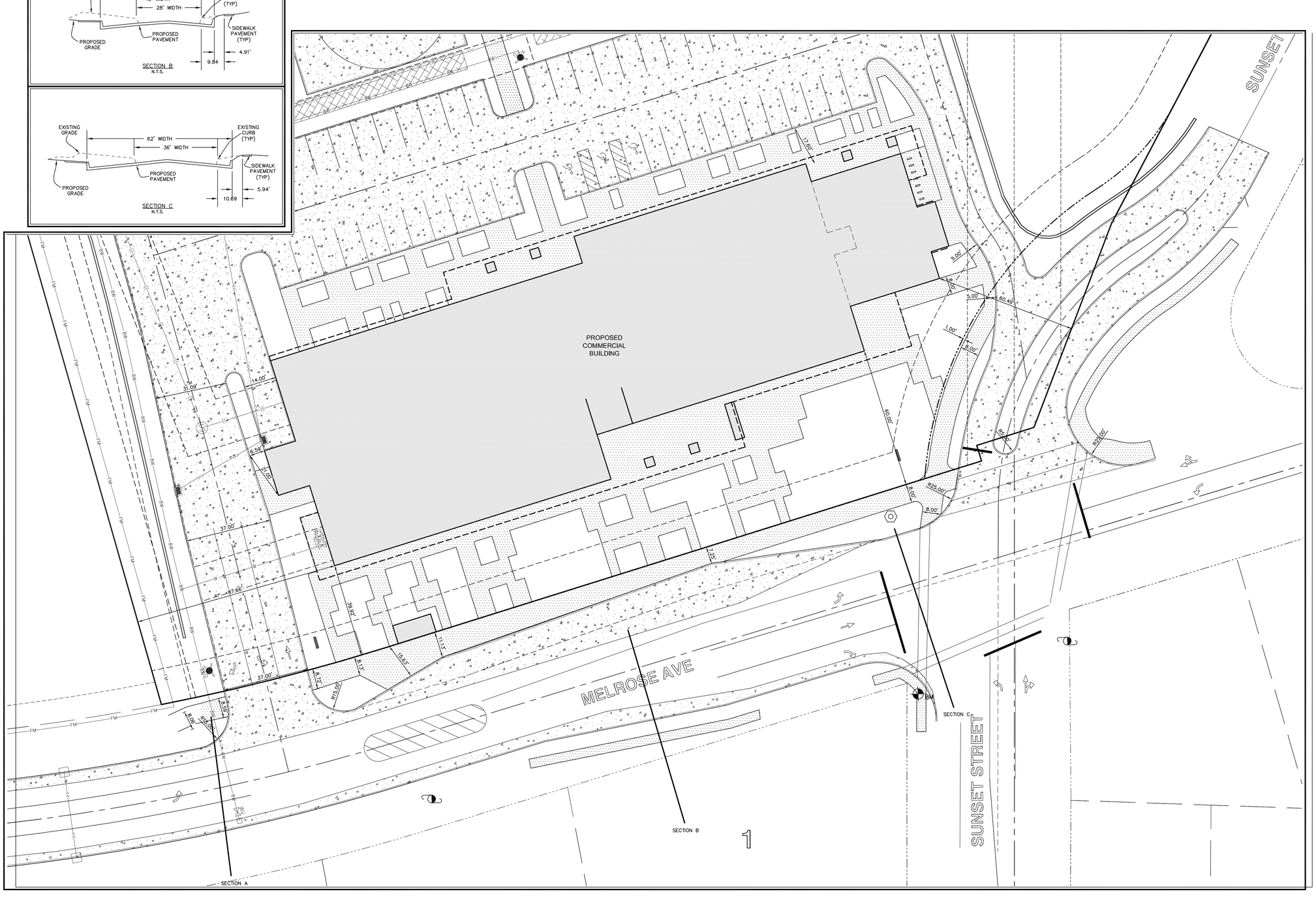

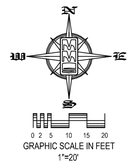

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		LIGHT POLE
		SANITARY MANHOLE
		FIRE HYDRANT
		WATER VALVE
		DRAINAGE MANHOLE
		CURB INLET
X	X	FENCE LINE
S	S	EXISTING SANITARY SEWER
		PROPOSED SANITARY SEWER
ST	ST	EXISTING STORM SEWER
		PROPOSED STORM SEWER
W	W	WATER LINES
E	E	ELECTRICAL LINES
T	T	TELEPHONE LINES
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SHEET NAME
DIMENSION PLAN

SHEET NUMBER
C-109