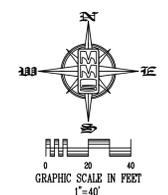


PUD SITE PLAN ONE UNIVERSITY PLACE UNIVERSITY HEIGHTS, IOWA

PROPERTY OWNERS WITHIN 200 FEET:

ALAN & JANET S LEFT 215 SUNSET ST IOWA CITY, IA 52246	ANN BENAË GROSSHEIM 107 BIRKDALE CT IOWA CITY, IA 52246	CHARLES M POELLER 1482 GRAND AVE IOWA CITY, IA 52246	NORINNE FENNER NOBLE 305 KOSEK AVE IOWA CITY, IA 52246	STEVEN K & CHRISTINE HEDLUND 1490 GRAND AVE IOWA CITY, IA 52246
CHRIS HAGANMAN JENNA HAGANMAN 3875 LAKE VISTA DR NE SOLON, IA 52333	DAVID C & KAREN K DRAKE 322 KOSEK AVE IOWA CITY, IA 52246	DAVID F & MARGARET R LELLECKER 850 9TH AVE CORALVILLE, IA 52241	PAUL ALAN SWISHER 2705 WEST AVE BURLINGTON, IA 52601	THOMAS P & LAURA B EBINGER 240 KOSEK AVE IOWA CITY, IA 52246
DAVID J COLE DIANE L PAPKE-COLE 102 BIRKDALE CT IOWA CITY, IA 52246	DEREK J TIMMERMAN ANDREA TIMMERMAN 300 KOSEK AVE IOWA CITY, IA 52246	GREGORY J & RACHEL A PRICKMAN 321 KOSEK AVE IOWA CITY, IA 52246	ROBERT G & DELLA M RUPPERT 314 KOSEK AVE IOWA CITY, IA 52246	RICHARD Z KNEBEL 246 KOSEK AVE IOWA CITY, IA 52246
JAMES A & BARBARA B STEHBENS 305 SUNSET ST IOWA CITY, IA 52246	JAMES P & RHONDA K JUHLIN 517 S SHORE DR CLEAR LAKE, IA 50428	JAMES TYLER LEVERTY ALISON ELIZABETH STITES 1489 GRAND AVE IOWA CITY, IA 52246	ST ANDREW PRESBYTERIAN CH 1300 MELROSE AVE IOWA CITY, IA 52246	SOUTHERN STAR PROPERTIES LLC 224 BROOKVIEW DR WYOMING, OH 45215
JANE M FLACH POLLY A LERIC 319 DOSEK AVE IOWA CITY, IA 52240	JEFFREY L MAXWELL 3011 SIERRA CT SW IOWA CITY, IA 52240	JOHN F & RUTHANN HOLMES 103 BIRKDALE CT IOWA CITY, IA 52246	THOMAS H ALICE BORDWELL FULTON HAUGEN 1483 GRAND AVE IOWA CITY, IA 52246	TERRANCE O'SHEA 322 49TH ST DES MOINES, IA 50312
JUDITH HALE WALLACE CROSSSETT 1504 GRAND AVE IOWA CITY, IA 52246	KATHERINE C BELBUM 104 SUNSET ST IOWA CITY, IA 52246	LARRY T WILSON & MARY E MATHEW 308 KOSEK AVE IOWA CITY, IA 52246	WENDELL R & LYN D STUNTZ 1250 MELROSE AVE IOWA CITY, IA 52246	UNIV OF IOWA FACILITIES CORP PO BOX 4850 IOWA CITY, IA 52244
LEAH & MORGAN COHEN 1638 TEG DR IOWA CITY, IA 52246	LEE T DONOHUE 250 KOSEK AVE IOWA CITY, IA 52246	MARIAN VALER IOAN GABRIELA DORICA MUSTE 1902 WOODBERRY CT IOWA CITY, IA 52246	PAUL P & JILL E DEYOUNG 21 PROSPECT PL IOWA CITY, IA 52246	
MARILYN J MILLER 2871 HENZ RD, STE B IOWA CITY, IA 52240	MARVIN L SIMS 13 BEEBE AVE SAINT PAUL, MN 55118	MOHAMMAD N PAYVANDI CATHERINE N PAYVANDI 245 WOODLAND DR SE CEDAR RAPIDS, IA 52403	ROGER D TRACY JANICE L TRACY 109 BIRKDALE CT IOWA CITY, IA 52246	
MR & MRS PAUL JAMES PERRY PO BOX 839 BODEGA BAY, CA 94923	NATHAN J TOTTEN 3339 HANDY RD #927 TAMPA, FL 33618			



SHEET INDEX

- LAYOUT PLAN
- SITE EASEMENT LAYOUT
- EXISTING CONDITIONS & SENSITIVE AREAS DEVELOPMENT PLAN
- SITE GRADING & EROSION CONTROL PLAN & SENSITIVE AREAS SITE PLAN
- GRADING & EROSION CONTROL PLAN
- GRADING & EROSION CONTROL PLAN
- UTILITY PLAN
- DIMENSION PLAN
- DIMENSION PLAN
- DIMENSION PLAN

NEUMANN MONSON
ARCHITECTS
A PROFESSIONAL CORPORATION
221 E. COLLEGE ST. IOWA CITY, IA 52240
319-338-7878 319-338-7879 FAX

PLAT PREPARED BY:
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IOWA CITY, IOWA, 52240

APPLICANT:
JEFF MAXWELL
3011 SIERRA COURT SW
IOWA CITY, IOWA 52244

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

Consultants:
 **MMS CONSULTANTS, INC.**
Iowa City, Iowa (319) 351-8282
Cedar Rapids, Iowa (319) 841-5188
◁ CIVIL ENGINEERS ▷ LAND PLANNERS ▷
◁ LANDSCAPE ARCHITECTS ▷ LAND SURVEYORS ▷
◁ ENVIRONMENTAL SPECIALISTS ▷
G:\5136\5136-012-1\51560120.dwg

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
---	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.



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	225,857 SF (100%)
BUILDING AREA(BA)	39,073 SF (17.3%)
PAVING AREA - PARKING(PA)	44,054 SF (19.5%)
PAVING AREA - SIDEWALK(SW)	28,529 SF (12.6%)
GREEN SPACE AREA	116,201 SF (51.5%)

SETBACK REQUIREMENTS

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

PARKING PROVIDED

NORTH BUILDING LOWER LEVEL GARAGES	96 SPACES
SOUTH BUILDING LOWER LEVEL GARAGE	45 SPACES
OUTDOOR PARKING	53 SPACES
TOTAL PARKING	194 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 AND BUILDING USAGE AND CHARACTERISTICS.

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

RONALD L. AMELON
P.E. Iowa Lic. No. 14201
I hereby prepared these drawings on December 31, 20__.

Pages: _____ sheets covered by this set: _____

SEAL

**ONE UNIVERSITY PLACE
UNIVERSITY HEIGHTS, IOWA**

**LOCATION MAP
NOT TO SCALE**

Project Title:
ONE UNIVERSITY PLACE

Owner: _____
Project No.: 08.016
Drawn by: _____
Checked by: _____

Issue:

Date	Description
4.22.2011	PUD SUBMISSION
5.25.2011	PER CLIENT REQUEST
7.06.2011	PER CITY REVIEW
7.07.2011	LOCATE BORING LOCATIONS
8.04.2011	PER CITY REVIEW
9.01.2011	PER CITY REVIEW

Notes:
FIELD VERIFY ALL DIMENSIONS AND CLEARANCES. DO NOT SCALE DRAWINGS. CONSULT SHOP DRAWINGS AND OTHER APPROPRIATE DRAWINGS. LAY OUT AND COORDINATE ALL WORK PRIOR TO INSTALLATION FOR ACCURACY AND NON-INTERFERENCE WITH OTHER TRADES. READ PROJECT MANUAL.
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UNAUTHORIZED SCANNING OF DRAWINGS IS PROHIBITED.

Sheet Title:
LAYOUT PLAN

Sheet Number:
C-101