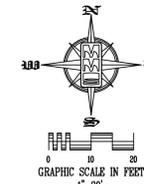


PUD SITE PLAN ONE UNIVERSITY PLACE UNIVERSITY HEIGHTS, IOWA

PLAT PREPARED BY: MMS CONSULTANTS INC.
 1917 SOUTH GILBERT ST.
 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



- SHEET INDEX**
- 1 LAYOUT PLAN
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 - 3 EXISTING CONDITIONS & SENSITIVE AREAS DEVELOPMENT PLAN
 - 4 SITE GRADING & EROSION CONTROL PLAN & SENSITIVE AREAS SITE PLAN
 - 5 GRADING & EROSION CONTROL PLAN**
 - 6 GRADING & EROSION CONTROL PLAN
 - 7 UTILITY PLAN
 - 8 DIMENSION PLAN
 - 9 DIMENSION PLAN

NEUMANN MONSON
ARCHITECTS

A PROFESSIONAL CORPORATION

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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

STANDARD LEGEND AND NOTES

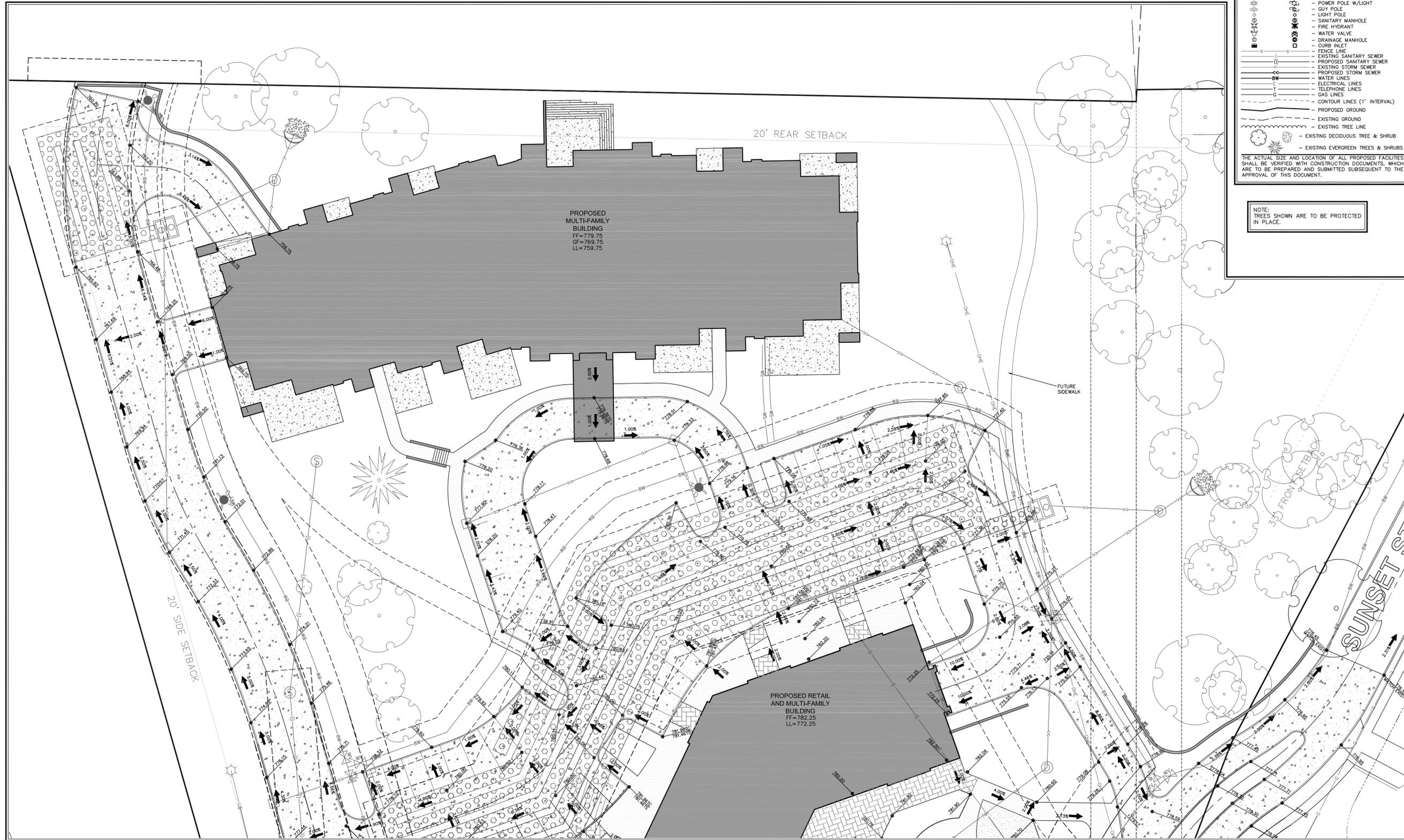
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER

(R) 22-1

- EXIST- POWER POLE W/DROP
- EXIST- POWER POLE W/TRANS
- EXIST- GUY POLE
- EXIST- LIGHT POLE
- EXIST- SANITARY MANHOLE
- EXIST- FIRE HYDRANT
- EXIST- WATER VALVE
- EXIST- DRAINAGE MANHOLE
- EXIST- CURB INLET
- EXIST- FENCE LINE
- EXIST- SANITARY SEWER
- EXIST- STORM SEWER
- PRO-P POWER POLE W/DROP
- PRO-P POWER POLE W/TRANS
- PRO-P GUY POLE
- PRO-P LIGHT POLE
- PRO-P SANITARY MANHOLE
- PRO-P FIRE HYDRANT
- PRO-P WATER VALVE
- PRO-P DRAINAGE MANHOLE
- PRO-P CURB INLET
- PRO-P FENCE LINE
- PRO-P SANITARY SEWER
- PRO-P STORM SEWER
- PRO-P WATER LINES
- PRO-P ELECTRICAL LINES
- PRO-P TELEPHONE LINES
- PRO-P GAS LINES
- CONTOUR LINES (1' INTERVAL)
- PROPOSED GROUND
- EXISTING GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUB

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.

NOTE:
TREES SHOWN ARE TO BE PROTECTED IN PLACE.



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

Note:
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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Sheet Title:
GRADING AND EROSION CONTROL PLAN

Sheet Number:

C-105