PUD SITE PLAN
ONE UNIVERSITY PLACE
UNIVERSITY HEIGHTS, IOWA

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

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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.

SENSITIVE AREA HATCH LEGEND

- STEEP SLOPE
- CRITICAL SLOPE
- PROTECTED SLOPE

SENSITIVE AREAS IMPACTS

	SITE TOTAL	IMPACTED
STEEP	10,426 SF (0.24 AC)	8,876 SF (0.20 AC) (85.1%)
CRITICAL	33,093 SF (0.75 AC)	11,942 SF (0.27 AC) (36.1%)
PROTECTED	22,037 SF (0.51 AC)	1,182 SF (0.03 AC) (5.4%)

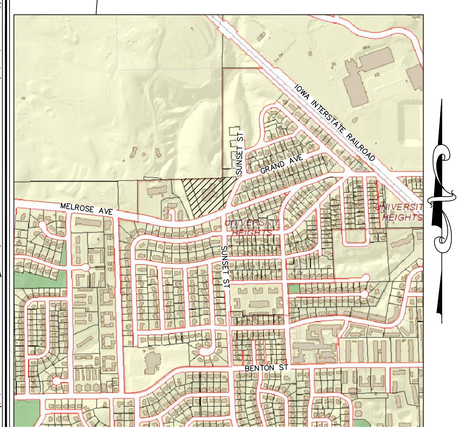
FENCE LEGEND

- 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.

ONE UNIVERSITY PLACE
UNIVERSITY HEIGHTS, IOWA



LOCATION MAP
NOT TO SCALE

NEUMANN MONSON ARCHITECTS
A PROFESSIONAL CORPORATION
221 E. COLLEGE ST. IOWA CITY, IA 52240
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Cedar Rapids, Iowa (319) 841-5188
<> CIVIL ENGINEERS <> LAND PLANNERS <>
<> LANDSCAPE ARCHITECTS <> LAND SURVEYORS <>
<> ENVIRONMENTAL SPECIALISTS <>
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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

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:

SITE GRADING AND EROSION CONTROL PLAN AND SENSITIVE AREAS SITE PLAN

Sheet Number:

C-104