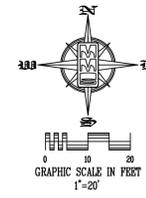


PUD SITE PLAN ONE UNIVERSITY PLACE UNIVERSITY HEIGHTS, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
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- 2 SITE EASEMENT LAYOUT
- 3 EXISTING CONDITIONS & SENSITIVE AREAS DEVELOPMENT PLAN
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- 7 UTILITY PLAN
- 8 DIMENSION PLAN
- 9 DIMENSION PLAN

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 CIVIL ENGINEERS
  LAND PLANNERS
  LANDSCAPE ARCHITECTS
  LAND SURVEYORS
  ENVIRONMENTAL SPECIALISTS

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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
	PROP-
	P-
	W/DROP
	W/TRANS
	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.

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

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-106