

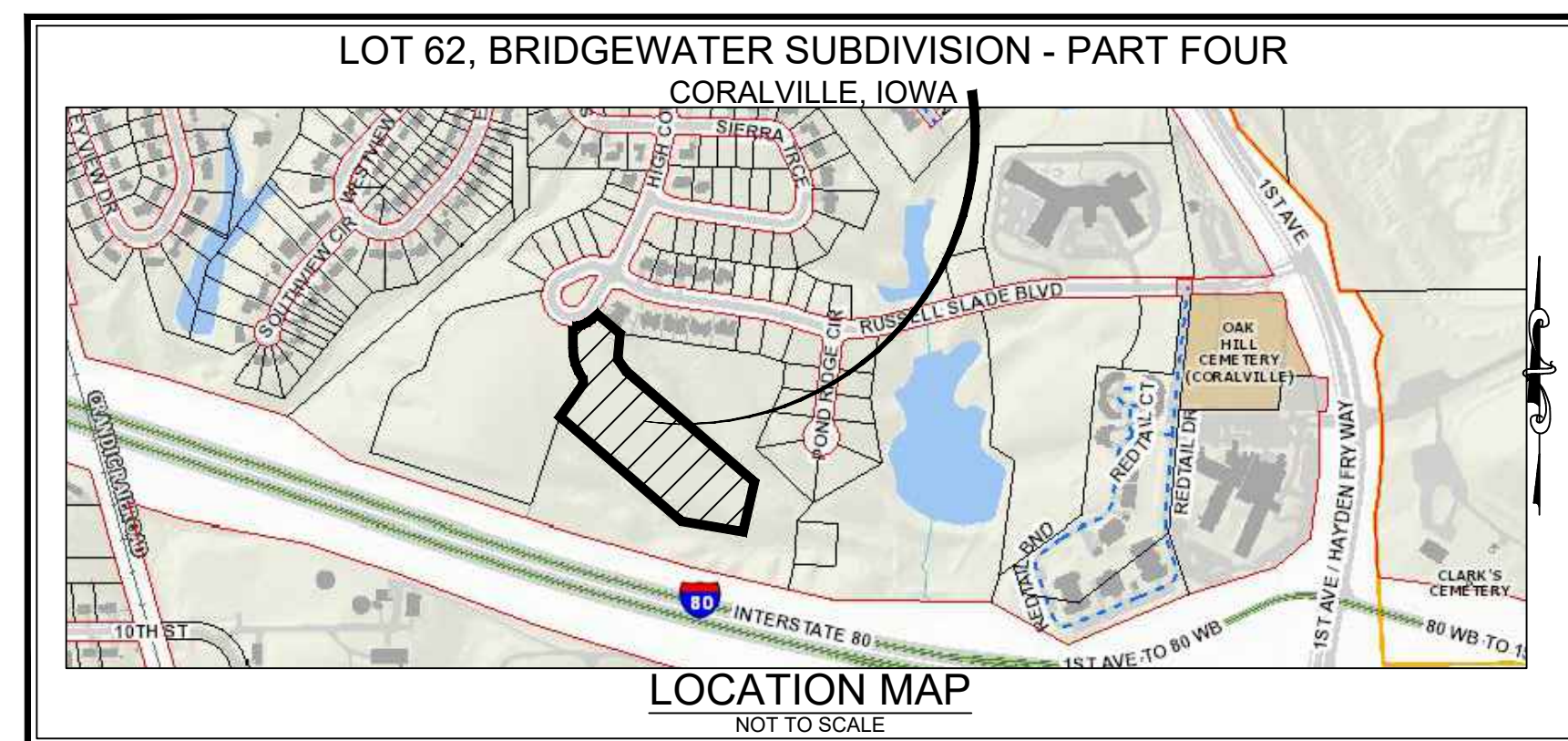


CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
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Date	Revision
02/19/2021	REVISED PER CITY COMMENTS - KJB
02/26/2021	REVISED PER CITY - JDM
03/03/2021	REVISED PER CITY - JAV/MTM
06/14/2021	REVISED PER CITY - BAH/MTM

SITE LAYOUT AND DIMENSION PLAN



RESIDENTIAL PUD-B SITE PLAN

LOT 62, BRIDGEWATER SUBDIVISION - PART FOUR

CORALVILLE, IOWA

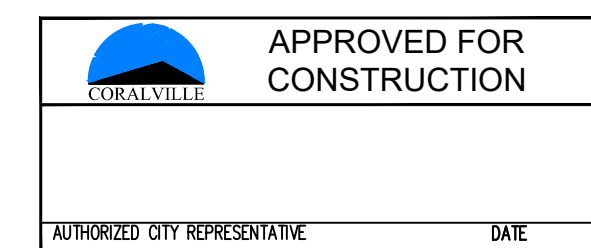
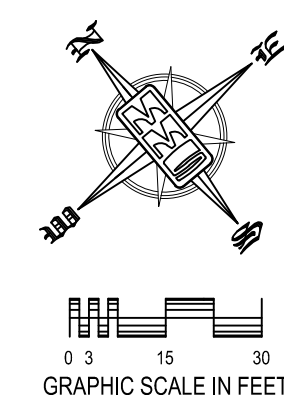
THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLANS AND CITY OF CORALVILLE REQUIREMENTS AT ALL TIMES DURING WORK WITHIN PUBLIC R.O.W.

THE CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDERS FOR ANY REQUIRED RELOCATION OF EXISTING UTILITIES.

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/SUBDIVIDER:
JAJESSKA LC
723 PACHA PARKWAY
NORTH LIBERTY, IOWA 52317

OWNER'S ATTORNEY:
DOUGLAS D. RUPPERT
122 S. LINN STREET
IOWA CITY, IOWA 52240



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, PLATTED OR BY DEED - PROPOSED CENTER 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 - CURVE 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 TREE LINE - EXISTING DECIDUOUS TREE & SHRUB - EXISTING EVERGREEN TREES & SHRUBS

SHEET INDEX

- LAYOUT & DIMENSION PLAN
- OVERALL GRADING PLAN
- GRADING & EROSION CONTROL PLAN AND SWPPP
- PAVING DETAIL AND PROFILE: HIDDEN RIDGE DRIVE
- UTILITY PLAN
- LANDSCAPE PLAN

LEGAL DESCRIPTION

Lot 62 of Bridgewater Subdivision - Part Four, Coralville, Iowa, in accordance with the Plat thereof recorded in Plat Book 62, at Page 275 of the Records of the Johnson County Recorder's Office, also, Auditor's Parcel 2020107, Coralville, Iowa, in accordance with the Recorded Plat thereof, excepting therefrom, Auditor's Parcel 2019138, Coralville, Iowa, in accordance with the Plat thereof recorded in Plat Book 63, at Page 250 of the Records of the Johnson County Recorder's Office. Said Residents Tract of Land contains 5.21 acres, and is subject to easements and restrictions of record.

PROPOSAL

APPLICANT PLANS TO DEVELOP A 5.21 ACRE R-PUD-1 DISTRICT CONSISTING OF 4 FOUR-PLEXES, 5 TWO-PLEX, AND 1 THREE-PLEX, A TOTAL OF 29 UNITS.

DEVELOPMENT SCHEDULE

APPLICANT PLANS TO BEGIN CONSTRUCTION IN MARCH 2021, LASTING THRU JANUARY 2022.

*SEE ARCHITECTURAL PLANS FOR COVENANTS

DEVELOPMENT CHARACTERISTICS: LOT 62

CURRENT ZONING: R-PUD-1 (RESIDENTIAL)

SETBACK REQUIREMENTS

BUILDING SETBACKS: REQUIRED
FRONT YARD 35 FEET
SIDE YARD 5 FEET
REAR YARD 30 FEET

PARKING SETBACKS:

FRONT YARD 5 FEET
SIDE YARD 8 FEET
REAR YARD PERMITTED

MINIMUM LOT REQUIREMENTS

LOT SIZE 8,000 SF
LOT FRONTAGE 80 FEET
LOT DEPTH 100 FEET
LOT WIDTH 70 FEET
MAXIMUM BUILDING HEIGHT 50 FEET
MAXIMUM FLOOR AREA RATIO 0.60 FAR

BUILDING CHARACTERISTICS

(4) FOUR 4-PLEX BUILDING (A) (7,013 EACH) 27,052 SF
(1) ONE 3-PLEX BUILDING (B) (5,345 EACH) 5,345 SF
(5) FIVE 2-PLEX BUILDING (C) (3,941 EACH) 19,705 SF

LOT CHARACTERISTICS

LOT AREA 227,132 SF (100%)
1/2 RIGHT-OF-WAY 2,907 SF
BUILDING AREA(BA) 53,102 SF (23.4%)
PAVING AREA - DRIVE/PARKING(PA) 37,982 SF (16.7%)
PAVING AREA - SIDEWALK(SA) 2,565 SF (1.1%)
GREEN SPACE AREA 133,483 SF (58.8%)

LAND USE INTENSITY CALCULATIONS

FLOOR AREA(FA) / LAND AREA(LA) = FLOOR AREA RATIO(FAR)
BUILDING SF(FA) = 53,102 SF
LAND AREA(LA) = 230,039 (227,132 + 2,907)
53,102 SF(FA) / 230,039 SF(LA) = 0.23 (PROPOSED FAR)
0.60 (MAXIMUM FAR)

PARKING REQUIREMENTS

2 / DWELLING UNIT(29 DU) + 25% 73 SPACES REQUIRED

SPACES PROVIDED:

GARAGE PARKING 58 SPACES
SPACES PROVIDED: 15 SPACES
TOTAL PROVIDED 73 SPACES

ALL GROUND MOUNTED MECHANICAL UNITS, TELEPHONE PEDESTALS AND LIGHT FIXTURES SHALL BE SCREENED WITH LANDSCAPING

NOTE: HIDDEN RIDGE DRIVE SHALL HAVE 'NO PARKING' SIGNAGE AND CURB MARKINGS PER CITY ORDINANCE.

LIGHTING

FREE STANDING LIGHT POLES NOT TO EXCEED 25 FEET.
PARKING LIGHTS TO BE NON-ADJUSTABLE
DOWNLIGHTS
WALL MOUNTED LIGHTS NOT TO BE FORWARD THROWING.
MAXIMUM WATTAGE = 250 WATTS.
LIGHT SPREAD SHALL NOT IMPACT BEYOND PROPERTY LIMITS.



UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-8889 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEY AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THEREOF. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

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.

KELLY J. BECKLER, P.E. Iowa Lic. No. 14624

My license renewal date is December 31, 2024.

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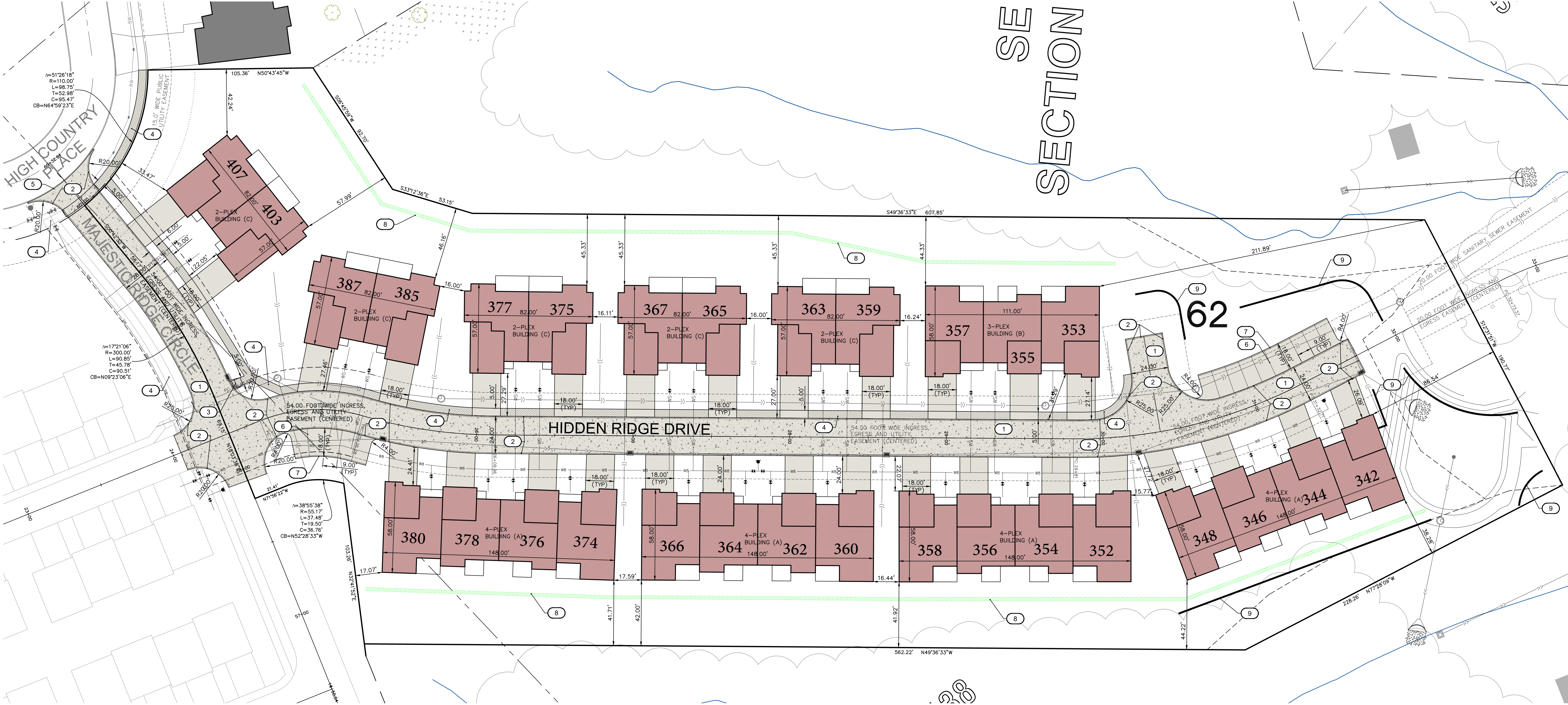
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SECTION



PAVING LEGEND	
	7" PCC (2,876 SY)
	5" PCC (1,784 SY)
	4" PCC (331 SY)

NOTE: THESE QUANTITIES REFLECT THE OVERALL SITE, INCLUDING WORK ON ADJACENT PROPERTIES AND WITHIN RIGHT OF WAY

KEYNOTES		
NUMBER	KEYNOTE	DETAIL
1	INSTALL DRIVE PER DETAIL (THICKNESS AND MATERIAL AS NOTED)	
2	INSTALL 3" ROLL CURB	
3	INSTALL ADA RAMP PER ADA STANDARDS	
4	INSTALL P.C.C. SIDEWALK PER CORALVILLE MUNICIPAL DESIGN STANDARDS, THICKNESS AS NOTED IN THE PAVEMENT LEGEND	
5	GRIND EXISTING CURB, INSTALL TYPE 'A' CONCRETE DRIVEWAY PER SUDAS DETAIL 7030.101	
6	INSTALL 4" WIDE PAVEMENT MARKINGS (TYP)	
7	INSTALL STANDARD 6" CURB AND GUTTER	
8	INSTALL INFILTRATION TRENCH-SEE DETAIL SHEET 6 THIS SET	
9	MODULAR BLOCK RETAINING WALL, STRUCTURAL DESIGNED BY OTHERS WHERE NECESSARY	

BENCHMARK INFORMATION			
POINT	ELEVATION	DATUM	DESCRIPTION
NO. 1	764.87	NAVD88	CUT AN "X" ON THE NORTHWEST CORNER OF A CONCRETE DECK OF AN INTAKE LOCATED ON THE EAST EDGE OF SIERRA TERRACE, 21' S. SOUTH OF THE DRIVE FOR THE 347 SIERRA TERRACE RESIDENCE. MMS CONTROL POINT 716.
NO. 2	792.42	NAVD88	CUT AN "X" ON THE NORTHEAST CORNER OF A CONCRETE DECK OF AN INTAKE LOCATED ON THE SOUTH EDGE OF SIERRA TRAIL, LYING BETWEEN THE DRIVES FOR THE 416 AND 422 SIERRA TRAIL RESIDENCES. MMS CONTROL POINT 709.

HORIZONTAL CONTROL			
POINT	NORTHING	EASTING	DESCRIPTION
H1	622082.28	2168724.61	CUT AN "X" ON THE NORTHEAST CORNER OF THE CONCRETE DECK OF AN INTAKE, 17' S. SOUTH OF A CONCRETE TURN AROUND, LOCATED ON THE EAST EDGE OF FIRST AVENUE, ROUGHLY HALF WAY BETWEEN THE RUSSELL SLADE BOULEVARD INTERSECTION AND THE TRAFFIC ORACLE AT THE FIRST AVENUE AND HOLIDAY ROAD INTERSECTION. MMS CONTROL POINT 500.
H2	620509.77	2167995.86	CUT AN "X" ON THE CORNER OF AN INTAKE LOCATED ON THE WEST EDGE OF RED TAIL BEND, JUST NORTHEAST OF THE NORTHWEST CORNER OF A RESIDENTIAL COMPLEX WITH AN ADDRESS OF 28 RED TAIL BEND. MMS CONTROL POINT 723.
H3	621796.88	2165553.39	FOUND A CUT "X" AT THE CENTERLINE/CENTERLINE OF THE WESTVIEW DRIVE AND SOUTHWEST CIRCLE INTERSECTION LOCATED BETWEEN THE DRIVES OF THE 408 AND 1411 WESTVIEW DRIVE RESIDENCES.

UTILITY COMPANY CONTACTS			
SERVICE	SUPPLIER	PHONE NO.	
COMMUNICATIONS	SOUTH SLOPE COOPERATIVE ATTN: BRIAN FRIEDSE	319-227-7111	
COMMUNICATIONS	MEDACOM ATTN: KEVIN FOUNTAIN	319-351-0408	
COMMUNICATIONS	CENTURYLINK ATTN: TOM STURMER	720-578-8090	
COMMUNICATIONS	UNIVERSITY OF IOWA ATTN: DOUG MOORE		
NATURAL GAS	MIDAMERICAN ENERGY ATTN: DONALD HASTON	319-341-4461	
ELECTRIC	LINN COUNTY R.E.C. ATTN: JORNA NUNEMAKER	319-377-1587	
SANITARY SEWER	CITY OF CORALVILLE WASTEWATER ATTN: DAVE CLARK	319-248-1740	
STREETS & STORM	CITY OF CORALVILLE STREETS/STORM ATTN: ERIC FISHER	319-248-1740	
WATER	CITY OF CORALVILLE WATER ATTN: MATT GUMORE	319-351-1830	

LOT 62
BRIDGEWATER
PART 4
CORALVILLE
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 01/04/2021

Designed by: KJB Field Book No. FIELDBOOK

Drawn by: JEB Scale:

Checked by: KJB Sheet No. 1

Project No. 1194-174

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