

UTILITY NOTES:

MH-1 EXISTING
 RIM = 772.08
 IE IN (NEW) = 764.75
 IE OUT = 764.00
 MH-2
 RIM = 781.50
 IE IN (E) = 770.83
 IE IN (S) = 770.89
 IE OUT = 770.53
 MH-3
 RIM = 784.00
 IE IN (S) = 776.08
 IE OUT (E) = 775.88
 MH-4
 RIM = 789.25
 IE IN = 778.64
 IE OUT = 778.64
 MH-5 (EXISTING)
 RIM 776.70
 IE IN (NEW) = 770.70
 IE OUT = 785.50
 CO-1
 IE OUT = 772.50
 CO-2
 IE OUT = 771.75
 CO-3
 IE OUT = 779.50

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INTAKE-1*
  TOC = 782.61
  IE IN = 778.91
  IE OUT = 778.91
INTAKE-2*
  TOC = 782.61
  IE OUT = 779.11
INTAKE-3 RA63***
  RIM = 782.80
  IE IN = 779.34
  IE OUT = 779.24
INTAKE-4**
  TOC = 783.25
  IE IN = 779.93
  IE OUT = 779.93
INTAKE 5**
  TOC = 783.25
  IE OUT = 780.08
FLARED END SECTION-1
  FL = 771.50
FLARED END SECTION-2
  FL = 775.50

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1. WATER LINE MINIMUM OF 5.5 FEET OF COVER
2. WATER PIPE MATERIAL
MAIN = 4" PVC DR18, AWWA C900
SERVICES = 1" TYPE K COPPER
3. SANITARY SEWER MATERIAL
MAIN = 8" & 6" PVC TRUSS OR SDR26
SERVICES = 4" PVC SDR23.5 (CHANGING TO SCH40 2' FROM FND)
4. STORM SEWER
UNDER PAVEMENT - 12"RCP
ELSEWHERE - 12"ADS N12
OR 12"RCP

*36X30 PCC BOX (TRAFFIC APPROVED) WITH DEETER #2065 OR EQUAL

**36X30 PCC BOX (TRAFFIC APPROVED) WITH DEETER #2064 OR EQUAL; 1 FLOW RIGHT AND 1 FLOW LEFT REQUIRED

***GRATE TO BE FLAT; GRADE TO DIRECT RUNOFF INTO INTAKE.

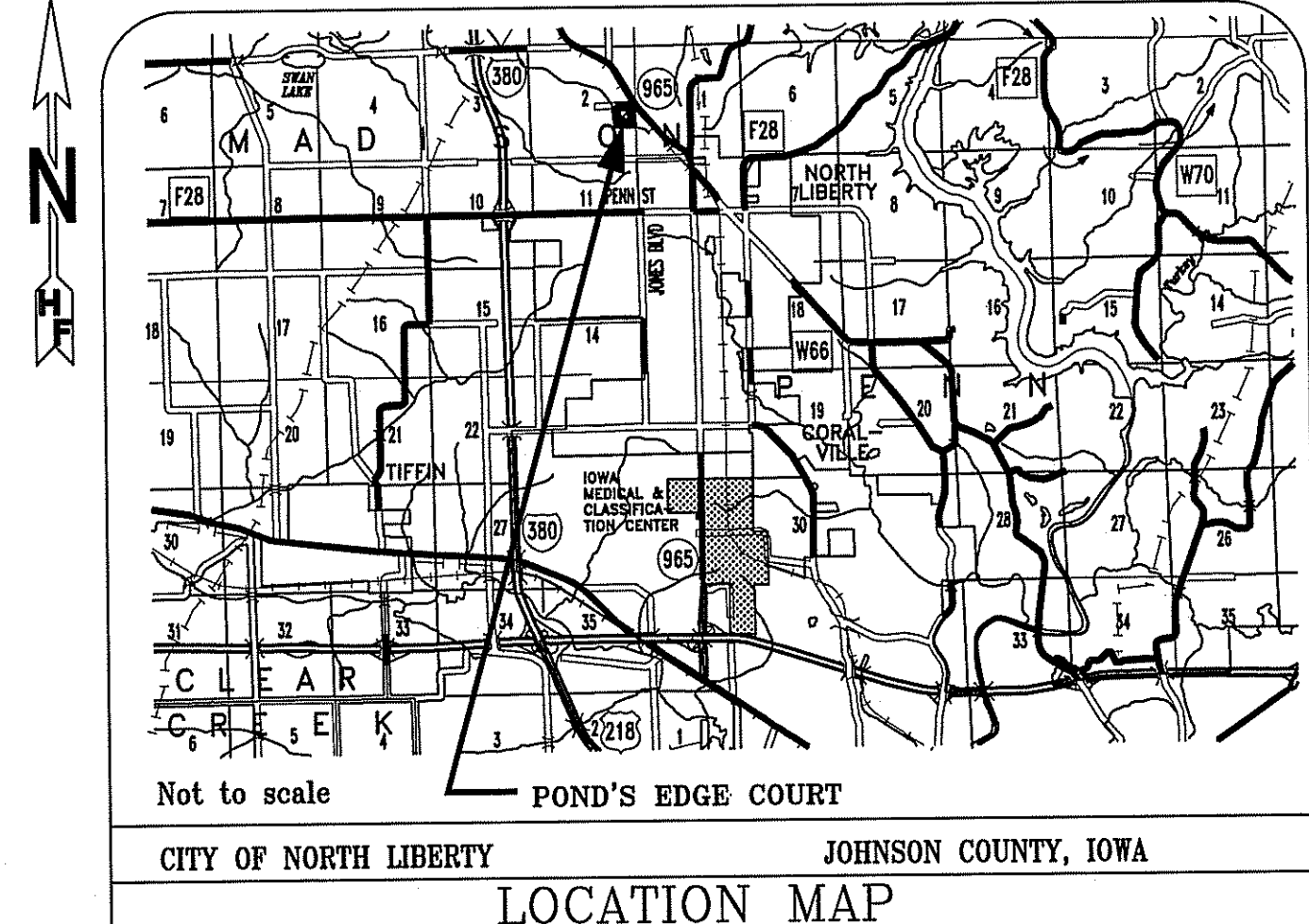
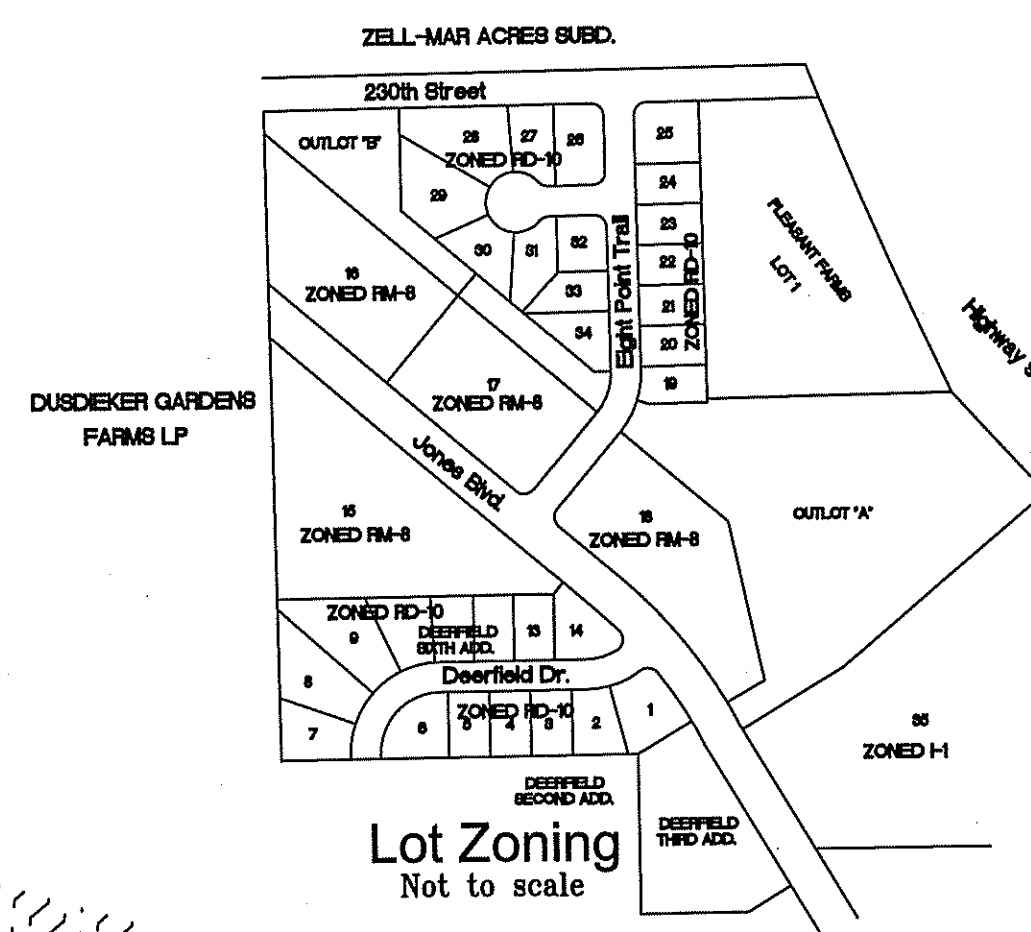
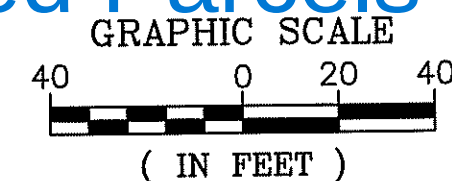
Site Plan

Pond's Edge Court

Lots 17 & 18 Deerfield 7th Addition

Highlighted Parcels are Already Built

GRAPHIC SCALE



BENCHMARK INFORMATION

BM1	789.25	FIRE HYDRANT, NW BOLT, SW CNR OF JONES BLVD & DEERFIELD DR
BM2	784.74	FIRE HYDRANT, NW BOLT, NE CNR OF JONES BLVD & EIGHT POINT TRAIL

MINIMUM LOW OPENING ELEVATION		
LOT 17	UNITS 1-4	ELEV 776.0
	UNITS 5-7	ELEV 775.0
	OTHER UNITS	N/A
LOT 18	UNITS 23	ELEV 783.0*
	UNITS 24-36	ELEV 783.5
	OTHER UNITS	N/A

*WITH BERM PROVIDED TO PROTECT TO 783.5

LEGEND:

-  Proposed Curb Stop
 Proposed Water Valve
 Existing Water Valve
 Existing Fire Hydrant
 Existing Storm Water Intake
 Existing Storm Manhole
 Proposed Storm Beehive
 Existing Sanitary Manhole
 Proposed Sanitary Manhole
 Proposed Sanitary Cleanout
 6" SAN Proposed 6" Sanitary Sewer Line
 8" STM Proposed 8" Storm Sewer Line
 FM Existing Force Main
 Existing Sanitary Sewer Line
 8" BW Existing 8" Water Main
 Setback Line
 Silt Fence
 Proposed tree - Ornamental fruit trees and flowering crabapple
 Proposed low growing (3-4 feet high) privacy hedge

OWNER:
Apadana L.L.C.
850 22nd Ave.
Coralville, Iowa 52241

LEGAL DESCRIPTION:

LEGAL DESCRIPTION:
Lot 17 and Lot 18 of Deerfield Seventh Addition, North Liberty, Johnson County, Iowa, as recorded in the Office of the Johnson County Recorder.

ZONING:

RM-8 Multi-Family Residence
District. No Change requested.

LOT AREAS:

LOT AREAS:
Lot 17 = 80,021 S.F.
Lot 18 = 100,166 S.F.

PROPOSED BUILDINGS:

PROPOSED BUILDINGS:
Total = 36 Units (28' x 45' each)
Lot 17 = 16 Units
(5005 S.F./Unit)
Lot 18 = 20 Units
(5008 S.F./Unit)

SETBACK REQUIREMENTS PER CODE:

Front = 45 Ft.
Side = 20 Ft.
Rear = 35 Ft.

BUILDING AREAS:

2nd Floor = 747 S.F.
1st Floor = 710 S.F.
Lower level = 710 S.F. (unfinished)

Lower level = 710
OFF-STREET PARKING

STREET PARKING

Required:	2.2 Spaces/Unit
Lot 17 –	35.2 Spaces
Lot 18 –	44.0 Spaces
Provided:	4.0 Spaces/Unit
Lot 17 –	68.0 Spaces
Lot 18 –	80.0 Spaces

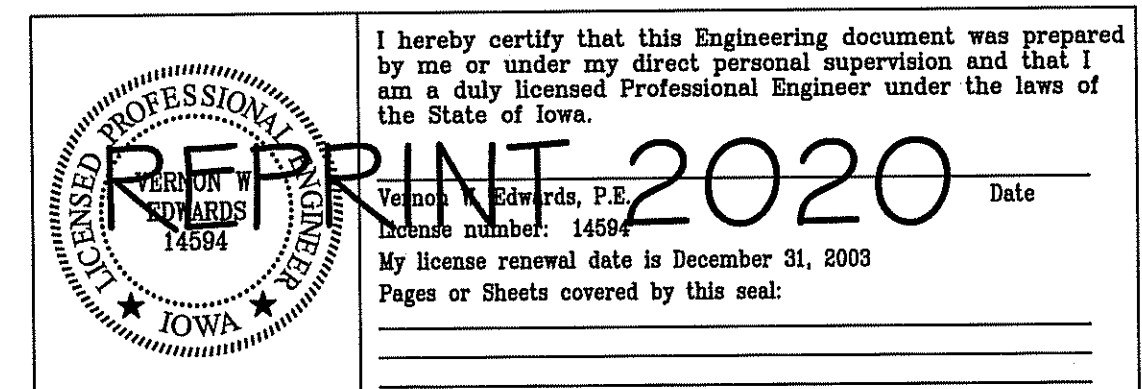
STREET AND DRIVE SURFACES:

PAVEMENT AND DRIVE SURFACES:
P.C.C. with Alternate Bid
being taken for Asphalt Surface.
P.C.C. curb and gutter, 4" sloped.
(See Typical Section, sheet 2 of 2)

UTILITIES

UTILITIES
All water lines, sanitary sewer, and storm sewer shall be privately owned and maintained.

NUMBER	Delta Angle	DEGREE OF CURVE -- CHORD	CHORD DIR	RADIUS	ARC LENGTH	CHORD LENGTH
C1	90°00'00"	UNDEFINED	S 85°14'12" W	25.00	39.27	35.36
C2	41°14'31"	49°14'55"	N 19°36'56" E	120.00	86.38	84.52
C3	31°59'04"	32°15'19"	N 24°14'40" E	180.00	100.48	99.18
C4	90°00'00"	UNDEFINED	S 04°45'48" E	25.00	39.27	35.36
C5	19°30'11"	06°00'49"	S 40°00'42" E	953.20	324.46	322.90



REVISIONS			FLD. BK.: 76	SCALE: 1"=40'	
REVISION NO.	DATE	DESCRIPTION	DATE:	DRN.:	APP.:
2	9/5/03	MISC REVISIONS TO UTILITIES, GRADING, ETC.	06-25-03	DLS	VWE
3	10/17/03	NEW SEWER LAYOUT ON LOT 18, REVERSED STORM ELEV LOT 17			
4	3/22/04	BUILDING LETTERS ADDED			
11	3/13/04	NAME OF OWNER UPDATED			

HFC HART-FREDERICK CONSULTANTS, P.C.
510 East State Street, P.O. Box 560, Tiffin, IA 52340-0560
Phone: (319) 545-7215 Fax: (319) 545-7220

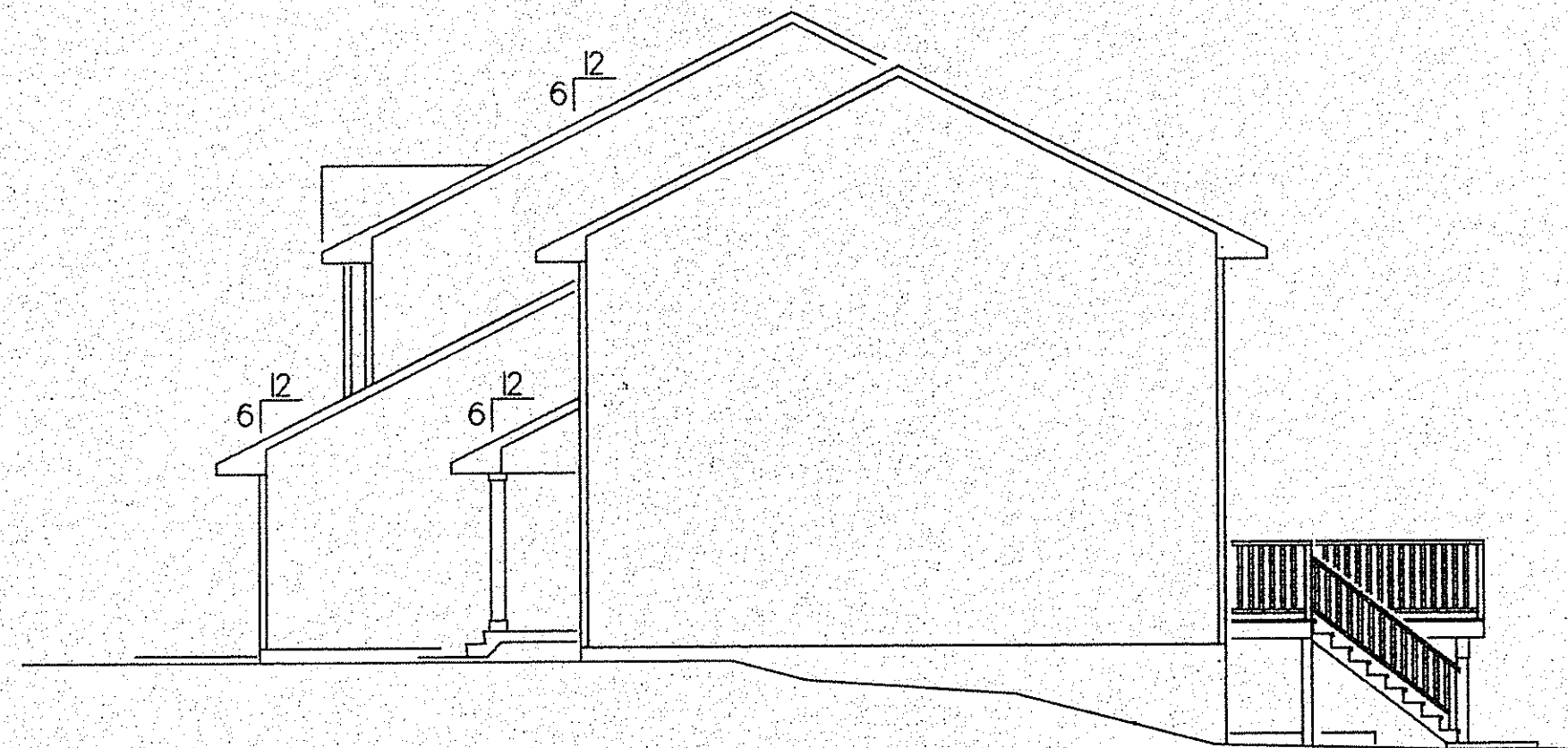
Pond's Edge Court
City of North Liberty, Iowa

SITE PLAN

PROJECT NO.:	031067.01
DRAWING NO.:	SHEET <u>1</u> OF <u> </u>



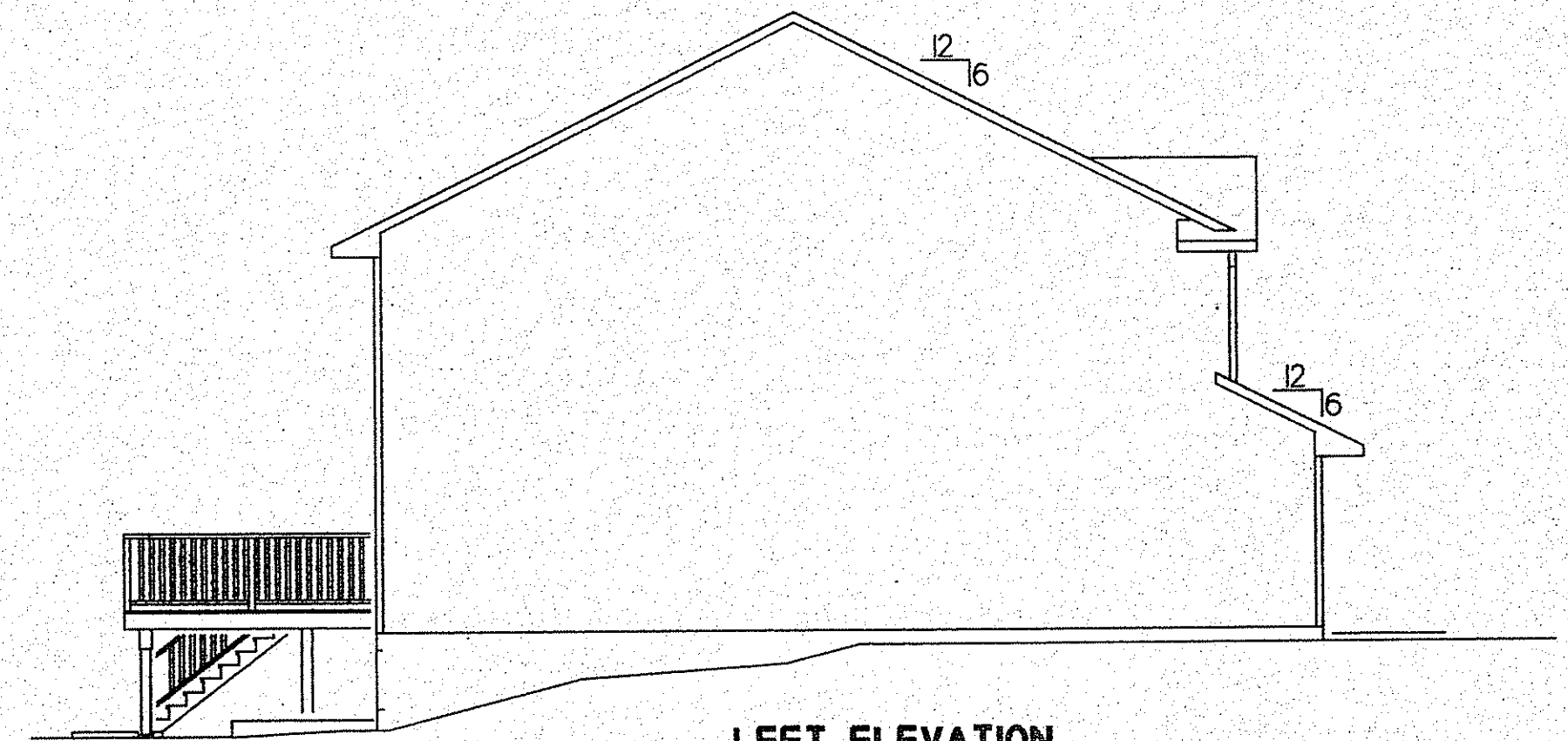
REAR ELEVATION
SCALE: 1/4" = 1'-0"
SINGLE UNIT



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"
SINGLE UNIT



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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1. ASSUMES NO RESPONSIBILITY FOR ANY ACCURACIES, INACCURACIES, OMISSIONS, OR ERRORS IN THE DRAWINGS OR PLANS, AND
2. ASSUMES NO LIABILITY WHATSOEVER RELATING TO THE CONSTRUCTION OF THE BUILDING SHOWN ON THE DRAWINGS OR PLANS.

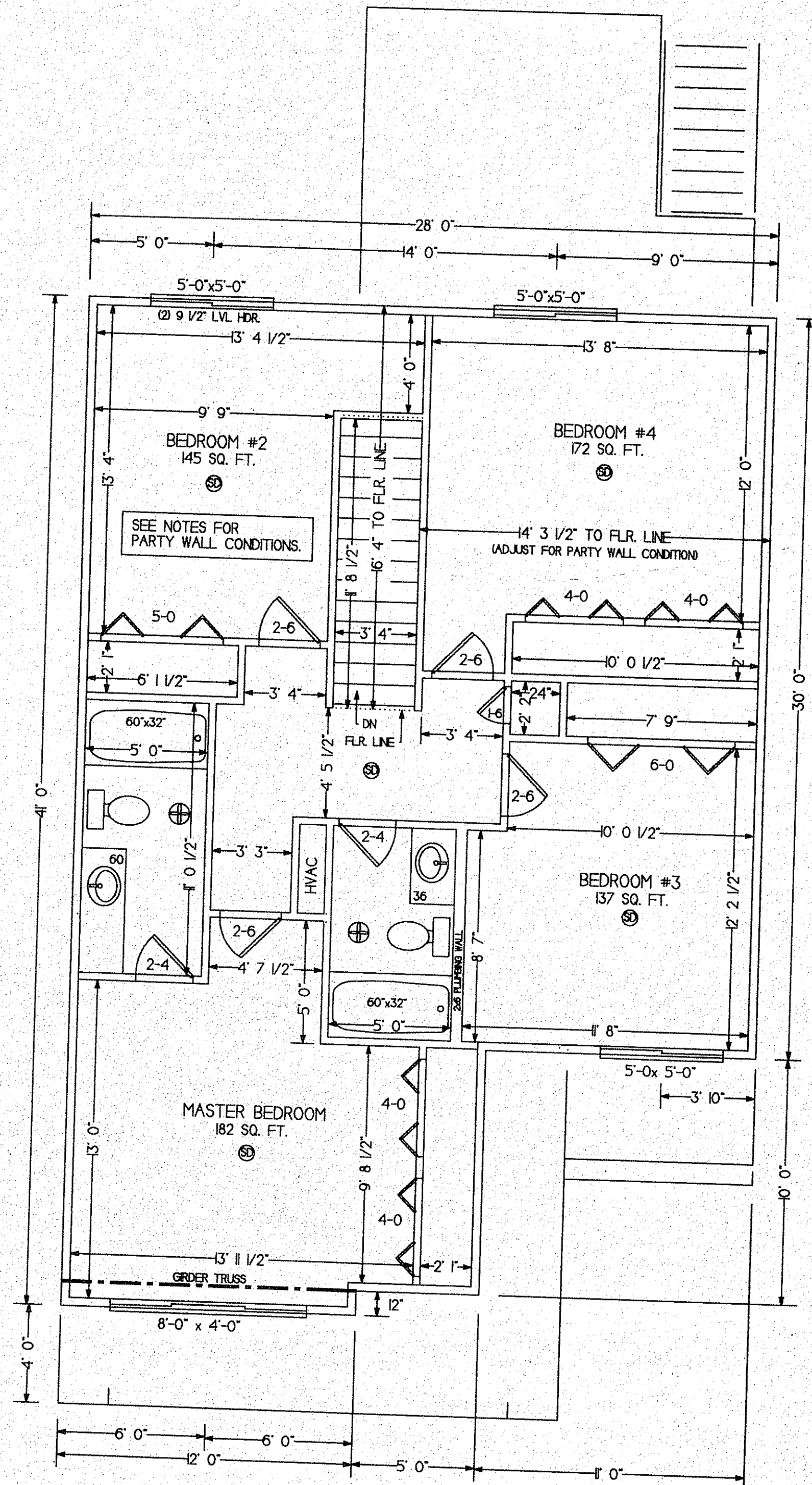
Deer Field

CUSTOMER
APADANA LLC
CORALVILLE, IOWA
ZAREI ZAVASH

DATE: 7-8-2003 MYB

PLANING AND DESIGN LC
PHONE (319) 339-4885
28 EAST BENTON ST.
IOWA CITY, IOWA 52242

PLAN NO.
2323-I

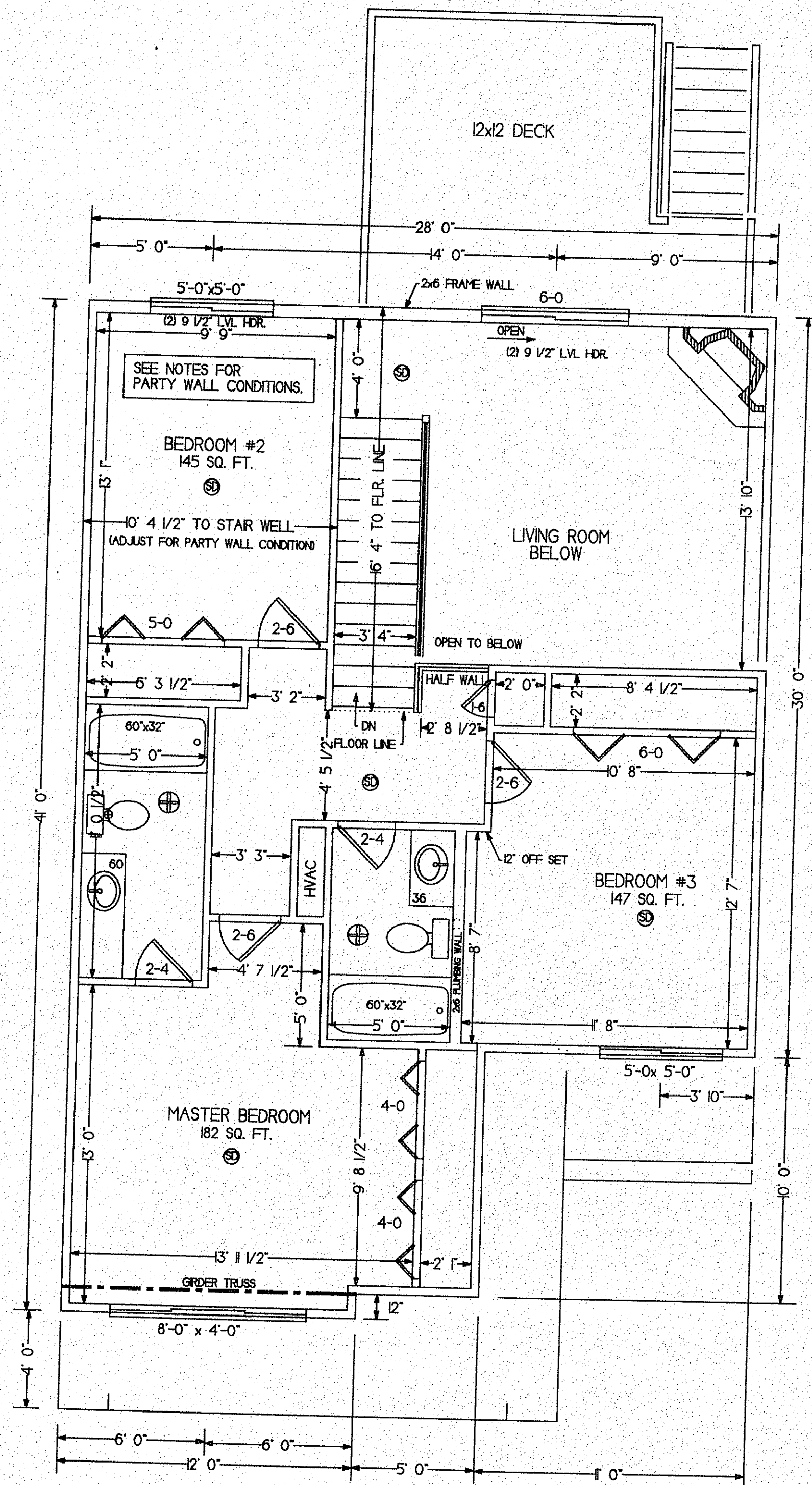


SECOND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
983 SQ. FT.

4 BEDROOM OPTION

BUILDER TO VERIFY
ALL DIMENSIONS

NOTE: ADJUSTMENTS MAY BE
MADE AT BUILDERS DISCRETION



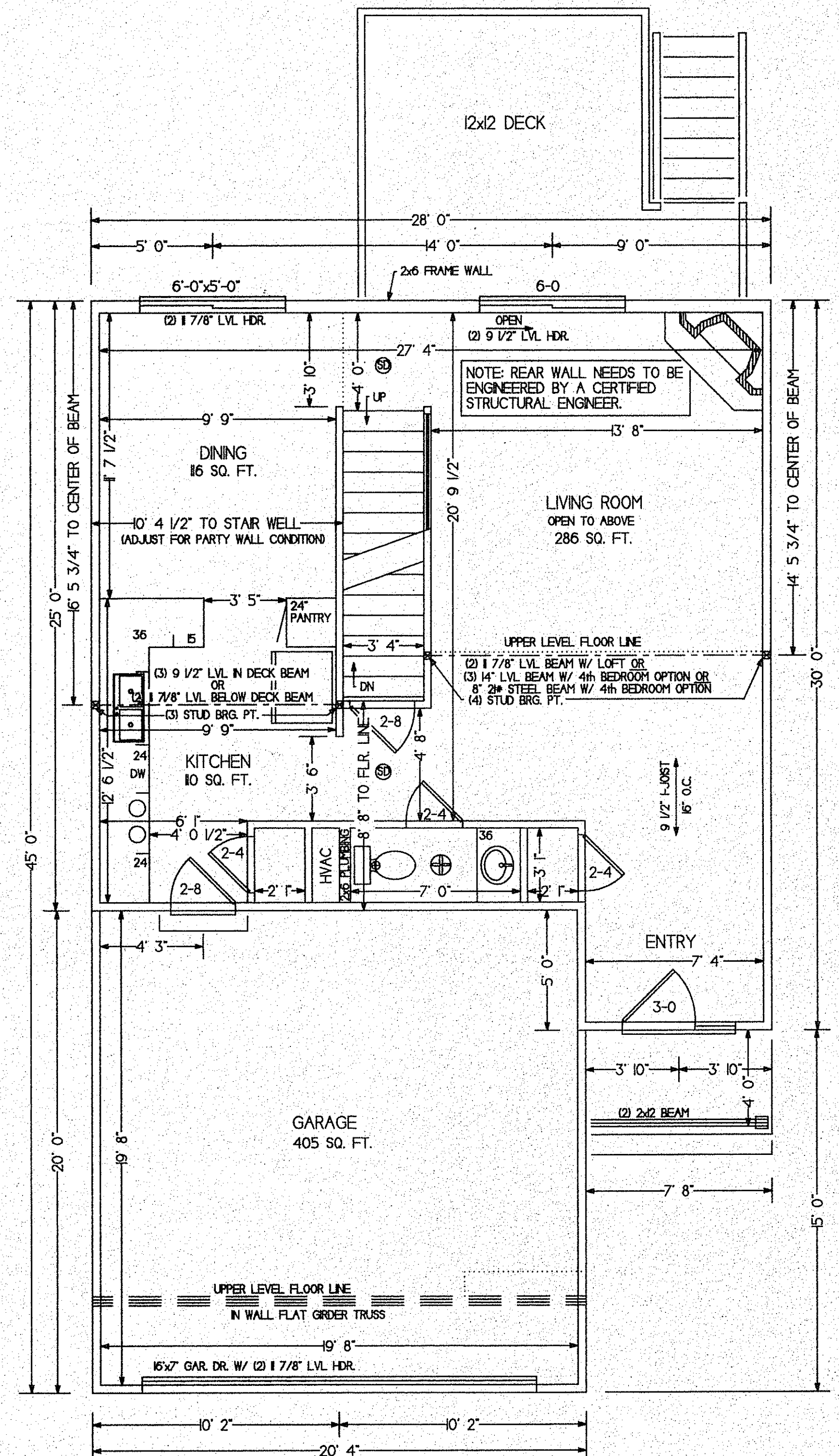
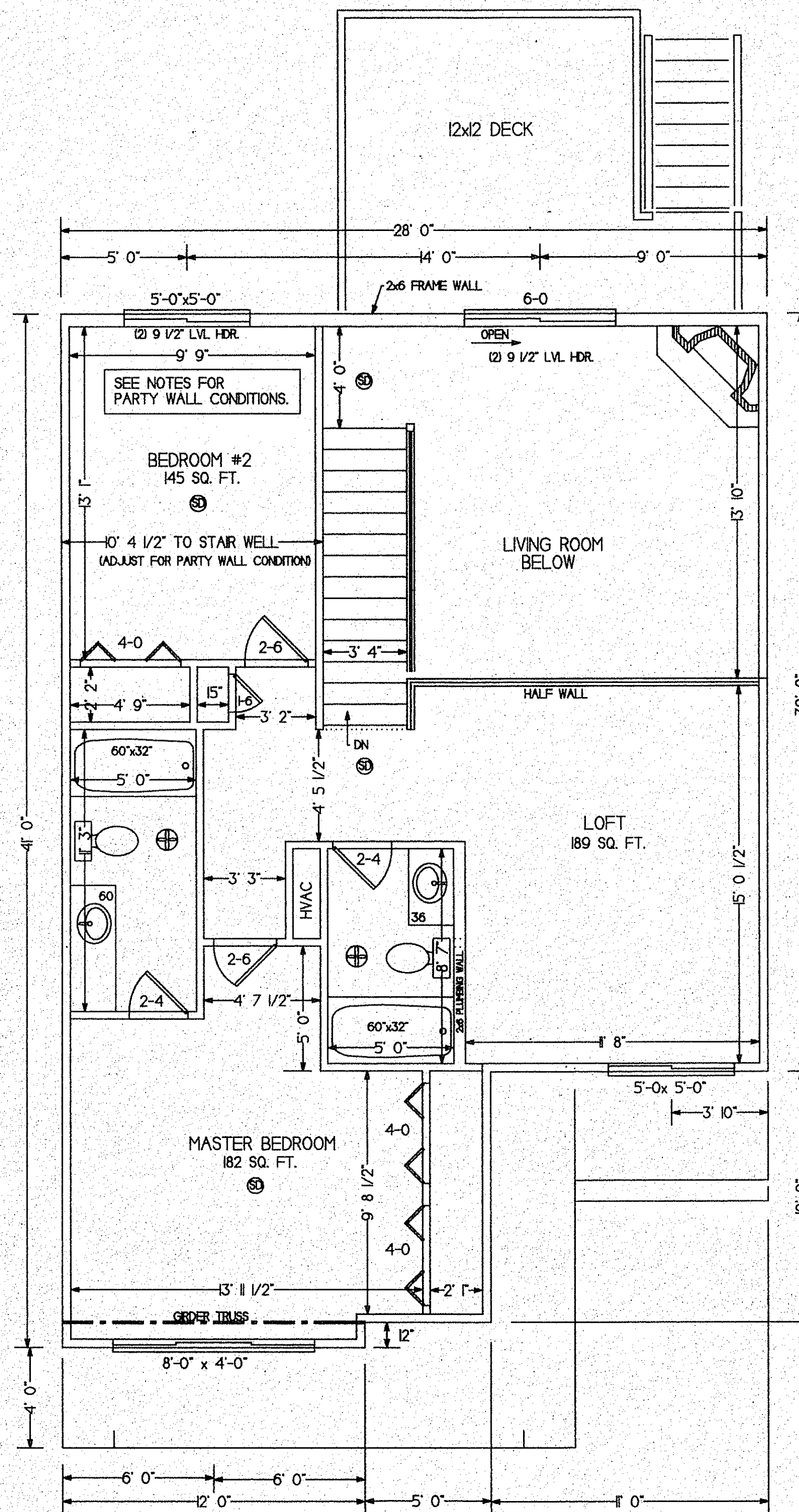
SECOND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
763 SQ. FT.

3 BEDROOM OPTION

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CUSTOMER
APADANA LLC
CORALVILLE, IOWA
ZAREI ZAVASH
DATE: 7-8-2003 MWB

PLANING AND DESIGN LC
PHONE: (319) 339-4885
216 EAST BENTON ST.
IOWA CITY, IOWA 52242
PLAN NO.
2323-3



BUILDER TO VERIFY
ALL DIMENSIONS

NOTE: ADJUSTMENTS MAY BE
MADE AT BUILDERS DISCRETION

TRUSS MANUFACTURER
TO VERIFY ROOF DESIGN

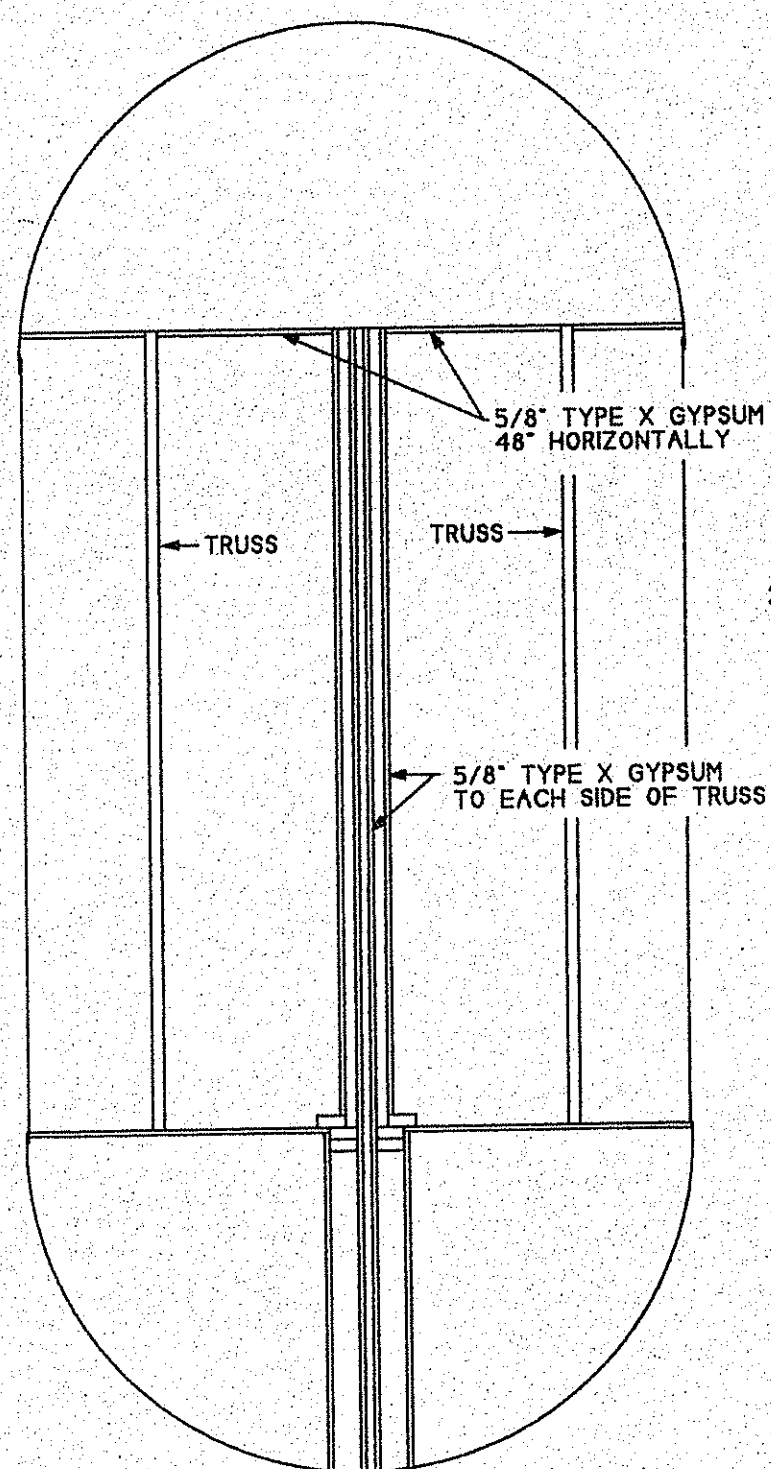
GENERAL NOTES

- FDN. WALL & FTG'S ENGINEERED TO MEET LOCAL, STATE, AND NAT. CODES.
- FUR OUT AND INSULATE EXT. CONC. WALLS TO A MIN. R11.
- EXTERIOR DIMENSIONS ARE FROM SHT'G TO SHT'G.
- INTERIOR DIMENSIONS ARE FROM STUD TO STUD.
- GARAGE CEILING AND HOUSE TO GARAGE WALL TO RECEIVE 5/8" TYPE X GYPSUM BOARD.
- EXTEND SIDE WALL SHT'G TO BOTTOM OF TOP CHORD.
- RIDGE VENT REQUIRED.
- ROOF DESIGN TO BE VERIFIED BY TRUSS MANUFACTURE.
- UTILITY PLACEMENT MAY VARY.
- EXTERIOR HEADERS ARE DBL. 2x12'S UNLESS NOTED.
- 2x6 PLUMBING WALLS AS REQUIRED.
- PROVIDE SOLID BLOCKING TO FOUNDATION AT ALL BEARING POINTS.
- PROVIDE ICE BUILD UP PROTECTION 24" BEYOND EXTERIOR WALL.
- CHECK WITH WINDOW REPRESENTATIVE FOR CURRENT ROUGH OPENING SIZES.
- (ROUGH OPENINGS ARE SUBJECT TO CHANGE W/O NOTICE.)
- WINDOWS SHOWN ARE GERKIN SLIDERS.
- SUBTRACT 1" FROM INTERIOR DIMENSION ON THE EXTERIOR WALL IF PARTY WALL CONDITION APPLIES.
- F BATHROOM IS TO BE ALONG PARTY WALL. MOVE ENTIRE BATHROOM 1" TO MAINTAIN THE 5'-0" WIDTH.

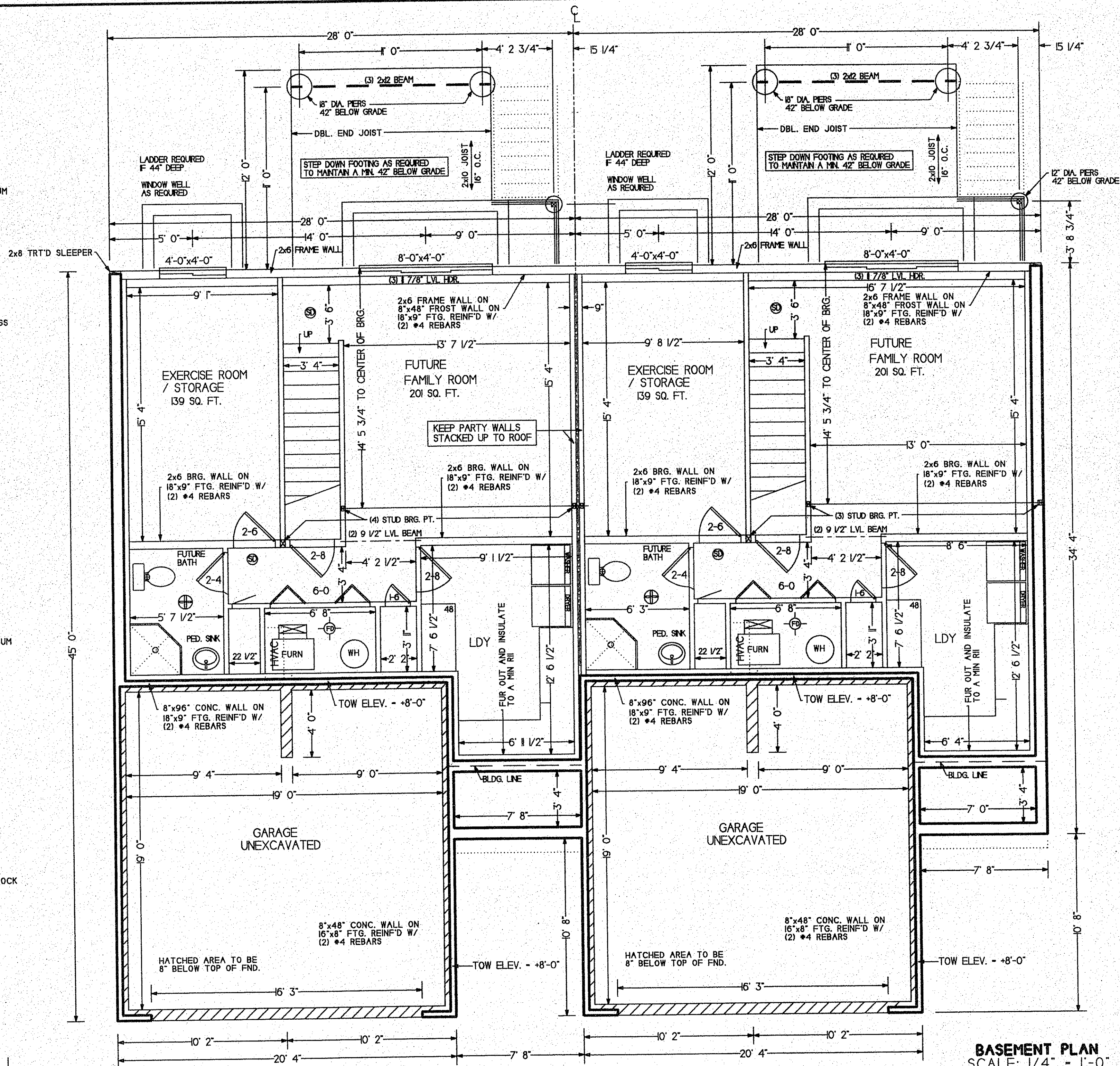
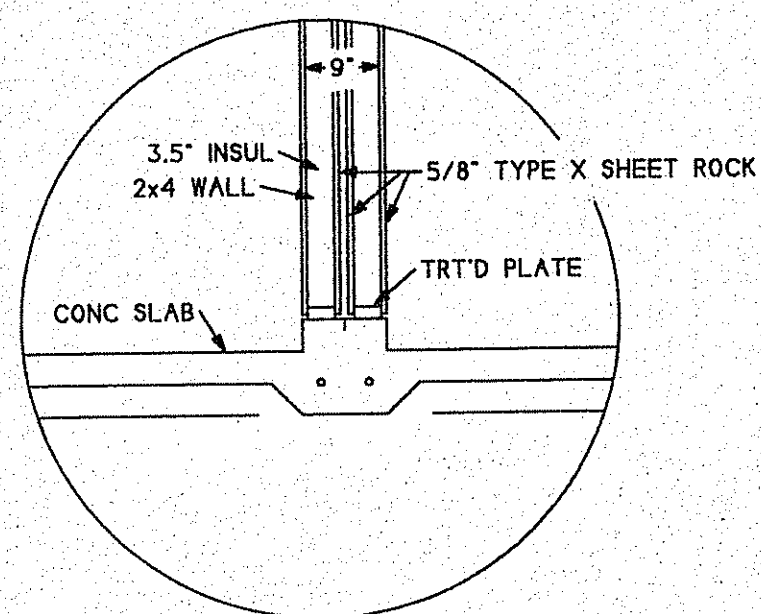
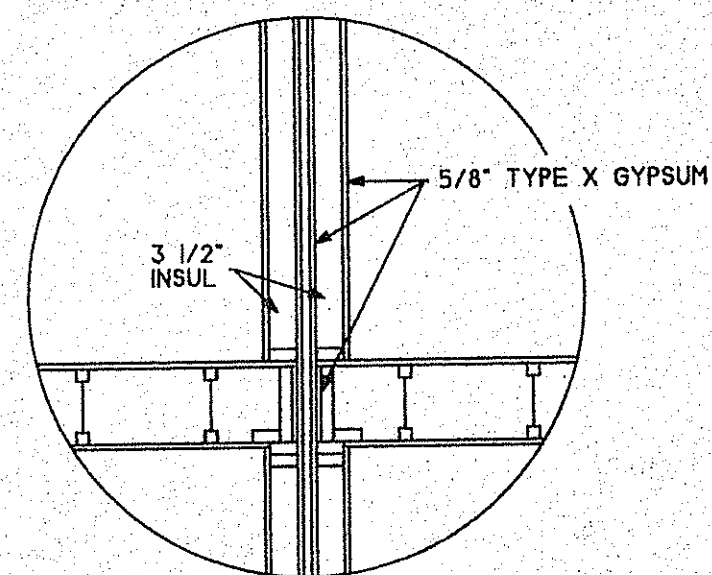
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CUSTOMER
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CORALVILLE, IOWA
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PHONE (319) 339-4885
218 EAST BENTON ST.
PLAN NO.
2323-



SECTION THROUGH PARTY WALL
SCALE: 1/2" = 1'-0"



BUILDER TO VERIFY
ALL DIMENSIONS

NOTE: ADJUSTMENTS MAY BE
MADE AT BUILDERS DISCRETION

BASEMENT PLAN OF (2) UNIT CONDO.

BASEMENT PLAN
SCALE: 1/4" = 1'-0"

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2. ASSUMES NO LIABILITY WHATSOEVER RELATING TO THE CONSTRUCTION OF THE BUILDING SHOWN ON THE DRAWINGS OR PLANS.

CUSTOMER
APADANA LLC
CORALVILLE, IOWA
ZAREI ZAVASH

DATE: 7-6-2003 MYB

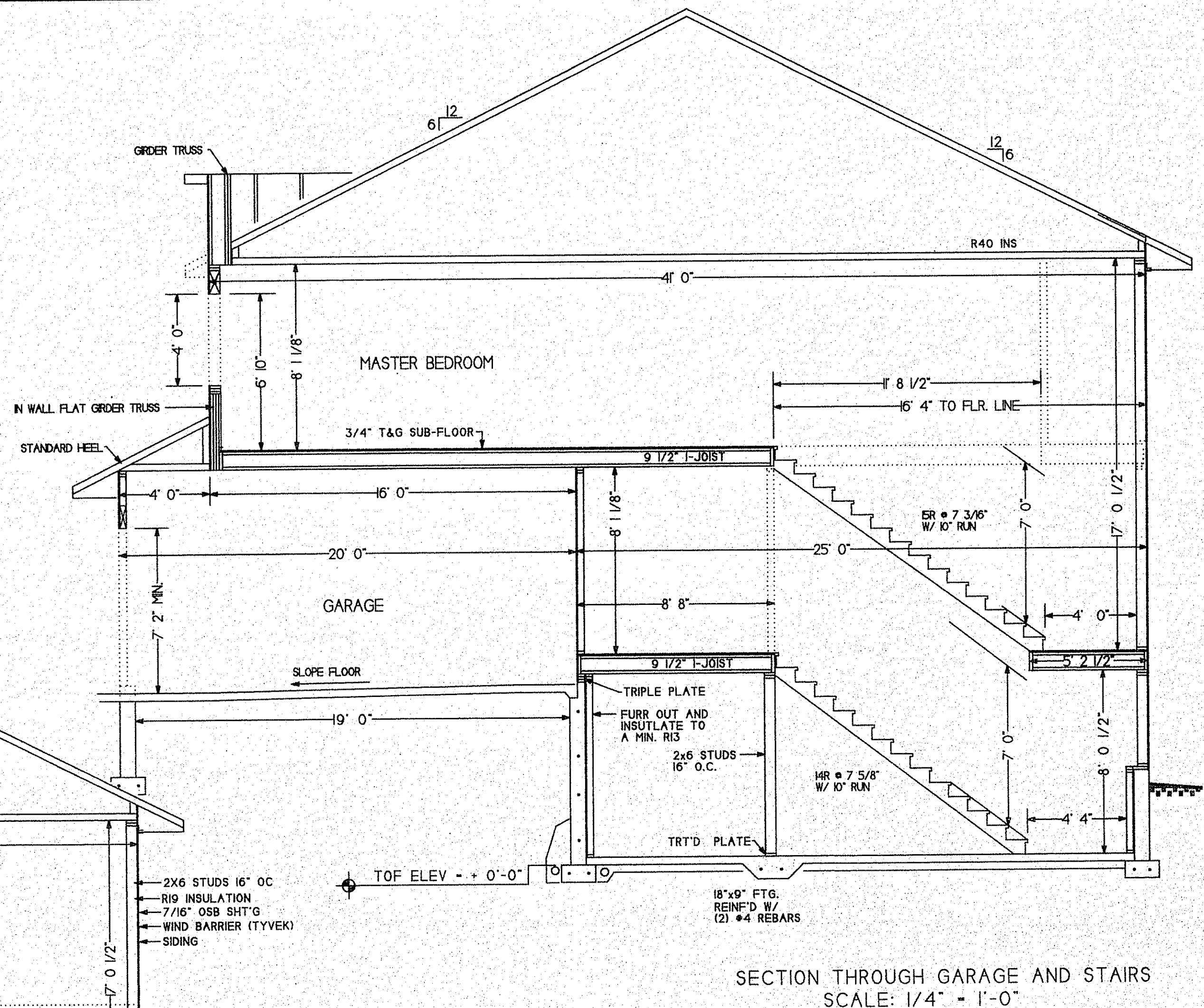
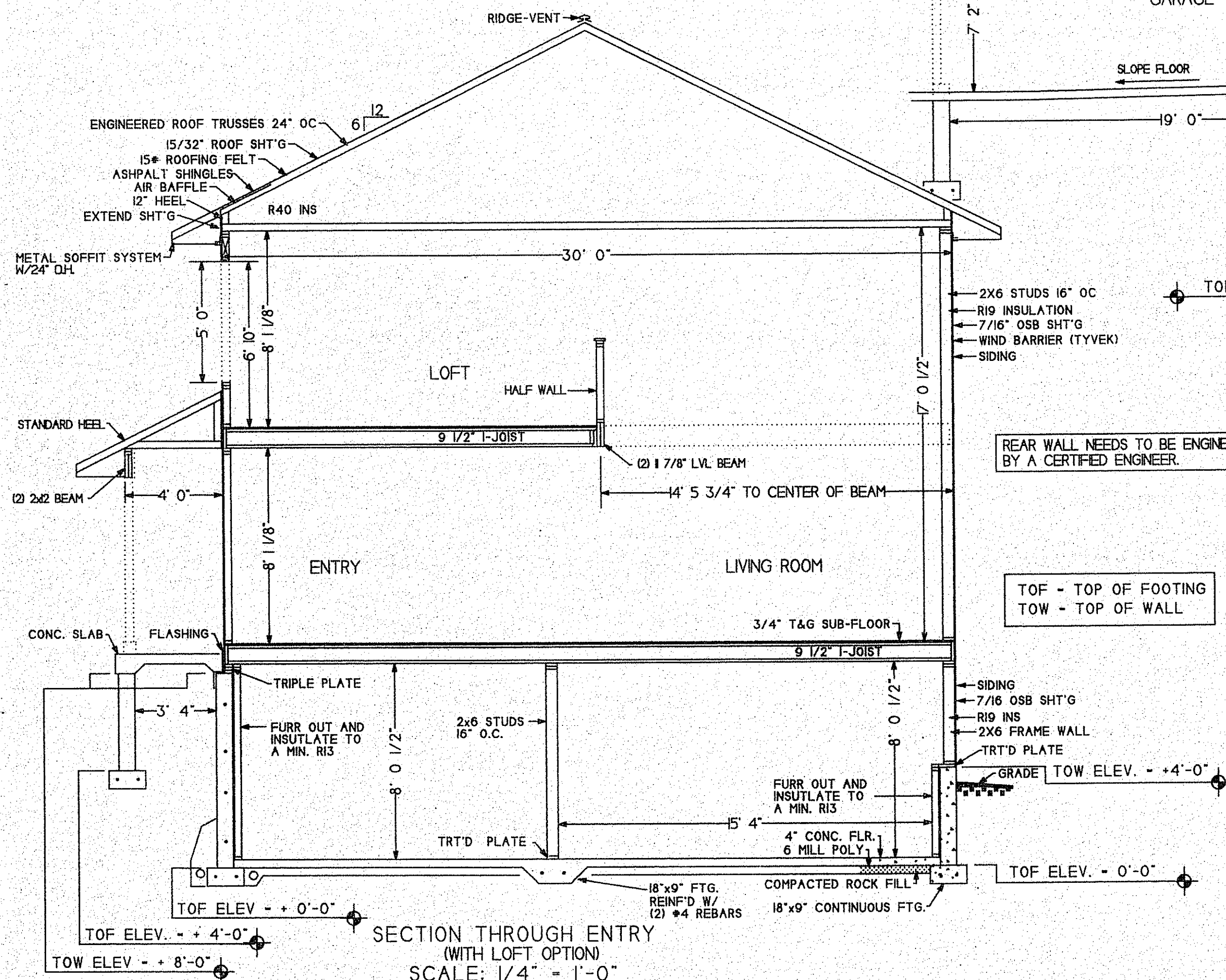
PLAN NO.
2323-4

PLANNING AND DESIGN LC
PHONE (319) 330-4885
218 EAST BENTON ST.
IOWA CITY, IOWA 52242

BUILDER TO VERIFY
ALL DIMENSIONS

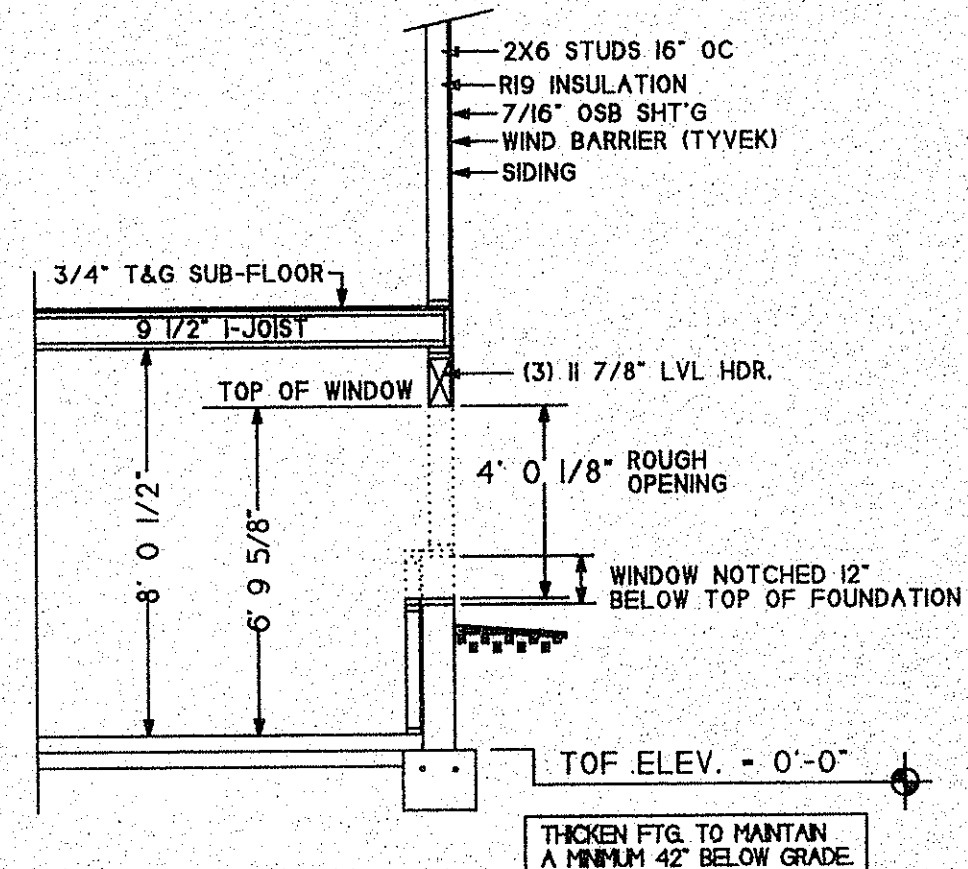
NOTE: ADJUSTMENTS MAY BE
MADE AT BUILDERS DISCRETION

TRUSS MANUFACTURER
TO VERIFY ROOF DESIGN



REAR WALL NEEDS TO BE ENGINEERED
BY A CERTIFIED ENGINEER.

TOF - TOP OF FOOTING
TOW - TOP OF WALL

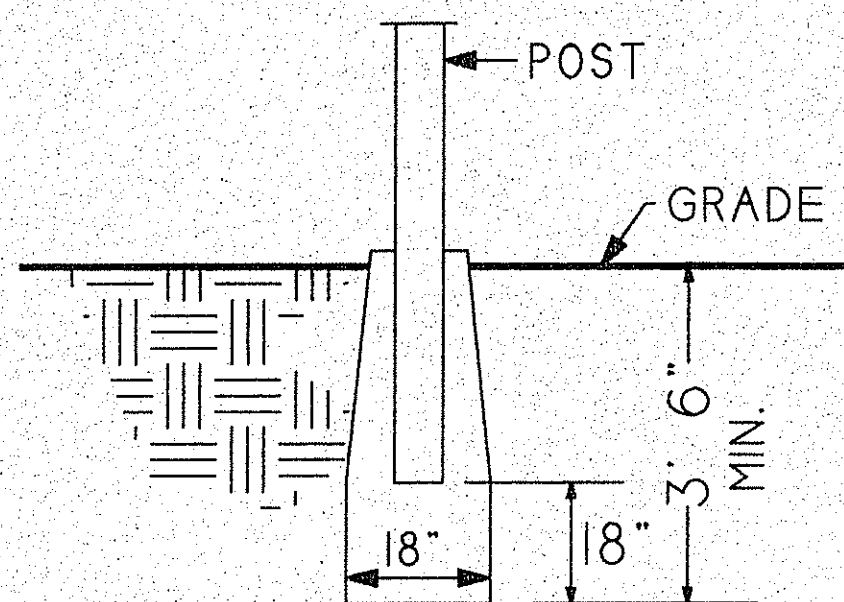


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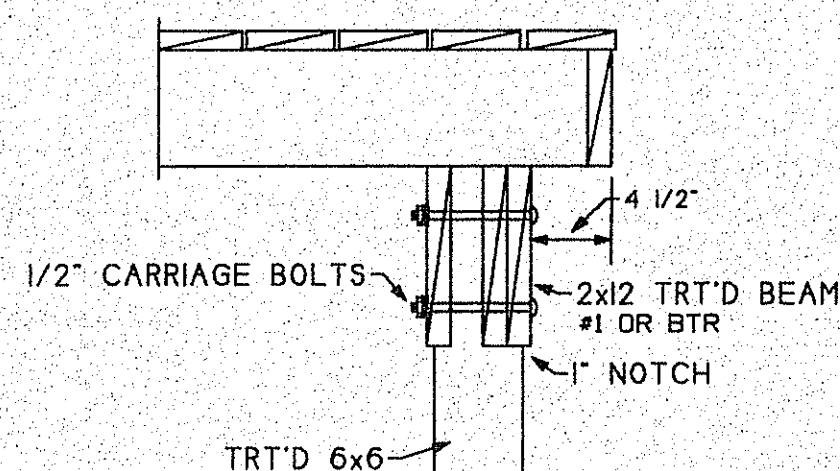
APADANA LLC
CORALVILLE, IOWA
ZAREI ZAVASH

CUSTOMER

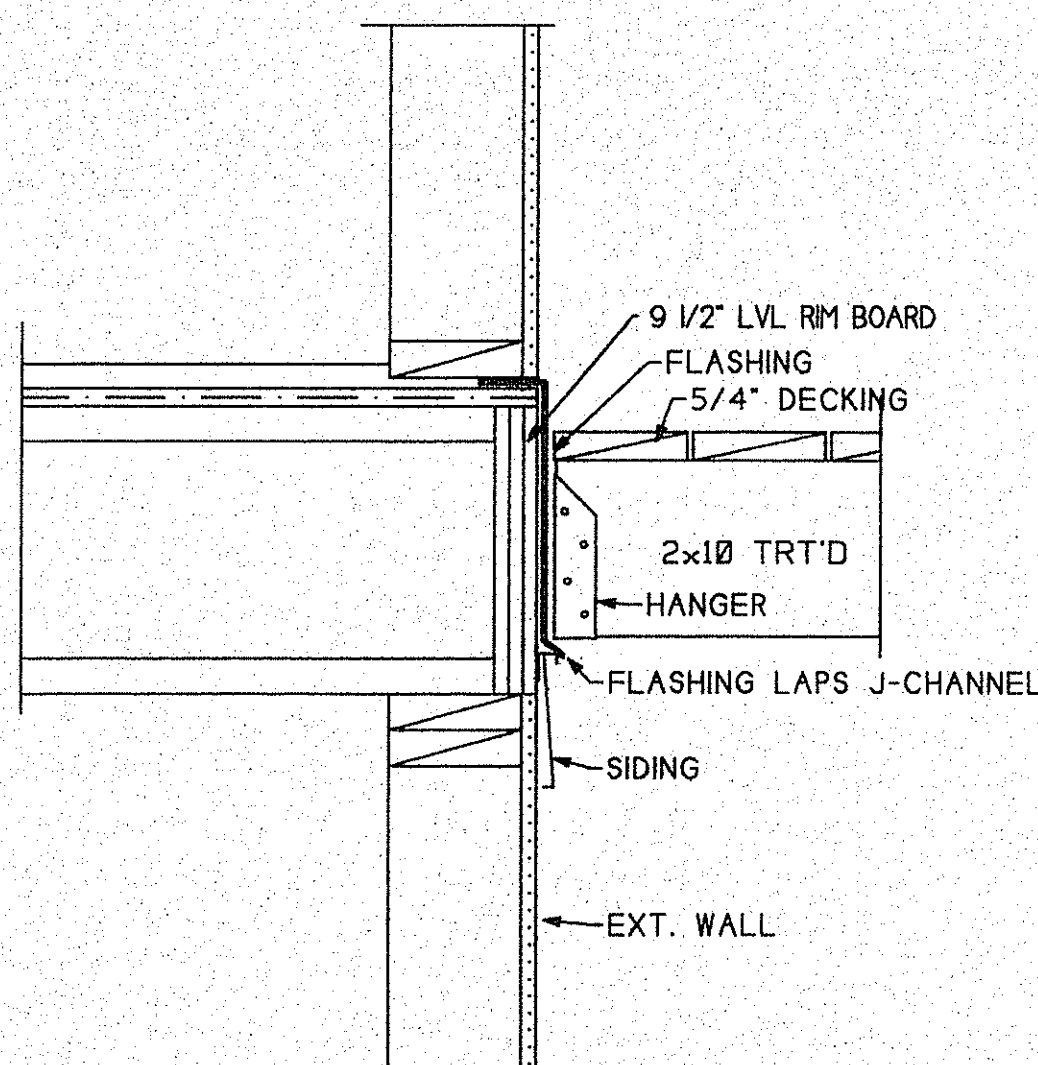
CLB PLANNING AND DESIGN LC
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218 EAST BENTON ST.
PLAN NO. 2323-



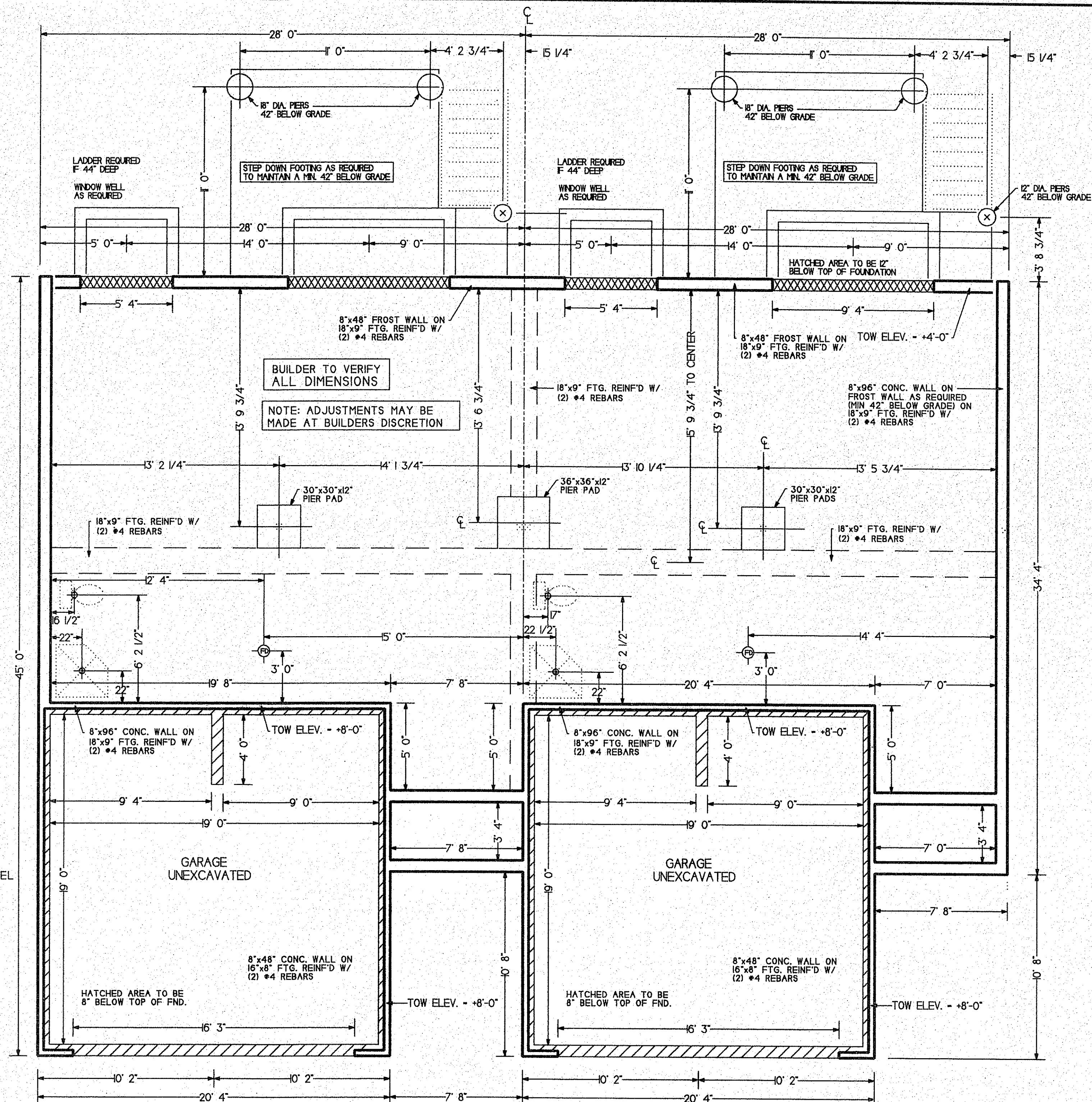
SECTION AT PIER
SCALE: 1/2" = 1'-0"



DECK COLUMN SUPPORT
1" = 1'-0"



EXT. DECK AT BLDG.
1 1/2" = 1'-0"



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CUB PLANNING AND DESIGN LC
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218 EAST BENTON ST.
IOWA CITY, IOWA 52242

CUSTOMER
APADANA LLC
CORALVILLE, IOWA
ZAREI ZAVASH

DATE 7-8-2003 MB

PLAN NO.
2323-5