

SE 1-NW 1
S26-T80N-R7W

SW 1-NE 1
S26-T80N-R7W

SE 1-NE 1
S26-T80N-R7W

PUD-1/PUD-A PLAN RIDGEVIEW CORALVILLE, IOWA

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

OWNER/APPLICANT:
VENTURE ONE
723 PACHA PARKWAY
NORTH LIBERTY, IA 52317

OWNER:
CORALVILLE WEST DEVELOPMENT
755 MCKINNON TRAIL BLVD
IOWA CITY, IA 52246

OWNER:
KUMJE LLC
2395 OCEAN AVE
WILTON, IA 52778

APPLICANT'S ATTORNEY:
MATTHEW J. ADAM
SIMMONS PERRINE MOYER BERGMAN P.C.
1150 5TH STREET, SUITE 170
CORALVILLE, IA 52241

OWNER:
EDWIN ENTERPRISES
285 S FARNHAM ST
GALESBURG, IA 61401

STANDARD LEGEND AND NOTES

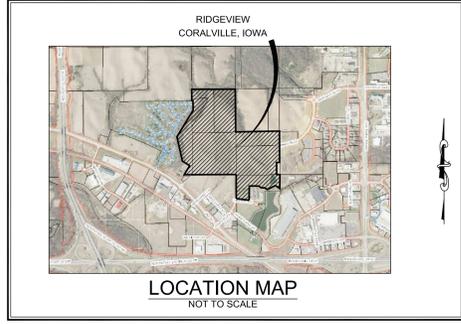
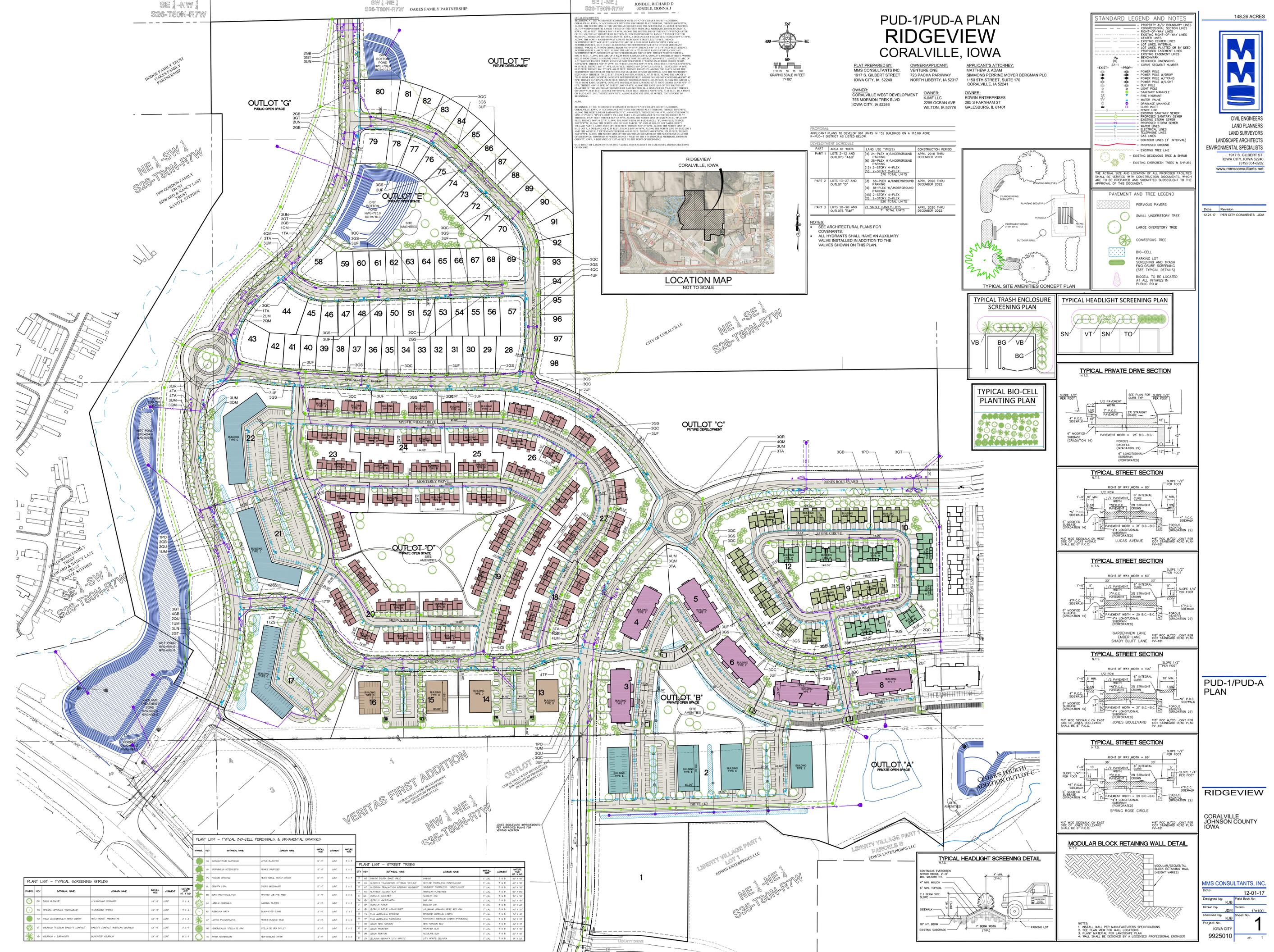
- PROPERTY &/or BOUNDARY LINES
- CONFESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- ENCUMBRANCES
- CURVE SEGMENT NUMBER
- PROPOSED
- EXISTING
- PROPOSED POWER POLE W/PROP
- PROPOSED POWER POLE W/RIGHT
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED FENCE LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED TELEPHONE LINES
- PROPOSED GAS LINES
- PROPOSED CONTOUR LINES (1' INTERVAL)
- PROPOSED GROUND
- EXISTING TREE LINE
- EXISTING DEODOROUS TREES & SHRUBS
- EXISTING DECIDUOUS TREES & SHRUBS

148.26 ACRES



CIVIL ENGINEERS
LAND PLANNERS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL ARCHITECTS

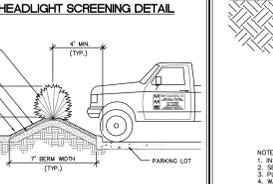
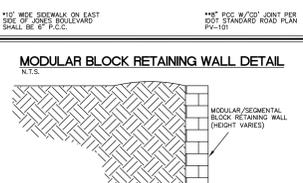
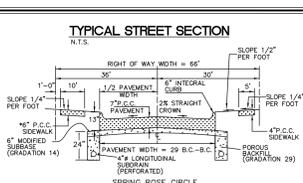
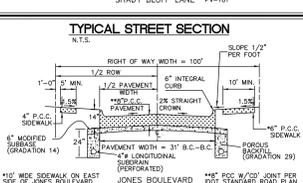
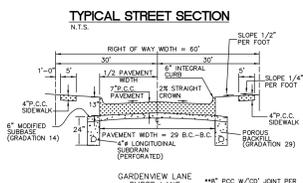
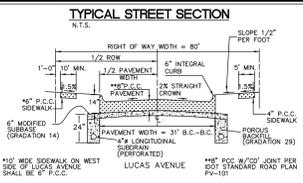
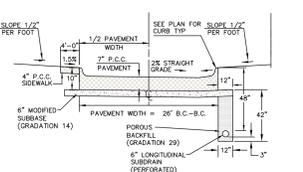
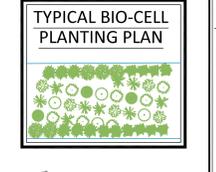
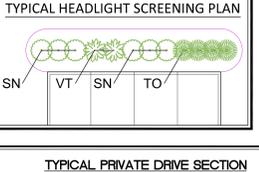
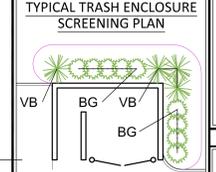
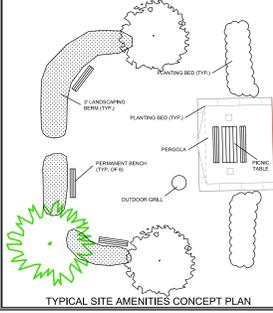
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(515) 551-5822
www.mmsconsultants.net



PROPOSED APPLICANT PLANS TO DEVELOP 961 UNITS IN 152 BUILDINGS ON A 113.69 ACRE R-100-1 DISTRICT AS LISTED BELOW.

PART	AREA OF WORK	LAND USE TYPE(S)	CONSTRUCTION PERIOD
PART 1	LOTS 2-12 AND OUTLOTS "A" & "B"	(4) 24-PLEX W/UNDERGROUND PARKING (6) 36-PLEX W/UNDERGROUND PARKING (12) 2-STORY 4-PLEX QLI 370 TOTAL UNITS	APRIL 2018 THRU DECEMBER 2019
PART 2	LOTS 13-27 AND OUTLOT "C"	(3) 88-PLEX W/UNDERGROUND PARKING (4) 18-PLEX W/UNDERGROUND PARKING (45) 2-STORY 4-PLEX QLI 225 TOTAL UNITS	APRIL 2020 THRU DECEMBER 2022
PART 3	LOTS 28-58 AND OUTLOTS "E" & "F"	71 SINGLE FAMILY LOTS 71 TOTAL UNITS	APRIL 2020 THRU DECEMBER 2022

- NOTES:
- SEE ARCHITECTURAL PLANS FOR COVENANTS.
 - ALL HYDRANTS SHALL HAVE AN AUXILIARY VALVE INSTALLED IN ADDITION TO THE VALVES SHOWN ON THIS PLAN.



PLANT LIST - TYPICAL SCREENING SHRUBS

PARCEL REF	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	PLANTING	NOTES
01	PRUNUS SPINOSA	BLACK CHERRY	12'-15'	4'-6'	CONC	1" x 1" x 1"
02	FRAXINUS AMERICANA	WHITE BIRCH	12'-15'	4'-6'	CONC	1" x 1" x 1"
03	QUERCUS ALBA	WHITE OAK	12'-15'	4'-6'	CONC	1" x 1" x 1"
04	HYDRANGEA LYNXIFOLIA	GRACE HYDRANGEA	12'-15'	4'-6'	CONC	1" x 1" x 1"
05	SPARGANGLIUM ANGUSTIFOLIUM	WINTER HEATH	12'-15'	4'-6'	CONC	1" x 1" x 1"
06	HYDRANGEA PLENIFLORA	GRACE HYDRANGEA	12'-15'	4'-6'	CONC	1" x 1" x 1"
07	HYDRANGEA PLENIFLORA	GRACE HYDRANGEA	12'-15'	4'-6'	CONC	1" x 1" x 1"
08	HYDRANGEA PLENIFLORA	GRACE HYDRANGEA	12'-15'	4'-6'	CONC	1" x 1" x 1"
09	HYDRANGEA PLENIFLORA	GRACE HYDRANGEA	12'-15'	4'-6'	CONC	1" x 1" x 1"
10	HYDRANGEA PLENIFLORA	GRACE HYDRANGEA	12'-15'	4'-6'	CONC	1" x 1" x 1"

PLANT LIST - TYPICAL BIO-CELL PERENNIALS & ORNAMENTAL GRASSES

PARCEL REF	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	PLANTING	NOTES
01	HELIOPSIS SCOPULORUBRA	LITTLE BLUESTEM	3'-4'	1'-2'	CONC	1" x 1" x 1"
02	PHLOXIS SUBULANA	PLUMBER'S TOOTH	3'-4'	1'-2'	CONC	1" x 1" x 1"
03	HELIOPSIS SCOPULORUBRA	LITTLE BLUESTEM	3'-4'	1'-2'	CONC	1" x 1" x 1"
04	HELIOPSIS SCOPULORUBRA	LITTLE BLUESTEM	3'-4'	1'-2'	CONC	1" x 1" x 1"
05	HELIOPSIS SCOPULORUBRA	LITTLE BLUESTEM	3'-4'	1'-2'	CONC	1" x 1" x 1"
06	HELIOPSIS SCOPULORUBRA	LITTLE BLUESTEM	3'-4'	1'-2'	CONC	1" x 1" x 1"
07	HELIOPSIS SCOPULORUBRA	LITTLE BLUESTEM	3'-4'	1'-2'	CONC	1" x 1" x 1"
08	HELIOPSIS SCOPULORUBRA	LITTLE BLUESTEM	3'-4'	1'-2'	CONC	1" x 1" x 1"
09	HELIOPSIS SCOPULORUBRA	LITTLE BLUESTEM	3'-4'	1'-2'	CONC	1" x 1" x 1"
10	HELIOPSIS SCOPULORUBRA	LITTLE BLUESTEM	3'-4'	1'-2'	CONC	1" x 1" x 1"

PLANT LIST - STREET TREES

PARCEL REF	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	PLANTING	NOTES
01	QUERCUS ALBA	WHITE OAK	12'-15'	4'-6'	CONC	1" x 1" x 1"
02	QUERCUS ALBA	WHITE OAK	12'-15'	4'-6'	CONC	1" x 1" x 1"
03	QUERCUS ALBA	WHITE OAK	12'-15'	4'-6'	CONC	1" x 1" x 1"
04	QUERCUS ALBA	WHITE OAK	12'-15'	4'-6'	CONC	1" x 1" x 1"
05	QUERCUS ALBA	WHITE OAK	12'-15'	4'-6'	CONC	1" x 1" x 1"
06	QUERCUS ALBA	WHITE OAK	12'-15'	4'-6'	CONC	1" x 1" x 1"
07	QUERCUS ALBA	WHITE OAK	12'-15'	4'-6'	CONC	1" x 1" x 1"
08	QUERCUS ALBA	WHITE OAK	12'-15'	4'-6'	CONC	1" x 1" x 1"
09	QUERCUS ALBA	WHITE OAK	12'-15'	4'-6'	CONC	1" x 1" x 1"
10	QUERCUS ALBA	WHITE OAK	12'-15'	4'-6'	CONC	1" x 1" x 1"

Date: 12-01-17

Revision: PER CITY COMMENTS - JDM

PUD-1/PUD-A PLAN

RIDGEVIEW

CORALVILLE JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.
12-01-17
Designed by: KJB
Drawn by: JDM
Checked by: KJB
Project No: 1
9925010