

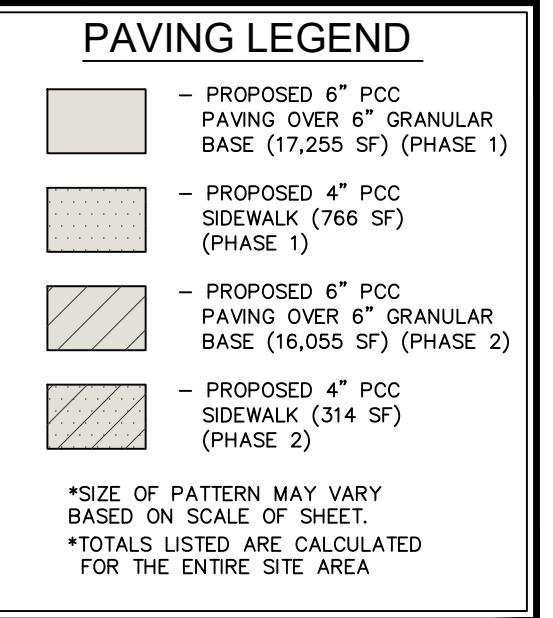
SITE PLAN LOT 1, PARK PLACE CITY CENTER - PART 3 TIFFIN, JOHNSON COUNTY, IOWA

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

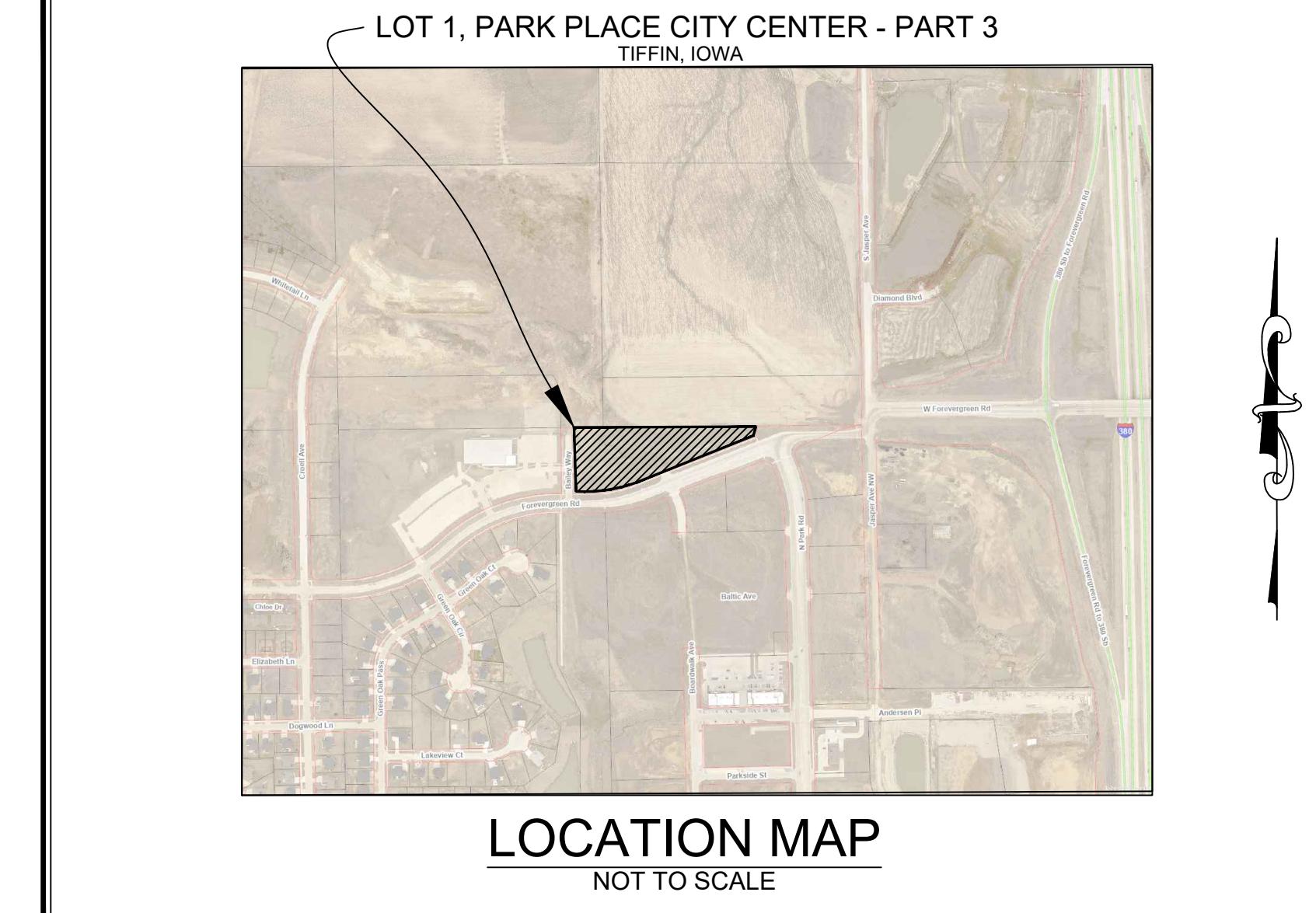
OWNER/APPLICANT:
JOHNSON COUNTY
913 S DUBUQUE ST
IOWA CITY, IA 52240

APPLICANT'S ATTORNEY

C120 OVERALL SITE LAYOUT AND DIMENSION PLAN
C140 OVERALL SITE GRADING AND EROSION CONTROL AND SWPPP
C141 DETAILED SITE GRADING PLAN
C160 SITE UTILITY PLAN
C500 GENERAL NOTES AND DETAILS
L100 SITE LANDSCAPE PLAN



NUMBER	KEYNOTE
101	INSTALL DRIVE/PARKING PER DETAIL ON SHEET C500 (THICKNESS AND MATERIAL AS NOTED)
102	INSTALL 6" CURB PER DETAIL ON SHEET C500
103	INSTALL P.C.C. SIDEWALK PER TIFFIN STANDARDS
104	GRIND EXISTING CURB AND GUTTER AT PROPOSED DRIVE LOCATION
105	INSTALL DUMPSTER ENCLOSURE, PROVIDE WEEP HOLE AT BASE OF SOUTH WALL. (PHASE 2)
106	PUBLIC STREET AND UTILITY EXTENSION, BY OTHERS
107	5'x5' CONCRETE STOOP
108	7'x5' CONCRETE TRANSFORMER PAD
109	NO CURB.

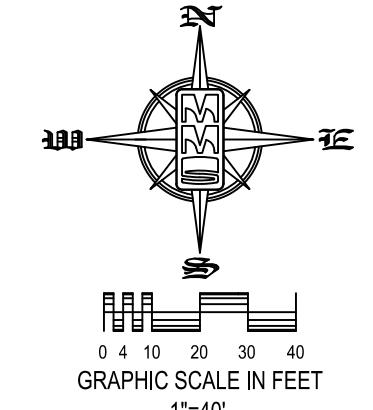


LEGAL DESCRIPTION
LOT 1, PARK PLACE CITY CENTER - PART THREE, TIFFIN, IOWA,
ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 65, PAGE
337, PLAT RECORDS OF JOHNSON COUNTY, IOWA.

LOT CHARACTERISTICS:
UNDERLYING ZONING: C-1B (4.59 AC)
DEVELOPMENT CONSISTS OF 1 BUILDING TO BE USED AS
SERVICE BAYS.(PUBLIC, EDUCATION & UTILITY USES)

SETBACK REQUIREMENTS FOR C-1B:
MINIMUM LOT AREA: N/A
MINIMUM LOT WIDTH: N/A
MINIMUM SIDE YARD SETBACK: 30 FT
INTERIOR SIDE YARD SETBACK: 20 FT
CORNER YARD SETBACK: 30 FT
REAR YARD SETBACK: 30 FT
FRONT YARD SETBACK: 30 FT
MAXIMUM HEIGHT OF PRINCIPAL BUILDING: 35 FT
PARKING REQUIREMENTS:
PROVIDED PARKING:

Date: 02-10-2025 Revision: 02-10-2025 PER CITY COMMENTS
02-19-2025 PER CITY COMMENTS
03-01-2025 PER BID COMMENTS - CAT
04-04-2025 SANITARY SERVICE - CAT
06-11-2025 MOVED TO AVOID CONFLICT - CAT
07-03-2025 ADDED TO THE PLAT - CAT
07-24-2025 ADDED TO THE PLAT - CAT
01-09-2026 PHASING CHANGES - CAT
01-20-2026 PHASING CHANGES - CAT

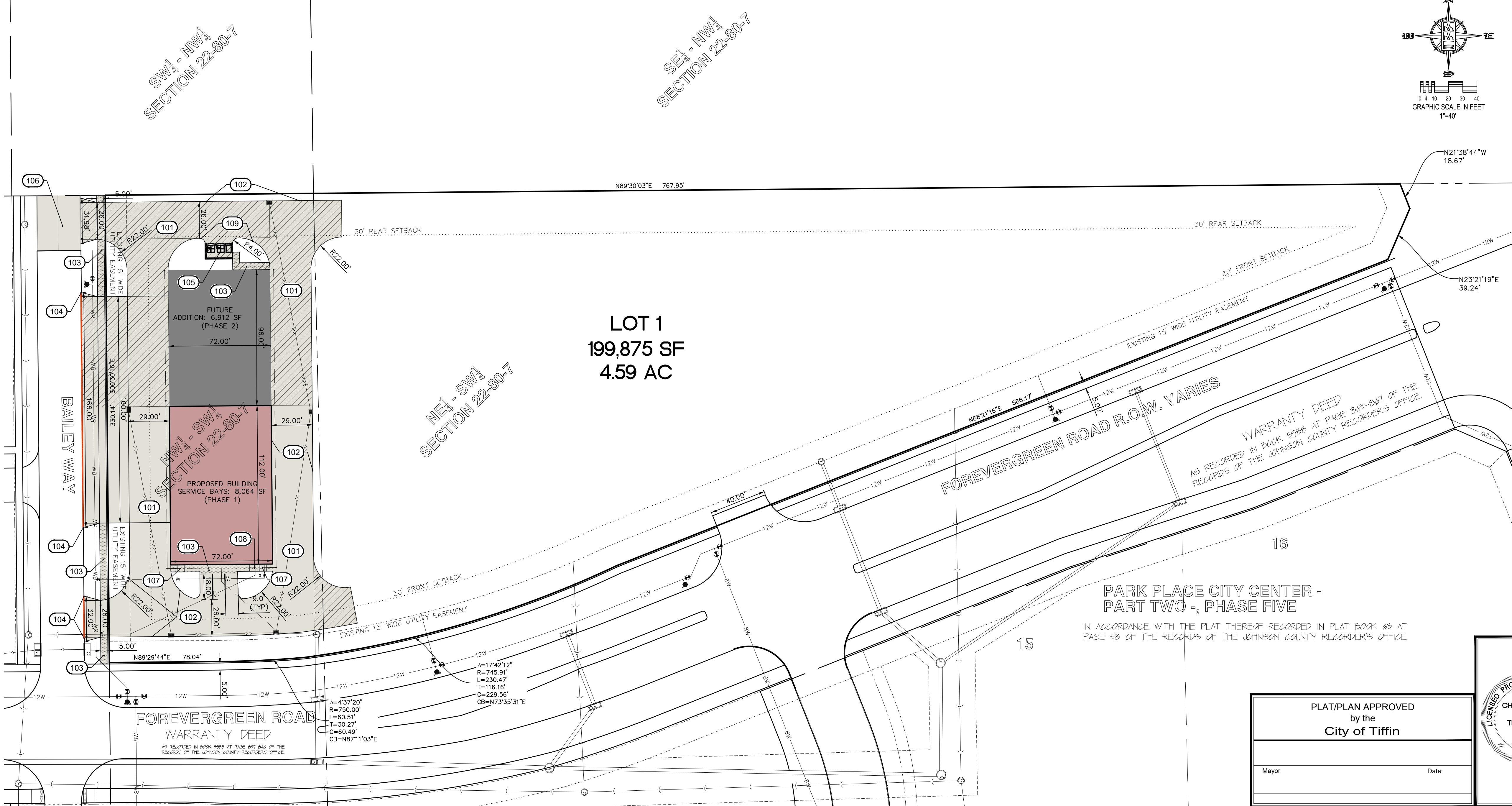


SITE AREA 199,875 SF (100%)
BUILDING AREA 14,976 SF (7.5%)
PAVING AREA 25,923 SF (13.0%)
GREEN SPACE 158,976 SF (79.5%)

THE DEVELOPED LOT IS LOCATED WITHIN FEMA ZONE X,
AN AREA OF MINIMAL FLOOD HAZARD, AND IS LOCATED ABOVE
THE 500 YEAR FLOOD EVENT ELEVATION

STANDARD LEGEND AND NOTES	
-	PROPERTY &/& BOUNDARY LINES
- - -	CONGRESSIONAL SECTION LINES
- - - - -	RIGHT-OF-WAY LINES
- - - - -	EXISTING RIGHT-OF-WAY LINES
- - - - -	EXISTING CENTER LINES
- - - - -	LOT LINES, INTERNAL
- - - - -	LOT LINES, PLATED OR BY DEED
- - - - -	EXISTING LOT LINES
- - - - -	EXISTING EASEMENT LINES
- - - - -	BENCHMARK
- - - - -	RECORDED DIMENSIONS
- - - - -	CURVE SEGMENT NUMBER
(R)	- - - - -
- - - - -	POWER POLE
- - - - -	POWER POLE W/DROP
- - - - -	POWER POLE W/TRANS
- - - - -	POWER POLE W/LIGHT
- - - - -	GUY POLE
- - - - -	LIGHT POLE
- - - - -	SANITARY MANHOLE
- - - - -	PAV. HYDRAULIC
- - - - -	WATER VALVE
- - - - -	DRAINAGE MANHOLE
- - - - -	FENCE LINE
- - - - -	EXISTING SANITARY SEWER
- - - - -	PROPOSED SANITARY SEWER
- - - - -	EXISTING STORM SEWER
- - - - -	PROPOSED STORM SEWER
- - - - -	WATER LINE
- - - - -	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.



**SITE PLAN
LOT 1, PARK PLACE CITY CENTER - PART 3
TIFFIN, JOHNSON COUNTY, IOWA**

PLAT PREPARED BY: OWNER/APPLICANT: APPLICANT'S ATTORNEY
MMG CONSULTANTS, INC. JOHNSON COUNTY

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

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WA CITY IA 52240

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A compass rose with four main points: North (N), South (S), East (E), and West (W). The North arrow is at the top, South is at the bottom, East is on the right, and West is on the left. Below the compass rose is a graphic scale with markings at 0, 2, 5, 10, 15, and 20 feet. The text "GRAPHIC SCALE IN FEET" is written below the scale.

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- L100 SITE LANDSCAPE PLAN

The logo of the Ministry of the Interior (Ministero dell'Interno) of the Italian government. It features a stylized blue 'M' and a blue cylinder with a horizontal band, all set against a white background within a blue rectangular frame.

**CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS**

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmcconsultants.net

Date	Revision
-10-2025	PER CITY COMMENTS
-19-2025	PER CITY COMMENTS
-01-2025	PER BID COMMENTS - CAT
-04-2025	SANITARY SERVICE - CAT
-11-2025	MOVED INTAKE TO AVOID CONFLICT - CAT
-03-2025	ADDED PHASING - CAT
-04-2025	MASS GRADE NOTE FOR BID - CAT
-09-2026	PHASING CHANGES - CAT
-20-2026	PHASING CHANGES - CAT

LOT 1

199,875 SF

4.59 AC

GRADING LEGEND	
<u>000.00EX</u>	= EXISTING SURFACE
<u>000.00FG</u>	= FINISH GRADE
<u>000.00TS</u>	= TOP SLAB
<u>000.00TW</u>	= TOP WALK
<u>000.00TC</u>	= TOP CURB
<u>000.00TR</u>	= TOP RIM
<u>000.00WT</u>	= FG AT TOP WALL
<u>000.00WB</u>	= FG AT BOTTOM WALL

LOT 1,
PARK PLACE CITY
CENTER - PART 3
TIFFIN
JOHNSON COUNTY
IOWA

MS CONSULTANTS, INC	
te:	01-22-2025
signed by:	CAT
own by:	ADP
checked by:	CAT
ject No:	C141
0147-017	of: 6

SITE PLAN

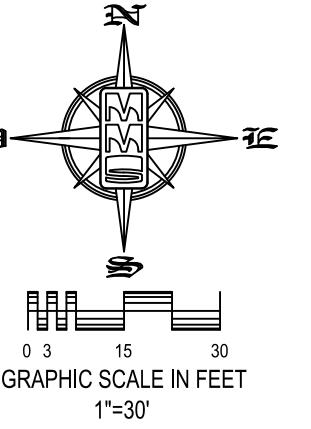
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LANDSCAPE REQUIREMENTS

I STREET TREE FOR EVERY 50' OF FRONTAGE ON LOTS WITH MORE THAN ONE FRONTAGE.
- 1,343.4 / 60 = 22 TREES REQ.
8 TREES PROPOSED (14 FUTURE TREES)

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LANDSCAPE LEGEND

	TURF GRASS (40,931 SF) (INCLUDES UNIMPROVED AREAS FROM PHASE 2)
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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
TREES							
	CC	2	Cercis canadensis	Eastern Redbud	1.5' Cal.	B4B	30' x 25'
	GT	1	Gleditsia triacanthos inermis 'Skycole' TM	Skyline Thornless Honey Locust	2" Cal.	B4B	45' x 35'
	MS	4	Malus x 'Sargentii'	Sargent Crabapple	1.5' Cal.	B4B	15' x 15'
	UF	1	Ulmus x 'Frontier'	Frontier Hybrid Elm	2" Cal.	B4B	40' x 30'

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