

"S2" variable height screening are shrubs with mature height of 2' to 4' with 1/3 being 4' or taller. See Iowa City Code Title 14-5F-5B & Table 5F-2 for allowed varieties.

• Globular Arborvitae  
 \* Dwarf Summer Blooming Spirea  
 (a mix of Iowa City Code listed cultivars)  
 dbh = diameter at breast height

Typical Plantings at buildings 2, 3 & 4  
 not to scale

24" x 8" C-3 P.C.C.  
 w/2% cross slopes  
 & 6" integral curbs  
 (3" at aisles)

4" 4000# P.C.C. aisles & parking

compact subgrade to 95% std. Proctor dry density

Typical Walleye Drive Paving Section  
 not to scale

# Gateway Condominium Second Ammendment Lot 2, Gateway First Addition SE 1/4 & SW 1/4 Section 5-79-5 Johnson County, Iowa

See Book 3872 Page 152  
 166 G Drawer 51 folder 7

Doc ID: 0208488001  
 Recorded: 05/31/2007 at 05:16:17 PM  
 Fee Amt: \$12.00 Page 1 of 1  
 Johnson County, Iowa  
 Kim Painter County Recorder  
 BK 52 PG 50

Plan prepared by Ralph Stoffer, 535 Southgate Avenue, Iowa City, Iowa 52240 - (319)354-1984

**PARKING**  
 Building 2 is 9,000 s.f. of retail @ 6/1000 = 54 parking  
 Building 3 is 14,400 s.f. of retail @ 6/1000 = 86 parking  
 plus 14,400 s.f. of warehousing @ 1/1000 = 14 parking  
 Building 4 is 405 storage units @ 1/100 = 5 parking  
 plus one office = 2 parking  
 Required = 161 parking  
 Proposed = 171 parking

**LIGHTING**  
 1. In addition to the existing street light at the intersection of Hoover & Dolphin, there will be new street lights at the intersection of Walleye & Dolphin and two near the Walleye cul-de-sac.  
 2. There will be five parking pole lights between Buildings 2 & 3 and four parking pole lights between Buildings 3 & 4  
 3. There will be downcast or shielded wall mounted lights on the buildings and under the canopies.

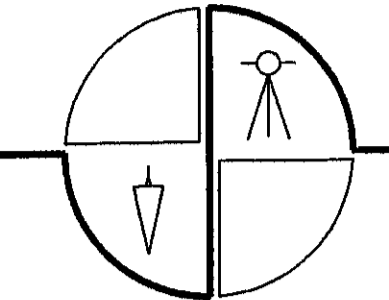
**SIGNS**  
 1. There will be two banjo signs with two 125 s.f. faces each south of Buildings 3 & 4 with the tops being 30' being 30' above the road.  
 2. There will be one banjo sign with two 250 faces with the top being 30' above the road.  
 3. There will be two monument signs with two 50 s.f. faces along Walleye with the top being 5' above the road.  
 4. There will be building signs not to exceed 15% per sign wall.

**NOTES**  
 1. Parking and aisles will be 6" thick 4000 psi concrete.  
 2. The well, water distribution and sanitary sewer facility are licensed and approved by the Iowa Department of Natural Resources.

APPROVED  
 JOHNSON COUNTY, IOWA

MAY 31 2007

*R. Stoffer*



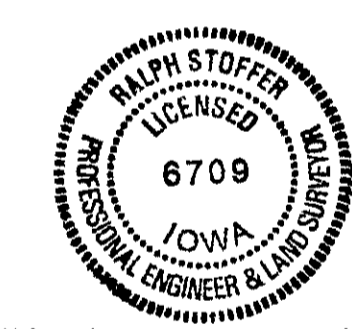
**LANDMARK**  
 SURVEYING AND ENGINEERING  
 535 SOUTHGATE AVENUE  
 IOWA CITY, IOWA 52240  
 PHONE (319) 354-1984

- LEGEND**
- E- Electricity
  - T- Telephone
  - SAN- Sanitary Sewer
  - ST- Storm Sewer
  - ☐ Propane Tank
  - ☐ SW Solid Waste
  - ⊗ Pole Light
  - ⊗ Existing Pine Tree
  - ⊗ Existing Deciduous Tree
  - ⊗ Proposed Large Variety Tree
  - \* \* \* Proposed Shrubs
  - Drainage Swale
  - ⊙ Parking Count
  - 799.99 Slab grade or finish grade elevation
  - ~ Existing contour line

**Developer:**  
 Gateway LTD  
 1100 - 5th Street  
 Coralville, Iowa 52241  
 (319)330-2121

**Attorney:**  
 Patrick J. Ford  
 222 S. Linn Street  
 Iowa City, Iowa 52240  
 (319)338-7551

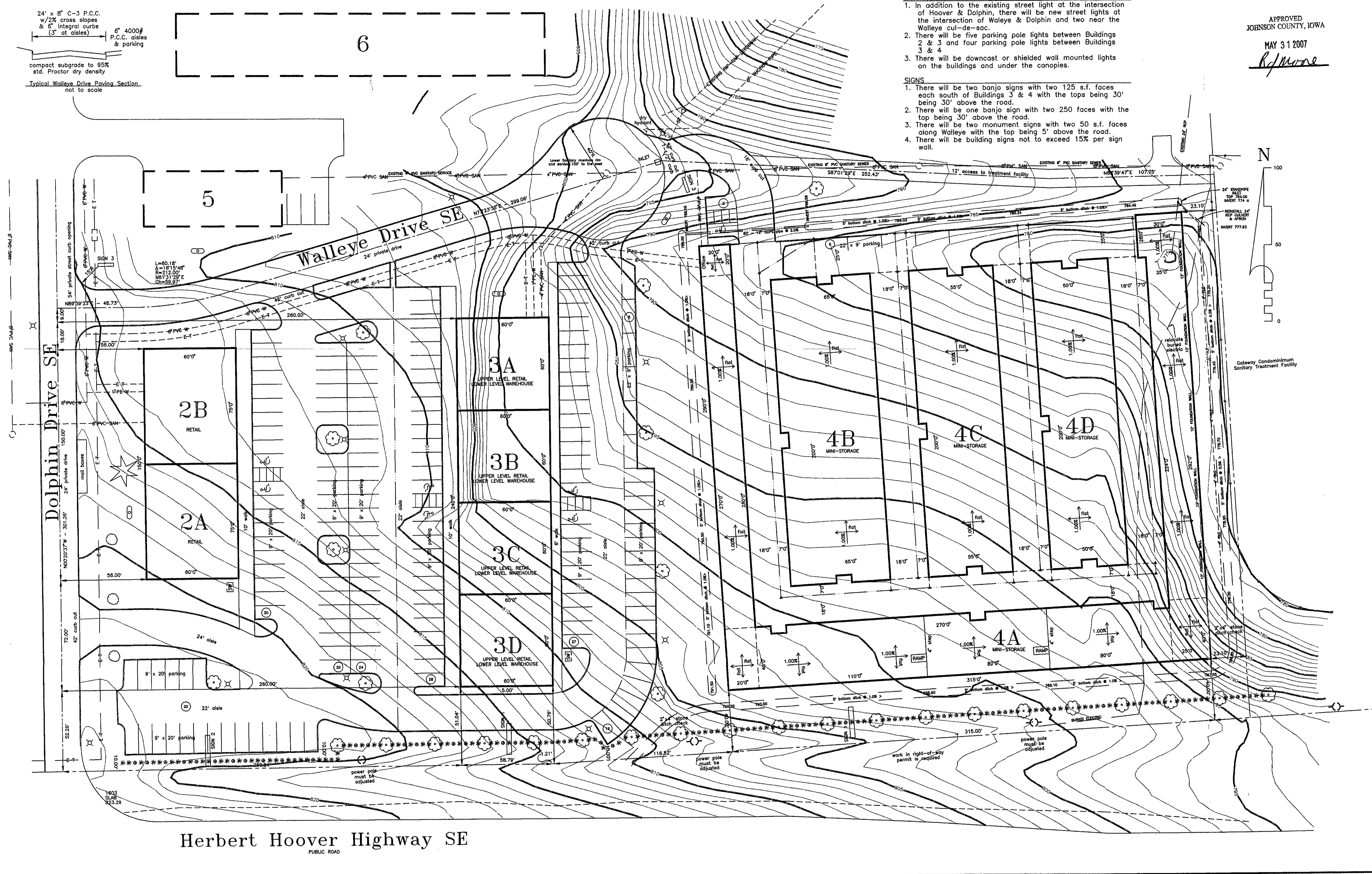
**Plot prepared by:**  
 Ralph Stoffer, PE  
 Landmark Surveying & Engineering, Inc.  
 535 Southgate Avenue  
 Iowa City, Iowa 52240  
 (319)354-1984



I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer practicing under the laws of the State of Iowa. My current license expires December 31, 2007. Sheets certified: 1 and 2 of 2.

*R. Stoffer* S.31.07  
 Ralph Stoffer, PE 06709 date

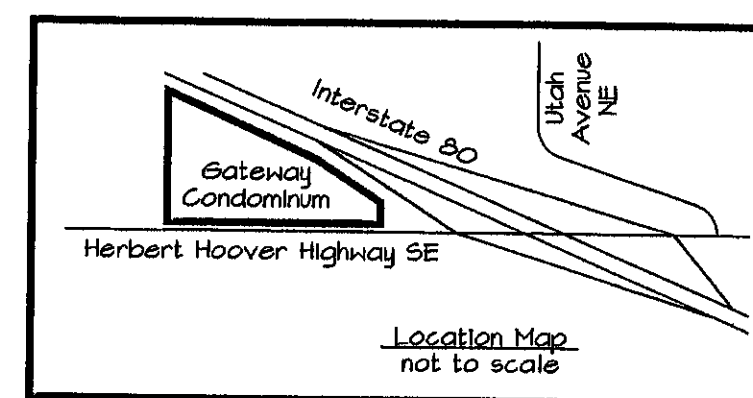
FIELD BOOK	74/72	REVISION	
DRAWN BY	RS	APPROVED BY	RS
DATE	5.22.07	SCALE	1" = 30'
TITLE	Second Ammended Condominium Site Plan Buildings 2, 3 and 4		
PROJECT	Gateway Condominium Second Ammendment Lot 2, Gateway First Addition SE 1/4 & SW 1/4 Section 5-79-5 Johnson County, Iowa		
JOB NO.	3:94034J01	SHEET	1 OF 2



Herbert Hoover Highway SE  
 PUBLIC ROAD

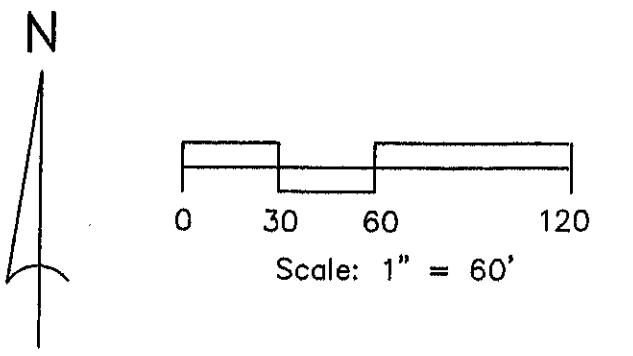


Gateway Condominiums  
 Second Amendment  
 LOT 2, GATEWAY FIRST ADDITION  
 SE 1/4 & SW 1/4 SECTION 5-79-5W,  
 JOHNSON COUNTY IOWA

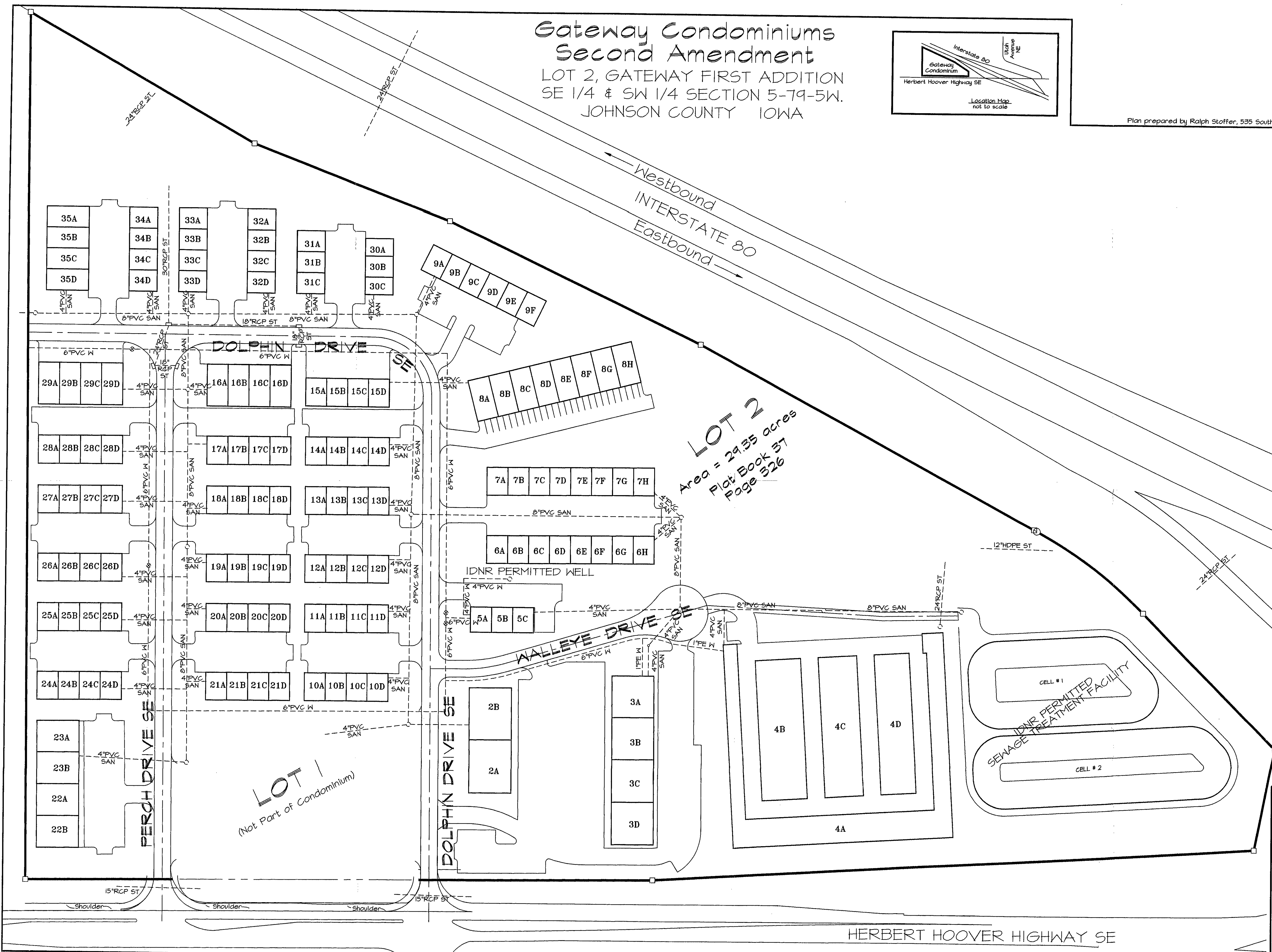


Plan prepared by Ralph Stoffer, 535 Southgate Avenue, Iowa City, Iowa 52240 - (319)354-1984

**LANDMARK**  
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 535 SOUTHGATE AVENUE  
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- Legend:**
- W- Water Main: size & material
  - SAN- Sanitary Sewer: size & material
  - ST- Storm Sewer: size & material
  - PVC PolyVinyl Chloride
  - PE PolyEthelene
  - HDPE High Density PolyEthelene
  - RCP Reinforced Concrete Pipe



FIELD BOOK 60/31 & 74/1	REVISION
DRAWN BY RS, RMK, RL	APPROVED BY RS
DATE 5.22.07	SCALE 1"=60'
TITLE <b>WATER MAIN, SANITARY AND STORM SEWER</b>	
PROJECT Gateway Condominiums Second Amendment LOT 2, GATEWAY FIRST ADDITION SE 1/4 & SW 1/4 SEC. 5-79-5 JOHNSON COUNTY IOWA	
DWG. NO. 3,94034-30	
JOB NO. 94034	SHEET 2 OF 2