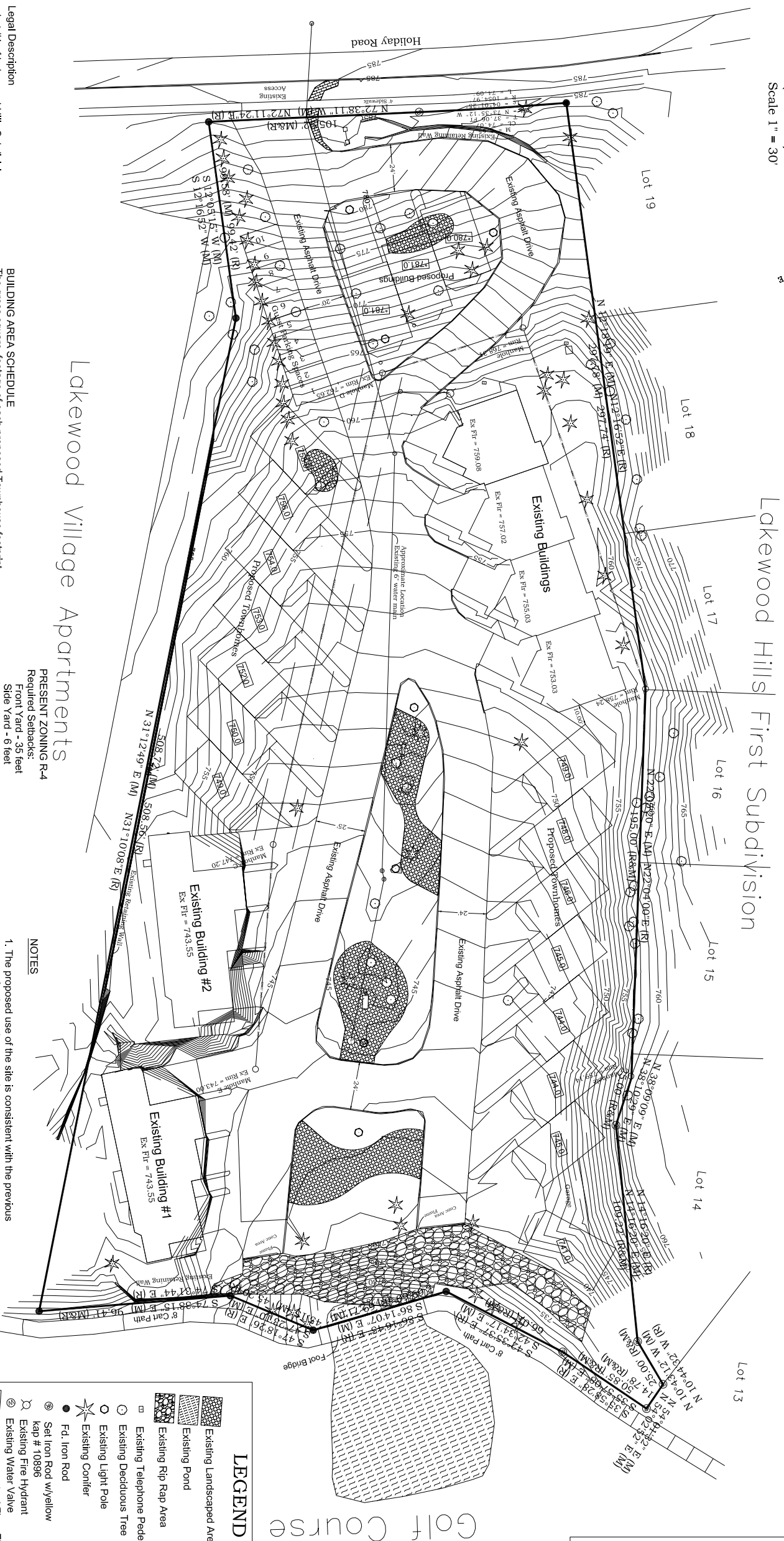
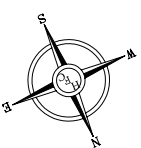
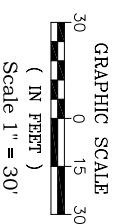


THE VALLEY CONDOMINIUMS REVISED SITE PLAN



Lakewood Village Apartments

Legal Description
 Lot #1 of Lakewood Hills Subdivision
 Part Eleven, City of Coralville, Johnson
 County, Iowa as recorded in Book 38,
 Page 31 of the Johnson County Recorder
 containing 3.29 acres more or less.

Owner/Developer:
 Midwest Development & Investment Corp.
 Mr. Alan Marks
 1603 Pleasant Plain Road
 Suite 200
 Fairfield, Iowa 52556-3865

Site Plan Prepared By:
 Hart-Frederick Consultants PC
 Douglas P. Frederick, P.E., PLS
 510 East State Street
 Tiffin, Iowa 52340

BUILDING AREA SCHEDULE
 The gross square footage of each proposed Townhouse footprint
 is as follows:
 2918 gross square feet
 Ground floor = 960 square feet consisting of a two car
 garage and storage area. The walls of the ground floor
 are to be designed to act as retaining walls where needed.
 Main floor = 965 - 1000 square feet consisting of living area,
 dining area and kitchen, etc.
 Second floor = 941-958 Square feet consisting of 3 bedrooms, bathrooms, etc.

DEVELOPMENT SCHEDULE
 The owner will begin with the townhouse units to be constructed
 as follows:
 The initial will be constructed during the fall of 2004.
 The remaining units will be constructed in as the market demands.

BENCHMARK
 The original benchmark shown was changed by construction. Elevation
 was taken from manhole firms reported on original site plan.

PRESENT ZONING: R-4

Required Setbacks:
 Front Yard - 35 feet
 Side Yard - 6 feet
 Rear Yard - 30 feet
 Minimum Lot Area:
 Req'd.: 1800 SF/unit = 57600 SF = 1.32 acres
 Provided.: 3.29 acres
 Minimum Lot Width:
 Req'd.: 80' or 1/4 ratio of depth
 Provided.: 180 feet

Parking
 Total number req'd.: 2 spaces for each dwelling
 and an additional 25% of new required parking
 for guest parking spaces.
 Provided: All new structures shall have a two car
 garage on the ground floor and 9 additional spaces
 have been provided near the entrance.
 A 10th parking space has been added due to the
 third unit on the loop not having 20 feet between
 the building and the drive.

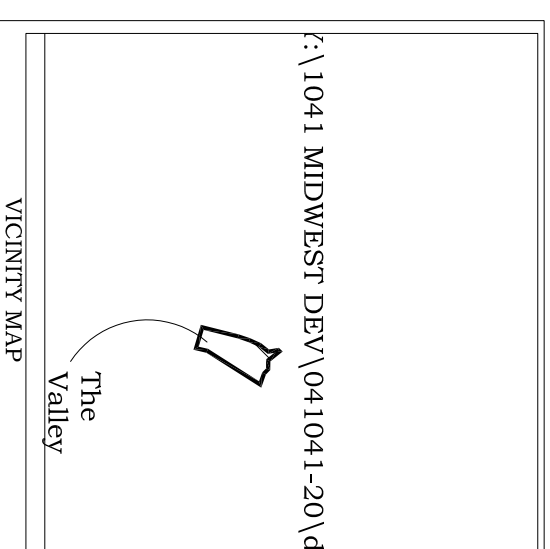
FLOOD ELEVATION
 According to FRM map 19103C0090D
 the 100 year flood elevation in this vicinity
 is approximately 681.

NOTES

1. The proposed use of the site is consistent with the previous site plan for the residential condominium buildings.
2. The total number of dwelling units proposed drops to 30, two less than previously approved, with 12 existing units and additional 18 proposed units
3. Trash pickup is provided weekly for each unit by a private commercial hauler serving each dwelling unit individually. There will be no common trash enclosure.
4. All pavement is reported to be 4" thick HMA Pavement with 6" granular subbase.
5. All areas disturbed during construction shall be final graded and seeded.
6. Soil erosion will be contained totally on the proposed site and storm water drains to the adjacent golf course pond as previously approved. Erosion control techniques such as silt fence will be installed in compliance with City Standards
7. Landscaping: Islands shown between drives shall be landscaped with shrubs. All existing trees shown on the site plan as being displaced shall, where possible, be spaded and transplanted on site.

LEGEND

- Existing Landscaped Area
- Existing Pond
- Existing Rip Rap Area
- Existing Telephone Pedestal
- Existing Deciduous Tree
- Existing Light Pole
- Existing Conifer
- Fd. Iron Rod
- Set Iron Rod w/yellow cap # 10896
- Existing Fire Hydrant
- Existing Water Valve
- Proposed Finished Floor Elevation
- Proposed Finished Floor Elevation for garages which will shall either from rear and may not be on the lowest level.



F:\1041 MIDWEST DEV\041041-20\1

REVISION NO.	DATE	DESCRIPTION	FLD. BK.:	SCALE:	PROJECT NO.:
1	9/17/04	Reduce number of units, increase parking			041041-20
2	9/20/05	Increase number of units, increase parking, landscaping and site plan	DATE: 7/15/04		DRAWING NO.:
3	9/20/05	More better parking spaces to site plan	DRN.:		SHEET OF

LICENSED PROFESSIONAL ENGINEER
 DOUGLAS P. FREDERICK
 10896
 IOWA

I hereby certify that this Engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.

Douglas P. Frederick, P.E.
 License number: 10896
 My license renewal date is December 31, 2005.
 Pages or Sheets covered by this seal:

Date

REVISED SITE PLAN