

November 29, 2017

Michelle Spohnheimer
City of Marshalltown
36 North center Street
Marshalltown, IA 50158



RE: Glenwood Place PUD Amendment

Dear Ms. Spohnheimer:

On behalf of Glenwood Place Townhomes LLC, we would like to submit a PUD Amendment for your consideration. This application is to modify the Planned Unit Development approved March 2010 and amended May 2014 and June 2016.

The owners seek to replace Unit 15 on the overall PUD site plan with two garages, one to be built now and another at a later date, for resident parking.

Replacing Unit 15 with two garages will allow the owners to meet resident demand for more secure parking and will not adversely impact the surrounding neighbors. The owners plan to install stone skirting on the north, west, and east sides that matches the other buildings on the property. The natural barrier to the south will not be disturbed.

Attached to this cover letter are proposed elevations and current and proposed site plans.

Please contact me at 641-752-6701, or stroskey@cgaconsultants.com if you have any questions.

Sincerely,

CLAPSADDLE-GARBER ASSOCIATES, INC.

A handwritten signature in black ink that reads 'Steve Troskey'.

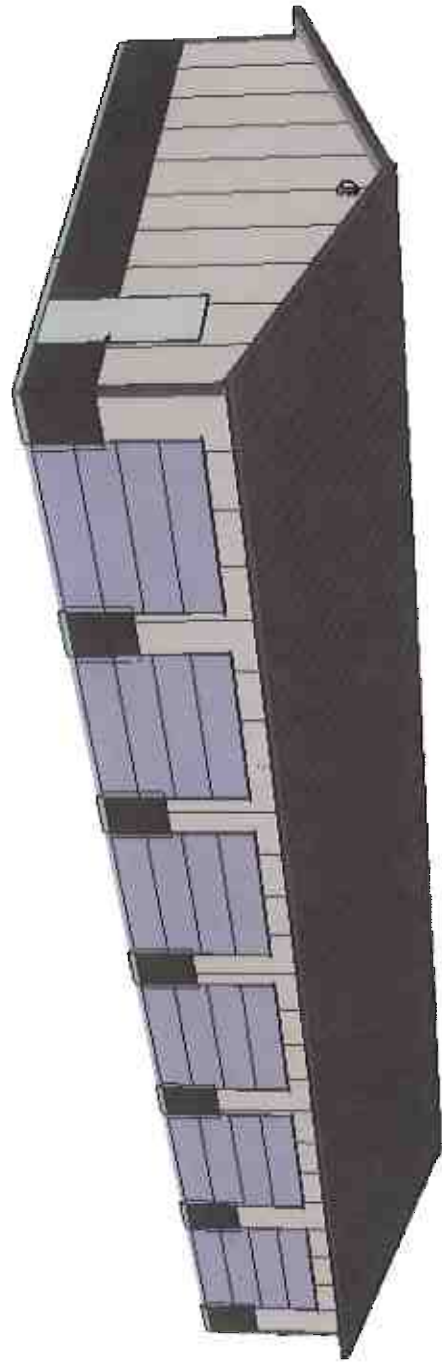
Steve Troskey
Project Manager

Complete the following contact information. (Please type or print clearly)

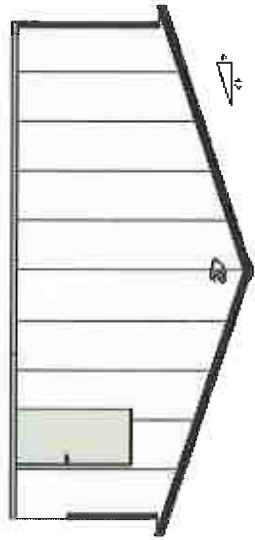
Owner Corporation Name Glenwood Place	
Contact/Owner Name Mark Takes	
Owner Address 2907 S 6th St Marshalltown, IA 50158	Owner Fax
Owner Phone 319-363-6105	
Owner E-mail mtakes@seniorhousingcompanies.com	

Name of Law Firm Bradley and Riley PC	
Attorney Name	
Attorney Address 2007 First Ave SE Cedar Rapids, IA 52402	Attorney Fax
Attorney Phone 319-363-0101	
Attorney E-mail	

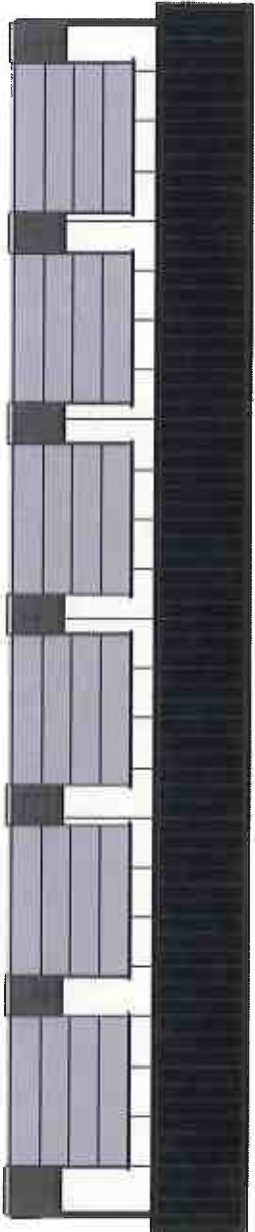
Engineer Firm Name CGA Engineers	
Engineer Contact Person Steve Troskey	
Engineer Address 16 E Main St Marshalltown IA 50158	
Engineer Phone 641-752-6701	Engineer Fax
Engineer E-mail stroskey@cgaconsultants.com	



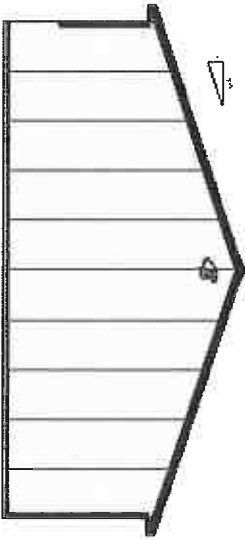
These buildings will have stone skirting on three sides



A2) ENDWALL 1 ELEVATION



B2) SIDEWALL 1 ELEVATION



C2) ENDWALL 2 ELEVATION



D2) SIDEWALL 2 ELEVATION

	DEALER INFO. Eastern Iowa Building Inc. 104 Williams Blvd. Fairfax, IA 52228	CUSTOMER INFO. Mark Take Marshalltown, IA 50158	BUILDING DESCRIPTION 30'-0" x 72'-1" x 8'-6" Uni-Frame Embedded QP101917	Customer Approval DATE: 11/9/2017	 N MARKETON	<p>P 21J-13873-00-00 PROPOSAL DRAWINGS ONLY The drawings on these drawings are for informational purposes only and do not constitute a contract. All dimensions and materials are subject to change without notice. *NO. 1117311*</p>
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AMERICAN
BUILDING
COMPONENTS

Color Chart



PREMIUM

Gauge
29 and 26
Substrate
Galvalume

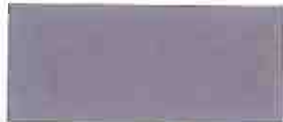
Paint System
Signature® 200
20 Colors
Warranty
10 Year Film Integrity

★★★★

Final color selection should be made from metal color chips.

- For the most current information available, visit our website at www.abcmetalroofing.com.
- See the product catalog for gauge and color availability.
- Review the sample warranty for complete performance attributes, exceptions, and terms and conditions.
- Trim is available in all colors.

Available in 29 Gauge



Buckskin★



Evergreen★



Hawaiian Blue★



Clay★



Radiant Red★



Desert Sand★



Burgundy★



Polar White★
(also available in G-90 Galvanized)



Coal Black★



Vintage White



Galvanized



Regal White★



Rustic Red★



Saddle Tan★



Koko Brown★



Light Stone★



Cobalt Blue★



Gray★



Ivy Green★



Charcoal Gray★



Burnished Slate★



Galvalume Plus®

Available in 26 Gauge



★ ENERGY STAR® Qualified



TandoStone™

STACKED STONE

Your customers love the look and texture of real stone but often balk at the price. Our Stacked Stone profile does it all at a fraction of the cost of real stone and stone veneer. Full wall or knee wall. Stacked Stone complements a wide range of other siding materials.

Key Features

- ◆ Unmatched realism that requires no annual upkeep
- ◆ Proprietary coating process delivers a grit texture and matte finish for an unpolished look and feel
- ◆ Impervious to moisture, making it perfect for rooftops and ground contact applications
- ◆ Complements a wide range of exterior products, providing stunning mixed material finishes
- ◆ Lightweight design means fast and easy one-person installation
- ◆ No special tools required for craftsmanship and installation



22



Sedona Bluff



Santa Fe



Chestnut Hills



Shadow Ridge



Lewiston Crest

TandoStone™

CREEK LEDGESTONE

The look and texture that homeowners are clamoring for – Creek Ledge Stone also complements a wide range of other siding materials including fiber cement, vinyl, stucco, brick and more.

Key Features

- ◆ Unmatched realism that requires no annual upkeep
- ◆ Proprietary coating process delivers a grit texture and matte finish for an unparalleled look and feel
- ◆ Impervious to moisture, making it perfect for rooftop and ground contact applications
- ◆ Complements a wide range of exterior products providing stunning mixed material finishes
- ◆ Lightweight design means fast and easy one-person installation
- ◆ No special tools required for craftsmanship and installation



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Bucks County Gray



Rocky Mountain Clay



Golden Montana



Arizona Sandstone



Appalachian Ash