

NOTES

- ON-STREET PARKING SHALL NOT BE ALLOWED.
- FINAL LANDSCAPING PLAN SHALL BE DEVELOPED AT THE TIME OF CONSTRUCTION OF EACH UNIT.
- TILE LINES SHALL BE INSTALLED IF OWNER DEEMS NECESSARY FOLLOWING GRADING OF SITE.
- THE TOP OF ALL BUILDING FOUNDATIONS SHALL BE 2' ABOVE FINAL STREET ELEVATIONS

GENERAL INFORMATION

APPROVED UNITS - 54 MAIN
 42 TOWNHOUSE
 PROPOSED UNITS - 74 MAIN
 42 TOWNHOUSE

AREAS

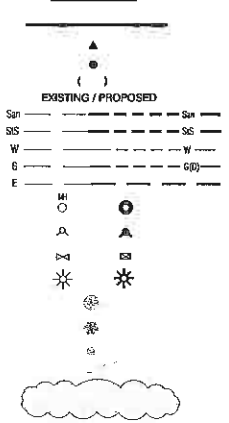
LOT 1 (DEVELOPED) 4.87 ACRES
 PARCEL "C" (UNDEVELOPED) 10.22 ACRES

BUILDINGS
 2.19 ACRES / 95,396 SQ. FT.

PAVED AREAS (STREETS AND PARKING) (DRIVEWAYS) (SIDEWALKS)
 1.17 ACRES / 50,802 SQ. FT.
 0.73 ACRES / 31,889 SQ. FT.
 0.28 ACRES / 12,223 SQ. FT.

OFF-STREET PARKING SPACES (DRIVEWAYS) (GARAGES) (COMMON AREAS)
 84 SPACES
 84 SPACES
 42 SPACES
 1 SPACE/8 UNITS AVERAGE

LEGEND



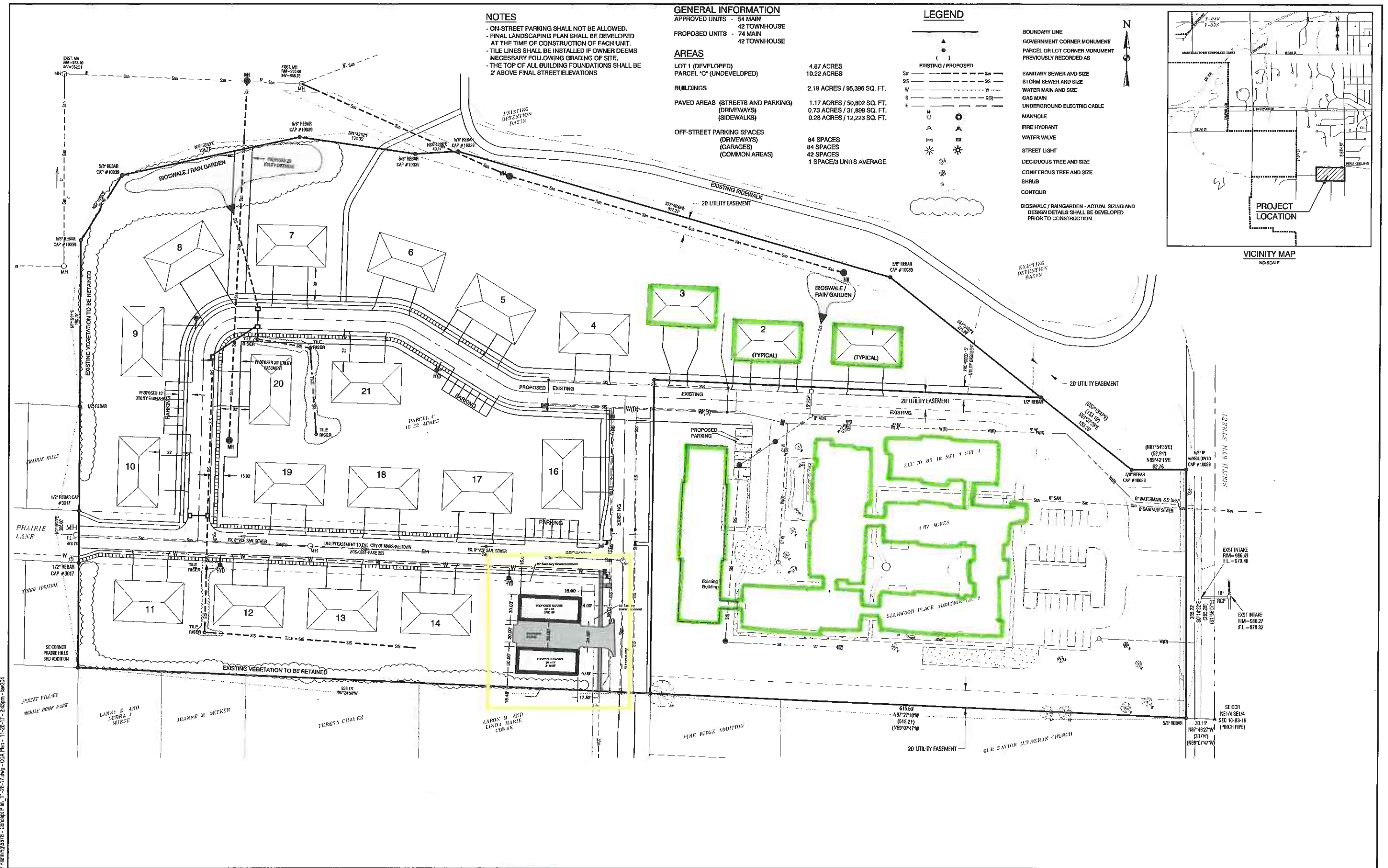
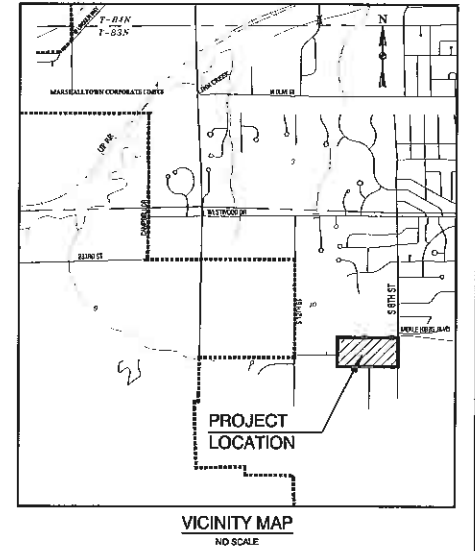
BOUNDARY LINE
 GOVERNMENT CORNER MONUMENT
 PARCEL OR LOT CORNER MONUMENT
 PREVIOUSLY RECORDED AS

SANITARY SEWER AND SIZE
 STORM SEWER AND SIZE
 WATER MAIN AND SIZE
 GAS MAIN
 UNDERGROUND ELECTRIC CABLE

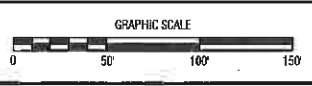
MANHOLE
 FIRE HYDRANT
 WATER VALVE
 STREET LIGHT

DECIDUOUS TREE AND SIZE
 CONIFEROUS TREE AND SIZE
 SHRUB
 CONTOUR

BIOSWALE / RAINGARDEN - ACTUAL SIZING AND DESIGN DETAILS SHALL BE DEVELOPED PRIOR TO CONSTRUCTION



4-567803-Master Planning/5578 - Concept Plan - 11-28-17 - 245pm - jmc304



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA
 Claggs/De-Garber Associates, Inc.
 18 East Main Street
 Marshalltown, Iowa 50158
 P: 563-738-6701
 www.cgaconsultants.com

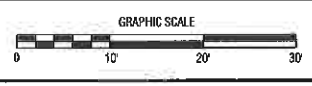
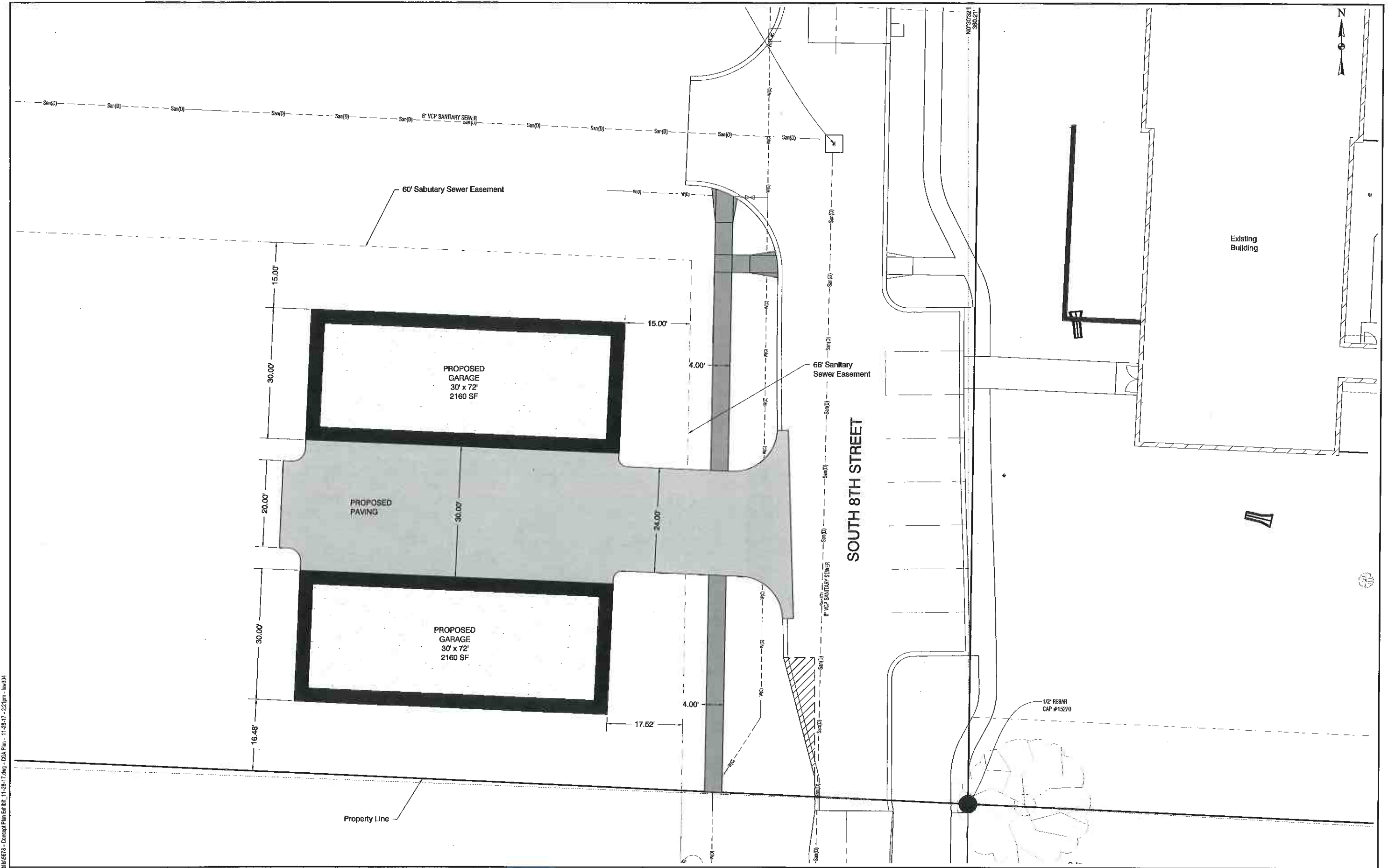
DESIGNED: _____ DATE: _____
 DRAWN: _____ DATE: _____
 CHECKED: _____ DATE: _____
 APPROVED: _____ DATE: _____

GLENWOOD PLACE
 MARSHALLTOWN, IOWA

CONCEPT PLAN

PROJECT NO. 5429.04
 SHEET NO. 1 OF 1

J:\5678\proj\5678\SET3 - Concept Plan Exhibit_11-28-17.dwg - CGA Plan - 11-28-17 - 2:21pm - hwb04



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA
Clayton-Gerber Associates, Inc.
18 East Main Street
Marshalltown, Iowa 50158
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www.cgaconsultants.com

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CHECKED: _____ DATE: _____
APPROVED: _____ DATE: _____

GLENWOOD PLACE PUD
MARSHALLTOWN, IOWA

GARAGE EXHIBIT

PROJECT NO. 5678
SHEET NO. 1 of 1