

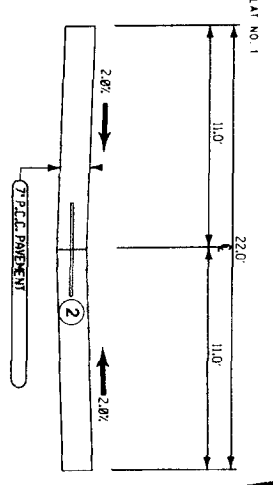
LOT #	OWNER NAME	COMB. AREA	REPL. SITE	NET B. SHARED	OWNER
1	OVERSEAS - BIRCHWOOD				OVERSEAS
2	DEVELOPER				DEVELOPER
3	DEVELOPER				DEVELOPER
4	DEVELOPER				DEVELOPER
5	DEVELOPER				DEVELOPER
6	DEVELOPER				DEVELOPER
7	DEVELOPER				DEVELOPER
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46	DEVELOPER				DEVELOPER
47	DEVELOPER				DEVELOPER
48	DEVELOPER				DEVELOPER
49	DEVELOPER				DEVELOPER
50	DEVELOPER				DEVELOPER

P.U.D. MASTER PLAN - PHASE I & II

CHERRY CREEK MULTI-FAMILY

LOT 1-4, BLK 1 & LOT 1, REPLAT LOT 5
ALL IN BLOCK 1 BIRCHWOOD ESTATES PLAT NO. 1

LEGAL DESCRIPTION:
LOT 1-4, BLK 1, LOT 1, REPLAT LOT 5
MAIN BLOCK BIRCHWOOD ESTATES PLAT NO. 1
ADDRESS: HWY 92 W.
ZONING: CHERRY CREEK P.U.D.
BLK # REGULATIONS
RESIDENTIAL, AREA 4 99 AC
FRONT YARD SETBACK 25'
SIDE YARD SETBACK 10'
REAR YARD SETBACK 10'
BUILDING SETBACK 27'
HEIGHT 35'
OPEN SPACE 20%
PARKING REQUIREMENTS
COMMERCIAL, AREA 4 31 AC
FRONT YARD SETBACK 25'
SIDE YARD SETBACK 10'
REAR YARD SETBACK 10'
BUILDING SETBACK 27'
HEIGHT 35'
OPEN SPACE 20%
PARKING REQUIREMENTS
RESIDENTIAL, ONE SP/100SF DINING
RESTAURANT, ONE SP/100SF OFFICE
ONE SP/100SF EMPLOYEES



GENERAL NOTES:
1. ANY P.U.D. (DEVELOPMENT) PLAN OR MAJOR REVISION SHALL BE SUBMITTED TO THE PLANNING AND ZONING COMMISSION FOR REVIEW AND APPROVAL.
2. THE SHALE TOWN AND VILLAGE DEVELOPMENTS WITH A MINIMUM DENSITY OF 10 UNITS PER ACRE AN ASSOCIATION SHALL BE REQUIRED TO PROVIDE A MAINTENANCE PLAN FOR THE COMMON AREAS.
3. PARCELS SHALL BE SUBMITTED TO THE CITY OF WINTERSSET FOR REVIEW AND APPROVAL.
4. THE COMMON AREAS SHALL BE MAINTAINED BY THE DEVELOPER OR A MAINTENANCE ASSOCIATION AS APPROVED BY THE CITY OF WINTERSSET.
5. THE DEVELOPER SHALL PROVIDE A MAINTENANCE PLAN FOR THE COMMON AREAS.
6. THE DEVELOPER SHALL PROVIDE A MAINTENANCE PLAN FOR THE COMMON AREAS.
7. THE DEVELOPER SHALL PROVIDE A MAINTENANCE PLAN FOR THE COMMON AREAS.
8. THE DEVELOPER SHALL PROVIDE A MAINTENANCE PLAN FOR THE COMMON AREAS.
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12. THE DEVELOPER SHALL PROVIDE A MAINTENANCE PLAN FOR THE COMMON AREAS.
13. THE DEVELOPER SHALL PROVIDE A MAINTENANCE PLAN FOR THE COMMON AREAS.
14. THE DEVELOPER SHALL PROVIDE A MAINTENANCE PLAN FOR THE COMMON AREAS.

P.U.D. MASTER PLAN

APPROVED

APPROVED WITH CONDITION

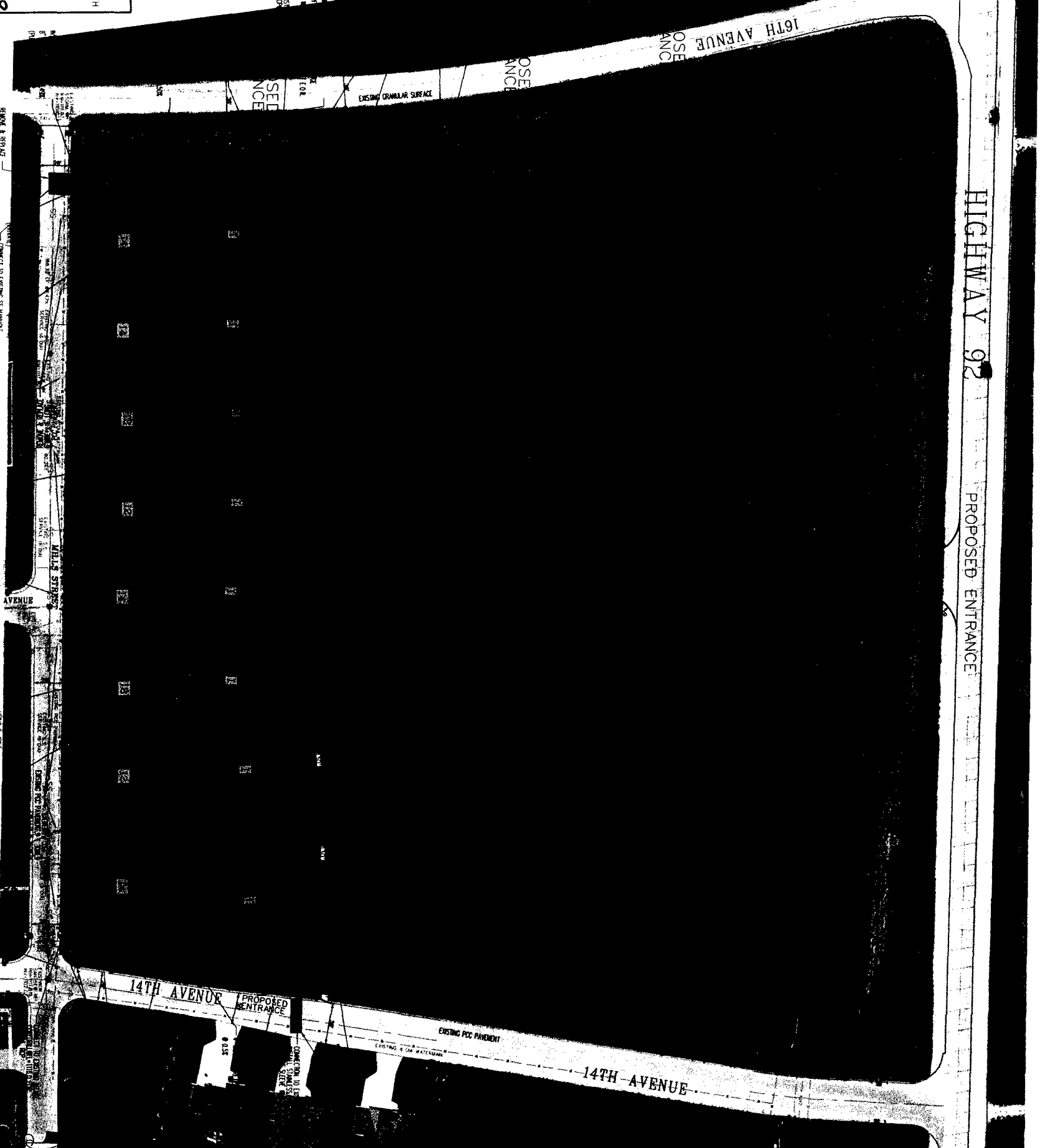
ORDINANCE 627

APPROVED BY THE WINTERSSET CITY COUNCIL

Mark J. ...

CITY ADMINISTRATOR

DATE 10-24-18

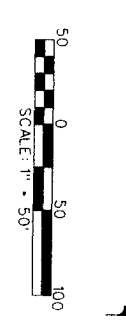


BRADFORD-32

VILLA-14

NOTE: BUILDINGS 1-16 VARY IN SETBACK (25'-30') AND IN ELEVATION. STYLE (112,141) SEE SHEET C-7 FOR BUILDING ELEVATION STYLES.

TOTAL UNITS = 46
DENSITY 9.2 UNITS PER ACRE
MAX DENSITY 10 UNITS PER ACRE



BASIC START DATE: 01-01-18
DATE PLOTTED: 04-11-18
PRELIMINARY FIELD WORK COMPLETED: 04-09-18
PUB. BOOK NO. 1018-01

CHERRY CREEK P.U.D.
SITE PLAN IMPROVEMENTS
WINTERSSET, MADISON COUNTY, IOWA

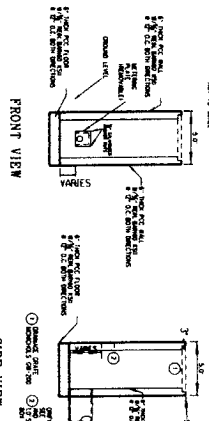
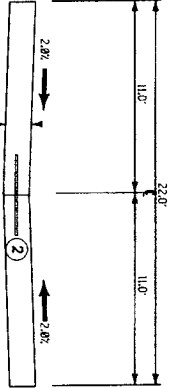
STABILIZER CONSULTANT
3017 10TH STREET
VAN METEER, IOWA 50261
TEL: (515) 609-4100
EMAIL: ADDRESS@vanmeteer.com
www.vanmeteer.com

DRAWING TITLE
MASTER PLAN

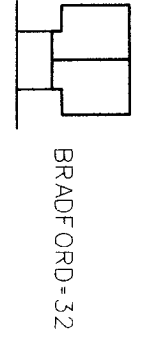
DRAWN BY: JCB
CHECKED BY: MLL
DATE: 08-22-18
JOB NO. 17025
SHEET C-2

HIGHWAY 92

PROPOSED S.S. MH	
EXISTING 95	RIM=1106.95
NEW 95	RIM=1106.95
NEW 95	FILE=1105.25
SS MH#1 (PUBLIC)	RIM=1113.00
SS MH#2 (PUBLIC)	RIM=1105.96
SS MH#3 (PUBLIC)	RIM=1105.96
SS MH#4 (PUBLIC)	RIM=1106.88
SS MH#5 (PUBLIC)	RIM=1106.88
SS MH#6 (PUBLIC)	RIM=1107.78
SS MH#7 (PUBLIC)	RIM=1107.78
SS MH#8 (PUBLIC)	RIM=1108.65
SS MH#9 (PUBLIC)	RIM=1109.02
SS MH#10 (PUBLIC)	RIM=1109.12
SS MH#11 (PRIVATE)	RIM=1111.95
SS MH#12 (PRIVATE)	RIM=1117.30
SS MH#13 (PRIVATE)	RIM=1122.95
SS MH#14 (PRIVATE)	RIM=1122.95
SS MH#15 (PRIVATE)	RIM=1109.52
SS MH#16 (PRIVATE)	RIM=1113.24
SS MH#17 (PRIVATE)	RIM=1114.85
SS MH#18 (PRIVATE)	RIM=1106.23
SS MH#19 (PRIVATE)	RIM=1106.73

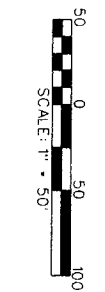


DETENTION BASIN OUTLET STRUCTURE(SPLI) DETAIL



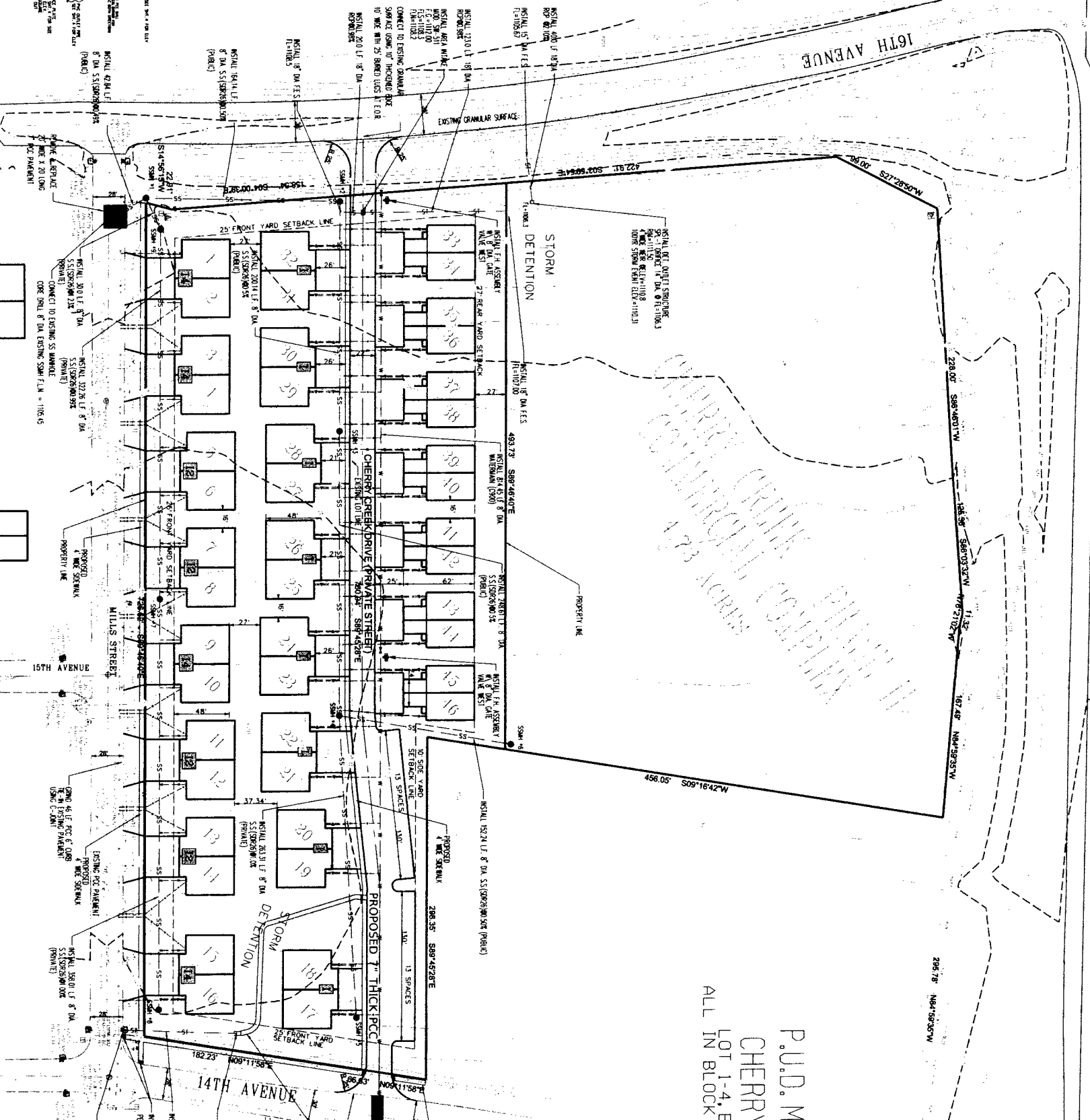
NOTE: BUILDINGS: 1-16 VARY IN SETBACK (25'-30') AND IN ELEVATION. STYLE (1,2,14), SEE SHEET C-7 FOR BUILDING ELEVATION STYLES.

TOTAL UNITS = 46



P.U.D. MASTER PLAN - PHASE 1
CHERRY CREEK MULTI-FAMILY
LOT 1-4, BLK 1 & LOT 1, REPLAT LOT 5
ALL IN BLOCK 1 BIRCHWOOD ESTATES PLAT NO. 1

- NOTES:
1. RELOCATE PRIVATE SERVICE FACILITIES AS SHOWN OR REQUIRED
 2. EXISTING WATERSAN SEW SERVICES ALONG MILLS STREET TO BE ABANDONED. INSTALL NEW SAN. SEW. SERVICES ON PROPOSED SEWER MAIN ALONG MILLS STREET. INSTALL NEW WATERMAIN SERVICE ON EXISTING 8\" DIA WATERMAIN UNDER MILLS STREET (4\" FROM EDGE) REMOVE/REPLACE 6\"X6\" PCC PAVEMENT (7\" THICK) FOR EACH SERVICE



DESIGN START DATE: 01-21-18
DATE PLOTTED: 04-11-18
PRELIMINARY FIELD BOOK COMPLETED: 04-09-18
FIELD BOOK NO: 1018-01

DRAWING TITLE: SITE PLAN

ENGINEER: CHARMERLIN CONSULTANTS ENGINEERS
3017 115TH STREET
VAN HARTER, IOWA 50261
PHONE: (515) 699-4188
FAX: (515) 699-4188
EMAIL ADDRESS: mark.jee@cc-engineers.net

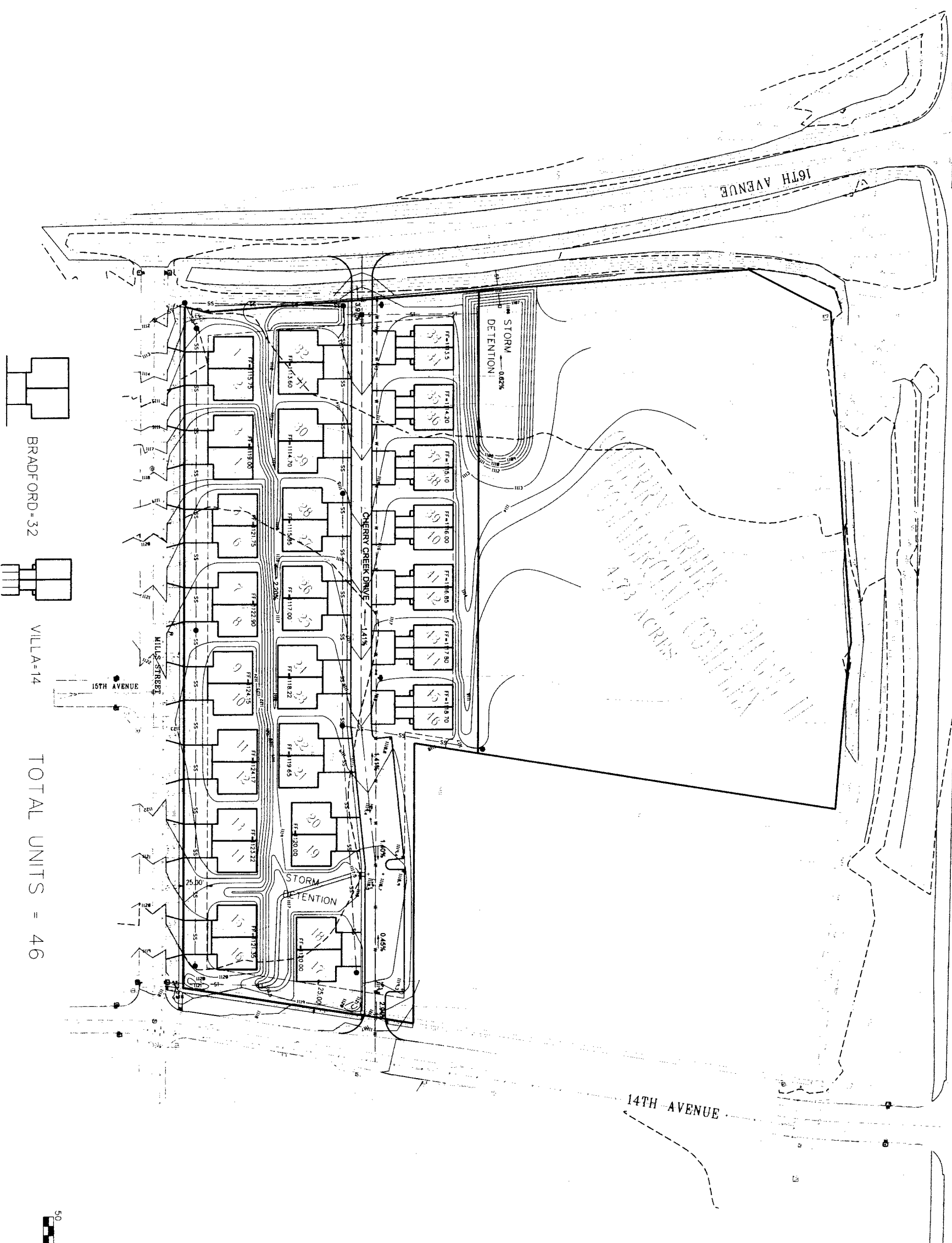
CHERRY CREEK P.U.D.
SITE PLAN IMPROVEMENTS
WINTERSSET, MADISON COUNTY, IOWA

DRAWN BY: JCP
CHECKED BY: WLC
DATE: 08-22-18
JOB NO: 17025
SHEET: C-3

HIGHWAY 92

16TH AVENUE

14TH AVENUE



BRADFORD=32

VILLA=14

TOTAL UNITS = 46



DESIGN START DATE	01-01-18
DATE PLOTTED	04-11-18
PRELIMINARY FIELD BOOK COMPLETED	04-08-18
FIELD BOOK NO.	1018-01

CHERRY CREEK P.U.D.
 SITE PLAN IMPROVEMENTS
 WINTerset, MADISON COUNTY, IOWA

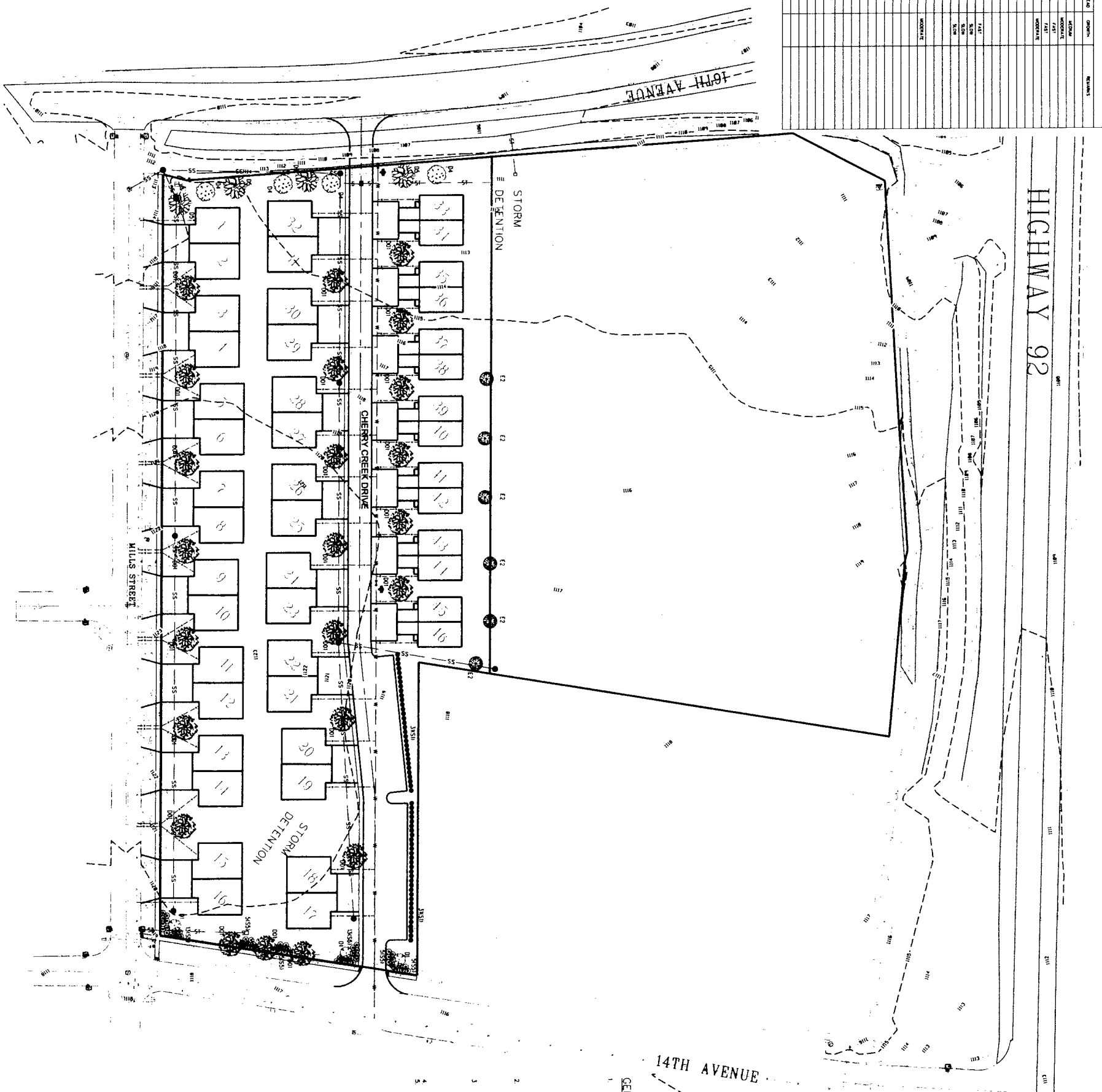
LE
 STAMBERLIN CONSULTANT ENGINEERS
 3177 115TH STREET
 VAN METTER, IOWA 50261
 TELE: (515) 866-4188
 EMAIL ADDRESS:
 mark.stamberlin@engineers.net

DRAWING TITLE:
 GRADING PLAN

DRAWN BY:	COV
CHECKED BY:	ML
DATE:	08-22-18
JOB NO.	17025
STREET	C-4

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	OPEN SPACE - 170 SPACES	170	SF	1.00	170.00
2	PAVING SPACES - 92 / 6 = 15 THRES	15	THRES	1.00	15.00
3	PAVING SPACES - 92 / 6 = 15 THRES	15	THRES	1.00	15.00
4	PAVING SPACES - 92 / 6 = 15 THRES	15	THRES	1.00	15.00
5	PAVING SPACES - 92 / 6 = 15 THRES	15	THRES	1.00	15.00
6	PAVING SPACES - 92 / 6 = 15 THRES	15	THRES	1.00	15.00
7	PAVING SPACES - 92 / 6 = 15 THRES	15	THRES	1.00	15.00
8	PAVING SPACES - 92 / 6 = 15 THRES	15	THRES	1.00	15.00
9	PAVING SPACES - 92 / 6 = 15 THRES	15	THRES	1.00	15.00
10	PAVING SPACES - 92 / 6 = 15 THRES	15	THRES	1.00	15.00
11	PAVING SPACES - 92 / 6 = 15 THRES	15	THRES	1.00	15.00
12	PAVING SPACES - 92 / 6 = 15 THRES	15	THRES	1.00	15.00
13	PAVING SPACES - 92 / 6 = 15 THRES	15	THRES	1.00	15.00
14	PAVING SPACES - 92 / 6 = 15 THRES	15	THRES	1.00	15.00
15	PAVING SPACES - 92 / 6 = 15 THRES	15	THRES	1.00	15.00
16	PAVING SPACES - 92 / 6 = 15 THRES	15	THRES	1.00	15.00
17	PAVING SPACES - 92 / 6 = 15 THRES	15	THRES	1.00	15.00
18	PAVING SPACES - 92 / 6 = 15 THRES	15	THRES	1.00	15.00
19	PAVING SPACES - 92 / 6 = 15 THRES	15	THRES	1.00	15.00
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21	PAVING SPACES - 92 / 6 = 15 THRES	15	THRES	1.00	15.00
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32	PAVING SPACES - 92 / 6 = 15 THRES	15	THRES	1.00	15.00
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99	PAVING SPACES - 92 / 6 = 15 THRES	15	THRES	1.00	15.00
100	PAVING SPACES - 92 / 6 = 15 THRES	15	THRES	1.00	15.00

REQUIRED PLANT MATERIAL:
 170 SPACES GARAGE SPACES(78) = 92
 PARKING SPACES 92 / 6 = 15 THRES(REQUIRED)
 TREES PROVIDED = 39



14TH AVENUE

- GENERAL NOTES:**
- CONTRACTOR TO PROVIDE SILT FENCE AND ALL NECESSARY EROSION CONTROL MEASURES AROUND AREAS OF CONSTRUCTION.
 - PUT UP BEFORE ANY OTHER WORK IS DONE WITH ENDS EXTENDED UP SLOPE.
 - SPACES A SHORT DISTANCE.
 - PLACE PARALLEL TO THE CONTOUR OF THE LAND TO ALLOW WATER TO FLOW BEHIND FENCE.
 - BEHIND FENCE.
 - DO NOT LEAVE GAPS BETWEEN SECTIONS OF SILT FENCE.
 - USE ONE STAKE EVERY THREE FEET.
 - IF DEPOSITS REACH HALF THE FENCE HEIGHT.
 - MAINTAIN UNTIL A LAWN IS ESTABLISHED.
 - SHOW UP END OF EACH WORK DAY, SWEEP OR GRAPE UP SOIL BRANCHED ON TO ROADS.
 - BY THE END OF THE NEXT DAY AFTER A STORM, CLEAN UP SOIL WASHED SEDIMENT BUILDUP.
 - PRESERVE EXISTING VEGETATION.
 - VEGETATION POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER.
 - TO PREVENT ROOT DAMAGE, DO NOT GRADE, PLACE SOIL PILES OR PARK PROJECTS NEAR TREE TRUNKS OR PRESERVE VEGETATION.
 - PROTECT THE AREA BELOW TREE BRANCHES.
 - REMOVE LIMBS, SEED SOIL OR MULCH BARE SOIL AS SOON AS POSSIBLE.
 - EXISTING TREES TO BE SAVED, PROTECTED AND PRUNED AS STATED ABOVE.



DESIGN START DATE: 02/21/18
 DATE PLOTTED: 04/11/18
 PRELIMINARY FIELD BOOK COMPLETED: 04-08-18
 FIELD BOOK NO: 1018-01

CHERRY CREEK P.U.D.
 SITE PLAN IMPROVEMENTS
 WINTERSSET, MADISON COUNTY, IOWA

LEE
 ENGINEERS
 3177 115TH STREET
 VAN METERS, IOWA 50261
 TELE: (515) 996-4188
 EMAIL ADDRESS:
 mark.lee@lee-engineers.com

DRAWING TITLE:
 LANDSCAPE PLAN

DRAWN BY: JOL
 CHECKED BY: JOL
 DATE: 08/28/18
 JOB NO: 17025
 STREET: C-5

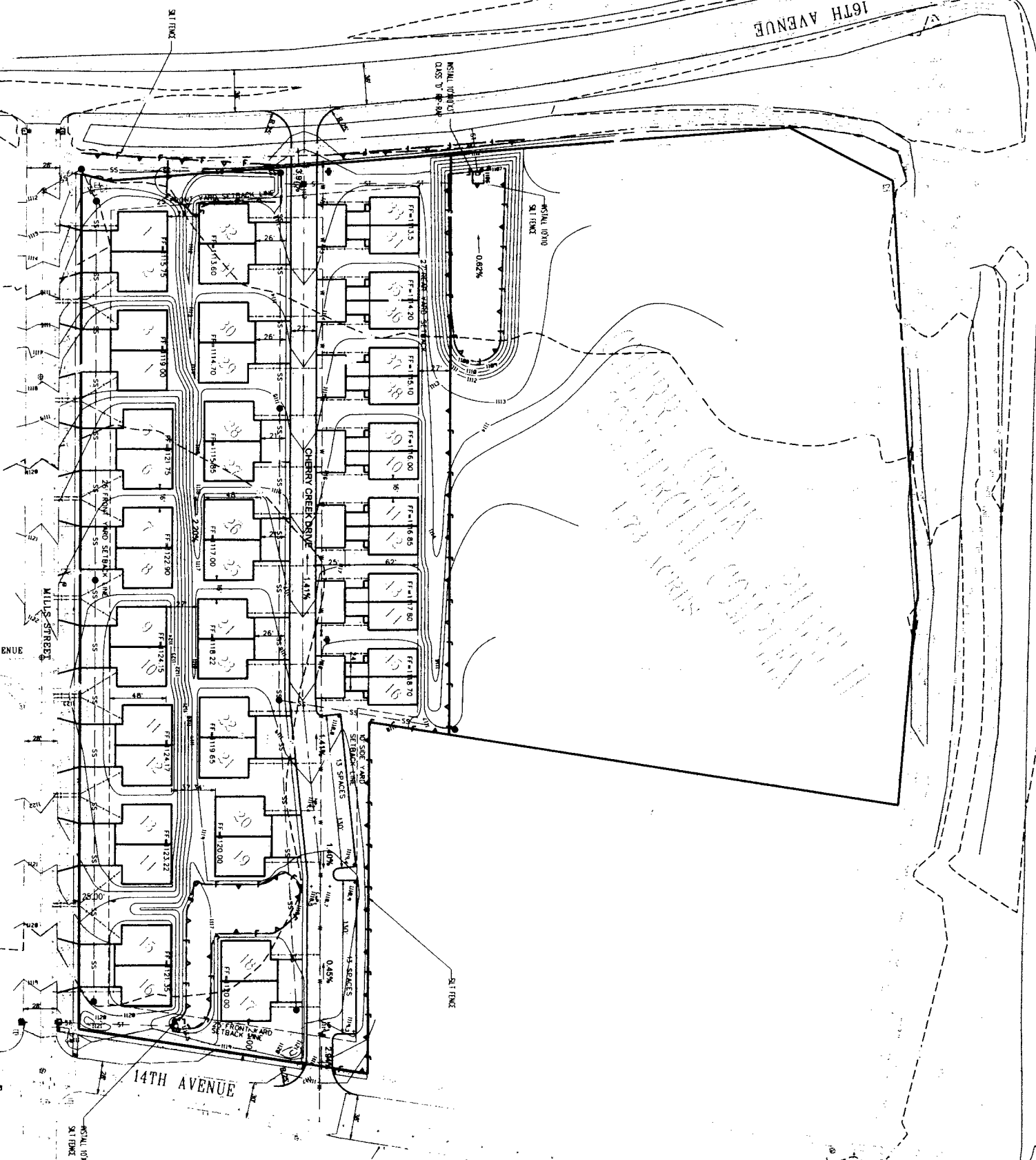
HIGHWAY 92

16TH AVENUE

14TH AVENUE

14TH AVENUE

15TH AVENUE



NOTES:
 EROSION CONTROL INSTALLATION SHALL BE ACCORDING TO THE CITY OF WINTERSSET STANDARDS FOR CURB SOCKS, GRAVEL ENTRANCES DURING CONSTRUCTION AND EXISTING STREET DEBRIS CLEANUP DAILY.



DESIGN START DATE: 01-01-18
 DATE PLOTTED: 04-11-18
 PRELIMINARY FIELD WORK COMPLETED: 04-08-18
 FIELD BOOK NO. 1018-01

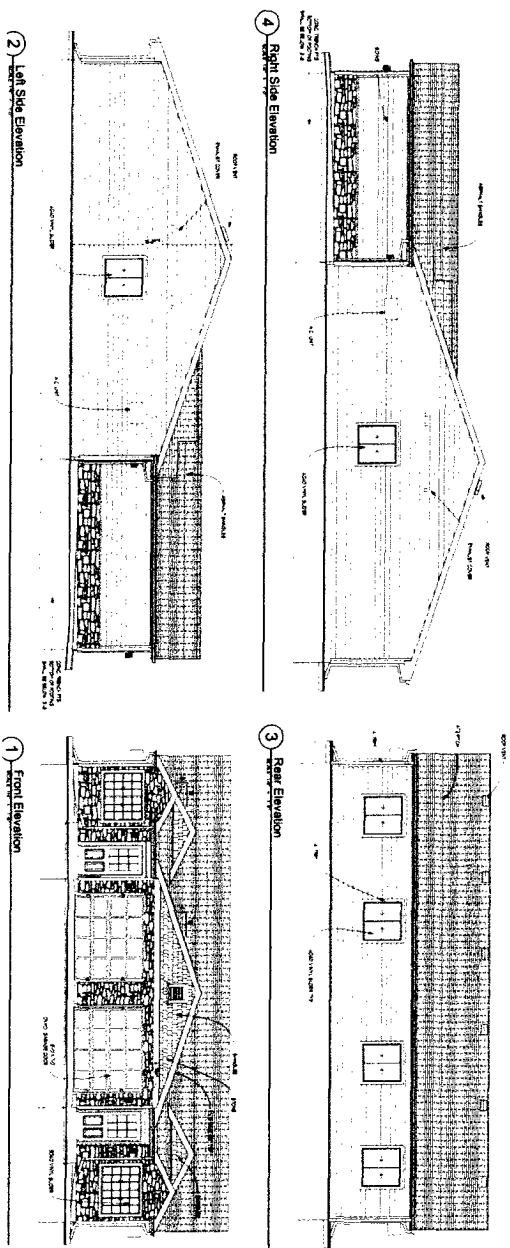
CHERRY CREEK P.U.D.
 SITE PLAN IMPROVEMENTS
 WINTERSSET, MADISON COUNTY, IOWA

LEE
 STAMBERLIN CONSULTANTS
 ENGINEERS
 3117 115TH STREET
 VAN METERS IOWA 50901
 TEL: (515) 996-4188
 EMAIL ADDRESS:
 mark.lee@engstamb.com

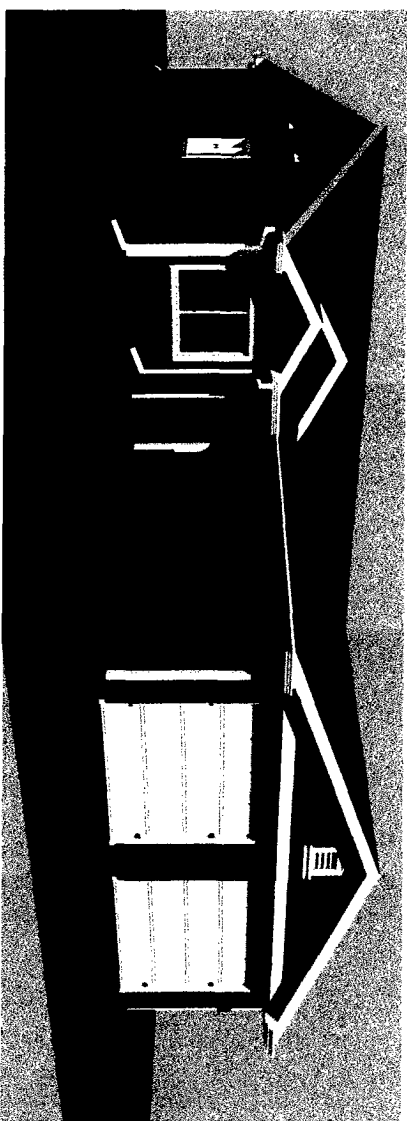
DRAWING TITLE:
 EROSION CONTROL PLAN

DRAWN BY: JOP
 CHECKED BY: JIL
 DATE: 04-25-18
 JOB NO: 17025
 STREET: C-6

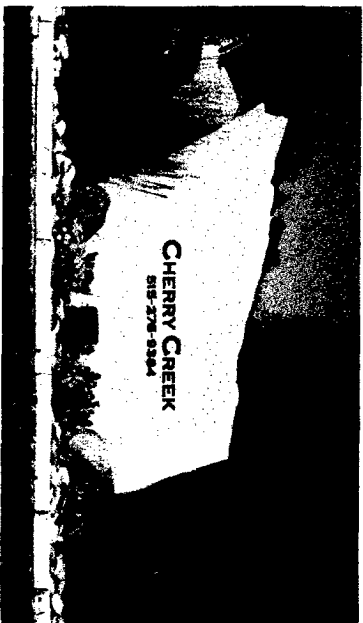
VILLA ELEVATIONS



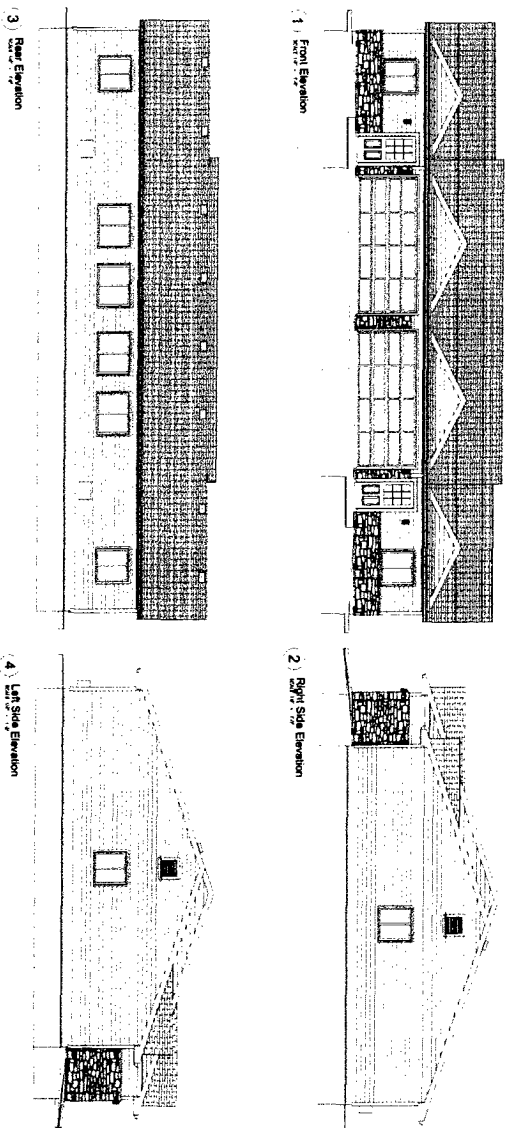
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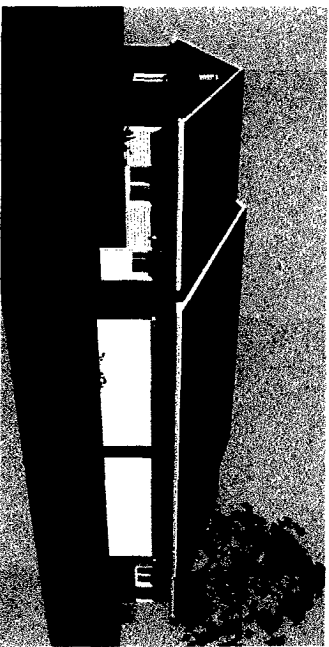
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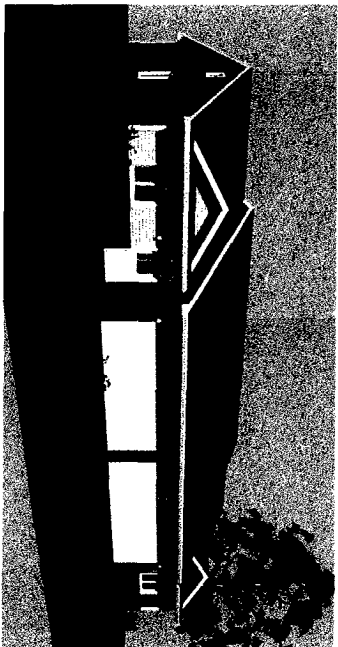
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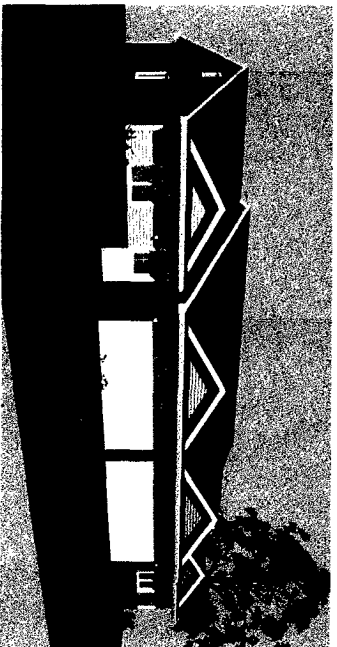
3D



STYLE 1



STYLE 12



STYLE 14

DESIGN START DATE: 01-01-18
DATE PLOTTED: 04-11-18
PRELIMINARY FIELD WORK COMPLETED: 04-09-18
FIELD BOOK NO: 1018-01

CHERRY CREEK P.U.D.
SITE PLAN IMPROVEMENTS
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DRAWING TITLE:
CONCEPTUAL
BUILDINGS
EXTERIOR
DESIGN
AND 3D

DRAWN BY: JCP
CHECKED BY: ALL
DATE: 08-25-18
JOB NO: 17025
SHEET: C-7