



**LEGAL DESCRIPTION**

THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 12, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE 5th P.M., MARSHALL COUNTY, IOWA, EXCEPTING THE WEST 270.0 FEET THEREOF AND EXCEPT THE NORTH 320.0 FEET THEREOF, CONSISTING OF 23.7 ACRES, MORE OR LESS.

**ZONING**

EXISTING ZONING PUD (PLANNED UNIT DEVELOPMENT)  
 PROPOSED ZONING PUD (PLANNED UNIT DEVELOPMENT)

**SETBACKS**

**FRONT YARD**  
 30' MINIMUM (SINGLE FAMILY)  
 20' MINIMUM (OTHER UNITS)

**SIDE YARD**  
 8' MINIMUM (ALL UNITS)

**REAR YARD**  
 25' (SINGLE FAMILY)  
 20' (OTHER UNITS)

**DEVELOPMENT DATA**

TOTAL AREA	23.2 ACRES
TOTAL UNITS	140 UNITS
GROSS DENSITY	6.4 UNITS/ACRE

**SINGLE FAMILY (LOTS 1-17)**

17 UNITS  
 4.1 ACRES

**DUPLEX TYPE A (LOTS 18-23, 28-33)**

28 UNITS  
 4.6 ACRES

**DUPLEX TYPE B (LOTS 24-27)**

14 UNITS  
 1.9 ACRES

**APARTMENTS/INDEPENDENT LIVING (LOT 34)**

45 UNITS  
 2.7 ACRES

**APARTMENTS (LOT 35)**

45 UNITS  
 2.7 ACRES

**PUBLIC ROAD R/W**

4.9 ACRES

**PUBLIC OPEN SPACE**

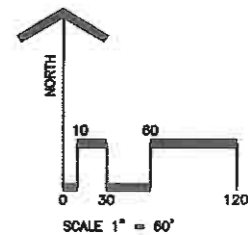
2.3 ACRES

**PROJECT PHASING**

PHASE ONE (EDGERBROOK DRIVE, EDGERBROOK COURT, CRAIG CIRCLE)	LOTS 1-33
PHASE TWO (APARTMENTS)	LOT 34
PHASE THREE (APARTMENTS)	LOT 35

**LEGEND**

- WATER
- SANITARY SEWER
- STORM SEWER
- ELECTRIC
- TELEPHONE
- GAS
- - - EASEMENT
- PROPERTY LINE
- STREET LIGHT
- ◇ HYDRANT
- STORM INTAKE
- MANHOLE



Engineers  
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 Land Surveyors  
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**FINAL PLAN**  
**SUGAR CREEK ESTATES 7th ADDITION PLANNED UNIT DEVELOPMENT**  
 MARSHALL TOWN, IOWA  
 OWNER/DEVELOPER: SCHEID CONSTRUCTION, INC. MONTOUR, IOWA

Project 95002.02  
 File FINAL PLAN  
 Design PRP  
 Check  
 Date 03/06/98

Revisions  
 01/13/99 (FINAL)

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