

Vicinity Map

Owner / Developer
 Rising Sun Development
 POB 367
 Altoona, IA 50009

Zoning
 Existing: Sunrise P.U.D.

Bulk Regulations

AREA 'A' - SINGLE-FAMILY RESIDENTIAL (80'-80' Lots)

- Traditional detached residential homes with minimum two-car attached garages.
- Minimum Lot Width at front yard setback - 80 feet
- Minimum Lot Area - 10,000 s.f.
- Minimum Yard Requirements:
 - Front - 30 feet
 - Rear - 30 feet (decks and 3-4 season porches can extend 12 feet into RYSB)
 - Side - 15 feet (min. 7' one side)
- Screening Required: None
- R-1 Zoning Regulations shall apply to any items not covered within this PUD

AREA 'B' - SINGLE-FAMILY RESIDENTIAL (70'-80' Lots)

- Traditional detached residential homes with minimum two-car attached garages.
- Minimum Lot Width at front yard setback - 70 feet
- Minimum Lot Area - 8,750 s.f.
- Minimum Yard Requirements:
 - Front - 30 feet
 - Rear - 30 feet (decks and 3-4 season porches can extend 12 feet into RYSB)
 - Side - 15 feet (min. 7' one side)
- Screening Required: None
- R-2 Zoning Regulations shall apply to any items not covered within this PUD

AREA 'C' - SINGLE-FAMILY RESIDENTIAL (60'-70' Lots)

- Traditional detached residential homes with minimum two-car attached garages.
- Minimum four parking spaces per dwelling unit, including garage spaces
- Minimum Lot Width at front yard setback - 60 feet
- Minimum Lot Area - 7,200 s.f.
- Minimum Yard Requirements:
 - Front - 30 feet
 - Rear - 30 feet (decks and 3-4 season porches can extend 12 feet into RYSB)
 - Side - 12 feet (min. 6' one side)
- Screening Required: None
- R-2 Zoning Regulations shall apply to any items not covered within this PUD

AREAS 'D,E,F' - TOWNHOMES

- Attached residential homes with minimum two-car attached garages.
- Minimum two parking spaces per dwelling unit, including garage spaces
- Minimum Yard Requirements:
 - Front - 35 feet from public rights-of-ways
 - Rear - 30 feet (decks and 3-4 season porches can extend 12 feet into RYSB)
 - Building Separation - 15 feet
- Screening Required: None
- R-3 Zoning Regulations shall apply to any items not covered within this PUD

AREA 'F' ALTERNATE - CONDOMINIUMS

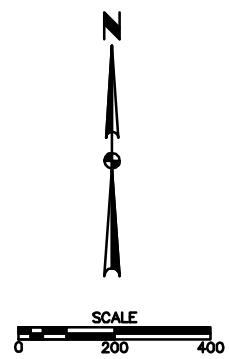
- Two or Three Story Attached Residential Units
- Maximum three stories - 50 feet high (ground to roof top)
- Minimum one and one-half parking spaces per dwelling unit, including garage spaces
- Minimum Yard Requirements:
 - Front - 35 feet (decks and 3-4 season porches can extend 12 feet into FYSB)
 - Rear - 35 feet (decks and 3-4 season porches can extend 12 feet into RYSB)
 - Building Separation - 20 feet
- R-3A Zoning Regulations shall apply to any items not covered within this PUD
- Screening Required: 3 Trees and 6 shrubs for every 100 feet adjacent to Areas A,B,C.
- Traditional Single-Family Lots will be provided along the north limits of Area 'F' as shown on the Master Plan. Bulk Regulations from Area 'C' shall apply to these lots.

PUBLIC SCHOOL ALTERNATE

- An area not to exceed 20 acres is allowed for a public school site. Some of the utilities and/or streets in the development may be removed or altered from the master plan to accommodate a school site. School site may be shared with the property to the east or south, in part or in whole.
- The following minimum requirements shall be observed for a school site should it be placed in this PUD:
 - Front/Rear/Side Yards - 35 feet on each side
 - Maximum Height: 45 feet / 3 stories

SIGNAGE

- PUD identification ground signs will be allowed at each public street connection at the limits of the PUD, up to a total of ten signs (three for the north and west boundaries and two for the east and south).
 - Signs will be single or double-faced monument or landscaped signs using materials such as; stone, brick, mortar, EFIS, wood, acrylic, vinyl, metal, etc.
 - Perimeters of text / logo shall not exceed 50 s.f. per sign face.
 - Two up-lights will be allowed for every sign, but letters will not be illuminated.
 - Signs shall be less than 42" above curb or setback from a 25' vision triangle measured along the intersecting curb lines - in which case signs will be allowed a twelve feet height.
- Four Townhome / Condominium identification ground signs will be allowed for each Area (D,E,F), up to a total of twelve signs.
 - Signs will be single or double-faced monument or landscaped signs using materials such as; stone, brick, mortar, EFIS, wood, acrylic, vinyl, metal, etc.
 - Perimeters of text / logo shall not exceed 30 s.f. per sign face.
 - Two up-lights will be allowed for every sign, but letters will not be illuminated.
 - Signs shall be less than 42" above curb or setback from a 25' vision triangle measured along the intersecting curb lines - in which case signs will be allowed a twelve feet height.



Note: This PUD Master Plan is a preliminary concept intended to generally represent the overall conceptual landuse and circulation corridors. Minor adjustments to sheets, lots and densities may occur at the final plat and construction drawing stage.

DATE	04-23-14
REVISIONS	01-17-14
UPDATED DEVELOPMENT PLAN	11-27-13
UPDATED DEVELOPMENT PLAN	
UPDATED DEVELOPMENT PLAN	

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TECH: ENGINEER:

SUNRISE POINTE
UPDATED PUD MASTER PLAN

PLEASANT HILL, IOWA

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