

Date October 18, 2021

**RESOLUTION HOLDING HEARING ON REQUEST FROM KENYON HILL RIDGE, LLC
FOR THE 1ST AMENDMENT TO THE RUBY ROSE RIDGE PUD CONCEPTUAL PLAN FOR
PROPERTY LOCATED IN THE VICINITY OF 2401 EAST 50TH COURT**

WHEREAS, on October 4, 2021, by Roll Call No. 21-1478, the City Council received a communication from the City Plan and Zoning Commission advising that at a public hearing held on September 16, 2021, its members voted 13-0 in support of a motion to recommend **APPROVAL** of a request from Kenyon Hill Ridge LLC (owner), represented by Dean Quirk (officer), for the 1st Amendment to the Ruby Rose Ridge Planned Unit Development (PUD) Conceptual Plan for property located in the vicinity of 2401 East 50th Court (“Property”), to allow development of a 6.27-acre portion of the Property “Area C” with approximately 65 housing units within approximately 11 row house residential structures, subject to the following revisions:

1. Replacement of the proposed maximum building coverage standard for Area C with a statement indicating that building coverage and impervious area maximums shall be regulated by the applicable rowhouse standards found in Chapter 135: Planning and Design Ordinance.
2. Provision of a note that states foundation plantings shall be provided for each rowhouse unit.
3. Provision of a note that states that Area C shall be landscaped to meet and/or exceed the applicable landscaping standards found in Chapter 135: Planning and Design Ordinance.
4. Provision of a note that states that the developer is responsible for all costs and connection fees associated with the sanitary sewer connections and all costs associated with constructing the necessary water connections.
5. Provision of a note that states all utilities shall be provided underground, where reasonably practicable, in accordance with Chapter 135: Planning and Design Ordinance.
6. Provision of a note that states sidewalk shall be provided along East 50th Court and Northeast 23rd Avenue (Easton Boulevard) including the frontage along the adjoining outlot and Lot 1.
7. Provision of a note that states fencing within Area C shall comply with the applicable standards found in Chapter 135: Planning and Design Ordinance, with any permitted chain link fencing being limited to black vinyl clad.
8. Provision of a note that states that trash and recycling for Area C shall be residential roll outs in nature and shall be located within a setback or on a street-facing façade.
9. Provision of a note that states mechanical, meters, transformers or similar items shall be screened and shall not be located on a street-facing façade.
10. The front façade of any rowhome constructed on Lots 51-65 shall be oriented towards East 50th Court. These units shall utilize a rear loaded garage design. Each unit shall have a direct sidewalk connection to the public sidewalk along East 50th Court.
11. Provision of a note that states each rowhouse shall have an attached garage.
12. Provision of a note that states any building constructed in Area C shall comply with the applicable architectural design standards found in Chapter 135: Planning and Design Ordinance; and

WHEREAS, the Property is legally described as follows:

LOT 1, LOT 2, AND OUTLET B in RUBY ROSE RIDGE PLAT 1, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA; and

Date October 18, 2021

WHEREAS, on October 4, 2021, by Roll Call No. 21-1478, it was duly resolved by the City Council that the request to approve a 1st Amendment to the Ruby Rose Ridge PUD Conceptual Plan be set down for hearing on October 18, 2021 at 5:00 P.M., in the Council Chambers; and

WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposed PUD Conceptual Plan amendment; and


WHEREAS, in accordance with said notice, those interested in said proposed PUD Conceptual Plan amendment both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed 1st Amendment to the Ruby Rose ridge Planned Unit Development (PUD) Conceptual Plan are hereby overruled, and the hearing is closed.
2. The proposed 1st Amendment to the Ruby Rose Ridge Planned Unit Development (PUD) Conceptual Plan, as on file in the Development Services Department, is hereby found to be in conformance with PlanDSM: Creating Our Tomorrow Plan and is hereby approved.

MOVED BY _____ TO ADOPT.

FORM APPROVED:


 Judy K. Parks-Kruse, Assistant City Attorney

(ZON2021-000016)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED		APPROVED		
_____ Mayor				

CERTIFICATE

I, P. Kay Cmelik, City Clerk of said City, hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

_____ City Clerk

Date 10/18/21

Agenda Item 50

Roll Call # _____

September 28, 2021

Communication from the City Plan and Zoning Commission advising that at their September 16, 2021 meeting, the following action was taken regarding a request from Kenyon Hill Ridge, LLC (owner), represented by Dean Quirk (officer), for review and approval of the 1st amendment to the Ruby Rose Ridge PUD Conceptual Plan, for property located in the vicinity of 2401 East 50th Court, to allow development the 6.27-acre "Area C" with approximately 65 housing units within approximately 11 rowhouse residential structures.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 13-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Chris Draper	X			
Jann Freed				X
Todd Garner	X			
Johnny Alcivar	X			
Lisa Howard	X			
Carolyn Jenison	X			
William Page	X			
Rocky Sposato				X
Steve Wallace	X			
Greg Wattier	X			
Emily Webb	X			

APPROVAL of the "Ruby Rose Ridge" PUD Conceptual Plan subject to the following revisions:

1. Replacement of the proposed maximum building coverage standard for Area C with a statement indicating that building coverage and imperious area maximums shall be regulated by the applicable rowhouse standards found in Chapter 135: Planning and Design Ordinance.

2. Provision of a note that states foundation plantings shall be provided for each rowhouse unit.
3. Provision of a note that states Area C shall be landscaped to meet and/or exceed the applicable landscaping standards found in Chapter 135: Planning and Design Ordinance.
4. Provision of a note that states that the developer is responsible for all costs and connection fees associated with the sanitary sewer connections and all costs associated with constructing the necessary water connections.
5. Provision of a note that states all utilities shall be provided underground, where reasonably practicable, in accordance with Chapter 135: Planning and Design Ordinance.
6. Provision of a note that states sidewalk shall be provided along East 50th Court and Northeast 23rd Avenue (Easton Boulevard) including the frontage along the adjoining outlot and Lot 1.
7. Provision of a note that states fencing within Area C shall comply the applicable standards found in Chapter 135: Planning and Design Ordinance, with any permitted chain link fencing being limited to black vinyl clad.
8. Provision of a note that states that trash and recycling for Area C shall be residential roll outs in nature and shall not be located within a setback or on a street-facing façade.
9. Provision of a note that states mechanical, meters, transformers or similar items shall be screened and shall not be located on a street-facing façade.
10. The front façade of any rowhome constructed on Lots 51-65 shall be oriented towards East 50th Court. These units shall utilize a rear loaded garage design. Each unit shall have a direct sidewalk connection to the public sidewalk along East 50th Court.
11. Provision of a note that states each rowhouse shall have an attached garage.
12. Provision of a note that states any building constructed in Area C shall comply with the applicable architectural design standards found in Chapter 135: Planning and Design Ordinance. (ZONG-2021-000016)

Written Responses

1 in Favor

12 in opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the "Ruby Rose Ridge" PUD Conceptual Plan subject to the following revisions:

1. Replacement of the proposed maximum building coverage standard for Area C with a statement indicating that building coverage and imperious area maximums shall be regulated by the applicable rowhouse standards found in Chapter 135: Planning and Design Ordinance.
2. Provision of a note that states foundation plantings shall be provided for each rowhouse unit.
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11. Provision of a note that states each rowhouse shall have an attached garage.
12. Provision of a note that states any building constructed in Area C shall comply with the applicable architectural design standards found in Chapter 135: Planning and Design Ordinance.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. Purpose of Request: The proposed 1st amendment to the PUD Conceptual Plan "Ruby Rose Ridge" would allow development of the 6.27-acre "Area C" with approximately 65 housing units within approximately 11 eleven row home structures containing three (3) to eight (8) units. The development would be accessed two access drives off of East 50th Court.

2. Size of Site: 6.27 acres.

3. Existing Zoning (site): "PUD", Planned Unit Development.

4. Existing Land Use (site): The site contains a single-family dwelling. The balance of the site is graded land for residential development.

5. Adjacent Land Use and Zoning:

North – "Woods at Cooper Creek PUD"; Use is currently agricultural production but will eventually be single-family residential.

South – "R-3" (Pleasant Hill); Use is the Copper Creek golf course community with a mix of single-family and townhome dwellings.

East – "LDR" (Polk County); Uses are single-family residential.

West – "Woods at Cooper Creek PUD"; Uses are single family residential.

6. General Neighborhood/Area Land Uses: The subject property is located to the north of NE 23rd Avenue (Easton Boulevard) in an area that includes a mix of low-medium density residential and low density residential uses.

7. Applicable Recognized Neighborhood(s): The subject property is not located within 250 feet of any recognized neighborhood. All neighborhoods were notified of the public hearing by mailing of the Preliminary Agenda on August 27, 2021. Additionally, separate notifications of the hearing for this specific item were mailed on August 27, 2021 (20 days prior to the hearing) and September 3, 2021 (10 days prior to the hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. The Final Agenda for the hearing was mailed to all recognized neighborhoods on September 10, 2021.

The applicant can provide a summary of the neighborhood meeting at the public hearing.

8. Relevant Zoning History: None.

9. **PlanDSM: Creating Our Tomorrow Land Use Plan Designation:** The portion of the PUD that is to be amended is designated as Low-Medium Density Residential. Adjoining properties within the City of Des Moines that are west and north of the amended area have the Low-Density Residential designation.
10. **Applicable Regulations:** The Commission reviews all proposals to amend zoning regulations or zoning district boundaries within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in §414.3 of the Iowa Code, and taking into consideration the criteria set forth in Chapter 18B of the Iowa Code. The Commission may recommend that certain conditions be applied to the subject property if the property owner agrees in writing, in addition to the existing regulations. The recommendation of the Commission will be forwarded to the City Council.

The application, accompanying evidence and Conceptual Plan shall be considered by the Plan and Zoning commission at a public hearing. The Commission shall review the conformity of the proposed development with the standards of this division and with recognized principles of civic design, land use planning, and landscape architecture. At the conclusion of the hearing, the Commission may vote to recommend either approval or disapproval of the Conceptual Plan and request for rezoning as submitted, or to recommend that the developer amend the plan or request to preserve the intent and purpose of this chapter to promote public health, safety, morals and general welfare. The recommendations of the commission shall be referred to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. **PlanDSM Creating Our Tomorrow Future Land Use Plan Designation:** The proposed PUD Conceptual Plan amendment redesignates 6.27 acres from multiple-family residential development to single-family row home development (5.7 acres) and existing single-family dwelling (.57 acres) within Area C. The land use designation shall remain Low-Medium Density Residential as previously approved, which allows for development up to 12 dwelling units per acre. Both Areas A and B will remain in accordance with the originally approved PUD Conceptual Plan.

The proposed density of Area C (65 units on 5.7 acres, or 11.4 units per acre), fits within the "Low-Medium Density Residential" which allows for development of over 12 dwelling units per acre.

2. **Bulk Regulations:** The proposed amendment would maintain the current standards for the one household lots within Area A and the bi-attached lots in Area B. The minimum lot area for the one household lots is 7,500 square feet and is 3,800 square feet for the bi-attached lots. The minimum lot width requirement for the one household lots is 60 feet and is 35 feet for the bi-attached lots. The submitted Conceptual Plan amendment demonstrates that Area C would contain 65 multiple-family residential units within eleven structures containing three (3) to eight (8) units. Each lot would have to comply with the following minimums:
 - Lot area: 1,700 square feet
 - Lot width: 26 feet
 - Side yard setback: 5 feet
 - Maximum building coverage: 65%

The submittal indicates these standards are from those applicable in the NX2 District for this type of development. The NX2 District limits building coverage area to a maximum of 45% with total impervious area (building & pavement) to 65% for Row Building and Flat Building Types. Staff believes that the Conceptual Plan should be corrected to match the correct code reference.

3. **Natural Site Features:** The subject property contains vegetation along drainage ways and fence lines. The PUD Conceptual Plan states that all tree removal will be in accordance with the City's Tree Removal and Mitigation Ordinance. It also states that a soils report and stormwater runoff control plan per City Code Section 106-136 is required and that all grading is subject to an approved grading permit and soil erosion control plan.
4. **Landscaping:** The landscaping standards listed on the submitted amendment focus on Areas A & B and do not address Area C. Staff believes that foundation plantings should be provided for each rowhouse unit and that the overall site should be landscaped in accordance with the applicable standards found in Chapter 135 of City Code.
5. **Stormwater Management:** The PUD Conceptual Plan provides multiple stormwater detention areas throughout the development. The final stormwater management plan would be approved with any PUD Final Development Plan or Preliminary Plat.
6. **Utilities:** There currently is City of Des Moines owned sanitary sewer located adjacent to this property in East 50th Court.

Staff recommends that the PUD Conceptual Plan state the developer is responsible for all costs and connection fees associated with the sanitary sewer connections and all costs associated with constructing the necessary water connections.

Staff recommends that the PUD Conceptual Plan state all utilities shall be provided underground, where reasonably practicable, in accordance with Chapter 135: Planning and Design Code.

7. **Traffic/Street System:** Prior to the submittal of the application, a traffic impact study was completed. Traffic capacity and queuing were found to be sufficient as designed to handle flow of traffic for each analyzed scenario and no traffic control changes or roadway geometric changes are required to maintain capacity. The PUD Conceptual Plan states that 5-foot wide sidewalks shall be provided along both sides of all public streets and that adequate pedestrian connections will be provided within Area C.

Staff recommends that the PUD specify sidewalk to be provided along East 50th Court and Easton Boulevard inclusive of the existing one household home that fronts NE 23rd Avenue.

8. **Fencing:** The PUD Conceptual Plan states any fence shall be in accordance with the fencing standards applicable in the "R1-60" District, so long as any chain link fence

shall have black vinyl-cladding. Staff recommends that the standards in Chapter 135 be referenced for fencing in Area C.

- 9. Architectural Guidelines:** The Conceptual Plan does not provide specific architectural guidelines for the row-house dwellings in Area C. Staff recommends approval subject to the design standards listed in Section III of this report.
- 10. Fire Protection:** The approved PUD Conceptual Plan states that any number of residential units built in excess of 30 units shall have approval by the Fire Marshall under alternate design for sprinkling last eight units or with an approved secondary fire access drive.
- 11. Additional Information:** The PUD Conceptual Plan does not state how trash and recycling shall be handled. Staff recommends that the PUD state that trash and recycling shall be residential roll outs in nature and shall not be located within a setback or on a street-facing façade.

The PUD Conceptual Plan does not address how mechanical or similar equipment is to be handled. Staff recommends that the PUD state that mechanical, meters, transformers or similar shall be screened and shall not be located on a street-facing façade.

The PUD Conceptual Plan states the development shall be permitted to have one (1) entrance freestanding monument sign at the street connection along NE 23rd Avenue (Easton Blvd), where the sign shall be no greater than 24 square feet in area, shall not be illuminated, shall not be located within any required vision clearance triangle, and shall be constructed primarily of masonry materials with a design approved by the City's Planning Administrator.

SUMMARY OF DISCUSSION

Dory Briles asked if any member of the public or the commission desired to speak on the item. No one requested to speak.

COMMISSION ACTION:

Carolyn Jenson made a motion for approval of the "Ruby Rose Ridge" PUD Conceptual Plan subject to the following revisions:

1. Replacement of the proposed maximum building coverage standard for Area C with a statement indicating that building coverage and imperious area maximums shall be regulated by the applicable rowhouse standards found in Chapter 135: Planning and Design Ordinance.
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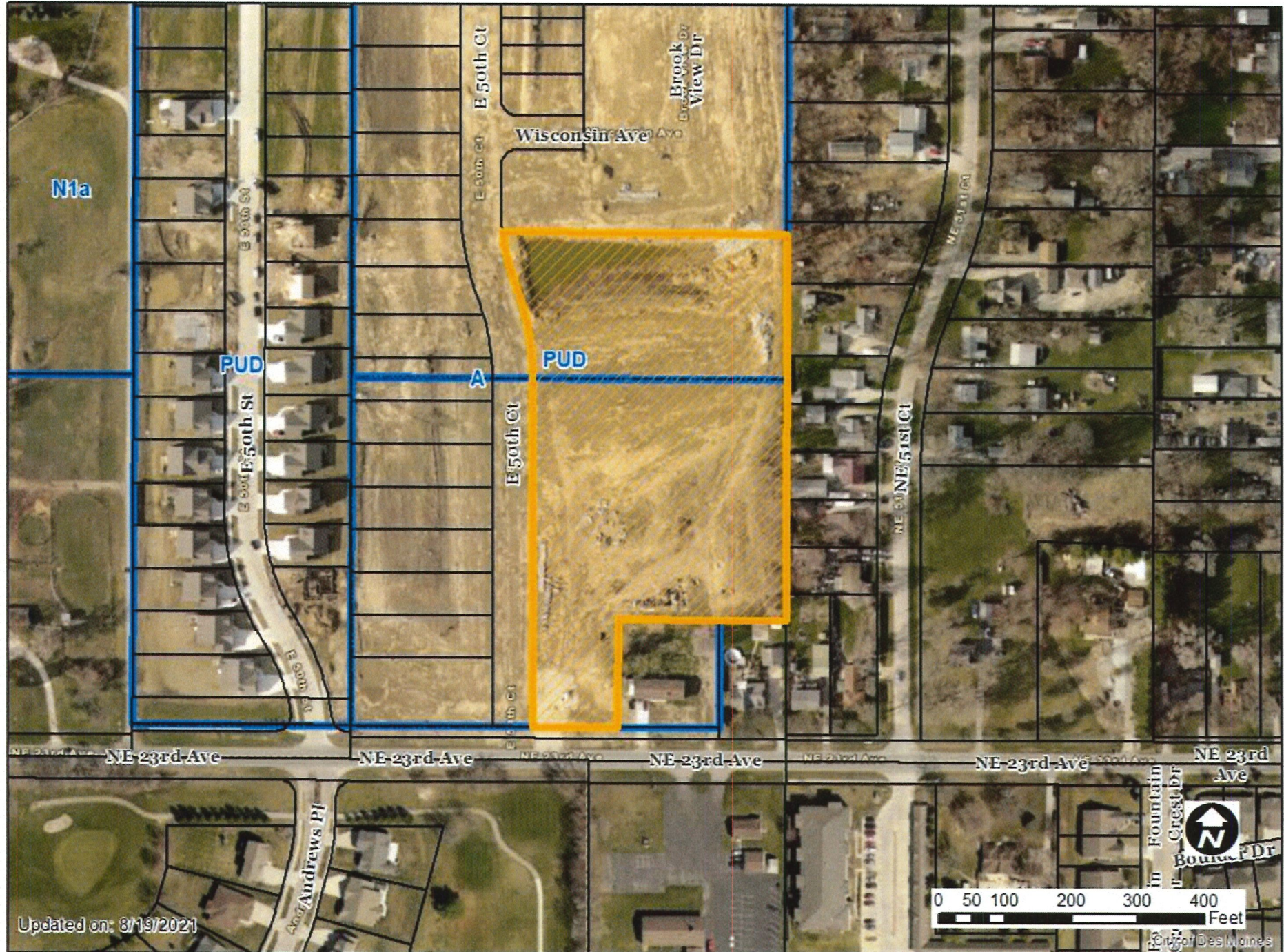
Motion passed: 13-0

Respectfully submitted,

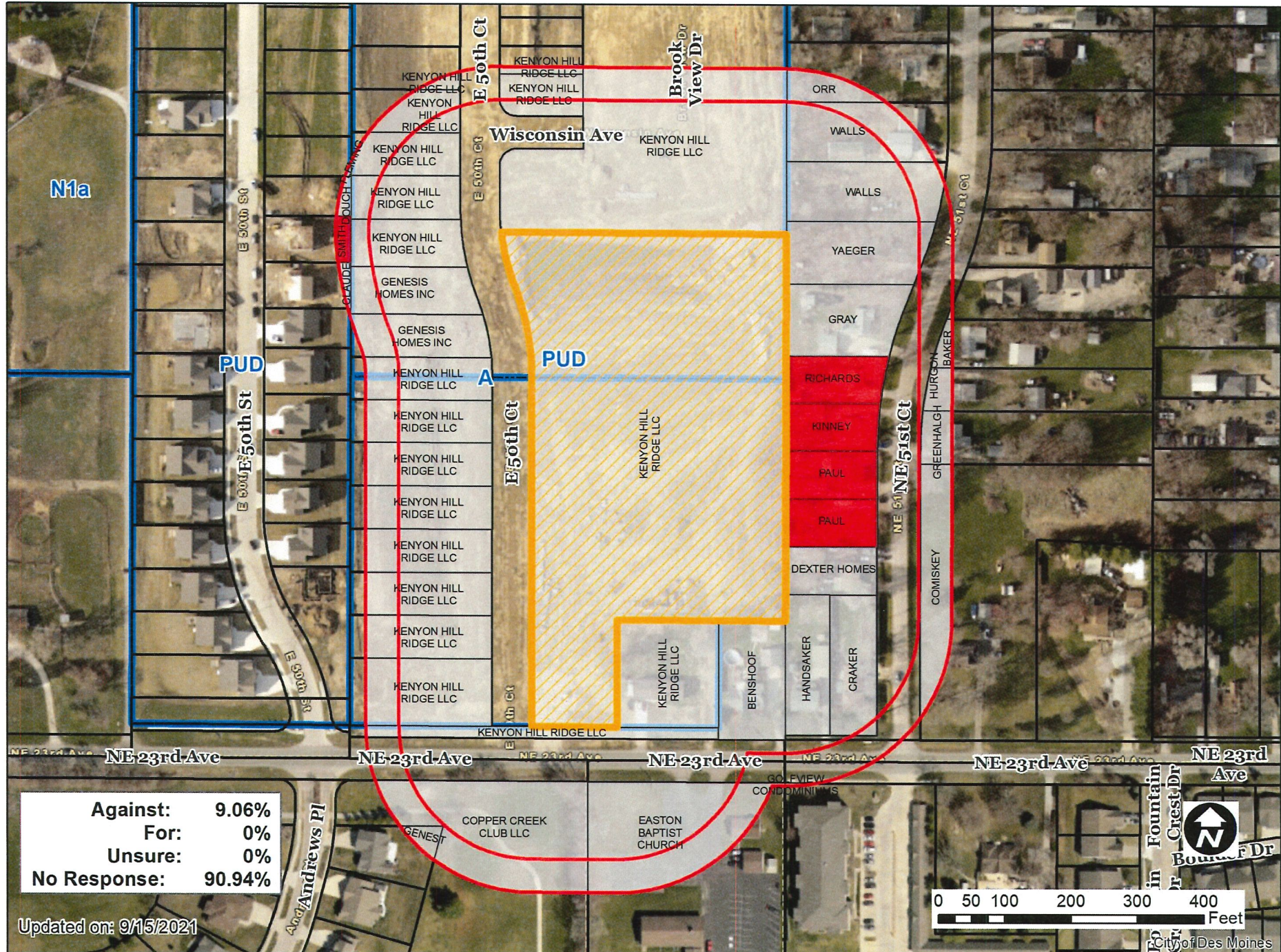
Bert Drost

Bert Drost, AICP
Deputy Planning & Urban Design Administrator

BAD:tjh



1 inch = 192 feet



Against:	9.06%
For:	0%
Unsure:	0%
No Response:	90.94%

Updated on: 9/15/2021

50

Item: ZONG-2021-000016 Date: 8-8-21

Please mark one of the following

- I am in favor of the request
- I am not in favor of the request

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT
SEP 13 2021

Signature: *Teresa Marshall-Kasper*
 Name: Teresa Marshall-Kasper
 Address: 2935 NE 51st Ct.
DSM, IA 50317

Reason for opposing or approving this request may be listed below:

Wish to keep traffic to
a minimum and not
increase property taxes.

Item: ZONG-2021-000016 Date: 9-10-21

Please mark one of the following

- I am in favor of the request
- I am not in favor of the request

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT
SEP 13 2021

Signature: *Martha Paul*
 Name: Martha Paul
 Address: 2424 NE 51st Ct.

Reason for opposing or approving this request may be listed below:

Privacy and Increased Property Taxes

Item: ZONG-2021-000016 Date: 9-8-21 ⁵⁰

Please mark one of the following

- I am in favor of the request
- I am not in favor of the request

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

SEP 13 2021

Signature: Alice Paul

Name: ALICE PAUL

Address: 2410 NE 51ST

Reason for opposing or approving this request may be listed below:

Item: ZONG-2021-000016 Date: 9-10-2021

Please mark one of the following

- I am in favor of the request
- I am not in favor of the request

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

SEP 13 2021

Signature: Stacey Smith

Name: Stacey Smith

Address: 2506 E. 50th Street

Reason for opposing or approving this request may be listed below:

I do not want low-income housing,
apartments, or condos. Single family
homes only.

Item: ZONG-2021-000016

Date: _____

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: Vicky L Pinegar

Name: VICKY L. Pinegar

Address: 261 ONE 51st COURT

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

SEP 13 2021

Reason for opposing or approving this request may be listed below:

Conflict of interest for Linda W. /
We are a single family neighborhood / no place
for kids to play / tax abatement for new homes
to much traffic on Easton Blvd

Item: ZONG-2021-000016

Date: 9/10/21

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: Mike Medita

Name: Mike Medita

Address: 2415 E 50th ST

Om IA 50317

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

SEP 13 2021

Reason for opposing or approving this request may be listed below:

50

Item: ZONG-2021-000016

Date: _____

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: Kim Schoolcy

Name: KIM Schoolcy

Address: 2510 E 50th St.

Staff Use Only

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COMMUNITY DEVELOPMENT

SEP 13 2021

Reason for opposing or approving this request may be listed below:

Dont want Apartment or Townhouses
for low income families to lower
Value of our homes

Item: ZONG-2021-000016

Date: Sept 9 2021

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: Laura White

Name: LAURA White

Address: 2640 NE 51st St.

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COMMUNITY DEVELOPMENT

SEP 13 2021

Reason for opposing or approving this request may be listed below:

Too many people in small area / Higher Crime Rate
Lack of Home ownership
it will lower our Property Value

Item: ZONG-2021-000016

Date: 9/8/2021

Please mark one of the following

- I am in favor of the request
- I am not in favor of the request

Staff Use Only
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 COMMUNITY DEVELOPMENT
 SEP 13 2021

Signature: Kristina Meyer

Name: Kristina Meyer

Address: 5070 Andrews Pl, P. Hill, IA 50307

Reason for opposing or approving this request may be listed below:

Item: ZONG-2021-000016

Date: 9-9-21

Please mark one of the following

- I am in favor of the request
- I am not in favor of the request

Staff Use Only
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 COMMUNITY DEVELOPMENT
 SEP 13 2021

Signature: Chris Kinney

Name: Chris Kinney

Address: 2440 NE 31st CT Des Moines IA

Reason for opposing or approving this request may be listed below:

You are putting too many people in a small area with only 1 outlet/inlet (E 50th ct), too much traffic. Overloaded infrastructure (NE 23rd Ave) What zoning ordinance needs amended??

Item: ZONG-2021-000016

Date: 9-10-21

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: Nancy Brown

Name: Nancy Brown

Address: 2460 N.E. 51 Ct.

Staff Use Only
RECEIVED
COMMUNITY DEVELOPMENT
SEP 15 2021

Reason for opposing or approving this request may be listed below:

Item: ZONG-2021-000016

Date: 9-16-2021

Please mark one of the following

- I am in favor of the request
- I am not in favor of the request

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT
SEP 20 2021

Signature: Craig Campbell

Name: Craig Campbell

Address: 503 Lincoln St NE
Bondurant, IA 50035-2600

Reason for opposing or approving this request may be listed below:

My company Dexter Homes LLC owns
2380 NE 51st Ct Des Moines. I don't
want riff raff backing up to my
property. Thanks!

Item: ZONG-2021-000016

Date: 9/16/21

Please mark one of the following

- I am in favor of the request
- I am not in favor of the request

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT
SEP 20 2021

Signature: Paul D Sebring

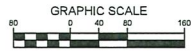
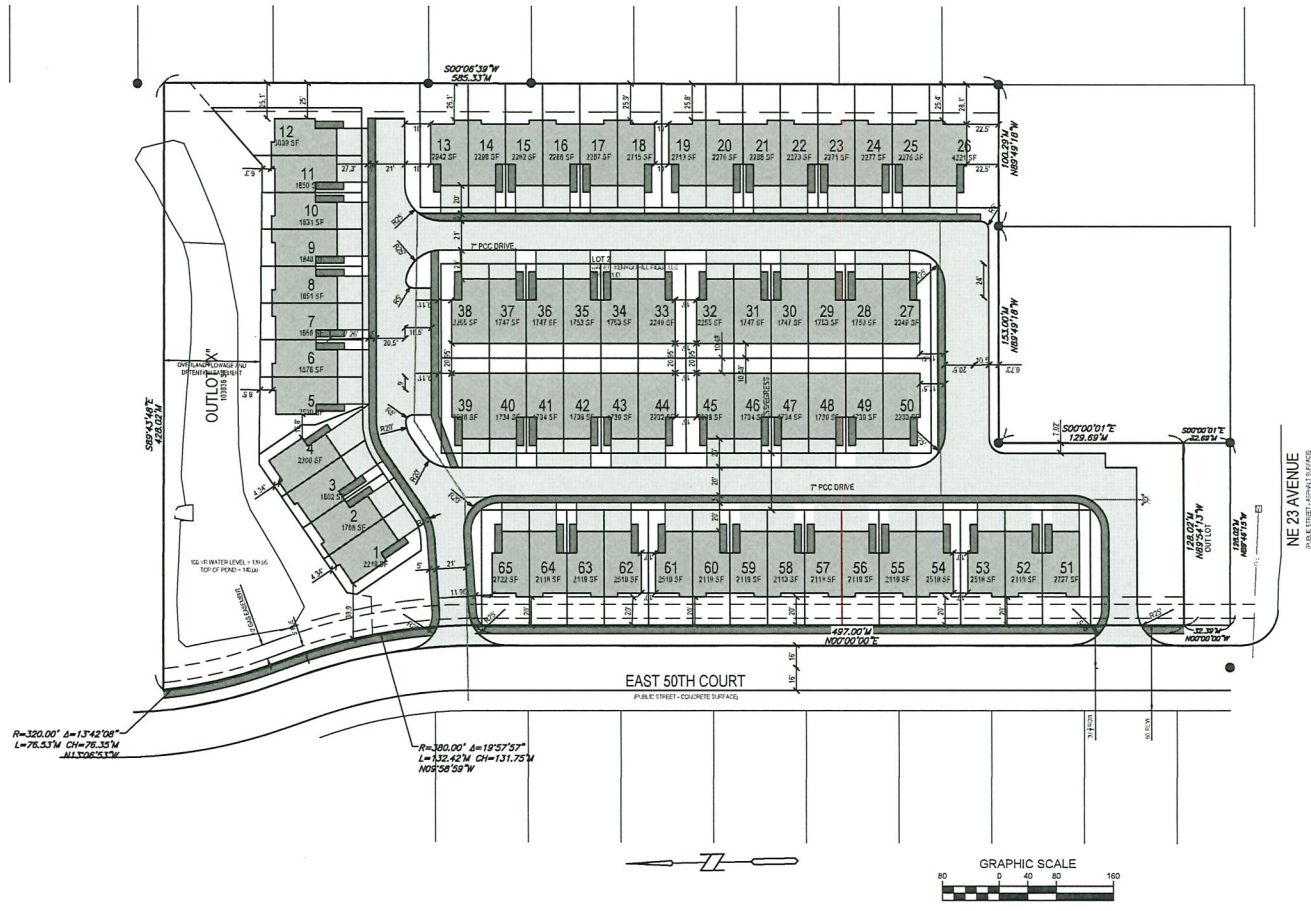
Name: Paul D Sebring

Address: 2317 E 50th St.

Reason for opposing or approving this request may be listed below:

PRELIMINARY- NOT FOR CONSTRUCTION

170263-1 PLAN - LAND PROJECTS PRINTING SHOP FOR CLIENT AND UTILITIES



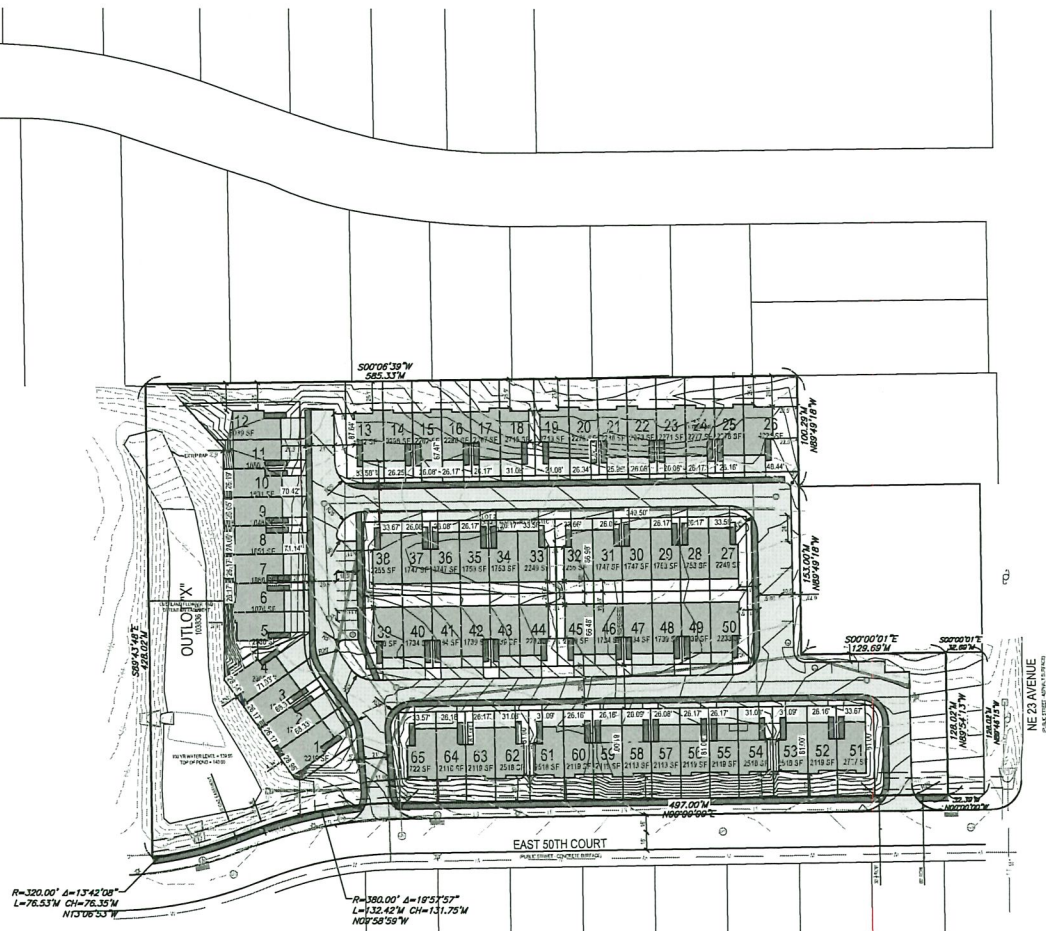
RUBY ROSE RIDGE TOWNHOMES
LAYOUT PLAN

REFERENCE NUMBER:	
DRAWN BY:	DRL
CHECKED BY:	
REVISION DATE:	
PROJECT NUMBER:	170263-1
HEET NUMBER:	2 OF 6

50

PRELIMINARY- NOT FOR CONSTRUCTION

RUBY ROSE RIDGE PLANNED UNIT DEVELOPMENT

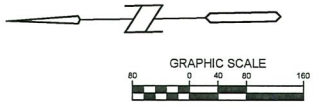


$R=320.00'$ $\Delta=13'42''08''$
 $L=76.537'$ $Ch=76.35'$
 $N17°08'53''W$

$R=380.00'$ $\Delta=12'55''53''$
 $L=32.42'$ $Ch=131.75'$
 $N09°58'59''W$

UTILITY NOTE:
 THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OR DEPTH OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT, A REQUEST WAS MADE TO KNOW ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

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Bishop Engineering
 "Planning Your Successful Development"

3501 104th Street
 Des Moines, Iowa 50325
 P: 515.282.6207
 F: 515.282.6207
 Civil Engineering & Land Surveying Established 1959

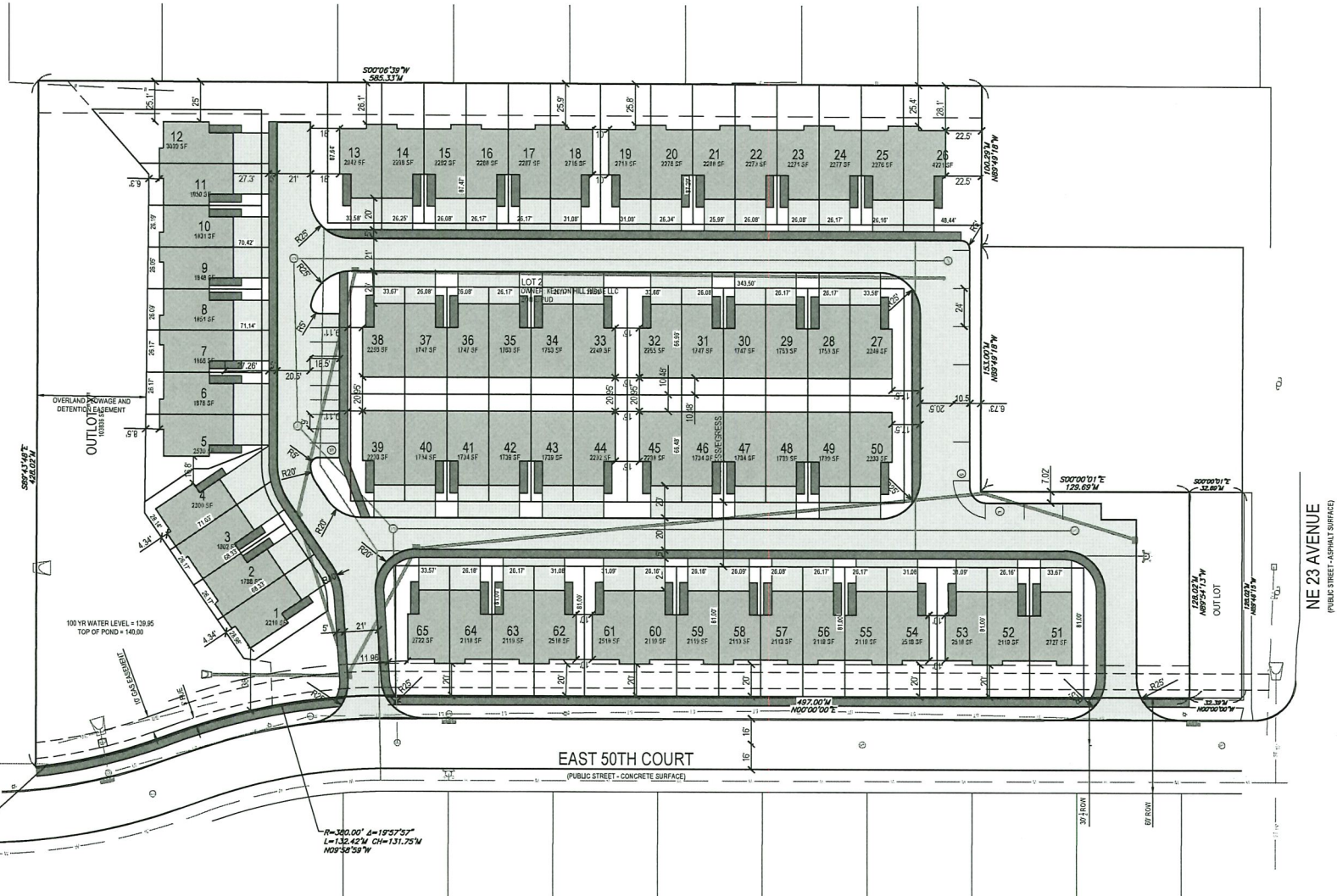
RUBY ROSE RIDGE TOWNHOMES

GRADING PLAN

REFERENCE NUMBER:	
DRAWN BY:	DRL
CHECKED BY:	
REVISION DATE:	
PROJECT NUMBER:	170263-1
SHEET NUMBER:	3 OF 6

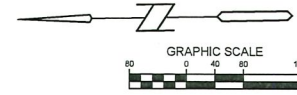
PRELIMINARY- NOT FOR CONSTRUCTION

RUBY ROSE RIDGE PLANNED UNIT DEVELOPMENT



UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT, A REQUEST WAS MADE TO MAKE ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

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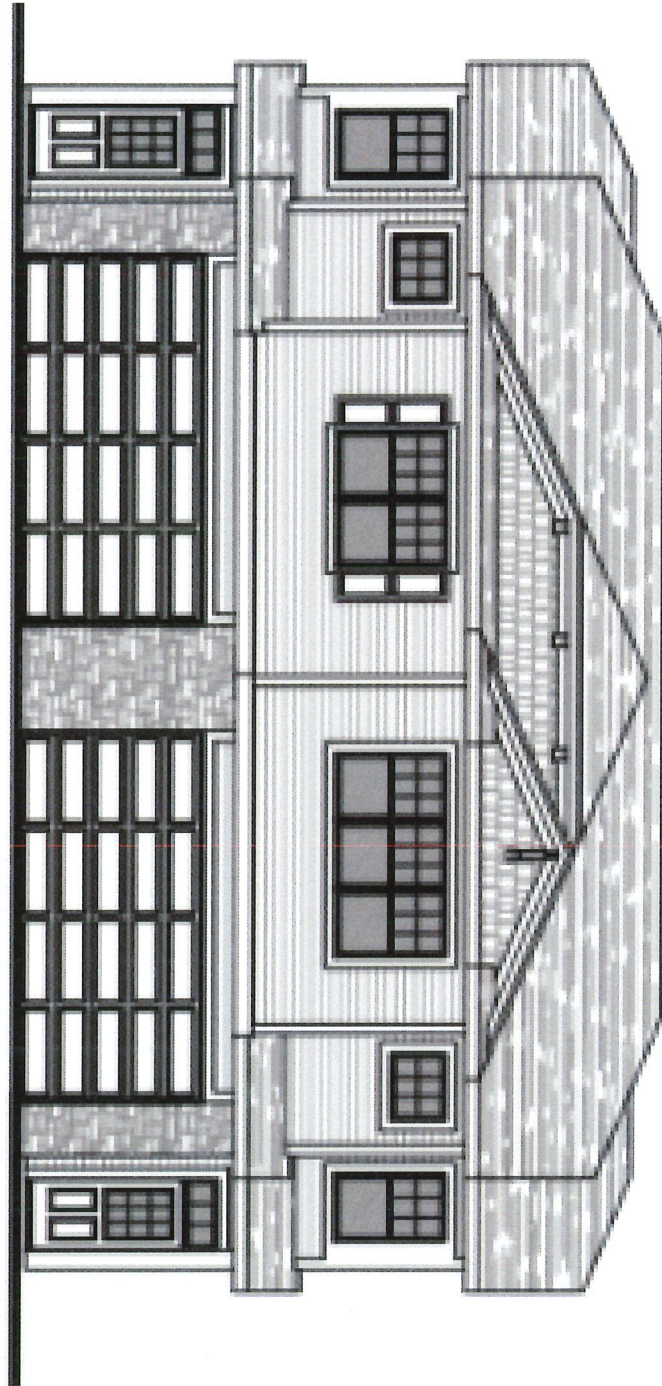
Bishop Engineering
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Des Moines, IA 50325-4047
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RUBY ROSE RIDGE TOWNHOMES

UTILITIES PLAN

REFERENCE NUMBER:	
DESIGN BY:	DRL
CHECKED BY:	
REVISION DATE:	
PROJECT NUMBER:	170263-1
SHEET NUMBER:	4 OF 6

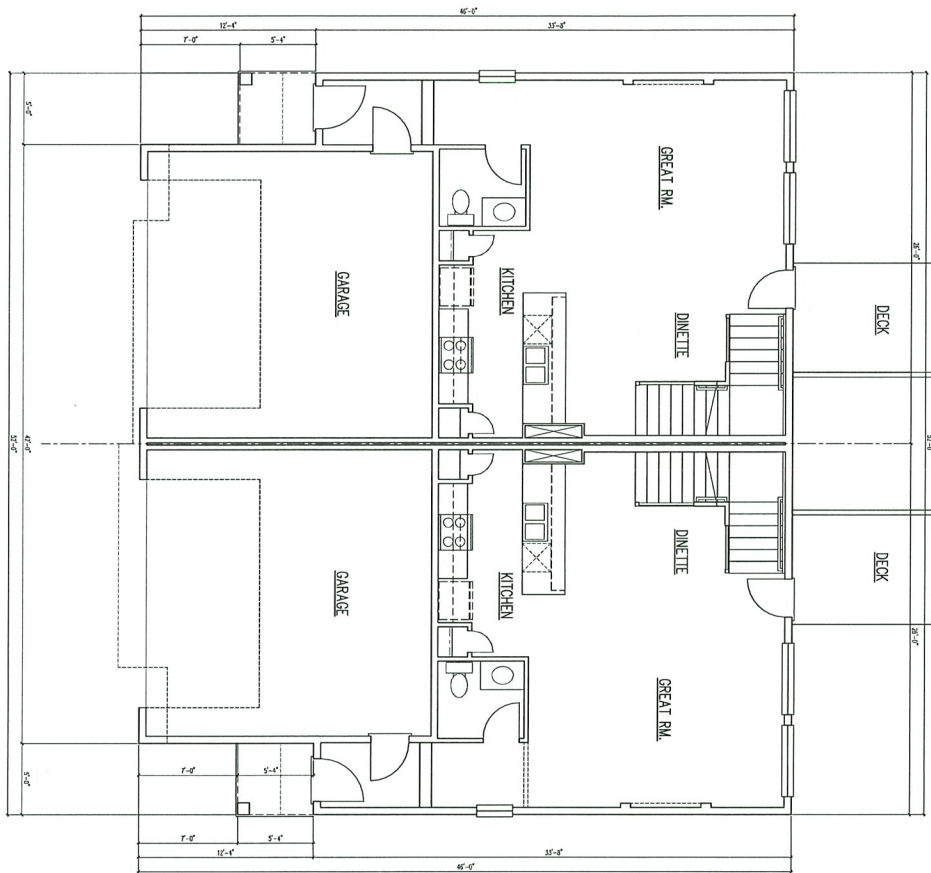


PROJECT NUMBER 170263-1	DATE 08/	DESIGNED BY DL	REVISIONS
6 OF 6			

RUBY ROSE RIDGE TOWNHOMES

ELEVATIONS

Bishop Engineering
 "Planning Your Successful Development"
 3501 104th Street
 Des Moines Iowa 50322-3025
 Phone: (515)270-9487 Fax: (515)270-0217
 Civil Engineering & Land Surveying Established 1959



MAIN FLOOR PLAN

SCALE: 1/4"=1'-0"

TYPICAL NOTES

2022 INTERNATIONAL RESIDENTIAL CODE

1. REFER TO INTERNATIONAL RESIDENTIAL CODE FOR ALL CODE REQUIREMENTS.
2. REFER TO THE ARCHITECT'S SPECIFICATIONS FOR ALL MATERIALS, FINISHES, AND CONSTRUCTION METHODS.
3. REFER TO THE ARCHITECT'S SPECIFICATIONS FOR ALL MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
4. REFER TO THE ARCHITECT'S SPECIFICATIONS FOR ALL STRUCTURAL REQUIREMENTS.
5. REFER TO THE ARCHITECT'S SPECIFICATIONS FOR ALL FINISHES.
6. REFER TO THE ARCHITECT'S SPECIFICATIONS FOR ALL SCHEDULES.
7. REFER TO THE ARCHITECT'S SPECIFICATIONS FOR ALL DETAILS.
8. REFER TO THE ARCHITECT'S SPECIFICATIONS FOR ALL NOTES.
9. REFER TO THE ARCHITECT'S SPECIFICATIONS FOR ALL DIMENSIONS.
10. REFER TO THE ARCHITECT'S SPECIFICATIONS FOR ALL TOLERANCES.

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9. REFER TO THE ARCHITECT'S SPECIFICATIONS FOR ALL TOLERANCES.
10. REFER TO THE ARCHITECT'S SPECIFICATIONS FOR ALL TOLERANCES.

AREA SCHEDULE	
UNIT A - R	724
UNIT A - L	724
TOTAL UNIT AREA	1448
TOTAL COMMON AREA	1750
TOTAL UNIT AREA	3198
TOTAL ALL AREAS	
UNIT A - R	724
UNIT A - L	724
TOTAL UNIT AREA	1448
TOTAL COMMON AREA	1750
TOTAL UNIT AREA	3198

ALL STRUCTURE AND BEAMS TO BE SIZED BY TRUSS OR JOIST MANUFACTURER

John Larson Development
15315 and 15317 Golden Rod
Urbandale, IA 50242

Waterford Creek TH. - 2 Plex 3 BR
15315 and 15317 Golden Rod Urbandale, IA

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