

Agenda Item Number
50

Date	October 18, 2021	
	0000001 10, 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

Roll Call Number	

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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			APP	ROVED

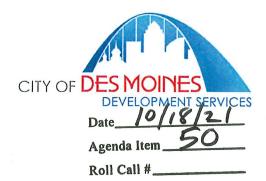
Mayor

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
City Citik



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	Χ			
Dory Briles	X			
Abby Chungath	Χ			
Kayla Berkson	Χ			
Chris Draper	Χ			
Jann Freed				X
Todd Garner	X			
Johnny Alcivar	Χ			
Lisa Howard	X			
Carolyn Jenison	Χ			
William Page	Χ			
Rocky Sposato				X
Steve Wallace	Χ			
Greg Wattier	Χ			
Emily Webb	Χ			

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.
- 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:

- 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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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 vard 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

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

COMMISSION ACTION:

<u>Carolyn Jension</u> made a motion for approval of the "Ruby Rose Ridge" PUD Conceptual Plan subject to the following revisions:

- 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

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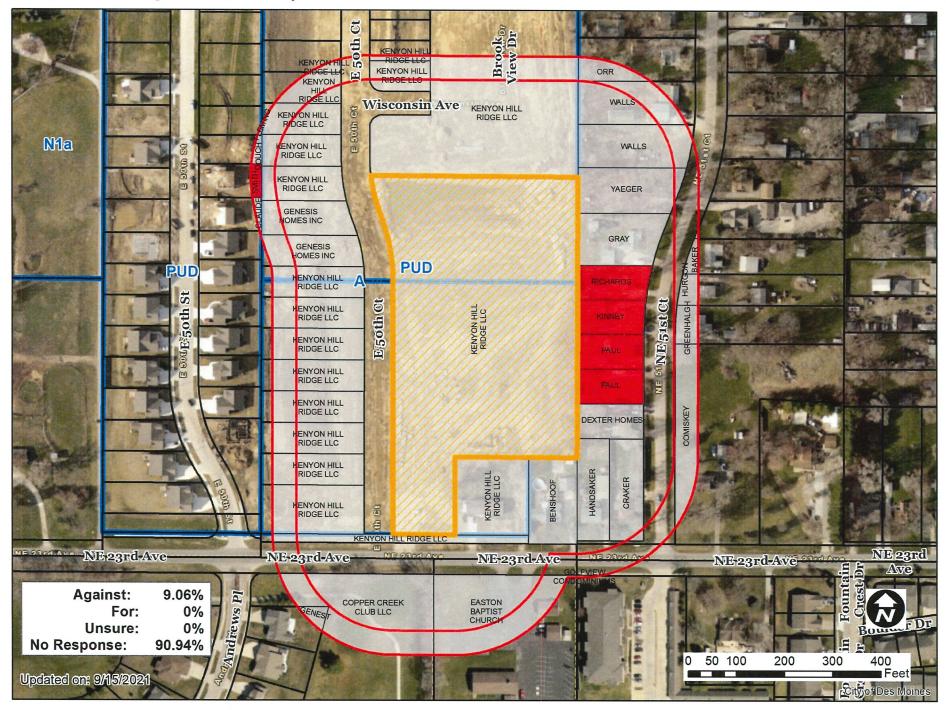
Respectfully submitted,

Bert Drost, AICP

Deputy Planning & Urban Design Administrator

BAD:tjh







Item:	ZONG-2021-000016	ate:	8-8-21
Please	mark one of the following		
	I am in favor of the request		Staff Use Only
M	I am not in favor of the request		
	Carola Marily	i .	RECEIVED MMUNITY DEVELOPMENT
Signatur	T		SEP 13 2021
	1eresa Marshall-Kaspe		
Address	C 133 14C 31 CT.		
Reason	for opposing or approving this request may be liste	d belov	v:
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Item:	ZONG-2021-000016 Da	te:	1-10-21
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	I am not in favor of the request		
	$m \cup O$	R	MUNITY DEVELOPMENT
Signature	M La D	COMIN	SEP 13 2021
Name: _			OLI ZO
Address:	2424 NE 5159 Ct,		
Reason f	or opposing or approving this request may be listed	d below	<i>/</i> :
	cy and increased Property Taxo		
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ZONG-2021-000016**	ate: 9-8-21
Item:D	ate:
Please mark one of the following	Staff Use Only
I am in favor of the request	
I am not in favor of the request	RECEIVED COMMUNITY DEVELOPMENT
Signature: Olle Pack	SEP 13 2021
Name: AUCE PAUL	
Address: 2410 NE 51STORY	
Reason for opposing or approving this request may be liste	ed below:
ZONG-2021-000016	ate: 9-10-202/
Please mark one of the following	
I am in favor of the request	Staff Use Only
I am not in favor of the request	DEOEN/ED
Italia I in	RECEIVED COMMUNITY DEVELOPMENT
Signature:	SEP 1 3 2021
Name: STACEY SMITH	
Address: 2506 E. 50th Street	
Reason for opposing or approving this request may be listed	ed below:
I do not want low-in	come housing,
I do not want low-in apartments, or condos.	Single family
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Reason for opposing or approving this request may be listed Dond Wand Apartment or For Low Docome Family Ualue of our hone's	Townhouses
ZONG-2021-000016 Da	te: <u>Sept 9 2021</u>
Please mark one of the following Tam in favor of the request Signature: Name: LAURA White Address: 2640 NE 5140.	Staff Use Only RECEIVED COMMUNITY DEVELOPMENT SEP 13 2021
Reason for opposing or approving this request may be listed Too Many People in Small area & h Lack of Home ownership It Will lower our Property Value	d below: igher Crime Rate

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husha Att	ZONG-2021-000016	ate: 9/8/2021
police	Please mark one of the following I am in favor of the request I am not in favor of the request Signature: Name: Name:	Staff Use Only RECEIVED COMMUNITY DEVELOPMENT SEP 13 2021
	Reason for opposing or approving this request may be liste	d below:
,		ate: <u>9-9-21</u>
	Please mark one of the following I am in favor of the request	Staff Use Only
	Signature: Name: Chris Kinney Address: 2440 NE 31 5t CT Jes Moines TA	RECEIVED COMMUNITY DEVELOPMENT SEP 13 2021
	Reason for opposing or approving this request may be listed you are preffing too many people to with only loutlet / in let (£ 50 th traffic. Over lorded in frost recture (Lethat zoneing ordinace Needs Amend	in A SMALL AREA (ct), for much NE 23ed Ave)

ZONG-2021-000016	ate: <u>9-10-31</u>
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Reason for opposing or approving this request may be liste	d below:

ZONG-2021-000016	ate: 9-16-2021
Please mark one of the following	Staff Use Only
I am not in favor of the request	
Signature: Craig Campbell Name: Craig Campbell	RECEIVED COMMUNITY DEVELOPMENT
Address: 503 Lincoly St NE	SEP 2 0 2021
Reason for opposing or approving this request may be listed	ed below:
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want riff raff backi Property, Thanks!	ug up to my
ZONG-2021-000016 D	ate: 9/16/21
Please mark one of the following	Staff Use Only
I am not in favor of the request	RECEIVED COMMUNITY DEVELOPMENT
Name: Paul D Sebung Address: 2317 E 50th St.	SEP 2 0 2021
Reason for opposing or approving this request may be liste	ed below:
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Engineering

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RUBY ROSE RIDGE PLANNED UNIT DEVELOPMENT

SHEET INDEX: 1 OF 6 COVER SHEET 2 OF 6 LAYOUT PLAN 3 OF 6 GRADING PLAN 4 OF 6 UTILITY PLAN 5 OF 6 LANDSCAPING CONCEPT 6 OF 6 ELEVATION PLAN

5066 NE 23RD AVE DES MOINES, IOWA 50317 ZONING:

OWNER/DEVELOPER: KENYON HILL RIDGE LLC PROPOSED: PUD

EXISTING LOW-MEDIUM DENSITY RESIDENTIAL

GENERAL DEVELOPED CONCEPT: THE PROJECT CONSISTING OF 67 TOWNHOMES SERVED BY PUBLIC STREETS AND UTILITIES. THE DEVELOPMENT WILL REQUIRE DEMOLITION OF SOME TREES ON SITE.

INCLUDES SINGLE FAMILY SEMI-DETACHED RESIDENTIAL DIVELLINGS, TO AND MULTIFAMILY COMPLEXES MEETING SCHEDULE:

> PUD 1ST AMENDMENT SUBMITTAL, MARCH 7TH, 2018 NEIGHBORHOOD MEETING MARCH 20TH, 2018 P&Z MEETING APRIL 5TH, 2018 MAY 7TH, 2018 CITY COUNCIL 1ST READING CITY COUNCIL APRIL 23⁴⁰, 2018

PHASE #1 CONSTRUCTION SCHEDULE:

BEGIN CONSTRUCTION ROUGH GRADING SITE UTILITIES FALL 2018 PAVING AND FINE GRADING SPRING 2019 BUILDINGS FALL 2018 - FALL 2021

PHASE #2 & #3 CONSTRUCTION SCHEDULE:

ENVIRONMENTALLY SIGNIFICANT AREAS:

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STORM WATER MANAGEMENT:

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MINIMIZED REGISION.

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OFFSTER RIN-OFF FLOWING ONTO THE SITE SHALL BE COLLECTED AID CONVEYED TO AMSIDE YARD SETBLOCK
APPROPRIATE COLLECT AND RELEASED AT HON-ERGORY EVOLOTIES

WATER QUALITY VOLUME TREATMENT WILL BE REQUIRED.

AREA C: NX-2 LOV

AREA C: NX-2 LOV

FIRE NOTE: IN ACCORDANCE WITH IF C SECTION SO J.S. WHERE A FORTION OF THE FACILITY OR BUILDING REPORTED CONSTRUCTED ON MAYED BIT OR ON WHITE THE AUBICIDITION IS MORE THAN 400 FEET FROM A HORPART OIL A FIRE A PRIMATUR ACCESS ROOM, AS MASSURED BY AN APPROVED ROUTE AMOUNT THE CTETION OF THE FACILITY OR SEPTIMAL FIRE DISTANCES WHALL BE OF MAINS SHALL BE PROVIDED (EXCEPTION FO.) U. 8. SPRINGLED DISTANCES WHALL BE OFFI

THE SOUTH 557.5 FEET OF LOT 2 STEPHEN HARVEY ESTATE, POLK COUNTY IOWA, EXCEPT THE SOUTH 50.00 FEET OF SAID LOT 2, AND EXCEPT THE EAST 100.0 FEET OF THE SOUTH 212.5 FEET OF SAID LOT 2. SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 7.55 ACRES.

PARCEL IO. 90607933-902-401

LOT 2 STEPHEN HARVEY ESTATE, POLK COUNTY, IOWA, EXCEPT THE THE SOUTH 577.5

FEET THEREOF AND EXCEPT PARCEL 2017-38 AS RECORDED IN BOOK 16422 AT PAGE 303

IN THE OFFREC OF THE POLK COUNTY RECORDER. SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS

SAID TRACT CONTAINS 21 20 ACRES.

GENERAL NOTES:

AMY DEVICE/PRICHIT PLAN SHALL BE REVIEWED AND APPROVED BY THE PLAN AND ZONING COMMISSION.
 AMY DEVICE/PRICHIT PLAN SHALL COMPLY WITH THE CITY'S TREE PROTECTION AND MITIGATION ORDINANCE.

MITICATION ORDINANCE.

ANY HUMBER OF REDEBOTHAL URITS BUILT IN EXCESS OF 30 UNITS SHALL HAVE APPROVAL BY THE PIRE LAMISHALL DURING ALTERHATE DESCRIPT ON SPRINGLING LIST ESHIT UNITS OR A RESTRICTUTE COMMENTA AND AN EXPONENTIAL SHALL AND ANY EXPONENTIAL SHALL BE LAMISHAD FOR FAIR THE THE STORMANTER HANGE DESCRIPT FACILITIES SHALL BE MANTANED BY THE HANGEWINERS ASSOCIATION.

PUD GENERAL NOTES:

"UU GENERAL NO HEAD AND A STEEL AND A STEE

ADMINISTRATOR.
5' SIDEWALK SHALL BE PROVIDED ALONG ALL STREET FRONTAGES
PEDESTRIAN CONNECTNITY FROM AREA C SHALL BE PROVIDED TO THE WALKS ALONG THE ALL SINGLE FAMILY AND BIATTACHED DWELLINGS SHALL HAVE FULL BASEMENTS

 AT LEGS TIDE IN THE PRINCIP AND USE AND USE CAUGHT STORE OF THE PRINCIP AND USE AND USE OF THE PRINCIP AND USE AND USE OF THE PRINCIP AND USE AND 4. ALL SINGE FRAM, YARD BATTACHED DYBELINGS SHALL WAR FILL BASEMENTS ANY FIXED SHALL BE A CONCEINING SHALL WERF FERDING STRANGE APPLICAGE IN FIRED DISTRICT, ANY OWNER LIKE FERDING SHALL WERE BLACK SWAPL FOR THE SHALL WAS DEBUTED SHALL WAS THE BLACK SHALL FRAME SHALL BE ADMITTED SHALL BE ASSOCIATED WITH OR DISTRICT SHALL BE ASSOCIATED WITH A DISTRICT SHALL BE ASSOCIATED WIT

SOL EROSION CONTROL PLAN.

SOL EROSION CONTROL PLAN.

STREET CONNECTIONS SHALL ALIGN WITH THE THREE (3) STREET CONNECTIONS PROVIDED IN THE APPROVED "COPPER CROSSING PUD CONCEPTUAL PLAN".

LANDSCAPE NOTES:

LANUSCHAPE NA LESS. LE RESTORED DE SESTION, COO DE MALA ROCKURE COVER LA COURT DE LA COMPANION DE LA COMPANION

THE LOCATION OF THE UTLITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EVISTING PUBLIC RECORDS, AND RAINS PROVIDED BY OTHERS, SURFACE UTLITY LOCATIONS HAVE BEEN FIELD LOCATED BY BUSHOP ENGINEERING, UNLESS OTHERMASE NOTED, ALL UNDERGROUND UTLITY LOCATIONS ARE APPROXBATE LOCATIONS ONLY, BISHOP ENGINEERING UNDERSHOOT UILITY LOCALINGS ARE APPROXIMATE LOCATION FOR THE STATE SHOWN, IT SHALL BE THE DOES NOT GUARANTEE THE UNDERSKROUND LOCATION FOR THE THE SHOWN, IT SHALL BE THE DUTY OF THE SHOWN AND FAIR TO DOTTOME. THE LOCATION AND THE THE FAIR Y UNDERSTORM THE SHOWN AND FAIR AND THE SHOWN AND THE SHOWN OF THE SHOWN OF THE SHOWN OF THE PLANS. MAY BE PRESENT A REQUEST THE SHOWN OF THE SHOWN ONE CALL FOR UTLITY PROVIDERS TO VERIFY, LOCATE, AND MARKET HERE UTLITIES IT THE FIELD.

(12,34ACRES, 42 SINGLE FAMILY UNITS, 3,40UNITS/ACRE) 7,500 SF 60 SF

25'
7' ONE SIDE/ 15' TOTAL

35' 5' ONE SIDE/ 10' TOTAL AREA C: NX-2 I OW/MEDIUM DENSITY RESIDENTIAL (6.27ACRES)

1700 SF 65%

LEGEND: LEGEND:

51 SHEAP GEAGE

51 SHOWSEWER

- C ASTER

- C CASTER

- US - USCONDUCTORIC

- OS - OVER-EADERCIPC

- TILE - SILENDIAGE

- TILENDIAGE

- TILEN —FIG—— FIBER OPTIC
—CATV—— CABLE TV

TWINGSTO III

AREA ANOTES:
1. IND SAME NOVE FAME SHALL BE BILLT OUT ADJACEDIT LOTS.
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2. EXCHINGUES MALL HAVE AN ATLACED TO 2-CAR COLLEGE.
2. EXCHINGUES MALL HAVE AN ATLACED TO 3-CAR COLLEGE.
2. EXCHINGUES MALL HAVE AND ATLACED TO 3-CAR COLLEGE AND AND ATLACED ATLACE

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SHOWER FEET OF AND GROWER PRIMED FROM SHAP.

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LONG SHAPL SHAPL BE CONSTRUCTED.

1,000 SOUME PEET OF ABOVE GROBE PRIMER PLONG RISE.

AREA B NOTES:
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2. EACH WILLIAM DING FACE SHALL BE BUILT ON ADJACENT BUILDINGS.
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2. EACH WALLING DINT SHALL HAVE A PLAL BOSDINGS.
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2. CELLON, ON CARE OF THE PRIMER DAYS.
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3. AT LEAST 10 OF THE PRIMER PLANE OF THE PLANE P

1-½ AND 2-STORY DWELLING UNIT SHALL BE CONSTRUCTED WITH A MINIMUM OF 1,400 SQUARE FEET OF ABOVE-GRADE FINISHED FLOOR AREA.

AREA A NOTES:

O CONTRE

FROM OPTIC FALLT O PROFERTY CORNER PLACED IN THO FIFE WITH YELLOW PLASTIC CAP D IN HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED NO THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY IRECT PERSONAL SUPERVISION AND THAT I AM A DULY ICENSED ROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

LARRY D. HYLER, P.L.S. 14775 LICENSE RENEWAL DATE: DEC. 31, 2022 PAGES OR SHEETS COVERED BY THIS SEAL

MEETINGS AND CONDITIONS OF APPROVAL:
PLAN AND ZONNO COMMISSION MEETING DATE - APRIL 519, 208
CITY COUNCIL MEETING, ROLL CALL NUMBER: 14-0471 DATE: MAY 7, 2918, CONDITIONS AS FOLLOWS:
1.THE FINAL DEVELOPMENT PLAN FOR AREA C SHALL REQUIRE PLAN AND ZONING COMMISSION RECO

PAGE
POINT OF BEGINNING
POINT OF COMMENCEMENT
PREVIOUSLY RECORDED AS
PUBLIC UTILITY EASEMENT
RIGHT OF WAY
RED PLASTIC CAP
SOUARE FEET
SAMITARY SOUARE SANITARY
TYPICAL
YELLOW PLASTIC CAP
NORTH
SOUTH
EAST
WEST

ORANGE PLASTIC CAP

ZONING AREA MAP

52nd 트리 P C DI

CURRENT ZONING MAP AND VICINITY MAP

AREA C 94 إسائة 115 III

CONSTRUCTION PHASE MAP ANDREWS PLACE UTLO 21 22 94 HILL

APPROVAL:

ORIGINAL PUD ZONING APPROVED BY CITY COUNCIL ON JULY 23, 2018 BY ORDINANCE NO. 15.686.

PLANNING DIRECTOR

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICCNSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. OF ESSION, DAVID B. BENTZ 17143

SIGNED: DAVID B. BENTZ, PE. 17143 LICENSE RENEWAL DATE: DEC. 31, 2021 PAGES OR SHEETS COVERED BY THIS SEAL: 170263-1

1 OF 6

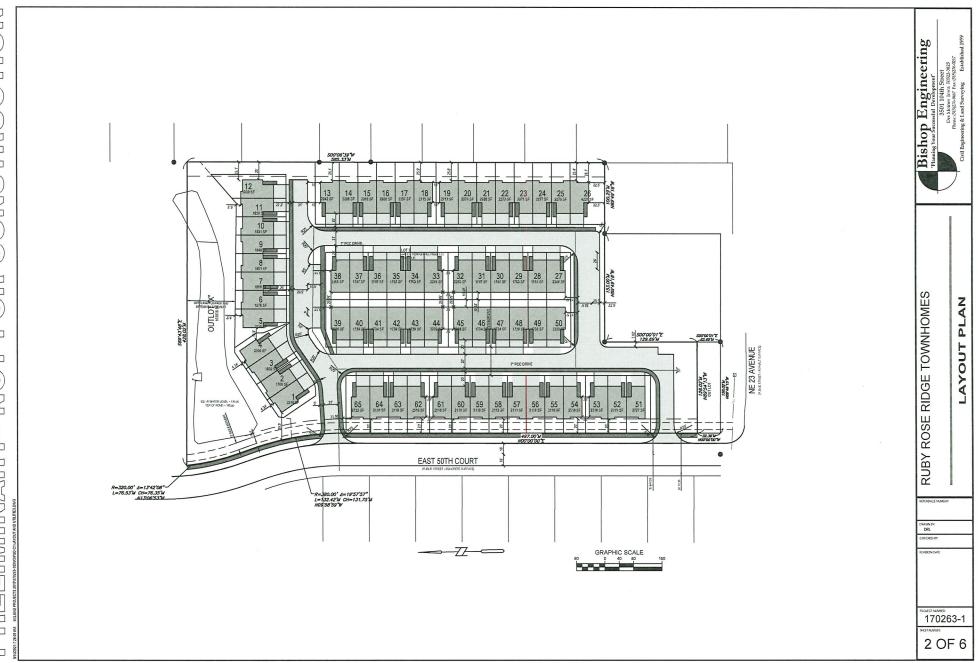
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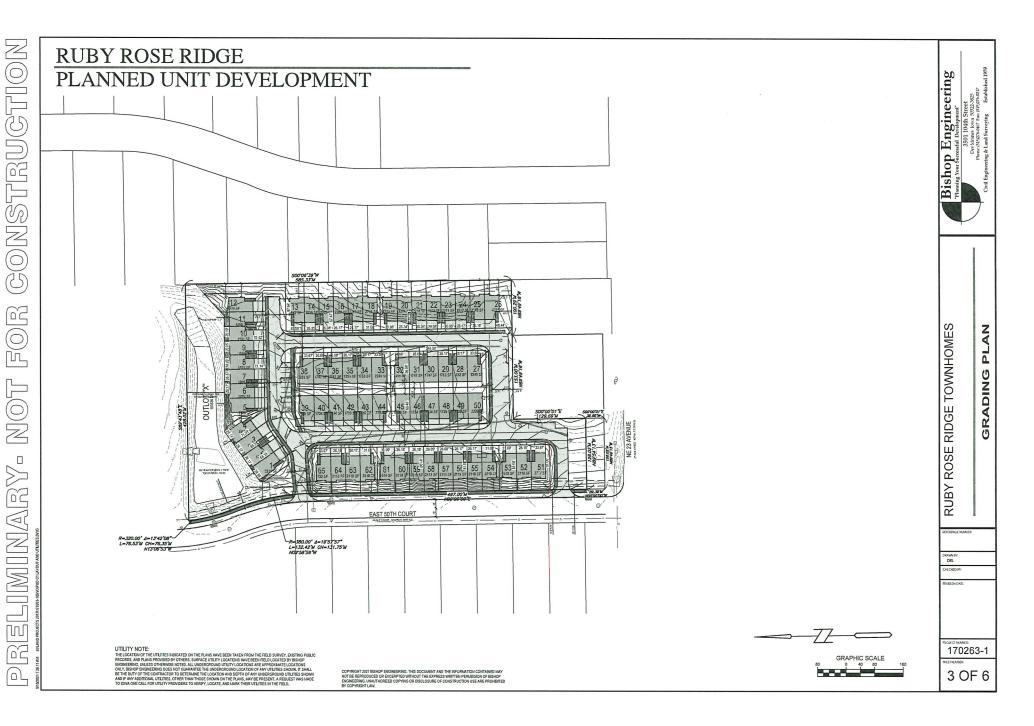
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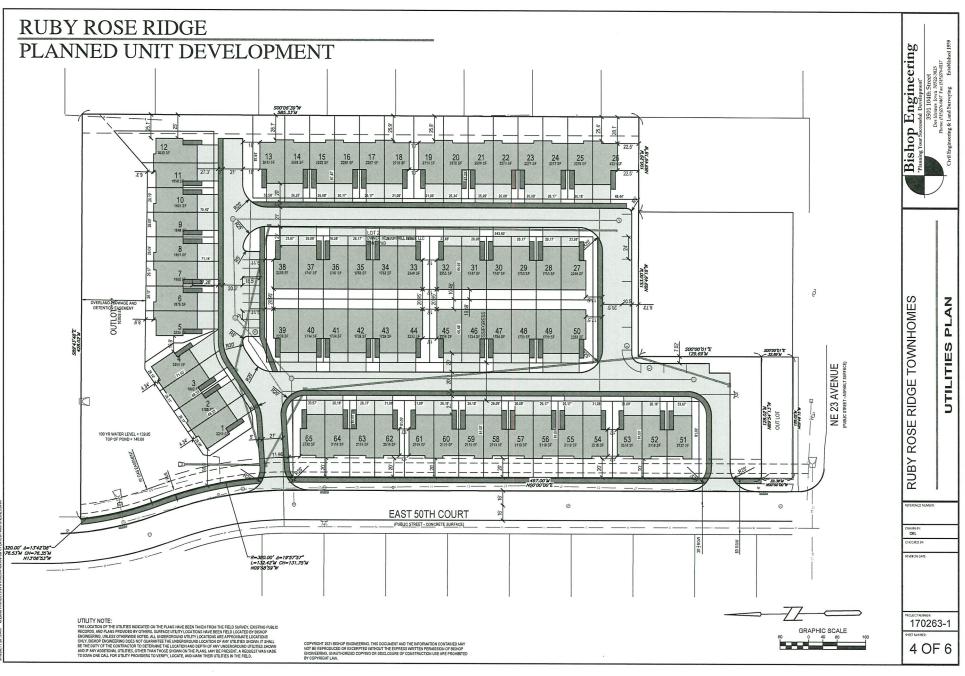
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PRELIMINARY. NOT FOR CONSTRUCTION



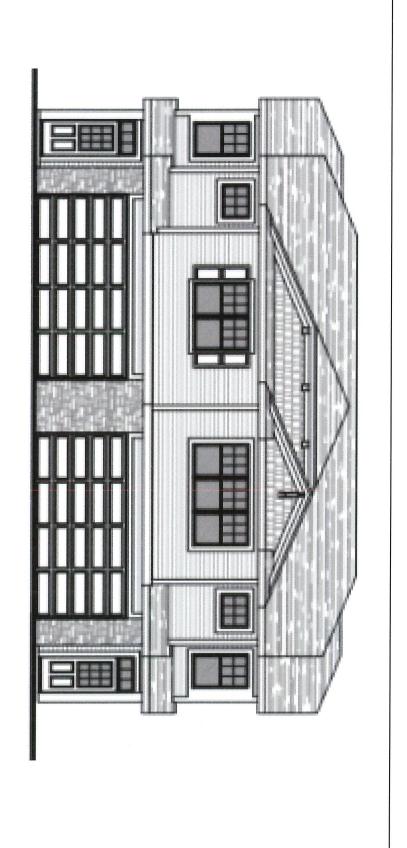




PRELIMINARY NOT FOR CONSTRUCTION



PRELIMINARY- NOT FOR CONSTRUCTION



6 OF 6	SHIVTN 139-6	170263-1	PROJECT NUMBER:

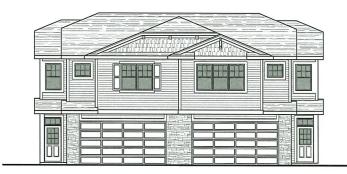


RUBY ROSE RIDGE TOWNHOMES

	Bishop Engineering *Planning Your Successful Development*	
	3501 104th Street	
	Des Moines, Iowa 50322-3825 Phone: (515)276-0467 Fax: (515)276-0217	
1	Civil Engineering & Land Surveying Established 1959	

ELEVATOINS

Waterford Creek Townhomes 2 Plex Building 3 BR



GENERAL NOTES

CROIX.

A. Builder shall be responsible for grading at sits and lots.

B. Perform execution excending to good common construction practices to the lines, grades and
electritions beloaded on thronings.

C. Provide faundation drivings as specified by governing codes.

D. Provide sall polenoing to control semillar as required by governing codes.

crets shall be designed and specified by others.

ASSIRY

1. Privide modular size brick venear units complying with governing codes.

1brick lyos shall be specified by Bulder.

2. Privide monter in occurdance with governing codes.

LS Il structural steel shall comply with appropriate governing codes. O AND PLASTICS 200 AMD PLATICS

United or manifestation of implement wood products shall, it addition to complying with

convolution of the control of the Neutre Wood products Association for selection and use of

7. Promote Clie facing of the Neutre Wood products Association for selection and use of

7. Promot September on of Serials to dick? of the American Promote Association,

7. American Wood Preserve Association dustation of communication of international or international origination.

7. All youth Desiration of International Originals of the preservation pressures.

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1. All mod infectiol on "tra-retention" shall be fire-retention by the liabeling shadows of quality.

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All mode pilots parties o mourant or memory and its of decog-maintain clusted on reshort hand to be made in section by the contract of the composition of the COL AG or equal. More in the course of t

uterior frome west: a. 2x4: glass fiber, botts, R-20. Unless noted otherwise on plans. b. 2x6: glass fiber, botts, R-21 (Win.). Unless noted otherwise on plans.

3. As the size mice, which, it is if (iii) below sold of browner in piece.

3. World referrer cape flow, it is 1. No. Sizes and of showing in piece.

3. World referrer cape flow, it is 1. No. Sizes and of showing in piece.

3. World referrer cape flow, it is 1. No. Sizes and of showing in piece.

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FRAMING NOTES

Ming leaves sensionly assumed to the control of the

1. Pre-framework pay year-to-servery.

2. Marchitaire and nodel shall be specified by Bulder.

2. Marchitaire and nodel shall be specified by Bulder.

3. Sale Carbitacify) and be responsible to prope induction at the specified by a specified by a specified by the specified by a specified by the specified by Bulder.

2. Sower, is and not highwave molaumes shall be contracted of approach strifty gloting as specified by Bulder.

3. Sower, is and not highwave molaumes shall be contracted four openings, open

conformation.

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OPENINGS LESS THAN 6"-0" IN WOTH - 2-2x10 WITH FLAT 2x4 ON BOTTOM OPENINGS 6"-0" OR GREATER IN WOTH - 2-2x12 UNLESS OTHERWSE SPECIFED ON PLAYS, SEE DETAIL ON SHEET DI INTERIOR HEADERS: CAP STOOP:

3/4" OSB 2X FRAMES TAP CON OR RAWSET AND BRACED TO FOUNDATION TIES; OSB TO HANG EXTEND OVER FOUNDATION HALF WAX, PROVIDE FLASHING AND REBERS MEMBRANE AS REQUIRED.

BASEMENT STAIRS: 2" AWAY FROM FRAMED OR FLARRED WALLS - VERIFY PER BUILDER. MAIN STAIRS: 1/2" risers, 3/4" treads with 1" overhads on front, quid) and name: treads hang over does 1 1/2" or 2 1/4" with sort board, see detail — verfy for bulder.

UPPER FLOOR BALCONIES: TUB/SHOWERS:

SYMBOLS

CONCRETE BLOCK

EXTERIOR DOORS:

3/4" OSB SPACER BETWEEN DOOR SILL AND FLOOR DECK, SLIDING CLASS DOORS INSTALL DIRECTLY TO FLOOR DECK.

FRAMER SHALL PROVIDE CLEAR CHASES FOR PLUMBING AND MECHANICAL SYSTEMS.

TRUSSES:

RAFTERS:

FLASHING:

EXTERIOR WALLS:

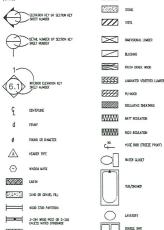
THE FRAMER SHALL ADJUST LAYOUT OR PLACEMENT OF FRAMING MEMBERS TO PROVIDE REQUIRED CLEARANCES FOR ALL MECHANICAL AND PLUMBING SYSTEMS WHILE MAINTAINING STRUCTURAL INTEGRITY. FIRE—STOP CEUING LEVEL AT ALL CONCEALED CHASES

CALLY BEIND WINDOWS AND AND COORS.
HOUSE WARP OVER ALL EXTERIOR WALLS AND CARLES:
INSTALLED TO BE WATER TIGHT PER MEGKS SPECIFICATION

24 UNDER ROCE ON ALL GARLES. RUBBER FLASHIG 18" WIDE UNDER ALLIMMAN FLASHIG. CONTRACTOR FLOSHIG ALDING SHITD ROOTS AND STOOPS.

CONCRETE

SNIZE SNI



ABBREVIATIONS

24° G.C. MITH BRACING AS SPECIFED BY TRUSS WARREACTIFER. ALL STRUCTURE SHOWN IS SOMEWIND ONLY AND TO BE DESIDED AND EXCREPTED BY TRUSS WERE ON BY OTHERS — VERFY PER BUILDER TRUSS DRAWNES BY OTHERS TO SUPERIODE THESE DRAWNES.

24" a.e. MTH BRACING AS REQUIRED AND TO BE ENGINEERED BY OTHERS. VALLT 2X 16" a.e. / 2x6 SUD FASCIA, LOCKOUTS AS REQUIRED — VERBY.

SECRETARIS ON ALL CATEROR WALLS AND EXTEROR FACE OF ALL CASES.
SECRETARIS IS ALSO REQUIRED ON THE OUTSER FACE OF ANY ALL WALLS THAT ALLIEN
DICLOSED UNFALTED SPACES SUCH AS PORCH ROOPS OR ATTIC SPACES.
HANDES NOTHER DIFFERENCE OF A PLACE.



SHEET INDEX

SHEET INDEX, FRAMING NOTES, GENERAL NOTES. DESIGN DATA, AREA SCHEDULE SYMBOLS AND ABBREVIATIONS

UNIT A-R BASEMENT, MAIN AND UPPER FLOOR PLANS 1.2 UNIT A-L BASEMENT, MAIN AND UPPER FLOOR PLANS

MAIN FLOOR PLAN UPPER FLOOR PLAN EXTERIOR ELEVATIONS ROOF PLAN & STAIR SECTIONS

COMMON WALL SECTIONS

DESIGN DATA

SOIL TEST (LOAD BEARING PRESSURE) SAND, SILTY SAND, CLAYEY SAND, SILT GRAVEL AND SLAYEY SRAVEL 2000 PSF

METIDOLIS

BASELET WALLS, FOUNDATION AND OTHER
CONFRET HOLLOPOSED_TO MEATHER

E.E. 7500_PS

BASEMENT SLABS AND INTERIOR SLABS ON GRADE,
EXFERT GARAGE FLOOR SLABS

ON GRADE

BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO MEATHER En = 3000 PSI.

6 = 730 FB Fb = .890 PSL E = .1500 KSL Fc = .500 PSL _ CSI1 SWAL-DBUN_

SOIL BEARING PRESSURE	CONVENTIONAL FOOTING DIMENSION AN REINFORCEMENT
2,000 P.S.F.	8"x 16" WITH TWO #4 REDIFORCEMENT BARS
1,850 P.S.F.	9"x 20" WITH TWO #4 REINFORCEMENT BARS
1,500 P.S.F.	10"x 24" WIH TWO #5 REINFORCEMENT BARS
1,250 P.S.F.	11"x 20" MITH THREE JS REINFORCEMENT DARS
1,000 P.S.F.	12"x 32" WITH THREE #5 REINFORCEMENT BARS

THE DIMENSIONS SPECIFIED IN THIS TABLE ARE TYPICALLY ACCEPTED DIMENSIONS FOR CONDITIONALLY DESIRED SINCE FAIRLY DIMENSIONS FOR OR THIS STORES IN HIGHEI INTERIOR TO BE

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

These documents, and the Information or are activities roperty of Mac Design Avy use, objection, or treater of the ribbout the expressed, million consent from Liu a tricing prohibite. After Derivor proprietty on the consents of consents of CO 2021 Mar Design Group, LLC All right



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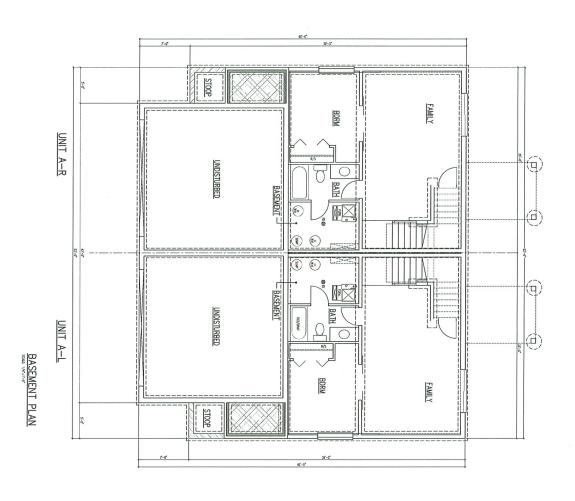
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ě 直 Urbandale, 2 Rod Golden Creek 15317 and aterford

 \geq JOHN LARSON DEVELOPMENT [515] 664,2592 Project No.: 30601321

Date: 04.12.21 Drawn By: 5P Revisions: 04.14.21

Sheet Title: COVER SHEET



THROLINGES AND SOCIETY AND THE AND THE

UNIT A-R

UNIT A

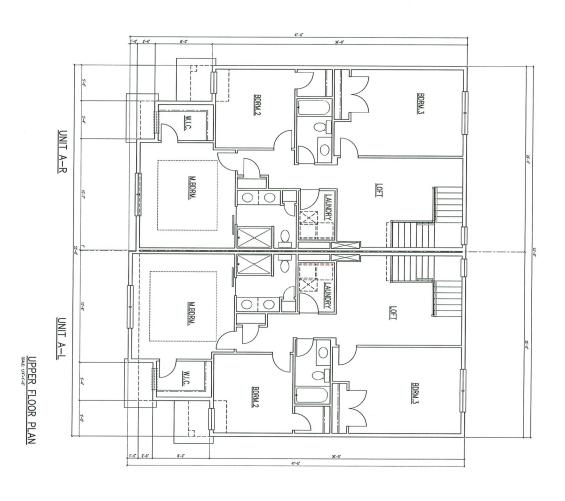
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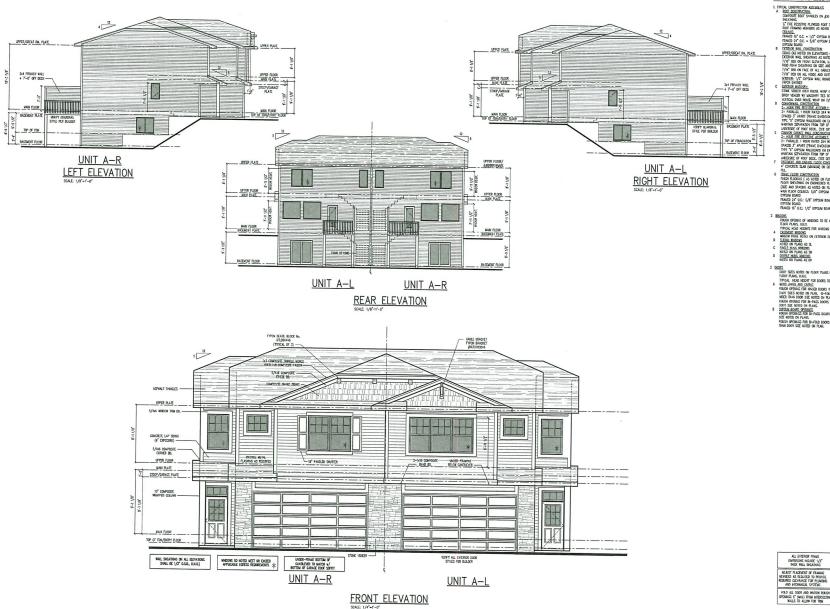
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TYPICAL NOTES:

2012 INTERNATIONAL RESIDENTIAL CODE:

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SHE ADMINISTRUCTION.

1. TYPICAL CONSTRUCTION ASSEMBLES

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1. TYPICAL CONSTRUCTION ASSEMBLES

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1. TYPICAL CONSTRUCTION.

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A BOOF_CONSTRUCT SHEATHING.

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Waterford Creek

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Builder: JOHN LARSON DEVELOPMENT [515] 664.2592

Project No.: 30601321 Date: 04.12.21 Drawn By. 59 Revisions: 04.14.21 Sheet Title: CLUSTER EXTERIOR ELEVATIONS

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

C4.1

15315 and 15317 Golden Rod Urbandale,