



Date April 3, 2017

**RESOLUTION SETTING HEARING ON REQUEST FROM  
GREATER DES MOINES HABITAT FOR HUMANITY TO REZONE MULTIPLE  
PROPERTIES LOCATED IN THE VICINITY OF 2426 SAYLOR ROAD**

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on March 16, 2017, its members voted 13-0 in support of a motion to recommend **APPROVAL** of a request from Greater Des Moines Habitat for Humanity (owner), represented by Lance Henning (officer), to rezone multiple properties located in the vicinity of 2426 Saylor Road from “R1-60” One-Family Low-Density Residential to “PUD” Planned Unit Development District, and of the proposed “Birdland Vista” PUD Conceptual Plan subject to the following revisions:

1. Provision of a note that states that the water main shall be an 8-inch diameter public water main installed inside of a 40-foot wide easement.
2. Provision of a note that 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.
3. Provision of a note that states the City may require the subdivision to be located within a horizontal property regime, with the detention basins designated as common areas shared by the owners of all the residential units. Common areas within a horizontal property regime are not separately taxed. In a horizontal property regime, the value of the common areas is allocated among the residential units.
4. Provision of a note that states the developer shall obtain the necessary approval to construct the alley across a portion of the property currently known as 2410 Saylor Road, either through acquisition of land for dedication as Right-of-Way or through provision of an access easement.
5. Provision of a note that states a pedestrian connection shall be provided to both Arthur Avenue to the north and East Holcomb Avenue to the south. This can be achieved by providing a north/south sidewalk within an easement on property known as 215 Arthur Avenue and a north/south sidewalk within an easement on the proposed “Lot 20”.
6. Provision of a note that states a minimum 5-foot wide sidewalk shall be provided along any street frontage.
7. Provision of a note that states one (1) street tree shall be provided along each lot with frontage on a public street.
8. Provision of a note that states foundation plantings shall be provided along the front façade of each home.
9. Provision of a note that states shrubs shall be provided along the side of any paved parking pad in order to discourage parking on the grass.
10. Revision of the note on fencing so that it also states any fencing within the rear yard areas 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.
11. Provision of a note stating that home-based businesses that would otherwise be allowed in accordance with a Special Permit per City Code Section 134-1326(10) shall be allowed so long as the Planning Administrator determines that the proposed business would satisfy the criteria contained in City Code Section 134-1328.



Date April 3, 2017

12. Provision of a note stating that the common lot lines located at the center of the common open space area shall be considered to be the front lot line.
13. Provision of a note stating that any single-family dwelling shall be constructed in accordance with the following design guidelines:
  - a. No same house plan with the same façade treatment shall be built on adjacent lots.
  - b. Exterior material for any home constructed shall be LP Smartside, fiber cement board, cedar, or masonry (brick or stone).
  - c. The front façade of any house constructed must contain one of the following:
    - i. A front porch of not less than 60 square feet; or
    - ii. At least 1/3 of the front façade shall be clad with stone or brick masonry.
  - d. The windows on the front façade of any dwelling shall have trim border not less than 4 inches in width.
  - e. Any side façade of a dwelling that faces a public street or a common sidewalk through the development shall have a door and windows with trim border of not less than 4 inches in width. (This would potentially apply to lots identified as 1, 3, 4, 11, 13, 20, and 21.)
  - f. The roof on any house constructed shall be of architectural profile asphalt type shingles. Standard 3-tab shingles are prohibited; and

**WHEREAS**, the Property to be rezoned is legally described as follows:

LOTS 1-6, BENEDICT PLACE, AN OFFICIAL PLAT INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA; LOTS 1-6, LOT A, AND LOT B, ADDINGTON PLACE, AN OFFICIAL PLAT INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA; LOTS 4-6, OLD ORCHARD BEACH, AN OFFICIAL PLAT INCLUDED IN AND FORMING A PART OF THE CIT OF DES MOINES, IN POLK COUNTY, IOWA; AND THE SOUTH 58.96 FEET OF THE NORTH 134.96 FEET, (EXCEPT THE WEST 161 FEET THEREOF), LOT 11, IN THE OFFICIAL PLAT OF THE SOUTHWEST QUARTER (SW 1/4), SECTION 26, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH PRINCIPAL MERIDIAN ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

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

1. That the attached communication from the Plan and Zoning Commission is hereby received and filed.
2. That the meeting of the City Council at which the proposed rezoning and PUD Conceptual Plan are to be considered shall be held at the Richard A. Clark Municipal Service Center (MSC), located at 1551 E. Martin Luther King, Jr. Parkway, Des Moines, Iowa, at 5:00 p.m. on April 17, 2017, at which time the City Council will hear both those who oppose and those who favor the proposals.

Date April 3, 2017

- That the City Clerk is hereby authorized and directed to cause notice of said proposals in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 and Section 414.4 of the Iowa Code.

MOVED BY \_\_\_\_\_ TO ADOPT.

FORM APPROVED:

*Glenna K. Frank*

Glenna K. Frank, Assistant City Attorney

(ZON2017-00018)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

**CERTIFICATE**

I, DIANE RAUH, 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 April 3, 2017

Agenda Item 18

Roll Call # \_\_\_\_\_

March 27, 2017

Honorable Mayor and City Council  
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held March 16, 2017, the following action was taken regarding a request from Greater Des Moines Habitat for Humanity (owner) represented by Lance Henning (officer) to rezone multiple properties located in the vicinity of 2426 Saylor Road.

**COMMISSION RECOMMENDATION:**

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

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
JoAnne Corigliano	X			
David Courard-Hauri				X
Jacqueline Easley	X			
Jann Freed	X			
John "Jack" Hilmes	X			
Lisa Howard	X			
Carolyn Jenison	X			
Greg Jones	X			
William Page	X			
Mike Simonson				X
Rocky Sposato	X			
Steve Wallace	X			
Greg Wattier	X			

**APPROVAL** of Part A) the proposed rezoning and "PUD" Conceptual Plan be found in conformance with the existing PlanDSM Creating Our Tomorrow future land use designation of Low-Medium Density Residential, approval of Part B) the request to rezone the property from "R1-60" One-Family Low-Density Residential to "PUD" Planned Unit Development District and approval of Part C) the proposed PUD Conceptual Plan for "Birdland Vista", subject to the following revisions: (ZON2017-00018)

1. Provision of a note that states that the water main shall be an 8-inch diameter public water main installed inside of a 40-foot wide easement.
2. Provision of a note that 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.
3. Provision of a note that states the City may require the subdivision to be located within a horizontal property regime, with the detention basins designated as common areas shared by the owners of all the residential units. Common areas within a horizontal property regime are not separately taxed. In a horizontal property regime, the value of the common areas is allocated among the residential units.
4. Provision of a note that states the developer shall obtain the necessary approval to construct the alley across a portion of the property currently known as 2410 Saylor Road, either through acquisition of land for dedication as Right-of-Way or through provision of an access easement.
5. Provision of a note that states a pedestrian connection shall be provided to both Arthur Avenue to the north and East Holcomb Avenue to the south. This can be achieved by providing a north/south sidewalk within an easement on property known as 215 Arthur Avenue and a north/south sidewalk within an easement on the proposed "Lot 20".
6. Provision of a note that states a minimum 5-foot wide sidewalk shall be provided along any street frontage.
7. Provision of a note that states one (1) street tree shall be provided along each lot with frontage on a public street.
8. Provision of a note that states foundation plantings shall be provided along the front façade of each home.
9. Provision of a note that states shrubs shall be provided along the side of any paved parking pad in order to discourage parking on the grass.
10. Revision of the note on fencing so that it also states any fencing within the rear yard areas 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.
11. Provision of a note stating that home-based businesses that would otherwise be allowed in accordance with a Special Permit per City Code Section 134-1326(10) shall be allowed so long as the Planning Administrator determines that the proposed business would satisfy the criteria contained in City Code Section 134-1328.
12. Provision of a note stating that the common lot lines located at the center of the common open space area shall be considered to be the front lot line.
13. Provision of a note stating that any single-family dwelling shall be constructed in accordance with the following design guidelines:
  - a. No same house plan with the same façade treatment shall be built on adjacent lots.
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    - a. A front porch of not less than 60 square feet; or
    - b. At least 1/3 of the front façade shall be clad with stone or brick masonry.
  - d. The windows on the front façade of any dwelling shall have trim border not less than 4 inches in width.
  - e. Any side façade of a dwelling that faces a public street or a common sidewalk through the development shall have a door and windows with trim border of not

less than 4 inches in width. (This would potentially apply to lots identified as 1, 3, 4, 11, 13, 20, and 21.)

- f. The roof on any house constructed shall be of architectural profile asphalt type shingles. Standard 3-tab shingles are prohibited.

#### Written Responses

4 in Favor

1 in Opposition

#### **STAFF RECOMMENDATION**

Part A) Staff recommends that the proposed rezoning and “PUD” Conceptual Plan be found in conformance with the existing PlanDSM Creating Our Tomorrow future land use designation of Low-Medium Density Residential.

Part B) Staff recommends approval of the request to rezone the property from “R1-60” One-Family Low-Density Residential to “PUD” Planned Unit Development District.

Part C) Staff recommends approval of the proposed PUD Conceptual Plan for “Birdland Vista”, subject to the following revisions:

1. Provision of a note that states that the water main shall be an 8-inch diameter public water main installed inside of a 40-foot wide easement.
2. Provision of a note that 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.
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10. Revision of the note on fencing so that it also states any fencing within the rear yard areas 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.
11. Provision of a note stating that home-based businesses that would otherwise be allowed in accordance with a Special Permit per City Code Section 134-1326(10) shall be allowed so long as the Planning Administrator determines that the proposed business would satisfy the criteria contained in City Code Section 134-1328.
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  - f. The roof on any house constructed shall be of architectural profile asphalt type shingles. Standard 3-tab shingles are prohibited.

## STAFF REPORT TO THE PLANNING COMMISSION

### I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant seeks to construct 22 single-family dwellings and rehabilitate 1 existing single-family dwelling. The proposed development is unique in that most of the dwellings would be oriented towards a common open space with multiple pedestrian connections. The PUD Conceptual Plan demonstrates that vehicular access for the dwellings would be provided by two (2) paved alleys along the rear facades of the dwellings.
2. **Size of Site:** 3.69 acres.
3. **Existing Zoning (site):** "R1-60" One-Family Low-Density Residential District.
4. **Existing Land Use (site):** Vacant land and a single-family dwelling.

## 5. Adjacent Land Use and Zoning:

**North** - "R1-60"; Uses are single-family dwellings and undeveloped land along Arthur Street.

**South** - "R1-60"; Uses are single-family dwellings along East Holcomb Avenue.

**East** - "R1-60"; Uses are single-family dwellings along Saylor Road and Union Park.

**West** - "M-1"; Uses are undeveloped lots along Oxford Street.

6. **General Neighborhood/Area Land Uses:** The site is located in a primarily low-density residential area to the north of the recently reconstructed levy along the Des Moines River. The site is located between an industrial area along 2<sup>nd</sup> Avenue and the City of Des Moines' Union Park.

7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Union Park Neighborhood. The neighborhood association was notified of the public hearing by mailing of the Preliminary Agenda on February 24, 2017 and a Final Agenda on March 10, 2017. Additionally, separate notifications of the hearing for this specific item were mailed on February 24, 2017 (20 days prior to public hearing) and March 6, 2017 (10 days prior to the public hearing) to the Union Park Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division on the date of the mailing. The Union Park Neighborhood Association notices were mailed to Jack Daugherty, P.O. Box 16113, Des Moines, IA 50316.

8. **Relevant Zoning History:** N/A.

9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** The subject property is located within an area designated on the proposed PlanDSM future land use map as Low-Medium Density Residential. The plan defines this category as "areas developed with a mix of single family, duplex and small multi-family units up to 12 units per net acre". The proposed "PUD" Conceptual Plan would not require this designation to be amended. However, the notes on the Conceptual Plan should be revised to reflect the Plan DSM: Creating Our Tomorrow Plan instead of the 2020 Community Character Plan.

10. **Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to amend zoning boundaries or regulations 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. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. 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 the City Code 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 amended PUD Conceptual Plan 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. **Natural Site Features:** The site contains several mature trees that would be removed to accommodate the proposed dwellings and necessary utilities. The PUD Conceptual Plan states that development of the site must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code as part of any grading permit or subdivision plat. The PUD Conceptual Plan also states that a tree inventory has been conducted that determined this ordinance will require the planting of 32 trees (2 inches in caliper each) in order to mitigate the trees that would be removed.
2. **Utilities:** The submitted PUD Conceptual Plan demonstrates that the development would be served by a sanitary sewer and a water main through the common open space passing through the center of the site. A note must be added to state that the water main shall be an 8-inch diameter public water main installed inside of a 40-foot wide easement, where the planting of trees may not be allowed within the easement. Staff notes that the house on "Lot 20" may have to be shifted in order to provide the necessary easement.
3. **Drainage & Grading:** A stormwater runoff control plan per City Code Section 106-136 is required. All grading is subject to an approved grading permit and soil erosion control plan.

The submitted PUD Conceptual Plan proposes a network of storm sewers throughout the development, with three (3) detention basins located within the western portion of the site. The City may require the entire subdivision to be located within a horizontal property regime, with the detention basins designated as common areas shared by the owners of all the residential units. Common areas within a horizontal property regime are not separately taxed. In a horizontal property regime, the value of the common areas is allocated among the residential units.

4. **Traffic/Street System:** The PUD Conceptual Plan includes two (2) paved east/west public alleys running from Saylor Road to Oxford Street. These would be located within 22-foot wide segments of Right-of-Way that would be dedicated to the City.

A portion of the southern alley crosses the property known as 2410 Saylor Road. The applicant indicates that they are in the process of purchasing this property. However, if the applicant is unable to acquire this property, they would still be required to secure the necessary easement to allow this public alley to cross a private property.

The PUD Conceptual Plan demonstrates that a 6-foot wide east/west sidewalk would meander through the common open space between Oxford Street to the west and

Saylor Road to the east. It also demonstrates a north/south sidewalk that would cross the portion of the development in between the two east/west alleys. Given that that this development would be predominately pedestrian-oriented, staff believes that a pedestrian connection should be provided to both Arthur Avenue to the north and East Holcomb Avenue to the south. This can be achieved by providing a north/south sidewalk within the proposed "Lot 20" and a north/south sidewalk within the property known as 215 Arthur Avenue that is owned by the applicant.

A note must be added to the "PUD" Conceptual Plan to state that a minimum 5-foot wide sidewalk shall be provided along any street frontage.

The PUD Conceptual Plan demonstrates that each of the lots with access from the east/west alleys would contain a paved pad measuring 24 feet by 24 feet. While the applicant doesn't intend to construct garages on these pads, future owners could.

Guests visiting homes within the development would either have to park on the paved pad on each lot or along public streets in the area. The applicant has indicated that they are considering constructing an off-street parking area for approximately six (6) vehicles on the lot they own at 215 Saylor Road. In order for this to be permissible, that property must be rezoned for inclusion into the Birdland Vista PUD.

- 5. Landscaping:** The proposed PUD Conceptual Plan states that one (1) tree and twenty (20) perennials will be provided on each lot. Staff also recommends that a note be added to state that any lot with frontage on a public street shall also provide a street tree. Staff notes that this would require the planting of six (6) street trees.

Staff recommends that the planting requirements also state that foundation plantings will be provided along the front of each home and that shrubs will be provided along the side of any paved parking pad in order to discourage parking on the grass.

- 6. Fencing:** The PUD Conceptual Plan states that fencing will be allowed within the rear yard areas only. Staff recommends this note be expanded to state that such fencing 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.
- 7. Principal and Accessory Uses:** The PUD Conceptual Plan states that the permitted principal and accessory uses shall be those as permitted in the "R1-60" District. While the "R1-60" District allows for some home office uses (such as the home office of a physician, dentist, artist, attorney, architect, etc.), Staff also recommends that a note be added to state that home-based businesses that would otherwise be allowed in accordance with a Special Permit per City Code Section 134-1326(10) shall be allowed so long as the Planning Administrator determines that the proposed business would satisfy the criteria contained in City Code Section 134-1328.
- 8. Bulk Regulations:** The PUD Conceptual Plan states that each lot would have a minimum lot area of 4,850 square feet and a minimum lot width of 40 feet. It also states that each lot would have a minimum front yard setback of 15 feet, a minimum side yard setback of 5 feet, and a minimum rear yard setback of 10 feet. Staff recommends that the text clarify that the common lot lines located at the center of the common open

space area is considered to be the front lot line.

9. **Urban Design:** The PUD Conceptual Plan provides three (3) different dwelling types, each with two (2) varying façade treatments. Each dwelling would contain approximately 1,400 square feet of finished living space. All dwellings would have either a full or partial basement.

Staff recommends the following design standards be provided as notes on the PUD Conceptual Plan to ensure a level of quality that is compatible with the adjoining properties and that will support the long term stability of the proposed development.

- a) No same house plan with the same façade treatment shall be built on adjacent lots.
- b) Exterior material for any home constructed shall be LP Smartside, fiber cement board, cedar, or masonry (brick or stone).
- c) The front façade of any house constructed must contain one of the following:
  - i. A front porch of not less than 60 square feet; or
  - ii. At least 1/3 of the front façade shall be clad with stone or brick masonry.
- d) The windows on the front façade of any dwelling shall have trim border not less than 4 inches in width.
- e) Any side façade of a dwelling that faces a public street or a common sidewalk through the development shall have a door and windows with trim border of not less than 4 inches in width. (This would potentially apply to lots identified as 1, 3, 4, 11, 13, 20, and 21.)
- f) The roof on any house constructed shall be of architectural profile asphalt type shingles. Standard 3-tab shingles are prohibited.

**Additional Information:** The PUD Conceptual Plan states that transformers, junction boxes, air conditioner units, and other mechanical equipment over 3 feet in height cannot be located within a requirement setback, and that utility meters shall not be placed on a build façade that faces a public street.

Each lot provides a minimum 10-foot by 10-foot storage shed.

## SUMMARY OF DISCUSSION

Jacqueline Easley asked if anyone was present to speak on this item. None were present or requested to speak.

Will Page stated the concept of this project is interesting. He advised the Commission that there are already about 100 years ago a similar kind of development that was constructed on E. 8<sup>th</sup> near University Avenue listed on the National Register of Historic places. He believes this project is going to be a good addition to the City and to the Union Park Neighborhood.

John "Jack" Hilmes asked if the applicant agreed with the conditions listed.

Jason Van Essen stated yes.

## COMMISSION ACTION:

Greg Jones moved staff recommendation Part A) the proposed rezoning and “PUD” Conceptual Plan be found in conformance with the existing PlanDSM Creating Our Tomorrow future land use designation of Low-Medium Density Residential, approval of Part B) the request to rezone the property from “R1-60” One-Family Low-Density Residential to “PUD” Planned Unit Development District and approval of Part C) the proposed PUD Conceptual Plan for “Birdland Vista”, subject to the following revisions:

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Motion carried 13-0.

Respectfully submitted,



Michael Ludwig, AICP  
Planning Administrator

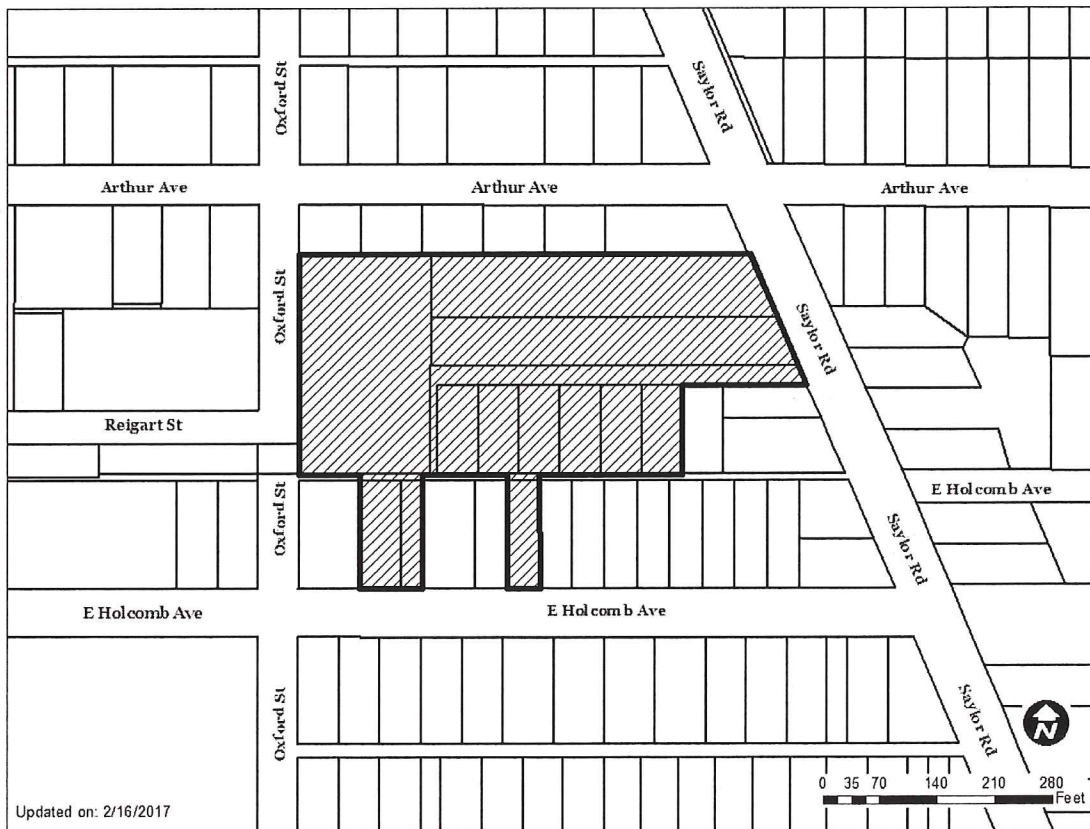
MGL:clw

Attachment

<b>Greater Des Moines Habitat for Humanity (owner) represented by Lance Henning (officer) for property located in the vicinity of 2426 Saylor Road</b>		<b>File #</b> <b>ZON2017-00018</b>		
<b>Description of Action</b>	Approval of the request to rezone the property from "R1-60" One-Family Low-Density Residential to "PUD" Planned Unit Development, to allow a PUD Conceptual Plan "Birdland Vista" for construction of 19 single-family dwellings served by two 22-foot paved east/west public alleys running from Saylor Road to Oxford Street, construction of two (2) single-family dwellings with lot frontage on East Holcomb Avenue, construction of a single-family dwelling on Saylor Road and rehabilitation of the existing single-family dwelling at 2428 Saylor Road, for a total of 23 single-family dwellings in the development subject to revisions.			
<b>PlanDSM Future Land Use</b>	Current: Low/Medium Density Residential. Proposed: N/A.			
<b>Mobilizing Tomorrow Transportation Plan</b>	No planned improvements.			
<b>Current Zoning District</b>	"R1-60" One-Family Low Density Residential, "GGP" Gambling Games Prohibition Overlay District and "FSO" Freestanding Signs Overlay District.			
<b>Proposed Zoning District</b>	"PUD" Planned Unit Development, "GGP" Gambling Games Prohibition Overlay District and "FSO" Freestanding Signs Overlay District.			
<b>Consent Card Responses</b>	In Favor	Not In Favor	Undetermined	% Opposition
<b>Subject Property</b>	4	1		
<b>Outside Area (200 feet)</b>				
<b>Plan and Zoning Commission Action</b>	Approval	13-0	<b>Required 6/7 Vote of the City Council</b>	Yes
	Denial			No

Greater DM Habitat for Humanity, 2426 Saylor Road

ZON2017-00018



1 inch = 135 feet

Item ZON2017-00018

Date 3-9-17

I (am) (am not) in favor of the request.

(Circle One)

Print Name B. A. Burkenbine

Signature B. A. Burkenbine

Address 2535 Lathrop Apt 709

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

Five horizontal lines for text input.

Item ZON2017-00018

Date 3-13-17

I (am) (am not) in favor of the request.

(Circle One)

Print Name JASON ELSTROM

Signature [Signature]

Address GDM Habitat

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

Five horizontal lines for text input.

Item ZON2017-00018

Date 3-10-17

I (am) (am not) in favor of the request.

**RECEIVED COMMUNITY DEVELOPMENT**

MAR 17 2017

Print Name Frank J. Pierce

Signature [Signature]

Current address 1737 Bozo Lane Johns Island SC

(Call Arthur)

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

I oppose this request. This area is single family residential... traffic congestion would be created by this change... it would no longer be low density. Also have concerns about noise and potential crime increases as Birdland Park does not have a good reputation - will add to that

Item ZON2017-00018

Date 3-13-17

I  (am)  (am not) in favor of the request.

(Circle One)

Print Name Pam Carmichael

Signature [Handwritten Signature]

Address 1111-9<sup>th</sup> # 210 DSM, IA 50314

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Item ZON2017-00018

Date 3-8-2017

I  (am)  (am not) in favor of the request.

COMMUNITY DEVELOPMENT

MAR 10 2017

Print Name Larry Shaffer

Signature [Handwritten Signature]

Address 328 Arthur Ave

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

I think it will be a plus to this neighborhood - Just to had you are not able to clean up the mess on the SW corner of Arthur & Saylor Rd.

Item ZON2017-00018

Date 3-9-17

I  (am)  (am not) in favor of the request.

(Circle One)

Print Name Sharon Lattimer

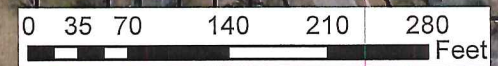
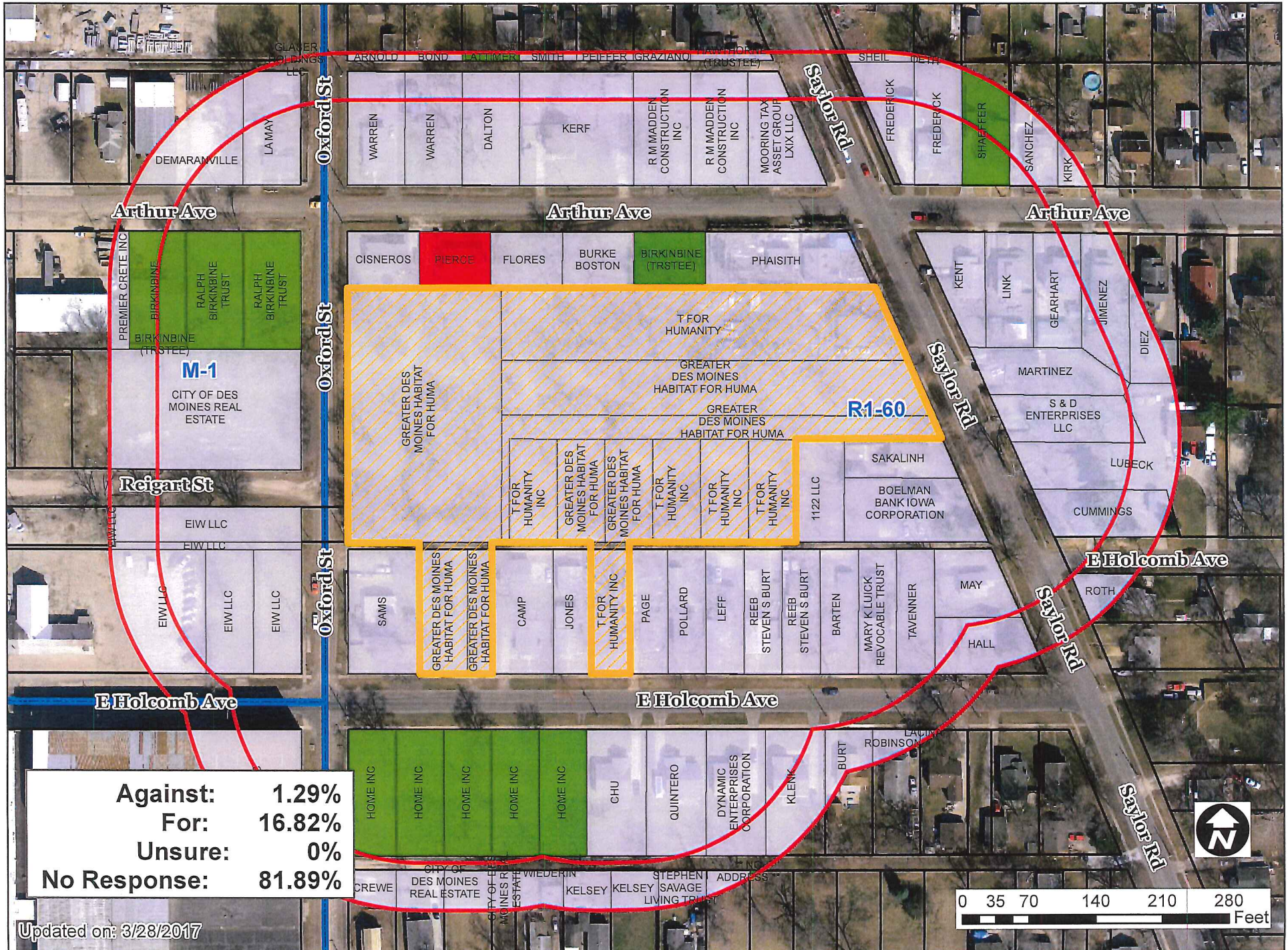
Signature [Handwritten Signature]

Address 215 E. Sheridan

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





# CONCEPTUAL PLAN

# BIRDLAND VISTA

## A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA

### SHEET 1 OF 5

#### BOUNDARY RETRACEMENT SURVEY

LOTS 1-6, BENEDICT PLACE; LOTS 1-6, LOT A, AND LOT B, ADDINGTON PLACE; LOTS 4-6, OLD ORCHARD BEACH; AND PART OF LOT 10, OFFICIAL PLAT OF THE SOUTHWEST QUARTER (SW 1/4), SECTION 26, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH PRINCIPAL MERIDIAN.

#### LEGAL DESCRIPTION

LOTS 1-6, BENEDICT PLACE, AN OFFICIAL PLAT INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA; LOTS 1-6, LOT A AND LOT B, ADDINGTON PLACE, AN OFFICIAL PLAT INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA; LOTS 4-6, OLD ORCHARD BEACH, AN OFFICIAL PLAT INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA; AND THE SOUTH 58.50 FEET OF THE NORTH 134.96 FEET (EXCEPT THE WEST 101 FEET THEREOF), LOT 11, IN THE OFFICIAL PLAT OF THE SOUTHWEST QUARTER (SW 1/4), SECTION 26, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH PRINCIPAL MERIDIAN.

#### INDEX OF SHEETS

- COVER SHEET
- SKETCH PLAN - UTILITIES AND PAYMENTS
- SKETCH PLAN - LANDSCAPING
- ARCHITECTURAL ELEVATIONS
- ARCHITECTURAL ELEVATIONS

#### OWNER CONTACT

GREATER DES MOINES HABITAT FOR HUMANITY, INC.  
2200 EAST EUCLID AVENUE  
DES MOINES, IA 50317  
1515 471-8866

#### ARCHITECT

BSB DESIGN  
4601 WESTOWN PARKWAY, SUITE 208  
WEST DES MOINES, IA 50266  
1515 273-3020

#### LANDSCAPE ARCHITECT/ENGINEER

SNYDER & ASSOCIATES, INC.  
2727 SW SNYDER BLVD.  
P.O. BOX 159  
ANKENY, IA 50023  
5151954-2020  
5151954-7938 FAX  
CONTACT: TIM WEST  
EMAIL: [tim@snnyder-associates.com](mailto:tim@snnyder-associates.com)

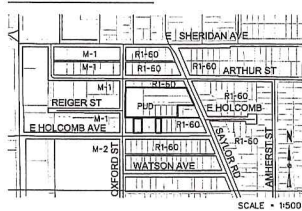
#### JURISDICTION

CITY OF DES MOINES  
PERMIT & DEVELOPMENT CENTER  
ARMORY BUILDING  
602 ROBERT D. RAY DRIVE  
DES MOINES, IA 50309  
1515 283-4200

#### PRE-APPLICATION MEETING INFORMATION

PRE-APPLICATION MEETING WAS HELD ON MARCH 8TH, 2016  
2426 SAYLOR ROAD-NEW CONSTRUCTION OF 14 SINGLE-FAMILY  
HOMES BY HABITAT FOR HUMANITY.

#### VICINITY & ZONING MAP



SCALE = 1:500

#### ZONING

EXISTING: R1-60 - ONE FAMILY LOW DENSITY RESIDENTIAL  
PROPOSED: PUD - PLANNED UNIT DEVELOPMENT  
FUTURE LAND USE PLAN: LOW-MEDIUM DENSITY RESIDENTIAL  
(AS PER DES MOINES 2020 COMMUNITY CHARACTER PLAN)

#### PERMITTED LAND USES

PRINCIPAL PERMITTED USES:  
ONLY THE FOLLOWING USES OF STRUCTURES OR LAND SHALL BE PERMITTED:

- ANY USE PERMITTED IN AND AS LIMITED IN THE R1-60 DISTRICT
- SINGLE-FAMILY SEMI-DETACHED AND TWO-FAMILY DWELLINGS WHICH WERE CONFORMING USES DECEMBER 31, 1998, AND REPLACEMENTS THEREOF PROVIDED THE CONSTRUCTION OF SUCH REPLACEMENT IS COMMENCED WITHIN SIX MONTHS OF THE DESTRUCTION OF THE ORIGINAL DWELLING AND DILIGENTLY PURSUED TO COMPLETION.

PERMITTED ACCESSORY USES:  
THE PERMITTED ACCESSORY USES IN THE PUD LOW-DENSITY RESIDENTIAL DISTRICT SHALL BE THE ACCESSORY USES PERMITTED IN THE R1-60 DISTRICT.

#### BULK REGULATIONS

- LOT AREA:  
A) SINGLE-FAMILY DETACHED DWELLING 4,850 SQUARE FEET MINIMUM.
- LOT WIDTH  
A) SINGLE-FAMILY DETACHED DWELLING, 40 FEET, MINIMUM
- FRONT YARD: 15 FEET, MINIMUM
- SIDE YARD:  
A) TO FEET TOTAL SIDE YARD, 5 FEET MINIMUM ON ONE SIDE
- REAR YARD: 10 FEET, MINIMUM
- MAXIMUM HEIGHT:  
A) PRINCIPAL BUILDING, 24 FEET.  
B) ACCESSORY BUILDING, 17 FEET.
- MAXIMUM NUMBER OF STOREYS:  
A) PRINCIPAL BUILDING, TWO STOREYS.  
B) ACCESSORY BUILDING, ONE STOREY.
- GARAGES ARE NOT REQUIRED.
- FENCES ARE ALLOWED WITHIN REAR YARD AREAS ONLY. NO FENCES ARE ALLOWED WITHIN EASEMENT AREAS.

#### DEVELOPMENT SUMMARY

TOTAL PROPERTY AREA: 3.69 AC (160,677 SF)  
PROPOSED UNITS: 23 UNITS  
PROPOSED DENSITY: 6.23 UNITS/ACRE

#### GENERAL DEVELOPMENT CONCEPT NARRATIVE

THE BIRDLAND VISTA HABITAT FOR HUMANITY DEVELOPMENT FEATURES SMALLER RESIDENTIAL LOT AREAS CLUSTERED AROUND A SHARED OPEN SPACE BETWEEN UNITS. VEHICULAR ACCESS WILL BE MAINTAINED THROUGH ALLEYS LOCATED ON THE OUTSIDE OF THE DEVELOPMENT, LEAVING THE INTERIOR AREAS TO HAVE A PARK-LIKE AND PEDESTRIAN FEEL. SHARED STORM WATER DETENTION AREAS INCORPORATE CONSERVATION METHODS TO REDUCE STORM WATER EROSION AND MAXIMIZE COMMON OPEN SPACE.

#### FIRM/FEMA FLOODPLAIN INFORMATION

THE SOUTHWEST CORNER OF THE DEVELOPMENT IS LOCATED WITHIN A ZONE "A" DESIGNATION OF THE 2017 DFIRM MAP. THIS AREA IS PROTECTED BY THE REGIONAL LEVEE SYSTEM ASSOCIATED WITH THE DES MOINES RIVER AND DOES NOT REQUIRE A FLOODPLAIN DEVELOPMENT PERMIT.

#### DEVELOPMENT SCHEDULE

SITE APPROVAL: APRIL 2017  
CLEARING: APRIL 2017  
GRADING: MAY 2017  
SANITARY SEWER: MAY/JUNE 2017  
WATER: MAY/JUNE 2017  
STORM SEWER: MAY/JUNE 2017  
PAVING: JULY/AUGUST 2017  
BACKFILL: SEPT 2017  
SEEDING: SEPT. 2017

#### GENERAL NOTES

- A PRE-APPLICATION MEETING WAS HELD ON MARCH 8, 2016 WITH LANCE HENNING OF HABITAT FOR HUMANITY, & CHRIS BAUER & KURT HADGE WITH SHIVE HATTERY.
- THE "DES MOINES 2020 COMMUNITY CHARACTER PLAN" DESIGNATES THE PROPERTY AS LOW-MEDIUM DENSITY RESIDENTIAL.
- TREE REMOVAL SHALL BE IN ACCORDANCE WITH CHAPTER 42, ARTICLE 10 OF THE CITY CODE.
- TRANSFORMERS, JUNCTION BOXES, AIR CONDITIONER UNITS, AND OTHER MECHANICAL EQUIPMENT OVER 3 FEET IN HEIGHT CANNOT BE LOCATED WITHIN A REQUIRED SETBACK.
- UTILITY METERS PLACED ON NEW BUILDING FACADES SHALL NOT FACE PUBLIC STREETS

#### ARCHITECTURAL DESIGN STANDARDS

THE PROPOSED HOMES FOR THE BIRDLAND VISTA DEVELOPMENT ARE APPROXIMATELY 1,400 SQUARE FOOT SINGLE-FAMILY HOMES, TWO LEVELS WITH THREE BEDROOM MINIMUM. THE DESIGN CONCEPT OF THE RESIDENCE FEATURES A FIRST FLOOR BEDROOM BATHROOM AND LAUNDRY ROOM LOCATED ON THE MAIN LEVEL. A COVERED FRONT PORCH IS INCLUDED ON ALL HOME DESIGNS WITH A PAVED DRIVEWAY AND SIDEWALK CONNECTION TO THE NEIGHBORING SHARED WALKING PATH AND GREENSPACE AREAS. A TWO-STALL PAVED PARKING AREA IS LOCATED OFF OF ALLEY ACCESS TO THE REAR OF THE RESIDENCE. THIS PAD MAY BE USED TO ACCESS A TWO-CAR GARAGE AT THE PROPERTY OWNER'S EXPENSE. THE EXTERIOR PAINT OF THE HOMES SHALL BE LIGHT AND SOFT TONES AND COLOR CHOICES AS SELECTED BY THE HOME-OWNER. THE SIDING AND ROOFING COLOR OF THE OPTIONAL GARAGES SHALL MATCH THE HOUSE. ALL HOMES ARE BUILT TO COMPLY WITH ALL APPLICABLE LOCAL AND STATE BUILDING CODES, ORDINANCES, AND REGULATIONS. IN ADDITION, ALL NEWLY CONSTRUCTED HOMES ARE BUILT TO CURRENT ENERGY STAR SPECIFICATIONS.

#### LANDSCAPE REQUIREMENTS

THE LANDSCAPE REQUIREMENTS FOR THE DEVELOPMENT CONSIST OF THE FOLLOWING:

- 450 SF OF SOG INSTALLED BY THE DEVELOPER FOR EACH LOT; THE REMAINDER OF THE LOT AREA WILL BE SEEDED.
- 1 CANOPY TREE AND 20 PERENNIALS SHALL BE INSTALLED ON EACH PROPERTY. ALL PLANTINGS SHALL BE NATIVE TO IOWA AND SELECTED BY A LANDSCAPE SPECIALIST.
- BIO-RETENTION AREAS SHALL BE CONSTRUCTED BY THE DEVELOPER AND DESIGNED BY A LANDSCAPE ARCHITECT.

#### ENVIRONMENTALLY SIGNIFICANT FEATURES

THE SUBJECT PROPERTY HAS BEEN PREVIOUSLY DEVELOPED AND CONTAINS NO ENVIRONMENTALLY-SIGNIFICANT FEATURES. A TREE INVENTORY HAS BEEN CONDUCTED ON THE SUBJECT PROPERTY. MITIGATION OF THE REMOVED TREES IS REQUIRED. THE PLANTING OF APPROVED STREET TREE LIST THESE TREES CAN BE APPLIED TO THE LANDSCAPE REQUIREMENTS FOR THE RESIDENTIAL PROPERTIES.

#### UTILITY NARRATIVE

##### STORM SEWER

STORM SEWER IS PROVIDED THROUGHOUT THE DEVELOPMENT TO CAPTURE AND CONVEY STORM WATER. STORM SEWER INTAKES CAPTURE STORM WATER AND CONVEY IT FROM THE ALLEY AREAS AND PARK/OPEN AREAS AS SHOWN. A COMBINATION OF RCP AND HDPE STORM SEWER WILL BE USED IN THE DEVELOPMENT. STORM SEWER RUNS TO THE SOUTHWEST PART OF THE DEVELOPMENT, WHERE IT IS COLLECTED AND DETAINED IN A SERIES OF ABOVE-GROUND STORM DETENTION BASINS. BIO-FILTRATION TECHNIQUES WILL BE IMPLEMENTED IN THE STORM WATER BASINS TO CAPTURE STORM WATER AND ENCOURAGE INFILTRATION WITHIN THE DEVELOPMENT AREA BEFORE REACHING THE PUBLIC STORM SEWER SYSTEM. THE SOUTHERN DETENTION BASIN DISCHARGES THROUGH AN OUTLET STRUCTURE TO EXISTING PUBLIC STORM SEWER LOCATED ALONG EAST HOLCOMB AVENUE.

##### WATER MAIN

AN 8" WATER MAIN IS EXTENDED BETWEEN THE UNITS ALONG THE OPEN SPACE AREA TO PROVIDE SERVICE TO EACH UNIT. WATER MAINS EXISTING ALONG OXFORD STREET AND EAST HOLCOMB AVENUE SERVICE THE PROPOSED LOTS ADJACENT TO THESE STREETS.

##### SANITARY SEWER

AN 8" SANITARY SEWER MAIN IS EXTENDED FROM THE CORNER OF OXFORD STREET AND EAST HOLCOMB AVENUE TO THE EAST AND NORTHEAST, FURTHER EXTENDING INTO THE INTERIOR DEVELOPMENT AREA TO PROVIDE SERVICE.

#### STORM WATER MANAGEMENT STATEMENT

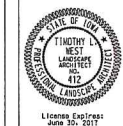
SNYDER & ASSOCIATES AND THE PROFESSIONAL REPRESENTATIVE AS LISTED CERTIFIES THAT ALL REQUIRED STORM WATER MANAGEMENT AND NECESSARY SURFACE WATER DRAINAGE AND EROSION CONTROL CAN BE ACHIEVED UNDER THE PROPOSED CONCEPT PLAN TO PROPERLY SERVE THE PROPOSED DEVELOPMENT. THE PROFESSIONAL FURTHER CERTIFIES THAT STORM SEWER SERVICE CAN BE PROVIDED FROM THE SOUTHWEST FROM A CITY OF DES MOINES STORM SEWER MAIN.

#### CERTIFICATIONS

SITE PLAN  
 APPROVED  APPROVED WITH CONDITION  
SEE EXHIBIT "A" ATTACHED HERETO

IN ACCORDANCE WITH SECTION 82-207(C) 2000 DES MOINES CITY CODE, AS AMENDED,  
 NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE PLANNING DIRECTOR OF NEW AMENDED DATED PLAN.

DATE: \_\_\_\_\_ PLANNING DIRECTOR



#### SCALE NOTE

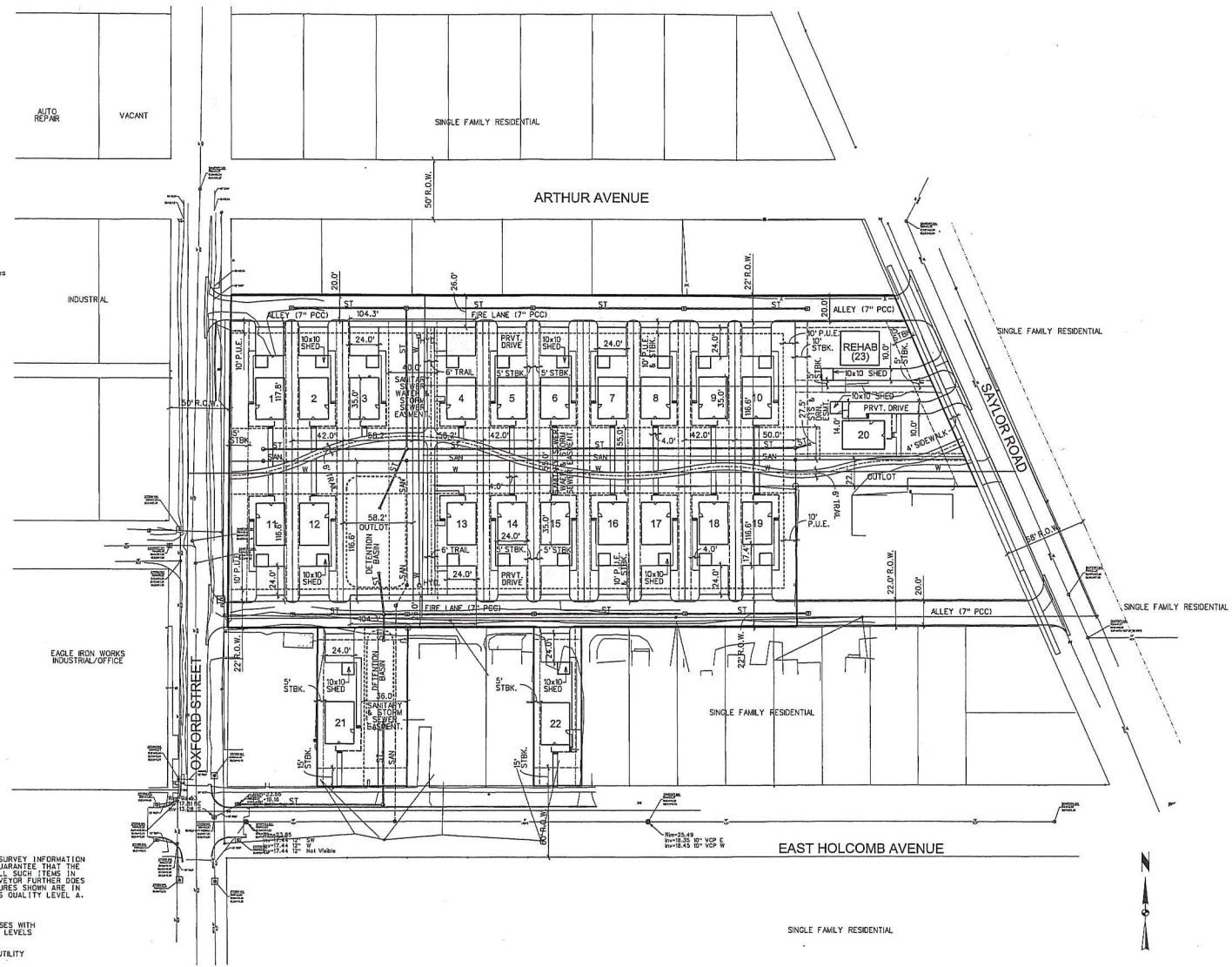
24x36 SHEET (FULL SIZE)  
-SCALE AS NOTED.  
11"x17" SHEET (REDUCED)  
-NOT TO SCALE

DES MOINES, IOWA	DATE: BY	REVISION	SCALE: 1" = 10'	PROJECT NO. 116.0789	SHEET 1 OF 5
BIRDLAND VISTA	ENGINEER: SAS	CHECKED BY: T.L.W.	DATE: 02-08-17	PROJECT NO. 116.0789	SHEET 1 OF 5
TITLE SHEET	SNYDER & ASSOCIATES, INC.		PROJECT NO. 116.0789	2727 SW SNYDER BLVD. 515-964-2020   www.snnyderandassociates.com	
Project No: 116.0789					
Sheet 1 of 5					

DATE: 01/05/2017 11:48:00 AM USER: JAWAD.POURALI

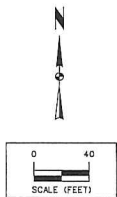
### LEGEND

- | Features   | Existing |
|--|----------|
| Spot Elevation   | 93.0     |
| Contour Elevation  | 93.0     |
| Fence (Barbed, Field, Hog)                                 | — — — —  |
| Fence (Chain Link)   | — — — —  |
| Fence (Wood)   | — — — —  |
| Fence (Sill)   | — — — —  |
| Tree Line  | — — — —  |
| Tree Stump   | — — — —  |
| Deciduous Tree or Shrub                                    | — — — —  |
| Coniferous Tree or Shrub                                   | — — — —  |
| Communication  | — — — —  |
| Overhead Communication                                     | — — — —  |
| Fiber Optic  | — — — —  |
| Underground Electric                                       | — — — —  |
| Overhead Electric  | — — — —  |
| Gas Main with Size   | — — — —  |
| High Pressure Gas Main with Size                           | — — — —  |
| Water Main with Size                                       | — — — —  |
| Sanitary Sewer with Size                                   | — — — —  |
| Dust Box   | — — — —  |
| Test Hole Location for SUE w/D                             | — — — —  |
| (x) Denotes the survey quality service level for utilities |          |
| Sanitary Manhole   | — — — —  |
| Storm Sewer with Size                                      | — — — —  |
| Storm Manhole  | — — — —  |
| Single Storm Sewer Intake                                  | — — — —  |
| Double Storm Sewer Intake                                  | — — — —  |
| Field Tie Intake   | — — — —  |
| Fire Hydrant   | — — — —  |
| Fire Hydrant on Building                                   | — — — —  |
| Water Main Valve   | — — — —  |
| Water Service Valve  | — — — —  |
| Well   | — — — —  |
| Utility Pole   | — — — —  |
| Guy Anchor   | — — — —  |
| Utility Pole with Light                                    | — — — —  |
| Utility Pole with Transformer                              | — — — —  |
| Street Light   | — — — —  |
| Yard Light   | — — — —  |
| Electric Box   | — — — —  |
| Electric Transformer                                       | — — — —  |
| Traffic Sign   | — — — —  |
| Communication Pedestal                                     | — — — —  |
| Communication Manhole                                      | — — — —  |
| Communication Handhole                                     | — — — —  |
| Fiber Optic Manhole  | — — — —  |
| Fiber Optic Handhole                                       | — — — —  |
| Gas Valve  | — — — —  |
| Gas Manhole  | — — — —  |
| Gas Appliance  | — — — —  |
| Fence Post or Guard Post                                   | — — — —  |
| Underground Storage Tank                                   | — — — —  |
| Above Ground Storage Tank                                  | — — — —  |
| Sign   | — — — —  |
| Satellite Dish   | — — — —  |
| Mailbox  | — — — —  |
| Sprinkler Head   | — — — —  |
| Irrigation Control Valve                                   | — — — —  |



**UTILITY WARNING**  
 THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

**UTILITY QUALITY SERVICE LEVELS**  
 QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE SIZE. THE QUALITY LEVELS ARE BASED ON THE CI/ASCE 38-02 STANDARD.  
 QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.  
 QUALITY LEVEL (Q) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.  
 QUALITY LEVEL (R) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.  
 QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION MATERIAL, AND OTHER CHARACTERISTICS.

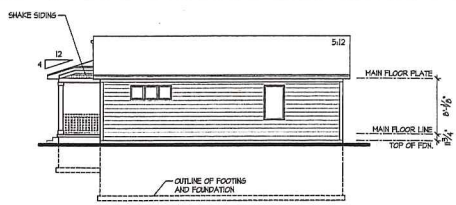


	DES MOINES, IOWA		PROJECT NO: 116.0769		SHEET 2 OF 5
<b>BIRDLAND VISTA</b>	<b>SKETCH PLAN - UTILITIES AND PAVEMENTS</b>	<b>SNYDER &amp; ASSOCIATES, INC.</b>	277 S.W. SNYDER BLVD. DES MOINES, IOWA 50303 515-284-2200   www.snnyderandassociates.com	DATE: 1/5/17 SCALE: 1"=40' DRAWN: TLW CHECKED: SAS PROJECT: 02-108-17 TITLE: BUB JOB: 116.0769	SHEET 2 OF 5
Project No: 116.0769		Sheet 2 of 5			

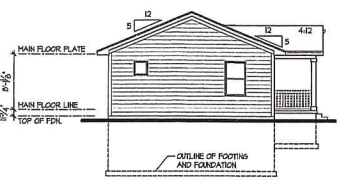




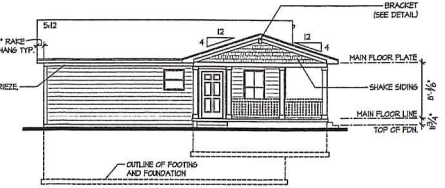
DES MOINES, IOWA  
 SNYDER & ASSOCIATES, INC.  
 ARCHITECTURAL ELEVATIONS



1330-24 RANCH ELEVATION B (RIGHT)



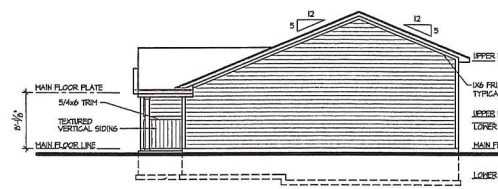
1330-24 RANCH ELEVATION B (REAR)



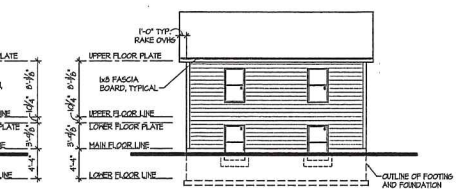
1330-24 RANCH ELEVATION B (LEFT)



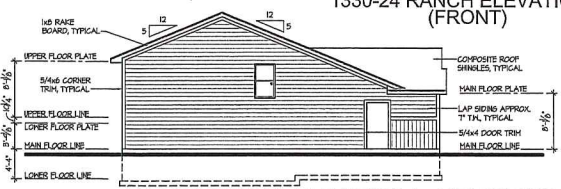
1330-24 RANCH ELEVATION B (FRONT)



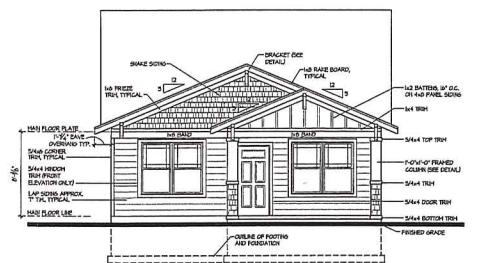
1110 SPLIT LEVEL ELEVATION A - HEARTLAND (RIGHT)



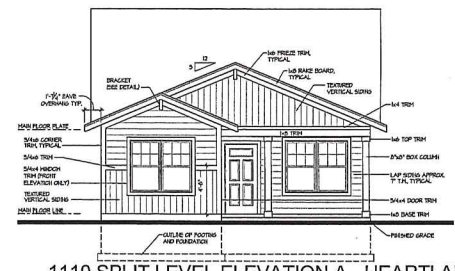
1110 SPLIT LEVEL ELEVATION A - HEARTLAND (REAR)



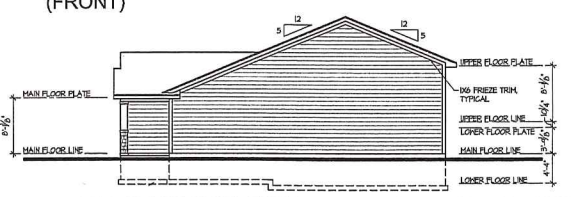
1110 SPLIT LEVEL ELEVATION A - HEARTLAND (LEFT)



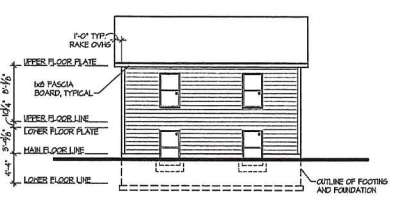
1110 SPLIT LEVEL ELEVATION B - CRAFTSMAN (FRONT)



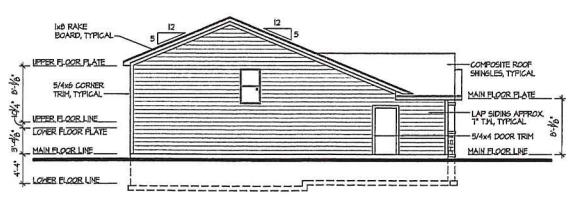
1110 SPLIT LEVEL ELEVATION A - HEARTLAND (FRONT)



1110 SPLIT LEVEL ELEVATION B - CRAFTSMAN (RIGHT)



1110 SPLIT LEVEL ELEVATION B - CRAFTSMAN (REAR)



1110 SPLIT LEVEL ELEVATION B - CRAFTSMAN (LEFT)

DATE	BY
1-14-14	TLW
02-08-17	BUB
116.0789	116.0789
Sheet	5 of 5

