



Roll Call Number

Agenda Item Number

28

Date May 8, 2017

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING PRELIMINARY PLAT "BEAVER COVE" ON PROPERTY LOCATED AT 4209 LOWER BEAVER ROAD

WHEREAS, on April 20, 2017, the City of Des Moines Plan and Zoning Commission voted 10-0 for APPROVAL of an amendment to the Preliminary Plat "Beaver Cove" on property located at 4209 Lower Beaver Road, owned by T & M Ventures, LLC and being developed by M&R Holdings, LLC (developer), represented by Dave Walters (officer), to allow development of 34 single-family semi-detached dwellings on 34 lots accessed by a common private drive outlet, subject to compliance with all administrative review comments.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the attached communication from the City Plan and Zoning Commission is hereby received and filed.

MOVED by \_\_\_\_\_ to receive and file.

FORM APPROVED:

Glenna K. Frank
Assistant City Attorney

(13-2017-1.31)

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, GATTO, GRAY, HENSLEY, MOORE, WESTERGAARD, and TOTAL.

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.

MOTION CARRIED APPROVED

Mayor

City Clerk



May 2, 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 April 20, 2017, the following action was taken regarding a request from M & R Holdings, LLC (developer) represented by Dave Walters (officer) for review and approval amendments to the Preliminary Plat and PUD Development Plan for "Beaver Cove" on property located at 4209 Lower Beaver. The amendments would allow development of 34 single-family semi-detached dwellings on 34 lots accessed by a common private drive outlot. The subject property is owned by T & M Ventures, LLC.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 10-0 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 the proposed Preliminary Plat and PUD Development Plan subject to the following: (13-2017-1.31 & 10-2017-7.81)

1. Compliance with all administrative review comments.

2. Provision of window lights within the overhead garage doors of all the single-family semi-detached dwelling design options.

## STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the proposed Preliminary Plat and PUD Development Plan subject to compliance with all administrative review comments.

## STAFF REPORT TO THE PLANNING COMMISSION

### GENERAL INFORMATION

1. **Purpose of Request:** The developer proposes to redevelop a former commercially used property for Low/Medium density residential use with 34 single-family semi-detached dwellings.
2. **Size of Site:** 5.73 acres.
3. **Existing Zoning (site):** "PUD" Planned Unit Development District.
4. **Existing Land Use (site):** The subject property is currently vacant with pending demolition of an office building and the remaining foundation slabs from former warehouse/hanger buildings. These were built around 1945-46. The property had served one time as a local airfield.
5. **Adjacent Land Use and Zoning:**

*North* – "R1-60", Uses are single-family dwellings.

*South* – "R1-60", Uses are single-family dwellings.

*East* – "R1-60", Use is Woodlawn City Park.

*West* – "R-4", Uses are a limited food sales store, an auto repair garage, and multiple-family dwellings.
6. **General Neighborhood/Area Land Uses:** The subject property is located in an area of mixed densities of residential and commercial use, surrounded by a predominantly single-family residential neighborhood. Lower Beaver Avenue, which provides access to the subject property, serves a major collector conveying traffic from the surrounding neighborhood area in Des Moines to Douglas Avenue, a major highway commercial corridor.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Lower Beaver Neighborhood. This neighborhood association was notified of the public hearing by mailing of the Preliminary Agenda on March 31, 2017. Additionally, separate notification of the hearing for this specific item was mailed on April 10, 2017 (10 days prior) to the Lower Beaver 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. The Lower Beaver Neighborhood Association notices were mailed to Jeremy Geerdes, 4025 Lower Beaver Road, Des Moines, IA 50310.

As required by the approved PUD Conceptual Plan amendment, the developer met with the neighborhood on April 11, 2017. The applicant will be able to provide a summary of the meeting at the public hearing.

- 8. Relevant Zoning History:** On August 2, 2007, the Plan and Zoning Commission recommended denial of a request to rezone to the "R-3" District to allow for 26 two-family dwellings (52 residential units). The applicant at the time withdrew the application prior to being received by the City Council.

On December 21, 2015, The City Council adopted Ordinance No. 15,463, rezoning the property from "R1-60" One-Family Low-Density Residential District to "PUD" Planned Unit Development. As part of that action, they also approved a PUD Conceptual Plan "Woodlawn" for development of 38 single-family semi-detached dwelling units accessed by a common private drive from Lower Beaver Road. The action further required that any future PUD Development Plan for the property be brought to the Plan and Zoning Commission for final approval following another meeting with the Lower Beaver Neighborhood and surrounding property owners.

On February 18, 2016, the Plan and Zoning Commission reviewed and approved a Preliminary Plat/PUD Development Plan subject to the following revisions:

- A. Compliance with all administrative review comments of the Permit and Development Center.
- B. Revision to the PUD Development Plan to meet the landscaping minimums on the north and south buffer yards in compliance with the landscaping standards in the approved PUD Conceptual Plan.
- C. Provision of the sign design and location for a small decorative sign based on consultation with the Lower Beaver Neighborhood.
- D. Revision to the PUD Development Plan to provide 4-foot walks along the private drive in lieu of the submitted 8-foot walk on the north side of the drive.
- E. Inclusion of a note on both the Preliminary Plat and PUD Development Plan that development of units in excess of 30 shall require approval of an alternate design by the Fire Marshall.
- F. Revision of the PUD Development Plan to amend submitted design elevations for the single-family semi-detached units so that facades of the buildings along Lower Beaver Road include the brick or stone wainscot additionally on the portion of the rear facades oriented toward the public street and all primary entrances are oriented toward the private drive subject to stormwater constraints.



On March 20, 2017 by Roll Call No. 17-0521 the City Council approved the First Amendment to the Woodlawn PUD Conceptual Plan subject to the following:

- A. Revision of the Conceptual Plan amendment to provide a 6-foot wooden opaque fence along the north and south property lines.
- B. Remove the reference to allow Vinyl in the Architectural Standards.
- C. Consider provision of separate visitor parking with any Preliminary Plat/PUD Development Plan.
- D. Revision of the PUD Conceptual Plan notes to indicate compliance with the Fire Code for provision of secondary access or alternate design approval by the Fire Department.
- E. Prior to submission of the PUD Development Plan the developer shall have a neighborhood meeting to review the PUD Development Plan and building plans.
- F. No additional driveways on Lower Beaver Road.
- G. Provide some enhanced landscaping on Lower Beaver Road frontage.
- H. To provide at least two different unit types beyond elevational changes.
- I. No reduction in the backyard current setback less than the presented 50 feet minimum.

**9. PlanDSM Land Use Plan Designation:** Low/Medium Density Residential.

- 10. Applicable Regulations:** In consideration of the criteria set forth in Chapter 18B of the Iowa Code, the application, accompanying evidence and proposed amendment to a PUD 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.

In consideration of the criteria set forth in Chapter 18B of the Iowa Code and in accordance with Section 106-102 of the Subdivision Ordinance, the Commission shall determine if a Preliminary Minor Plat conforms to the standards and requirements outlined in I.C. § 354.1 et seq., and Chapter 106 of the City Code and shall approve, conditionally approve or reject such plat within 45 days after the date of submission thereof to the city permit and development center. Unless the applicant agrees in writing to an extension of time, the preliminary plat shall be deemed approved if the Commission does not act within such 45-day period.

The City Council has further required that the Commission review and approve and PUD Development Plan to ensure that it is in conformance with the "Woodlawn" PUD Conceptual Plan.

## II. ADDITIONAL APPLICABLE INFORMATION

1. **Natural Features:** The site is currently vacant. The submitted Preliminary Plat/PUD Development Plan proposes to remove 7 trees between 12-18 inches in diameter, 1 tree 24-inches in diameter, 1 tree 36-inches in diameter and 1 tree 48-inches in diameter. This would require 19 mitigation tree plantings. Additionally there would be 41,090 square feet of canopy removed. This would require a total 59 tree mitigation plantings under the Tree Protection and Mitigation Ordinance, for an overall total of 78 mitigation tree plantings. The proposed landscaping plan indicates 62 overstory tree and 59 evergreen plantings. Using a substitution of two evergreens per overstory tree, this would provide 91 mitigation tree plantings, which would exceed the minimum necessary.
2. **Drainage/Grading:** The property currently drains from west to east over approximately a 10-foot drop in grade. Current surface drainage patterns take storm water from the subject property through Woodlawn Park into a drainage way at the east end of the park.

The submitted PUD Development Plan and Preliminary Plat indicate the intent to use surface detention basins at the eastern edge of the property for storm water management of the site. A Storm Water Pollution Protection Plan (SWPPP) approved by the Iowa DNR is required for approval before any grading of the site would be permitted. An approved SWPPP has not been submitted.

The developer has proposed release of the detention by piping it to the existing overland stormwater system in the park to the east with the submitted Preliminary Plat/PUD Development Plan. Parks and Recreation staff has requested to review additional design detail and coordinate construction within the park.

3. **Utilities:** The submitted Preliminary Plat/PUD Development Plan proposes to access sanitary sewer located to the east in Woodlawn Park.
4. **Landscaping & Buffering:** The approved PUD Conceptual Plan amendment indicated a requirement to meet an established Open Space and Bufferyard requirement. This would require 2 over story trees and 2 evergreen trees per 100 feet along the perimeter yards adjoining residential properties as part of any Development Plan. It also required 1 over story tree, one evergreen tree, and one shrub per 2,500 square feet of a minimum 20% of open space. A 6-foot wooden privacy fence was required along the north and south property lines. The applicant has shown provision of the fence and provided 62 over story tree planting and 59 evergreen tree plantings. Calculations were not provided to demonstrate compliance with the bufferyard and open space requirements of the PUD Conceptual Plan amendment. Inclusion of the calculations on the Development Plan should be a condition of approval.
5. **Traffic/Street System:** The submitted Preliminary Plat/PUD Development Plans reflect an alignment of the private drive location that was adjusted based on the conditions of the previous approvals. This balanced out rear yard setbacks to both the north and south. Additionally, the required integral 4-foot pedestrian walks on either side of the



drive are proposed. One comment from Traffic Engineering in that was a condition of the approved PUD Conceptual Plan amendment was to consider separate off-street parking for visitors given that parking will not be permitted along the private drive as it must be kept open for fire access. The developer has not included any additional parking in the submitted Development Plan. There would still be 4 spaces provided per each dwelling unit.

6. **Fire Access:** The approved PUD Conceptual Plan requires that any number of residential units built in excess of 30 units shall have approval by the Fire Marshal under alternate design or with an approved secondary access drive. The submitted PUD Conceptual Plan amendment proposes to fire sprinkler all of the units.
7. **Urban Design:** The submitted PUD Development Plan proposes two (2) typical unit types based on the approved PUD Conceptual Plan amendment with two options each for exterior finishes and windows. There is also and options which provides additional brick and stone material along with side windows for units that abutted Lower Beaver Road. The units follow the approved Architectural Standards PUD Conceptual Plan amendment:
  - Paint colors painting on the exterior of the homes shall be enforced through restrictive covenants. (these would not be enforceable by the City).
  - Parking: No external structures permitted. Off-street parking for two cars per unit are required. Minimum 2 car garage per unit.
  - Decks and porches: Decking material shall be enforced through restrictive covenants.
  - There shall be a minimum 5-foot differential between any two adjacent buildings of the setback of the building from the private drive. This will help articulate the lineal views and prevent a straight row or barracks effect.
  - All primary entrances should be oriented toward the private drive subject to stormwater constraints.
  - All lap siding shall be cement board, wood, or engineered wood. Full build out shall be with the same quality level and the same type of homes.
  - All windows within portions of the façade sided with lap or shake siding shall include a minimum 4-inch wide trim board that is painted a different color than the lap siding.
  - There shall be a contrasting trim band between gabled façades and wall façade elements.
  - All dwelling units shall have architectural asphalt shingles.
  - There shall be at least 10 feet of total separation between any portion of the side facades of any two buildings.
  - Facades of the buildings along Lower Beaver Road include the brick or stone wainscot additionally on the side and rear facades oriented toward the public street.
  - The development shall have full build out with the same quality level and the same single-family semi-detached dwelling styles.

The submitted elevations comply with these requirements. Additionally, the rear setbacks of the proposed units are at least 50 feet from the north and south property lines.



**8. Staff Rationale:** The developer has generally complied with the conditions of PUD Conceptual Plan as amended. The administrative review comments have asked for additional review by Parks and Recreation Staff to coordinate design and construction for the stormwater, pedestrian walk, and sanitary sewer improvements within Woodlawn Park. Traffic Engineering has requested consideration of visitor parking provision. Engineering has minor comments for more detail on the storm water improvements including providing the Iowa DNR approved SWPPP. Planning Staff have requested calculations to demonstrate that the proposed plantings fulfill the open space and buffer yard requirements of the PUD Conceptual Plan amendment.

**SUMMARY OF DISCUSSION**

*Lisa Howard left the meeting @ 8:07 pm*

Erik Lundy presented the staff report and recommendation and apologized for leaving the following out of the staff recommendation:

That there be windows on the upper level of all the garage doors.

Mike Simonson asked if they have modified the plan to comply with the Commission's concerns.

Erik Lundy stated yes, they did everything that was asked of them.

David Bentz Bishop Engineering 3501 104<sup>th</sup> Street, Urbandale, IA stated he agrees to staff recommendation and the windows on the upper level of all the garage doors. They worked hard to comply with everything that was asked of them at the last Plan and Zoning Commission meeting.

**CHAIRPERSON OPENED THE PUBLIC HEARING**

Lesley Peacock 3312 Twana Drive thanked the Commission, staff and developers for listening to them at the last meeting. She believes the developer has done an acceptable job.

Terri Lockard 3304 Twana Drive stated she does not have any major concerns. Her only concern is the clear and concise process of coming to the City to see the plan and receive a comment card.

**CHAIRPERSON CLOSED THE PUBLIC HEARING**

**COMMISSION ACTION:**

John "Jack" Hilmes moved staff recommendation for approval of the proposed Preliminary Plat and PUD Development Plan subject to the following:

- 1. Compliance with all administrative review comments.

2. Provision of window lights within the overhead garage doors of all the single-family semi-detached dwelling design options.

Motion passed 10-0.

Respectfully submitted,



Michael Ludwig, AICP  
Planning Administrator

MGL:clw

Attachment



February 9, 2017

David Bentz  
Bishop Engineering  
3501 104<sup>th</sup> Street  
Des Moines, IA 50322

RE: Beaver Cove Townhomes - Preliminary Plat & Development/Site Plan – 4209  
Lower Beaver Road

13-17-1.31 & 10-17-7.81

Dear David:

We have reviewed the first (1st) submittal of the preliminary plat/site plan for the Beaver Cove Townhomes project, located at 200 10<sup>th</sup> Street in Des Moines, and have determined that the following conditions must be satisfied before plan approval can be granted.

**Engineering**

1. LEGAL DESCRIPTION – Resolve discrepancies between the LEGAL DESCRIPTION and PLAT BOUNDARY. Work with the City of Des Moines Land Surveyor and the Real Estate office regarding the street right-of-way issues. This may involve the rededication of the street right-of-way of Lower Beaver Road.
2. PLAT BOUNDARY -- Add bearings and label the POB.
3. GRADING PLAN – Add FFE for dwellings and garages.
4. UTILITIES –
  - Is the 8” sanitary sewer in the plat to be public or private? It is not clear. Please label.
  - Dimension the offset between sewer and water main within the plat.
  - Explain the reason for locating MH #5 south of the pathway. Due to the depth of the sanitary sewer we will require a minimum separation of 15 feet between private and public piping.
  - Add a notation to require a minimum of two feet of cover for the 30” RCP arch pipe.
  - The weir plate in the outlet structure is not specified. Also, a circular orifice would be much easier to create. Why was a square hole chosen?



5. EASEMENTS –

- Is it intended that Lot A, Private Drive would also serve as easement area for public sanitary sewer and water?
- If the sewer from MH #4 to MH #5 is to be public, we will require a minimum easement of 15 feet each side of pipe.
- Please enlarge the text label of the Stormwater Management Facilities Easement area and submit a legal description of the same.

6. SURFACE FEATURES –

- Within the park, near Sta 10+00, it appears unlikely that the group of trees can be saved. Additionally, a significant amount of the riprapped drainage way will be disturbed. It seems that both could be avoided by deflecting the pipe alignment southward and constructing a new manhole over the existing 12" sewer.
- Provide appropriate erosion protection at the emergency overflow.

7. SOILS REPORT – Address building foundation, pavement and utility trench concerns in a geotechnical report.

8. DRAINAGE REPORT AND RECOMMENDATIONS –

- The cross section of the 100-year conveyance channel in Appendix E shows a water surface width of about 62 feet. Is there a graphics error in horizontal scale? The easement width is 24 feet.
- Vertical scale numbering is also incorrect. Show the houses on each side and include FFE.

9. STORMWATER QUALITY REQUIREMENTS--To comply with Sec 106-136 of the City of Des Moines Municipal Code the owner or homeowners association must enter into a Stormwater Management Facilities Maintenance Agreement with the City of Des Moines. City legal staff will draft the document for execution. To view the City Code 106-136, please visit the city web site.

10. GRADING PERMIT REQUIREMENTS – An application for grading permit and payment of fees are required. A reproducible copy of the grading/ SWPPP plan may be used as the basis for the erosion control plan. A grading permit will not be issued until the owner/developer obtains a NPDES permit from the Iowa DNR.

**Fire**

11. FIRE APPARATUS ACCESS ROADS: A fire apparatus access road shall extend to within 150 feet of all portions of the first story of the building as measured by an approved route around the exterior of the building. IFC 503.1.1. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be of a continuous hard surface such as concrete, asphalt, rock, or other continuous hard surface material so as to provide all-weather maintenance and driving capabilities. Grass pavers or similar type products that are not readily distinguishable as a road surface shall not be used. City of Des Moines Fire Prevention Code Section 46 – 68.

Fire apparatus access roads shall have a minimum unobstructed width of 20 feet and 26 feet where a hydrant is located on the access road. IFC 503.2.1 A minimum vertical clearance of 13 feet 6 inches shall be provided for the apparatus access roads. IFC 503.2.1

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12. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.

- Exceptions:

- i. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the International Fire Code, access from two directions shall not be required.
- ii. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

### Traffic

13. Approved with the following consideration: We have concerns about the lack of extra parking beyond the garages and driveway pads. Consider providing a guest or visitor parking area.

### Planning

14. Rather than a combined document, the preliminary plat and the development/site plan will ultimately need to be two separate documents with the following considerations:

- The preliminary plat document should contain the following:
  - i. Cover sheet
  - ii. Demo Plan – add tree mitigation notes
  - iii. Layout Plan – remove the park area
  - iv. Grading Plan – add erosion control and outlet structure detail
  - v. Utility Plan – remove the park area; could be combined with grading plan
- The development/site plan should contain the following:
  - i. Cover sheet
  - ii. Demo Plan
  - iii. Layout Plan – include the park area
  - iv. Grading Plan



- v. Utility Plan – include the park area; could be combined with grading plan
- vi. Landscaping Plan
- vii. Details

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15. Sheets 4.2 and 4.3 can be removed from both the plat and the site plan. They will be reviewed separately as part of the public improvement plans.
16. Both the preliminary plat and development/site plan will be reviewed by the Plan and Zoning Commission. Provide the meeting date and all applicable conditions of approval on both the preliminary plat and development/site plan. Further conditions of approval may be required that are not included with these administrative comments.
17. New addresses will need to be assigned to each dwelling unit. Please advise which of the following options would be preferable:
  - The new access drive can be named as a private segment of Merced Street with each dwelling addressed with east-west address numbering (3200-3400 block).
  - Addresses can be assigned off of Lower Beaver Road with odd numbering (4200-4500 block).
18. Please correct the text on the layout and grading plans that appears to be a mirror image.

**The following notes are relative to the preliminary plat:**

19. Revise the title of the preliminary plat on the plans to Beaver Cove to match the submitted application.
20. A reminder that development within PUD (Planned Unit Development) zoning districts are required to provide a PUD Restoration Bond based upon a PUD restoration estimate prepared by City Engineering staff. A bond estimate will be provided shortly.

**The following notes are relative to the development/site:**

21. A site plan review fee of \$560 is required.
22. Add the Planning Director's Site Plan Approval Box to the cover sheet of the development/site plan.
23. Show the proposed driveways on the layout plan.
24. Provide the existing and proposed total site impervious surface area (in square feet) on the development/site plan. Be sure to include the total square footage of new pavement to be provided on site.
25. Show the required and provided open space area (in square feet) on the site plan, and provide the calculation in a note.
26. This site must comply with the landscape standards defined in the PUD Concept Plan. A landscape plan must be submitted and must meet the following landscape requirements:



- Bufferyard minimum planting requirements are two (2) overstory tree and two (2) evergreen trees per 100 lineal feet of property line along the north, east and south.

In addition, a 6-foot screen must be provided along the property line and should drop down to 3 feet in height within the front yard building setback. Bufferyard plant materials should not extend into the front yard setback. Provide a detail of the proposed screen fence.

- Open Space minimum planting requirements are one (1) overstory deciduous tree and one (1) evergreen tree and one (1) shrub for every 2,500 square feet of required open space.

27. Provide a plant schedule on the landscape plan that identifies the quantity, species, and size of each planting.

28. Please address the following comments that were received from the Parks Department:

- Continue the connection to the park in a consistent 8-foot width for the full length. The route can be straight, no need to curve/bend.
- Provide more detail on the look and materials proposed for the storm outfall in the Park shown on C2.1.

29. Dimension the width of the proposed sidewalk along Lower Beaver Road.

30. Calculate and show all required and provided off-street parking on the development/site plan.

31. Add the following notes to the development/site plan:

- This site shall be maintained in compliance with all city code applicable on the date of site plan approval.
- Any new rooftop mechanical equipment must be screened from street level view.
- Transformers, junction boxes, air conditioners over 3 feet in height, or other such items may not be located in the required setback areas.
- Any amendments or changes to the project site that do not meet what is shown on the site plan need to be approved with the Permit and Development Center prior to installation/construction.
- Lighting must be low glare cut-off type fixtures to reduce the glare of light pollution on surrounding properties.
- The required landscaping, both existing and proposed, shall be maintained for the life of the Certificate of Occupancy.
- All disturbed areas should be restored by seeding or sodding

32. Are any new monument signs proposed for the development? If so, show the location on the development/site plan.
33. All new exterior signs are reviewed separately and must be approved with the Development Zoning Division (283-4200) before sign permits can be issued. This note is for your information only and requires no formal addressing on the future submittal.
34. The final copy of the landscape plan will need to be signed and dated by an architect, landscape architect, or certified nurseryman. The final copy of the site plan must have the preparer's certification statement signed and dated.
35. A reminder that all new water services 2 inches in diameter or larger require SEPARATE submittals for review by the Des Moines Water Works Engineering Department.

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Please submit **six (6) review copies** of the revised plan satisfying the above listed items. Failure to resubmit such amended plan within 90 days from the date of this letter shall cause the application to lapse, and will require the payment of a new application fee to resume the application process.

If you have any questions contact me by phone @ **283-4581** or by email @ **jlsommer@dmgov.org**.

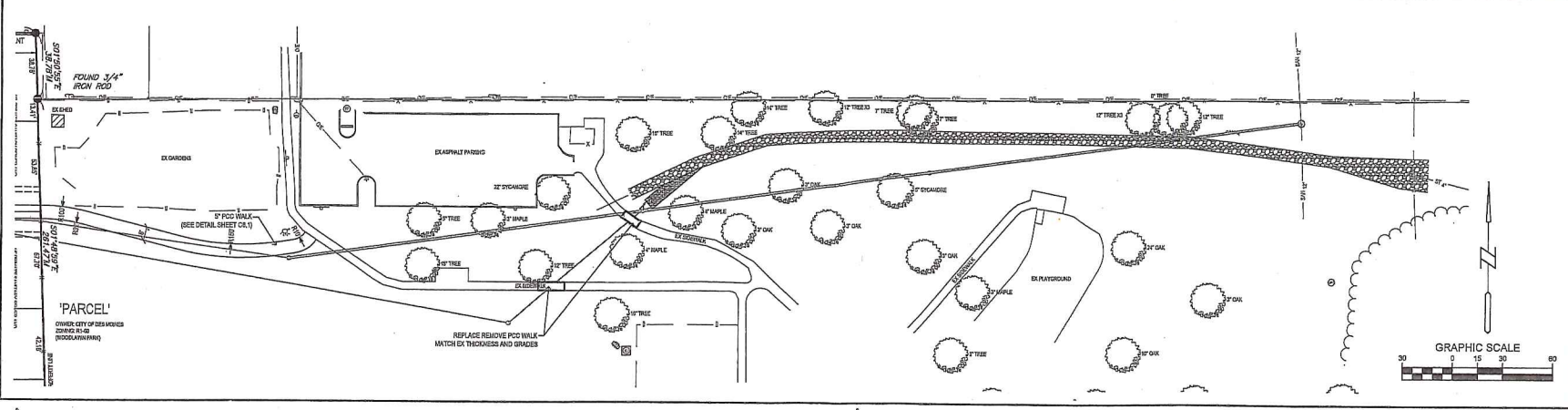
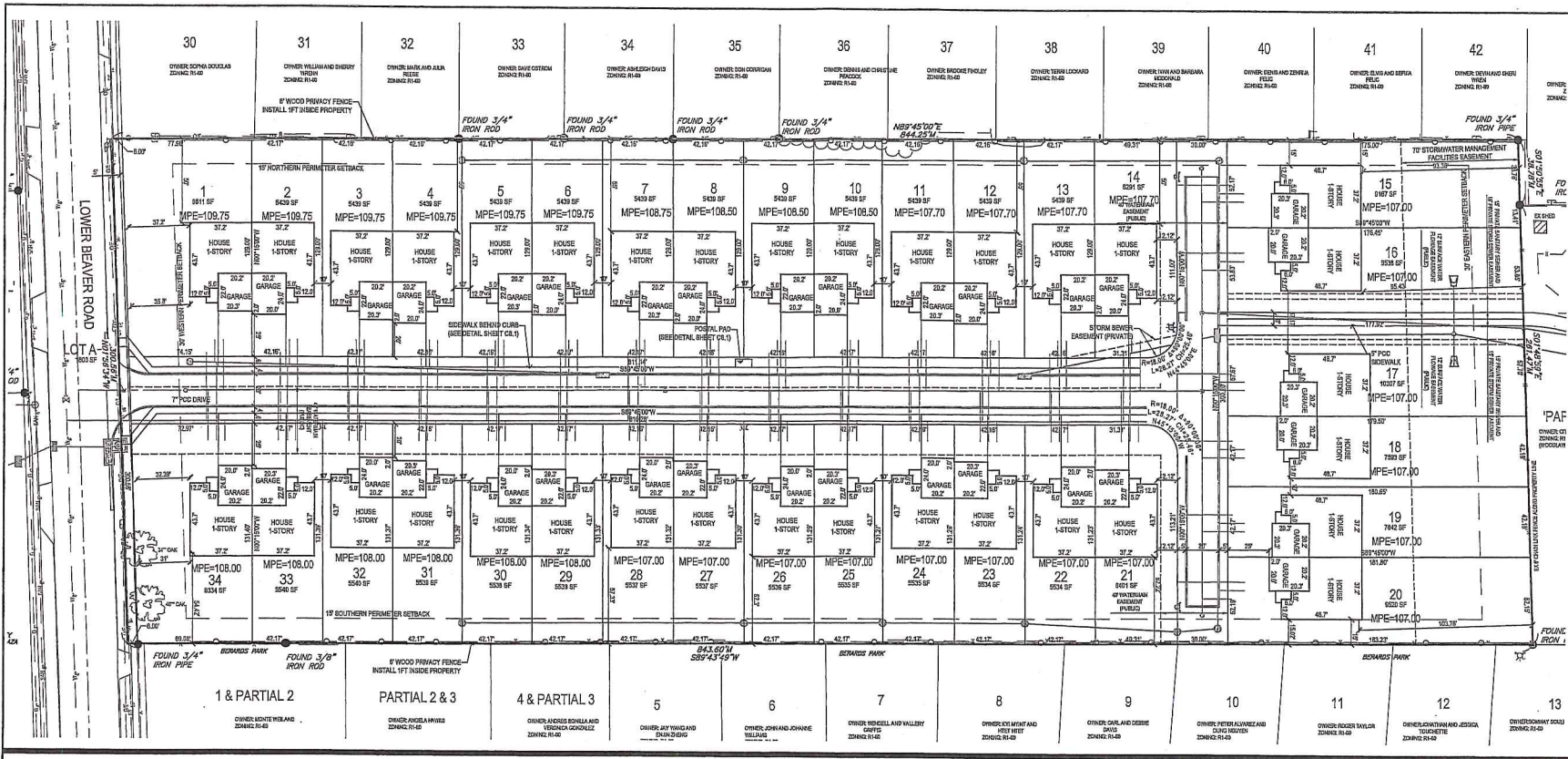
Sincerely,



Jillian Sommer  
Assistant City Planner



PRELIMINARY- NOT FOR CONSTRUCTION



**BEAVER COVE  
DEVELOPMENT/SITE PLAN**

**Bishop Engineering**  
 Planning & Residential Development  
 3501 104th Street  
 Duluth, MN 55812  
 Phone: (612) 251-4407 Fax: (612) 251-4417  
 Civil Engineering & Land Surveying Established 1959

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**LAYOUT PLAN**

REFERENCE NUMBER:  
 DRAWN BY: EBF  
 CHECKED BY: DSB  
 REVISION DATE: 03-09-17 1ST SUBMITTAL

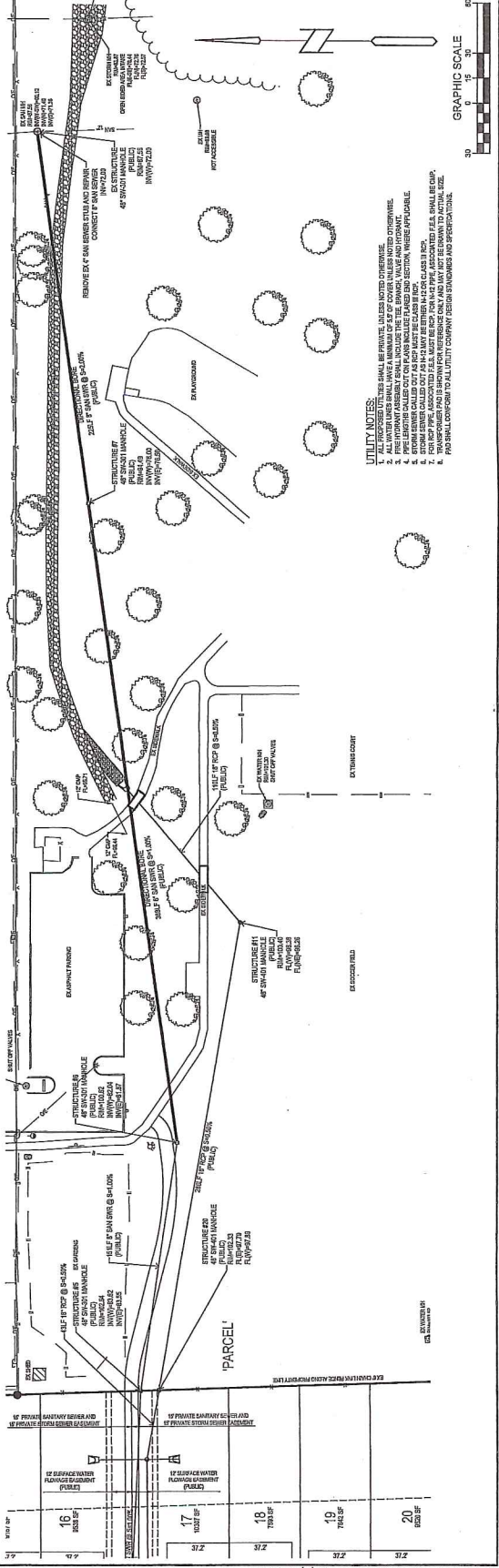
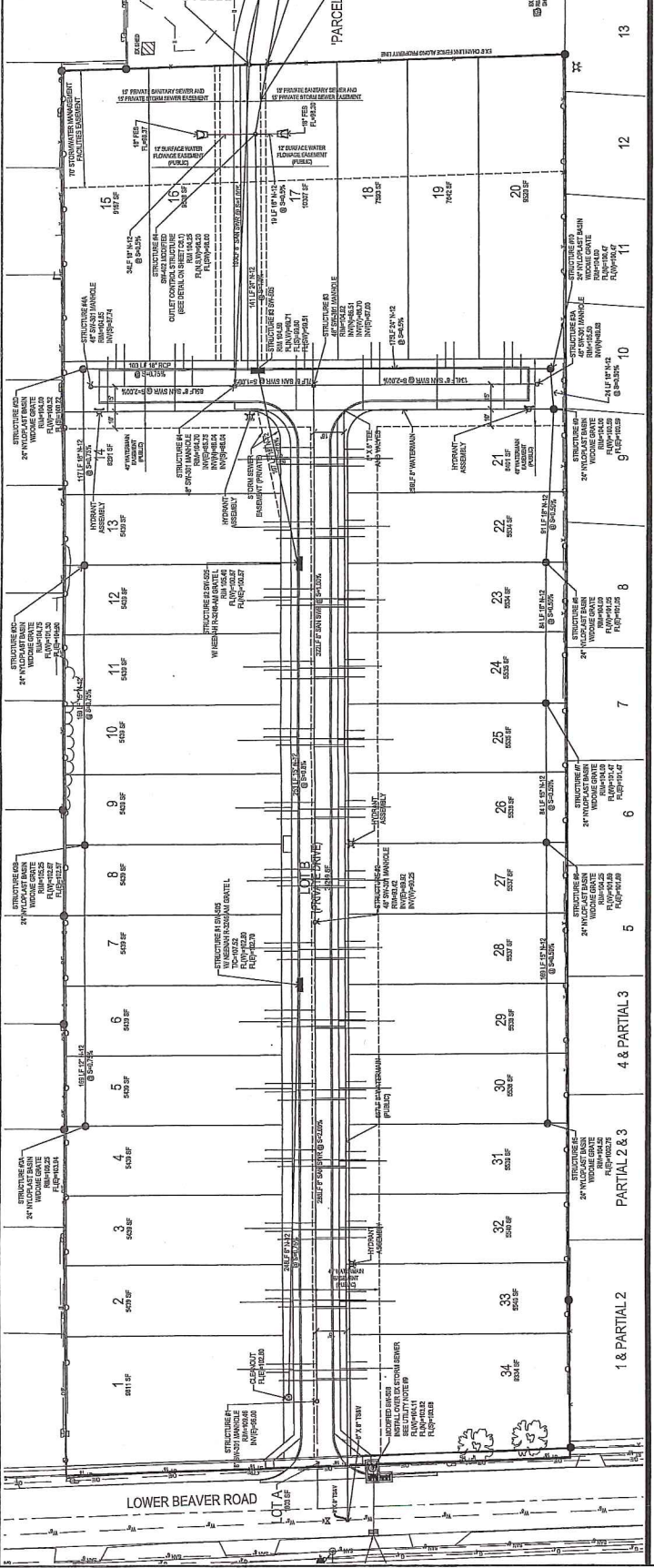
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PROJECT NUMBER:  
**160350**

SHEET NUMBER:  
**C2.1**







**UTILITY NOTES:**

1. ALL UTILITIES SHALL BE SHOWN AS SHOWN UNLESS NOTED OTHERWISE.
2. ALL UTILITIES SHALL HAVE A MINIMUM OF 2' OF COVER UNLESS NOTED OTHERWISE.
3. ALL UTILITIES SHALL BE SHOWN AS SHOWN UNLESS NOTED OTHERWISE.
4. PIPE LINES SHALL BE SHOWN AS SHOWN UNLESS NOTED OTHERWISE.
5. STRUCTURES SHALL BE SHOWN AS SHOWN UNLESS NOTED OTHERWISE.
6. FOR PIPE ASSOCIATED FEES, CONTACT THE LOCAL GOVERNMENT FOR THE APPLICABLE JURISDICTION.
7. FOR PIPE ASSOCIATED FEES, CONTACT THE LOCAL GOVERNMENT FOR THE APPLICABLE JURISDICTION.
8. FOR PIPE ASSOCIATED FEES, CONTACT THE LOCAL GOVERNMENT FOR THE APPLICABLE JURISDICTION.



**Bishop Engineering**  
 Planning, Surveying & Development  
 3501 104th Street  
 Duluth, Iowa 50532-3925  
 Phone: (515) 281-7878  
 Fax: (515) 281-7878  
 Civil Engineering & Land Surveying Established 1999

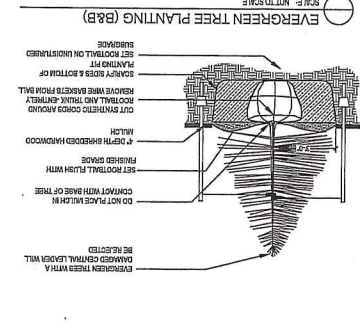
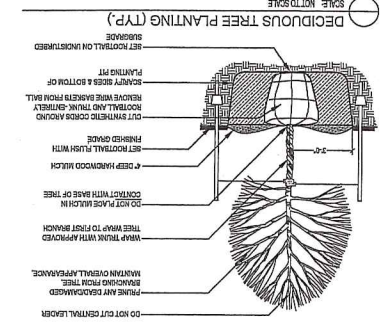
**UTILITY PLAN**  
**PRELIMINARY PLAT**  
**BEAVER COVE**

PROJECT NUMBER: 160850  
 SHEET NUMBER: C4.1  
 DATE: 01-14-17  
 DRAWN BY: EAV  
 CHECKED BY: EAV  
 PROJECT NUMBER: 160850  
 SHEET NUMBER: C4.1  
 DATE: 01-14-17  
 DRAWN BY: EAV  
 CHECKED BY: EAV



**GENERAL LANDSCAPE REQUIREMENTS**

TOTAL SQUARE FOOTAGE OF PROJECT AREA	446,699 SF
REQUIRED OPEN SPACE OF PROJECT AREA	85,803 SF
TOTAL REQUIRED OPEN SPACE	17,200 SF
GENERAL LANDSCAPE REQUIREMENT (MORTAL, PART, SOUTH)	17,200 SF
TOTAL REQUIRED OPEN SPACE	17,200 SF
GENERAL LANDSCAPE REQUIREMENT (MORTAL, PART, SOUTH)	27,100 SF
TOTAL REQUIRED OPEN SPACE	27,100 SF
TOTAL MITIGATION REQUIREMENTS	17,725 SF
TOTAL TREES REQUIRED	68
TOTAL TREES PROVIDED THROUGH BUFFER AND OPEN SPACE	121



**PLANTING SCHEDULE**

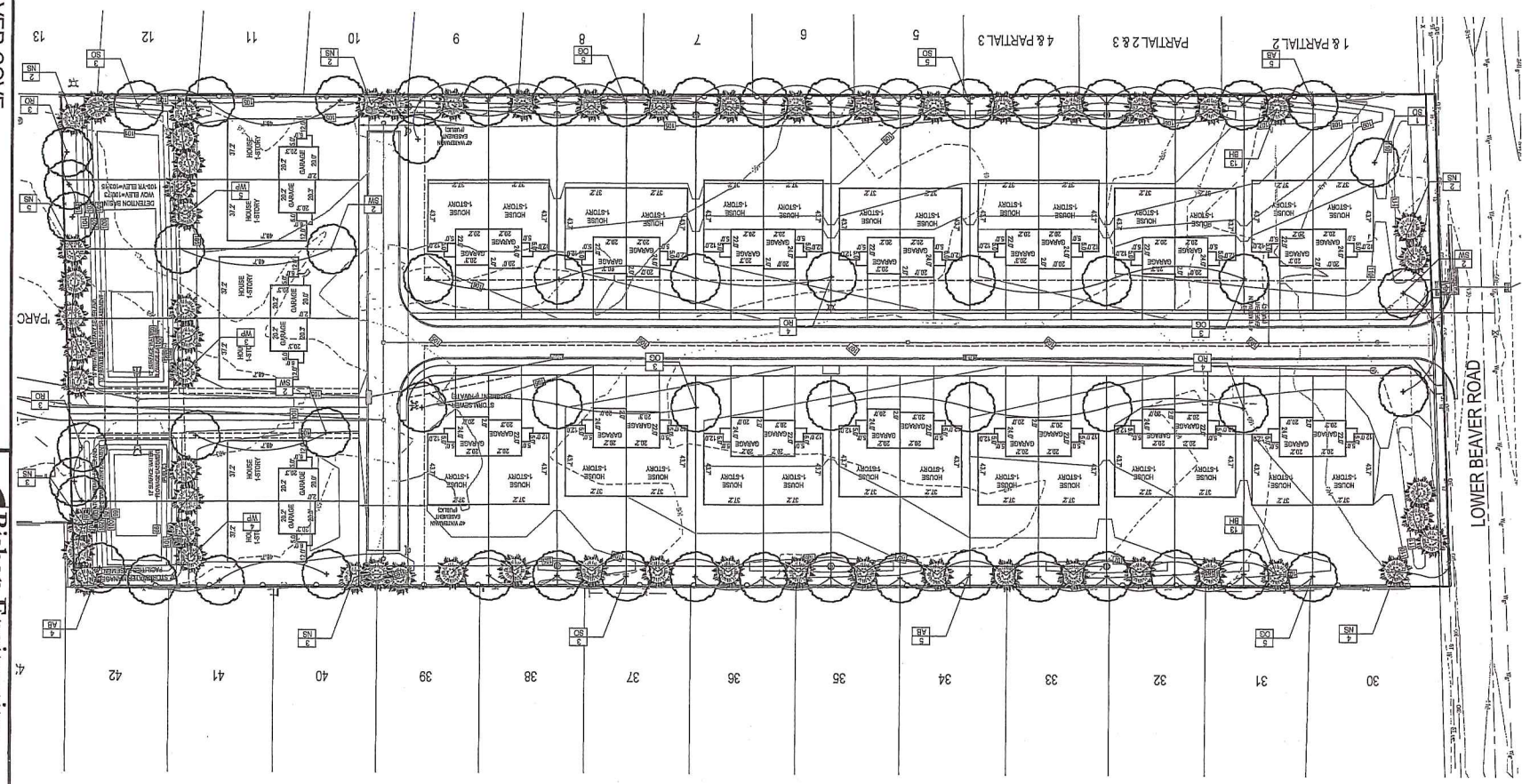
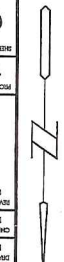
CODE	QUANTITY	COMMON NAME	LATIN NAME
01	7	SPRING BURNING WILLOW	SALIX DISCOLOR
02	3	SPRING BURNING WILLOW	SALIX DISCOLOR
03	3	SPRING BURNING WILLOW	SALIX DISCOLOR
04	3	SPRING BURNING WILLOW	SALIX DISCOLOR
05	3	SPRING BURNING WILLOW	SALIX DISCOLOR
06	3	SPRING BURNING WILLOW	SALIX DISCOLOR
07	3	SPRING BURNING WILLOW	SALIX DISCOLOR
08	3	SPRING BURNING WILLOW	SALIX DISCOLOR
09	3	SPRING BURNING WILLOW	SALIX DISCOLOR
10	3	SPRING BURNING WILLOW	SALIX DISCOLOR
11	3	SPRING BURNING WILLOW	SALIX DISCOLOR
12	3	SPRING BURNING WILLOW	SALIX DISCOLOR
13	3	SPRING BURNING WILLOW	SALIX DISCOLOR

**LEGEND**

OVERSTORY DECIDUOUS TREE

EVERGREEN TREE

**GRAPHIC SCALE**  
0 5 10 20 30

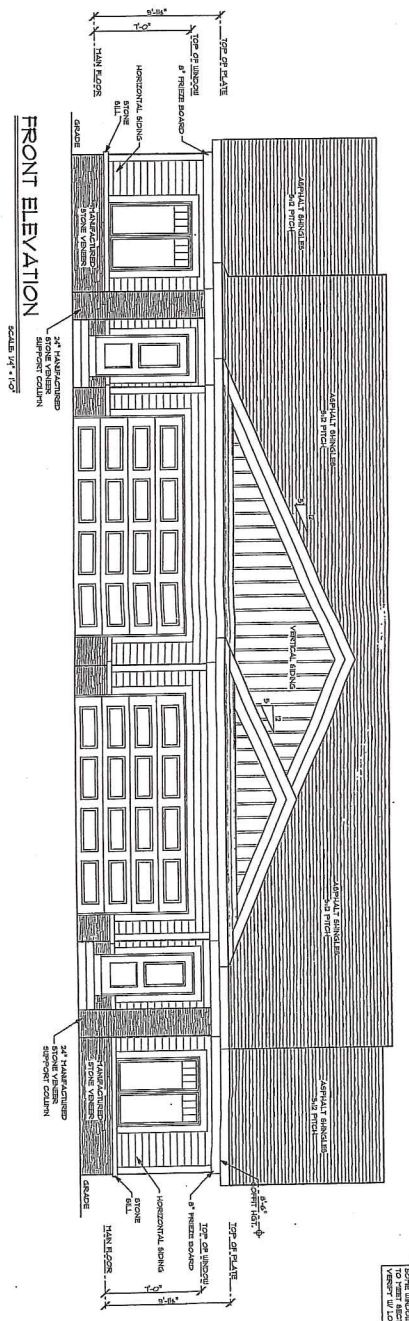




NOTES:  
 1. THESE PLANS ARE PRELIMINARY AND NOT INTENDED FOR CONSTRUCTION.  
 2. ANY CHANGES TO THESE PLANS MUST BE APPROVED BY AHMANN DESIGN INC.  
 3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.  
 4. THE CLIENT IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE.  
 5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION.

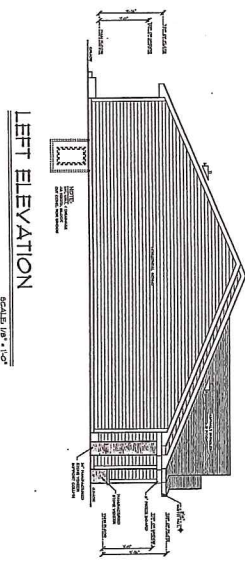
**MATERIALS NOTES:**

1. ALL EXTERIOR FINISHES TO BE AS SHOWN.
2. ALL INTERIOR FINISHES TO BE AS SHOWN.
3. ALL ROOFING TO BE AS SHOWN.
4. ALL PAINTS TO BE AS SHOWN.
5. ALL GLASS TO BE AS SHOWN.
6. ALL METALS TO BE AS SHOWN.
7. ALL LIGHTING TO BE AS SHOWN.
8. ALL MECHANICAL AND ELECTRICAL TO BE AS SHOWN.
9. ALL FINISHES TO BE AS SHOWN.
10. ALL MATERIALS TO BE AS SHOWN.

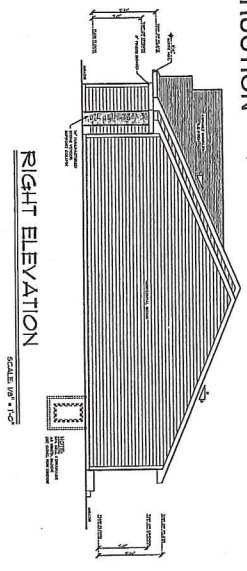


**FRONT ELEVATION**  
 SCALE: 1/8" = 1'-0"

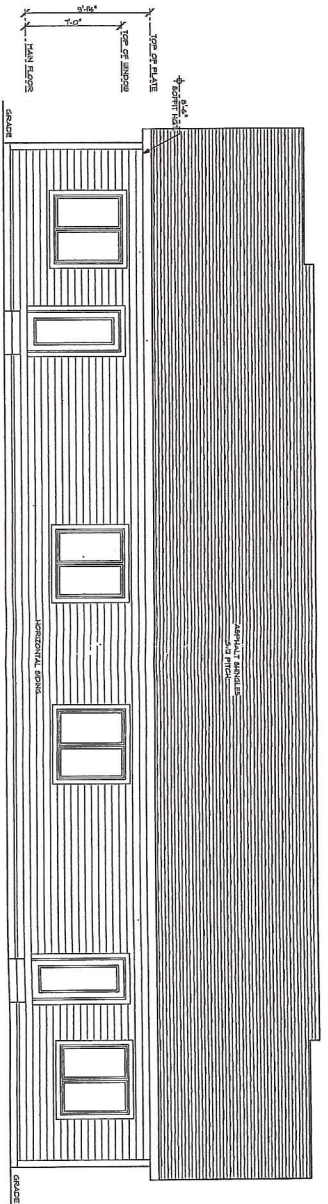
**PRELIMINARY PLANS ONLY - NOT FOR CONSTRUCTION**



**LEFT ELEVATION**  
 SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**  
 SCALE: 1/8" = 1'-0"



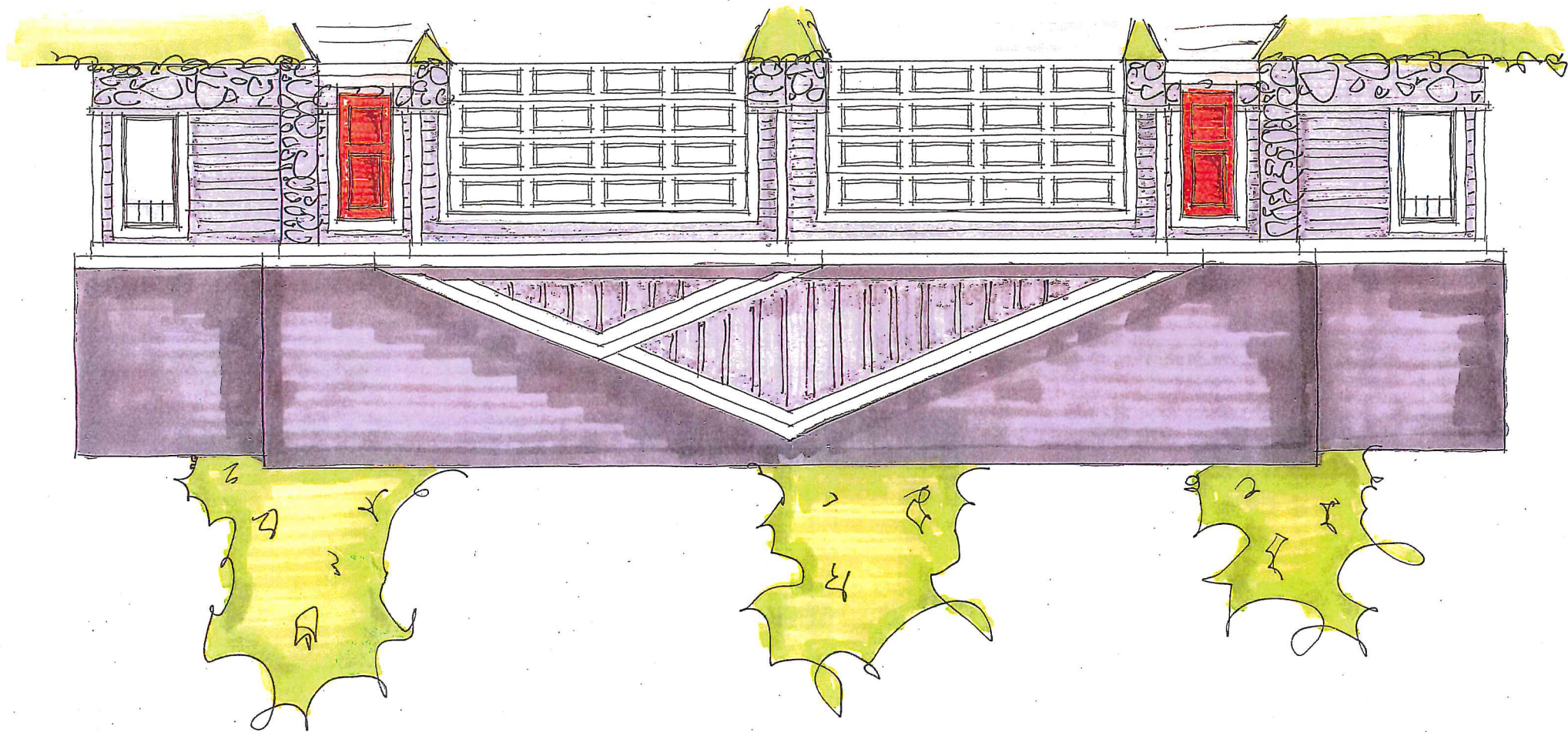
**REAR ELEVATION**  
 SCALE: 1/8" = 1'-0"

**AHMANN DESIGN INC.**  
 (319) 395-7900  
 WWW.AHMANNDESIGN.COM

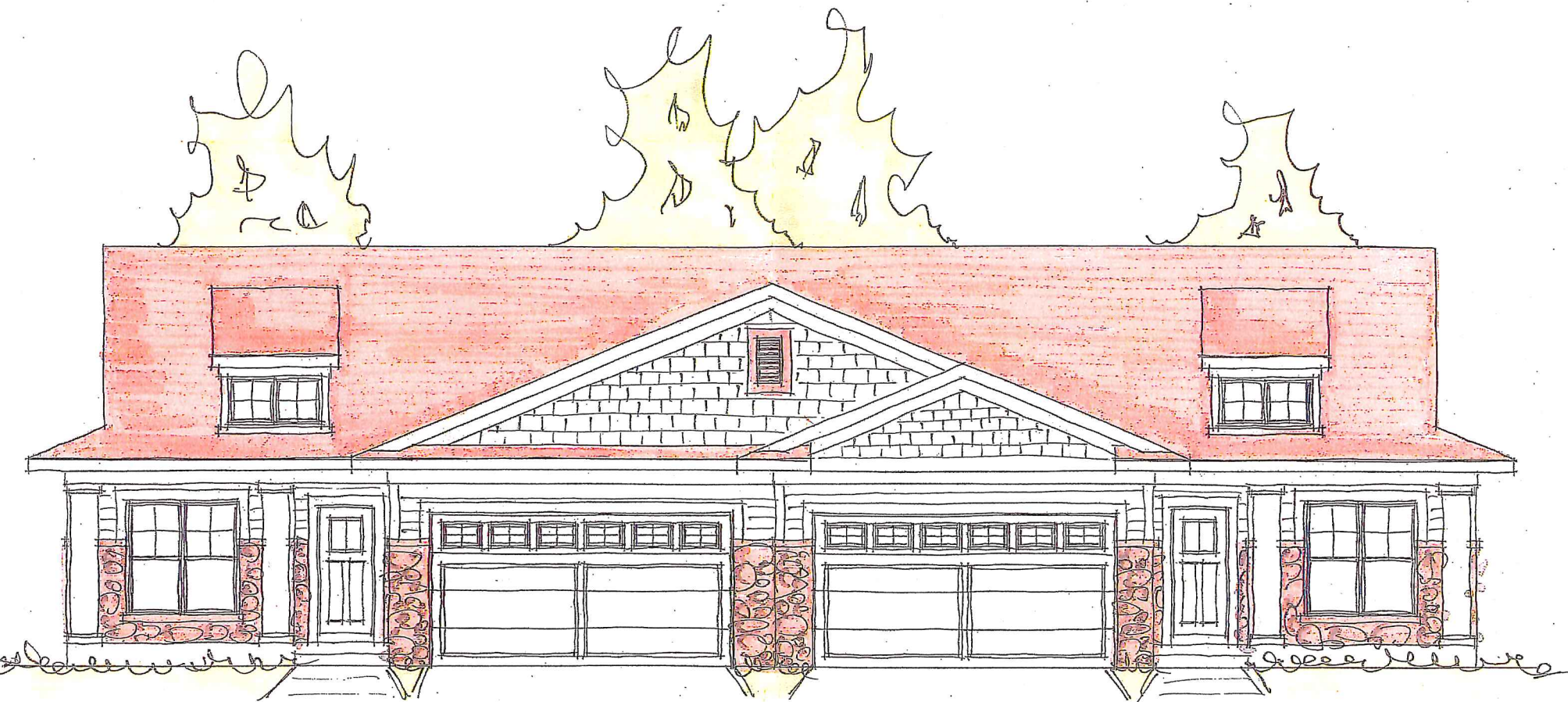
**LOWER BEAVER II**

DESIGN BY: A.S.
DATE: 08/11/2011
PROJECT: LOWER BEAVER II
NO. OF SHEETS: 10
NO. OF THIS SHEET: 2
JOB NO.: 105000

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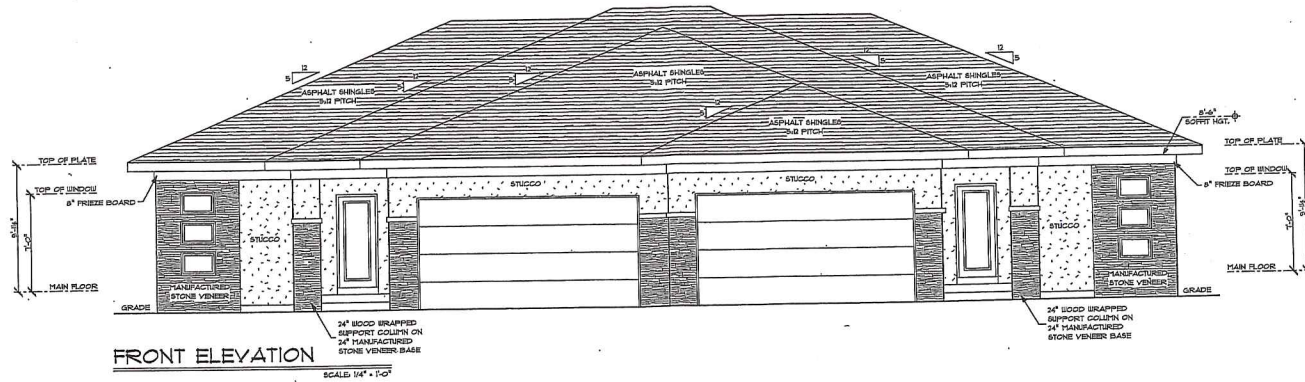






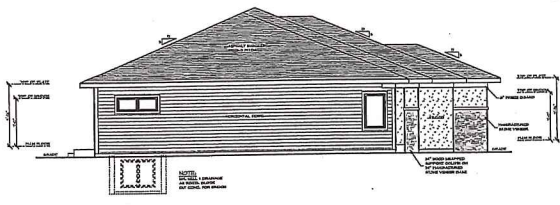
**MATERIALS NOTES:**

- IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT ASBESTOS FROM THE BUILDUP OF FIBERS OR PULVER.
- CONSTRUCTION METHODS AND PROCEDURES MUST BE FOR AGGRAVATED PURPOSES ONLY AND MAY NOT COMPLY WITH LOCAL, STATE, OR FEDERAL REGULATIONS. OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CHOICE AND SELECTION OF ALL CONSTRUCTION MATERIALS.
- PLANS TO BE INSTALLED.
- AT WALL AND ROOF INTERSECTIONS.
- SHOULD THERE BE A CHANGE IN ROOF SLOPE OR DIRECTION.
- AROUND ROOF OPENINGS.
- SEE PROTECTION.
- LAYERS OF UNDERLAYMENT CEILING TOGETHER OR OF A SELF-ADHESIVE POLYMER ROOFING UNDERLAYER EXTENDING FROM THE RAFTER EDGE TO A POINT AT LEAST 24" FROM THE EXTERIOR WALL LINE OF THE BUILDING.
- ROOF DRAINAGE.
- COLLECT AND DISCHARGE ALL ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 6 FEET FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM.
- ROOF DRAINAGE.
- VERIFY HILL SLOPE ON TRIMMER. ALL HILL SITES THAT "NOT BE THE SAME".
- WALL NITS \* WRAPPED AREAS MAY NEED TO BE ADJUSTED UP OR DOWN TO MATCH HILLS \* TRIMMED AREAS SO PASSES LINES MATCH UP. VERIFY LEVELS BY TRIMMER.
- ROOF VENTILATION.
- PROVIDE RIDGE VENTS AND SOFFIT VENTS AS REQ'D BY CODE.



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

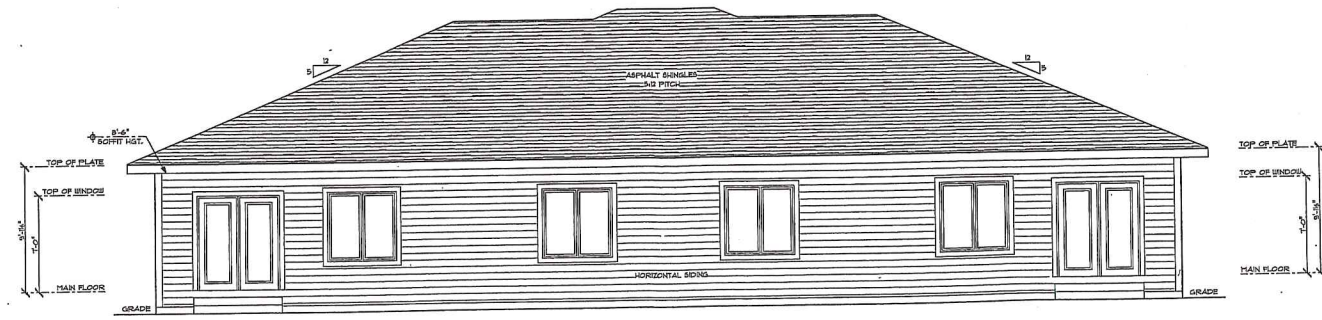
PRELIMINARY PLANS ONLY - NOT FOR CONSTRUCTION



LEFT ELEVATION  
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



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

NOTE:  
ACCORDING TO THE 2019 IRC  
SOME WINDOWS MAY NEED TO BE ADJUSTED  
TO MEET SECTION R602 REQUIREMENTS.  
VERIFY BY LOCAL BUILDING DEPARTMENT.

AHMANN  
DESIGN INC.  
(319) 395-7900

WWW.AHMANNDESIGN.COM

M&R HOLDING LLC  
4209 LOWER BEAVER ROAD

DRAWN BY: J.P.  
CHECKED BY:  
FINAL RELEASE:  
REVISIONS:  
JOB NO. 16-28100

2

IN THE EVENT OF ANY DISCREPANCIES BETWEEN PLANS, ELEVATIONS,  
AND/OR DETAILS THE CONTRACTOR / SUB-CONTRACTOR SHALL CONTACT  
AHMANN DESIGN, INC. 319-395-7900 BEFORE COMMENCING FOR  
CLARIFICATION. IF AHMANN DESIGN IS NOT CONTACTED, THE CONTRACTOR/  
SUB-CONTRACTOR WILL ASSUME FULL RESPONSIBILITY.

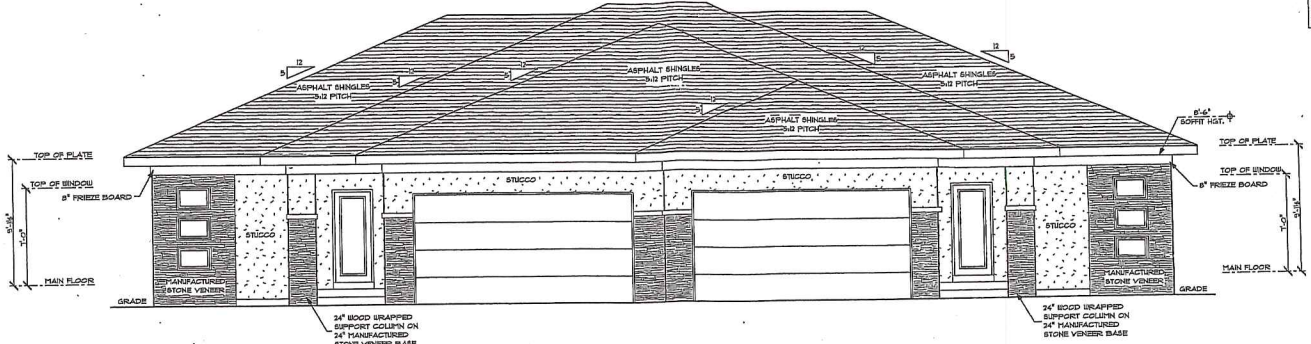
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**MATERIALS NOTES:**

- IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT AGAINST THE BUILD-UP OF MOISTURE OR MOLD.
- CONSTRUCTION MATERIALS REFERENCED HEREIN ARE FOR SCHEMATIC PURPOSES ONLY AND MAY NOT COMPLY WITH YOUR LOCAL, STATE OR FEDERAL REGULATIONS. OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CHOICE AND SELECTION OF ALL CONSTRUCTION MATERIALS PLANNING TO BE INSTALLED.
- AT WALL AND ROOF INTERSECTIONS:
  - REMOVE TRIMBA & CHANGE IN ROOF SLOPE OR DIRECTION.
  - REMOVE ROOF CORNICES.
  - ICE PROTECTION.
  - LAYERS OF INSULATION cemented TOGETHER OR OF A SELF-ADHESIVE POLYMER FLOORING ADHESIVE EXTENDED FROM THE DRAIN EDGE TO A POINT AT LEAST 24" FROM THE EXTERIOR WALL LINE OF THE BUILDING.
- ROOF DRAINAGE:
  - COLLECT AND DRAINAGE ALL ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST A FEET FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM.
- ROOF FINISH:
  - VERIFY NAIL NOTS, OR TRIMBA, ALL NAIL NOTS, MAY NOT BE THE SAME.
  - WALL NOTS - RAFTER AREAS MAY NEED TO BE ADJUSTED UP OR DOWN TO MATCH NAIL NOTS - TRIMBA AREAS SO RAFTER LINES MATCH UP. VERIFY NOTS, IS 16" O.C. 15/16".
- ROOF VENTILATION:
  - PROVIDE RIDGE VENTS AND SOFFIT VENTS AS SHOWN BY CODE.

NOTE:  
ACCORDING TO THE 209 IRC  
SOME WINDOWS MAY NEED TO BE ADJUSTED  
TO MEET SECTION R602.3 REQUIREMENTS.  
VERIFY BY LOCAL BUILDING DEPARTMENT.



OPTIONAL FRONT ELEVATION  
SCALE 1/4" = 1'-0"

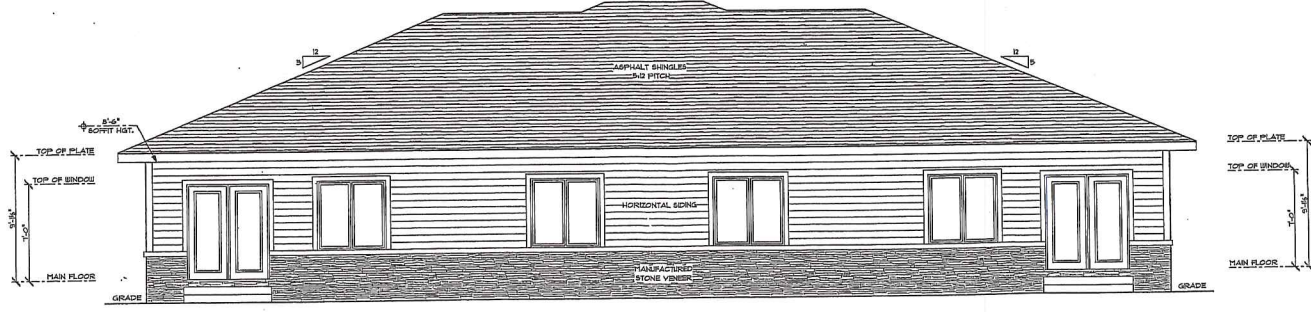
PRELIMINARY PLANS ONLY - NOT FOR CONSTRUCTION



OPTIONAL LEFT ELEVATION  
SCALE 1/8" = 1'-0"



OPTIONAL RIGHT ELEVATION  
SCALE 1/8" = 1'-0"



OPTIONAL REAR ELEVATION  
SCALE 1/4" = 1'-0"

IN THE EVENT OF ANY DISCREPANCIES BETWEEN PLANS, ELEVATIONS,  
AND/OR DETAILS, THE CONTRACTOR / SUB-CONTRACTOR SHALL CONTACT  
AHMANN DESIGN, INC. #703-395-7900 BEFORE CONSTRUCTION FOR  
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FINAL RELEASE:
REVISIONS:
JOB NO. 16-29120

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