



Roll Call Number

Agenda Item Number

59C

Date June 26, 2017

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING PRELIMINARY PLAT "WOODS AT COPPER CREEK EAST" ON PROPERTY LOCATED IN THE VICINITY OF 4896 EASTON BOULEVARD

WHEREAS, on June 15, 2017, the City of Des Moines Plan and Zoning Commission voted 13-0 for APPROVAL of a Preliminary Plat "Woods at Copper Creek East" on property located in the vicinity of 4896 Easton Boulevard, to allow 38.4 acres of land to be subdivided into 131 lots for single-family residential development, subject to compliance with all administrative review comments by the City's Permit and Development Center.

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 (handwritten signature)

Glenna K. Frank Assistant City Attorney

(13-2017-1.46)

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

CERTIFICATE

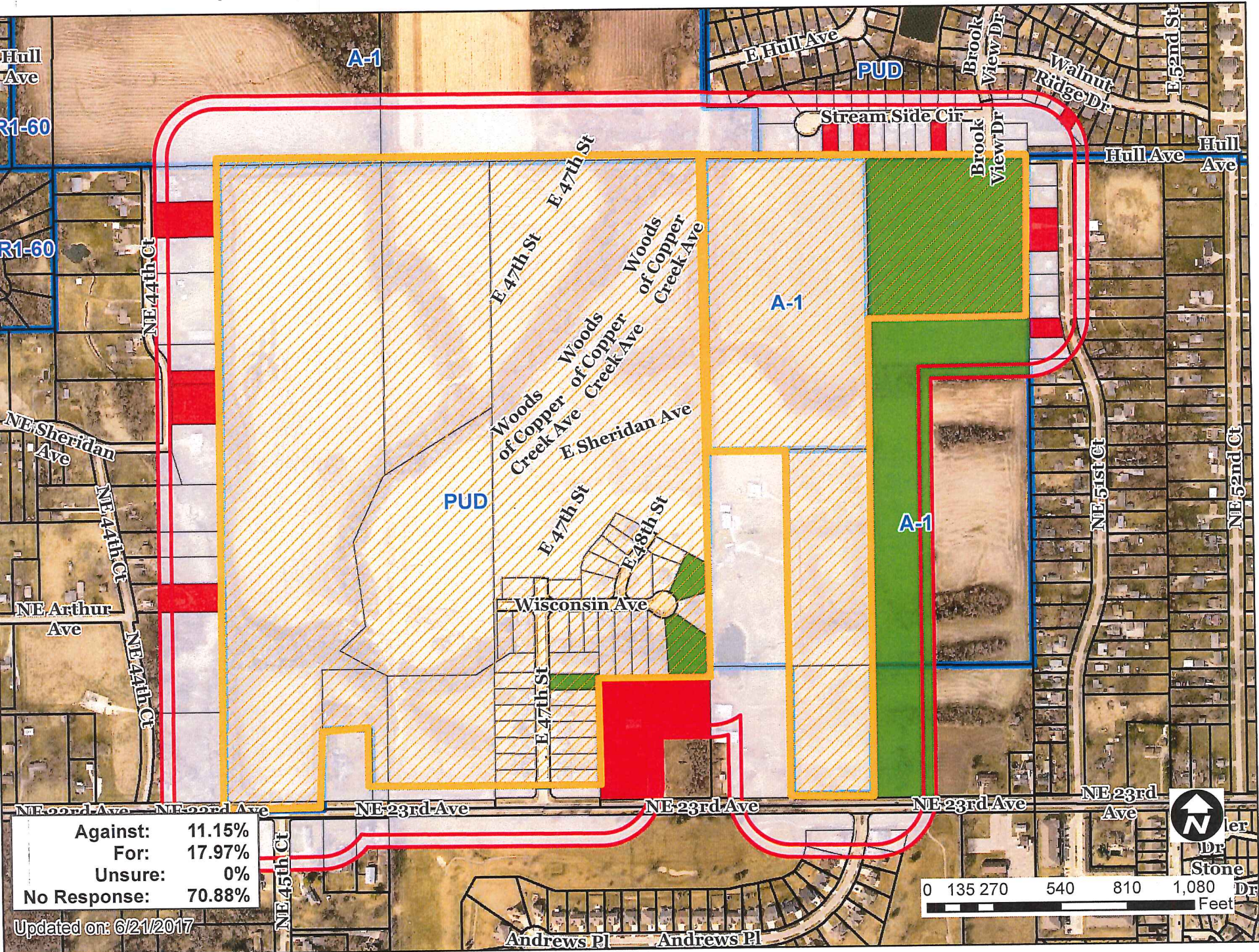
I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

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

MOTION CARRIED APPROVED

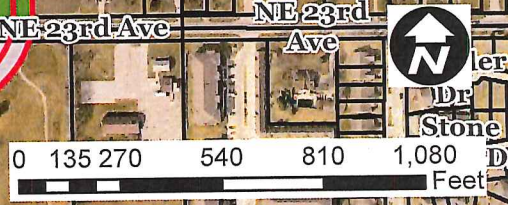
Mayor

City Clerk



Against:	11.15%
For:	17.97%
Unsure:	0%
No Response:	70.88%

Updated on: 6/21/2017



502



Date June 26, 2017
 Agenda Item 59C
 Roll Call # _____

June 20, 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 June 15, 2017, the following action was taken regarding a request from HDR Land Development, LLC (developer) represented by Larry Handley to rezone property in the vicinity of 4896 Easton Boulevard from "A-1" Agricultural District to "PUD" Planned Unit Development and approve a Preliminary Plat "Woods at Copper Creek East" to allow 38.4 acres to be subdivided into 131 lots for development of single-family dwellings. The subject property is owned by Revocable Trust Agreement of H Dwayne Crozier; Lowell and Cathy Long; and John, Thomas, and Larry Dawson.

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 to "PUD" District be found in conformance with the existing PlanDSM Creating Our Tomorrow future land use designation of Low Density Residential; approval of Part B) the rezoning of property from "A-1" Agricultural

District to "PUD" Planned Unit Development District; approval of Part C) the proposed amendment to "The Woods of Copper Creek" PUD Conceptual Plan and approval of Part D) the Preliminary Plat "Woods at Copper Creek East", subject to compliance with all administrative review comments of the City's Permit and Development Center:
(ZON2017-00036 & 13-2017-1.46)

Written Responses

1 in Favor
7 in Opposition

STAFF RECOMMENDATION

Part A) Staff recommends that the proposed rezoning to "PUD" District be found in conformance with the existing PlanDSM Creating Our Tomorrow future land use designation of Low Density Residential.

Part B) Staff recommends approval of the rezoning of property from "A-1" Agricultural District to "PUD" Planned Unit Development District.

Part C) Staff recommends approval of the proposed amendment to "The Woods of Copper Creek" PUD Conceptual Plan.

Part D) Staff recommends approval of the Preliminary Plat "Woods at Copper Creek East", subject to subject to compliance with all administrative review comments of the City's Permit and Development Center.

STAFF REPORT TO THE PLANNING COMMISSION

On April 20, 2017, the Plan & Zoning Commission considered a request to add 38.68 acres to the existing Woods at Copper Creek PUD and to amend the PUD Conceptual Plan to provide additional 130 lots that would be a minimum of 70 feet wide. It was since realized that the applicant intended for these additional lots to be 60 feet wide. Therefore, new public notices had to be mailed to surrounding property owners and the Plan & Zoning Commission must hold a new public hearing. Due to this delay in the process, the applicant is requesting that the Preliminary Plat be considered at this time, as well.

I. GENERAL INFORMATION

- 1. Purpose of Request:** The applicant is proposing to add approximately 38.68 acres to the existing Woods at Copper Creek PUD Conceptual Plan in order to provide approximately 130 additional lots for single-family residential development on lots with widths of at least 60 feet. The proposed expansion would also provide a secondary point of egress from NE 23rd Avenue (Easton Boulevard) for the existing development, which is necessary in order for the development to contain more than 30 dwelling units. The Conceptual Plan demonstrates that the additional lots would be subject to the same bulk regulations and design guidelines that have been approved the lots within the eastern portion of the original PUD Conceptual Plan.

The proposed PUD Conceptual Plan amendment would not impact the portion of this

development that is currently designated for multiple-family residential use. It continues to include that statement that any development within this area would be subject to a future amendment to the PUD Conceptual Plan.

The applicant has also submitted a Preliminary Plat would allow for the creation of 131 lots within the area being added to the PUD Conceptual Plan. The proposed lots include 46 lots with widths ranging from 60 feet to 64 feet, 65 lots with widths ranging from 65 feet to 69 feet, and 20 lots with widths of at least 70 feet.

2. **Size of Site:** Approximately 38.68 acres would be rezoned to “PUD” Planned Unit Development District, resulting in a total of 151.78 acres within the overall PUD “PUD” District. The submitted Preliminary Plat includes the 38.68 acres being rezoned to “PUD” District.
3. **Existing Zoning (site):** “A-1” Agricultural District and Woods at Copper Creek “PUD” Planned Unit Development District.
4. **Existing Land Use (site):** Agricultural production, pasture, and open space.
5. **Adjacent Land Use and Zoning:**
 - North* – “Brook Run PUD”; Uses are single-family residential and agricultural production.
 - South* – “R-3” (Pleasant Hill); Use is the Copper Creek golf course community with a mix of single-family and townhome dwellings.
 - East* – “A-1” & “S” Suburban (Polk County); Uses are single-family residential and agricultural production.
 - West* – “S” Suburban (Polk County); Uses are single-family residential and agricultural production.
6. **General Neighborhood/Area Land Uses:** The subject property is located to the north of NE 23rd Avenue (Easton Avenue) in an area that includes a mix of low-density residential and agricultural production uses.
7. **Applicable Recognized Neighborhood(s):** The subject property is located within 250 feet of the Brook Run Neighborhood. All neighborhoods were notified of the public hearing by mailing of the Preliminary Agenda on May 26, 2017. Additionally, separate notifications of the hearing for this specific item were mailed on May 26, 2017 (20 days prior to the hearing) and June 5, 2017 (10 days prior to the hearing) to the Brook Run Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. Additionally, a Final Agenda for the hearing was mailed to all recognized neighborhoods on June 9, 2017

All agendas and notices are mailed to the primary contact person designated to the City of Des Moines’ Neighborhood Development Division by the recognized neighborhood association. The Brook Run Neighborhood Association mailings were sent to Dale Burgess, 3516 Park Side Drive, Des Moines, IA 50317.

The applicant has indicated that their neighborhood meeting was held on April 12, 2017. They will be able to provide a summary at the public hearing.

- 8. Relevant Zoning History:** On September 10, 2007, the City Council established the original Woods at Copper Creek PUD Conceptual Plan (Ordinance 14,699), which provides for multiple-family residential uses along NE 23rd Avenue (Easton Boulevard) and single-family residential uses to the north.

On June 27, 2011, the City Council approved the 1st amendment, which revised five (5) acres along NE 23rd Avenue (Easton Boulevard) from multiple-family residential development to single-family residential development.

On April 20, 2017, the Plan & Zoning Commission considered a request to add 38.68 acres to the existing Woods at Copper Creek PUD and to amend the PUD Conceptual Plan to provide additional 130 lots that would be a minimum of 70 feet wide. Subsequent to that public hearing, it realized that the applicant intended for these additional lots to have minimum widths of 60 feet instead of 70 feet. Therefore, new public notices had to be mailed to surrounding property owners and the Plan & Zoning Commission must hold a new public hearing on June 15, 2017.

- 9. PlanDSM: Creating Our Tomorrow Land Use Plan Designation:** Low-Density Residential.

- 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.

In consideration of the criteria set forth in Chapter 18B of the Iowa Code and in accordance with Section 106-72 of the Subdivision Ordinance, the Commission shall determine if a Preliminary Major 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.

II. ADDITIONAL APPLICABLE INFORMATION

- 1. Permitted Uses:** The proposed PUD Conceptual Plan includes an "Area A" that would be developed with minimum 60-foot wide lots for single-family residential use, an "Area B" that would be developed with minimum 70-foot wide lots for single-family residential use, and an "Area C" that would be developed for multiple-family residential use.

The area being added to "PUD" Conceptual Plan at this time would be within "Area A". The submitted Preliminary Plat would allow for the creation of 131 lots within the area being added to the PUD Conceptual Plan. The proposed lots include 46 lots with widths ranging from 60 feet to 64 feet, 65 lots with widths ranging from 65 feet to 69 feet, and 20 lots with widths of at least 70 feet.

- 2. Natural Site Features:** The subject property contains vegetation along drainage ways and fence lines. The existing PUD Conceptual Plan was approved prior to the adoption of the City's Tree Removal and Mitigation Ordinance so it provides preservation easements within the rear of many of single-family residential lots in order to protect much of the existing vegetation. The proposed PUD Conceptual Plan retains the existing preservation easements but states that any future preliminary plat for the area being added to the PUD Conceptual Plat shall comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.

The submitted Preliminary Plat demonstrates that 286,645 square feet of tree canopy would be removed during construction. The Tree Removal and Mitigation Ordinance requires 144 replacement trees, which is 1 tree per 2,000 square feet of canopy removed. The plat demonstrates that 410 trees would be provided, including 148 street trees and 282 trees on lots (2 trees required per lot).

- 3. Landscaping:** The PUD Conceptual Plan requires each lot to provide an overstory or ornamental tree within each front yard and a 1.5-inch caliper overstory tree in each rear yard area. It also states that each lot must provide a 1.5-inch caliper street tree per lot frontage.

The PUD Conceptual Plan indicates that low-level shrubs and/or flower landscaping elements will be provided within all landscape islands within cul-de-sacs and traffic circles. These landscape areas would be planted by the developer and owned and maintained by a homeowners association.

- 4. Stormwater Management:** The PUD Conceptual Plan provides multiple stormwater detention areas and bio-swales throughout the development. It also states that the implementation of low-impact design methods to supplement the City's regular storm water management standards shall be considered with any PUD Development Plan and Preliminary Plat.

The submitted Preliminary Plat demonstrates a network of storm sewers, as well as a stormwater detention basin within an outlot near the middle of the site.

5. **Utilities:** The developer will be required to extend any utilities necessary to serve the development. There is a sanitary trunk sewer crossing the site. The Des Moines Water Works has a water main along NE 23rd Avenue (Easton Boulevard).
6. **Traffic/Street System:** Prior to the submittal of the application, a traffic impact study was completed. While this study indicated that left-hand turn lanes may be warranted within NE 23rd Avenue (Easton Boulevard), the Traffic and Transportation Division has indicated that such turn lanes should not be required at this time, pending the outcome of the pending city-wide Transportation Master Plan.

The PUD Conceptual Plan states that 5-foot wide sidewalks shall be provided along both sides of all public streets.

7. **Recreation Trail:** The existing PUD Conceptual Plan states that an 8-foot wide recreational trail would be provided along the westernmost north/south street in place of a sidewalk and that this trail must be completed with the construction of each house. Since the existing PUD Conceptual Plan was approved in 2007, the City has adopted the Bicycle and Trail Master Plan. This plan calls for requiring trails to be 10 feet wide and for locating trails in locations that appropriately link existing recreational trails and bike routes. At the request of the City's Park and Recreation Department, the PUD Conceptual Plan demonstrates that the future trail would be 10 feet wide and would be shifted to the east within the development to better align with the Bicycle and Trail Master Plan.
8. **Fencing:** The PUD Conceptual Plan provides several provisions regarding fencing on the single-family lots. No fence shall exceed 6 feet in height and no chain link fence would be permitted unless it is clad with black vinyl. In addition, fencing is prohibited in front yard areas and within easements for stormwater detention areas. Fencing within the multiple-family residential area would be subject to review and approval of a future amendment to the PUD Conceptual Plan.
9. **Bulk Regulations:** The Conceptual Plan demonstrates that the additional lots would be subject to the same bulk regulations that have been approved the lots within the eastern portion of the original PUD Conceptual Plan. This includes minimum lot widths of 60 feet, minimum lot areas of 7,500 square feet, minimum front yard setbacks of 20 feet for a dwelling but 25 feet for any garage, and minimum side yard setbacks of 5 feet on each side. In addition, minimum building floor areas for 1-story single-family dwellings shall be 1,200 square feet excluding basement and minimum building floor areas for 1-½-story and 2-story single-family residential shall be 1,400 square feet excluding the required full basement.
10. **Architectural Guidelines:** The Conceptual Plan demonstrates that the additional lots would be subject to the same design guidelines that have been approved the lots within the eastern portion of the original PUD Conceptual Plan. The PUD Concept Plan states that the front elevation of each single-family home constructed must contain one of the following: a front porch of not less than 60 square feet, or stone or brick masonry siding equal to a minimum of 1/3 of the first floor. It also indicates that the windows on all facades of any single-family dwelling shall have either shutters on each side or trim border not less than 4 inches in width.

The PUD Concept Plan states that siding materials shall be “masonry (brick or stone), vinyl (at least 42 mills thick), cedar, hardi-plank siding, or LP Smartside composite siding”. Roof materials shall be architectural asphalt shingles or cedar shakes.

The PUD Conceptual Plan states that the same single-family dwelling plan shall not be built on adjacent lots and that each single-family dwelling unit shall have a private garage, whether attached or detached. It also states that all detached structures shall mimic and complement the main structure’s architecture and style.

The PUD Conceptual Plan states that any single-family dwelling shall have a full basement.

11. Fire Protection: The approved PUD Conceptual Plan states that the number of dwelling units within the development shall not exceed 30 units until such time that a separate and approved access road is provided. It states that temporary and permanent turn-around will be in place per International Fire Code requirements.

12. Additional Information: The PUD Conceptual Plan proposes an entry sign along NE 23rd Avenue (Easton Boulevard) at each of the proposed north/south streets. The conceptual diagram indicates that each sign would be constructed with stone and masonry materials.

SUMMARY OF DISCUSSION

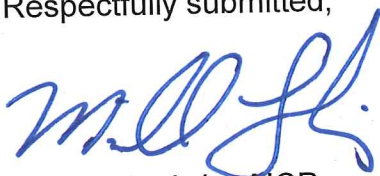
Jacqueline Easley asked if anyone was present to speak on this item. None were present or requested to speak.

COMMISSION ACTION:

JoAnne Corigliano made a motion for approval of Part A) the proposed rezoning to “PUD” District be found in conformance with the existing PlanDSM Creating Our Tomorrow future land use designation of Low Density Residential; approval of Part B) the rezoning of property from “A-1” Agricultural District to “PUD” Planned Unit Development District; approval of Part C) the proposed amendment to “The Woods of Copper Creek” PUD Conceptual Plan and approval of Part D) the Preliminary Plat “Woods at Copper Creek East”, subject to subject to compliance with all administrative review comments of the City’s Permit and Development Center.

Motion carried 13-0 (Rocky Sposato was not present)

Respectfully submitted,

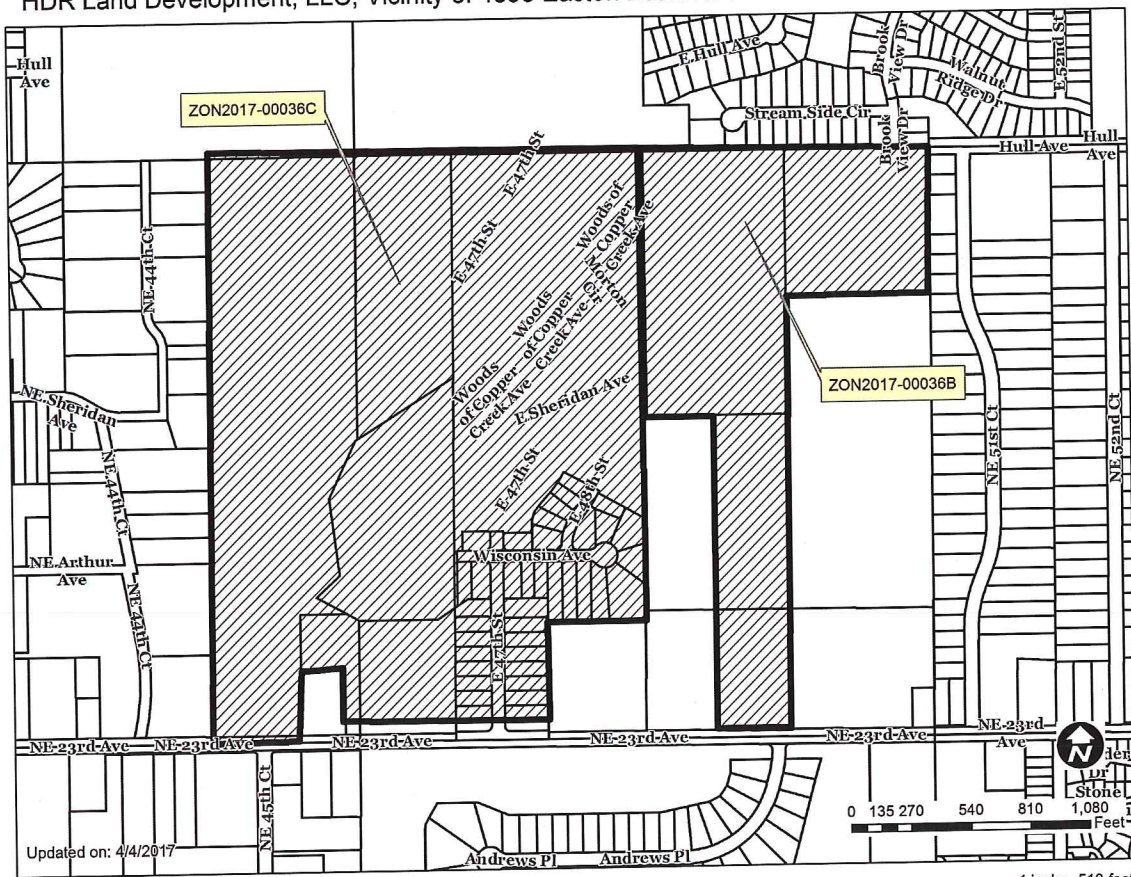


Michael Ludwig, AICP
Senior Planner

MGL:clw
Attachment

HDR Land Development, LLC (developer) represented by Larry Handley for property in the vicinity of 4896 Easton Boulevard. The subject property is owned by Revocable Trust Agreement of H Dwayne Crozier; Lowell and Cathy Long; and John, Thomas, and Larry Dawson.				File # ZON2017-00036	
Description of Action		Approval of rezoning of property from "A-1" Agricultural District to "PUD" Planned Unit Development. Approval of 2nd Amendment to the Woods at Copper Creek PUD Conceptual Plan to add approximately 38.4 acres to the east of the existing development, for a total of 151.78 acres, to provide additional lots for single-family residential that would each be a minimum of 60 feet wide..			
PlanDSM Future Land Use		Current: Low Density Residential. Proposed: N/A.			
Mobilizing Tomorrow Transportation Plan		No planned improvements.			
Current Zoning District		"A-1" Agricultural District and "FSO" Freestanding Signs Overlay District.			
Proposed Zoning District		"PUD" Planned Unit Development and "FSO" Freestanding Signs Overlay District.			
Consent Card Responses		In Favor	Not In Favor	Undetermined	% Opposition
Subject Property		1	7		
Outside Area (200 feet)					
Plan and Zoning Commission Action		Approval	13-0	Required 6/7 Vote of the City Council	
		Denial		Yes	
				No	X

HDR Land Development, LLC, Vicinity of 4896 Easton Boulevard ZON2017-00036

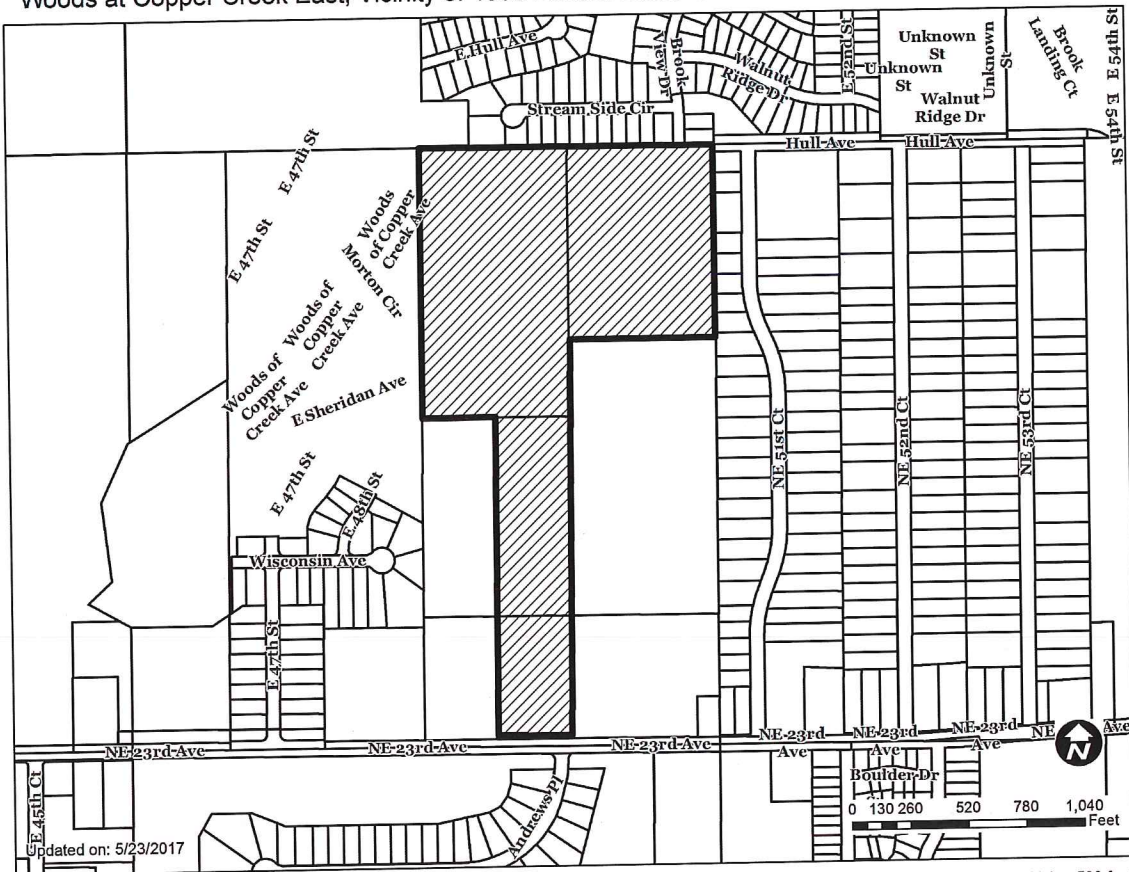


59C

HDR Land Development, LLC (developer) represented by Larry Handley for property in the vicinity of 4896 Easton Boulevard. The subject property is owned by Revocable Trust Agreement of H Dwayne Crozier; Lowell and Cathy Long; and John, Thomas, and Larry Dawson.				File # 13-2017-1.46	
Description of Action	Approval of a Preliminary Plat "Woods at Copper Creek East" to allow 38.4 acres to be subdivided into 131 lots for development of single-family dwellings, subject to compliance with all administrative review comments of the City's Permit and Development Center.				
PlanDSM Future Land Use	Current: Low Density Residential. Proposed: N/A.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	"A-1" Agricultural District and "FSO" Freestanding Signs Overlay District.				
Proposed Zoning District	"PUD" Planned Unit Development and "FSO" Freestanding Signs Overlay District.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Subject Property	1	7			
Outside Area (200 feet)					
Plan and Zoning Commission Action	Approval	13-0	Required 6/7 Vote of the City Council		Yes
	Denial				No X

Woods at Copper Creek East, Vicinity of 4896 Easton Boulevard

13-2017-1.46



300

ZON2017-00036

Date 6-7-17

Item

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

(Circle One)

COMMUNITY DEVELOPMENT

Print Name Aaron Scharmotz

Signature [Signature]

JUN 12 2017

Address 4857 E. Hull Ave. DSM, IA

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

The reason we are opposing this request is due to the increase in traffic, water run off, construction noise, construction debris and the overall disruption of our neighborhood and livelihood. Also the destruction of the natural habitat for wild life.

ZON2017-00036

Date 06-08-17

Item

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

RECEIVED

COMMUNITY DEVELOPMENT

Name Jerry Hosler

Signature Jerry Hosler

JUN 12 2017

Address 2775 NE 44th

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

43 yrs of quiet + now new homes + streets behind me a Lots of CONSTRUCTION NOISE 120' behind my home WILL be unbearable. Could even cause damage to my basement walls + Foundation. So I am not For this.

SAC

Item ZON2017-00036 Date June 9, 2017

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

RECEIVED
COMMUNITY DEVELOPMENT

Name BRADLEY BARANICK

JUN 13 2017 Signature

[Handwritten Signature]

Address 4915 STREAMSIDE CIRCUS, DSM, IA

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

I AM CONCERNED OF THE HABITATS THAT WILL BE
DESTROYED AND THE LOST AMOUNT OF ANIMALS &
SPECIES THAT WILL BE DISPLACED.

Item ZON2017-00036 Date 6-9-2017

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

RECEIVED
COMMUNITY DEVELOPMENT

Name James C. Frost

JUN 13 2017 Signature

[Handwritten Signature]

Address 2535-NE 44th Ct.

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

This proposal is not a good thing taking
away habitat for animals and
lost sense of community life. Its just
another way to make the RICH
& RICHER!!!

Item ZON2017-00036 Date 6-7

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

RECEIVED
COMMUNITY DEVELOPMENT

Name Paul Pearson

Signature

[Handwritten Signature]

JUN 12 2017

Address

2960 NE 51st Ct

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

I don't want the traffic we
moved here to live in rural country
setting, don't want neighbors fight
on top of us

Item ZON2017-00036 Date 6/8/17

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

RECEIVED
COMMUNITY DEVELOPMENT
Print Name Stephen Mcloy
Signature [Signature]
Address 4812 Harbor Ave

JUN 12 2017

Reason for opposing or approving this request may be listed below.
I am in favor because this will allow
the expansion of Plots in the
woods of copper creek.

Item ZON2017-00036 Date 6/9/2017

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

NOT IN IMPACTED AREA

COMMUNITY DEVELOPMENT
Print Name LINDA J. YAEGER
Signature [Signature]
Address 2510 NE 51st A. DSM

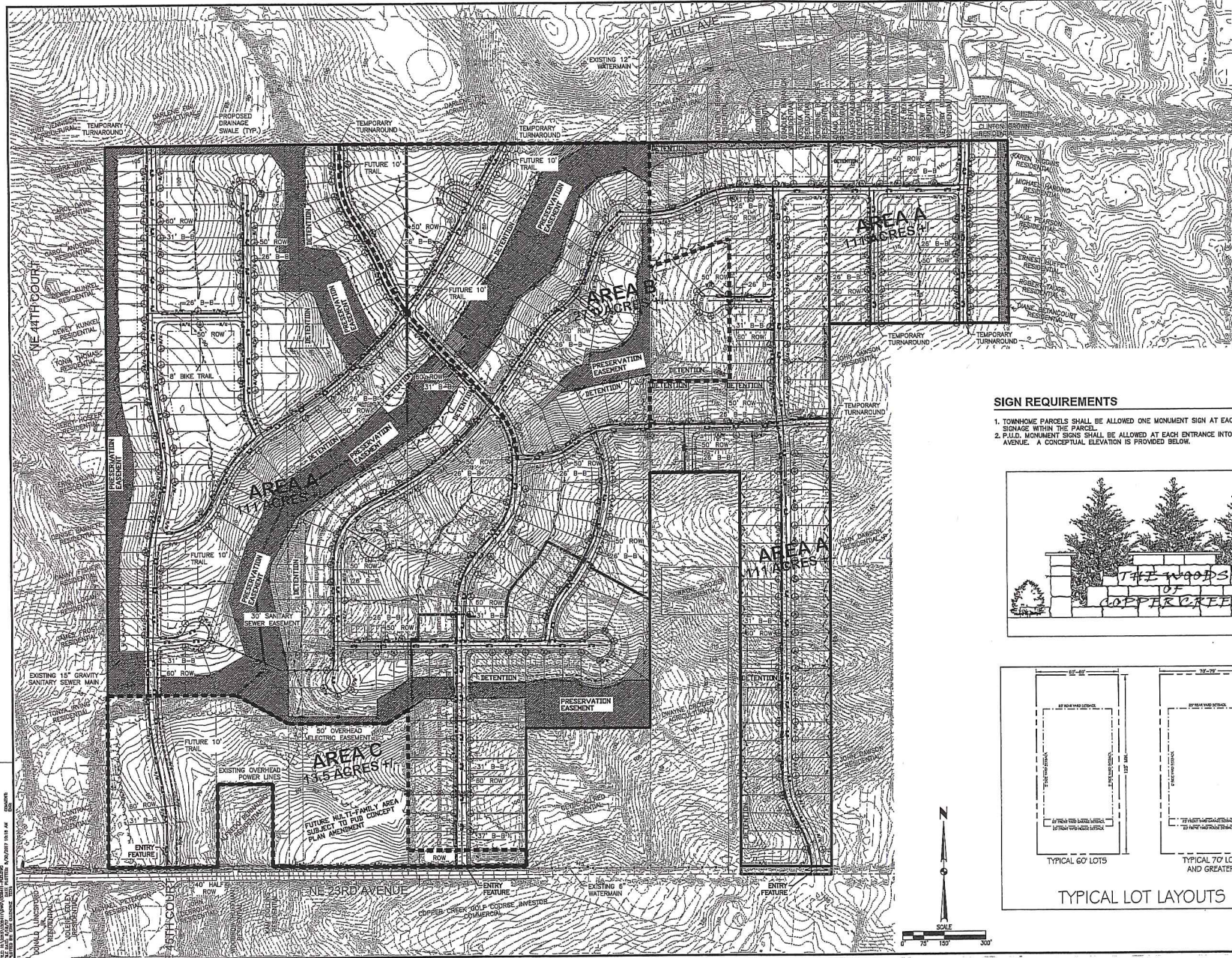
JUN 13 2017

Reason for opposing or approving this request may be listed below.
It is now difficult getting off our street because
of traffic. More housing means more kids in
the school system adding to my tax bill.
The air quality has worsen with each
increase of housing and decrease in green spaces.

Item ZON2017-00036 Date 6-7-17
I (am) (am not) in favor of the request.
COMMUNITY DEVELOPMENT
Print Name AL VOLL
Signature [Signature]
Address 2845 NE 51ST CT

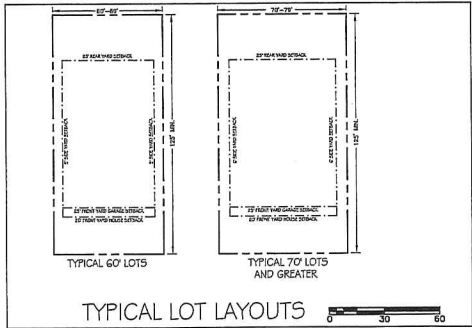
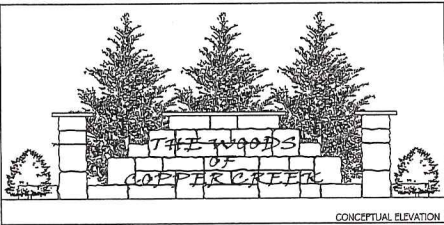
JUN 13 2017

Reason for opposing or approving this request may be listed below.
NO ADDED TRAFFIC ON
NE 73RD AVE PAYS NO TAX
INCREASE



SIGN REQUIREMENTS

1. TOWNHOME PARCELS SHALL BE ALLOWED ONE MONUMENT SIGN AT EACH ENTRANCE AND DIRECTIONAL SIGNAGE WITHIN THE PARCEL.
2. P.U.D. MONUMENT SIGNS SHALL BE ALLOWED AT EACH ENTRANCE INTO THE P.U.D. OFF OF NE 23RD AVENUE. A CONCEPTUAL ELEVATION IS PROVIDED BELOW.



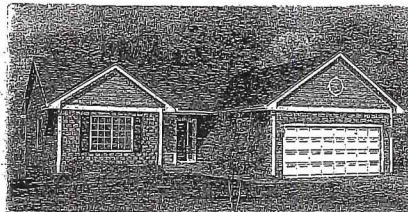
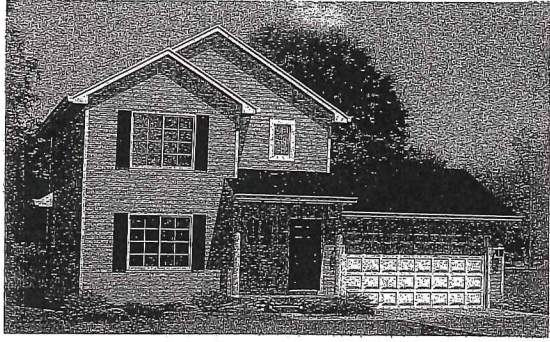
DATE	REVISION

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: EKO



CIVIL DESIGN ADVANTAGE

THE WOODS OF COPPER CREEK
 PLANNED UNIT DEVELOPMENT
 2ND ADMINDMENT



THESE ELEVATIONS WERE SELECTED AS CONCEPTUAL EXAMPLES OF THE CHARACTER AND SIZE OF HOMES ANTICIPATED TO BE A PART OF THE WOODS OF COPPER CREEK DEVELOPMENT.

DATE: 11/15/2004
TIME: 11:00 AM
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
SCALE: 1/8" = 1'-0"

REVISIONS	DATE	BY	APP'D

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410



DESIGNERS, IOWA
CIVIL DESIGN ADVANTAGE ENGINEERS, INC.

THE WOODS OF COPPER CREEK
PLANNED UNIT DEVELOPMENT
2ND ADMNDMENT

3 / 3
1508.411