

Date March 22, 2021

**RESOLUTION HOLDING HEARING ON REQUEST FROM CALVIN PARK MIXED-USE  
CONDOMINIUMS FOR APPROVAL OF A 1<sup>ST</sup> AMENDMENT TO THE  
“CALVIN COMMUNITY” LEGACY PUD CONCEPTUAL PLAN FOR  
PROPERTY LOCATED AT 4326 HICKMAN ROAD**

**WHEREAS**, on March 8, 2021, the City Council received a communication from the City Plan and Zoning Commission advising that at a public hearing on February 18, its members voted 14-0 to **APPROVE** a request from Calvin Park Mixed-Use Condominiums (owner), represented by Carl Koedam (officer), to review and approve a 1<sup>st</sup> Amendment to the “Calvin Community” Legacy PUD Conceptual Plan on the property located at 4326 Hickman Road (“Property”) to allow revision to reduce the number of units on the mixed-use building from 42 to 36 units with elimination of a 5<sup>th</sup> floor, modification of the north drive access to 44<sup>th</sup> Street, addition of directional signs, and addition of utility meters to the west façade of the row townhomes. Additional property owners include Calvin Community Corporation and Calvin Park Townhomes Condominiums; and

**WHEREAS**, the Property is legally described as follows:

LOTS 22, 23, 24, 25, 26, 27, 28 AND 29 IN KEOSAUQUA PLACE, AN OFFICIAL PLAT EXCEPT THE NORTH 20.5 FEET OF LOTS 22, 23, 24, 25 AND 26 IN KEOSAUQUA PLACE, AN OFFICIAL PLAT, ALL BEING IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, CONTAINING 2.580 ACRES (112,367 SQUARE FEET), MORE OR LESS.

**WHEREAS**, on March 8, 2021, by Roll Call No. 21-0374, it was duly resolved by the City Council that the request to approve a 1<sup>st</sup> Amendment to the Legacy PUD Conceptual Plan be set down for hearing on March 22, 2021 at 5:00 P.M., by electronic means in accordance with the Governor’s and Mayor’s Proclamations and to encourage and maintain social distancing to curb the spread of COVID 19 in the community, without public access to the meeting location; and

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

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

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

**Date** March 22, 2021

1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed amendment to the Legacy PUD Conceptual Plan “Calvin Community” are hereby overruled, and the hearing is closed.
2. The proposed amendment to the Legacy PUD Conceptual Plan “Calvin Community”, as on file in the Community Development Department, is hereby found to be in conformance with PlanDSM: Creating Our Tomorrow Plan and is hereby approved.

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

FORM APPROVED: Judy K Parks-Kruse  
 Judy K. Parks-Kruse  
 Assistant City Attorney

(ZON2021-00012)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED APPROVED

\_\_\_\_\_  
 Mayor

**CERTIFICATE**

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

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

\_\_\_\_\_  
 City Clerk

Date March 22, 2021  
 Agenda Item 38  
 Roll Call # \_\_\_\_\_

March 2, 2021

Honorable Mayor and City Council  
 City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their February 18, 2021 meeting, the following action was taken regarding a City initiated request from Calvin Park Mixed-Use Condominiums (owner) represented by Carl Koedam (officer) for review and approval of a 1<sup>st</sup> Amendment to the "Calvin Community" Legacy PUD Conceptual Plan, on property located at 4326 Hickman Road, to allow revision to reduce the number of units on the mixed-use building from 42 to 36 units with elimination of a 5<sup>th</sup> floor, ~~elimination of a propose skybridge connection to the main campus on the east,~~ modification of the north drive access to 44<sup>th</sup> Street, addition of directional signs, ~~elimination of access gates to the row townhomes,~~ and addition of utility meters to the west façade of the row townhomes. Additional property owners include Calvin Community Corporation and Calvin Park Townhomes Condominiums.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 14-0 as follows:

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Absent</u>
Francis Boggus	X			
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Jann Freed	X			
Johnny Alcivar	X			
Lisa Howard	X			
Carolyn Jenison	X			
Greg Jones	X			
William Page	X			
Rocky Sposato	X			
Steve Wallace	X			
Greg Wattier	X			
Emily Webb	X			

**APPROVAL** of the proposed amendment to the “Calvin Community” Legacy PUD  
Conceptual Plan. (ZON2021-00012)

Written Responses

0 in Favor

0 in opposition

**STAFF RECOMMENDATION TO THE P&Z COMMISSION**

Staff recommends approval of the proposed amendment to the “Calvin Community” Legacy PUD Conceptual Plan.

**STAFF REPORT TO THE PLANNING COMMISSION**

**I. GENERAL INFORMATION**

- 1. Purpose of Request:** The proposed PUD Conceptual Plan amendment would allow for a revised monument sign concept and for the installation of directional signage. The proposed amendment also acknowledges discrepancies between the PUD Conceptual Plan and how the project was constructed, including the overall height of the mixed-use building, the material used to pave the emergency access drive to 44<sup>th</sup> Street, and the placement of utility meters on the west façade of the building. Collapsible bollards and signage were added to limit use of the emergency access drive.

Currently, the PUD Conceptual Plan allows for a skybridge connection to be constructed to a building on the Calvin Community property to the east and for an access gate to be installed for the driveway to the townhomes that have not been constructed to date. The applicant has determined that they may construct these elements in the future and has withdrawn the portion of their request that would have eliminated them from the PUD Conceptual Plan.

- 2. Size of Site:** 2.58 acres (112, 367 square feet).
- 3. Existing Zoning (site):** Calvin Community “Legacy PUD” District.
- 4. Existing Land Use (site):** Mixed-use building and townhomes.
- 5. Adjacent Land Use and Zoning:**

**North** – “RX1” & “N4”, Uses are a restaurant and single-family dwellings.

**South** – “N4”, Uses are single-family dwellings.

**East** – “NX1”. Use is the Calvin Community (continuing care facility).

**West** – “N4”, Uses are a retail building and single-family dwellings.

- 6. General Neighborhood/Area Land Uses:** The subject property is located on the southeast corner of the Hickman Road and 44<sup>th</sup> Street intersection. The Hickman Road corridor consists of a variety of residential and commercial uses.

- 7. Applicable Recognized Neighborhood(s):** The subject property is located in the Beaverdale Neighborhood. The neighborhood association was notified of the public hearing by mailing of the Preliminary Agenda on January 29, 2021 and a Final Agenda on February 12, 2021. Additionally, separate notifications of the hearing for this specific item were mailed on January 29, 2021 (20 days prior to the hearing) and February 8, 2021 (10 days prior to the hearing) to the Beaverdale 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 Beaverdale Neighborhood Association notices were mailed to Marcus Coenen, P.O. Box 30175, Des Moines, IA 50310.

- 8. Relevant Zoning History:** On November 23, 2015, the City Council approved Ordinance Number 15,430 rezoning the subject property from “C-1” Neighborhood Retail Commercial District and “R1-60” One-Family Low-Density Residential District to “PUD” Planned Unit Development District. The Calvin Community PUD Conceptual Plan was approved by Roll Call 15-2015 at the same Council meeting.

- 9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Neighborhood Mixed Use.

- 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 “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.

## **II. ADDITIONAL APPLICABLE INFORMATION**

- 1. Signage:** The proposed Conceptual Plan amendment would not increase the size of the monument sign structure. However, it would expand the area on the north side of the structure that could be dedicated to text and logos, and would allow directional signage to be added to the west facade of the monument sign structure that was not envisioned with the original PUD Conceptual Plan. A directional sign is also proposed along Franklin Avenue at the driveway.

## **SUMMARY OF DISCUSSION**

Jason Van Essen presented staff report and recommendation.

Steve Grasso had technical difficulties and could not be heard clearly.

Jason Van Essen offered to forward any questions the commission may have for Mr. Grasso and facilitate a response.

## **CHAIRPERSON OPENED THE PUBLIC HEARING**

Valerie Findley 2102 44<sup>th</sup> Street stated the notices she received didn't show the items struck as they do on tonight's agenda.

Jason Van Essen stated when the application came in, staff was under the impression they were no longer interested in building those 2 elements. The applicant might pursue those at some point. As a result, the request to eliminate them from the PUD has been removed from the agenda.

Valerie Findley asked if they were not going to add a second access off 44<sup>th</sup> Street?

Jason Van Essen stated that is correct.

## **CHAIRPERSON CLOSED THE PUBLIC HEARING**

### **COMMISSION ACTION:**

Rocky Sposato made a motion for approval of the proposed amendment to the "Calvin Community" Legacy PUD Conceptual Plan.

Motion passed: 14-0

Respectfully submitted,

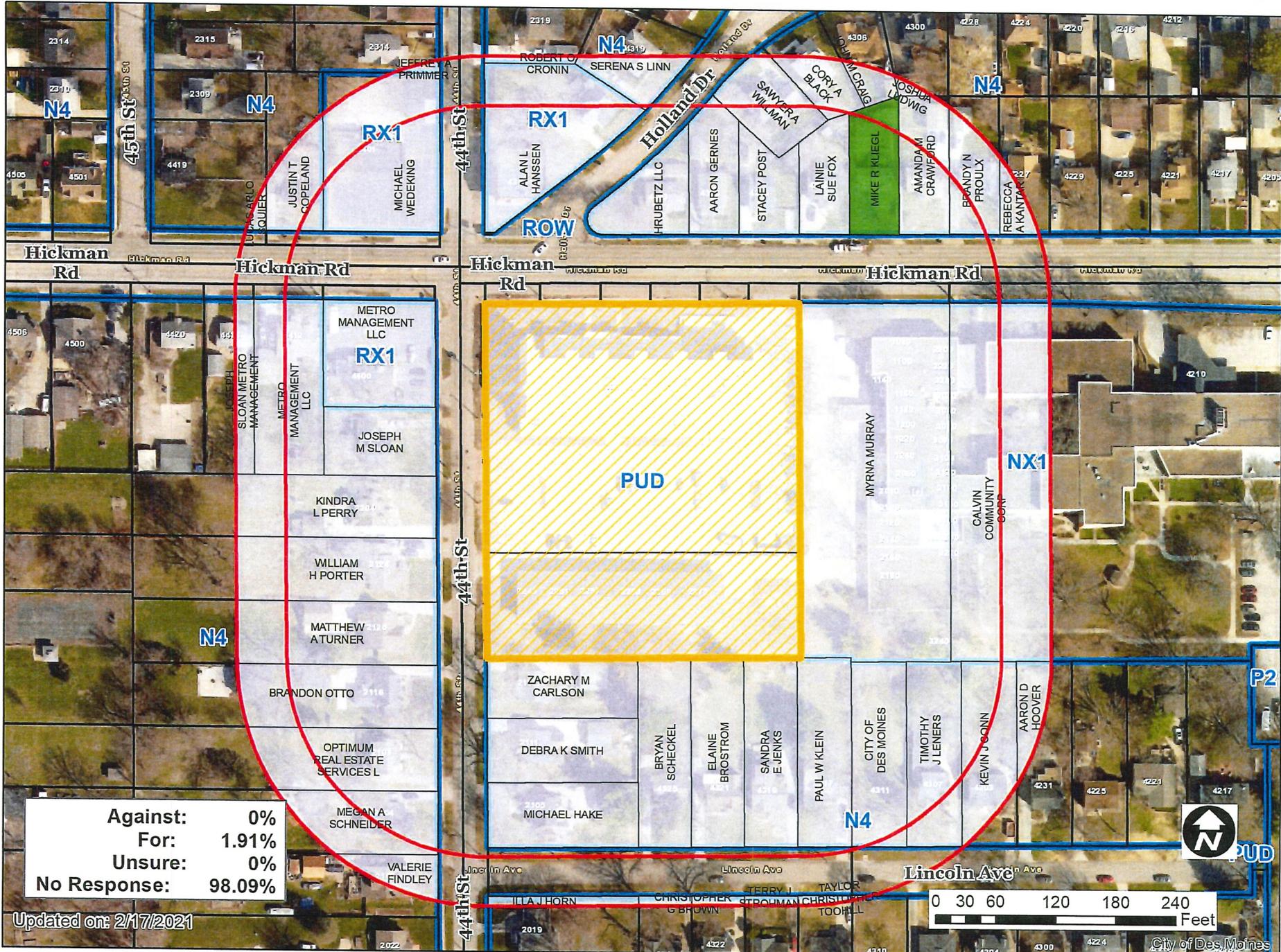


Jason Van Essen, AICP  
Planning & Urban Design Administrator

JMV:tjh

# Calvin Park Mixed-Use Condominiums, 4326 Hickman Road

ZON2021-00012



Updated on: 2/17/2021

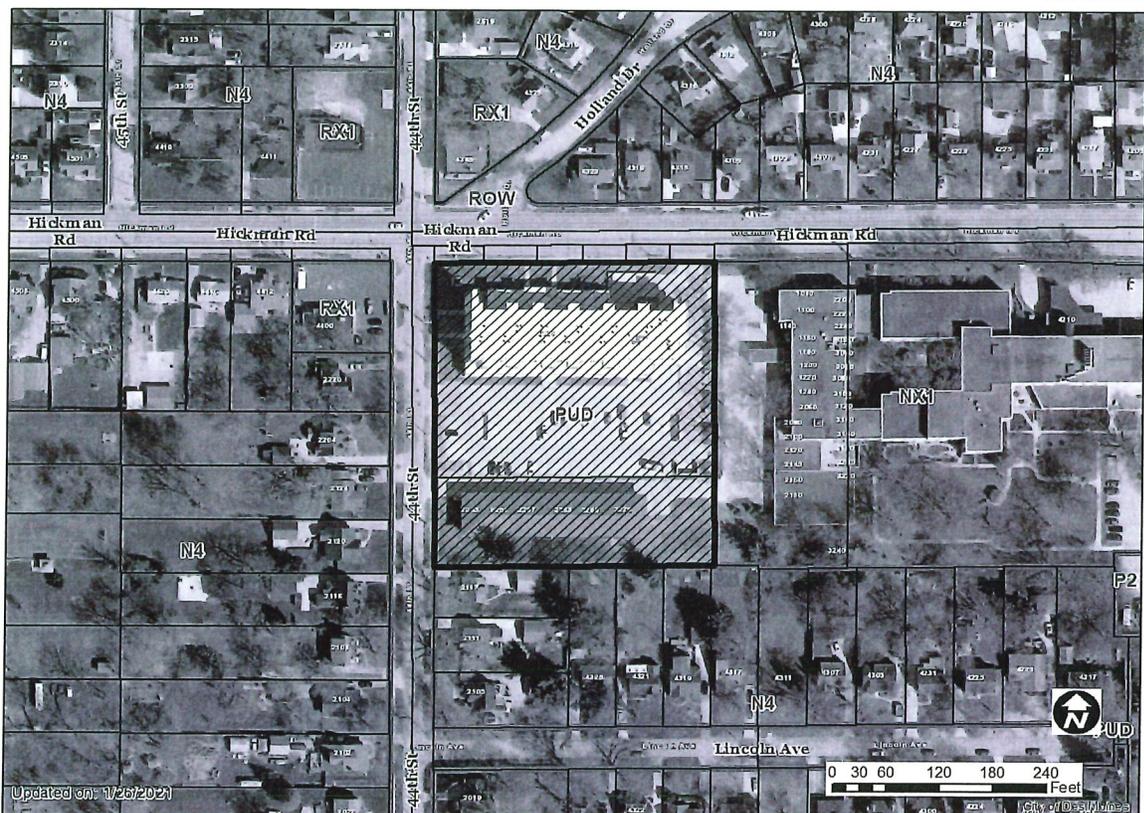
1 inch = 128 feet

38

Request from Calvin Park Mixed-Use Condominiums (owner) represented by Carl Koedam (officer) for property located at 4326 Hickman Road.		File # ZON2021-00012		
Description of Action	Review and approval of a 1 <sup>st</sup> Amendment to the "Calvin Community" Legacy PUD Conceptual Plan to allow revision to reduce the number of units on the mixed-use building from 42 to 36 units with elimination of a 5 <sup>th</sup> floor, modification of the north drive access to 44 <sup>th</sup> Street, addition of directional signs, and addition of utility meters to the west façade of the row townhomes. Additional property owners include Calvin Community Corporation and Calvin Park Townhomes Condominiums.			
PlanDSM Future Land Use	Current: Neighborhood Mixed Use. Proposed: N/A.			
Mobilizing Tomorrow Transportation Plan	No planned improvements.			
Current Zoning District	Calvin Community Legacy "PUD" Planned Unit Development.			
Proposed Zoning District	N/A.			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Outside Area (200 feet)	0	0		
Within Subject Property				
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes
	Denial			No

Calvin Park Mixed-Use Condominiums, 4326 Hickman Road

ZON2021-00012



1 inch = 128 feet

38

ZON2021-00012

Item: \_\_\_\_\_ Date: 2-10-2021

Please mark one of the following

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

Staff Use Only  
**RECEIVED**  
COMMUNITY DEVELOPMENT  
FEB 17 2021

Signature: Mike Kliegl

Name: Mike Kliegl

Address: 4305 Hickman Rd.

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

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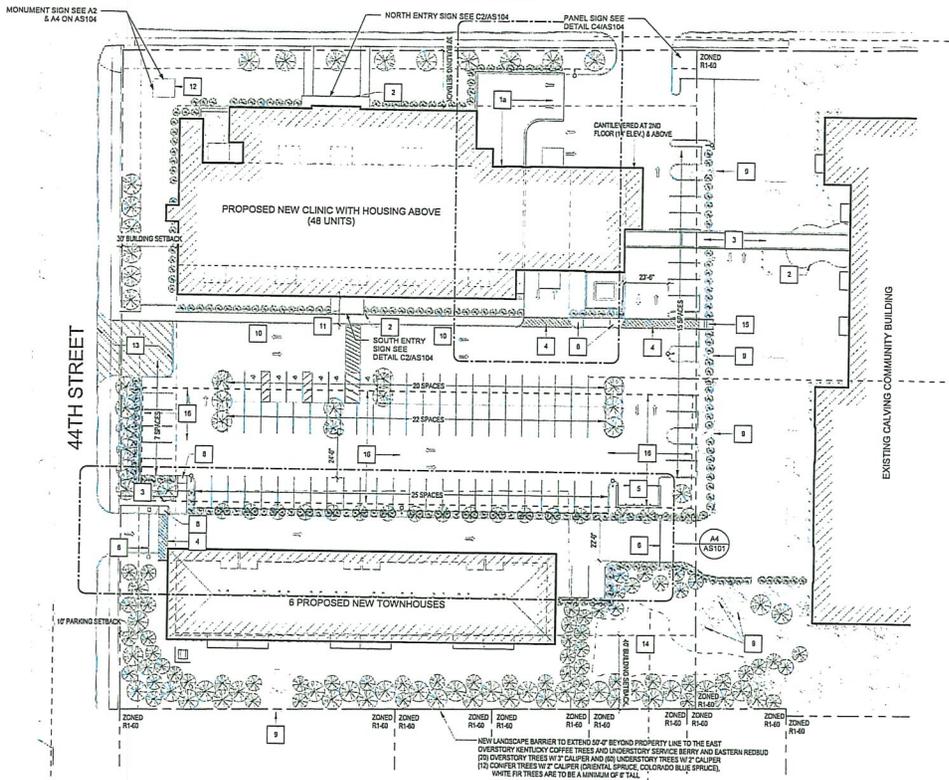
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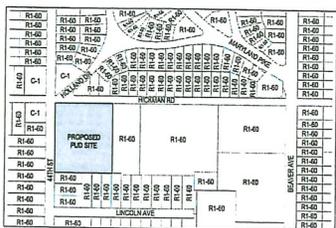
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E

HICKMAN ROAD



- SITE PLAN KEY**
- 1a PARKING GARAGE RAMP.
  - 1b OVERHEAD DOOR AT THE END OF RAMP TO ENTER PARKING GARAGE.
  - 2 CANTILEVERED AT 2ND FLOOR (ELEV 8 ABOVE).
  - 3 FUTURE PEDESTRIAN SIDEWALK CONNECTION TO EXISTING CALVIN BUILDING.
  - 4 PEDESTRIAN WALKWAY, STRIPE AT 5'-0".
  - 5 DUMPSTER ENCLOSURE, REFERENCE DETAILS.
  - 6 VEHICLE ACCESS CONTROL GATE.
  - 7 EMERGENCY VEHICLE DRIVEWAY.
  - 8 ADA CURB RAMP, 1:12 MAX. SLOPE, 5' LONG, PROVIDE FLAREDN EACH SIDE WITH 1:10 MAX. SLOPE.
  - 9 EXISTING TREES TO REMAIN, PROTECT DURING CONSTRUCTION.
  - 10 CURBLESS SIDEWALK ACCESS.
  - 11 FIRE EQUIPMENT ACCESS 10' MIN.
  - 12 MONUMENT SIGN.
  - 13 EMERGENCY VEHICLE DRIVEWAY.
  - 14 RAIN GARDEN (SEE LANDSCAPING SCHEDULE)
  - 15 CONCRETE STAIRS SEE 11/L102.
  - 16 UNDERGROUND STORM WATER DETENTION SYSTEM.



(E1) SITE PLAN ZONING MAP  
 (AS101) NOT TO SCALE

**GENERAL SITE CONCEPT**  
 CONSTRUCTION OF SEVERAL COMPONENTS THAT AUGMENT CALVIN COMMUNITY'S MISSION TO SERVE THE NEEDS OF ELDER CITIZENS IN A COMFORTABLE ENVIRONMENT THAT SERVES RESIDENTIAL, SPIRITUAL, SOCIAL, AND MEDICAL ASPECTS OF THE SENIORS NEEDS. THE PROJECT IS PLANNED TO INCLUDE:

1. 8 TOWNHOUSE RESIDENCES FOR INDEPENDENT SENIOR LIVING START SPRING OF 2018
2. CONSTRUCTION OF GENERAL MEDICAL CLINIC OF 14,160 SF START FALL 2018
3. CONSTRUCTION OF 38 INDEPENDENT SENIOR APARTMENTS START OF 2017
4. MOVE CALVIN'S EXISTING STORAGE FACILITY FROM A RESIDENTIAL SITE TO CALVIN'S SITE
5. CONSTRUCTION OF 42 BELOW GRADE PARKING SPACES

**LEGAL DESCRIPTION**  
 LOTS 22, 23, 24, 25, 26, 27, 28 AND 29 IN KESAUQUA PLACE, AN OFFICIAL PLAT EXCEPT THE NORTH 32.4 FEET OF LOTS 22, 23, 24, 25 AND 28 IN KESAUQUA DES MINNES, POLK COUNTY, IOWA, CONTAINING 2.680 ACRES (112,347 SQUARE FEET), MORE OR LESS.

**SITE SIZE**  
 THE CIVIL ENGINEER HAS VERIFIED SITE SIZE AT 2.58 ACRES.

**SITE OWNER**  
 THE SITE IS OWNED BY CALVIN COMMUNITY

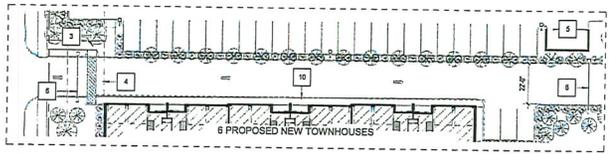
**PARKING COUNT**  
 83 ON GRADE PARKING STALLS  
 42 PARKING GARAGE STALLS  
 132 TOTAL PARKING STALLS

**GENERAL NOTES**

1. ALL BUILDING MOUNTED SIGNAGE SHALL COMPLY WITH THE "C-1" DISTRICT STANDARDS.
2. LANDSCAPING SHALL BE PROVIDED THAT MEETS OR EXCEEDS THE "C-1" DISTRICT STANDARDS.
3. FOUNDATION PLANTINGS SHALL BE PROVIDED AROUND THE PERIMETER OF ALL BUILDINGS.
4. ANY HVAC EQUIPMENT SHALL VENT THROUGH THE ROOF AND ROOFTOP VENTS SHALL BE COMPLEMENTARY IN COLOR TO THE ROOFING MATERIAL. ANY ROOFTOP MECHANICAL EQUIPMENT SHALL BE ARCHITECTURALLY SCREENED FROM VIEW.
5. ALL UTILITY METERS, TRANSFORMERS, GROUND-MOUNTED EQUIPMENT, AND OTHER UTILITIES SHALL BE PLACED ON BUILDING FACADES THAT DO NOT FACE A PUBLIC STREET.
6. ALL SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND SHIELDED FROM ADJACENT PROPERTIES. ANY POLE-MOUNTED LIGHTING ALONG PRIVATE WALKWAYS SHALL NOT EXCEED 15 FEET IN HEIGHT AND ANY POLE-MOUNTED LIGHTING IN A PARKING AREA SHALL NOT EXCEED 20 FEET IN HEIGHT. PRIVATE LIGHT POLES AND POLE-MOUNTED LIGHT FIXTURE, AN AEL AUTOBAHN LED SERIES ATED LIGHT FIXTURE, OR OTHER SIMILAR ESTHETIC QUALITY AS APPROVED BY THE COMMUNITY DEVELOPEMENT DIRECTOR.
7. ALL UTILITY SERVICE LINES TO ANY BUILDING SHALL BE UNDERGROUND.
8. ALL BRICK VENEER SHALL CONSIST OF FULL DIMENSIONAL BRICK.

(A3) SITE PLAN  
 (AS101) 1" = 30'-0"

(A4) TOWNHOUSES SIDEWALK  
 (AS101) 1" = 30'-0"



Client  
 Calvin Community  
 4310 Hickman RD  
 Des Moines, IA, 50310

Project  
 Calvin Community PUD  
 4316 Hickman RD  
 Des Moines, IA, 50310

Architect  
 GTG Architects, LLC  
 6505 Merle Hay Road  
 Johnston, IA 50131  
 515-228-8178

Revision Schedule	
Date	Description
1/21/2021	

Project Status: FOR APPROVAL  
 GTG A Job # 201096  
 GTG C Job # --  
 Project:  
 CALVIN COMMUNITY PUD AMENDMENT

**SITE PLAN**  
**AS101**

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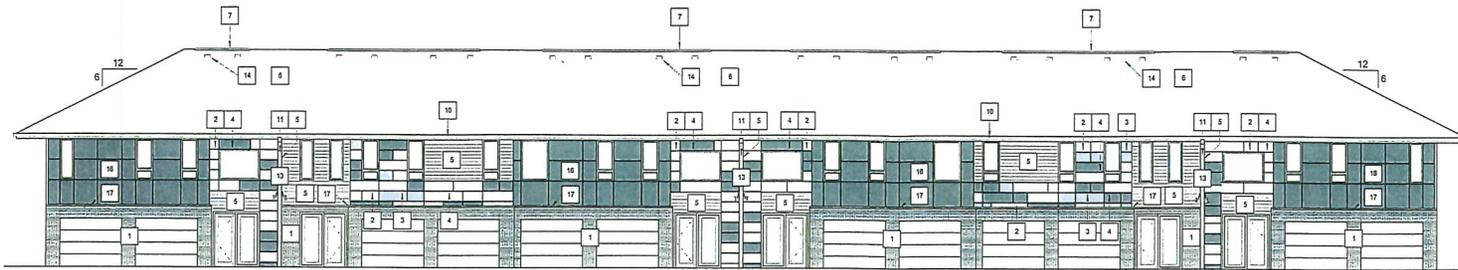
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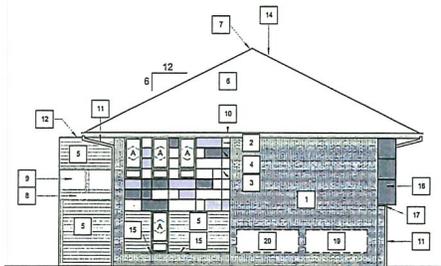
A1 TOWN HOUSES NORTH ELEVATION  
AS102 1/8" = 1'-0"

2

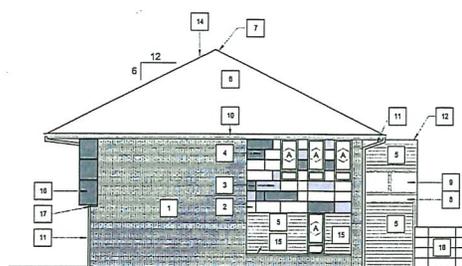


A3 TOWN HOUSES SOUTH ELEVATION  
AS102 1/8" = 1'-0"

3



A4 TOWN HOUSES EAST ELEVATION  
AS102 1/8" = 1'-0"



C4 TOWN HOUSES WEST ELEVATION  
AS102 1/8" = 1'-0"

**EXTERIOR ELEVATIONS GENERAL NOTES**

1. FULL THICKNESS FACE BRICK, COLOR TO MATCH EXISTING CALVIN BUILDING.
2. NICHHA FIBER CEMENT PANEL COLOR #1, ILLUMINATION SERIES.
3. NICHHA FIBER CEMENT PANEL COLOR #2, ILLUMINATION SERIES.
4. NICHHA FIBER CEMENT PANEL COLOR #3, ILLUMINATION SERIES.
5. NICHHA FIBER CEMENT PANEL VINTAGE WOOD LOOK.
6. ARCHITECTURAL ASPHALT SHINGLE ROOF.
7. RIDGE VENTS COVERED WITH SAME COLORED ASPHALT SHINGLES.
8. SHOP FINISHED METAL RAILING & PANELS.
9. SHOP FINISHED METAL GUTTER & FASCIA WITH VENTED SOFFIT.
10. SHOP FINISHED METAL DOWNSPOUT.
11. SHOP FINISHED METAL CAP - MATCH SIDING COLOR 3.
12. UP/DOWN EXTERIOR LIGHT.
13. EXHAUST VENT COVER, PROVIDE COLOR MATCHING ROOF.
14. CAST STONE WINDOW SILL - MATCH BRICK COLOR.
15. CEMENT BOARD PANELS, FACTORY FINISH 'JAMES HARDIE IRON GRAY' WITH ALUMINUM TRIM - EDGE, CORNER, & VERTICAL CONTINUOUS RANK.
16. FACTORY FINISH METAL FLASHING OVER BRICK - MATCH BRICK COLOR.
17. SCREEN MESH EQUIPMENT WITH CEMENT SD SIDING.
18. GAS METER LOCATION.
19. ELECTRICAL METER LOCATION.
- 20.



Client  
Calvin Community  
4210 Hickman RD  
Des Moines, IA, 50310

Project  
Calvin Community PUD  
4206 Hickman RD  
Des Moines, IA, 50310

Architect  
GTG Architects, LLC  
6505 Merle Hay Road  
Johnston, IA 50131  
515-958-3178

Revision Schedule

Date	Description
1/21/2021	

Project Status: FOR APPROVAL

GTG A Job # 201096

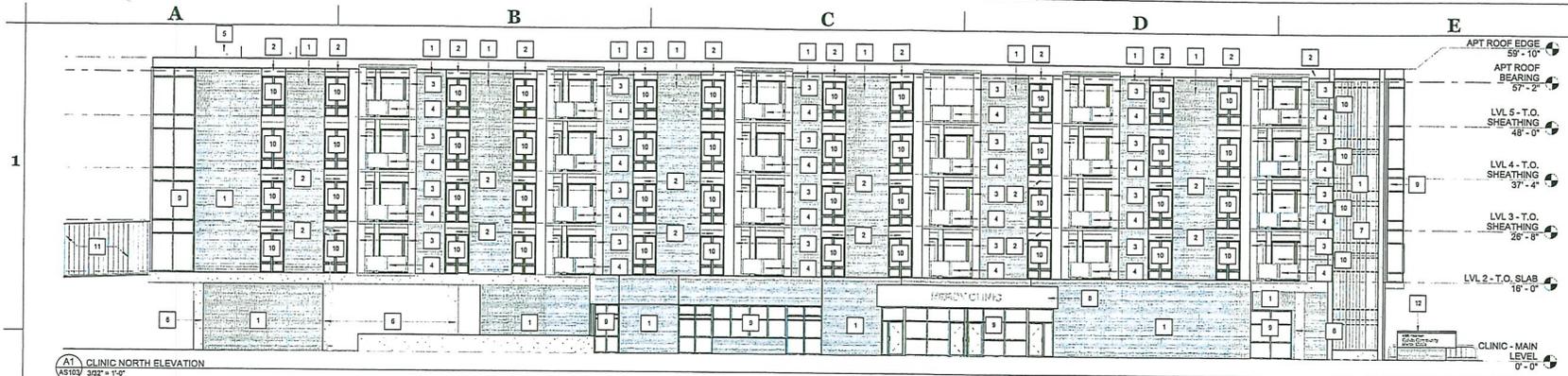
GTG C Job # -

Project:  
CALVIN COMMUNITY PUD AMENDMENT

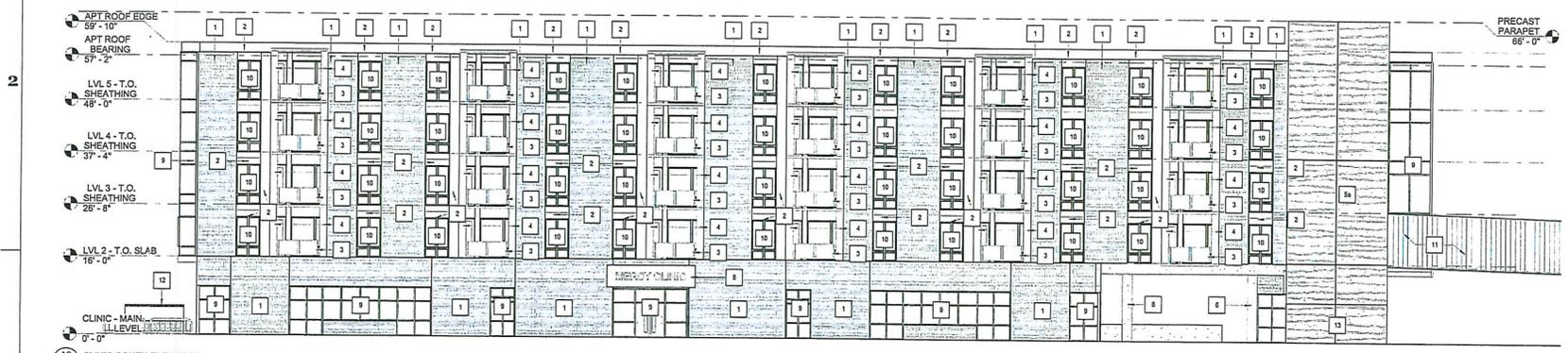
ELEVATIONS

AS102

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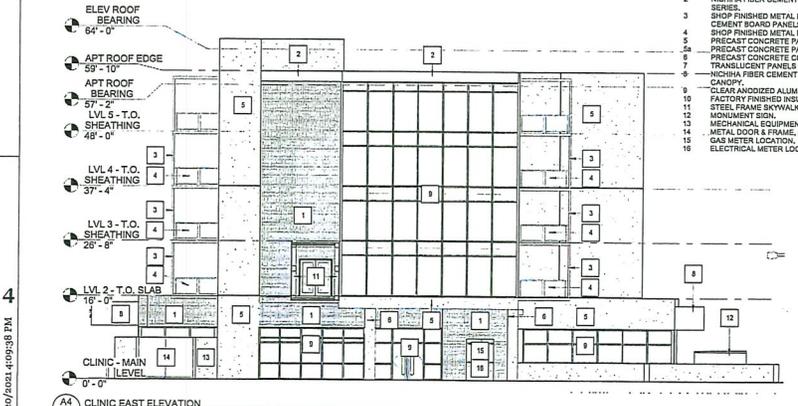
A1 CLINIC NORTH ELEVATION  
AS103 3/32" = 1'-0"



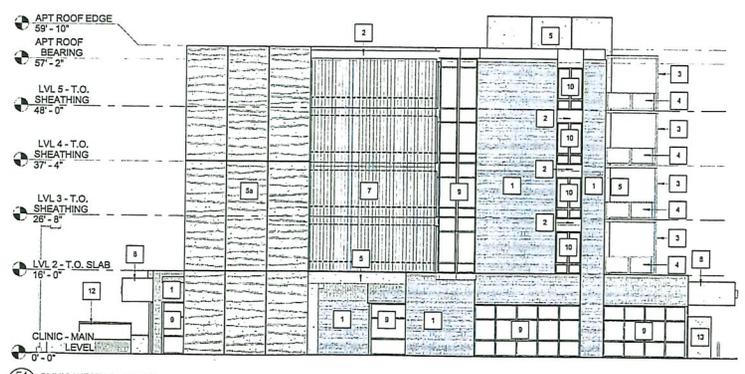
A3 CLINIC SOUTH ELEVATION  
AS103 3/32" = 1'-0"

ELEVATION GENERAL NOTES

- 1 FULL-THICKNESS FACE BRICK VENEER, COLOR TO MATCH EXISTING CALVIN BUILDING.
- 2 NICHSHA FIBER CEMENT PANEL COLOR #1, ILLUMINATION SERIES.
- 3 SHOP FINISHED METAL FRAMING AND SUPPORTS WITH CEMENT BOARD PANELS.
- 4 SHOP FINISHED METAL RAISING AND PANELS.
- 5 PRECAST CONCRETE PANELS.
- 6 PRECAST CONCRETE PANELS WITH ACCENTS.
- 7 PRECAST CONCRETE COLUMNS.
- 8 TRANSLUCENT PANELS ON METAL FRAMING.
- 9 NICHSHA FIBER CEMENT PANELS ON METAL FRAME CANOPY.
- 10 CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM.
- 11 FACTORY FINISHED INSULATED VINYL WINDOW.
- 12 STEEL FRAME SKYWALK WITH TRANSLUCENT PANELS, MONUMENT SIGN.
- 13 MECHANICAL EQUIPMENT SCREENING.
- 14 METAL DOOR & FRAME, PAINTED TO MATCH PRECAST.
- 15 GAS METER LOCATION.
- 16 ELECTRICAL METER LOCATION.



A4 CLINIC EAST ELEVATION  
AS103 3/32" = 1'-0"



E4 CLINIC WEST ELEVATION  
AS103 3/32" = 1'-0"



Client  
Calvin Community  
4340 Hickman RD  
Des Moines, IA, 50310

Project  
Calvin Community PUD  
4346 Hickman RD  
Des Moines, IA, 50310

Architect  
GTG Architects, LLC  
6905 Merle Hay Road  
Johnston, IA 50131  
515-228-8178

Revision Schedule	
Date	Description
1/21/2021	

Project Status: FOR APPROVAL  
GTG A Job # 201096  
GTG C Job # --  
Project:  
CALVIN COMMUNITY PUD AMENDMENT

ELEVATIONS

AS103

1/21/2021 4:09:38 PM

