

**CITY OF WEST DES MOINES  
PLAN AND ZONING COMMISSION COMMUNICATION**

**Meeting Date:** January 11, 2021

**Item:** Covenant Cove Plat 2, 9637 Heightsview Drive – Replat 22 lots into 21 lots and Approve a Site Plan to allow construction of ranch townhome design – Covenant Cove LLC - PP-004940-2020/SP-004941-2020

**Requested Action:** Recommend Approval of Preliminary Plat and Site Plan

**Case Advisor:** Kara Tragesser, AICP

**Applicant's Request:** Covenant Cove LLC requests approval of a Preliminary Plat and Site Plan to replat 22 lots into 21 lots and construct ranch townhomes (see Attachment B – Location Map and Attachment C – Preliminary Plat and Site Plan).

**History:** On December 26, 2018, the City Council approved the final plat for Covenant Cove to plat lots for 212 two-story townhome dwellings. Now, the applicant is requesting to replat 22 of those lots into 21 lots for the construction of ranch townhomes.

**City Council Subcommittee:** This item was presented to the Development and Planning City Council Subcommittee on December 7, 2020; the Subcommittee was supportive of the development.

**Staff Review and Comment:** This request was distributed to other City departments and other agencies for their review and comment.

**Water Infrastructure:** Many of the hydrants, water valves and curb stops on the original plat have been damaged or disturbed as building construction has progressed. The original contractor is not returning West Des Moines Water Works' calls. It is strongly advised that the owner service and reset this infrastructure to grade so that this infrastructure, which is privately owned, can perform as desired in the event of an emergency. The West Des Moines Water Works is trying to communicate with the developer and requests that the final plat not be approved for this plat until the plan or work on these issues is resolved to the satisfaction of the West Des Moines Water Works. To encourage attention to this matter, in addition to not approving the final plat, staff recommends extending to clarify that no building permits, including footing and foundation permits shall be issued for structures on any of the 21 lots until water issues have been resolved to the satisfaction of WDM Water Works.

**Comprehensive Plan Consistency:** The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

**Findings:** This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.

2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.
3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.
4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.
5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.
6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

**Staff Recommendation And Conditions Of Approval:** Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve a Preliminary Plat and Site Plan for the site at the southeast corner of Bishop Drive and 98<sup>th</sup> Street, subject to the applicant meeting all City Code requirements and the following:

1. That the City Council agree to a condition of approval that the final plat for Covenant Cove Plat 2 not be considered and no building permits, including footing and foundation permits shall be issued for a structure on any of the 21 proposed lots until such time that the water infrastructure in Covenant Cove Plat 1 is repaired or a plan for repair to the satisfaction of the West Des Moines Water Works has been provided.

**Owner** Covenant Cove LLC  
2635 Berkshire Pkwy Suite 202  
Clive IA 50325  
Attn: Brian Fliehler  
[brianf@ccsvet.com](mailto:brianf@ccsvet.com)

**Applicant:** Covenant Cove LLC  
3100 White Pine Court  
Waukee IA 50263  
Attn: Alan Sprinkle  
[alans@ccsvet.com](mailto:alans@ccsvet.com)

**Applicant Rep:** Snyder & Associates  
2727 SW Snyder Boulevard  
Ankeny IA 50023  
Attn: Brent Culp  
[bkculp@snyder-associates.com](mailto:bkculp@snyder-associates.com)

**ATTACHMENTS:**

Attachment A - Plan and Zoning Commission Resolution  
Exhibit A - Conditions of Approval  
Attachment B - Location Map  
Attachment C - Preliminary Plat and Site Plan  
Attachment D - Building Elevations

**RESOLUTION NO. PZC-21-002**

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A PRELIMINARY PLAT AND SITE PLAN FOR COVENANT COVE PLAT 2 TO CREATE 21 LOTS AND ALLOW THE CONSTRUCTION OF RANCH TOWNHOMES ON PROPERTY LOCATED IN THE VICINITY OF 9637 HEIGHTSVIEW DRIVE**

**WHEREAS**, pursuant to the provisions of Title 9, Zoning, and Title 10 Subdivision Requirements, of the West Des Moines Municipal Code, the applicant, Covenant Cove LLC, has requested approval for a Preliminary Plat and Site Plan (PP-004940-2020//SP-004941-2020) to create 21 lots and construct Ranch Townhomes on property located in the vicinity of 9537 Heightsview Drive; and

**WHEREAS**, studies and investigations were made and staff reports and recommendations were submitted which are made a part of this record and herein incorporated by reference; and

**WHEREAS**, on January 11, 2021, this Commission held a duly-noticed public meeting to consider the application for a Preliminary Plat and Site Plan;

**NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:**

SECTION 1. The findings, for approval, in the staff report or as amended orally at the Plan and Zoning Commission meeting are adopted.

SECTION 2. The Preliminary Plat and Site Plan to create 21 lots and construct ranch townhomes is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report including conditions added at the meeting, and attached hereto as Exhibit "A." Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on January 11, 2021

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Erica Andersen, Chair  
Plan and Zoning Commission

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on January 11, 2021, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

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Recording Secretary

**Exhibit A**  
**CONDITIONS OF APPROVAL**

1. That the City Council agree to a condition of approval that the final plat for Covenant Cove Plat 2 not be considered and no building permits, including footing and foundation permits shall be issued for a structure on any of the 21 proposed lots until such time that the water infrastructure in Covenant Cove Plat 1 is repaired or a plan for repair to the satisfaction of the West Des Moines Water Works has been provided.



# Covenant Cove Plat 2 Location Map



1: 5,336

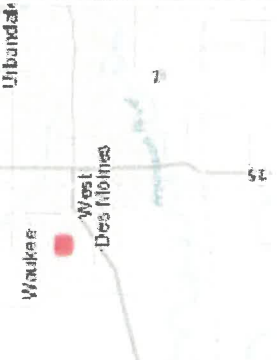


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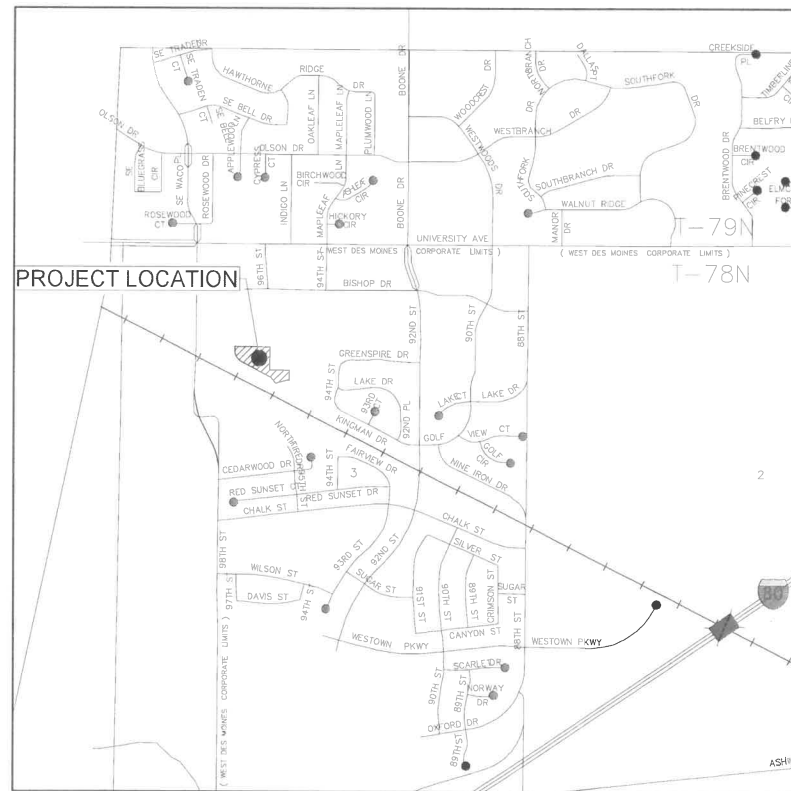
Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

- Legend**
- Corporate Limits
  - Parcels



PRELIMINARY PLAT / SITE PLAN  
FOR  
**COVENANT COVE PLAT 2**  
SINGLE FAMILY ATTACHED RESIDENTIAL DEVELOPMENT  
CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA



VICINITY MAP




**SHEET INDEX**

- C100 TITLE SHEET
- C101 PROJECT INFORMATION
- C200 DIMENSION AND UTILITY PLAN
- C300 GRADING AND LANDSCAPE PLAN

**OWNER / APPLICANT**  
COVENANT COVE, LLC  
2635 BERKSHIRE PARKWAY, SUITE 202  
CLIVE, IOWA 50325  
(515) 216-1017  
ALAN SPRINKLE


**ENGINEER**  
SNYDER & ASSOCIATES, INC.  
2727 SW SNYDER BLVD.  
ANKENY, IOWA 50023  
(515) 964-2020  
CHAD DEVORE, P.E.



I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.

Clay R. Schneckloth, ASLA Date: \_\_\_\_\_  
License Number 512  
Pages or sheets covered by this seal: \_\_\_\_\_

License Expires June 30, 2021



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Chad D. Devore, P.E. Date: \_\_\_\_\_  
License Number P16007  
My License Renewal Date is December 31, 2021  
Pages or sheets covered by this seal: \_\_\_\_\_

REVISOR	DATE
1	12/17/20
2	01/07/21
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**WEST DES MOINES, IOWA**

2727 SW SNYDER BLVD.  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

**COVENANT COVE PLAT 2**

**TITLE SHEET**

**SNYDER & ASSOCIATES, INC. I**



**SNYDER & ASSOCIATES**

Project No: 120.0724.01  
Sheet C100

LEGEND

FEATURES

Table with columns for Existing and Proposed features, including Spot Elevation, Contour Elevation, Fence, Tree Line, and various utility lines like Sanitary Sewer, Storm Sewer, and Gas Main.

(\*) Denotes the survey quality service level for utilities

Table listing utility quality service levels (S1, S2, S3, S4) for various features such as Sanitary Manhole, Storm Sewer, Fire Hydrant, and Electric Transformer.

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE C17 ASCE 38-02 STANDARD. QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA.

UTILITY CONTACT INFORMATION

Table providing contact information for utility providers: G1-GAS MAIN (MidAmerican Energy), W1-WATER MAIN (Des Moines Water Works), F01-FIBER OPTIC (CenturyLink), F02-FIBER OPTIC (Consolidated Communications), F03-FIBER OPTIC (M-Fiber), and OVERHEAD ONLY (MediaCom Communications Corp).



GENERAL NOTES

- A. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES.
B. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
C. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)...

WEST DES MOINES STANDARD NOTES

- 1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
2. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
3. DESIGNATED BUFFERS SHALL BE LABELED AS A "NO BUILD AREA".

WEST DES MOINES WATER WORKS STANDARD NOTES

- 1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS (515-222-3465) AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
3. ANY WATER USE FROM A HYDRANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES WATER WORKS HYDRANT METER.

PROPERTY DESCRIPTION

A PART OF OUTLOT 'X' AND ALL OF LOTS 151 THROUGH 168 AND LOTS 177 THROUGH 180, COVENANT COVE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF OUTLOT 'W' OF SAID COVENANT COVE PLAT 1; THENCE NORTH 89° 33' 16" WEST ALONG THE NORTH LINE OF SAID OUTLOT 'W'...

COMPREHENSIVE PLAN

EXISTING: MEDIUM DENSITY RESIDENTIAL (MD)

ZONING

98TH STREET PUD - RESIDENTIAL MEDIUM DENSITY (RM-8)

LAND USE

MEDIUM DENSITY RESIDENTIAL

FIRM DESIGNATION

THIS SITE IS WITHIN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS REFERENCED ON FLOOD INSURANCE RATE MAP (FIRM); MAP NO 19153C0305F EFFECTIVE FEBRUARY 1, 2019

SITE AREAS

Table comparing Previously Approved, Proposed, and Net Change for Building, Paving, Driveways, Sidewalk, and Open Space.

IMPERVIOUS AREA

82,406 SF TOTAL IMPERVIOUS AREA PREVIOUSLY APPROVED (52.85% OF SITE)
83,873 SF TOTAL IMPERVIOUS AREA PROPOSED (53.85% OF SITE)

PARKING REQUIREMENTS

REQUIRED
2 SPACES PER DWELLING
21 X 2 = 42 SPACES REQUIRED
1 SPACE FOR EVERY 15 DWELLING UNITS = 2 REQUIRED
TOTAL 44 SPACES REQUIRED
PROVIDED
2 DRIVEWAY SPACES PER UNIT
21 X 2 = 42 SPACES PROVIDED
2 GARAGE SPACES PER UNIT
21 X 2 = 42 SPACES PROVIDED
11 VISITOR PARKING STALLS PROVIDED
TOTAL 95 SPACES PROVIDED

CITY OF WEST DES MOINES CONTROL DATA

CITY OF WEST DES MOINES DATUM (GEOID12A) NAVD83 - 774.01'
WEST DES MOINES BM#029
INTERSECTION OF 98TH STREET AND UNIVERSITY AVENUE, SOUTHEAST CORNER OF INTERSECTION 31 FEET EAST OF THE CENTERLINE OF 98TH STREET, 2 FEET WEST OF THE 6 FOOT CHAINLINK FENCE. ELEVATION=219.25

BENCHMARKS

- WEST DES MOINES BM#097
INTERSECTION OF UNIVERSITY AVENUE AND JORDAN CREEK PARKWAY, SOUTHEAST CORNER OF INTERSECTION, 59.5 FEET EAST OF THE CENTERLINE OF JORDAN CREEK PARKWAY, 200 FEET SOUTH OF THE CENTERLINE OF UNIVERSITY AVENUE. ELEVATION=198.63
WEST DES MOINES VERTICAL DATUM (ARTN DERIVED - US SURVEY FEET)
BM 1 ELEV=281.75
BURY BOLT ON WATROUS HYDRANT, NORTH OF ENTRANCE TO WATER TOWER, EAST SIDE OF 98TH STREET, SOUTH OF RAILROAD.
BM 10 ELEV=274.07
SE BURY BOLT ON HYDRANT, NORTHEAST QUADRANT OF BISHOP DRIVE AND 98TH STREET.
BM 11 ELEV=261.28
BURY BOLT ON HYDRANT, FIRST HYDRANT WEST OF WEST PARK SENIOR COMMUNITY, NORTH SIDE BISHOP DRIVE.

CONTROL POINTS

- IOWA STATE PLANE SOUTH COORDINATE SYSTEM NAD83(2011) (EPOCH 2010.00) ARTN DERIVED - US SURVEY FEET
CP1 N=581767.59 E=1546460.84
SET CUT 'X' TOP OF CURB, WEST SIDE 98TH STREET, 100' SOUTH OF RAILROAD TRACKS, 350 FEET WEST OF B.M.
CP2 N=582721.58 E=1546512.72
SET CUT 'X' TOP OF CURB, NORTHEAST QUADRANT OF BISHOP DRIVE AND 98TH STREET AT 1/2 RADIUS.
CP3 N=582700.96 E=1547707.91
SET CUT 'X' TOP OF CURB, NORTH SIDE BISHOP DRIVE, 375 FEET WEST OF ENTRANCE TO WEST PARK SENIOR COMMUNITY.
CP4 N=581297.73 E=1547851.12
SET 1/2" REBAR WITH RED CAP, SOUTHEAST CORNER SITE, TOP OF BERM, 10 FEET SOUTHWEST OF TELEPHONE PEDISTAL, 115 FEET SOUTHEAST OF ELECTRIC TRANSFORMER.

ADDRESSES

Table listing addresses for lots 1 through 12, including lot numbers and street addresses like 9670 CRESTVIEW DRIVE UNIT 110.

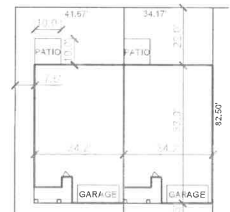
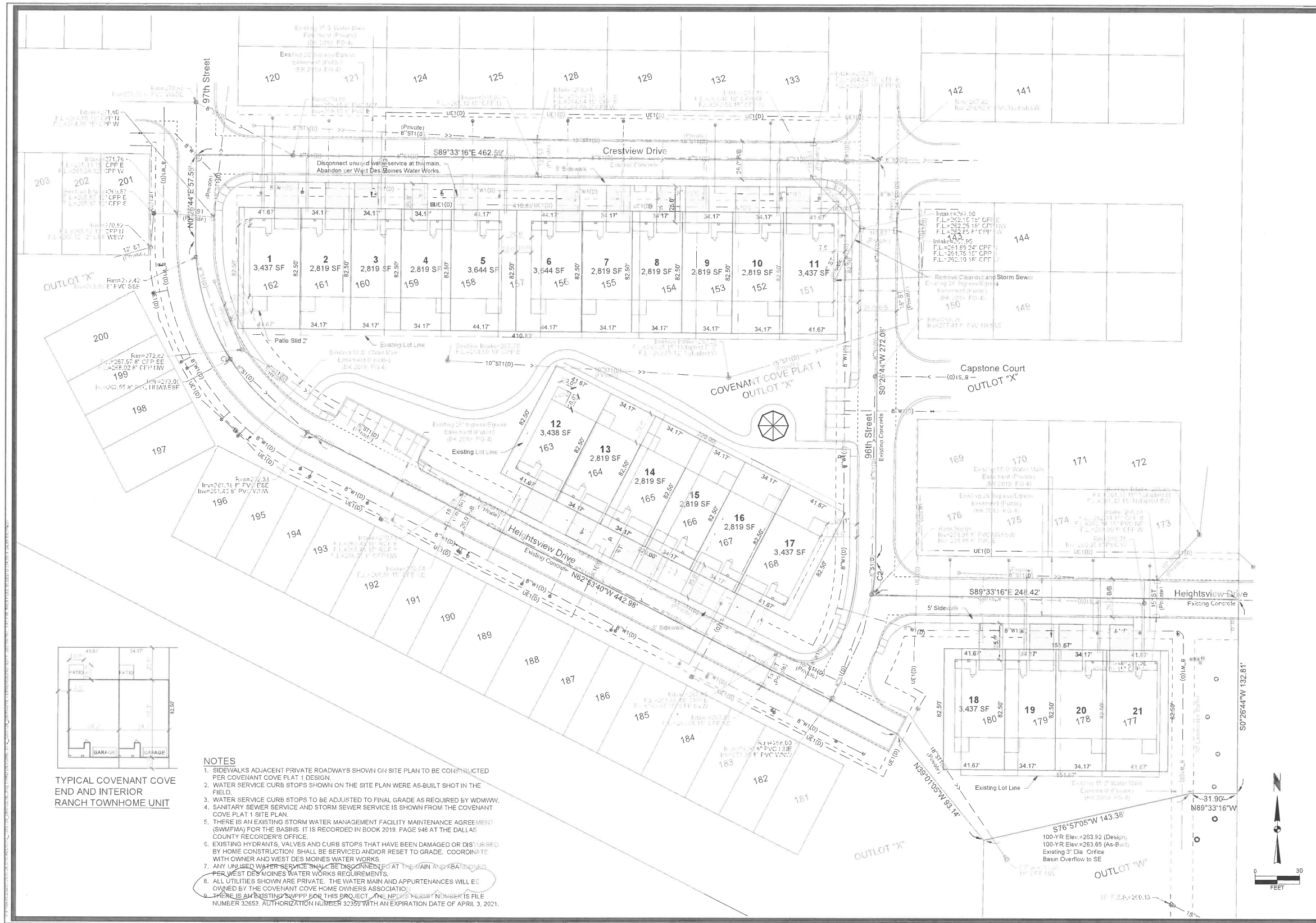
Table with columns for Revised Per City Comments, Mark, Revision, Date, By, Engineer, and Checked By.

WEST DES MOINES, IOWA
2727 S.W. SNYDER BLVD
AVENUE, IOWA 5023
515-994-3201 www.snnyder-associates.com

COVENANT COVE PLAT 2
PROJECT INFORMATION
SNYDER & ASSOCIATES, INC. I

Snyder & Associates logo and project information: Project No: 120.0724.01, Sheet C101





TYPICAL COVENANT COVE END AND INTERIOR RANCH TOWNHOME UNIT

- NOTES**
1. SIDEWALKS ADJACENT PRIVATE ROADWAYS SHOWN ON SITE PLAN TO BE CONSTRUCTED PER COVENANT COVE PLAT 1 DESIGN.
  2. WATER SERVICE CURB STOPS SHOWN ON THE SITE PLAN WERE AS-BUILT SHOT IN THE FIELD.
  3. WATER SERVICE CURB STOPS TO BE ADJUSTED TO FINAL GRADE AS REQUIRED BY WDMWW.
  4. SANITARY SEWER SERVICE AND STORM SEWER SERVICE IS SHOWN FROM THE COVENANT COVE PLAT 1 SITE PLAN.
  5. THERE IS AN EXISTING STORM WATER MANAGEMENT FACILITY MAINTENANCE AGREEMENT (SWMFMA) FOR THE BASINS. IT IS RECORDED IN BOOK 2019, PAGE 948 AT THE DALLAS COUNTY RECORDER'S OFFICE.
  6. EXISTING HYDRANTS, VALVES AND CURB STOPS THAT HAVE BEEN DAMAGED OR DISTURBED BY HOME CONSTRUCTION SHALL BE SERVICED AND/OR RESET TO GRADE. COORDINATE WITH OWNER AND WEST DES MOINES WATER WORKS.
  7. ANY UNUSED WATER SERVICE SHALL BE DISCONNECTED AT THE MAIN AND ABANDONED PER WEST DES MOINES WATER WORKS REQUIREMENTS.
  8. ALL UTILITIES SHOWN ARE PRIVATE. THE WATER MAIN AND APPURTENANCES WILL BE OWNED BY THE COVENANT COVE HOME OWNERS ASSOCIATION.
  9. THERE IS AN EXISTING EASEMENT FOR THIS PROJECT. THE MAPS NUMBER IS FILE NUMBER 32653. AUTHORIZATION NUMBER 32359 WITH AN EXPIRATION DATE OF APRIL 3, 2021.

MARK	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	01/07/21	CCD
1	REVISED PER CITY COMMENTS	12/17/20	JV/S

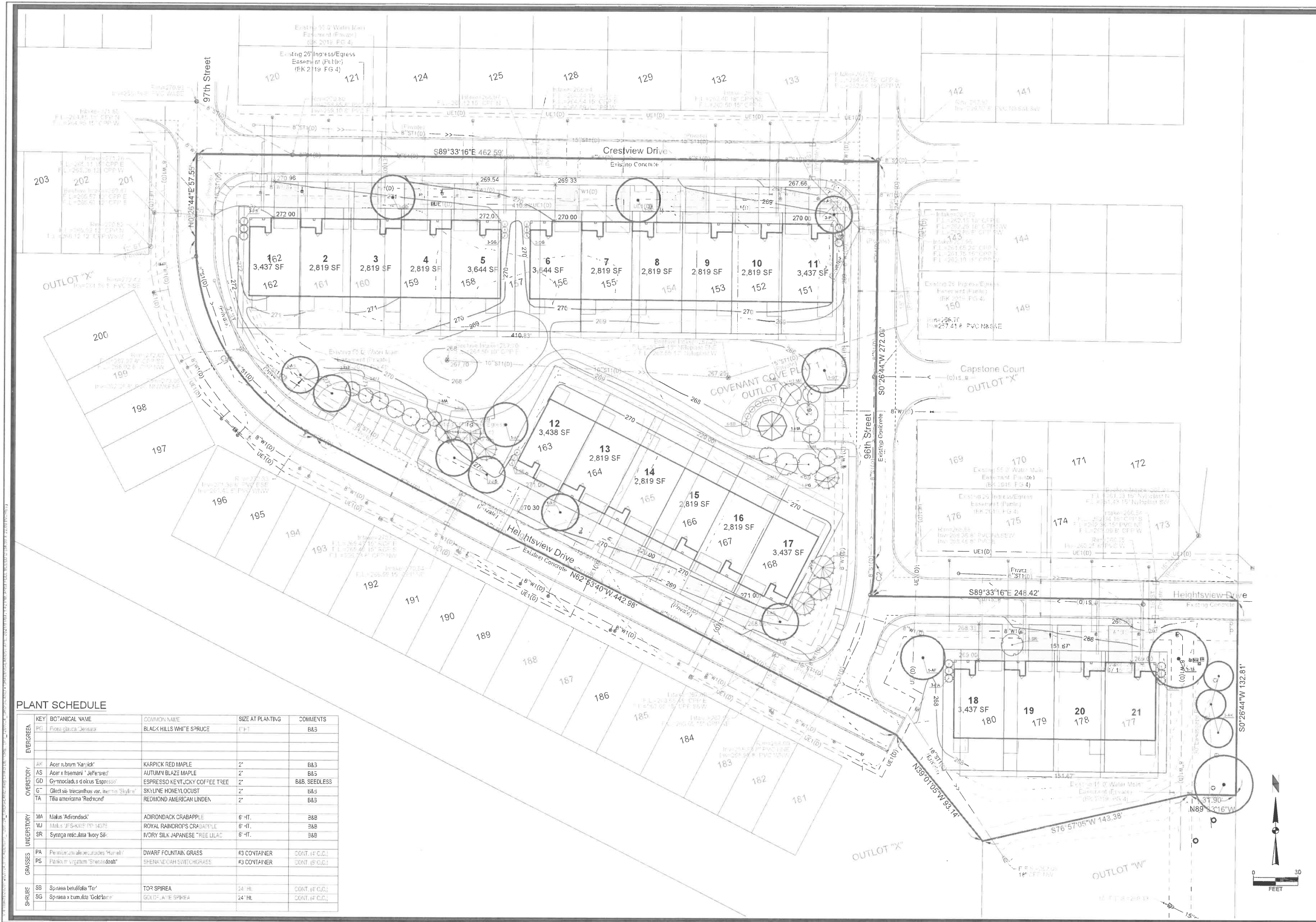
Engineer: CCD  
 Checked By: BKC  
 Scale: 1" = 30'  
 Technician: AMS  
 Date: MM-DD-YYYY  
 T-R-S: 786-256603  
 Project No: 120.0724.01  
 Sheet C200

**WEST DES MOINES, IOWA**  
 2727 S.W. SNYDER BLVD  
 ANKENY, IOWA 50023  
 515-664-2021 | www.snyder-associates.com

**COVENANT COVE PLAT 2**  
**DIMENSION AND UTILITY PLAN**  
**SNYDER & ASSOCIATES, INC. I**



Project No: 120.0724.01  
 Sheet C200



PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	COMMENTS
EVERGREEN				
PK	<i>Pinus strobus</i> 'Densata'	BLACK HILLS WHITE SPRUCE	7' FT	B&S
OVERSTORY				
AK	<i>Acer rubrum</i> 'Sarnick'	KARPECK RED MAPLE	2"	B&S
AS	<i>Acer x freemanii</i> 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	B&S
GD	<i>Gymnocladia dioica</i> 'Espresso'	ESPRESSO KENTUCKY COFFEE TREE	2"	B&S, SEEDLESS
G	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline'	SKYLINE HONEYLOCUST	2"	B&S
TA	<i>Tilia americana</i> 'Redmond'	REDMOND AMERICAN LINDEN	2"	B&S
UNDERSTORY				
MA	<i>Malus 'Adirondack'</i>	ADIRONDACK CRABAPPLE	6' HT.	B&B
RU	<i>Rosa 'F.S. AWE'</i> PP 14378	ROYAL RAINBOWS CRABAPPLE	6' HT.	B&B
SR	<i>Syringa reticulata</i> 'Ivory Silk'	IVORY SILK JAPANESE TREE LILAC	6' HT.	B&B
GRASSES				
PA	<i>Pennisetum abbreviatum</i> 'Marek'	DWARF FOUNTAIN GRASS	#3 CONTAINER	CONT. (4' C.C.)
PC	<i>Panicum virgatum</i> 'Shenandoah'	SHENANDOAH SWITCHGRASS	#3 CONTAINER	CONT. (8' C.C.)
SPHIRE				
SS	<i>Spiraea betulifolia</i> 'Toi'	TOI SPIREA	24" HL.	CONT. (4' C.C.)
SC	<i>Spiraea x tumida</i> 'Goldbar'	GOLDBAR SPIREA	24" HL.	CONT. (4' C.C.)

REVISION	DATE	BY
1	12/17/20	JWS
2	01/07/21	DDD

REVISOR: CDD  
 ENGINEER: BKC  
 CHECKED BY: BKC  
 DATE: 11/30/20  
 T-R-S: 78X-25M-03  
 Project No: 120.0724.01

WEST DES MOINES, IOWA  
 2727 S.W. SNYDER BLVD  
 ANKENY, IOWA 50023  
 515-664-2021 | www.snyder-associates.com

**COVENANT COVE PLAT 2**  
**GRADING AND LANDSCAPE PLAN**  
**SNYDER & ASSOCIATES, INC.**



Project No: 120.0724.01  
 Sheet C300

# *Covenant Cove Ranch Townhomes*



*Front Elevation*



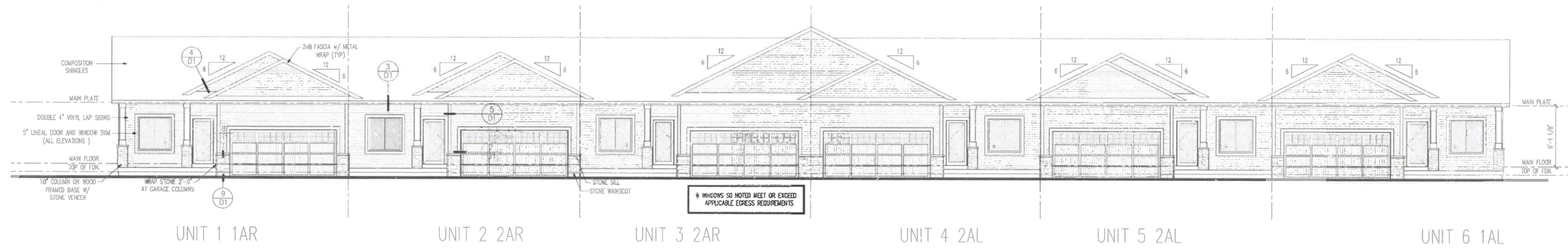
*Left Elevation*



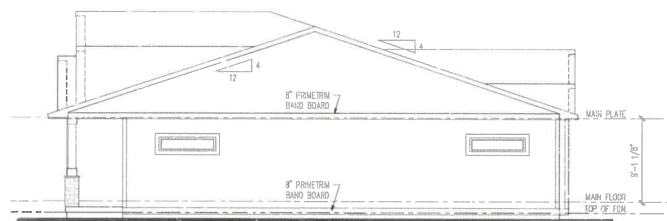
*Right Elevation*



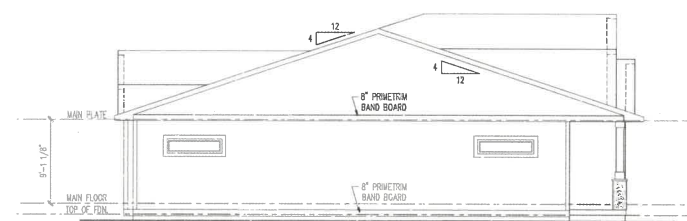
*Rear Elevation*



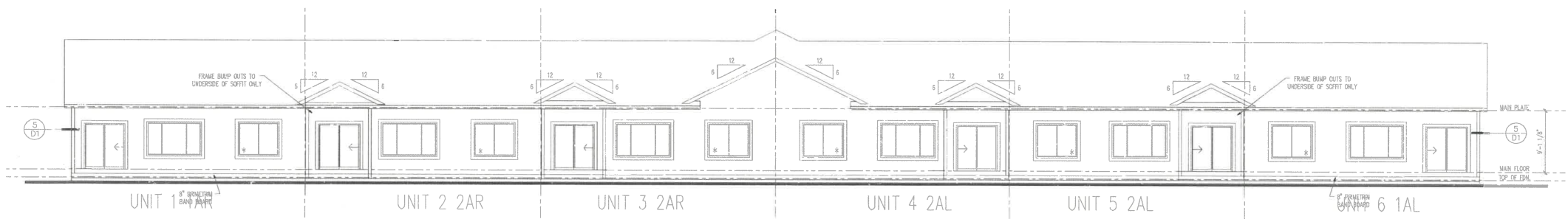
**FRONT ELEVATION**  
SCALE: 1/4"=1'-0"



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



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



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

- SHEATHING AND SIDING**
- INSTALL ALL WALL AND ROOF SHEATHING AND FLOOR DECKING PER MFG'S INSTRUCTIONS w/ A CONTINUOUS 1/8" GAP BETWEEN SHEETS AT ALL JOISTS.
  - EXTERIOR WALLS**
  - 2x6 WALLS FRAMED w/ O.C. TYP. AT ALL LIVING AREAS.
  - 2x4 WALLS FRAMED w/ O.C. TYP. AT GARAGE.
  - HEADER CALLOUT: SEE HEADER DETAIL ON SHEET 01.
  - ALL EXTERIOR FRAME DIMENSIONS INCLUDE 1/2" THICK WALL SHEATHING.
  - ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLENUMS AND MECHANICAL SYSTEMS.
- TYPICAL LABELS**
- 1. TYPICAL CONNECTION MEMBERS
  - 2. 10' O.C. JOIST SPACING
  - 3. 2x6 WALLS FRAMED w/ O.C. TYP. AT ALL LIVING AREAS.
  - 4. 2x4 WALLS FRAMED w/ O.C. TYP. AT GARAGE.
  - 5. 1/2" O.C. SHEATHING ON THE EXTERIOR FACE OF ALL FRAMING AND THE "TODD BENCH" OF ALL FRAMING BEHIND THE EXTERIOR JOINTS/SPICES AND BLOCK-WHERE AS NOTED.
  - 6. 1/2" O.C. SHEATHING ON THE EXTERIOR FACE OF ALL FRAMING AND THE "TODD BENCH" OF ALL FRAMING BEHIND THE EXTERIOR JOINTS/SPICES AND BLOCK-WHERE AS NOTED.
  - 7. 2x6 WALLS FRAMED w/ O.C. TYP. AT ALL LIVING AREAS.
  - 8. 2x4 WALLS FRAMED w/ O.C. TYP. AT GARAGE.
  - 9. 1/2" O.C. SHEATHING ON THE EXTERIOR FACE OF ALL FRAMING AND THE "TODD BENCH" OF ALL FRAMING BEHIND THE EXTERIOR JOINTS/SPICES AND BLOCK-WHERE AS NOTED.
  - 10. 1/2" O.C. SHEATHING ON THE EXTERIOR FACE OF ALL FRAMING AND THE "TODD BENCH" OF ALL FRAMING BEHIND THE EXTERIOR JOINTS/SPICES AND BLOCK-WHERE AS NOTED.
  - 11. 1/2" O.C. SHEATHING ON THE EXTERIOR FACE OF ALL FRAMING AND THE "TODD BENCH" OF ALL FRAMING BEHIND THE EXTERIOR JOINTS/SPICES AND BLOCK-WHERE AS NOTED.
  - 12. 1/2" O.C. SHEATHING ON THE EXTERIOR FACE OF ALL FRAMING AND THE "TODD BENCH" OF ALL FRAMING BEHIND THE EXTERIOR JOINTS/SPICES AND BLOCK-WHERE AS NOTED.
  - 13. 1/2" O.C. SHEATHING ON THE EXTERIOR FACE OF ALL FRAMING AND THE "TODD BENCH" OF ALL FRAMING BEHIND THE EXTERIOR JOINTS/SPICES AND BLOCK-WHERE AS NOTED.
  - 14. 1/2" O.C. SHEATHING ON THE EXTERIOR FACE OF ALL FRAMING AND THE "TODD BENCH" OF ALL FRAMING BEHIND THE EXTERIOR JOINTS/SPICES AND BLOCK-WHERE AS NOTED.
  - 15. 1/2" O.C. SHEATHING ON THE EXTERIOR FACE OF ALL FRAMING AND THE "TODD BENCH" OF ALL FRAMING BEHIND THE EXTERIOR JOINTS/SPICES AND BLOCK-WHERE AS NOTED.
  - 16. 1/2" O.C. SHEATHING ON THE EXTERIOR FACE OF ALL FRAMING AND THE "TODD BENCH" OF ALL FRAMING BEHIND THE EXTERIOR JOINTS/SPICES AND BLOCK-WHERE AS NOTED.
  - 17. 1/2" O.C. SHEATHING ON THE EXTERIOR FACE OF ALL FRAMING AND THE "TODD BENCH" OF ALL FRAMING BEHIND THE EXTERIOR JOINTS/SPICES AND BLOCK-WHERE AS NOTED.
  - 18. 1/2" O.C. SHEATHING ON THE EXTERIOR FACE OF ALL FRAMING AND THE "TODD BENCH" OF ALL FRAMING BEHIND THE EXTERIOR JOINTS/SPICES AND BLOCK-WHERE AS NOTED.
  - 19. 1/2" O.C. SHEATHING ON THE EXTERIOR FACE OF ALL FRAMING AND THE "TODD BENCH" OF ALL FRAMING BEHIND THE EXTERIOR JOINTS/SPICES AND BLOCK-WHERE AS NOTED.
  - 20. 1/2" O.C. SHEATHING ON THE EXTERIOR FACE OF ALL FRAMING AND THE "TODD BENCH" OF ALL FRAMING BEHIND THE EXTERIOR JOINTS/SPICES AND BLOCK-WHERE AS NOTED.

Issued and Revised

Date	By	Description
07/17/20	JM	Issue
10/02/20	JM	Revised
10/12/20	JM	Revised
12/15/20	JM	Revised

**Covenant Cove Ranch Townhomes**  
Elevation A  
Address: TBD

**CCS HOMES**  
2635 Berkshire Pkwy  
Suite 203  
Clive, Iowa 50325  
515.216.1017  
www.ccsvet.com

6 UNITS  
2 BEDROOM  
2 CAR GARAGE  
SHEET TITLE: EXTERIOR ELEVATIONS  
SHEET: 3.1

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