



Date February 22, 2021

**RESOLUTION HOLDING HEARING ON REQUEST FROM JERRY’S HOMES, INC.  
FOR APPROVAL OF A PROPOSED 2<sup>ND</sup> AMENDMENT TO THE PEARL LAKE PUD  
CONCEPTUAL PLAN FOR PROPERTY LOCATED AT 3009 EAST PAYTON AVENUE  
AND IN THE VICINITY OF THE 3001 BLOCK OF EAST PAYTON AVENUE**

**WHEREAS**, on February 8, 2021, by Roll Call No. 21-0195, the City Council received a communication from the City Plan and Zoning Commission advising that the Commission voted 14-0 to **APPROVE** a request from Jerry’s Homes, Inc. (owner), represented by Jay Cowan (officer), to review and approve a 2<sup>nd</sup> Amendment to the Pearl Lake PUD Conceptual Plan on the property located at 3009 East Payton Avenue and in the vicinity of the 3100 block of East Payton Avenue (“Property”) to allow revision to the street layout, change the property on the East Army Post Road frontage to large-lot One Household lots from previously approved Townhomes, and reduce the minimum lot sizes for specified lots to have a minimum 70-foot width and minimum 9,600-square foot area. Additional property is owned by Janet Bainter and City of Des Moines; and

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

THE SOUTHWEST FRACTIONAL ¼ OF THE SOUTHWEST ¼ OF SECTION 30,  
TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5<sup>TH</sup> P.M., CITY OF DES MOINES,  
POLK COUNTY, IOWA, AND CONTAINS 37.200 ACRES.

**WHEREAS**, on February 8, 2021, by Roll Call No. 21-0195, it was duly resolved by the City Council that the request for approval of the 2<sup>nd</sup> Amendment to the PUD Conceptual Plan be set down for hearing on February 22, 2021, at 5:00 p.m., by electronic means to encourage and maintain social distancing to curb the spread of COVID19 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 PUD Conceptual Plan Amendment; and

**WHEREAS**, in accordance with said notice, those interested in said proposed 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:

1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed 2<sup>nd</sup> Amendment to the Pearl Lake PUD Conceptual Plan are hereby overruled, and the hearing is closed.



Roll Call Number

Agenda Item Number

47

Date February 22, 2021

- 2. The proposed 2<sup>nd</sup> Amendment to the Pearl Lake PUD Conceptual Plan, 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 as stated above.

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

FORM APPROVED:

*Judy K. Parks-Kruse*  
 Judy K. Parks-Kruse  
 Assistant City Attorney

(ZON2020-00160)

| 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 February 22, 2021  
 Agenda Item 47  
 Roll Call # \_\_\_\_\_

February 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 January 21, 2021 meeting, the following action was taken regarding a request from Jerry's Homes, Inc. (owner) represented by Jay Cowan (officer), for review and approval of a 2<sup>nd</sup> Amendment to the Pearl Lake PUD Conceptual Plan, on property located at 3009 East Payton Avenue and in the vicinity of the 3001 block of East Payton Avenue, to allow revision to the street layout, change the property on the East Army Post Road frontage to large-lot One House Hold lots from previously approved Townhomes, and reduce the minimum lot sizes for specified lots to have a minimum 70-foot width and minimum 9,600-square foot area. Additional subject property is owned by Janet Bainter and City of Des Moines.

**COMMISSION RECOMMENDATION:**

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

| Commission Action: | Yes | Nays | Pass | Absent |
|--------------------|-----|------|------|--------|
| 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 requested amendment to the Pearl Lake Conceptual Plan subject to the following revisions:

1. Provision of a proposed water main extension of the existing Des Moines Water Work main to the west in East Army Post Road to serve the propose lots in Area “C”.
2. Provision of a note that any dead-end street segments would provide for necessary temporary fire apparatus turnarounds as part of any Preliminary and Final Plat (ZON2020-00160)

Written Responses

1 in Favor  
3 in opposition

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

Staff recommends approval of the requested amendment to the Pearl Lake Conceptual Plan subject to the following revisions:

1. Provision of a proposed water main extension of the existing Des Moines Water Work main to the west in East Army Post Road to serve the propose lots in Area “C”.
2. Provision of a note that any dead-end street segments would provide for necessary temporary fire apparatus turnarounds as part of any Preliminary and Final Plat

**STAFF REPORT TO THE PLANNING COMMISSION**

**I. GENERAL INFORMATION**

1. **Purpose of Request:** Allow development of the “Pearl Lake” Conceptual Plan which consists of 39 One Household Living lots. This would be a reduction from 50 lots in the approved Conceptual Plan. The proposed amendment would also eliminate 15 Rowhouse type dwellings in Area “C” from the approved Plan affected by floodplain revisions and replaces them with three (3) large One Household Living lots that would exceed 20,000 square feet each.

The proposed amendment would also revise the street layout to remove a cul-de-sac from the approved Plan to avoid land which has become designated as floodplain by the Federal Insurance Rate Maps. There would be six (6) lots proposed that would have a minimum 70-foot lot width rather than the minimum standard of 80 feet wide. There would be three (3) lots that would be less than the minimum 10,000 square feet in area.

2. **Size of Site:** 37.2 acres
3. **Existing Zoning (site):** Pearl Lake Legacy “PUD” Planned Unit Development.
4. **Existing Land Use (site):** Undeveloped agricultural land, a One Household Living dwelling, and a regional storm water management basin.

## 5. Adjacent Land Use and Zoning:

**North** – “N2b”, Uses are One Household Living dwellings.

**South** – Three Lakes Estates Phase II Legacy “PUD”, Uses approved for development by the Three Lakes Estates Phase II Conceptual Plan include One and Two Household Living dwelling and Row townhouse development. Property is currently partially developed with additional undeveloped land and regional storm water management basin.

**East** – “N2b”, Uses are agricultural and timber land.

**West** – “NX1” and “F”, Uses are agricultural and timber land.

**6. General Neighborhood/Area Land Uses:** The surrounding property is generally agricultural or planned low to medium-density residential use.

**7. Applicable Recognized Neighborhood(s):** The subject property is in the Easter Lake Area Neighborhood. The neighborhood association was notified of the hearing by mailing of the Preliminary Agenda on January 7, 2021 and by mailing of the Final Agenda on January 15, 2021. Additionally, separate notifications of the hearing for this specific item were mailed December 30, 2020 (22 days prior to the hearing due to New Year Holiday) and January 11, 2021 (10 days prior to the hearing) to the Easter Lake Area Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division on the date of the mailing. The Easter Lake Area Neighborhood Association notices were mailed to Jim Bollard, 4007 SE 26th Street, Des Moines, IA 50320.

**8. Relevant Zoning History:** The property was rezoned to “PUD” on September 10, 2001 by the City Council along with approval of the Pearl Lake Conceptual Plan.

A 1<sup>st</sup> Amendment to the “PUD” Conceptual Plan was approved on January 10, 2011 by the City Council, which allowed revision to the street layout and reduction in One Household lot sizes without an increase in number of residential units.

**9. Plan DSM Creating Our Tomorrow:** Low Density Residential, Low-Medium Density Residential, and Park/Open Space with Development Control Zone overlay.

**10. Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the application, accompanying evidence and Conceptual Plan shall be considered by the Plan and Zoning commission at a public hearing. The Commission shall review the conformity of the proposed development with the standards of the City Code and with recognized principles of civic design, land use planning, and landscape architecture. At the conclusion of the hearing, the Commission may vote to recommend either approval or disapproval of the amended

"PUD" Conceptual Plan as submitted, or to recommend that the developer amend the plan or request to preserve the intent and purpose of this chapter to promote public health, safety, morals and general welfare. The recommendations of the Commission shall be referred to the City Council.

## II. ADDITIONAL APPLICABLE INFORMATION

1. **Natural Site Features:** The site is currently divided by a drainage basin that runs from the southwest to the northern portion of the site towards Easter Lake. Two tributaries drain into the basin from the southwest and south. There is a small, delineated wetland at the south edge of the property that is required to be protected during grading operations. Otherwise, removal of the wetland would require mitigation under federal regulations.

There are mature trees in the vicinity of the existing One Household Living dwelling and around the fence line perimeters of the overall development. The developer will be required to comply with the tree protection and mitigation requirements of the City Code.

2. **Floodplain:** Areas around the basin and tributaries are currently within the flood hazard area based on Federal Insurance Rate Maps (FIRM). These maps were recently update in 2019. Several of the approved lots in the existing Conceptual Plan are within the existing FIRM boundaries for flood hazard. The impetus for revising the lot and street layout with the proposed amendment was to avoid the updated flood hazard areas.
3. **Drainage/Grading:** The drainage for the site is proposed to be directed to the basin operated and maintained by the Storm Water utility for the City. The basin will provide storm water management for the subject development as well as adjacent developments within the same drainage shed south of East Payton Avenue.
4. **Utilities:** Sanitary sewer service is provided to the site by a main that runs parallel to the drainage way. The Conceptual Plan proposes lateral sewers to serve the proposed development. These laterals are also extended to serve future adjoining development.

The submitted Conceptual Plan amendment does not indicate how water mains would be extended to serve the lots in Area "C". Des Moines Water Works has commented that the water main to the west in the north part of the East Army Post Road Right-Of-Way would need to be extended to serve this area. Approval of any Conceptual Plan amendment shall require such revision to comply with this comment.

5. **Landscaping & Buffering:** The applicant is proposing street trees along all street frontages. The existing and proposed Conceptual Plan both prohibit opaque fencing within 25' of the right-of-way for lots that back up to Army Post Road.
6. **Traffic/Street System:** The approved and proposed Conceptual Plan has proposed to dedicate all existing roadway easements for East Payton and Army Post Road. Two main circulation streets are proposed from the North off East Payton. Each extends to connect with future development to the east and west respectively.

**7. Urban Design:** The typical elevations for One Household Living dwellings of the approved Conceptual Plan were originally approved to be compatible with the Easter Lake New Town Plan concept to allow for contemporary development at the time. These were updated to include specific design standards with the 1<sup>st</sup> Amendment in 2011.

The 2<sup>nd</sup> Amendment design standards are proposed to be the same as the approved Conceptual Plan which mirrored approved PUD developments at the time of the approval in 2011. This would include the following:

- (a) Minimum building floor areas for single-family residential shall be as follows
  - 1. Single-story (ranch) 1,200 square feet, excluding basements.
  - 2. Two-story 1,400 square feet, excluding basements.
- (b) The front elevation of each single-family home constructed excluding windows and doors must consist of 1/3 to 1/2 stone or brick masonry.
- (c) The front elevation of each single-family home constructed must contain one of the following:
  - 1. Shutters on each side of each window; or
  - 2. Window trim not less than 4" in width.
- (d) The exterior of each single-family home must be of masonry (brick or stone) and/or vinyl, cedar, cement board, or hardi-board siding. If vinyl siding is selected, it must be greater than 40 mills thick.
- (e) The roof on any home constructed shall be of architectural type shingles or cedar shakes.

Staff does not recommend any revision to these design standards as part of the propose amendment.

## **SUMMARY OF DISCUSSION**

Erik Lundy presented the staff report and recommendation.

Melissa Hills 2400 86<sup>th</sup> St. Urbandale, IA of Civil Engineering Consultants representing Jerry's Homes stated they agree with staff recommendation. They have added water connection on Army Post Road and sanitary sewer connection to the trunk of the South Parcel. They have also added temporary turnarounds to the plan as well. All lot sizes are 80-foot except 4 of them that are 76-feet wide. Regarding open space, the center space between developable parcels is a 12-acre pond and greenbelt with a recreational trail running through it. With the out lots not being developed because of flood plain, over half of the development is open space.

## **CHAIRPERSON OPENED THE PUBLIC HEARING**

Roger Hall 3009 East Payton Avenue stated he sees that the plan requires him to be hooked up to city sewer.

Mike Ludwig asked for Mr. Hall to clarify what his concern is regarding the note.

Roger Hall stated the note states they are required to change to city sewer, today they are on septic and laterals.

Erik Lundy asked if that is something they don't want to happen?

Roger Hall asked if that would be additional cost to them.

Erik Lundy stated that would have been negotiated when the parcel was sold by Jerry's Homes to Mr. Hall.

Melissa Hills stated she isn't privy to what negotiations took place between Jerry's Homes and the resident.

Jay Cowen 3900 Westown Parkway, Ste.100, WDM stated these negotiations were done well before his time with Jerry's Homes and he would need to do some research. The services will be stubbed and made available but not be connected.

Mike Ludwig stated City staff expectation when this PUD was approved that the existing house and new houses would connect to city and urban services. This appears to be a private issue between the owner of that lot and the developer. All properties are within the existing PUD, with no proposed changes to the notes. Under normal circumstances, when a single-family house is within 300-feet of a sewer, it would be connected to sanitary sewer if existing septic fails.

### **CHAIRPERSON CLOSED THE PUBLIC HEARING**

### **COMMISSION ACTION:**

Greg Jones made a motion for approval of the requested amendment to the Pearl Lake Conceptual Plan subject to the following revisions:

1. Provision of a proposed water main extension of the existing Des Moines Water Work main to the west in East Army Post Road to serve the propose lots in Area "C".
2. Provision of a note that any dead-end street segments would provide for necessary temporary fire apparatus turnarounds as part of any Preliminary and Final Plat

Motion passed: 14-0

Respectfully submitted,



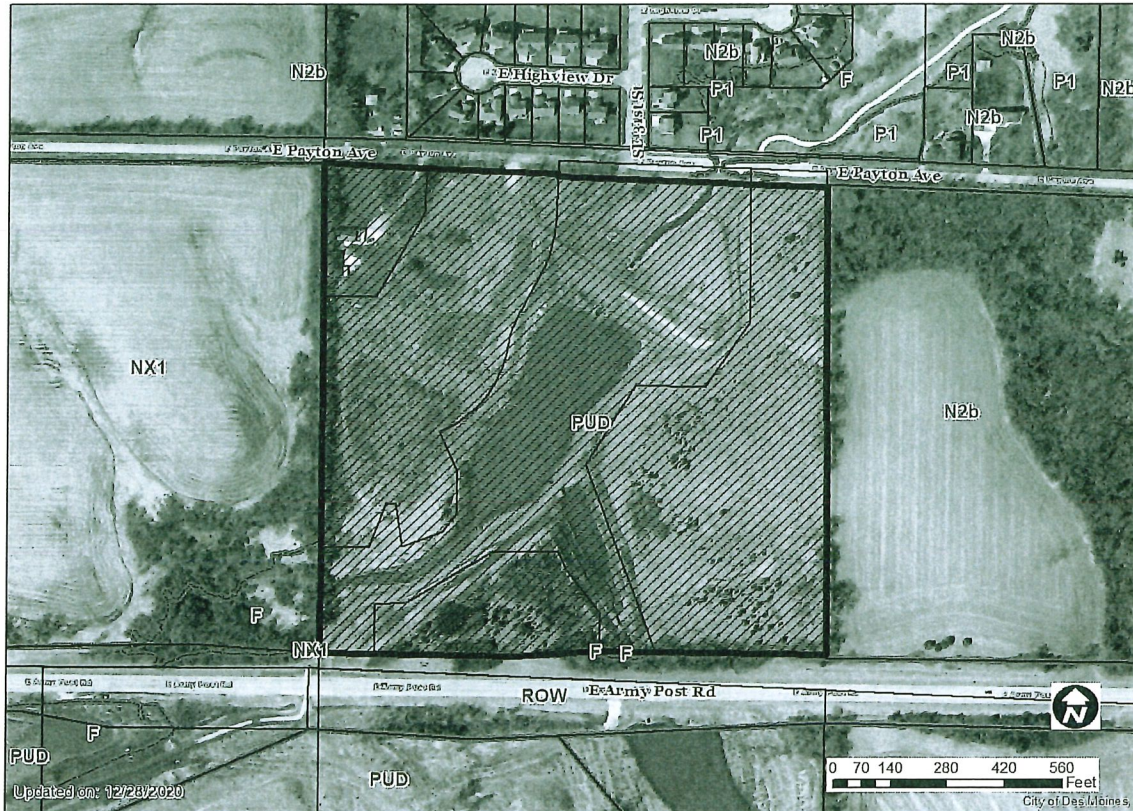
Michael Ludwig, AICP  
Deputy Director of Development Services

MGL:tjh



|   |  |                         |  |              |
|---|--|-------------------------|--|--------------|
| Jerry's Homes, Inc. (owner) represented by Jay Cowan (officer) for property located at 3009 East Payton Avenue and in the vicinity of the 3001 block of East Payton Avenue. Additional subject property is owned by Janet Bainter and City of Des Moines. |  | File #<br>ZON2020-00160 |  |              |
| <b>Description of Action</b>  | Review and approval of a 2 <sup>nd</sup> Amendment to the Pearl Lake PUD Conceptual Plan, to allow revision to the street layout, change the property on the East Army Post Road frontage to large-lot One House Hold lots from previously approved Townhomes, and reduce the minimum lot sizes for specified lots to have a minimum 70-foot width and minimum 9,600-square foot area. |                         |  |              |
| <b>PlanDSM Future Land Use</b>  | Current: Low Density Residential, Low-Medium Density Residential, Park/Open Space, and Development Control Zone.<br>Proposed: N/A.   |                         |  |              |
| <b>Mobilizing Tomorrow Transportation Plan</b>  | No planned improvements.   |                         |  |              |
| <b>Current Zoning District</b>  | Pearl Lake Legacy "PUD".   |                         |  |              |
| <b>Proposed Zoning District</b>   | N/A.   |                         |  |              |
| <b>Consent Card Responses</b>   | In Favor   | Not In Favor            | Undetermined                                 | % Opposition |
| <b>Outside Area (200 feet)</b>  | 1  | 3                       |  |              |
| <b>Within Subject Property</b>  |  |                         |  |              |
| <b>Plan and Zoning Commission Action</b>  | Approval   | X                       | <b>Required 6/7 Vote of the City Council</b> | Yes          |
|   | Denial   |                         |  | No           |

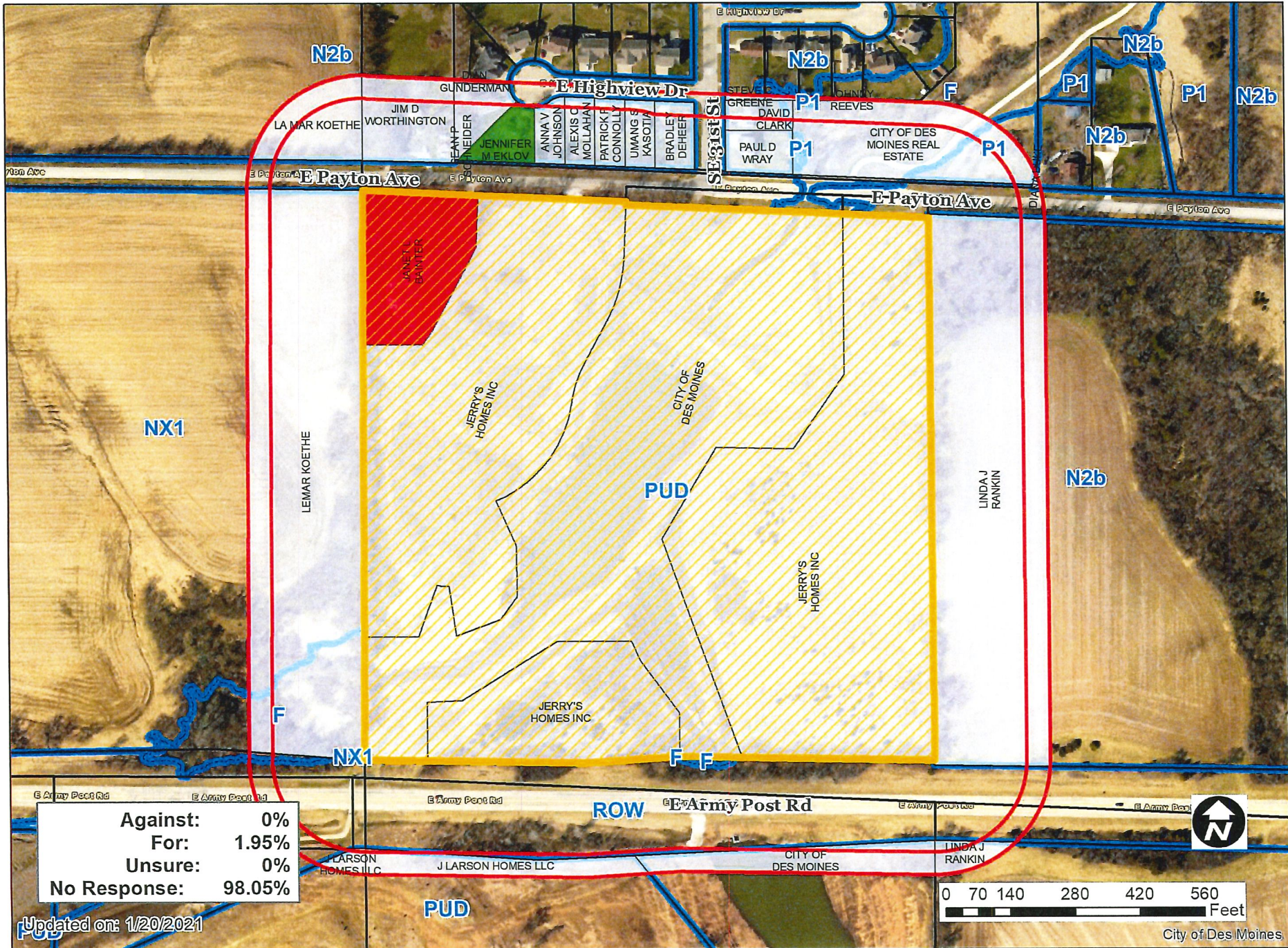
Jerry's Homes, Inc., Vicinity of 3009 E. Payton Ave. & 3001 block of E. Payton Ave. ZON2020-00160



1 inch = 276 feet

Jerry's Homes, Inc., Vicinity of 3009 E. Payton Ave. & 3001 block of E. Payton Ave.

ZON2020-00160



Updated on: 1/20/2021

1 inch = 277 feet

Item: ZON2020-00160 Date: 1-13-21 47

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  
JAN 19 2021

Signature: *Jennifer Reeves*  
 Name: Jennifer Reeves  
 Address: 3013 E Highview Dr

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

---



---



---

Item: ZON2020-00160 Date: 1/14/2021

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  
JAN 19 2021

Signature: *Johnny Reeves*  
 Name: Johnny Reeves  
 Address: 3113 E. Highview Dr.

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

Too much traffic. Enjoy the  
nature walk. Love the openness  
of the area.

---

Item: ZON2020-00160

Date: 01/13/21 49

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: [Handwritten Signature]

Name: JANET BAINTER

Address: 3009 E. PAYTON AVE.

Staff Use Only  
**RECEIVED**  
COMMUNITY DEVELOPMENT  
JAN 19 2021

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

WE ARE NOT IN FAVOR OF REDUCING  
LOT SIZES. WE ARE NOT IN FAVOR OF  
SETTING HOMES SO CLOSE WE CAN NO LONGER  
ENJOY PEARL LAKE VIEW.

Item: ZON2020-00160

Date: 1.13.21

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: [Handwritten Signature]

Name: Andrew J Clayton

Address: 3109 E Highview Dr. DSM  
IA 50320

Staff Use Only  
**RECEIVED**  
COMMUNITY DEVELOPMENT  
JAN 19 2021

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

I enjoy the view without looking at houses.  
I wish the city would make it a green space.

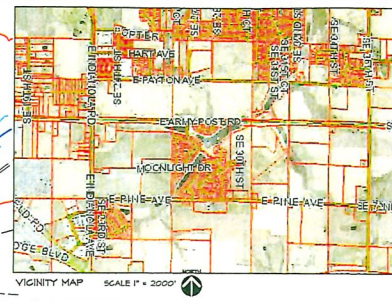
# 2ND AMENDMENT TO THE CONCEPTUAL PLAN PEARL LAKE (PUD) PLANNED UNIT DEVELOPMENT DES MOINES, IOWA

CONTRACTOR  
BERRY'S HOMES, INC.  
2400 HESTON PARKWAY, SUITE 100  
WEST DES MOINES, IOWA 50326  
515-272-0356 (OFFICE)

ENGINEER/SURVEYOR/LANDSCAPE ARCHITECT  
CIVIL ENGINEERING CONSULTANTS, INC.  
2400 86TH STREET, UNIT 12  
WEST DES MOINES, IOWA 50322  
515-276-4884

ZONING  
EXISTING PUD - REQUEST 2ND AMENDMENT  
TO PUD AS PER CONCEPT PLAN

LEGAL DESCRIPTION  
PEARL LAKE DEVELOPMENT  
THE SOUTHWEST QUADRANT 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 26 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA, AND CONTAINING 31,200 ACRES.  
PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



### BULK REGULATIONS

AREA 1A - 1" x 1" SINGLE FAMILY DETACHED, (S) ONE ONE AND ONE HALF AND TWO STORY AND TWO STORY UNITS WITH A MINIMUM 2 CAR GARAGE

1. MINIMUM BUILDING FLOOR AREAS FOR SINGLE-FAMILY RESIDENTIAL SHALL BE AS FOLLOWS:  
a. SINGLE-STORY RANCH 1200 SQUARE FEET, EXCLUDING BASEMENTS.  
b. TWO-STORY 1400 SQUARE FEET EXCLUDING BASEMENTS.  
c. THE FRONT ELEVATION OF EACH SINGLE-FAMILY HOME CONSTRUCTED EXCLUDING MAGAZINE DOORS MUST CONSIST OF 1/2 TO 1/2 STONE OR BRICK.

2. THE FRONT ELEVATION OF EACH SINGLE-FAMILY HOME CONSTRUCTED MUST CONTAIN ONE OF THE FOLLOWING:  
a. WINDOW TRIM NOT LESS THAN 4" HIGH IN WIDTH.  
b. THE EXTERIOR OF EACH SINGLE-FAMILY HOME MUST BE OF MASONRY (BRICK OR STONE) AND/OR VINYL, CEDAR, CEMENTBOARD, OR HARDIBOARD SIDING. IF VINYL SIDING IS SELECTED IT MUST BE GREATER THAN 40 MILLS THICK.  
c. THE ROOF ON ANY HOME CONSTRUCTED SHALL BE OF ARCHITECTURAL TYPE SHINGLES OR CEDAR SHAKES.

3. SPACES PER DWELLING UNIT MINIMUM (INCLUDES GARAGE SPACES)  
BULK REGULATIONS, AS PER DEFERRED "B" DISTRICT REGULATION (UNLESS SHOWN OTHERWISE)  
LOT AREA 4 10000 S.F. (LOTS 9, 10, 11, 12)  
LOT WIDTH 80' (LOTS 1, 2, 4, 5, 9, 10 ARE MINIMUM 10' x 5.5 L) SIDE YARDS: 1 1/2 STORY, 20' TOTAL SIDE YARD, 0' MINIMUM ON 1 SIDE REAR YARD: 30' PRINCIPAL BUILDING 30' ACCESSORY BUILDING 10'

LOTS 9, 10, 11 & 12 DO NOT MEET THE S.F. REGULATION AND AREA IS SHOWN ON DOCUMENT

AREA 1D - CITY OWNED OPEN SPACE & STORM WATER DRAINAGE AREA (11.94 AC) THIS PARCEL IS CURRENTLY USED FOR STORM WATER DETENTION (EASTER LAKE POND #4). AN EXISTING BIKE TRAIL HAS BEEN CONSTRUCTED THAT ALLOWS SAFE PEDESTRIAN MOVEMENT FROM E. ARMY POST ROAD TO E. PATTON AVENUE ON CITY OWNED PUBLIC PROPERTY.

### CERTIFICATIONS

MELISSA M. WELLS  
IOWA REG. NO. 16023  
DATE OF LICENSE RENEWAL: DATE IS DECEMBER 31, 2021  
PAGES OR SHEETS COVERED BY THIS SEAL: ALL

PATRICK J. SHEPARD  
IOWA LICENSE NO. 12265  
DATE OF LICENSE RENEWAL: DATE IS DECEMBER 31, 2021  
PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY

MARTIN M. DOSTAL  
IOWA REG. NO. 344  
DATE: 1/2  
PAGES OR SHEETS COVERED BY THIS SEAL: ALL

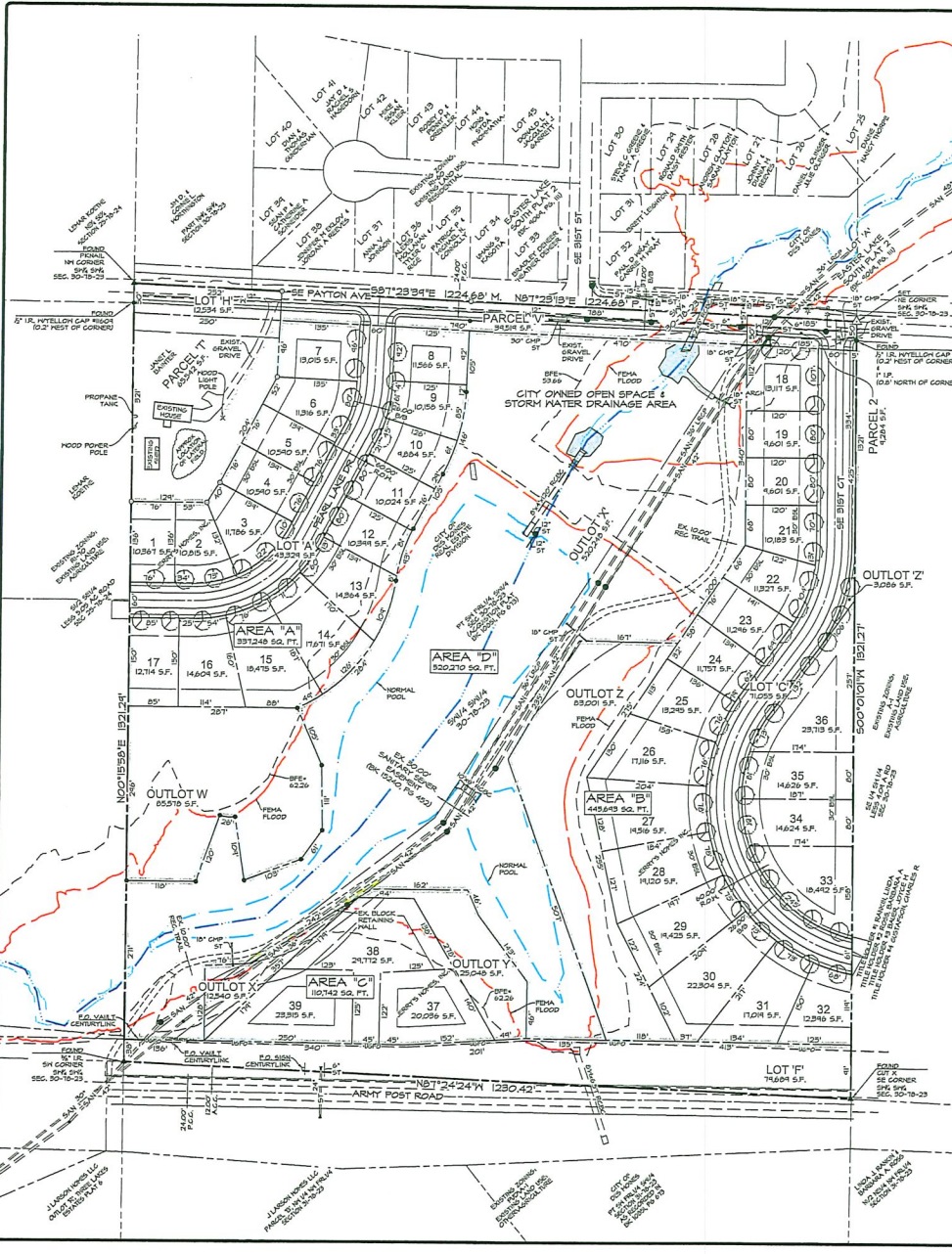
P.U.D. ZONING APPROVED  
APPROVED BY CITY COUNCIL ON 1-10-01 BY ROLL CALL 01-2164 ORDINANCE NO. 1245

FIRST AMENDMENT APPROVED BY CITY COUNCIL 1-10-11 BY ROLL CALL 11-0255 ORDINANCE NO. 1485

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

- ### GENERAL NOTES
1. THE PROPOSED PUBLIC PAVEMENT, WATER MAIN, SANITARY SEWER AND STORM SEWER SHALL BE CONSTRUCTED AS PER THE CURRENT EDITION OF SUDAS AT THE TIME OF CONSTRUCTION.
  2. THE EXISTING RESIDENCE SHOWN ON PARCEL 10 SHALL REMAIN. THE DRIVEWAY AND UTILITY SERVICES SHALL BE RE-CONSTRUCTED TO FIT INTO THE PROPOSED PUBLIC IMPROVEMENTS.
  3. ALL EXISTING ROADWAY EASEMENTS ON E. PATTON AVENUE AND E. ARMY POST ROAD WILL BE CONVERTED TO THE CITY OF DES MOINES AS A PART OF THE FINAL PLAN.
  4. EXISTING TREES AS NECESSARY FOR ACCOMPLISHING REQUIRED GRADING OR IMPROVEMENT CONSTRUCTION.
  5. EXISTING EASTER LAKE #4 POND #4 IS INTENDED TO MEET ANY STORM WATER DETENTION REQUIREMENTS FOR THE PEARL LAKE DEVELOPMENT.
  6. ALL NEW CONCRETE SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL PUBLIC STREETS.
  7. ALL PROPOSED DEVELOPMENT SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGN REGULATION FOR R-200 DISTRICT.
  8. THE EXISTING HILL LOCATED ON THE BACK OF THE PROPOSED DAM WILL BE PROPERLY ABANDONED AS PER STATE AND DNR REGULATIONS.
  9. THE EXISTING HILL BUILDING ELEVATION SHALL BE 65.00' HIGH EQUATES TO THE TOP OF THE PROPOSED DAM ELEVATION.
  10. LOTS 30, 31, 32, 33, 34 AND 35 SHALL NOT BE ALLOWED TO BE FENCED WITHIN 25' OF E. ARMY POST ROAD RIGHT-OF-WAY.
  11. THE GRADING REQUIRED TO ACHIEVE THE MINIMUM 45.00' LOWEST BUILDING ELEVATION FOR LOTS WITHIN THE FIRM FLOOD HAZARD AREA SHOULD BE VERIFIED AT THE GRADING OR PLAT REVIEW STAGE SO AS NOT TO REDUCE THE DESIGN CAPACITY OF THE CITY REGIONAL STORM WATER BASIN #4.

| GENERAL LEGEND |                              | EXISTING |                                |
|----------------|------------------------------|----------|--------------------------------|
| ---            | PROPOSED LOT BOUNDARY        | ---      | LOT LINE                       |
| ---            | SECTION LINE                 | ---      | SANITARY/STORM MANHOLE         |
| ---            | LOT LINE                     | ---      | WATER VALVE                    |
| ---            | CENTRILINE                   | ---      | FIRE HYDRANT                   |
| ---            | EASEMENT LINE                | ---      | STORM SEWER SINGLE INTAKE      |
| ---            | FLARED END SECTION           | ---      | STORM SEWER DOUBLE INTAKE      |
| ---            | TYPE SH-501 STORM INTAKE     | ---      | STORM SEWER INTAKE             |
| ---            | TYPE SH-502 STORM INTAKE     | ---      | FLARED END SECTION             |
| ---            | TYPE SH-503 STORM INTAKE     | ---      | DECIDUOUS TREE                 |
| ---            | TYPE SH-504 STORM INTAKE     | ---      | CONIFEROUS TREE                |
| ---            | TYPE SH-505 STORM INTAKE     | ---      | SHRUB                          |
| ---            | TYPE SH-506 STORM INTAKE     | ---      | POWER POLE                     |
| ---            | TYPE SH-511 STORM INTAKE     | ---      | STREET LIGHT                   |
| ---            | TYPE SH-512 STORM INTAKE     | ---      | GUY ANCHOR                     |
| ---            | TYPE SH-513 STORM INTAKE     | ---      | ELECTRIC TRANSFORMER           |
| ---            | TYPE SH-401 STORM MANHOLE    | ---      | GAS METER                      |
| ---            | TYPE SH-402 STORM MANHOLE    | ---      | TELEPHONE RISER                |
| ---            | TYPE SH-403 STORM MANHOLE    | ---      | SIGN                           |
| ---            | TYPE SH-301 SANITARY MANHOLE | ---      | CATV UNDERGROUND TELEVISION    |
| ---            | TYPE SH-302 SANITARY MANHOLE | ---      | UNDERGROUND ELECTRIC           |
| ---            | TYPE SH-304 SANITARY MANHOLE | ---      | UNDERGROUND GAS                |
| ---            | STORM/SANITARY CLEANOUT      | ---      | UNDERGROUND FIBER OPTIC        |
| ---            | WATER VALVE                  | ---      | UNDERGROUND TELEPHONE          |
| ---            | FIRE HYDRANT ASSEMBLY        | ---      | OVERHEAD ELECTRIC              |
| ---            | BLOW-OFF HYDRANT             | ---      | SANITARY SEWER WITH SIZE       |
| ---            | DETECTABLE MARKING PANEL     | ---      | STORM SEWER WITH SIZE          |
| ---            | SANITARY SEWER WITH SIZE     | ---      | WATER MAIN WITH SIZE           |
| ---            | SANITARY SERVICE             | ---      | EXISTING CONTOUR               |
| ---            | STORM SEWER WITH SIZE        | ---      | TREELINE                       |
| ---            | STORM SERVICE                | ---      | BUILDING SETBACK LINE          |
| ---            | WATER SEWER WITH SIZE        | ---      | PUBLIC UTILITY EASEMENT        |
| ---            | WATER SERVICE                | ---      | MINIMUM OPENING ELEVATION      |
| ---            | PROPOSED CONTOUR             | ---      | NORMAL POOL                    |
| ---            | SILT FENCE                   | ---      | DNR BASE FLOOD ELEVATION (BFE) |
| ---            | RIP RAP                      | ---      | FEMA FLOOD BOUNDARY            |
| ---            | ADDRESS                      | ---      | WATERS OF THE U.S.             |



2ND AMENDMENT TO THE CONCEPTUAL PLAN  
**PEARL LAKE (PUD)**  
**PLANNED UNIT DEVELOPMENT**  
 DES MOINES, IOWA

DEVELOPMENT SCHEDULE

PHASE 1 - AREA 'A' - 11 SINGLE FAMILY LOTS - AUG. 2021  
 PHASE 2 - AREA 'B' - 18 SINGLE FAMILY LOTS - AUGUST 2022  
 PHASE 3 - AREA 'C' - CANNOT BE DEVELOPED UNTIL WATER HAS  
 BEEN EXTENDED ON ARMY POST ROAD  
 CITY OWNED OPEN SPACE & STORM WATER DRAINAGE AREA - AREA 'D'

BENCHMARKS (CITY OF DES MOINES DATUM)

BM - HYDRANT SOUTH SIDE PATTON 1ST HYDRANT  
 EAST OF BRIDGE OVER CREEK.  
 ELEV. + 516.90

ACREAGE SUMMARY (SEC. 30-7B-2B)

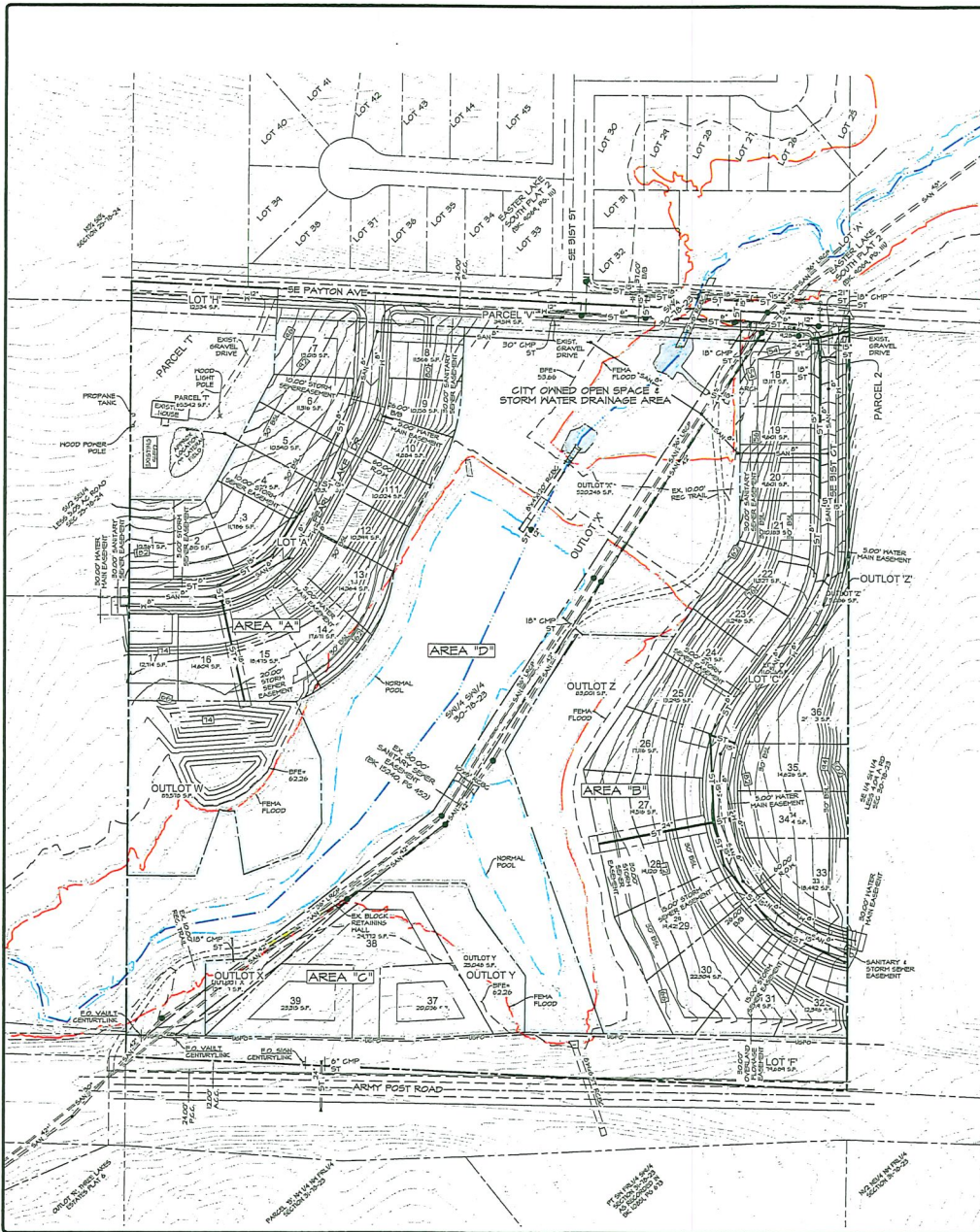
|                                   |           |
|-----------------------------------|-----------|
| SINGLE FAMILY                     | 9.04 AC.  |
| R.O.M.                            | 2.85 AC.  |
| R.O.M. (E. PATTON & E. ARMY POST) | 3.24 AC.  |
| CITY PARK/POUD                    | 0.94 AC.  |
| OUTLET (Area 'C')                 | 4.50 AC.  |
| PASSEL                            | 1.50 AC.  |
| TOTAL                             | 23.07 AC. |

LANDSCAPING NOTE

1. THE DEVELOPER SHALL BE REQUIRED TO COMPLY WITH THE TREE PROTECTION AND MITIGATION REQUIREMENTS IN THE CITY CODE AS PART OF ANY PRELIMINARY PLAN, GRADING PLAN, OR DEVELOPMENT PLAN REVIEW.

PROVISION OF FENCING STANDARDS

1. BLACK VINYL-GLAD CHAIN LINK FENCE IS THE ONLY FENCING MATERIAL PERMITTED.
2. THE MAXIMUM HEIGHT OF FENCING ALLOWED IN A SIDE OR REAR YARD IS FIVE-FEET SIX INCHES.
3. FENCING IS PROHIBITED WITHIN ANY FRONT YARD AND WITHIN ACCESS EASEMENTS TO DETENTION BASINS OR TRAILS.
4. IF FENCING IS PLACED IN A EASEMENT THAT PROHIBITS ACCESS, THE CITY WILL REMOVE THE FENCE TO GAIN ACCESS. REPLACEMENT OF THE FENCE IS THE RESPONSIBILITY OF THE HOMEOWNER.
5. HOOD PRIVACY SCREENS UP TO SIX-FEET (6') IN HEIGHT ARE PERMITTED WHEN LOCATED OUTSIDE OF THE REQUIRED SETBACKS FOR A PRINCIPAL STRUCTURE, OUTSIDE OF CONSERVATION EASEMENTS AND WHEN ADJOINING PRIVATE PATIOS OR DECKS OUTSIDE THE REQUIRED FRONT YARD.
6. ALL OTHER FENCING OR SCREENING IS SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING DIRECTOR.

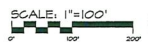


Civil Engineering Consultants, Inc.  
 2400 86th Street, Unit 12, Des Moines, Iowa 50322  
 515.276.6188 · mail@cecinc.com



|                 |               |
|-----------------|---------------|
| DATE:           | Nov. 24, 2020 |
| DATE OF SURVEY: | 10/29/2020    |
| DESIGNED BY:    | 19T SURVEY    |
| DRAWN BY:       | 19T SURVEY    |

**PRELIMINARY**  
 PEARL LAKE - (PUD)  
 PLANNED UNIT DEVELOPMENT  
 DES MOINES, IOWA  
 GRADING & UTILITY PLAN



SHEET  
 9  
 N  
 E-6030