

Date April 21, 2008

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on April 3, 2008, its members voted 13-0 in support of a motion to recommend **APPROVAL** of a request from DRC Land and Development, LLC. (owner), represented by Richard Shook (officer), to amend the "Three Lakes Estates Phase II" PUD Conceptual Plan for property located in the vicinity of 3001 East Army Post Road, to modify the exterior design and materials of the proposed row townhomes, reducing the area dedicated to townhomes allowing wider adjoining single-family lots, and to add seven (7) additional row townhome units subject to the following conditions:

- 1) Replacement of note #11 with the following, "Townhome parcels shall submit a planting plan which incorporates a variety of deciduous and evergreen types and sizes that enhance the appearance of the townhomes and provide buffering for the adjoining single-family lots to the satisfaction of the Community Development Director."
- 2) Provision of the following single-family lot design standards for any area not final platted as of April 3, 2008.
  - a) Minimum building floor areas for single-family residential dwellings shall be as follows:
    - i) Single-story (ranch) 1,200 square feet, excluding basements.
    - ii) Two-story 1,400 square feet, excluding basements.
  - b) The same house plan shall not be built on any two adjoining lots.
  - c) The front elevation of each home constructed on the property must contain one of the following:
    - i) A front porch of not less than 60 square feet; or
    - ii) Stone or brick masonry siding equal to a minimum of 1/3 of the 1<sup>st</sup> floor.
  - d) The front elevation of each home constructed on the property must contain one of the following:
    - i) Shutters on each side of each window: or
    - ii) Window trim not less than 4" in width.
  - e) The roof on any home constructed on the property shall be of architectural type shingles or cedar shakes. Standard 3-tab shingles are prohibited.

( continued )

Date April 21, 2008

-2-

- f) The exterior of homes must be of masonry (brick or stone) and/or vinyl, cedar, Masonite, or Hardi-Plank siding. If vinyl siding is selected, it must be greater than 40 mills thick.
- g) The builder owner is responsible for lot maintenance, erosion control and adhering to all EPA and DNR standards.

The subject property is more specifically described as follows:

A parcel of land in the NE ¼ of Section 36, Township 78 North, Range 24 West, and also in the NW ¼ of Section 31, Township 78 North, Range 23 West, of the 5<sup>TH</sup> P.M. in the City of Des Moines, Polk County, State of Iowa, and is more particularly described as follows:

Beginning at the E ¼ corner of said Section 36-78-24; Thence N89°57'59"W 120.19 Feet along South line of said NE ¼ of Section 36-78-24 to a point; Thence N00°20'34"W, 323.45 Feet to a point; Thence N89°54'58"W, 558.41 Feet to a point; Thence N89°55'24"W, 135.33 Feet to a point; Thence N00°00'00"W 58.22 Feet to a point; Thence N12°34'36"E, 122.51 Feet to a point; Thence N08°50'20"E, 80.68 Feet to a point; Thence N00°02'25"E, 80.63 Feet to a point; Thence N09°09'09" 80.61 Feet to a point; Thence N17°54'13"W, 80.62 Feet to a point; Thence N26°47'25"W, 71.06 Feet to a point; Thence S65°35'08", 36.46 Feet to a point; Thence N27°12'55"W, 151.70 Feet to a point; Thence Northeasterly along a curve to the left having a radius of 400.00 Feet, an arc length of 25.27 Feet, and a Chord bearing of N60°15'31"E to a point; Thence N25°36'34"W, 156.38 Feet to a point; Thence N45°53'16"E, 197.02 Feet to a point; Thence N00°00'00"W, 187.08 Feet to a point; Thence N09°44'30"E, 153.80 Feet to a point; Thence N49°31'13"E, 146.56 Feet to a point; Thence N40°28'47"W, 163.00 Feet to a point; Thence N49°31'13"E, 166.00 Feet to a point; Thence N40°28'47"W, 174.59 Feet to a point; Thence N57°52'27"E, 6.68 Feet to a point; Thence N45°57'10"E, 156.24 Feet to a point; Thence S00°18'04"E, 5.14 Feet to a point; Thence N65°33'05"E, 711.36 Feet to a point; Thence S89°34'06"E, 27.35 Feet to a point; Thence S86°31'33"E, 375.99 Feet to a point; Thence N86°41'17"E, 207.41 Feet to a point; Thence S39°28'19"E, 385.07 Feet to a point; Thence S24°28'19"E 540.00 Feet to a point; Thence N70°28'52"E, 192.83 Feet to a point; Thence S00°00'42"E, 1794.04 Feet to a point on the South line of the NW ¼ of said Section 31-78-23; Thence N88°16'39"W, 1218.04 Feet along said South line to the point of beginning, and containing 101.941 Acres more or less.

( continued )

29

Date April 21, 2008

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

1. That the meeting of the City Council at which the proposed "PUD" conceptual plan amendment is to be considered shall be held in the Council Chambers, City Hall, Des Moines, Iowa at 5:00 p.m. on May 5, 2008, at which time the City Council will hear both those who oppose and those who favor the proposal.
2. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 and Section 414.4 of the Iowa Code.

MOVED by \_\_\_\_\_ to adopt.

FORM APPROVED:

*Roger K. Brown*  
 Roger K. Brown  
 Assistant City Attorney

(ZON2008-00021)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

**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.

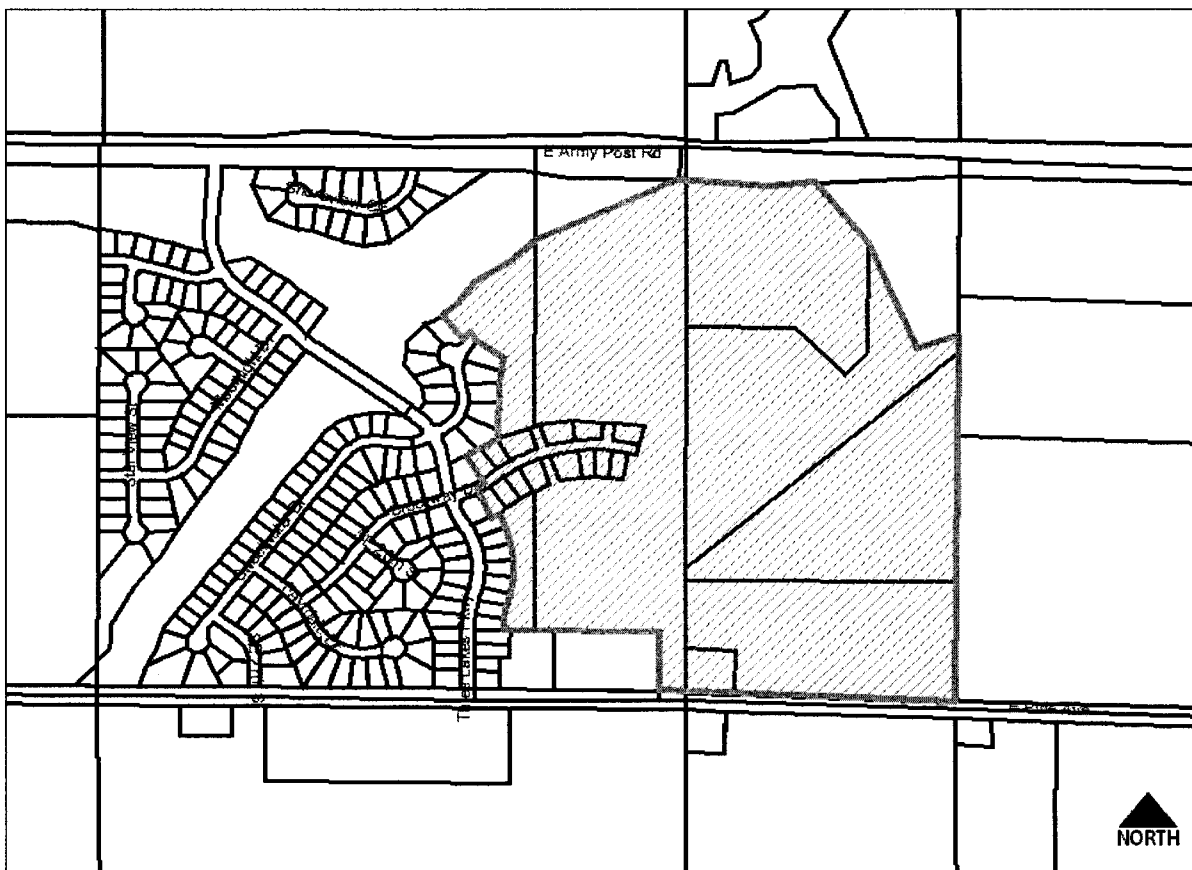
\_\_\_\_\_  
 City Clerk

29

Request from DRC Land and Development, LLC. (owner) represented by Richard Shook (officer) to amend the "Three Lakes Estates Phase II" PUD Conceptual Plan for property located in the vicinity of 3001 East Army Post Road.			<b>File #</b>	
			<b>ZON2008-00021</b>	
<b>Description of Action</b>	Amend the "Three Lakes Estates Phase II" PUD Conceptual Plan to modify the exterior design and materials of the proposed row townhomes, to remove two (2) single-family parcels, and to add seven (7) additional row townhome units.			
<b>2020 Community Character Plan</b>	Easter Lake New Town: General Development Zone Low Density Residential, Village Development Low/Medium Density Residential, Park/Open Space-Public, Park/Open Space-Private			
<b>Horizon 2025 Transportation Plan</b>	East Army Post Road from SE 14 <sup>th</sup> Street To SE 45 <sup>th</sup> Street to widen from 2 lanes undivided to 4 lanes undivided			
<b>Current Zoning District</b>	"PUD" Planned Unit Development			
<b>Proposed Zoning District</b>	"PUD" Planned Unit Development			
<b>Consent Card Responses</b>	In Favor	Not In Favor	Undetermined	% Opposition
Inside Area				
Outside Area	0	3	0	<20%
<b>Plan and Zoning Commission Action</b>	Approval	13-0	<b>Required 6/7 Vote of the City Council</b>	Yes
	Denial			No

The Palms PUD - 3001 SE Army Post Road

ZON2008-00021



April 21, 2008

Honorable Mayor and City Council  
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held April 3, 2008, the following action was taken:

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 13-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Leisha Barcus	X			
JoAnne Corigliano	X			
David Cupp	X			
Shirley Daniels	X			
Dann Flaherty	X			
Bruce Heilman	X			
Jeffrey Johannsen	X			
Greg Jones	X			
Frances Koontz	X			
Kaye Lozier	X			
Brian Millard	X			
Mike Simonson				X
Kent Sovern	X			
Tim Urban				X
Marc Wallace	X			

**APPROVAL** of a request from DRC Land and Development, LLC. (owner), represented by Richard Shook (officer), to amend the "Three Lakes Estates Phase II" PUD Conceptual Plan for property located in the vicinity of 3001 East Army Post Road, to modify the exterior design and materials of the proposed row townhomes, reducing the area dedicated to townhomes allowing wider adjoining single-family lots, and to add seven (7) additional row townhome units subject to the following conditions: (ZON2008-00021)

- 1) Replacement of note #11 with the following, "Townhome parcels shall submit a planting plan which incorporates a variety of deciduous and evergreen types and sizes that enhance the appearance of the townhomes and provide buffering for the adjoining single-family lots to the satisfaction of the Community Development Director."
- 2) Provision of the following single-family lot design standards for any area not final platted as of April 3, 2008.
  - a) Minimum building floor areas for single-family residential dwellings shall be as follows:
    - i) Single-story (ranch) 1,200 square feet, excluding basements.
    - ii) Two-story 1,400 square feet, excluding basements.
  - b) The same house plan shall not be built on any two adjoining lots.



CITY PLAN AND ZONING COMMISSION  
ARMORY BUILDING  
602 ROBERT D. RAY DRIVE  
DES MOINES, IOWA 50309 -1881  
(515) 283-4182

ALL-AMERICA CITY  
1949, 1976, 1981  
2003

- c) The front elevation of each home constructed on the property must contain one of the following:
  - i) A front porch of not less than 60 square feet; or
  - ii) Stone or brick masonry siding equal to a minimum of 1/3 of the 1<sup>st</sup> floor.
- d) The front elevation of each home constructed on the property must contain one of the following:
  - i) Shutters on each side of each window: or
  - ii) Window trim not less than 4" in width.
- e) The roof on any home constructed on the property shall be of architectural type shingles or cedar shakes. Standard 3-tab shingles are prohibited.
- f) The exterior of homes must be of masonry (brick or stone) and/or vinyl, cedar, Masonite, or Hardi-Plank siding. If vinyl siding is selected, it must be greater than 40 mills thick.
- g) The builder owner is responsible for lot maintenance, erosion control and adhering to all EPA and DNR standards.

Written Responses

0 In Favor

3 In Opposition

*This item will not require a 6/7 vote of City Council.*

**STAFF RECOMMENDATION AND BASIS FOR APPROVAL**

Staff recommends approval of the proposed PUD Concept Plan amendment subject to the following conditions.

- 1) Replacement of note #11 with the following, "Townhome parcels shall submit a planting plan which incorporates a variety of deciduous and evergreen types and sizes that enhance the appearance of the townhomes and provide buffering for the adjoining single-family lots to the satisfaction of the Community Development Director."
- 2) Provision of the following single-family lot design standards for any area not final platted as of April 3, 2008.
  - a) Minimum building floor areas for single-family residential shall be as follows:
    - i) Single-story (ranch) 1,200 square feet, excluding basements.
    - ii) Two-story 1,400 square feet, excluding basements.
  - b) The same house plan shall not be built on any two adjoining lots.
  - c) The front elevation of each home constructed must contain one of the following:
    - i) A front porch of not less than 60 square feet; or
    - ii) Stone or brick masonry siding equal to a minimum of 1/3 of the 1<sup>st</sup> floor.
  - d) The front elevation of each home constructed must contain one of the following:
    - i) Shutters on each side of each window: or
    - ii) Window trim not less than 4" in width.

- e) The roof on any home constructed shall be of architectural type shingles or cedar shakes. Standard 3-tab shingles are prohibited.
- f) The exterior of homes must be of masonry (brick or stone) and/or vinyl, cedar, Masonite, or Hardi-Plank siding. If vinyl siding is selected, it must be greater than 40 mills thick.
- g) The builder owner is responsible for lot maintenance, erosion control and adhering to all EPA and DNR standards.

## STAFF REPORT

### I. GENERAL INFORMATION

1. **Purpose of Request:** The existing “Three Lakes Estates Phase II PUD Concept Plan includes 206 single-family residential lots and 194 townhome dwelling units. The 194 townhome units are divided into two areas. The northern area measures 16.80 acres. The southern area measures 11.55 acres. The proposed amendment would reduce the size of the northern area to 15.58 acres and increase the number of units from 97 to 104. This would increase the density of the area from 5.77 units per acre to 6.68 units per acre. The reduction in area will allow the width of the adjoining single-family lots to the southwest to be increased.

The applicant is also proposing a change in the architectural style of the northern townhome area from a standard townhome design to a Mediterranean theme. The new design is based on clusters of 6 units. The previous design was based on clusters of 2, 3 and 4 units. The applicant is not proposing any changes to the design or density (8.4 units/acre) of the southern townhome area.

2. **Size of Site:** Approximately 102 acres.
3. **Existing Zoning (site):** Three Lakes Estates Phase II “PUD” District.
4. **Existing Land Use (site):** Undeveloped.
5. **Adjacent Land Use and Zoning:**
  - North* – Limited “R-3” & “PUD”; Use is undeveloped agricultural land.
  - South* – “R1-60” & “A-1”; Use is single-family residential and undeveloped agricultural land.
  - East* – “A-1”; Use is undeveloped agricultural land.
  - West* – “PUD”; Use is Three Lakes Estates Phase I single-family residential development.
6. **General Neighborhood/Area Land Uses:** The proposed development is located in the Easter Lake New Town Plan area. The surrounding area generally consists of single-family dwellings and agricultural land.
7. **Applicable Recognized Neighborhood(s):** Easter Lake Area Neighborhood.
8. **2020 Community Character Land Use Plan Designation:** Easter Lake New Town Plan - Low Density Residential and Low/Medium Density Residential.

9. **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. 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.

## II. ADDITIONAL APPLICABLE INFORMATION

1. **Platting/Grading:** The subject property has an approved preliminary plat. Fourteen of the single-family lots along Brockway Drive have been final platted. The proposed amendment will have no impact on this area. The site has been rough graded and sanitary sewer has been installed. The wooded conservation easement areas identified on the Concept Plan are intact.
2. **Drainage:** The proposed development will be served by four storm water retention ponds. Three of the ponds have been constructed. The fourth pond is identified on the proposed amendment as previously approved.
3. **Landscaping & Buffering:** The submitted Concept Plan amendment includes street trees along all streets, landscape buffer easements along East Pine Avenue and buffer plantings around the perimeter of the southern townhome area. Staff believes additional landscape buffering needs to be provided around the northern townhome area and recommends that Note #11 on the Concept Plan be amended to ensure that it is provided. Specific language for the note is identified in the staff recommendation section of this report.
4. **Street System:** The applicant is not proposing any changes to the previously approved street system. The developer will be required to make any improvements necessary to East Army Post Road to facilitate the development.
5. **Urban Design:** The applicant is proposing to change the architectural style of the northern townhome area from a standard townhome design to a Mediterranean theme. The new design is based on clusters of 6 units. The previous design was based on clusters of 2, 3 and 4 units.

The applicant is not proposing any changes to the design standards for the single-family portion of the development. Staff recommends the design minimums for the single-family areas that have not been final platted be brought into conformance with the current standards as listed in the staff recommendation section of this report. The City has been using these standards for several years. These standards were incorporated in the recent rezoning to the west and north of Three Lakes Estates. Staff believes adding these standards will mitigate the proposed increase in density.

6. **2020 Community Character Plan:** The proposed amendment is in conformance with the existing Low Density Residential and Low/Medium Density Residential designations.

## SUMMARY OF DISCUSSION

Jason Van Essen: Presented staff report and recommendation along with the existing PUD, noting there are two townhome areas and explained the proposed amendments deal with the northern area and the single-family lots to the south and west. There are no other changes being proposed.



Brian Millard: Asked if the conservation easement behind lots 51 through 57 and those abutting behind would preclude them from being buildable lots.

Jason VanEssen: Noted it was the existing arrangement, but deferred to the applicant for response.

David Cupp: Asked about traffic concerns; if the requested development would negatively impact traffic.

Jason VanEssen: Explained the development has been approved and gone through preliminary plat review with Traffic & Transportation and noted it has two access points to Army Post, three accesses to Pine and the opportunity to connect to the east in two different areas. The existing developed north portion of Three Lakes only has one access point.

Leisha Barcus: Referred to the response cards received and asked for some history on the area in response to the comments.

Jason Van Essen: Explained the individuals were not aware of what was previously approved that the applicant has the right to build. He noted the difference is that the land acreage dedicated to the northern pod of townhomes has been reduced. It has been moved to the north and east to allow the single family lots to be increased in size. The applicant is proposing more townhouse units on a smaller acreage.

Brett Johnson, CEC, 2400 86<sup>th</sup> Street: Noted Dick Schook, the designer, was also present to address questions or concerns. Noted Tim Ericson was the original developer and owner of the property and was working with Regency Builders. The previous plan of townhomes was based on Regency plans. DRC has their own plans for what they would like to build. The previous plan by Regency had 2, 3 and 4-plex units with a lot of side yard between the units. DRC would like to do 4 and 6-plex units and 18 buildings, eliminating the side yards between the buildings with wider lots to the west and south of the site. They have added a minimum of 10' width to the lots to the southwest. There were previously 97 units approved and now they are asking for 104. SE 30<sup>th</sup> is the north/south street bisecting the townhouse piece with an additional 3 units on the west and 4 units on the east of SE 30<sup>th</sup>. Noted they are in agreement with staff recommendations.

Richard Schook, Consultant for DRC, 408 Linn Street, Slater, Iowa: Presented schematics of the home designs. Noted the 4" window trim would not be a problem relative to the modification in the materials. The vinyl siding would be heavy duty and would meet or exceed the minimum requirement of 40 mils. There would be cultured stone and E.I.F.S. They do not want cookie cutter duplicates next to each other and will want as much variety as possible. He also presented the design of the townhome units and noted they are hoping to find a cost-effective tile look to help carry the Mediterranean theme through.

Fran Koontz: Asked if they would be willing to use hardi-plank siding.

Richard Schook: Explained the vinyl siding would be durable and the hardi-plank would not be cost-effective.

JoAnne Corigliano: Asked how they would use E.I.F.S.

Richard Schook: Noted they would use it on a curb element and on the backs. Noted they address efface low to the ground by placing rock and other materials to prevent wear and aging.

## **CHAIRPERSON OPENED THE PUBLIC HEARING**

*The following spoke in favor of the request:*

Jim Martin, 6813 Star View, Des Moines: Noted they had a pleasant meeting with the developer, but they are opposed to the increased density. They had no problem with the single family, but were concerned about the access roads onto Army Post and asked what the time frame was for that and the addition of a signal. They were pleased with the style of the homes. Asked if the developer could arrange to place a sign on the entrance of Three Lakes Parkway that indicates it is not a construction access to prevent having construction equipment going into the neighborhood and causing deterioration on the road. He was impressed with the designs but confused about the tiled roofs.

*There was no one in the audience to speak in opposition.*

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

Brett Johnson: Responded to the traffic concern noting the plan is to construct the two townhouse buildings and the single-family lots to the southwest in Phase One. In Phase Two they would build the other buildings and make the SE 30<sup>th</sup> Connection to Army Post and build the turn lanes in Army Post Road. They have discussed having a timetable that would start when Phase One is platted, that would provide approximately two years to get the turn lanes installed on Army Post and for the Phase Two construction. Signalization on Army Post is a staff question for Traffic and Transportation, but would be determined by how quickly the area south of Army Post is developed.

Larry Hulse: Noted there are triggers for traffic signalization when the traffic meets standards for signalization.

Leisha Barcus: Asked if the sign requested by the neighbor would be the responsibility of the applicant.

Larry Hulse: Noted it was a good idea and staff would help to accommodate it.

David Cupp: Moved staff recommendation.

Motion passed 13-0.

Respectfully submitted,



Michael Ludwig, AICP  
Planning Administrator

MGL:dfa

Attachment

29

Item 2008 00021

Date March 24 2008

I (am)  in favor of the request.

41

(Circle One)

**RECEIVED**

Print Name

David Robbins

MAR 26 2008

Signature

[Signature]

**COMMUNITY DEVELOPMENT DEPARTMENT**

Address

7018 Three Lakes Pkwy

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

When we decided to build our home at Three Lakes, we were told this area would only be single family homes.

Item 2008 00021

Date 3-26-08

I (am)  in favor of the request.

28

**RECEIVED**  
(Circle One)

MAR 27

Print Name

David Russell Myers

Signature

[Signature]

**COMMUNITY DEVELOPMENT DEPARTMENT**

Address

6804 East Sweetwater Drive  
Des Moines, IA 50320

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Item 2008 00021 Date March 22 - 2008

I  (am not) in favor of the request.

(Circle One)  
**RECEIVED**  
MAR 25 2008

Print Name SKAFF **24**  
Signature Natum Skaff  
Address 2832 Sweetwater Dr.

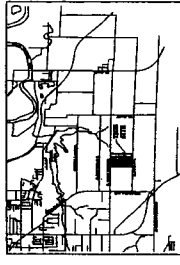
**COMMUNITY DEVELOPMENT  
DEPARTMENT**

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

NEEDS TO STAY A SINGLE HOUSING  
DEVELOPEMENT! RESIDENTIAL - NOT  
CONDO/TOWN HOME!

241

P.U.D. CONCEPT PLAN  
**THE PALMS**  
FORMERLY THREE LAKES ESTATES  
PHASE TWO



VICINITY SKETCH  
NORTH

**LEGAL DESCRIPTION**

ALL RIGHTS RESERVED BY THE ENGINEER. THIS PLAN IS THE PROPERTY OF CIVIL ENGINEERING CONSULTANTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CIVIL ENGINEERING CONSULTANTS, INC. ANY VIOLATION OF THIS NOTICE SHALL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ENGINEERING ACT AND IS SUBJECT TO THE PENALTIES THEREOF. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREON AND DOES NOT EXTEND TO ANY OTHER MATTER. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREON AND DOES NOT EXTEND TO ANY OTHER MATTER. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**OWNER/DEVELOPER**

THE PALMS DEVELOPMENT  
12345 PALM BLVD  
SUITE 100  
DALLAS, TEXAS 75244

**BENCHMARK**

THE PALMS DEVELOPMENT  
12345 PALM BLVD  
SUITE 100  
DALLAS, TEXAS 75244

**ZONING**

RESIDENTIAL SINGLE-FAMILY

**SIGNAGE**

ALL SIGNAGE SHALL BE SUBMITTED TO THE CITY OF DALLAS FOR REVIEW AND APPROVAL. THE SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DALLAS SIGNAGE ORDINANCE. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREON AND DOES NOT EXTEND TO ANY OTHER MATTER. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**CURVE DATA**

STATION	PC	PVI	PT	LC	EA	EB	STATION
1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00
2+00	2+00	2+00	2+00	2+00	2+00	2+00	2+00
3+00	3+00	3+00	3+00	3+00	3+00	3+00	3+00

**CERTIFICATION**

I, THE ENGINEER, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS AND THAT I HAVE PREPARED THIS PLAN IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF ENGINEERING EXAMINERS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**LEGEND**

- A. ALL DIMENSIONS
- B. ALL DISTANCES
- C. ALL ANGLES
- D. ALL CURVES
- E. ALL SLOPES
- F. ALL ELEVATIONS
- G. ALL BEARINGS
- H. ALL POINTS
- I. ALL LINES
- J. ALL AREAS
- K. ALL VOLUMES
- L. ALL WEIGHTS
- M. ALL LENGTHS
- N. ALL WIDTHS
- O. ALL HEIGHTS
- P. ALL DEPTHS
- Q. ALL THICKNESSES
- R. ALL DIAMETERS
- S. ALL RADII
- T. ALL CHORDS
- U. ALL PERIPHERIES
- V. ALL SURFACES
- W. ALL VOLUMES
- X. ALL WEIGHTS
- Y. ALL LENGTHS
- Z. ALL WIDTHS



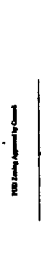
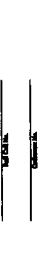
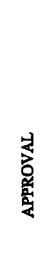
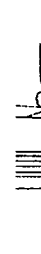
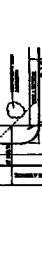
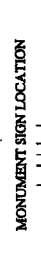
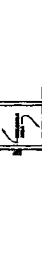
CIVIL ENGINEERING CONSULTANTS, INC.  
3000 WEST END AVENUE, SUITE 1000, DALLAS, TEXAS 75201  
PHONE: 214-241-1111 FAX: 214-241-1112

**GENERAL NOTES**  
1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. ALL DISTANCES ARE IN FEET.  
3. ALL ANGLES ARE IN DEGREES AND MINUTES.  
4. ALL CURVES ARE CIRCULAR.  
5. ALL SLOPES ARE IN PERCENT.  
6. ALL ELEVATIONS ARE IN FEET ABOVE SEA LEVEL.  
7. ALL BEARINGS ARE IN DEGREES AND MINUTES.  
8. ALL POINTS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
9. ALL LINES ARE IDENTIFIED BY LETTERS AND NUMBERS.  
10. ALL AREAS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
11. ALL VOLUMES ARE IDENTIFIED BY LETTERS AND NUMBERS.  
12. ALL WEIGHTS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
13. ALL LENGTHS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
14. ALL WIDTHS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
15. ALL HEIGHTS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
16. ALL DEPTHS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
17. ALL THICKNESSES ARE IDENTIFIED BY LETTERS AND NUMBERS.  
18. ALL DIAMETERS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
19. ALL RADII ARE IDENTIFIED BY LETTERS AND NUMBERS.  
20. ALL CHORDS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
21. ALL PERIPHERIES ARE IDENTIFIED BY LETTERS AND NUMBERS.  
22. ALL SURFACES ARE IDENTIFIED BY LETTERS AND NUMBERS.  
23. ALL VOLUMES ARE IDENTIFIED BY LETTERS AND NUMBERS.  
24. ALL WEIGHTS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
25. ALL LENGTHS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
26. ALL WIDTHS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
27. ALL HEIGHTS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
28. ALL DEPTHS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
29. ALL THICKNESSES ARE IDENTIFIED BY LETTERS AND NUMBERS.  
30. ALL DIAMETERS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
31. ALL RADII ARE IDENTIFIED BY LETTERS AND NUMBERS.  
32. ALL CHORDS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
33. ALL PERIPHERIES ARE IDENTIFIED BY LETTERS AND NUMBERS.  
34. ALL SURFACES ARE IDENTIFIED BY LETTERS AND NUMBERS.  
35. ALL VOLUMES ARE IDENTIFIED BY LETTERS AND NUMBERS.  
36. ALL WEIGHTS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
37. ALL LENGTHS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
38. ALL WIDTHS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
39. ALL HEIGHTS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
40. ALL DEPTHS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
41. ALL THICKNESSES ARE IDENTIFIED BY LETTERS AND NUMBERS.  
42. ALL DIAMETERS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
43. ALL RADII ARE IDENTIFIED BY LETTERS AND NUMBERS.  
44. ALL CHORDS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
45. ALL PERIPHERIES ARE IDENTIFIED BY LETTERS AND NUMBERS.  
46. ALL SURFACES ARE IDENTIFIED BY LETTERS AND NUMBERS.  
47. ALL VOLUMES ARE IDENTIFIED BY LETTERS AND NUMBERS.  
48. ALL WEIGHTS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
49. ALL LENGTHS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
50. ALL WIDTHS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
51. ALL HEIGHTS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
52. ALL DEPTHS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
53. ALL THICKNESSES ARE IDENTIFIED BY LETTERS AND NUMBERS.  
54. ALL DIAMETERS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
55. ALL RADII ARE IDENTIFIED BY LETTERS AND NUMBERS.  
56. ALL CHORDS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
57. ALL PERIPHERIES ARE IDENTIFIED BY LETTERS AND NUMBERS.  
58. ALL SURFACES ARE IDENTIFIED BY LETTERS AND NUMBERS.  
59. ALL VOLUMES ARE IDENTIFIED BY LETTERS AND NUMBERS.  
60. ALL WEIGHTS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
61. ALL LENGTHS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
62. ALL WIDTHS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
63. ALL HEIGHTS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
64. ALL DEPTHS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
65. ALL THICKNESSES ARE IDENTIFIED BY LETTERS AND NUMBERS.  
66. ALL DIAMETERS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
67. ALL RADII ARE IDENTIFIED BY LETTERS AND NUMBERS.  
68. ALL CHORDS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
69. ALL PERIPHERIES ARE IDENTIFIED BY LETTERS AND NUMBERS.  
70. ALL SURFACES ARE IDENTIFIED BY LETTERS AND NUMBERS.  
71. ALL VOLUMES ARE IDENTIFIED BY LETTERS AND NUMBERS.  
72. ALL WEIGHTS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
73. ALL LENGTHS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
74. ALL WIDTHS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
75. ALL HEIGHTS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
76. ALL DEPTHS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
77. ALL THICKNESSES ARE IDENTIFIED BY LETTERS AND NUMBERS.  
78. ALL DIAMETERS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
79. ALL RADII ARE IDENTIFIED BY LETTERS AND NUMBERS.  
80. ALL CHORDS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
81. ALL PERIPHERIES ARE IDENTIFIED BY LETTERS AND NUMBERS.  
82. ALL SURFACES ARE IDENTIFIED BY LETTERS AND NUMBERS.  
83. ALL VOLUMES ARE IDENTIFIED BY LETTERS AND NUMBERS.  
84. ALL WEIGHTS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
85. ALL LENGTHS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
86. ALL WIDTHS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
87. ALL HEIGHTS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
88. ALL DEPTHS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
89. ALL THICKNESSES ARE IDENTIFIED BY LETTERS AND NUMBERS.  
90. ALL DIAMETERS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
91. ALL RADII ARE IDENTIFIED BY LETTERS AND NUMBERS.  
92. ALL CHORDS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
93. ALL PERIPHERIES ARE IDENTIFIED BY LETTERS AND NUMBERS.  
94. ALL SURFACES ARE IDENTIFIED BY LETTERS AND NUMBERS.  
95. ALL VOLUMES ARE IDENTIFIED BY LETTERS AND NUMBERS.  
96. ALL WEIGHTS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
97. ALL LENGTHS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
98. ALL WIDTHS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
99. ALL HEIGHTS ARE IDENTIFIED BY LETTERS AND NUMBERS.  
100. ALL DEPTHS ARE IDENTIFIED BY LETTERS AND NUMBERS.

**MINIMUM LOT DIMENSIONS**

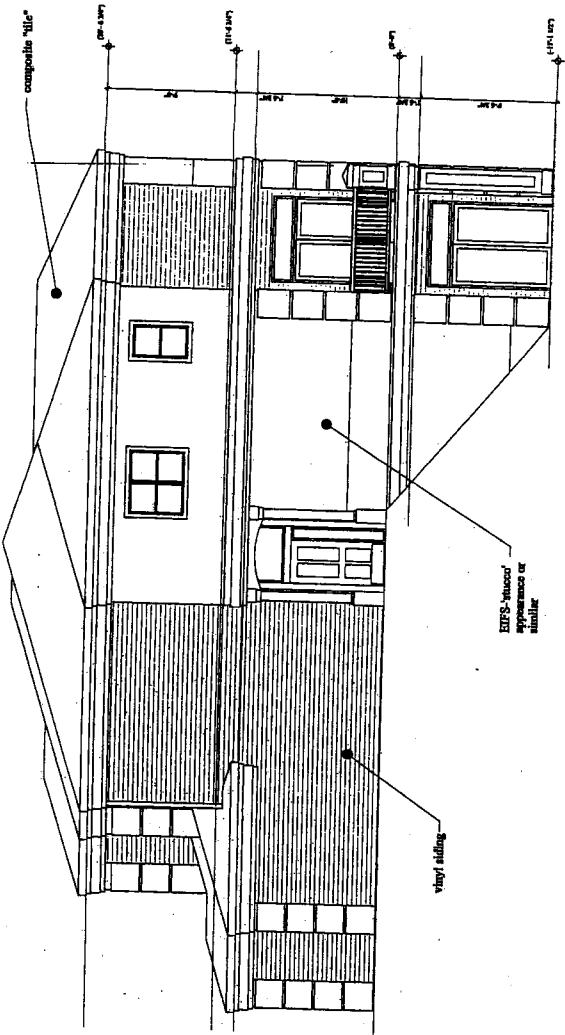


**MONUMENT SIGN LOCATION**

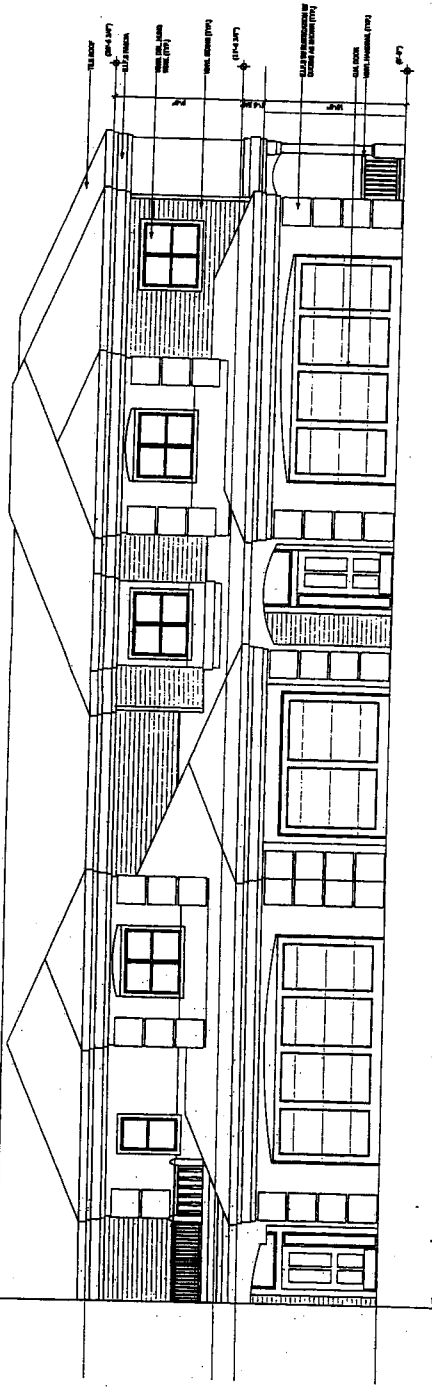




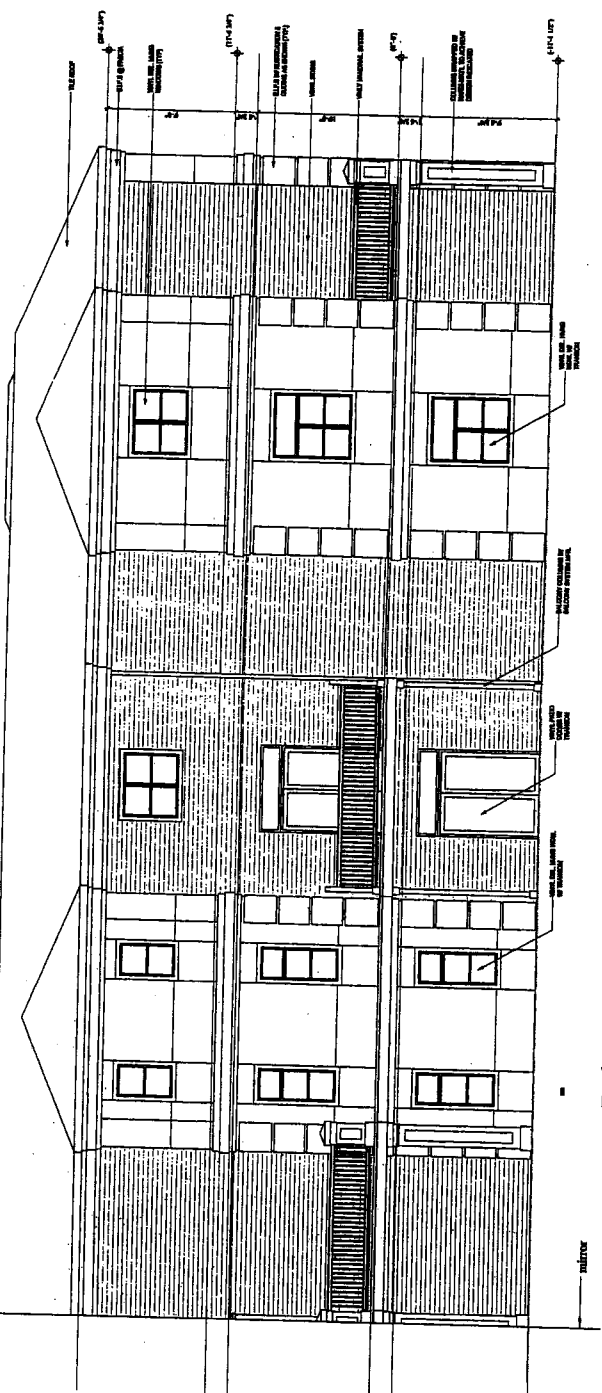
Color Notes:  
Acceptable color ranges from neutral earth tones such as  
terra cotta to warm greys.



Palms 6 plex Side Elevation (Unit C) scale 1/4"=1'-0"



Palms 6 plex Front Elevation scale 1/4"=1'-0"



Palms 6 plex Rear Elevation scale 1/4"=1'-0"