

Agenda Item Number 34

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**Date** June 14, 2021

## RESOLUTION SETTING HEARING ON REQUEST FROM ILEX GROUP, INC. FOR THE PUD FINAL DEVELOPMENT PLAN "NORTHRIDGE 80/35 BUSINESS PARK -PLAT 1" AND FOR REVIEW AND APPROVAL OF A PRELIMINARY PLAT "NORTHRIDGE 80/35 BUSINESS PARK" ALL FOR PROPERTY IN VICINITY OF 4600 EAST 14<sup>TH</sup> STREET

WHEREAS, on May 20, 2021, the City of Des Moines Plan and Zoning Commission voted 11-0 to **APPROVE** a request from ILEX Group, Inc. (owner), represented by Ben Schultes (officer), for review and approval of a Preliminary Plat "Northridge 80/35 Business Park" on property located the vicinity of 4600 East 14<sup>th</sup> ("Property") to allow 59.57 acres of property to be divided into 5 lots for business park development, subject to:

- 1. Compliance with all administrative review comments; and
- 2. Execution of all necessary agreements between the applicant, Polk County and the City of Des Moines allowing the Polk County basin to be utilized to serve the proposed development; and

WHEREAS, on May 20, 2021, the City of Des Moines Plan and Zoning Commission further voted 11-0 to **APPROVE** a request from ILEX Group, Inc. (owner), represented by Ben Schultes (officer), for review and approval of a PUD Final Development Plan "Northridge 80/35 Business Park – Plat 1" on property located in the vicinity of 4600 East 14<sup>th</sup> ("Property") to facilitate development of two Warehouse/Flex Buildings totaling 822,053 square feet (18.87 acres) with associated parking and loading areas, subject to:

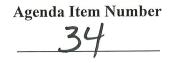
- 1. Compliance with all administrative review comments; and
- 2. Execution of all necessary agreements between the applicant, Polk County and the City of Des Moines allowing the Polk County basin to be utilized to serve the proposed development; and

WHEREAS, the Property is legally described as follows:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA; THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 14, 241.7 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 30 SECONDS WEST, 50.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS WEST PARALLEL TO AND 50.0 FEET NORTH OF THE SOUTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 14, 347.50 FEET; THENCE SOUTH 85 DEGREES 03 MINUTES 30 SECONDS WEST, 200.75 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS WEST PARALLEL TO AND 33.0 FEET NORTH OF THE SOUTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 14, 842.80 FEET TO A POINT THAT IS 1,632.05 FEET WEST OF AND 33.00 FEET NORTH OF THE POINT OF COMMENCEMENT; THENCE NORTH 00 DEGREES 03 MINUTES 45 SECONDS WEST, 192.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS WEST, 348.00 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 45 SECONDS EAST, 192.00 FEET; THENCE SOUTH 89



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DEGREES 55 MINUTES 30 SECONDS WEST PARALLEL TO AND 33.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 14, 18.02 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 45 SECONDS WEST ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SAID SECTION 14, 1,293.06 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 30 SECONDS WEST ALONG THE NORTH LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SAID SECTION 14, 665.22 FEET TO THE NORTH WEST CORNER OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SAID SECTION 14; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 14, 479.65 FEET TO A POINT THAT IS 183.0 FEET SOUTH OF THE CENTER LINE OF INTERSTATE NO. 35-80, AS IT IS PRESENTLY ESTABLISHED ; THENCE NORTH 89 DEGREES 55 MINUTES 30 SECONDS EAST PARALLEL TO AND 183.0 FEET SOUTH OF THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SAID SECTION 14, 1,329.98 FEET TO THE EAST LINE OF THE NORTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SAID SECTION 14; THENCE SOUTH 00 DEGREES 03 MINUTES 45 SECONDS EAST, 68.47 FEET ALONG THE EAST LINE OF THE NORTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SAID SECTION 14; THENCE SOUTH 85 DEGREES 15 MINUTES 30 SECONDS EAST, 956.27 FEET; THENCE SOUTHEASTERLY ALONG A 285.57 FOOT RADIUS CURVE TO THE RIGHT, 424.39 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 30 SECONDS EAST PARALLEL TO AND 116.0 FEET WEST OF THE EAST LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 14, 1,131.04 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS WEST, 125.7 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 30 SECONDS EAST, 191.7 FEET TO THE POINT OF BEGINNING. ANDA RECTANGULAR PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA IS DESCRIBED AS FOLLOWS: THE WEST 41.00 FEET OF THE EAST 116.00 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, EXCEPT THE SOUTH 241.71 FEET THEREOF. SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD. SAID TRACT OF LAND CONTAINS 17,257 SQUARE FEET. EXCEPT: THAT PART DEEDED TO THE IOWA DEPARTMENT OF TRANSPORTATION FOR RIGHT OF WAY PURPOSES BY CONDEMNATION DEED RECORDED ON MAY 20, 1999 IN BOOK 8219 AT PAGE 792 IN THE OFFICE OF THE POLK COUNTY RECORDER. AND EXCEPT: THAT PART ACQUIRED THROUGH CONDEMNATION PROCEEDINGS FOR PUBLIC PURPOSES RECORDED OCTOBER 14, 2014 IN BOOK 15352 ON PAGES 427-557 IN THE OFFICE OF THE POLK COUNTY RECORDER.



Agenda Item Number 34

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**Date** June 14, 2021

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

- 1. That the attached communication from the Plan and Zoning Commission is hereby received and filed.
- 2. That the meeting of the City Council at which the proposed PUD Final Development Plan "Northridge 80/35 Business Park Plat 1" is to be considered, and at which time the City Council will hear both those who oppose and those who favor the proposal, shall be held at 5:00 p.m. on June 28, 2021, 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.
- 3. 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. The City Clerk is instructed to provide this notice including information about participation in the electronic meeting as indicated above.

MOVED BY TO ADOPT.

FORM APPROVED:

11	NPI	2/
Jud	Klanden-	Muse
- / - /		

Judy K. Parks-Kruse Assistant City Attorney (13-2021-1.28)(10-2021-7.72)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
OTION CARRIED			API	PROVED

## 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.

Mayor

City Clerk

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Date June 4,202 Agenda Item\_\_\_ Roll Call #\_\_\_\_

June 8, 2021

Honorable Mayor and City Council City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their May 20, 2021 meeting, the following action was taken regarding a request from ILEX Group, Inc. (owner) represented by Ben Schultes (officer) for the following on property located in the vicinity of 4600 East 14<sup>th</sup> Street.

- A) Review and approval of a Preliminary Plat "Northridge 80/35 Business Park", to allow 59.57 acres of property to be divided into 5 Lots for business park development.
- B) Review and approval of a PUD Final Development Plan "Northridge 80/35 Business Park - Plat 1", to allow development of two Warehouse/Flex Buildings totalling 822,053 square feet (18.87 acres) with associated parking and loading areas.

## COMMISSION RECOMMENDATION:

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

After public hearing, the members voted 11-0 as follows:

**APPROVAL** of Part A) **Approval** of the proposed preliminary plat, subject to the following conditions:

- 1. Compliance with all administrative review comments.
- 2. Execution of all necessary agreements between the applicant, Polk County and the City of Des Moines allowing the Polk County basin to be utilized to serve the proposed development.

Part B) **Approval** of the proposed PUD Final Development Plan, subject to the following conditions:

- 1. Compliance with all administrative review comments.
- 2. Execution of all necessary agreements between the applicant, Polk County and the City of Des Moines allowing the Polk County basin to be utilized to serve the proposed development. (13-2021-1.28 &10-2021-7.72)

## STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends approval of the proposed preliminary plat, subject to the following conditions:

- 1. Compliance with all administrative review comments.
- 2. Execution of all necessary agreements between the applicant, Polk County and the City of Des Moines allowing the Polk County basin to be utilized to serve the proposed development.

Part B) Staff recommends approval of the proposed PUD Final Development Plan, subject to the following conditions:

- 1. Compliance with all administrative review comments.
- 2. Execution of all necessary agreements between the applicant, Polk County and the City of Des Moines allowing the Polk County basin to be utilized to serve the proposed development.

## STAFF REPORT TO THE PLANNING COMMISSION

## I. GENERAL INFORMATION

- 1. Purpose of Request: The proposed preliminary plat would divide the PUD into five (5) lots that would each contain a single flex warehouse building at full buildout. The submitted final development plan consists of Lots 1 and 2 with their associated buildings and site improvements. Lots 1 and 2 are located in the southwest portion of the PUD and would have frontage along East Broadway Avenue.
- **2.** Size of Site: The proposed preliminary plant contains the entire PUD, which measures 59.57 acres. The final development plan encompasses 18.87 acres.

- 3. Existing Zoning (site): Northridge "PUD" District.
- 4. Existing Land Use (site): Undeveloped land.
- 5. Adjacent Land Use and Zoning:

North – Polk County "MU" Mixed Use District: Use is Interstate 35/80.

South - "Casey's PUD" & "I1": Uses are a convenience store and light industrial.

**East** - Polk County "MU" Mixed Use District and Polk County "GC" General Commercial District: Uses are commercial and industrial.

West - Polk County "MU" Mixed Use District: Uses are commercial and residential.

- **6. General Neighborhood/Area Land Uses:** The site is located at the southwest corner of the East 14<sup>th</sup> Street and Interstate 35/80 interchange. The area consists of industrial, commercial and residential uses, as well as undeveloped land.
- **7. Applicable Recognized Neighborhood(s):** The subject property is located within the Highland Park Neighborhood. All neighborhood associations were notified of the meeting by mailing of the Preliminary Agenda on April 30, 2021 and the Final Agenda on May 14, 2021. Additionally, separate notifications of the hearing for this specific item was mailed on May 10, 2021 (10 days prior to the hearing) to the neighborhood association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the requested rezoning. The Highland Park Neighborhood Association mailings were sent to Ashley Kennebeck, 3818 7<sup>th</sup> Street, Des Moines, IA 50313.
- 8. Relevant Zoning History: The Northridge PUD was approved by the City Council on April 6, 1987, by Roll Call 87-1330. The first amendment to the PUD Conceptual Plan was approved by the City Council on March 23, 2020, by Roll Call 20-0577. The amendment changed the PUD from a traditional shopping mall concept to a flex warehouse development. It was reviewed by the Plan and Zoning Commission on February 20, 2020.
- 9. PlanDSM Future Land Use Plan Designation: Industrial in a Regional Node.
- **10. Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the lowa Code, the Commission shall determine if such Preliminary Plat conforms to the standards and requirements outlined in Chapter 354 of the lowa Code, and the City Subdivision Ordinance and shall approve, conditionally approve or reject such plat within 45 days after the date of submission to the City Permit and Development Center. Unless the applicant agrees in writing to an extension of time, the Preliminary Plat shall be deemed approved if the Commission does not act within such 45-day period. The Commission's action for approval or conditional approval shall be null and void unless the final plat is submitted to the City Permit and Development Center within 270 days after the date of such action; provided, however, that the Permit and Development Administrator may grant, upon written request of the applicant, up to a 90-day extension for submittal of the final plat to the City Permit and Development Center.

Considering the criteria set forth in Chapter 18B of the Iowa Code, and based on the provisions of Chapter 134 Section 134-2.2.9.C, all PUD Final Development Plans must be reviewed and approved by the City Council after review and recommendation by the Plan and Zoning Commission.

# II. ADDITIONAL APPLICABLE INFORMATION

- 1. Access: When completely built-out, the entire development would have one (1) drive approach along East 14<sup>th</sup> Street and four (4) approaches along East Broadway Avenue. Phase 1 would be located in the southwest corner of the lot and would have two (2) drive approaches along East Broadway Avenue. A gated access point for emergency vehicles only is proposed at the west edge of the Phase 1 area providing emergency to NE 47<sup>th</sup> Place. A secondary access point is required by the Fire Code since the driveways proposed from East Broadway Avenue are close together. Sidewalks are proposed within the development and along the street for pedestrian circulation.
- **2. Stormwater Management:** All grading is subject to an approved grading permit and soil erosion control plan. The applicant is required to demonstrate compliance with the City's Stormwater Management requirements to the satisfaction of the City's Permit and Development Center.

The proposed preliminary plat and final development plan are designed to utilize an existing Polk County storm water basin that is located to the west. The applicant and the County are working on a formal agreement with the City. Since the agreement has not been finalized, staff recommends approval subject to the conditions listed in Section III of this report. Items that need to be completed before the site plan can be finalized and permits issued include the following:

- Execution of an agreement between all parties regarding the use of the Polk County drainage basin by the proposed development.
- Receipt of all needed DNR permits and an Emergency Action Plan.
- Documentation that all approves have been granted.
- **3. Urban Design:** The proposed buildings would be constructed of precast concrete panels. A three-color scheme would be used to provide visual interest. Additionally, horizontal and vertical line patterns would be provided in the panels to visually break up the mass of the buildings. Four (4) of the buildings would be oriented north-to-south with frontage along East Broadway Avenue. The proposal complies with the approved PUD Conceptual Plan.

## SUMMARY OF DISCUSSION

<u>Dory Briles</u> asked if any member of the public or the commission desired to speak on the item. No one requested to speak.

## **COMMISSION ACTION:**

Jann Freed made a motion for:

Part A) Approval of the proposed preliminary plat, subject to the following conditions:

- 1. Compliance with all administrative review comments.
- 2. Execution of all necessary agreements between the applicant, Polk County and the City of Des Moines allowing the Polk County basin to be utilized to serve the proposed development.

Part B) **Approval** of the proposed PUD Final Development Plan, subject to the following conditions:

- 1. Compliance with all administrative review comments.
- 2. Execution of all necessary agreements between the applicant, Polk County and the City of Des Moines allowing the Polk County basin to be utilized to serve the proposed development.

Motion passed: 11-0

Respectfully submitted,

Jula Com

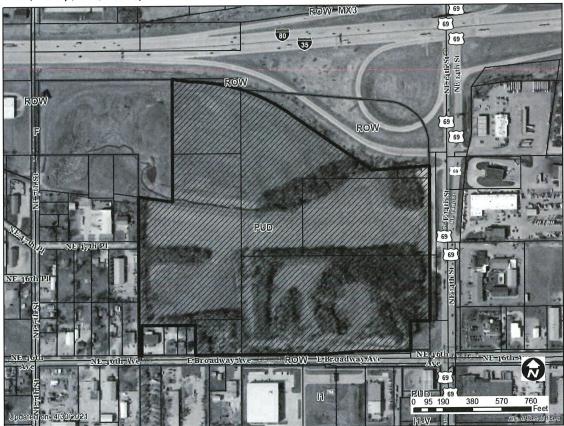
Jason Van Essen, AICP Planning & Urban Design Administrator

JMV:tjh

Request from ILEX Group, Inc. (owner) represented by Bo							by Ben Schultes (officer) for			File #	
property located in the vicinity of 4600 East 14 <sup>th</sup> St					treet.			13-2021-1.28			
Description of Action	Review and approval of a Preliminary Plat "Northridge 80/35 Business Park", to allow 5 acres of property to be divided into 5 Lots for business park development.							o allow 59.57			
				Current: Industrial. Proposed: N/A.							
Mobilizing Tomorrow Transportation Plan			2020-2024 US 69/E 14 <sup>th</sup> ST Widening (LRTP# 42). 2025-2029 E Broadway Avenue Multimodal Improvement (LRTP# 2102)								
Current Zoning District			Northridge Legacy "PUD" Planned Unit Development.								
Proposed Zoning District		ct	N/A.								
			In Fav	or	Not In Favor		Undetermined		% Opposition		
	Within Subject Property		0		, , , , , , , , , , , , , , , , , , ,						
Plan and Zonir Commission A	-	Appro	val	Х	Required 6/7			Yes			
	ction	Denial				the City Cour		No		Х	

ILEX, Group, Inc., Vicinity of 4600 East 14th Street

13-2021-1.28

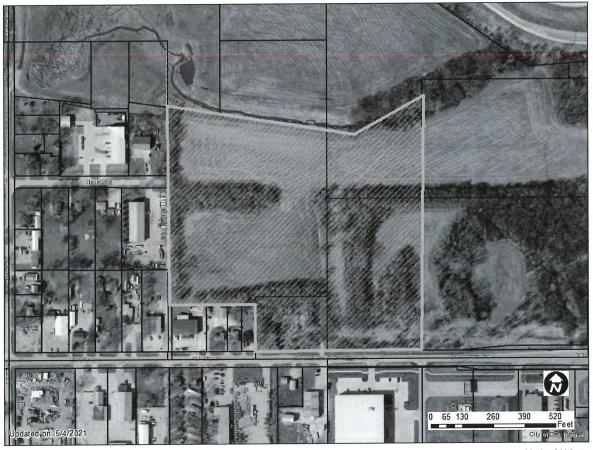


1 inch = 362 feet

Request from ILEX Group, Inc. (owner) represented by Ben Schultes (officer) for							) for	File #			
property located in the vicininty of 4600 East 14 <sup>th</sup> \$					Street.				10-2021-7.72		
Description of Action	Review and approval of a PUD Final Development Plan "Northridge 80/35 Business Park - Pla 1", to allow development of two Warehouse/Flex Buildings totalling 822,053 square feet (18.87 acres) with associated parking and loading areas.						ness Park - Plat uare feet (18.87				
PlanDSM Future Land Use				Current: Industrial. Proposed: N/A.							
Mobilizing Tomorrow Transportation Plan		2020-2024 US 69/E 14 <sup>th</sup> ST Widening (LRTP# 42). 2025-2029 E Broadway Avenue Multimodal Improvement (LRTP# 2102)									
Current Zoning District			Northridge Legacy "PUD" Planned Unit Development.								
Proposed Zoning District		rict	N/A.								
<b>Consent</b> Card	ent Card Responses		In Fav	avor N		t In Favor	Undetermined		% Opposition		
Outside Area (	(200 feet) 0			0							
Within Subject Property				-							
Plan and Zonir	ng	Approval		Х		Required 6/7		Yes			
Commission A	ction	Denia	I			the City Coun	ncil	No		Х	

ILEX Group, Inc., Vicinity of 4600 East 14th Street

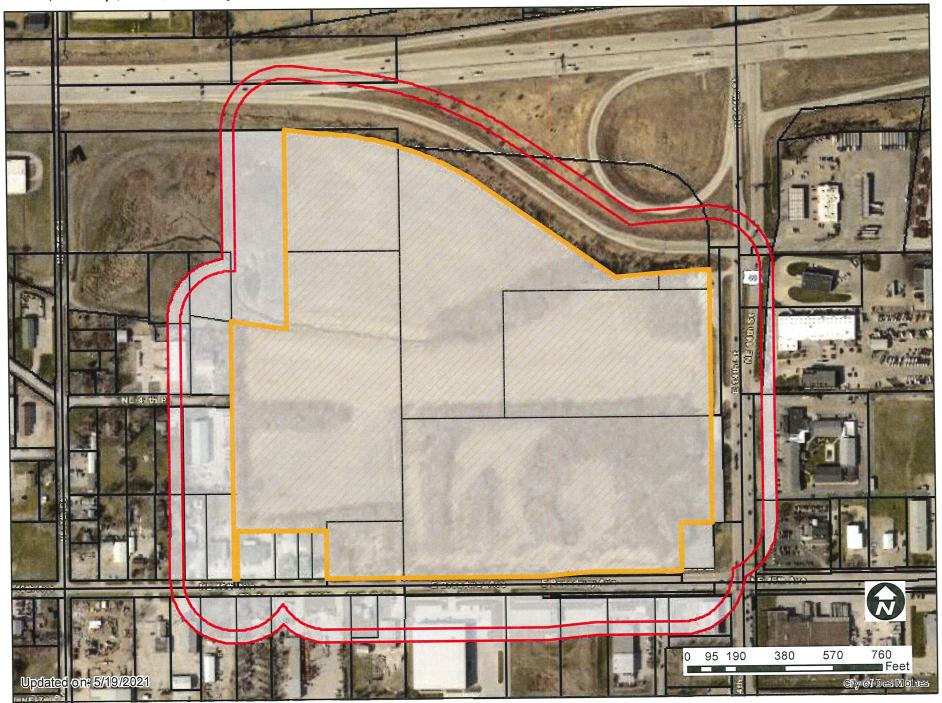
10-2021-7.72



1 inch = 244 feet

ILEX, Group, Inc., Vicinity of 4600 East 14th Street

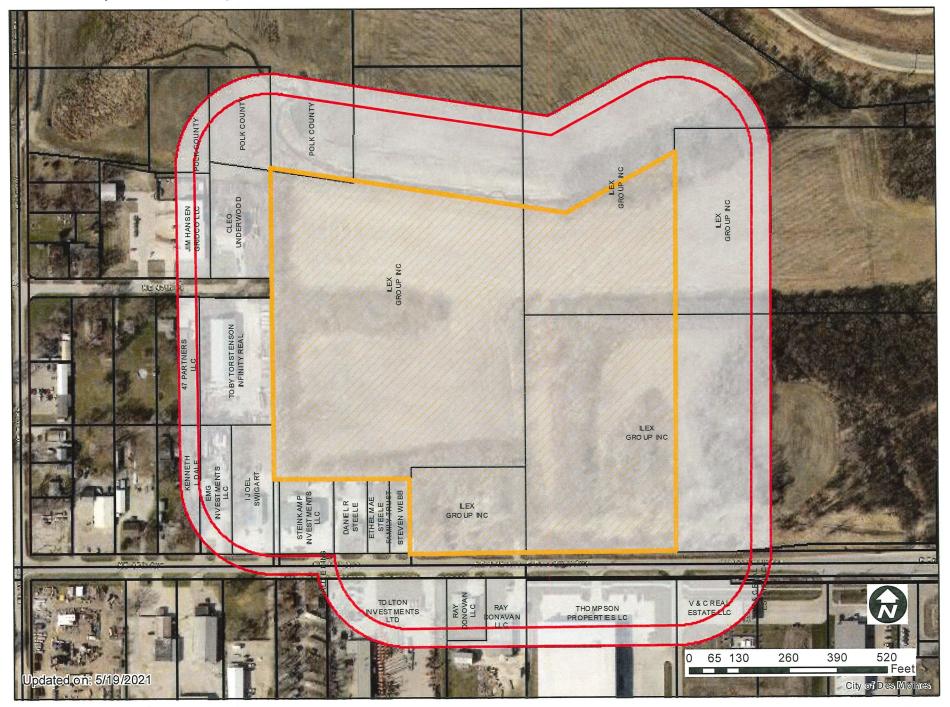
# 13-2021-1.28



1 inch = 363 feet

# ILEX Group, Inc., Vicinity of 4600 East 14th Street

10-2021-7.72



# NORTHRIDGE 80|35 BUSINESS PARK

### PROPERTY ADDRESS 00 BLOCK E BROADWAY AVE DES MOINES, IOWA 50313

SITE AREA

ZONING

THRIDGE PUD: A PLANNED UNIT DEVELOPMENT - FIRST AMENDMENT LAND AND BUILDING USE TABLE 134-3.1-1

INDUSTRIAL - STORAGE, DISTRIBUTION AND WHOLESALING SPECULATIVE BUILDING

BUILDING TYPE TABLE 135-2.2-1

P.U.D. DEVELOPMENT STANDARDS ALL PROVISIONS OF SECTION 134-704, PUD DEVELOPMENT STANDARDS, CITY OF DES MOINES ZONING ORDINANCE, ARE INCORPORATED:

1. PERMITTED USES SHALL BE LIMITED TO THOSE ALLOWED IN THE I1 DISTRICT BY CHAPTER 134 OF THE MUNICIPAL CODE, INCLUDING ANY APPLICABLE SUPPLEMENTAL

- REGULATIONS. 2. OUTDOOR STORAGE IS PROHIBITED UNLESS IDENTIFIED ON AN APPROVED
- DEVELOPMENT PLAN. 3. OPEN SPACE:
- n) A MINIMUM OF 20% OPEN SPACE.
- 4 BUILDING SETBACKS AND HEIGHT RESTRICTIONS: a) FRONT-50 FEET
- REAR . IN FEET
- b) REAR-10 FEET
  c) SIDE-20 FEET TOTAL, 5' MINIMUM ONE SIDE
  g) MAXIMUM BUILDING HEIGHT: 75 FEET
  pARKING SETBACKS:
  a) FRONT-10 FEET

- A) FRAM IN SIDE: 6 FEET PARKING SETBACKS SHALL NOT APPLY WITH SHARED DRIVES ACROSS LOT LINES.
  ACYCRO.
- 6. ACCESS
- ACCESS: a) ACCESS SHALL BE PROVIDED TO NE 14<sup>TH</sup> STREET AT THE PRE-DETERMINED ACCESS LOCATION ASTATION AS MANDATED THROUGH THE IOWA DOT. b) ACCESS TO NE BROADWAY AVENUE SHALL BE DETERMINED THROUGH THE BOLTON & MENK ENDIRERING TRAFFIC AVALYSIS.
- JOINT ACCESS DRIVE CONNECTIONS SHALL BE ALLOWED WHEN THE CONFIGURATION OF THE LOTS ALLOW.
- 7. BUILDING DESIGN STANDARDS DESCRIBED BELOW SHALL APPLY TO ALL BUILDINGS. FENCING REQUIREMENTS: OUTDOOR STOANGE OF EQUIPAUENT AREAS SHALL BE SECURED AND SCREENED BY FENCING THAT IS NOT LESS THAN SIX FEET, NOR NORE THAN TEN FRETH NOR ALL CHAIN LINK FENCING USED SHOULD BE BLACK VINIT CANTER LINE HERVING NISTER KEPT IN GOOD REPAR AND SHALL NOT BE USED FOR ANYERITISM DISPLAYS OR STORS. FENCING SHALL NOT BE LOCATED IN ANY VIED/OL CLACADACE THANKLE FARONG SHALL SE BULGOT TO APPROVAL BY THE CITY OF DES MONES.

SURVEY DATE

SEPTEMBER 18, 2010

CONTROL POINTS IOWA STATE PLANE SOUTH COORDINATE SYSTEM NADB3(2011)(EPOCH 2010.00) WRTN DERIVED - US SURVEY FEET

- N-568854.50 E-1612893.24 Z-72.58 CUT "X" ON TOP OF CURB IN THE NORTHEAST CORNER OF CASEY'S PARKING LOT, SOUTHWEST QUADRANT OF E. 14TH STREET & E. BROADWAY AVENUE, SOUTHEAST OF SITE.
- CP2 N=588957.05 E=1612027.65 Z=68.10 CUT "X" ON EAST BACK OF CURB OF WEST ENTRANCE TO GAIN CLEAN FUEL ON THE SOUTH SIDE OF E. BROADWAY AVENUE, SOUTH OF SITE.
- CON 18080 55 E=1810730 55 7=88 37 SOUTH AT ON WEST BACK OF CURB OF ENTRANCE TO #751 BROADWAY 10"
- CP4 N=599746 R2 F=1610797 25 7=63 47 NAG NAL IN CENTERLINE OF NE 47TH PLACE 25' SOUTH OF POWER POLE & 150' WEST OF EAST END OF ASPHALT PAVEMENT, WEST SIDE OF SITE.
- CP5 N=500922.05 E=1611079.27 Z=76.63 CUT 'X' IN CONCRETE AT THE BOUTH EDGE OF INTERSTATE OFF-RAMP 10' NORTH OF LIGHT POLE, NORTHWEST CORNER OF SITE.
- CP6 N=800758.83 E=1611681.01 Z=93.19 CUT 'X' IN CONCRETE AT THE SOUTH EDGE OF INTERSTATE OFF-RAMP 10' NORTH OF LIGHT POLE, NORTH SIDE OF SITE.

BENCHMARKS

CITY OF DES MOINES VERTICAL DATUM JARTN DERMED - US SURVEY FEET

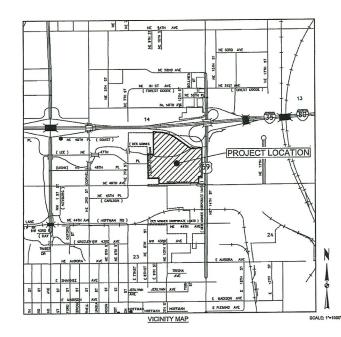
CONVERSION FROM CITY OF DES MOINES DATUM TO NORTH AMERICAN VERTICAL DATUM OF 1983 (NAVD88) IS (+)773.94

BM500 N=599726 E=1610913 ELEV=64.39 SOUTHEAST BURY BOLT ON HYDRANT AT THE EAST END OF NE 47TH PLACE, WEST SIDE OF BITE.

BMS01 N=598952 E=1612802 ELEV=75.23 CUT \*\* ON TOP OF CONCRETE MAST ARM FOOTING AT THE SOUTHWEST QUADRANT OF E. 14TH GTREET & E. BROADWAY AVENUE, SOUTHEAST OF SITE

- COT CUT \*X IN CONCRETE AT THE SOUTHEAST CORNER OF STAINLESS STEEL CABINET AT THE NORTHEAST QUADRANT OF E. 14TH STREET & QT ENTRANCE, NORTHEAST CORNER OF SITE.
- CPA N=598627.39 E=1613031.71 Z=83.66 CUT 'X' ON BACK OF CURB 25' NORTHEAST OF POWER POLE & 75' SOUTH OF BUPER BIBAYMONT INN SIGN, EAST OF SITE.

**PRELIMINARY PLAT - 2021** 



## GENERAL NOTES A. SIDEWALKS SHALL BE PROVIDED ALONG ALL PUBLIC STREETS.

- ALL DEBRIS SPILLED ON ADJOINING PROPERTIES DURING GRADING OPERATIONS WILL BE PICKED UP IN A TIMELY MANNER.
- C. SLOTS PROVIDED. D. STREET LOT A IS TO BE DEDICATED TO THE CITY OF DES MOINES FOR ROADWAY PURPOSES.
- EXISTING TRAFFIC SIGNSMAIL BOXES ARE IMPACTED BY CONSTRUCTION ACTIVITIES, THE CONTRACTOR WILL COORDINATE RELOCATING THOSE ITEMS:
- RELOCATING THOSE FEBS. F. CONSTRUCTION OF ALL STREET AND UTLITY IMPROVEMENTS SHALL BE CONSTRUCTION OF ALL STREET AND UTLITY IMPROVEMENTS SHALL BE CONSTRUCTION OF ALL STREET AND UTLITY IMPROVEMENTS SHOLD FOR STORE STORES SCIENTING, MARKEN STREET, ATTACKS TO THE SUDAR STANDARD SPECIFICATION, AND SPECIFICATION, AND STREET, ATTACKS TO THE SUDAR STANDARD SPECIFICATION, AND SPECIF

## PRELIMINARY PLAT DESCRIPTION. GRUENT OF REALT THE SOUTHARY OF REALTS IN A TOMASHIP THARTH, RUNCE TH SOUTH OF THE SOUTHARY OF THE SOUTHARY OF THE SOUTH SAT UN OF PAN SOUTHARY OF THE SOUTHARY OF THE SOUTHARY OF THE SOUTHARY UN OF PAN SOUTHARY OF THE SOUTHARY OF THE SOUTHARY OF THE SOUTHARY UN OF PAN SOUTHARY OF THE COMMONDERST, THENCE SOUTHARY OF THE SOUTHARY OF THE SOUTHARY OF THE COMMONDERST, THENCE SOUTHARY OF THE SOUTHARY OF THE SOUTHARY OF THE COMMONDERST, THENCE SOUTHARY OF THE SOUTHARY OF THE SOUTHARY OF THE COMMONDERST, THENCE SOUTHARY OF THE SOUTHARY AND FEET, THENCE SOUTH DESCRIPTION THE SOUTHARY OF THE SOUTHARY AND FEET, THENCE SOUTHARY SOUTHARY OF THE SOUTHARY OF THE SOUTHARY AND FEET, THENCE SOUTHARY AND THE SOUTHARY OF THE SOUTHARY OF THE SOUTHARY OF THE SOUTHARY AND THE SOUTHARY OF THE SOUTHARY OF THE SOUTHARY AND FEET, THENCE SOUTHARY AND THE SOUTHARY OF THE SOUTHARY OF THE SOUTHARY AND FEET, THE SOUTHARY AND THE SOUTHARY OF THE SOUTHARY OF THE SOUTHARY AND THE SOUTHARY AND THE SOUTHARY OF THE SOUTHARY OF THE SOUTHARY AND THE SOUTHARY AND THE SOUTHARY OF THE SOUTHARY OF THE SOUTHARY AND THE SOUTHARY AND THE SOUTHARY AND THE SOUTHARY OF THE SOUTHARY AND THE SOUTHARY AND THE SOUTHARY AND THE SOUTHARY OF THE SOUTHARY AND THE SOUTHARY AND THE SOUTHARY AND THE SOUTHARY AND THE SOUTHARY OF THE SOUTHARY AND THE SOUTHA ¥ DES MOINES, OINT THAT IS 183.0 FEET SOUTH OF THE CENTER LINE OF INTERSTATE NO. 35-80, AS IT IS RESENTLY ESTABLISHED ; THENCE NORTH B9 DEGREES 55 MINUTES 30 SECONDS EAST Point TIQL IS INCLEDED THENCE NORTH IS DEGREES 55 MINUTES 30 BECONDS EAST PRESENTLY ESTABLISHED; THENCE NORTH IS DEGREES 55 MINUTES 30 BECONDS EAST PARALLEL TO AND 1830 FEET SOUTH OF THE SOUTH LINE OF THE MORTH 1/2 OF THE MORTH WEST 1/4 OF THE SOUTH SANT 1/4 OF BAND SECTION 14, 1/20/26 FEET TO THE EAST LINE OF THE WEST 14 OF THE SOUTH EAST 14 OF BADD BECTORN 14, 1234.89 FEET TO THE EAST LIKE OF THE MONTH WEST 14 OF THE SOUTH EAST 14 OF BADD BECTORN 14, THERE EAST LIKE OF THE MONTH BEAST 10, ONDE LA SOUTH THE TH OF BADD BECTORN 14, THERE EAST LIKE BEAST 102, THE SOUTH EAST 14, OR ADD BECTORN 14, THERE EAST 100 THE BEAST 102, THE THE THE SOUTH THE THE SOUTH IS DEGREED 15 IN MINTES 30 BECONDS BEAST 102, THE THENDE SOUTH CAST 14, THE AND ADD FOR THE SOUTH TO THE BEAST 102, THE THENDE SOUTH CAST 14, THE AND THE SOUTH SOUTH TO THE MONTES 10, THE SOUTH IN DEGREES OF MINITES 30 BECONDS UNKET TO THE ADD 1100 FEET WARTS OF THE LIKE OF THE SOUTH BEAST 14, OF SOUTH SOUTH TO FEET, THENCE SOUTH BO DEGREESS OF MINITES 30 BECONDS UNKET TO THE DOUGREESS OF MINITES 30 BECONDS EAST, 111, THE THE THE MONTH ADD FOR THE SOUTH DOUGREESS OF MINITES 30 BECONDS EAST, 111, THE THE REMAINLE AND A RECTANGULAR PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA IS PARK DESCRIBED AS FOLLOWS: NUMERATION OF CALLENTS: THE WEST 410.0 FEET OF THE EAST 110.00 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST CUARTER OF BAD BECTON 4, DECEPT THE SOUTH 341.71 FEET THEREOF, SAD THACT OF LAND DENN SUBJECT TO AND TOSETHER WITH ANY AND ALL BESIMENTS OF RECORD, BAD TRACT OF LAND CONTAINS 17.23T SQUARE FEET. BUSINESS EXCEPT: THAT PART DEEDED TO THE IOWA DEPARTMENT OF TRANSPORTATION FOR RIGHT OF WAY PURPORES BY CONDEMANTION DEED RECORDED ON MAY 20, 1999 IN BOOK 8219 AT PAGE 782 IN THE OFFICE OF THE POLY COUNTY RECORDER. SHEET AND EXCEPT: THAT PART ACQUIRED THROUGH CONDEMNATION PROCEEDINGS FOR PUBLIC PURPOSES RECORDED OCTOBER 14, 2014 IN BOCK 1552 ON PAGES 427-557 IN THE OFFICE OF THE POLK COUNTY RECORDER - TITLE 80|35 OWNER ULEX GROUP, INC. S101 VERNON AVENUE SOUTH EDINA, MINNESOTA 55436 CONTACT: BEN SCHULTES 552-283-2566 PLAT ШÜ APPLICANT THE OPUS GROUP 1860 NW 110TH STREET, SUITE 250 PRELIMINARY NORTHRID I hereby certify that this land surveying document was prepared and the related survey work was CLIVE, IOWA 50325 CONTACT: MICHAEL ANTHONY 515-446-493 med by me or under my direct p vision and final I am a duty licent ENGINEER/SURVEYOR SNYDER AND ASSOCIATEB, INC ERIN D GRIFFIN 2727 SW SNYDER BLVD. Joansa Number 10710 ANKENY, IOWA 50023 19710 al Date is De TELEPHONE: 515-984-202 My Lice HAD D DEVORE P.F. ages or sheets covered by this seat

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I hereby certify that this engineering docu-was prepared by me or under my direct p supervision and that I am a duly itensed Professional Engineer under the laws of the

Chad D. DeVore, P.E.

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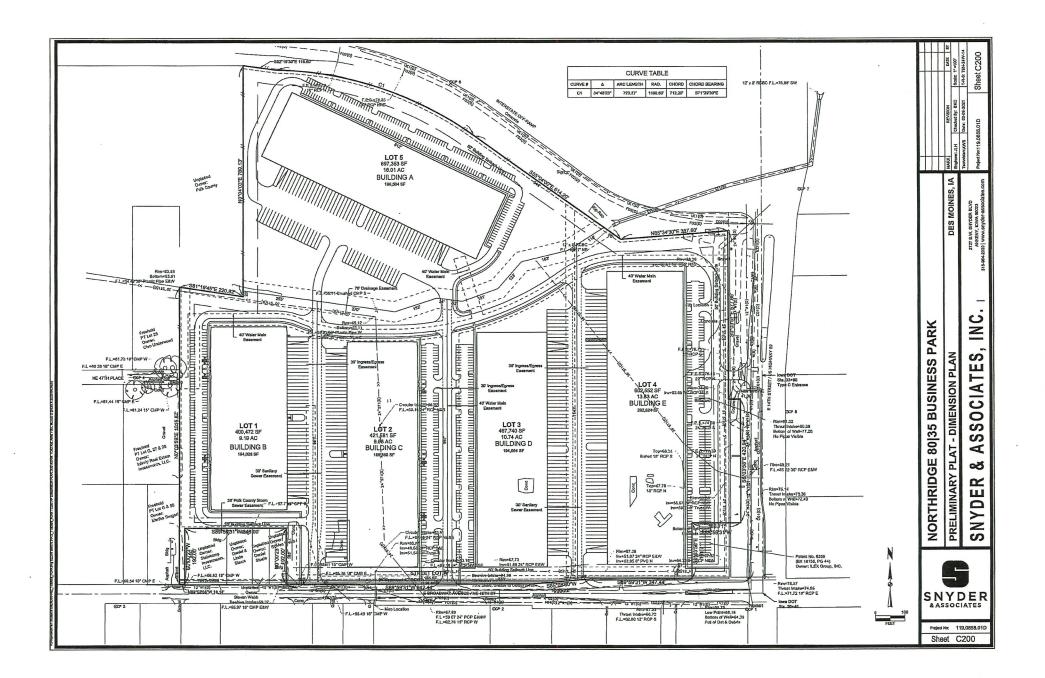
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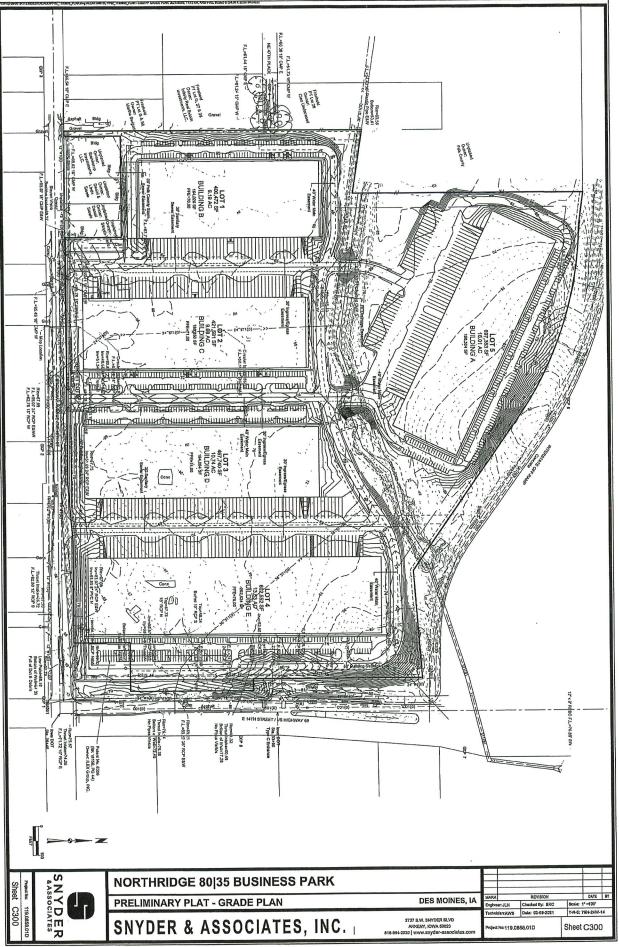
MARK Engine Project

N D. GRIFFIN, PLS.

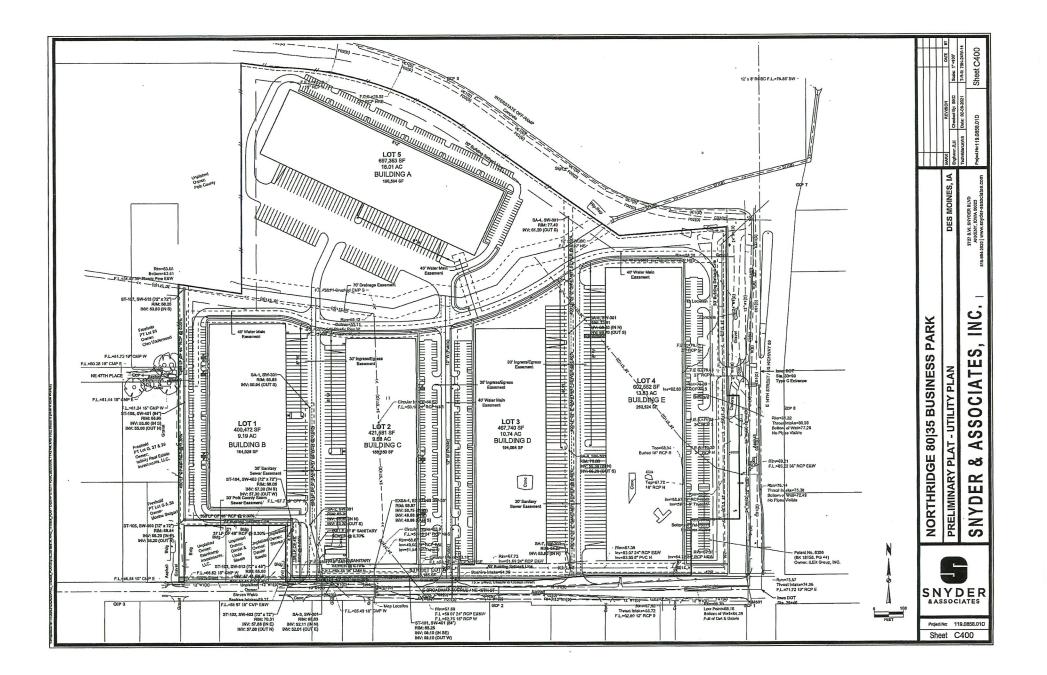
## INDEX OF SHEETS

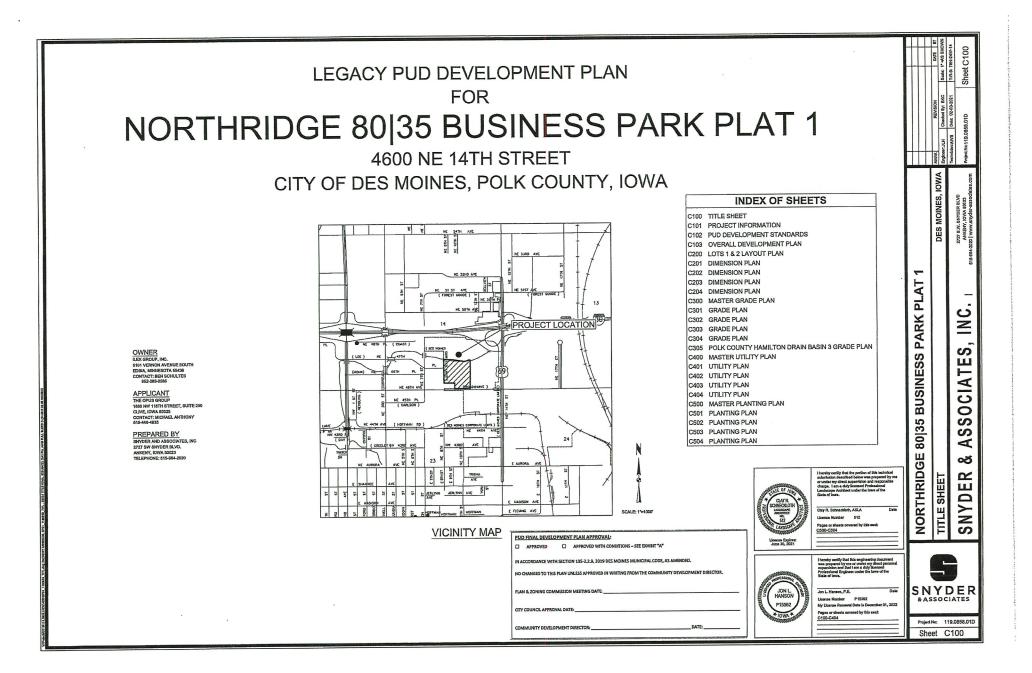
C100 PRELIMINARY PLAT - TITLE SHEET C200 PRELIMINARY PLAT - DIMENSION PLAN C300 PRELIMINARY PLAT - GRADE PLAN C400 PRELIMINARY PLAT - UTILITY PLAN





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UTILITY QUALITY SERVICE LEVELS

CUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, BZE. THE QUALITY LEVELS ARE BARED ON THE CI / ASCE 34-02 STANDARD. QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS. NECOLICCTIONS. QUALITY LEVEL (2) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY O INFORMATION. CIALITY O INFORMATION. CUALITY O INFORMATION. INFORMATION INFORMATION IN DEFINING INFORMATION OF APPROPRIATE OUTLINE INFORMATION OF SUBSIFICATION OF DEFINING INFORMATION INFORMATION OF SUBSIFICACI INTELES. OUTLINE INFORMATION OF UNDERFORMED INFORMATION OF PREVOUSLY EXPOSED SUBSIFICACI OUTLINES, AS VENDOUSLE ON VERTICAL POSITION OF UNDERFORMATION OF INFORMATION OUTLINES, AS VENDOUSLE ON VERTICAL POSITION OF UNDERFORMATION OF INFORMATION UTLINES, AS VENDOUSLE ON VERTICAL POSITION OF UNDERFORMATION OF INFORMATION UTLINES, AS VENDOUSLE ON VERTICAL POSITION OF UNDERFORMATION UTLINES, AS VENDOUSLE ON VERTICAL POSITION OF PREVOUSLY EXPOSED SUBSIFICACI UTLINES, AS VENDOUSLE ON VERTICAL POSITION OF INFORMATION OF APPROPRIATE INFORMATION OF INFORMATION OF INFORMATION OF INFORMATION OF APPROPRIATE INFORMATION OF INFORMATION OF INFORMATION OF INFORMATION OF APPROPRIATE INFORMATION OF INFORMA

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UTILITY WARNING

THE UTUITES SHOWN WAY BEEN LOOTED FOUN FILL SURVEY INFORMATION MODES BEDDING OF MANNES THE SURVEY FORMASES NO LANKES INGLIKATION THROUGH BEDING OF ANALONG THE SURVEY FOR MARKES NO LANKES THAT HE HIT HE HIT HE BEVING OF ANALONDOLE, THE SURVEYOR FURTINES DOLE NOT WARKHT THAT THE UTUITES OF BUSUIFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED ECCEPT WHERE NOTED AS GUILATION LEVEL.

- SURVEY NOTES
- BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
- 2. FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES,
- 3. FOR THE PURPOSE OF THIS SURVEY, STORM BEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
- UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION ANDOR SUBSURFACE LOCATING/DESIGNATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
- 5. UNDERIGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLESSITRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE. IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR VILL USE THER JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
- 6. BOUNDARY LINES SHOWN ON THE EXISTING SITE GURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENVALE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT GE SET.

ALC NOT DE OLT.	
TACT INFOR	RMATION
R	CITY OF DES MCINES STEVE JOHNSON 515-207-1359 scjobracn@dmgov.org
L	DES MOINES METRO WASTEWATER NICK CARTER 515-323-8135 nloarter@dmgov.org
	DES MOINES WATER WORKS JANA HOUCES 515-233-8723 hodges@dmaw.com
ECTRIC D ELECTRIC E GAS	MIDAMERICAN ENERGY CRAIG RANFELD 515-525-5632 MECDSMDasignLocates@midamerican.com
ON	CENTURYLINK TOM STURNER 720-578-8090 Ihomes_sturner@centurylink.com
ON	CITY OF DES NOINES TRAFFIC MARK FOLVAG 720-283-4109 MAFolvag@dmgay.org
	AUREON NETWORK SERVICES JEFF KLOCKO 515-531-0445 jsf.klocko@aureon.com
	IOWA DEPARTMENT OF TRANSPORTATION JASON DALE 515-239-1995 DOT-IOC-Traffic@iowadol.uz

## CONTROL POINTS

UTILITY CON

ST1-STORM SEWER

WILWATER MAIN

OE1-OVERHEAD ELS UE1-UNDERGROUND G1-HIGH PRESSURE G2-GAS

CO1-COMMUNICATI

CO2.COMMUNICAT

FOI-FIRER OPTIC

FO2-FIRER OPTIC

- IOWA STATE PLANE SOUTH COORDINATE SYSTEM NAD83(2011)(EPOCH 2010.00) IARTN DERIVED US SURVEY FEET
- N=598954.50 E=1812893.24 Z=73.98 CUT %C ON TOP OF CURB IN THE NOR THEAST CORNER OF CASEY'S PARKING LOT, SOUTHVEST OUNDRANT OF E. 14TH STREET & E. BROADWAY AVENUE, SOUTHEAST OF SITE. CP1
- CP2 N=698957.05 E=1612027.65 Z=69.10 CUT "X" ON EAST BACK OF CURB OF WEST ENTRANCE TO GAIN CLEAN FUEL ON THE SOUTH SIDE OF E. BROADWAY AVENUE. SOUTH OF SITE.
- CP3 N=598988.55 E=1510730.55 Z=68.37 CUT "X" ON WEST BACK OF CURB OF ENTRANCE TO #751 BROADWAY 10" SOUTHEAST OF FOWER POLE, SOUTHWEST OF SITE.
- CP4 N=599746.82 E=1610707.25 Z=63.47 MAG NALI, IN CENTERJ.INE OF NE 47TH PLACE 25' SOUTH OF POWER POLE & 150' WEST OF EAST END OF ASPHALT PAVEMENT, WEST SIDE OF SITE, CP5
- N=600922.08 E=1611079.27 Z=76.63 CUT %" IN CONCRETE AT THE SOUTH EDGE OF INTERSTATE OFF-RANP 10" NORTH OF LIGHT POLE. NORTHWEAT CORNER OF SITE.
- CP6 № 500758.63 E=1611881.81 Z=93.19 CUT "X" IN CONCRETE AT THE SOUTH EDGE OF INTERSTATE OFF-RAMP 10" NORTH OF LIGHT POLE, NORTH SIDE OF SITE. CP7
  - N=500301.37 E=1813070.24 Z=83.47 CUT "X" N CONCRETE AT THE SOUTHEAST CORNER OF STAINLESS STEEL CABINET AT THE NORTHEAST QUADRANT OF E. 14TH STREET & QT ENTRANCE, NORTHEAST CORNER OF SITE.
- N=599827.39 E≪1813031.71 Z=83.65 CUT \*\*\* ON BACK OF CURB 25' NORTHEAST OF POWER POLE & 75' SOUTH OF SUPER & BAYMONT ING IGN, EAST OF SITE.

## BENCHMARKS

CITY OF DES MOINES VERTICAL DATUM IARTN DERIVED - US SURVEY FEET

- CONVERSION FROM CITY OF DES MOINES DATUM TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD89) IS (+)773.94
- BM500 N=599728 E=1610913 ELEV=64.39 SOUTHEAST BURY BOLT ON HYDRANT AT THE EAST END OF NE 47TH PLACE, WEST SIDE OF SITE.
- BM501 N=598982 E=1612302 ELEV=75.23 CUT 'X' ON TOP OF CONCRETE MAST ARM FOOTING AT THE SOUTHWEST CUADRANT OF E. 14TH STREET & E. BROADWAY AVENUE, SOUTHEAST OF SITE.

- NOTES
- NOTEY UTLINF PROVIDERE PRIOR TO BEDRANNO ANY CONSTITUTION ACTIVITES AND CORRINATE WITH UTLINF PROVIDERS A RECESSARY OLDRING CONSTITUCTION, CONTRACTOR IS RESPONSIBLE FOR DETERMINING T ALL UTLINF UNES AND STRUCTURES AND THE HOW FOR RESPONSED TALL AND DESCRIPTION OF THE DESCRIPTION OF RESPONSED FOR THE AND DESCRIPTION OF THE DESCRIPTION OF RESPONSED FOR THE ADDITION OF THE DESCRIPTION OF RESPONSED FOR THE ADDITION OF THE DESCRIPTION OF RESPONSED FOR THE CONTRACTOR SPECIES.

SITE AREA

SPECULATIVE BUILDING

WORKSHOPWAREHOUSE

BUILDING B = 164.028 SF

BUILDING C = 188 350 SE

LOT 1 = 120.151 SF

LOT 2 = 141,489 SF

59.57 ACRES

ZONING

- 3. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES MUTTOD, WHEN CONTRILICTION ACTIVITIES DISTRUCT PORTIONS OF THE RUMMWAY, FAULT SHALL BE PROVIDED, FLADGERS SHALL CONFORM TO THE MUTTO IN APPEARWACE, EQUIRMENT AND ACTIONS.
- NOTIFY OWNER, ENGINEER, CITY OF DES MOINES ENGINEERING DEPARTMENT INSPECTOR JASON ETNYRE (515)283-4177, AND DES MOINES WATER WORKS AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO \$5% MAXIMUM DENSITY.
- 7. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- 8. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.

- 10. CONTRACTOR TO LOAD AND TRANSFORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- 11. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED, RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
- 12. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- 13. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUGED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
- 14. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
- 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MESSIRES AN INCESSION CONTROL MESSIRES AN INCESSION CONTROL THE THE OF CONTRACTOR BHALL ASD THE INFORMATION OF THE THE OF CONTRACTOR AND ADDRESSION CONTROL CODE RECUREMENTS SHALL BE MET BY CONTRACTOR, A GRADING PENNIT IS RELIVED FOR THIS PROLECT.
- CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, POLK COUNTY, AND THE OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL UTLITY CROSSINGS AND MAINTAIN MINIMUM 18\* VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTLITIES. CONTRACTOR TO COORDINATE UTLITY ROUTING TO BUILDING AND VERIFY CONNECTION LICATIONS AND INVERTS PRIOR TO CONSTRUCTION.
- 18. ALL WORK IN THE CITY RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT 19. A SIDEWALK / DRIVE APPROACH PERMIT IS REQUIRED.
- 20. PRIVATE WATER AND SEWER BERVICES MUST MEET UNFORM PLUMBING CODE (UPC) AND ALL CITY OF DES MONES AMEMOMENTS TO UPC. DEVELOPER / CONTRACTOR IS RESPONSIBLE FOR VERIFYING PIPE MATERIAL REQUIREMENTS PRIOR TO CONSTRUCTION.
- 21. THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
- 22. ALL ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED ON ALL SIDES WITH ARCHITECTURAL SCREENING EQUAL TO THE HEIGHT OF THE EQUIPMENT.
- 23. MECHANICAL EQUIPMENT SHALL NOT BE LOCATED IN THE FRONT YARD OR STREET SIDE YARD, AND SHALL BE SCREENED FROM VIEW FROM ANY PUBLIC WAY MITH LANGSCAPINO, FENCING, OR WALLS CONSISTENT WITH THE BUILDING DESIGN, COLORS, AND MATERIALS,
- 24. ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.
- 25. LIGHTING MUST BE LOW GLARE CUT OFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
- 28. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
- 27. ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SODDING
- 6 PROJECT DESCRIPTION 5 POSED LOTS 1 AND 2 OF NORTHRIDGE 80(35 BUSINESS PARK PLAT 1, NOW LUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK DATE PAS SI δ Sheet Scalo: T-R-8: PROPERTY ADDRESS 800-900 BLOCK E BROADWAY AVE DES MOINES, IOWA 50013 REVISION Checked By: BKC Date: 02-03-2021 010 NORTHRIDGE PUD: A PLANNED UNIT DEVELOPMENT - FIRST AMENDMENT LAND AND BUILDING USE TABLE 134-3.1-1 INDUSTRIAL - STORAGE, DISTRIBUTION AND WHOLESALING MARK Enginaer BUILDING TYPE TABLE 135-2.2-1 IOWA BUILDING SUMMARY DES MOINES, BLVD PARKING REQUIREMENTS LOT1 1 SPACE PER 400 SF OF OFFICE 1 SPACE PER 400 SF OF OFFICE 1 SPACE PER 10,000 SF OF WAREHOUSE EMPLOYEEM WAS SPECIALTYEE BUILDING 147,023 SF10,000 + 15 SPACES REQUIRED 147,025 SF10,000 + 15 SPACES REQUIRED 147,025 SF10,000 + 15 SPACES REQUIRED 147,025 SF10,000 + 15 SF1 = 57 SPACES TOTAL REQUIRED 107 SPACES PROVIDED (INCLUDING & ACCESSIBLE STALLS) LOT 2 1 SPACE PER 400 SF OF OFFICE 18,635 SF/400 = 47 SPACES REQUIRED 18,535 SF400 = 47 SPACES REQUIRED 1 SPACE PER 10,000 SF OF WAREHOUSE EMPLOYEES N/A, SPECULATIVE BUILDING 107,715 SF/10,000 = 17 SPACES REQUIRED = 64 SPACES TOTAL REQUIRED = 04 SPACES TOTAL REQUIRED PLAT 121 SPACES PROVIDED (INCLUDING 5 ACCESSIBLE STALLS) IMPERVIOUS AREA  $\mathbf{c}$ PARK Z -STORMWATER DETENTION CONTRACT OF A DESCRIPTION AND ADDRESS OF A DESCRIPTION AND ADDRESS OF A DESCRIPTION AND ADDRESS OF A DESCRIPTION ADDRESS S S ш S -BUSINE 4 0 0 35 S ō S 80 ORMAT 4 ш õ O Ĕ NORTHRID R ш ECH > PROJI Z S ----**ONE CALL** 1-800-292-8989



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REZONING DESCRIPTION SUBJECT OF THE STATUS STATUS TORMEN OF SECTION 14, TOMELE® 79 MONTH, RANGE 24 WEIT OF THE STATUS STATUS STATUS TORMEN OF SECTION 14, TOMELE® 79 MONTH, RANGE 25 DESCRIPTION THE STATUS STATUS STATUS TORMEN OF SECTION 14, TOMELE® 71 MONTH 25 DESCRIPTION 14, 14, 71 FR1; THESE STATUS STATUS

SECTION 14, 1223-00 FEET TO THE EAST LINE OF THE NORTH WEST 14 OF THE SOUTH EA 14 OF SAID SECTION 14, THENCE FOUTH 00 DEGREES 00 MINUTES 45 SECONDS EAST, 83-FEET ALONG THE EAST LINE OF THE NORTH WEST 140F THE GOUTH EAST 140 OF RAD DECTION 14, THENCE COUTH 45 DEGREES 15 MINUTES 10 SECONDS EAST, 854.27 FEET; EECTION 14; THENCE BOUTH 85 DEGREED 15 MINUTES 10 BECONDS EAST, BASZT FEET; THENCE SOUTHADASTERLY, ALOND A 26.55 FOOT ADDILS CARVE TO THE RINKT, 42.43 FEET; THENCE BOUTH DO BEGREES OF MINUTES 30 SECONDS KART PARALLEL TO AND 11LD FEET WEBT OF THE EAST LINE OF THE SOUTH EAST 1/A OF GAUD SECTION 14, 1,131.04 FEET; THENCE SOUTH 80 DEGREES SS MINUTES 30 SECONDS WEST, 132.7 FEET; THENCE SOUTH 00 DEGREES SS 07 MINUTES 30 SECONDS EAST, 191.7 FEET TO THE POINT OF BEGI

A RECTANGULAR PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNING 73 NORTH, RANGE 24 WEST OF THE STH P.M., POLK COUNTY, IOWA IS DESCRIBED AS FOLLOWS:

USEUROBEAN A FULLIONE THE WEST 41.00 EFET OF THE BAST 118.00 FEET OF THE BOUTH HALF OF THE SOUTHAST DURATER OF THE SOUTHAST DURATER OF AND BECTION 14, EXCEPT THE SOUTH 341.71 FEET THEREOF, SAID TRACT OF LAND BEING BUBLECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OR FECORD, SAID TRACT OF LAND BEING BUBLECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OR FECORD, SAID TRACT OF LAND CONTINUE 17,257 SOURCE FEET.

EXCEPT: THAT PART DEEDED TO THE IDWA DEPARTMENT OF TRANSPORTATION FOR RIGHT OF WAY PURPOSES BY CONDEMNATION DEED RECORDED ON MAY 20, 1989 N BOCK 8219 AT PAGE T82 IN THE OFFICE OF THE POLK COMINT RECORDER.

### AND EXCEPT:

THAT PART ACQUIRED THROUGH CONDEMNATION PROCEEDINGS FOR PUBLIC PURPOSES RECORDED DOTOBER 14, 2014 IN BOOK 15352 ON PAGES 427-557 IN THE OFFICE OF THE POLK

## PROPERTY ADDRESS DES MOINES, IOWA 50313

PROPERTY AREA

OWNER ILEX GROUP, INC. 5101 VERNON AVENUE BOUTH EDINA, MINNESOTA 55430 CONTACT: BEN SCHULTEB 852-203-2506

DEVELOPER THE OPUS GROUP 1800 NW 118TH STREET, SUITE 250 CLIVE, IOWA 50325

CONTACT: MICHAEL ANTHONY 515-445-4935

PREPARED BY SNYDER AND ASSOCIATE 2727 SW SNYDER BLVD. ANRENY, IOWA 50023 TELEPHONE: 515-954-202 TEB, INC

PLANDSM THE PLANDSM FUTURE LAND USE MAP INDICATES THAT THIS PROPERTY CURRENTLY HAS A COMMUNITY MIXED USE DESIGNATION. THE PROPOSED LAND USE DESIGNATION IS INDUSTRIAL

ADJACENT ZONING DESIGNATIONS THE SURROUNDING LAND IS CURRENTLY WITHIN RURAL POLK COUNTY EXCEPT A PORTION OF THE PROPERTY IMMEDIATELY SOUTH WHICH HAS A ZURING DESIGNATION OF M-1: LIGHT INDUSTRUL, AND FUD COMMERCIAL, ON THE COMPRE

NES ZONING ORDINANCE, ARE INCORPORATED:

P.U.D. DEVELOPMENT STANDARDS

(E) MAXIMUM BUILDING HEIGHT: 75 FEET PARKING SETURACKS a) FRONT - 10 FEET b) FEAR AND SIDE: 4 FEET FPARKING BETBACKS SHALL NOT APPLY WITH SHARED DRIVEB ACROSS LOT LINES. ACCESSE ACCESSE

R-CCESS 9) ACCESS SHULL BE PROVIDED TO NE 44<sup>TH</sup> STREET AT THE PRE-DETERMINED ACCESS LOCATION STRINGNAS MARCINED TWRCUIGH THE DWIL MOT. 9) ACCESS TO BE BRADWAY AVENUES SHULL BE DETERMINED TWRCUIGH THE BOLTON A MEDIA ENVIRONMENT AVENUES SHULL BE ALLOWED WHEN THRE 0.0011 ACCESS TO MENTIONE CONSCIENCES SHULL BE ALLOWED WHEN THRE 0.0011 ACCESS TO MENTIONE CONSCIENCES SHULL BE ALLOWED WHEN THE DUBLISH DEBUGE TOMORDOD ECONGED BELOW BHALL APPLY TO ALL 10 ALLOWED ACCESSION TRANSPORTED AND ACCESSION TO ALLOWED WHEN THE DUBLISH DEBUGET TOMORDOD ECONGED BELOW BHALL APPLY TO ALL 10 ALLOWED ACCESSION TRANSPORTED AND ACCESSION TO ALLOWED WHEN THE DUBLISH DEBUGET TOMORDOD ECONGED BELOW BHALL APPLY TO ALL 10 ALLOWED ACCESSION TRANSPORTED AND ACCESSION TO ALLOWED WHEN THE DUBLISH DEBUGET TOMORDOD ECONGED BELOW BHALL APPLY TO ALL 10 ALLOWED ACCESSION TRANSPORTED AND ACCESSION TO ALLOWED WHEN THE DUBLISH DEBUGET TOMORDOD ECONGED BELOW BHALL APPLY TO ALL 10 ALLOWED ACCESSION TRANSPORTED AND ACCESSION TO ALLOWED WHEN THE DUBLISH DEBUGET TOMORDOD ECONGED BELOW BHALL APPLY TO ALL 10 ALLOWED ACCESSION TRANSPORTED AND ACCESSION TO ALLOWED WHEN THE DUBLISH DEBUGET AND ACCESSION TO ALLOWED AND ACCESSION TO ACCESSION TO ACCESSION TO ALLOWED AND ACCESSION TO ACCESSION TO ACCESSION TO ACCESSION TO ACCE

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 MONDES.

PROHIBITED BUILDING MATERIALS THE FOLLOWING LIST OF MATERIALS AND FINSHINGS ANE PROHIBITED AND MAY NOT BE USED ON EXTERIOR SURFACES OF ANY BUILDING. 4. PLYMOD

PANELS 9. PRE-ENGINEERED METALS INSTALLED WITH EXPOSED FASTENERS 10. ALL PLASTIC (EXCEPT SIGNS)

THE FOLLOWING ROOFING MATERIALS MAY NOT BE USED ON ANY BUILDING: 1. ASBESTOR CEMENT SHINGLES 2. ASPHALT SHINGLES

SAME BUILDING MATERIAL SHALL BE OF CONSISTENT COLOR, TONE AND DUALITY. NOTICEABLE VARIATIONS IN COLOR, PATTERN AND TEXTURE REBULTING FROM CASTING, MANUFACTURING, FABRICATION, ETC. OF EXTERIOR BUILDING MATERIALS WILL NOT BE ALLOWED.

ARCHITECTURAL SCREENS ALL ROOMANANTED EQUIPMENT WHILE ARE BERREADED ON ALL RIDES EQUAL TO THE HEIGHT OF THE EQUIPMENT WITH ARCHITECTURALLY INTEGRATED MATERIAL AS REVEWED WITH ANT DEVELOPMENT FUNN.

PARKING DESIGN STANDARDS PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1358 OF THE PLANNING AND DESIGN ORDINANCE AS REVIEW AND APPROVED WITH ANY DEVELOPMENT PLAN.

PARKING STALL INSTALLATION MAY BE PHASED BASED ON THE PARKING STALL COUNT NEED OF THE INDIVIDUAL OCCUPANTS AS APPROVED WITH ANY PUD DEVELOPMENT

LANDSCAPING INDEXCINE AND BUFFERING BHALL BE PROVIDED IN ACCORDANCE WITH THE CITY'S UNDECAVING STANDARDS APPLICABLE TO THE "I' OLSTRICT IN PLACE AT THE TIME THE DEVELOPMENT PLAN IS SUBMITTED OR EXCEEDED AS ILLUSTRATED ON THE CONCEPTULE PLAN.

TREE MITIGATION TREE REMOVAL AND MITIGATION CALCULATIONS MUST BE SUBMITTED WITH ANY DEVELOPMENT PLAN IN ACCORDANCE WITH SECTION 42-550 OF THE MUNICIPAL CODE.

NEED OF

PLYWOOD
 COMPOSITE SIDING SUCH AS HARDBOARD SIDING
 COMPOSITE BUILDING PANELS SUCH AS METAL FACED PLYWOOD OR WOODCORE

9, ALL PLASTIC (EXCEPT SIGNS) 1. COMMON CONCRETE BLOCK, EXCEPT FOR REAR BUILDING WALLS, WHICH ARE NOT VISBLE FROM A PUBLIC STREET

BARES ZONING ONDERVICE, ARE INCOMPORTED: I - PERMITTO USE ALL, LE LUNIE OT TO TOISET, LLOWED IN THE IL DISTILUT BY GAVITTEL SI OF THE BAREDYAL CODE, INCLUDEN ANY APPLORAGE USED ON THE BAREDYAL CODE, INCLUDEN ANY APPLORAGE DEVELOPMENT CANA, SUBJECT OF THE BAREDYAL CODE IN THE ON ANY APPROVED DEVELOPMENT CANA, INCLUDENT CODE ON OTHER TO USE AD ENTITIED ON ANY APPROVED DEVELOPMENT CODE IN OTHER TO USE AD ENTITIED ON ANY APPROVED DEVELOPMENT CODE IN OTHER TO USE AD ENTITIES ON ANY APPROVED DEVELOPMENT CODE IN OTHER TO USE AD ENTITIES INCLUDENT CODE ON OTHER TO USE AD ENTITIES INC

# PUBLIC UTILITY EASEMENTS PUBLIC UTILITY EASEMENTS WILL BE COORDINATED WITH THE UTILITY COMPANIES BASED ON THEIR SYSTEM CESSION.

SIDEWALKS

MULTI-TENANT AT ENTRANCES 100 SF MAX WALL MOUNTED SIGNAGE 100 SF MAX DIRECTIONAL SIGN 3 SF MAX

LOTS THAT FRONT INTERSTATE 60/25 MAY BE A MAXIMUM OF 41 SQUARE FEET OF BIGN FACE ON FACH SIDE OF A LICHAUMENT SIGN. LITIS THAT FRONT NE 14<sup>171</sup> STREET AND NE BROJONNY AVENUE MAY HAVE A MAXIMUM 32 BQUARE FEET OF SIGN FACE ON EACH SIDE OF A MICROWENT SIGN.

SEDEWALKS STALL BE PROVIDED AS DETERMINED BY THE CITY TRAFFIC ENGINEER WITH NY DEVELOPMENT PLVN.

RIGHTS-OF-WAY RIGHTS-WWX NEGOTATIONS WITH THE IOWA DOT IS COCURRING TO "LINE-UP" THE WESTERLY RIGHT-OF-WAY LINE. ALONG ME "M" STREET. THE PROPOSED RIGHT-OF-WAY OF THE MORTHERIX FORTION SHALL BE EXTENDED BOUTH IN A STRWIGHT LINE TO ELIMINATE THE SUDGY IN THE DOSTING RIGHT-OF-WAY LINE.

тне вхаттия пиант-ог-иму line on the north side of ne вколомичу личение consist of so-foot hule width on the existent / portion and 33-foot hule width along the westerly portion. An additional - foot of real-for-drawn will be declared with the final / fait along the westerly portion to allow future readown widehing no p-accelerent of the bioenack.

THE EAST BOUND, LEFT TURN LANE ON EAST BROADWAY AVENUE FOR VEHICLES TURNING NORTH ONTO EAST 14TH STREET SHALL BE IMPROVED AS DETERMINED NECCESSARY BY THE CITY TRAFFIC ENDINEER.

TWOULD BE THE INTENT OF THE DEVELOPER TO MAINTAIN THE CURRENT ORAINAGE CHANNEL DISSECTION THE MORTH ONE-THEO OF THE SITE LAST TO MEST IN ITS CURRENT CONTONIC NECESFICIATION CONTONS WHERE BOYNE ACCESS TO THE MORTHERLY PORTION OF THE SITE WILL BE PROVIDED, THERE WILL ALSO BE UTLITT STEPRICE CONCESS AND GTONE BEREF UTLIET LOCATIONS ALONG THE LIGHTIO THE THE MANAGE CHANNEL MO STONE BEREF UTLIET LOCATIONS ALONG THE LIGHTIOT THE THE MANAGE CHANNEL

STORM WATER MANAGEMENT ANY DEVELOPMENT PLAN SHALL COMPLY WITH THE CITY'S STORM WATER MANAGEMENT REQUIREMENTS TO THE SATISFACTION OF THE CITY ENGINEER.

REDURGENCIENTS TO THE AN INFORMATION OF THE UNIT SUPPORT UPDN AN ADDRESSING TO EVENTS TO EVENTS TO EVENTS TO EVENTS TO EVEN AN ADDRESSING TO EVENTS TO EVENTS OF RESULTION REQUIRES, IT IS THE DIVELOCUTION THAT THE STORM WATER OFENTION REQUIRES AND THE POSITION ADDRESSING THAT THE STORM WATER OFENTION REQUIRES AND THE POSITION ADDRESSING PROCESSING THE POSITION REQUIRES AND THE POSITION ADDRESSING PROCESSING THE ONLY OWNED ADDRESSING TO THE POSITION ADDRESSING PROCESSING THE POSITION COUNTY. THE REGISTION REQUIRES AND ADDRESSING PROCESSING THE ADDRESSING COUNTY ADDRESSING TO THE POSITION ADDRESSING TO THE DIAMAGE CONNERS INTO THE REPORT ALL DRANKING ENTERNIS AND THE DIAMAGE CONNERS INTO THE POSITION ALL DRANKING TO A VANEL CONTACT AND ADDRESSING CONNERS TO THE POSITION ALL DRANKING ADDRESSING THE DIAMAGE CONNERS AND ADDRESSING ADDRESSING TO THE POSITION ADDRESSING THE DIAMAGE CONNERS AND ADDRESSING ADDRESSING ADDRESSING ADDRESSING ADDRESSING ADDRESSING CONNERS ADDRESSING ADDRES

REVARTE GOIN SEVER WILL DRAIN TO THE DRAINAGE CHANNEL TRANSVERSING THE SITE EAST TO VIEST AS DESCRIBED IN THE STORM WATER MANAGEMENT BECTION. STORM SEVER MILL BE DESCRIED FOR THE STORM FANNFALL EVENT WITH OVERLAND FLOW PATHS FOR THE LARDER, LESS FREQUENT STORM EVENTS.

RIBLIC WATER MAN THE DETERMINANT AT STREET AND A DECOMPOSITION OF ALL CONTROL AND A DECOMPOSITION AND A DECOMPOSITION AND A DECOMPOSITION AND A DETERMINANT AND A DETERMINANTA A

PRIVATE DRIVES AND PARKING IS ANTICIPATED AS PCC PAVEMENT, MAIN DRIVES AND PARKING IS ANTICIPATED AS PCC PAVEMENT, MAIN DRIVES AND ANCA, REPREDINGLY AND DEVENDENT UPON THE RIVAL GEOTEGINNAL PAVEMENT DETERMINATION

ALL UTILITY AND SIMILAR SERVICE LINES TO BUILDINGS ON THE PROPERTY SHALL BE

ALL UTILITY METERS, TRANSFORMERS, GROUND-MOUNTED EQUIPMENT, AND OTHER UTILITIES SHALL BE PLACED ALONG REAR OR GIDE FACADES THAT ARE INTERVAL TO THE SITE TO THE SATISFACTION OF THE CITYS PLANNING ADMINISTRATOR.

ALL REUSE AND RECYCLING CONTAINERS SHALL BE STORED WITHIN A BUILDING OR WITHIN A TRASH ENCLOSURE CONSTRUCTED OF MASONRY WALLS WITH SCULD STEEL GATES AS APPROVED WITH ANY DEVLOPMENT PUAL

ENVIRONMENTALLY SIGNIFICANT AREAS A WETLAND DELINEATION STUDY WAS COMPLETED BY TERRACON FOR THE SUBJECT PROPERTY. THE STUDY INDICATED ONE POTENTIAL 0.19 ACRE WETLAND.

SIGNS SUGNET SHALL HAVE A LANSKAL OF ONE EXTRACE SIGN LOCATED AT A MINARY STE ENTRACES TRADA A PUBLIC TATEET, THE SIGN SHALL COMPOSITIO THE MATERIAL EXTRACEOR DEPINETED ON THE LICE FRANKES SIGN EXC. LICE TO SHALL BE SHALL ASID COMPLY WITH THE SIGN RELUREMENTS SET FORTH IN SECTOR IN-FREIL EXC. ASID COMPLY WITH THE SIGN RELUREMENTS SET FORTH IN SECTOR IN-FREIL.

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SITE LIGHTING All diffe lughting fimulu ed directed downward and binelded from adjoining properties, any pole nouther durting and private walkwars shall not exceed 16 feet in height and any pole wounted lighting in a pranking area shall not exceed 20 feet in height.

DIRECT LIGHT RESPANS EXTOND PROPERTY LINES IS PROHIBITED. THE IAVAIMAN HORIZONTAL ILLINANUKE: AT GINGE AND THE MAXIMAN VERTIFICAL ILLINANUKES AT THE PEET ADDRE GRAVE GE NORTH ADDRESS DE VERSION RESPANSION DIRECTOR FOR INGUIST TRESSINGL, GUI COTOCINILAS FOR RESIDENTIAL, 28 PORTCANUES FOR COMMERCIAL, THE DIRECTOR FOR INFORMATION FOR THE RESULT VIEW AND THE STATEMENT OF THE DIRECTOR FOR THE DIRECTOR FOR THE ADDRESS OF THE ADDRESS OF THE FOR RESIDENTIAL, 28 PORTCANUES FOR COMMERCIAL, THE DIRECTOR FOR THE ADDRESS OF THE ADDRESS OF

NORTHRIDGE MALL PUD APPROVAL DATES

PREPARATION / APPROVAL DATES FIRST AMENDMENT - CASE NUMBER ZON2020-00016 FIRST AMENDMENT - CASE NUMBER 50, 2018. - REPORT DATE: A CONTRACT OF A MANAY 22, 2028. - REPORT OF A MEND AND A CONTRACT OF A MANAY 24, 2028. - REPORT OF A MANAY 24, 2029. - CONTRACT OF A MANAY 24, 2029. - CONTRAC

PMAGE I: BULDING B-SUMMER OF 2020 PMAGE I: BULDING O-SUMMER OF 2021 PMAGE I: BULDING O-SUMMER OF 2022 PMAGE I: BULDING A-SUMMER OF 2020 PMAGE I: BULDING A-SUMMER OF 2024 THIS DEVELOPMENT SCHEDULE IS BASED OFF OF MARKET DEMAND

FILE NUMBER: 10-87-1.02 PLAN AND ZONING COMMISSION: 3-5-87 CITY COUNCIL: 4-5-87 BY ROLL CALL 87-1330

DEVELOPMENT SCHEDULE

BENCHMARKS CITY OF DES MOINES VERTICAL DATUM IARTN DERIVED - US SURVEY FEET

MASO4 NeROBORO E-1612002 ELEVATS 23

CONVERSION FROM CITY OF DES MOINES DATUM TO

NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVDS5) IS (+)773.94

M500 N=589726 E=1610913 ELEV=64.38 SOUTHEAST BURY BOLT ON HYDRANT AT THE EAST END OF NE 47TH PLACE, WEST SIDE OF SITE.

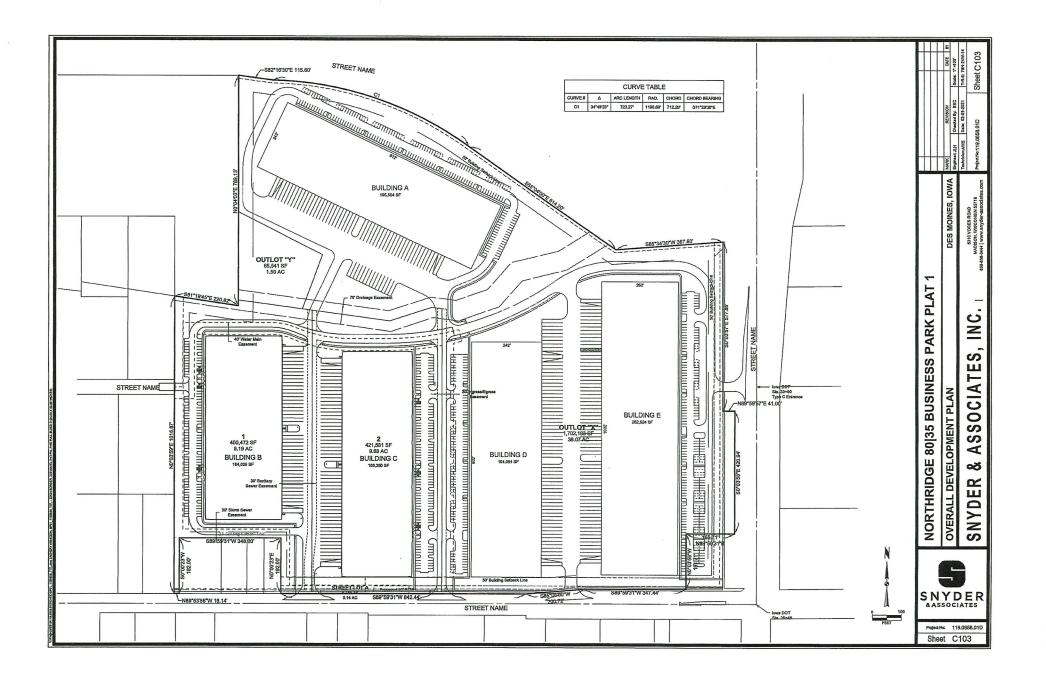
CUT 'X' ON TOP OF CONCRETE WAST ANM FOOTING AT THE BOUTHWEST QUADRANT OF NE 14TH STREET & NE BROADWAY AVENUE, SOUTHEAST OF SITE.

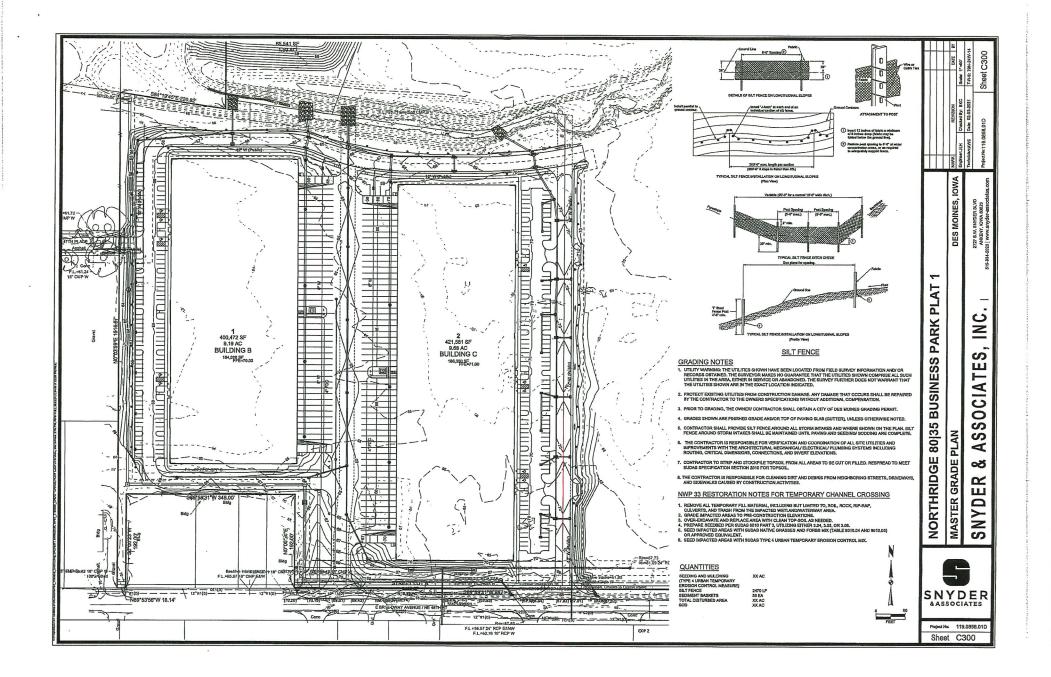
UILLIT NOTES TE UILLITES OVER ANNUE SECOLUCATED FEM PELO BLANCY IN-OWNTICH AND/CR RECORDS DERVISIO TORISE AL COLOTTORIA DI PELO BLANCY IN-OWNTICH AND/CR RECORDS DERVISIO TORISERE AL COLOTTORIa DI PELO ANA, A TIVERI HI ESPOSICI DA AND/CR RECORD DERVISIO PARAMENTA DOS DI PUBLICATIONI DI PUBLICATIONI DI PUBLICATIONI DI PUBLICATIONI ALLE INTE SACITI LOCATIONI NOLLALO ELCOPI INEGEN AL CAUSTI VIELI L'ELE A DETVINO PARAMENTA DI COLOTTO DI PUBLICATIONI DI PUBLICATIONI DI PUBLICATIONI ALLE INTE SACITI LOCATIONI NOLLALO ELCOPI INEGEN DI DI ACCAUTI VIELI DI PUBLICATIONI ALLE INTE SACITI LOCATIONI NOLLALO ELCOPI INEGEN DI PUBLICATIONI DI PUBLICATIONI ALLE INTE SACITI LOCATIONI NOLLALO ELCOPI INEGEN DI PUBLICATIONI DI PUBLICATIONI DI PUBLICATIONI NOLLALI DI PUBLICATIONI NOLLALO COLLITI ANDI COLLITO PAUL DE PROVODED DI PUBLICATIONI NOLLALO DI PUBLICATIONI DI PUBLICATIO

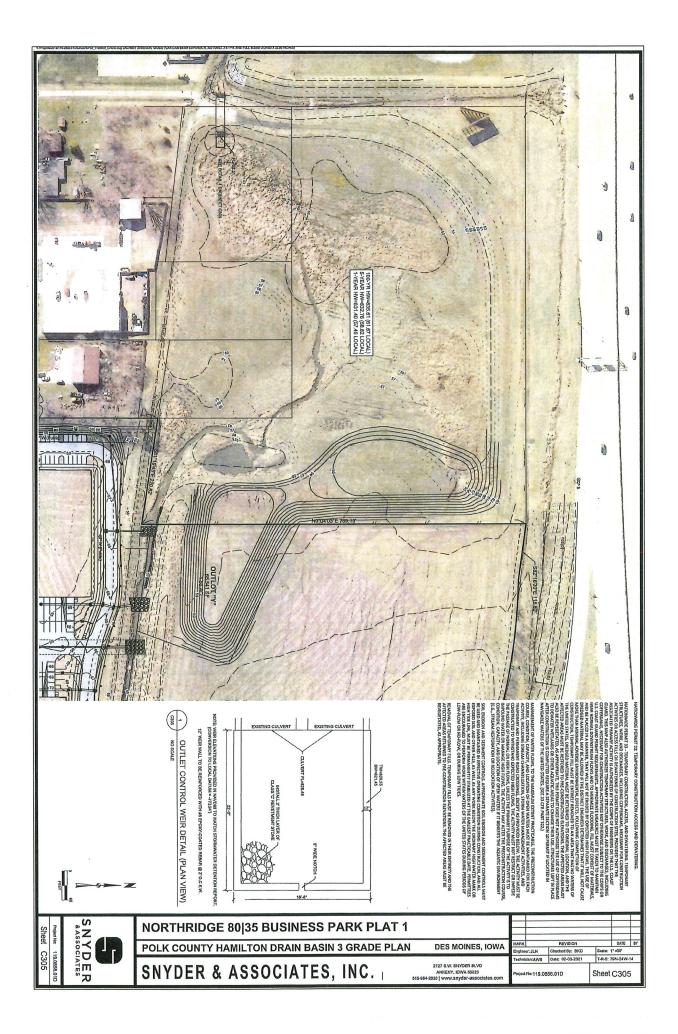
ETS AND UTILITIES, IF PUBLIC, SHALL BE DEDICATED TO THE CITY.

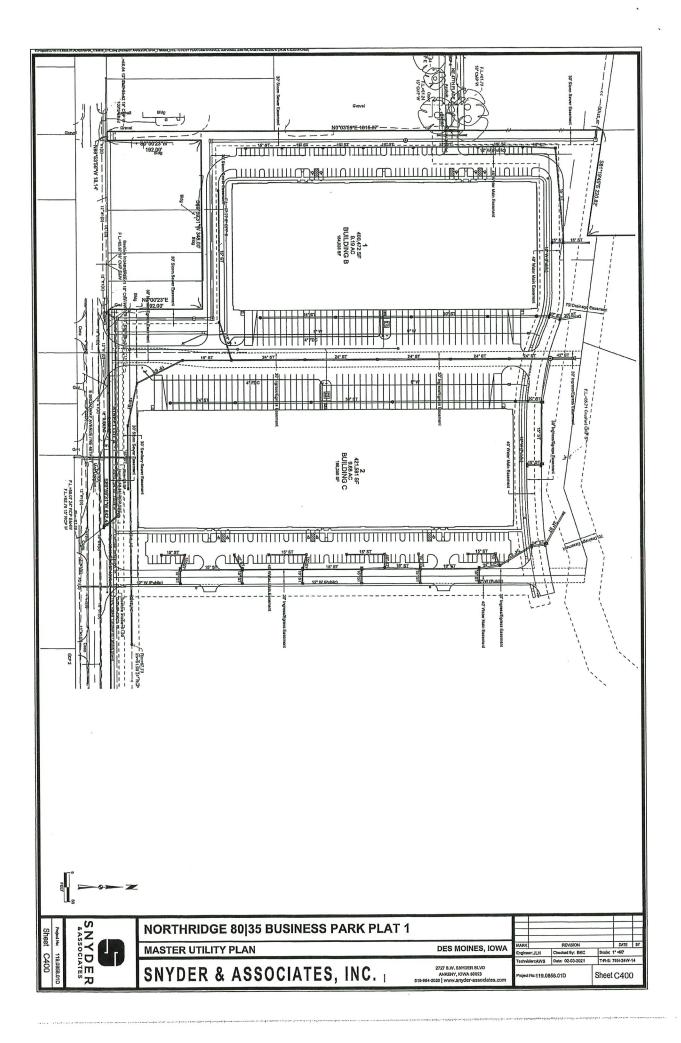
SURVEY DATE

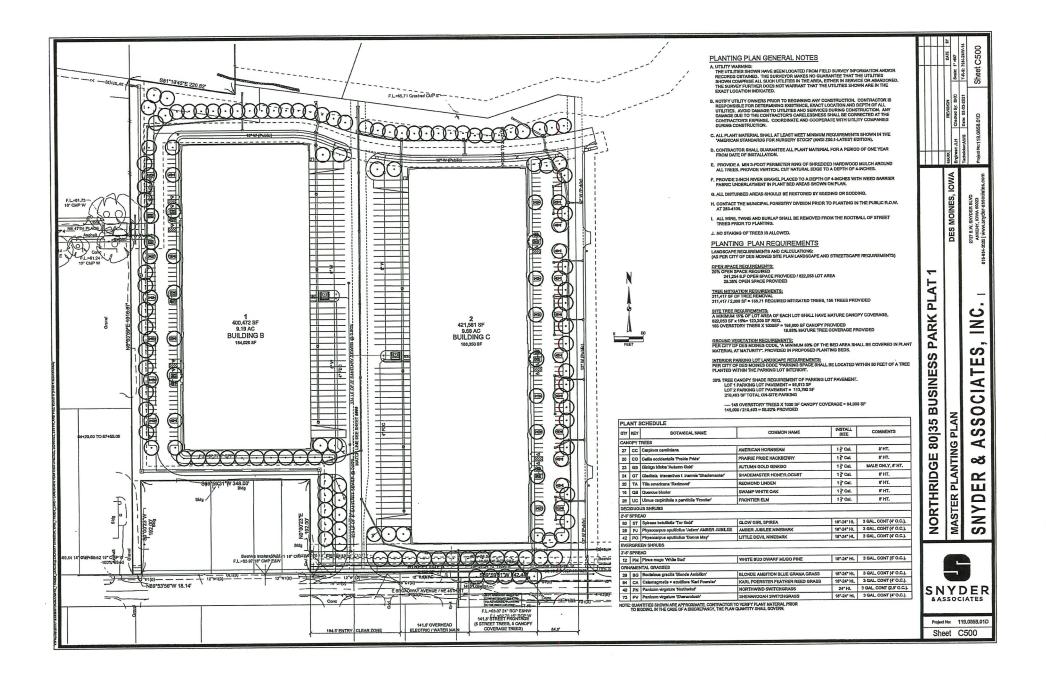
UTILITY NOTES

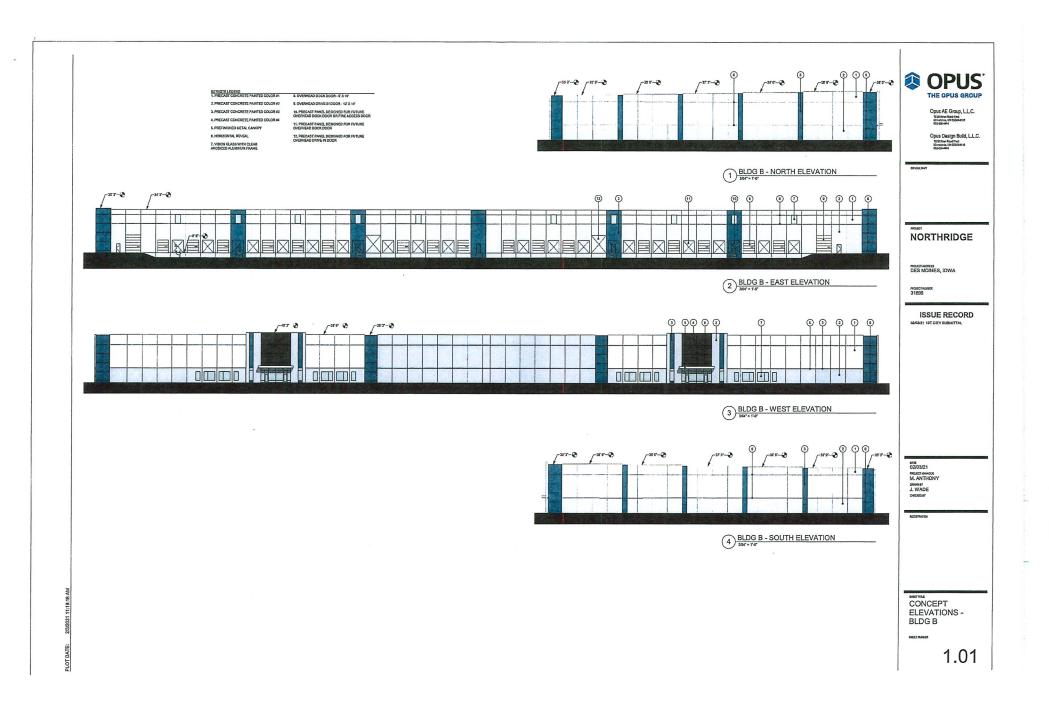


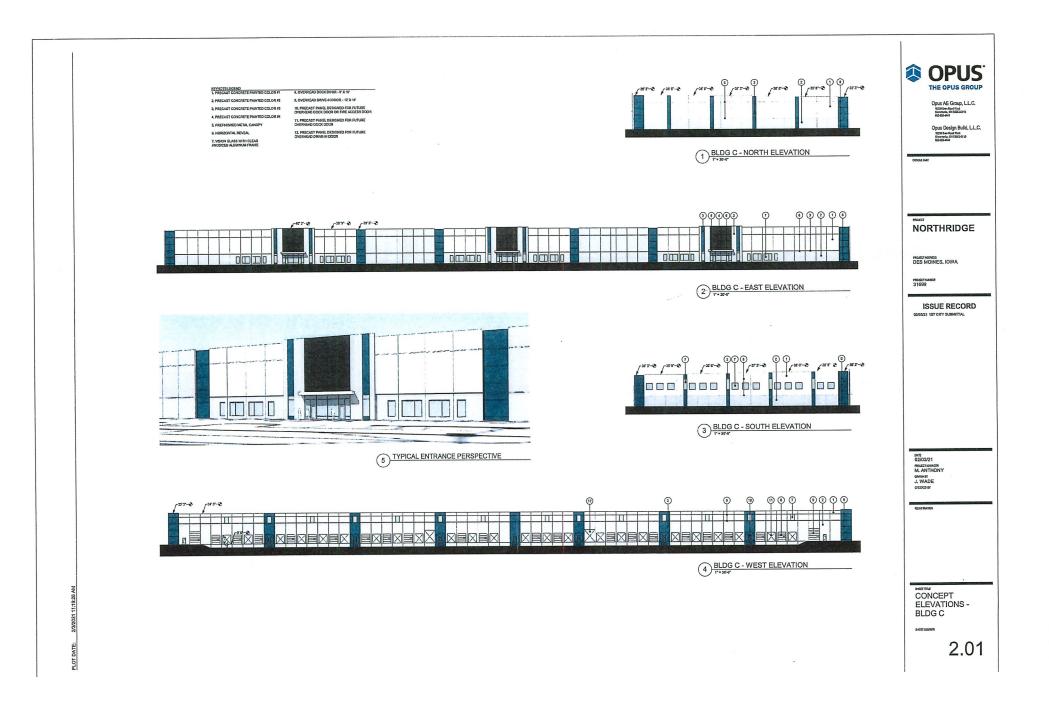












# PROPOSED PUD FINAL DEVELOPMENT PLAN APPROVAL - "NORTHRIDGE 80.35 BUSINESS PARK – PLAT 1" – HEARING: JUNE 28, 2021

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA; THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 14, 241.7 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 30 SECONDS WEST, 50.0 FEET TO THE POINT OF **BEGINNING: THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS WEST** PARALLEL TO AND 50.0 FEET NORTH OF THE SOUTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 14, 347.50 FEET; THENCE SOUTH 85 DEGREES 03 MINUTES 30 SECONDS WEST, 200.75 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS WEST PARALLEL TO AND 33.0 FEET NORTH OF THE SOUTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 14, 842.80 FEET TO A POINT THAT IS 1,632.05 FEET WEST OF AND 33.00 FEET NORTH OF THE POINT OF COMMENCEMENT; THENCE NORTH 00 DEGREES 03 MINUTES 45 SECONDS WEST, 192.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS WEST, 348.00 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 45 SECONDS EAST, 192.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS WEST PARALLEL TO AND 33.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 14, 18.02 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 45 SECONDS WEST ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SAID SECTION 14, 1,293.06 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 30 SECONDS WEST ALONG THE NORTH LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SAID SECTION 14, 665.22 FEET TO THE NORTH WEST CORNER OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SAID SECTION 14; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 14, 479.65 FEET TO A POINT THAT IS 183.0 FEET SOUTH OF THE CENTER LINE OF INTERSTATE NO. 35-80, AS IT IS PRESENTLY ESTABLISHED : THENCE NORTH 89 DEGREES 55 MINUTES 30 SECONDS EAST PARALLEL TO AND 183.0 FEET SOUTH OF THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SAID SECTION 14, 1,329.98 FEET TO THE EAST LINE OF THE NORTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SAID SECTION 14; THENCE SOUTH 00 DEGREES 03 MINUTES 45 SECONDS EAST, 68.47 FEET ALONG THE EAST LINE OF THE NORTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SAID SECTION 14; THENCE SOUTH 85 DEGREES 15 MINUTES 30 SECONDS EAST, 956.27 FEET; THENCE SOUTHEASTERLY ALONG A 285.57 FOOT RADIUS CURVE TO THE RIGHT, 424.39 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 30 SECONDS EAST PARALLEL TO AND 116.0 FEET WEST OF THE EAST LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 14, 1,131.04 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS WEST, 125.7 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 30 SECONDS EAST, 191.7 FEET TO THE POINT OF BEGINNING. ANDA RECTANGULAR PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH P.M.,