



Date August 17, 2020

RESOLUTION HOLDING HEARING ON REQUEST FROM ELECTRO MANAGEMENT CORPORATION (OWNER) FOR REVIEW AND APPROVAL OF A PUD FINAL DEVELOPMENT PLAN AMENDMENT, "CITY GATEWAY-PHASE 1A", FOR PROPERTY LOCATED AT 4240 ARMY POST ROAD TO ALLOW EXPANSION FOR THE EXISTING WAREHOUSE WITH A 60,000 SQUARE FOOT BUILDING ADDITION AND ON-SITE SURFACE PARKING EXPANSION

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on July 16, 2020, its members voted 13-0 in support of a motion to recommend **APPROVAL** of a request from Electro Management Corporation (Owner), represented by Britt Baker (Officer), regarding property located at 4240 Army Post Road, to for review and approval of a PUD Final Development Plan Amendment, "City Gateway- Phase 1", to allow expansion of the existing 242,800-square foot Workshop/Warehouse building with a 60,000 square foot addition and on-site surface parking expansion, subject to the following conditions:

1. Compliance with all administrative review comments by the Permit and Development Center; and
2. Revision of the requirement for rooftop mechanical units to indicate that all rooftop mechanical units be screened in accordance with Chapter 135 Section 135-4.4.5 of the City Code.

WHEREAS, the property is legally described as follows:

PART OF THE E 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5th P.M., CITY OF DES MOINES, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE EAST QUARTER CORNER OF SAID SECTION 36, THENCE S00°03'51"W, 33.00 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36 TO A POINT; THENCE N89°55'37"W, 115.03 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SW 42ND STREET AND THE SOUTH RIGHT-OF-WAY LINE OF ARMY POST ROAD; THENCE S00°03'51"W, 1,118.35 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF SW 42ND STREET TO A POINT; THENCE S66°59'30"W, 56.72 FEET TO A POINT; THENCE S60°03'51"W, 143.64 FEET TO A POINT; THENCE N89°56'09"W, 314.97 FEET TO A POINT; THENCE N71°11'51"W, 341.94 FEET TO A POINT; THENCE N00°03'51"E, 636.15 FEET TO A POINT; THENCE N41°17'19"E, 215.42 FEET TO A POINT; THENCE N00°03'51"E, 179.52 FEET TO A POINT; THENCE N07°41'12"W, 120.74 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ARMY POST ROAD; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3926.81 FEET, AND A CHORD BEARING OF N82°20'22"E, AN ARC LENGTH OF 39.61 FEET, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF ARMY POST ROAD TO A POINT; THENCE S89°55'37"E, 650.43 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF ARMY POST ROAD TO THE POINT OF BEGINNING CONTAINING 20.8503 ACRES MORE OR LESS.

Date August 17, 2020

WHEREAS, on August 3, 2020, by Roll Call No. 20-____, it was duly resolved by the City Council that the request to amend the PUD Final Development Plan be set down for hearing on August 17, 2020 at 5:00 P.M., by electronic means in accordance with the Governor’s and Mayor’s Proclamations and to encourage and maintain social distancing to curb the spread of COVID19 in the community; and

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

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

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

1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed PUD Final Development Plan, “City Gateway – Phase 1” are hereby overruled, and the hearing is closed.
2. The proposed PUD Final Development Plan, “City Gateway- Phase 1” to allow expansion of the existing 242,800-square foot Workshop/Warehouse building with a 60,000 square foot addition and on-site surface parking expansion for the property locally known as 4240 Army Post Road is hereby approved subject to the conditions as set forth above.

Moved by _____ to adopt.

APPROVED AS TO FORM:

(10-2020-7.117)

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

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

MOTION CARRIED APPROVED

Mayor

CERTIFICATE

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

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

City Clerk



July 28, 2020

Date August 7, 2020
 Agenda Item 54
 Roll Call # _____

Honorable Mayor and City Council
 City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their July 16, 2020 meeting, the following action was taken regarding a request from Electro Management Corp. (owner) represented by Britt Baker (officer) for review and approval of an PUD Final Development Plan amendment "City Gateway – Phase 1A", for property located at 4240 Army Post Road, to allow expansion of the existing 242,800-square foot Workshop/Warehouse Building with a 60,000-square foot addition and on-site surface parking expansion.

COMMISSION RECOMMENDATION:

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

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

APPROVAL of the requested PUD Final Development Plan subject to the following conditions:

1. Compliance with all administrative review comments by the Permit and Development Center.
2. Revision of the requirement for rooftop mechanical units to indicate that all rooftop mechanical units be screened in accordance with Chapter 135 Section 135-4.4.5 of the City Code.

(10-2020-7.117)

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the requested PUD Final Development Plan subject to the following conditions:

1. Compliance with all administrative review comments by the Permit and Development Center.
2. Revision of the requirement for rooftop mechanical units to indicate that all rooftop mechanical units be screened in accordance with Chapter 135 Section 135-4.4.5 of the City Code.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The request would allow expansion of the existing building with associated parking. This expansion was previously identified on the most recent PUD Conceptual Plan in 2015 for the development of the existing building.
2. **Size of Site:** 20.85 acres.
3. **Existing Zoning (site):** "PUD" Planned Unit Development.
4. **Existing Land Use (site):** The property is developed with a 242,800-square foot facility for the headquarters office for Electrical Power Products and for production of electrical relay panels and other electrical products.
5. **Adjacent Land Use and Zoning:**
 - North** - "P2", Use is Des Moines International Airport.
 - South** - "PUD", Use is vacant land for future business park development.
 - East** - "EX", Uses are The Des Moines Register/Gannett printing facility and Katecho medical products research and production facility.
 - West** - "PUD", Use is vacant land for future business park development.
6. **General Neighborhood/Area Land Uses:** The subject property is located at the junction of Iowa Highway 5 and Iowa Highway 28, within business park areas southwest of the Des Moines International Airport.

7. **Applicable Recognized Neighborhood(s):** The subject property is not in or within 250 feet of a recognized neighborhood. All recognized neighborhoods were notified of the meeting by mailing of the Preliminary Agenda on June 26, 2020. Additionally, separate notifications of the hearing for this specific item were mailed on June 26, 2020 (20 days prior to the hearing) and on July 6, 2020 (10 days prior to the hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. A Final Agenda for the meeting was mailed to all the recognized neighborhood associations on July 10, 2020.
8. **Relevant Zoning History:** On September 27, 1999 by Ordinance No. 13,754 the City Council rezoned the subject property to "PUD" Planned Unit Development District along with adoption of the City Gateway PUD Conceptual Plan.

On September 28, 2015 by Roll Call No. 15-1648, the City Council approved the 1st Amendment to the City Gateway PUD Conceptual Plan to allow the area to be developed with business park development broken into two phases. The first phase a 288,000-square foot facility for the existing property and a second phase for a 225,000-square foot flex warehouse facility on the property to the west of the subject property.

9. **PlanDSM Future Land Use Plan Designation:** Business Park.
10. **Applicable Regulations:** 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. **PUD Conceptual Plan and Planning and Design Ordinance Requirements:** The approved Legacy PUD Conceptual Plan amendment provides for permitted uses in the former "M-1" Light Industrial District and site landscaping in accordance with requirements applicable to the "C-2" District. Other general site elements are reviewed under the existing Planning and Design Ordinance (Chapter 135 of the City Code).

After review of the submitted PUD Final Development Plan the only Staff concern is regarding the screening of rooftop mechanical equipment. The submitted plan indicates that the equipment shall be screened from street level view and from adjoining residential areas. The requirement for new construction is that such equipment be screened on all sides to the height of the equipment if it is over 3 feet in height with architectural methods such as a parapet of the building or a metal screening system. Staff believes that the PUD Final Development Plan should be updated to reflect this standard in Chapter 135 of the City Code.

2. **Urban Design/Building Requirements:** The submitted PUD Final Development Plan provides for a 60,000-square foot pre-cast concrete panel system. This material is a permitted material within the PUD and matches the material and design of the existing building.
3. **Permit & Development Center Comments:** Any development of the proposed 60,000-square foot building addition and parking lot expansion is subject to compliance

with all applicable Building Codes and Planning and Design Ordinance review in accordance with PUD Conceptual Plan and applicable Site Plan requirements, with issuance of all necessary permits by the Permit and Development Center.

SUMMARY OF DISCUSSION

Jann Freed asked if any member of the public or the commission desired to speak on the item. None requested to speak.

COMMISSION ACTION:

Carolyn Jension made a motion for approval of the requested PUD Final Development Plan subject to the following conditions:

1. Compliance with all administrative review comments by the Permit and Development Center.
2. Revision of the requirement for rooftop mechanical units to indicate that all rooftop mechanical units be screened in accordance with Chapter 135 Section 135-4.4.5 of the City Code.

Motion passed: 13-0

Respectfully submitted,



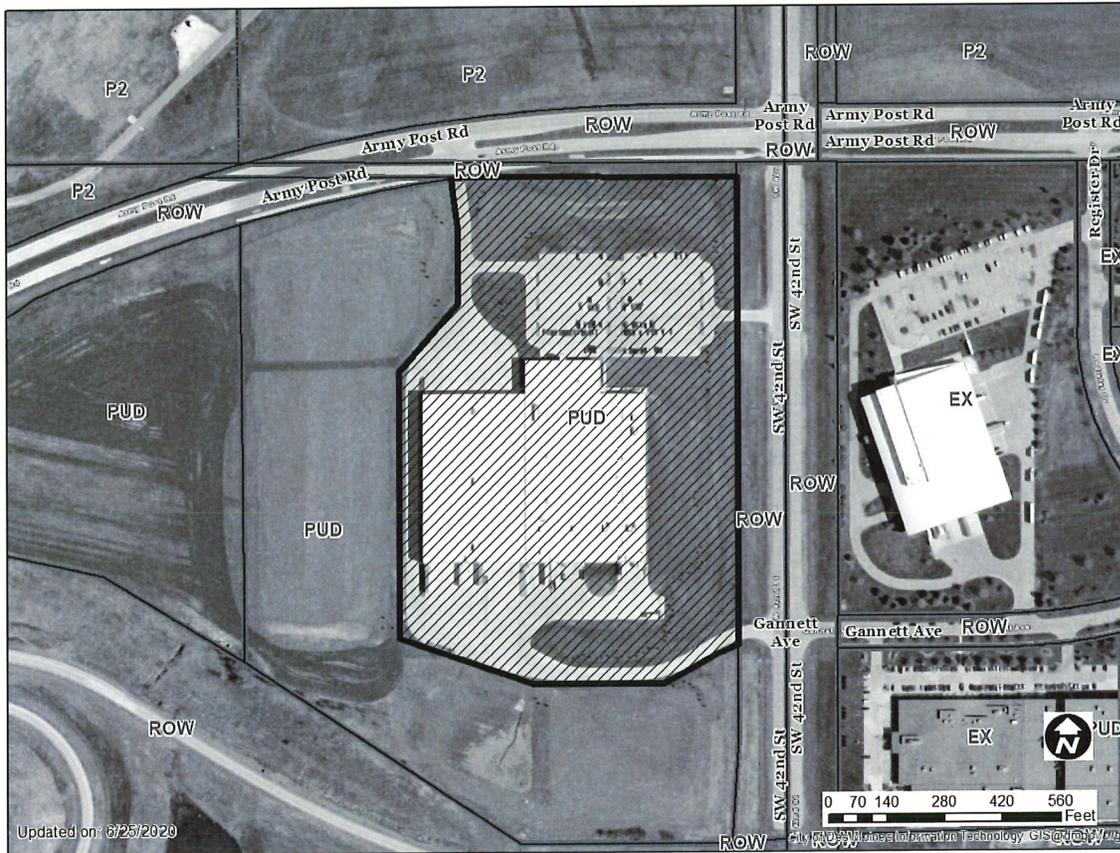
Michael Ludwig, AICP
Planning Administrator

MGL:tjh

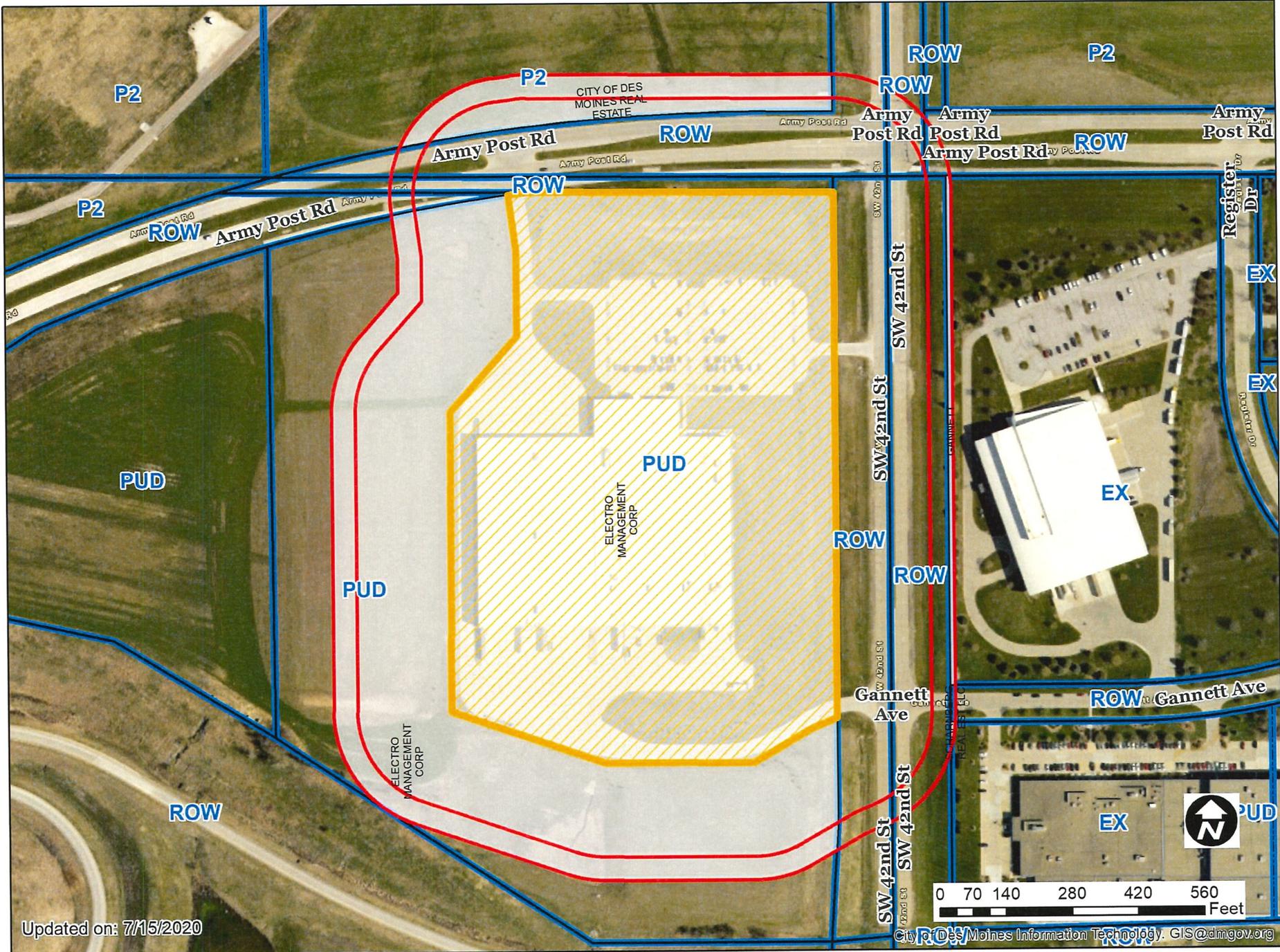
Electro Management Corp. (owner) represented by Britt Baker (officer) for property located at 4240 Army Post Road.		File #		
		10-2020-7.117		
Description of Action	Review and approval of an PUD Final Development Plan amendment "City Gateway – Phase 1A", to allow expansion of the existing 242,800-square foot Workshop/Warehouse Building with a 60,000-square foot addition and on-site surface parking expansion.			
PlanDSM Future Land Use	Current: Business Park. Proposed: N/A.			
Mobilizing Tomorrow Transportation Plan	No Planned Improvements.			
Current Zoning District	City Gateway Legacy "PUD" Planned Unit Development District.			
Proposed Zoning District	N/A.			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Outside Area (200 feet)	0	0		
Within Subject Property				
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes
	Denial			No

Electro Management Corp., 4240 Army Post Road

10-2020-7.117



1 inch = 270 feet



Updated on: 7/15/2020

City of Des Moines Information Technology. GIS@dmgov.org

1 inch = 269 feet

54

Table with 2 columns: DATE, COMMENTS. Rows include 11/20/2019, 11/20/2019, 11/20/2019, 11/20/2019, 11/20/2019, 11/20/2019, 11/20/2019, 11/20/2019, 11/20/2019, 11/20/2019, 11/20/2019.



SITE PLAN CITY GATEWAY DES MOINES, IOWA

ELECTRO MANAGEMENT, CORP. 4240 ARMY POST ROAD, DES MOINES, IOWA 50321

PLD FINAL DEVELOPMENT PLAN APPROVAL:
 APPROVED APPROVED WITH CONDITIONS
 SEE EXHIBIT "A"
 IN ACCORDANCE WITH SECTION 135-2.2.9, 2019 DES MOINES MUNICIPAL CODE, AS AMENDED.
 NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE COMMUNITY DEVELOPMENT DIRECTOR.
 PLAN & ZONING COMMISSION DATE:
 CITY COUNCIL APPROVAL DATE:
 DATE: _____ COMMUNITY DEVELOPMENT DIRECTOR: _____

OWNER / APPLICANT: ELECTRO MANAGEMENT CORP. 423 GRAND AVENUE DES MOINES, IOWA 50315 CONTACT PERSON: DAKE BERLICH EMAIL: DBERLICH@GRAMMCONSTRUCTION.COM CONTACT PH: 515-289-0174
CONTACT: THE GRAMM CONSTRUCTION COMPANY 4240 ARMY POST ROAD DES MOINES, IOWA 50321
PROJECT ADDRESS: 4240 ARMY POST ROAD DES MOINES, IOWA 50321

PROJECT MANAGER: PAUL CLARSEN, PE CIVIL ENGINEERING CONSULTANTS 2400 86TH STREET, #2 DES MOINES, IOWA 50322 PH: 515-276-4884 EXT. 4011 EMAIL: CLARSEN@CEC.COM
LEGAL DESCRIPTION: PART OF THE E1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 12N, R25 WEST OF THE 5TH PM, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE EAST QUARTER CORNER OF SECTION 36 TOWNSHIP 12N R25 WEST OF THE FIFTH PM THENCE NORTH 84° 30' 15" WEST ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36 A DISTANCE OF 150.00 FEET THENCE SOUTH 00° 00' 50" WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 350.00 FEET TO THE POINT OF BEGINNING SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF 5N 42ND STREET (IOWA HIGHWAY 5) AND THE SOUTH LINE OF FINE STREET THENCE SOUTH 00° 00' 50" WEST ON SAID WEST LINE OF 5N 42ND STREET A DISTANCE OF 154.260 FEET THENCE SOUTH 09° 20' 14" WEST ON SAID WEST LINE OF 5N 42ND STREET 254.41 FEET TO THE NORTH LINE OF RELOCATED IOWA HIGHWAY 5, THENCE SOUTH 90° 00' 00" WEST ON SAID NORTH LINE OF RELOCATED IOWA HIGHWAY 5 A DISTANCE OF 315.44 FEET THENCE NORTH 56° 30' 00" WEST ON SAID NORTH LINE OF RELOCATED IOWA HIGHWAY 5 A DISTANCE OF 802.95 FEET THENCE NORTH 00° 11' 37" WEST A DISTANCE OF 104.00 FEET TO A POINT ON THE SOUTH LINE OF RELOCATED ARMY POST ROAD, THENCE NORTHEAST ALONG A SLOPE TO FOOT RADIOS CURVE CONVEX TO THE SOUTHWEST WITH A CENTRAL ANGLE OF 00° 10' 05" A CHORD DISTANCE OF 256.16 FEET, A CHORD BEARING OF NORTH 16° 25' 45" EAST, FOR AN ARC DISTANCE OF 266.65 FEET, SAID ARC BEING THE SOUTH LINE OF RELOCATED ARMY POST ROAD, THENCE SOUTH 84° 30' 15" WEST ON THE SOUTH LINE OF RELOCATED ARMY POST ROAD A DISTANCE OF 650.42 FEET TO THE POINT OF BEGINNING CONTAINING 34.95 ACRES MORE OR LESS.

DEVELOPMENT SCHEDULE

TREE CLEARING	JULY, 2020
SITE GRADING	AUGUST, 2020
BUILDING FOUNDATION	AUGUST, 2020
SITE UTILITIES	AUGUST, 2020
SITE PAVING	SEPTEMBER, 2020
LANDSCAPING	SEPTEMBER, 2020
BUILDINGS COMPLETE	OCTOBER, 2020

Sheet List Table

Sheet Title	COVER SHEET
01	OVERALL SITE VIEW
02	DETAIL SHEET
03	DIMENSION & LANDSCAPING PLAN - NORTH
04	DIMENSION & LANDSCAPING PLAN - SOUTH
05	UTILITY PLAN - NORTH
06	UTILITY PLAN - SOUTH
07	GRADING & PAVING PLAN - NORTH
08	GRADING & PAVING PLAN - SOUTH
09	LIGHTING PLAN

GENERAL NOTES
1. ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
 A. CITY OF DES MOINES BUILDING DIVISION
 B. ELECTRO MANAGEMENT CORP.
 C. CIVIL ENGINEERING CONSULTANTS, INC.
 D. ONE CALL UTILITY LOCATE SERVICE
 E. DES MOINES WATER WORKS
2. ALL PERSONS ARE TO BE KEPT OUT OF CURB, OUTSIDE OF BUILDING HALL, AND TO PROPERTY LINES.
3. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE RECORDS AND FIELD MEASUREMENTS. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AGENCIES FOR UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXISTENT AND EXACT LOCATION OF THESE FACILITIES BEFORE BEGINNING WORK.
4. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THIS SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON DISCOVERY OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT COMPLECT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE COMPLECT MAY BE RESOLVED.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS.
6. ALL DEBRIS SPILLED OR COMING FROM AND ADJOINING PROPERTY SHALL BE REMOVED BY OWNER/CONTRACTOR IN TRIPLE PASHION.
7. ALL EXISTING SODDINGS AND LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY OF DES MOINES STANDARD SPECIFICATIONS UNLESS SPECIFIED OTHERWISE.
8. SLOPE PRESENT IS REQUIRED UNLESS OTHERWISE INSTALLED.
9. ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED BY THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION / CONSTRUCTION.
10. LIGHTING SHALL CONSIST OF LOW-GLARE OUT GUT TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
11. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF ZONING COMPLIANCE.
12. NO MECHANICAL OR UTILITY EQUIPMENT OVER 3' IN HEIGHT SHALL BE ALLOWED IN ANY MINIMUM REQUIRED FRONT YARD SETBACKS.
13. ALL ROOF TOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM STREET LEVEL VIEW FROM RESIDENTIALLY ZONED PROPERTY.
14. ALL DISBURSED AREAS SHALL BE RESTORED BY SEEDING OR SODDING.
15. CONTACT CITY TRAFFIC AND TRANSPORTATION (283-4473) BEFORE CONSTRUCTION BEGINS AND COORDINATE THE WORK AS NECESSARY.
16. ANY METERS, COMPRESSORS, OR MECHANICAL EQUIPMENT SHALL BE PLACED INTERIOR TO THE LOT AND SCREENED APPROPRIATELY.
17. NO OUTDOOR STORAGE IS CURRENTLY PROPOSED. ANY FUTURE OUTDOOR STORAGE WILL NEED TO BE ARCHITECTURALLY SCREENED AND THE SITE PLAN REVISED ACCORDINGLY.
18. THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH THE CITY GATEWAY PUD CONCEPTUAL PLAN APPROVED BY ORDINANCE NO. 15754 AS AMENDED ON 4/23/2019 BY ROLL CALL NO. 15-44-04.

OPEN SPACE PLANTINGS
REQUIREMENT - 1 OVERSTORY TREE 1 1/2 EVERGREEN TREE 1 1/2 SHRUBS / 2500 SQ. FT. OF REQUIRED OPEN SPACE
1250.25 SF (576 AREA) X 0.30 = 250.04 SF REQUIRED OPEN SPACE
250.04 SF / 2500 = 100 UNTS

PARKING LOT INTERIOR PLANTINGS
REQUIREMENT - 1 OVERSTORY TREE 1 1/2 SHRUBS / 20 SPACES
248 SPACES / 20 = 12.4 UNTS

PARKING LOT PERIMETER PLANTINGS
REQUIREMENT - 1 OVERSTORY TREE 1 1/2 SHRUBS / 50 LF
650 LF PARKING ADJACENT TO R.O.W.
650 / 50 = 13 UNTS

OPEN SPACE

OS	EV	SH
100	100	100
10	10	10
10	10	10
TOTAL	130	130

INTERIOR PARKING PLANTINGS CAN BE INCLUDED TOWARDS THE OPEN SPACE REQUIREMENT.

TAX ABATEMENT NOTES
1. ANY GROUND-MOUNTED OR WALL-MOUNTED UTILITIES AND METERS SHALL BE SCREENED AND NOT VISIBLE FROM A PUBLIC STREET.
2. ANY WALL-MOUNTED UTILITIES SHALL BE SCREENED ON ALL SIDES AND FINISHED TO MATCH BUILDING.
3. ALL UTILITIES SHALL BE UNDERGROUND UNLESS OTHERWISE ALLOWED BY SITE PLAN.

SEEDING NOTES
1. FERTILIZER (10-10-10) SHALL BE APPLIED TO THE AREA TO BE SEEDED AT A RATE OF 650 LBS/ACRE.
2. TO BE SEEDED SHALL BE SMOOTH AND ALL HARDSHEDS AND SHELLES FILLED TO MEET THE DESIRED GROUPS SECTION.
3. FERTILIZER SHALL BE ACCESSIBLE TO MACHINERY SHALL BE CULTIVATED TO A DEPTH OF 3". AREAS UNACCESSIBLE TO MACHINERY SHALL BE CULTIVATED TO A DEPTH OF 12" INCREASE.
4. ON GRASS OR SPREAD TOOTH CULTIVATOR.
5. ON ALL AREAS UNACCESSIBLE TO MACHINERY, A DROP-TYPE SEEDER ATTACHED TO A LANDSCAPE ROLLER SHALL BE USED TO SOW THE GRASSSEED. ON AREAS UNACCESSIBLE TO MACHINERY A CYCLONE SEEDER SHALL BE USED. NO OTHER HAND SEEDING METHOD IS ACCEPTABLE.
6. ALL SEEDS APPLIED SHALL BE HULGED IMMEDIATELY AFTER SEEDING BY APPLYING 2 TONS OF DRY MULCH PER ACRE.
7. THE MULCH MAY CONSIST OF STRAW (DART, MEAT, BARKLE OR RYE), HAY, BROODERHOUSE TWIGGY, ORCHARD GRASS, ALFALFA OR CLOVER SHALL NOT BE USED. ALL MATERIAL MUST BE FREE FROM ALL NODDERS.
8. ALL SEEDS APPLIED SHALL BE WATERED IMMEDIATELY AFTER SEEDING AT A RATE OF ONE INCH PER DAY FOR THE FIRST WEEK AFTER INSTALLATION AND ONCE A DAY DURING THE SECOND AND THIRD WEEK AFTER INSTALLATION.

SODDING NOTES
1. SOD SHALL BE FOUR FEET BROAD WITH CONTAIN 25% OF EACH OF THE FOLLOWING: KENTUCKY BLUE GRASS AND ONE OTHER BLUE GRASS, CREeping RED FESCUE, AND TALL FESCUE. THE ABOVE CONTENT MAY VARY 10%.
2. THE SOD SHALL BE CUT AT A UNIFORM THICKNESS OF APPROXIMATELY 1 1/8" PLUS OR MINUS 1/4".
3. BEFORE STOPPING, THE SOD SHALL BE MOVED TO AN ELEVATION HEIGHT OF 2 1/2".
4. SOD SHALL BE REASONABLY FREE OF DISEASE AND SOIL-BORNE INSECTS.
5. SOD SHALL BE FREE OF OBSTRUCTIVE GRASSY AND BROODLEAF WEEDS.
6. SOD SHALL BE HARVESTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY NOT ADVERSELY AFFECT THE SURVIVAL OF THE SOD.
7. SOD SHALL BE DELIVERED AND INSTALLED IN THE PERIOD OF 36 HOURS.
8. SOD BEP SHALL BE IN A FIRM UNCOMPACTED CONDITION WITH A RELATIVELY FINE TEXTURE AND FREE OF FOOTPRINTS DEEPER THAN 1/2" AT THE TIME OF SODDING.
9. SOD SHALL BE Laid WITH JOINTS UNPACKED CONDITION AT RIGHT ANGLES TO THE DIRECTION OF THE SLOPE. IN DITCH BOTTOMS, THE SOD SHALL BE Laid AT RIGHT ANGLES TO THE DIRECTION OF THE FLOW OF WATER.
10. SOD SHALL BE STAGED ON ALL SLOPES THAT ARE 4:1 OR STEEPER.
11. IN THE ABSENCE OF ADEQUATE RAINFALL, THE SOD SHALL BE WATERED BY THE CONTRACTOR AFTER INSTALLATION TO A DEPTH OF AT LEAST 4". SUBSEQUENT WATERINGS SHALL MAINTAIN MOISTURE TO A DEPTH OF 4" INCHES.
12. THE SOD SHALL NOT BE MOVED UNTIL IT IS FIRMLY ROOTED. NO MORE THAN 1/3 OF THE GRASS LEAF SHALL BE REMOVED.

PLANTING NOTES
1. ALL SITE WORK, SODDINGS AND LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE STATE URBAN DESIGN AND SPECIFICATIONS (SUDS).
2. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z603-2004).
3. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
4. THE CONTRACTOR SHALL REMOVE THE TREE STAKES ONE YEAR AFTER INSTALLATION.
5. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
6. ALL TREES, SHRUBS, BEES & GARDEN COVERS SHALL BE MULCHED WITH AT LEAST 3" SHREDDED BARK FLECK.
7. THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER OF THE UTILITY.
8. ONE WEEK PRIOR TO INSTALLATION THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT.
9. THE CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECTS APPROVAL BEFORE WORK.
10. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF ZONING COMPLIANCE.
11. NO SPACING OF STREET TREES IS ALLOWED IN THE ROAD.
12. TOPSOIL SHALL BE A LOAM SANDY LOAM CLAY LOAM SALT LOAM SANDY CLAY LOAM LOAM SAND.
13. TOPSOIL SHALL BE RECOMPRESSED BY AN EXCESSIVE WEIGHT AND APPROVED BY DSR. RECOMPRESSED TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 1% BY VOLUME OF SAND, STONES, FLAG, GROUND FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1/2" IN DIAMETER.
14. THE REQUIRED SOD SHALL BE SEEDER OR SODDER.

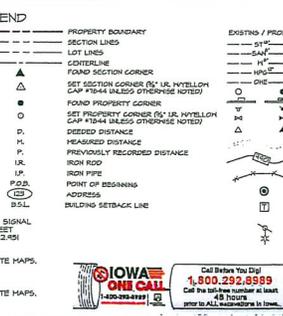
UTILITY CONTACTS
DES MOINES WATER WORKS PH: 515-283-4824
JANA HODGES HODGES@DMWW.COM
GREGG MATHIAS GREGG.MATHIAS@DMWW.COM
MID-AMERICAN ELEC & GAS PH: 515-252-4621
NORTH TRENTMAN NTRT@MIDAMERICANELEC.COM
MEDIACON CORP. PH: 515-246-2232
FAY MAIL PH: 515-246-2232
CENTURYLINK LOCAL NETWORK PH: 800-664-8090
THOMAS STUBBS THOMAS.STUBBS@CENTURYLINK.COM

BENCHMARKS
100 N. 2500 BRASS CAP ON NW CORNER OF TRAFFIC SIGNAL BE CORNER OF ARMY POST ROAD AND 5N 42ND STREET
ELEVATION: 162.411
FLOOD ZONE CLASSIFICATION
FLOOD ZONE ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS. COFFINITY-PANEL NUMBER INDICATES GITS C MAP REVISED NOVEMBER 16, 1912
FLOOD ZONE ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS. COFFINITY-PANEL NUMBER INDICATES GITS C MAP REVISED NOVEMBER 16, 1912

CERTIFICATIONS

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT HAS PREPARED AND THE RELATED SURVEY MAP HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
PATRICK SHEPARD IOWA LICENSE NO. 02405 DATE MY LICENSE RENEWS DATE IS DECEMBER 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL: 10
THIS SHEET ONLY

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT HAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
PAUL J. CLARSEN IOWA REG. NO. 20710 DATE MY LICENSE RENEWS DATE IS DECEMBER 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL: 10
THIS SHEET ONLY



EXISTING ZONING: CITY GATEWAY PUD - LAND USES ARE AS PERMITTED AND LIMITED IN THE M-1 LIGHT INDUSTRIAL DISTRICT. APPROVED ON 02/17/19 BY ORDINANCE NO. 15754. FIRST AMENDMENT APPROVED ON 4/23/19 BY ORDINANCE NO. 15-44-04.

ZONING NOTES
1. ALTERED USES: M-1 LIGHT INDUSTRIAL USES.
2. LANDSCAPING: ACCORDANCE WITH C-2 LANDSCAPING REQUIREMENTS.
3. WATER QUALITY: STORM WATER DETENTION SHALL BE ON SITE AS SHOWN. SIGNAGE SHALL BE PER M-1 DISTRICT AND FREESTANDING SIGN OVERLAY DISTRICT ALLOWANCES AND REGULATIONS.
4. SIGNAGE: OUTDOOR STORAGE AREAS SHALL BE PAVED WITH ASPHALT CONCRETE OR PORTLAND CEMENT OR OTHER SURFACE THAT PROVIDES A DURABLE AND DRAINLESS SURFACE THAT IS CITY ENGINEERING DEPARTMENT APPROVED.

TOTAL LAND AREA: 1140,251 SQ. FT. / 26.15 ACRES
BUILDING AREA: BUILDING AREA 28,849 SQ. FT. BUILDING HEIGHT: 30 FEET SINGLE STORY
FLOOR AREA RATIO: 2.52400 SF / 1140,251 = 0.219

IMPERVIOUS AREA: BUILDING FOOTPRINTS = 228,400 SQ. FT. PROPOSED PAVING = 2,244,245 SQ. FT. EXISTING PAVING LOT = 2,237,550 SQ. FT. TOTAL = 5,993,925 SQ. FT.

OPEN SPACE: (TOTAL OPEN SPACE REQUIRED = 20% (240,052 SQ. FT.))
TOTAL BUILDING FOOTPRINT AREA = 228,400 SQ. FT. 10.3%
TOTAL PAVED IMPERVIOUS AREA = 2,461,645 SQ. FT. 11.2%
TOTAL OPEN SPACE = 1,120,212 SQ. FT. 6.3%
TOTAL = 1140,251 SQ. FT. 100%

BULK STANDARDS:
SETBACKS
FRONT YARD - 25'
SIDE YARD - 25'
REAR YARD - 25'
MAX. BUILDING HEIGHT - 30'
MAX. BUILDING STORIES - 5

GENERAL USE: OFFICE / PRODUCTION CENTER / WAREHOUSE - SINGLE USER
UTILITIES: WATER SUPPLY, DES MOINES WATER WORKS. SANITARY SEWER, CITY OF DES MOINES. STORM SEWER, CITY OF DES MOINES.

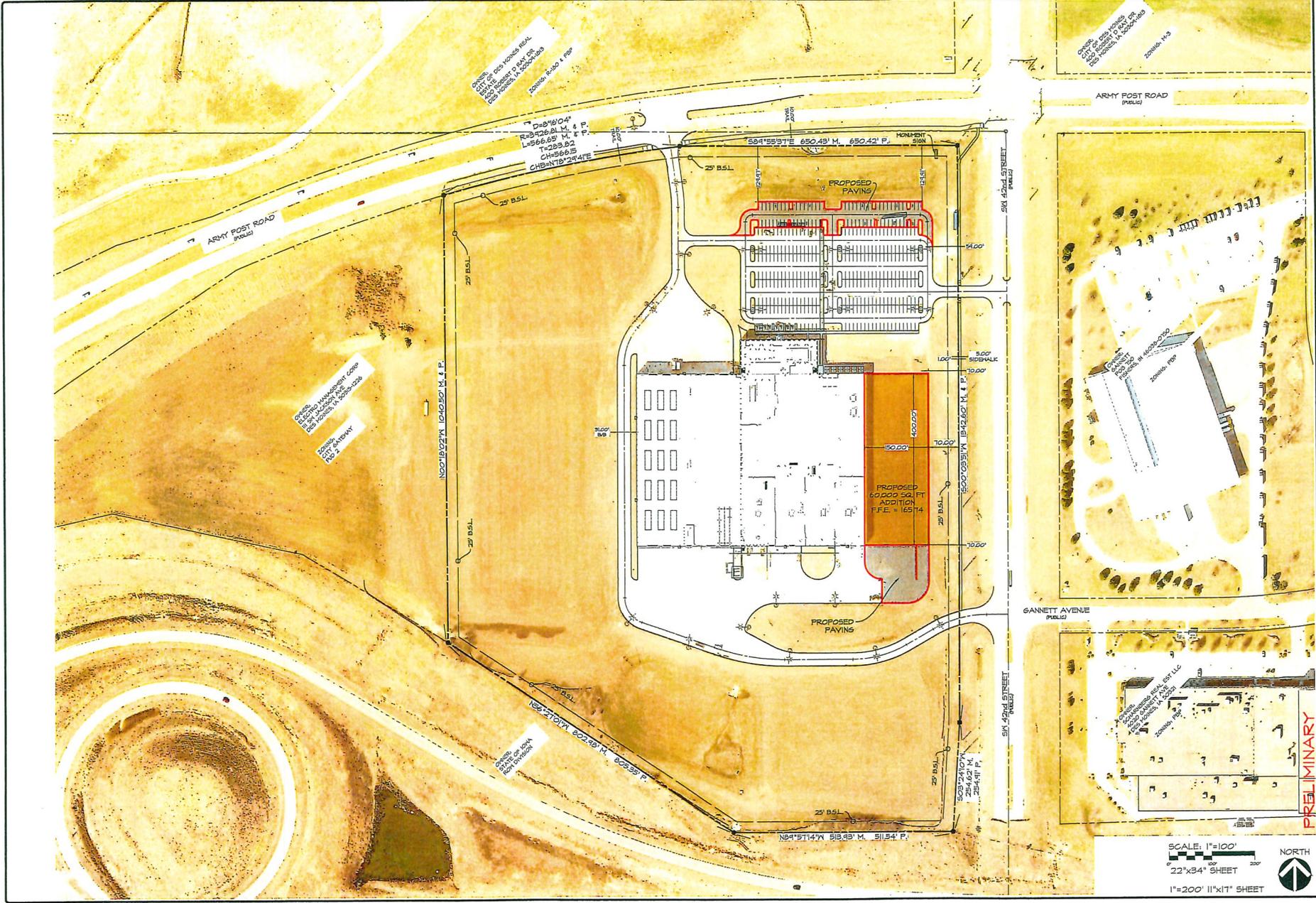
PARKING & LOADING: PARKING 57 ALLS
(15 STALL PER 2 EMPLOYEES, PLUS 1 STALL PER 400 SF. OF OFFICE) (216 EMPLOYEES AND 28,800 SF. OF OFFICE SPACE)
STALLS REQUIRED = 180 STALLS
STALLS PROVIDED = 235 STALLS
HANDICAP REQUIRED = 7 STALLS
HANDICAP PROVIDED = 7 STALLS
TOTAL PROVIDED = 242 STALLS

LOADING: 10,000 SF = 10,000 (OVER 10,000)
REQUIRED = 1 STALLS
PROVIDED = 1 STALLS
TOTAL = 1 STALLS

NUMBER OF EMPLOYEES: 216 EMPLOYEES

11/20/2019 10:45 AM C:\Projects\CITY GATEWAY PHASE 2\Drawings\Site Plan\Site Plan.dwg

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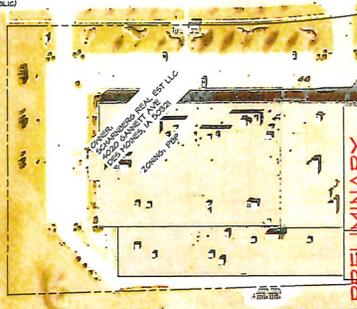
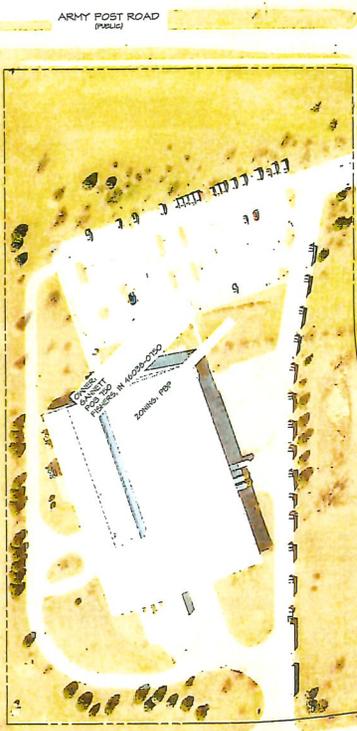
OWNER: DES MOINES AREA
 CITY OF
 500 ROBERT D DAY DR
 DES MOINES, IA 50309-0008

DESIGNER: CEC
 7000 86th Street, Unit 12 - Des Moines, Iowa 50322
 515.276.4884 - Fax: 515.276.0884 - mail@cecinc.com

Zone 1 - P

OWNER: MANAGEMENT CORP
 1000 WOODWAY AVE
 DES MOINES, IA 50319-5008

Zone 2 - P



SCALE: 1"=100'
 22"x34" SHEET
 1"=200' 11"x17" SHEET

NORTH

CEC Civil Engineering Consultants, Inc.

7000 86th Street, Unit 12 - Des Moines, Iowa 50322
 515.276.4884 - Fax: 515.276.0884 - mail@cecinc.com

DATE	REVISIONS	COMMENTS
MAY 11, 2022	1	2022-07-01
	2	
	3	
	4	
	5	
	6	

DATE OF SURVEY: 05
 DATE OF PLOT: 05
 DRAWN BY: MSH

PRELIMINARY

CITY GATEWAY - PHASE 2
 DES MOINES, IOWA

OVERALL SITE VIEW

SHEET
 03
 OF 10
 E7335 SP2

SITE PLAN
ELECTRO MANAGEMENT CORP.
@ CITY GATEWAY
4340 ARMY POST ROAD
DES MOINES, IA 50321

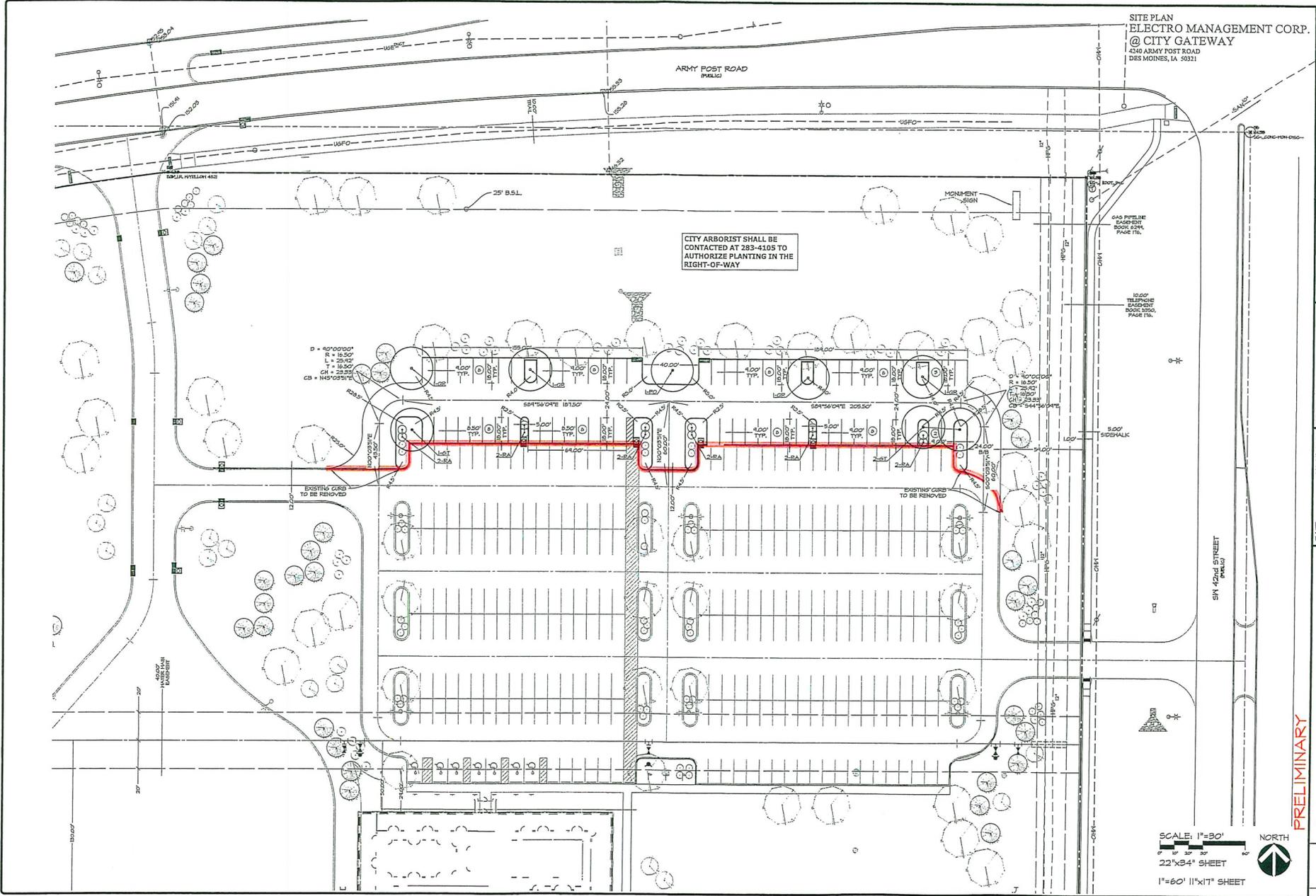
Civil Engineering Consultants, Inc.
2400 8th Street, Unit F, Des Moines, Iowa 50322
515.276.6884 • Fax: 515.276.7894 • Email: mail@cec.com



DATE:	REVISIONS	COMMENTS
MAY 11, 2023	1	2023-07-01
	2	
	3	
	4	
	5	
	6	

CITY GATEWAY - PHASE 2
DES MOINES, IOWA
DIMENSION & LANDSCAPING PLAN - NORTH

PRELIMINARY
SHEET 04
OF 10
E1933 5P2



SCALE: 1"=30'
0' 10' 20' 30'
22"x34" SHEET
1"=60' 11"x17" SHEET



DATE PLOTTED: 05/11/2023 10:58:11 AM PLOTTER: HP DesignJet T1100PS

SITE PLAN
ELECTRO MANAGEMENT CORP.
@ CITY GATEWAY
4240 ARMY POST ROAD
DES MOINES, IA 50321

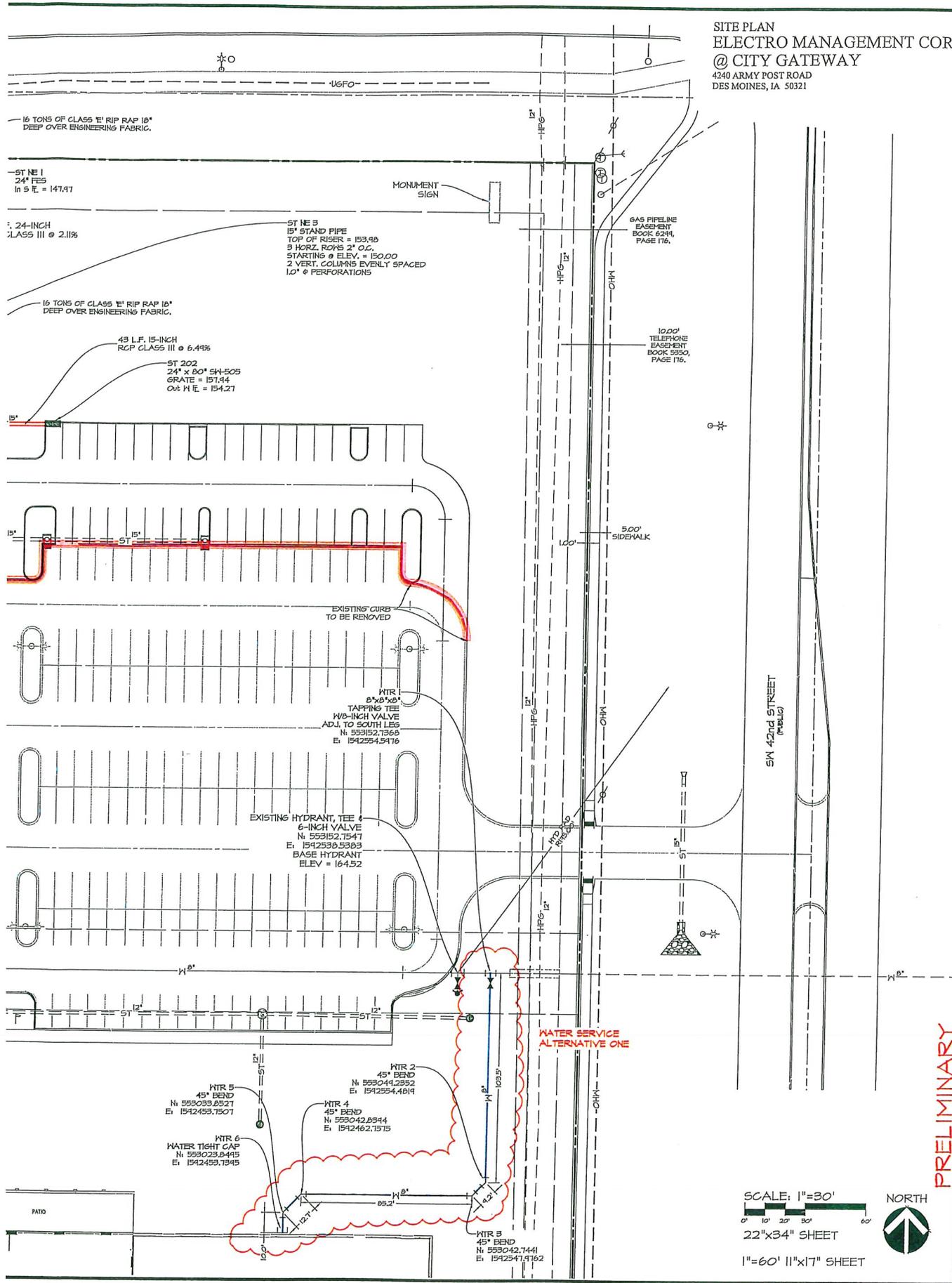
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 - Des Moines, Iowa 50322
515.276.4884 - Fax: 515.276.7084 - mail@cecinc.com



DATE	REVISIONS	COMMENTS
MAY 11, 2020	1	2020-01-01
	2	
	3	
	4	
	5	PC
	6	MEH

CITY GATEWAY - PHASE 2
DES MOINES, IOWA
UTILITY PLAN - NORTH

SHEET
06
OF 10
ET333 SP2



WATER SERVICE ALTERNATIVE ONE

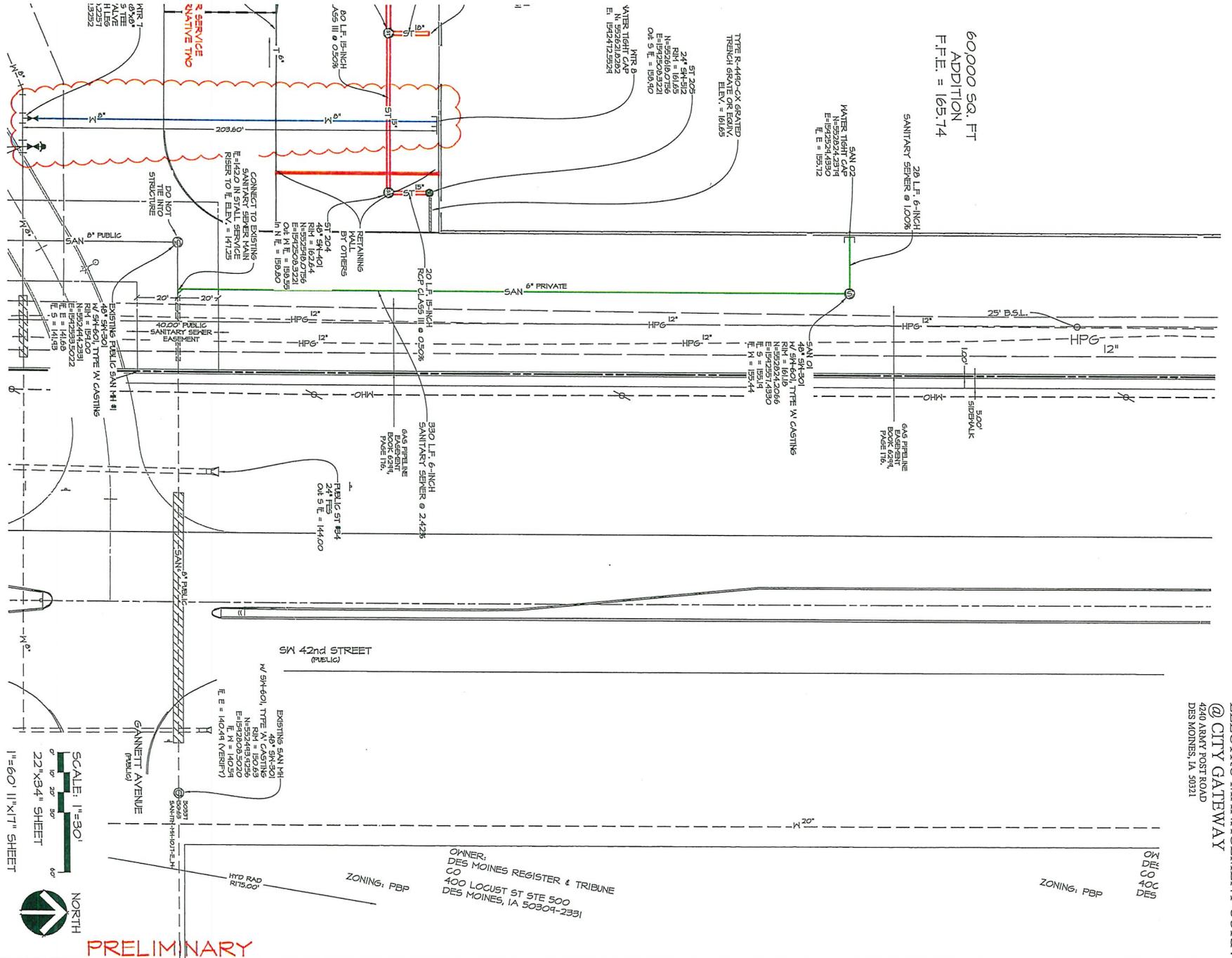
SCALE: 1"=30'
22"x34" SHEET
1"=60' 11"x17" SHEET



PRELIMINARY

SITE PLAN
ELECTRO MANAGEMENT CORP.
@ CITY GATEWAY
4210 ARMY POST ROAD
DES MOINES, IA 50321

60,000 SQ. FT
ADDITION
F.F.E. = 165.74



OWNER:
DES MOINES REGISTER & TRIBUNE
CO
400 LOCUST ST STE 500
DES MOINES, IA 50304-1433

ZONING: PBP

ZONING: PBP

QA
DR
CO
AOC
DES

PRELIMINARY

CITY GATEWAY - PHASE 2
DES MOINES, IOWA
UTILITY PLAN - SOUTH

DATE:	MAY 11, 2020	REVISIONS	COMMENTS
		1	2020-07-07
		2	---
		3	---
DATE OF SURVEY:	4	---	---
DESIGNED BY:	PC	5	---
DRAWN BY:	MEH	6	---

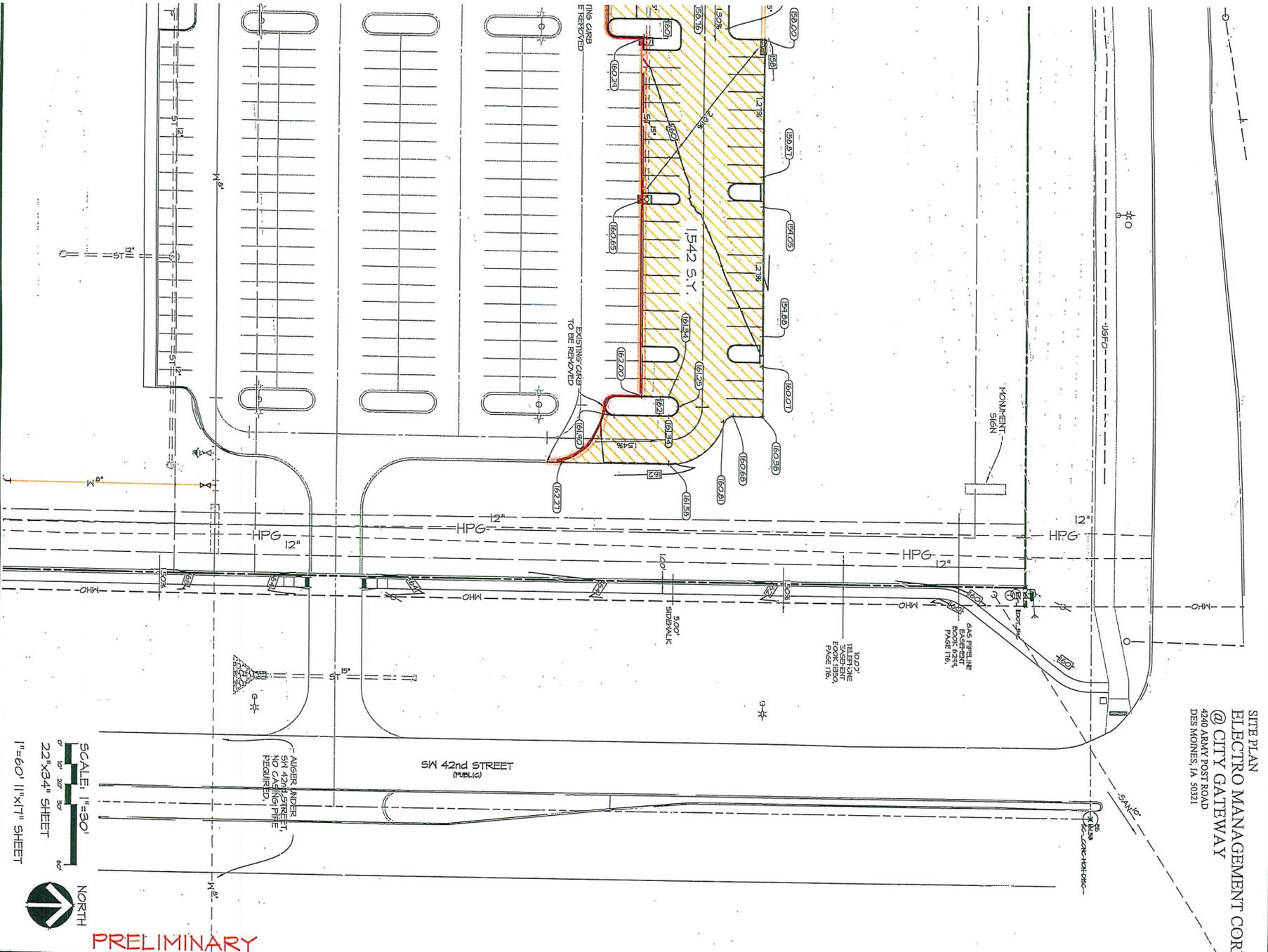


Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

SCALE: 1"=30'
22"x34" SHEET
1"=60' 11"x17" SHEET



SHEET
07
OF
10
E1333 512



SITE PLAN
ELECTRO MANAGEMENT CORP.
@ CITY GATEWAY
4240 ARMY POST ROAD
DES MOINES, IA 50321

PRELIMINARY

CITY GATEWAY - PHASE 2
DES MOINES, IOWA

GRADING & PAVING PLAN - NORTH

DATE:	MAY 11, 2020	REVISIONS	COMMENTS
		1	2020-01-01
		2	
		3	
		4	
DATE OF SURVEY:		5	
DESIGNED BY:	PC	6	
DRAWN BY:	MEH		



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515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

SCALE: 1"=30'
22"X34" SHEET
1"=60' 11"X17" SHEET

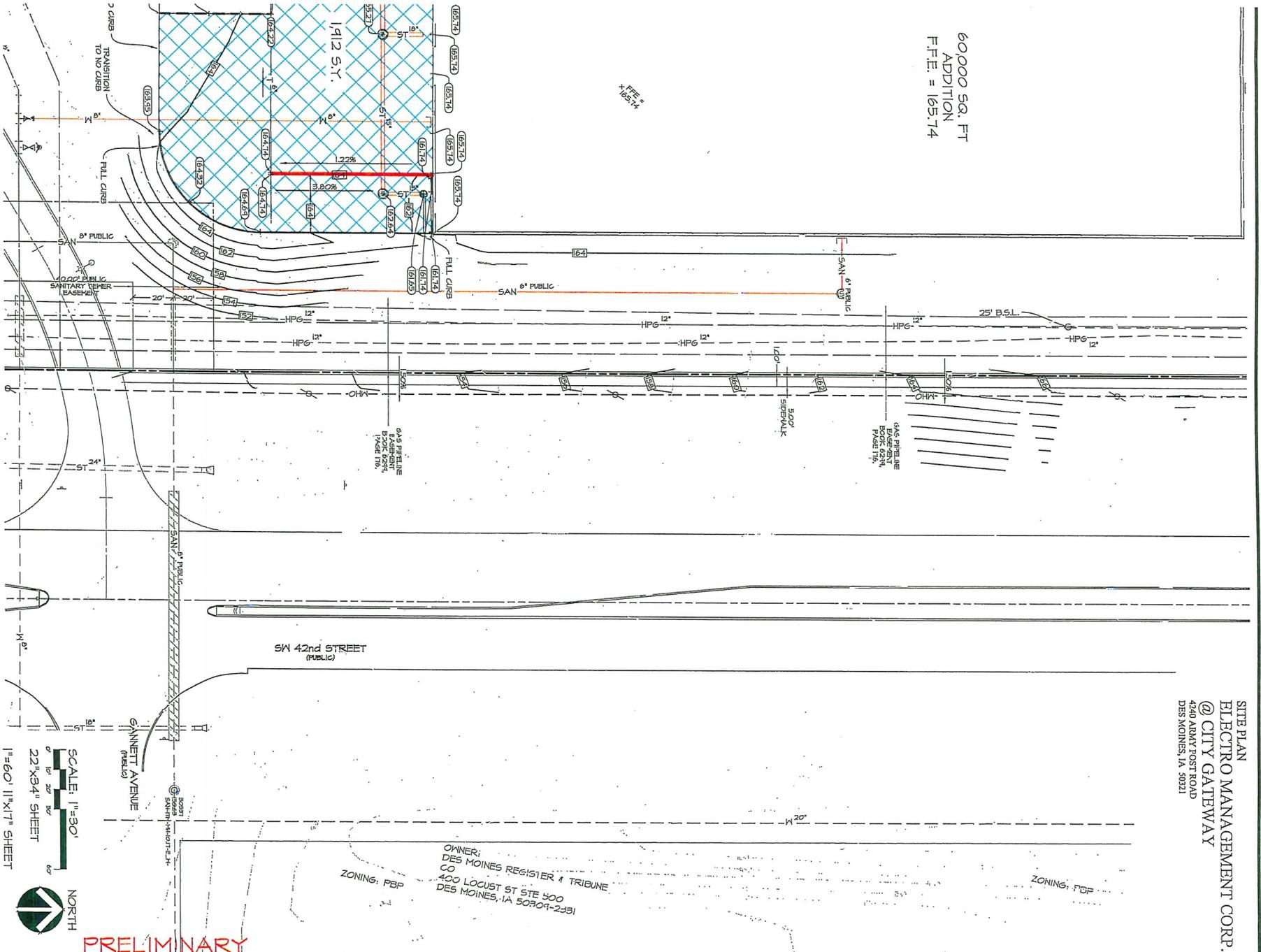


08
SHEET
OF 10
E1933 SR2

54

60,000 SQ. FT
 ADDITION
 F.F.E. = 165.74

SITE PLAN
 ELECTRO MANAGEMENT CORP.
 @ CITY GATEWAY
 4310 ARMYPOST ROAD
 DES MOINES, IA 50321



OWNER:
 DES MOINES REGISTER & TRIBUNE
 CO
 400 LOCUST ST STE 500
 DES MOINES, IA 50301-2531

ZONING: FBP

ZONING: FDP

PRELIMINARY

SCALE: 1"=30'
 22"x34" SHEET
 1"=60' 11"x17" SHEET



CITY GATEWAY - PHASE 2
 DES MOINES, IOWA
 GRADING & PAVING PLAN - SOUTH

DATE:	MAY 11, 2020	REVISIONS	COMMENTS
		1	2020-01-07
		2	---
		3	---
		4	---
DATE OF SURVEY:		5	---
DESIGNED BY:	PC	6	---
DRAWN BY:	MEH		



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 515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

10
 SHEET
 OF
 10
 E1333 S.P.2

