



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 14TH 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 14th (“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 14th (“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



Date June 14, 2021

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. 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 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.



Roll Call Number

Agenda Item Number

34

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:

Judy K. Parks-Kruse

 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				

MOTION CARRIED

APPROVED

Mayor

CERTIFICATE

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

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

City Clerk



Date June 14, 2021

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 14th 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:

After public hearing, the members voted 11-0 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 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 14th 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 7th 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 Iowa Code, the Commission shall determine if such Preliminary Plat conforms to the standards and requirements outlined in Chapter 354 of the Iowa 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 14th 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 47th 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 approvals 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

Dory Briles 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,



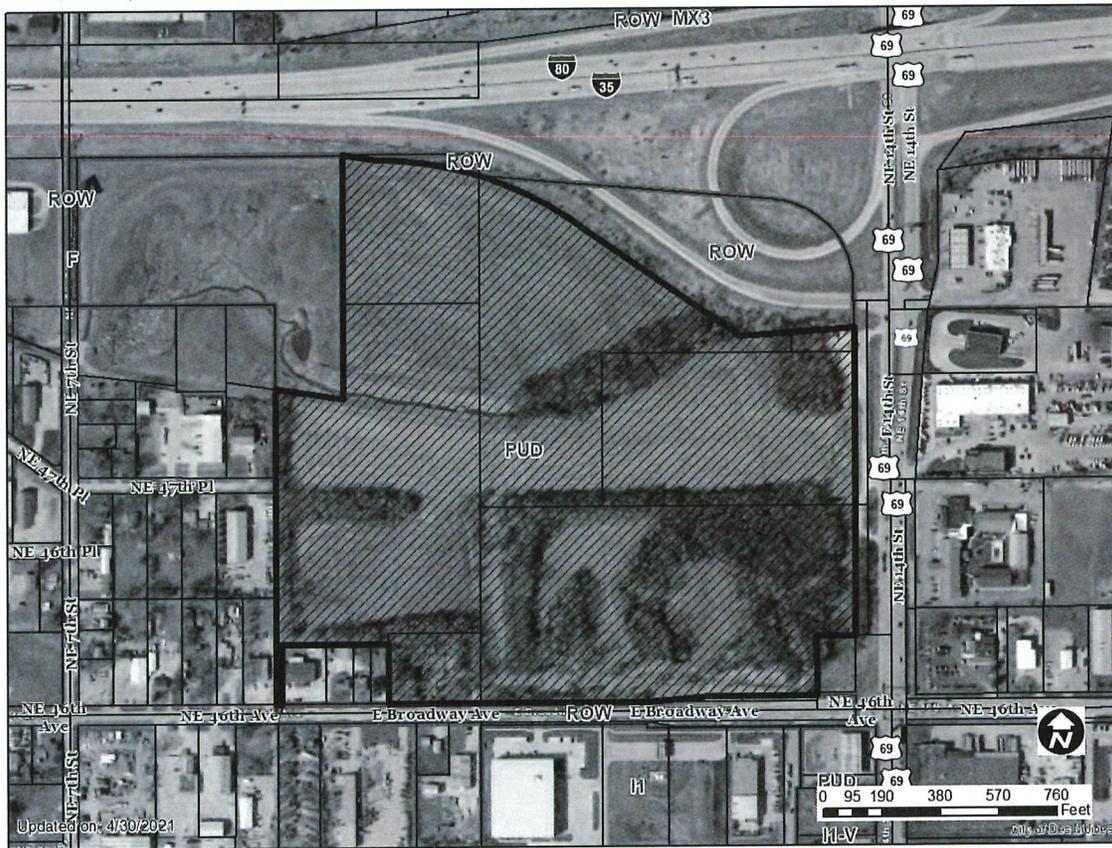
Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:tjh

Request from ILEX Group, Inc. (owner) represented by Ben Schultes (officer) for property located in the vicinity of 4600 East 14th Street.				File # 13-2021-1.28	
Description of Action	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.				
Plan/DSM Future Land Use	Current: Industrial. Proposed: N/A.				
Mobilizing Tomorrow Transportation Plan	2020-2024 US 69/E 14 th 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	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	X

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

13-2021-1.28

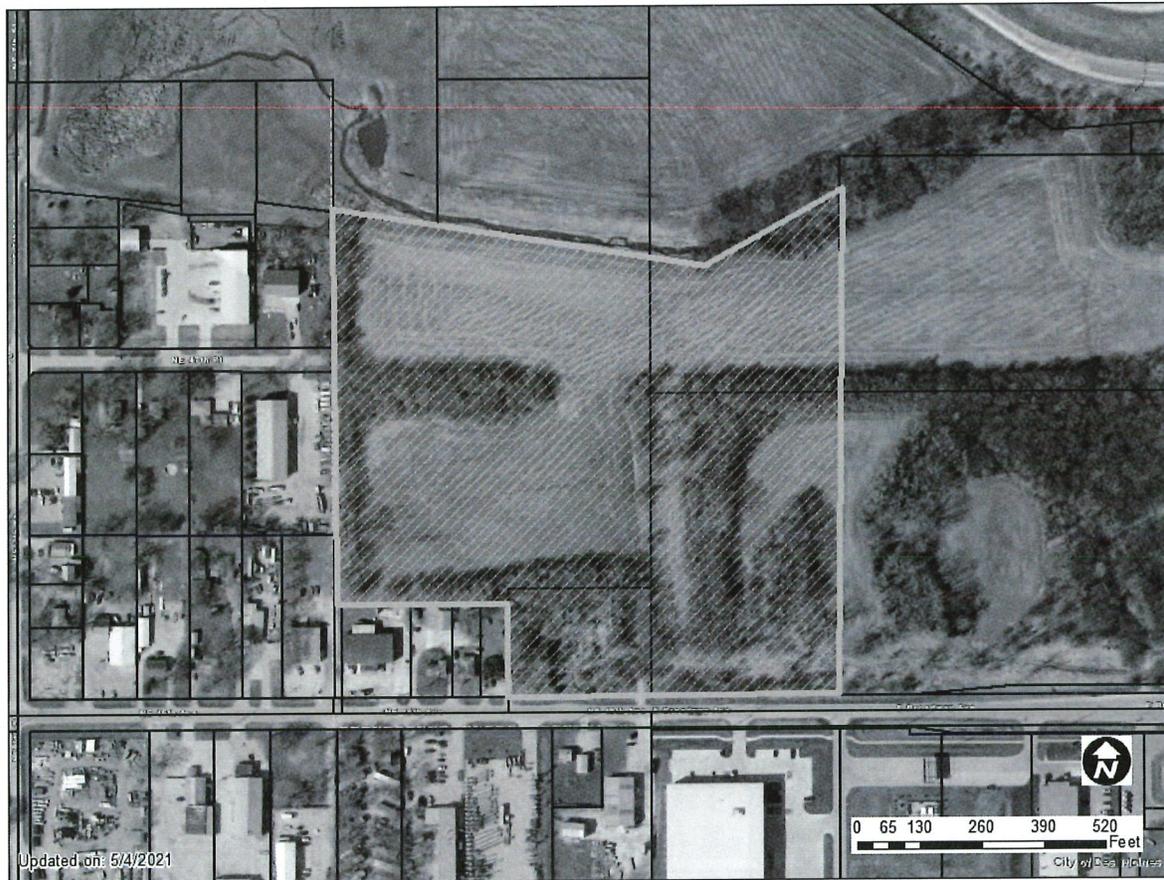


1 inch = 362 feet

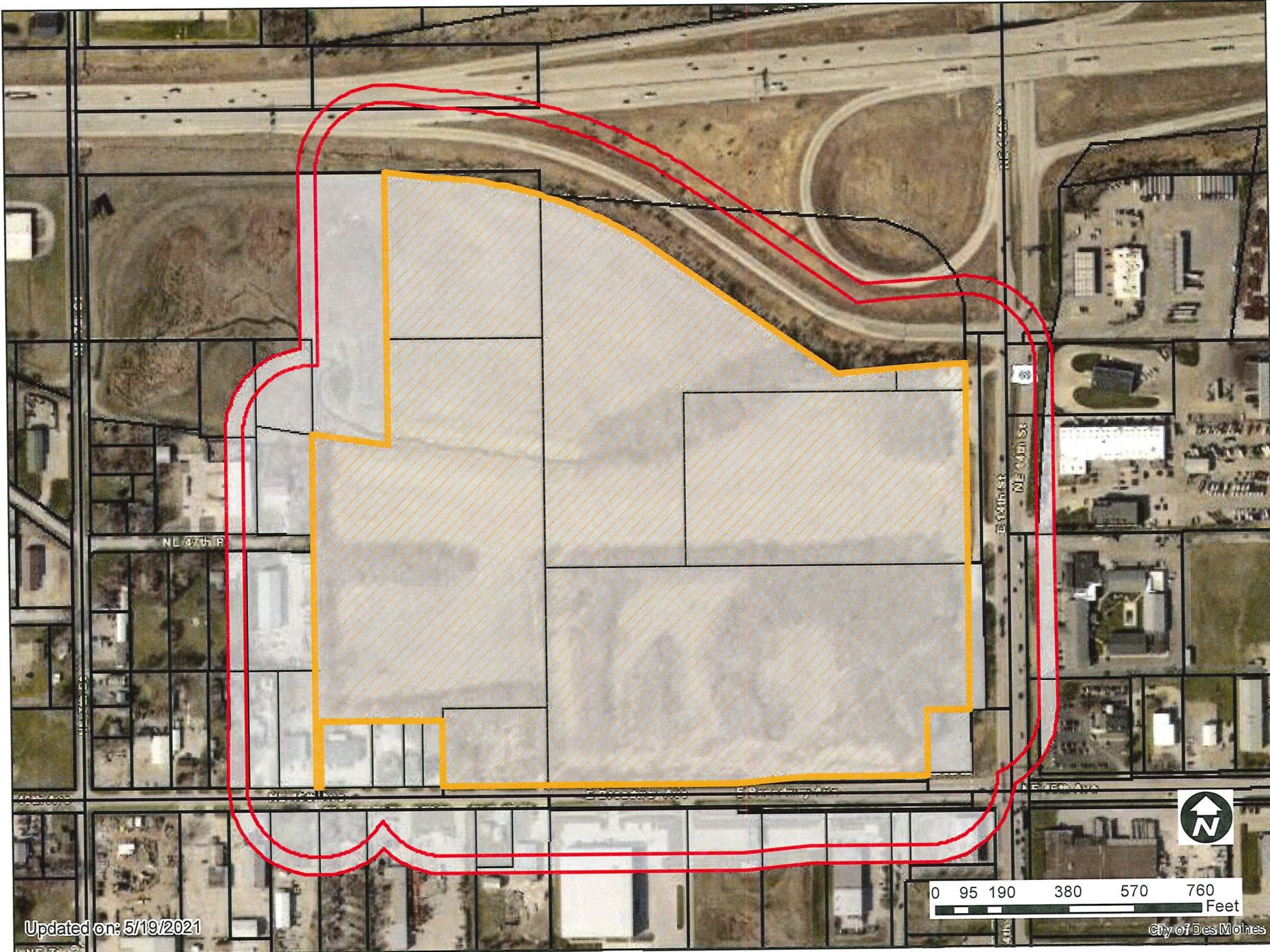
Request from ILEX Group, Inc. (owner) represented by Ben Schultes (officer) for property located in the vicinity of 4600 East 14th Street.				File #	
				10-2021-7.72	
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Current Zoning District	Northridge Legacy "PUD" Planned Unit Development.				
Proposed 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	X

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

10-2021-7.72



1 inch = 244 feet

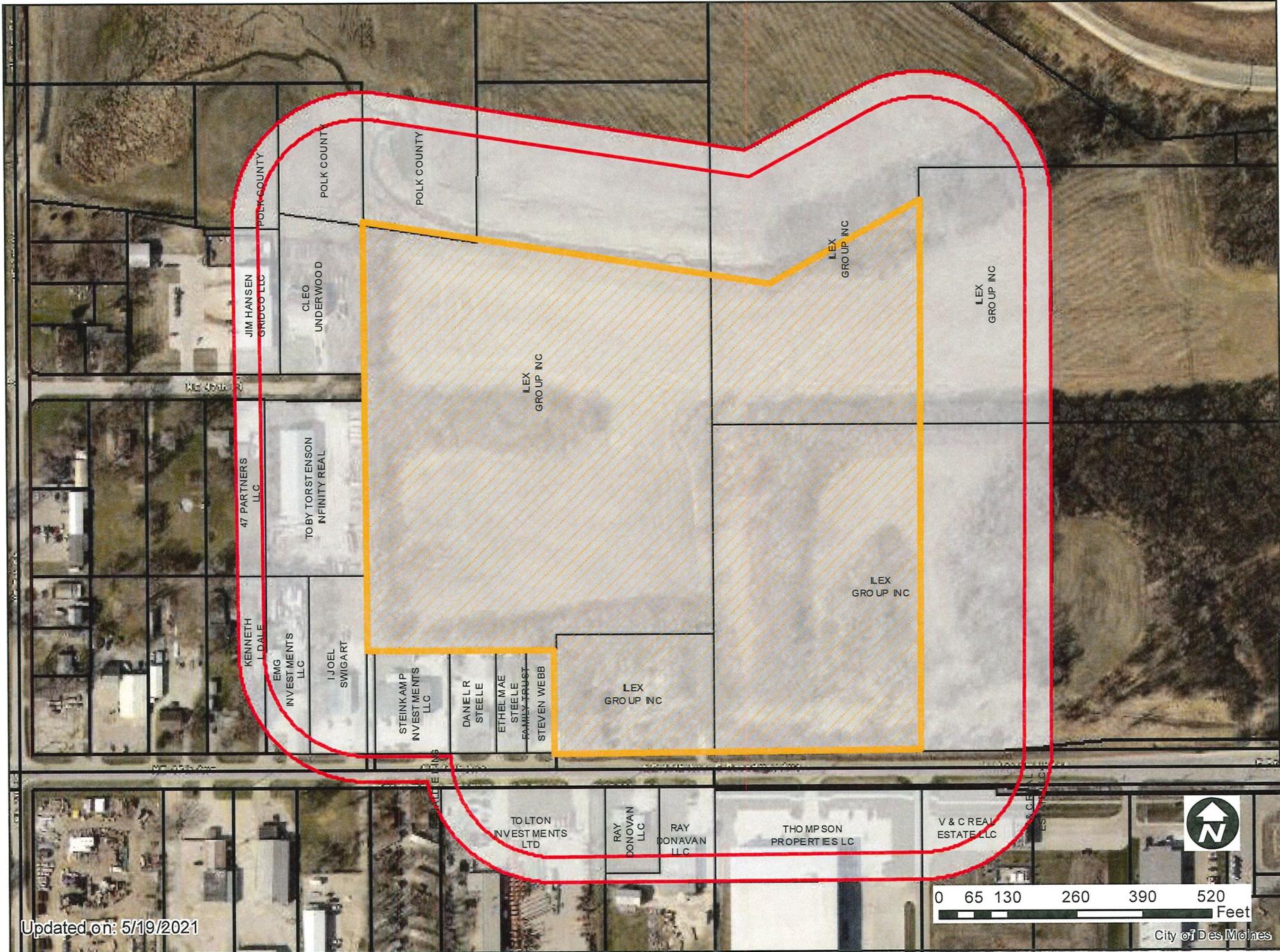


Updated on: 5/19/2021

City of Des Moines

1 inch = 363 feet

34



Updated on: 5/19/2021

0 65 130 260 390 520 Feet

City of Des Moines

1 inch = 244 feet

NORTHRIDGE 80|35 BUSINESS PARK

PRELIMINARY PLAT - 2021

PROPERTY ADDRESS
800-800 BLOCK E BROADWAY AVE
DES MOINES, IOWA 50313

SITE AREA
59.57 ACRES

ZONING
NORTHRIDGE PUD: A PLANNED UNIT DEVELOPMENT - FIRST AMENDMENT

LAND AND BUILDING USE TABLE 134-3-1-1
INDUSTRIAL - STORAGE, DISTRIBUTION AND WHOLESALE
SPECULATIVE BUILDING

BUILDING TYPE TABLE 135-2-2-1
WORKSHOP/WAREHOUSE

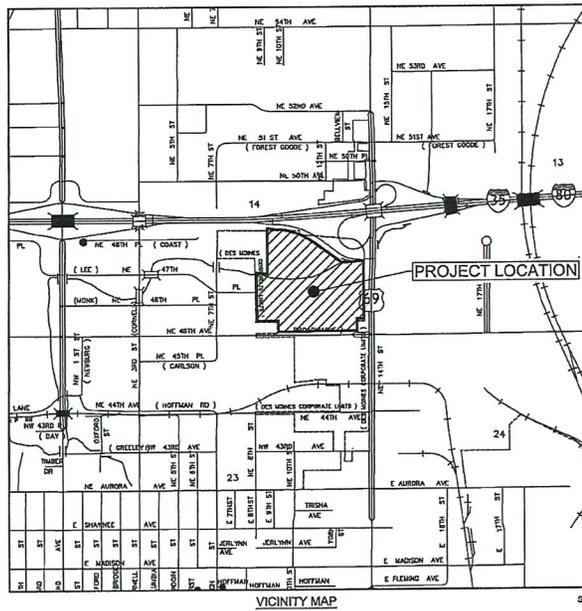
P.U.D. DEVELOPMENT STANDARDS
ALL PROVISIONS OF SECTION 134-704, PUD DEVELOPMENT STANDARDS, CITY OF DES MOINES ZONING ORDINANCE, ARE INCORPORATED.

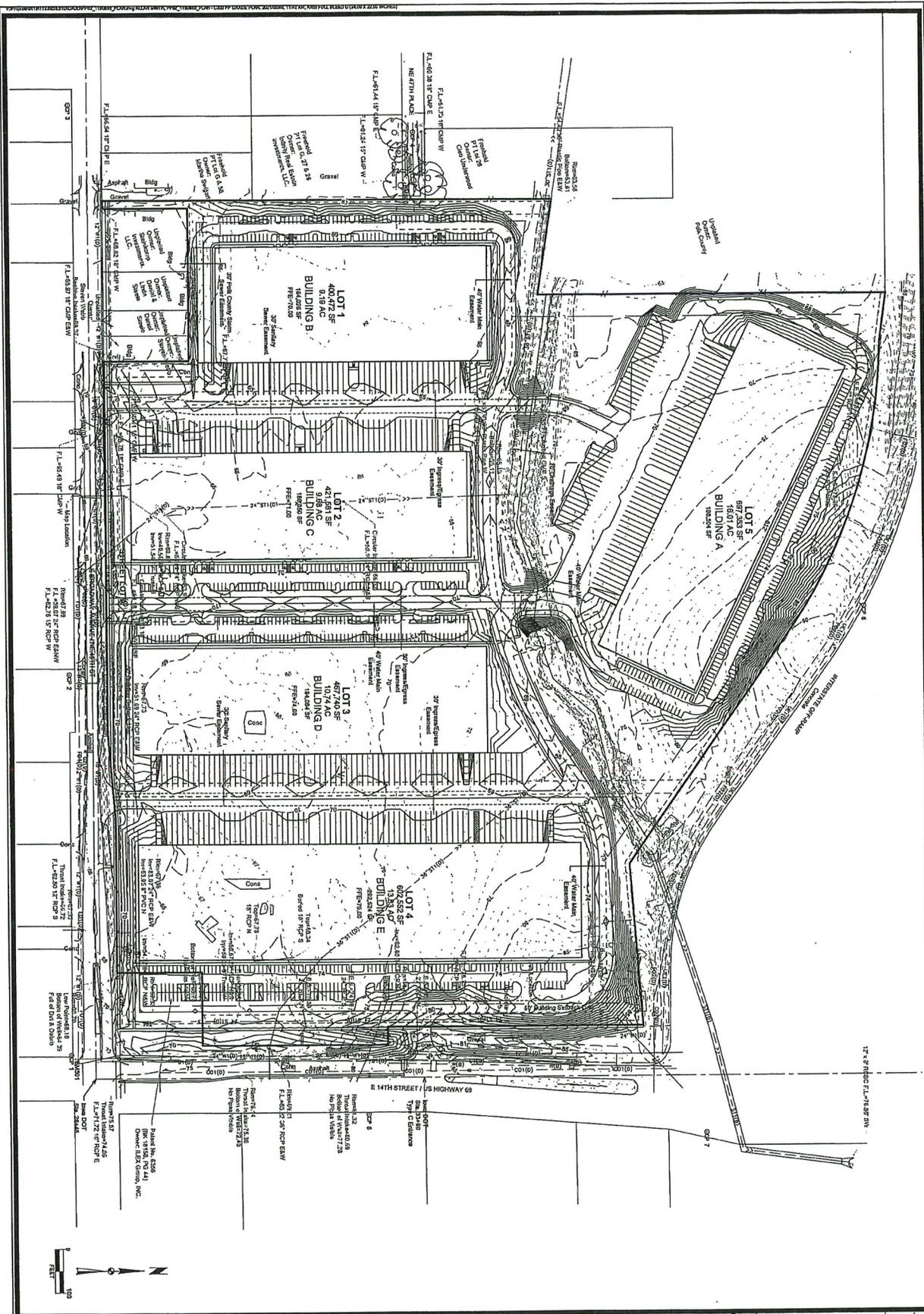
- PERMITTED USES SHALL BE LIMITED TO THOSE ALLOWED IN THE I1 DISTRICT BY CHAPTER 134 OF THE MUNICIPAL CODE, INCLUDING ANY APPLICABLE SUPPLEMENTAL REGULATIONS.
- OUTDOOR STORAGE IS PROHIBITED UNLESS IDENTIFIED ON AN APPROVED DEVELOPMENT PLAN.
- OPEN SPACE:
 - A MINIMUM OF 70% OPEN SPACE.
- BUILDING SETBACKS AND HEIGHT RESTRICTIONS:
 - FRONT - 50 FEET
 - REAR - 10 FEET
 - SIDE - 20 FEET TOTAL, 5' MINIMUM ONE SIDE
 - MAXIMUM BUILDING HEIGHT: 75 FEET
- PARKING SETBACKS:
 - FRONT - 10 FEET
 - REAR AND SIDE: 5 FEET PARKING SETBACKS SHALL NOT APPLY WITH SHARED DRIVES ACROSS LOT LINES.
- ACCESS:
 - ACCESS SHALL BE PROVIDED TO NE 14TH STREET AT THE PRE-DETERMINED ACCESS LOCATION STATION AS MANDATED THROUGH THE IOWA DOT.
 - ACCESS TO NE BROADWAY AVENUE SHALL BE DETERMINED THROUGH THE BOLTON & WENK ENGINEERING TRAFFIC ANALYSIS.
 - JOINT ACCESS DRIVE CONNECTIONS SHALL BE ALLOWED WHEN THE CONFIGURATION OF THE LOTS ALLOW.
- BUILDING DESIGN STANDARDS DESCRIBED BELOW SHALL APPLY TO ALL BUILDINGS.
 - FENCING REQUIREMENTS:
OUTDOOR STORAGE OF EQUIPMENT AREAS SHALL BE SECURED AND SCREENED BY FENCING THAT IS NOT LESS THAN SIX FEET, NOR MORE THAN TEN FEET HIGH. ALL CHAIN LINK FENCING USED SHOULD BE BLACK VINYL COATED. ALL FENCING MUST BE KEPT IN GOOD REPAIR AND SHALL NOT BE USED FOR ADVERTISING DISPLAYS OR SIGNS. FENCING SHALL NOT BE LOCATED IN ANY VISION CLEARANCE TRIANGLE. PROPOSED FENCING SHALL BE SHOWN ON INDIVIDUAL LOT DEVELOPMENT PLANS AND SHALL BE SUBJECT TO APPROVAL BY THE CITY OF DES MOINES.

SURVEY DATE
SEPTEMBER 18, 2019

CONTROL POINTS
IOWA STATE PLANE SOUTH COORDINATE SYSTEM
NAD83(2011) (EPOCH 2010.00) (ARTN DERIVED - US SURVEY FEET)

- BENCHMARKS**
CITY OF DES MOINES SURVEY DATUM
ARTN DERIVED - US SURVEY FEET
- CONVERSION FROM CITY OF DES MOINES DATUM TO NORTH AMERICAN VERTICAL DATUM OF 1985 (NAD83) IS (+)773.04**
- BMS50 N=597726 E=1810193 ELEV=4.39**
SOUTHEAST BURY BOLT ON HYDRANT AT THE EAST END OF NE 47TH PLACE, WEST SIDE OF SITE.
- BMS01 N=598982 E=1812882 ELEV=7.23**
CUT "X" ON TOP OF CONCRETE MAST ARM FOOTING AT THE SOUTHWEST QUADRANT OF E. 14TH STREET & E. BROADWAY AVENUE, SOUTHWEST OF SITE.
- N=588254.50 E=182892.24 Z=73.88
CUT "X" ON TOP OF CURB IN THE NORTHEAST CORNER OF CASEY'S PARKING LOT, SOUTHWEST QUADRANT OF E. 14TH STREET & E. BROADWAY AVENUE, SOUTHWEST OF SITE.
 - N=589857.08 E=1812827.85 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.
 - N=589895.55 E=1810730.55 Z=68.37
CUT "X" ON WEST BACK OF CURB OF ENTRANCE TO #751 BROADWAY 10' SOUTHWEST OF POWER POLE, SOUTHWEST OF SITE.
 - N=598748.82 E=1810787.25 Z=63.47
MAG NAIL IN CENTERLINE OF NE 47TH PLACE 2' SOUTH OF POWER POLE & 150' WEST OF EAST END OF ASPHALT PAVEMENT, WEST SIDE OF SITE.
 - N=602022.05 E=1811078.27 Z=78.83
CUT "X" IN CONCRETE AT THE SOUTH EDGE OF INTERSTATE OFF-RAMP 10' NORTH OF LIGHT POLE, NORTHWEST CORNER OF SITE.
 - N=602758.03 E=1811881.01 Z=65.19
CUT "X" IN CONCRETE AT THE SOUTH EDGE OF INTERSTATE OFF-RAMP 10' NORTH OF LIGHT POLE, NORTH SIDE OF SITE.
 - N=602091.37 E=1810162.24 Z=68.47
CUT "X" IN CONCRETE AT THE SOUTHWEST CORNER OF STAINLESS STEEL CABINET AT THE NORTHEAST QUADRANT OF E. 14TH STREET & QT ENTRANCE, NORTHEAST CORNER OF SITE.
 - N=599827.39 E=1813001.71 Z=83.86
CUT "X" ON BACK OF CURB 20' NORTHEAST OF POWER POLE & 72' SOUTH OF BUPEL 58A/MONT INN SIGN, EAST OF SITE.

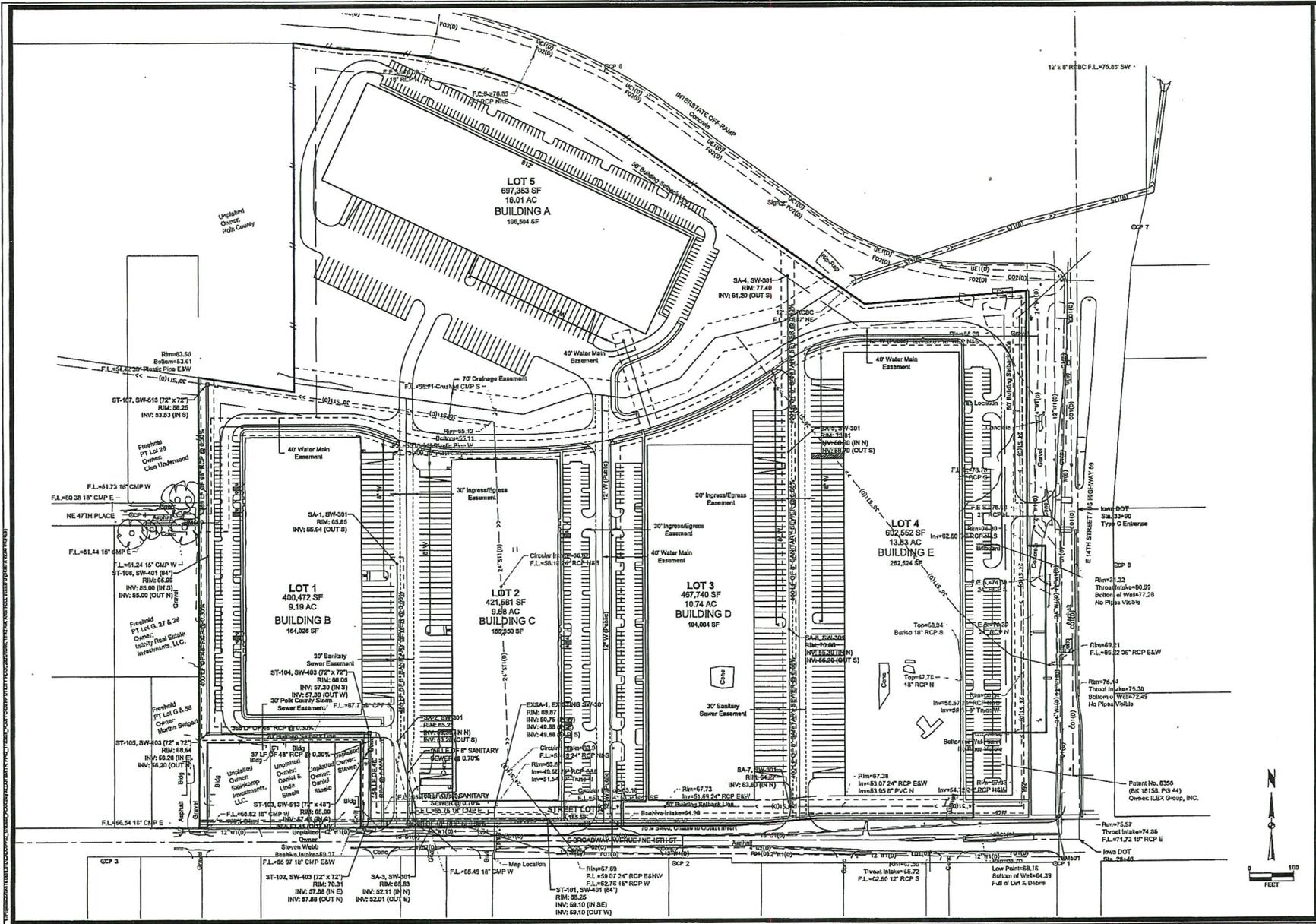





SNYDER & ASSOCIATES
 Project No. 119.0858.01D
 Sheet C300

NORTHRIDGE 80|35 BUSINESS PARK
PRELIMINARY PLAT - GRADE PLAN
 DES MOINES, IA
SNYDER & ASSOCIATES, INC.
 2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-954-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY
Engineer: JH	Checked By: BSC	Scale: 1" = 100'	
Technician: AWB	Date: 02-09-2021	T-R-6: 78N-24W-14	
Project No: 119.0858.01D		Sheet C300	



REVISED	DATE	BY		
MADE	Checked by: MOC	Scale: 1"=100'		
FOR: SA-4, SW-301	Drawn: B.H.	Traced: MOC		
Project No: 119.0858.01D	Project Name: 119.0858.01D	Sheet No: C400		

DES MOINES, IA

NORTHEDGE 80135 BUSINESS PARK

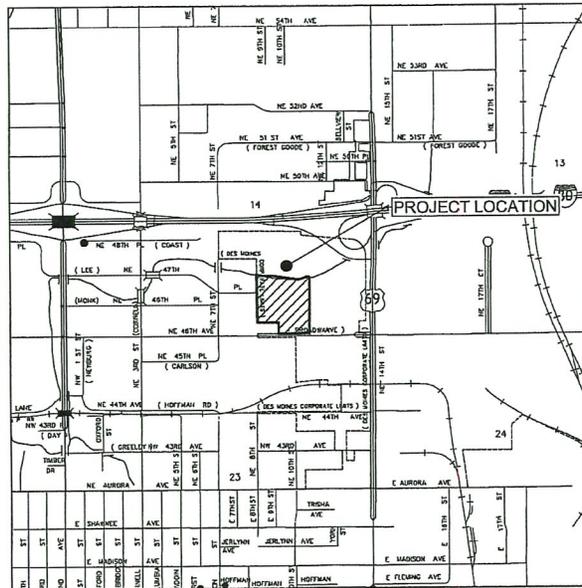
PRELIMINARY PLAT - UTILITY PLAN

SNYDER & ASSOCIATES, INC.

SNYDER & ASSOCIATES

Project No: 119.0858.01D	Sheet C400
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LEGACY PUD DEVELOPMENT PLAN FOR NORTHRIDGE 80|35 BUSINESS PARK PLAT 1 4600 NE 14TH STREET CITY OF DES MOINES, POLK COUNTY, IOWA



VICINITY MAP

INDEX OF SHEETS	
C100	TITLE SHEET
C101	PROJECT INFORMATION
C102	PUD DEVELOPMENT STANDARDS
C103	OVERALL DEVELOPMENT PLAN
C200	LOTS 1 & 2 LAYOUT PLAN
C201	DIMENSION PLAN
C202	DIMENSION PLAN
C203	DIMENSION PLAN
C204	DIMENSION PLAN
C300	MASTER GRADE PLAN
C301	GRADE PLAN
C302	GRADE PLAN
C303	GRADE PLAN
C304	GRADE PLAN
C305	POLK COUNTY HAMILTON DRAIN BASIN 3 GRADE PLAN
C400	MASTER UTILITY PLAN
C401	UTILITY PLAN
C402	UTILITY PLAN
C403	UTILITY PLAN
C404	UTILITY PLAN
C500	MASTER PLANTING PLAN
C501	PLANTING PLAN
C502	PLANTING PLAN
C503	PLANTING PLAN
C504	PLANTING PLAN

OWNER
ILEX GROUP, INC.
5101 VERNON AVENUE SOUTH
EDINA, MINNESOTA 55436
CONTACT: BEN SCHULTZ
612-283-2566

APPLICANT
THE GPUS GROUP
1850 NW 118TH STREET, SUITE 250
CLIVE, IOWA 50325
CONTACT: MICHAEL ANTHONY
515-446-4532

PREPARED BY
SNYDER AND ASSOCIATES, INC.
2727 SW SNYDER BLVD.
ANKENY, IOWA 50023
TELEPHONE: 615-954-2020

STATE OF IOWA
CLAY R. SCHNEIDT
LANDSCAPE ARCHITECT
512
C200-C304

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

City R. Schwaboth, ASLA Date
License Number 512
Pages or sheets covered by this seal:
C200-C304

License Expires:
June 30, 2021

STATE OF IOWA
JON L. HANSON
PROFESSIONAL ENGINEER
P15592
C100-C404

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

Jon L. Hanson, P.E. Date
License Number P15592
My License Renewal Date is December 31, 2022
Pages or sheets covered by this seal:
C100-C404

PUD 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 MEETING DATE: _____

CITY COUNCIL APPROVAL DATE: _____

COMMUNITY DEVELOPMENT DIRECTOR: _____ DATE: _____

<p>NORTHRIDGE 80 35 BUSINESS PARK PLAT 1</p> <p>TITLE SHEET</p>	<p>DES MOINES, IOWA</p> <p>2727 SW SNYDER BLVD ANKENY, IOWA 50023 615-954-2020 www.snyder-assoc.com</p>
<p>SNYDER & ASSOCIATES, INC.</p>	<p>Project No: 119.0858.01D</p> <p>Sheet C100</p>

LEGEND

Table with columns for FOUND and SET, listing various features like Section Corner, ROW Meter, Control Point, etc.

Table with columns for EXISTING and PROPOSED, listing features like Spot Elevation, Contour Elevation, Fence, etc.

Table listing utility quality service levels for various utilities such as Sanitary Manhole, Storm Sewer with Size, etc.

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CITY OF DES MOINES STANDARD...

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR DOES NOT GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA...

SURVEY NOTES

- 1. 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.

UTILITY CONTACT INFORMATION

Table listing utility contact information for S1-SANITARY SEWER, S11-STORM SEWER, W1-WATER MAIN, etc.

CONTROL POINTS

Table listing control points for Iowa State Plane South Coordinate System, including coordinates and descriptions for various points.

BENCHMARKS

Table listing benchmarks for City of Des Moines Vertical Datum, including coordinates and descriptions for BM500 and BM501.

NOTES

- 1. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY OWNERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTING, SHAKT LOCATION, AND DEPTH ON ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION...

PROJECT DESCRIPTION

PROPOSED LOTS 1 AND 2 OF NORTHRIDGE 8035 BUSINESS PARK PLAT 1, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

PROPERTY ADDRESS

803-823 BLOCK E BROADWAY AVE DES MOINES, IOWA 50313

SITE AREA

89.87 ACRES

ZONING

NORTHRIDGE 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

WORKSHOP/WAREHOUSE

BUILDING SUMMARY

BUILDING # = 164,028 SF BUILDING C = 185,350 SF

PARKING REQUIREMENTS

- LOT 1 1 SPACES PER 400 SF OF OFFICE 16,403 SF/400 = 42 SPACES REQUIRED 1 SPACE PER 10,000 SF OF WAREHOUSE EMPLOYEES N/A, SPECULATIVE BUILDING 147,223 SF/10,000 = 15 SPACES REQUIRED = 57 SPACES TOTAL REQUIRED 107 SPACES PROVIDED (INCLUDING 6 ACCESSIBLE STALLS)

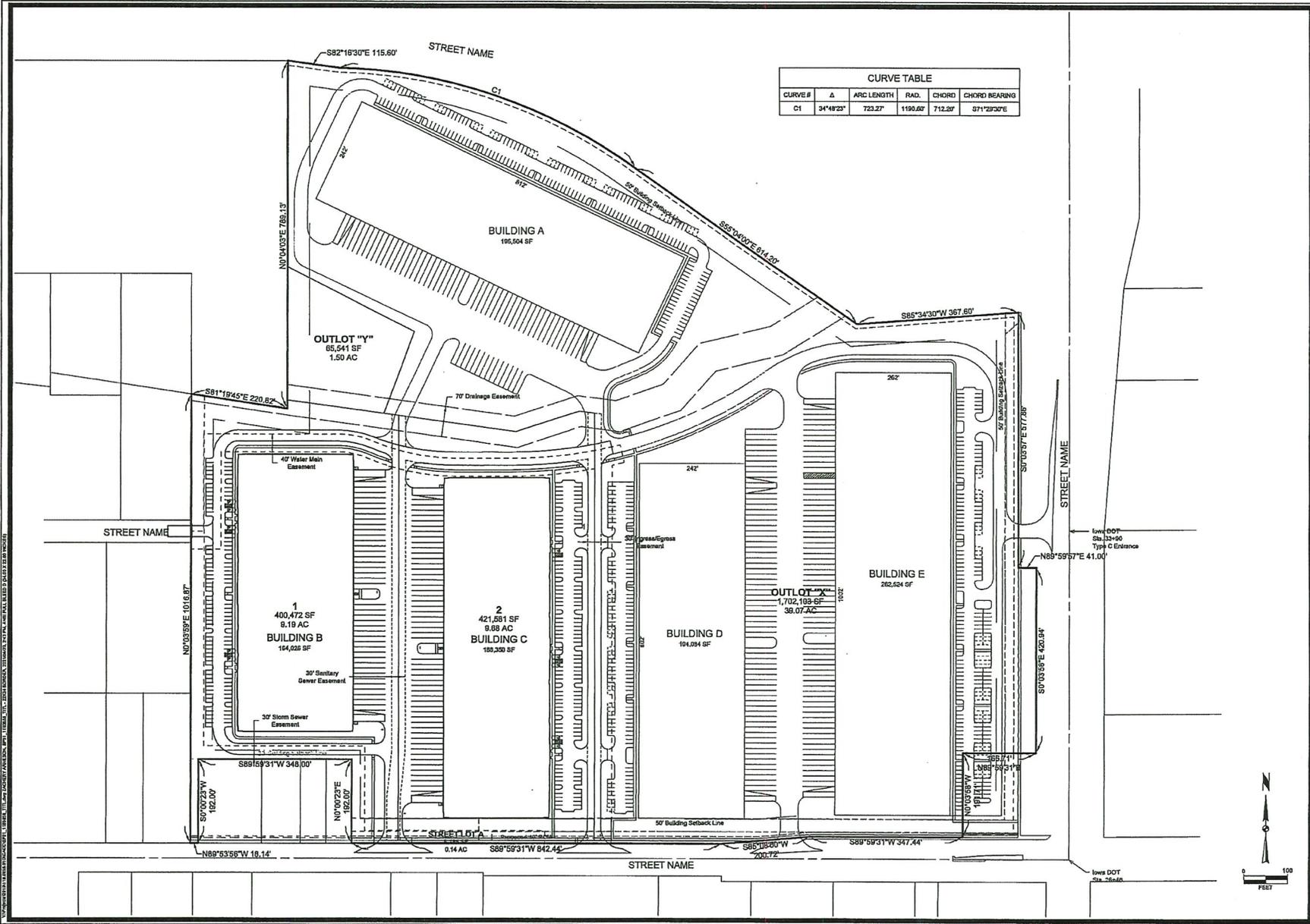
IMPERVIOUS AREA

LOT 1 = 120,151 SF LOT 2 = 141,489 SF

STORMWATER DETENTION

LOTS 1 AND 2 STORMWATER DETENTION PROVIDED OFF-SITE IN THE POLK COUNTY HAMILTON DRAIN BASIN #2. A CHARGE REPORT PREPARED BY SNYDER & ASSOCIATES DATED APRIL 14, 2021 PROVIDES DOCUMENTATION RELATED TO THE STORM WATER DETENTION REQUIREMENTS...

Project information sidebar including DES MOINES, IOWA, PROJECT INFORMATION, NORTHDRIDGE 8035 BUSINESS PARK PLAT 1, SNYDER & ASSOCIATES, INC., and contact details for IOWA ONE CALL.



CURVE TABLE					
CURVE #	Δ	ARC LENGTH	RAD.	CHORD	CHORD BEARING
C1	34°48'23"	723.27'	1190.00'	712.28'	S71°29'30"E

DATE	BT
11/20/07	
REVISION	
Checked By: BNC	
Engineer: JHJ	
Technician: MNS	
Date: 02-03-2021	
Project No: 119.0858.01D	
Sheet: 78N-24N-4	
	Sheet C103

DES MOINES, IOWA

NORTHRIDGE 80|35 BUSINESS PARK PLAT 1

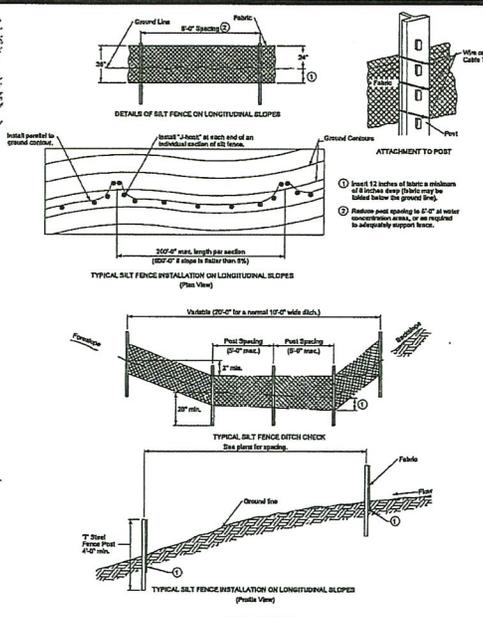
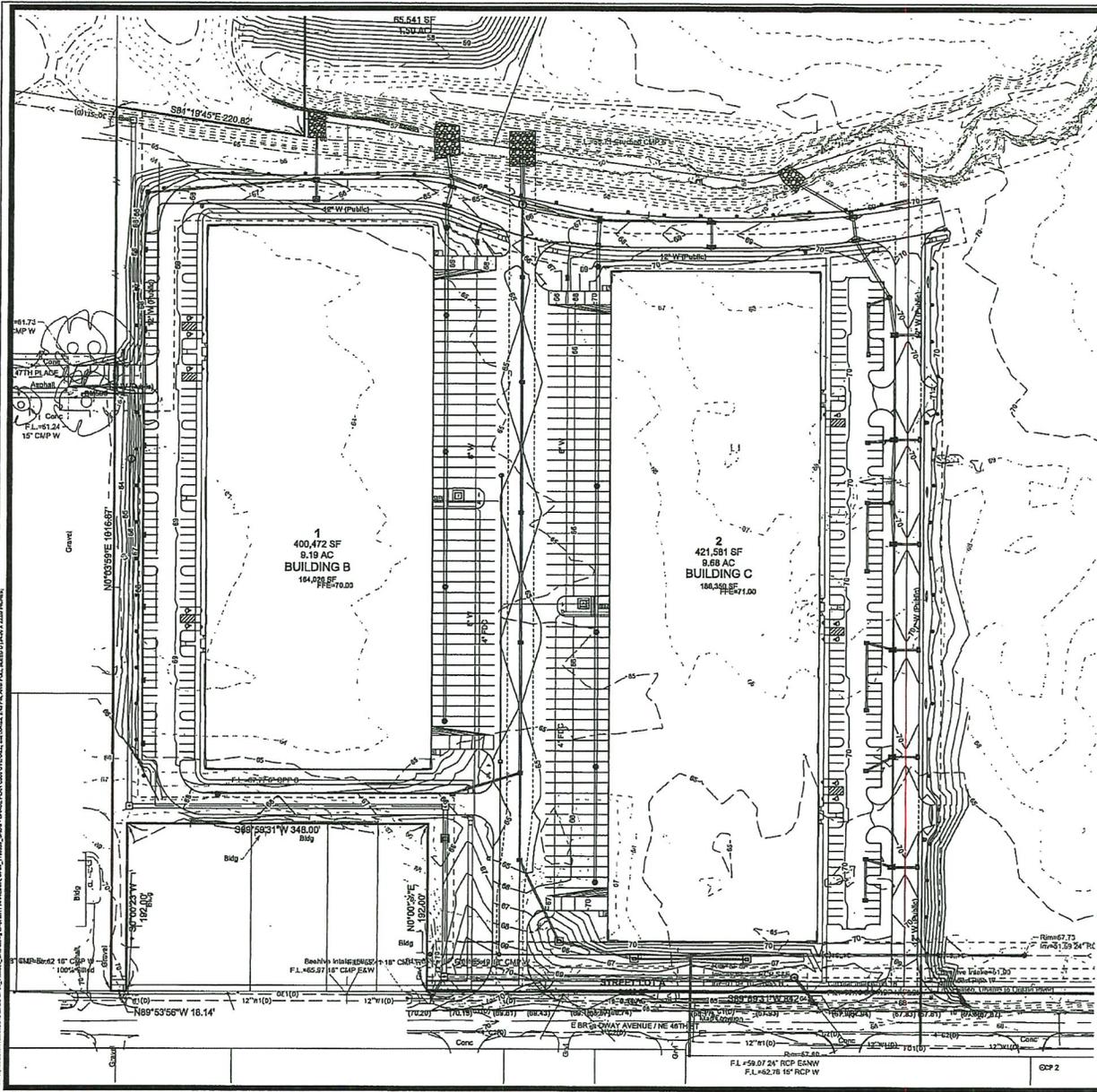
OVERALL DEVELOPMENT PLAN

SNYDER & ASSOCIATES, INC. I

651 N. WOODS ROAD
MASON, IOWA 50248-2314
641-334-9441 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 119.0858.01D
Sheet C103



- GRADING NOTES**
- UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
 - PROTECT EXISTING UTILITIES FROM CONSTRUCTION DAMAGE. ANY DAMAGE THAT OCCURS SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNERS SPECIFICATIONS WITHOUT ADDITIONAL COMPENSATION.
 - PRIOR TO GRADING, THE OWNERS CONTRACTOR SHALL OBTAIN A CITY OF DES MOINES GRADING PERMIT.
 - GRADES SHOWN ARE FINISHED GRADE AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL PROVIDE SILT FENCE AROUND ALL STORM INTAKES AND WHERE SHOWN ON THE PLAN. SILT FENCE AROUND STORM INTAKES SHALL BE MAINTAINED UNTIL PAVING AND SEEDING/ SOODING ARE COMPLETE.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND COORDINATION OF ALL SITE UTILITIES AND IMPROVEMENTS WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING SYSTEMS INCLUDING ROUTING, CRITICAL DIMENSIONS, CONNECTIONS, AND INVERT ELEVATIONS.
 - CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. REESPREAD TO MEET SUDAS SPECIFICATION SECTION 2010 FOR TOPSOIL.
 - THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES.

- NWP 33 RESTORATION NOTES FOR TEMPORARY CHANNEL CROSSING**
- REMOVE ALL TEMPORARY FILL MATERIAL, INCLUDING BUT NOT LIMITED TO, SOIL, ROCK, RIP-RAP, CURBETS, AND TRASH FROM THE IMPACTED WETLAND/WATERWAY AREA.
 - GRADE IMPACTED AREAS TO PRE-CONSTRUCTION ELEVATIONS.
 - OVER-EXCAVATE AND REPLACE AREA WITH CLEAN TOP-SOILS AS NEEDED.
 - PREPARE SEEDBED PER SUDAS 0010 PART 3, UTILIZING EITHER 3/4, 3/8, OR 3/16.
 - SEED IMPACTED AREAS WITH SUDAS NATIVE GRASSES AND FORBS MIX (TABLE 9010.04 AND 9010.05) OR APPROVED EQUIVALENT.
 - SEED IMPACTED AREAS WITH SUDAS TYPE 4 URBAN TEMPORARY EROSION CONTROL MIX.

QUANTITIES

SEEDING AND MULCHING (TYPE 4 URBAN TEMPORARY EROSION CONTROL MEASURE)	XX AC
SILT FENCE	2470 LF
SEDIMENT BASKETS	58 EA
TOTAL DISTURBED AREA	XX AC
SOIL	XX AC

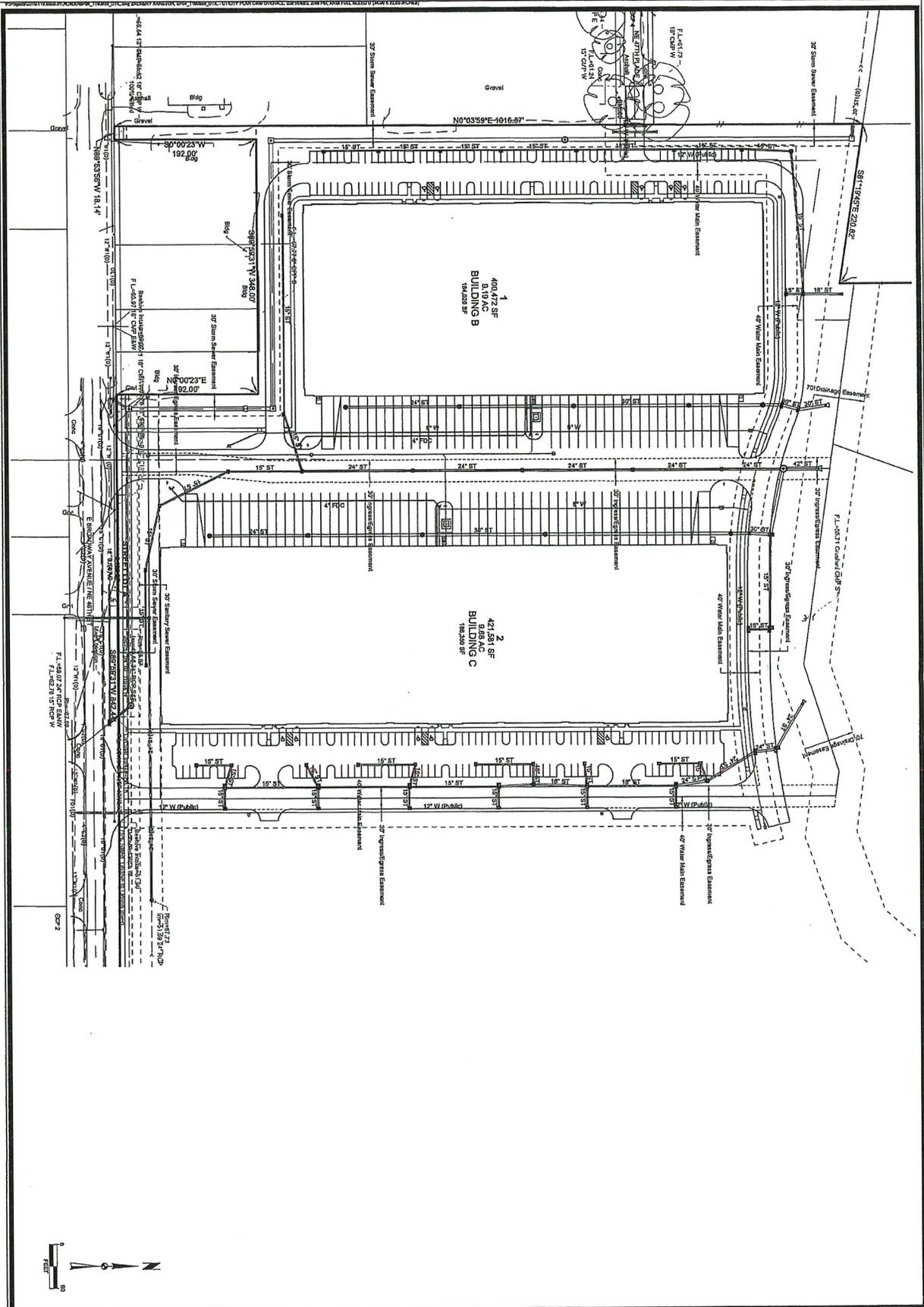
NO. 1	DATE	BY
NO. 2	DATE	BY
NO. 3	DATE	BY
NO. 4	DATE	BY
NO. 5	DATE	BY
NO. 6	DATE	BY
NO. 7	DATE	BY
NO. 8	DATE	BY
NO. 9	DATE	BY
NO. 10	DATE	BY

DES MOINES, IOWA
 227 S.W. BROTHER BLVD
 ANKENY, IOWA 50023
 515-994-0202 | www.snyder-associates.com

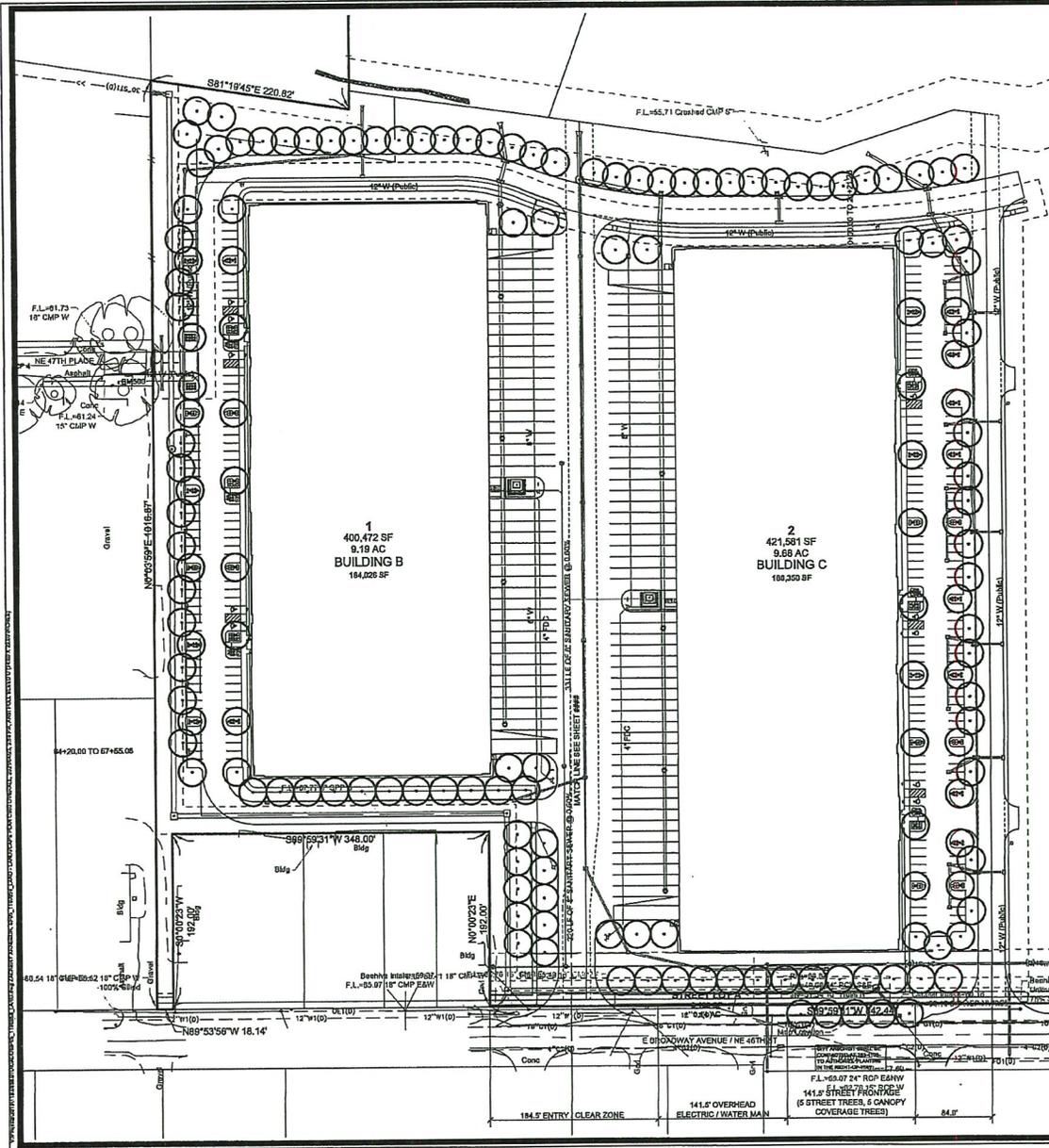
NORTHBRIDGE 80135 BUSINESS PARK PLAT 1
MASTER GRADE PLAN
SNYDER & ASSOCIATES, INC.



Project No: 118.0858.01D
 Sheet C300



 SNYDER & ASSOCIATES	NORTHRIDGE 80 35 BUSINESS PARK PLAT 1 MASTER UTILITY PLAN DES MOINES, IOWA	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>MARK</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>Engineer: J.L.H.</td> <td>Checked By: BKC</td> <td>Scale: 1" = 60'</td> <td></td> </tr> <tr> <td>Technical: AWS</td> <td>Date: 02-03-2021</td> <td>TR-S: 79N-24W-14</td> <td></td> </tr> <tr> <td colspan="2">Project No: 119.0858.01D</td> <td colspan="2">Sheet C400</td> </tr> </tbody> </table>	MARK	REVISION	DATE	BY	Engineer: J.L.H.	Checked By: BKC	Scale: 1" = 60'		Technical: AWS	Date: 02-03-2021	TR-S: 79N-24W-14		Project No: 119.0858.01D		Sheet C400	
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Engineer: J.L.H.	Checked By: BKC	Scale: 1" = 60'																
Technical: AWS	Date: 02-03-2021	TR-S: 79N-24W-14																
Project No: 119.0858.01D		Sheet C400																
Project No: 119.0858.01D Sheet: C400	SNYDER & ASSOCIATES, INC. 2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-984-2020 www.snyder-associates.com																	



PLANTING PLAN GENERAL NOTES

- A. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE IS TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- E. PROVIDE A MIN 3-FOOT PERIMETER RING OF SHREDDED HARDWOOD MULCH AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
- F. PROVIDE 2-INCH RIVER GRAVEL PLACED TO A DEPTH OF 4-INCHES WITH WEED BARRIER FABRIC UNDERLAYMENT IN PLANT BED AREAS SHOWN ON PLAN.
- G. ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SOODING.
- H. CONTACT THE MUNICIPAL FORESTRY DIVISION PRIOR TO PLANTING IN THE PUBLIC R.O.W. AT 283-4105.
- I. ALL WIRE, TWINE AND BURLAP SHALL BE REMOVED FROM THE ROOTBALL OF STREET TREES PRIOR TO PLANTING.
- J. NO STAKING OF TREES IS ALLOWED.

PLANTING PLAN REQUIREMENTS

LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF DES MOINES SITE PLAN LANDSCAPE AND STREETSCAPE REQUIREMENTS)

OPEN SPACE REQUIREMENTS:
20% OPEN SPACE REQUIRED
241,254 S.F. OPEN SPACE PROVIDED / 622,053 LOT AREA
28.36% OPEN SPACE PROVIDED

TREE MITIGATION REQUIREMENTS:
311,417 SF OF TREE REMOVAL
311,417 / 2,200 SF = 141.71 REQUIRED MITIGATED TREES, 156 TREES PROVIDED

SITE TREE REQUIREMENTS:
A MINIMUM 15% OF LOT AREA OF EACH LOT SHALL HAVE MATURE CANOPY COVERAGE.
622,053 SF x 15% = 93,308 SF REQ.
165 OVERSTORY TREES X 1000SF = 165,000 SF CANOPY PROVIDED
18.85% MATURE TREE COVERAGE PROVIDED

GROUND VEGETATION REQUIREMENTS:
PER CITY OF DES MOINES CODE, A MINIMUM 60% OF THE BED AREA SHALL BE COVERED IN PLANT MATERIAL AT MATURITY. PROVIDED IN PROPOSED PLANTING BEDS.

INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS:
PER CITY OF DES MOINES CODE, PARKING SPACE SHALL BE LOCATED WITHIN 50 FEET OF A TREE PLANTED WITHIN THE PARKING LOT INTERIOR.

30% TREE CANOPY SHADE REQUIREMENT OF PARKING LOT PAVEMENT.
LOT 1 PARKING LOT PAVEMENT = 96,813 SF
LOT 2 PARKING LOT PAVEMENT = 113,782 SF
210,603 SF TOTAL ON-SITE PARKING

— 145 OVERSTORY TREES X 1000 SF CANOPY COVERAGE = 145,000 SF
145,000 / 210,603 = 68.82% PROVIDED



PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENTS
CANOPY TREES					
27	CO	<i>Carpinus caroliniana</i>	AMERICAN HORNBEAM	1 1/2" Cal.	8' HT.
20	CO	<i>Calla occidentalis 'Prairie Pride'</i>	PRAIRIE PRIDE HACKBERRY	1 1/2" Cal.	8' HT.
23	GB	<i>Ginkgo biloba 'Autumn Gold'</i>	AUTUMN GOLD GINKGO	1 1/2" Cal.	MALE ONLY, 8' HT.
24	GT	<i>Gleditsia triacanthos f. inermis 'Shademaster'</i>	SHADEMASTER HONEYLOCUST	1 1/2" Cal.	8' HT.
20	TA	<i>Tilia americana 'Redmond'</i>	REDMOND LINDEN	1 1/2" Cal.	8' HT.
16	QB	<i>Quercus bicolor</i>	SWAMP WHITE OAK	1 1/2" Cal.	8' HT.
28	UC	<i>Ulmus campestris x parviflora 'Frontier'</i>	FRONTIER ELM	1 1/2" Cal.	8' HT.
DECIDUOUS SHRUBS					
2"-5" SPREAD					
60	ST	<i>Spiraea betulifolia 'Tor Gold'</i>	GLOW GIRL SPIREA	18"-24" HL	3 GAL. CONT (4" O.C.)
28	PJ	<i>Physocarpus opulifolius 'Inferno' AMBER JUBILEE</i>	AMBER JUBILEE NINEBARK	18"-24" HL	3 GAL. CONT (4" O.C.)
42	FD	<i>Physocarpus opulifolius 'Donna May'</i>	LITTLE DEVIL NINEBARK	18"-24" HL	3 GAL. CONT (4" O.C.)
EVERGREEN SHRUBS					
2"-5" SPREAD					
12	FM	<i>Pinus mugo 'White Bud'</i>	WHITE BUD DWARF MUGO PINE	18"-24" HL	3 GAL. CONT (4" O.C.)
ORNAMENTAL GRASSES					
28	BB	<i>Bouteloua gracilis 'Blonde Ambition'</i>	BLONDE AMBITION BLUE GRAMA GRASS	18"-24" HL	3 GAL. CONT (4" O.C.)
84	CK	<i>Calamagrostis x scaberrima 'Karl Foerster'</i>	KARL FOERSTER FEATHER REED GRASS	18"-24" HL	3 GAL. CONT (4" O.C.)
40	PN	<i>Panicum virgatum 'Northwind'</i>	NORTHWIND SWITCHGRASS	24" HL	3 GAL. CONT (2.5" O.C.)
73	PN	<i>Panicum virgatum 'Shenandoah'</i>	SHENANDOAH SWITCHGRASS	18"-24" HL	3 GAL. CONT (4" O.C.)

NOTE: QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY PLANT MATERIAL PRIOR TO BIDDING. IN THE CASE OF A DISCREPANCY, THE PLAN QUANTITY SHALL GOVERN.

NO.	REVISION	DATE	BY

DRAWN BY: JMC
 CHECKED BY: JMC
 DATE: 05-02-2021
 PROJECT NO: 119.0058.01D
 SHEET NO: C500

DES MOINES, IOWA

NORTHBRIDGE 80135 BUSINESS PARK PLAT 1

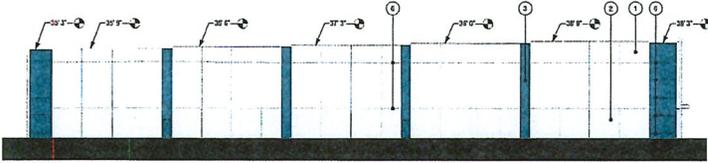
MASTER PLANTING PLAN

SNYDER & ASSOCIATES, INC. I

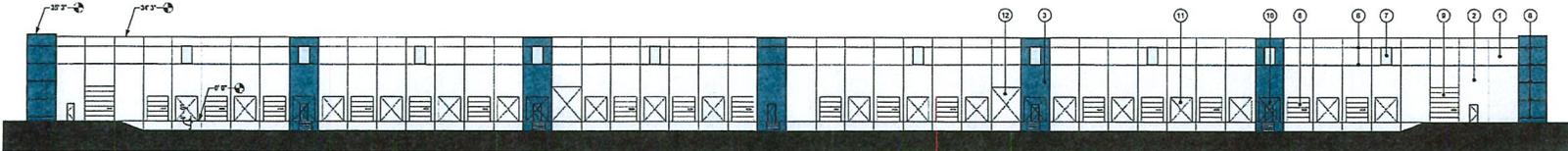
277 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 616-644-0201 | WWW.SNYDER-ASSOCIATES.COM

Project No: 119.0058.01D
 Sheet C500

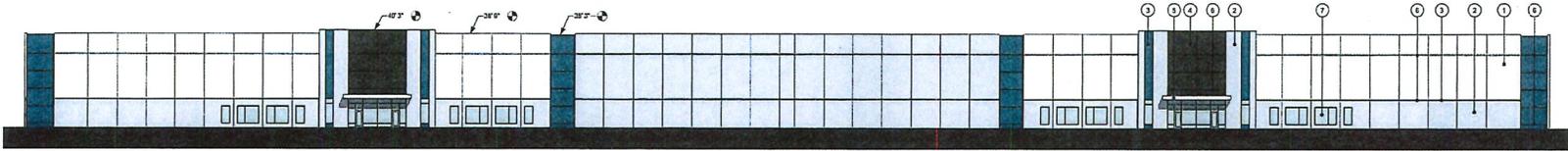
- KEYNOTE LEGEND**
- | | |
|--|--|
| 1. PRECAST CONCRETE PAINTED COLOR #1 | 8. OVERHEAD DOCK DOOR - 8' X 14' |
| 2. PRECAST CONCRETE PAINTED COLOR #2 | 9. OVERHEAD DRIVE-IN DOOR - 12' X 14' |
| 3. PRECAST CONCRETE PAINTED COLOR #3 | 10. PRECAST PANEL DESIGNED FOR FUTURE OVERHEAD DOCK DOOR OR FIRE ACCESS DOOR |
| 4. PRECAST CONCRETE PAINTED COLOR #4 | 11. PRECAST PANEL DESIGNED FOR FUTURE OVERHEAD DOCK DOOR |
| 5. PREFINISHED METAL CANOPY | 12. PRECAST PANEL DESIGNED FOR FUTURE OVERHEAD DRIVE-IN DOOR |
| 6. HORIZONTAL REVEAL | |
| 7. VISION GLASS WITH CLEAR ANODIZED ALUMINUM FRAME | |



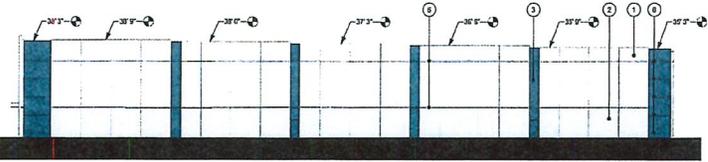
1 BLDG B - NORTH ELEVATION
3/6" = 1'-0"



2 BLDG B - EAST ELEVATION
3/6" = 1'-0"



3 BLDG B - WEST ELEVATION
3/6" = 1'-0"



4 BLDG B - SOUTH ELEVATION
3/6" = 1'-0"



Opus AE Group, L.L.C.
2220 W. Rock Road
Des Moines, IA 50319-4119
515.281.4644

Opus Design Build, L.L.C.
2220 W. Rock Road
Des Moines, IA 50319-4119
515.281.4644

CONTRACT

PROJECT
NORTHRIDGE

PROJECT ADDRESS
DES MOINES, IOWA

PROJECT NUMBER
31659

ISSUE RECORD
02/03/21 1ST CITY SUBMITTAL

DATE
02/03/21

PROJECT MANAGER
M. ANTHONY

DRAWN BY
J. WADE

CHECKED BY

REVISIONS

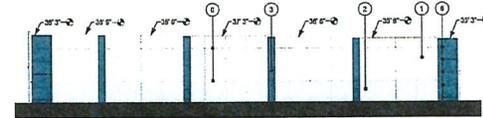
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CONCEPT ELEVATIONS - BLDG B

SHEET NUMBER

1.01

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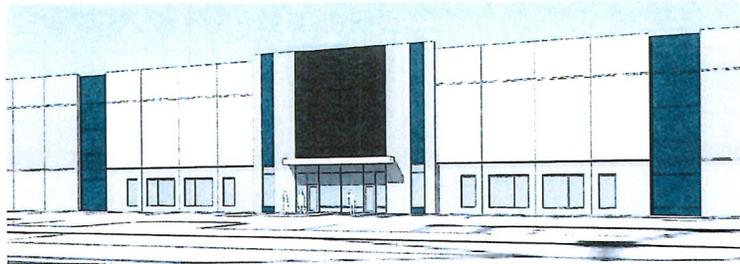
- REVISED LEGEND**
- | | |
|--|---|
| 1. PRECAST CONCRETE PAINTED COLOR #1 | 8. OVERHEAD DOOR DOOR - 9' X 12' |
| 2. PRECAST CONCRETE PAINTED COLOR #2 | 9. OVERHEAD DRIVE-IN DOOR - 12' X 14' |
| 3. PRECAST CONCRETE PAINTED COLOR #3 | 10. PRECAST PANEL DESIGNED FOR FUTURE OVERHEAD DOOR OR FIRE ACCESS DOOR |
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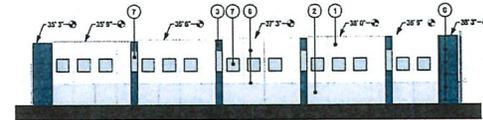
1 BLDG C - NORTH ELEVATION
1" = 30'-0"



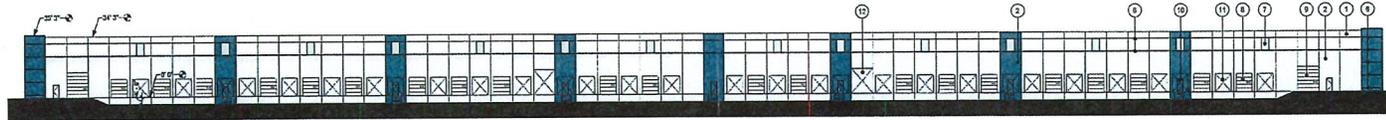
2 BLDG C - EAST ELEVATION
1" = 30'-0"



5 TYPICAL ENTRANCE PERSPECTIVE



3 BLDG C - SOUTH ELEVATION
1" = 30'-0"



4 BLDG C - WEST ELEVATION
1" = 30'-0"



Opus AE Group, L.L.C.
1010 New Road West
Des Moines, IA 50324-1919
515-281-6661

Opus Design Build, L.L.C.
1010 New Road West
Des Moines, IA 50324-1919
515-281-6661

CONSULTANT

PROJECT

NORTHRIDGE

PROJECT ADDRESS
DES MOINES, IOWA

PROJECT NUMBER
31699

ISSUE RECORD
02/03/21 1ST CITY SUBMITTAL

DATE

02/03/21

PROJECT MANAGER
M. ANTHONY

DRAWN BY
J. WADE

CHECKED BY

REVISION

SHEET TITLE

**CONCEPT
ELEVATIONS -
BLDG C**

SHEET NUMBER

2.01

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.,