

Date June 28, 2021

RESOLUTION HOLDING HEARING ON REQUEST FROM ILEX GROUP, INC. FOR APPROVAL OF PUD FINAL DEVELOPMENT PLAN “NORTHRIDGE 80/35 BUSINESS PARK – PLAT I” FOR PROPERTY IN THE VICINITY OF 4600 EAST 14TH STREET

WHEREAS, on June 14, 2021, by Roll Call No. 21-0864, the City Council received a communication from the City Plan and Zoning Commission advising that on May 20, 2021, the Commission voted 11-0 to **APPROVE** a request from ILEX Group, Inc. (owner), represented by Ben Schultes (officer), to approve the PUD Final Development Plan “Northridge 80/35 Business Park – Plat I” on property located in the vicinity of 4600 East 14th Street (“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 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



Date June 28, 2021

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; and

WHEREAS, on June 14, 2021, by Roll Call No. 21-0864, it was duly resolved by the City Council that the request for approval of the PUD Final Development Plan be set down for hearing on June 28, 2021 at 5:00 p.m., in the Council Chambers; 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; and

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



Roll Call Number

Agenda Item Number

59

Date June 28, 2021

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 “Northridge 80/.35 Business Park – Plat I” are hereby overruled, and the hearing is closed.
2. The proposed PUD Final Development Plan “Northridge 80/.35 Business Park – Plat I”, as on file in the Development Services Department, is hereby found to be in conformance with PlanDSM: Creating Our Tomorrow Plan and is hereby approved, subject to the conditions stated above.

MOVED BY _____ TO ADOPT.

FORM APPROVED: Judy K Parks-Kruse
 Judy K. Parks-Kruse
 Assistant City Attorney

(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



June 8, 2021

Date June 28, 2021
 Agenda Item 59
 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 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 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

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:

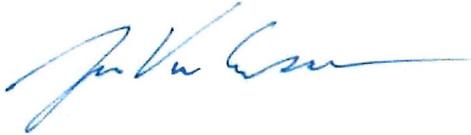
1. Compliance with all administrative review comments.
2. Execution of all necessary agreements between the applicant, Polk County and the City of Des Moines allowing the Polk County basin to be utilized to serve the proposed development.

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,



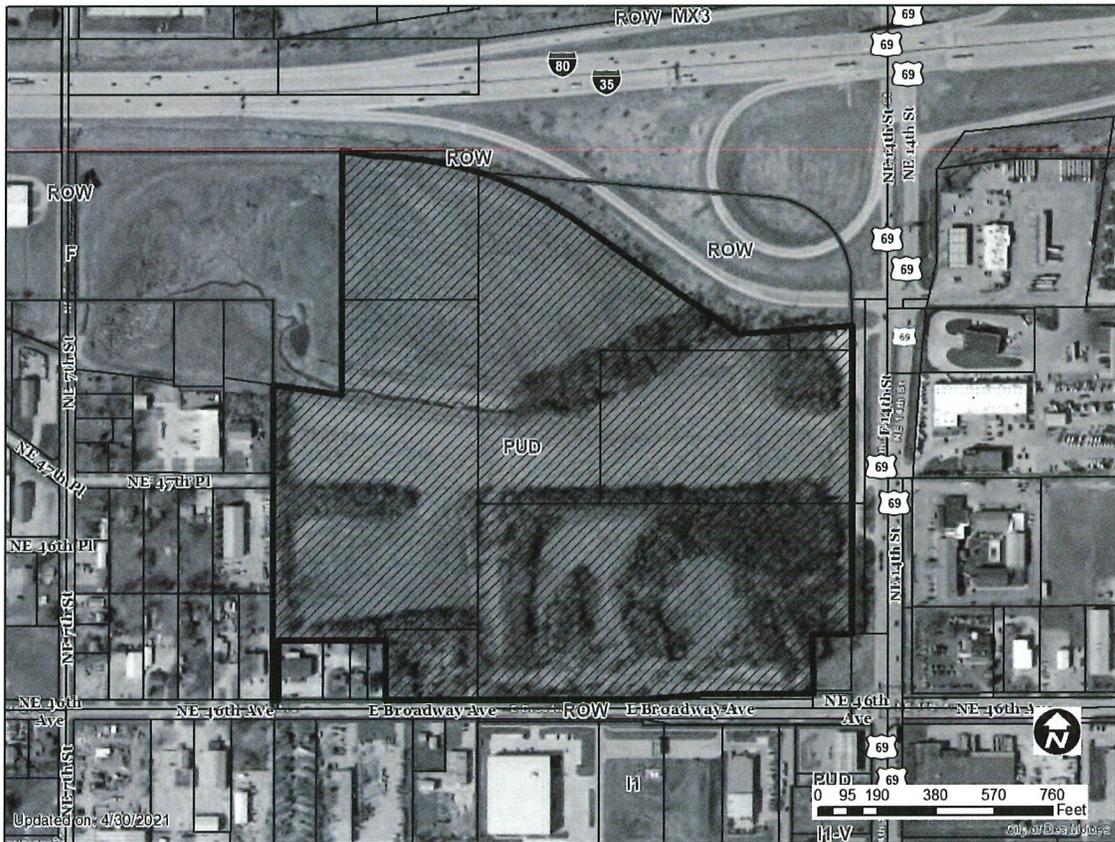
Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:tjh

Request from ILEX Group, Inc. (owner) represented by Ben Schultes (officer) for property located in the vicinity of 4600 East 14 th 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.			
PlanDSM 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 Outside Area (200 feet)	In Favor	Not In Favor	Undetermined	% Opposition
	0	0		
Within Subject Property				
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes
	Denial			No

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

13-2021-1.28



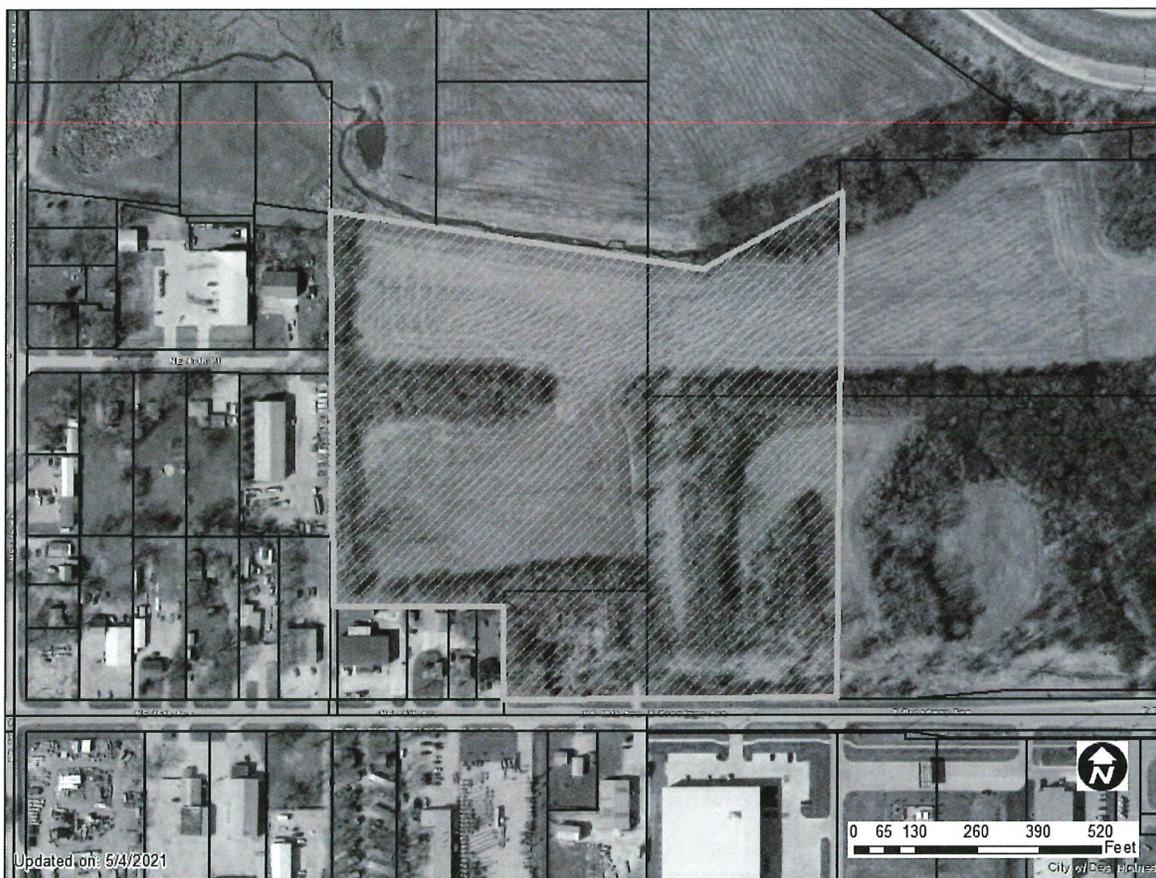
1 inch = 362 feet

59

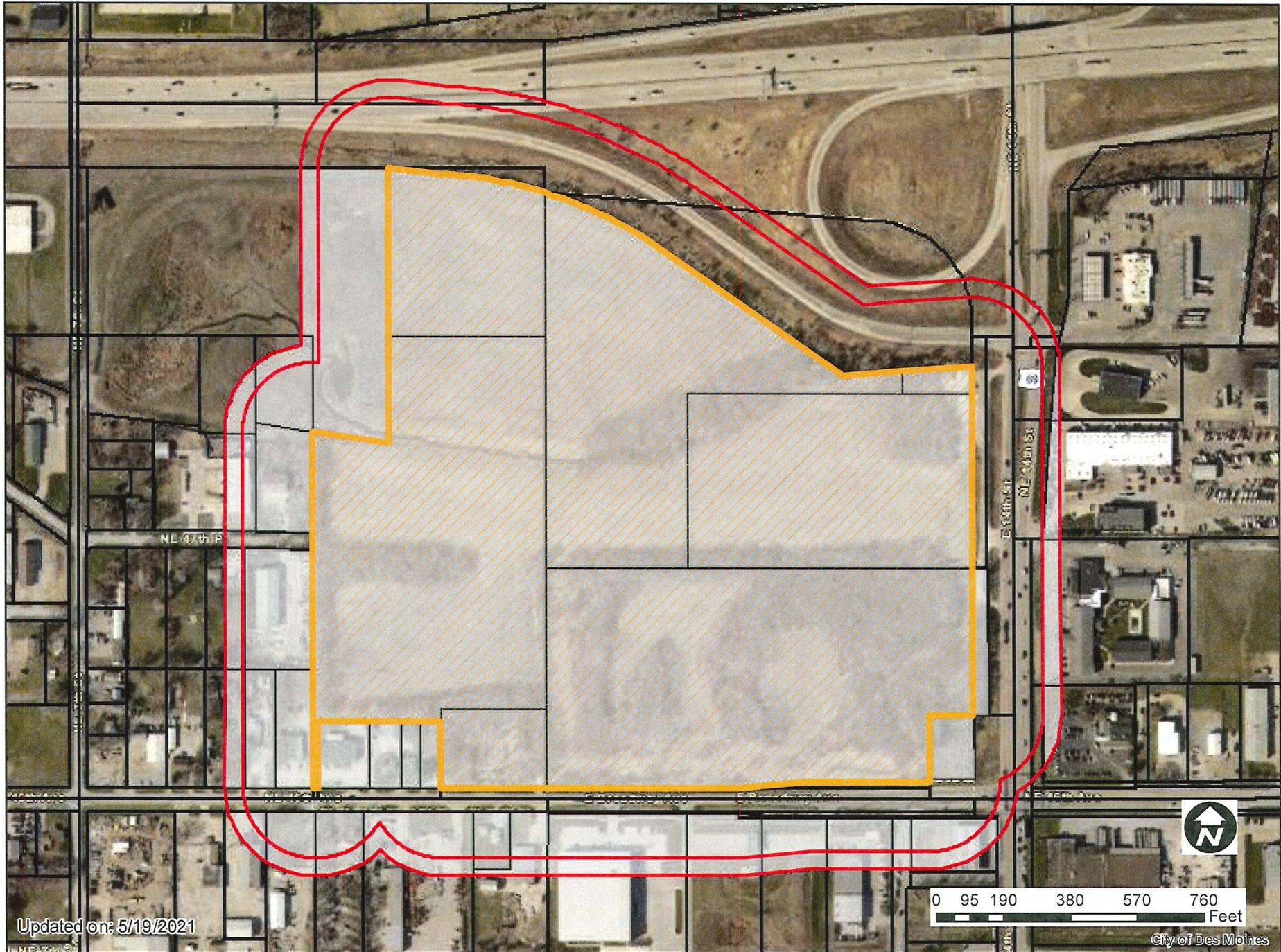
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Current Zoning District	Northridge Legacy "PUD" Planned Unit Development.				
Proposed Zoning District	N/A.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Outside Area (200 feet)	0	0			
Within Subject Property					
Plan 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

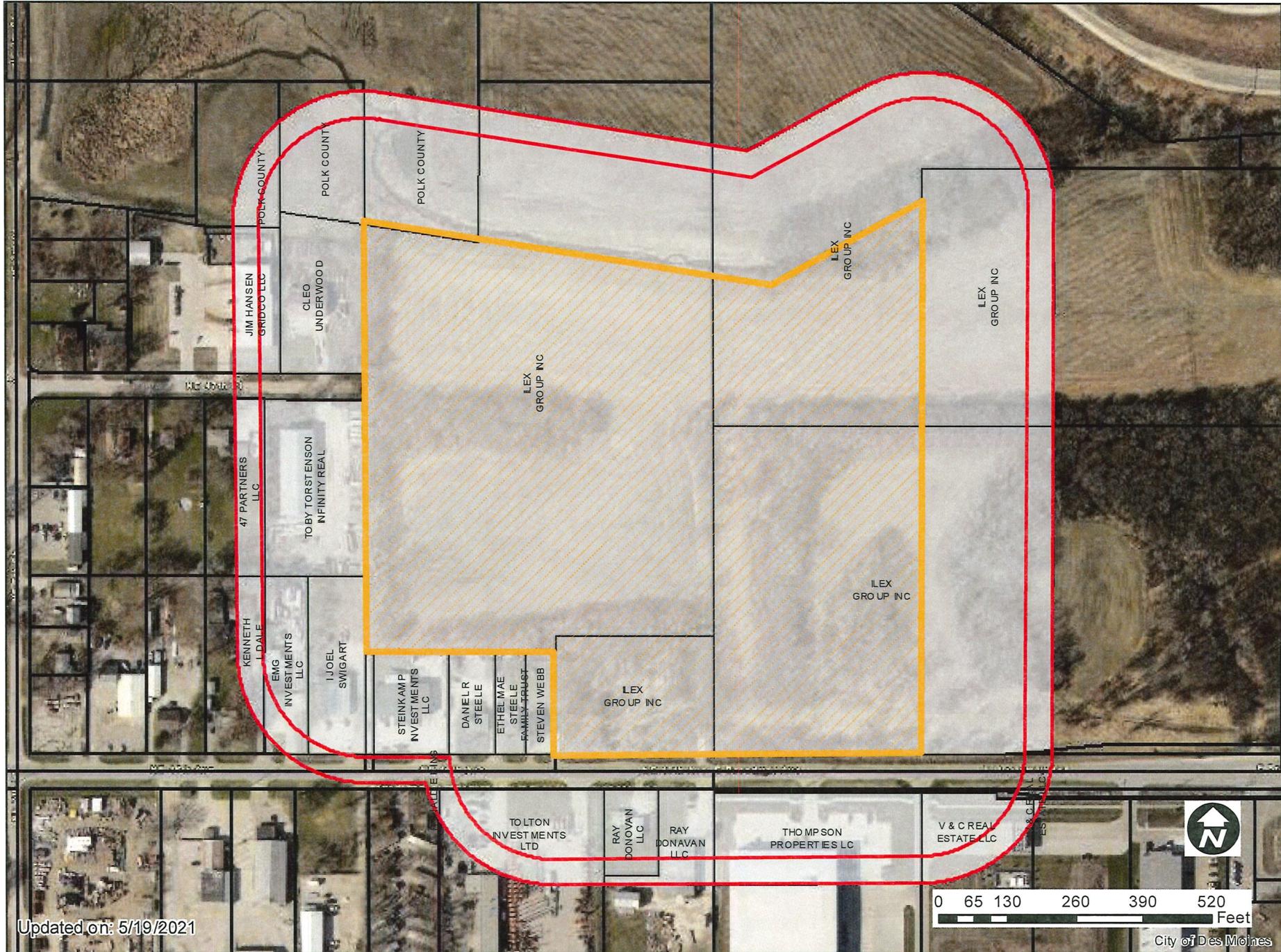


Updated on: 5/19/2021

0 95 190 380 570 760 Feet

City of Des Moines

1 inch = 363 feet

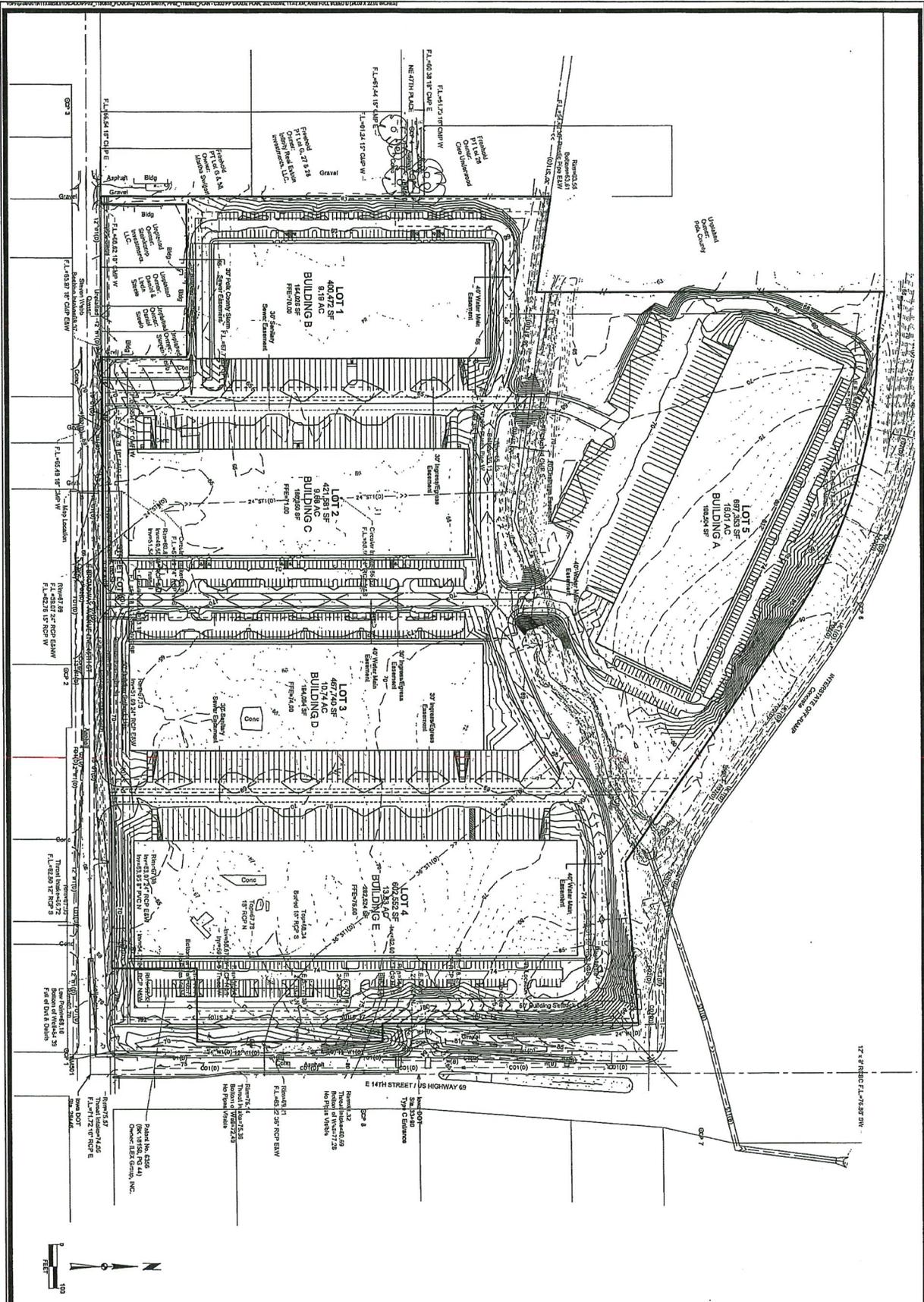


Updated on: 5/19/2021



City of Des Moines

1 inch = 244 feet



<p>Project No: 119.0858.01D Sheet: C300</p>	<p>NORTHRIDGE 80 35 BUSINESS PARK PRELIMINARY PLAT - GRADE PLAN</p>	<p>DES MOINES, IA</p>	<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"=100'</td> <td></td> </tr> <tr> <td>Technician: A.W.S.</td> <td>Date: 02-08-2021</td> <td>Y-R-E: 78N-24W-14</td> <td></td> </tr> <tr> <td colspan="3">Project No: 119.0858.01D</td> <td>Sheet C300</td> </tr> </tbody> </table>	MARK	REVISION	DATE	BY	Engineer: J.L.H.	Checked By: BKC	Scale: 1"=100'		Technician: A.W.S.	Date: 02-08-2021	Y-R-E: 78N-24W-14		Project No: 119.0858.01D			Sheet C300
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<p>SNYDER & ASSOCIATES, INC.</p>		<p>2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-954-2022 www.snyder-associates.com</p>																	



LEGEND

FEATURES	FOUND	SET
Section Corner	●	○
1/2" Rebar, Cap # 11570 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	■	□
Control Point	●	○
Survey Mark	●	○
Platted Distance	P	
Measured Staking & Distance	M	
Recorded As	R	
Dead Distance	D	
Calculated Distance	C	
Minimum Production Elevation	MPE	
Centerline	—	—
Section Line	—	—
1/4" Section Line	—	—
Essement Line	—	—

FEATURES	EXISTING	PROPOSED
Spot Elevation	○	○
Contour Elevation	—	—
Fence (Barbed, Field, Hog)	—	—
Fence (Chain Link)	—	—
Fence (Wood)	—	—
Fence (S&I)	—	—
Tree Line	—	—
Tree Stump	—	—
Deciduous Tree 1/2 Shrub	○	○
Coniferous Tree 1/2 Shrub	○	○
Communication		
Overhead Communication	—	—
Optic Cable	—	—
Underground Electric	—	—
Overhead Electric	—	—
Gas Main with Size	—	—
High Pressure Gas Main with Size	—	—
Water Main with Size	—	—
Sanitary Sewer with Size	—	—
Dust Bank	—	—
Test Hole Location for BLUE W/O	—	—

(*) Denotes the survey quality service level for utilities

Sanitary Manhole	○	○
Storm Sewer with Size	○	○
Storm Manhole	○	○
Single Storm Sewer Intake	○	○
Double Storm Sewer Intake	○	○
Fire Hydrant	○	○
Fire Hydrant on Building	○	○
Water Main Valve	○	○
Water Service Valve	○	○
Well	○	○
Utility Pole	○	○
Guy Anchor	○	○
Utility Pole with Light	○	○
Mixing Tank with Transformer	○	○
Street Light	○	○
Yard Light	○	○
Electric Box	○	○
Electric Transformer	○	○
Traffic Sign	○	○
Communication Pedestal	○	○
Communication Manhole	○	○
Communication Handhole	○	○
Fiber Optic Manhole	○	○
Fiber Optic Handhole	○	○
Gas Valve	○	○
Gas Manhole	○	○
Gas Appurtenance	○	○
Fence Post or Guard Post	○	○
Underground Storage Tank	○	○
Above Ground Storage Tank	○	○
Shed	○	○
Sign	○	○
Mailbox	○	○
Sprinkler Head	○	○
Infiltration Control Valve	○	○

UTILITY QUALITY SERVICE LEVELS

UTILITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE G1/ASCE 38-02 STANDARD. QUALITY LEVEL (C) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS. QUALITY LEVEL (E) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION. QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOGRAPHICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

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 COMPARE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

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.
- FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CAD FILES.
- FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, 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 AND/OR SUBSURFACE LOCATING/IDENTIFYING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
- UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE COMPLEXITY AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
- BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF BIDD CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SET.

UTILITY CONTACT INFORMATION

S1-SANITARY SEWER	CITY OF DES MOINES STEVE JOHNSON 815-222-4111 sjo@desmoines.gov
ST1-STORM SEWER	DES MOINES METRO WASTEWATER NICK CARTER 515-222-4133 ncarter@desmoines.gov
W1-WATER MAIN	DES MOINES WATER WORKS JANA RODGERS 515-283-8723 jrodgers@desmoines.gov
OE1-OVERHEAD ELECTRIC UE1-UNDERGROUND ELECTRIC G1-GAS	MIDAMERICAN ENERGY CRAG RANFELD 515-222-8832 MECCO@midenergy.com
CO1-COMMUNICATION	CENTURYLINK TOM TURNER 724-874-2020 thomas.turner@centurylink.com
CO2-COMMUNICATION	CITY OF DES MOINES TRAFFIC MARK POLVAG 724-283-4109 mpolva@desmoines.gov
FO1-FIBER OPTIC	AUSEON NETWORK SERVICES JEFF KLOCKO 515-439-0445 j.klocko@auson.com
FOR-FIBER OPTIC	IOWA DEPARTMENT OF TRANSPORTATION JASON DALE 650-235-1915 DOT-ICC-Traffic@iowadot.us

CONTROL POINTS

- IOWA STATE PLANE SOUTH COORDINATE SYSTEM
NAD83(2011)EPOCH 2010.00 (ARTN DERIVED - US SURVEY FEET)
- CP1 N=598954.50 E=181280.24 Z=73.88
CUT "X" ON TOP OF CURB IN THE NORTHWEST CORNER OF CASEY'S PARKING LOT, SOUTHWEST QUADRANT OF E. 14TH STREET & E. BROADWAY AVENUE, SOUTHWEST OF SITE.
 - CP2 N=598957.18 E=181227.83 Z=83.10
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=598986.85 E=181070.55 Z=48.37
CUT "X" ON WEST BACK OF CURB OF ENTRANCE TO #761 BROADWAY 1/2' SOUTHWEST OF POWER POLE, SOUTHWEST OF SITE.
 - CP4 N=598746.82 E=181078.35 Z=43.47
M&G MAIL IN CENTERLINE OF N.E. 47TH PLACE 25' SOUTH OF POWER POLE & 15' WEST OF EAST END OF ASPHALT PAVEMENT, WEST SIDE OF SITE.
 - CP5 N=600922.09 E=1811079.27 Z=75.83
CUT "X" IN CONCRETE AT THE SOUTH EDGE OF INTERSTATE OFF-RAMP 10' NORTH OF LIGHT POLE, NORTHWEST CORNER OF SITE.
 - CP6 N=600758.63 E=1811181.81 Z=64.19
CUT "X" IN CONCRETE AT THE SOUTH EDGE OF INTERSTATE OFF-RAMP 10' NORTH OF LIGHT POLE, NORTH SIDE OF SITE.
 - CP7 N=600695.37 E=181070.24 Z=48.47
CUT "X" IN CONCRETE AT THE SOUTHWEST CORNER OF 6TAINLESS STEEL CABINET AT THE NORTHEAST QUADRANT OF E. 14TH STREET & OT ENTRANCE, NORTHEAST CORNER OF SITE.
 - CP8 N=598927.39 E=1810031.71 Z=48.66
CUT "X" ON BACK OF CURB 25' NORTHEAST OF POWER POLE & 75' SOUTH OF SUPER BIWAYWAY IN SIGN, EAST OF SITE.

BENCHMARKS

- CITY OF DES MOINES VERTICAL DATUM
ARTN DERIVED - US SURVEY FEET
CONVERSION FROM CITY OF DES MOINES DATUM TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) IS (+)773.94
- BM500 N=499728 E=1810193 ELEV=64.39
SOUTH-EAST BERRY BOLT ON HYDRANT AT THE EAST END OF E. 47TH PLACE, WEST SIDE OF SITE.
 - BM451 N=599592 E=1810299 ELEV=75.25
CUT "X" ON TOP OF CONCRETE MAST ARM FOOTING AT THE SOUTHWEST QUADRANT OF E. 14TH STREET & E. BROADWAY AVENUE, SOUTHWEST OF SITE.

NOTES

- NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITIES NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL BE CONSTRUCTED UTILIZING THE 2020 SDAS STANDARD SPECIFICATIONS AND THE 2020 CITY OF DES MOINES GENERAL SUPPLEMENTAL SPECIFICATIONS TO THE SDAS STANDARD SPECIFICATION, AND THE SDAS REPORT PREPARED BY TERRACON (PROJECT NO. 08195134-01) DATED MAY 1, 2020. CONSTRUCTION OF WATER MAIN IMPROVEMENTS SHALL CONFORM TO THE DES MOINES WATER WORKS RULES AND REGULATIONS.
- 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 (MUTCD) WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY. FLAGGERS SHALL BE PROVIDED. ACCESS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
- NOTIFY OWNER, ENGINEER, CITY OF DES MOINES ENGINEERING DEPARTMENT INSPECTOR JASON FRYBERG (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 95% MAXIMUM DENSITY.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
- DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CORRECTIONS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE SURVEYOR AND ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNSUITABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESURFACE TO MINIMUM 8" DEPTH TO FINISH GRADE.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
- THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
- 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 UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCES BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.
- ALL WORK IN THE CITY RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT.
- A SIDEWALK / DRIVE APPROACH PERMIT IS REQUIRED.
- PRIVATE WATER AND SEWER SERVICES MUST MEET UNIFORM PLUMBING CODE (UPC) AND ALL CITY OF DES MOINES AMENDMENTS TO UPC. DEVELOPER / CONTRACTOR IS RESPONSIBLE FOR VERIFYING PIPE MATERIAL REQUIREMENTS PRIOR TO CONSTRUCTION.
- THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
- ALL ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED ON ALL SIDES WITH ARCHITECTURAL SCREENING EQUAL TO THE HEIGHT OF THE EQUIPMENT.
- MECHANICAL EQUIPMENT SHALL NOT BE LOCATED IN THE FRONT YARD OR STREET SIDE YARD, AND SHALL BE SCREENED FROM VIEW FROM ANY PUBLIC WAY WITH LANDSCAPING, FENCING, OR WALLS CONSISTENT WITH THE BUILDING DESIGN, COLORS, AND MATERIALS.
- ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THIS PLAN NEED TO BE APPROVED BY THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.
- LIGHTING MUST BE LOW GLARE CUT OFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
- THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CONSTRUCTION PROJECT.
- ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SOODING.

PROJECT DESCRIPTION

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

PROPERTY ADDRESS

8035-8036 BLOCK E BROADWAY AVE
DES MOINES, IOWA 50313

SITE AREA

59.37 ACRES

ZONING

NORTH-RIDGE 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 I = 164,258 SF
BUILDING C = 165,250 SF

PARKING REQUIREMENTS

- LOT 1
1 SPACE PER 400 SF OF OFFICE
15,400 SF/400 = 42 SPACES REQUIRED
1 SPACE PER 10,000 SF OF WAREHOUSE
EMPLOYEES N/A. SPECULATIVE BUILDING
147,250 SF/10,000 = 15 SPACES REQUIRED
= 57 SPACES TOTAL REQUIRED
107 SPACES PROVIDED (INCLUDING 6 ACCESSIBLE STALLS)
- LOT 2
1 SPACE PER 400 SF OF OFFICE
18,535 SF/400 = 47 SPACES REQUIRED
1 SPACE PER 10,000 SF OF WAREHOUSE
EMPLOYEES N/A. SPECULATIVE BUILDING
167,175 SF/10,000 = 17 SPACES REQUIRED
= 64 SPACES TOTAL REQUIRED
121 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 DRAINAGE REPORT PREPARED BY SNEYDER & ASSOCIATES DATED APRIL 14, 2021 PROVIDED DOCUMENTATION RELATED TO THE STORM WATER DETENTION REQUIREMENTS. MODIFICATIONS TO THE BASIN REQUIRED AS PART OF THIS SITE PLAN ARE DETAILED ON C105.

NO.	DATE	BY
1	11-15-2021	DESIGN
2	11-15-2021	DESIGN
3	11-15-2021	DESIGN
4	11-15-2021	DESIGN
5	11-15-2021	DESIGN
6	11-15-2021	DESIGN
7	11-15-2021	DESIGN
8	11-15-2021	DESIGN
9	11-15-2021	DESIGN
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96	11-15-2021	DESIGN
97	11-15-2021	DESIGN
98	11-15-2021	DESIGN
99	11-15-2021	DESIGN
100	11-15-2021	DESIGN

NO.	DATE	BY
1	11-15-2021	DESIGN
2	11-15-2021	DESIGN
3	11-15-2021	DESIGN
4	11-15-2021	DESIGN
5	11-15-2021	DESIGN
6	11-15-20	

REZONING DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 18 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 89 DEGREES 51 MINUTES 30 SECONDS WEST, 69 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS WEST PARALLEL TO AND 30.0 FEET NORTH OF THE SOUTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 14, 347.69 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS WEST, 264.75 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS WEST PARALLEL TO AND 30.0 FEET NORTH OF THE SOUTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 14, 842.80 FEET TO A POINT THAT IS 182.82 FEET WEST OF AND 33.00 FEET NORTH OF THE POINT OF COMMENCEMENT; THENCE NORTH 90 DEGREES 03 MINUTES 45 SECONDS WEST, 162.80 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS WEST, 348.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 40 SECONDS EAST, 162.30 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, 10.82 FEET; THENCE NORTH 90 DEGREES 03 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, 1,289.08 FEET; THENCE SOUTH 89 DEGREES 55 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, 68.25 FEET TO THE NORTH WEST CORNER OF THE SOUTH WEST 1/4 OF SAID SECTION 14; THENCE NORTH 90 DEGREES 03 MINUTES 45 SECONDS EAST ALONG THE WEST LINE OF THE SOUTH WEST 1/4 OF SAID SECTION 14, 479.63 FEET TO A POINT THAT IS 183.0 FEET SOUTH OF THE CENTER LINE OF INTERSTATE NO. 35-40, AS IT IS PRESENTLY ESTABLISHED; THENCE NORTH 89 DEGREES 55 MINUTES 30 SECONDS EAST PARALLEL TO AND 18.0 FEET SOUTH OF THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SAID SECTION 14, 1,238.38 FEET TO THE EAST LINE OF THE NORTH WEST 1/4 OF SAID SECTION 14, 1,238.38 FEET TO THE EAST LINE OF THE NORTH WEST 1/4 OF SAID SECTION 14, 479.63 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 45 SECONDS EAST, 88.47 FEET ALONG THE EAST LINE OF THE NORTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SAID SECTION 14, THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS EAST, 98.27 FEET; THENCE SOUTHEASTERLY ALONG A 288.87 FOOT RADII CURVE TO THE RIGHT, 424.39 FEET; THENCE SOUTH 89 DEGREES 55 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, 1,151.04 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS WEST, 129.7 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS EAST, 191.7 FEET TO THE POINT OF BEGINNING, AND

A RECTANGULAR PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA IS DESCRIBED AS FOLLOWS:
THE WEST 1/4.00 FEET OF THE EAST 1/2.00 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, EXCEPT THE SOUTH 24.14 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 1018 A PAGE 192 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 1932 ON PAGES 427-487 IN THE OFFICE OF THE POLK COUNTY RECORDER.

PROPERTY ADDRESS
4609 NE 14TH STREET
DES MOINES, IOWA 50313

PROPERTY AREA
59.85 ACRES MORE OR LESS

OWNER
LEX GROUP, INC.
5711 WYOMING AVENUE SOUTH
EDINA, MINNESOTA 55435
CONTACT: BEN SCHULTZ 952-233-2520

DEVELOPER
THE OPUS GROUP
1815 NW 18TH STREET, SUITE 250
CLIVE, IOWA 50325
CONTACT: MICHAEL ANTHONY 515-444-4333

PREPARED BY
SNYDER AND ASSOCIATES, INC.
2727 SW 8TH STREET, SUITE 100
ANSLEY, IOWA 50323
TELEPHONE: 515-354-2020

PLANS
THE PLANS AND 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 ZONING DESIGNATION OF M-1: LIGHT INDUSTRIAL AND PUD COMMERCIAL ON THE CORNER.

GENERAL DEVELOPMENT CONCEPT

LOCATED SUBJECT TO MAJOR EAST-WEST AND NORTH-SOUTH INTERSTATE TRANSPORTATION CORRIDORS WITH INTERSTATE 80 AND 35, THE PROJECT WILL CONSIST OF LIGHT INDUSTRIAL, MANUFACTURING AND DISTRIBUTION USE WITH BUILDINGS LOCATED AND SIZES AS SPECIFIED BY MARKET DEMAND AND TENANT REQUIREMENTS. THE RUD PLAN INDICATES FIVE BUILDINGS ACCOUNTING FOR OVER ONE MILLION SQUARE FEET OF LEASABLE BUILDING AREA.

P.U.D. DEVELOPMENT STANDARDS

ALL PROVISIONS OF SECTION 13A-2.6, 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 13A OF THE MUNICIPAL CODE, INCLUDING ANY APPLICABLE SUPPLEMENTAL REGULATIONS.
- 2. OUTDOOR STORAGE IS PROHIBITED UNLESS IDENTIFIED ON AN APPROVED DEVELOPMENT PLAN.
- 3. OPEN SPACE:
 - a) A MINIMUM OF 20% OPEN SPACE.
 - b) FRONT - 40 FEET
 - c) REAR - 10 FEET
 - d) SIDE - 30 FEET TOTAL, 5' MINIMUM ONE SIDE
 - e) MAXIMUM BUILDING HEIGHT: 75 FEET
- 4. PARKING REQUIREMENTS:
 - a) FRONT - 10 FEET
 - b) REAR AND SIDE: 6 FEET PARKING SPACES SHALL NOT APPLY WITH SHARED DRIVES ACROSS LOT LINES.
- 5. ACCESS:
 - a) ACCESS SHALL BE PROVIDED TO THE 14TH STREET AT THE PRE-DETERMINED ACCESS LOCATION STATION AS INDICATED THROUGH THE IOWA DOT.
 - b) ACCESS TO THE BROADWAY AVENUE SHALL BE DETERMINED THROUGH THE BOLLIN & MENK ENGINEERING TRAFFIC ANALYSIS.
 - c) ANY ACCESS LOCATIONS SHALL BE ALLOWED WHEN THE CONFIGURATION OF THE LOTS ALLOW.
- 6. BUILDING DESIGN STANDARDS DESCRIBED BELOW SHALL APPLY TO ALL BUILDINGS:
 - a) FENCING REQUIREMENTS:
 - 1. OUTDOOR STORAGE OR 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 PURPOSES OR FOR ANY OTHER USES UNLESS APPROVED BY THE CITY OF DES MOINES. PROPOSED FENCING SHALL BE SHOWN ON INDIVIDUAL LOT DEVELOPMENT PLANS AND SHALL BE SUBJECT TO APPROVAL BY THE CITY OF DES MOINES.

PROHIBITED BUILDING MATERIALS
THE FOLLOWING LIST OF MATERIALS AND FINISHES ARE PROHIBITED AND MAY NOT BE USED ON EXTERIOR SURFACES OF ANY BUILDING:

- 6. PLYWOOD
- 7. COMPOSITE SIDING SUCH AS HARDBOARD SIDING
- 8. COMPOSITE BUILDING PANELS SUCH AS METAL FACED PLYWOOD OR WOODCORE PANELS
- 9. PRE-FINISHED METALS INSTALLED WITH EXPOSED FASTENERS
- 10. ALL PLASTIC (EXCEPT SIGN)
- 11. COMMON CONCRETE BLOCK, EXCEPT FOR REAR BUILDING WALLS, WHICH ARE NOT VISIBLE FROM A PUBLIC STREET

ALLOWABLE ROOFING MATERIALS
THE FOLLOWING ROOFING MATERIALS MAY NOT BE USED ON ANY BUILDING:

- 1. ASBESTOS CEMENT SHINGLES
- 2. ASPHALT SHINGLES

COLORS
ALLOWABLE COLORS INCLUDE EARTH TONES AND OTHER MUTED COLORS. VIBRANT PRIMARY COLORS WILL BE ALLOWED TO ACCENT ARCHITECTURALLY SIGNIFICANT BUILDING DETAILS, BUT MUST CONTRIBUTE TO THE BUILDINGS OVERALL ATTRACTIVENESS AND DESIGN.

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

ARCHITECTURAL SCREENS
ALL UNDESIRABLE EQUIPMENT SHALL BE SCREENED ON ALL SIDES EQUAL TO THE HEIGHT OF THE EQUIPMENT WITH ARCHITECTURALLY INTEGRATED MATERIAL AS REVIEWED WITH ANY DEVELOPMENT PLAN.

PARKING DESIGN STANDARDS
PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 135-6 OF THE PLANNING AND DESIGN ORDINANCE AS REVIEWED 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 PLAN.

LANDSCAPING
LANDSCAPING AND DEFERRING SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY'S LANDSCAPING STANDARDS APPLICABLE TO THE T1 DISTRICT IN PLACE AT THE TIME THE DEVELOPMENT PLAN IS SUBMITTED OR EXCEEDED AS ILLUSTRATED ON THE CONCEPTUAL PLAN.

TREE MITIGATION
TREE REMOVAL AND MITIGATION CALCULATIONS MUST BE SUBMITTED WITH ANY DEVELOPMENT PLAN IN ACCORDANCE WITH SECTION 42-830 OF THE MUNICIPAL CODE.

SIGNS

EACH LOT SHALL HAVE A MINIMUM OF ONE ENTRANCE SIGN LOCATED AT A PRIMARY SITE ENTRANCE FROM A PUBLIC STREET. THE SIGN SHALL CONFORM TO THE MATERIAL STANDARDS IDENTIFIED ON THE LOT ENTRANCE SIGN DETAIL. SIGNS ON EACH LOT SHALL BE COMPLEMENTARY IN STYLE AND DESIGN WITH SUCH LOT. ALL BUILDING AND WALL SIGNS SHALL ALSO COMPLY WITH THE SIGN REQUIREMENTS SET FORTH IN SECTION 134-77(1).

LOTS THAT FRONT INTERSTATE 80/55 MAY BE A MAXIMUM OF 40 SQUARE FEET OF SIGN FACE ON EACH SIDE OF A MONUMENT SIGN. LOTS THAT FRONT NE 14TH STREET AND NE BROADWAY AVENUE MAY HAVE A MAXIMUM 20 SQUARE FEET OF SIGN FACE ON EACH SIDE OF A MONUMENT SIGN.

MULTI-TENANT AT ENTRANCES 150 BF MAX WALL MOUNTED SIGNAGE 100 BF MAX DIRECTIONAL SIGN 15 BF MAX

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

SIDEWALKS
SIDEWALKS SHALL BE PROVIDED AS DETERMINED BY THE CITY TRAFFIC ENGINEER WITH ANY DEVELOPMENT PLAN.

RIGHTS-OF-WAY
RIGHT-OF-WAY NEGOTIATIONS WITH THE IOWA DOT IS OCCURRING TO "LINE-UP" THE WESTERLY RIGHT-OF-WAY LINE ALONG NE 14TH STREET. THE PROPOSED RIGHT-OF-WAY OF THE NORTHERLY PORTION SHALL BE EXTENDED SOUTH IN A STRAIGHT LINE TO ELIMINATE THE "JOGS" IN THE EXISTING RIGHT-OF-WAY LINE.

THE EXISTING RIGHT-OF-WAY LINE ON THE NORTH SIDE OF NE BROADWAY AVENUE CONSIST OF 50-FOOT HALF WIDTH ON THE EASTERN PORTION AND 30-FOOT HALF WIDTH ALONG THE WESTERN PORTION. AN ADDITIONAL 7-FOOT OF RIGHT-OF-WAY WILL BE DEDICATED WITH THE FINAL PLAT ALONG THE WESTERLY PORTION TO ALLOW FUTURE ROADWAY WIDENING AND THE PLACEMENT OF THE SIDEWALK.

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

ENVIRONMENTALLY SIGNIFICANT AREAS
A RETAIN AND DELINEATION STUDY WAS COMPLETED BY TERRACON FOR THE SUBJECT PROPERTY. THE STUDY INDICATED ONE POTENTIAL 6.16 ACRE WETLAND.

IT WOULD BE THE INTENT OF THE DEVELOPER TO MAINTAIN THE CURRENT DRAINAGE CHANNEL BISECTING THE NORTH ONE-THIRD OF THE SITE EAST TO WEST IN ITS CURRENT CONDITION EXCEPT FOR TWO LOCATIONS WHERE PERVE ACCESS TO THE NORTHERLY PORTION OF THE SITE WILL BE PROVIDED. THERE WILL ALSO BE UTILITY SERVICE CROSSING AND STORM SEWER OUTLET LOCATIONS ALONG THE LENGTH OF THE DRAINAGE CHANNEL.

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

UPON AN AGREEMENT BETWEEN POLK COUNTY AND CITY OF DES MOINES, IT IS THE DEVELOPER'S INTENT THAT THE STORM WATER DETENTION REQUIREMENTS OF THE REGIONAL FACILITY, NW CORNER OF THE SITE, AS PREVIOUSLY NEGOTIATED THROUGH THE ACQUISITION PROCESS WITH POLK COUNTY, THIS REGIONAL BASIN IS LOCATED OFF-SITE DOWNSTREAM OF THE DRAINAGE CHANNEL THAT BISECTS THE PROPERTY. ALL DRAINAGE ENTERING INTO THIS DRAINAGE CHANNEL WILL BE CONVEYED TO THE POLK COUNTY REGIONAL BASIN. IF THE POLK COUNTY REGIONAL STORM WATER DETENTION FACILITY IS NOT A VIABLE OPTION, ON-SITE STORM WATER DETENTION WILL BE PROVIDED ON AN INDIVIDUAL LOT BASIS OR BY THE MEANS OF A REGIONAL BASIN WITH THE INTENT TO ONLY MEET THE REQUIRED NEEDS OF THIS DEVELOPMENT.

SITE INFRASTRUCTURE
SITE INFRASTRUCTURE SHALL BE PROVIDED BY THE STORM SEWER OWNED AND MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER(S), AND PUBLIC SANITARY SEWER AND WATER MAIN. PUBLIC SANITARY SEWER WILL BE PROVIDED WHERE REQUIRED TO SERVICE THE BUILDING. PUBLIC SANITARY SEWER WILL BE BENCH LATERALS EXTENDED INTO THE SITE WITH AN ANTICIPATED MINIMUM SLOPE OF 0.30 PERCENT TO PROVIDE FOR THE BEST CHANCE OF GRAVITY FLOWING THE AREA NORTH OF THE DRAINAGE CHANNEL. INDIVIDUAL SERVICES WILL CONNECT TO THE PUBLIC SEWER AND EXTENDED TO THE INDIVIDUAL BUILDINGS.

PRIVATE STORM SEWER WILL DRAIN TO THE DRAINAGE CHANNEL, TRANSVERSING THE SITE EAST TO WEST AS DESCRIBED IN THE STORM WATER MANAGEMENT SECTION. STORM SEWER WILL BE DESIGNED FOR THE 5-YEAR RAINFALL EVENT WITH OVERLAND FLOW PATHS FOR THE LARGER, LESS FREQUENT STORM EVENTS.

PUBLIC WATER MAIN WILL BE EXTENDED FROM NE 14TH STREET OVER DND AND LOOP BACK TO NE BROADWAY AVENUE. THIS IS ANTICIPATED AS A 12-INCH LOOP BUT FURTHER STUDY TO DETERMINE ACTUAL SIZE WILL OCCUR. PUBLIC INTERNAL WATER MAINS AND SERVICES ARE ANTICIPATED AS 8-INCH ALL PUBLIC WATER MAIN WILL BE LOCATED WITHIN A 6-FOOT EASEMENT.

PRIVATE DRIVERS AND PARKING IS ANTICIPATED AS PAVED PAVEMENT. MAIN DRIVES ARE PLANNED AS 20-FOOT 18' AND 28-FOOT 18' ON THE INNER GRANITE, BENCH AND BENCH, RESPECTIVELY AND DEPENDENT UPON THE FINAL GEOTECHNICAL PAVEMENT DETERMINATION.

ALL UTILITY AND SIMILAR SERVICE LINES TO BUILDINGS ON THE PROPERTY SHALL BE LOCATED UNDERGROUND.
ALL UTILITY METERS, TRANSFORMERS, GROUND-MOUNTED EQUIPMENT, AND OTHER UTILITIES SHALL BE PLACED ALONG REAR OR SIDE FACADES THAT ARE INTERNAL TO THE SITE TO THE SATISFACTION OF THE CITY ENGINEER.

ALL REUSE AND RECYCLED CONTAINERS SHALL BE STORED WITHIN A BUILDING OR WITHIN A TRASH ENCLOSURE CONSTRUCTED OF MASONRY WALLS WITH SOLID STEEL GATES AS APPROVED WITH ANY DEVELOPMENT PLAN.

SITE LIGHTING

ALL SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND SHIELDED FROM ADJOINING PROPERTIES. ANY POLE MOUNTED LIGHTING ALONG PRIVATE WALKWAYS SHALL NOT EXCEED 5 FEET IN HEIGHT, AND ANY POLE MOUNTED LIGHTING IN A PARKING AREA SHALL NOT EXCEED 20 FEET TALL.

DIRECT LIGHT THRESHOLD BEYOND PROPERTY LINES IS PROHIBITED. THE MAXIMUM HORIZONTAL ILLUMINANCE AT GROUND AND THE MAXIMUM VERTICAL ILLUMINANCE AT FIVE FEET ABOVE GRADE MEASURED AT THE PROPERTY LINE SHOULD NOT EXCEED ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) RECOMMENDED PRACTICES FOR LIGHT THRESHOLD, 6.0 FOOT-CANDELES FOR RESIDENTIAL, 2.0 FOOT-CANDELES FOR COMMERCIAL. THE DEVELOPMENT PLAN MUST CONTAIN ILLUMINANCE MODELS SHOWING LIGHT LEVELS THROUGHOUT THE SITE.

NORTHDRIDGE MALL PUD APPROVAL DATES

FILE NUMBER: 10-87-132
PLAN AND ZONING COMMISSION: 3-6-87
CITY COUNCIL: 4-8-87 BY ROLL CALL 87-1330

PREPARATION / APPROVAL DATES

FIRST AMENDMENT - CASE NUMBER ZON2020-00018
PREPARATION/ APPROVAL DATES:

- PRE-APPLICATION MEETING HELD ON: SEPTEMBER 10, 2019.
- REZONING APPLICATION SUBMITTED ON: JANUARY 22, 2020.
- NEIGHBORHOOD MEETING PRESENTATION ON: FEBRUARY 13, 2020.
- PLAN AND ZONING APPROVAL ON: FEBRUARY 25, 2020.
- CITY COUNCIL APPROVAL ON: MARCH 23, 2020 ROLL CALL 20-2027.
- FINAL PUD CONCEPTUAL PLAN SUBMITTED ON: [DATE]

DEVELOPMENT SCHEDULE

PHASE 1: BUILDING B - SUMMER OF 2020
PHASE 2: BUILDING C - SUMMER OF 2021
PHASE 3: BUILDING D - SUMMER OF 2022
PHASE 4: BUILDING E - SUMMER OF 2023
PHASE 5: BUILDING A - SUMMER OF 2024
THE DEVELOPMENT SCHEDULE IS BASED OFF OF MARKET DEMAND

SURVEY DATE

SEPTEMBER 18, 2019

BENCHMARKS

CITY OF DES MOINES SURVEY DATUM
MRTN DERIVED - US SURVEY FEET

CONVERSION FROM CITY OF DES MOINES DATUM TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD83) IS (+)73.74

BM201 N=39275 E=1618913 ELEV=44.39
SOUTH/EAST BURY BOLT ON HYDRANT AT THE EAST END OF NE 47TH PLACE, WEST SIDE OF SITE.

BM201 N=39275 E=1613902 ELEV=75.23
CUT "X" ON TOP OF CONCRETE MAST ARM FOOTING AT THE SOUTHWEST QUADRANT OF NE 11TH STREET & NE BROADWAY AVENUE, SOUTH/EAST OF SITE.

UTILITY NOTES

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN CORRESPOND EXACTLY WITH THE ACTUAL UTILITIES IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

- WATER SUPPLY: DES MOINES WATER WORKS
- STORM SEWER: CITY OF DES MOINES
- STORM WATER DETENTION: DETENTION VOLUME QUANTITY AND QUALITY SHALL BE PROVIDED OFF-SITE IN THE POLK COUNTY REGIONAL FACILITY, NW CORNER OF THE SITE, AS PREVIOUSLY NEGOTIATED.
- STREETS AND UTILITIES, IF PUBLIC, SHALL BE DEDICATED TO THE CITY.

REVISION	DATE	BY
Engineer: JH	State: 1-14-20	SHOWN
Technician: AVS	Date: 02-05-2021	1-13-20, 10-23-20, 11-14-20

Sheet C102

DES MOINES, IOWA
7272 S.W. WYOMING BLVD
ANSLEY, IOWA 50323
515-644-2020 | www.snyder-associates.com

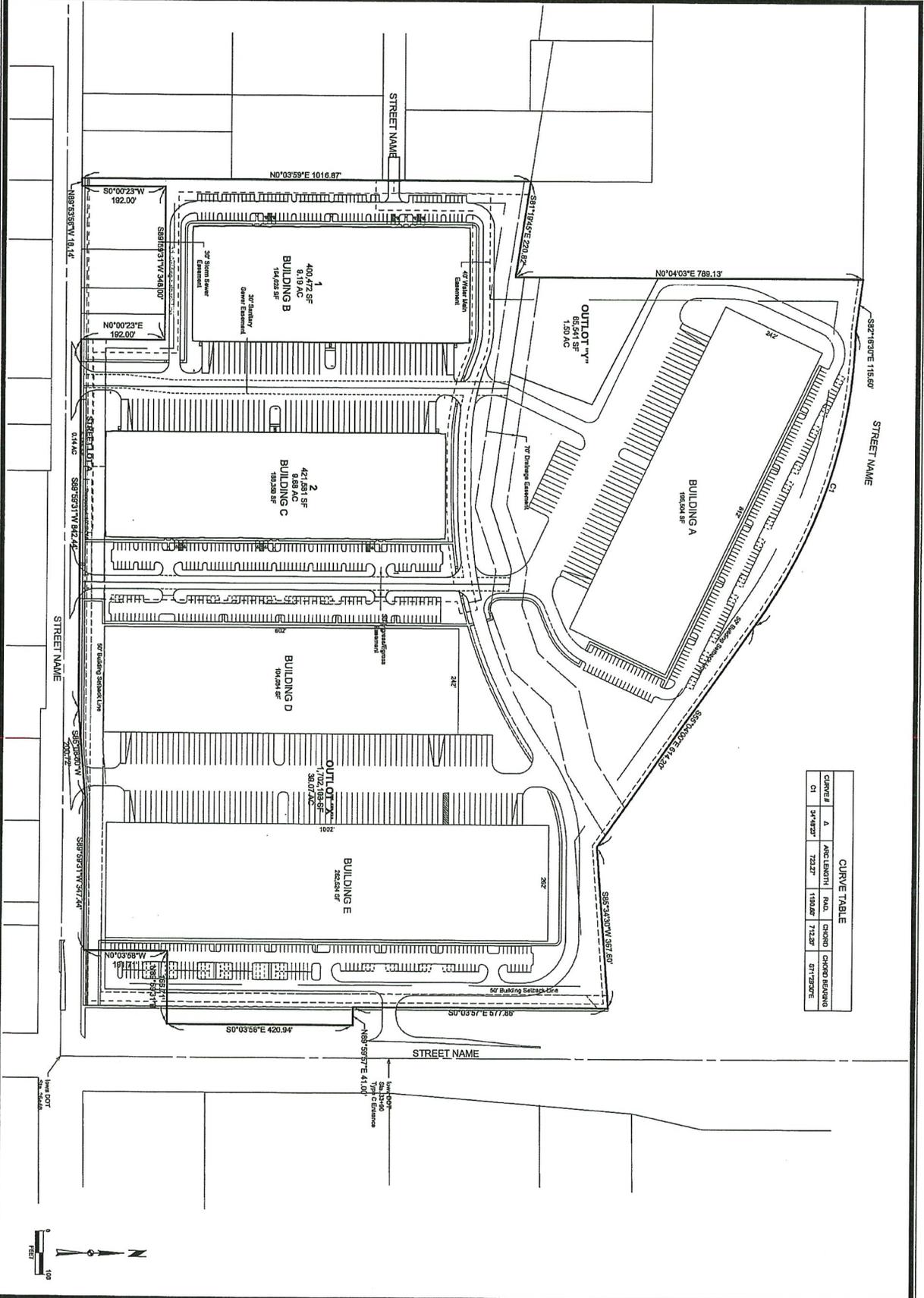
NORTHDRIDGE 80135 BUSINESS PARK PLAT 1
PUD DEVELOPMENT STANDARDS

SNYDER & ASSOCIATES, INC.



Project No: 110.0858.01D
Sheet C102

\\P0101118\BLS\PROJECTS\118_0058_01D\118_0058_01D_P1.dwg (11/18/2021 10:58:00 AM) PLOT SCALE 0.500 X 22.00 INCHES



CURVE TABLE				
CURVE #	A	ARC LENGTH	RAD.	CHORD BEARING
C1	34°49'23"	723.27'	118.00'	712.87'
C2	31°47'28"	517.28'	77.23'	517.28'

Project No: 118.0058.01D
Sheet: C103

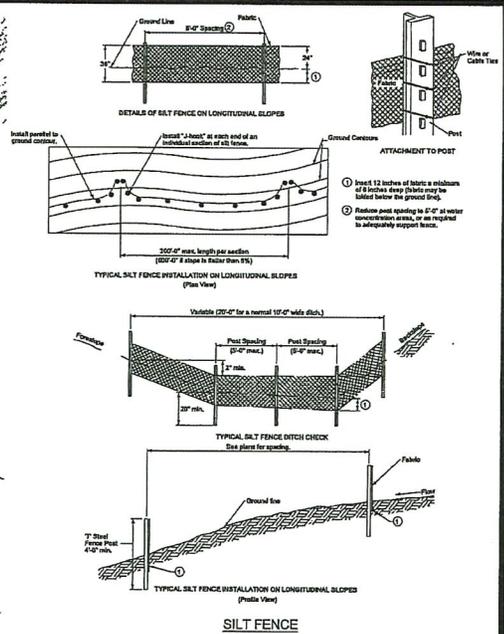
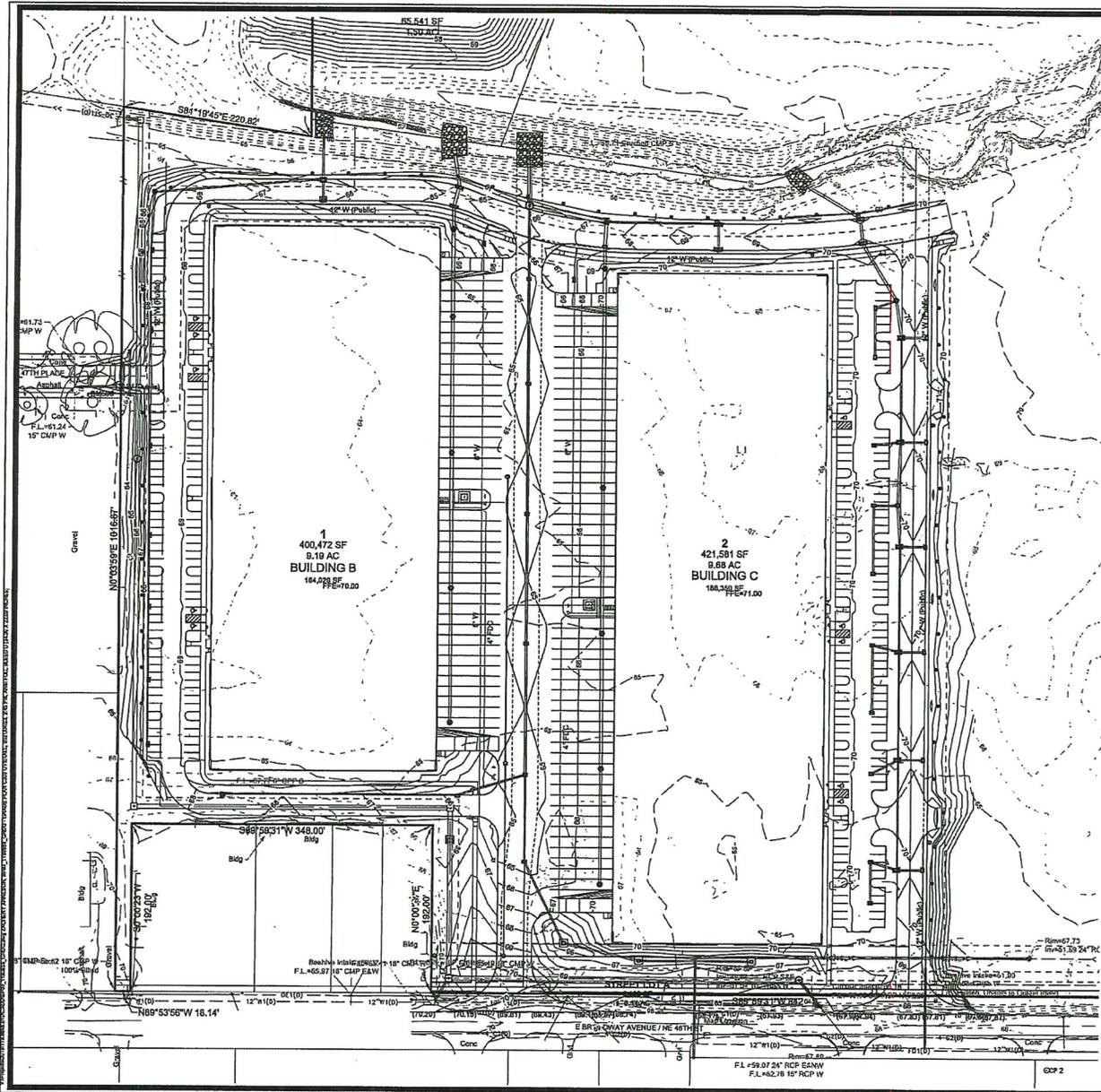
NORTHRIDGE 80|35 BUSINESS PARK PLAT 1
OVERALL DEVELOPMENT PLAN
DES MOINES, IOWA

SNYDER & ASSOCIATES, INC.

6016 VOEGES ROAD
MADISON, WISCONSIN 53718
608-838-9441 | www.snyder-associates.com

MARK	REVISION	DATE	BY
Engineer: JLL	Checked by: BKC	Scale: 1"=100'	
Technician: AWS	Date: 02-03-2021	T-R-S: 78N-24W-14	

Project No: 118.0058.01D
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 OWNER'S SPECIFICATIONS WITHOUT ADDITIONAL COMPENSATION.
 - PRIOR TO GRADING, THE OWNER/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/ sodding 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. RESPREAD 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, GULVERTS, AND TRASH FROM THE IMPACTED WETLAND/WATERWAY AREA.
 - GRADE IMPACTED AREAS TO PRE-CONSTRUCTION ELEVATIONS.
 - OVER-SEDIMENTATE AND REPLACE AREA WITH CLEAN TOP-SOIL, AS NEEDED.
 - PREPARE SEEDBED PER SUDAS 6010 PART 3, UTILIZING EITHER 3.04, 3.05, OR 3.08.
 - SEED IMPACTED AREAS WITH SUDAS NATIVE GRASSES AND FORBS MIX (TABLE 6010.04 AND 6010.05) 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	247D LF
SEDIMENT BASKETS	58 EA
TOTAL DISTURBED AREA	XX AC
SDO	XX AC

DATE	BY
1/14/07	
REVISION	ISSUE
Checked By: JHC	1/14/07
Engineer: JHC	1/14/07
Technician: AWS	1/14/07
Date: 02/02/2011	1/14/07
Project No: 118.0858.01D	Sheet C300

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 2727 S.W. ENDER BLVD
 503-394-2001 | www.snyder-associates.com

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

Project No: 118.0858.01D
 Sheet C300

NATIONWIDE PERMIT 33- TEMPORARY CONSTRUCTION ACCESS AND DEWATERING.

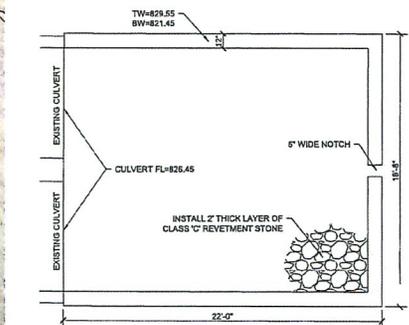
NATIONWIDE PERMIT 33 - TEMPORARY CONSTRUCTION, ACCESS, AND DEWATERING. TEMPORARY STRUCTURES, WORK, AND DISCHARGES, INCLUDING COFFERDAMS, NECESSARY FOR CONSTRUCTION ACTIVITIES OR ACCESS FILLS OR DEWATERING OF CONSTRUCTION SITES, PROVIDED THAT THE ASSOCIATED PRIMARY ACTIVITY IS AUTHORIZED BY THE CORPS OF ENGINEERS OR THE U.S. COAST GUARD. THIS PERMIT ALSO AUTHORIZES TEMPORARY STRUCTURES, WORK, AND DISCHARGES, INCLUDING COFFERDAMS, NECESSARY FOR CONSTRUCTION ACTIVITIES NOT OTHERWISE SUBJECT TO THE CORPS OR U.S. COAST GUARD PERMIT REQUIREMENTS. APPROPRIATE MEASURES MUST BE TAKEN TO MAINTAIN NEAR NORMAL DOWNSTREAM FLOWS AND TO MINIMIZE FLOODING. FILL MUST CONSIST OF MATERIALS, AND BE PLACED IN A MANNER, THAT WILL NOT BE ERODED BY EXPECTED HIGH FLOWS. THE USE OF DREDGED MATERIAL MAY BE ALLOWED IF THE DISTRICT ENGINEER DETERMINES THAT IT WILL NOT CAUSE MORE THAN MINIMAL ADVERSE ENVIRONMENTAL EFFECTS. FOLLOWING COMPLETION OF CONSTRUCTION, TEMPORARY FILL MUST BE ENTIRELY REMOVED TO AN AREA THAT HAS NO WATERS OF THE UNITED STATES. DREDGED MATERIAL MUST BE RETURNED TO ITS ORIGINAL LOCATION, AND THE AFFECTED AREAS MUST BE RESTORED TO PRE-CONSTRUCTION ELEVATIONS. THE AFFECTED AREAS MUST ALSO BE REVEGETATED, AS APPROPRIATE. THIS PERMIT DOES NOT AUTHORIZE THE USE OF COFFERDAMS TO DEWATER WETLANDS OR OTHER AQUATIC AREAS TO CHANGE THEIR USE. STRUCTURES LEFT IN PLACE AFTER CONSTRUCTION IS COMPLETED REQUIRE A SEPARATE SECTION 30 PERMIT IF LOCATED IN NAVIGABLE WATERS OF THE UNITED STATES. (SEE 33 CFR PART 322.)

MANAGEMENT OF WATER FLOWS. TO THE MAXIMUM EXTENT PRACTICABLE, THE PRE-CONSTRUCTION COURSE, CONDITION, CAPACITY, AND LOCATION OF OPEN WATERS MUST BE MAINTAINED FOR EACH ACTIVITY, INCLUDING STREAM CHANNELIZATION, STORM WATER MANAGEMENT ACTIVITIES, AND TEMPORARY AND PERMANENT ROAD CROSSINGS, EXCEPT AS PROVIDED BELOW. THE ACTIVITY MUST BE CONSTRUCTED TO WITHSTAND EXPECTED HIGH FLOWS. THE ACTIVITY MUST NOT RESTRICT OR IMPEDE THE PASSAGE OF NORMAL OR HIGH FLOWS, UNLESS THE PRIMARY PURPOSE OF THE ACTIVITY IS TO IMPOUND WATER OR MANAGE HIGH FLOWS. THE ACTIVITY MAY ALTER THE PRE-CONSTRUCTION COURSE, CONDITION, CAPACITY, AND LOCATION OF OPEN WATERS IF IT BENEFITS THE AQUATIC ENVIRONMENT (E.G., STREAM RESTORATION OR RELOCATION ACTIVITIES).

SOIL EROSION AND SEDIMENT CONTROLS. APPROPRIATE SOIL EROSION AND SEDIMENT CONTROLS MUST BE USED AND MAINTAINED IN EFFECTIVE OPERATING CONDITION DURING CONSTRUCTION, AND ALL EXPOSED SOIL AND OTHER FILLS, AS WELL AS ANY WORK BELOW THE ORDINARY HIGH WATER MARK OR HIGH TIDE LINE, MUST BE PERMANENTLY STABILIZED AT THE EARLIEST PRACTICABLE DATE. PERMITTEES ARE ENCOURAGED TO PERFORM WORK WITHIN WATERS OF THE UNITED STATES DURING PERIODS OF LOW-FLOW OR NO-FLOW, OR DURING LOW TIDES.

REMOVAL OF TEMPORARY FILLS. TEMPORARY FILLS MUST BE REMOVED IN THEIR ENTIRETY AND THE AFFECTED AREAS RETURNED TO PRE-CONSTRUCTION ELEVATIONS. THE AFFECTED AREAS MUST BE REVEGETATED, AS APPROPRIATE.

100-YR HW=835.61 (61.67 LOCAL)
 5-YEAR HW=832.76 (58.82 LOCAL)
 1-YEAR HW=831.40 (57.46 LOCAL)



1 OUTLET CONTROL WEIR DETAIL (PLAN VIEW)
 NO SCALE



NO.	DATE	BY

REVISION	DATE	SCALE

MARK	DATE	SCALE

DESIGNED BY	ENGINEER	DATE	PROJECT NO.

PROJECT NO.	SHEET NO.
118.0856.01D	C305

DES MOINES, IOWA

278 E.W. SNYDER BLVD
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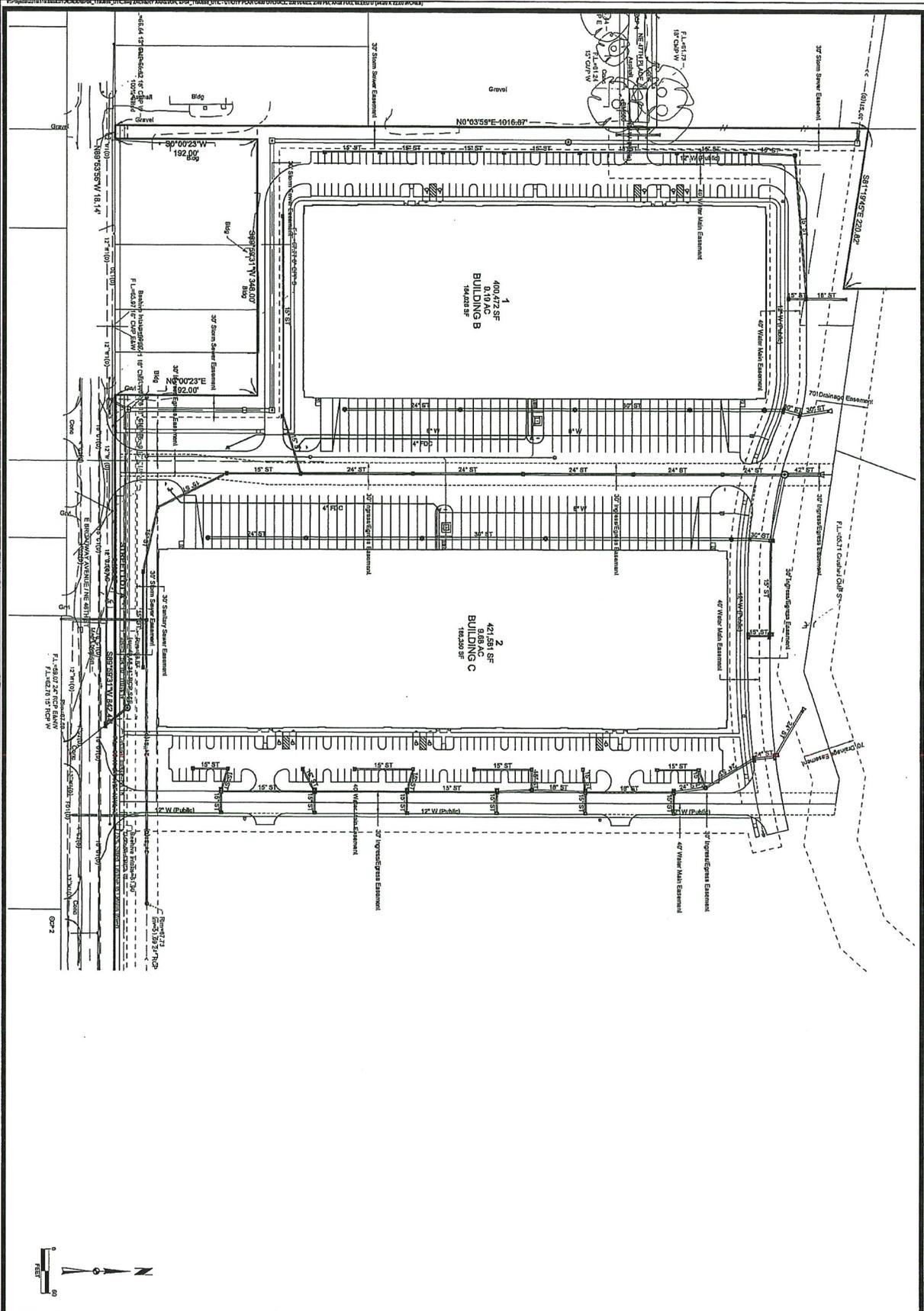
NORTHBRIDGE 80J35 BUSINESS PARK PLAT 1

POLK COUNTY HAMILTON DRAIN BASIN 3 GRADE PLAN

SNYDER & ASSOCIATES, INC.



Project No: 118.0856.01D
 Sheet C305




SNYDER & ASSOCIATES
 Project No: 19.0858.01D
 Sheet C400

NORTHRIDGE 8035 BUSINESS PARK PLAT 1
MASTER UTILITY PLAN
 DES MOINES, IOWA
SNYDER & ASSOCIATES, INC.
 2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY
Engineer: JHL	Checked By: BKC	Scale: 1"=60'	
Technician: AWB	Date: 02-03-2021	Y-R-S: 78H-24W-14	
Project No: 19.0858.01D		Sheet C400	

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 DUE 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 Z59.1-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 SODDING.
- H. CONTACT THE MUNICIPAL FORESTRY DIVISION PRIOR TO PLANTING IN THE PUBLIC R.O.W. AT 293-4105.
- 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:
25% OPEN SPACE REQUIRED
241,254 S.F. OPEN SPACE PROVIDED / 822,053 LOT AREA
29.35% OPEN SPACE PROVIDED

TREE MITIGATION REQUIREMENTS:
311,417 S.F. OF TREE REMOVAL
311,417 / 2,200 S.F. = 141.55 REQUIRED MITIGATED TREES, 156 TREES PROVIDED

SITE TREE REQUIREMENTS:
A MINIMUM 15% OF LOT AREA OF EACH LOT SHALL HAVE MATURE CANOPY COVERAGE.
822,053 S.F. x 15% = 123,308 S.F. REQ.
156 OVERSTORY TREES x 1000S.F. = 156,000 S.F. CANOPY PROVIDED
18.88% 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 60 FEET OF A TREE PLANTED WITHIN THE PARKING LOT INTERIOR".

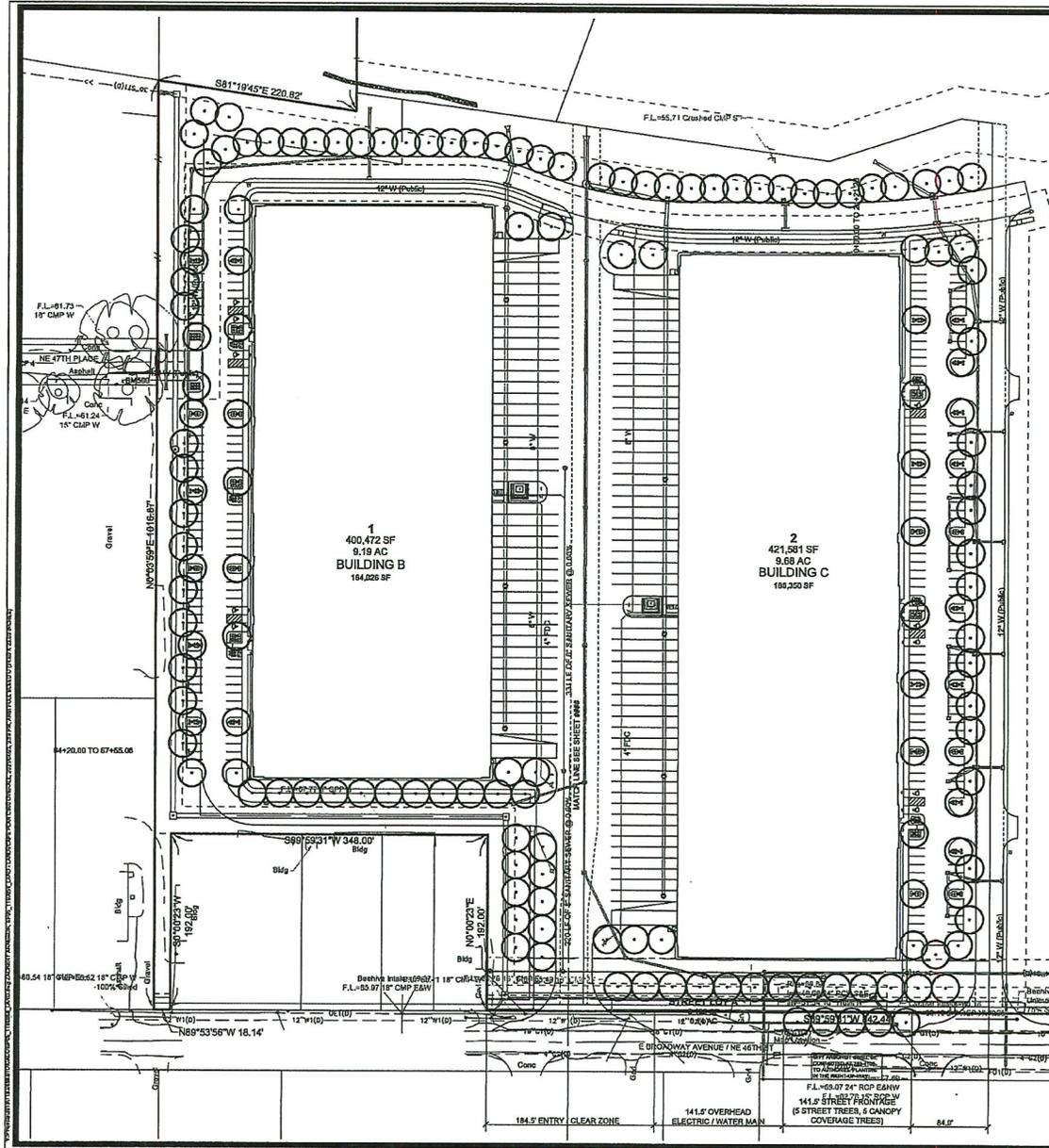
30% TREE CANOPY SHADE REQUIREMENT OF PARKING LOT PAVEMENT.
LOT 1 PARKING LOT PAVEMENT = 66,813 SF
LOT 2 PARKING LOT PAVEMENT = 113,760 SF
210,463 SF TOTAL ON-SITE PARKING
— 145 OVERSTORY TREES x 1000 SF CANOPY COVERAGE = 145,000 SF
145,000 / 210,463 = 68.92% PROVIDED



PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENTS
CANOPY TREES					
27	CC	<i>Caryopteris canadensis</i>	AMERICAN HORNBEAM	1 1/2" Cal.	8' HT.
20	CO	<i>Celtis occidentalis</i> 'Prairie Pride'	PRAIRIE PRIDE HACKBERRY	1 1/2" Cal.	8' HT.
23	GB	<i>Ginkgo biloba</i> 'Autumn Gold'	AUTUMN GOLD GINKGO	1 1/2" Cal.	MALE ONLY, 8' HT.
24	GT	<i>Gleditsia triacanthos</i> f. 'Inermis' 'Shademaster'	SHADEMASTER HONEYLOCUST	1 1/2" Cal.	8' HT.
20	TA	<i>Tilia americana</i> 'Redmond'	REDMOND LINDEN	1 1/2" Cal.	8' HT.
16	QB	<i>Quercus bicolor</i>	SWAMP WHITE OAK	1 1/2" Cal.	8' HT.
26	UC	<i>Ulmus carpinifolia</i> x <i>parvifolia</i> 'Frontier'	FRONTIER ELM	1 1/2" Cal.	8' HT.
DECIDUOUS SHRUBS					
2-3'	SPREAD				
60	ST	<i>Spiraea betulifolia</i> 'Tor Gold'	GLOW GIRL SPIREA	18" x 24" HL	3 GAL. CONT. (F O.C.)
28	PJ	<i>Physocarpus opulifolius</i> 'Infern' AMBER JUBILEE	AMBER JUBILEE NINEBARK	18" x 24" HL	3 GAL. CONT. (F O.C.)
42	PD	<i>Physocarpus opulifolius</i> 'Donna May'	LITTLE DEVIL NINEBARK	18" x 24" HL	3 GAL. CONT. (F O.C.)
EVERGREEN SHRUBS					
12	PL	<i>Pinus mugo</i> 'White Buffalo'	WHITE BUFF DWARF MUGO PINE	18" x 24" HL	3 GAL. CONT. (F O.C.)
ORNAMENTAL GRASSES					
30	BD	<i>Bouteloua gracilis</i> 'Blonde Ambition'	BLONDE AMBITION BLUE GRAMA GRASS	18" x 24" HL	3 GAL. CONT. (F O.C.)
84	CA	<i>Calamagrostis</i> x <i>scutellone</i> 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	18" x 24" HL	3 GAL. CONT. (F O.C.)
40	PN	<i>Panicum virgatum</i> 'Northwind'	NORTHWIND SWITCHGRASS	24" HL	3 GAL. CONT. (F O.C.)
73	PV	<i>Panicum virgatum</i> 'Shenandoah'	SHENANDOAH SWITCHGRASS	18" x 24" HL	3 GAL. CONT. (F 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.	DATE	BY
1	11/15/2021	JUH

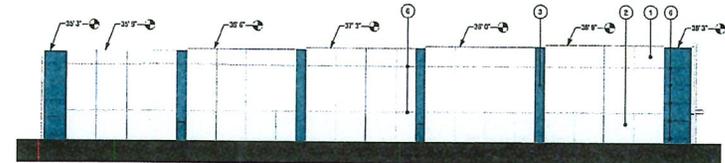
DES MOINES, IOWA
277 S.W. ANTHONY BLVD
ANCON, IOWA 50003
515-644-2022 | www.snyder-associates.com

NORTH RIDGE 80|35 BUSINESS PARK PLAT 1
MASTER PLANTING PLAN
SNYDER & ASSOCIATES, INC.

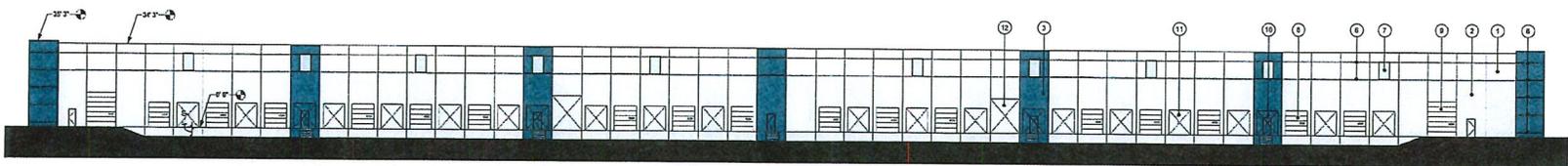


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Sheet C500

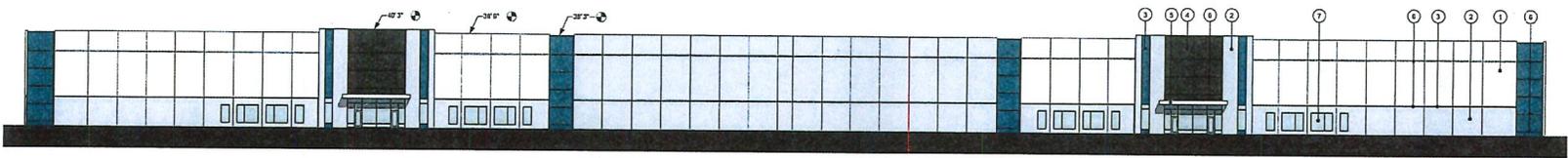
- EXHIBIT LEGEND**
- 1. PRECAST CONCRETE PAINTED COLOR #1
 - 2. PRECAST CONCRETE PAINTED COLOR #2
 - 3. PRECAST CONCRETE PAINTED COLOR #3
 - 4. PRECAST CONCRETE PAINTED COLOR #4
 - 5. PREFINISHED METAL CANOPY
 - 6. HORIZONTAL REVEAL
 - 7. VISION GLASS WITH CLEAR ANODIZED ALUMINUM FRAME
 - 8. OVERHEAD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



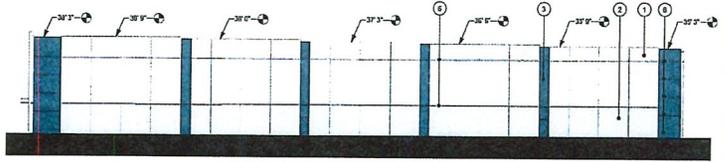
1 BLDG B - NORTH ELEVATION
3/8" = 1'-0"



2 BLDG B - EAST ELEVATION
3/8" = 1'-0"



3 BLDG B - WEST ELEVATION
3/8" = 1'-0"



4 BLDG B - SOUTH ELEVATION
3/8" = 1'-0"



Opus AE Group, L.L.C.
1230 West 10th Street
Des Moines, IA 50319-4110
515.281.4644

Opus Design Build, L.L.C.
1230 East 10th Street
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515.281.4644

CONSULTANT

PROJECT
NORTHRIDGE

PROJECT ADDRESS
DES MOINES, IOWA

PROJECT NUMBER
31050

ISSUE RECORD
02/09/21 1ST CITY SUBMITTAL

DATE
02/03/21

PROJECT MANAGER
M. ANTHONY

DESIGNER
J. WADE

CHECKED BY

REGISTRATION

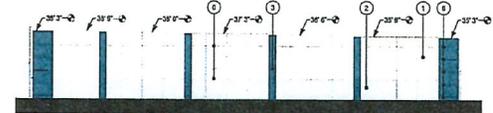
SHEET TITLE
**CONCEPT
ELEVATIONS -
BLDG B**

SHEET NUMBER

1.01

PLOT DATE: 2/20/21 11:18:18 AM

- REVISION LEGEND**
- | | |
|------------------------------------------------------|------------------------------------------------------------------------------|
| 1. PRECAST CONCRETE PAINTED COLOR #1 | 8. OVERHEAD DOCK DOOR - 8' X 10' |
| 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. VERTICAL GLASS WITH CLEAR ANODIZED ALUMINUM FRAME | |



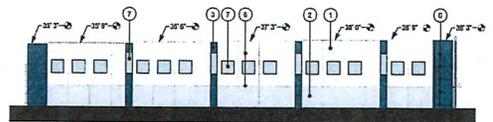
1 BLDG C - NORTH ELEVATION
1" = 30'-0"



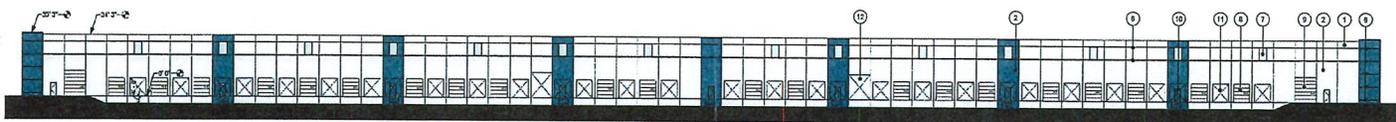
2 BLDG C - EAST ELEVATION
1" = 30'-0"



5 TYPICAL ENTRANCE PERSPECTIVE



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



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



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P: 515.281.4444

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CONTRACT

PROJECT
NORTHTRIDGE

PROJECT ADDRESS
DES MOINES, IOWA

PROJECT NUMBER
311000

ISSUE RECORD
02/03/21 1ST CITY SUBMITTAL

DATE
02/03/21

PROJECT LEADER
M. ANTHONY

DRAWN BY
J. WADE

CHECKED BY

REVISIONS

SHEET TITLE
CONCEPT ELEVATIONS - BLDG C

SHEET NUMBER

2.01