BUILDING DESIGN STANDARDS FOR OFFICE, COMMERCIAL, AND FLEX SPACE.

IT IS INTENDED THAT ALL BUILDINGS CONSTRUCTED IN AIRPORT BUSINESS PARK SHALL BE DESIGNED IN COMPLIANCE WITH THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR AIRPORT BUSINESS PARK TO ENSURE THEIR COMPATIBILITY WITH EACH OTHER WHILE MAINTAINING AN AESTHETICALLY PLEASING BUSINESS PARK.

THE DEVELOPERS OF EACH LOT SHALL BE RESPONSIBLE TO VERIFY THAT THEIR BUILDING ALSO CONFORMS WITH ALL APPLICABLE REQUIREMENTS OF THE GOVERNING AGENCIES AND THAT THEY OBTAIN ALL THE NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

EXTERIOR MATERIALS.

ONLY BUILDINGS CONSTRUCTED PREDOMINANTLY WITH THE FOLLOWING EXTERIOR WALL MATERIALS WILL BE PERMITTED:

1. PRECAST CONCRETE
2. BRICK
3. SPLIT FACE, ORNAMENTAL OR ARCHITECTURAL CONCRETE BLOCK
4. DRYVITT OR STUCCO (FOR ARCHITECTURAL ACCENTS ONLY)
5. ORNAMENTAL OR DECORATED POURED CONCRETE
6. GLASS
7. ALUMABOND, ALUCOBOND OR SIMILAR ALUMINUM COVERED EXTERIOR PANELS
8. OTHER QUALITY MATERIALS APPROVED BY DECLARANT

NO BUILDING EXTERIOR MAY BE CONSTRUCTED OF THE FOLLOWING MATERIALS:

METAL WALLS, COMPOSITE SIDING
NO BUILDINGS SHALL BE CONSTRUCTED WITH ASPHALT OR ASBESTOS CEMENT SHINGLES

COLORS

ALLOWABLE BUILDING COLORS SHALL INCLUDE NATURAL MASONRY COLORS, OFF-WHITE, EARTH TONES AND OTHER SUBDUED COLORS. BRIGHT COLORS SHALL BE PERMITTED ONLY FOR ARCHITECTURAL ACCENTS, THE USE OF COLORED GLASS AND OR REFLECTIVE GLASS IS PERMITTED.

GENERAL LANDSCAPING STANDARDS

ALL UNPAVED AREAS OF EACH LOT, INCLUDING, BUT NOT LIMITED TO, FRONT, SIDE, AND REAR SETBACK AREAS SHALL BE LANDSCAPED AND IRRIGATED BY OWNER. NO LANDSCAPING OF ANY LOT SHALL BE PERMITTED WITHOUT FIRST SUBMITTING A COMPLETE AND DETAILED LANDSCAPING PLAN TO THE DECLARANT. DECLARANT BELIEVES THAT THE LANDSCAPING WILL NEED TO MAINTAIN THE PARK AS A HIGH QUALITY AND AESTHETICALLY PLEASING BUSINESS PARK.

SCREENING OF MECHANICAL AND ELECTRICAL EQUIPMENT

ALL TRANSFORMERS, METERS, REGULATORS, EQUIPMENT CABINETS AND OTHER ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ALL STREETS AND OTHER LOTS. ALL ROOFTOP MOUNTED EQUIPMENT SHALL BE SCREENED AS DEEMED NECESSARY BY THE DECLARANT GIVEN THE BUILDING HEIGHT AND LOCATION ON THE ROOF.

SCREENING OF BUILDING SERVICE AREAS

TRUCK DOCK DOORS SHALL NOT FACE ANY STREET WITHIN THE PARK, UNLESS THE DOCK DOORS ARE SCREENED, FENCED OR LANDSCAPED IN A MANNER WHICH PREVENTS VISIBILITY OF SUCH DOORS (AS REASONABLY PRACTICAL) FROM ADJOINING LOTS AND STREETS ADJACENT TO THE LOT. TRASH ENCLOSURES AND OTHER STORAGE AREAS SHALL BE INTEGRATED INTO THE OVERALL ARCHITECTURAL DESIGN OF THE BUILDING BY BEING FULLY ENCLOSED, OR SCREENED WITH COMPATIBLE FENCING AND PLANT MATERIALS.

SIGNAGE

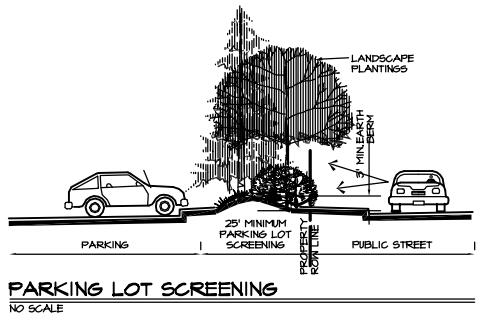
NO SIGN SHALL BE ERECTED OR MAINTAINED IN THE PARK UNLESS THE SAME COMPLIES WITH THE PROVISIONS OF THE CITY OF DES MOINES SIGN ORDINANCE WHICH ARE APPLICABLE TO C-1 ZONING CLASSIFICATIONS, OR IS SPECIFICALLY OR OTHERWISE APPROVED BY THE CITY OF DES MOINES OR THE APPROPRIATE COMMISION, BOARD, OFFICIAL, OR COMMUNITY DEVELOPMENT DEPARTMENT. FOR LOTS 5 AND 6 SEE EXHIBIT A FOR SIGNAGE ALONG HIGHWAY 5.

PARKING LAYOUT AND DESIGN

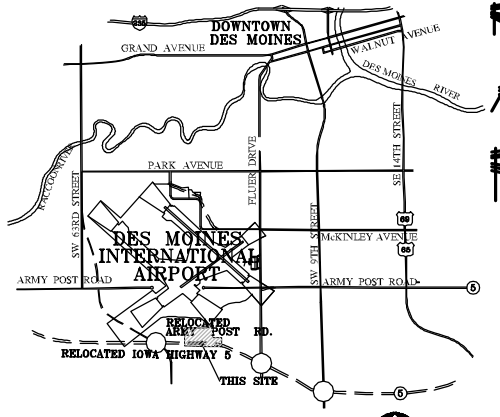
PARKING AREAS AND DRIVEWAYS SHALL BE SETBACK FROM THE FRONT OF BUILDINGS AT LEAST 25 FEET AND 20 FEET FROM THE BACK OR SIDES OF BUILDINGS. PARKING AREAS SHALL BE SETBACK 25 FEET FROM ANY STREET. AT LEAST 5% OF THE TOTAL PARKING AREA SHALL BE LANDSCAPED AND PERMEABLE, EXCLUSIVE OF PERIMETER PLANTINGS. LANDSCAPE ISLANDS AND PENINSULAS SHALL BE AT LEAST 10 FEET WIDE AND SHALL BE LOCATED AT THE END OF PARKING ROWS AND AT A MAXIMUM OF EVERY 20 PARKING STALLS. ALL PARKING AREAS AND DRIVEWAYS SHALL HAVE RAISED CONCRETE CURBS (AT LEAST 6 INCHES).

PARKING LOT SCREENING

PARKING AREAS ON EACH LOT SHALL BE SCREENED FROM VIEW FROM STREETS ADJACENT TO THE LOT BY A CONTINUOUS LANDSCAPED EARTH BERM WITH VARIED CONTOURS, AND OR LANDSCAPE WALLS.



PARKING LOT SCREENING
NO SCALE



VICINITY SKETCH NORTH
NO SCALE

SIGN ELEVATION
NO SCALE

REVISED CONCEPTUAL PLAN
AIRPORT BUSINESS PARK 4TH AMENDMENT

OWNER/DEVELOPER

ABC PARTNERS, L.P.
2100 WESTOWN PARKWAY, SUITE 220
WEST DES MOINES, IOWA 50265
PH. # (515) 226-9300

PROPERTY DESCRIPTION

THE SOUTHWEST QUARTER (SWI/4), SECTION 31, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5th P.M., EXCEPT THE WEST 125 FEET AND THE SOUTH 60 FEET THEREOF, IN DES MOINES, POLK COUNTY, IOWA (EXCEPT HIGHWAYS);
AND
THE SOUTH 1/2 OF THE SOUTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND ALL THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 LYING SOUTH OF THE CHICAGO, BURLINGTON, & QUINCY RAILWAY RIGHT OF WAY AND SOUTH OF THE SOUTH RIGHT OF WAY LINE OF THE PROPOSED RELOCATED ARMY POST ROAD, ALL IN SECTION 31, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5th P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, SUBJECT TO LEGALLY ESTABLISHED HIGHWAYS.

SAID TRACT OF LAND CONTAINS 287.99 ACRES MORE OR LESS.

ZONING

EXISTING - P.B.P.

UTILITIES

SOURCE OF WATER SUPPLY - CITY OF DES MOINES WATER WORKS SYSTEM.
SEWAGE DISPOSAL PROVISION - CITY OF DES MOINES SANITARY SEWER SYSTEM
*STREETS AND UTILITIES SHALL BE DEDICATED TO THE CITY.

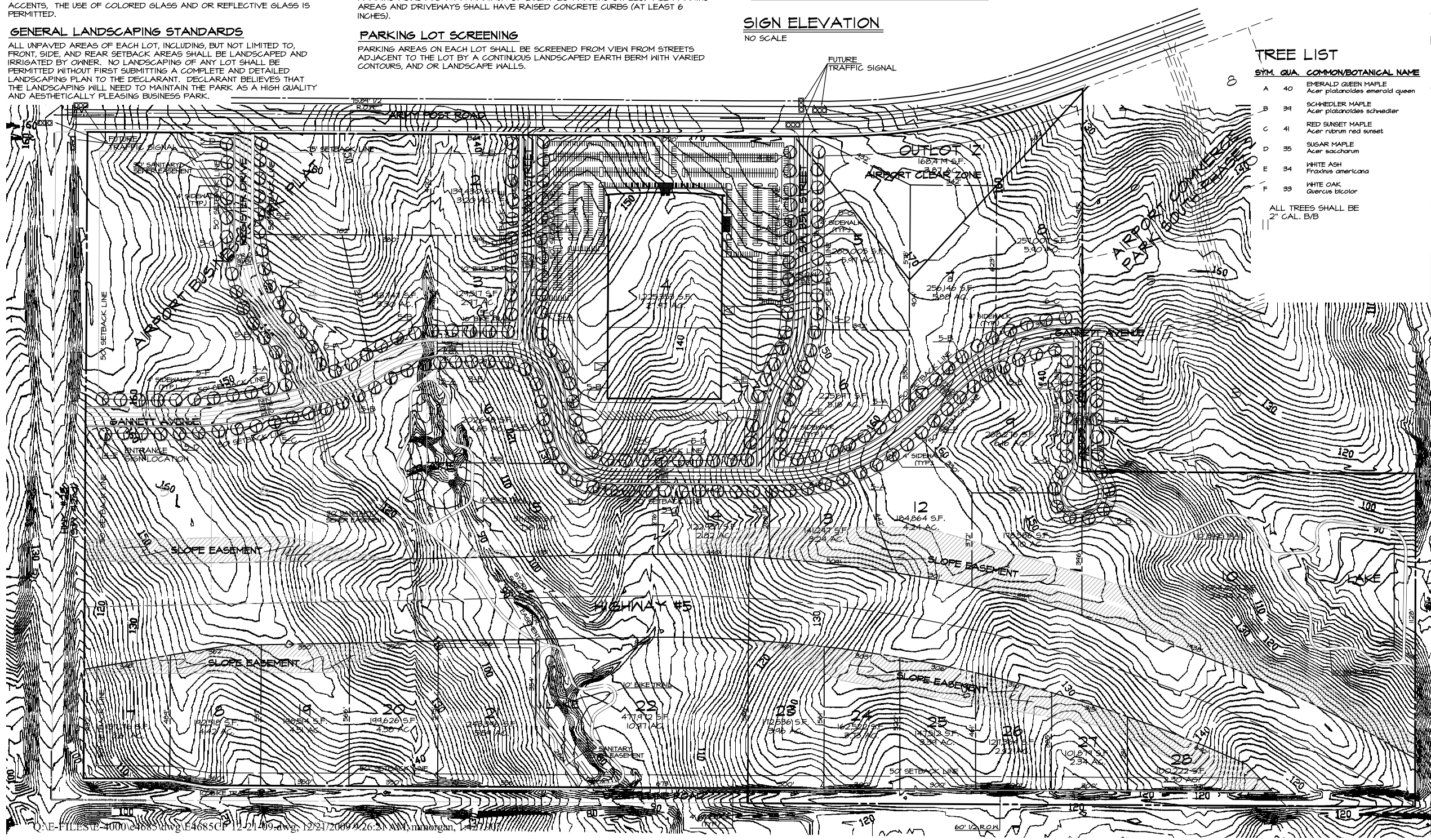
NOTES

1. STREET R.O.W. WILL BE DEDICATED TO THE CITY OF DES MOINES.
2. 4' PUBLIC SIDEWALKS OR BIKE PATHS WILL BE INSTALLED THROUGHOUT THE PROJECT BY INDIVIDUAL LOT OWNERS.
3. STREET NAMES WILL BE ASSIGNED BY THE CITY OF DES MOINES.
4. ALL LOTS WILL BE REQUIRED TO HAVE OPEN SPACE IN ACCORDANCE WITH THE P.B.P. ZONING REQUIREMENTS.
5. LANDSCAPE PLANTINGS AND STREET TREES WILL BE DONE AS EACH LOT DEVELOPS BY INDIVIDUAL PROPERTY OWNERS.
6. EACH LOT WILL PROVIDE THEIR OWN STORM WATER DETENTION ON SITE.
7. EXISTING TREES WILL BE SAVED TO THE EXTENT THAT THEY ACCOMMODATE BUILDING, UTILITY, AND GRADING OF LOTS.
8. ALL INTERIOR STREETS WILL BE 31' B/B IN 70' RIGHT-OF-WAYS.
9. ALL LOTS WILL BE SERVED BY EXISTING 18" SANITARY SEWER.
10. THE MAJORITY OF LOTS WILL RELEASE STORM WATER INTO STORM SEWER SYSTEM.
11. ONE PARKING SPACE PER 400 sf OF GROSS FLOOR AREA OR MEET CITY OF DES MOINES ZONING ORDINANCE.

TREE LIST

SYM.	QUA.	COMMON/BOTANICAL NAME
A	40	EMERALD QUEEN MAPLE Acer platanoides emerald queen
B	34	SCHNEIDLER MAPLE Acer platanoides schneidler
C	41	RED SUNSET MAPLE Acer rubrum red sunset
D	35	SUGAR MAPLE Acer saccharum
E	34	WHITE ASH Fraxinus americana
F	33	WHITE OAK Quercus bicolor

ALL TREES SHALL BE 2" CAL. B/B



CONCEPT PLAN

☐ APPROVED ☐ APPROVED WITH CONDITION
SEE EXHIBIT 'A' ATTACHED HERETO.

NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE PLANNING DIRECTOR.

DATE PLANNING DIRECTOR

CERTIFICATION

STATE OF IOWA
EDWARD H. ARP
LANDSCAPE ARCHITECT
NO. 250
PROFESSIONAL LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

BY: _____ DATE: _____
EDWARD H. ARP, IOWA REG. NO. 250
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- ST 18" STORM SEWER & SIZE
- SAN 8" SANITARY SEWER & SIZE
- W 8" WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- 990 EXISTING CONTOURS
- 990 PROPOSED CONTOURS
- SILT FENCE

ORIGINAL PBP ZONING APPROVED OCTOBER 1, 1990
ROLL CALL NO. 90-4379
P & Z COMMISION APPROVAL MAY 17, 2001
CITY COUNCIL APPROVAL MAY 21, 2001
ROLL CALL NO. 01-1571

NORTH
SCALE: 1"=200'
0 100' 200' 400'

DATE: 12-21-09

CEC CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET. UNIT 12 DES MOINES. IOWA 50322.4379
PHONE: 515.276.4884 FAX: 515.276.7084

E-4685

Q:\E-FILES\E-4000\e4685\dwg\E4685CP 12-21-09.dwg, 12/21/2009 9:26:21 AM, mmorgan, 1:1=1"