PLEASANT HILL COMMERCE PARK (213.41 ACRES)
PLEASANT HILL, IOWA - MASTER DEVELOPMENT PLAN

Legend*
- Water Main (Des Moines Water Works)
- Sanitary Main (Des Moines Metropolitan Wastewater Reclamation Authority)
- Natural Gas Line (MidAmerican Energy)
- 13.2 kV Electric Distribution Line (MidAmerican Energy)
- Telecommunications (CenturyLink)
- Proposed Road
- Road Access Points (Proposed)
- Non-Developable Land

Wetland Delineation (Shive-Hattery, April 2019)
- Jurisdictional Wetland - to remain
- Jurisdictional Wetland - to be mitigated
- Jurisdictional Stream - to remain
- Jurisdictional Stream - to be mitigated

Total Developable: 197.19 Acres
* All dashed lines indicate proposed Utility routes

Note: The Existing Sewer Main on Lot 1 is to be removed prior to development, and the Jurisdictional Stream on Lot 1 will be mitigated.

Lot 1
94.8 Acres
(83.2 Developable)

Lot 2
23.5 Acres
(23 Developable)

Lot 3
30.6 Acres
(28.7 Developable)

Lot 4
27.1 Acres
(26.5 Developable)

Lot 5
26.7 Acres
(25.8 Developable)

Proposed Pad
1,300,000 SF

Potential Bat Habitat
Non-Developable - 0.33 Acres

0.23 Acre Wetland
(0.17 Acres within Site)

0.09 Acre Wetland
(0.07 Acres within Site)

0.29 Acre Wetland
(0.18 Acres within Site)

0.21 Acre Wetland

Proposed Lift Station

Proposed 10 gb fiber line
(Existing connection 0.25 mi. east of Site)

Proposed Underground 13.2 kV Electric Distribution Line
(Connect to Substation 3 miles west of Site)

Overhead 13.2 kV Electric Distribution Line
(will not be used to serve Site)

Proposed 8" Gravity Sewer Main

Proposed 3" Forcemain

42" Natural Gas Line
(60 psi)

4" Forcemain

12" Natural Gas Line
M&I

University Ave.

75th St.

12th Ave.

163

70th St.

Martha L. Miller Dr.

163

0.13 and 0.02 Acre Wetlands
(to be mitigated)

36.5' Utility Easements

40' Utility Easements

Proposed 8" Gravity Sewer Main

12" Sewer Main

12" Water Main

0.09 Acre Wetland
(0.07 Acres within Site)

0.09 Acre Wetland
(0.07 Acres within Site)

0.25 Acre Wetland

0.09 Acre Wetland
(0.07 Acres within Site)

0.25 Acre Wetland

Map Prepared: May 2020