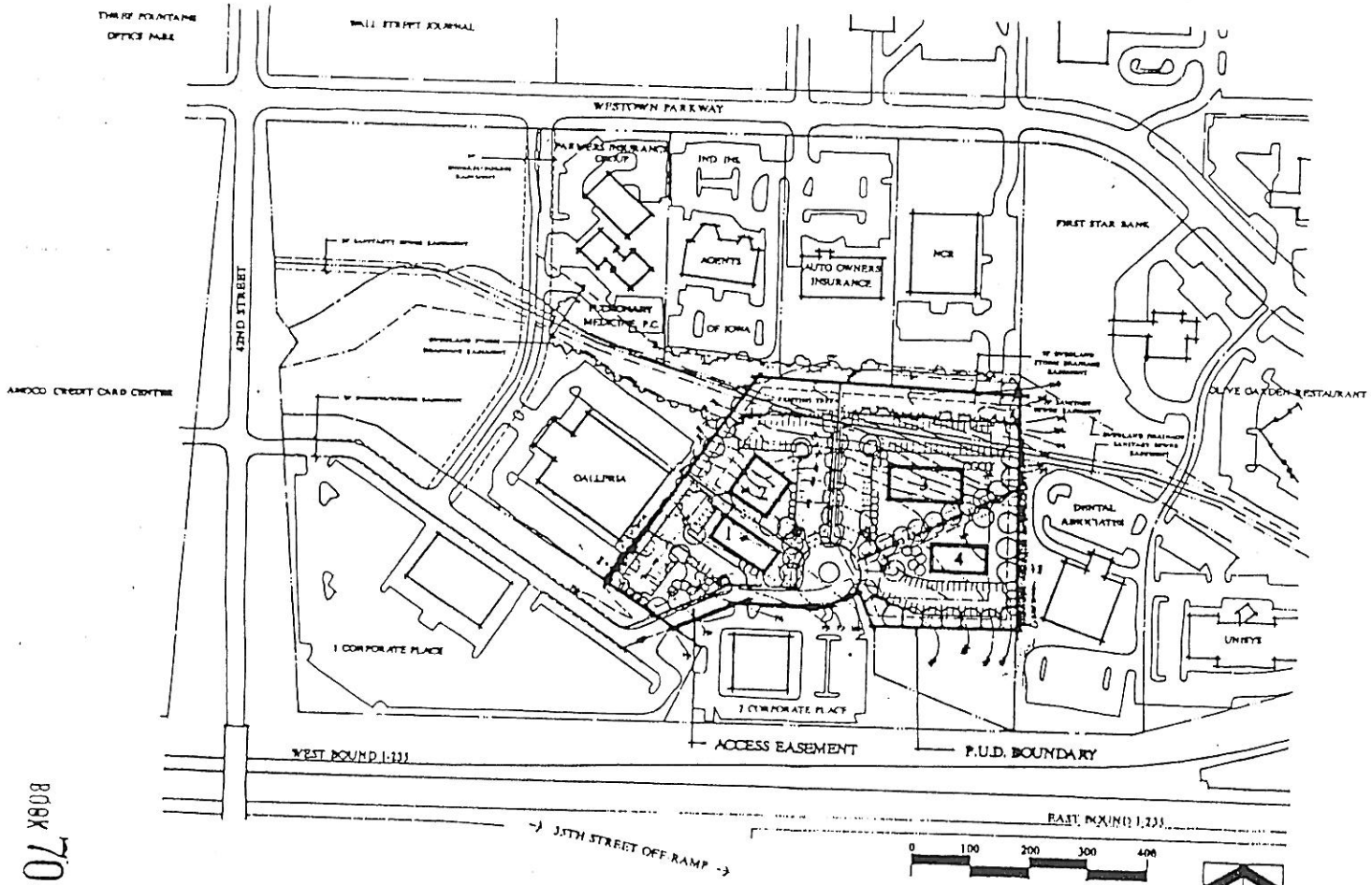

I OWNER/APPLICANT

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Contact Person

Mr. Robb E. Kelley
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Mr. E. McKenney
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II LEGAL DESCRIPTION

A tract of land located in the SW 1/4 of the NE Quarter 1/4 of Section 5, T78N, R26W of the 5th P.M., West Des Moines, Polk County, Iowa

III GENERAL CONSIDERATIONS

A The intent of this development is to integrate commercial elements to reduce the emerging market trends for this parcel

B Except as specifically modified by this plan, all requirements of the PCP Professional Commercial Park Overall of the current West Des Moines Zoning Ordinance shall apply

IV PERFORMANCE STANDARDS

A In its final determined state, this parcel of land shall not exceed 4 separate lot/ownership units.

B The maximum building floor area ratio for each separate lot shall not exceed 0.35 F.A.R.

C The maximum building height shall be 4 stories or a height of 56'.

D External building materials shall imply strength and permanence as outlined in 7 section V. Architecture of the PUD ordinance

E All buildings within the PUD shall have fully automatic fire sprinkler systems.

V REQUIRED PERIPHERAL YARDS

A A 50' building setback is required along the PUD boundary. Parking is allowed in this setback and shall be a minimum of 15' from the boundary

B A 30' building setback for Lots 3 & 4 and a 20' setback for Lots 1 & 2 is required along the ingress/egress easement line. Parking is allowed in this setback and shall be a minimum of 10' from the easement

C All interior lot line side yard building setbacks shall be 10' for one story buildings and 15' for any building higher than one story. Parking is allowed in this setback and shall be a minimum of 5' from interior lot lines

VI STORMWATER MANAGEMENT

A Stormwater management to be provided for in compliance with the City of West Des Moines requirements. It will be provided on each individual development lot.

GENERAL INFORMATION

Existing Zoning	PCP
Proposed Zoning	PUD
Proposed Land Use	Business and Professional Offices
Site Area	5.36 Ac.
Lot 1	0.97 Ac.
Lot 2	1.17 Ac.
Lot 3	1.88 Ac.
Lot 4	1.34 Ac.
Access Easement	0.0 Ac.

CORPORATE PLACE P.U.D.

KELLEY PROPERTY

PREPARED FOR: DR. JOHN H. & MR. ROBB E. KELLEY

PREPARED BY: CROSE-GARDNER ASSOCIATES · 414 - 61ST STREET · DES MOINES, IOWA · 515-274-4925

EXHIBIT A

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