

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.

Potential Bat Habitat Non-Developable - 0.33 Acres

