

**CITY OF WEST DES MOINES  
STAFF REPORT COMMUNICATION**

**Meeting Date:** November 14, 2022

**ITEM:** South Branch Mini Storage, 4650 SE Army Post Road – Approve Site Plan to allow mini storage buildings and outdoor storage yard – SBBP JV21, L.L.C. – SP-005416-2021

**Resolution: Approval of Site Plan and Acceptance of Associated Legal Documents**

**Background:** Brad Kuehl with Bishop Engineering, on behalf of the applicant and property owner, SBBP JV21, L.L.C., requests approval of a Site Plan for the approximately 12-acre property located at 4650 SE Army Post Road. The applicant proposes to construct approximately 69,000 square feet of externally accessed mini-storage space across 13 buildings surrounding a gravel outdoor storage yard and including an outdoor wash-bay and small office area.

**Staff Review & Comment:**

- **Financial Impact:** It is anticipated the city and West Des Moines Water Works will be constructing fee district sanitary and water mains under a development agreement with the developer agreeing to a minimum assessment to pay back the costs of construction.
- **History:** The property is undeveloped. The City Council approved a Comprehensive Plan Amendment designating the subject property as General Industrial on May 3, 2021. A Planned Unit Development (PUD) Ordinance governing development of this property and the lot immediately to the east was adopted by the City Council on May 17, 2021. The Preliminary Plat creating two lots was approved by the City Council on January 18, 2022, and the Final Plat was approved by the City Council on August 15, 2022. The city approved a Vacation of right-of-way for a section of SE Army Post Road west of SE 42<sup>nd</sup> Street in January 2014 and a Plat of Survey in December 2021 to allow the former right-of-way to be transferred to the applicant. The applicant will use the former road area as their access; a public access easement was put in place at the time of the plat of survey to allow access to the former quarry area on the north side of SE Army Post Road which is anticipated to be developed into a public recreation area at some point in the future by the Des Moines Water Works.
- **Key Development Aspects:**
  1. **Site Layout:** 13 mini-warehouse buildings will ring the perimeter of the site and surround an open-air gravel storage yard. The buildings will be metal with a stone enhanced office area at the end of the first building encountered in the site. The otherwise blank backside of the buildings will be visually broken up through the placement of vegetation. Future development may include the placement of additional buildings within the outdoor storage area: this will require the property owner to submit and receive approval of a site modification plan (Minor Modification or Major Modification, depending on total square footage) prior to constructing additional buildings.
- **Traffic Impact Study Findings:** The proposed development is expected to generate less traffic compared to what was originally planned, therefore, there is no additional loading of the planned roadway network.
- **Conditions of Approval:**
  1. **Water Infrastructure:** Based upon the West Des Moines Water Works (WDMWW) Board indication of a preference to invest in the area around the future National Guard Readiness Center and along the south side of Iowa Highway 5 as there have been more development inquiries for that area, West Des Moines Water Works (WDMWW) has conceptually determined an approach to follow SE Maffitt Lake Rd and then north to the site. It is anticipated that water will be available to the site by the end of 2023.

Per the Fire Code, no combustible materials may be onsite, and no above ground construction may occur until such time that water for fire flows as outlined in the International Fire Code is available within the site, as well as adequately located and spaced hydrants are available to serve the site. Staff is recommending a condition of approval prohibiting building permit issuance for above ground construction of the buildings themselves, as well as prohibiting the outdoor storage of any items or materials, including combustible construction materials, vehicles, RVs and boats on the site until such time that water is available onsite to address fire protection requirements of the fire code and allow for the implementation of a functioning bathroom to meet building code requirements. An easement over the private water main is needed to allow West Des Moines Water Works to access the main and shutoff valves. This easement is in process, but not executed at this time. Staff recommends a condition of approval to complete this matter prior to proceeding to City Council.

2. Site Access: City Code requires two access points for each site. Access into this site will be from SE Army Post Road and from SE 42<sup>nd</sup> Street across an adjacent lot. To ensure the secondary access, an ingress/egress easement will need to be executed to allow the use of the second point of access as shown on the site plan drawing. This agreement is not ready for acceptance, staff recommends a condition of approval to complete this matter prior to proceeding to City Council.
  3. Storm Water Management Facilities: Every developing property is required to prepare a Storm Water Management Plan (SWMP) for the management of storm water within and running off from their site. A Storm Water Management Facility Maintenance Agreement (SWMFMA) is executed that provides the property will need to maintain the storm water facilities and if not, the city will do so and charge costs back to the property. Installation of storm water facilities, as well as the associated Agreement requires for the provisions of as built drawings of all facilities and certification that the facilities comply with the site's Storm Water Management Plan. While the Agreement can be executed in conjunction with the approval of a site development permit or plat, the as built drawings and certification cannot happen until construction of the storm water facilities are complete. Staff recommends a condition of approval requiring the as built drawings and certification prior to issuance of an occupancy permit or the allowance for storage of items within any of the storage units or outdoor storage of items or materials, including vehicles, RVs and boats.
- Vesting of Entitlement: Per City Code, entitlement (approval to construct or implement) shall remain in effect so long as substantial site work has progressed beyond grading and completion of structural foundations and twenty-five percent (25%) of the total building area has occurred above grade within twenty-four (24) months of the effective date of the approval, unless a greater time period is authorized at time of the original entitlement, or by approval of an extension of the original entitlement. It is the responsibility of the developer to be aware of this deadline and request an extension of the approval prior to the expiration date.

**Outstanding Issues**: There are no outstanding issues.

Planning and Zoning Commission Action:

Date: November 14, 2022

Vote:

Recommendation:

**Recommendation:** Approve the Site Plan request, subject to the applicant meeting all City Code requirements, and the following conditions of approval:

1. The applicant/developer acknowledging and agreeing that until water is available onsite in a manner to the satisfaction of the Fire Marshal, no building permits shall be issued for above ground construction of any building and no outdoor storage of any items or materials, including combustible construction materials, vehicles, RVs and boats shall be allowed onsite. The installation of private utilities, footings and foundations, and vehicle drives will be allowed subject to these items being at the sole risk to the developer before the above ground construction is permitted.
2. That an ingress/egress easement to allow access between Lot 1 and Lot 2 to meet the requirement for secondary access to the site is agreed to and executed before proceeding to City Council.
3. That a private water main easement to allow West Des Moines Water Works to access the private main is agreed to and executed before proceeding to City Council.
4. The applicant/developer agreeing to provide storm water facility as built drawings and certification of construction prior to issuance of any occupancy permit or allowance for storage of items within any of the storage units or outdoor storage of items or materials, including vehicles, RVs and boats.

**Lead Staff Member:** Kara Tragesser

**Approval Meeting Dates:**

Planning and Zoning Commission	November 14, 2022
City Council	

**Staff Report Reviews:**

Planning & Zoning Commission	<input type="checkbox"/> Development Coordinator (or) <input checked="" type="checkbox"/> Director	<input checked="" type="checkbox"/> Legal Department
City Council	<input type="checkbox"/> Director <input type="checkbox"/> Appropriations/Finance	<input type="checkbox"/> Legal Department <input type="checkbox"/> Agenda Acceptance

**Publications (if applicable)**

Published In:	Des Moines Register Community Section
Date(s) Published	n/a
Date(s) of Mailed Notices	n/a

**Council Subcommittee Review (if applicable)**

Subcommittee	Development & Planning
Date Reviewed	1/18/22
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

Location Map



**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION**

**NO. PZC-22-092**

**WHEREAS**, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant and property owner, SBBP JV21, L.L.C., requests approval of the Site Plan for the approximately 12-acre property generally located at 4650 SE Army Post Road as depicted on the location map included in the staff report. The applicant requests approval to construct approximately 69,000sf of externally accessed mini-warehouse space across 13 buildings surrounding a gravel outdoor storage yard and outdoor wash-bay, and associated site improvements; and

**WHEREAS**, the Site Plan request complies with the findings stated in the applicable provisions of Title 9, the Comprehensive Plan and City Code.

**NOW THEREFORE**, the Planning and Zoning Commission of the City of West Des Moines recommends the City Council approve the Site Plan (SP-005416-2021), subject to compliance with all the conditions of approval as stated in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A", if applicable.

**PASSED AND ADOPTED** on November 14, 2022.

\_\_\_\_\_  
Jennifer Drake, Chair  
Planning and Zoning Commission

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Planning and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting on November 14, 2022, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

\_\_\_\_\_  
Recording Secretary

Prepared by: Lynne Twedt, City of West Des Moines Development Services Dept., PO Box 65320, West Des Moines, Iowa  
50265-0320 515-222-3620

When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

---

## **RESOLUTION**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING A SITE PLAN TO ALLOW CONSTRUCTION OF A MINI-STORAGE FACILITY**

**WHEREAS**, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant and property owner, SBBP JV21 L.L.C., requests approval of the Lot 1, South Branch Business Park Site Plan for that property located at 4650 SE Army Post Road and legally described in attached Exhibit 'B' for the purpose of constructing approximately 69,000sf of externally accessed mini-warehouse space across 13 buildings surrounding a gravel outdoor storage yard and outdoor wash-bay, and associated site improvements; and

**WHEREAS**, studies and investigations were made, and staff reports, and recommendations were submitted which is made a part of this record and herein incorporated by reference; and

**WHEREAS**, the Site Plan complies with findings stated in the applicable provisions of Title 9, Chapter 1, Subsection 8, the Comprehensive Plan and City Code.

**WHEREAS**, on November 14, 2022, the Planning and Zoning Commission recommended to the City Council, by a X-X vote, for approval of the Site Plan; and

**WHEREAS**, on this day the City Council held a duly noticed meeting to consider the application for the Site Plan.

**WHEREAS**, the City Council is accepting the Storm Water Management Facility Maintenance Agreement related to the subject site.

**NOW, THEREFORE**, The City Council does approve the Lot 1, South Branch Business Park (SP-005416-2021) Site Plan, subject to compliance with all of the conditions of approval, including any conditions added at the meeting, attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

**PASSED AND ADOPTED** on November 21, 2022.

---

Russ Trimble, Mayor

ATTEST:

---

Ryan Jacobson, City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on November 21, 2022, by the following vote.

**Exhibit A: Conditions of Approval**

1. The applicant/developer acknowledging and agreeing that until water is available onsite in a manner to the satisfaction of the Fire Marshal, no building permits shall be issued for above ground construction of any building and no outdoor storage of any items or materials, including combustible construction materials, vehicles, RVs and boats shall be allowed onsite. The installation of private utilities, footings and foundations, and vehicle drives will be allowed subject to these items being at the sole risk to the developer before the above ground construction is permitted.
2. That an ingress/egress easement to allow access between Lot 1 and Lot 2 to meet the requirement for secondary access to the site is agreed to and executed before proceeding to City Council.
3. That a private water main easement to allow West Des Moines Water Works to access the private main is agreed to and executed before proceeding to City Council.
4. The applicant/developer agreeing to provide storm water facility as built drawings and certification of construction prior to issuance of any occupancy permit or allowance for storage of items within any of the storage units or outdoor storage of items or materials, including vehicles, RVs and boats.

**Exhibit B: Legal Description**

LOT 1, SOUTH BRANCH BUSINESS PARK PLAT 1, AN OFFICIAL PLAT IN THE  
CITY OF WEST DES MOINES, POLK COUNTY, IOWA

# LOT 1, SOUTH BRANCH BUSINESS PARK WEST DES MOINES SITE PLAN

CITY CASE# SP-005289-2021

## SHEET INDEX:

- C0.1 COVER SHEET
- C1.1 SITE SURVEY
- C1.2 OVERALL GRADING AND REMOVALS
- C2.1 LAYOUT PLAN
- C3.1 GRADING PLAN
- C4.1 & C4.2 UTILITY PLAN
- C5.1 LANDSCAPE PLAN
- C7.1 SWPPP

## PROPERTY DESCRIPTION:

LOT 1, SOUTH BRANCH BUSINESS PARK, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTION OF RECORD.

SAD TRACT CONTAINS 11.88 ACRES (517,749 SQUARE FEET) MORE OR LESS

FORMALLY A PART OF A PARCEL RECORDED IN (QUIT CLAIM DEED BOOK 16333, PAGE 188) PARTLY IN THE NW1/4 AND PARTLY IN THE NE1/4 OF SECTION 32, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE FIFTH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA IDENTIFIED AS COUNTY AUDITOR PARCEL 2016-198 ON PLAT ON SURVEY EXHIBIT "A", ATTACHED HERETO, WHICH BY REFERENCE IS MADE A PART THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID SECTION 32, THENCE 90°14'48"E, 254.50 FEET ALONG THE WEST LINE OF SAID NW1/4, THENCE S88°45'43"E, 167.23 FEET TO THE POINT OF BEGINNING, THENCE S63°30'09"E 408.17 FEET, THENCE S51°28'22"E, 1079.81 FEET, THENCE N89°43'57"E, 1189.22 FEET, THENCE N00°42'23"W, 1005.03 FEET, THENCE N89°42'11"W, 1331.65 FEET, THENCE S85°42'10"W, 566.48 FEET, THENCE S78°38'36"W, 216.76 FEET, THENCE S74°12'20"W, 279.84 FEET TO THE POINT OF BEGINNING, CONTAINING 41.52 ACRES.

## ADDRESS:

NO ADDRESS AT TIME OF SURVEY

## OWNER:

88BP JV21 LLC  
5465 MILLS CIVIC PARKWAY, SUITE 235  
WEST DES MOINES, IOWA 50268

## PREPARED FOR:

DAN CARLSON, ENCOMPASS DEVELOPMENT  
2565 SE ENCOMPASS DRIVE, SUITE 200  
WALKER, IOWA 50263  
515-601-2520

## ZONING:

PUD WITH UNDERLYING BUSINESS PARK AND GENERAL INDUSTRIAL ZONING

## COMPREHENSIVE PLAN:

BP: BUSINESS PARK

## BULK REGULATIONS:

### SETBACKS

- ARMY POST ROAD (NORTH) = 40 FEET
- EAST = 35 FEET
- HIGHWAY 5 (SOUTH) = 35 FEET
- WEST = 35 FEET

## PARKING REQUIREMENTS:

PARKING SPACES REQUIRED - SELF STORAGE (0.50 SPACE PER 1,000 SF)

PHASE 1  
PARKING REQUIRED (68,600 SF) = 34 SPACES  
PARKING PROVIDED = 45 SPACES

### FUTURE

PARKING REQUIRED (48,000 SF) = 24 SPACES  
TOTAL REQUIRED = 58 SPACES  
TOTAL PARKING TO BE PROVIDED = 58 SPACES

## OPEN SPACE REQUIREMENTS:

SITE AREA = 517,749 SF (11.88 ACRES)  
REQUIRED OPEN SPACE = 103,950 SF (20%)  
OPEN SPACE PROVIDED = 233,479 SF (45.09%)

## IMPERVIOUS SURFACE:

IMPERVIOUS SURFACE ADDED = 284,270 SF  
BUILDING (PHASE 1) = 68,600 SF, FUTURE = PLUS 48,000 SF  
PAVEMENT / GRAVEL (PHASE 1) = 215,670 SF, FUTURE LESS BUILDINGS = 167,570 SF  
TOTAL PROPOSED IMPERVIOUS = 284,270 SF (55.09%)

## SURVEY NOTES:

- SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 12/25/2020. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

## GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF WEST DES MOINES MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF WEST DES MOINES.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
- ALL CONSTRUCTION WITHIN THE PUBLIC R.O. WEASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O. WEASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS THE CONTRACTOR SHALL CONTACT THE WDM ENGINEERING SERVICES 222-2475 TO SCHEDULE ANY REQUIRED INSPECTIONS.

## PAVING NOTES:

- THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDDED IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
- SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBBASE PRIOR TO ANY PAVEMENT BEING PLACED.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- DETECTABLE WARNING PANEL(S) CALLED OUT ON PLANS SHALL BE PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
- ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A. CITY CODES THE A.D.A. CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

## UTILITY NOTES:

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
- ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
- ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
- ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
- ALL STRUCTURES CALLED OUT AS "MODIFIED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID.
- SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
- MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISION OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
- WATERMANS SHALL BE C-600, SIZE OF WATERMAIN AS SHOWN ON PLANS.
- THRUST BOLDS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
- PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY WEST DES MOINES WATER WORKS.
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. WEST DES MOINES WATER WORKS WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.
- ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS.
- CONTACT BUILDING INSPECTION (515-222-3930), A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS

## UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.



## WEST DES MOINES NOTES:

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT. AN ON-SITE INSPECTION SHALL BE REQUESTED WITH THE BUILDING DIVISION AT (515) 222-3930, PRIOR TO PLACEMENT OF ANY CONCRETE RAMPS.
- ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
- ANY WATER USE FROM A HYDRANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES WATER WORKS HYDRANT METER. CALL 515-222-3465 TO RESERVE A METER.
- CONTACT BUILDING INSPECTION (515-222-3930) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(S) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
- ALL CONSTRUCTION WITHIN PUBLIC R.O. WEASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O. WEASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM ENGINEERING SERVICES 222-2475 TO SCHEDULE ANY REQUIRED INSPECTIONS. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
- IF ADDITIONAL PAVEMENT REMOVAL IS REQUIRED OTHER THAN A STANDARD BOX OUT, FULL PANEL REMOVAL WILL BE REQUIRED. NO HALF PANEL REMOVAL WILL BE ALLOWED.
- COORDINATE STAGING AND TRAFFIC CONTROL WITH WDM EMERGENCY SERVICES.
- LANE CLOSURE NOTICES MUST BE SUBMITTED TO WEST DES MOINES PUBLIC SERVICES FOR APPROVAL A MINIMUM OF 48 HOURS IN ADVANCE OF CLOSURE.
- ALL CONNECTIONS TO PUBLIC SEWERS SHALL BE CORE DRILLED.

## WEST DES MOINES WATER WORKS:

- ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS (515-222-3465) AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
- ANY WATER USE FROM A HYDRANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES HYDRANT METER. CALL 515-222-3465 TO RESERVE A METER.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(S) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.

## SPECIFICATIONS NOTES:

- IN THE EVENT OF A DISCREPANCY BETWEEN THE BISHOP PROJECT SPECIFICATIONS AND: CITY OF WEST DES MOINES REQUIREMENTS AND SPECIFICATIONS, PLUMBING CODE, AND URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT (SUDAS 2018), THE CITY OF WEST DES MOINES STANDARD SPECIFICATIONS SHALL GOVERN.
- FOR ALL SPECIFICATION DISCREPANCIES, PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.
- FOR ALL SPECIFICATION DISCREPANCIES, CONTRACTOR MUST OBTAIN WRITTEN APPROVAL FROM THE CITY OF WEST DES MOINES ENGINEERING DEPARTMENT FOR ANY CHANGES TO PROPOSED SITE INFRASTRUCTURE OR GRADES PRIOR TO PROCEEDING WITH ANY CHANGES.

## UTILITY CONFLICT NOTES:

- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION.
- CONTRACTOR SHALL COMPLY WITH ALL DNR REQUIREMENTS FOR PIPE MATERIAL, PIPE JOINTS, AND ANY OTHER APPLICABLE REGULATIONS ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18" BELOW A WATER MAIN.
- FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY BISHOP ENGINEERING PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

## STAKING NOTES:

- CONTRACTOR IS REQUIRED TO HAVE ALL STAKING DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
- CONTRACTOR IS REQUIRED TO HAVE ALL STAKING DONE DIRECTLY UNDER THE GENERAL CONTRACTOR BY A SINGLE COMPANY.
- STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.

## WETLAND NOTES:

- BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES



## ABBREVIATIONS:

- AC ACRES
- ASPH ASPHALT
- BK BOOK
- CONC CONCRETE
- D DEEDED DISTANCE
- EX EXISTING
- ENCL ENCLOSURE
- FF FINISHED FLOOR
- FL FLOW LINE
- FRAC FRACTIONAL
- M MEASURED DISTANCE
- MH MANHOLE
- OPG ORANGE PLASTIC CAP
- P PLATTED DISTANCE
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRA PREVIOUSLY RECORDED AS
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY
- ROW RED PLASTIC CAP
- SF SQUARE FEET
- SAN SANITARY
- TYP TYPICAL
- YPC YELLOW PLASTIC CAP
- N NORTH
- S SOUTH
- E EAST
- W WEST

## LEGEND:

- SAN- SANITARY SEWER
- ST- STORM SEWER
- W- WATER LINE
- G- GAS LINE
- UE- UNDERGROUND ELECTRIC
- OE- OVERHEAD ELECTRIC
- TELE- TELEPHONE LINE
- FIO- FIBER OPTIC
- CATV- CABLE TV

## SITE CONTROL AND BENCHMARKS:

BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS DATUM = NAD 83, IOWA SOUTH BENCHMARK DATUM = CITY WEST DES MOINES DATUM

POINT # 8000  
NORTHING = 556311.12  
EASTING = 1568318.46  
ELEVATION = 60.77  
DESCRIPTION: SET 3/4" IRON PIPE W/ RCP

POINT # 8002  
NORTHING = 556310.87  
EASTING = 1568517.47  
ELEVATION = 61.50  
DESCRIPTION: FOUND 1/2" IRON ROD W/ BLUE V&K CONTROL CAP

POINT # 8003  
NORTHING = 556267.71  
EASTING = 1567210.67  
ELEVATION = 63.48  
DESCRIPTION: SET 3/4" IRON PIPE W/ RCP

POINT # 8004  
NORTHING = 556310.26  
EASTING = 1568068.11  
ELEVATION = 63.82  
DESCRIPTION: SET 3/4" IRON PIPE W/ RCP

POINT # 8005  
NORTHING = 556267.31  
EASTING = 1567917.28  
ELEVATION = 73.34  
DESCRIPTION: FOUND 1/2" IRON ROD W/ BLUE V&K CONTROL CAP

POINT # 8003  
NORTHING = 556268.78  
EASTING = 1567917.37  
ELEVATION = 61.75  
DESCRIPTION: FOUND 1/2" IRON ROD W/ BLUE V&K CONTROL CAP

POINT # 8003  
NORTHING = 556268.29  
EASTING = 1567917.37  
ELEVATION = 61.75  
DESCRIPTION: FOUND 1/2" IRON ROD W/ BLUE V&K CONTROL CAP

## CITY BENCHMARKS:

CITY OF WEST DES MOINES BM# 101  
STANDARD BENCHMARK MONUMENT, 1.5844 FEET WEST OF INTERSECTION OF SOUTH 11TH STREET AND ARMY POST ROAD, 54.5 FEET NORTH OF THE CENTERLINE OF ARMY POST ROAD  
ELEV = 172.92 WDM DATUM

CITY OF WEST DES MOINES BM# 163  
STANDARD BENCHMARK MONUMENT, INTERSECTION OF ARMY POST ROAD AND S. 42ND STREET, NE OF INTERSECTION, 322 FEET NORTH OF THE CENTERLINE OF ARMY POST ROAD, 32 FEET EAST OF THE CENTERLINE OF S. 42ND STREET  
ELEV = 54.98 WDM DATUM

**Bishop Engineering**  
"Planning Your Successful Development"  
3501 104th Street  
Des Moines, Iowa 50322-3925  
Phone: (515) 276-0667 Fax: (515) 276-0217  
Civil Engineering & Land Surveying  
Established 1959

LOT 1, SOUTH BRANCH BUSINESS PARK  
SE 42ND STREET AND ARMY POST ROAD  
**COVER SHEET**

## REFERENCE NUMBER:

DK

## CHECKED BY:

DB

## REVISION DATE:

- 10-14-2021 CHECK
- 12-06-2021 CITY#1
- 02-18-2022 CHECK
- 03-01-2022 CITY
- 08-01-2022 CITY
- 09-09-2022 CITY
- 09-22-2022
- 10-06-2022 CITY

## PROJECT NUMBER:

190562-1

## SHEET NUMBER:

C0.1



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: DAVID B. BENTZ, PE, 17143

DATE:

LICENSE RENEWAL DATE: DEC. 31, 2023  
PAGES OR SHEETS COVERED BY THIS SEAL: ALL EXCEPT C5.1



# SOUTH BRANCH BUSINESS PARK SITE SURVEY

## PROPERTY DESCRIPTION:

(QUIT CLAIM DEED BOOK 19333, PAGE 188)  
A PARCEL OF LAND PARTLY IN THE NW1/4 OF THE NW1/4 AND PARTLY IN THE NE1/4 OF THE NW1/4 OF SECTION 32, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE FIFTH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA IDENTIFIED AS COUNTY AUDITOR PARCEL 2016-198 ON PLAT ON SURVEY EXHIBIT "A", ATTACHED HERETO, WHICH BY REFERENCE IS MADE A PART THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NW CORNER OF SAID SECTION 32; THENCE 60°14'46"E, 254.50 FEET ALONG THE WEST LINE OF SAID NW1/4; THENCE S88°45'43"E, 167.23 FEET TO THE POINT OF BEGINNING; THENCE S83°30'09"E 408.17 FEET; THENCE S51°28'22"E, 1079.81 FEET; THENCE N88°43'57"E, 1189.22 FEET; THENCE N00°04'23"W, 1005.03 FEET; THENCE N88°42'11"W, 1331.85 FEET; THENCE S85°42'10"W, 598.48 FEET; THENCE S78°38'38"W, 218.76 FEET; THENCE S74°12'25"W, 278.84 FEET TO THE POINT OF BEGINNING, CONTAINING 41.52 ACRES.

## SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTION OF RECORD.

SAID TRACT CONTAINS 41.50 ACRES (1,807,899 SQUARE FEET) MORE OR LESS.

## ADDRESS:

NO ADDRESS AT TIME OF SURVEY

## OWNER:

SILVERADO FARMS LLC  
887 TULIP TREE LANE  
WEST DES MOINES, IOWA 50266

## PREPARED FOR:

RYAN WIEDERSTEIN

## ZONING:

INFORMATION OBTAINED FROM WEST DES MOINES ZONING MAP UNZONED  
FOR AN OFFICIAL ZONING REPORT PLEASE CALL CITY OF WEST DES MOINES AT 515-222-3475

## SITE CONTROL AND BENCHMARKS:

BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS  
DATUM = NAD 83, IOWA SOUTH  
BENCHMARK DATUM = CITY WEST DES MOINES DATUM

POINT # 8900  
NORTHING = 556311.12  
EASTING = 1568318.48  
ELEVATION = 60.77  
DESCRIPTION: SET 3/4" IRON PIPE W/ RPC

POINT # 8002  
NORTHING = 558310.87  
EASTING = 1568517.47  
ELEVATION = 61.50  
DESCRIPTION: FOUND 1/2" IRON ROD W/ BLUE V&K CONTROL CAP

POINT # 8003  
NORTHING = 558297.71  
EASTING = 1567210.87  
ELEVATION = 63.48  
DESCRIPTION: SET 3/4" IRON PIPE W/ RPC

POINT # 8004  
NORTHING = 556310.26  
EASTING = 1569068.11  
ELEVATION = 63.62  
DESCRIPTION: SET 3/4" IRON PIPE W/ RPC

POINT # 8005  
NORTHING = 558927.31  
EASTING = 1568987.58  
ELEVATION = 73.34  
DESCRIPTION: SET 3/4" IRON PIPE W/ RPC

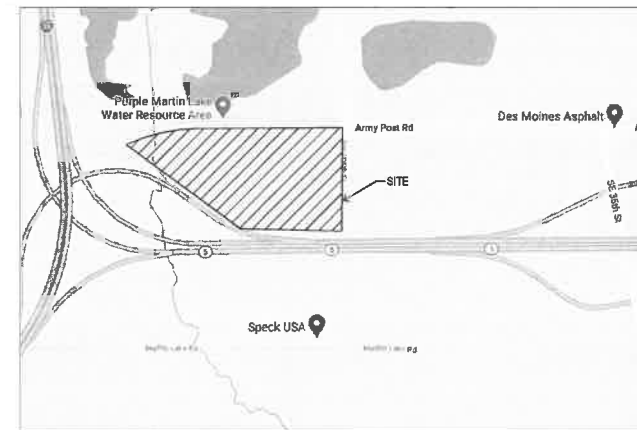
POINT # 80013  
NORTHING = 558285.78  
EASTING = 1567911.37  
ELEVATION = 61.76  
DESCRIPTION: FOUND 1/2" IRON ROD W/ BLUE V&K CONTROL CAP

POINT # 80053  
NORTHING = 558033.99  
EASTING = 1568924.29  
ELEVATION = 67.07  
DESCRIPTION: FOUND 1/2" IRON ROD W/ BLUE V&K CONTROL CAP

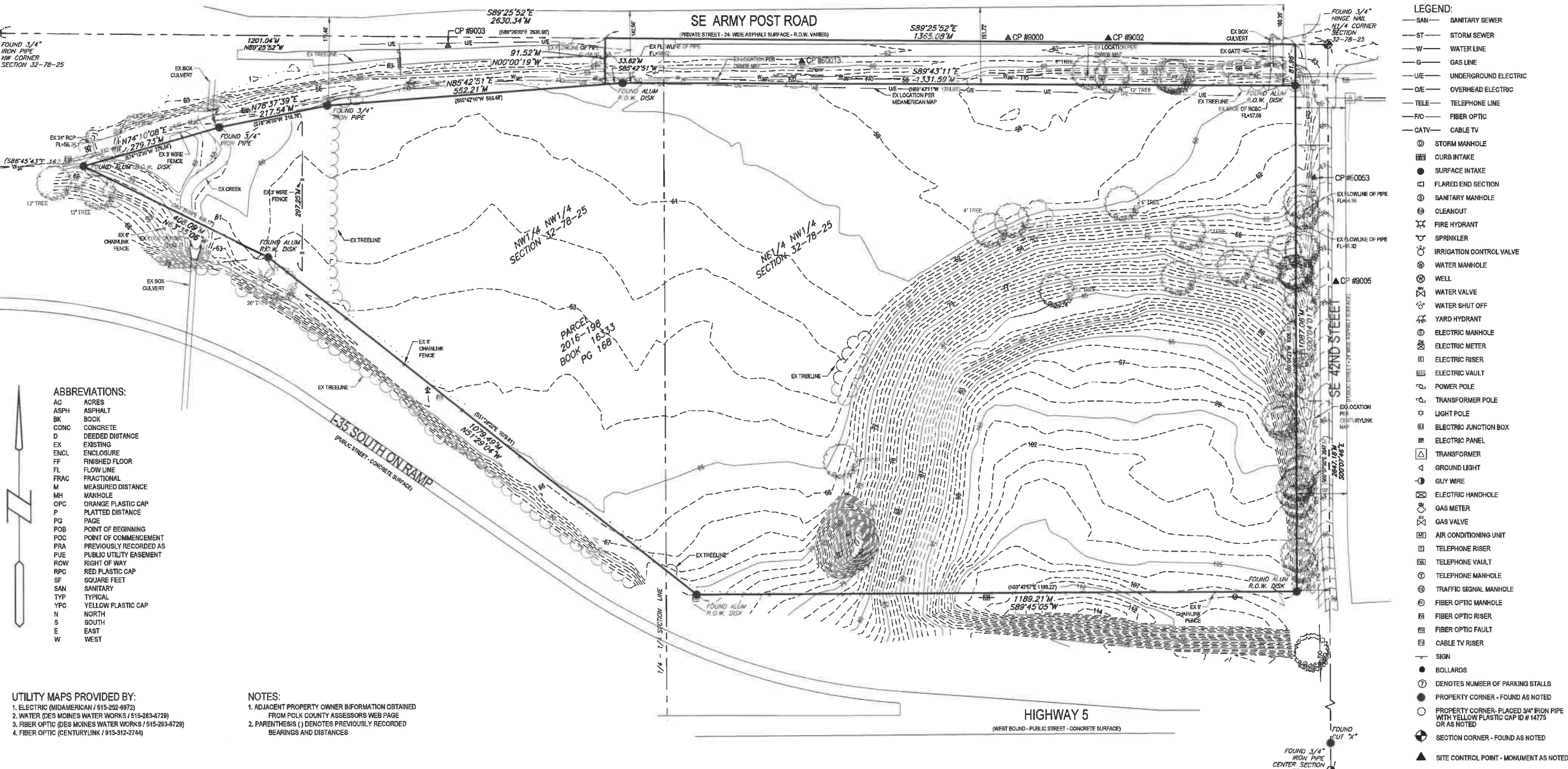
## CITY BENCHMARKS:

CITY OF WEST DES MOINES BMM 101  
STANDARD BENCHMARK MONUMENT, 1,584± FEET WEST OF INTERSECTION OF SOUTH 11TH STREET AND ARMY POST ROAD, 54.5 FEET NORTH OF THE CENTERLINE OF ARMY POST ROAD  
ELEV = 172.02 WDM DATUM

CITY OF WEST DES MOINES BMM 103  
STANDARD BENCHMARK MONUMENT, INTERSECTION OF ARMY POST ROAD AND S. 42ND STREET, NE OF INTERSECTION, 322 FEET NORTH OF THE CENTERLINE OF ARMY POST ROAD, 32 FEET EAST OF THE CENTERLINE OF S. 42ND STREET  
ELEV = 54.98 WDM DATUM



VICINITY MAP  
SCALE: 1" = 1,000'



- ### LEGEND:
- SAN - SANITARY SEWER
  - ST - STORM SEWER
  - W - WATER LINE
  - G - GAS LINE
  - UE - UNDERGROUND ELECTRIC
  - OE - OVERHEAD ELECTRIC
  - TELE - TELEPHONE LINE
  - FOC - FIBER OPTIC
  - CATV - CABLE TV
  - ⊙ - STORM MANHOLE
  - ⊖ - CURB INTAKE
  - ⊖ - SURFACE INTAKE
  - ⊖ - FLARED END SECTION
  - ⊖ - SANITARY MANHOLE
  - ⊖ - CLEANOUT
  - ⊖ - FIRE HYDRANT
  - ⊖ - SPRINKLER
  - ⊖ - IRRIGATION CONTROL VALVE
  - ⊖ - WATER MANHOLE
  - ⊖ - WELL
  - ⊖ - WATER VALVE
  - ⊖ - WATER SHUT OFF
  - ⊖ - YARD HYDRANT
  - ⊖ - ELECTRIC MANHOLE
  - ⊖ - ELECTRIC METER
  - ⊖ - ELECTRIC RISER
  - ⊖ - ELECTRIC VAULT
  - ⊖ - POWER POLE
  - ⊖ - TRANSFORMER POLE
  - ⊖ - LIGHT POLE
  - ⊖ - ELECTRIC JUNCTION BOX
  - ⊖ - ELECTRIC PANEL
  - ⊖ - TRANSFORMER
  - ⊖ - GROUND LIGHT
  - ⊖ - GUY WIRE
  - ⊖ - ELECTRIC HANDHOLE
  - ⊖ - GAS METER
  - ⊖ - GAS VALVE
  - ⊖ - AIR CONDITIONING UNIT
  - ⊖ - TELEPHONE RISER
  - ⊖ - TELEPHONE VAULT
  - ⊖ - TELEPHONE MANHOLE
  - ⊖ - TRAFFIC SIGNAL MANHOLE
  - ⊖ - FIBER OPTIC MANHOLE
  - ⊖ - FIBER OPTIC RISER
  - ⊖ - FIBER OPTIC FAULT
  - ⊖ - CABLE TV RISER
  - ⊖ - SIGN
  - - BOLLARDS
  - ⊖ - DENOTES NUMBER OF PARKING STALLS
  - ⊖ - PROPERTY CORNER - FOUND AS NOTED
  - ⊖ - PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
  - ⊖ - SECTION CORNER - FOUND AS NOTED
  - ⊖ - SECTION CORNER - FOUND AS NOTED
  - ▲ - SITE CONTROL POINT - MONUMENT AS NOTED

- ### ABBREVIATIONS:
- AC - ACRES
  - ASPH - ASPHALT
  - BK - BOOK
  - CONC - CONCRETE
  - D - DEEDED DISTANCE
  - EX - EXISTING
  - ENCL - ENCLOSURE
  - FL - FLOW LINE
  - FRAC - FRACTIONAL
  - M - MEASURED DISTANCE
  - MH - MANHOLE
  - OPC - ORANGE PLASTIC CAP
  - P - PLATTED DISTANCE
  - PG - PAGE
  - POB - POINT OF BEGINNING
  - POC - POINT OF COMMENCEMENT
  - PRA - PREVIOUSLY RECORDED AS
  - PUE - PUBLIC UTILITY EASEMENT
  - ROW - RIGHT OF WAY
  - RPC - RED PLASTIC CAP
  - SF - SQUARE FEET
  - SAN - SANITARY
  - TYP - TYPICAL
  - YPC - YELLOW PLASTIC CAP
  - N - NORTH
  - S - SOUTH
  - E - EAST
  - W - WEST

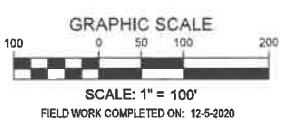
- ### UTILITY MAPS PROVIDED BY:
- ELECTRIC (MIDAMERICAN / 515-252-8972)
  - WATER (DES MOINES WATER WORKS / 515-283-8729)
  - FIBER OPTIC (DES MOINES WATER WORKS / 515-283-8729)
  - FIBER OPTIC (CENTURYLINK / 913-312-2744)

- ### NOTES:
- ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM POLK COUNTY ASSESSORS WEB PAGE
  - PARENTHESES ( ) DENOTES PREVIOUSLY RECORDED BEARINGS AND DISTANCES

**UTILITY NOTE:**  
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT, A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.



COPYRIGHT 2020 BISHOP ENGINEERING. THIS DOCUMENT AND THE INFORMATION CONTAINED MAY NOT BE REPRODUCED OR EXCERPTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF BISHOP ENGINEERING. UNAUTHORIZED COPYING OR DISCLOSURE OF CONSTRUCTION USE ARE PROHIBITED BY COPYRIGHT LAW.



**Bishop Engineering**  
"Planning Your Successful Development"

3501 104th Street  
Des Moines, Iowa 50322-3825  
Phone: (515) 276-0467 Fax: (515) 276-0217  
Established 1959  
Civil Engineering & Land Surveying

---

**LOT 1, SOUTH BRANCH BUSINESS PARK**  
**SE 42ND STREET AND ARMY POST ROAD**

**SITE SURVEY**

---

REFERENCE NUMBER:  
DRAWN BY:  
BK  
CHECKED BY:  
DB  
REVISION DATE:  
10-14-2021 CHECK  
12-06-2021 CITY#1  
02-18-2022 CHECK  
03-01-2022 CITY  
08-01-2022 CITY  
09-09-2022 CITY  
09-22-2022 CITY  
10-06-2022 CITY

---

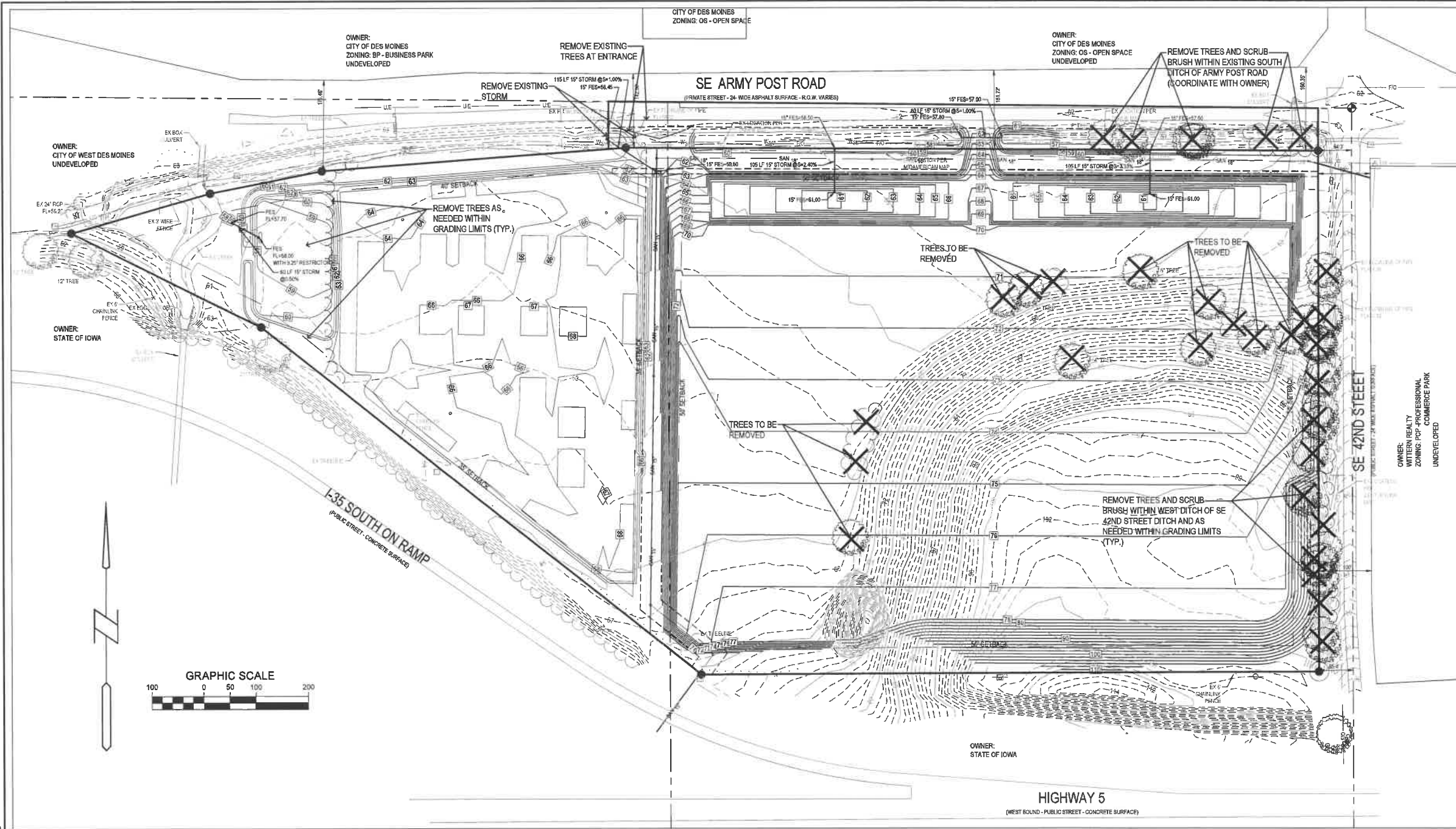
PROJECT NUMBER:  
**190562-1**

---

SHEET NUMBER:  
**C1.1**

PRELIMINARY- NOT FOR CONSTRUCTION

10/27/2022 12:05:32 PM MILWAUKEE PROJECTS 201911010006 132 AND HIGHWAY 5 BUSINESS PARK OVERALL GRADING- OVERALL GRADING



- LEGEND:**
- SAN SANITARY SEWER
  - ST STORM SEWER
  - W WATER LINE
  - G GAS LINE
  - UE UNDERGROUND ELECTRIC
  - O/E OVERHEAD ELECTRIC
  - TELE TELEPHONE LINE
  - F/O FIBER OPTIC
  - CATV CABLE TV
  - SM STORM MANHOLE
  - CI CURB INTAKE
  - SI SURFACE INTAKE
  - FE FLARED END SECTION
  - SM SANITARY MANHOLE
  - CO CLEANOUT
  - FH FIRE HYDRANT
  - SP SPRINKLER
  - ICV IRRIGATION CONTROL VALVE
  - WM WATER MANHOLE
  - WELL WELL
  - WV WATER VALVE
  - WSO WATER SHUT OFF
  - YH YARD HYDRANT
  - EM ELECTRIC MANHOLE
  - ET ELECTRIC METER
  - ER ELECTRIC RISER
  - EV ELECTRIC VAULT
  - PP POWER POLE
  - TP TRANSFORMER POLE
  - LP LIGHT POLE
  - EJB ELECTRIC JUNCTION BOX
  - EP ELECTRIC PANEL
  - TR TRANSFORMER
  - GL GROUND LIGHT
  - GW GUY WIRE
  - EH ELECTRIC HANDHOLE
  - GM GAS METER
  - GV GAS VALVE
  - ACU AIR CONDITIONING UNIT
  - TRR TELEPHONE RISER
  - TV TELEPHONE VAULT
  - TM TELEPHONE MANHOLE
  - TSM TRAFFIC SIGNAL MANHOLE
  - FR FIBER OPTIC RISER
  - FF FIBER OPTIC FAULT
  - CR CABLE TV RISER
  - SIGN SIGN
  - 7 DENOTES NUMBER OF PARKING STALLS
  - PC PROPERTY CORNER - FOUND AS NOTED
  - PCP PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
  - SC SECTION CORNER - FOUND AS NOTED

- ABBREVIATIONS:**
- AC ACRES
  - ASPH ASPHALT
  - BK BOOK
  - CONC CONCRETE
  - D DEEDED DISTANCE
  - EX EXISTING
  - ENCL ENCLOSURE
  - FF FINISHED FLOOR
  - FL FLOW LINE
  - FRAC FRACTIONAL
  - M MEASURED DISTANCE
  - MH MANHOLE
  - OPC ORANGE PLASTIC CAP
  - P PLATTED DISTANCE
  - PG PAGE
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - PRA PREVIOUSLY RECORDED AS
  - PUE PUBLIC UTILITY EASEMENT
  - ROW RIGHT OF WAY
  - RPC RED PLASTIC CAP
  - SF SQUARE FEET
  - SAN SANITARY
  - TYP TYPICAL
  - YPC YELLOW PLASTIC CAP
  - N NORTH
  - S SOUTH
  - E EAST
  - W WEST

**UTILITY NOTE:**  
 THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT, A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

**CITY BENCHMARKS:**

CITY OF WEST DES MOINES BMM 101  
 STANDARD BENCHMARK MONUMENT, 1,584± FEET  
 WEST OF INTERSECTION OF SOUTH 11TH STREET  
 AND ARMY POST ROAD, 54.5 FEET NORTH OF THE  
 CENTERLINE OF ARMY POST ROAD,  
 ELEV = 172.02 WDM DATUM

CITY OF WEST DES MOINES BMM 123  
 STANDARD BENCHMARK MONUMENT,  
 INTERSECTION OF ARMY POST ROAD AND S. 42ND  
 STREET, NE OF INTERSECTION, 322 FEET NORTH OF  
 THE CENTERLINE OF ARMY POST ROAD, 32 FEET  
 EAST OF THE CENTERLINE OF S. 42ND STREET  
 ELEV = 54.98 WDM DATUM

**OWNER:**  
 SB8P JV21 LLC  
 5485 MILLS CIVIC PARKWAY, SUITE 235  
 WEST DES MOINES, IOWA 50266

**PREPARED FOR:**  
 RYAN WIEDERSTEIN

**ZONING:**  
 SOUTH BRANCH BUSINESS PARK PUD WITH UNDERLYING BUSINESS PARK AND GENERAL INDUSTRIAL ZONING

**COMPREHENSIVE PLAN:**  
 BP, BUSINESS PARK

**BULK REGULATIONS:**

SETBACKS - LOT 1 (GENERAL-INDUSTRIAL)	SETBACKS - LOT 2 (BUSINESS PARK)
WEST, INTERSTATE 35 = 35 FEET	WEST AND INTERIOR = 50 FEET
NORTH, ARMY POST ROAD = 40 FEET	NORTH, ARMY POST ROAD = 50 FEET
EAST AND INTERIOR = 35 FEET	EAST, SE 42ND STREET = 50 FEET
SOUTH, HIGHWAY 5 = 35 FEET	SOUTH, HIGHWAY 5 = 50 FEET

**WORK REFLECTED ON THIS SHEET IS FOR REFERENCE ONLY AND BEING COMPLETED UNDER A SEPARATE CONTRACT**



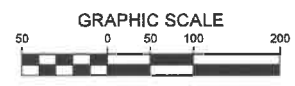
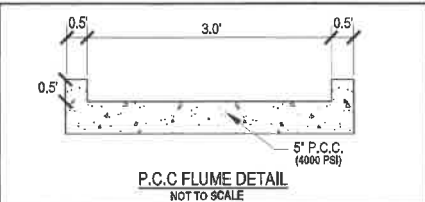
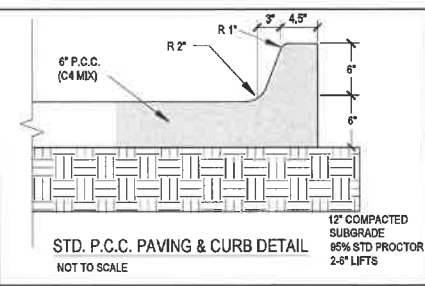
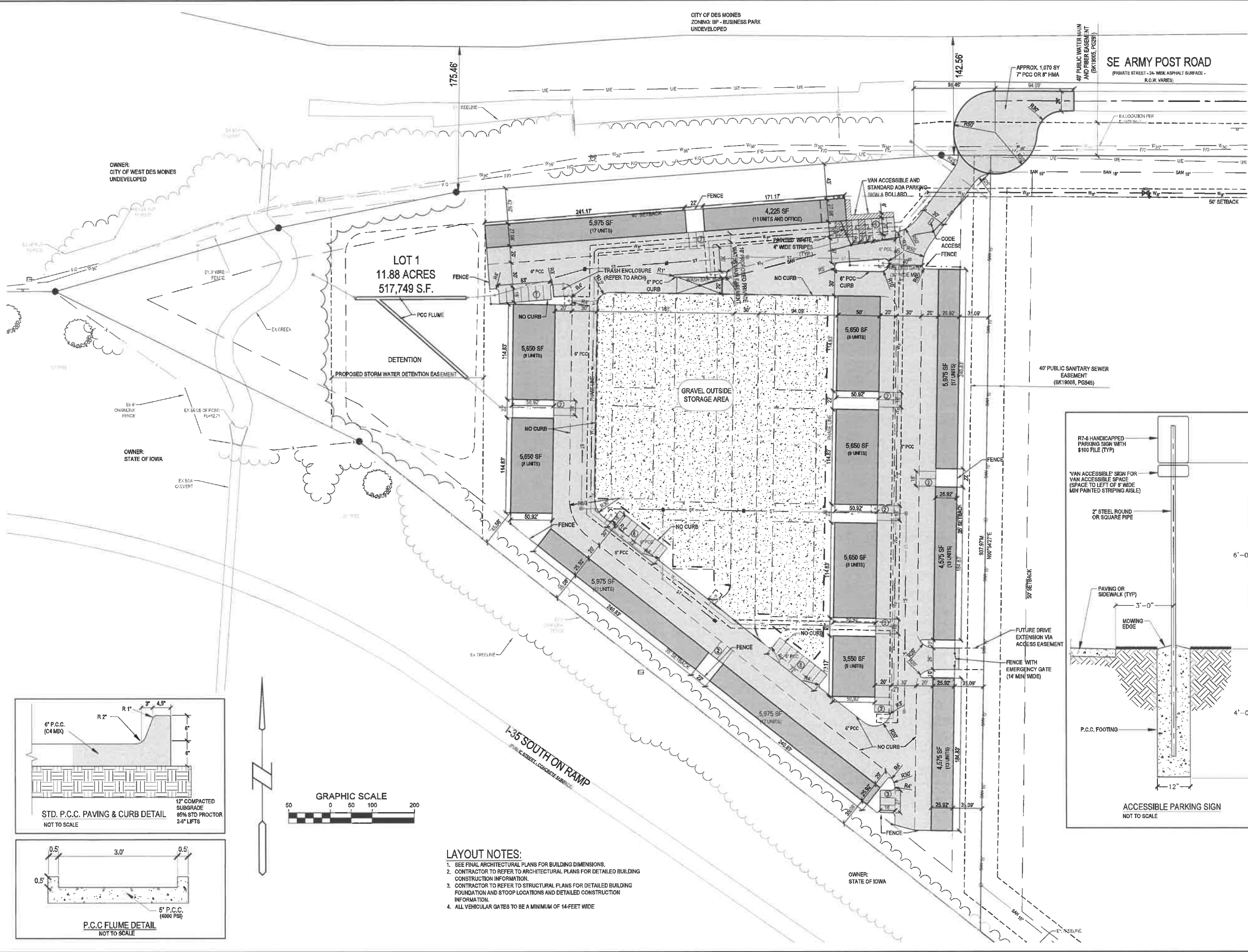
COPYRIGHT 2022 BISHOP ENGINEERING. THIS DOCUMENT AND THE INFORMATION CONTAINED MAY NOT BE REPRODUCED OR EXCERPTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF BISHOP ENGINEERING. UNAUTHORIZED COPYING OR DISCLOSURE OF CONSTRUCTION USE ARE PROHIBITED BY COPYRIGHT LAW.

**Bishop Engineering**  
 "Planning Your Successful Development"  
 3501 104th Street  
 Des Moines, Iowa 50325-3625  
 Phone: (515)276-0467 Fax: (515)276-0217  
 Civil Engineering & Land Surveying  
 Established 1959

**LOT 1, SOUTH BRANCH BUSINESS PARK  
 SE 42ND STREET AND ARMY POST ROAD  
 OVERALL GRADING AND REMOVALS**

REFERENCE NUMBER:	
DRAWN BY:	BK
CHECKED BY:	DB
REVISION DATE:	10-14-2021 CHECK 12-06-2021 CITY#1 02-18-2022 CHECK 03-01-2022 CITY 08-01-2022 CITY 09-09-2022 CITY 09-22-2022 CITY 10-06-2022 CITY
PROJECT NUMBER:	190562-1
SHEET NUMBER:	C1.2

10/20/22 16:40:15 PM MILWAUKEE PROJECTS 20181015092 135 AND HIGHWAY 3 BUSINESS PARKING022 LAYOUT.DWG



- LAYOUT NOTES:**
- SEE FINAL ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
  - CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING CONSTRUCTION INFORMATION.
  - CONTRACTOR TO REFER TO STRUCTURAL PLANS FOR DETAILED BUILDING FOUNDATION AND STOOP LOCATIONS AND DETAILED CONSTRUCTION INFORMATION.
  - ALL VEHICULAR GATES TO BE A MINIMUM OF 14-FEET WIDE

**Bishop Engineering**  
"Planning Your Successful Development"  
3501 104th Street  
Des Moines, Iowa 50325-3825  
Phone: (515) 276-0667 Fax: (515) 276-0217  
Civil Engineering & Land Surveying  
Established 1959

**LOT 1, SOUTH BRANCH BUSINESS PARK  
SE 42ND STREET AND ARMY POST ROAD  
LAYOUT PLAN**

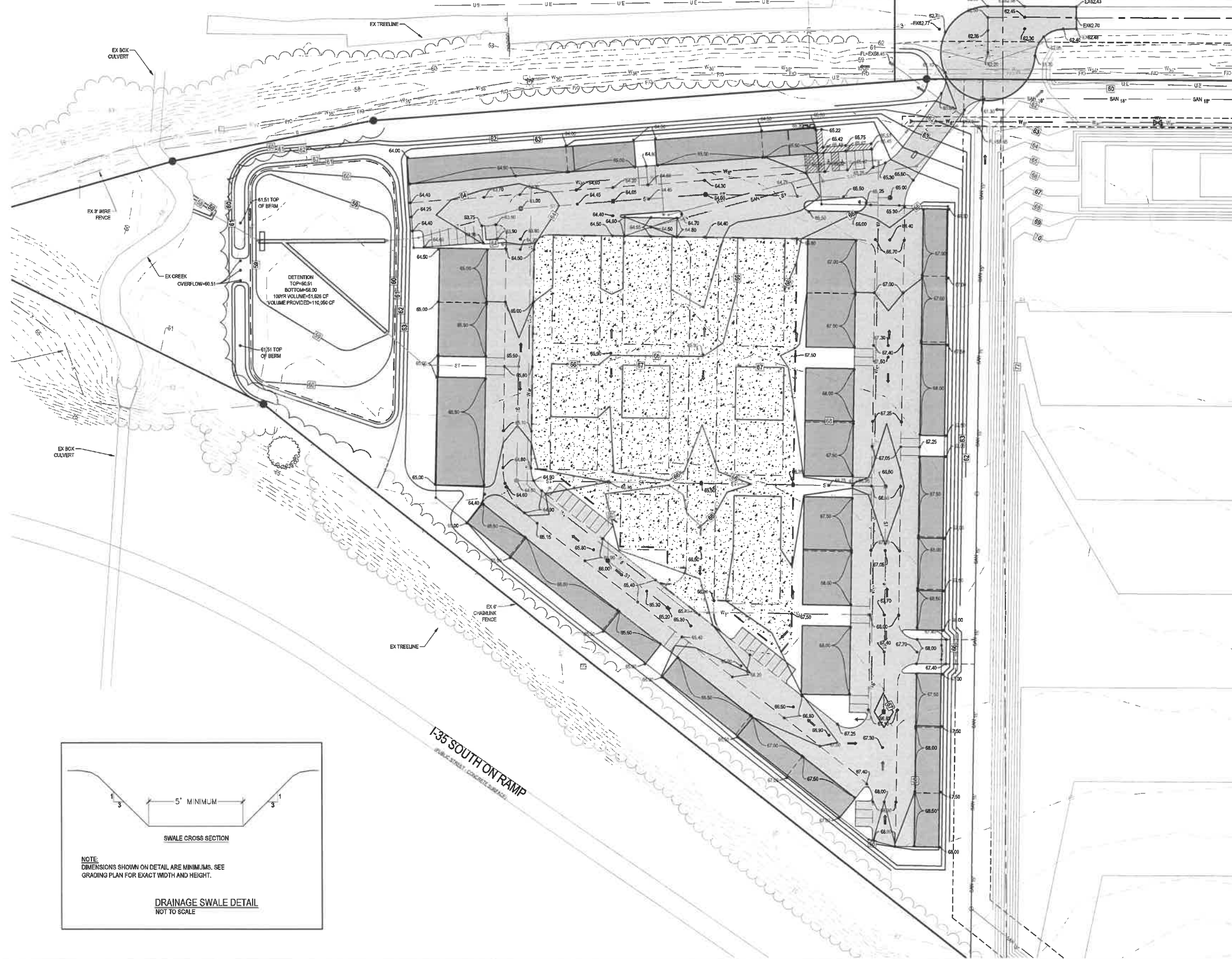
REFERENCE NUMBER:  
DRAWN BY:  
BK  
CHECKED BY:  
DB  
REVISION DATE:  
10-14-2021 CHECK  
12-06-2021 CITY #1  
02-18-2022 CHECK  
03-01-2022 CITY  
08-01-2022 CITY  
09-09-2022 CITY  
09-22-2022 CITY  
10-06-2022 CITY

PROJECT NUMBER:  
**190562-1**  
SHEET NUMBER:  
**C2.1**

**TOPSOIL NOTES:**

1. STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 8".
3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
4. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

SE ARMY POST ROAD  
(PRIVATE STREET - 24' WIDE ASPHALT SURFACE - R.O.W. VARIES)

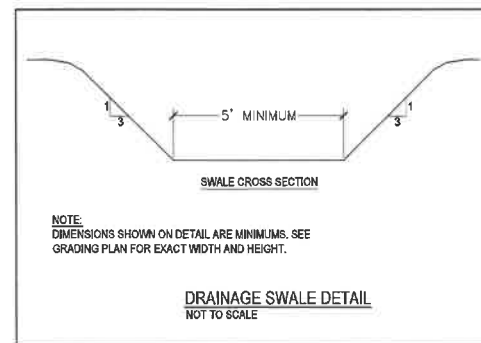
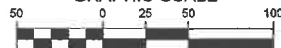


**GRADING LEGEND:**

- EXISTING CONTOUR ——— 150 ———
- PROPOSED CONTOUR ——— 150 ———
- FINISHED GROUND ELEVATION ● 150.50
- TOP OF CURB ELEVATION ● 150.50TC
- GUTTER ELEVATION ● 150.50G
- TOP OF WALL ELEVATION ● 150.50TW
- BOTTOM OF WALL ELEVATION ● 150.50BW
- EDGE OF WALK ELEVATION ● 150.50EW
- TOP OF STAIR ELEVATION ● 150.50TS
- BOTTOM OF STAIR ELEVATION ● 150.50BS

NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

**GRAPHIC SCALE**



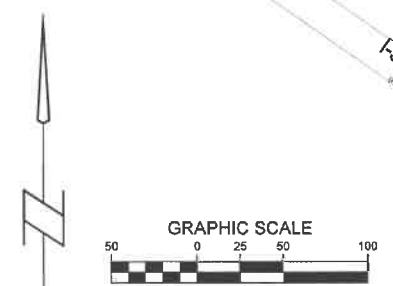
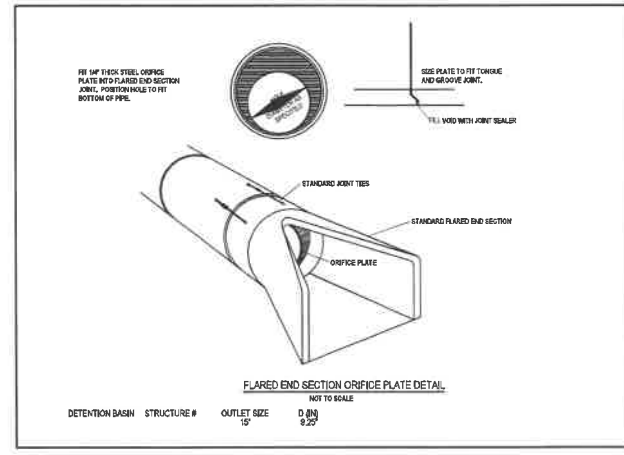
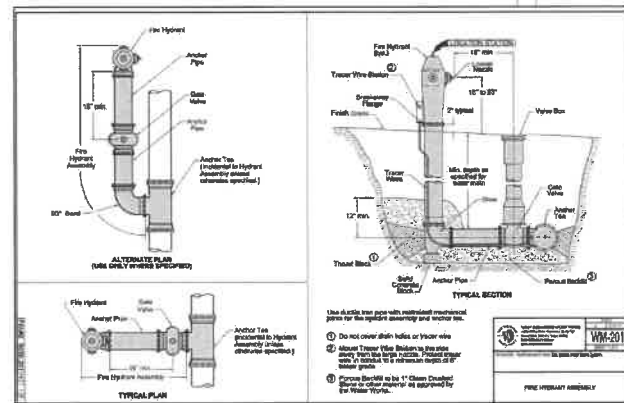
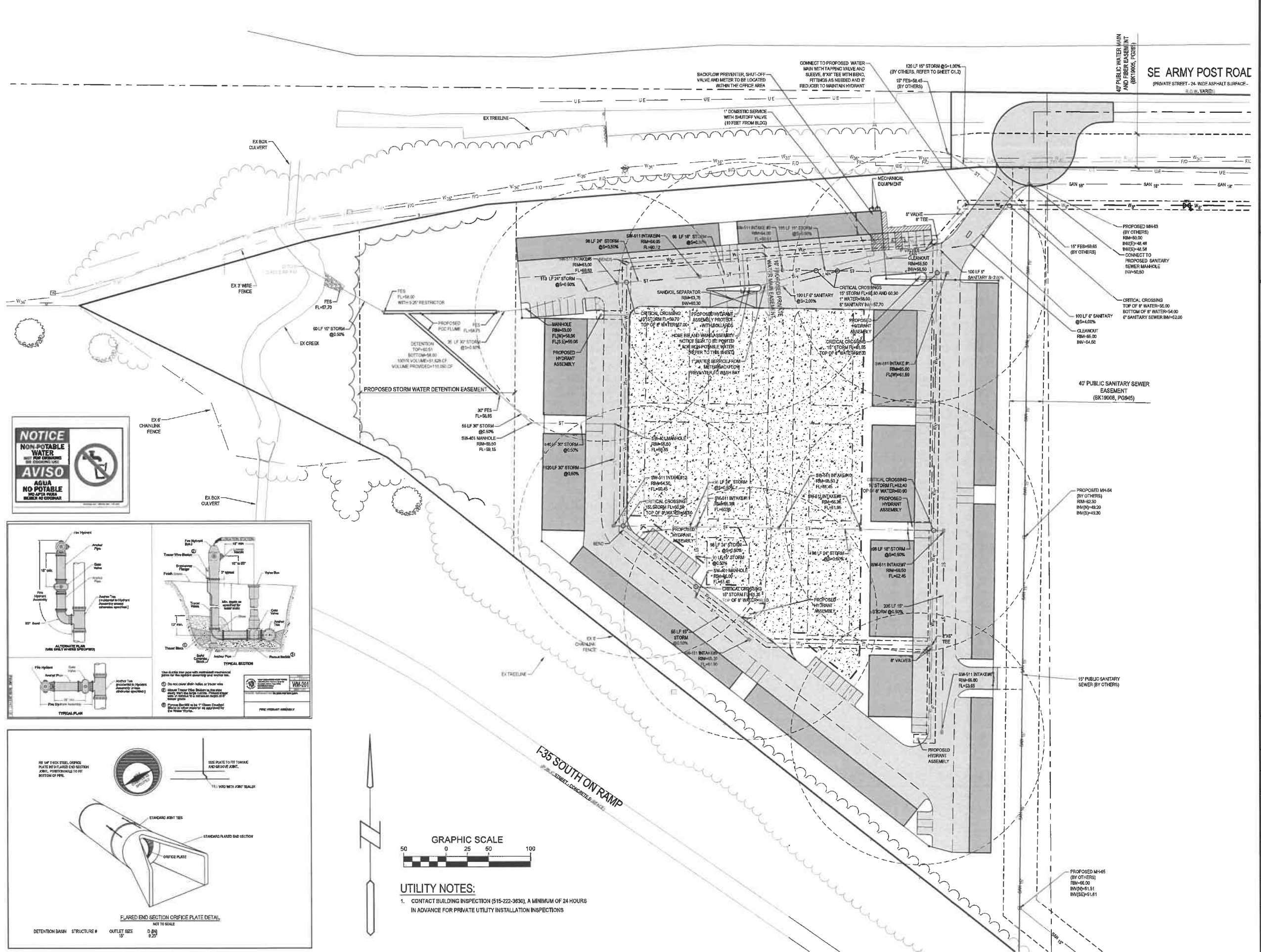
10/6/2022 10:51:38 PM I:\LAND PROJECTS\2019\190682 I-35 AND HIGHWAY 5 BUSINESS PARKWORKS GRADING.DWG

**Bishop Engineering**  
"Planning Your Successful Development"  
3501 104th Street  
Des Moines, Iowa 50322-3825  
Phone: (515)276-0467 Fax: (515)276-0417  
Civil Engineering & Land Surveying  
Established 1959

**LOT 1, SOUTH BRANCH BUSINESS PARK**  
**SE 42ND STREET AND ARMY POST ROAD**  
**GRADING PLAN**

REFERENCE NUMBER:	
DRAWN BY:	BK
CHECKED BY:	DB
REVISION DATE:	10-14-2021 CHECK 12-06-2021 CITY#1 02-18-2022 CHECK 03-01-2022 CITY 08-01-2022 CITY 09-09-2022 CITY 09-22-2022 CITY 10-06-2022 CITY
PROJECT NUMBER:	190562-1
SHEET NUMBER:	C3.1

10/20/22 11:21:04 PM ILLINOIS PROJECTS 20181818962 I-35 AND HIGHWAY 5 BUSINESS PARK/INDUSTRIAL UTILITY.DWG



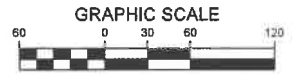
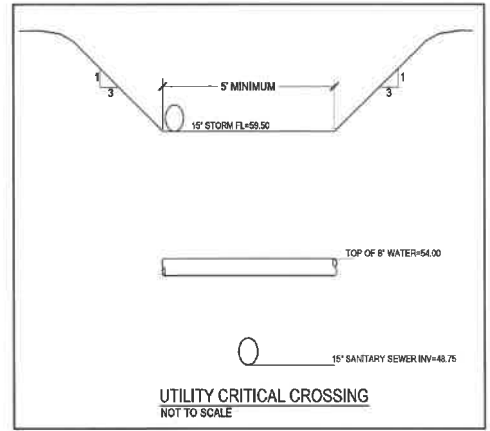
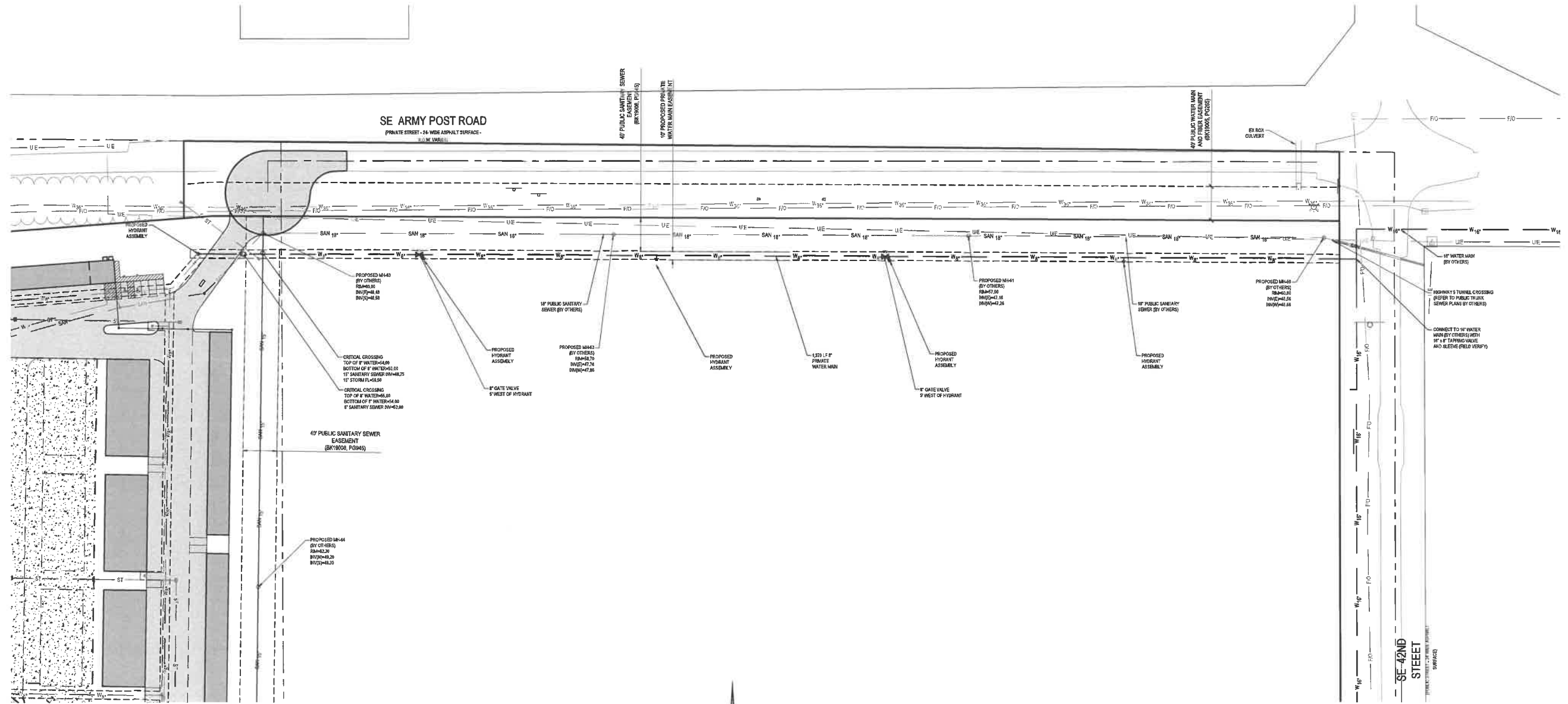
**UTILITY NOTES:**  
 1. CONTACT BUILDING INSPECTION (515-222-3630), A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS

**Bishop Engineering**  
 "Planning Your Successful Development"  
 3501 104th Street  
 Des Moines, Iowa 50323-3625  
 Phone: (515)276-0467 Fax: (515)276-0217  
 Civil Engineering & Land Surveying  
 Established 1959

**LOT 1, SOUTH BRANCH BUSINESS PARK**  
**SE 42ND STREET AND ARMY POST ROAD**  
**UTILITY PLAN**

REFERENCE NUMBER:	
DRAWN BY:	BK
CHECKED BY:	DB
REVISION DATE:	10-14-2021 CHECK 12-06-2021 CITY#1 02-18-2022 CHECK 03-01-2022 CITY 08-01-2022 CITY 09-09-2022 CITY 09-22-2022 CITY 10-06-2022 CITY
PROJECT NUMBER:	190562-1
SHEET NUMBER:	C4.1

10/20/2022 11:18:25 PM MLAND PROJECTS 20151616596 1 SE AND HIGHWAY 2 BUSINESS PARKINGC4 UTILITY.DWG



**UTILITY NOTES:**  
1. CONTACT BUILDING INSPECTION (515-222-3830), A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS

**Bishop Engineering**  
"Planning Your Successful Development"  
3501 104th Street  
Des Moines, Iowa 50322-3825  
Phone: (515)276-0467 Fax: (515)276-0217  
Civil Engineering & Land Surveying  
Established 1959

**LOT 1, SOUTH BRANCH BUSINESS PARK**  
**SE 42ND STREET AND ARMY POST ROAD**  
**UTILITY PLAN - WATER EXTENSION**

REFERENCE NUMBER:
DRAWN BY: BK
CHECKED BY: DB
REVISION DATE: 10-14-2021 CHECK 12-06-2021 CITY#1 02-18-2022 CHECK 03-01-2022 CITY 08-01-2022 CITY 09-09-2022 CITY 09-22-2022 CITY 10-06-2022 CITY
PROJECT NUMBER: <b>190562-1</b>
SHEET NUMBER: <b>C4.2</b>

**LANDSCAPE NOTES:**

1. ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SOD AREAS CALLED OUT AROUND THE MAIN ENTRANCE DRIVE, ALL OTHER DISTURBED AREAS WITHIN THE CONTRACT LIMITS TO BE SEEDED, UNLESS NOTED OTHERWISE. SOD AND SEED AREAS CALLED OUT ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. SOD ALL DISTURBED RIGHT-OF-WAY AREAS.
4. STAKE SOD ON ALL SLOPES 3:1 OR GREATER.
5. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
7. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
8. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
9. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES (IN LAWN AREAS) TO A DEPTH OF 4 INCHES, UNLESS NOTED.
10. STAKE AND WRAP ALL DECIDUOUS TREES IMMEDIATELY AFTER PLANTING. STAKE ALL TREES ACCORDING TO THE STAKING DETAILS. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD.
11. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
12. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
13. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
14. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL BE MULCHED WITH 4" THICK SHREDDED HARDWOOD MULCH.
15. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.

**LANDSCAPE REQUIREMENTS:**

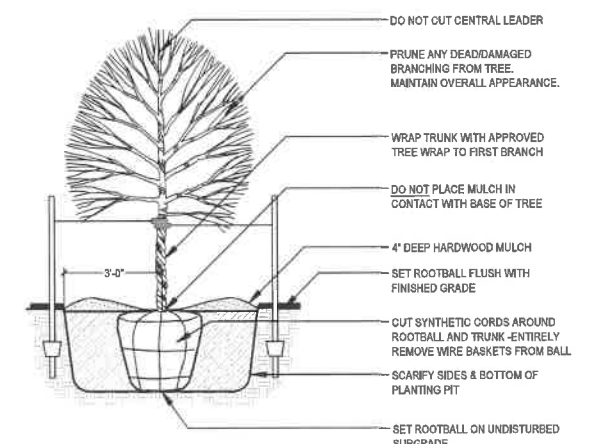
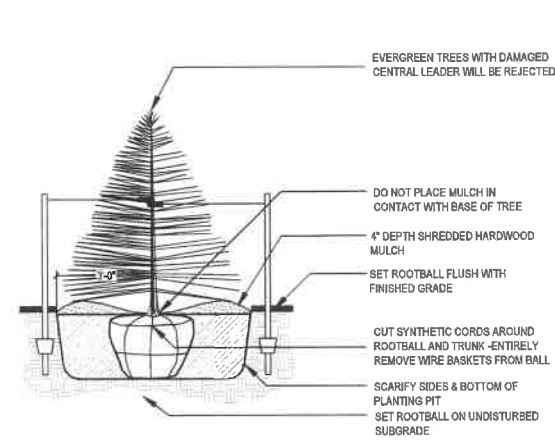
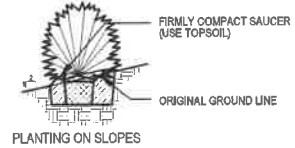
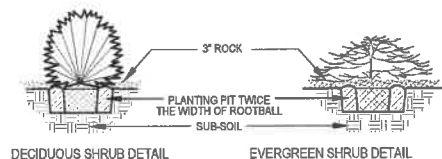
TOTAL SIZE OF LOT	517,749 SF
TOTAL REQUIRED OPEN SPACE (20%)	103,550 SF
<b>GENERAL OPEN SPACE REQUIREMENTS</b>	
TOTAL TREES REQUIRED (2 PER 3,000 SF REQUIRED OPEN SPACE)	70
TOTAL OVERSTORY REQUIRED (50%)	35
TOTAL EVERGREEN REQUIRED (35%)	25
TOTAL SHRUBS REQUIRED (3 PER 3,000 SF REQUIRED OPEN SPACE)	104
<b>TOTAL TREES PROVIDED</b>	
TOTAL TREES PROVIDED	70
TOTAL SHRUBS PROVIDED	134
<b>BUFFER (NORTH PROPERTY LINE - 30')</b>	
TOTAL LENGTH	535 LF
TOTAL OVERSTORY/EVERGREEN REQUIRED (1 / 35 LF)	17
TOTAL ORNAMENTAL REQUIRED (2 / 35 LF)	33
<b>TOTAL EVERGREEN PROVIDED</b>	
TOTAL EVERGREEN PROVIDED	21
TOTAL ORNAMENTAL PROVIDED	29

**MECHANICAL EQUIPMENT SCREENING NOTES**

- ALL ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED ON ALL SIDES WITH ARCHITECTURAL SCREENING EQUAL TO THE HEIGHT OF THE EQUIPMENT. REFER TO ARCHITECTURAL.
- ANY GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED.
- MECHANICAL EQUIPMENT, GAS AND/OR ELECTRIC METERS ON ANY FACADES MUST BE SCREENED OR OTHERWISE CONCEALED ON THE FACADE.

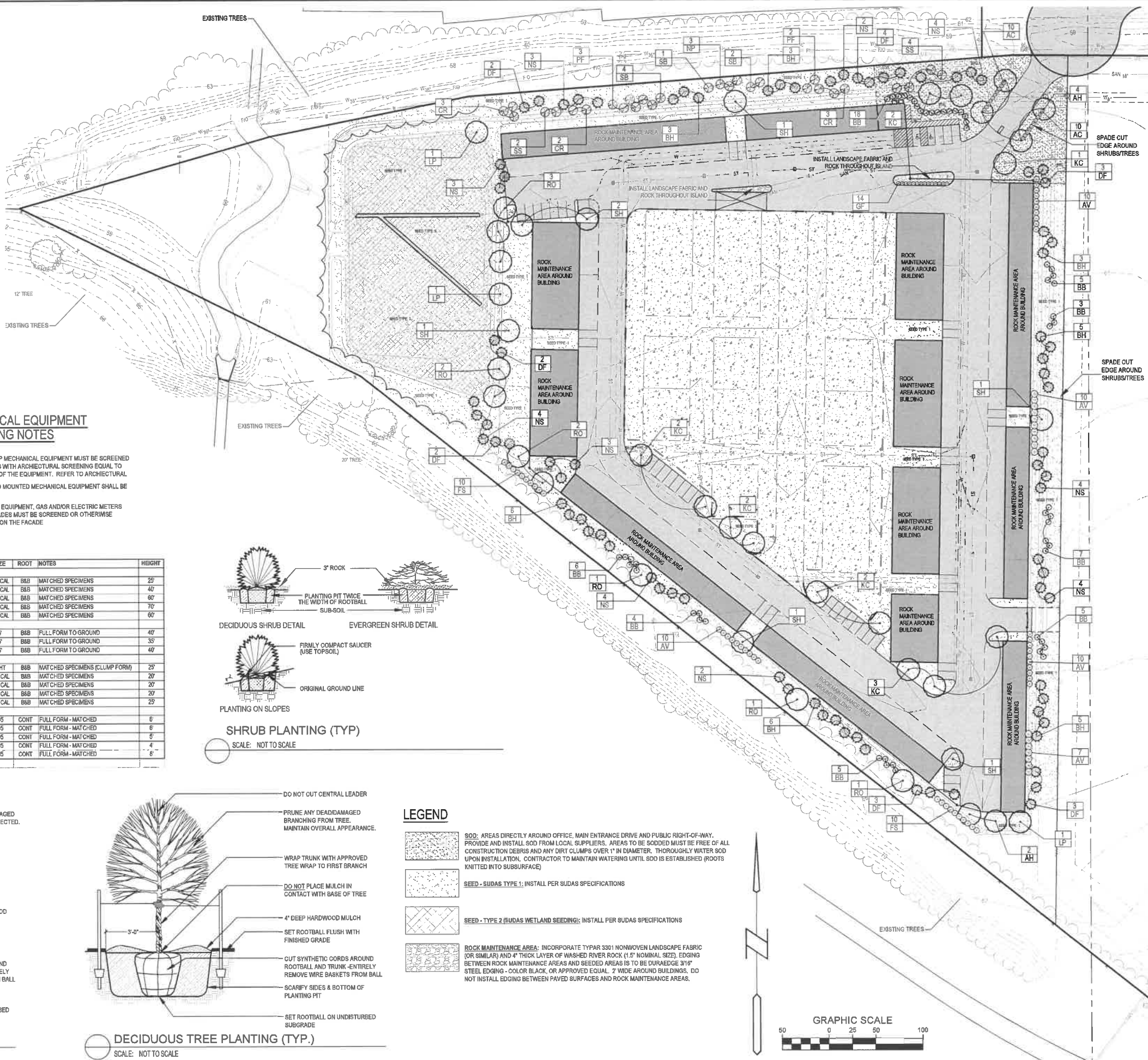
**PLANTING SCHEDULE**

CODE	QUAN	COMMON NAME	LATIN NAME	OVERSTORY TREES	SIZE	ROOT	NOTES	HEIGHT
AH	6	AMERICAN HORNBEAM	CARPENUS CAROLINIANA		2" CAL	BBB	MATCHED SPECIMENS	25'
SH	7	SKYLINE HONEYLOCUST	GLIDITIS TRICANTHOS INERMIS 'SKYLINE'		2" CAL	BBB	MATCHED SPECIMENS	40'
KC	12	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS		2" CAL	BBB	MATCHED SPECIMENS	60'
LP	3	LONDON PLANETREE	PLATANUS ACERIFOLIA BLOODGOOD		2" CAL	BBB	MATCHED SPECIMENS	70'
RO	10	RED OAK	QUERCUS RUBRA		2" CAL	BBB	MATCHED SPECIMENS	60'
<b>EVERGREEN TREES</b>								
NS	33	NORWAY SPRUCE	PICEA ABIES		6"	BBB	FULL FORM TO GROUND	40'
BH	31	BLACK HILLS SPRUCE	PICEA GLAUCO DENSATA		6"	BBB	FULL FORM TO GROUND	35'
DF	20	DOUGLAS FR	PSEUDOTSUGA MENZIESII		6"	BBB	FULL FORM TO GROUND	40'
<b>ORNAMENTAL TREES</b>								
SB	7	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER GRANDIFLORA AUTUMN BRILLIANCE		6" HT	BBB	MATCHED SPECIMENS (CLUMP FORM)	25'
PF	5	PRAIRIE FIRE CRABAPPLE	MALLUS X. PRAIRIE FIRE		1.5" CAL	BBB	MATCHED SPECIMENS	20'
SS	6	SNOWDRIFT CRABAPPLE	MALLUS X. SNOWDRIFT		1.5" CAL	BBB	MATCHED SPECIMENS	20'
NP	3	NEWPORT PLUM	PRUNUS CERASIFERA		1.5" CAL	BBB	MATCHED SPECIMENS	20'
CR	8	CANADARED SHUBERT CHOKECHERRY	PRUNUS VIRGINIANA CANADA RED SHUBERT		1.5" CAL	BBB	MATCHED SPECIMENS	25'
<b>SHRUBS</b>								
FS	20	FRAGRANT SUMAC	RHUS AROMATICA		#5	CONT	FULL FORM - MATCHED	6'
BB	48	BURNING BUSH	EUCHYTHOS ALATA		#5	CONT	FULL FORM - MATCHED	6'
KC	20	ALPINE CURRANT	RIBES ALPIMUM		#5	CONT	FULL FORM - MATCHED	6'
CF	14	COLD FLAME SPREA	SPRAEA BURNING 'COLDFLAME'		#5	CONT	FULL FORM - MATCHED	4'
AV	47	HARDWOOD VIBURNUM	VIBURNUM DENTATUM		#5	CONT	FULL FORM - MATCHED	6'



**LEGEND**

- SOD: AREAS DIRECTLY AROUND OFFICE, MAIN ENTRANCE DRIVE AND PUBLIC RIGHT-OF-WAY. PROVIDE AND INSTALL SOD FROM LOCAL SUPPLIERS. AREAS TO BE SODED MUST BE FREE OF ALL CONSTRUCTION DEBRIS AND ANY DIRT CLUMPS OVER 1" IN DIAMETER. THOROUGHLY WATER SOD UPON INSTALLATION. CONTRACTOR TO MAINTAIN WATERING UNTIL SOD IS ESTABLISHED (ROOTS KNITTED IN TO SUBSURFACE)
- SEED - SUDAS TYPE 1: INSTALL PER SUDAS SPECIFICATIONS
- SEED - TYPE 2 (SUDAS WETLAND SEEDING): INSTALL PER SUDAS SPECIFICATIONS
- ROCK MAINTENANCE AREA: INCORPORATE TYPAR S301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 4" THICK LAYER OF WASHED RIVER ROCK (1.5" NOMINAL SIZE). EDGING BETWEEN ROCK MAINTENANCE AREAS AND SEEDED AREAS IS TO BE DURAEDEG 316" STEEL EDGING - COLOR BLACK, OR APPROVED EQUAL. 2" WIDE AROUND BUILDINGS. DO NOT INSTALL EDGING BETWEEN PAVED SURFACES AND ROCK MAINTENANCE AREAS.



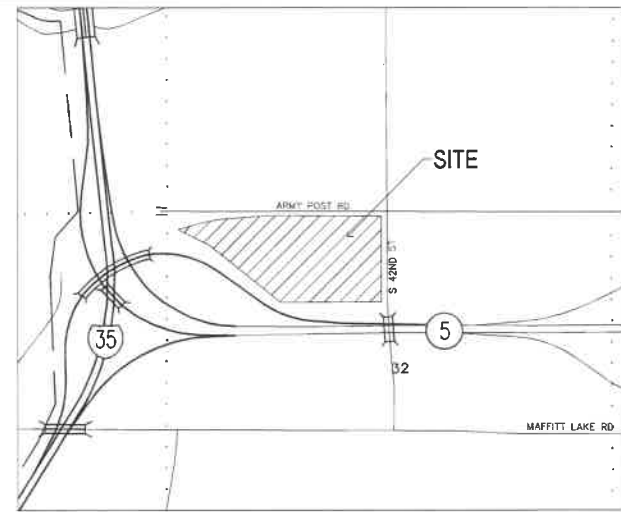
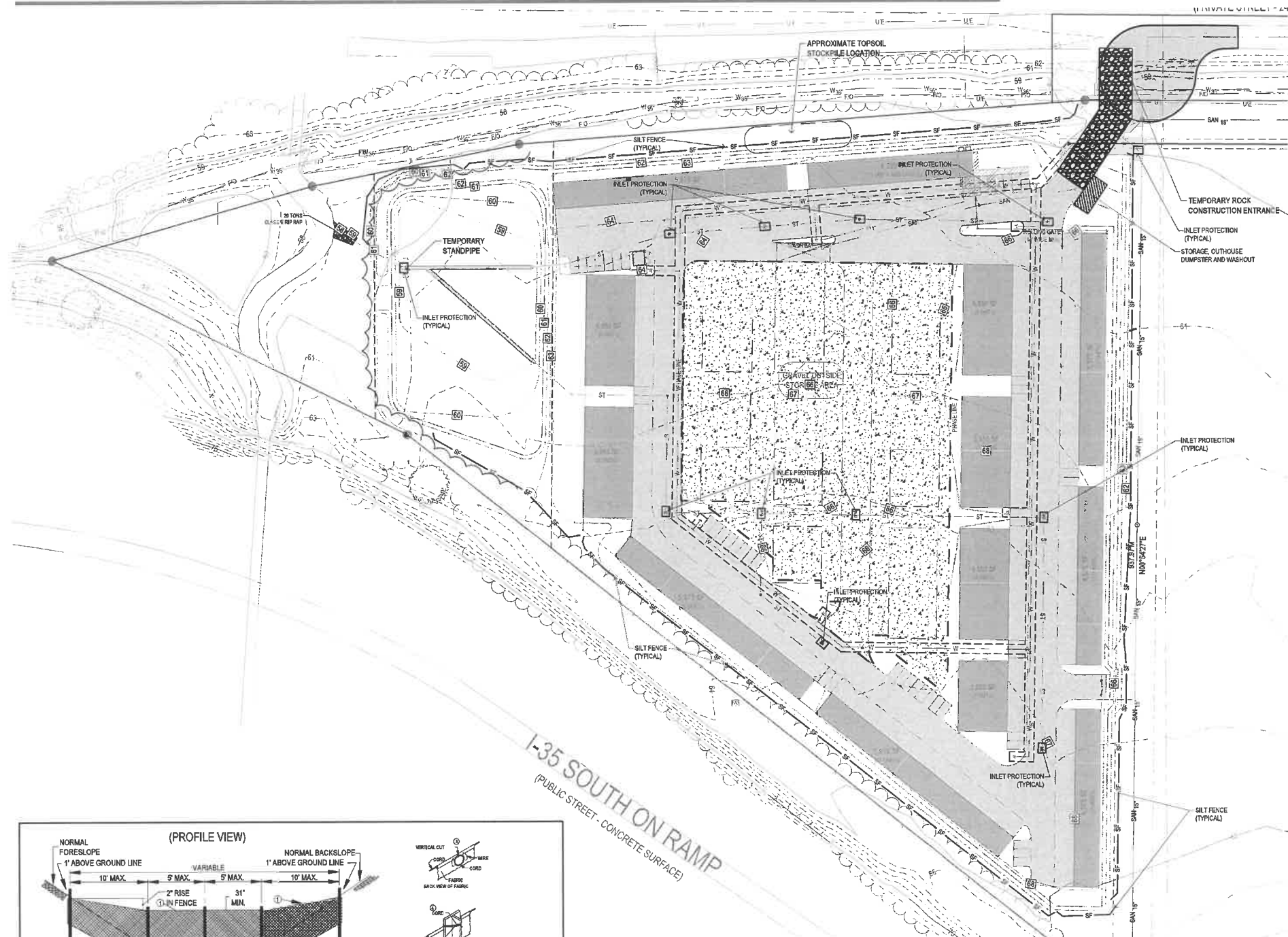
**Bishop Engineering**  
 "Planning Your Successful Development"  
 3501 104th Street  
 Des Moines, Iowa 50322-3625  
 Phone: (515) 276-0667 Fax: (515) 276-0217  
 Civil Engineering & Land Surveying  
 Established 1959

**LOT 1, SOUTH BRANCH BUSINESS PARK**  
**SE 42ND STREET AND ARMY POST ROAD**  
**LANDSCAPE PLAN**

REFERENCE NUMBER:  
 DRAWN BY: BK  
 CHECKED BY: DB  
 REVISION DATE:  
 10-14-2021 CHECK  
 12-06-2021 CITY#1  
 02-18-2022 CHECK  
 03-01-2022 CITY  
 08-01-2022 CITY  
 09-09-2022 CITY  
 09-22-2022 CITY  
 10-06-2022 CITY  
 PROJECT NUMBER:  
**190562-1**  
 SHEET NUMBER:  
**C5.1**

10/20/2022 11:48:01 AM M:\LAND PROJECTS\2019\190562-1\SE AND HIGHWAY 5 BUSINESS PARK\DWG\LANDSCAPE.DWG

# STORM WATER POLLUTION PREVENTION PLAN



**PROPERTY DESCRIPTION:**

LOT 1, SOUTH BRANCH BUSINESS PARK, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTION OF RECORD.

SAID TRACT CONTAINS 11.88 ACRES (517,749 SQUARE FEET) MORE OR LESS

FORMALLY A PART OF A PARCEL RECORDED IN (QUIT CLAIM DEED BOOK 16333, PAGE 188) PARTLY IN THE NW1/4 OF THE NW1/4 AND PARTLY IN THE NE1/4 OF THE NW1/4 OF SECTION 32, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE FIFTH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA IDENTIFIED AS COUNTY AUDITOR PARCEL 2016-169 ON PLAT ON SURVEY EXHIBIT 'A', ATTACHED HERETO, WHICH BY REFERENCE IS MADE A PART THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 32, THENCE S00°14'45"E, 254.50 FEET ALONG THE WEST LINE OF SAID NW1/4, THENCE S66°45'43"E, 167.23 FEET TO THE POINT OF BEGINNING, THENCE S62°30'09"E, 408.17 FEET, THENCE S51°23'22"E, 1078.81 FEET, THENCE N85°43'57"E, 1188.22 FEET; THENCE N00°04'23"W, 1005.03 FEET; THENCE N85°42'11"W, 1331.65 FEET, THENCE S85°42'10"W, 566.48 FEET, THENCE S78°30'38"W, 216.79 FEET; THENCE S74°12'20"W, 279.84 FEET TO THE POINT OF BEGINNING, CONTAINING 41.52 ACRES.

**OWNER/PREPARED FOR:**

SBBP JV21 LLC  
5465 MILLS CIVIC PARKWAY, SUITE 235  
WEST DES MOINES, IOWA 50266

**CITY BENCHMARKS:**

CITY OF WEST DES MOINES BM# 101  
STANDARD BENCHMARK MONUMENT, 1.5844 FEET WEST OF INTERSECTION OF SOUTH 11TH STREET AND ARMY POST ROAD, 54.5 FEET NORTH OF THE CENTERLINE OF ARMY POST ROAD  
ELEV = 172.02 WDM DATUM

CITY OF WEST DES MOINES BM# 103  
STANDARD BENCHMARK MONUMENT, INTERSECTION OF ARMY POST ROAD AND S. 42ND STREET, NE OF INTERSECTION, 32.2 FEET NORTH OF THE CENTERLINE OF ARMY POST ROAD, 32 FEET EAST OF THE CENTERLINE OF S. 42ND STREET  
ELEV = 54.88 WDM DATUM

**EROSION CONTROL NOTES:**

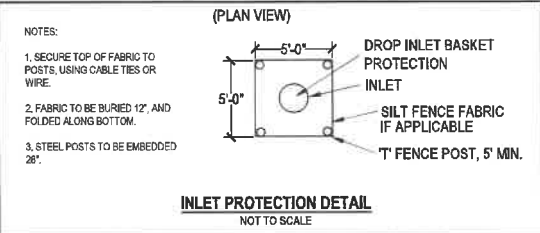
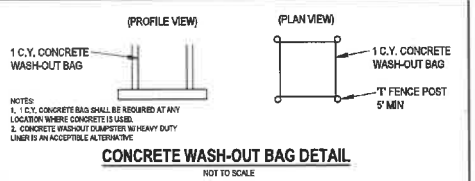
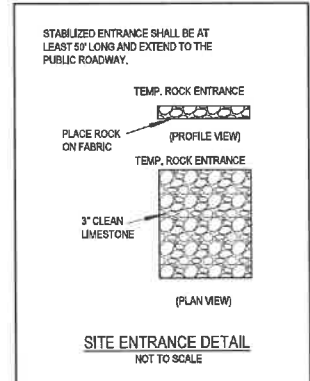
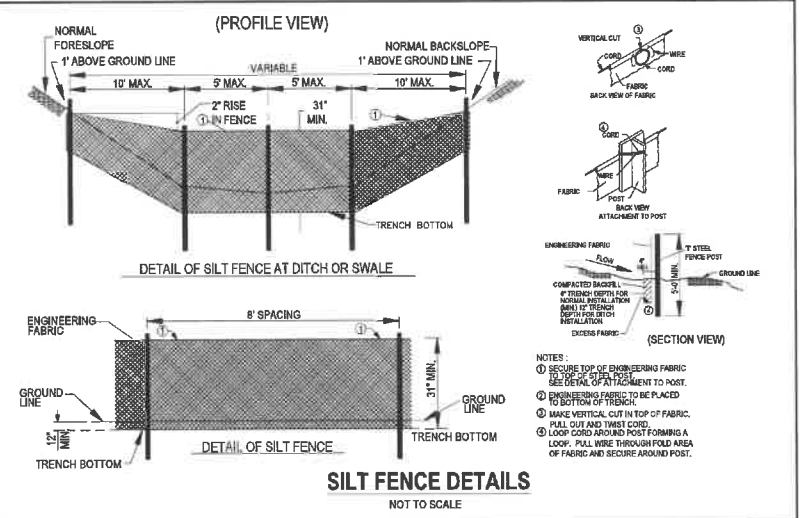
- SEE SUPPLEMENTAL DETAIL, STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
- SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
- INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
- INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
- INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
- OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

**EROSION CONTROL REMOVAL NOTES:**

- AFTER FINAL STABILIZATION HAS OCCURRED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.

**LEGEND:**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SF- SILT FENCE
- SAN- SANITARY SEWER
- ST- STORM SEWER
- W- WATER LINE
- G- GAS LINE
- UE- UNDERGROUND ELECTRIC
- OE- OVERHEAD ELECTRIC
- TELE- TELEPHONE LINE
- FIO- FIBER OPTIC
- CATV- CABLE TV
- ⊙ STORM MANHOLE
- ⊙ CURB INTAKE
- ⊙ SURFACE INTAKE
- ⊙ FLARED END SECTION
- ⊙ SANITARY MANHOLE
- ⊙ CLEANOUT
- ⊙ FIRE HYDRANT
- ⊙ SPRINKLER
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ WATER MANHOLE
- ⊙ WELL
- ⊙ WATER VALVE
- ⊙ WATER SHUT OFF
- ⊙ YARD HYDRANT
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC RISER
- ⊙ ELECTRIC VAULT
- ⊙ POWER POLE
- ⊙ TRANSFORMER POLE
- ⊙ LIGHT POLE
- ⊙ ELECTRIC JUNCTION BOX
- ⊙ ELECTRIC PANEL
- ⊙ TRANSFORMER
- ⊙ GROUND LIGHT
- ⊙ GUY WIRE
- ⊙ ELECTRIC HANDHOLE
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ AIR CONDITIONING UNIT
- ⊙ TELEPHONE RISER
- ⊙ TELEPHONE VAULT
- ⊙ TELEPHONE MANHOLE
- ⊙ TRAFFIC SIGNAL MANHOLE
- ⊙ FIBER OPTIC RISER
- ⊙ FIBER OPTIC FAULT
- ⊙ CABLE TV RISER
- ⊙ SIGN



**Bishop Engineering**  
"Planning Your Successful Development"  
3501 104th Street  
Des Moines, Iowa 50322-3625  
Phone: (515) 276-0467 Fax: (515) 276-0217  
Civil Engineering & Land Surveying  
Established 1959

**LOT 1, SOUTH BRANCH BUSINESS PARK  
SE 42ND STREET AND ARMY POST ROAD**

**SWPPP**

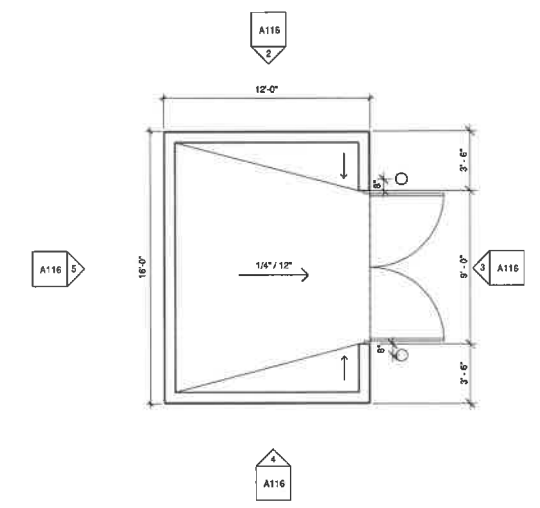
REFERENCE NUMBER:	
DRAWN BY:	BK
CHECKED BY:	DB
REVISION DATE:	10-14-2021 CHECK 12-06-2021 CITY#1 02-18-2022 CHECK 03-01-2022 CITY 09-09-2022 CITY 09-22-2022 CITY 10-06-2022 CITY
PROJECT NUMBER:	190562-1
SHEET NUMBER:	C7.1

07/02/22 10:30:10 AM MILAND PROJECTS 2018185062 I-35 AND HIGHWAY 5 BUSINESS PARK/CONDOCT SWPPP.DWG

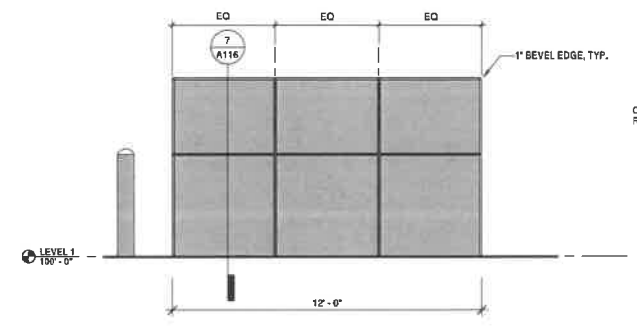
**IOWA ONE CALL**  
1-800-292-6989  
www.iowaonecall.com

**UTILITY NOTE:**  
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

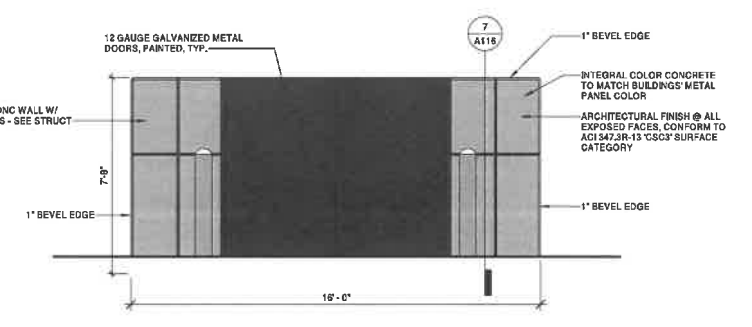




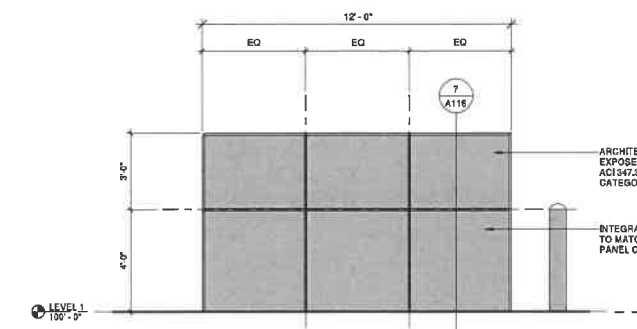
**1 TRASH ENCLOSURE**  
SCALE: 1/4" = 1'-0"  
SEE CIVIL FOR TRASH ENCLOSURE LOCATION & ORIENTATION



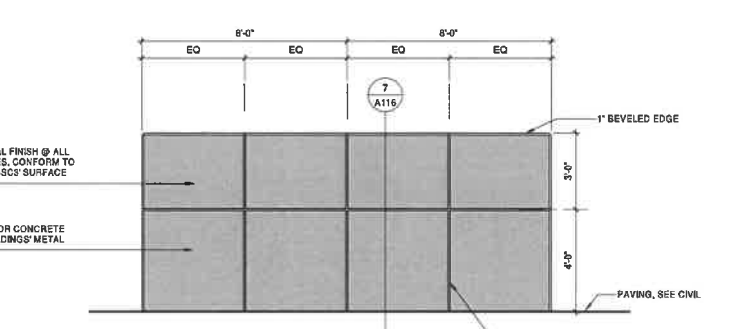
**2 TRASH - NORTH**  
SCALE: 3/8" = 1'-0"



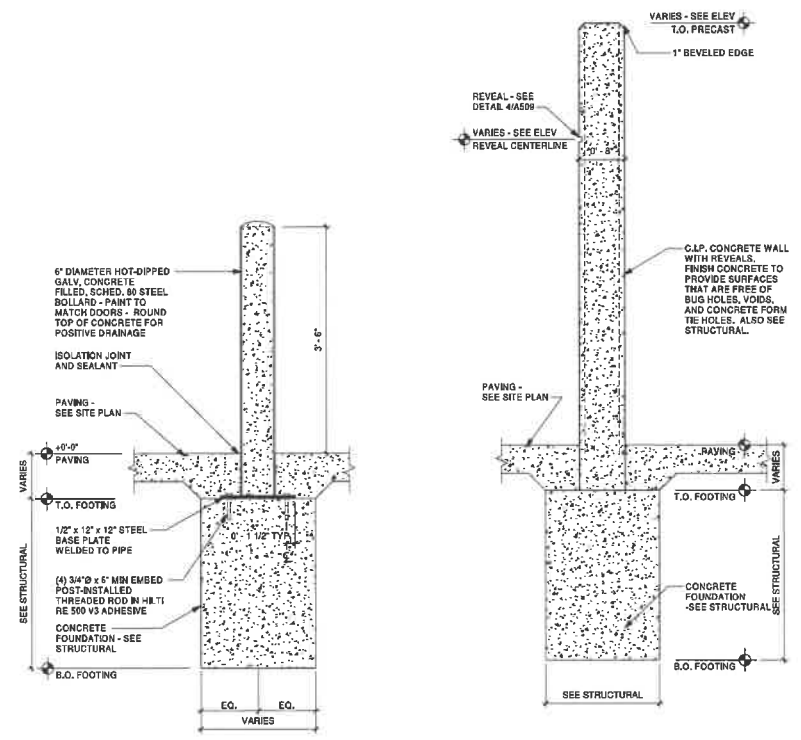
**3 TRASH - EAST**  
SCALE: 3/8" = 1'-0"



**4 TRASH - SOUTH**  
SCALE: 3/8" = 1'-0"

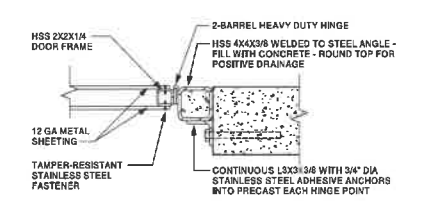


**5 TRASH - WEST**  
SCALE: 3/8" = 1'-0"

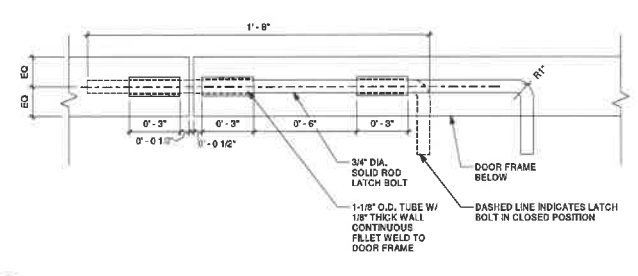


**6 BOLLARD DETAIL**  
SCALE: 1" = 1'-0"

**7 DUMPSTER ENCLOSURE WALL SECTION**  
SCALE: 1" = 1'-0"



**9 ENCLOSURE HINGE DETAIL**  
SCALE: 1 1/2" = 1'-0"



**8 LATCH DETAILS**  
SCALE: 3" = 1'-0"

DESIGNED:	DATE:	10/2022
REVISION:	NO.:	
DRAWN:	BY:	
CHECKED:	DATE:	
DESCRIPTION:		

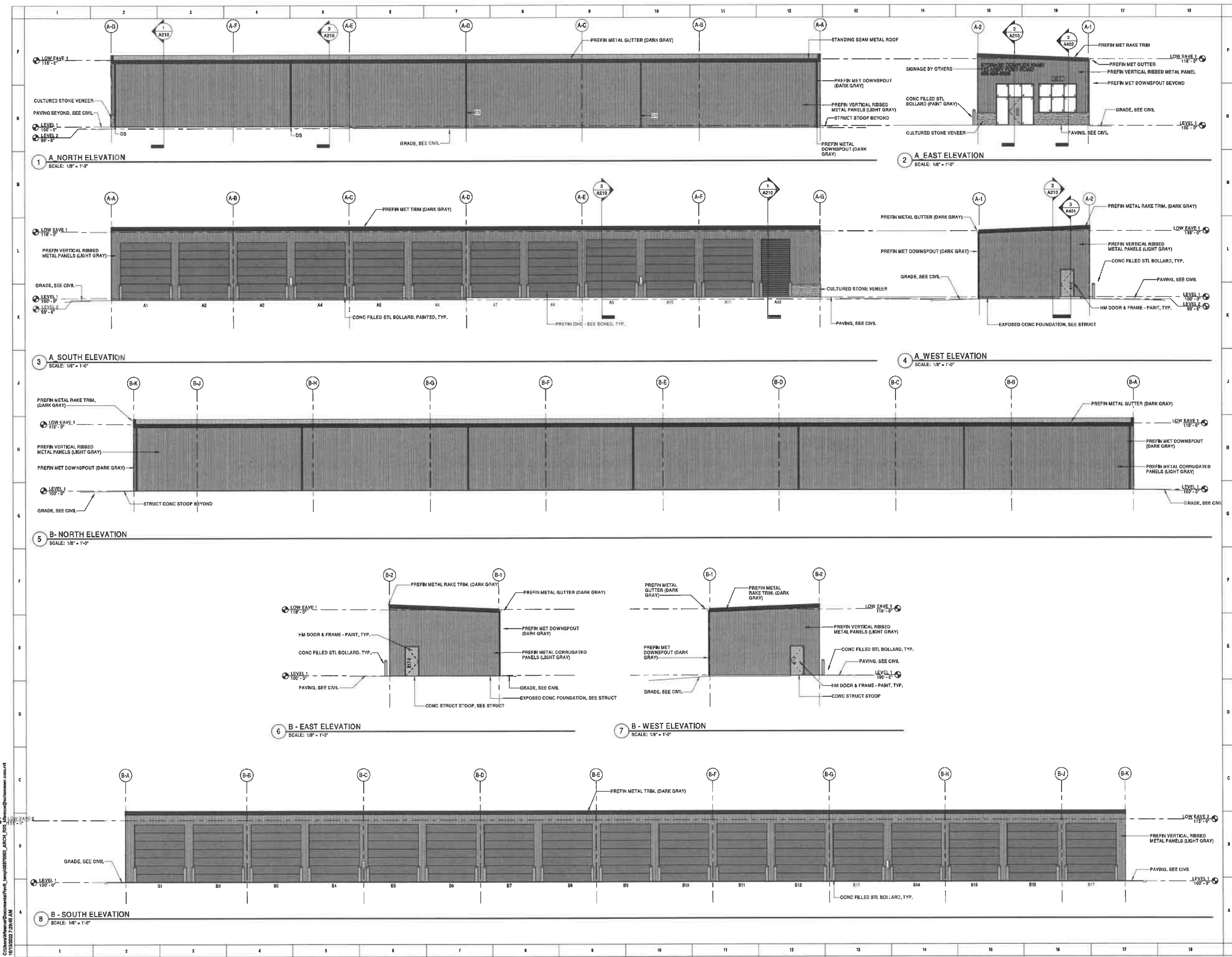
**SCHEMMER**  
Design with Purpose. Build with Confidence.

SBBP JV21, LLC  
SOUTH BRANCH STORAGE  
ARMY POST ROAD  
WEST DES MOINES, IA 50125  
TRASH ENCLOSURE - PLANS,  
ELEVATIONS, & DETAILS

PROJECT NO.: 08879.001

A116

C:\Users\jv21\Documents\Projects\08879\08879000\_ARCH\_DRAWINGS\08879001.dwg 10/20/2022 7:28:28 AM



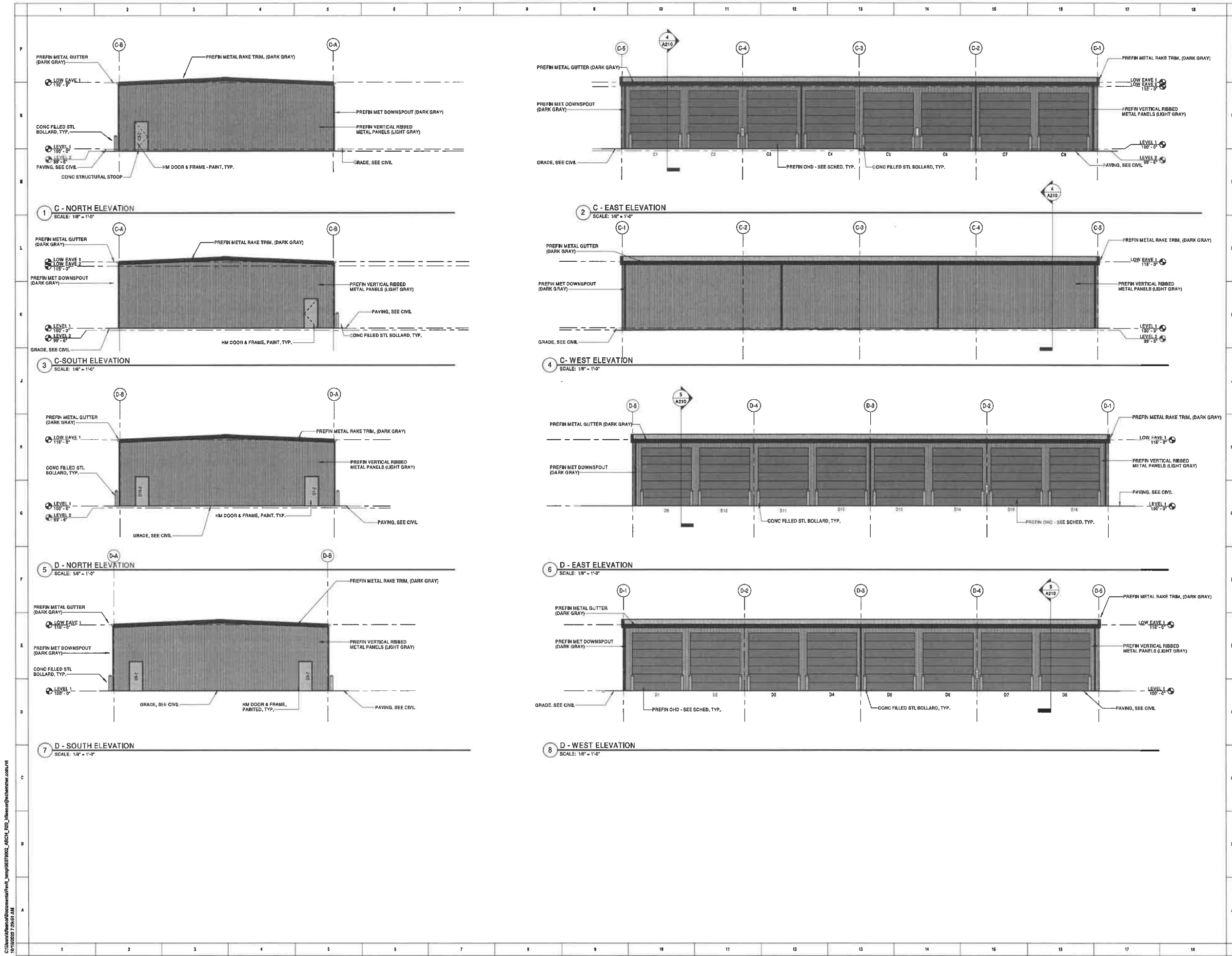
NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			

DESIGNED: [Name] ISSUE DATE: 01/2022  
 DRAWN: [Name] CHECKED: [Name]  
 PROJECT NO.: 08879.001  
 SOUTH BRANCH STORAGE  
 ARMY POST ROAD  
 WEST DES MOINES, IA 50125  
 EXTERIOR ELEVATIONS - A & B



PROJECT NO.: 08879.001  
**A201**

C:\Users\jv21\OneDrive\Documents\Projects\08879000\_ARCH\_A201.dwg  
 1/15/2022 7:29:45 AM  
 08879001 - A201



C:\Users\jv21\Documents\proj\temp\0879002\_ARCH\_100\_schemmer.com.rvt  
 10/10/2025 7:50:51 AM

DESIGNED:	ISSUE DATE:	10/10/2025
DRAWN:	REVISIONS:	
CHECKED:	No.:	
	DATE:	
	BY:	
	DESCRIPTION:	

DESIGNED: Schemmer  
 DRAWN: Schemmer  
 CHECKED: Schemmer

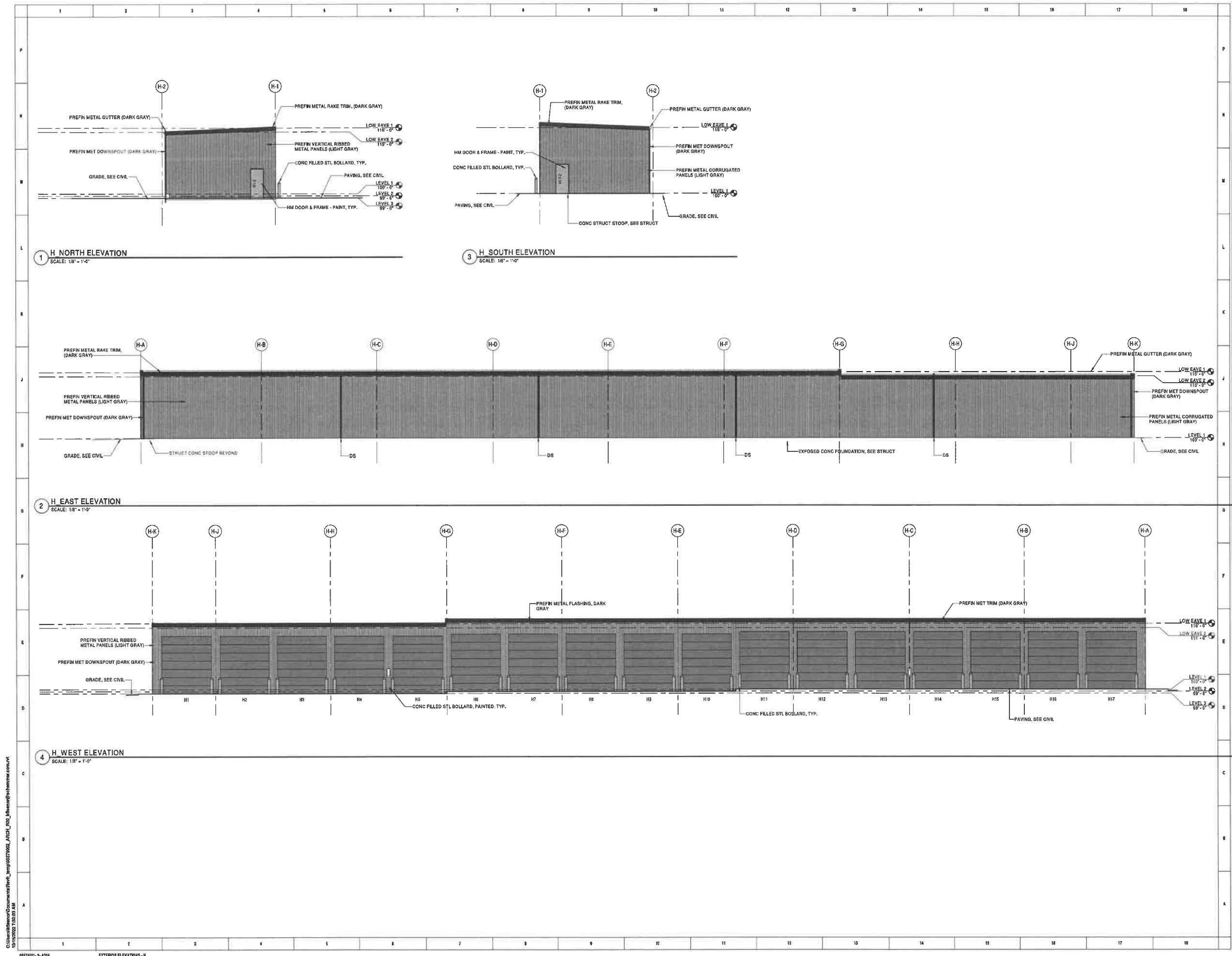
**SCHEMMER**  
 Design with Purpose. Build with Confidence.

SBBP JV21, LLC  
 SOUTH BRANCH STORAGE  
 ARMY POST ROAD  
 WEST DES MOINES, IA 50125  
 EXTERIOR ELEVATIONS - C & D

PROJECT NO.: 08879.001

A202





1 H NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

3 H SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

2 H EAST ELEVATION  
SCALE: 1/8" = 1'-0"

4 H WEST ELEVATION  
SCALE: 1/8" = 1'-0"

DESIGNED:	DATE:	BY:	DESCRIPTION:
DRAWN:	DATE:	BY:	DESCRIPTION:
CHECKED:	DATE:	BY:	DESCRIPTION:
REVIEWED:	DATE:	BY:	DESCRIPTION:

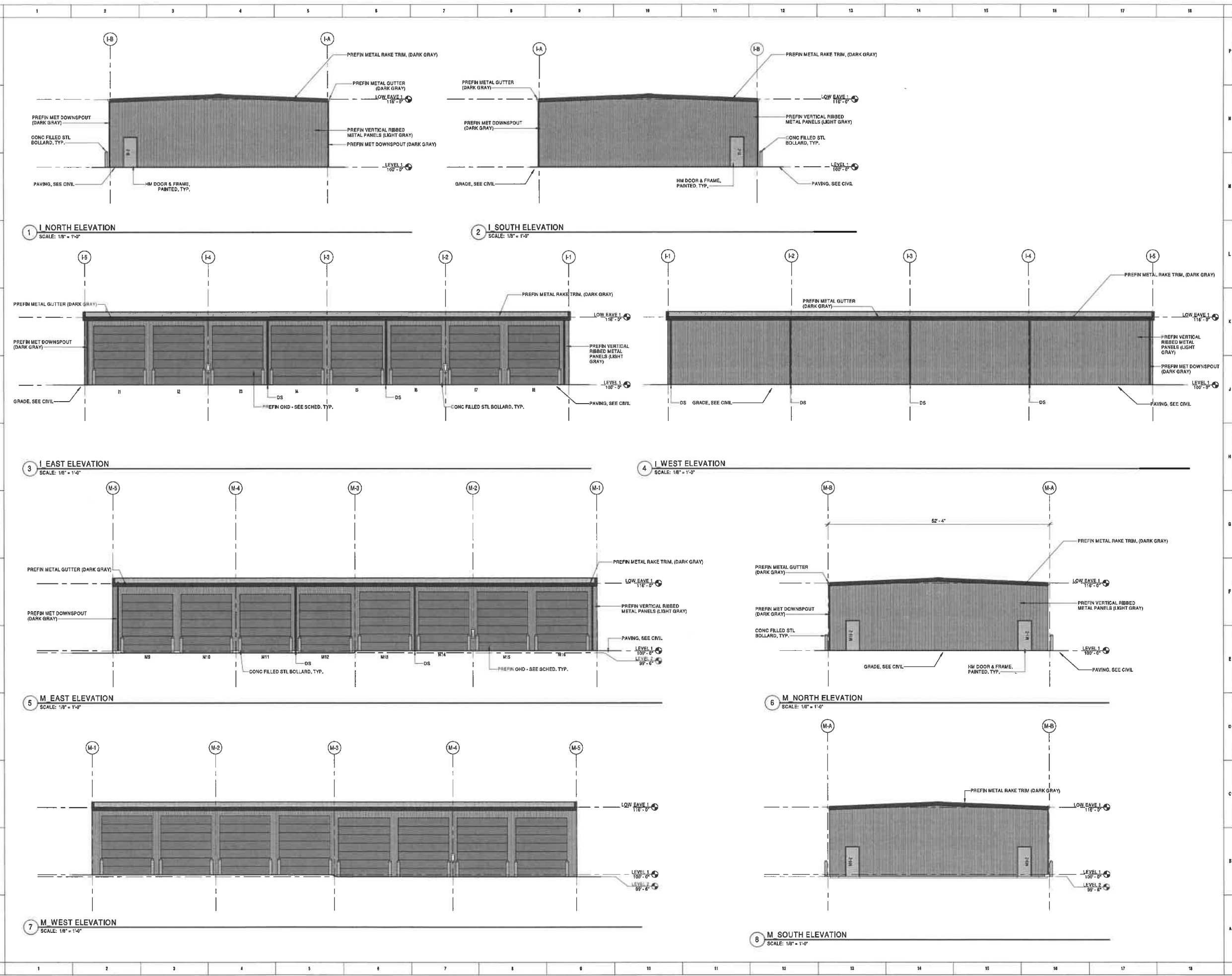
**SCHEMMER**  
Design with Purpose. Build with Confidence.

SBBP JV21, LLC  
SOUTH BRANCH STORAGE  
ARMY POST ROAD  
WEST DES MOINES, IA 50125  
EXTERIOR ELEVATIONS - H

PROJECT NO.: 08879.001

A204

C:\Users\jv21\Documents\Revit\proj\08879002\_ARCH\Proj\_08879002\08879002.schmitter.com.rvt  
10/16/2023 7:50:03 AM



DESIGNED: Designer  
 REVISIONS: No.: DATE: ST: DESCRIPTION:  
 DRAWN: Author  
 CHECKED: Checker

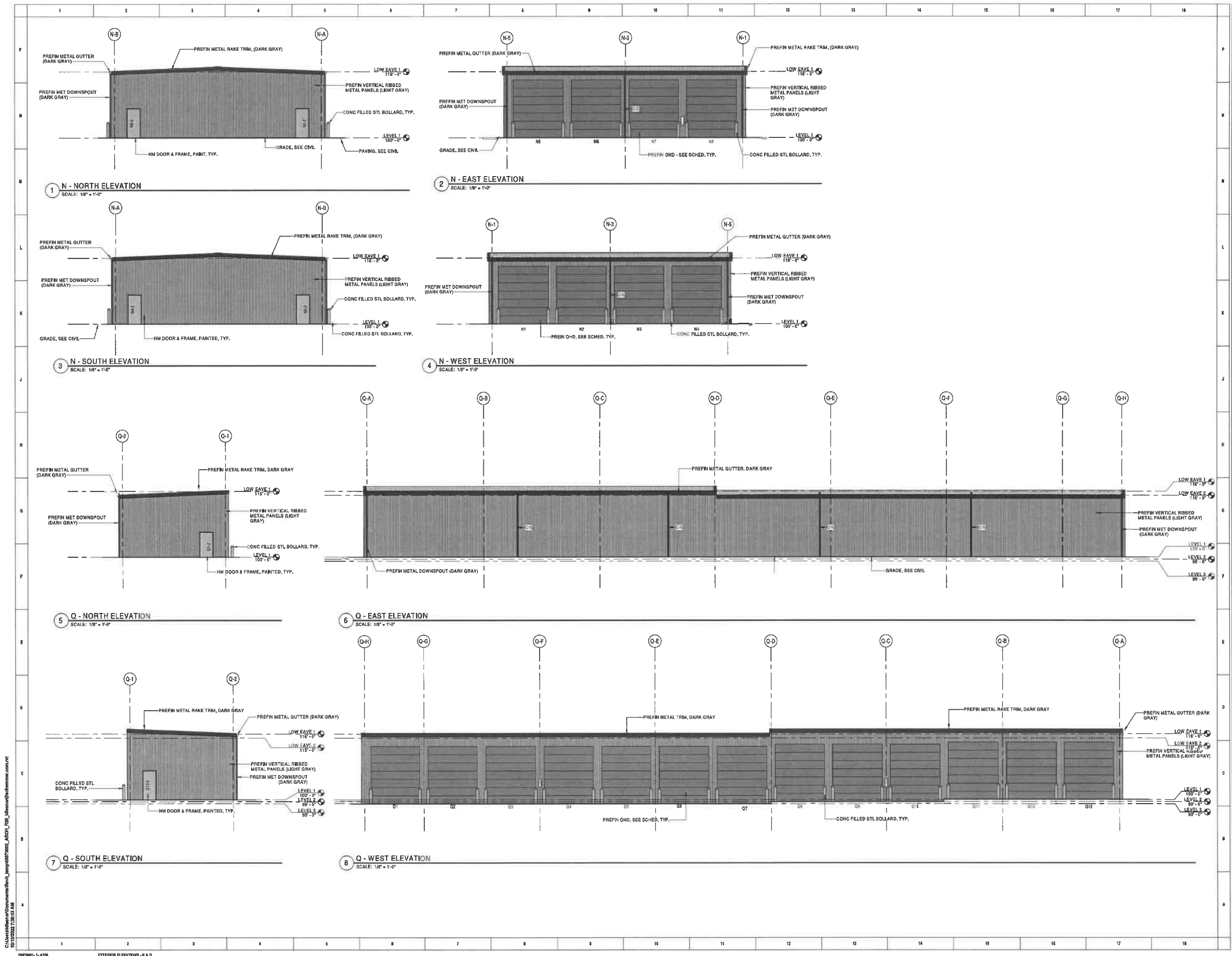
**SCHEMMER**  
*Design with Purpose. Build with Confidence.*

SBBP JV21, LLC  
 SOUTH BRANCH STORAGE  
 ARMY POST ROAD  
 WEST DES MOINES, IA 50125  
 EXTERIOR ELEVATIONS - I & M

PROJECT NO.: 08879.001

A205

C:\Users\jv21\Documents\Brev\Temp\08879001\_ARCHL\_P01\_08879001@schemmer.com.rvt  
 11/16/2023 7:28:21 AM



C:\Users\jv21\Documents\Revit\Temp\08879002\_ARCH\Revit\08879002\_ARCH.rvt  
 11/15/2022 7:28:11 AM  
 08879001-2-A206

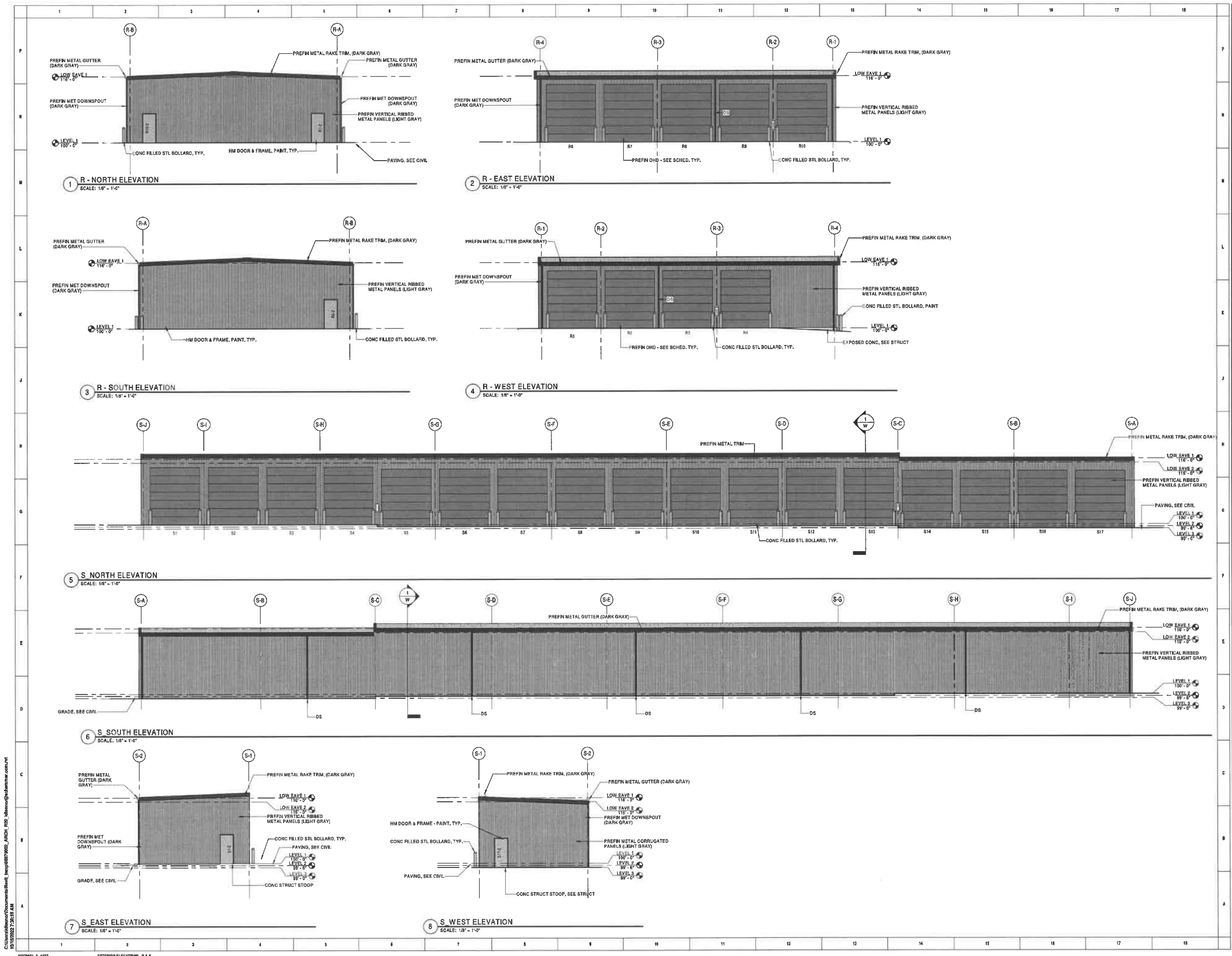
DESIGNED:	DATE:	BY:	DESCRIPTION:

**SCHEMMER**  
 Design with Purpose. Build with Confidence.

**SBBP JV21, LLC**  
 SOUTH BRANCH STORAGE  
 ARMY POST ROAD  
 WEST DES MOINES, IA 50125  
**EXTERIOR ELEVATIONS - N & Q**

PROJECT NO.: 08879.001

**A206**



DESIGNED:	DRAWN:	CHECKED:	DATE:	BY:	DESCRIPTION:

# SCHEMMER

Design with Purpose. Build with Confidence.

**SBBP JV21, LLC**  
 SOUTH BRANCH STORAGE  
 ARMY POST ROAD  
 WEST DES MOINES, IA 50125  
**EXTERIOR ELEVATIONS - R & S**

PROJECT NO.: 08879.001

A207

C:\Users\blenn\Documents\Bowl\_Emp\08879000\_ARCH1\_ARCH1\_1800\blenn@scschemmer.com.rvt  
 11/17/2022 7:25:11 AM



