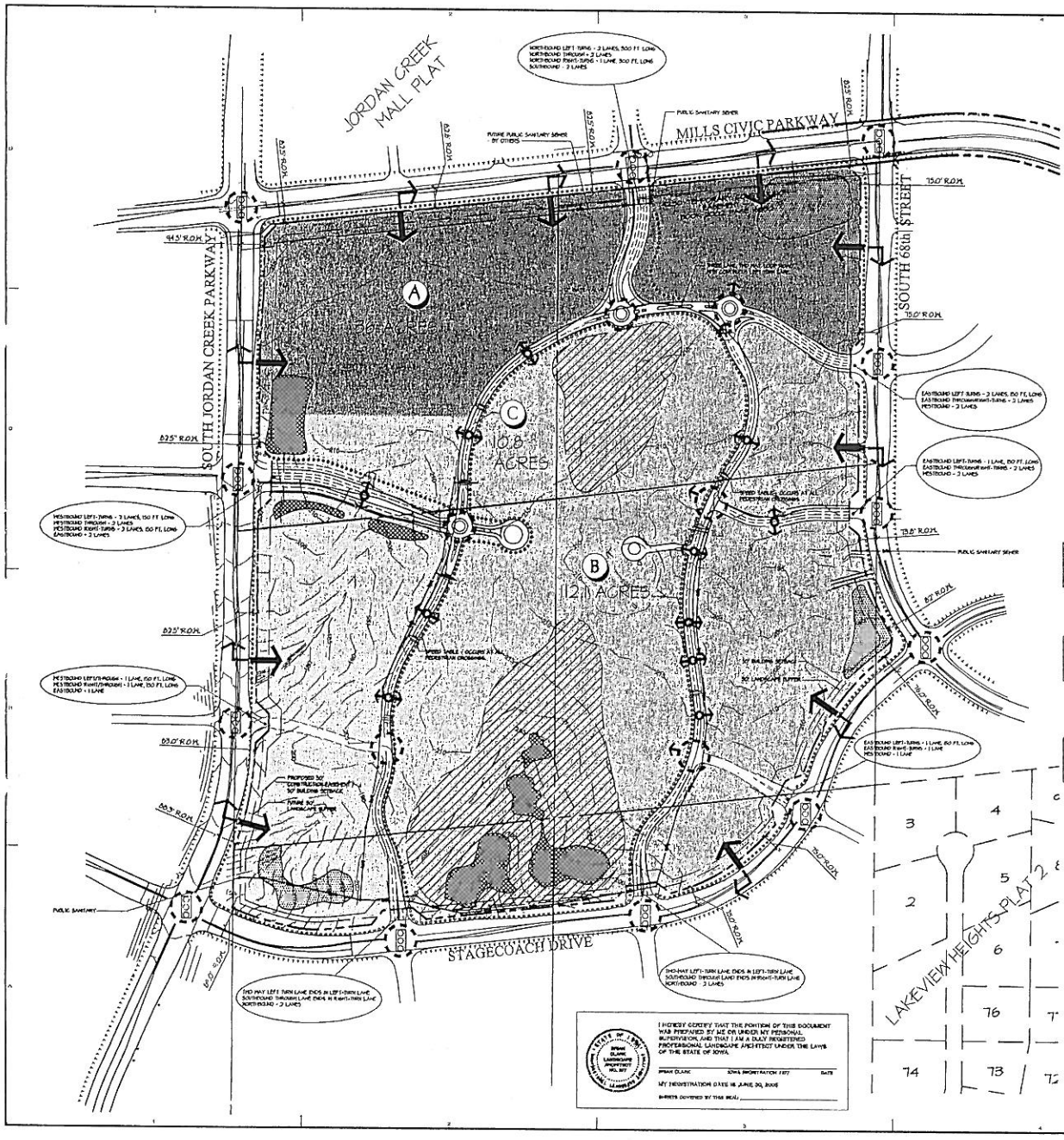

KEY

- FULL ACCESS POINTS
- RIGHT IN / RIGHT OUT
- POTENTIAL VEHICULAR ACCESS POINTS
- INTERNAL VEHICULAR ACCESS POINTS
- POTENTAIL STORM SEWER LAYOUT
- POTENTAIL WATER LINE LAYOUT
- POTENTAIL SANITARY SEWER LAYOUT
- POTENTIAL PEDESTRIAN CIRCULATION
- PROPOSED R.O.W. LINES
- WET DETENTION
- DRY DETENTION
- OPEN SPACE
- PROPOSED 10' WIDE CITY TRAIL
- PROPOSED 4' WIDE CITY WALK
- INTERSECTIONS TO BE SIGNALIZED

PLANNING UNITS

A REGIONAL COMMERCIAL

UNDERLYING ZONING DISTRICTS ARE RC: REGIONAL COMMERCIAL DISTRICT.

LAND USE ASSUMPTIONS: REGIONAL COMMERCIAL AREA PROVIDING A VARIETY OF COMMERCIAL USES OF VARIOUS SIZES SUPPLYING THE SHOPPING NEEDS FOR COMPARISON SHOPPING FOR A VARIETY OF PRODUCTS.

B OFFICE

UNDERLYING ZONING DISTRICTS ARE PCP: PROFESSIONAL COMMERCE PARK.

LAND USE ASSUMPTIONS: PROFESSIONAL OFFICE DEVELOPMENT WITH ANCILLIARY SUPPORT COMMERCIAL. INTERNAL COMMERIAL AREA PROVIDING A VARIETY OF COMMERCIAL USES NOT ADVERTISED OR AVAILABLE TO THE OUTSIDE PUBLIC MAY INCLUDE: BANK, COMPANY STORE, COFFEE SHOP, SALON, DRY CLEANER.

C INTERNAL ROADS

PRIVATE ROADS

NOTES

1. ROADS CONTAIN A SERIES OF SPEED TABLES INCLUDED AS A TRAFFIC CALMING MEASURE
2. WELLS FARGO WEST DES MOINES CAMPUS IS A FOUR BUILDING COMPLEX WITH A CONNECTING LINK. THREE OF THE BUILDINGS ARE FOUR STORY OFFICE BUILDINGS AND THE FOURTH BUILDING IS A COMMONS/CENTRAL PLANT. THE MATERIALS FOR ALL OF THE BUILDINGS ARE PRECAST CONCRETE, GLASS, METAL PANELS AND SOME STONE. THE CONNECTING LINK IS PRIMARILY GLASS. TOTAL AREA FOR THE PROJECT IS APPROXIMATELY 960,00 SF.
3. 13.9 ACRES OCCUR IN PROPOSED R.O.W.
4. ALL UTILITIES TO BE PRIVATE. SEE GRADING PLAN FOR SIZES.

NORTH

SCALE: 1" = 200'

0 100 200 400

VICINITY SKETCH

NOT TO SCALE

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PROJECT NAME:
WELLS FARGO WEST DES MOINES CAMPUS

WEST DES MOINES, IOWA

DRAWING ISSUE INFORMATION

ISSUE DATE :	04/16/04
RESUBMIT :	06/04/04
RESUBMIT :	06/23/04

MARK	DATE	DESCRIPTION

MANAGEMENT INFORMATION

PROJECT NO: 03012

CAD DWG FILE: 03012-Area Development Plan.DWG

PRINCIPAL IN CHARGE: SAH PROJECT ARCHITECT: DCW

DRAWN BY: JCB CHECKED BY: AR

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SHEET TITLE:
AREA DEVELOPMENT PLAN

SHEET NO.
ADP-001

SHEET 1 OF 1

EXHIBIT A