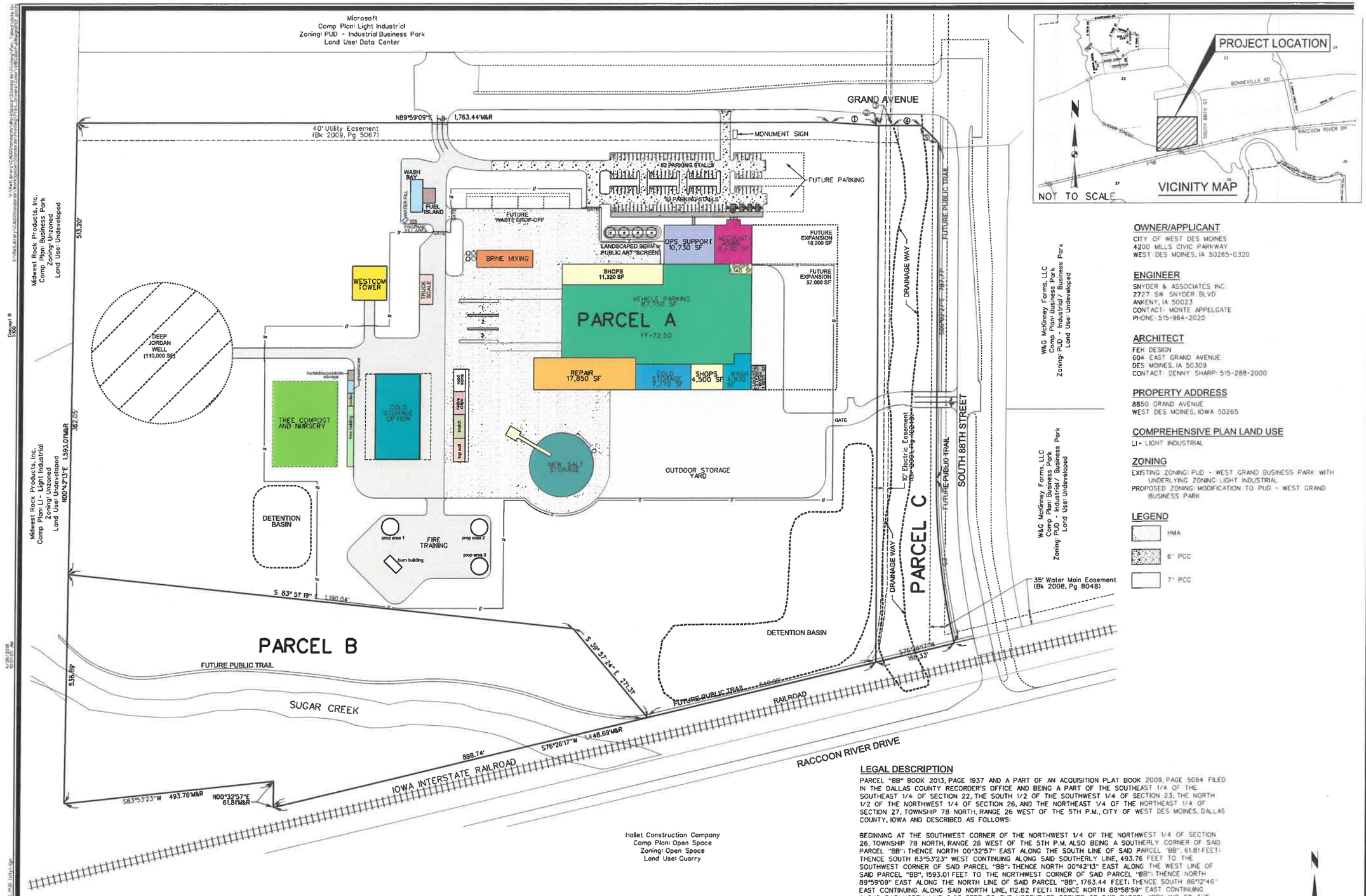
EXHIBIT A



OWNER/APPLICANT

CITY OF WEST DES MOINES
4200 MILLS CIVIC PARKWAY
WEST DES MOINES, IA 50265-0320

ENGINEER

SNYDER & ASSOCIATES INC.
2727 SW SNYDER BLVD
ANKENY, IA 50023
CONTACT: MONTE APPELGATE
PHONE: 515-964-2020

ARCHITECT

FEH DESIGN
604 EAST GRAND AVENUE
DES MOINES, IA 50309
CONTACT: DENNY SHARP: 515-288-2000

PROPERTY ADDRESS

8850 GRAND AVENUE
WEST DES MOINES, IOWA 50265

COMPREHENSIVE PLAN LAND USE

LI - LIGHT INDUSTRIAL

ZONING

EXISTING ZONING: PUD - WEST GRAND BUSINESS PARK WITH UNDERLYING ZONING: LIGHT INDUSTRIAL
PROPOSED ZONING: MODIFICATION TO PUD - WEST GRAND BUSINESS PARK

LEGEND

HMA
6" PCC
7" PCC

LEGAL DESCRIPTION

PARCEL "BB" BOOK 2013, PAGE 1937 AND A PART OF AN ACQUISITION PLAT BOOK 2009, PAGE 5064 FILED IN THE DALLAS COUNTY RECORDER'S OFFICE AND BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M. ALSO BEING A SOUTHERLY CORNER OF SAID PARCEL "BB"; THENCE NORTH 00°32'57" EAST ALONG THE SOUTH LINE OF SAID PARCEL "BB", 61.81 FEET; THENCE SOUTH 83°53'23" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 493.76 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "BB"; THENCE NORTH 00°42'13" EAST ALONG THE WEST LINE OF SAID PARCEL "BB", 1593.01 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "BB"; THENCE NORTH 89°59'09" EAST ALONG THE NORTH LINE OF SAID PARCEL "BB", 1763.44 FEET; THENCE SOUTH 86°12'46" EAST CONTINUING ALONG SAID NORTH LINE, 112.82 FEET; THENCE NORTH 88°58'59" EAST CONTINUING ALONG SAID NORTH LINE, 2.03 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "BB" AND TO THE NORTHWEST CORNER OF SAID ACQUISITION PLAT; THENCE SOUTH 89°51'59" EAST ALONG THE NORTH LINE OF SAID ACQUISTION PLAT, 30.02 FEET; THENCE NORTH 89°55'13" EAST CONTINUING ALONG SAID NORTH LINE, 69.10 FEET; THENCE SOUTH 45°00'29" EAST CONTINUING ALONG SAID NORTH LINE, 56.51 FEET; THENCE SOUTH 00°02'27" EAST, 787.77 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1688.00 FEET, WHOSE ARC LENGTH IS 387.01 FEET AND WHOSE CHORD BEARS SOUTH 06°36'52" EAST, 386.16 FEET TO THE SOUTH LINE OF SAID ACQUISITION PLAT; THENCE SOUTH 76°26'17" WEST ALONG SAID SOUTHERLY LINE, 188.33 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "BB"; THENCE SOUTH 76°26'17" WEST ALONG THE SOUTH LINE OF SAID PARCEL "BB", 1448.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 67.64 ACRES (2,946,269 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

MARK	REVISION	DATE
1	AS PER CITY COMMENTS	02/15/18
1	AS PER CITY COMMENTS	12/20/17

Engineer: JAL | Checked By: TLW | Scale: 1"= 100'
Technician: RMM | Date: 12/20/2017 | Field Bk: | Pg:
Project No: 117.0193 | Sheet 1 of

WEST DES MOINES PUBLIC SERVICE SITE

WEST DES MOINES, IOWA

PLANNED UNIT DEVELOPMENT

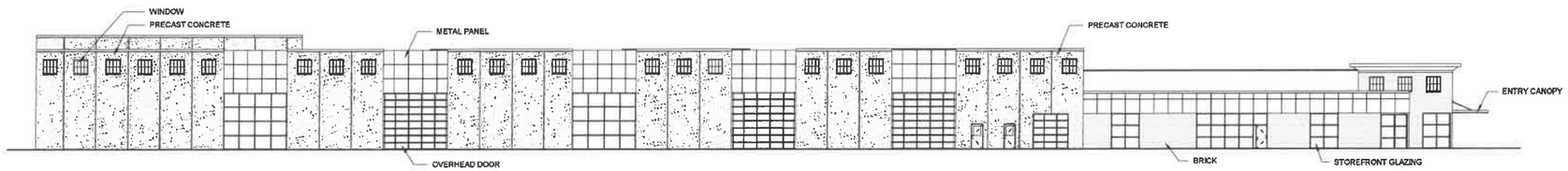
SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

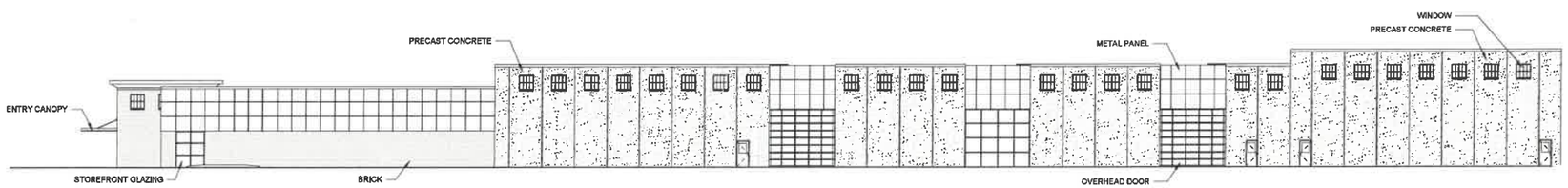
Project No: 117.0193

Sheet 1 of 1

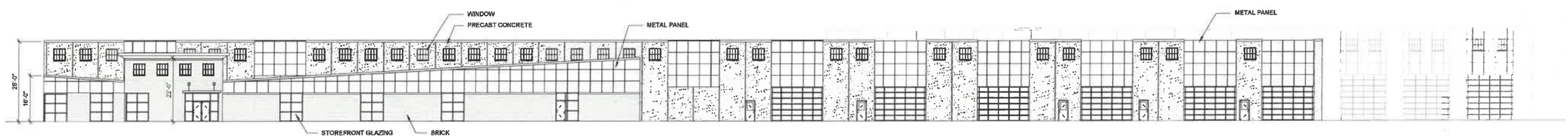
EXHIBIT B



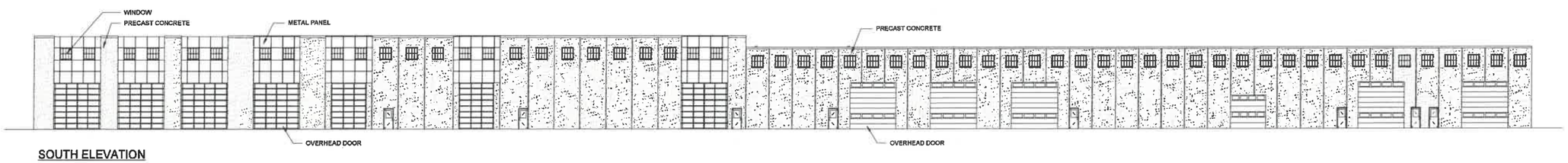
EAST ELEVATION



WEST ELEVATION



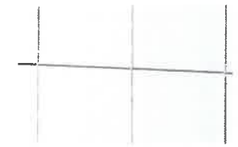
NORTH ELEVATION



SOUTH ELEVATION

EXTERIOR FINISH OPTIONS

IRON SPOT BROWN BRICK



METAL PANELS

PRE-CAST CONCRETE

STOREFRONT GLAZING

FEH DESIGN

Sioux City, IA (712) 252-9889
Des Moines, IA (515) 288-2000
Dubuque, IA (563) 583-4900
Delafield, WI (262) 968-2055

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Sheet Title

EXTERIOR ELEVATIONS

Client

CITY OF WEST DES MOINES

W.D.M. PUBLIC SERVICES CENTER

WEST DES MOINES, IOWA

Date Issued 2018

Rev. No. Date

Project Number

2017205

Sheet

AG1.0

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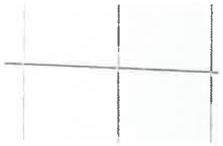
3D VIEW 1

3D VIEW 2

EXTERIOR FINISH OPTIONS

IRON SPOT BROWN BRICK



METAL PANELS

PRE-CAST CONCRETE

STOREFRONT GLAZING

FEH DESIGN

Sioux City, IA (712) 252-3889
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Sheet Title
3D VIEWS

Client: CITY OF WEST DES MOINES

W.D.M. PUBLIC SERVICES CENTER

WEST DES MOINES, IOWA

Date Issued 2018
Rev. No. Date

Project Number
2017205

Sheet
AG1.1

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PROPOSED FUEL ISLAND / WASH BAY

PROPOSED COLD STORAGE OUT BUILDING

GENERAL NOTES

1. PLASTIC COMPOSITE ROOFING
2. INTERGRAL COLOR CONCRETE

SALT STRUCTURE

BIN STORAGE

FEH DESIGN

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Sheet Title
SECONDARY STRUCTURES

Project Title
CITY OF WEST DES MOINES
W.D.M. PUBLIC SERVICES CENTER
WEST DES MOINES, IOWA

Date Issued 2018
Rev. No. Date

Project Number
2017205

Sheet
AG1.2

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