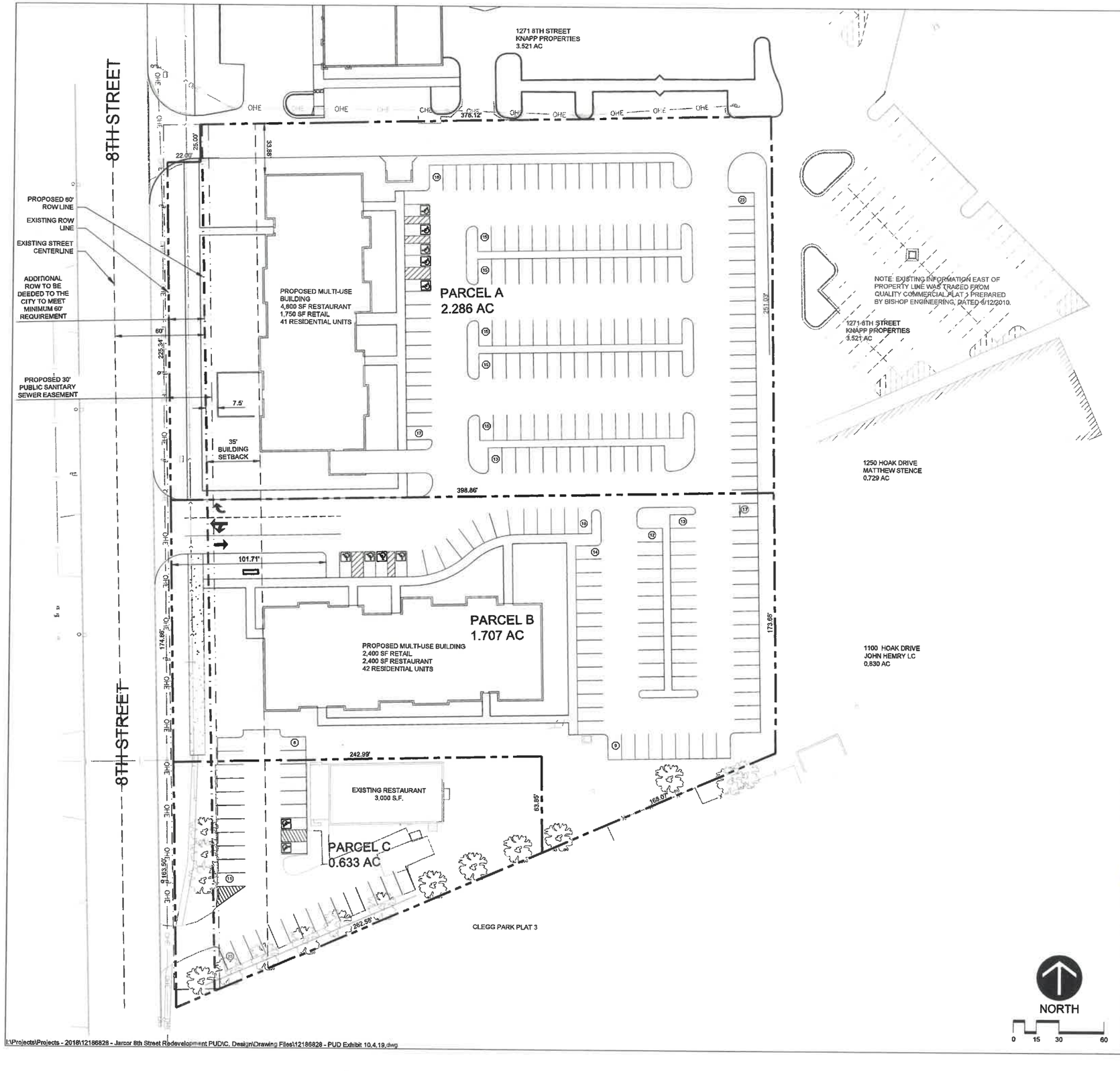
EXHIBIT A



PROJECT CONTACTS

OWNER/APPLICANT:
JARCOR, LLC
950 OFFICE PARK ROAD
WEST DES MOINES, IA 50265

ARCHITECT (PARCELS A & B):
RON DANNER, AIA
VANTAGE ARCHITECTS, L.L.C.
131 W. 2ND STREET, SUITE 401
DAVENPORT, IA 52801
TEL: 563.324.9028

CIVIL ENGINEER:
MICHAEL A. MURPHY, P.E., LEED AP
LARSON ENGINEERING, INC.
1001 OFFICE PARK ROAD, SUITE 120
WEST DES MOINES, IA 50265
TEL: 515.225.4377

BUILDING/PARKING DATA

BUILDING AREAS/USES

PARCEL A		
	RESTAURANT:	4,800 S.F.
	RETAIL:	1,750 S.F.
	RESIDENTIAL:	41 UNITS (1-2 BEDROOM)
PARCEL B		
	RESTAURANT:	2,400 S.F.
	RETAIL:	2,400 S.F.
	RESIDENTIAL:	42 UNITS (1-2 BEDROOM)
PARCEL C		
	EXISTING RESTAURANT:	3,000 S.F.

PARKING CODE REQUIREMENT

RESTAURANT:	1/50 G.F.A.
RETAIL:	3.5/1,000 G.F.A.
RESIDENTIAL:	1.75/UNIT + 1 FOR EVERY 10 UNITS

PARKING REQUIRED:

PARCEL A	
RESTAURANT:	96 STALLS
RETAIL:	7 STALLS
RESIDENTIAL:	76 STALLS
	179 STALLS
	179 * 30% REDUCTION = 128 STALLS
PARCEL B	
RESTAURANT:	48 STALLS
RETAIL:	9 STALLS
RESIDENTIAL:	78 STALLS
	135 STALLS
	135 * 30% REDUCTION = 95 STALLS
PARCEL C	
RESTAURANT:	60 STALLS
	60 * 30% REDUCTION = 42 STALLS

TOTAL PUD PARKING REQUIRED = 128 + 95 + 42 = 263 STALLS
TOTAL PUD PARKING PROVIDED = 263 STALLS

LEGAL DESCRIPTION/BENCHMARKS

BEING ALL THAT PART OF LOTS 8 AND 9 AND PART OF THE SOUTH 25 FEET OF LOT 10, ALL IN COLBY'S FACTORY ADDITION, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH-WEST CORNER OF SAID LOT 8; THENCE NORTH 01°08'09" WEST, ALONG THE WEST LINE OF SAID LOTS 8 AND 9, DISTANCE OF 563.50 FEET TO THE NORTH-WEST CORNER OF SAID LOT 9; THENCE NORTH 88°45'42" EAST, A DISTANCE OF 22.00 FEET; THENCE NORTH 01°08'09" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 88°45'42" EAST, A DISTANCE OF 378.12 FEET; THENCE SOUTH 00°50'53" EAST, A DISTANCE OF 424.70 FEET; THENCE SOUTH 69°24'18" WEST, A DISTANCE OF 430.85 FEET TO THE POINT OF BEGINNING, CONTAINING 4.63 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

BM#1 WEST DES MOINES STD BM #66 NORTH CENTER OF BUFFALO RD 130 FEET WEST OF NORFOLK & SOUTHERN R/R TRACKS ALONG EDGE OF SIDEWALK.
ELEVATION = 60.60

BM#2 WEST DES MOINES STD BM#95 INTERSECTION OF 8TH STREET AND CENTER STREET. SE CORNER OF INTERSECTION, 7 FEET EAST OF THE EAST CURB LINE OF TURN LANE ON 8TH STREET, 6 FEET SOUTH OF TRAFFIC HAND HOLE IN SOUTHEAST PARKING, BETWEEN EAST OF CURB AND SIDEWALK.
ELEVATION = 51.76

ZONING & COMPREHENSIVE PLAN

EXISTING:
ZONING: SC - SUPPORT COMMERCIAL
COMPREHENSIVE PLAN: SC - SUPPORT COMMERCIAL

PROPOSED:
ZONING: PUD
COMPREHENSIVE PLAN: PUD

VICINITY MAP

NORTH
0 15 30 60

PRELIMINARY NOT FOR CONSTRUCTION

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Client:
JARCOR, LLC
950 OFFICE PARK ROAD
WEST DES MOINES, IA 50265

Project Title:
8TH STREET
REDEVELOPMENT PUD
WEST DES MOINES, IA

Rev.	Date	Description

Project #: 12186828.000
Drawn By: NWW
Checked By: MAM
Issue Date: 10.04.2019

Sheet Title:
PUD SKETCH PLAN

Sheet: