TACO JOHNS OF IOWA

350 GRAND AVENUE, WEST DES MOINES

SHEET 1 OF 5

OWNER
BYRNE FAMILY LIMITED
PARTNERSHIP
1401 NORTH C AVENUE
SIOUX FALLS, SD 57104

APPLICANT
TACO JOHNS OF IOWA
1401 NORTH C AVENUE
SIOUX FALLS, SD 57104
JEFF EVANDS (605) 367-0648

SURVEYOR NOTES
1. LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING
2. FIELD WORK COMPLETED ON 4-18-2008

ZONING
EXISTING: CMC (COMMUNITY COMMERCIAL DISTRICT)
PROPOSED: PLANNED UNIT DEVELOPMENT (P.U.D.)

COMP. PLAN
CMC (COMMUNITY COMMERCIAL DISTRICT)

LAND USE
EXISTING: GASOLINE STATION
PROPOSED: RESTAURANT

LEGAL DESCRIPTION
A part of Lot H, Lot I, and Lot 94, Linnwill, an Official Plat, West Des Moines, Polk County, Iowa, and a part of the Fourth Street Right-of-Way as it is presently established in the Northwest Quarter of Section 11, Township 78 North, Range 25 West of the 5th P.M., West Des Moines, Polk County tract of land being more particularly described as fol[lows:]

Beginning 192.4 feet West of the Southeast Corner of Linnwill, an Official Plat, West Des Moines, Polk Cou[nty] said point being on the South Line of said Lot 94, th[ence] N89°49'41"W, 162.70 feet along the South Line of sai[d] I and Lot H, thence N00°15'58"E, 124.59 feet to a point of a 25.00 feet radius curve concave to the Southeast Northeasterly, 59.06 feet along said curve, said curv[e] length of 35.20 feet and a chord bearing of N44°35'41" N89°41'04"E, 136.82 feet, thence S00°15'58"E, 150.75 fe[et] South Line of said Lot 94 and to the Point of Beginn[ing].

Said tract of land contains 0.556 acres (24,205 S.F.) less.

Said tract of land subject to all easements of record.

SETBACKS
1. BUILDING SETBACK LINES SHALL BE DETERMINED ORDINANCE. SETBACKS AS NOTED MAY NEED TO STATED IN THE PUD ORDINANCE

LEGEND
EXISTING/PROPOSED
PLAT BOUNDARY
SANITARY SEWER & SIZE
STORM SEWER & SIZE
WATER MAIN & SIZE
MANHOLE
STORM INTAKE
FIRE HYDRANT
VALVE
FLARED END SECTION
SILT FENCE
EXISTING CONTOURS
PROPOSED CONTOURS
B.S.L. BUILDING SETBACK LINE
LIGHT POLE

CERTIFICATION
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED 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.

LICENSED PROFESSIONAL ENGINEER BRADLEY B. COOPER 12960 IOWA

BRADLEY B. COOPER, IOWA LICENSE NO. 12960
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2009
PAGES OR SHEETS COVERED BY THIS SEAL: Sheets 1-5

COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS
3167 GRAND AVENUE, WEST DES MOINES, IOWA 50265
PHONE (515) 224-1344 FAX (515) 224-1345

DATE 4-15-2008
REVISIONS 4-9-2008, 6-18-2008

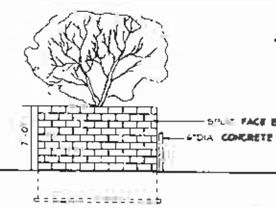
SCALE: 1"=20'

JOB NUMBER CC 0962

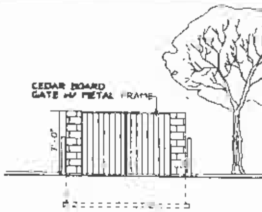
DIMENSION PLAN
TACO JOHNS OF IOWA

SHEET 1 OF 5

NOTES
1. ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY
   A. CLINT CARPENTER, WEST DES MOINES PUBLIC WORKS 222-3480
   B. TACO JOHNS OF IOWA
   C. COOPER CRAWFORD & ASSOCIATES, L.L.C.
2. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
3. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
4. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
6. ALL DEBRIS SPILLED ON CITY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY OWNER/CONTRACTOR IN TIMELY FASHION.
7. VERIFY COORDINATES AND BUILDING CORNERS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
8. ALL SITE WORK, SEEDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH WEST DES MOINES STANDARDS.
9. PAVING SHALL BE A MINIMUM OF 6-INCH P.C.C. IN PUBLIC RIGHT-OF-WAY AND IN PRIVATE DRIVES.
10. CURBS SHALL BE 6-INCH INTEGRAL P.C.C. VERTICAL CURBING.
11. EXISTING TREES WILL BE SAVED TO THE EXTENT POSSIBLE TO ACCOMMODATE GRADING, UTILITY AND STREET CONSTRUCTION.
12. ALL LIGHTING MUST BE DOWNCAST AND CUTOFF IN NATURE. WALLPACK LIGHTING IS PROHIBITED.
13. ANY TRANSFORMERS, JUNCTION BOXES, OR OTHER SUCH UTILITY UNITS OVER 3 FEET IN HEIGHT CANNOT BE LOCATED WITHIN THE REQUIRED SETBACK. OTHER SUCH UNITS NOT ABOVE 3 FEET IN HEIGHT MUST BE SCREENED BY LANDSCAPING MATERIALS.
14. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, INCLUDING ALL APPLICABLE PERMITS.
15. PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC ROW, EASEMENTS, OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM PUBLIC WORKS DEPARTMENT, ATTENTION CLINT CARPENTER 222-3480.
16. ADDITIONAL LIGHTING IS SHOWN ON THIS SITE PLAN. LIGHTING LOCATIONS SHALL BE VERIFIED PRIOR TO INSTALLATION AS PER THE PHOTOMETRIC PLAN.
17. AN EROSION CONTROL CONTRACTOR SHALL BE HIRED PRIOR TO CONSTRUCTION BEGINNING, THE NAME OF WHICH SHALL BE FURNISHED TO THE CITY BEFORE GRADING STARTS.
18. LIGHT LEVELS AT ALL PROPERTY LINES SHALL BE NO MORE THAN ONE FOOT CANDLE.
19. TWO ACCESSIBLE MEANS OF EGRESS WITH A CONTINUOUS EXIT PATH AWAY FROM THE BUILDING ARE REQUIRED AND PROVIDED.
20. A REPORT CERTIFIED BY A THIRD-PARTY RECOGNIZED TESTING AGENCY, ACCEPTABLE TO THE CITY, SHALL BE SUBMITTED TO DOCUMENT THE THICKNESS AND STRENGTH OF THE PAVEMENT, THE SUBGRADE COMPACTION, COMPLIANCE WITH THE METRO DESIGN STANDARDS FOR STREETS, AND THE STANDARDS LISTED IN THE WEST DES MOINES "OFF STREET PARKING ORDINANCE" FOR PRIVATE STREETS, PARKING LOTS, AND DRIVEWAYS.
21. PUBLIC SIDEWALKS SHALL BE MINIMUM 4-INCH P.C.C. PAVING.
22. NO CURB GRINDING IS ALLOWED ON COMMERCIAL DRIVEWAYS. CONTRACTOR SHALL SAW CUT THE STREET 18 INCHES FROM THE BACK OF CURB FROM END OF RETURN TO END OF RETURN. AT A MINIMUM THE SAW CUT MUST EXTEND TO THE NEAREST TRAVERSE JOINT. IF IN QUESTION, CONTRACTOR SHALL CONTACT THE CITY INSPECTOR TO VERIFY REMOVAL LIMITS TO AVOID ANY CONFUSION IN THE FIELD.

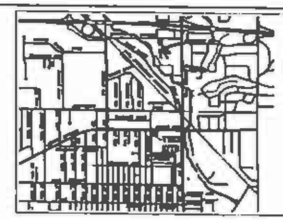


SIDE ELEVATION



FRONT ELEVATION

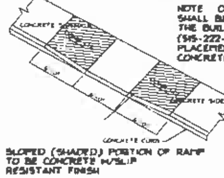
TRASH ENCLOSURE
NO SCALE



VICINITY SKETCH

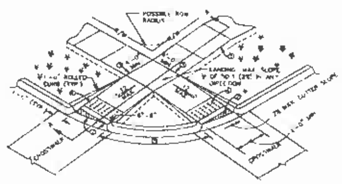
NORTH SCALE 1"=800'

NOTE: ONSITE INSPECTION SHALL BE REQUESTED WITH THE BUILDING DIVISION AT (515-222-3630), PRIOR TO PLACEMENT OF ANY CONCRETE RAMPS

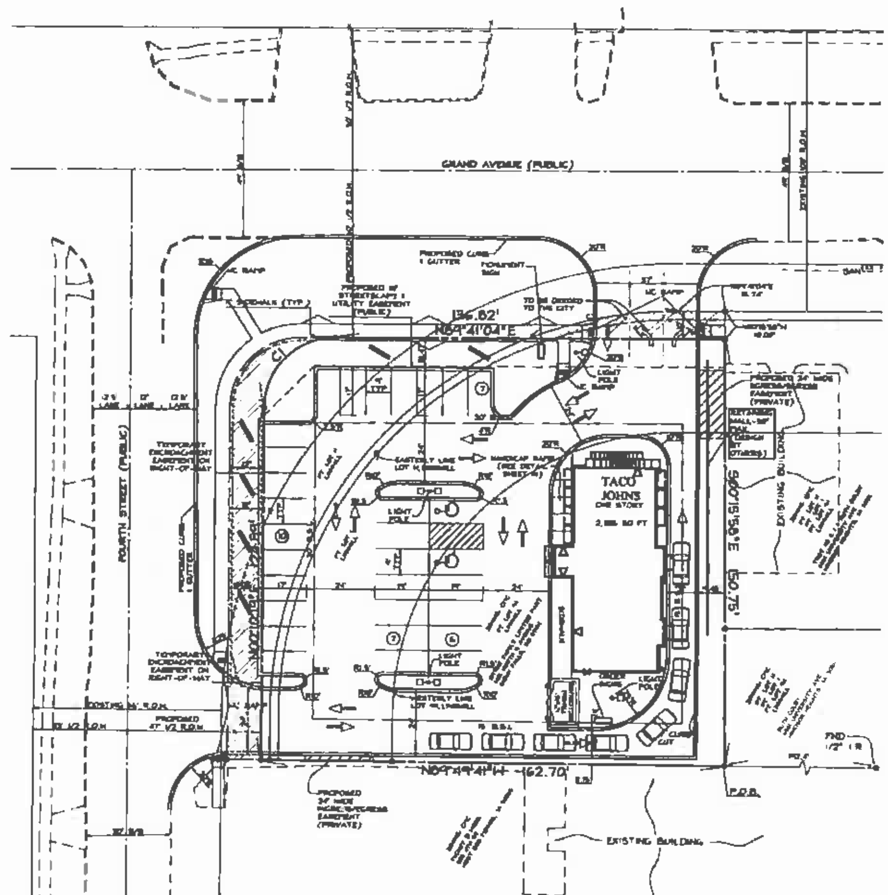


SLOPED (SHADED) PORTION OF RAMP TO BE CONCRETE W/SLIP RESISTANT FINISH

CURB RAMP
NO SCALE



SIDEWALK RAMP
NO SCALE



FIRM MAP
THIS SITE IS WITHIN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS REFERENCED ON FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 19153C0336F, MAP REVISED FEBRUARY 16, 2006

IMPERVIOUS AREA
EXISTING 21,466 S.F. 89% OF SITE
PROPOSED 19,802 S.F. 82% OF SITE

SITE AREAS

BUILDING	2,386 S.F.	10%
PAVING	16,512 S.F.	68%
OPEN SPACE	5,308 S.F.	22%
TOTAL	24,206 S.F.	100%

OPEN SPACE CALCULATIONS
BASED ON 24,206 SQ FT TOTAL SITE AREA
BASED ON 16,512 SQ FT PAVED AREA

25% TOTAL SITE AREA = 6,052 SQ FT
10% TOTAL PAVED AREA = 1,651 SQ FT
TOTAL OPEN SPACE REQUIRED = 7,703 SQ FT

PARKING REQUIREMENTS
BASED ON 2,386 BUILDING S.F.

15 STALLS/100 S.F. G.F.A.
PLUS 11 STACKING SPACES FOR DRIVE THRU

REQUIRED
2,386 S.F. / 100 × 15 = 36 SPACES
11 STACKING SPACES

PROPOSED
30 SPACES (INCLUDES 2 HANDICAP SPACES)
8 STACKING SPACES

BENCHMARKS
WDM NO. 49

INTERSECTION OF 4th STREET AND VINE STREET, NORTHWEST CORNER OF INTERSECTION, 50 FEET EAST OF THE CENTERLINE OF 4th STREET, 50 FEET NORTH OF THE CENTERLINE OF VINE STREET, STANDARD BENCHMARK

ELEVATION........812.36 (NAVD88 DATUM)
30.95 (WDM DATUM)

WDM NO. 79

INTERSECTION OF 8th STREET AND ASHWORTH ROAD, NORTHWEST CORNER OF INTERSECTION, 40.5 FEET WEST OF CENTERLINE OF 8th STREET, 52.5 FEET NORTH OF CENTERLINE OF ASHWORTH ROAD, STANDARD BENCHMARK

ELEVATION........882.05 (NAVD88 DATUM)
108.07 (WDM DATUM)

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	89°30'45"	25.00	39.06	24.79	35.20	S44°35'41"E
C2	21°33'15"	143.00	53.80	27.22	53.48	S78°34'29"E

IOWA ONE-CALL