

**CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION**

Meeting Date: January 16, 2017

Item: I2 Technologies, 2360 Grand Avenue – Approval of a Major Modification to Site Plan for building and parking lot additions – I2 Tech, Inc. – MaM-003149-2016

Requested Action: Approval of a Major Modification to a Site Plan

Case Advisor: Brian Portz, AICP *BP*

Applicant's Request: The applicant, I2 Tech, Inc., requests approval of a Major Modification to a Site Plan for building and parking lot modifications. The applicant is proposing to connect the buildings at 2256 and 2260 Fuller Road with a building addition and add a building connection from the building at 2256 Fuller Road to the building at 2360 Grand Avenue. This major modification will also include a 2nd floor addition to the building at 2360 Grand Avenue. Site improvements will include changes to the parking lots, new driveway connections between parking lots and landscaping improvements.

History: The subject properties are part of the I2 Technologies site which consists of 3 buildings. The building at 2360 Grand Avenue was constructed in 1973, according to the Polk County Assessor. The buildings at 2340 Grand, 2256 Fuller Road and 2260 Fuller Road were constructed in the late 1970's and early 1980's. In 1994, a Site Plan was approved for Ace Moving and Storage to operate in the buildings at 2330, 2340 Grand Avenue and 2256, 2260 Fuller Road. In 2009, a minor modification was approved to allow new paving of a driveway to allow for a truck turnaround. For the building at 2340 Grand Avenue, a Permitted Conditional Use was approved in 2011 for Mid-States Power Sports to open a retail store at that location. Two minor modifications were also approved for the building at 2360 Grand Avenue, one to raise the roof for a new piece of machinery and another to install gates at the north and south sides of the building.

City Council Subcommittee: This project was presented to the Development and Planning City Council Subcommittee on July 25, 2016 as an informational item. The Councilmembers were favorable of the project.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues, however, staff would highlight the following:

- **Parking Deferral:** The I2 Technologies site consists of office space, manufacturing and warehouse space. Per City Code, an office is required to provide 1 space per 200 square feet of gross floor area. Based on 6,400 square feet of office space, 32 parking spaces are required. Manufacturing requires 3 spaces per 1,000 square feet of gross floor area. The site consists of 64,000 square feet of manufacturing, which requires 192 parking spaces. Warehouse use requires 1 space per 5,000 square feet of gross floor area. The site consists of 73,978 square feet of warehouse space, which equates to 15 required parking spaces. This adds up to 239 parking spaces required on the site. There are 216 parking spaces proposed on the site with this major modification. I2 Technologies is requesting a deferment of the 23 parking spaces that they will be short of the requirements until such time that it is proven they are needed. Typical indications of the need for additional parking would be employees or visitors parking on grass or off-site due to lack of available stalls. I2 Technologies has indicated in Attachment E that their total employment is 154 employees, with a maximum number of employees of 77 during the 1st shift (7 AM to 3 PM). I2 Tech has projected that they will add an additional 30 employees by 2020, but only 6 of those employees are projected to work during the 1st shift, with the remaining working 2nd and 3rd shifts and weekends which have much less employees working. I2 Tech also indicated that they have minimal visitors that come to the site. They have 3 dedicated visitor spaces that have served them well over the years. Because of the number of workers on the maximum shift not exceeding 85 employees (even with projected employee increases in the future), the need for 239 parking spaces is not anticipated to be warranted.
- **Lot Tie:** The buildings at 2330 and 2340 Grand Avenue and 2256 and 2260 Fuller Road are on a separate lot than the building at 2360 Grand Avenue. The proposed building connector between the 2256 Fuller Road building at the 2360 Grand Avenue building will cross over the shared property line between the two. In

order to permit a building being constructed over a property line, the two lots need to be tied together. The applicant has submitted a lot tie agreement to legally tie the lots together. A condition of approval is recommended that the City Council accept the lot tie agreement and release it for recording.

- **Sanitary Sewer Easement:** The applicant has provided a sanitary sewer easement document for an existing sanitary sewer located along the east property line of the 2330 and 2340 Grand Avenue and 2256 and 2260 Fuller Road lot. A condition of approval is recommended that the City Council accept the sanitary sewer easement.
- **Fuller Road Right-of-Way Dedication:** A portion of the I2 Tech property along Fuller Road will be dedicated to the City with this request. In 2011, as a part of the Permitted Conditional Use for the Mid-States Power Sports retail store, the applicant signed an irrevocable offer of dedication of right-of-way stating that they would deed an irregularly shaped portion of their northern property boundary adjacent to Fuller Road at such time that the City asked for it. A Warranty Deed has been provided to dedicate this land to the City for additional Fuller Road right-of-way at this time.
- **Photometric Plan:** A photometric plan was submitted to the City for review, however it didn't meet the requirement that the light intensity (footcandles) not exceed 1 footcandle at the property line. The applicant will be making revisions to the photometric plan and resubmit to the City for review. A condition of approval is recommended that the photometric plan be approved prior to issuance of a building permit.

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Findings: This proposed project was distributed to various City departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.
2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.
3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.
4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies, City Departments, and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.
5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.
6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

Staff Recommendation And Conditions Of Approval: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning

Commission adopt a resolution recommending the City Council approve the Major Modification to a Site Plan for I2 Technologies, subject to the applicant meeting all City Code requirements and the following:

1. The City Council deferring the installation of up to 23 parking stalls of the 239 required by Code until such time that parking on the grass or other non-designated parking areas occurs or parking off-site is occurring due to the lack of available parking stalls. At the time when the existing parking is not sufficient to accommodate the parking needed, the City reserves the right to provide the applicant notice to increase the number of parking stalls. The applicant will be required to provide the additional parking spaces in accordance with City regulations within the first available construction season. Prior to implementation of additional parking to satisfy the deferred parking stalls, the applicant shall submit for approval a Minor Modification Site Plan to the City identifying the location and engineering details for the stalls to be constructed.
2. The City Council accepting a lot tie agreement to combine the lots at 2330 and 2340 Grand Avenue and 2256 and 2260 Fuller Road with the lot at 2360 Grand Avenue.
3. The City Council accepting a sanitary sewer easement for a public sanitary sewer on the east side of the property.
4. The City Council accepting a Warranty Deed for the dedication of Fuller Road right-of-way.
5. The applicant submitting a revised photometric plan for review and approval prior to the issuance of a building permit for the project.

Property Owner: Innovation Injection Technologies, Inc.
2360 Grand Avenue
West Des Moines, IA 50265
Attn: Josh Janeczko
jjaneczko@i2-tech.com

Applicant's Representative: GTG Architects
6505 Merle Hay Road, Suite A
Johnston, IA 50131
Attn: Eric Ales
e.ales@gtgcompanies.com

Attachments:

Attachment A	-	Plan and Zoning Commission Resolution
Exhibit A	-	Conditions of Approval
Attachment B	-	Location Map
Attachment C	-	Site Plan Drawings
Attachment D	-	Building Elevations
Attachment E	-	Letter from I2 Technologies about parking needs
Attachment F	-	Lot Tie Agreement, Sanitary Sewer Easement, Warranty Deed

RESOLUTION NO. PZC-15-

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A MAJOR MODIFICATION (MaM-003149-2016) TO IMPLEMENT BUILDING AND PARKING LOT MODIFICATIONS AT 2330, 2340 AND 2360 GRAND AVENUE AND 2256 AND 2260 FULLER ROAD

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, I2 Tech, Inc., has requested approval of a Major Modification Permit (MaM-003149-2016) for that property located at 2330, 2340, and 2360 Grand Avenue and 2256 and 2260 Fuller Road for building and parking lot modifications;

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

WHEREAS, on January 16, 2017, this Commission held a duly-noticed public meeting to consider the application for Major Modification;

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report noted above, or as amended orally at the meeting on this date, are adopted.

SECTION 2. The Major Modification to modify the buildings and parking lots on the site is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, including conditions added at the meeting, and 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 January 16, 2017.

Craig Erickson, Chair
Plan and Zoning Commission

ATTEST:

Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on January 16, 2017, by the following vote:

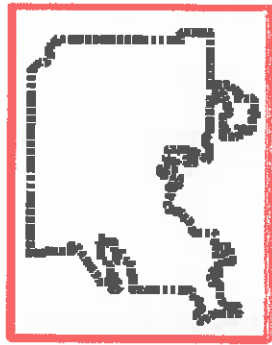
AYES:
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

Recording Secretary

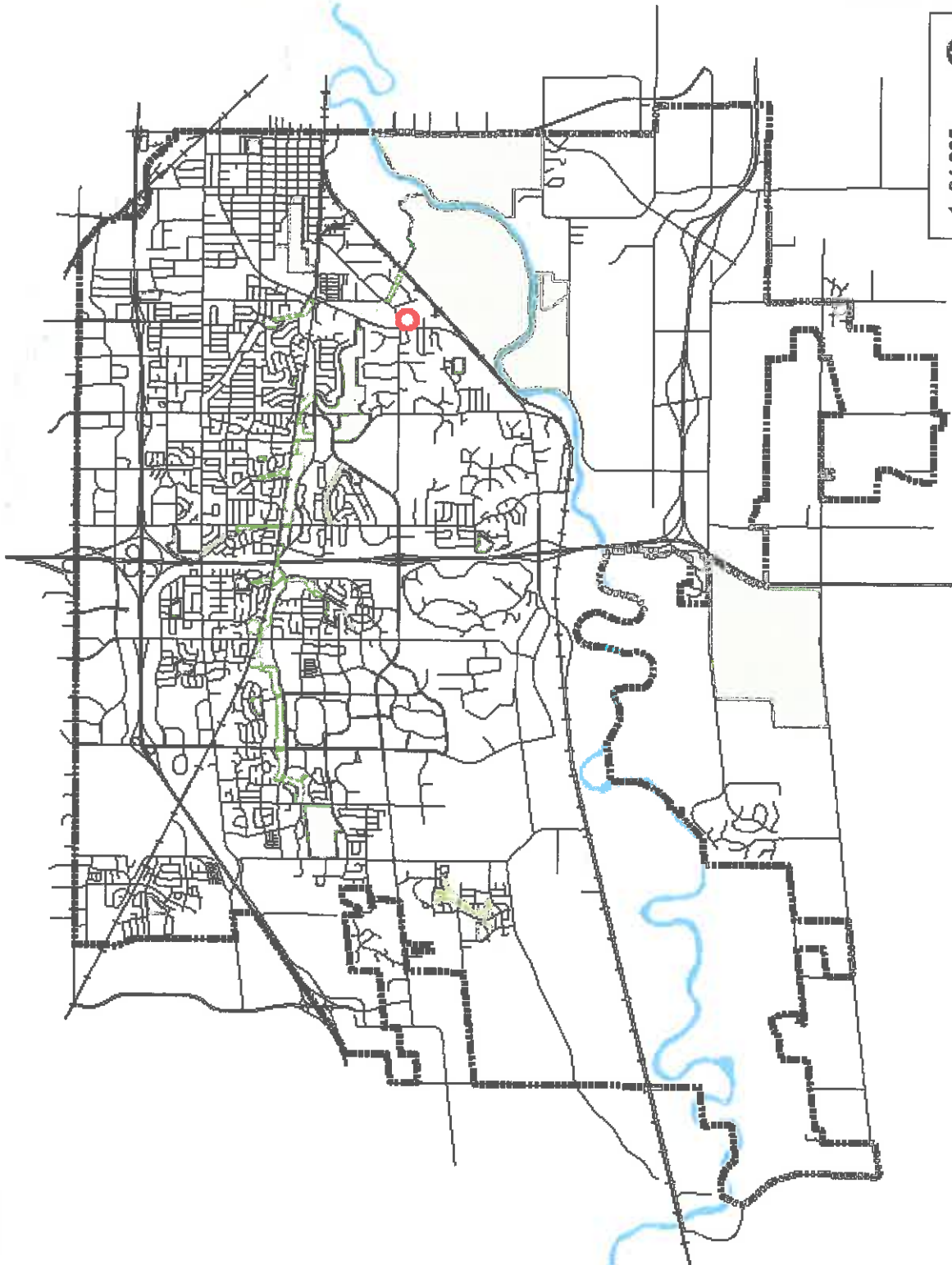
Exhibit A
CONDITIONS OF APPROVAL

1. The City Council deferring the installation of up to 23 parking stalls of the 239 required by Code until such time that parking on the grass or other non-designated parking areas occurs or parking off-site is occurring due to the lack of available parking stalls. At the time when the existing parking is not sufficient to accommodate the parking needed, the City reserves the right to provide the applicant notice to increase the number of parking stalls. The applicant will be required to provide the additional parking spaces in accordance with City regulations within the first available construction season. Prior to implementation of additional parking to satisfy the deferred parking stalls, the applicant shall submit for approval a Minor Modification Site Plan to the City identifying the location and engineering details for the stalls to be constructed. If the City determines the number of stalls necessary to alleviate parking problems is such that potential traffic issues as discussed in the August 22, 2016 Traffic Impact Study may occur, a revised Traffic Impact Study will be required to determine if roadway improvements may also be required.
2. The City Council accepting a lot tie agreement to combine the lots at 2330 and 2340 Grand Avenue and 2256 and 2260 Fuller Road with the lot at 2360 Grand Avenue.
3. The City Council accepting a sanitary sewer easement for a public sanitary sewer on the east side of the property.
4. The City Council accepting a Warranty Deed for the dedication of Fuller Road right-of-way.
5. The applicant submitting a revised photometric plan for review and approval prior to the issuance of a building permit for the project.



- Legend**
-  Parks
 -  Greenways

Location Map



1: 84,905

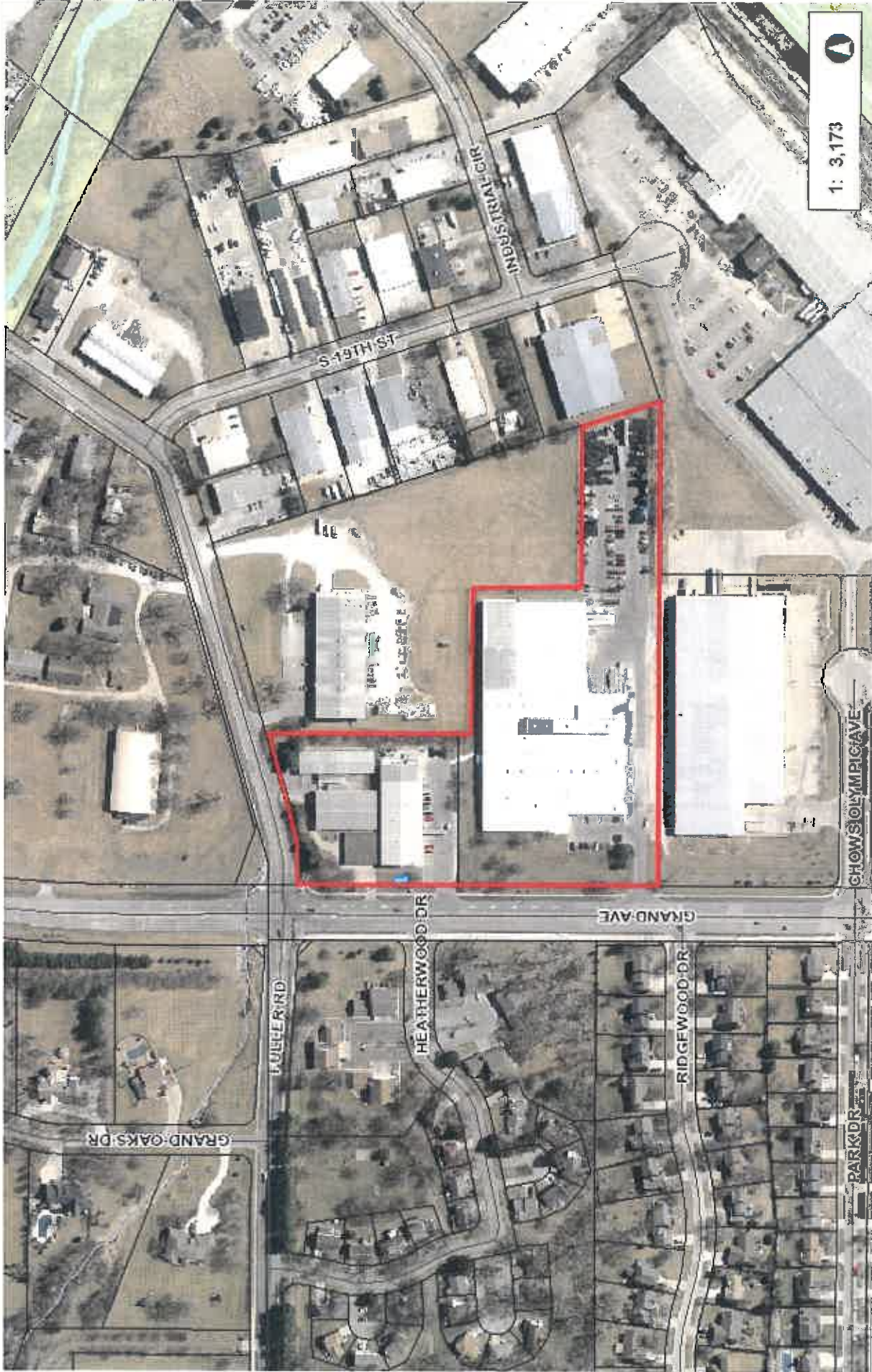


Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.
 THIS MAP IS NOT TO BE USED FOR NAVIGATION





I2 Technologies



1: 3,173



528.9 0 264.44 528.9 Feet

Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
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i2 TECHNOLOGIES SITE PLAN

SHEET INDEX:

C0.1	COVER SHEET
C0.2-0.4	SITE SURVEY
C1.1-1.2	DEMO PLAN
C2.1-2.3	LAYOUT PLAN
C3.1-3.2	GRADING PLAN
C4.1-4.4	UTILITY PLAN
C5.1-5.2	LANDSCAPE PLAN
C6.1	DETAILS SHEET
C7.1-7.2	SWPPP

PROPERTY DESCRIPTION:

WARRANTY DEED BOOK 13164 PAGE 475
BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF GRAND AVENUE BEING 110 FEET SOUTH 89°34' EAST AND 655 FEET NORTH 0°00' OF THE SOUTHWEST CORNER OF LOT 13, BELLAMY PLAT NO. 1, SAID SOUTHWEST CORNER OF LOT 13 ALSO BEING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 78, RANGE 25, THENCE SOUTH 90°00' EAST, 300.0 FEET, THENCE NORTH 00°00' 38.5 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF FULLER ROAD, THENCE SOUTH 72°21' WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY 231.83 FEET; THENCE SOUTH 88°24' WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY 77.82 FEET, TO THE EAST RIGHT-OF-WAY OF GRAND AVENUE; THENCE SOUTH 00°00', ALONG SAID EAST RIGHT-OF-WAY, 314.8 FEET TO THE POINT OF BEGINNING. ALL OF THE ABOVE NOW BEING IN AND FORMING A PART OF LOT THIRTEEN (13), BELLAMY PLAT NO. 1, AN OFFICIAL PLAT, EXCEPT THE PROPERTY CONDEMNED IN CONDEMNATION RECORDED IN BOOK 12812, PAGE 376, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IA.

WARRANTY DEED BOOK 9825 PAGE 945
THAT PART OF LOT 13 IN BELLAMY PLAT NO. 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF GRAND AVENUE BEING 110.0 FEET 389°34'E AND 350.0 FEET N0°00' OF THE SOUTHWEST CORNER OF SAID LOT 13, SAID SOUTHWEST CORNER ALSO BEING THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 78 NORTH, RANGE 25 WEST; THENCE N0°00' ALONG THE EAST RIGHT-OF-WAY LINE OF GRAND AVENUE, 400.00 FEET; THENCE N60°00'E 300.00 FEET; 300°00' 26.0 FEET; THENCE N90°00'E 296.0 FEET; THENCE 80°00' 216.21 FEET; NORTH 90°00' E 324.53 FEET; THENCE S17°41'30"E 184.59 FEET; THENCE N90°00'E 370 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE LEM OF GENERAL TAXES FOR FISCAL YEAR 2002-2003 AND FOLLOWING, AND TO ALL EASEMENTS, COVENANTS AND CONDITIONS OF RECORD AND APPLICABLE ZONING ORDINANCES.

ADDRESS:

2340 GRAND AVENUE
WEST DES MOINES, IOWA 50265

2360 GRAND AVENUE
WEST DES MOINES, IOWA 50265

OWNER:
I2 TECH LLC
2360 GRAND AVE.
WEST DES MOINES, IOWA 50265

PREPARED FOR:
JOSH JANECZKO
515-225-6707
I2 TECH LLC
2360 GRAND AVE.
WEST DES MOINES, IOWA 50265

ZONING:
G - GENERAL INDUSTRIAL DISTRICT
COMPREHENSIVE LAND USE DESIGNATION IS G.

SETBACKS:
FRONT = 40 FEET
REAR = 35 FEET
SIDE = 0 FEET IF ABUTTING LIKE ZONING
OFF-STREET PARKING SETBACK = 15'
ADJOINING LOTS PARKING SETBACK = 5'

PARKING REQUIREMENTS:
OFFICE 1 PER 200SF @ 6,400SF = 32
WAREHOUSE 1 PER 5,000SF @ 73,978SF = 15
MANUFACTURING 3 PER 1,000SF OF GFA @ 94,000SF = 102

TOTAL PARKING REQUIRED = 239 (7 ADA)
TOTAL PARKING PROVIDED = 216 STALLS (7 ADA)

OPEN SPACE REQUIREMENTS:
OPEN SPACE REQUIRED = 20.0% (77,073SF)
OPEN SPACE PROVIDED = 21.6% (83,486SF)

IMPERVIOUS SURFACE:
PROPOSED IMPERVIOUS = 301,868SF (78.4%)

BENCHMARK:
LOCATION: 2400 BLOCK OF GRAND AVENUE, 114 FEET SOUTHEAST OF THE CENTERLINE OF GRAND AVENUE, 54 FEET NORTHWEST OF THE CENTERLINE OF THE IOWA INTERSTATE RAILROAD, 118 FEET WEST OF THE CENTERLINE OF THE ENTRANCE TO RACCOON RIVER REGIONAL PARK.
ELEVATION = 43.28'
DATUM = CITY OF WEST DES MOINES

UTILITY MAPS PROVIDED BY:

- ELECTRIC (MIDAMERICAN ENERGY / 888-427-6632)
- STORM AND SANITARY (CITY OF WEST DES MOINES / 515-222-3480)
- FIBER OPTIC (CITY OF WEST DES MOINES / 515-222-3480) (MEDACOM / 855-633-4226)
- CABLE (MEDACOM / 855-633-4226)
- GAS (MIDAMERICAN ENERGY / 888-427-6632)
- WATER (WEST DES MOINES WATER WORKS / 515-222-3480)

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.



GENERAL NOTES:

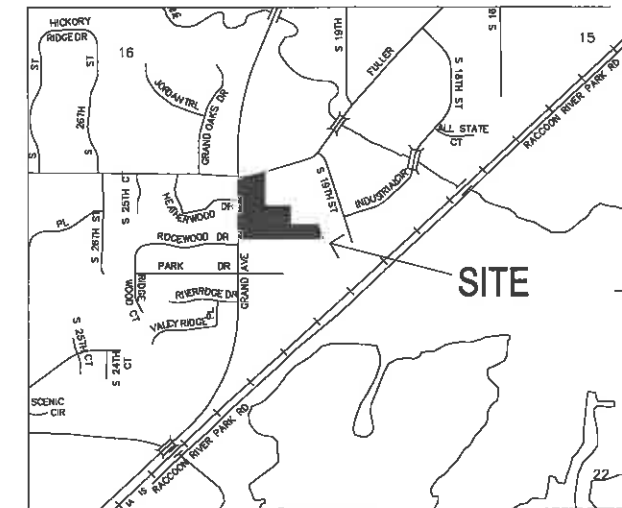
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF WEST DES MOINES, IOWA MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE 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 CONTRACTORS 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" AND THE CITY OF WEST DES MOINES.
- 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, IOWA.
- 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.

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 BEEDED IN ACCORDANCE WITH CITY OF WEST DES MOINES, IOWA 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 THICKNESSES.
- ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A.D.A. DETECTABLE WARNING PANEL(S) AS 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.
- CONTRACTOR TO USE CAUTION WHEN EXCAVATING NEAR EXISTING INFRASTRUCTURE. CONTRACTOR TO FIELD VERIFY UTILITY DEPTHS AND ADJUST ACCORDINGLY.



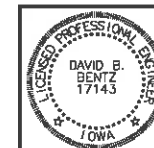
VICINITY MAP
SCALE: 1" = 1,000'

LEGEND:

- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- L — UNDERGROUND ELECTRIC
- OE — OVERHEAD ELECTRIC
- TEL — TELEPHONE LINE
- F/O — 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
- ⊙ DENOTES NUMBER OF PARKING STALLS
- ⊙ PROPERTY CORNER - FOUND AS NOTED
- ⊙ PROPERTY CORNER - PLACED 34" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- ⊙ 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 PUBLIC UTILITY EASEMENT
- RUE 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



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.

SIGNED: DAVID B. BENTZ, PE, 17143 DATE: _____
LICENSE RENEWAL DATE: DEC. 31, 2017
PAGES OR SHEETS COVERED BY THIS SEAL: _____

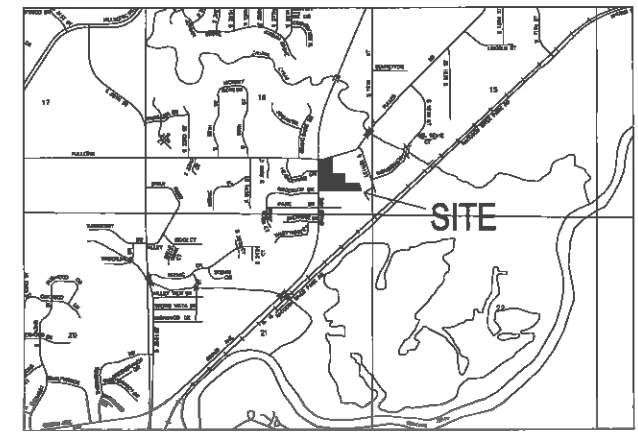
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2360 GRAND AVE.

COVER SHEET

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PROJECT NUMBER:	150061
SHEET NUMBER:	C0.1

I2 TECH SITE SURVEY



VICINITY MAP
SCALE: 1" = 2,000'

PROPERTY DESCRIPTION:
BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF GRAND AVENUE BEING 110 FEET SOUTH 89°24' EAST AND 550 FEET NORTH 0°00' OF THE SOUTHWEST CORNER OF LOT 13 ALSO BEING THE SOUTHWEST CORNER OF THE LOT 13, BELLAMY PLAT NO. 1, SAID SOUTHWEST CORNER OF LOT 13 ALSO BEING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 78, RANGE 25, THENCE SOUTH 90°00' EAST, 300.0 FEET, THENCE NORTH 80°00' 31.5 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF FULLER ROAD; THENCE SOUTH 73°21' WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY 231.83 FEET; THENCE SOUTH 88°24' WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY 77.92 FEET, TO THE EAST RIGHT-OF-WAY OF GRAND AVENUE; THENCE SOUTH 89°24' EAST, 300.0 FEET, THENCE NORTH 80°00' 31.5 FEET TO THE POINT OF BEGINNING. ALL OF THE ABOVE NOW BEING IN OFFICIAL PLAT, EXCEPT THE PROPERTY CONDEMNED IN CONDEMNATION RECORDED IN BOOK 12812, PAGE 378, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IA.

THAT PART OF LOT 13 IN BELLAMY PLAT NO. 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF GRAND AVENUE BEING 110.0 FEET 89°24'E AND 550.0 FEET N0°00' OF THE SOUTHWEST CORNER OF SAID LOT 13, SAID SOUTHWEST CORNER ALSO BEING THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 78 NORTH, RANGE 25 WEST; THENCE N0°00' ALONG THE EAST RIGHT-OF-WAY LINE OF GRAND AVENUE, 400.00 FEET; THENCE N80°00'E 300.00 FEET; 500'00" 25.0 FEET; THENCE S17°41'30"E 194.59 FEET; THENCE N80°00'E 970 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE LEN OF GENERAL TAXES FOR FISCAL YEAR 2002-2003 AND FOLLOWING, AND TO ALL EASEMENTS, COVENANTS AND CONDITIONS OF RECORD AND APPLICABLE ZONING ORDINANCES.

ADDRESS:
2340 GRAND AVENUE
WEST DES MOINES, IOWA 50265

2360 GRAND AVENUE
WEST DES MOINES, IOWA 50265

OWNER:
I2 TECH LLC
2360 GRAND AVE.
WEST DES MOINES, IOWA 50265

PREPARED FOR:
JOSH JANECKO
I2 TECH LLC
2360 GRAND AVE.
WEST DES MOINES, IOWA 50265

ZONING:
GI - GENERAL INDUSTRIAL DISTRICT

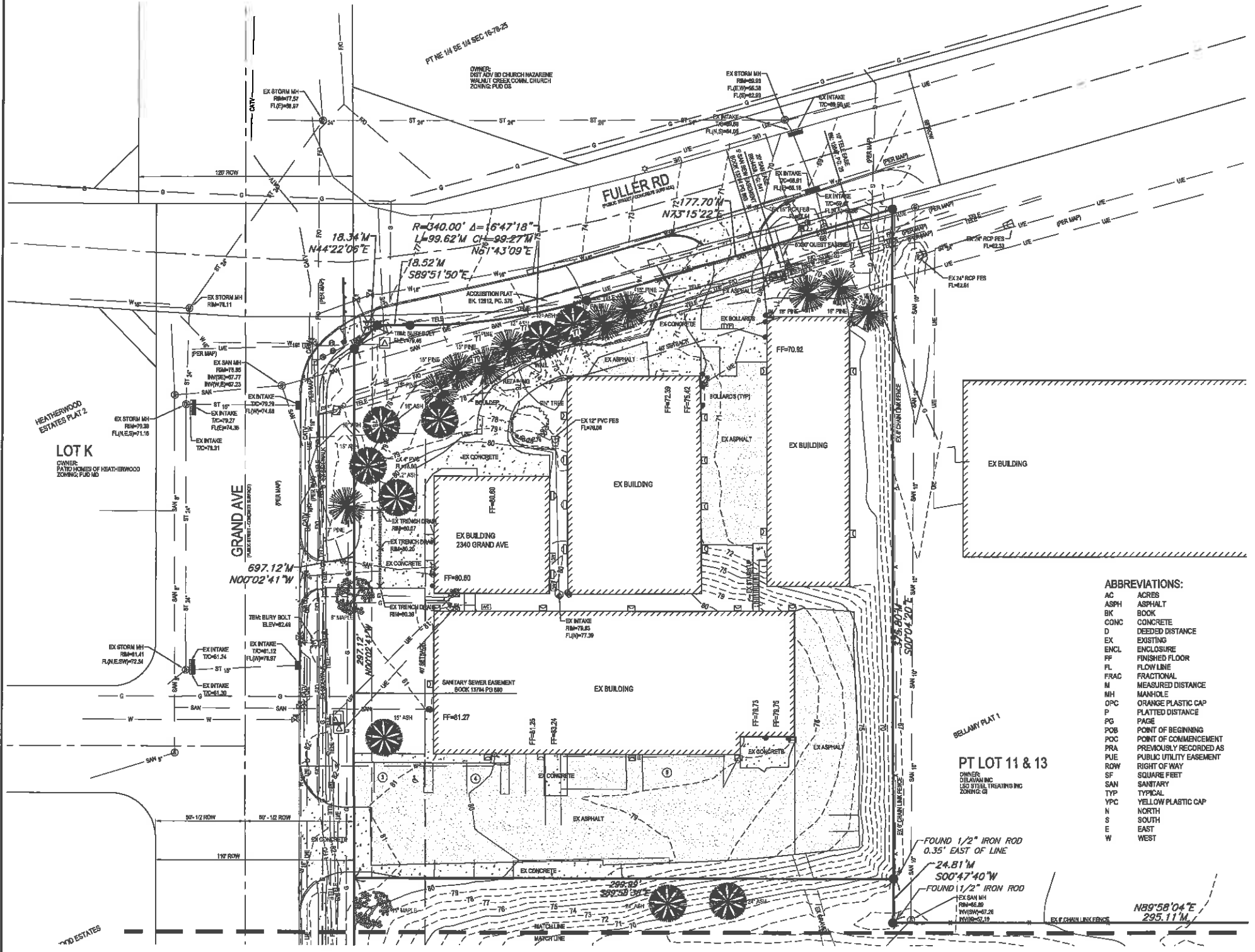
SETBACKS:
FRONT = 40 FEET
REAR = 36 FEET
SIDE = 0 FEET IF ABUTTING LIKE ZONING

BENCHMARK:
LOCATION: 2400 BLOCK OF GRAND AVENUE, 114 FEET SOUTHEAST OF THE CENTERLINE OF GRAND AVENUE, 54 FEET NORTHWEST OF THE CENTERLINE OF THE IOWA INTERSTATE RAILROAD, 118 FEET WEST OF THE CENTERLINE OF THE ENTRANCE TO RACCOON RIVER REGIONAL PARK.
ELEVATION = 42.25'
DATUM = CITY OF WEST DES MOINES

- LEGEND:**
- SAN — SANITARY SEWER
 - ST — STORM SEWER
 - W — WATER LINE
 - G — GAS LINE
 - U/E — UNDERGROUND ELECTRIC
 - O/E — OVERHEAD ELECTRIC
 - TELE — TELEPHONE LINE
 - FO — 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
 - ⊕ FIBER OPTIC RISER
 - ⊕ FIBER OPTIC VAULT
 - ⊕ CABLE TV RISER
 - ⊕ SIGN
 - ⊕ DENOTES NUMBER OF PARKING STALLS
 - ⊕ FOUND PROPERTY CORNER 5/8" IRON ROD #6500 OR AS NOTED
 - ⊕ 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
 - FRACTIONAL FRACTIONAL
 - M MEASURED DISTANCE
 - MH MANHOLE
 - OPC ORANGE PLASTIC CAP
 - P PLATTED DISTANCE
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 - POB POINT OF BEGINNING
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 - PRA PREVIOUSLY RECORDED AS
 - PUE PUBLIC UTILITY EASEMENT
 - ROW RIGHT OF WAY
 - SF SQUARE FEET
 - SAN TYPICAL
 - YPC YELLOW PLASTIC CAP
 - N NORTH
 - S SOUTH
 - E EAST
 - W WEST

- FOUND 1/2" IRON ROD 0.35' EAST OF LINE**
24.81' M
500'47'40" W
FOUND 1/2" IRON ROD
EX SAN MH
RIM=42.39
N100°00'00"E
N100°00'00"E
295.11' M



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.

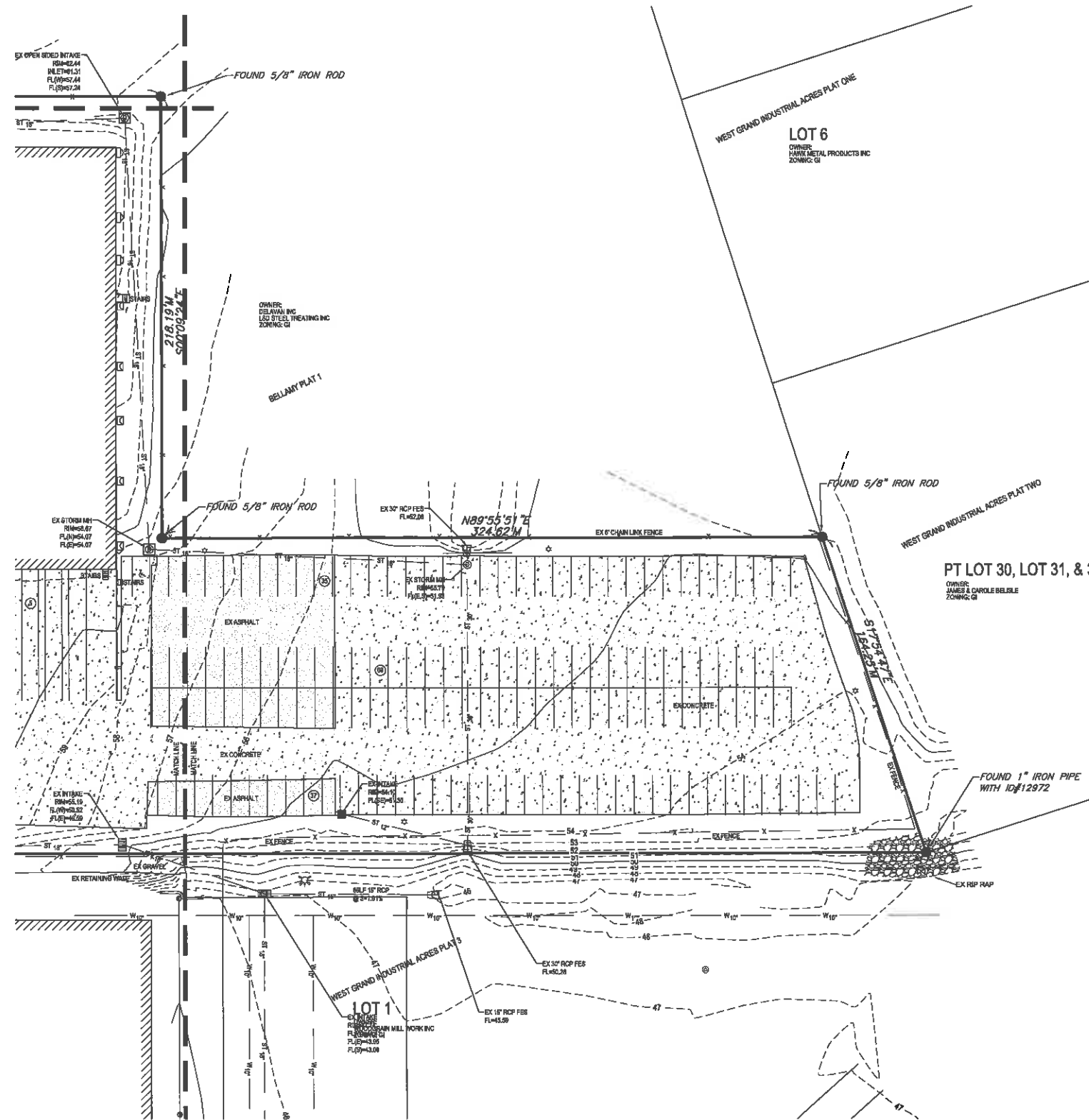


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I2 TECH
2340 & 2360 GRAND AVE
SITE SURVEY

REFERENCE NUMBER:	
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REVISION DATE:	
PROJECT NUMBER:	150061
SHEET NUMBER:	C0.2

I2TECH SITE SURVEY

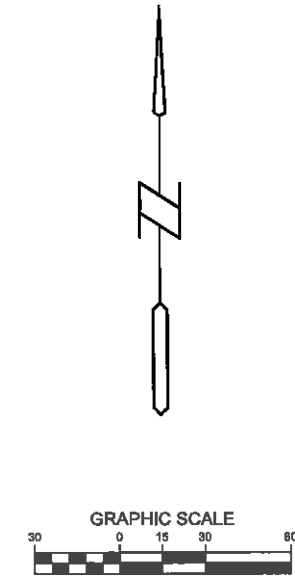


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UTILITY NOTE:
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FIELD WORK COMPLETED ON: 02-11-2015 TO 02-17-2015



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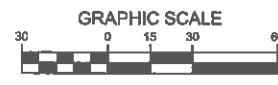
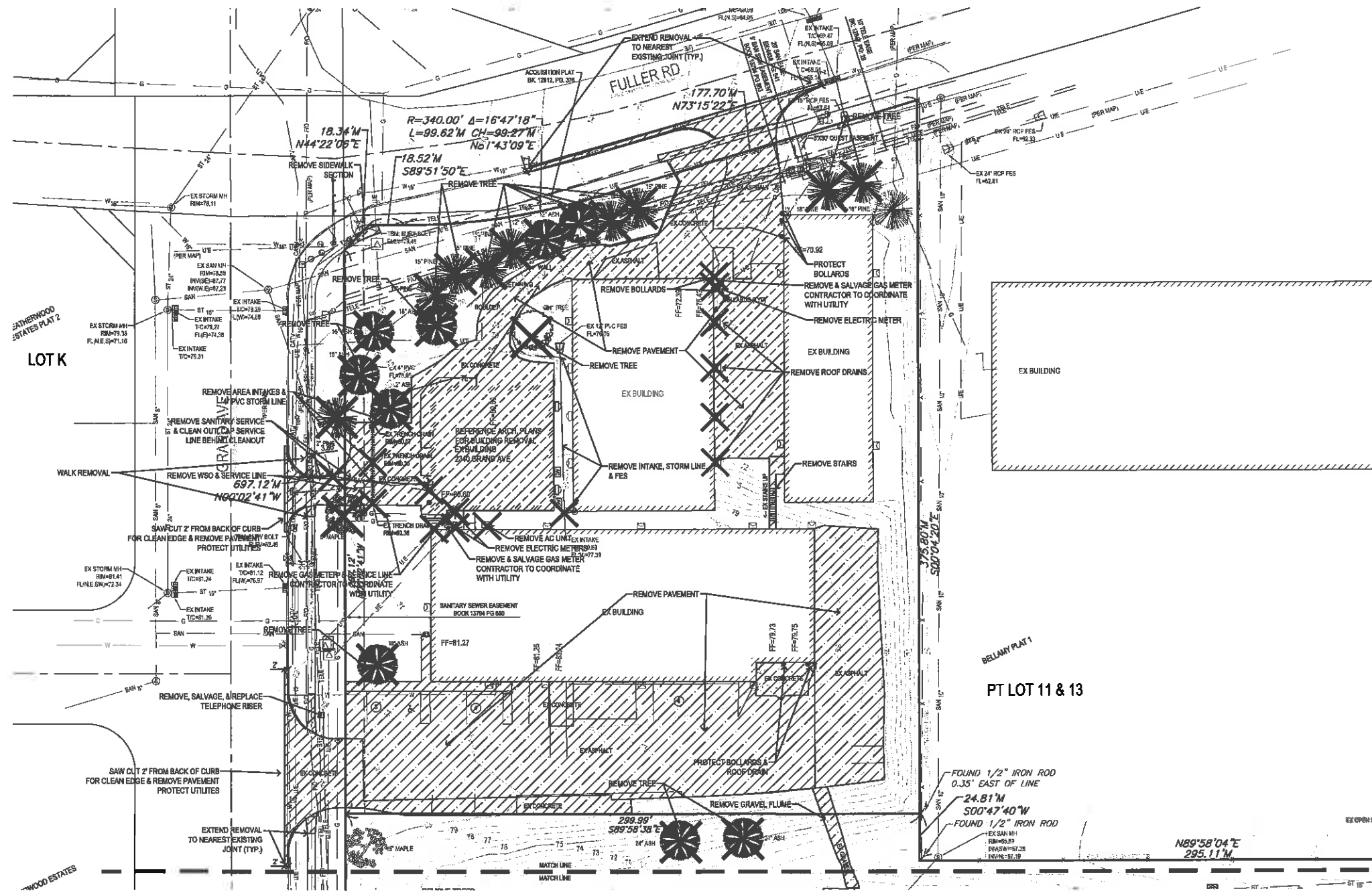
I2 TECH
 2340 & 2360 GRAND AVE
 SITE SURVEY

REFERENCE NUMBER:	
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PROJECT NUMBER:	150061
SHEET NUMBER:	C0.4

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DEMO NOTES:

1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
3. PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.



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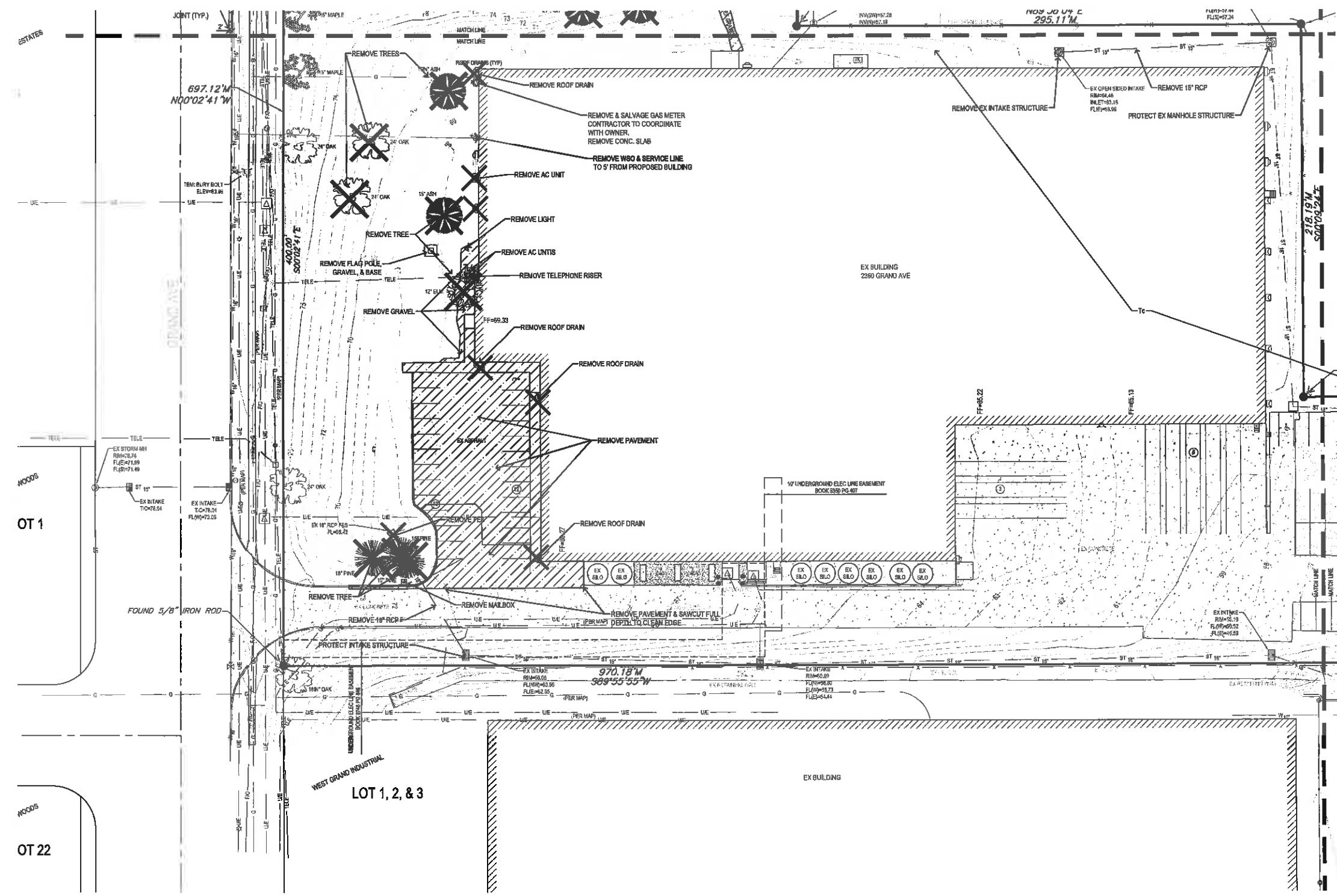
DEMO PLAN

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PROJECT NUMBER:	150061
SHEET NUMBER:	C1.1

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DEMO NOTES:

1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
3. CONTACT DES MOINES WATER WORKS (515.222.3469) TO REMOVE METER AND METER READING EQUIPMENT FROM 2330 BUILDING PRIOR TO DEMOLITION. ABANDON WATER SERVICE TAP AT THE WATER MAIN PER WEST DES MOINES WATER WORKS SPECIFICATIONS. CUT OUT EXISTING TEE AND REPLACE WITH STRAIGHT PIPE.



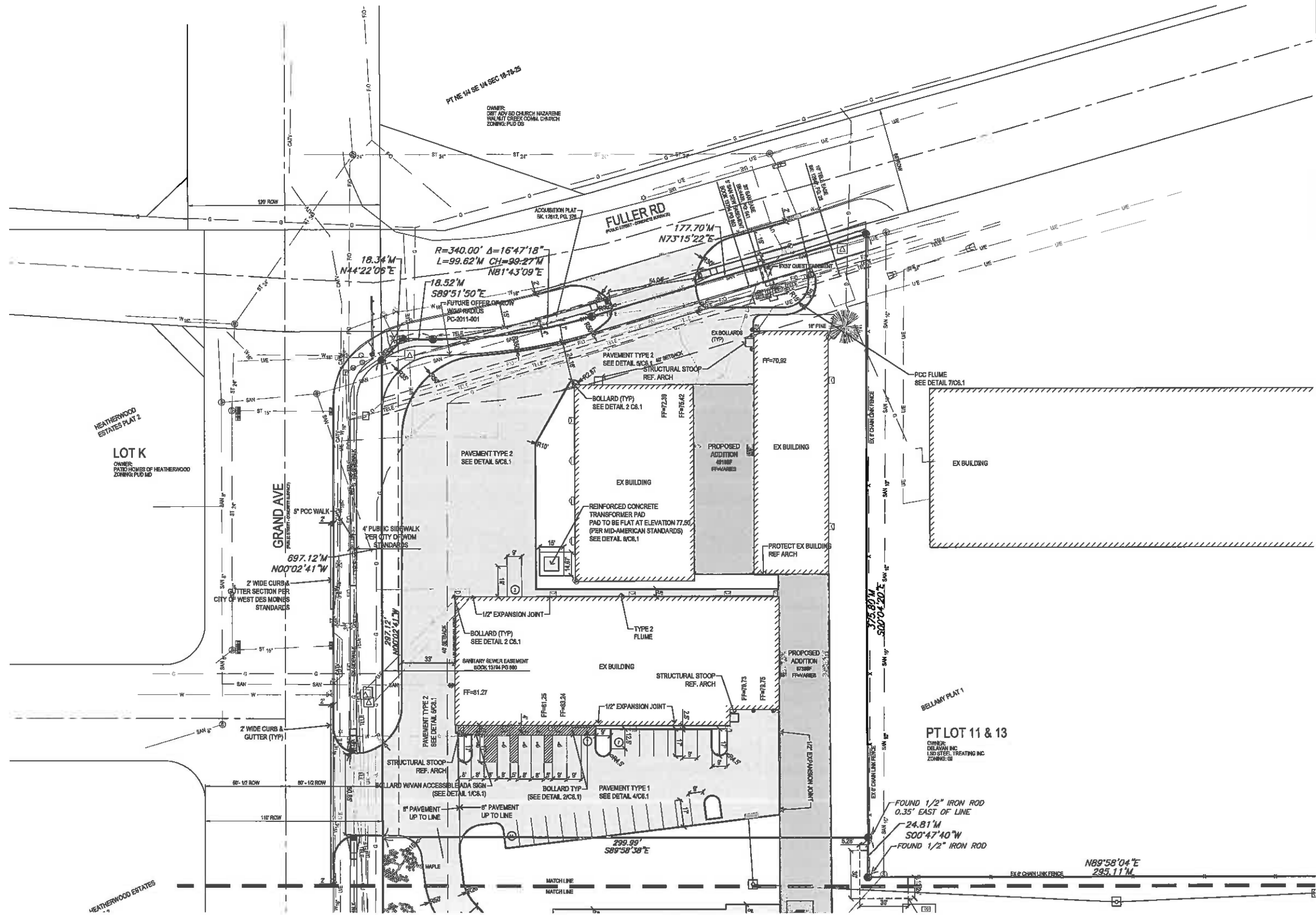
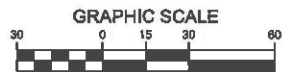
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12/16/2016 8:01 AM I:\LAND PROJECTS 2016\15061\DWG\C2 LAYOUT.DWG



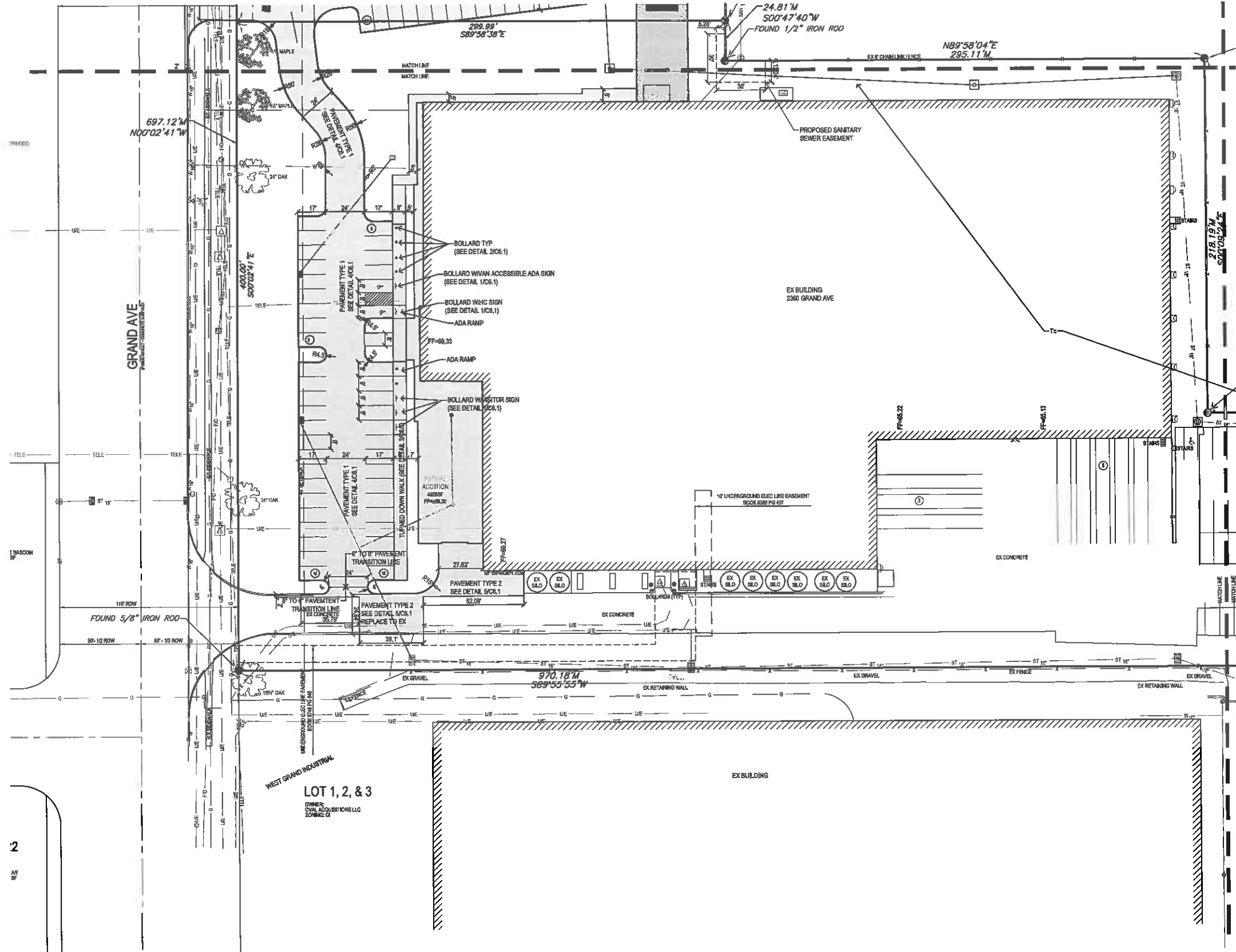
NOTES:

1. ALL PROPOSED PAVEMENT ABUTTING ANY BUILDING OR OTHER STRUCTURE SHALL BE SEPARATED BY AN EXPANSION JOINT. REFERENCE ARCHITECTURAL DRAWING FOR DETAIL OF SAID EXPANSION JOINT.

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SHEET NUMBER:
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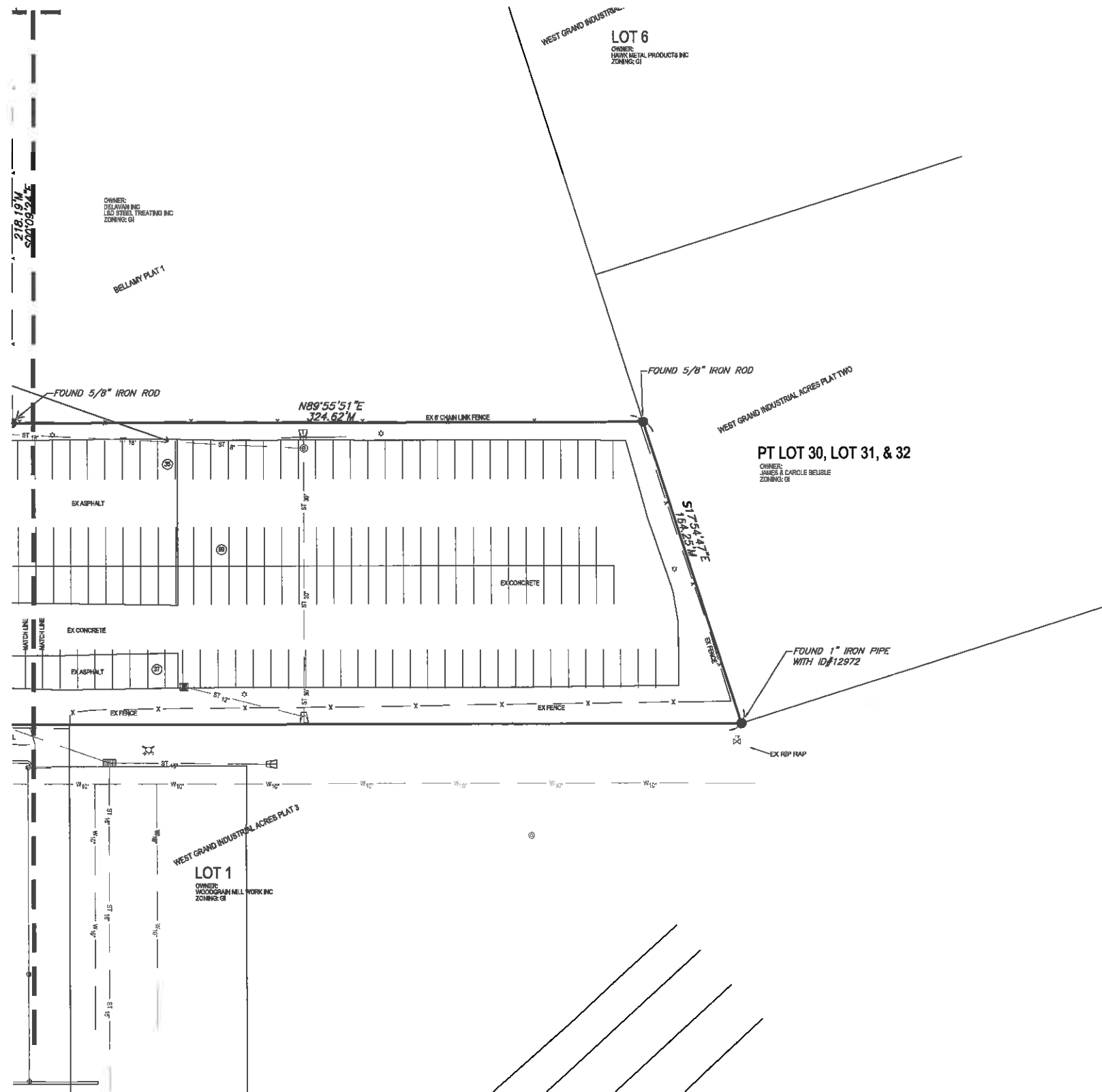
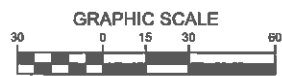
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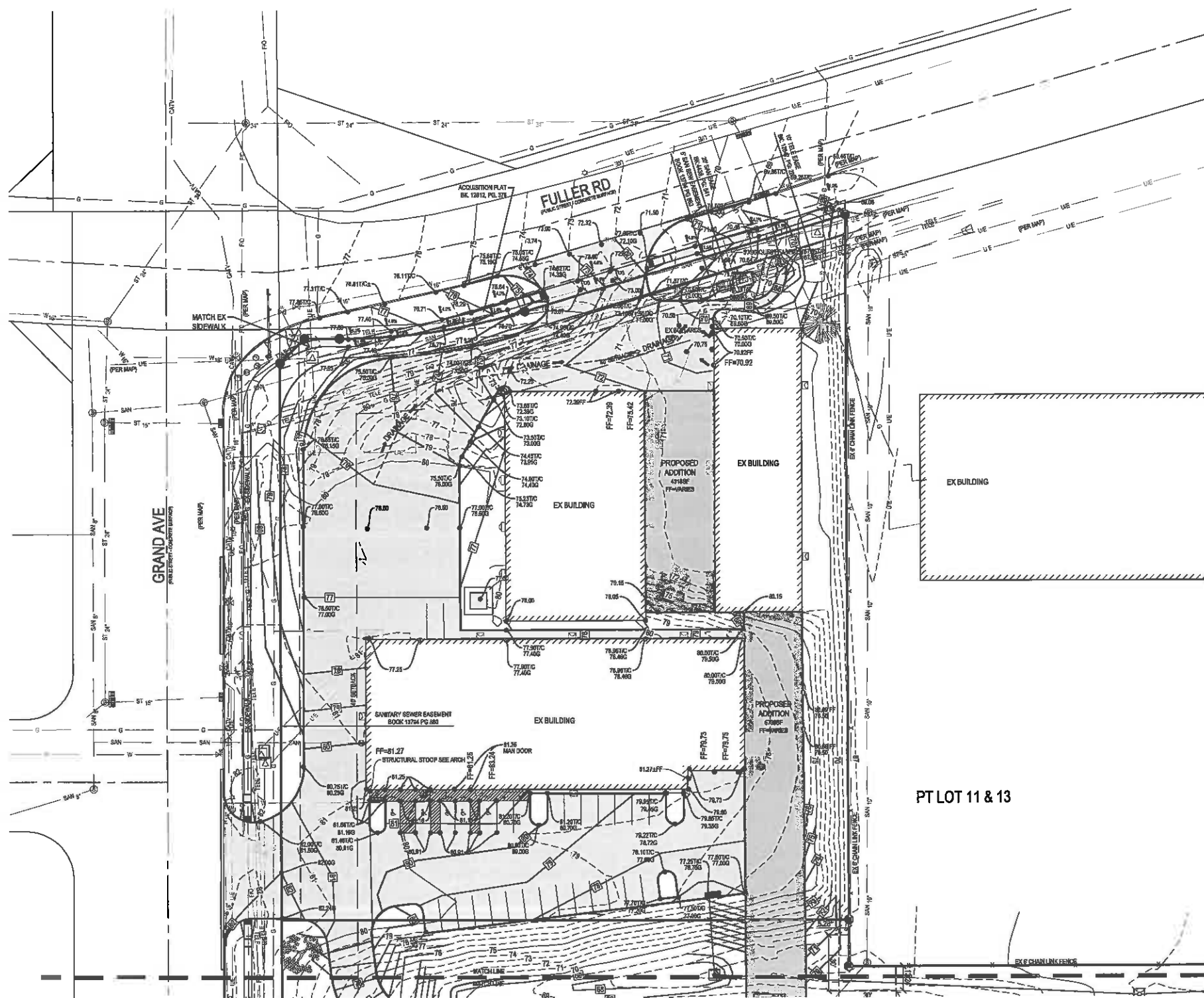
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150061

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TOPSOIL NOTES:

1. STRIP AND STOCKPILE THE TOP 4" OF SOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 6" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
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.

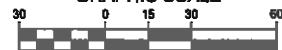


GRADING LEGEND:

- 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



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GRADING PLAN

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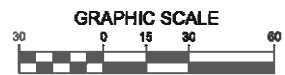
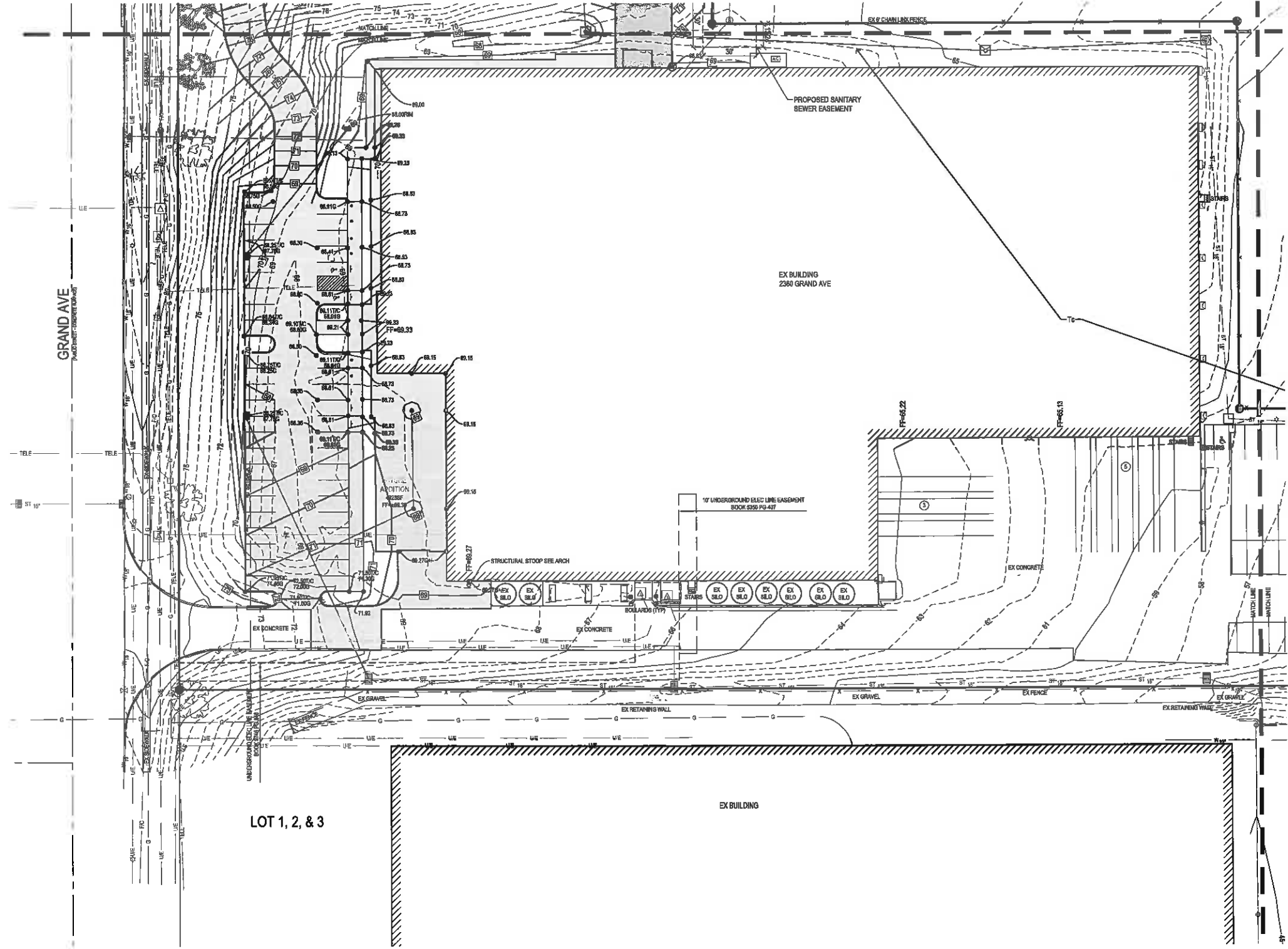
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GRADING PLAN

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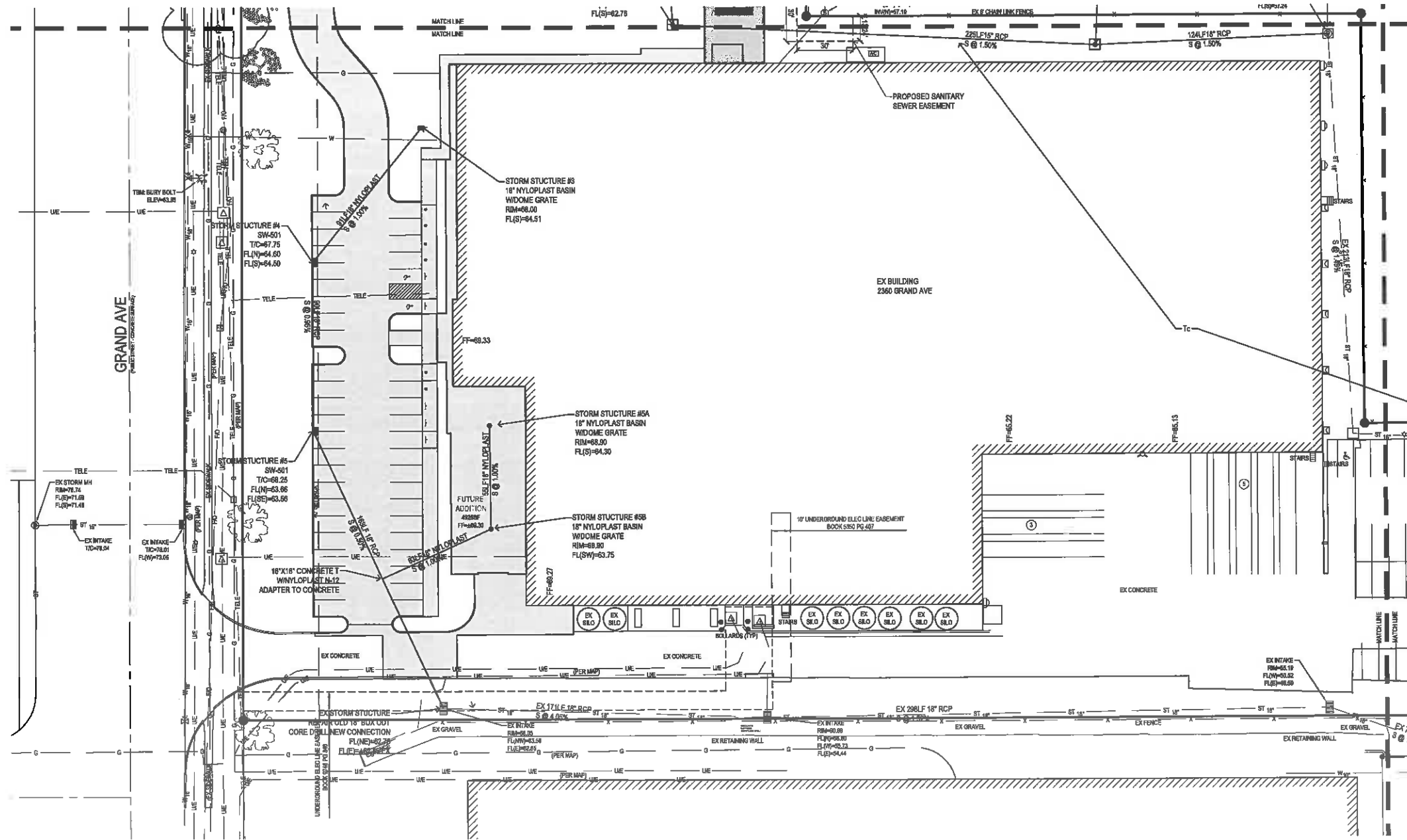
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UTILITY NOTES:

1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5' OF COVER UNLESS NOTED OTHERWISE.
3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH VALVE AND HYDRANT.
4. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
5. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
6. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
7. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
8. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.



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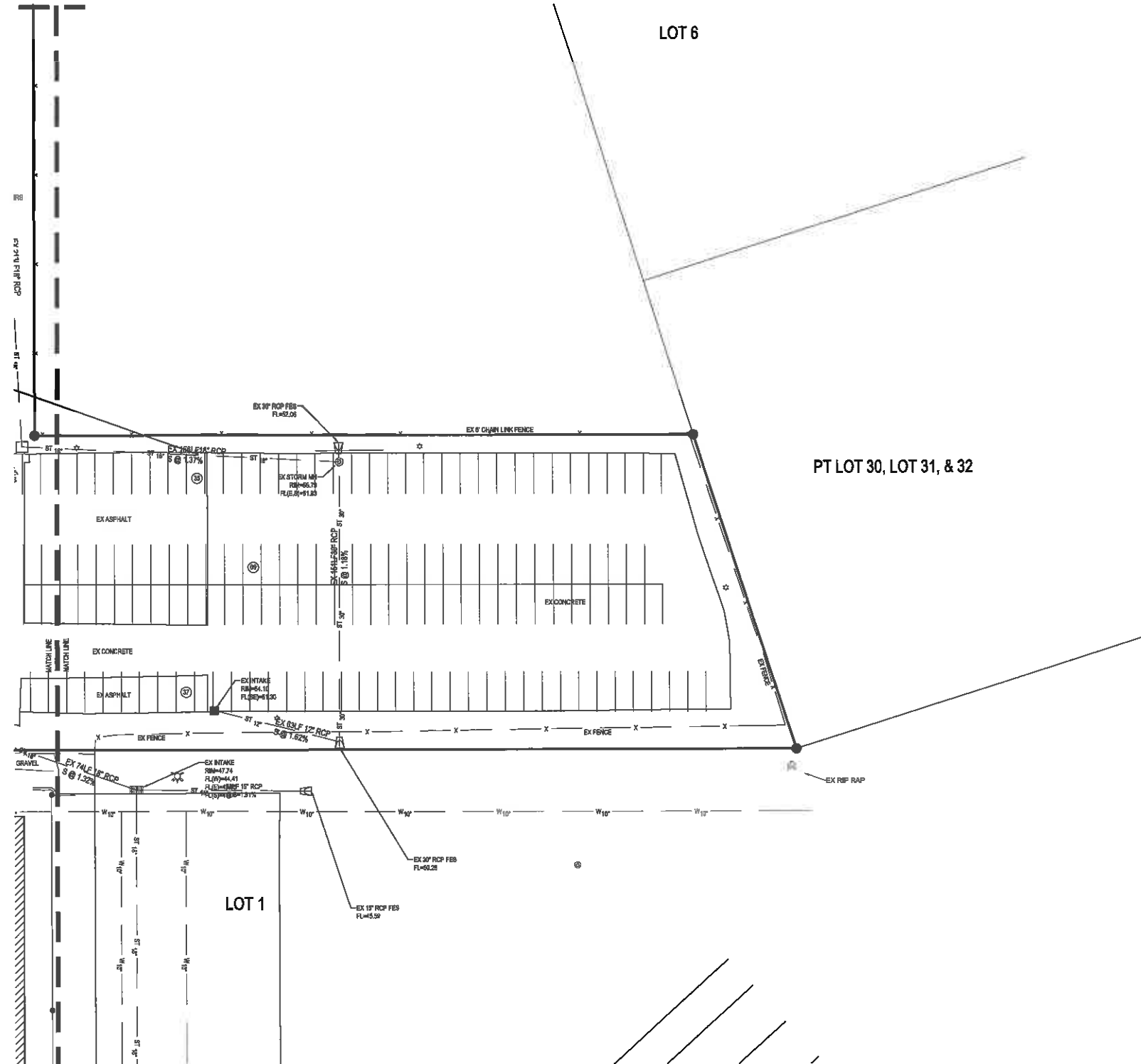
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 10-4-2016
 12-1-2016
 12-12-2016

PROJECT NUMBER:
 150061

SHEET NUMBER:
 C4.2

UTILITY NOTES:

1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
2. ALL WATER LINES SHALL HAVE A MINIMUM OF 6" OF COVER UNLESS NOTED OTHERWISE.
3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH, VALVE AND HYDRANT.
4. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
5. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
6. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
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LANDSCAPE NOTES:

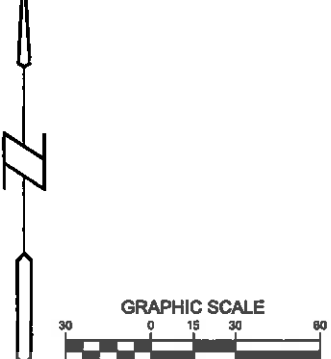
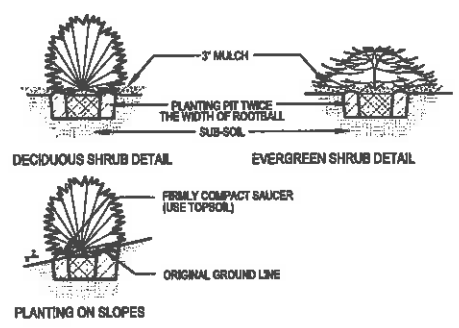
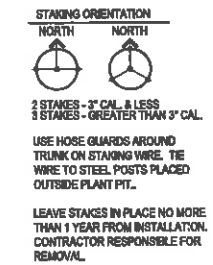
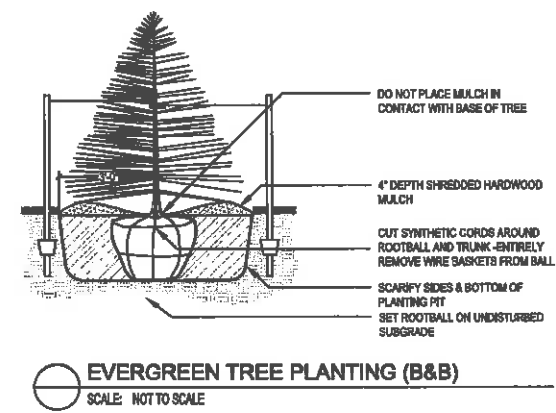
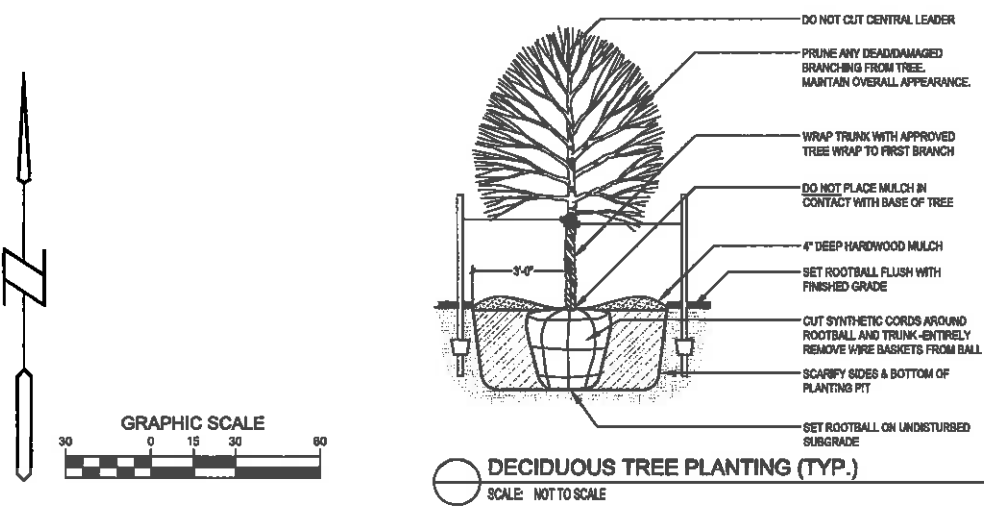
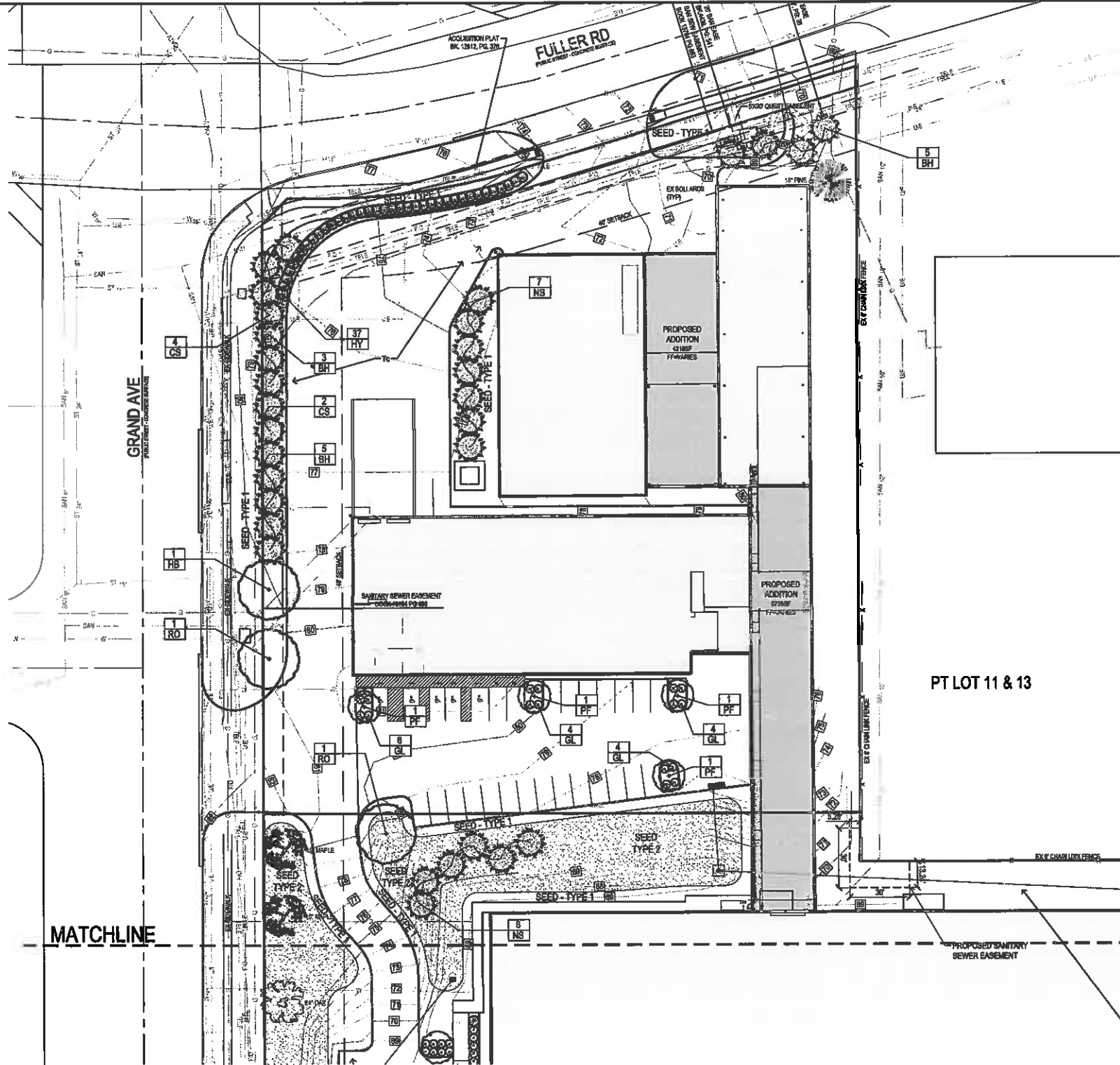
- ALL SEEDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
 - SEED TYPE 1 - SUBAR PERMANENT LAWN MIX TYPE 1 - HYDROMULCH, RATE PER MANUFACTURERS RECOMMENDATIONS.
 - SEED TYPE 2 - LOW GROW NATIVE PRAIRIE MIX BY UNITED SEEDS (OR EQUIVALENT), HYDROMULCH, RATE PER MANUFACTURERS RECOMMENDATIONS
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING NATIVE SEED MIX INSTALLATION FOR A PERIOD OF 3 COMPLETE GROWING SEASONS. REPAIR AND MONITOR AS NECESSARY TO ESTABLISH PERMANENT COVER OF SEED MIX SPECIES.
 - MAINTAIN A 6" MOW STRIP BETWEEN THE NATIVE SEED MIX PLANTING AND ADJACENT PAVEMENT, CURB, AND BUILDING FOUNDATION.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
- IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. LEAVE ALL IDENTIFICATION ON PLANTS UNTIL FINAL ACCEPTANCE BY OWNER AND/OR OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES NOT LOCATED WITHIN A DEDICATED SHRUB PLANTING BED TO A DEPTH OF 4 INCHES, UNLESS NOTED.
- 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.
- 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.
- NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
- ALL EDGING SHALL BE DURABLE 1/2" STEEL EDGING - COLOR GREEN, OR APPROVED EQUAL.
- CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
- ALL SHRUB PLANTING BEDS SHALL INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 4" THICK WASHED RIVER ROCK (1.5" NOMINAL SIZE).
- ALL BEDS TO RECEIVE PRE-EMERGENT WEED CONTROL, BEFORE AND AFTER MULCH IS INSTALLED.

LANDSCAPE REQUIREMENTS:

TOTAL SIZE OF LOT	385,394 SF
TOTAL REQUIRED OPEN SPACE (20%)	77,079 SF
TOTAL LANDSCAPE UNITS (1 / 3000 OF OPEN SPACE)	25.7
TOTAL TREES REQUIRED (2 PER LANDSCAPE UNIT)	52
TOTAL SHRUBS REQUIRED (3 PER LANDSCAPE UNIT)	78
80% OF REQUIRED TREES TO BE EVERGREEN	28
TOTAL TREES PROVIDED - PROPOSED	54
TOTAL TREES PROVIDED - EXISTING	5
TOTAL SHRUBS PROPOSED	128

PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	ROOT	NOTES
HB	8	HACKBERRY	CELTIS OCCIDENTALIS	2.5" CAL	B&B	MATCHED SPECIMENS
WO	2	WHITE OAK	QUERCUS ALBA	2.5" CAL	B&B	MATCHED SPECIMENS
RO	3	RED OAK	QUERCUS RUBRA	2.5" CAL	B&B	MATCHED SPECIMENS
RB	3	EASTERN REDBUD	CERCIS CANADENSIS	1.5" CAL	B&B	MATCHED SPECIMENS
PF	6	PRAIRIE FIRE CRABAPPLE	MALUS PRAIRIE FIRE	1.5" CAL	B&B	MATCHED SPECIMENS
SC	1	SNOWDRIFT CRABAPPLE	MALUS X 'SNOW DRIFT'	1.5" CAL	B&B	MATCHED SPECIMENS
NS	13	NORWAY SPRUCE	PICEA ABIES	8"	B&B	FULL FORM TO GROUND
BH	13	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	8"	B&B	FULL FORM TO GROUND
CS	8	GOLDADO SPRUCE	PICEA PUNGENS	8"	B&B	FULL FORM TO GROUND
LD	16	LITTLE DEVL WINEBARK	PHYSCARPUS OPULIFOLIUS 'LITTLE DEVL'	8"	CONT	FULL FORM - MATCHED
GL	32	GROW LO SUMAC	RHUS AROMATICA 'BROW LOW'	8"	CONT	FULL FORM - MATCHED
GF	14	GOLD FLAME SPIREA	SPIRAEA BOMALDA 'GOLD FLAME'	8"	CONT	FULL FORM - MATCHED
KJ	8	KALLAYS COMPACT JUNIPER	JUNIPERUS CHINENSIS 'KALLAYS COMPACT'	8"	CONT	FULL FORM - MATCHED
WG	5	WOODWARD GLOBE ARBORWITAE	THUJA OCCIDENTALIS 'WOODWARD'	8"	CONT	FULL FORM - MATCHED
HY	37	HICKS YEW	TAXUS MEDIA 'HICKS'	3"	B&B	FULL FORM - MATCHED



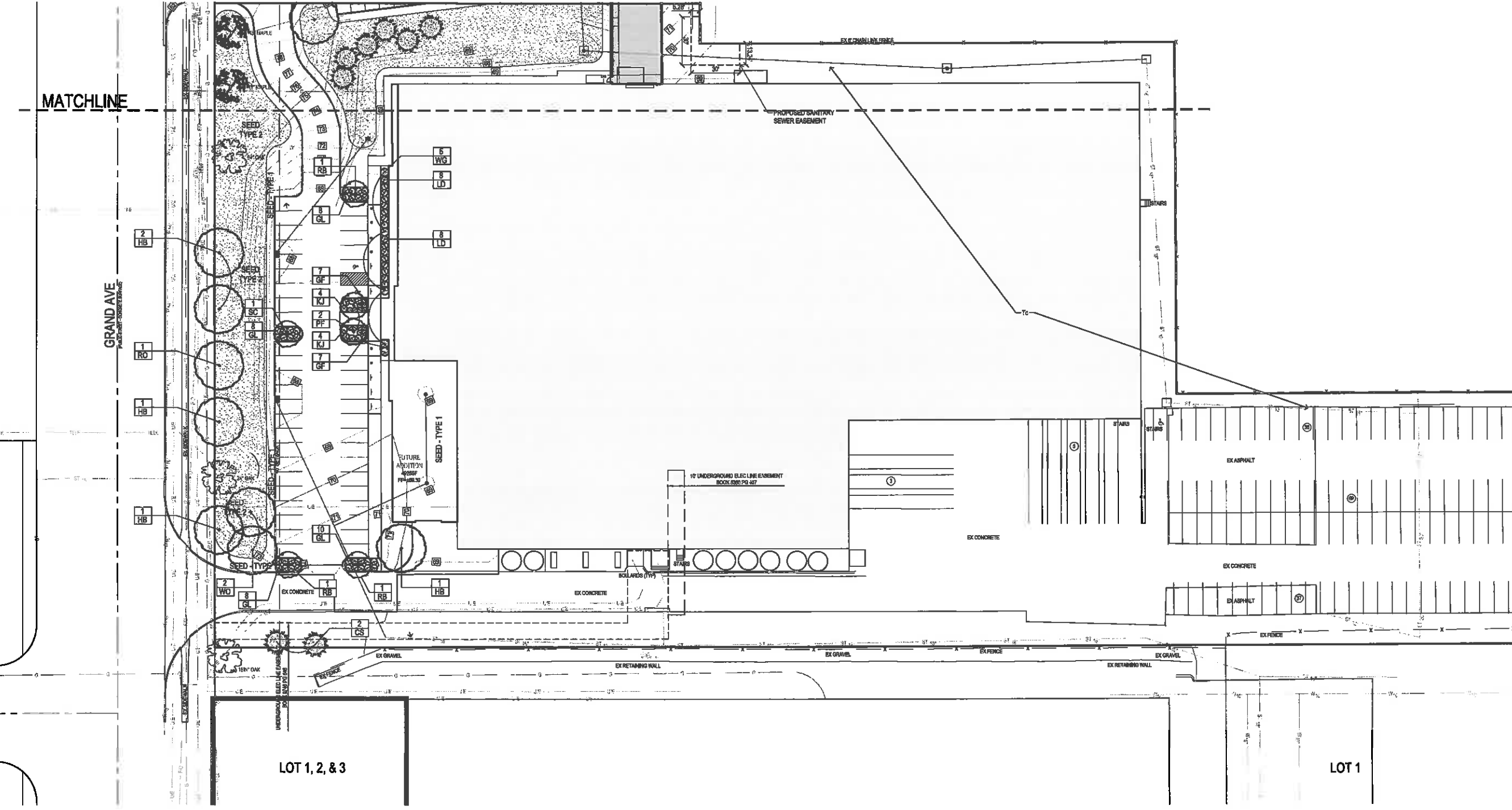
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 Phone: (515) 276-0467 Fax: (515) 276-0217
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i2 TECHNOLOGIES
 2360 GRAND AVE.
LANDSCAPE PLAN

REFERENCE NUMBER:
 DRAWN BY:
 MJW
 CHECKED BY:
 REVISION DATE:
 5-25-2016
 8-4-2016
 10-4-2016
 12-1-2016
 12-12-2016
 PROJECT NUMBER:
150061
 SHEET NUMBER:
C5.1

12/12/2016 10:00AM PROJECTS 2015110001DWG003 LANDSCAPE.PDW

12/12/2016 9:08:27 AM ISLAND PROJECTS 2016160061DWG05 LANDSCAPE.DWG



MATCHLINE

GRAND AVE
Paved/Asphalt/Concrete

LOT 1, 2, & 3

LOT 1

i2 TECHNOLOGIES
2360 GRAND AVE.

LANDSCAPE PLAN

REFERENCE NUMBER:

DRAWN BY:
MFW

CHECKED BY:

REVISION DATE:
5-25-2016
5-4-2016
10-6-2016
12-1-2016
12-12-2016

PROJECT NUMBER:
150061

SHEET NUMBER:
C5.2

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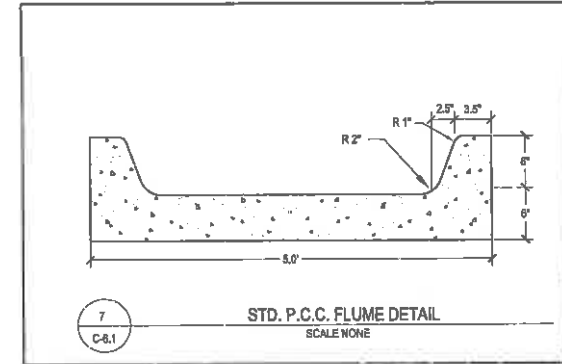
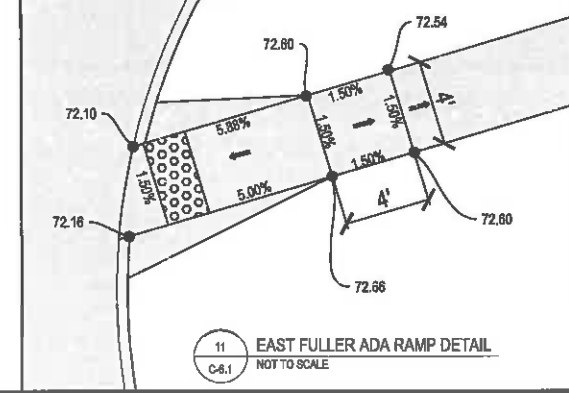
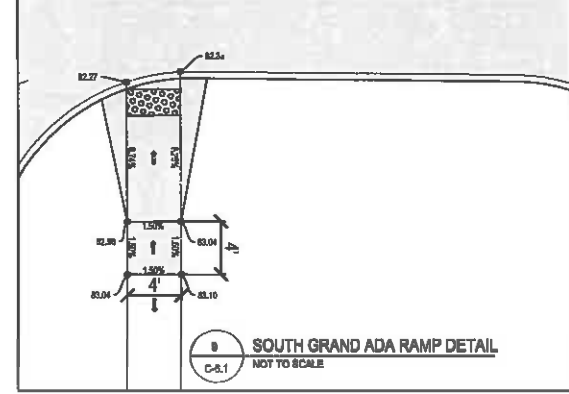
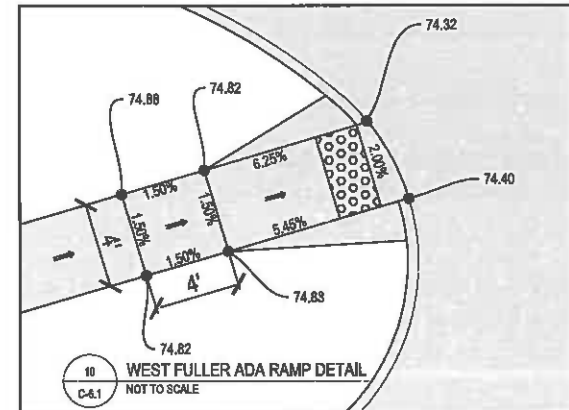
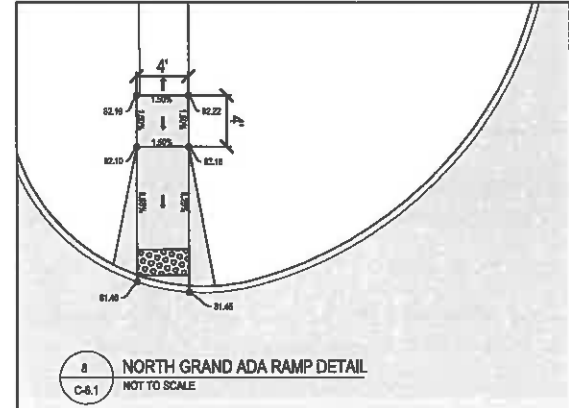
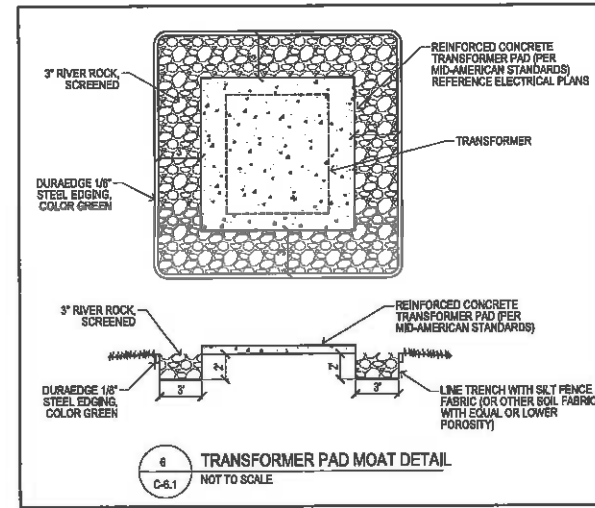
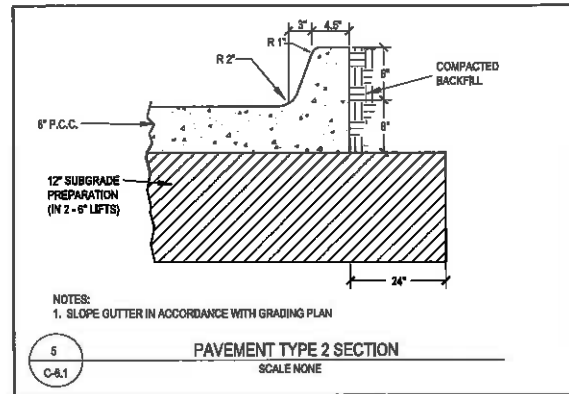
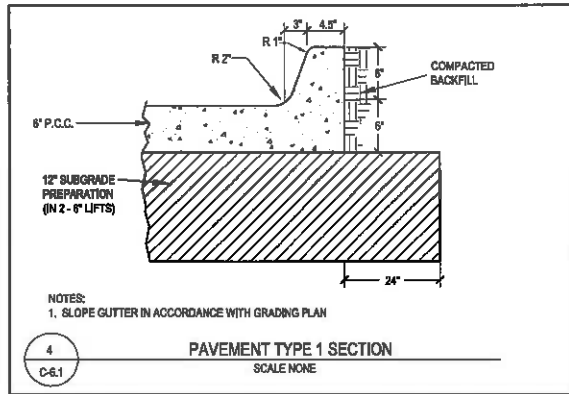
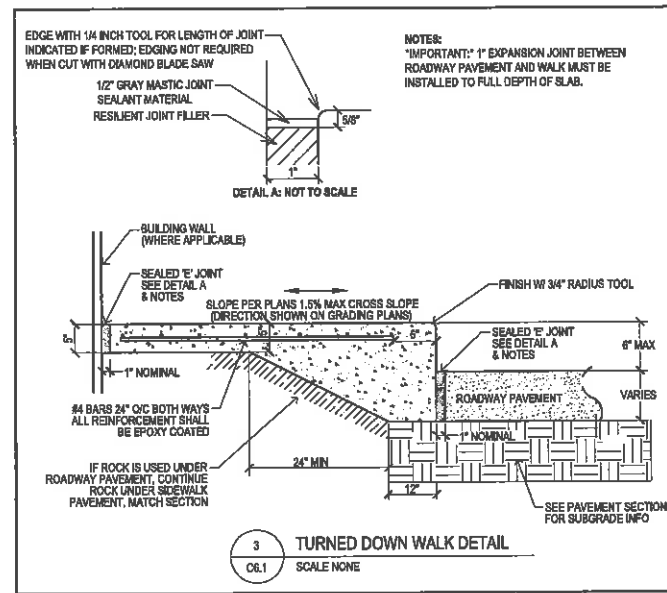
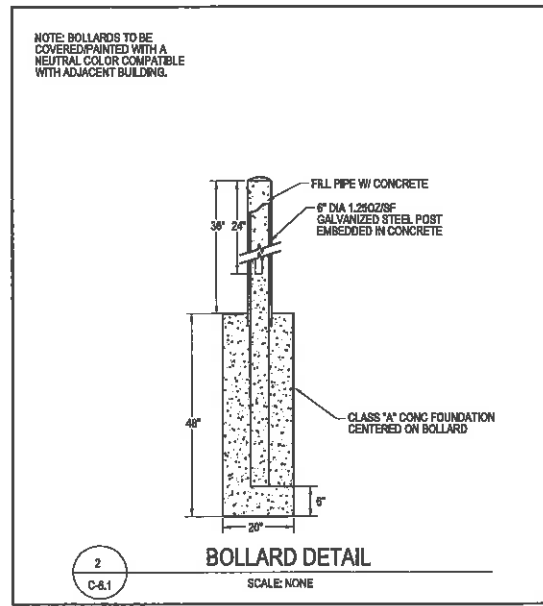
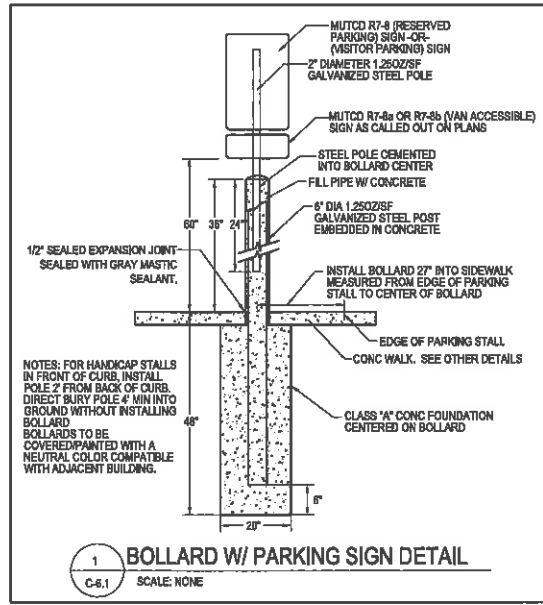
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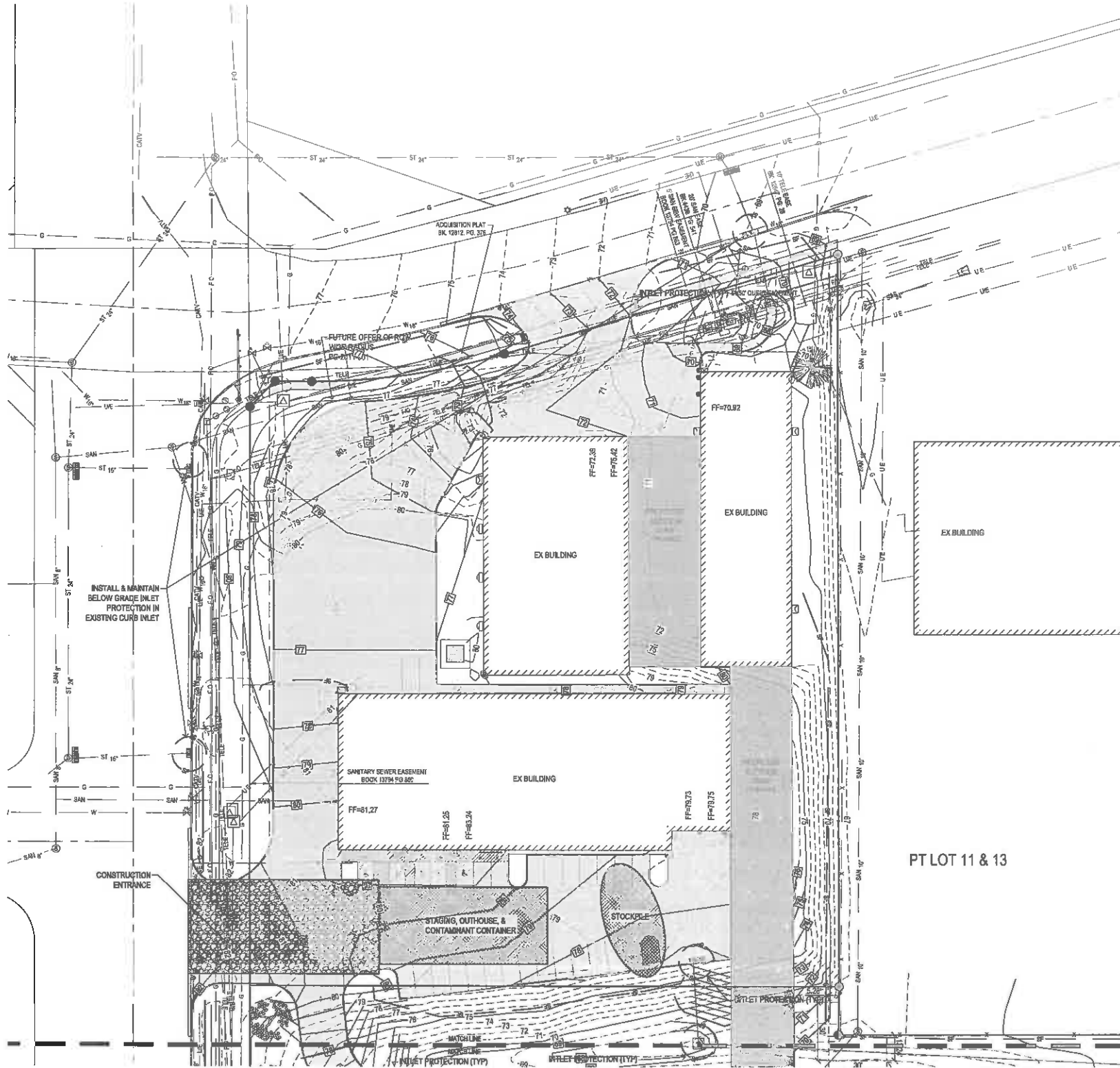
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DETAILS SHEET

REFERENCE NUMBER:	
DRAWN BY:	MLW
CHECKED BY:	
REVISION DATE:	5-25-2016 8-4-2014 10-4-2016 12-1-2016 12-12-2016
PROJECT NUMBER:	150061
SHEET NUMBER:	C6.1

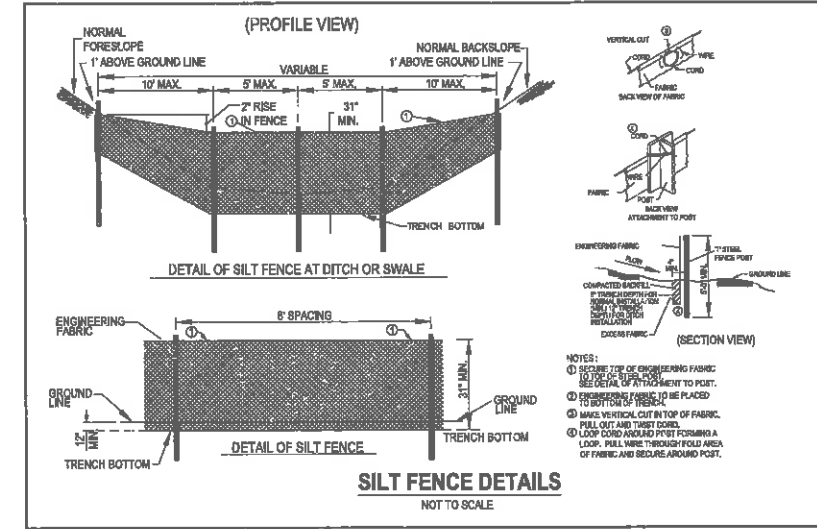
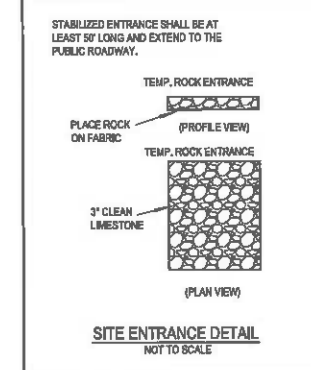
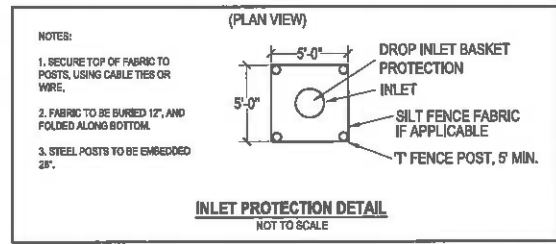
STORM WATER POLLUTION PREVENTION PLAN



- 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.
 - UPON WHICH TIME A CONTRACTOR IS CHOSEN FOR WEEKLY INSPECTIONS AS DEFINED BY THE NPDES GENERAL PERMIT NO. 2, IT IS TO BE SHARED WITH THE CITY OF WEST DES MOINES.

- 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:**
- 120- - EXISTING CONTOUR
 - 120- - PROPOSED CONTOUR
 - SF - SILT FENCE



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.



i2 TECHNOLOGIES
2360 GRAND AVE.

REFERENCE NUMBER:
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REVISION DATE:
5-25-2016
8-4-2016
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12-1-2016
12-12-2016

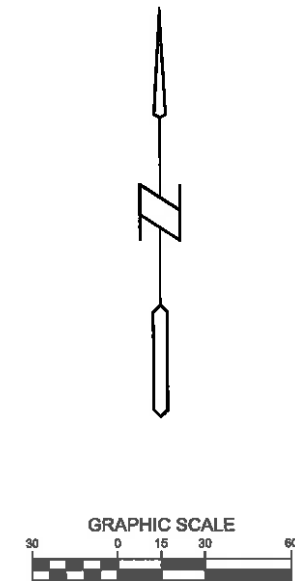
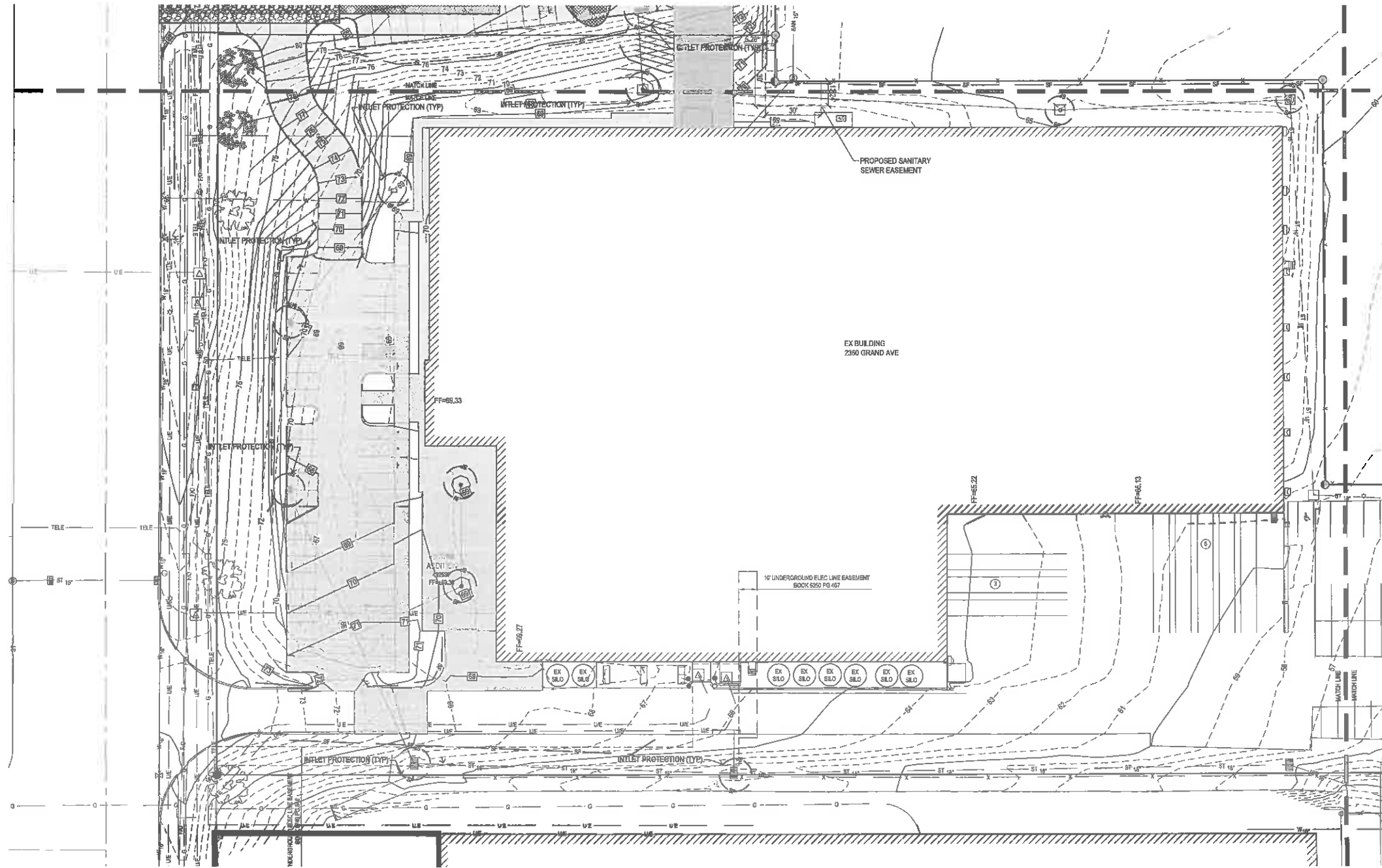
PROJECT NUMBER:
150061
SHEET NUMBER:
C7.1

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SWPPP

2/21/2016 12:28:05 AM I:\LAND PROJECTS\2181\150061\DWG\C7 SWPPP.DWG

STORM WATER POLLUTION PREVENTION PLAN



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SWPPP

REFERENCE NUMBER:
DRAWN BY: MJW
CHECKED BY:
REVISION DATE: 5-25-2016 8-4-2016 10-4-2016 12-1-2016 12-12-2016
PROJECT NUMBER: 150061
SHEET NUMBER: C7.2

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IOWA ONE CALL
 1-800-282-8989
 www.iowaonecall.com

UTILITY NOTE:
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Client
i2tech, LLC
2350 Grand Ave
West Des Moines, IA 50265

Project
Facility Connection and
Expansion

Builder
GTG Construction, LLC
6505 Merle Hay Road
Johnston, IA 50131
515-528-8178

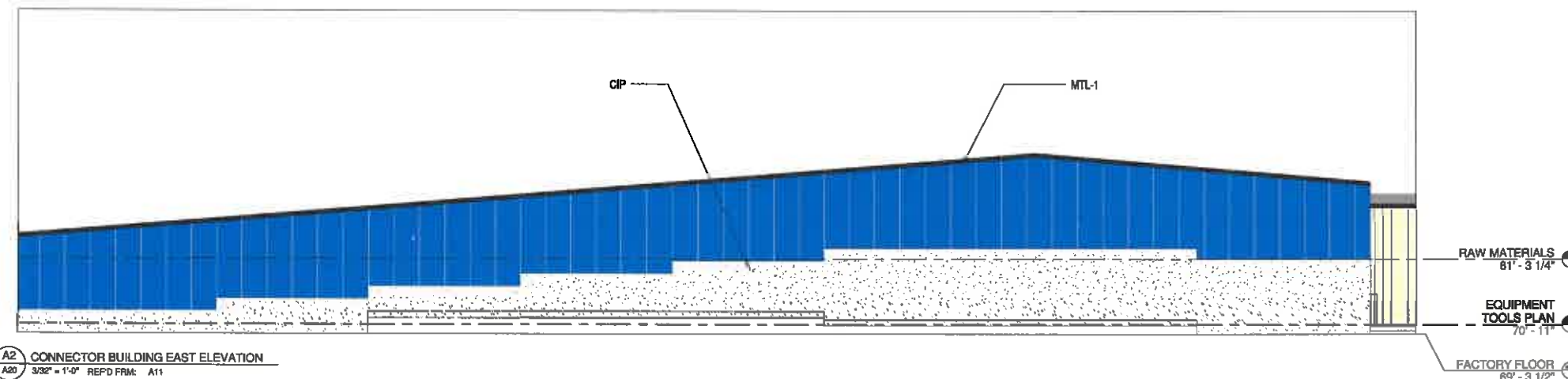
Architect
GTG Architects, LLC
6505 Merle Hay Road
Johnston, IA 50131
515-528-8178

Structural Engineer
GTG Architects, LLC
6505 Merle Hay Road
Johnston, IA 50131
515-528-8178

Exterior Materials				
Mark	Item	Color	Style	Manufacturer/Supplier
MTL-1	Metal-Panel	Harbor Blue 45982414	CE MESA WALL PANEL	TBD
MTL-2	Metal-Panel	TBD	TBD	TBD
MTL-3	Metal-Panel	TBD	TBD	TBD
SP	Stone-Panel System	TBD	TBD	TBD
CPC	Concrete - Precast Panel	TBD	TBD	PDM PRECAST INC.
CIP	Concrete - Cast-in-Place	TBD	TBD	STAN

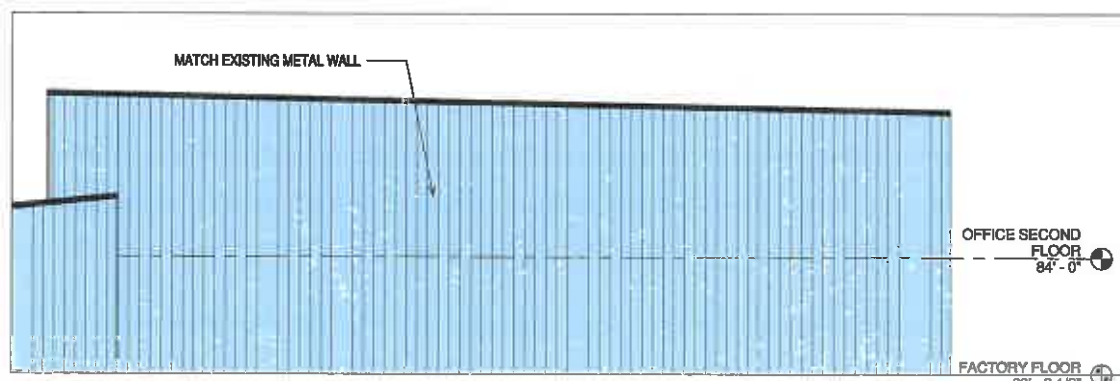
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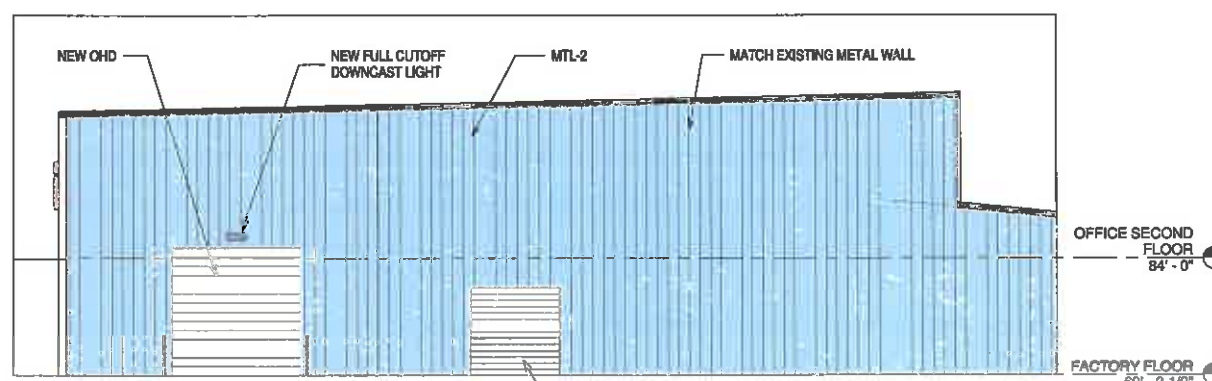


A2 CONNECTOR BUILDING EAST ELEVATION
3/32" = 1'-0" REFD FRM: A11

3

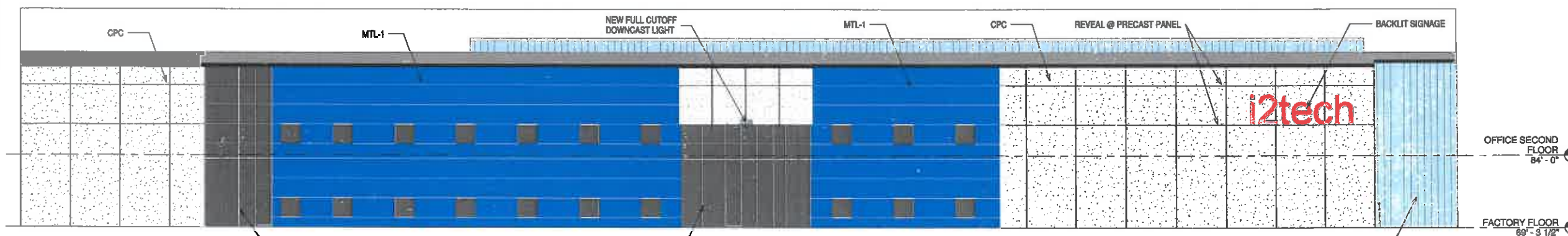


A3 NORTH MANUFACTURING ELEVATION
3/32" = 1'-0" REFD FRM: A10



C3 SOUTH MANUFACTURING ELEVATION
3/32" = 1'-0" REFD FRM: A10

4



A4 WEST MANUFACTURING ELEVATION
3/32" = 1'-0" REFD FRM: A10

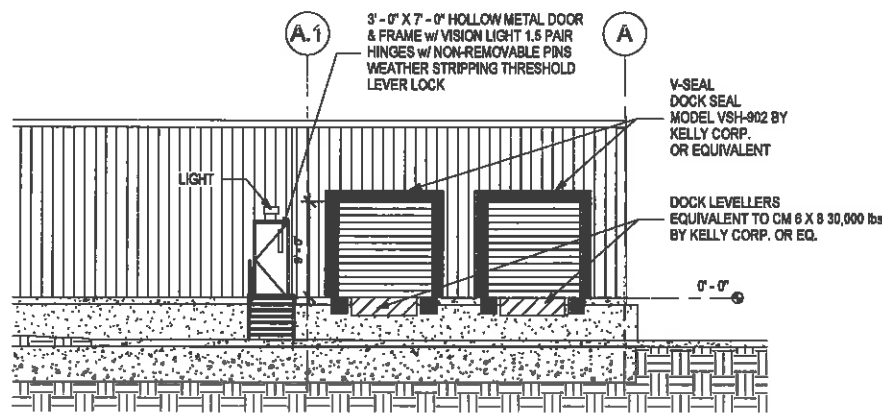
Date	Description
4/4/2016	PROGRESS SET
4/8/2016	PROGRESS SET
6/28/2016	MAJOR MODIFICATION SUBMITTAL

EXTERIOR ELEVATIONS

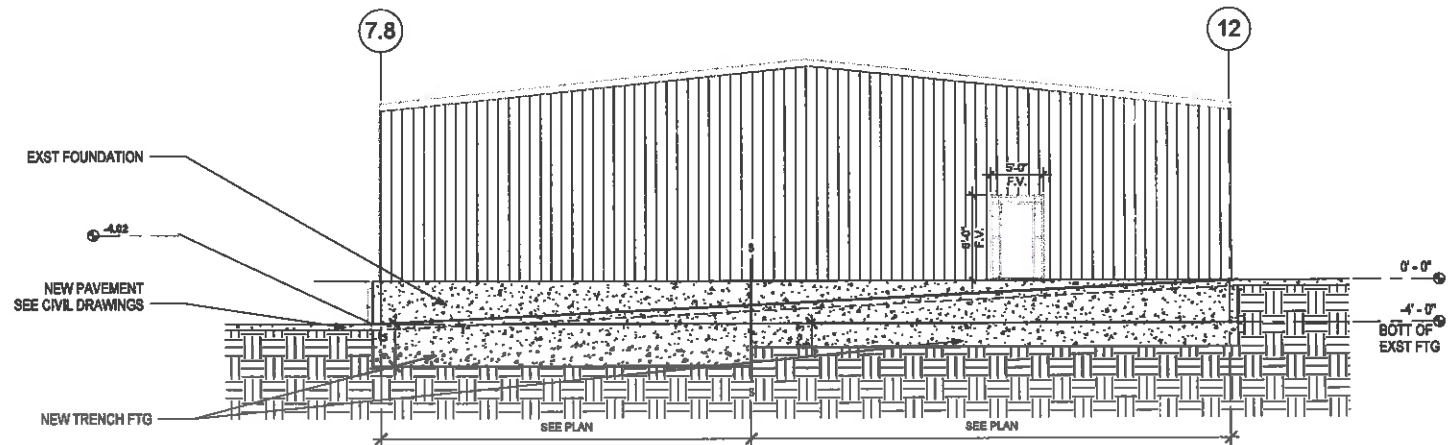
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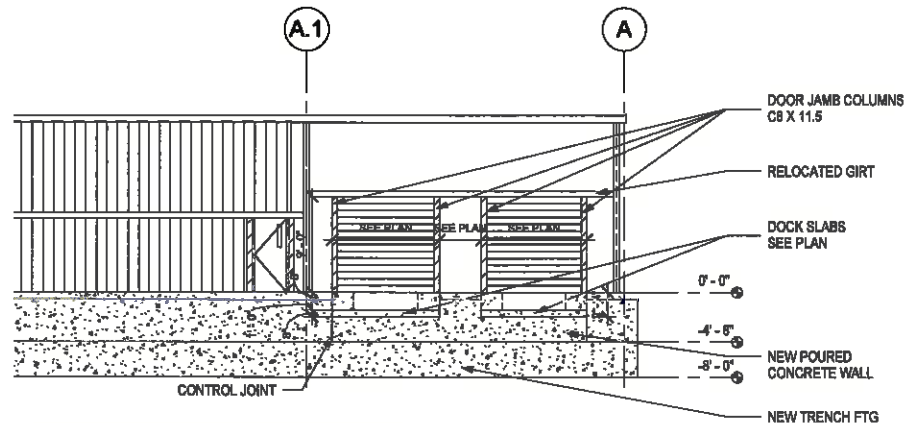
A B C D E



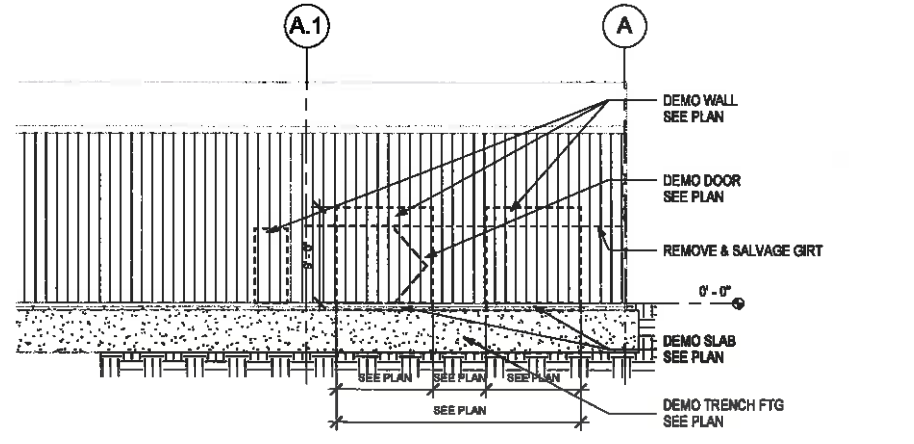
A1 LOADING DOCK CROSS SECTION
S11 1/8" = 1'-0" REPD FRM: S10



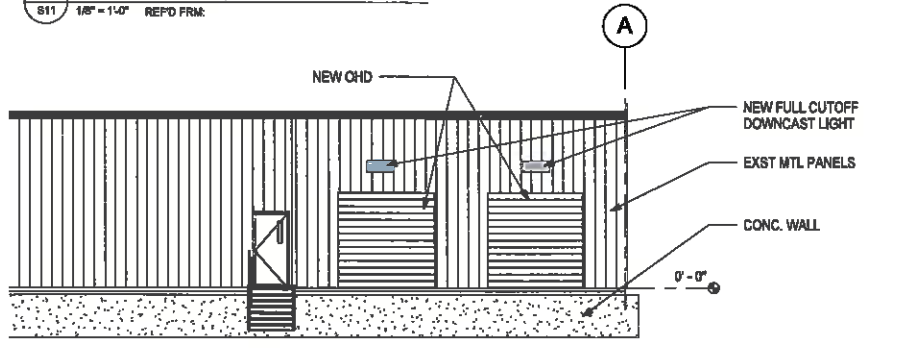
C1 FOUNDATION SECTION LOOKING EAST
S11 1/8" = 1'-0" REPD FRM: S10



A2 LOADING DOCK STRUCTURAL CROSS SECTION
S11 1/8" = 1'-0" REPD FRM: S10



A3 LOADING DOCK DEMO
S11 1/8" = 1'-0" REPD FRM:



A4 NEW LOADING DOCKS NORTH ELEVATION
S11 1/8" = 1'-0" REPD FRM:



Client
Iztech, LLC
2360 Grand Ave
West Des Moines, IA 50265

Project
Facility Connection and
Expansion
2360 Grand Ave.
West Des Moines, IA 50265

Builder
Iztech, LLC
2360 Grand Ave
West Des Moines, IA 50265

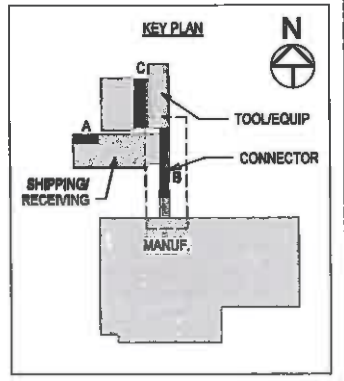
Architect
GTG Architects, LLC
6505 Merle Hay Road
Johnston, IA 50131
515-528-8178

Structural Engineer
GTG Architects, LLC
6505 Merle Hay Road
Johnston, IA 50131
515-528-8178

Civil Engineer
Bishop Engineering
3501 104th St.
Des Moines, IA 50322
515-276-0467

MEP
Stroh Corporation
5000 Park Ave.
Des Moines, IA 50321
515-244-8177

Date	Description
4/4/2016	PROGRESS SET
4/8/2016	PROGRESS SET
6/28/2016	MAJOR MODIFICATION SUBMITTAL
8/23/2016	MAJOR MODIFICATION RESUBMITTAL
9/21/2016	LOADING DOCK PERMIT SET
12/22/2016	REVIEW SET
1/8/2018	REVIEW SET



**ELEVATIONS -
LOADING DOCK**

S11

1/16/2017 4:44:36 PM

Client
Istech, LLC
2360 Grand Ave
West Des Moines, IA 50265

Project
Facility Connection and
Expansion
2360 Grand Ave.
West Des Moines, IA 50265

Builder
Istech, LLC
2360 Grand Ave
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6505 Merle Hay Road
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515-528-8178

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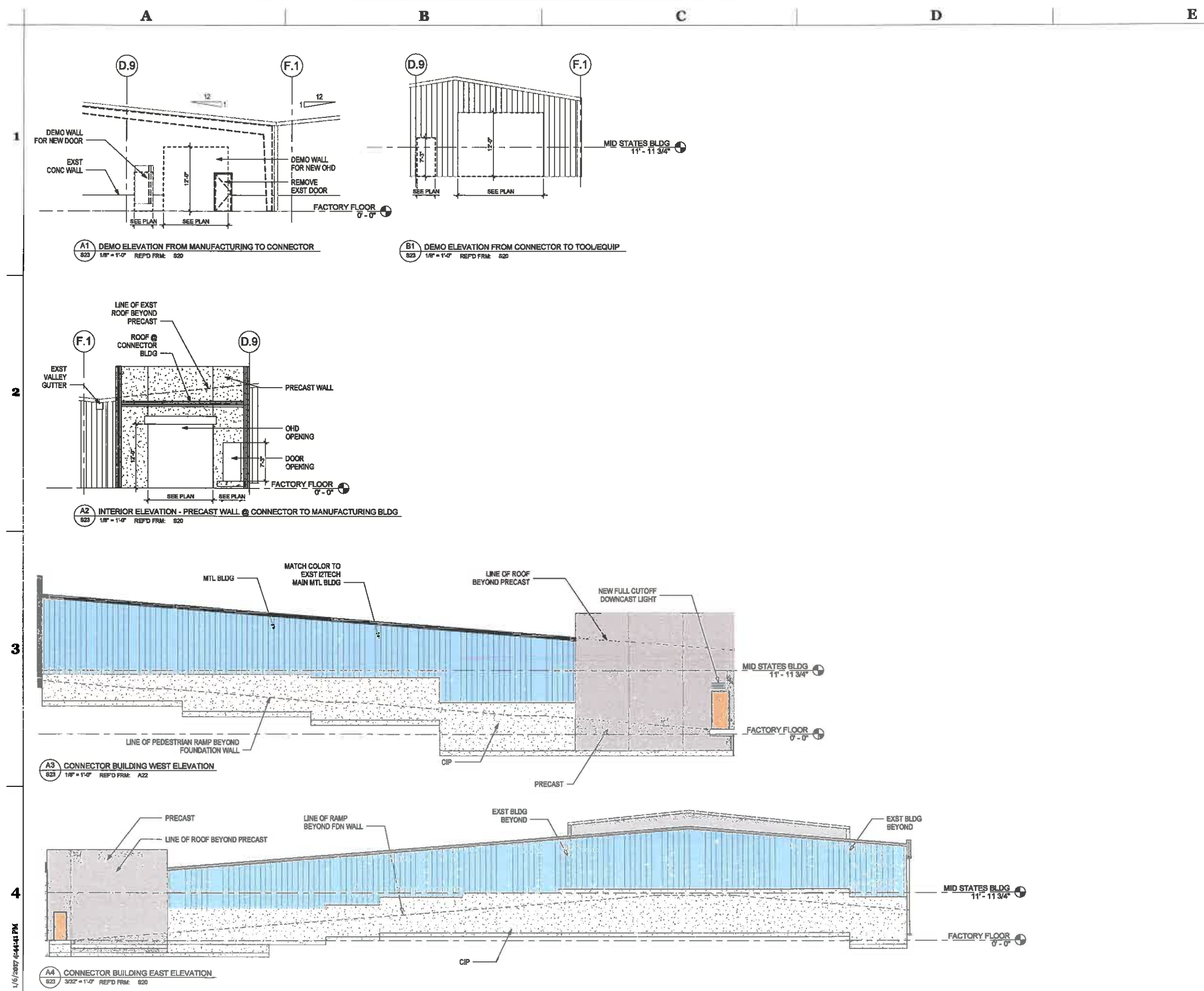
Civil Engineer
Bishop Engineering
3501 104th St.
Des Moines, IA 50322
515-276-0467

MEP
Stroh Corporation
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Date	Description
4/4/2016	PROGRESS SET
4/8/2016	PROGRESS SET
6/28/2016	MAJOR MODIFICATION SUBMITTAL
8/23/2016	MAJOR MODIFICATION RESUBMITTAL
9/21/2016	LOADING DOCK PERMIT SET
12/22/2016	REVIEW SET
1/6/2016	REVIEW SET

**CONNECTOR BLDG
ELEVATIONS**

S23



1/16/2017 4:44:41 PM

A

B

C

D

E



Client
 iztech, LLC
 2360 Grand Ave
 West Des Moines, IA 50265

Project
 Facility Connection and
 Expansion
 2360 Grand Ave.
 West Des Moines, IA 50265

Builder
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 515-528-8178

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 515-244-8177

Date	Description
4/4/2016	PROGRESS SET
4/8/2016	PROGRESS SET
6/28/2016	MAJOR MODIFICATION SUBMITTAL
8/23/2016	MAJOR MODIFICATION RESUBMITTAL
9/21/2016	LOADING DOCK PERMIT SET
12/22/2016	REVIEW SET
1/8/2016	REVIEW SET

INFILL BLDG ELEVATIONS

A31



EXISTING AERIAL VIEW

A1 EXISTING AERIAL
 A31 1" = 1'-0" REPO FRM:



EXISTING METAL SIDING



WEST ELEVATION

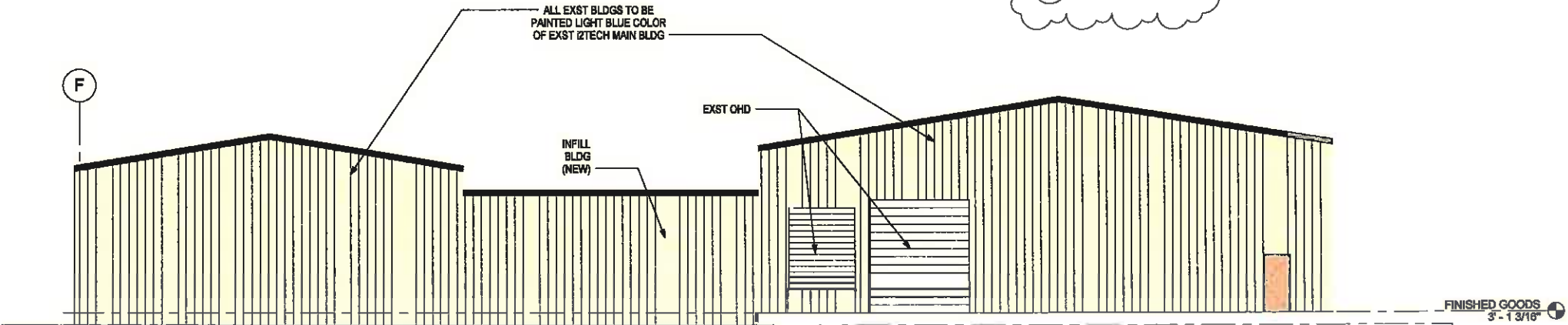


EXISTING METAL SIDING



NORTH ELEVATION

D1 EXISTING ELEVATIONS
 A31 3/4" = 1'-0" REPO FRM:



A3 STORAGE/TOOL STORAGE NORTH ELEVATION
 A31 1/8" = 1'-0" REPO FRM: A30

4

1/16/2017 4:44:58 PM



2360 Grand Avenue
 West Des Moines, Iowa 50265
 Telephone: (515) 225-6707 Fax: (515) 225-9673

Brian S. Portz, AICP
 Planner - City of West Des Moines
 4200 Mills Civic Parkway
 West Des Moines, IA 50265

December 1st, 2016

RE: Deferral of the required parking spaces

Dear Mr. Portz:

Pursuant to your comments regarding our major modification submission, I am requesting a deferral of the required parking spaces.

Our company operates on a 24/7 schedule and has done so since our business was founded in 1960. We manufacture plastic injection molded components and this process requires continuous operation in order to remain cost effective. The most costly portion of our process occurs at the startup of a customer order, and therefore we require continuous operation until the order is complete, not when it's time for our employees to go home. Regardless of the day of the week, or the time of day, our operations produce almost identical output. This 24/7 work schedule will continue so as long as we are in business.

Currently, our total employment is 154. The breakdown by shift is as follows:

1st shift (7AM – 3PM) = 77

2nd shift (3PM – 11PM) = 18

3rd shift (11PM – 7AM) = 20

Weekend Day Shift (7AM – 7PM) = 20

Weekend Night Shift (7PM – 7AM) = 19

We have applied for economic development funds to support this proposed major modification. In our application, we estimated an additional 30 employees will be working for our company by 2020. Only 6 of these 30 employees are projected to work during the day, and 24 are projected to work nights and weekends.

Our business does not require much visitor parking as we only have 54 total customers. We currently have 3 visitor parking spots in our main parking area, and this amount has served us well over the past 56 years as we rarely have more than a few customer/supplier visits per day.

Based on this information, I feel we have adequate justification for a reduction in parking spaces from the required 239 to our proposed 216.

Sincerely,

Josh Janeczko
 President
 Innovative Injection Technologies

Prepared by: City of West Des Moines, Development Services Dept, PO Box 65320, West Des Moines, IA 50265, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

RECORD OF LOT TIE

BETWEEN LEGALLY DESCRIBED PROPERTIES:

WARRANTY DEED BOOK 13154 PAGE 475

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF GRAND AVENUE BEING 110 FEET SOUTH 89°34' EAST AND 950 FEET NORTH 0°00' OF THE SOUTHWEST CORNER OF LOT 13, BELLAMY PLAT NO. 1, SAID SOUTHWEST CORNER OF LOT 13 ALSO BEING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 78, RANGE 25, THENCE SOUTH 90°00' EAST, 300.0 FEET, THENCE NORTH 00°00' 383.5 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF FULLER ROAD; THENCE SOUTH 73°21' WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY 231.83 FEET; THENCE SOUTH 88°24' WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY 77.92 FEET, TO THE EAST RIGHT-OF-WAY OF GRAND AVENUE; THENCE SOUTH 00°00', ALONG SAID EAST RIGHT-OF-WAY, 314.9 FEET TO THE POINT OF BEGINNING. ALL OF THE ABOVE NOW BEING IN AND FORMING A PART OF LOT THIRTEEN (13), BELLAMY PLAT NO. 1, AN OFFICIAL PLAT, EXCEPT THE PROPERTY CONDEMNED IN CONDEMNATION RECORDED IN BOOK 12812, PAGE 376, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IA.

And

WARRANTY DEED BOOK 9925 PAGE 945

THAT PART OF LOT 13 IN BELLAMY PLAT NO. 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF GRAND AVENUE BEING 110.0 FEET S89°34'E AND 550.0 FEET N0°00' OF THE SOUTHWEST CORNER OF SAID LOT 13, SAID SOUTHWEST CORNER ALSO BEING THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 78 NORTH, RANGE 25 WEST; THENCE N0°00' ALONG THE EAST RIGHT-OF-WAY LINE OF GRAND AVENUE, 400.00 FEET; THENCE N90°00'E 300.00 FEET; S00°00' 25.0 FEET; THENCE N90°00'E 295.0 FEET; THENCE S0°00' 218.21 FEET; NORTH 90°00' E 324.93 FEET; THENCE S17°41'30"E 164.59 FEET; THENCE N90°00'E 970 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE LIEN OF GENERAL TAXES FOR FISCAL YEAR 2002-2003 AND FOLLOWING, AND TO ALL EASEMENTS, COVENANTS AND CONDITIONS OF RECORD AND APPLICABLE ZONING ORDINANCE.

WHEREAS, I2tech LLC is the current owner of the parcels legally described above;

WHEREAS, the property owner desires to tie together the two parcels legally described above to allow the construction of a building connection over the common property line;

NOW, THEREFORE, the following agreement is made:

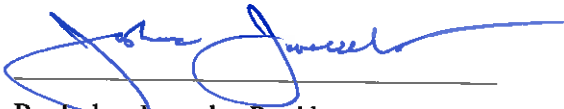
I2tech LLC current owner of the two properties legally described above, do hereby impose the following restrictions:

1. The two properties legally described above shall be combined by a Record of Lot Tie.
2. Once joined, no portion of said Properties shall be transferred, sold, or conveyed independent of the remainder of the Property, without replatting the property or receiving specific written approval from the City of West Des Moines.

The terms and conditions of this document are binding upon the Owners including, but not limited to, future owners, developers, lessees or occupants. All provisions of this instrument, including benefits and burdens, run with the land and are binding upon and inure to the heirs, assigns, successors, tenants and personal representatives of the parties hereto.

Dated this 28 day of November, 2016.

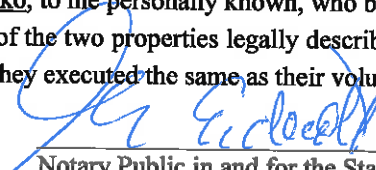
Property Owner: I2tech LLC



By: Joshua Janeczko, President

STATE OF IOWA)
)SS
COUNTY OF Polk)

On this 28 day of November, 2016, before me, the undersigned, a Notary Public in and for said County and State personally appeared Josh Janeczko, to me personally known, who being by me duly sworn, did say that he is the President of I2tech LLC, the owner of the two properties legally described above, executing the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Notary Public in and for the State of Iowa

Prepared by: B. Portz, Development Services, PO Box 65320, West Des Moines, IA 50265-0320, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, P.O. Box 65320, West Des Moines, IA 50265-0320

SANITARY SEWER EASEMENT(S)

KNOW TO ALL MEN BY THESE PRESENTS:

1. **Grant of Easement(s).**

The undersigned, I2tech LLC, (hereinafter referred to as the "Grantor(s)"), owner(s) and/or developer(s) of Lot 2, Galleria Plat 8, an official plat in and forming a part of the City of West Des Moines, County, Iowa, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby sell, grant, and convey to the City of West Des Moines, Iowa, a municipal Corporation (hereinafter referred to as "the City"), a permanent and perpetual easement (hereinafter referred to as "Sanitary Sewer Easement" or "Easement(s)") and right-of-way upon, over, under, through and across the real property legally described as:

AN IRREGULAR SHAPED PART OF LOT 13 IN BELLAMY PLAT NO. 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF GRAND AVENUE BEING 110.0 FEET EAST AND 550.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 13, SAID SOUTHWEST CORNER ALSO BEING THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 78 NORTH, RANGE 25 WEST; THENCE N0°02' 41"W, ASSUMED BEARING FOR THIS DESCRIPTION, ALONG THE EAST RIGHT-OF-WAY LINE OF GRAND AVENUE, 400.00 FEET; THENCE S89°58'38"E 300.00 FEET; THENCE S00°47'40"W 8.05 FEET TO THE POINT OF BEGINNING; THENCE S00°47'40"W 16.76 FEET; THENCE N89°58'04"E 24.96 FEET; THENCE S00°01'56"E 13.24 FEET; THENCE S89°58'04"W 30.00 FEET; THENCE N00°01'56"W 30.00 FEET; THENCE N89°58'04"E 5.28 FEET TO THE POINT OF BEGINNING.

2. **Use and Purpose of Easement(s).**

This Easement shall be granted for the purpose of locating sanitary sewer(s) (hereinafter referred to as "Sewer(s)") and to permit and allow the city to enter at any time upon, over, under, through, and across into said Easement(s) herein described to use as much of the surface and sub-surface thereof to construct, replace, locate, rebuild, enlarge, reconstruct, patrol, repair (including the right to place and build additional Sewer(s) therein or to connect and/or join Sewer(s) and appurtenances thereto) and to forever maintain Sewer(s) whenever necessary within the Easement(s) granted herein. No structure, obstruction, or building of any kind whatsoever shall be placed upon property that is the subject of this Easement without the express written consent of the City.

3. **Maintenance.**

After the initial construction of the Sewer(s), and acceptance by the City, the City agrees, as part of the reconstruction, maintenance and patrolling of the Sewer(s), to restore and replace the Easement area(s) to substantially the same condition as prior to the time of entry or as agreed upon by the City and the Grantor(s), except the City shall not be required to replace landscaping, trees, shrubs, bushes, landscape elements, structures, or underground water systems nor shall the City be required to restore the Easement area by reason of settlement, depression, or any unknown conditions which arise subsequent to the restoration and/or replacing of the easement area; any subsequent restoration by reason of settlement, depression or any unknown conditions shall be the sole responsibility of the Grantor(s) at the Grantor(s)' sole expense.

4. Hold Harmless.

The Grantor(s) agrees to indemnify and hold harmless the City, its elected officials, employees, officers, agents, representatives, contractors, and attorneys from and against any and all claims or demands for liability, loss, damage, costs, expenses, or attorney's fees of any kind for actions or omissions of the Grantor(s) arising out of or in connection with any undertaking arising out of or otherwise related to this Easement.

5. Running of Benefits and Burdens.

The terms and conditions of this Easement are binding upon the Grantor including, but not limited to, future owners, developers, lessees or occupants. All provisions of this instrument, including benefits and burdens, run with the land and are binding upon and inure to the heirs, assigns, successors, tenants and personal representatives of the parties hereto.

6. Jurisdiction and Venue.

The City and the Grantor(s) agree the District Court of the State of Iowa shall have exclusive jurisdiction over the subject matter and enforcement of the terms and conditions of this Easement and said parties consent to the jurisdiction of the person being in FORMDROPDOWN County, Iowa.

7. Words and Phrases.

Words and phrases shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to context.

8. Parties.

The term "City" as used herein shall refer to the City of West Des Moines, Iowa, its elected officials, agents, employees, officers, and contractors. The term "Grantor(s)" shall refer to I2tech LLC, their heirs, assigns, successors-in-interest, or lessees, if any.

9. Attorney's Fees.

Either party may enforce this instrument by appropriate action, and should they prevail in such litigation they shall recover as part of their costs the reasonable attorney's fees incurred in such litigation.

10. Integration.

This Agreement shall constitute the entire Agreement between the parties and no amendments or additions to this Agreement shall be binding unless in writing and signed by both parties.

11. Paragraph Headings.

The paragraph headings in this Agreement are included solely for convenience and shall not affect or be used in connection with, the interpretation of this Agreement.

Dated this 22 day of Nov, 2016.

I2Tech LLC

By: Joshua Janeczko
Joshua Janeczko, President

STATE OF IOWA)
COUNTY OF FORMDROPDOWN Polk)SS

On this 28 day of Nov, 2016, before me, the undersigned, a Notary Public in and for said County and State personally appeared Joshua Janeczko, to me personally known, who being by me duly sworn, did say that he/she is President of I2tech LLC, executing the within and foregoing instrument and acknowledged that he executed the same as his voluntary act and deed of the I2tech LLC by it and by him voluntarily executed.



Morgan Endecott
Notary Public in and for the State of Iowa

CITY OF WEST DES MOINES, IOWA

Steven K. Gaer, Mayor

Attest:

Ryan T. Jacobson

STATE OF IOWA)
COUNTY OF FORMDROPDOWN)SS

On this _____ day of _____, 2016, before me, the undersigned, a Notary Public in and for said County and State personally appeared Steven K. Gaer and Ryan T. Jacobson, to me personally known, who being by me duly sworn, did say that they are the Mayor and City Clerk of the City of West Des Moines, Iowa, a municipal corporation, executing the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed of the City of West Des Moines, by it and by them voluntarily executed.

Notary Public in and for the State of Iowa

WARRANTY DEED

Recorder's Cover Sheet

Preparer Information:

Conner L. Wasson
Ahlers & Cooney, P.C.
100 Court Avenue, Suite 600
Des Moines, IA 50309
Phone: (515) 243-7611

Taxpayer Information:

City Clerk
City of West Des Moines
PO Box 65320
West Des Moines IA 50265

Return Document To:

Conner L. Wasson
Ahlers & Cooney, P.C.
100 Court Avenue, Suite 600
Des Moines, IA 50309

Grantors: i2 Tech, L.L.C., an Iowa limited liability company

Grantees: City of West Des Moines, Iowa

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One (1) Dollar(s) and other valuable consideration, **i2 Tech, L.L.C., an Iowa limited liability company**, ("Grantor") does hereby convey to the **City of West Des Moines, Iowa** ("Grantee") the following-described real estate located in **Polk County, Iowa**:

An irregular shaped portion of Lot 13, Bellamy Plat No. 1, an Official Plat, West Des Moines, Polk County, Iowa, is described as follows: Commencing at the Northwest Corner of the Southeast Quarter of the Southeast Quarter of Section 16, Township 78 North, Range 25 West of the 5th P.M., Polk County, Iowa; thence S00°02'41"E along the West line of said Southeast Quarter of the Southeast Quarter, a distance of 62.69 feet; thence N89°57'06"E, a distance of 110.00 feet; thence S00°02'41"E, a distance of 18.00 feet to the Point of Intersection of the Southerly right of way line of Fuller Road and the East right of way Line of Grand Avenue as they presently exist and to the Point of Beginning; thence N44°22'06"E along the South right of way line of said Fuller Road, a distance of 18.34 feet; thence S89°51'50"E along the South right of way line of said Fuller Road, a distance of 18.52 feet; thence Northeasterly along the South right of way line of said Fuller Road and along a 340.00 foot radius curve concave Northerly, a distance of 99.62 feet, said curve having a chord bearing of N81°43'09"E and a chord length of 99.27 feet; thence N73°15'22"E along the South right of way line of said Fuller Road, a distance of 177.70 feet; thence S00°04'20"E, a distance of 10.44 feet; thence S73°15'22"W, a distance of 174.71 feet; thence Southwesterly along a 350.00 foot radius curve concave Northerly, a distance of 98.78 feet, said curve having a chord bearing of S81°24'32"W and a chord length of 98.45 feet; thence Southwesterly along a 35.00 foot radius curve concave Southeasterly, a distance of 55.09 feet to the East right of way line of said Grand Avenue, said curve having a chord bearing of S45°02'39"W and a chord length of 49.58 feet; thence N00°02'41"W along the East right of way line of said Grand Avenue, a distance of 31.95 feet to the Point of Beginning.

Said tract of land being subject to and together with any and all easements of record.

Said tract of land contains 3,267 square feet.

This deed is exempt according to Iowa Code 428A.2(21).

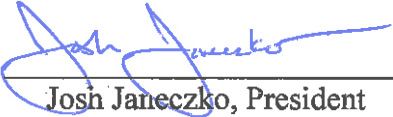
The Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and Grantor covenants to Warrant and Defend the real estate against the

lawful claims of all persons, except as may be above stated. Each of the undersigned hereby relinquish all rights of dower, homestead, and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: December 19, 2016.

i2 Tech, L.L.C., an Iowa limited liability company

By: 
Josh Janeczko, President

STATE OF IOWA)
) ss:
COUNTY OF POLK)

This instrument was acknowledged before me on December _____, 2016, by Josh Janeczko, President of i2 Tech, L.L.C., an Iowa limited liability company.

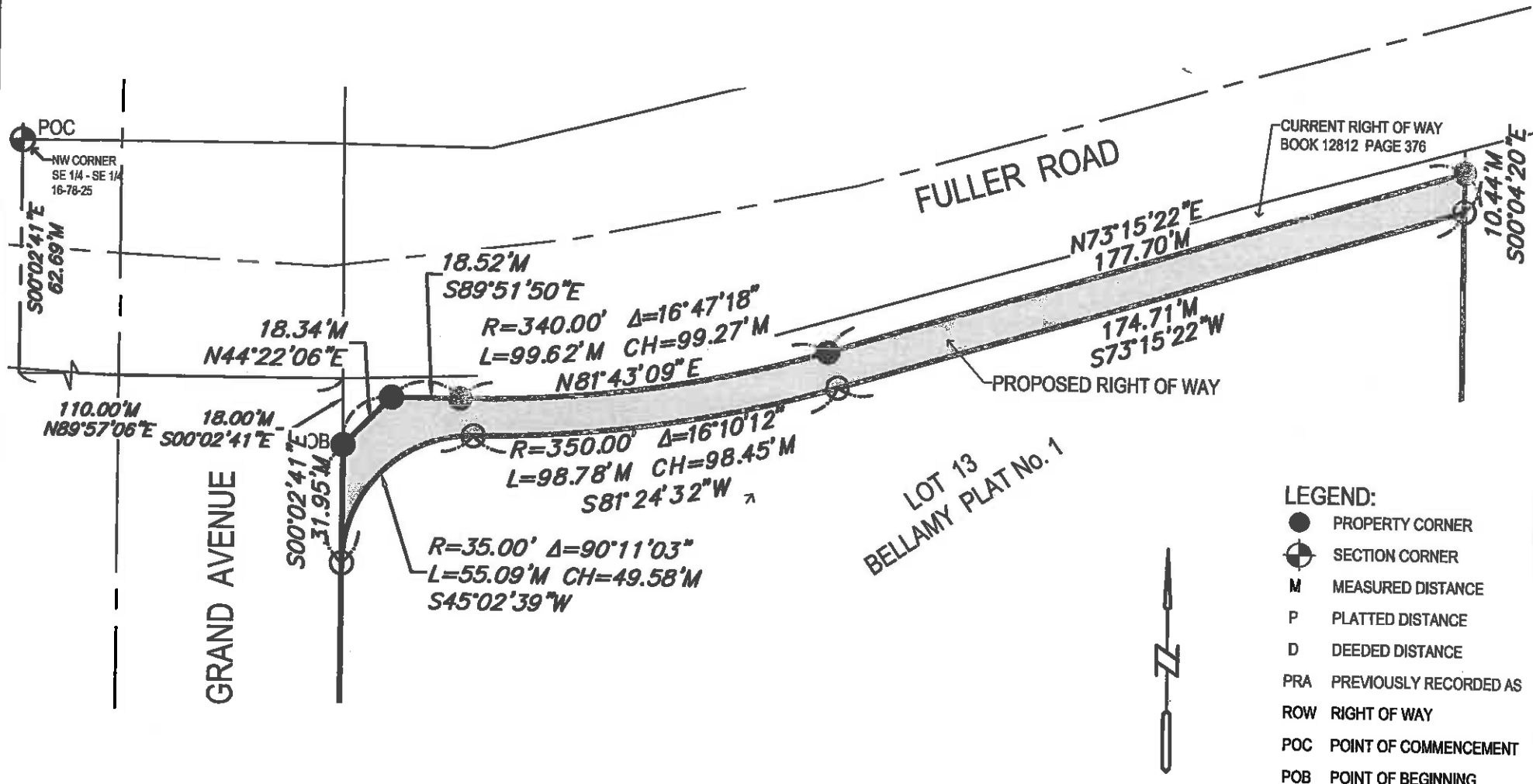



Notary Public

01309668.rtf-1\21956-001

ACQUISITION PLAT

PREPARED BY: LARRY D. HYLER BISHOP ENGINEERING CO., INC. 3501 104TH STREET, URBANDALE, IOWA 50322 PH (515) 276-0467



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

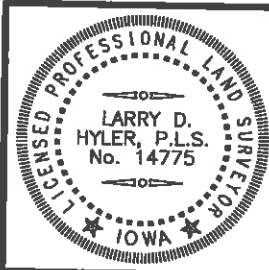
**2360 GRAND AVE
WEST DES MOINES, IOWA**

ACQUISITION PLAT

REFERENCE NUMBER:

DRAWN BY:
LM

PROJECT NUMBER:
150061



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: *Larry D. Hyler* DATE: 12-19-2016
LARRY D. HYLER, P.L.S. 14775

LICENSE RENEWAL DATE: DEC. 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 AND 2

SHEET 1 OF 2

ACQUISITION PLAT

PROPOSED RIGHT OF WAY DESCRIPTION:

AN IRREGULAR SHAPED PORTION OF LOT 13, BELLAMY PLAT NO.1, AN OFFICIAL PLAT, WEST DES MOINES, POLK COUNTY, IOWA, IS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA; THENCE S00°02'41"E ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 62.69 FEET; THENCE N89°57'06"E, A DISTANCE OF 110.00 FEET; THENCE S00°02'41"E, A DISTANCE OF 18.00 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF FULLER ROAD AND THE EAST RIGHT OF WAY LINE OF GRAND AVENUE AS THEY PRESENTLY EXIST AND TO THE POINT OF BEGINNING; THENCE N44°22'06"E ALONG THE SOUTH RIGHT OF WAY LINE OF SAID FULLER ROAD, A DISTANCE OF 18.34 FEET; THENCE S89°51'50"E ALONG THE SOUTH RIGHT OF WAY LINE OF SAID FULLER ROAD, A DISTANCE OF 18.52 FEET; THENCE NORTHEASTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF SAID FULLER ROAD AND ALONG A 340.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A DISTANCE OF 99.62 FEET, SAID CURVE HAVING A CHORD BEARING OF N81°43'09"E AND A CHORD LENGTH OF 99.27 FEET; THENCE N73°15'22"E ALONG THE SOUTH RIGHT OF WAY LINE OF SAID FULLER ROAD, A DISTANCE OF 177.70 FEET; THENCE S00°04'20"E, A DISTANCE OF 10.44 FEET; THENCE S73°15'22"W, A DISTANCE OF 174.71 FEET; THENCE SOUTHWESTERLY ALONG A 350.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A DISTANCE OF 98.78 FEET, SAID CURVE HAVING A CHORD BEARING OF S81°24'32"W AND A CHORD LENGTH OF 98.45 FEET; THENCE SOUTHWESTERLY ALONG A 35.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, A DISTANCE OF 55.09 FEET TO THE EAST RIGHT OF WAY LINE OF SAID GRAND AVENUE, SAID CURVE HAVING A CHORD BEARING OF S45°02'39"W AND A CHORD LENGTH OF 49.58 FEET; THENCE N00°02'41"W ALONG THE EAST RIGHT OF WAY LINE OF SAID GRAND AVENUE, A DISTANCE OF 31.95 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 3,267 SQUARE FEET.

OWNER:

I2 TECH LLC
2360 GRAND AVE
WEST DES MOINES, IA

PREPARED FOR:

I2 TECH LLC
2360 GRAND AVE
WEST DES MOINES, IA

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

2360 GRAND AVE
WEST DES MOINES, IOWA

ACQUISITION PLAT

REFERENCE NUMBER:

DRAWN BY:
LM

PROJECT NUMBER:
150061

SHEET 2 OF 2