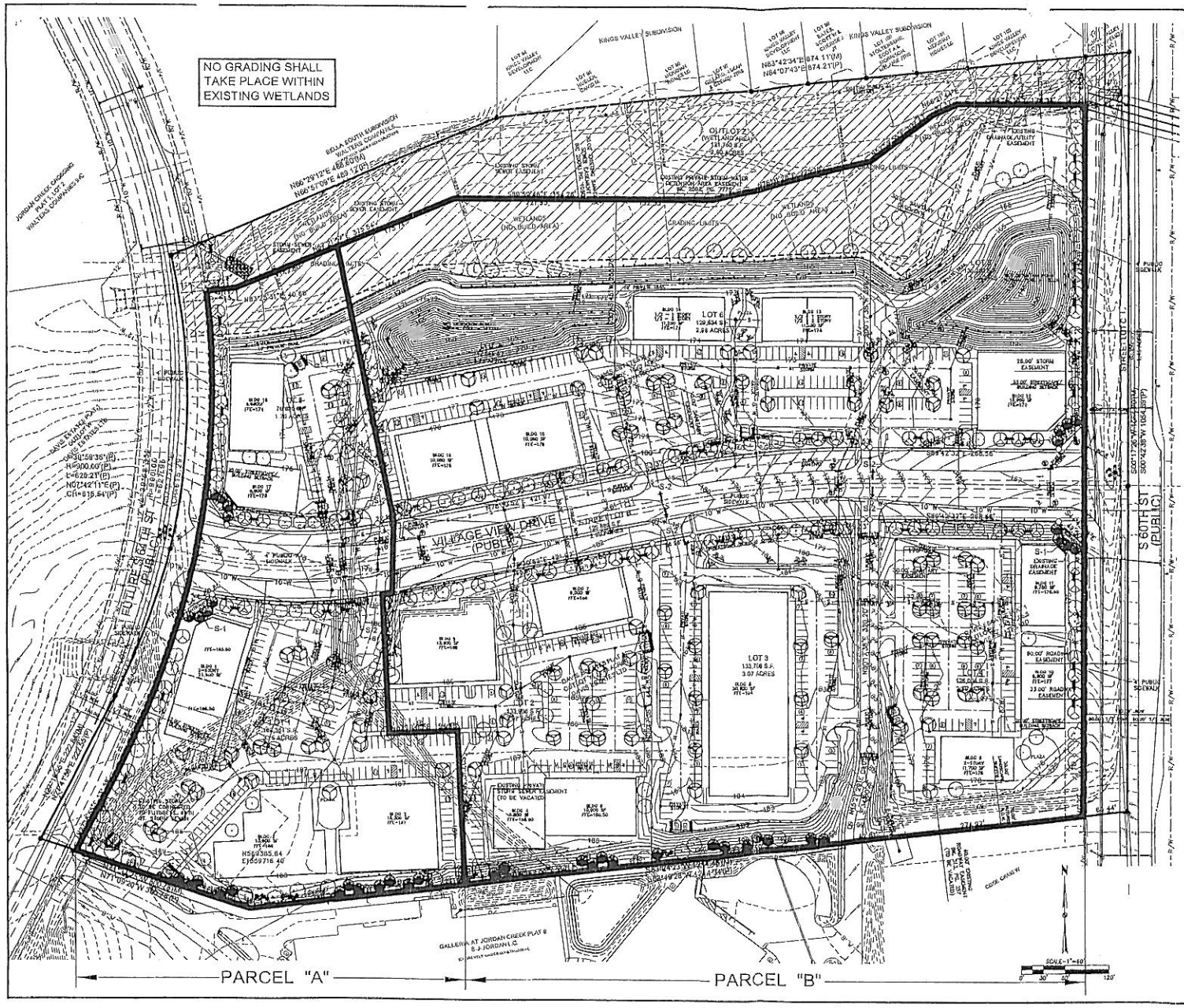


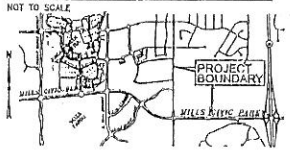
JORDAN CREEK BUSINESS PARK

SPECIFIC PLAN

EXHIBIT B

VICINITY MAP

NOT TO SCALE



OWNER/DEVELOPER:

JORDAN CREEK COMMONS, L.L.C.
2841 S. 60TH STREET
URBANDALE, IA 50322

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
5501 NW 112th STREET, SUITE G
GRIMES, IOWA 50111
515-369-4400

ZONING:

EXISTING: UNZONED
PROPOSED: JORDAN CREEK BUSINESS PARK SPECIFIC PLAN

COMPREHENSIVE PLAN LAND USE:

LOTS 1,8 – REGIONAL COMMERCIAL (PARCEL "A")
LOTS 2–7– OFFICE (PCP) (PARCEL "B")

DATE OF SURVEY:

DECEMBER 2005

BENCHMARK

BM #117 200 BLOCK OF SOUTH 60TH STREET, EAST HEADWALL OF TWIN 12'x8' RCB, STANDARD ALUMINUM NGS BENCHMARK IN CAP SET IN TOP OF CONCRETE HEADWALL
ELEV = 180.88

BM #116 NORTHEAST CORNER OF INTERSECTION OF SOUTH 60TH STREET AND MILLS CIVIC PARKWAY, 18.5 FEET SOUTHEAST OF TRAFFIC SIGNAL POLE, 1.5 FEET SOUTHEAST OF FACE OF SIDEWALK, 31 FEET WEST OF FIRE HYDRANT, STANDARD BENCHMARK.
ELEV = 201.57

PLAT DESCRIPTION:

PARCELS "A" AND "B" AS SHOWN ON THE PLAT OF SURVEY IN BOOK 2006, PAGE 8554 OF OUTLOT "A", DAWS ESTATES PLAT 1, AN OFFICIAL PLAT AND PARCELS "A" AND "B" AS SHOWN ON THE PLAT OF SURVEY IN BOOK 2006, PAGE 8556 OF OUTLOT "Y", DAWS ESTATES PLAT 1 AND OUTLOT "I", DAWS ESTATES PLAT 1 ALL BEING IN THE CITY OF WEST DES MOINES, DALLAS COUNTY.

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	11°16'47"	1150.00	227.06	N21°37'31"E	226.70
C2	14°04'13"	1150.00	282.41	N00°27'37"E	281.70
C3	3°16'02"	1150.00	66.25	N08°13'30"W	66.24
C4	21°35'06"	550.00	207.48	N88°19'31"E	206.45
C5	11°46'36"	1250.00	256.93	S84°24'10"W	256.47
C6	11°46'36"	1150.00	236.37	S84°24'10"W	235.96
C7	1°11'19"	650.00	13.48	N79°06'31"E	13.48
C8	20°41'23"	650.00	234.72	S89°57'06"E	233.44
C9	15°01'32"	180.00	47.20	S07°58'43"W	47.07
C10	15°59'51"	180.00	47.84	N07°52'34"E	47.69

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, CAP #15080 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
SILT FENCE		
PERMANENT EASEMENT		
WETLANDS		
FULL ACCESS LOCATION	→	
TRAFFIC SIGNAL 50% EAST DEVELOPER/ 50% WEST DEVELOPER		
DEVELOPMENT IDENTIFICATION SIGN	S-1	
BUSINESS IDENTIFICATION SIGN (MULTIPLE TENANTS)	S-2	

NOTES:

1. PRIOR TO CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, CONSTRUCTION PLANS FOR SAID IMPROVEMENTS MUST BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.
2. PUBLIC SIDEWALK TO BE CONSTRUCTED AT THE TIME OF SPECIFIC DEVELOPMENT.
3. NO WALL PACK LIGHTING SHALL BE ALLOWED.

DATE	REVISIONS
5-11-06	THIRD SUBMITTAL
5-11-06	SECOND SUBMITTAL
5-11-06	INITIAL SUBMITTAL

CIVIL DESIGN ADVANTAGE
5501 NW 112th SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
ENGINEER: G.L.R. TECH: DAM

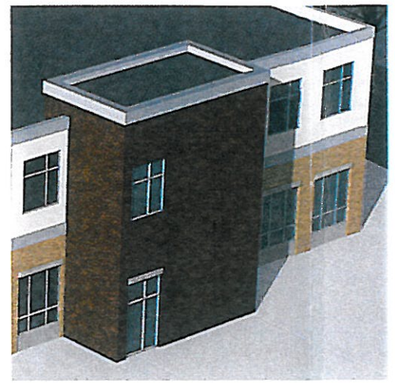
JORDAN CREEK BUSINESS PARK

SPECIFIC PLAN

WEST DES MOINES, IOWA

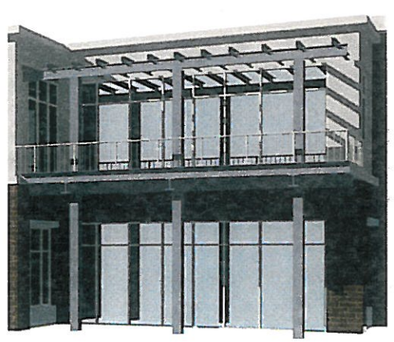
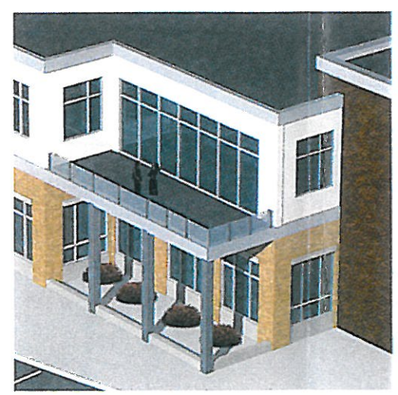
1/1

0610.210

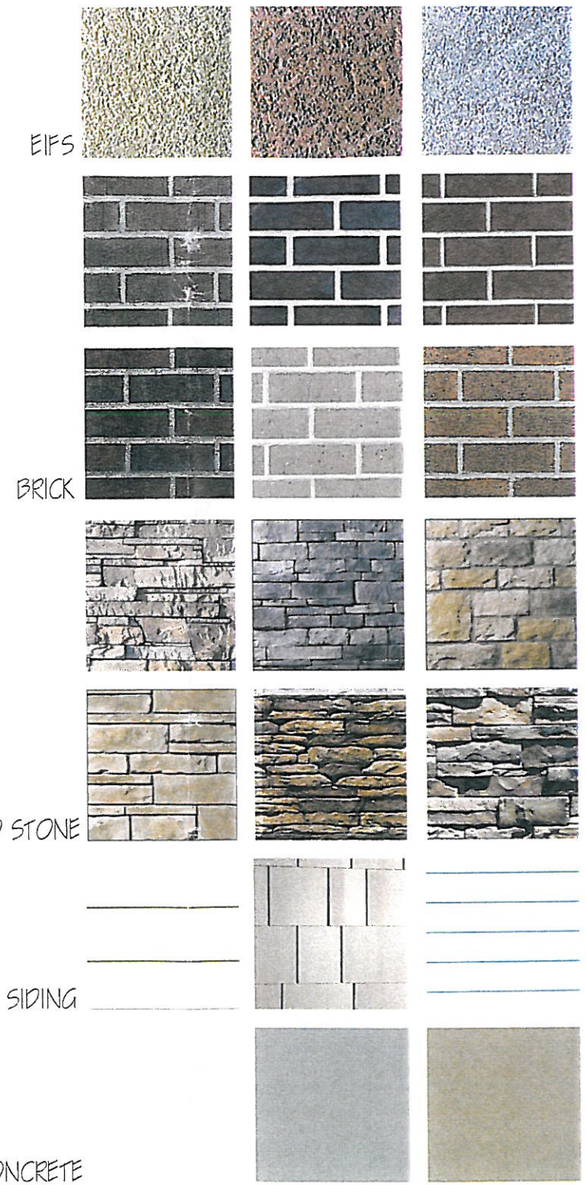


MATERIALS AND MASSING

ENTRY ELEMENT

BALCONIES, MASSING AND SPACES



InVision ARCHITECTURE
DES MOINES WATERLOO
303 WATSON POWELL JR WAY, SUITE 200
DES MOINES, IOWA 50309
PHONE: 515.633.2941 FAX: 515.633.2942

JORDAN CREEK BUSINESS PARK

WALTERS COMPANIES
WEST DES MOINES, IOWA
SEPTEMBER 13, 2006

CIVIL DESIGN ADVANTAGE
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JORDAN CREEK BUSINESS PARK

WALTERS COMPANIES

WEST DES MOINES, IOWA

SEPTEMBER 13, 2006

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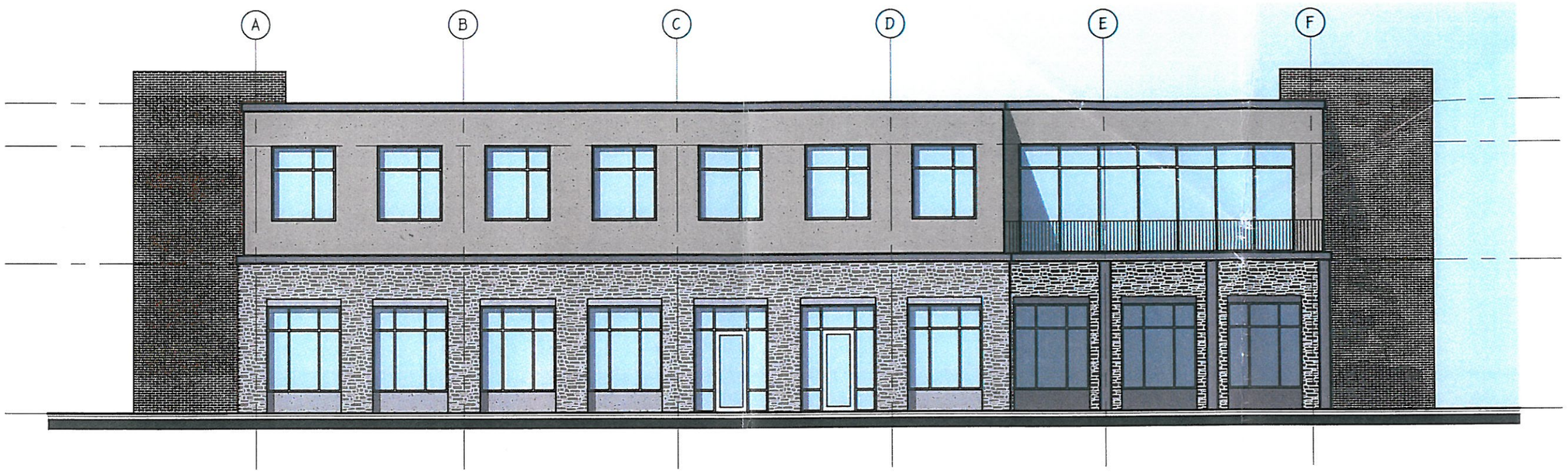

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SEPTEMBER 13, 2006

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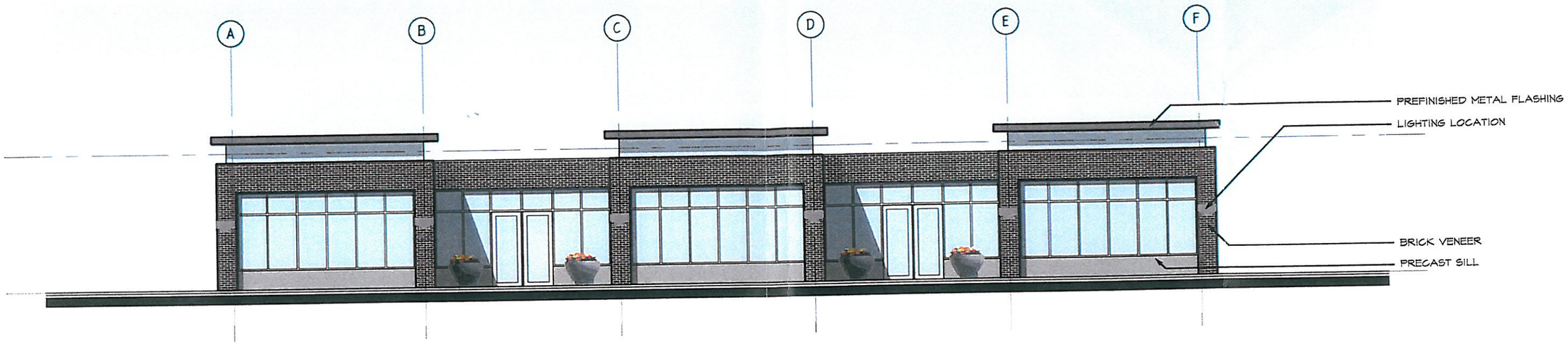

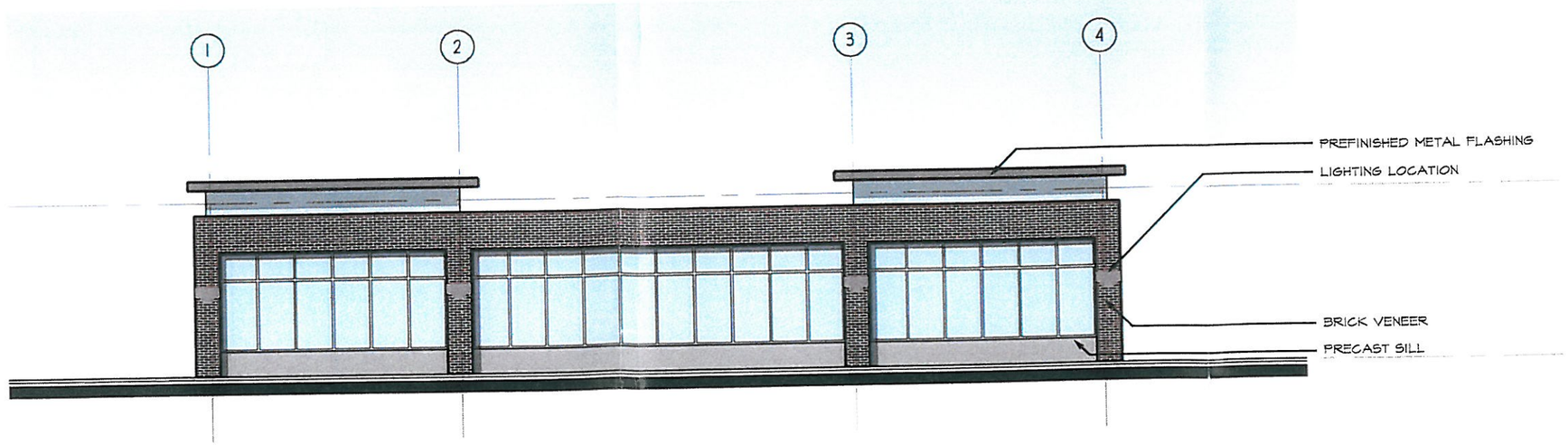

JORDAN CREEK BUSINESS PARK

WALTERS COMPANIES

WEST DES MOINES, IOWA

SEPTEMBER 13, 2006

InVision. ARCHITECTURE

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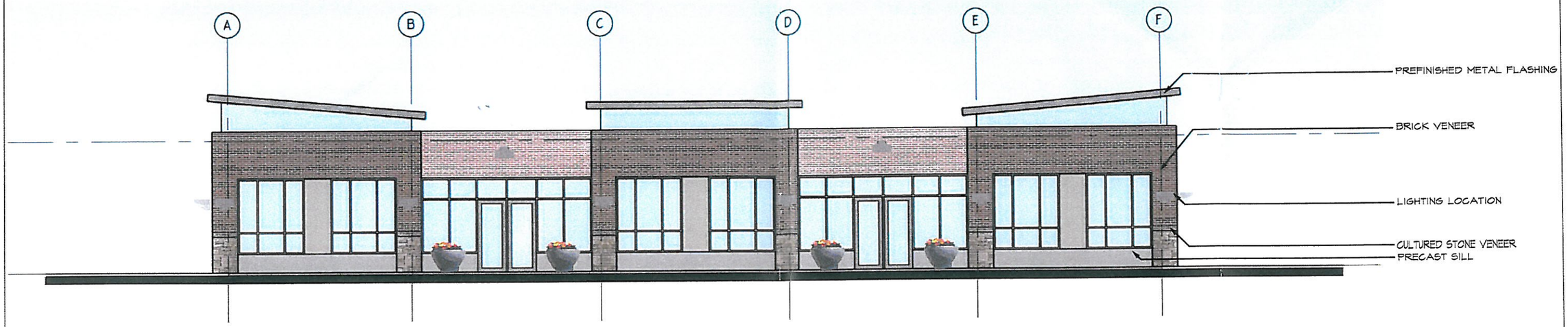

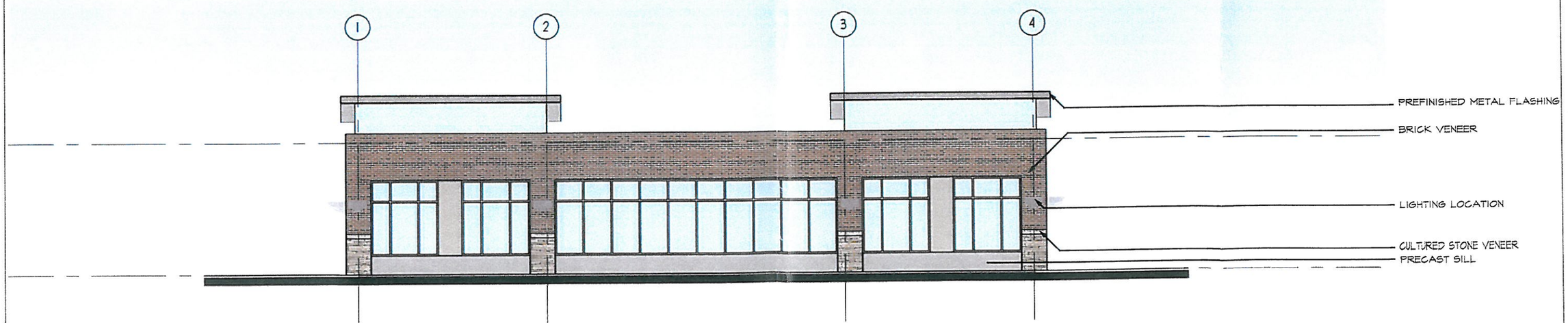

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JORDAN CREEK BUSINESS PARK

WALTERS COMPANIES
WEST DES MOINES, IOWA
SEPTEMBER 13, 2006

CIVIL DESIGN ADVANTAGE
5501 NW 112TH STREET, SUITE G GRIMES, IOWA 50111
PHONE: 515.369.4400 FAX: 515.369.4410

NOTE:
ARTISTIC RENDITION, FINAL PLANS SUBJECT TO CHANGE.

JORDAN CREEK BUSINESS PARK

WALTERS COMPANIES
WEST DES MOINES, IOWA
APRIL 18, 2006

InVision ARCHITECTURE
DES MOINES OMAHA SIOUX CITY WATERLOO
132 1/2 FIFTH STREET, SUITE A WEST DES MOINES, IOWA 50265
PHONE: 515.633.2941 FAX: 515.633.2942

CIVIL DESIGN ADVANTAGE
5501 NW 112TH STREET, SUITE G GRIMES, IOWA 50111
PHONE: 515.369.4400 FAX: 515.369.4410

LANDSCAPE FORMS
CHASE PARK TRASH RECEPTACLE

LANDSCAPE FORMS
ROSA PLANTER

LITHONIA LIGHTING
AERIS ROADWAY FIXTURE

LITHONIA LIGHTING
AERIS BUILDING MOUNTED FIXTURE

LANDSCAPE FORMS
AUSTIN BENCH

LITHONIA LIGHTING
AERIS BOLLARD FIXTURE

SITE FURNISHINGS

InVision ARCHITECTURE
DES MOINES OMAHA SIOUX CITY WATERLOO
303 WATSON POWELL JR WAY, SUITE 200 DES MOINES, IOWA 50309
PHONE: 515.633.2941 FAX: 515.633.2942

JORDAN CREEK BUSINESS PARK

WALTERS COMPANIES
WEST DES MOINES, IOWA
APRIL 12, 2006

DECIDOUS TREES

Quercus bicolor
Swamp White Oak
ZONE: 4-8 HEIGHT: 45-55 ft.
SPREAD: 35-45 ft.

An impressive shade tree forming a broad, open round-topped crown. Lustrous dark green leaves have whitish, gray-green, velvety undersides. Fall foliage ranges from yellowish-brown to red. Leaves persist into winter. Acorns are 1" long and are covered with a shiny, light brown cap. Grayish-brown bark has deep, flat ridges that make old trunks rugged and handsome. Prefers acid soils. Likes moist, river bank areas.

Betula nigra
River Birch
ZONE: 4-8 HEIGHT: 40-60 ft.
SPREAD: 30-40 ft.

A single or multi-stemmed, pyramidal, dense tree with an irregular crown when young, maturing to a rounded form. Exfoliating, cinnamon brown bark is very attractive and adds interest to the winter landscape. Lustrous, dark green foliage turns golden yellow in fall. Adaptable and trouble-free, River Birch are resistant to bronze birch borer, tolerate heat and thrive in wet, well-drained soils.

Amelanchier x grandiflora
'Autumn Brilliance'
Autumn Brilliance Serviceberry PP5717
ZONE: 3-8 HEIGHT: 15-25 ft.
SPREAD: 15-18 ft.

A single or multi-stemmed small tree valued for its spectacular display of white flowers in spring and brilliant red-orange fall color. Small, purplish-black, sweet fruits attract birds and can be used for jam and jelly. Light gray bark is attractive in fall.

CONIFEROUS TREES

Pinus parviflora 'Glauca'
Japanese White Pine
ZONE: 4-7 HEIGHT: 25-50 ft.
SPREAD: 40-50 ft.

A broad spreading, green needled tree. Twisted needles are in bundles of 5 and have glaucous undersides. Matures into a picturesque, broad, flat-topped specimen. Tolerant of clay soils and salt, but good drainage is essential.

Picea glauca 'Densata'
Black Hills Spruce
ZONE: 3-6 HEIGHT: 35-40 ft.
SPREAD: 10-20 ft.

Dense, symmetrical cone shape. Bright green needles mature to blue-green. Shears easily. Desirable for specimen, hedge or windbreak planting.

Abies frazeri
Frazier Fir
ZONE: 4-7 HEIGHT: 30-40 ft.
SPREAD: 20-25 ft.

Species related to Balsam Fir and native to the Allegheny Mountains with a pyramidal growth habit that will open with age. Needles are dark green and lustrous with two white bands underneath. Will tolerate drier soil conditions and transplants well if root pruned. Very popular as a Christmas tree.

Thuja occidentalis 'Smaragd'
Emerald Arborvitae
ZONE: 4-8 HEIGHT: 10-15 ft.
SPREAD: 3-4 ft.

Narrow, dense, pyramidal form. Glossy, emerald green foliage is arranged somewhat in vertical sprays. Holds color well through winter and also exhibits good heat tolerance. Resistant to spider mites. It has been reported in northern Minnesota that deer will not browse on this variety.

SHRUBS

Euonymus fortunei 'Emerald 'n Gold'
Emerald 'n Gold Euonymus
ZONE: 5-9 HEIGHT: 1 1/2-2 ft. SPREAD: 4-5 ft.

The evergreen foliage on this low-growing, spreading plant is glossy, dark green with yellow margins. Leaves take on a pink-red tinge in winter. Prefers well-drained soil. An ideal selection for groundcover, specimen or mass planting.

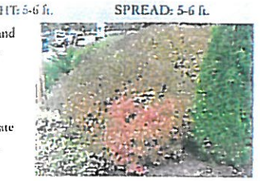
Hydrangea arborescens
'Annabelle'
Annabelle Hydrangea
ZONE: 3-9 HEIGHT: 3-5 ft. SPREAD: 3-5 ft.

This low-growing, compact, rounded Hydrangea makes a beautiful addition to the shrub border, foundation planting or other shady situations. Large, 8-10", pure white flowers bloom from June until fall. Dark green summer foliage turns yellow and brown in fall. Prefers rich, well-drained, moist soil.

Euonymus alatus 'Compactus'
Dwarf Winged Burning Bush
ZONE: 4 HEIGHT: 5-8 ft. SPREAD: 4-6 ft.

The dwarf form of *Euonymus alatus*, this shrub is compact and rounded. The brilliant red fall color is brighter when grown in full sun. Disease and insect resistant.

Viburnum trilobum 'Bailey Compact'
Bailey Compact American Cranberrybush
ZONE: 2-7 HEIGHT: 5-6 ft. SPREAD: 5-6 ft.



Valued for its compact habit and beautiful foliage, this shrub is excellent for hedges and foundation plantings. Green foliage turns deep red in fall. White flower clusters bloom late May followed by scarlet fruit. Flowers and fruit are sparse.

Taxus cuspidata 'Dark Green Spreader'
Dark Green Yew
ZONE: 4-7 HEIGHT: 3-5 ft. SPREAD: 4-6 ft.

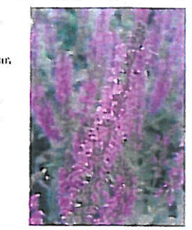
Dense growing, spreading yew with 3/4" long, dark green needles that are resistant to winter burn. Hardy, slow grower. Requires good drainage.

PERENNIALS

Hemerocallis
'Stella d' Oro'
Stella d' Oro Daylily
ZONE: 4-9 HEIGHT: 14-18 in.
SPREAD: 14-24 in.

A very popular, dwarf daylily with golden-yellow, fragrant flowers early to late season. Rebloomer.

Salvia nemorosa 'Mainacht'
May Night Salvia
ZONE: 4-8 HEIGHT: 12-24 in.
SPREAD: 15-24 in.



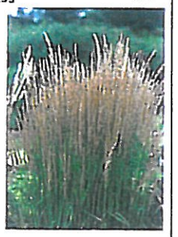
Named the 1997 Perennial Plant of the Year, this clump forming plant produces indigo-blue flower spikes mid-summer. Blue-gray, hairy leaves have a minty aroma. Tolerates dry soil. Deadheading or shearing back in early fall will enhance fall flowering.

Sedum x 'Autumn Joy'
Autumn Joy Sedum
ZONE: 3-10 HEIGHT: 18-24 in.
SPREAD: 18-24 in.

A popular, hardy perennial with upright, sturdy stems supporting light pink flower heads late summer to frost. The flower heads change to a rusty bronze color by late fall. The large, succulent, gray-green foliage will have hints of yellow in fall. Prefers dry soils. An interesting plant in the winter landscape. Xeriscape plant.

ORNAMENTAL GRASSES

Calamagrostis x acutiflora 'Karl Foerster'
Karl Foerster's Feather Reed Grass
ZONE: 4-9 HEIGHT: 4-5 ft.
SPREAD: 2-3 ft.



Named the 2001 Perennial Plant of the Year, this upright, cool season, clump forming grass has showy pink feathery plumes late spring to early summer. Attractive, tan colored seed heads in fall and winter. Excellent screen or backdrop plant that does not re-seed.

Miscanthus sinensis 'Gracillimus'
Maiden Grass
ZONE: 5-9 HEIGHT: 5-6 ft.

This warm season, clump forming grass has narrow leaves and outstanding, fan-shaped, coppery-red plumes appearing early fall, persisting into winter. Excellent golden yellow fall color. A symmetrical, vase-shaped plant good for specimen or groupings.

Panicum virgatum 'Shenandoah'
Red Switch Grass
ZONE: 4-9 HEIGHT: 3 ft.
SPREAD: 18-24 in.

A warm season, clump forming grass with spectacular red and green foliage during the growing season. Erect green foliage turns red and intensifies as the season progresses. Silvery-pink, airy plumes in July. Beautiful fall color. Adapts to most soil and moisture conditions.

NOTES:

1. THE INTENT OF THE LANDSCAPE THEME IS TO PULL THE WETLAND AREA FROM THE NORTH INTO THE SITE. "FINGERS" OF THE WETLAND AREA SHALL EXTEND TO THE SOUTH AND BE INCORPORATED INTO THE PLAZA AREAS THROUGHOUT THE PROJECT. THE USE OF NATIVE SPECIES SHALL BE A MAJOR PORTION OF THE PLANT LIST WHILE PAYING CLOSE ATTENTION TO COLORS, TEXTURES, BLOOM TIMES, AND SIZES.
2. VARIETIES MAY BE ADJUSTED FROM WHAT IS SHOWN BUT THE ABOVE LIST SHALL BE REPRESENTATIVE OF THE THEME THAT IS TO BE ACHIEVED.

JORDAN CREEK BUSINESS PARK

WALTERS COMPANIES
WEST DES MOINES, IOWA
AUGUST 11, 2006

InVision ARCHITECTURE
DES MOINES OMAHA SIOUX CITY WATERLOO
132 1/2 FIFTH STREET, SUITE A WEST DES MOINES, IOWA 50265
PHONE: 515.633.2941 FAX: 515.633.2942

CIVIL DESIGN ADVANTAGE
5501 NW 112TH STREET, SUITE G GRIMES, IOWA 50111
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