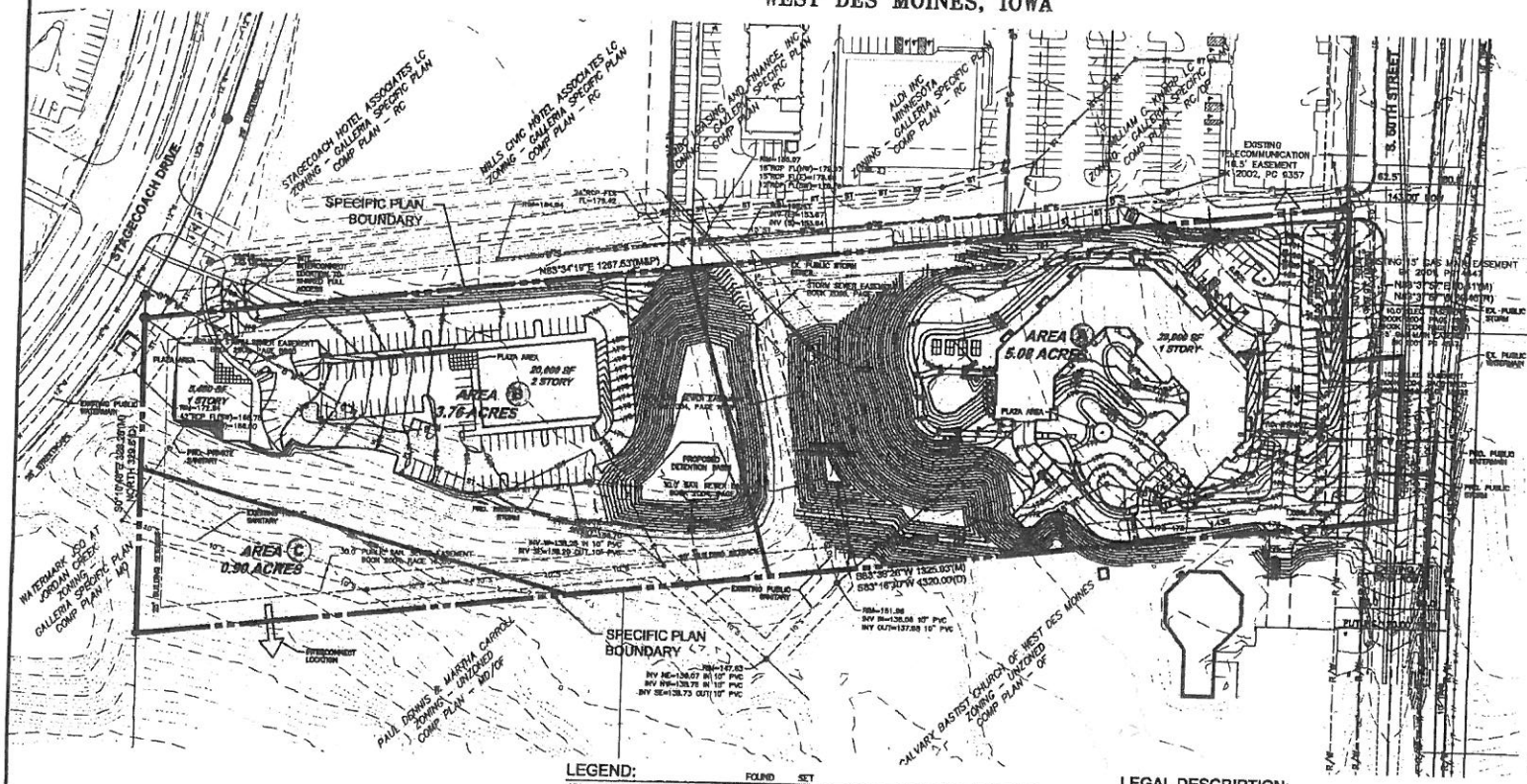
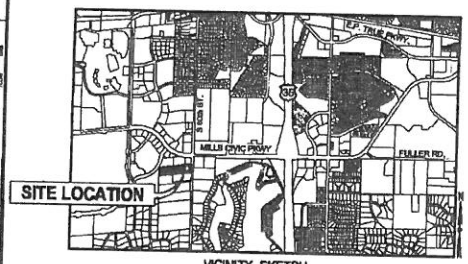
Exhibit B

DENTON SPECIFIC PLAN

WEST DES MOINES, IOWA





VICINITY SKETCH
NO SCALE

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #6747 (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		
TELEPHONE LINE		
CABLE TELEVISION LINE		
FIBER OPTICS LINE		
WATERMAIN		
STORM SEWER		
SANITARY SEWER		
STREET LIGHT		
DECIDUOUS TREE		
WOOD FENCE		
GAS LINE		
ELECTRIC LINE		
OVERHEAD ELECTRIC LINE		
GAS MANHOLE		
MONITORING WELLS		MW
FLARED END SECTION		
TRAFFIC SIGNAL CONTROL		
CLEANOUT		

GAS APPARATUS
AIR CONDITIONER
TELEPHONE PEDESTAL
WATER VALVE
FIRE HYDRANT
ELECTRIC TRANSFORMER
ELECTRIC METER BOARD
MAIL BOX
SIGN
POWER POLE
TELEVISION PEDESTAL
SANITARY SEWER MANHOLE
STORM SEWER MANHOLE
ROUND STORM SEWER INTAKE
STORM SEWER INTAKE
FLAG POLE
SPRINKLER BOX
BUSH
CONIFEROUS TREE
OVERHEAD LIGHT
HANDICAPPED PARKING
ROOF DRAIN
TRAFFIC LIGHT
SEPTIC TANK
YARD LIGHT

LEGAL DESCRIPTION:

PARCEL A:
BEGINNING AT A POINT 860.8 FEET NORTH OF THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 78 NORTH, RANGE 28, WEST OF THE 5TH P.M., WEST DES MOINES, DALLAS COUNTY, IOWA, THENCE WESTERLY 1320 FEET TO A POINT 658.2 FEET FROM THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, THENCE NORTH 329.8 FEET ON A LINE PARALLEL TO AND 1320.0 FEET DISTANT FROM THE EAST LINE OF SAID SOUTHEAST QUARTER, THENCE EASTERLY 1320.0 FEET TO A POINT 990.0 FEET FROM THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, THENCE SOUTH 330.0 FEET TO THE POINT OF BEGINNING, SUBJECT TO ESTABLISHED HIGHWAYS EXCEPT A PARCEL OF LAND IN SOUTHEAST QUARTER SOUTHEAST QUARTER OF SAID SECTION 13, DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SECTION 13, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 13, (ON AN ASSUMED BEARING OF SOUTH 0 DEGREES 00 MINUTES) 1,811.65 FEET, TO THE POINT OF BEGINNING, THENCE SOUTH 83 DEGREES 16 MINUTES 30 SECONDS WEST, 1,320.0 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 189.8 FEET; THENCE NORTH 83 DEGREES 16 MINUTES 30 SECONDS EAST 1320.0 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 170.15 FEET TO THE POINT OF BEGINNING; AND EXCEPT LAND DEEDED TO THE CITY OF WEST DES MOINES, IOWA AND RECORDED IN BOOK 2011, PAGE 2716.

PARCEL B:
A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE ¼ SE ¼) OF SECTION 13, TOWNSHIP 78 NORTH, RANGE 28 WEST OF THE 5TH P.M., WEST DES MOINES, DALLAS COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SECTION 13-78-28, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 13 (ON AN ASSUMED BEARING OF SOUTH 0 DEGREES 00 MINUTES), 1,811.65 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 83 DEGREES 16 MINUTES 30 SECONDS WEST, 1,320.0 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 189.8 FEET; THENCE NORTH 83 DEGREES 16 MINUTES 30 SECONDS EAST 1,320.0 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 170.15 FEET TO THE POINT OF BEGINNING. DALLAS COUNTY, IOWA

AREA:

PARCEL A =
GROSS AREA 5.08 ACRES (221,451 SQUARE FEET)
(5,615 SQ.FT OF ROW)
NET AREA = 4.85 ACRES (215,836 SQUARE FEET)

PARCEL B =
AREA = 4.18 ACRES (202,903 SQUARE FEET)

OWNERS:

BRIAN J. & LORI L. DENTON
799 S. 50TH ST.
WEST DES MOINES, IA 50266
CONTACT: JOAN JOHNSON
(515) 433-5268

WILLIAM J. JAY & JANET M. DENTON
845 S. 50TH ST.
WEST DES MOINES, IA 50266
CONTACT: JOAN JOHNSON
(515) 433-5268

RECEIVED 2014

APPLICANT:

REAL ESTATE EQUITIES DEVELOPMENT, LLC
1400 CORPORATE CENTER CURVE
SUITE 100, EAGAN, MN 55121
CONTACT: KEITH JANE
(651) 760-8305

COMP PLAN:

AREA A:
EXISTING: MEDIUM DENSITY
AREA B:
EXISTING: REGIONAL COMMERCIAL
AREA C:
EXISTING: MEDIUM DENSITY

ZONING:

EXISTING ZONING:
UNZONED
PROPOSED ZONING:
DENTON SPECIFIC PLAN

NOTE:

1. THE LAYOUT OF AREA 'B' WAS BEST GUESS AT TIME OF PREPARATION. LAYOUT AND BUILDING SIZES AND NUMBER MAY CHANGE WITH PENDING DEVELOPMENT; HOWEVER, ALL CHANGES MUST FIT WITHIN THE TRAFFIC ALLOCATED TO THE AREA. LAYOUT OF THE SITE WILL NEED TO MEET THE NEED TO ALLOW FOR PROPER CIRCULATION AND ACCESS OF THE CITY'S EMERGENCY RESPONSE DEPARTMENTS.

REVISIONS	DATE
THIRD SUBMITTAL	03-18-14
SECOND SUBMITTAL	02-21-14
FIRST SUBMITTAL	12-20-13

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
CIVIL DESIGN ADVANTAGE
ENGINEER: EI: TMA

DENTON SPECIFIC PLAN

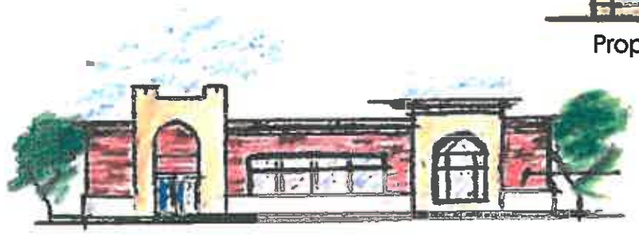
WEST DES MOINES, IOWA

1/1

1309.359

DENTON WEST

Proposed Retail/ Restaurant



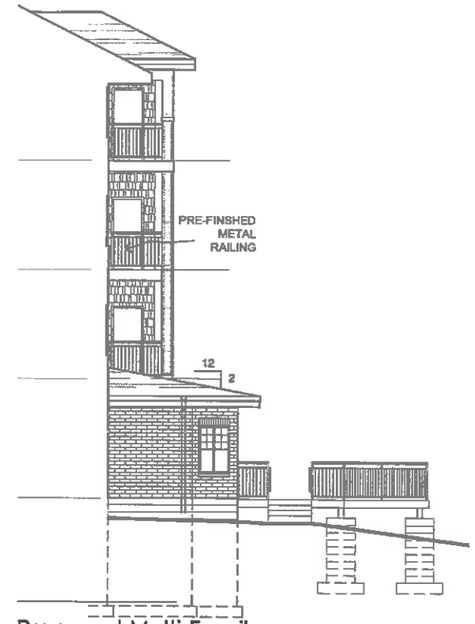
Proposed Retail/ Restaurant

Proposed Retail/ Restaurant

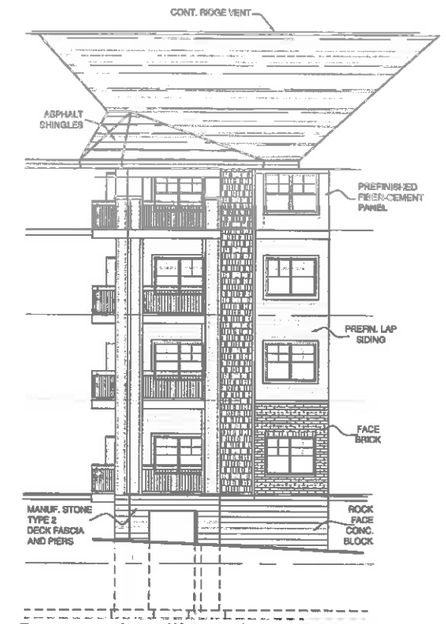
Proposed Retail/ Restaurant

Constructed Retail/ Restaurant

DENTON EAST



Proposed Multi-Fmaily



Proposed Multi-Family

Certainteed Shingles (Weathered Wood)

EDCO Steel Siding (Canyon)

Certainteed Cedar Impressions (Mountain Cedar)

Sioux City Brick (Vintage Brown Velour)

Anchor Rockface Block (Honey Mustard)

Heritage Cast Stone Deck Bases (Sand Dune)

Boral Cultured Stone (Country Ledgestone Wolf Creek)

Hardie Cement Fiber Board (Cobblestone)

Rollex Soffit/ Fascia/ Trim (Snowmist)

Brick Cap (Limestone)

DENTON SPECIFIC PLAN

WEST DES MOINES, IOWA
MARCH 2014

City of West Des Moines
SPECIFIC PLAN APPROVAL
Denton

Plan & Zoning: April 30, 2014
City Council: May 19, 2014
Case #: ZCSP-002051-2014

CIVIL DESIGN ADVANTAGE
ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS

DENTON WEST

Proposed Plaza Space

Proposed Seating

Du Mor 58 Series Bench (Black)

Hadco Profiler PA31 (Black)

DENTON EAST

Newman Iron Work (Bronze)

Cimarron LED Lighting

Du Mor 159-00 Planter (Black)

Lumecon LBOL - LED Walkway Bollard (Black)

Vinyl Windows (White)

Du Mor 446 Series Bench (Black)

Du Mor 438-32-FTO Trash Receptacle (Black)

DENTON SPECIFIC PLAN

WEST DES MOINES, IOWA
MARCH 2014

JSSH ARCHITECTS, inc.
14525 highway 7 suite 375
minnetonka, mn. 55345
ph. 952-935-6337 fax. 952-935-0878
email: jssh@jssh.com

CIVIL DESIGN ADVANTAGE
ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS

DENTON WEST

DENTON EAST

DENTON SPECIFIC PLAN

WEST DES MOINES, IOWA
MARCH 2014

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