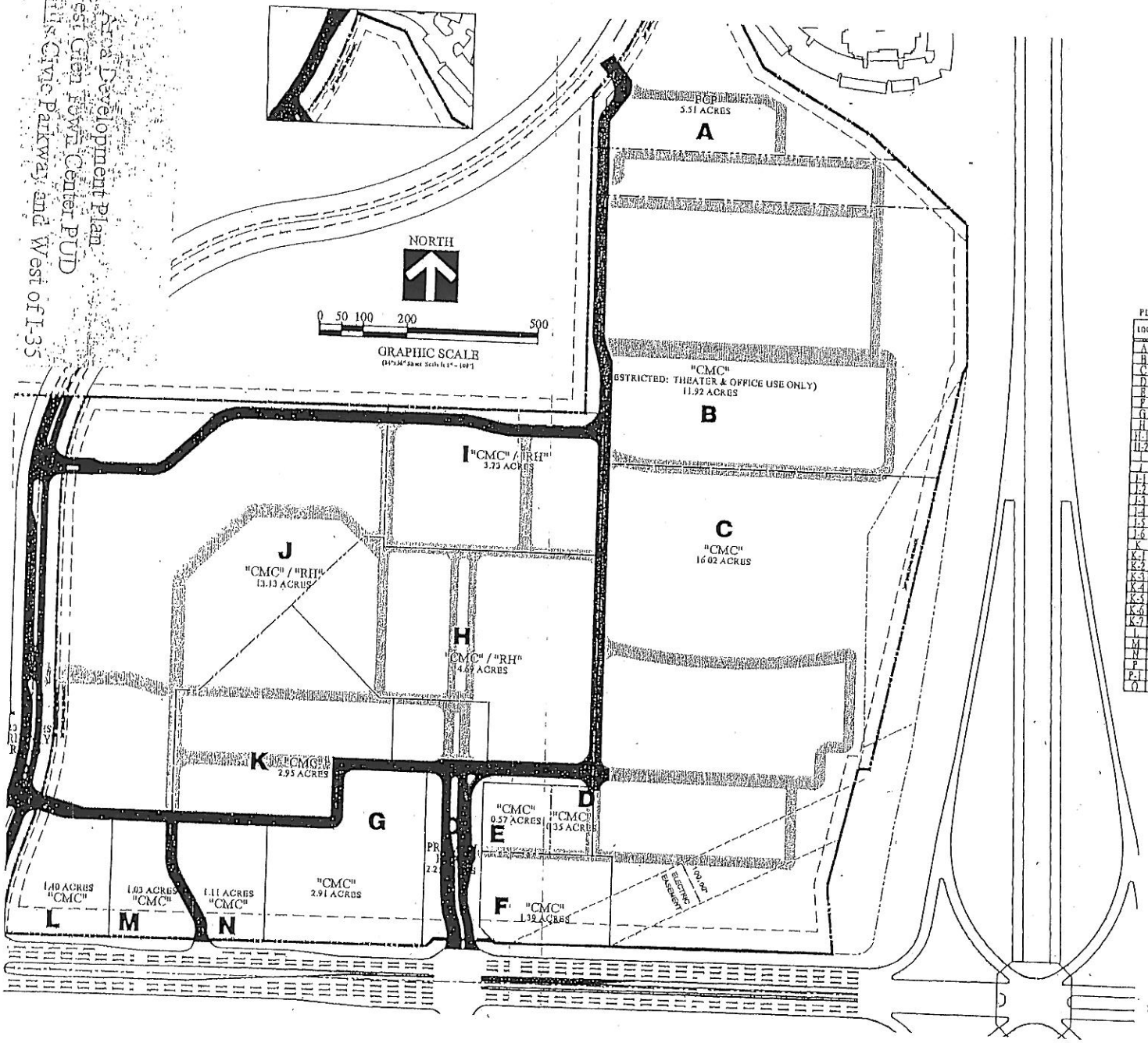
Area Development Plan
West Glen Town Center PUD
Civic Parkway and West of I-35

EXHIBIT B



WESTGLEN
TOWN CENTER
WEST DES MOINES, IOWA

JANUARY 23, 2003

PLANNING UNITS:

LOC.	BUILDING USES	HAZE
A	OFFICE	III
B	THEATER / OFFICE	I
C	RETAIL	I
D	BANK	I
E	RETAIL	I
F	RETAIL	I
G	HOTEL - 185 ROOMS	I
H	TOWN CENTER at WESTGLEN	II
H-1	OFFICE / RETAIL / RESIDENTIAL	
H-2	OFFICE / RETAIL / RESIDENTIAL	
I	TOWER at WESTGLEN - RETAIL / RESIDENTIAL	IV
J	The PLAZA at WESTGLEN	III
J-1	OFFICE / RETAIL / RESIDENTIAL	
J-2	OFFICE / RETAIL	
J-3	OFFICE / RETAIL	
J-4	OFFICE / RETAIL	
J-5	RETAIL	
J-6	OFFICE / RETAIL	
K	The SHOPPES at WESTGLEN	II
K-1	OFFICE / RETAIL	
K-2	OFFICE / RETAIL	
K-3	OFFICE / RETAIL	
K-4	RESTAURANT	
K-5	OFFICE / RETAIL	
K-6	OFFICE / RETAIL	
K-7	OFFICE / RETAIL	
L	BANK	I
M	RESTAURANT	I
N	RESTAURANT	I
P	S. PRAIRIE VIEW DR. R.O.W.	I
P-1	S. PRAIRIE VIEW DR. R.O.W.	I
Q	NO PRIMARY ENTRY ROAD	I

PRIMARY

SECONDARY

ZONING:
"CMC" = Community Commercial District
"RH" = Residential High Density District
"PCP" = Professional Commerce Park District

AREA DEVELOPMENT PLAN

SIMONSON & ASSOCIATES ARCHITECTS, L.L.C.
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WEST GLEN

Sheet Number	Description
SP0	Cover Sheet
SP1	Rendered Site Plan
SP2	"Signage / Plaza Locations / In Place Work / New Construction / Land owned by others"
SP3	Grading Utility Plan
SP4	Easements / Public, Private Utility
T1	Summary Table (11x17 packets)
A1.1	In Place Buildings by SAA
A1.2	In Place Buildings by others
A2.1	Proposed Drury
A2.2	North Village / Office / Daycare
A2.3	Promenade Plaza North, J1
A2.4	Promenade plaza South, J2
A2.5	Parking Deck 1
A2.6	Keystone / Retail / Residential, I1
A2.7	Restaurant Pad, H2
A2.8	Restaurant Pad, H3
A2.9	North village Residential, S1
L1.1	Plaza Renderings, J, I, Detention
L1.2	Plaza Renderings, North Village, Stone Brooke, Roundabout
L1.3	Plaza Renderings, North Village
L2.1	Site Furnishings / Plant Material
L2.2	Plant Material
L2.3	Wetland Detention
L3.1	Signage Modifications
L3.2	Signage Modifications
L3.3	Signage Modifications
L4.1	Sculpture Locations

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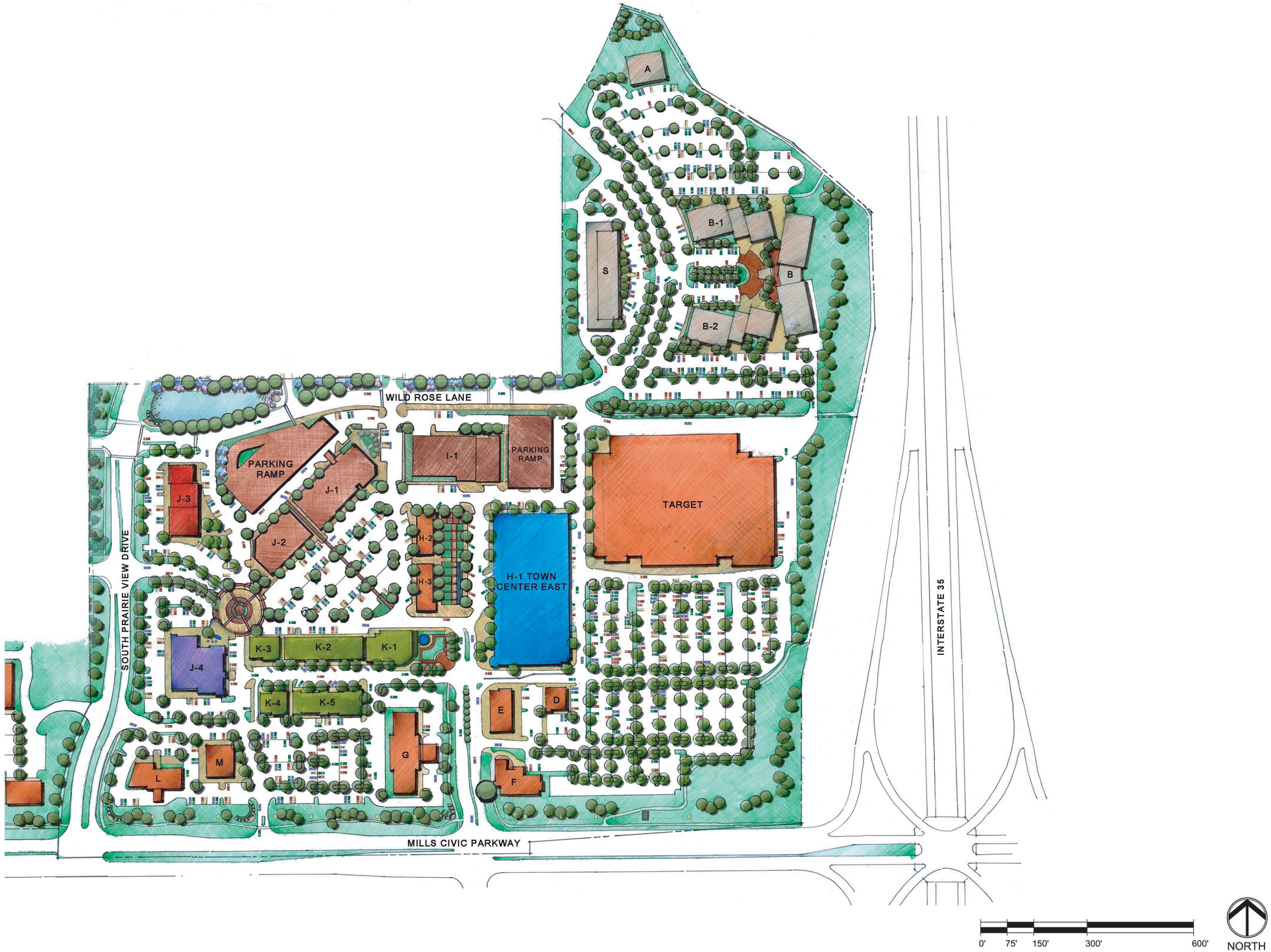
WEST GLEN
TOWN CENTER
SPECIFIC PLAN
WEST DES MOINES, IOWA

Issue / Revision	Date
SPECIFIC PLAN SUBMITTAL	10.04.2007
SPEC. PLN. RESPONSE TO COMMENTS	10.19.2007
REVISION	11.01.2007
REVISION	11.02.2007
REVISION	11.09.2007

Job No. 07138
Proj. Mgr. EJW

Sheet Title
COVER SHEET

Sheet No.
SP 0



Site Master Plan

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HLKB ARCHITECTURE
[illegible]

WEST GLEN TOWN CENTER SPECIFIC PLAN

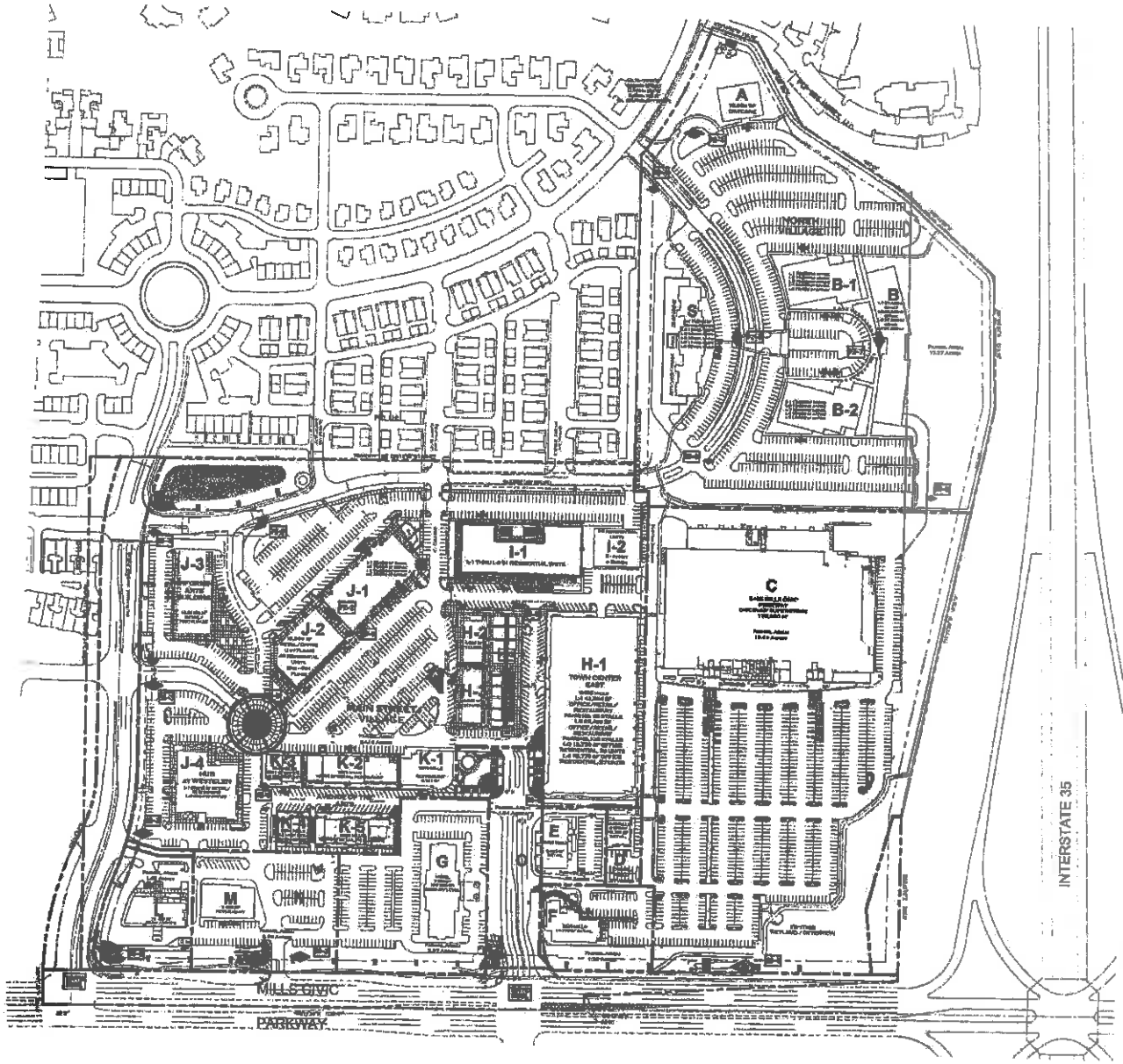
WEST DES MOINES, IOWA

Issue / Revision	Date
SPECIFIC PLAN SUBMITTAL	10.04.2007
SPEC. PLN. RESPONSE TO COMMENTS	11.1.2007

Job No. 07138
Proj. Mgr. EJW

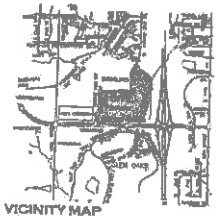
Sheet Title
Site Master Plan

Sheet No.
SP.1



REVISED SPECIFIC PLAN - 2016

WEST GLEN TOWN CENTER



VICINITY MAP

LEGAL DESCRIPTION

WEST GLEN TOWN CENTER PLAT 6, PLAT 3, AND PLAT 4, OFFICIAL PLATS IN WEST DES MOINES, POLK COUNTY, IOWA.

PHASING

PHASE 1: AREAS D, E, F, H, H2, J4, K1, K2, K3, K4, K5, L (COMPLETED)
PHASE 2: AREAS H1, H3, I-1, I-2, J-1, J-2, N
PHASE 3: AREAS A, B, B-1, B-2, S

EXISTING/PROPOSED ZONING

WEST GLEN TOWN CENTER P.U.D. / SPECIFIC PLAN

EXISTING/PROPOSED LAND USE

COMMUNITY COMMERCIAL, OFFICE & RESIDENTIAL

NOTES:

NO MONUMENT SIGNS, OVERHEAD TRUSS OR STRUCTURES ARE TO BE LOCATED WITHIN EASEMENTS

LEGEND

- OPEN SPACE PLAZAS
- GATEWAY FEATURE SIGNS (100 SF SIGNAGE FACE)
- DEVELOPMENT MONUMENT SIGNS (72 SF SIGNAGE FACE / 8 TENANT NAMES)
- ENTRANCE MONUMENT SIGNS - EXISTING (72 SF SIGNAGE FACE / 1 TENANT NAME)
- LANDSCAPE MONUMENT SIGNS (30 SF SIGNAGE FACE / 2 TENANT NAMES)
- SECONDARY ENTRANCE SIGNS (16 SF SIGNAGE FACE / 1 TENANT NAME)
- INTERPRETATION (10 SF SIGNAGE FACE)
- INTERNAL WAY-FINDING SIGNS (30 SF SIGNAGE FACE / 12" TALL 8" WIDE)

OWNER APPLICANT

ATTN: MARK WILMES
MILLS WEST GLEN HOLDINGS LLP
7800 N. 114TH ST
OMAHA, NE 68154

OWNERS WITHIN PUD

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DES MOINES, IA 50309

ROBERT A. MEAN
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OMAHA, NE 68164-2846

MERRY DEVELOPMENT CORP
701 EUCLID NO STE 200
SAINT LOUIS, MO 63141-1115

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OMAHA, NE 68154-1528

S ARMITAGE & SONS INC
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WEST DES MOINES, IA 50266-8300

STEVE SCOTT
7700 - 46TH ST STE 110
WEST DES MOINES, IA 50266-8300

FAST BROADCAST LLC
8600 MILLS CIVIC PKWY STE 400
WEST DES MOINES, IA 50266-8318

TARGET CORPORATION
PROPERTY TAX DEPT
PO BOX
MINNEAPOLIS, MN 55440-0419

TOWN CENTER EAST AT WEST GLEN CONDOMINIUMS

KEYSTONE AT WEST GLEN CONDOMINIUMS

MILLS WEST GLEN HOLDINGS LP
7800 N. 114TH ST
OMAHA, NE 68154-1528

N
60' 120' 240'

simonson
Simonson & Associates, Architects, LLC
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Des Moines, IA

CONFLUENCE

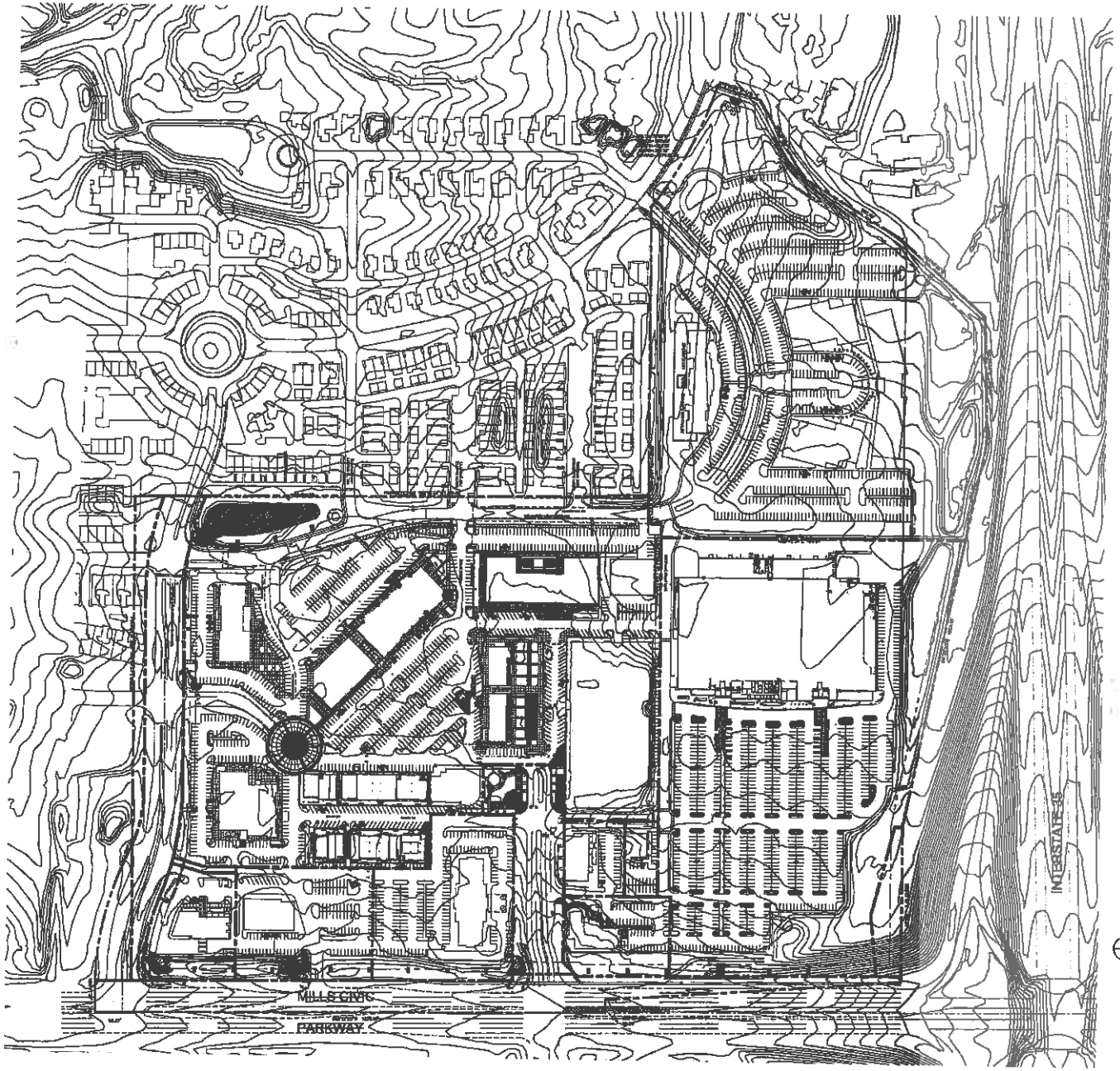
WEST GLEN
TOWN CENTER
SPECIFIC PLAN
WEST DES MOINES, IOWA

Issue / Revision	Date
SPECIFIC PLAN SUBMITTAL	04.18.16
SPECIFIC PLAN SUBMITTAL	04.18.16
SPECIFIC PLAN RESUBMITTAL	04.18.16
SPECIFIC PLAN RE-SUBMITTAL	04.18.16

Job No. 07138
Proj. Mgr. EJW

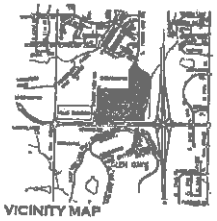
Sheet Title
SPECIFIC PLAN

Sheet No.
SP2



REVISED SPECIFIC PLAN - 2016

WEST GLEN TOWN CENTER



VICINITY MAP

LEGAL DESCRIPTION

WEST GLEN TOWN CENTER PLAT 3, PLAT 3, AND PLAT 4, OFFICIAL PLATS IN WEST DES MOINES, POLK COUNTY, IOWA.

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CONFLUENCE

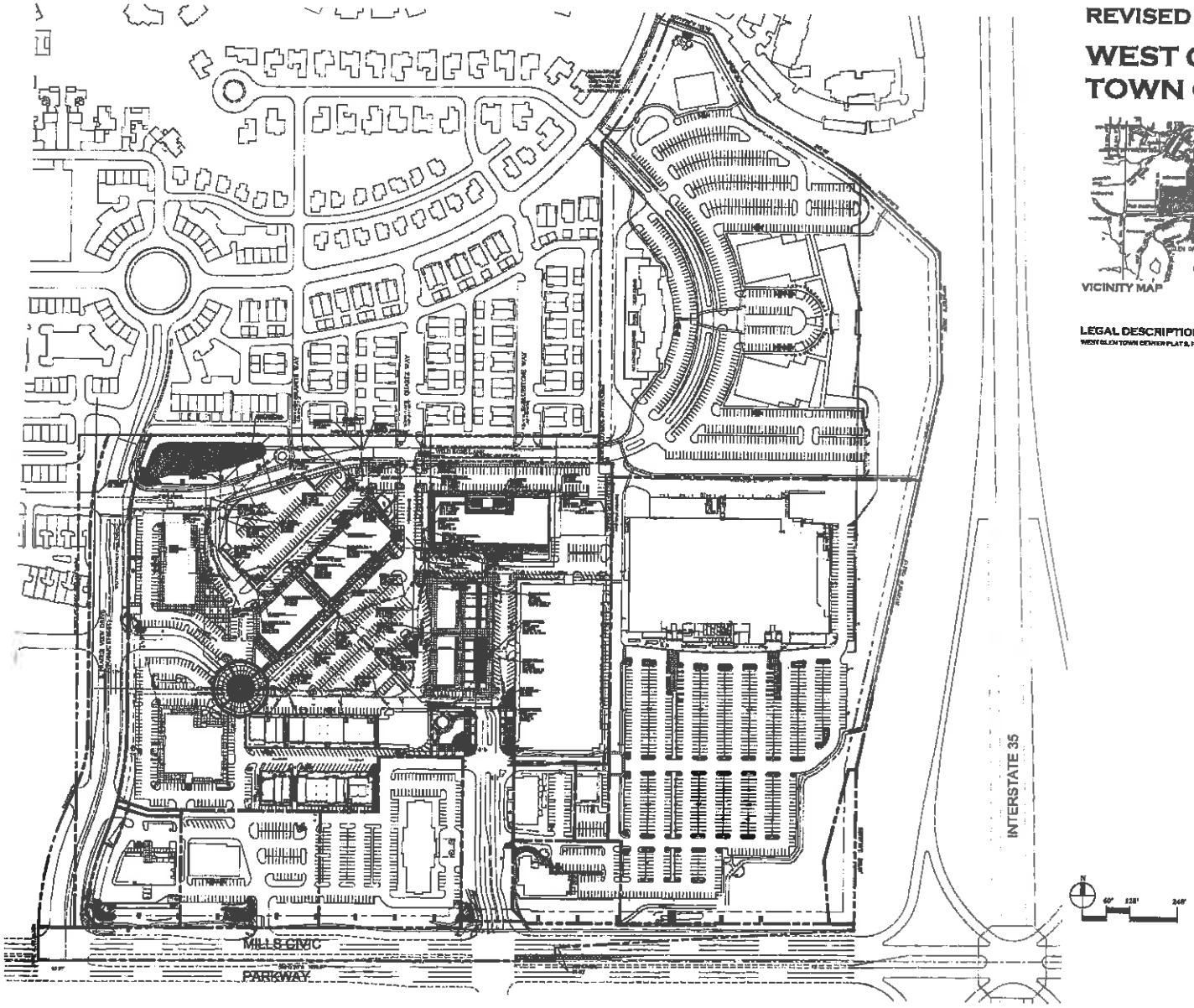
WEST GLEN
TOWN CENTER
SPECIFIC PLAN
WEST DES MOINES, IOWA

Issue / Revision	Date
SPECIFIC PLAN SUBMITTAL	04.18.16
SPEC. PLAN RESPONSE TO COMMENTS	04.18.16
SPEC. PLAN RESPONSE TO COMMENTS	04.18.16
SPECIFIC PLAN SUBMITTAL	04.18.16
SPECIFIC PLAN RE-SUBMITTAL	04.18.16

Job No. 07138
Proj. Mgr. EJW

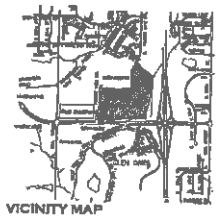
Sheet Title
CONTOURS

Sheet No.
SP3



REVISED SPECIFIC PLAN - 2016

WEST GLEN TOWN CENTER



LEGAL DESCRIPTION

WEST GLEN TOWN CENTER PLAT 2, PLAT 3, AND PLAT 4, OFFICIAL PLATS IN WEST DES MOINES, POLK COUNTY, IOWA.

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CONFLUENCE

WEST GLEN
TOWN CENTER
SPECIFIC PLAN
WEST DES MOINES, IOWA

Issue / Revision	Date
SPECIFIC PLAN SUBMITTAL	04.15.16
SPEC. PLAN RESPONSE TO COMMENTS	04.18.16
SPEC. PLAN RESPONSE TO COMMENTS	04.19.16
SPECIFIC PLAN SUBMITTAL	04.19.16
SPECIFIC PLAN RE-SUBMITTAL	04.25.16
SPECIFIC PLAN RE-SUBMITTAL	04.15.16

Job No. 07138
Proj. Mgr. EJW
Sheet Title
UTILITIES &
Sheet No.
SP4

West Glen Parking Requirements 03-25-2016

PUD Parking Standards: (Restaurants = 1 / 200 SF) (All Other Uses = 1 /300 SF) (Hotel = 1/room) (Apt = 1/unit)

Building	Building Type	Square Feet/Units	Parking Spaces Required Sub Totals	Parking Spaces Required Totals	Parking Spaces Provided	Summary by PUD Parcel
C	Discount Superstore	175,000 SF	584	584	762	C: R 584, P 762 (+178)
D	Specialty Retail	10,788 SF	36	36	58	D: R 36, P 29 (-7)
E	Specialty Retail	2,978 SF	10	24		E: R 24, P 29 (+5)
	Apparel Store	3,947 SF	14			
F	Specialty Retail	19,750 SF	66	66	49	F: R 66, P 49 (-17)
G	Hotel	180 Rooms	180	180	186	G: R 180, P 186 (+6)
H-1	General Office	36,230 SF	121	429	434	H: R 429, P 434, D +5
	Specialty Retail	55,210	184			
	Apartments	63 Units	63			
H-2	High Turnover Restaurant - Planned	5,022 SF	26			
H-3	High Turnover Restaurant	6,978 SF	35			
I-1	Apartments	91 Units	91	151	158	I: R 151, P 158, D+7
I-2	Apartments - New Proposal	60	60			
J-1	General Office	75,000 SF	250	622	628	J: R 622, P 628, D+6
	Specialty Retail	25,000 SF	84			
J-2	Specialty Retail - Planned	15,900 SF	53			
	Apartments - New Proposal	48	48			
J-3	High Turnover Restaurant	8,537 SF	43			
	Drinking Place	6,454 SF	33			
J-4	High Turnover Restaurant	5287 SF	26			
	General Office	9853 SF	33			
	Specialty Retail	15,456 SF	52			
K-1	Specialty Retail	2,431 SF	9	205	199	K: R 195, P 199, D+4
	High Turnover Restaurant	8,854 SF	45			
K-2	Restaurant (Sit Down Quality)	2,112 SF	11			
	Retail	11,608 SF	39			
K-3	Drinking Place	7,318	37			
K-4	Coffee Shop w/ drive-thru	1,847 SF	10			
	Specialty Retail	2,527 SF	9			
K-5	Fast-Food w/ drive-thru	1,506 SF	8			
	General Office	2,965 SF	10			
	Specialty Retail	7,973 SF	27			
M + N	Restaurant	9,723 SF	49	49	56	M+N: R 49, P 56, D+7
L	General Office	8,000 SF	27	51	34	L: R 51, P 34 (-17)
	Bank	7,000 SF	24			
		Grand Total:	2397 Required		2564 Provided	167 Grand Total Balance

Metonic Ownership

Sub Total Provided	1475
Sub Total Required	1456
Sub Total Balance	19

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CONFLUENCE

WEST GLEN TOWN CENTER SPECIFIC PLAN
WEST DES MOINES, IOWA

Issue / Revision	Date
SPECIFIC PLAN SUBMITTAL	04.18.16
SPECIFIC PLAN RE-SUBMITTAL	04.18.16

Job No. 07138
Proj. Mgr. EJW

Sheet Title
SUMMARY TABLE

Sheet No.
T1

AVENUE OF THE ARTS WEST END

J4, HUB EAST ELEVATION

J4, HUB SOUTH ELEVATION

J4, HUB NORTH ELEVATION

K1, AVENUE OF THE ARTS

K2, AVENUE OF THE ARTS

K3, AVENUE OF THE ARTS

K4 NORTH, AVENUE OF THE ARTS

K4 SOUTH, AVENUE OF THE ARTS

K5, AVENUE OF THE ARTS

J3, PERFORMING ARTS, SE CORNER

J3, PERFORMING ARTS, EAST ELEVATION

WEST GLEN TOWN CENTER EXISTING BUILDINGS

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HLKB ARCHITECTURE

WEST GLEN
TOWN CENTER
SPECIFIC PLAN
WEST DES MOINES, IOWA

Issue / Revision	Date
SPECIFIC PLAN SUBMITTAL	10.04.2007

Job No. 07138
Proj. Mgr. EJW
Sheet Title
ARCHITECTURE
Sheet No.
A1.1

H1, TOWN CENTER EAST - EAST ELEVATION

H1, TOWN CENTER EAST - WEST ELEVATION

H1, TOWN CENTER EAST - NORTH ELEVATION

H1, TOWN CENTER EAST - SOUTH ELEVATION

F, JOSEPH'S SOUTH ELEVATION

L, FIRST BANK NORTH ELEVATION

C, TARGET - EAST END OF SOUTH ELEVATION

C, WEST END OF SOUTH ELELEVATION

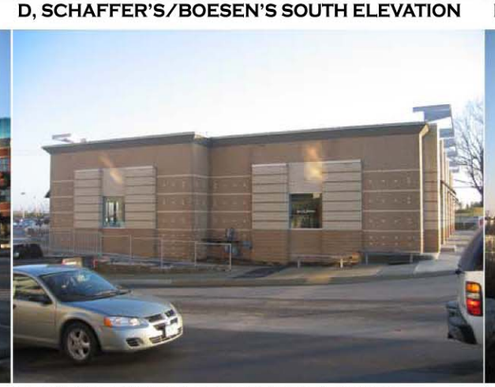
D, SCHAFFER'S/BOESEN'S EAST ELEVATION

D, SCHAFFER'S/BOESEN'S SOUTH ELEVATION

D, SCHAFFER'S/BOESEN'S WEST ELEVATION

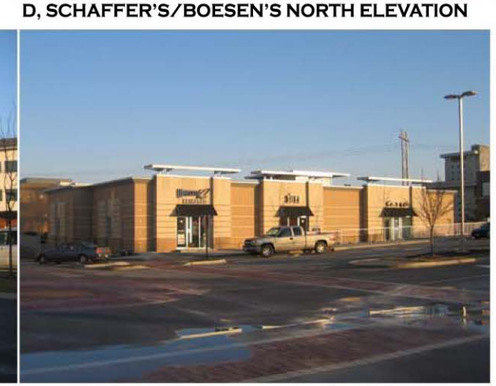
D, SCHAFFER'S/BOESEN'S NORTH ELEVATION

E, SARTO BUILDING - EAST ELEVATION



E, SARTO BUILDING - NORTH ELEVATION

E, SARTO BUILDING - SOUTH ELEVATION



E, SARTO BUILDING - WEST ELEVATION

WEST GLEN TOWN CENTER EXISTING BUILDINGS

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WEST GLEN
TOWN CENTER
SPECIFIC PLAN
WEST DES MOINES, IOWA

Issue / Revision	Date
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Job No. 07138
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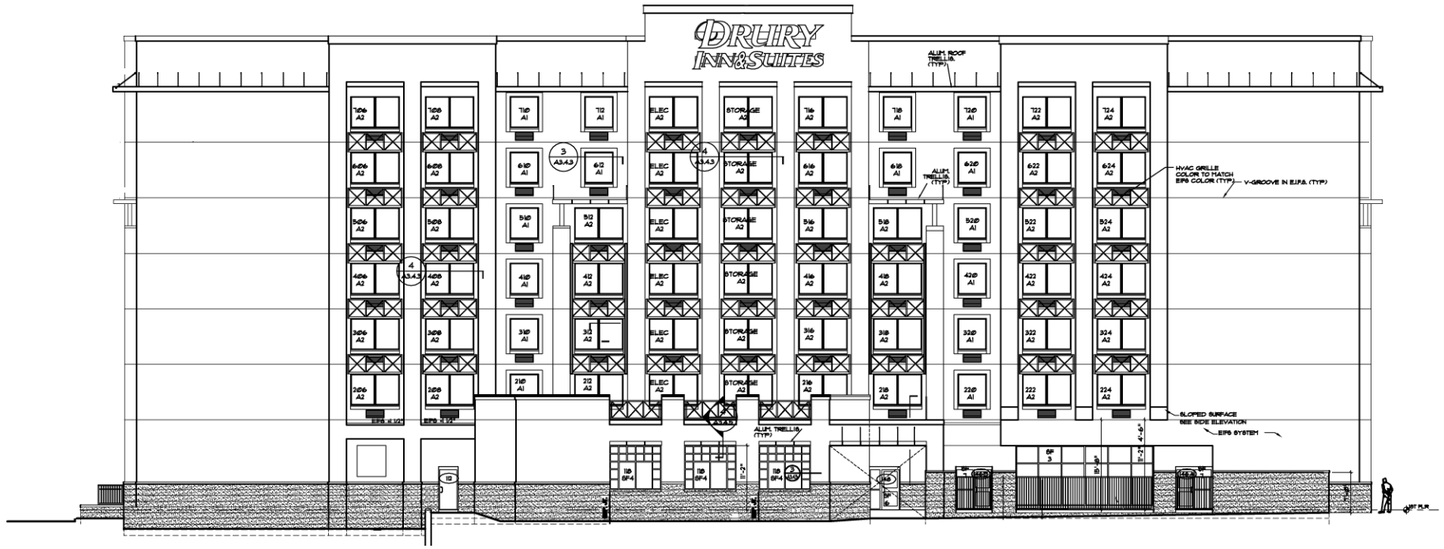
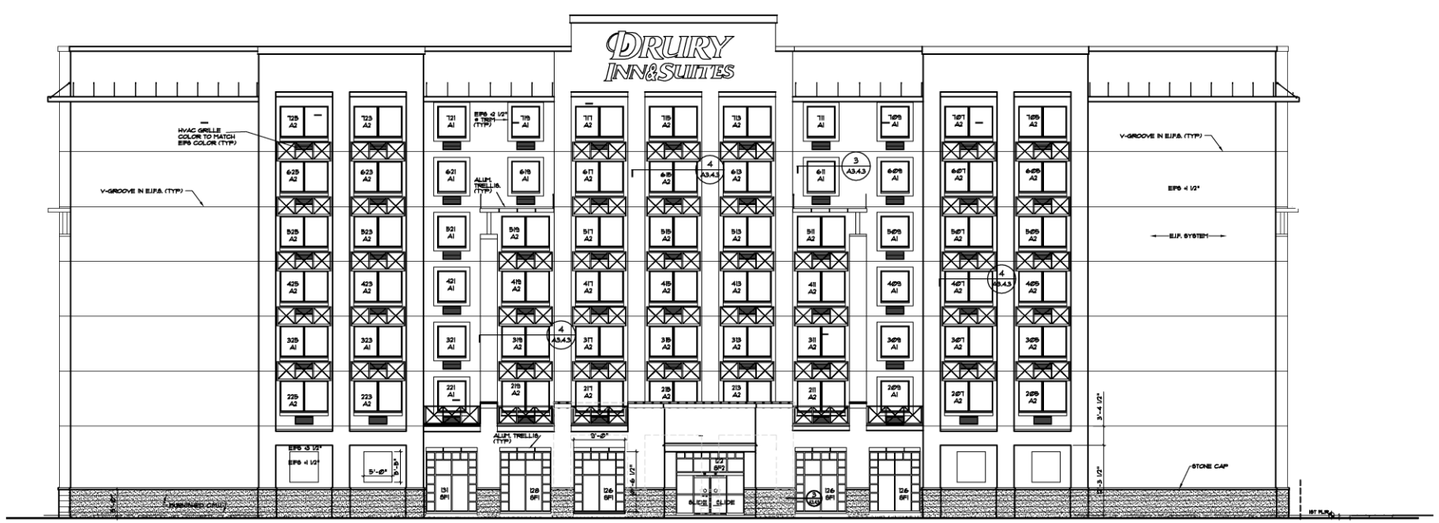
Sheet Title
ARCHITECTURE

Sheet No.
A1.2



WEST ELEVATION



EAST ELEVATION

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WEST GLEN TOWN CENTER
SPECIFIC PLAN
WEST DES MOINES, IOWA

Issue / Revision	Date
SPECIFIC PLAN SUBMITTAL	10.04.2007

Job No. 07138
Proj. Mgr. EJW

Sheet Title
DRURY INN ARCHITECTURE

Sheet No.
A2.1

VIEW LOOKING NORTHEAST INTO NORTH VILLAGE

NORTH VILLAGE DAYCARE

VIEW LOOKING NORTHWEST FROM INTERSTATE 35

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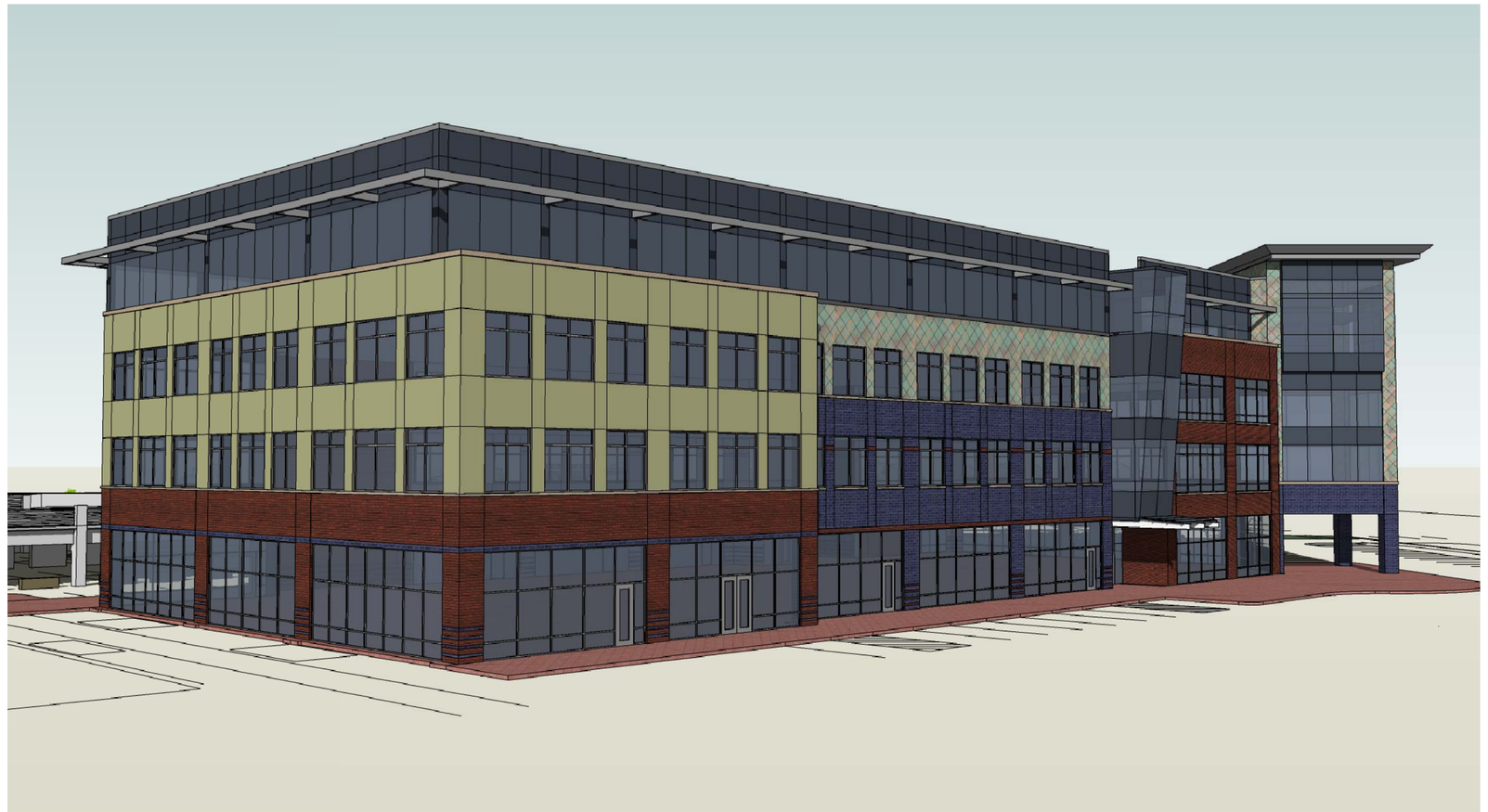
WEST GLEN
TOWN CENTER
SPECIFIC PLAN
WEST DES MOINES, IOWA

Issue / Revision	Date
SPECIFIC PLAN SUBMITTAL	10.04.2007

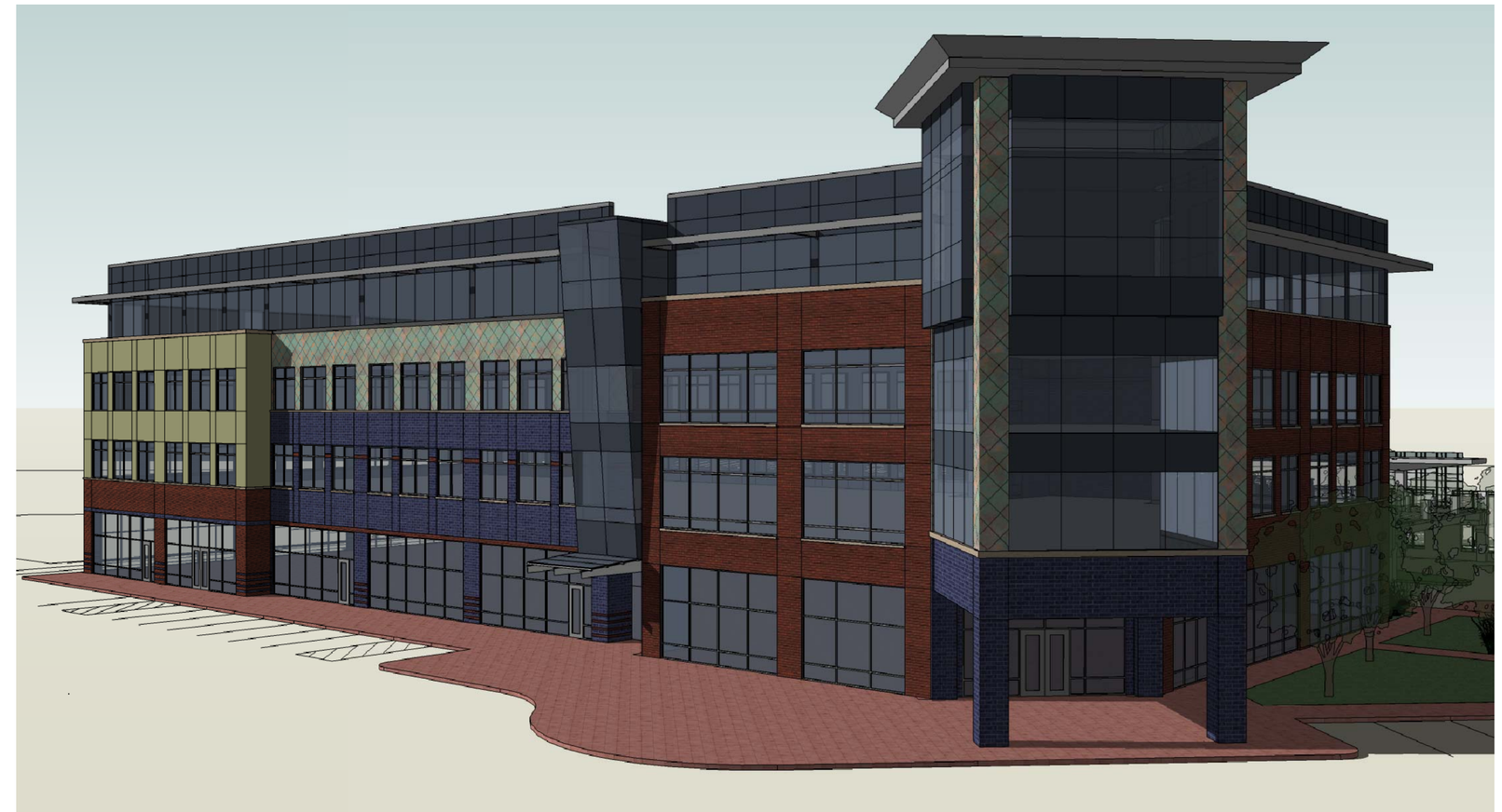
Job No. 07138
Proj. Mgr. EJW

Sheet Title
ARCHITECTURE

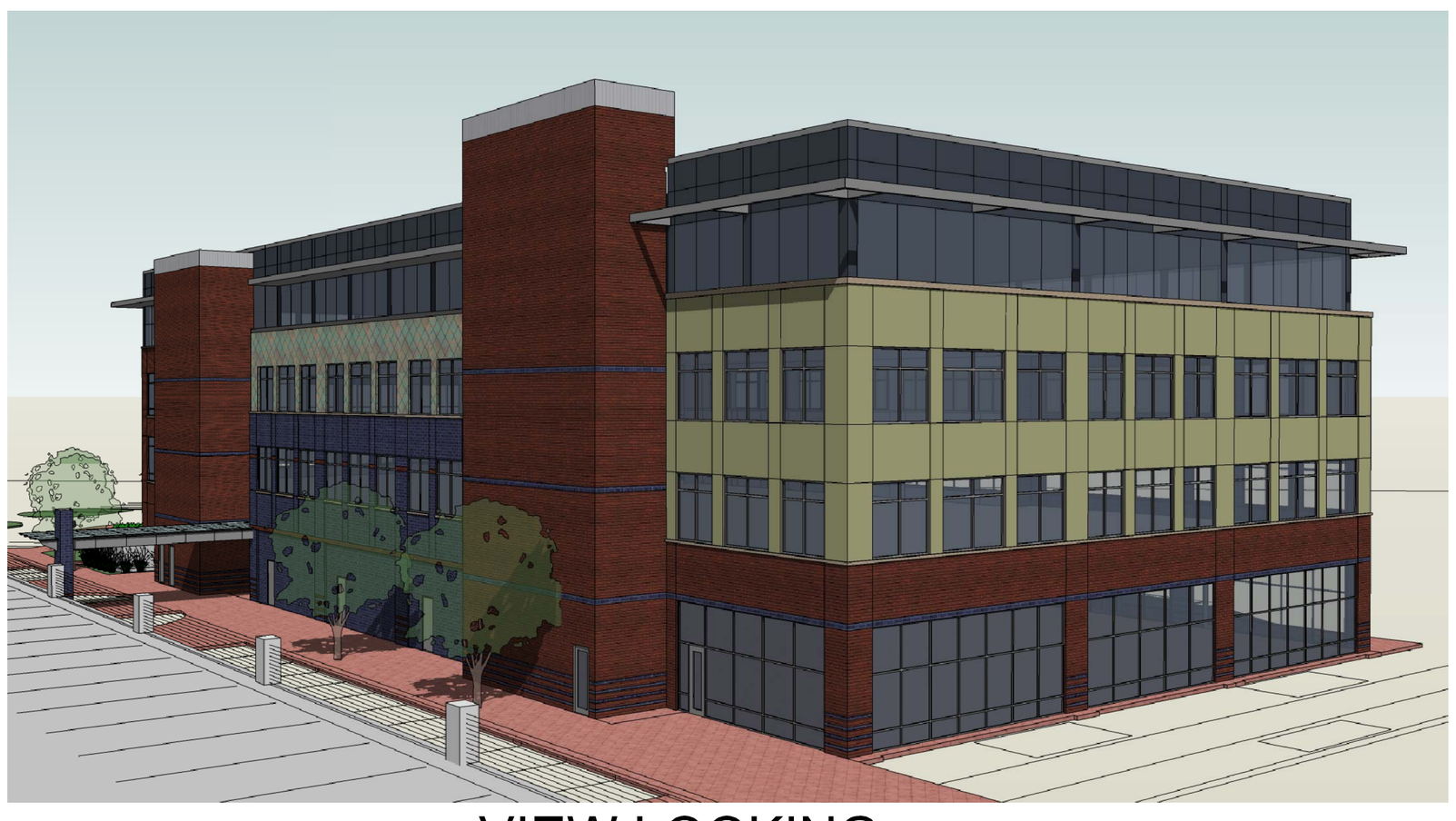
Sheet No.
A2.2



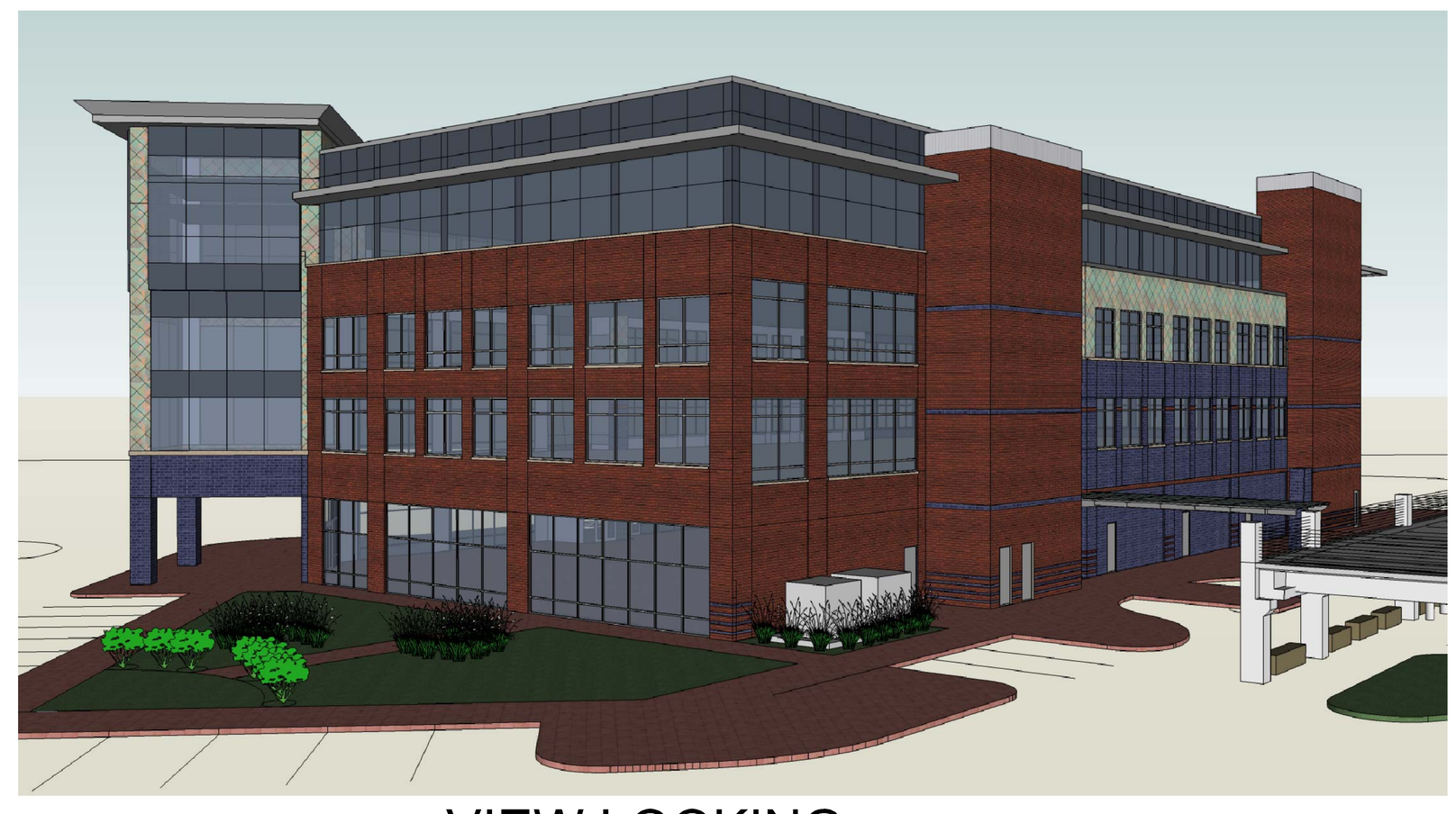
VIEW LOOKING
NORTHEAST



VIEW LOOKING
NORTHWEST



VIEW LOOKING
SOUTHEAST



VIEW LOOKING
SOUTHWEST

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HLKB ARCHITECTURE
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WEST GLEN TOWN CENTER
SPECIFIC PLAN
WEST DES MOINES, IOWA

Issue / Revision	Date
SPECIFIC PLAN SUBMITTAL	10.04.2007
SPEC. PLN. RESPONSE TO COMMENTS	10.19.2007
REVISION	11.01.2007
REVISION	11.02.2007
REVISION	11.09.2007

Job No. 07138
Proj. Mgr. EJW

Sheet Title
J1
5550 Wild Rose Ln

Sheet No.
A 2.3

① NORTHWEST VIEW

② SOUTHWEST VIEW

③ SOUTHEAST VIEW

④ NORTHEAST VIEW

WEST GLEN SPECIFIC PLAN

J-2 BUILDING

WEST DES MOINES, IOWA

simonson

simonson & associates architects LLC

CONFLUENCE

simonson & Associates, Architects, LLC
1717 Ingersoll Ave Ste 117
Des Moines, IA

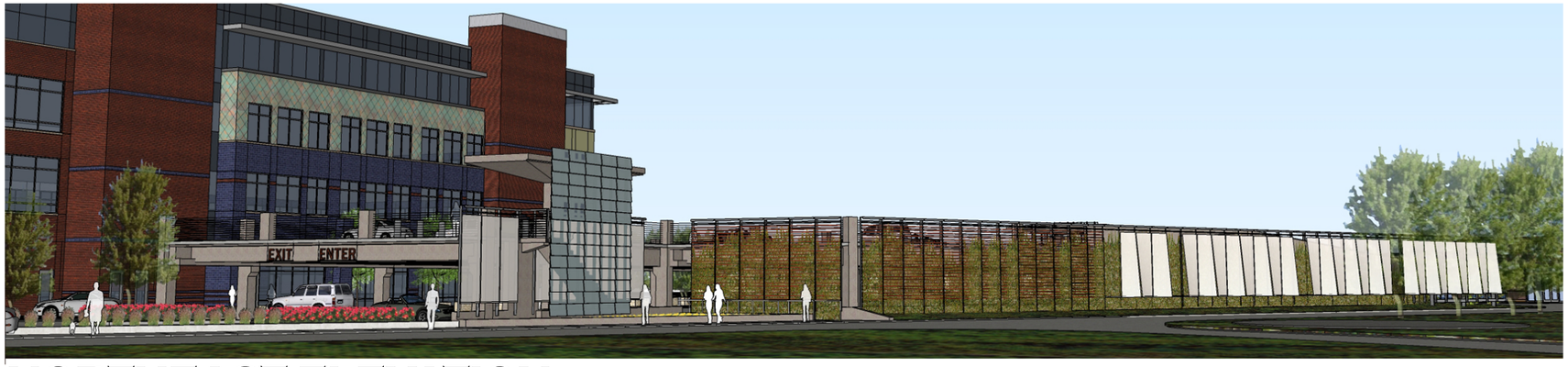
WEST GLEN
TOWN CENTER
SPECIFIC PLAN
WEST DES MOINES, IOWA

Issue / Revision	Date
SPECIFIC PLAN SUBMITTAL	04.18.16

Job No. 07138 Proj. Mgr. EJW

Sheet Title ARCHITECTURE

Sheet No. A2.4



NORTHEAST ELEVATION

SOUTHEAST ELEVATION

SOUTHWEST ELEVATION

NORTHWEST ELEVATION

PROMENADE PLAZA PARKING

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WEST GLEN
TOWN CENTER
SPECIFIC PLAN
WEST DES MOINES, IOWA

Issue / Revision	Date
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Proj. Mgr. EJW

Sheet Title
ARCHITECTURE

Sheet No.
A2.5

NORTH ELEVATION

SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION

KEYSTONE / RETAIL / RESIDENTIAL (I-1)

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WEST GLEN
TOWN CENTER
SPECIFIC PLAN
WEST DES MOINES, IOWA

Issue / Revision	Date
SPECIFIC PLAN SUBMITTAL	10.04.2007

Job No. 07138 Proj. Mgr. EJW

Sheet Title
ARCHITECTURE

Sheet No.
A2.6

VIEW LOOKING EAST

VIEW LOOKING NORTHWEST

VIEW LOOKING WEST

VIEW LOOKING SOUTH

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WEST GLEN TOWN CENTER SPECIFIC PLAN

WEST DES MOINES, IOWA

Issue / Revision	Date
SPECIFIC PLAN SUBMITTAL	10.04.2007
SPEC. PLN. RESPONSE TO COMMENTS	10.19.2007
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REVISION	11.02.2007
REVISION	11.09.2007

Job No. 07138

Proj. Mgr. EJW

Sheet Title

H2
5475 MILLS

Sheet No.

A 2.7

PERSPECTIVE LOOKING NORTHWEST

PERSPECTIVE LOOKING NORTHEAST

PERSPECTIVE LOOKING SOUTHWEST

PERSPECTIVE LOOKING SOUTHEAST

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WEST GLEN
TOWN CENTER
SPECIFIC PLAN
WEST DES MOINES, IOWA

Issue / Revision	Date
SPECIFIC PLAN SUBMITTAL	10.04.2007
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Job No. 07138
Proj. Mgr. EJW

Sheet Title
RESTAURANT PAD, H3

Sheet No.
A 2.8

SOUTHWEST PERSPECTIVE OF BUILDING S-1

SOUTHEAST PERSPECTIVE OF BUILDING S-1

NORTHEAST PERSPECTIVE OF BUILDING S-1

NORTHWEST PERSPECTIVE OF BUILDING S-1

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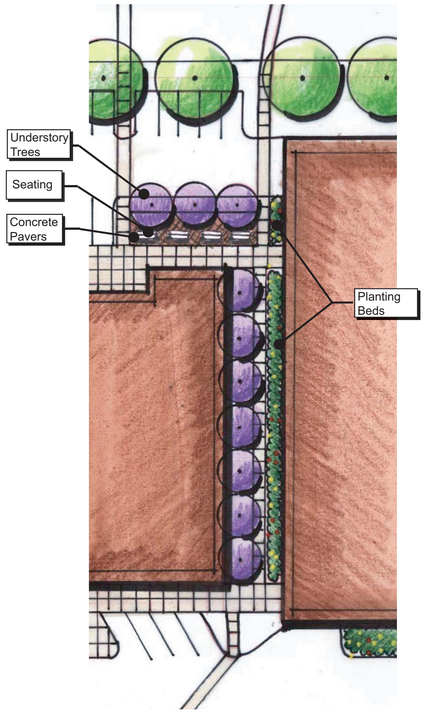
WEST GLEN
TOWN CENTER
SPECIFIC PLAN
WEST DES MOINES, IOWA

Issue / Revision	Date
SPECIFIC PLAN SUBMITTAL	10.04.2007

Job No. 07138
Proj. Mgr. EJW

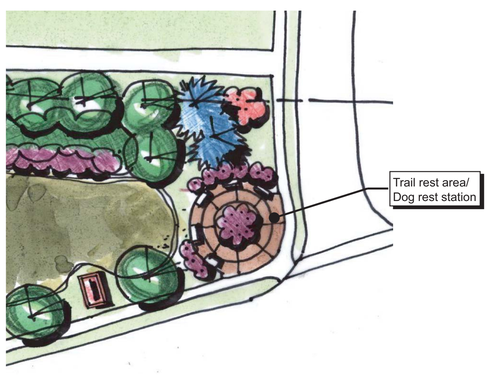
Sheet Title
ARCHITECTURE

Sheet No.
A2.9



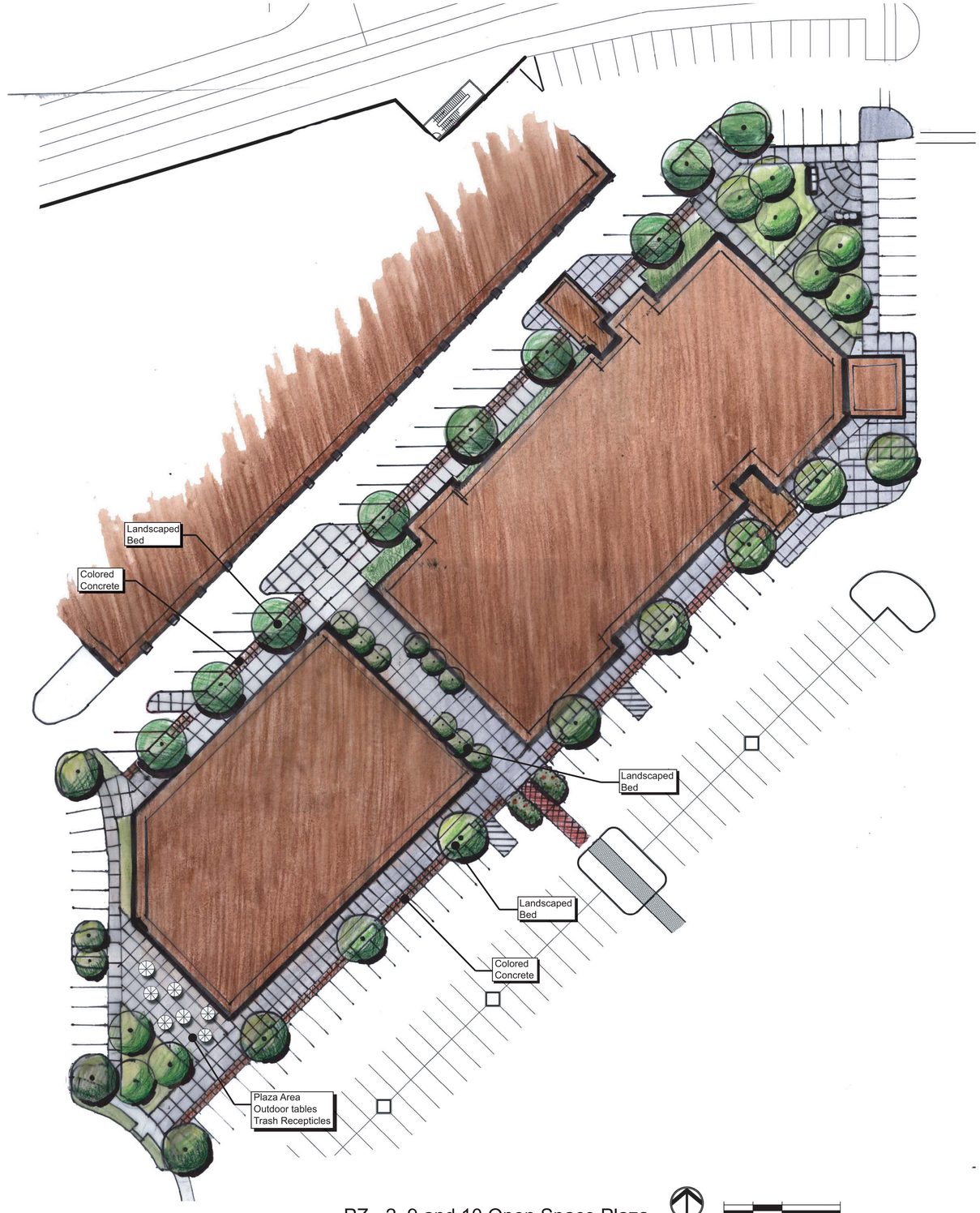
PZ - 1 Open Space Plaza

NORTH 0' 15' 30' 60'



PZ - 8 Open Space Plaza

NORTH 0' 15' 30' 60'



PZ - 2, 9 and 10 Open Space Plaza

NORTH 0' 10' 20' 40'

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WEST GLEN TOWN CENTER SPECIFIC PLAN

WEST DES MOINES, IOWA

Issue / Revision	Date
SPECIFIC PLAN SUBMITTAL	10.04.2007

Job No. 07138

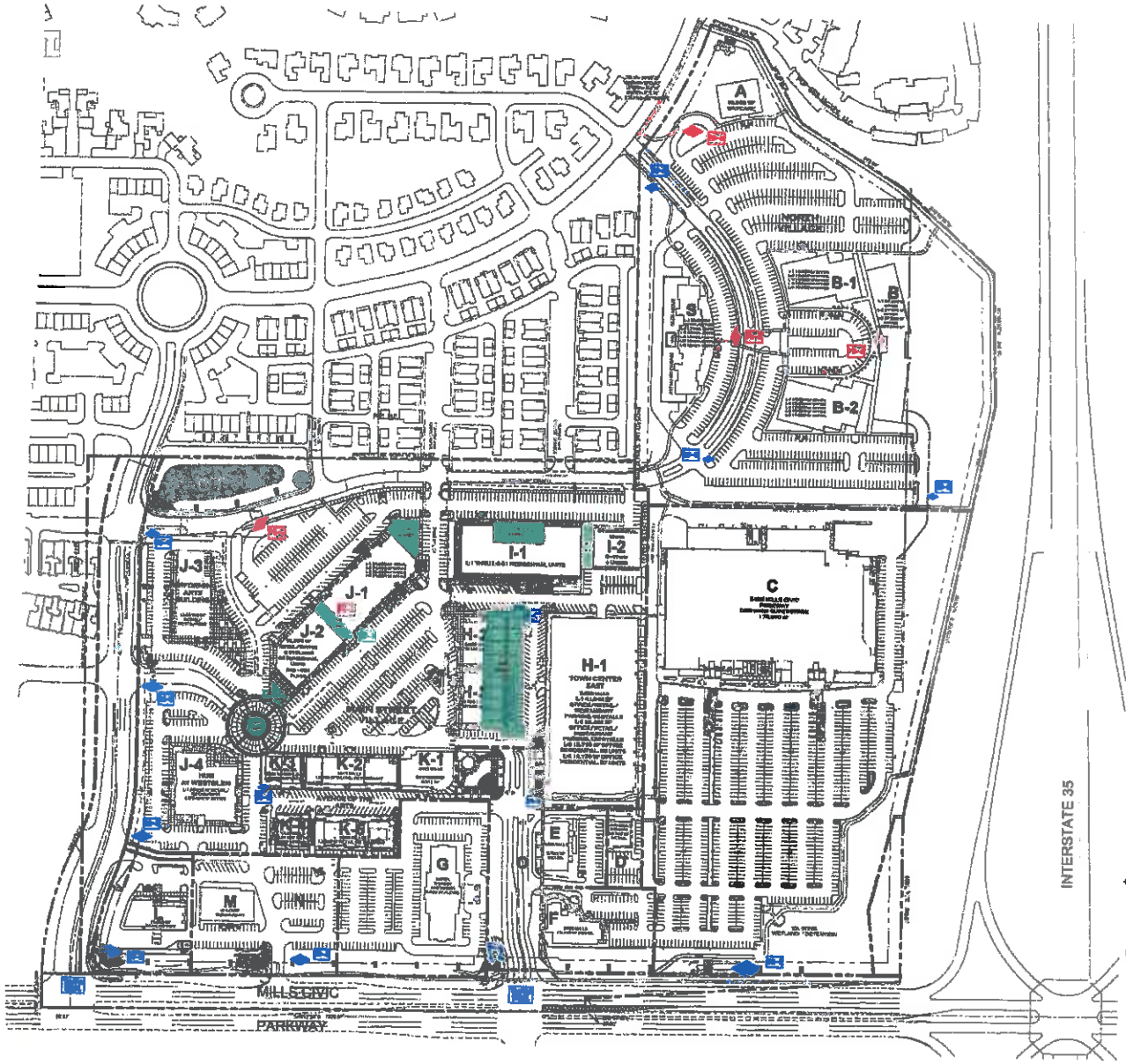
Proj. Mgr. EJW

Sheet Title

OPEN SPACE PLAZAS

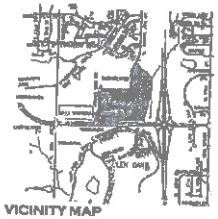
Sheet No.

L1.1



REVISED SPECIFIC PLAN - 2016

WEST GLEN TOWN CENTER



VICINITY MAP

LEGAL DESCRIPTION

WEST GLEN TOWN CENTER PLAT 1, PLAT 2, AND PLAT 4, OFFICIAL PLATS IN WEST DES MOINES, POLK COUNTY, IOWA.

PHASING

PHASE I: AREAS D, E, F, H, J-3, J-4, J-1, I-1, I-2, K-1, K-2, K-3, K-4, K, G, L (COMPLETED)
PHASE II: AREAS J-2, H-2, H-3, J-1, J-3, M
PHASE III: AREAS A, B, B-1, B-2, S

EXISTING/PROPOSED ZONING

WEST GLEN TOWN CENTER PUD, / SPECIFIC PLAN

EXISTING/PROPOSED LAND USE

COMMUNITY COMMERCIAL, OFFICE & RESIDENTIAL

NOTES:

NO SIGN PLACEMENT SIGNS, OVERHANGS, TREES OR STRUCTURES ARE TO BE LOCATED WITHIN EASEMENTS

LEGEND

- OPEN SPACE PLAZAS
- GATEWAY FESTIVE SIGNS (150 SF SIGNAGE FACE)
- DEVELOPMENT MONUMENT SIGNS (72 SF SIGNAGE FACE / 6 TENANT NAMES)
- ENTRANCE MONUMENT SIGNS - EXISTING (72 SF SIGNAGE FACE / 1 TENANT NAME)
- LANDSCAPE MONUMENT SIGNS (36 SF SIGNAGE FACE / 3 TENANT NAMES)
- SECONDARY ENTRANCE SIGNS (36 SF SIGNAGE FACE / 1 TENANT NAME)
- INTERSTATE SIGNS (100 SF SIGNAGE FACE)
- INTERNAL WAYFINDING SIGNS (48 SF SIGNAGE FACE / 12' TALL, 2 SF WIDE)

PARKLAND DEDICATION SUMMARY

.03 Acres
.05 Acres
.14 Acres
.02 Acres
.14 Acres
.07 Acres
+ .58 Acres
1.24 Total Acres

OWNER APPLICANT

AYRE MAINE HOLDINGS
MACE WEST GLEN HOLDINGS LP
300 N. 144TH ST
OMAHA, NE 68154

OWNERS WITHIN PUD

AMES NATIONAL CORPORATION
405 5TH ST
AMES, IA 50010

ROBERT A DEAN
13818 FRANCES ST
OMAHA, NE 68138-3366

FRURY DEVELOPMENT CORP
701 E MONROE RD STE 200
SAINT LOUIS, MO 63141-8785

MACE WEST GLEN HOLDINGS LP
300 N 144TH ST
OMAHA, NE 68154-1374

J. JOSEPH SCHERRE
9465 MILLS CIVIC PKWY
WEST DES MOINES, IA 50266-5929

STEVE SCOTT
1701 48TH ST STE 110
WEST DES MOINES, IA 50265-4737

FAIR GROUNDS LLC
9455 MILLS CIVIC PKWY STE 400
WEST DES MOINES, IA 50266-5918

TARGET CORPORATION
PROPERTY TAX 7051
1708 3N30
MINNEAPOLIS, MN 55403-2542

TOWN CENTER EAST AT WEST GLEN CONDOMINIUMS

KEYSTONE AT WEST GLEN CONDOMINIUMS

MACE WEST GLEN HOLDINGS LP
300 N 144TH ST
OMAHA, NE 68154-1373

Simonson & Associates, Architects, L.L.C
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Des Moines, IA

CONFLUENCE

WEST GLEN TOWN CENTER SPECIFIC PLAN
WEST DES MOINES, IOWA

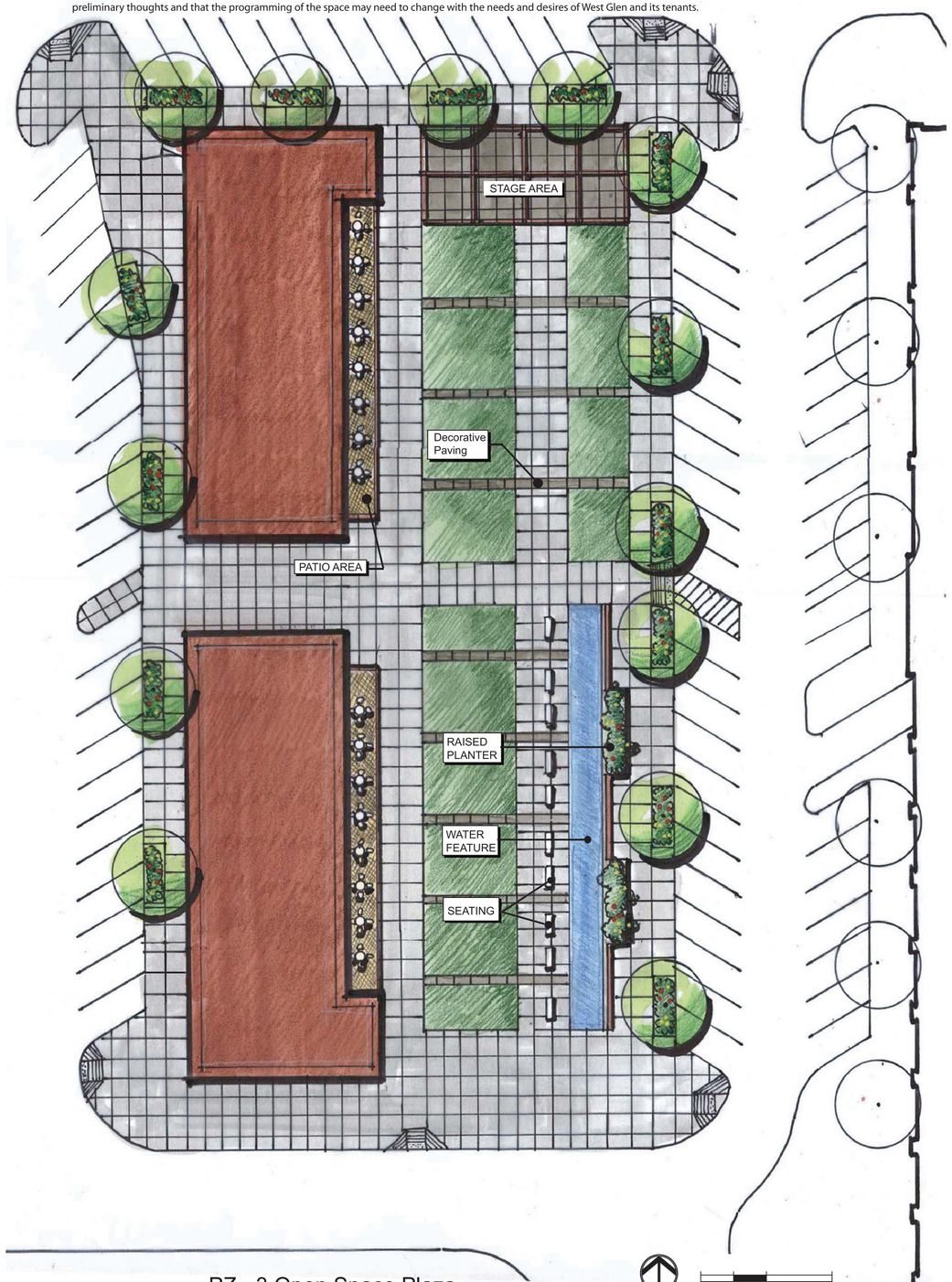
Issue / Revision	Date
SPECIFIC PLAN SUBMITTAL	04.16.18
SPECIFIC PLAN SUBMITTAL	04.18.18

Job No. 07138
Drawn By EJW

Sheet Title
PARKLAND DEDICATION

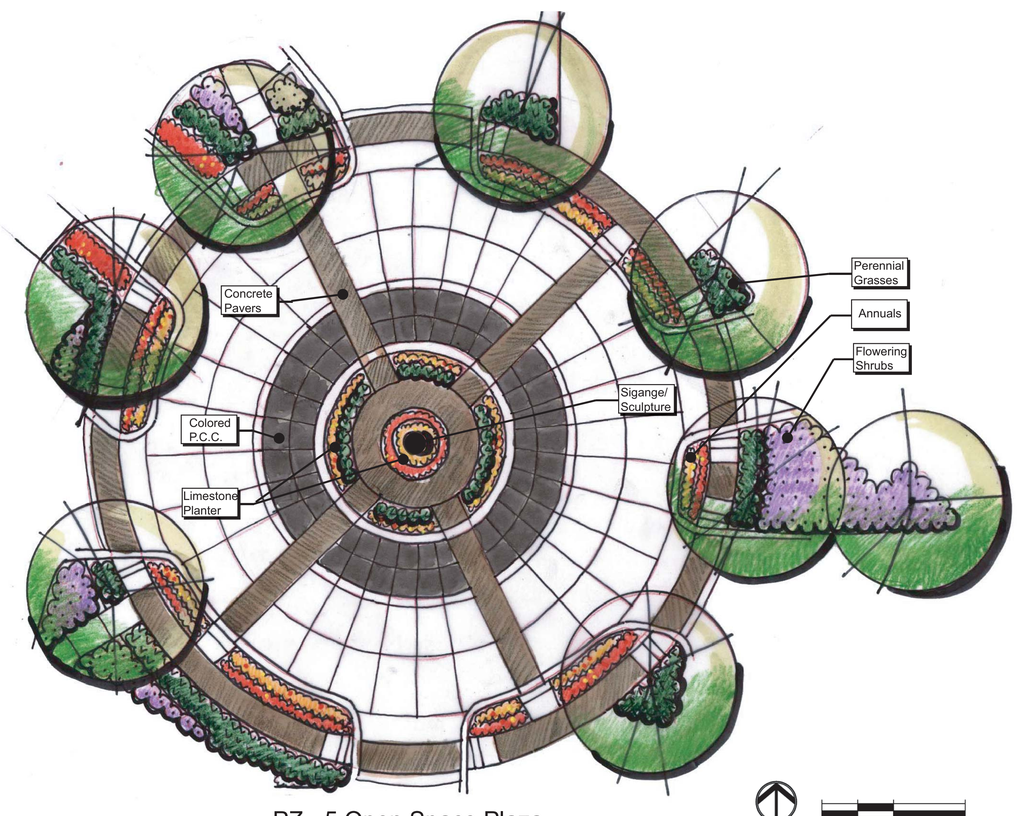
Sheet No.
L1.1 A

Stage Area: West Glen Town Center is currently planning its signature open space, Stone Brooke Terrace, at the heart of the West Glen Town Center development. Stone Brooke Terrace will serve as an extension of the existing Fountain Plaza next to Crave and will help to expand the capacity of events such as Friday's at the Fountain. This new open space could be a wonderful location for West Glen's annual Spring and Fall Fashion Shows, private weddings or parties, a farmer's market, concerts, or movie showings. When the space is not in use for a specific event, seating options will be provided so that guest can relax and enjoy the space. Please understand that these are just preliminary thoughts and that the programming of the space may need to change with the needs and desires of West Glen and its tenants.



PZ - 3 Open Space Plaza

PZ - 4 Open Space Plaza



PZ - 5 Open Space Plaza

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BRIAN CLARK + ASSOCIATES
LANDSCAPE ARCHITECTURE | PLANNING | URBAN DESIGN

HLKB ARCHITECTURE

WEST GLEN TOWN CENTER SPECIFIC PLAN

WEST DES MOINES, IOWA

Issue / Revision	Date
SPECIFIC PLAN SUBMITTAL	10.04.2007
SPEC.PLN. RESPONSE TO COMMENTS	10.19.2007

Job No. 07138 | Proj. Mgr. EJW

Sheet Title

OPEN SPACE PLAZAS

Sheet No.

L1.2

DUMOR SERIES 58 BENCH - BLACK, 6' LONG, 2 SUPPORTS
SURFACE MOUNTED
SEE LAYOUT PLANS FOR QUANTITY AND LOCATIONS

1 BENCH

SINGLE FIXTURES ALONG ROADWAYS AND PATHS
DOUBLE FIXTURES IN LARGER PARKING LOTS

2 LIGHTING FIXTURES

3 TREE GRATE

DUMOR SERIES 84 TRASH RECEPTACLE - BLACK, 32 GALLON, ALL STEEL
SURFACE MOUNTED
SEE LAYOUT PLANS FOR QUANTITY AND LOCATIONS

4 LITTER RECEPTACLE

DUMOR SERIES 114 PLANTER - BLACK
SURFACE MOUNTED
SEE LAYOUT PLANS FOR QUANTITY AND LOCATIONS

5 PLANTER

SKYLINE HONEYLOCUST

SERVICEBERRY

SUNSET RED MAPLE

DAYLILY (ASSORTED VARIETIES)

SHASTA DAISY

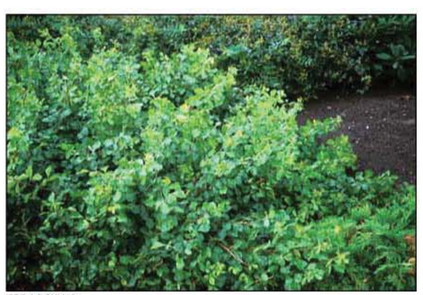
HUMMINGBIRD CLETHERA

SKANDIA JUNIPER

BLACK-EYED SUSAN

MAY NIGHT SALVIA

KARL FOERSTER FEATHER REED GRASS



GRO-LO SUMAC

SHENANDOAH SWITCHGRASS

GENERAL LANDSCAPING THEMES AND SITE FURNISHINGS

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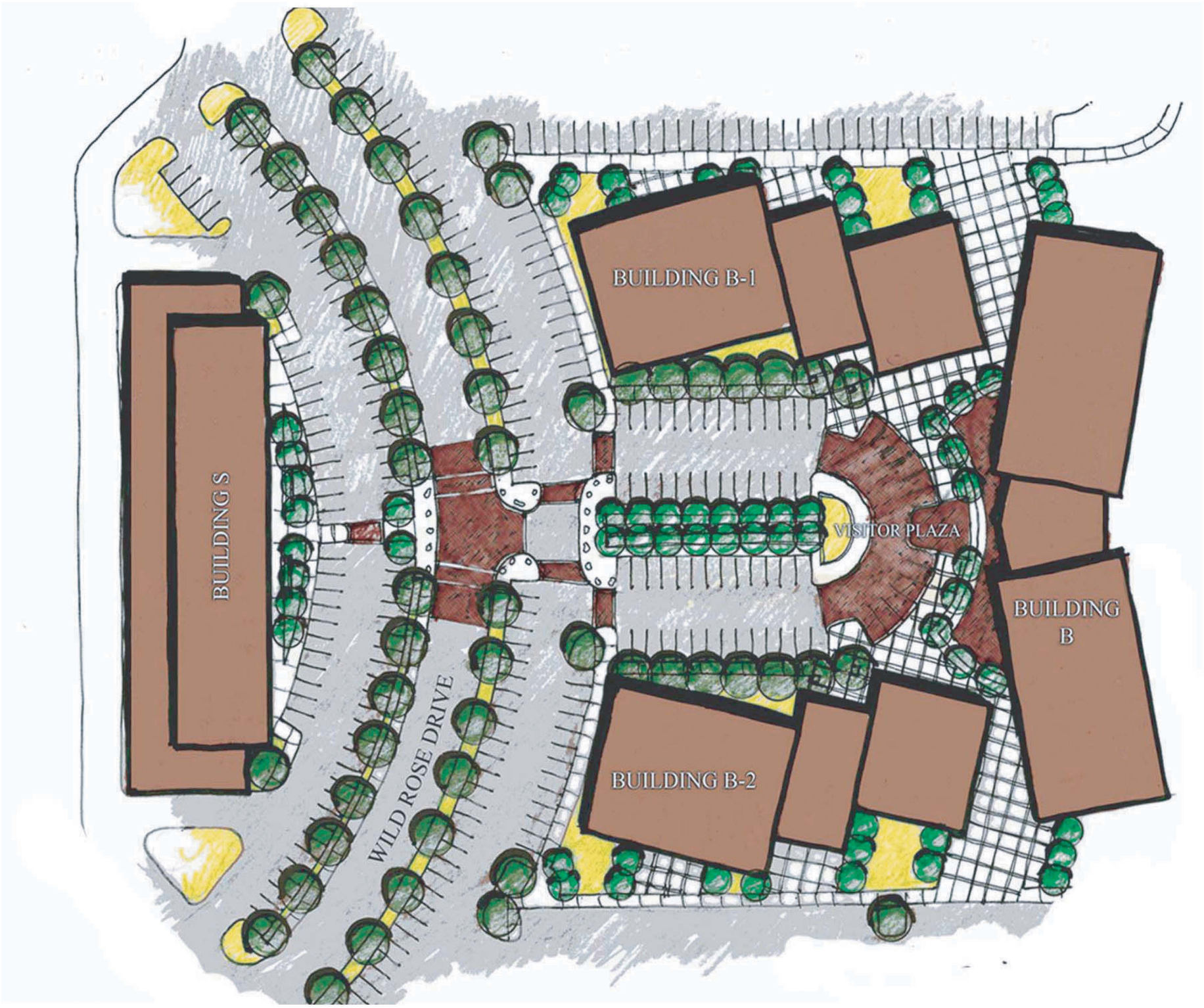
WEST GLEN
TOWN CENTER
SPECIFIC PLAN
WEST DES MOINES, IOWA

Issue / Revision	Date
SPECIFIC PLAN SUBMITTAL	10.04.2007

Job No. 07138
Proj. Mgr. EJW

Sheet Title
SITE FURNISHINGS
PLANT MATERIAL

Sheet No.
L2.1



North Village
PZ - 6 & 7 Open Space Plaza

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WEST GLEN
TOWN CENTER
SPECIFIC PLAN
WEST DES MOINES, IOWA

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Job No. 07138
Proj. Mgr. EJW

Sheet Title
OPEN SPACE PLAZAS

Sheet No.
L1.3

Rhododendron mauricum
Madison Snow

Rhododendron prinophyllum
Roseshell

Fraxinus americana
'Autumn Purple'

Amur maple

Trident maple

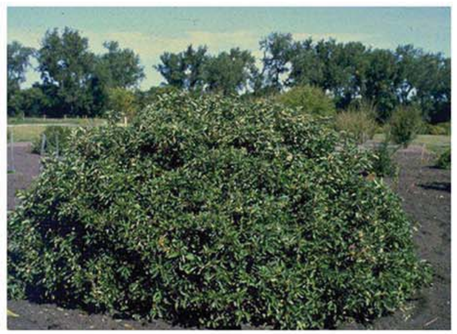
Taxus cuspidata

Buxus microphylla
var. koreana

Cornus racemosa Spring & Fall

Rosa 'Nearly Wild'

Viburnum opulus ''Compactum' Spring & Fall



Cornus sericea 'Isanti' Spring & Winter

Rosa 'Fru Dagmar Hastrup'

GENERAL LANDSCAPING THEMES

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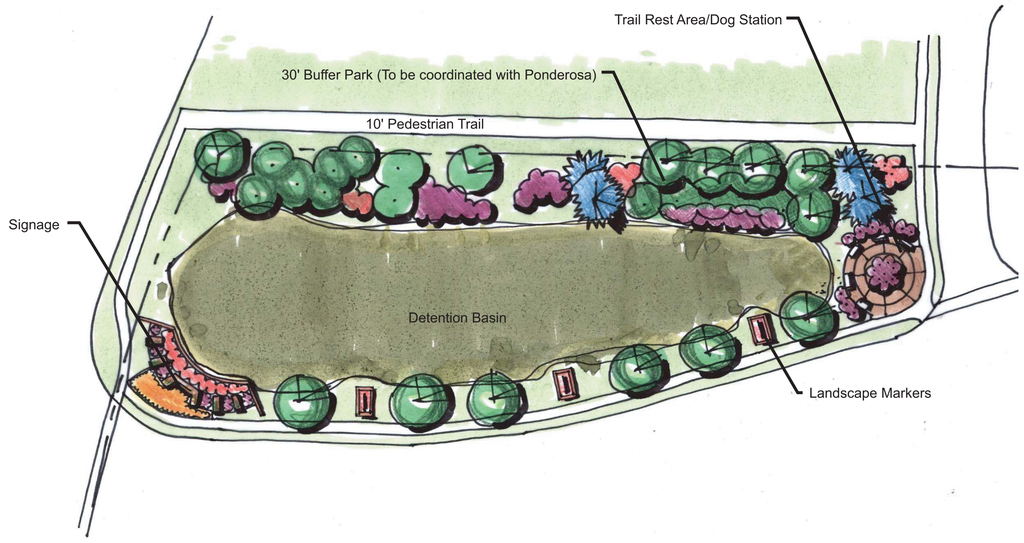
WEST GLEN
TOWN CENTER
SPECIFIC PLAN
WEST DES MOINES, IOWA

Issue / Revision	Date
SPECIFIC PLAN SUBMITTAL	10.04.2007

Job No. 07138
Proj. Mgr. EJW

Sheet Title
PLANT MATERIAL

Sheet No.
L2.2



Wetland Detention Area

Detention Pond/Wetland Plant Species For West Glen Town Center

Virginia Wild Rye	*Elymus virginicus*
Fox Sedge	*Carex vulpinoidea*
Ox Eye Sunflower	*Heliopsis helianthoides*
Blue Vervain	*Verbena hastate*
American mannagrass	*Glyceria grandis*
Green Bulrush	*Scirpus atrovirens*
Soft Rush	*Juncus effuses*
Lurid Sedge	*Carex lurida*
Many Leaved Bulrush	*Scirpus polyphyllus*
Swamp Milkweed	*Asclipias incarnate*
Hop Sedge	*Carex lupulina*
Giant Ironweed	*Veronia gigantea*
Cosmos	*Carex comosa*
Blunt Broom Sedge	*Carex scoparia*
Spotted Joe Pye Weed	*Eupatorium maculatum*
Wool Grass	*Scirpus cyperinus*
Golden Alexanders	*Zizia aurea*
Rattlesnake Grass	*Glyceria canadensis*
Awl Sedge	*Carex stipata*
Rough Avens	*Geum laciniatum*
New England Aster	*Aster novae-angliae*
Common Sneezeweed	*Helenium aytynbake*
Purple Stemmed Aster	*Aster puniceus*
Boneset	*Eupatorium perfoliatum*
Flat Topped White Aster	*Aster umbellatus*
Bristlebract Sedge	*Carex tribuloides*
Ditch Stonecrop	*Penthorum sedoides*
Grass Leaved Goldenrod	*Euthamia graminifolia*

Note: Based on availability of seed mixes and/or potted plants at time of planting, substitutions are possible. This list represents a typical mixture of plants for a wet/semi wet retention area planting.

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WEST GLEN
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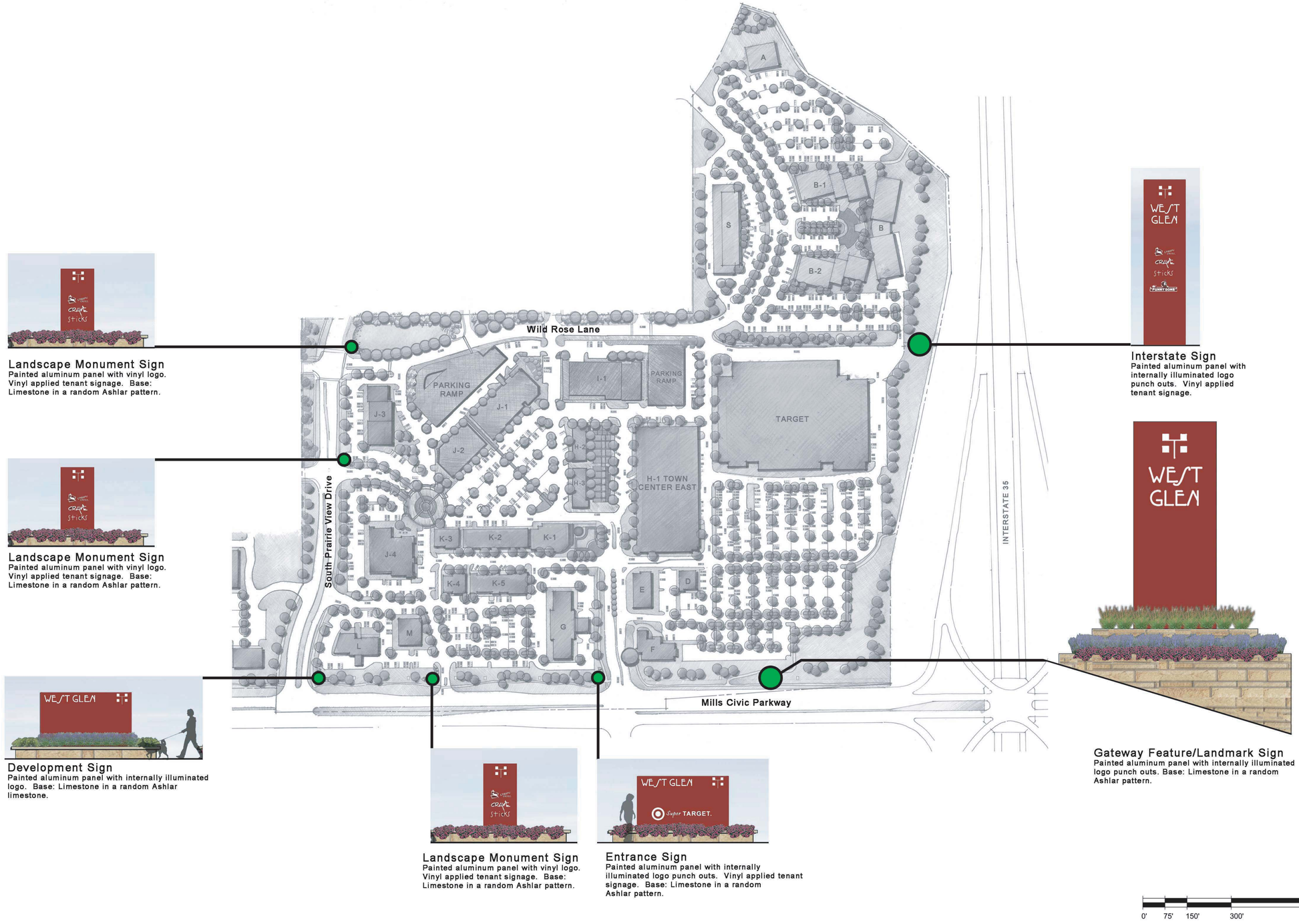
Sheet Title
WETLAND DETENTION

Sheet No.
L2.3



Landscape Monument Sign
Painted aluminum panel with vinyl logo. Vinyl applied tenant signage. Base: Limestone in a random Ashlar pattern.

Landscape Monument Sign
Painted aluminum panel with vinyl logo. Vinyl applied tenant signage. Base: Limestone in a random Ashlar pattern.

Development Sign
Painted aluminum panel with internally illuminated logo. Base: Limestone in a random Ashlar limestone.

Landscape Monument Sign
Painted aluminum panel with vinyl logo. Vinyl applied tenant signage. Base: Limestone in a random Ashlar pattern.

Entrance Sign
Painted aluminum panel with internally illuminated logo punch outs. Vinyl applied tenant signage. Base: Limestone in a random Ashlar pattern.

Interstate Sign
Painted aluminum panel with internally illuminated logo punch outs. Vinyl applied tenant signage.

Gateway Feature/Landmark Sign
Painted aluminum panel with internally illuminated logo punch outs. Base: Limestone in a random Ashlar pattern.

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HLKB ARCHITECTURE

WEST GLEN TOWN CENTER SPECIFIC PLAN

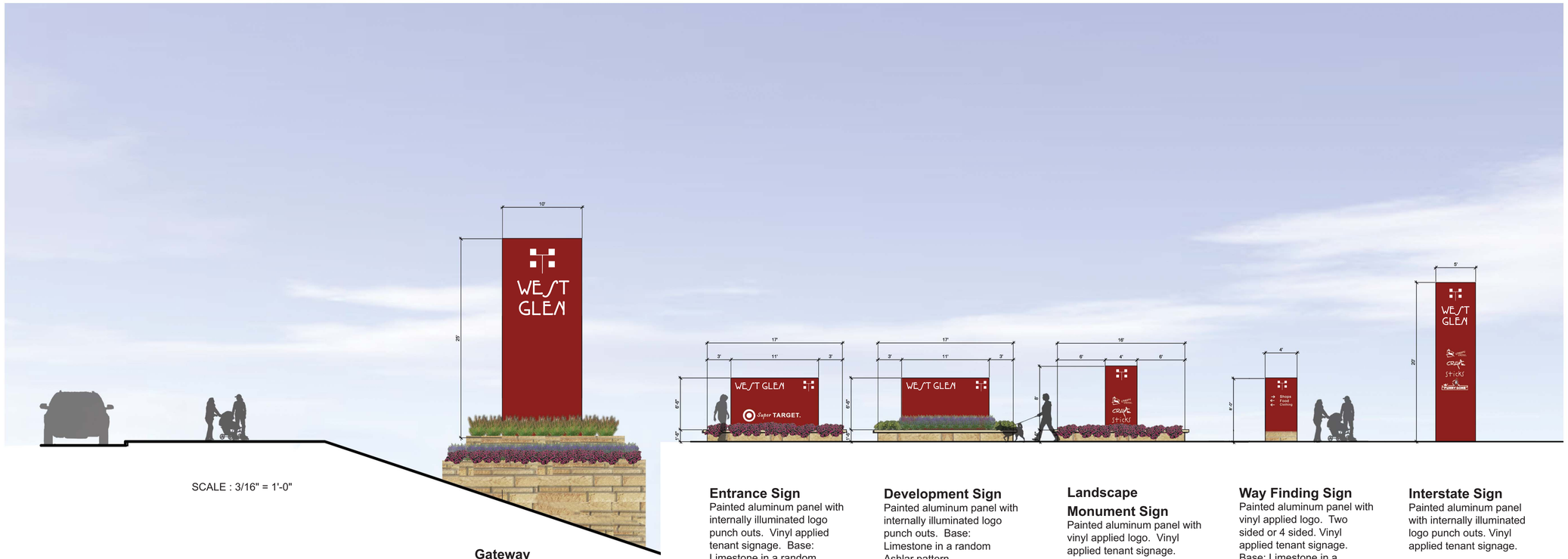
WEST DES MOINES, IOWA

Issue / Revision	Date
SPECIFIC PLAN SUBMITTAL	10.04.2007
SPEC. PLN. RESPONSE TO COMMENTS	10.19.2007
REVISION	11.08.2007

Job No. 07138
Proj. Mgr. EJW

Sheet Title
SIGNAGE MODIFICATIONS

Sheet No.
L3.1



SCALE : 3/16" = 1'-0"

Gateway Feature/Landmark Sign
Painted aluminum panel with internally illuminated logo punch outs. Vinyl applied tenant signage. Base: Limestone in a random Ashlar pattern.

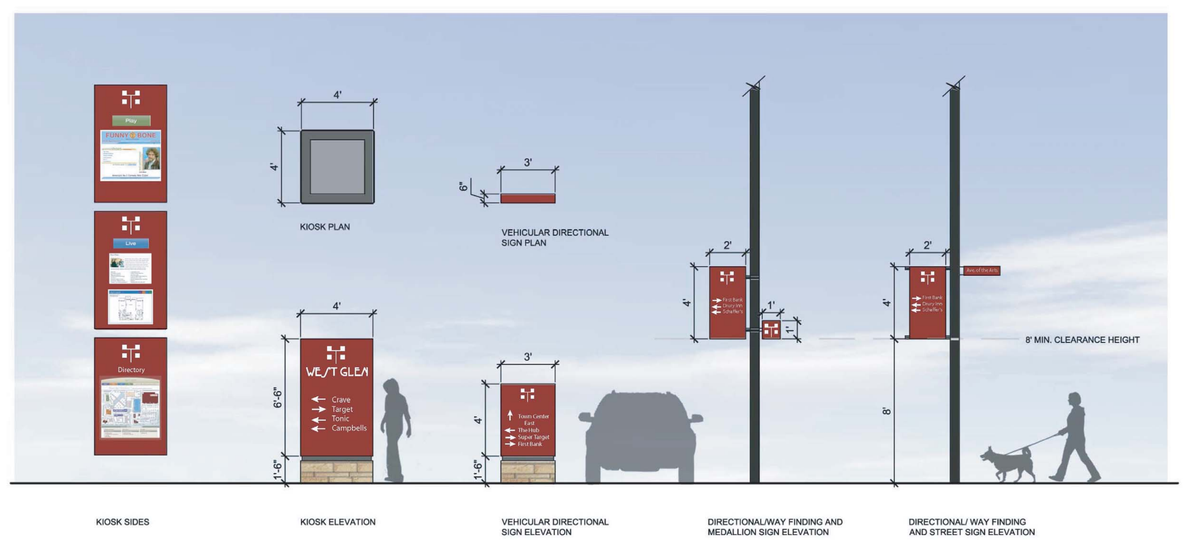
Entrance Sign
Painted aluminum panel with internally illuminated logo punch outs. Vinyl applied tenant signage. Base: Limestone in a random Ashlar pattern.

Development Sign
Painted aluminum panel with internally illuminated logo punch outs. Base: Limestone in a random Ashlar pattern.

Landscape Monument Sign
Painted aluminum panel with vinyl applied logo. Vinyl applied tenant signage. Base: Limestone in a random Ashlar pattern.

Way Finding Sign
Painted aluminum panel with vinyl applied logo. Two sided or 4 sided. Vinyl applied tenant signage. Base: Limestone in a random Ashlar pattern.

Interstate Sign
Painted aluminum panel with internally illuminated logo punch outs. Vinyl applied tenant signage.



SCALE: 1/4" = 1'
0' 4' 8' 16'

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2420 128th street urbandale ia 50323
515 440 5626 fax 515 440 0964

COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS
2167 GRAND AVENUE, WEST DES MOINES, IOWA, 50265
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BRIAN CLARK + ASSOCIATES
LANDSCAPE ARCHITECTURE | PLANNING | URBAN DESIGN

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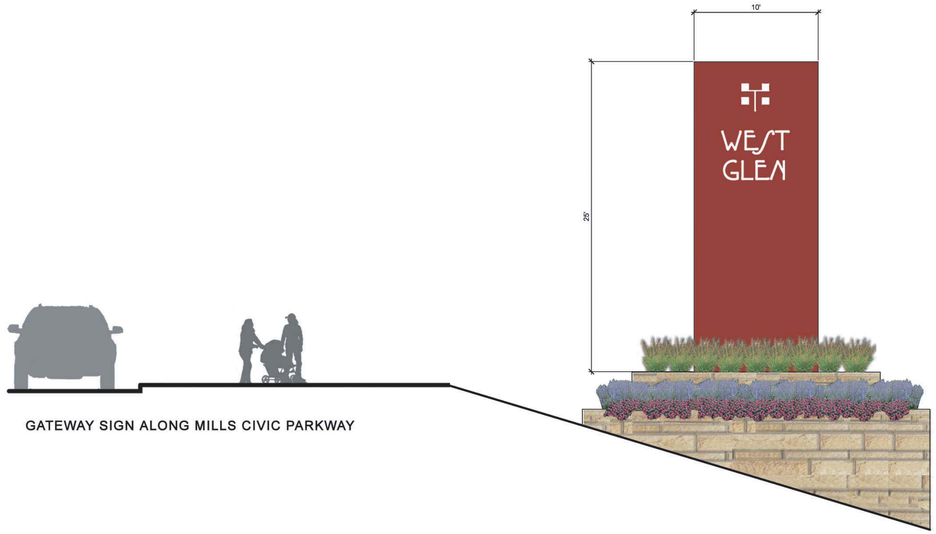
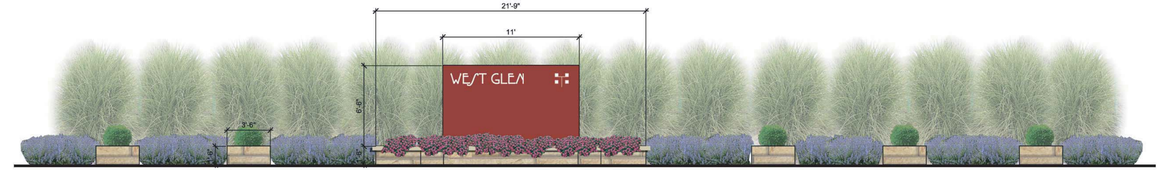
Sheet No.
L3.2

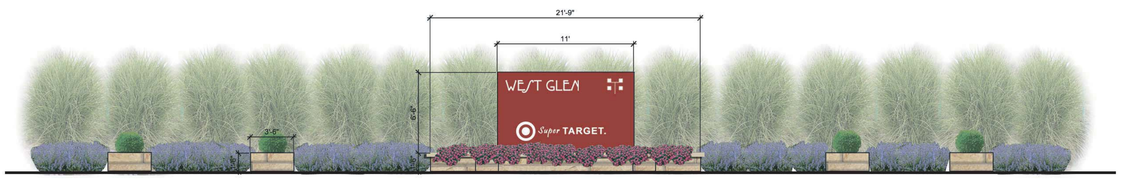


GATEWAY SIGN ALONG MILLS CIVIC PARKWAY

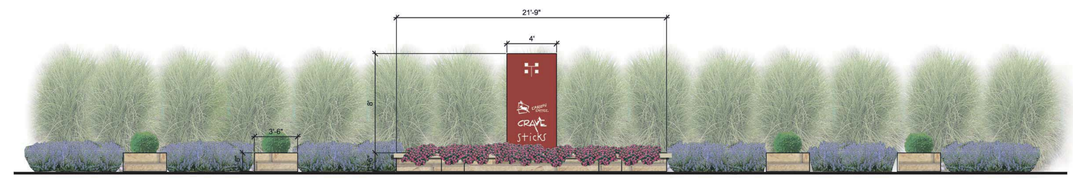


DEVELOPMENT SIGN AT MILLS CIVIC PARKWAY AND SOUTH PRAIRIE VIEW DRIVE

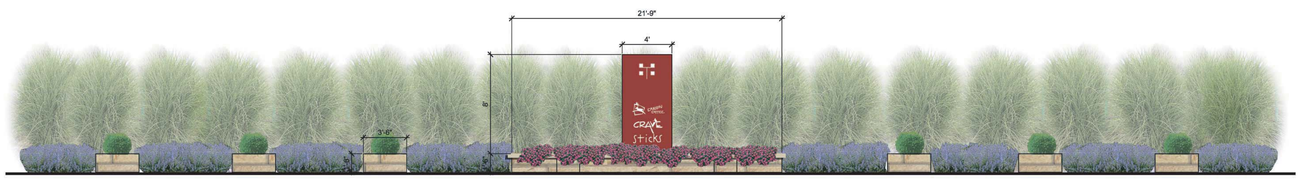
LANDSCAPE MONUMENT SIGN AT ROUNDABOUT ENTRY



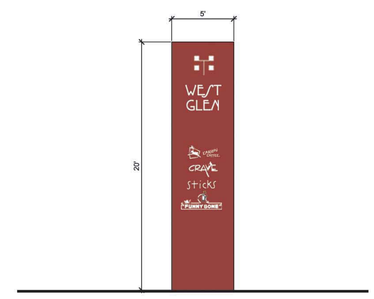
ENTRANCE SIGN ALONG MILLS CIVIC PARKWAY



LANDSCAPE MONUMENT SIGN AT DETENTION BASIN



LANDSCAPE MONUMENT SIGN ALONG MILLS CIVIC PARKWAY



INTERSTATE SIGN

Scale: 3/16" = 1'-0"

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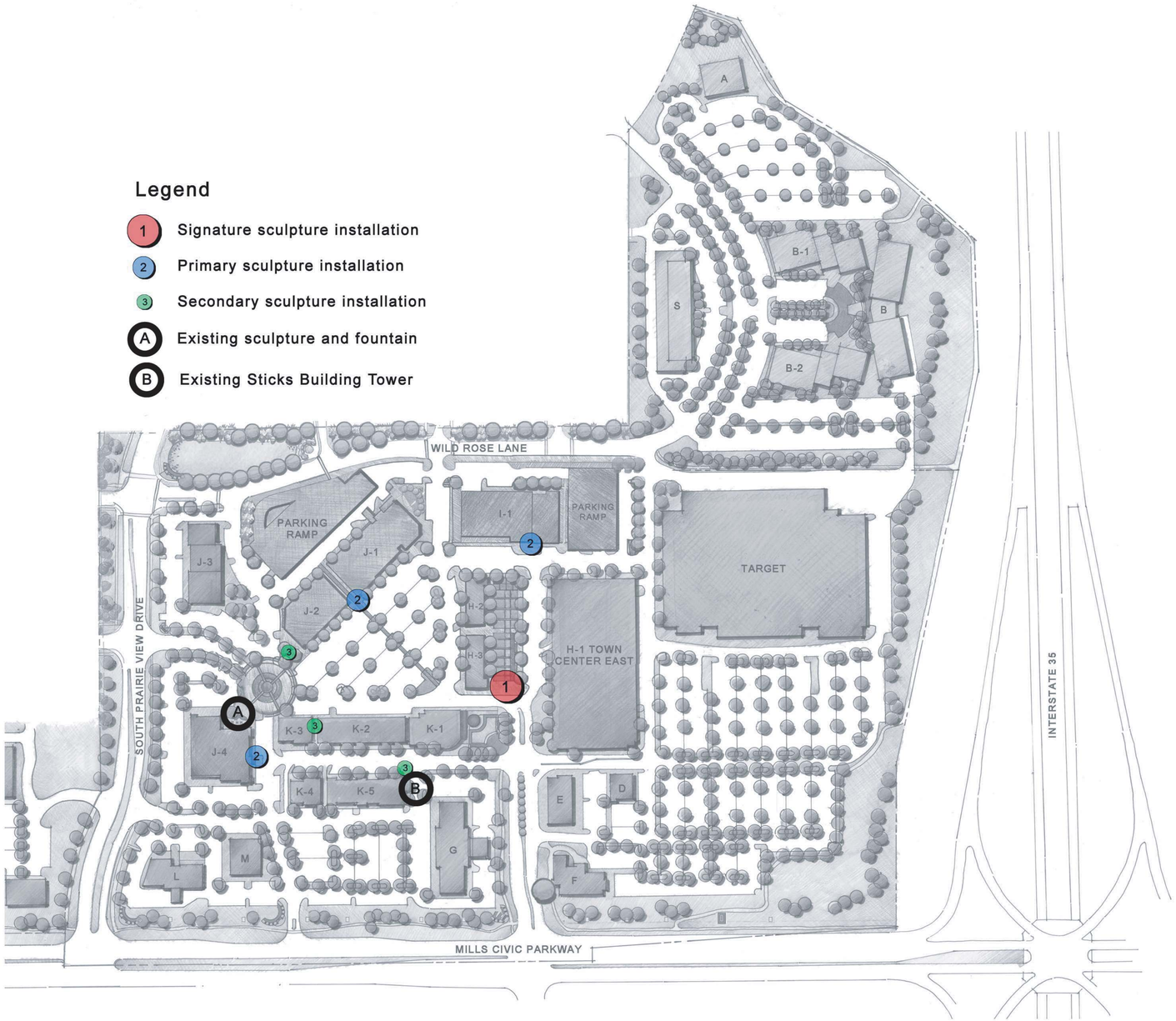
SIGNAGE MODIFICATIONS

Sheet No.
L3.3



SCALE: 1" = 150'

0' 75' 150' 300' 600'

NORTH

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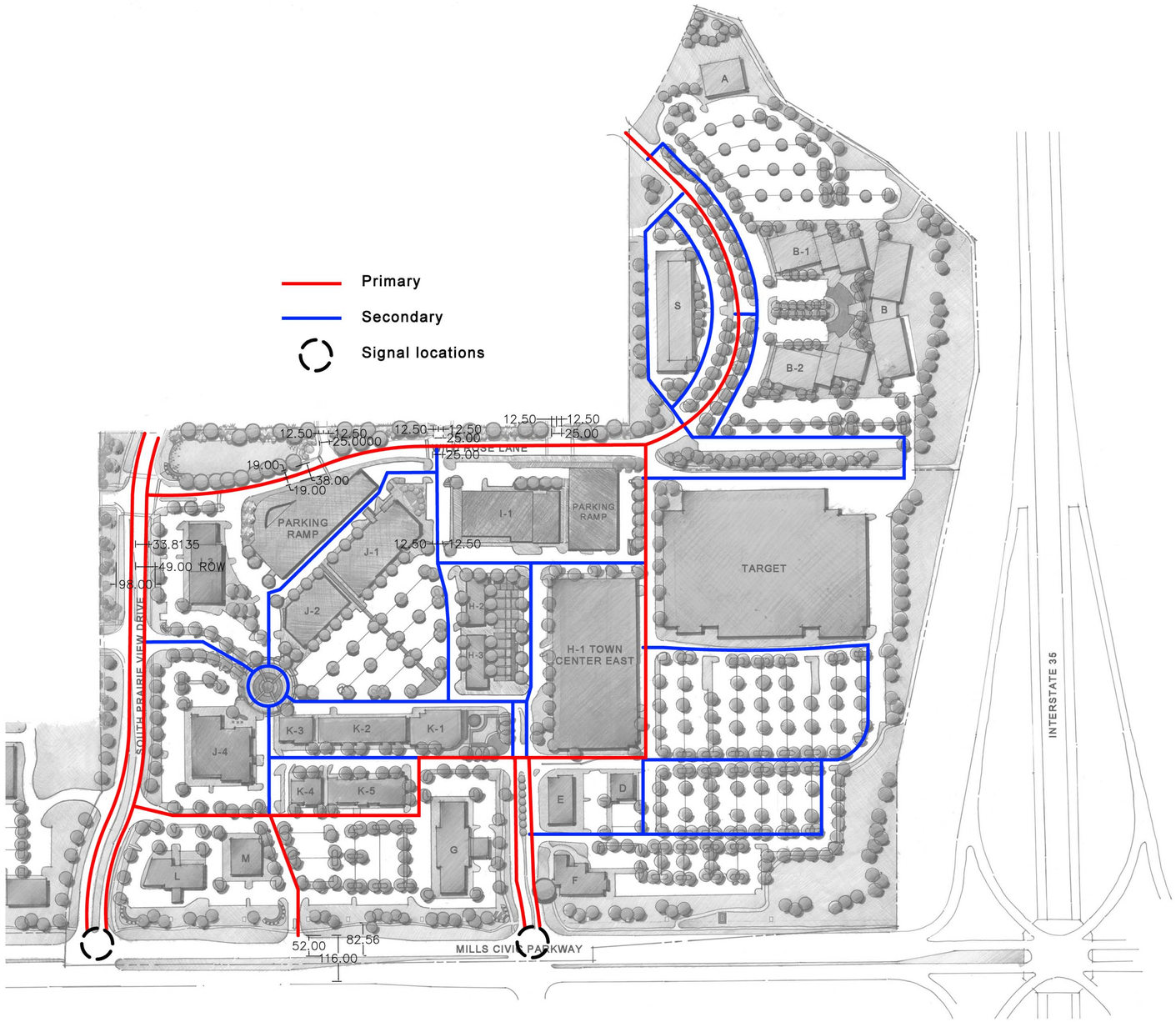
Sheet Title

SCULPTURE LOCATIONS

Sheet No.

L4.1



Master Plan Vehicular Patterns

West Glen Town Center
West Des Moines, IA / 2007

SCALE: 1" = 150'
0' 75' 150' 300' 600'
NORTH

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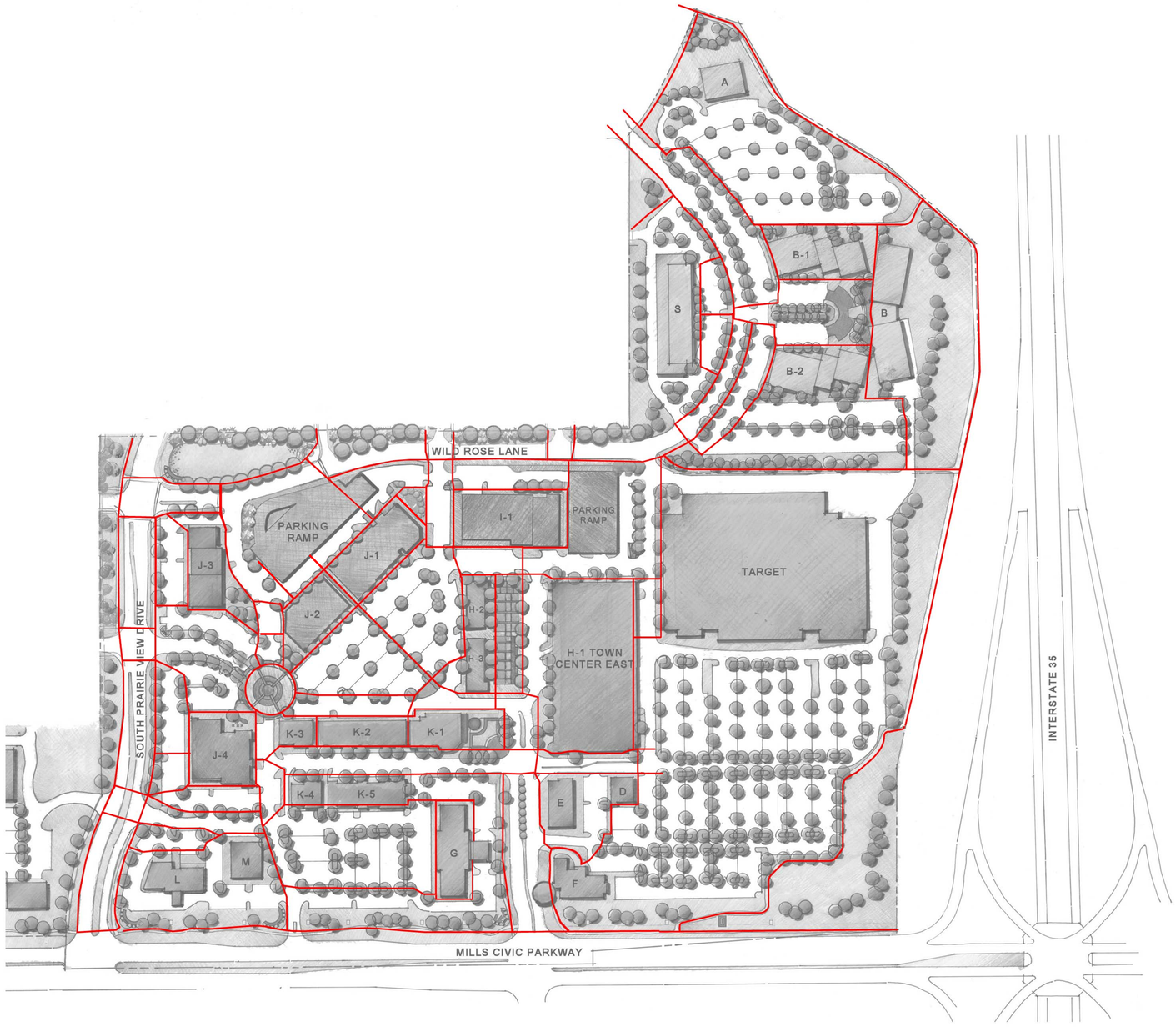

Master Plan Pedestrian Circulation

West Glen Town Center
West Des Moines, IA / 2007

SCALE: 1" = 150'
0' 75' 150' 300' 600'
NORTH

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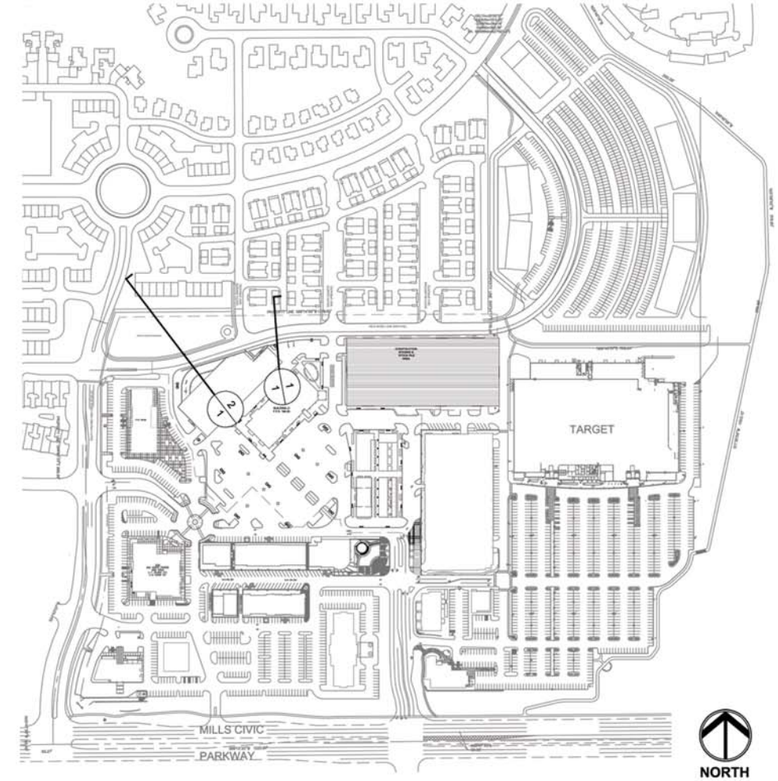
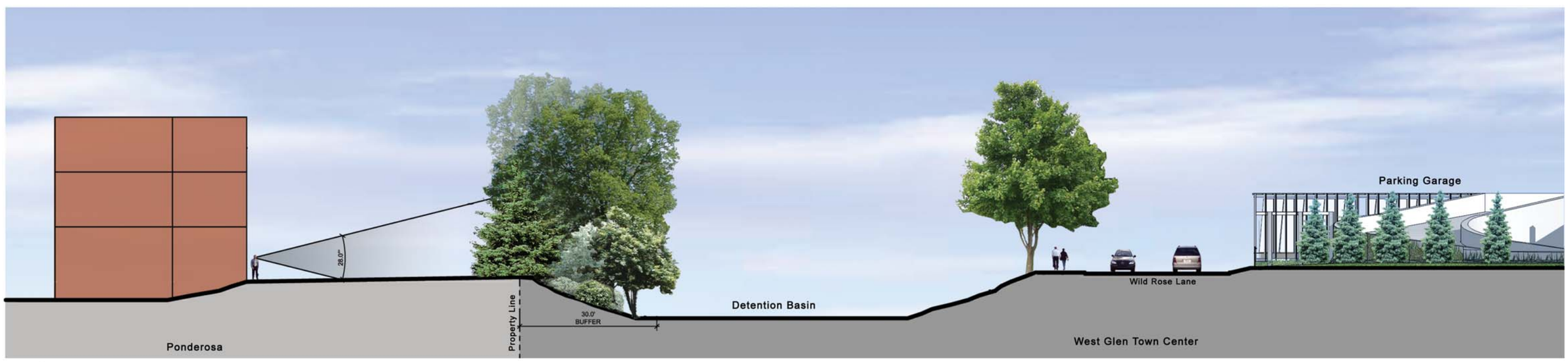
1/1 Section: Ponderosa to West Glen Parking



Plan: West Glen Town Center and Ponderosa



2/1 Section: Ponderosa to West Glen Parking Garage

Views from Ponderosa to West Glen Town Center

0' 10' 20' 40'

West Glen Town Center
West Des Moines, IA / October 2007

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