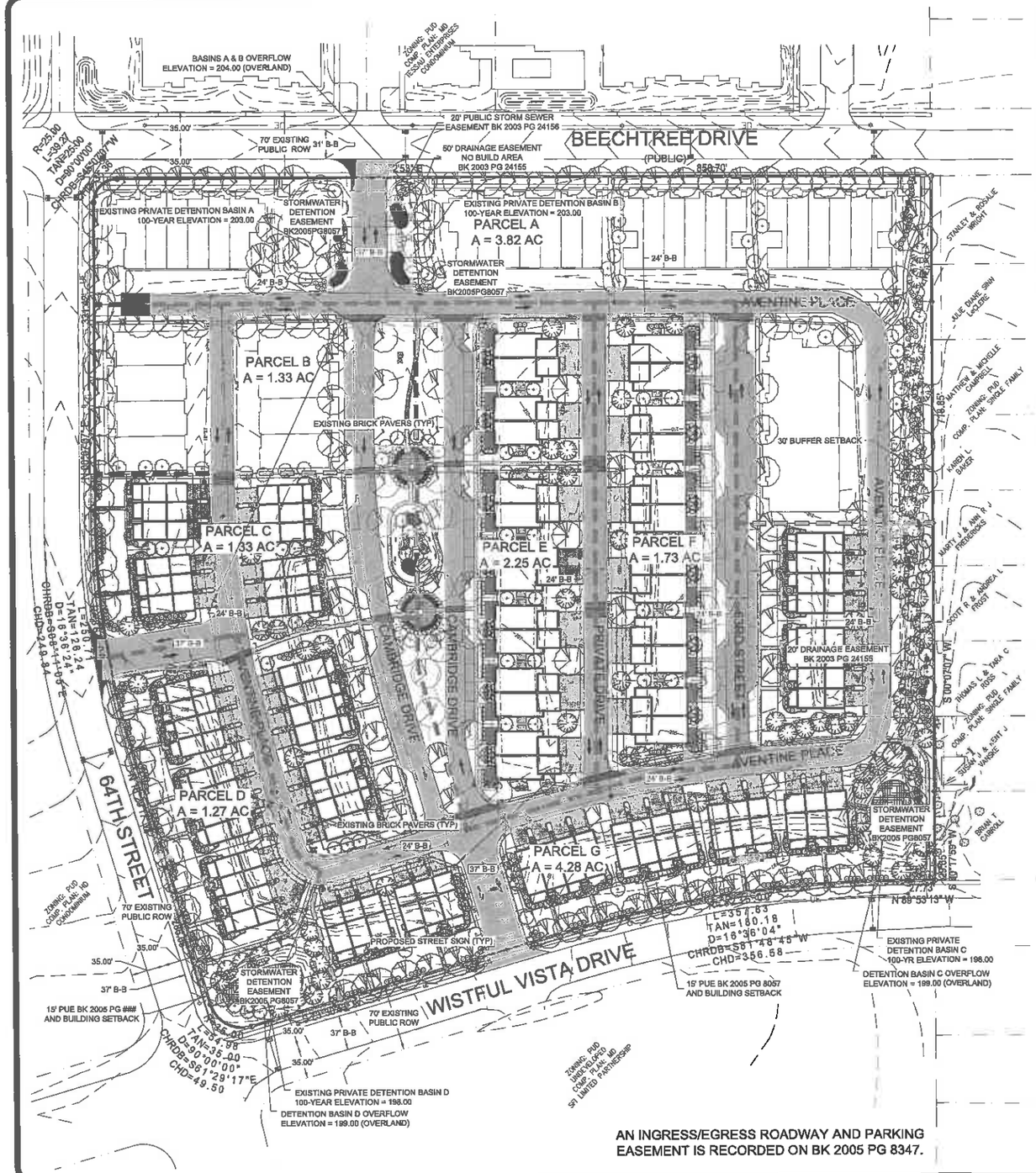


AN INGRESS/EGRESS ROADWAY AND PARKING EASEMENT IS RECORDED ON BK 2005 PG 8347.

OWNER:

JORDAN HEIGHTS HOMES, LLC
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

APPLICANT:

JOE PIETRUSZYNSKI
ASSISTANT VICE PRESIDENT
HUBBELL REALTY COMPANY
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
P: (515) 243-3228
E: JOE@hubbellrealty.com

LEGAL DESCRIPTION:

LOTS 1, 2, 9, 10, 18, 19, 20 OF JORDAN HEIGHTS ROWHOUSES (RECORDED BK 2005 PG 8057)

AND

LOTS 1-87 AND OUTLOT Z OF JORDAN HEIGHTS ROWHOUSES PLAT 2 (RECORDED BK 2010 PG 10246)

CONTAINS 16.07 ACRES.

ADDRESSES

109 – 229 64th Street
6245 – 6379 Wistful Vista Drive
120 – 233 Cambridge Drive
122 – 217 63rd Street
6240 – 6586 Beechtree Drive

EXISTING COMP. PLAN LAND USE:

PARCEL	COMP PLAN	ZONING	DENSITY
A	MEDIUM DENSITY RESIDENTIAL	RH-12	8.6 DU/AC
B	MEDIUM DENSITY RESIDENTIAL	RH-12	9.0 DU/AC
C	MEDIUM DENSITY RESIDENTIAL	RH-12	9.0 DU/AC
D	MEDIUM DENSITY RESIDENTIAL	RH-12	9.0 DU/AC **
E	MEDIUM DENSITY RESIDENTIAL	RH-12	6.2 DU/AC
F	MEDIUM DENSITY RESIDENTIAL	RH-12	6.9 DU/AC
G	MEDIUM DENSITY RESIDENTIAL	RH-12	8.2 DU/AC

ZONING:

EXISTING AND PROPOSED
SPECIFIC PLAN ORDINANCE – JORDAN HEIGHTS (ROWHOUSES)

PUBLIC STREET CLASSIFICATIONS:

WISTFUL VISTA DRIVE: MINOR COLLECTOR (70' R.O.W.)
64TH ST: MINOR COLLECTOR (70' R.O.W.)
BEECHTREE DRIVE: MINOR COLLECTOR (70' R.O.W.)

NOTES

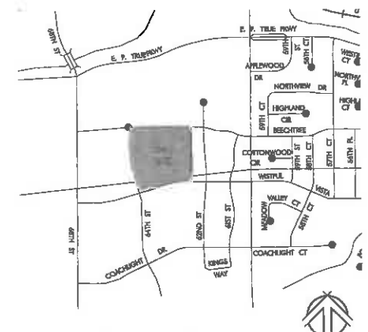
1. ALL UTILITIES SHOWN INSIDE THE PROPERTY BOUNDARY ARE PRIVATE UNLESS OTHERWISE NOTED.
2. ALL UTILITIES SHOWN ARE EXISTING.
3. LANDSCAPING PLAN IS CONCEPTUAL, PLEASE SEE APPROVED SITE PLAN FOR APPROVED LANDSCAPING PLAN.
4. ALL DRIVES/STREETS ARE PRIVATE UNLESS NOTE OTHERWISE.
5. THE JORDAN HEIGHTS ROWHOUSES HOA WILL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STORM SEWERS AND DETENTION BASINS.

** 6. AMENDMENT NUMBER 2 ONLY AFFECTS THE UNITS AND LAYOUT PROPOSED IN PARCEL D OF THE SPECIFIC PLAN.

LEGEND:

EXISTING / PROPOSED

- SANITARY SEWER MAIN
- STORM SEWER FORCE MAIN
- STORM SEWER MAIN
- WATER MAIN
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER OPTIC
- UNDERGROUND CABLE TV
- GAS MAIN OR SERVICE
- CONTOUR LINES INTERMEDIATE
- CONTOUR LINES INDEX
- PROPERTY LINE / LOT LINE
- SETBACK LINE (BUILDING/PARKING)
- SETBACK LINE (LANDSCAPE BUFFER)
- SECTION LINE
- EASEMENT
- FIELD FENCE
- ROAD CENTERLINE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB OR BUSH
- TREE OR SHRUB LINE
- CONTROL POINT
- BENCH MARK
- SECTION CORNER
- IRON PIN SET
- IRON PIN FOUND
- FUTURE TRAFFIC SIGNAL



VICINITY MAP

NO SCALE

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NORTH

0 30 60 120
GRAPHIC SCALE

Jordan Heights
Rowhouses Specific
Plan Amendment #2
West Des Moines, IA
229007-01
November 18, 2011

REVISIONS
February 17, 2012
March 7, 2012

ENGINEER	DRAWN BY
CAS	RAA
CHECKED BY	FIELD BOOK NO.
CAS	
DRAWING NO.	SHEET NO.
GN-01	01 / 01

McCLURE ENGINEERING COMPANY

BEECHTREE DRIVE MONUMENT SIGN

WISTFUL VISTA AND 64TH MONUMENT SIGN

PARCELS A&B - EXISTING ONE AND TWO STORY UNITS
PARCEL C - GLENSTONE UNITS
PARCEL D - RADCLIFF UNITS
PARCEL E - BRADFORD UNITS
PARCEL F - CHARLESTONE UNITS
PARCEL G - REILLY UNITS

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Clive, Iowa 50325
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fax 515-964-2370

NORTH

GRAPHIC SCALE
1" = 60' (AT 24" x 36")

Jordan Heights
Rowhouses

West Des Moines, IA
229027-01
December 23, 2011

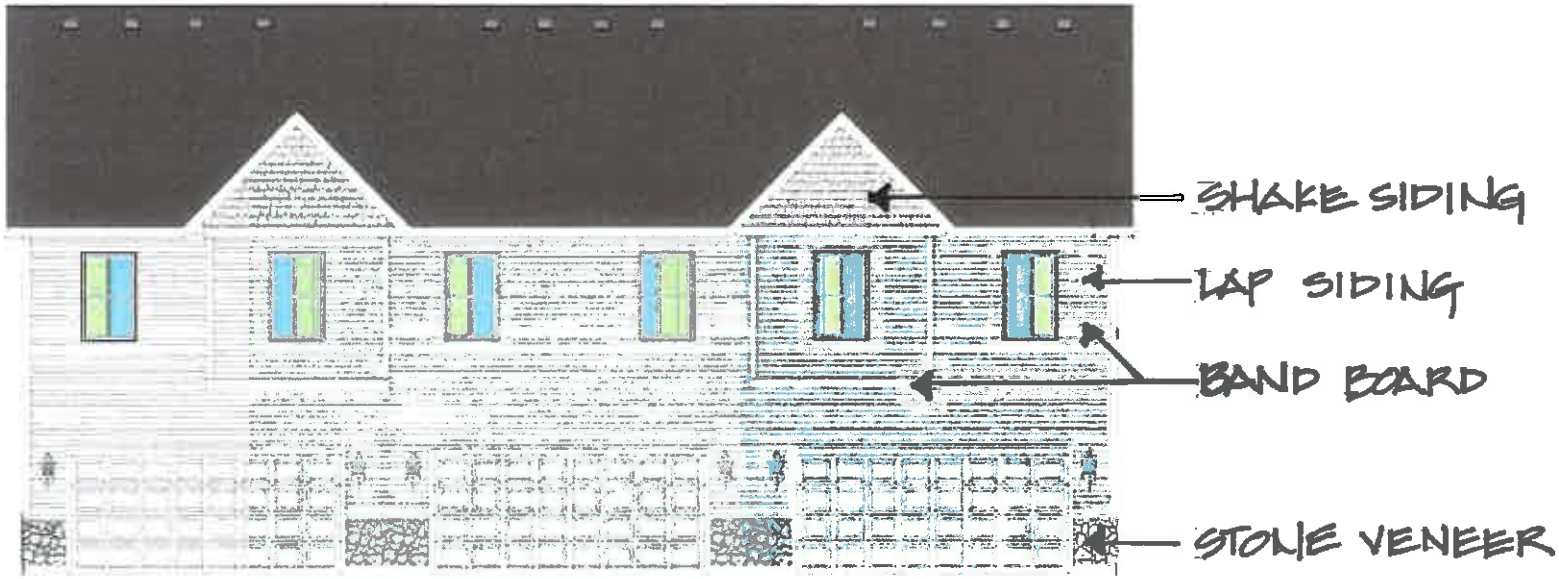
DRAWN BY CAS
CHECKED BY CAS
DRAWN BY RAA

COMPANY

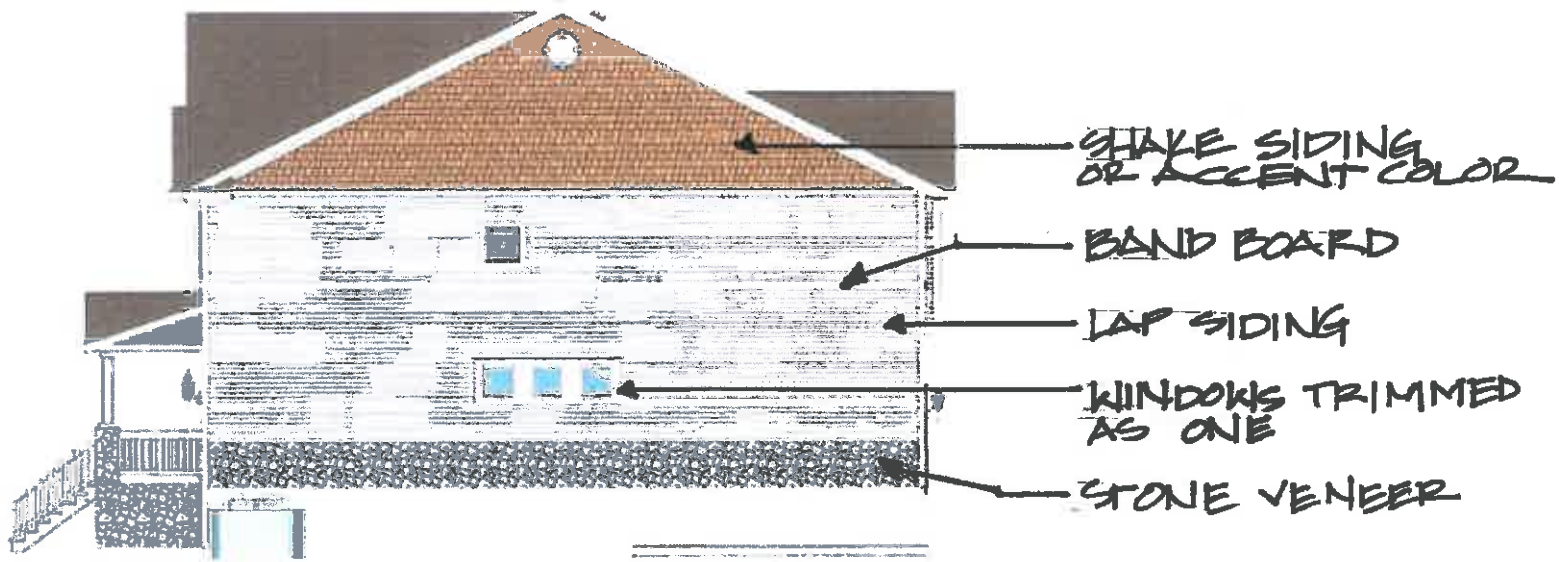
Exhibit C

SHAKE SIDING
LAP SIDING
BAND BOARD
BRICK VENEER
STONE VENEER

REILLY



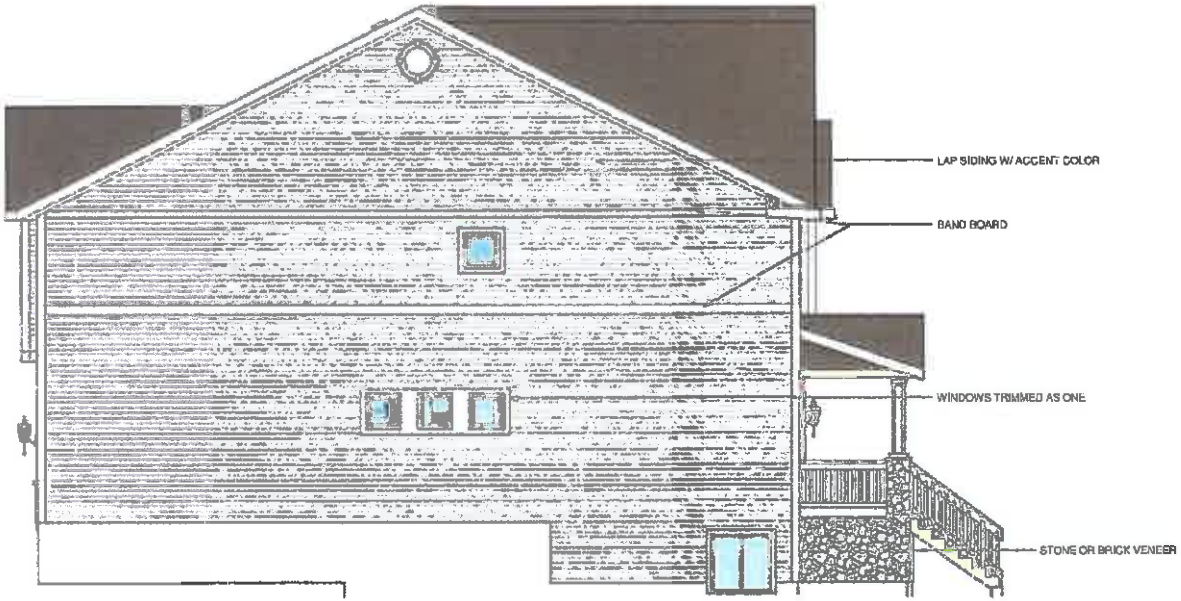
RELLY


SHAKE SIDING
OR ACCENT COLOR
BAND BOARD
LAP SIDING
WINDOWS TRIMMED
AS ONE
STONE VENEER

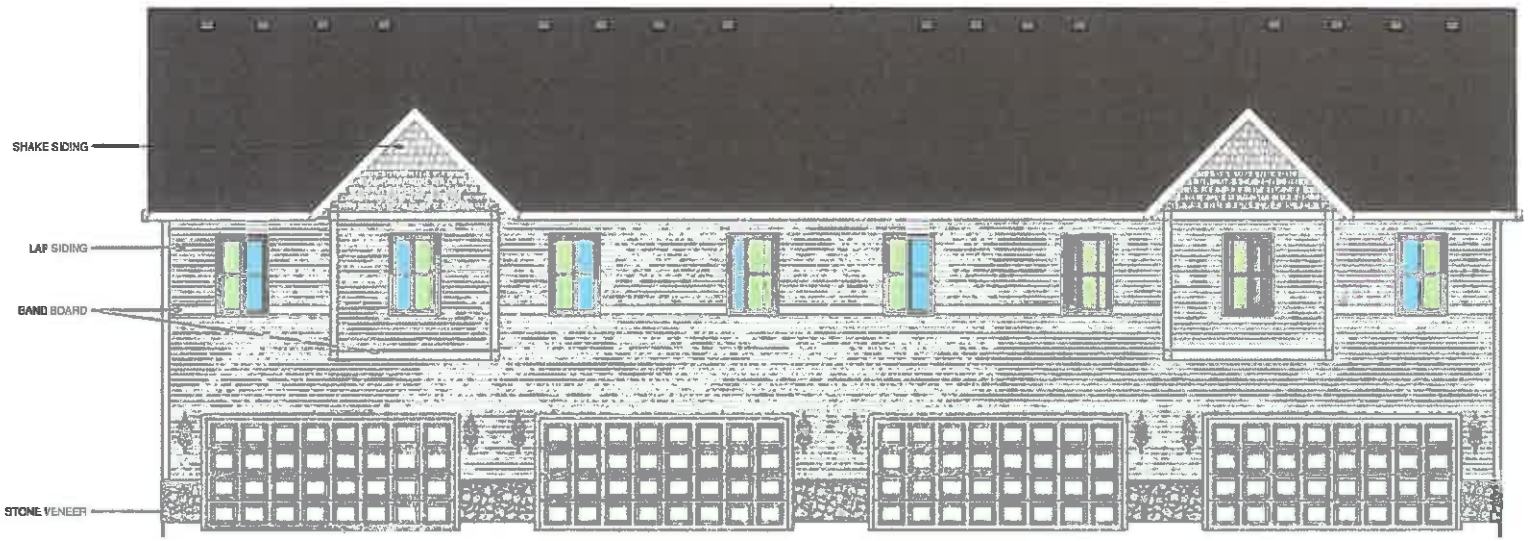
REILLY

SHAKE SIDING
LAP SIDING
BAND BOARD
BRICK VENEER
STONE VENEER

RELLY


LAP SIDING W/ ACCENT COLOR
BAND BOARD
WINDOWS TRIMMED AS ONE
STONE OR BRICK VENEER

KELLY

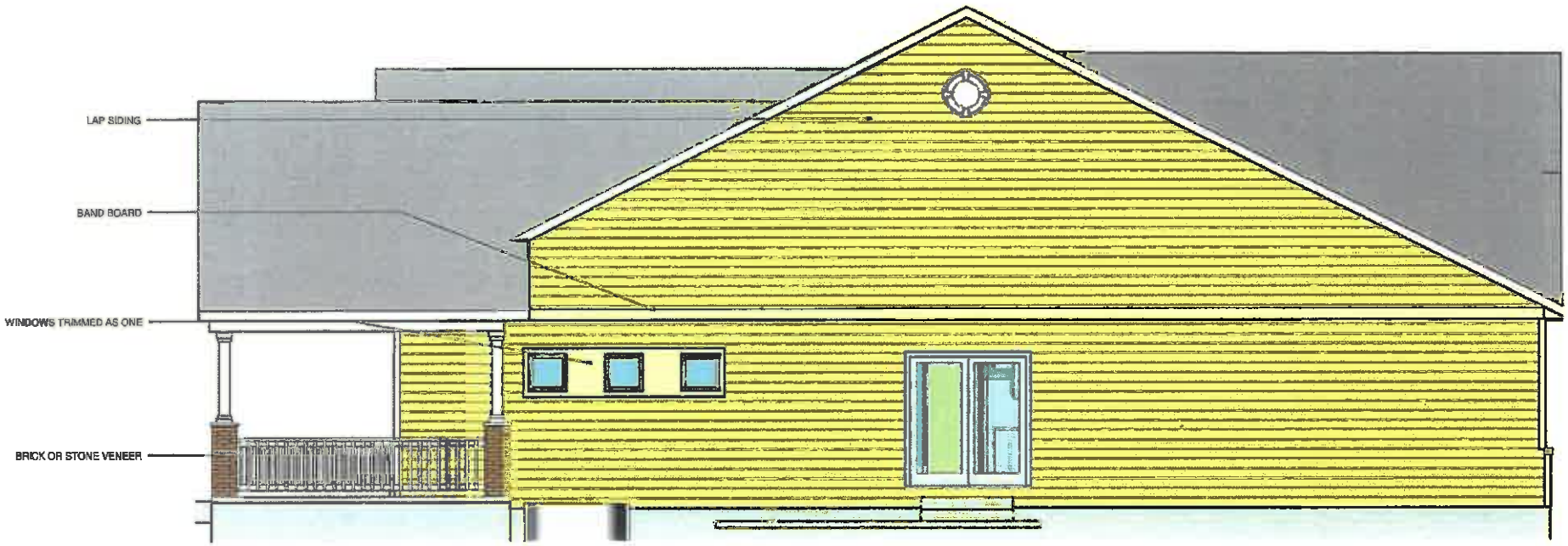


REILLY

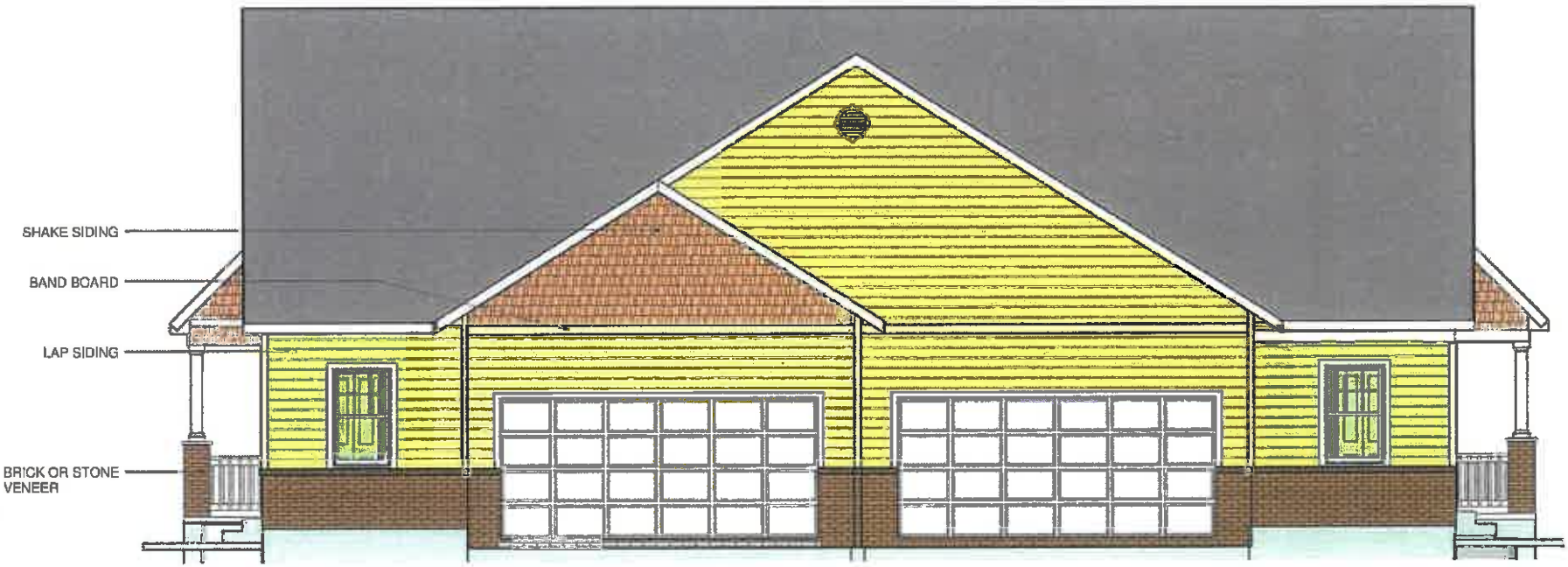
CHARLESTON

LAP SIDING
BAND BOARD
WINDOWS TRIMMED AS ONE
BRICK OR STONE VENEER

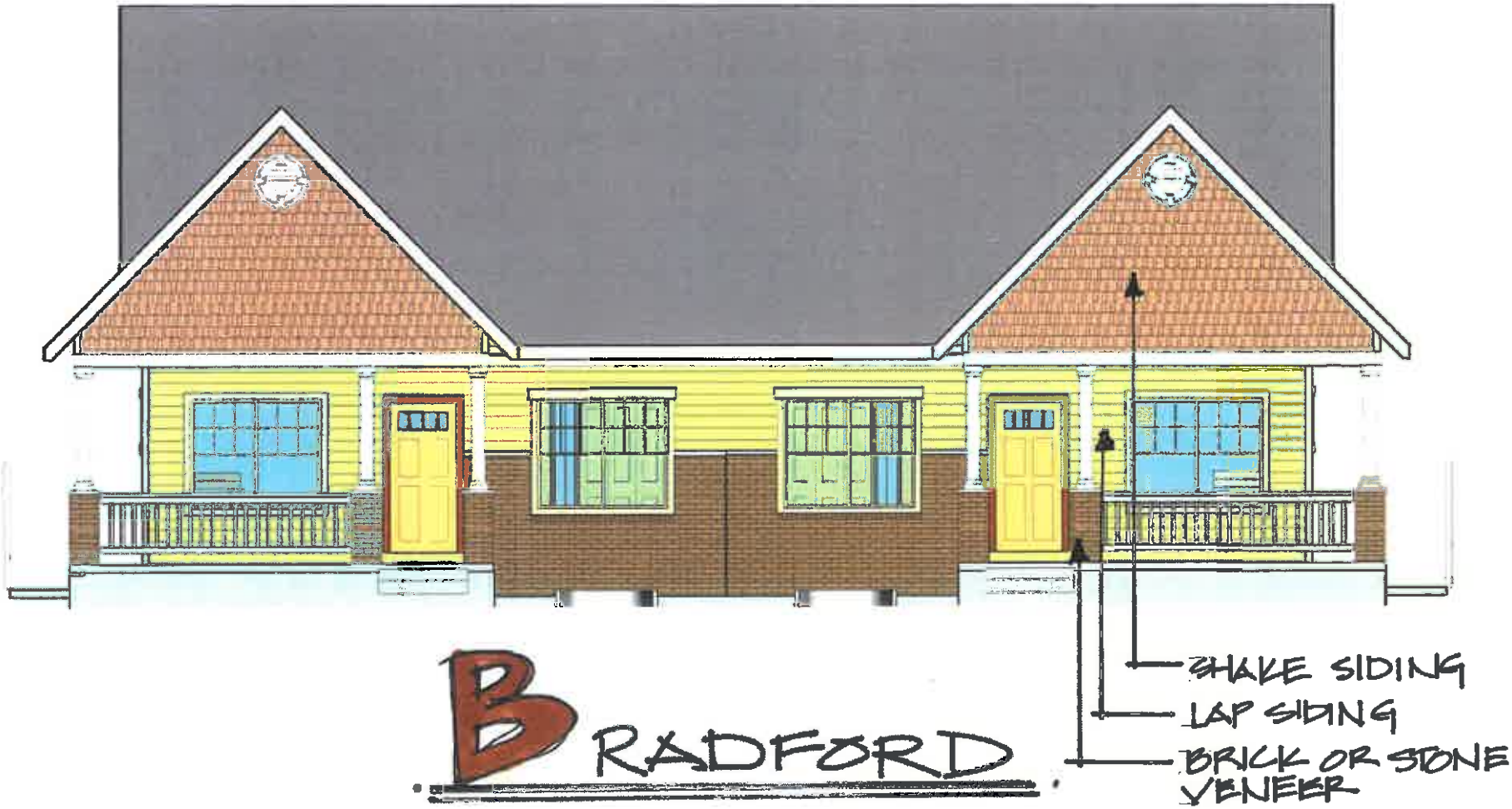
CHARLESTON


LAP SIDING
BAND BOARD
WINDOWS TRIMMED AS ONE
BRICK OR STONE VENEER

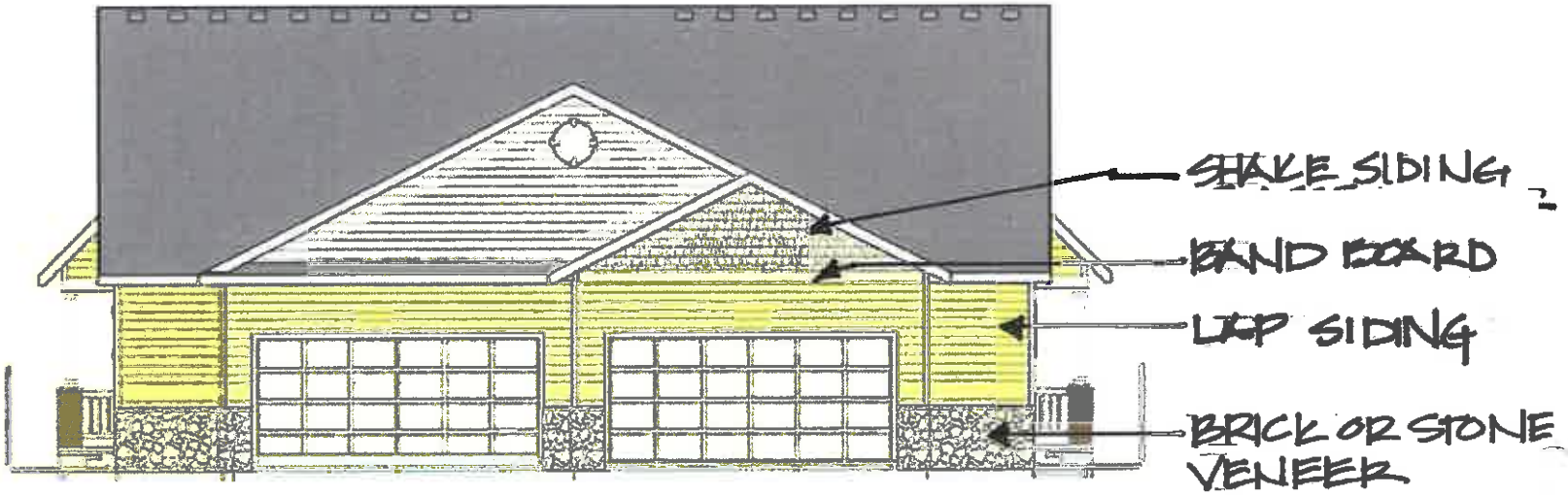
CHARLESTON



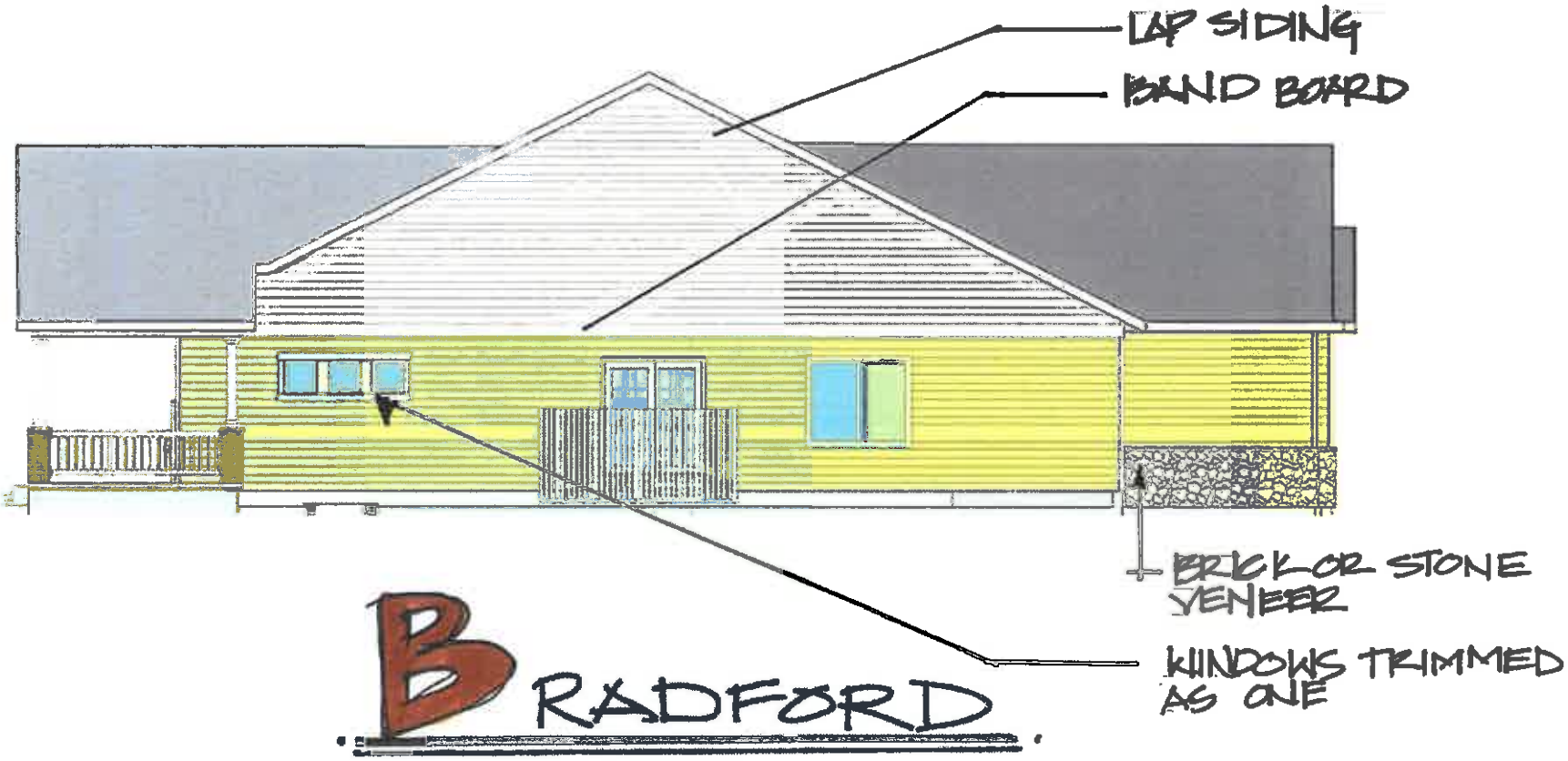
CHARLESTON



BRADFORD



BRADFORD


LAP SIDING
BAND BOARD
BRICK OR STONE VENEER
WINDOWS TRIMMED AS ONE
BRADFORD

GLENSTONE

(A) SHAKE SIDING OR ACCENT COLOR

(B) LAP SIDING

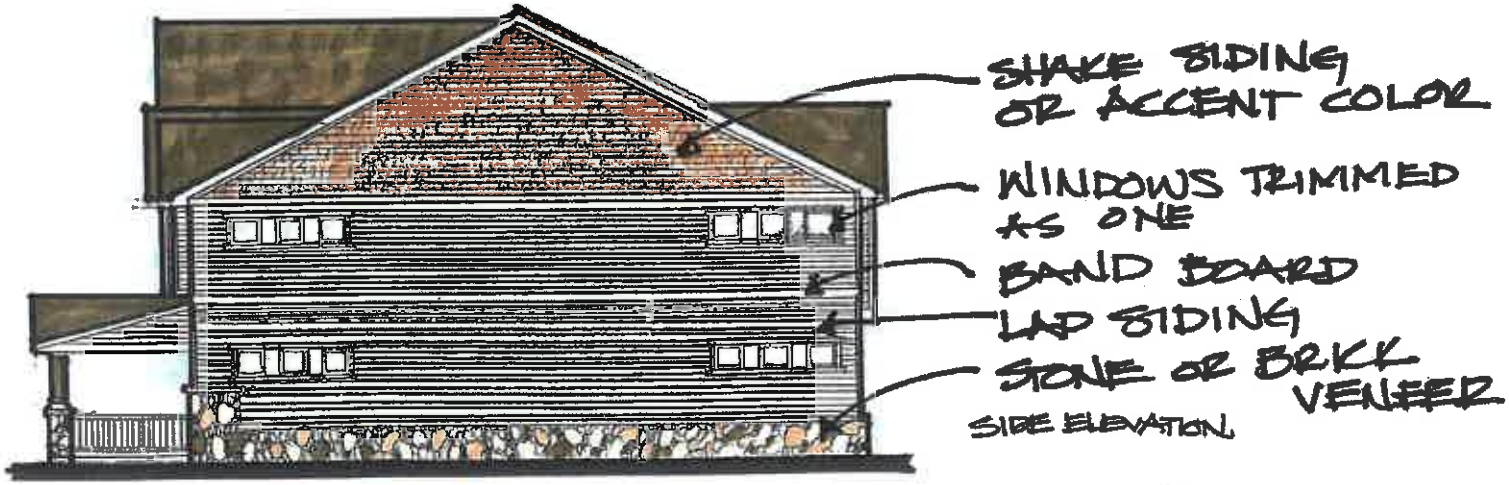
(C) BAND BOARD

(D) WINDOWS TRIMMED AS ONE

(E) BRICK OR STONE VENEER

SHAKE SIDING
LAP SIDING
STONE OR BRICK VENEER
RADCLIFF

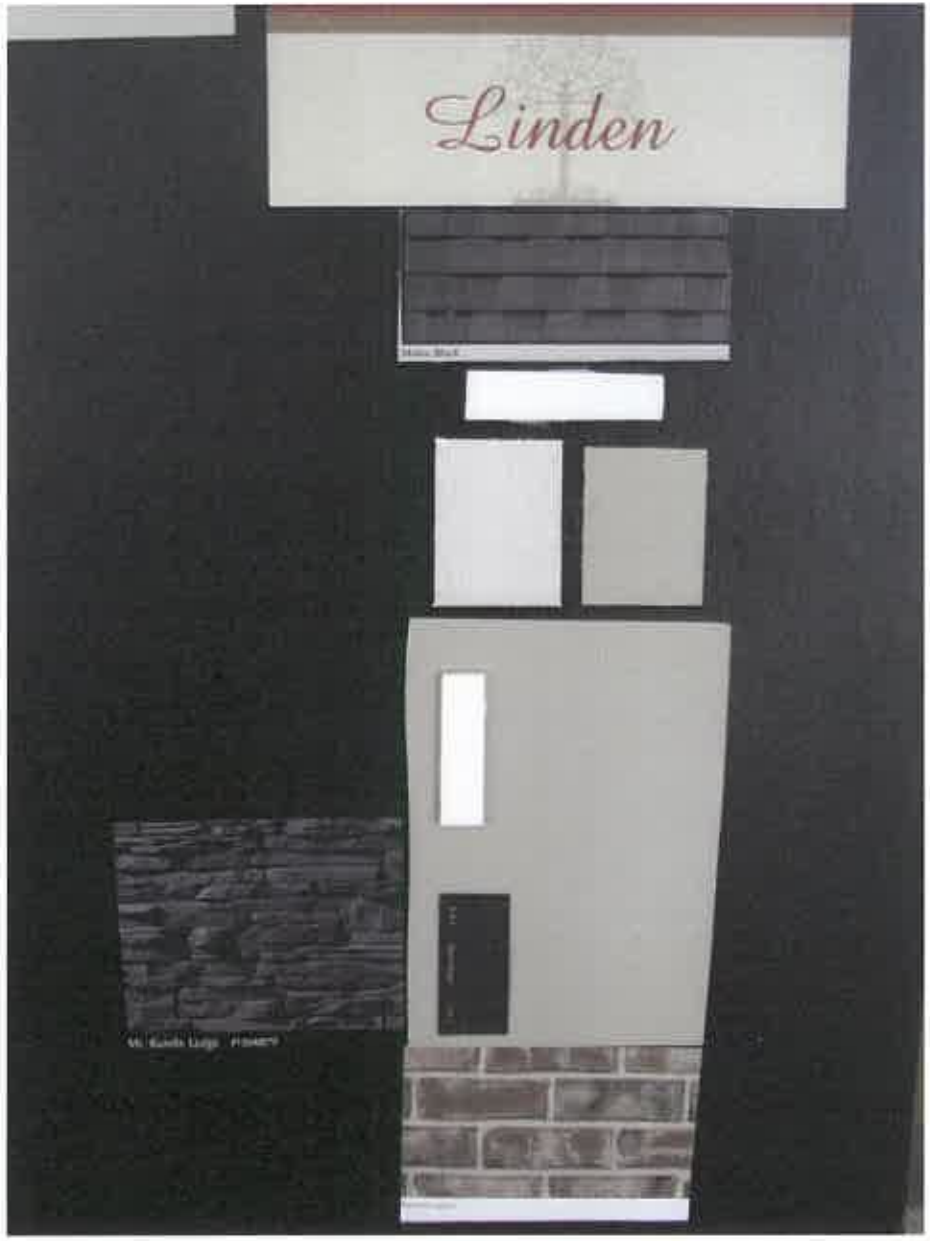
RADCLIFF
REAR ELEV.



SIDE ELEVATION

Alder

Roof:	Heather Blend
Gutters:	Almond
Shake:	Buckskin
Board & Baton:	Pebble
Siding:	Almond
Window:	Almond
Front Door:	Brick Dust
Stone:	Cut Face
Brick:	Belgium
Trim:	Almond
Corner Board:	Almond
OH Door:	Almond
Porch Rail:	Antique White

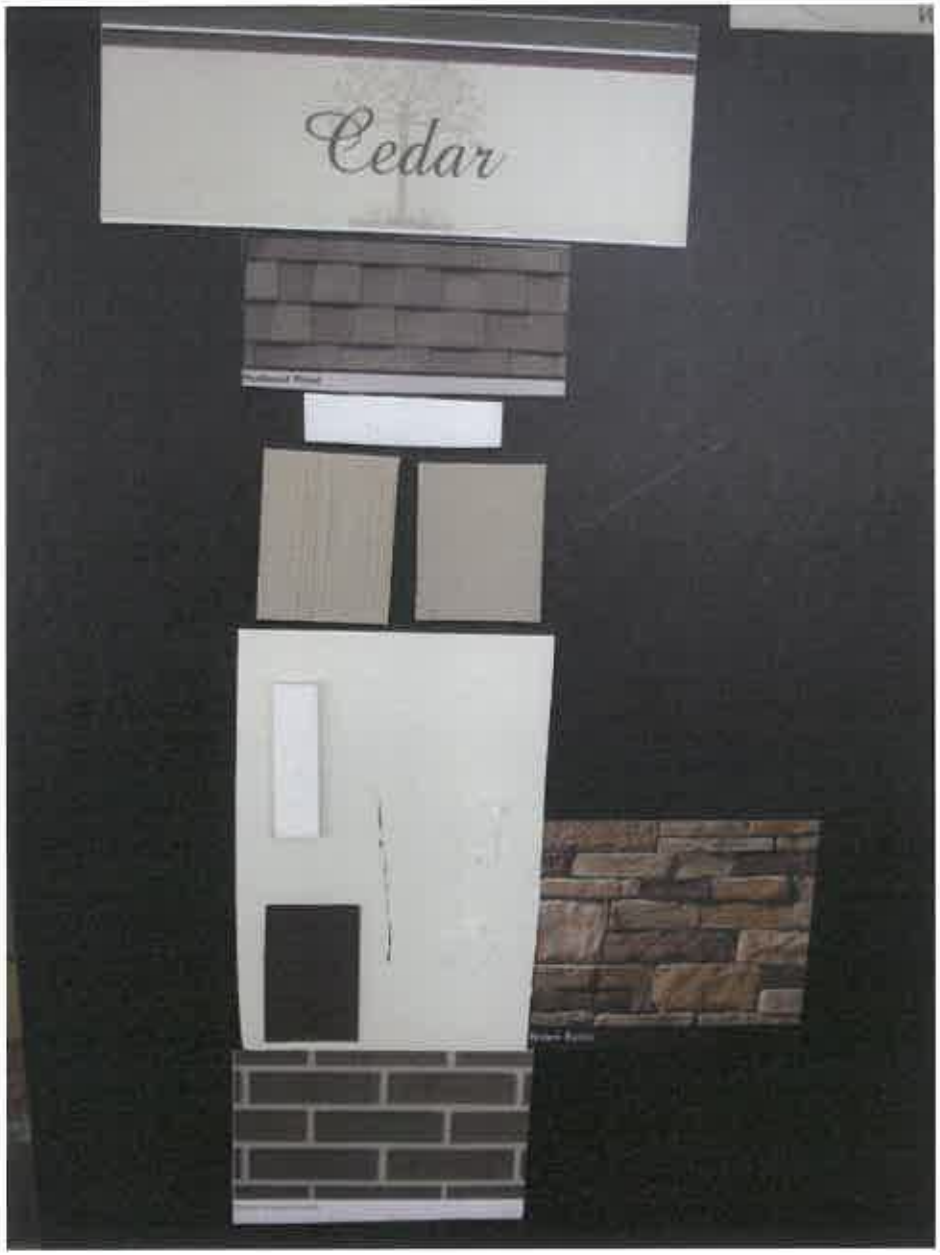


Linden

Roof:	Moire Black
Gutters:	White
Shake:	Herringbone
Board & Baton:	Canyon Clay
Siding:	Canyon Clay
Window:	White
Front Door:	Black Magic
Stone:	Mt. Rundle Ledge
Brick:	Bankston Queen
Trim:	White
Corner Board:	Canyon Clay
OH Door:	White
Porch Rail:	Antique White

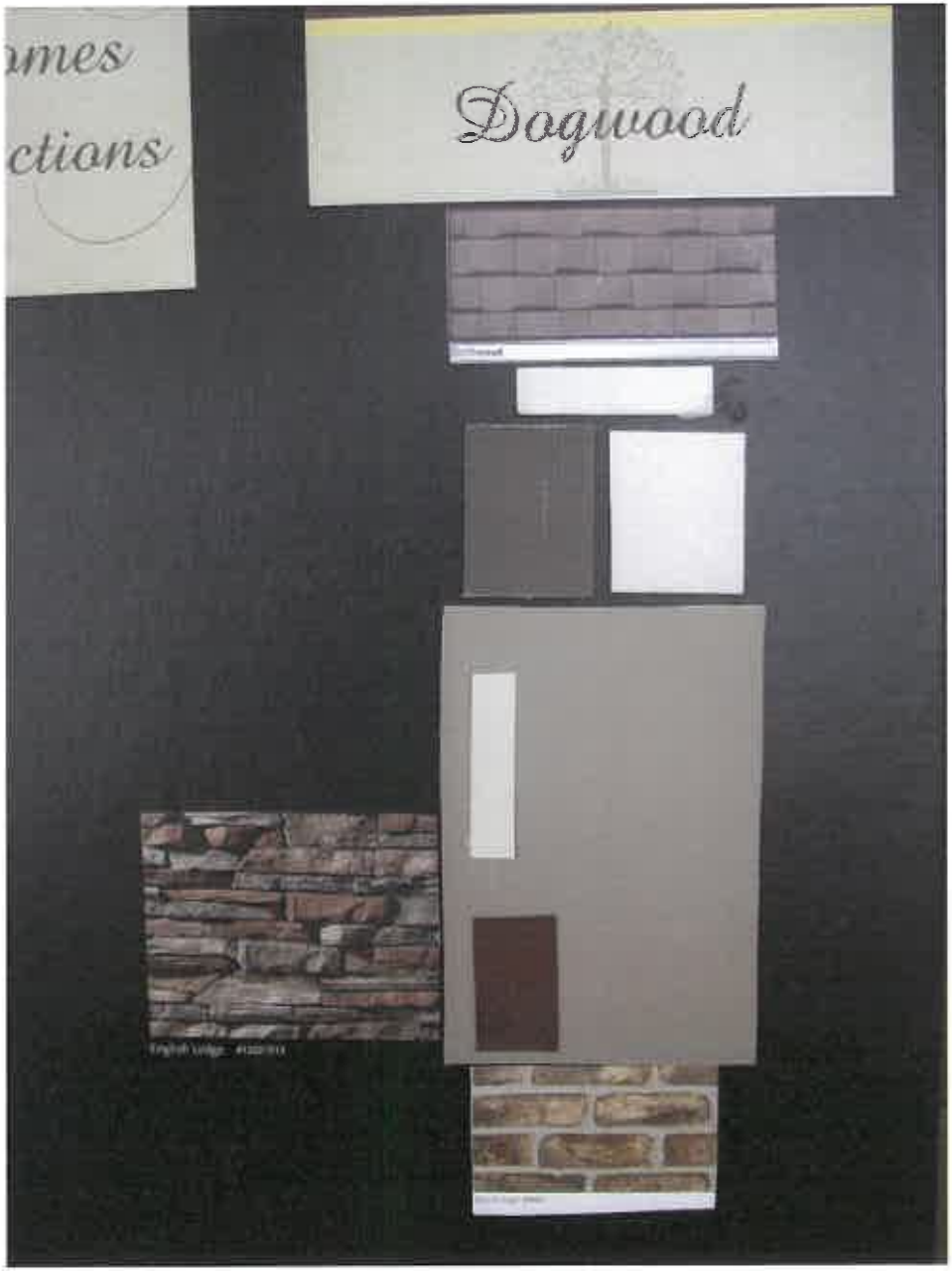
Sumac

Roof:	Weathered Wood
Gutters:	White
Shake:	Sable Brown
Board & Baton:	Pebble
Siding:	Pebble
Window:	White
Front Door:	Chocolate Éclair
Stone:	Pennsylvania Ledge
Brick:	Crimson Point
Trim:	White
Corner Board:	Wicker
OH Door:	White
Porch Rail:	Silver Feather



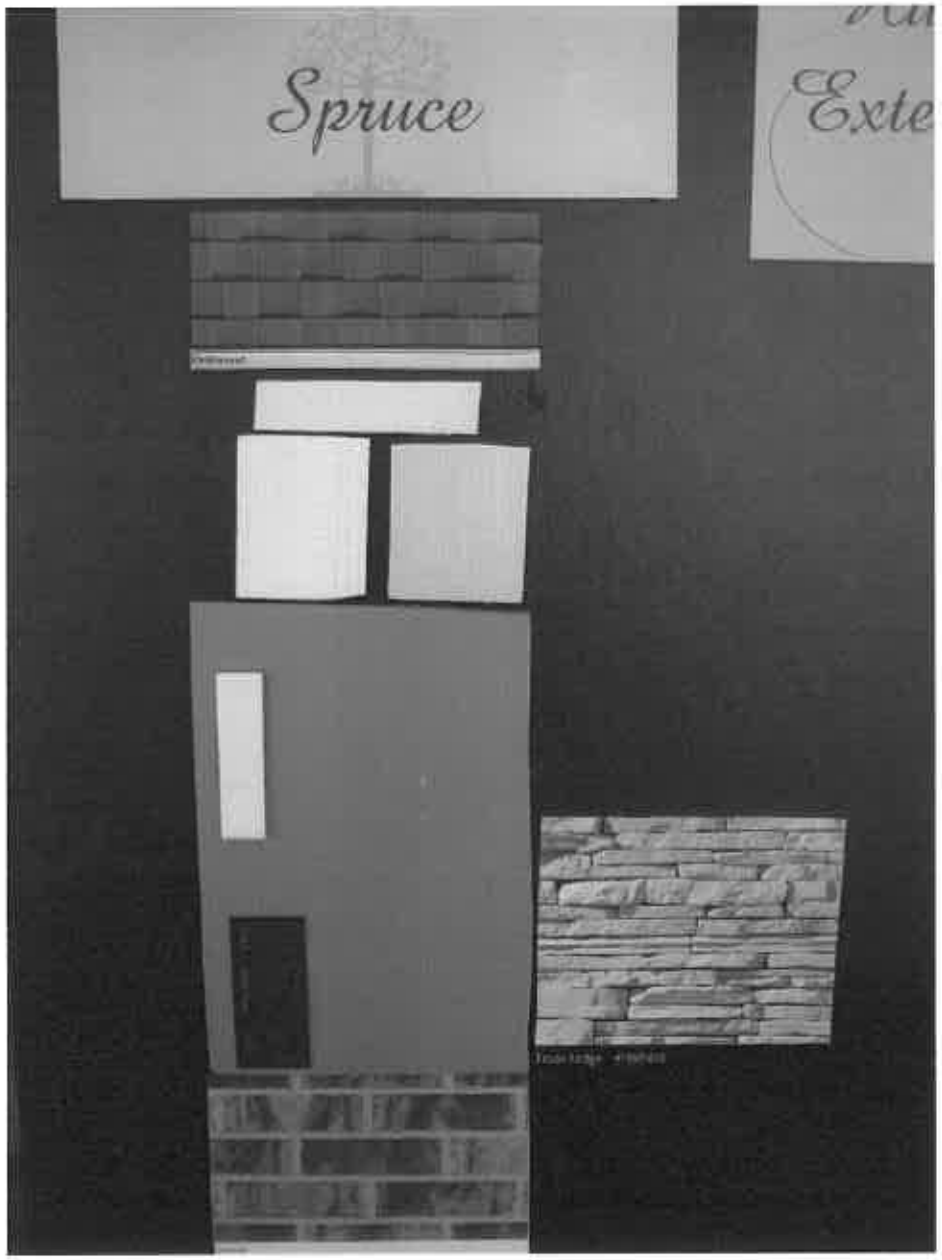
Cedar

Roof:	Weathered Wood
Gutters:	White
Shake:	Savannah Wicker
Board & Baton:	Wicker
Siding:	Wicker
Window:	White
Front Door:	Mustang
Stone:	Brown Rustic
Brick:	Oxford Ironspot Classic
Trim:	White
Corner Board:	White
OH Door:	White
Porch Rail:	Natural Stain Cedar



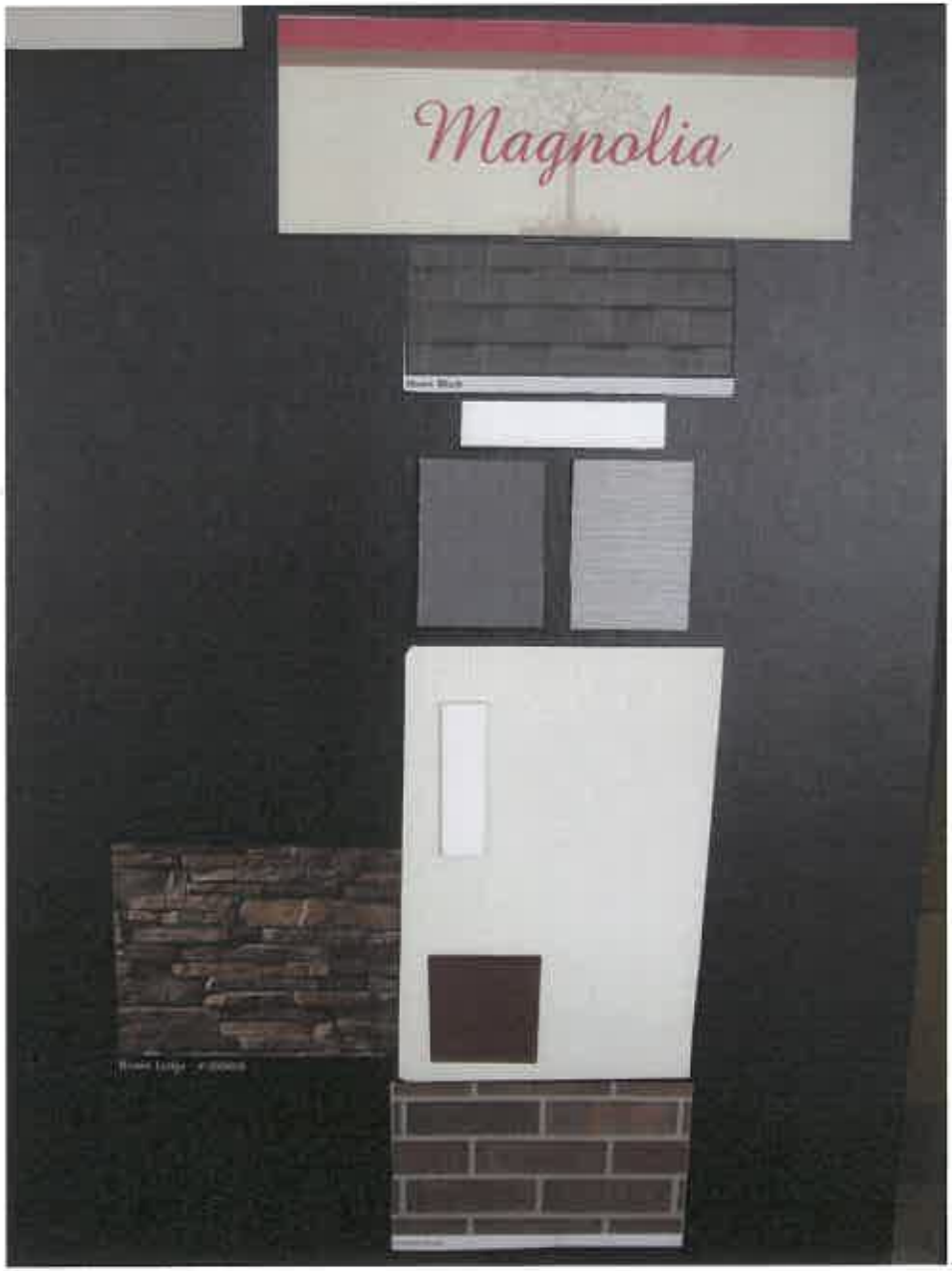
Dogwood

Roof:	Driftwood
Gutters:	Almond
Shake:	Sable Brown
Board & Baton:	Almond
Siding:	Pebble
Window:	Almond
Front Door:	Antique Mohogany
Stone:	English Ledge
Brick:	Cherry Lane HMOS
Trim:	Almond
Corner Board:	Pebble
OH Door:	Almond
Porch Rail:	Natural Stain Cedar



Spruce

Roof:	Driftwood
Gutters:	White
Shake:	Colonial White
Board & Baton:	Almond
Siding:	Sage
Window:	White
Front Door:	Black Magic
Stone:	Texas Ledge
Brick:	Ashland
Trim:	White
Corner Board:	Sage
OH Door:	White
Porch Rail:	White

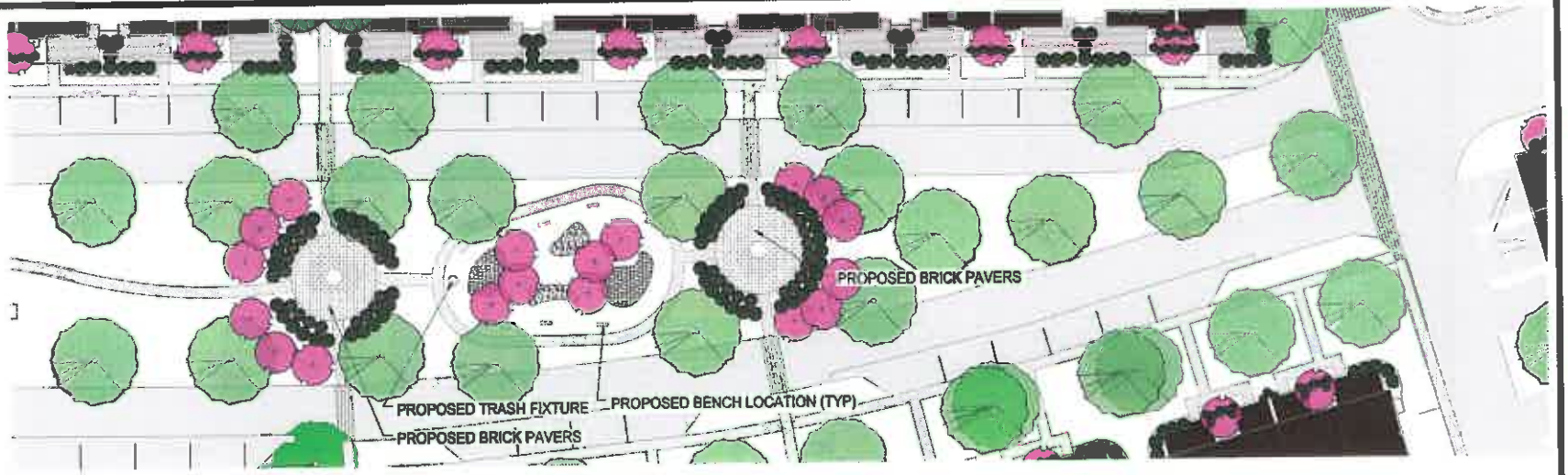


Magnolia

Roof:	Moire Black
Gutters:	White
Shake:	Flag Stone
Board & Baton:	Dover Gray
Siding:	Sandstone
Window:	White
Front Door:	Sweet Spiceberry
Stone:	Brown Ledge
Brick:	Colonial Sand
Trim:	White
Corner Board:	Linen
OH Door:	Dover Gray
Porch Rail:	White

Willow

Roof:	Weathered Wood
Gutters:	Almond
Shake:	Desert Tan
Board & Baton:	Almond
Siding:	Pebble
Window:	Almond
Front Door:	Burgundy Wine
Stone:	Pennsylvania Stack
Brick:	Danbury Queen
Trim:	Pebble
Corner Board:	Pebble
OH Door:	Clay Tone
Porch Rail:	Natural Cedar Stain



CENTRAL OPEN SPACE

PROPOSED BENCH

PROPOSED PLANTER

PROPOSED LIGHT POLES

PROPOSED TRASH FIXTURE

PROPOSED LIGHT FIXTURE

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NORTH

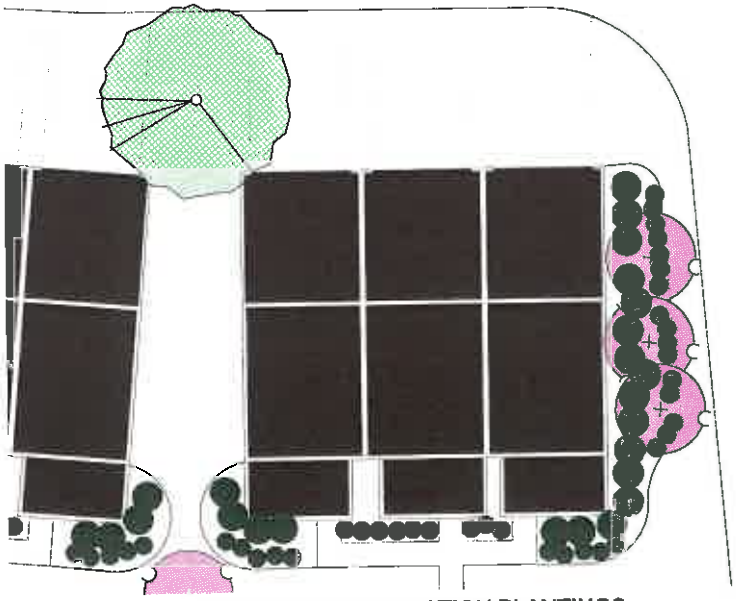
GRAPHIC SCALE
1" = 40' (AT 11" x 17")

Jordan Heights Rowhouses

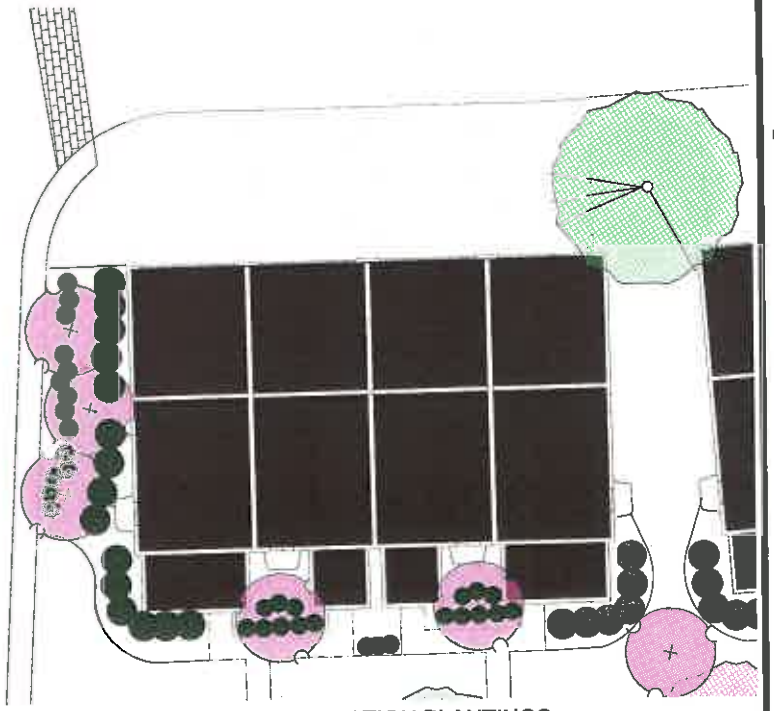
West Des Moines, IA
229007-01
December 23, 2011

CHECKED BY CAS
DRAWN BY RAA

McCLURE ENGINEERING COMPANY



GLENSTONE FOUNDATION PLANTINGS



RADCLIFF FOUNDATION PLANTINGS

PLANT PALLETTE

DECIDUOUS OVERSTORY TREES

Acer x freemanii - Autumn Blaze Maple

Acer rubrum - Red Maple

Acer platinoides - Norway Maple

Betula nigra - River Birch

Gleditsia triacanthos 'Inermis' - Thornless Honeylocust

Quercus bicolor - Swamp White Oak

Quercus rubrum - Red Oak

Tilia americana - American Linden

CONIFEROUS TREES

Picea glauca 'densata' - Black Hills Spruce

DECIDUOUS ORNAMENTAL TREES

Acer ginnala - Amur Maple

Amelanchier leavis - Servicebarry

Cercis canadensis - Redbud

Malus species 'Donald Wyman' - Donald Wyman Crabapple

Malus species 'Prairiefire' - Prairiefire Crabapple

Malus species 'Pink Spires' - Pink Spires Crabapple

DECIDUOUS SHRUBS

Berberis thunbergii var. atropurpurea 'Crimson Pygmy' - Crimson Pygmy Barberry

Cornus sericea - Red Twig Dogwood

Euonymus alatus compactus - Burning Bush

Rhus aromatica 'Gro Low' - Gro Low Sumac

Spiraea x bumalda - Goldflame Spires, Magic Carpet Spires Froebelii Spires, Anthony Waterer Spires

Spiraea nipponica - Snowmound Spires

Syringa meyeri 'Palibin' - Dwarf Korean Lilac

Rhododendron 'Fall Compact' - Compact Fall Rhododendron

Spiraea 'Green Mountain' - Green Mountain Bedwood

Taxus x media 'Darwinorum' - Darwinorum Yew

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0 5 10 20

GRAPHIC SCALE
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Jordan Heights Rowhouses

West Des Moines, IA
229007-01
December 23, 2011

REV LIGHTS

ENTERED CAS	DRAWN BY RAA
CHECKED BY CAS	FIELD BOOK NO. -
DRAWING NO.	SHEET NO.

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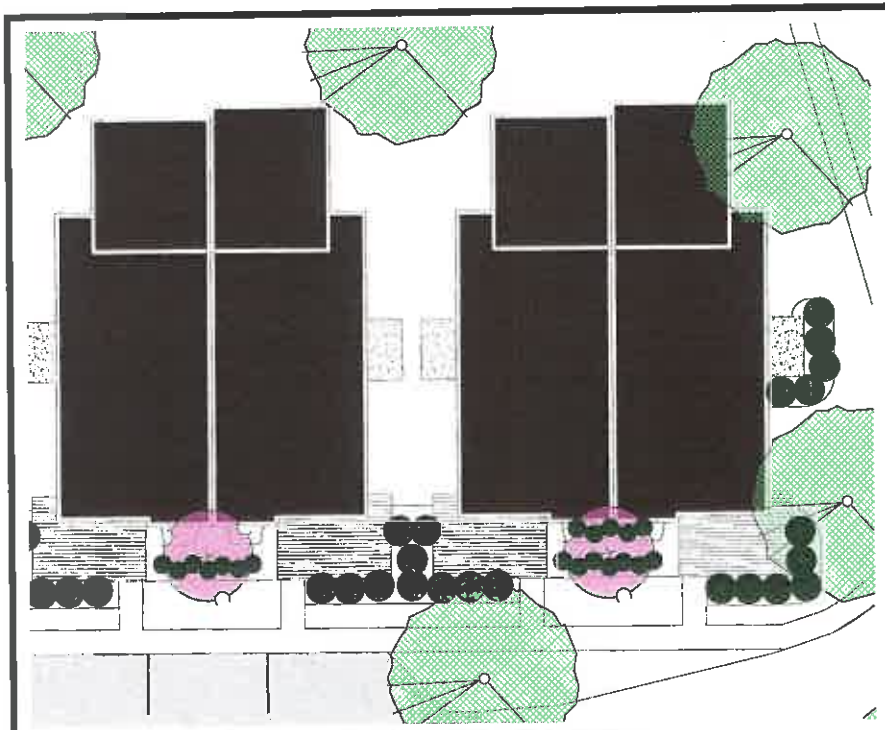

BRADFORD FOUNDATION PLANTINGS

CHARLESTON FOUNDATION PLANTINGS

PLANT PALLETTE

DECIDUOUS OVERSTORY TREES

Acer x freemanii - Autumn Blaze Maple

Acer rubrum - Red Maple

Acer platinoides - Norway Maple

Betula nigra - River Birch

Gleditsia tiacanthos 'inermis' - Thornless Honeylocust

Quercus bicolor - Swamp White Oak

Quercus rubrum - Red Oak

Tilia americana - American Linden

CONIFEROUS TREES

Picea glauca 'densata' - Black Hills Spruce

DECIDUOUS ORNAMENTAL TREES

Acer ginnala - Amur Maple

Amelanchier laevis - Serviceberry

Cercis canadensis - Redbud

Malus species 'Donald Wyman' - Donald Wyman Crabapple

Malus species 'Prairiefire' - Prairiefire Crabapple

Malus species 'Pink Spires' - Pink Spires Crabapple

DECIDUOUS SHRUBS

Berberis thunbergii var. atropurpurea 'Crimson Pygmy' - Crimson Pygmy Barberry

Cornus sericea - Red Twig Dogwood

Euonymus alatus compacta - Dwarfing Bush

Ilex verticillata 'Red Lee' - Red Lee Burnet

Spiraea x bumalda - Goldflame Spiraea, Magic Carpet Spiraea, Fireballs Spiraea, Anthony Waterer Spiraea

Syrtaea hyacinthe - Beaverwood Spiraea

Syringa meyeri 'Palibin' - Dwarf Korean Lilac

Rhododendron 'Fuki Compact' - Compact Fuki Rhododendron

Green Vision 'Mandrel' - Green Mandrel Boxwood

Taxus x media 'Densiformis' - Densiformis Yew

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0 5 10 20

GRAPHIC SCALE
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Jordan Heights Rowhouses

West Des Moines, IA
Z29007-01
December 23, 2011

REV SIGNS

ENGINEER CAS	DRAWN BY RAA
CHECKED BY CAS	FIELD BOOK NO -
DRAWING NO.	SHEET NO.

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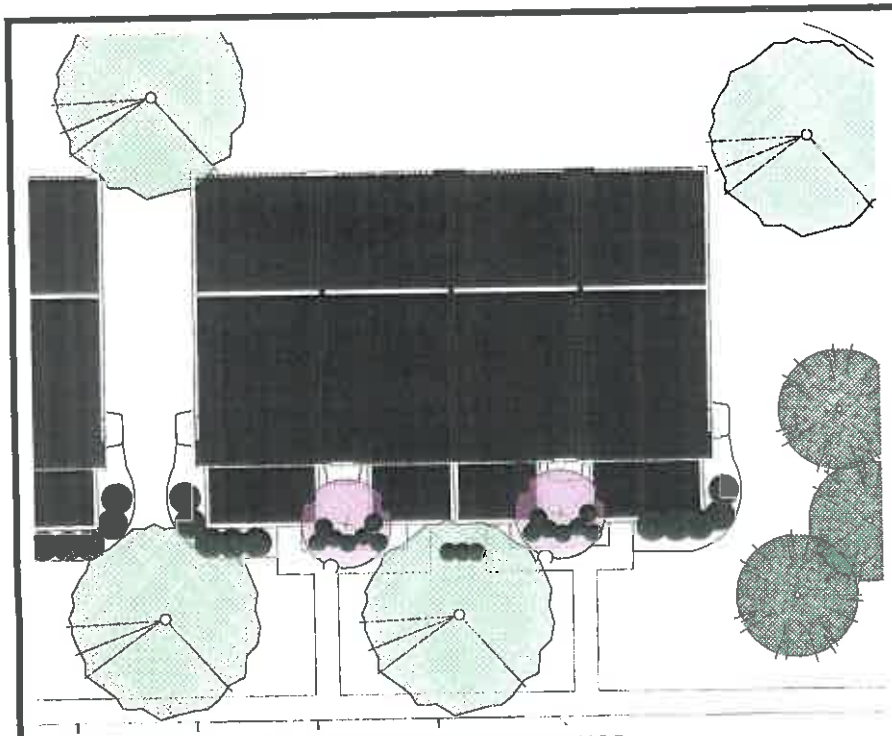

REILLY FOUNDATION PLANTINGS

PLANT PALLETTE

DECIDUOUS OVERSTORY TREES

Acer x freemanii - Autumn Blaze Maple

Acer rubrum - Red Maple

Acer platanoides - Norway Maple

Betula nigra - River Birch

Gleditsia triacanthos 'Inermis' - Thornless Honeylocust

Quercus bicolor - Swamp White Oak

Quercus rubrum - Red Oak

Tilia americana - American Linden

CONIFEROUS TREES

Picea glauca 'densata' - Black Hills Spruce

DECIDUOUS ORNAMENTAL TREES

Acer ginnala - Amur Maple

Amelanchier laevis - Serviceberry

Cercis canadensis - Redbud

Malus species 'Donald Wyman' - Donald Wyman Crabapple

Malus species 'Prairiefire' - Prairiefire Crabapple

Malus species 'Pink Spires' - Pink Spires Crabapple

DECIDUOUS SHRUBS

Berberis thunbergii var. atropurpurea 'Crimson Pygmy' - Crimson Pygmy Barberry

Cornus sericea - Red Twig Dogwood

Euonymus alatus compacta - Burning Bush

Rhus aromatica 'Gro Low' - Gro Low Sumac

Spiraea x bumalda - Goldflame Spirea, Magic Carpet Spirea, Froebeli Spirea, Anthony Waterer Spirea

Spiraea nipponica - Snowmound Spirea

Syringa vulgaris 'Pallida' - Dwarf Korean Lilac

Rhododendron 'PJM Compact' - Compact PJM Rhododendron

Taxus 'Green Mountain' - Green Mountain Boxwood

Taxus x media 'Densiformis' - Densiformis Yew

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0 5 10 20

GRAPHIC SCALE
1" = 20' (AT 11" x 17")

Jordan Heights Rowhouses

West Des Moines, IA
239007-01
December 23, 2011

DRAWN BY CAS	DESIGNED BY RAA
CHECKED BY CAS	FIELD BOOK NO -
DRAWING NO	SHEET NO.

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