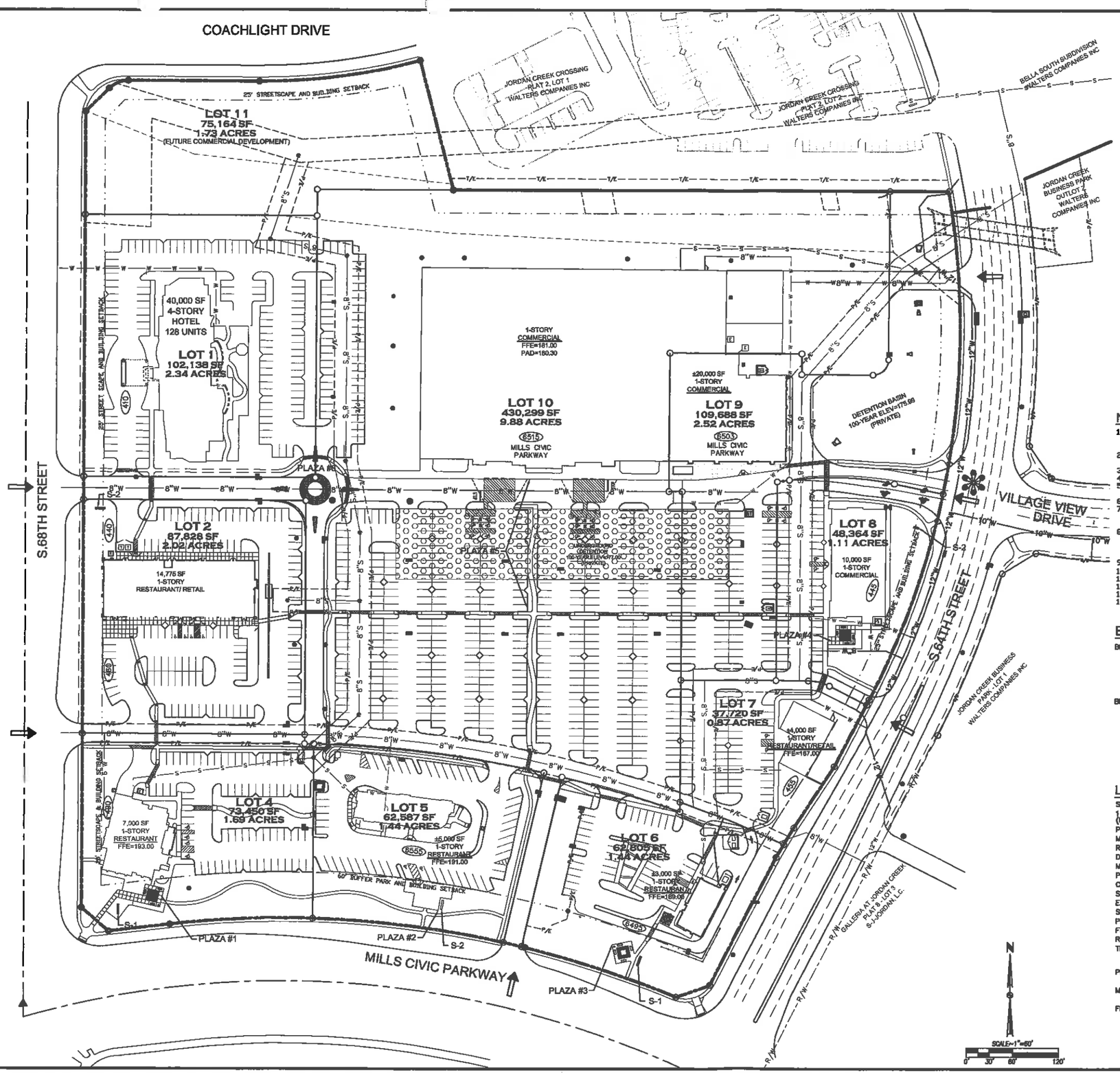
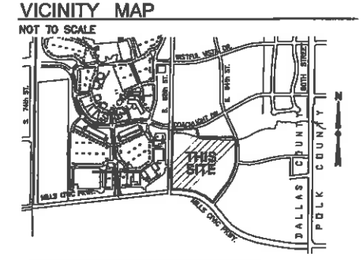
Exhibit A

SPECIFIC PLAN MAP
PARADISE POINTE
WEST DES MOINES, IOWA
REVISED 4-23-2014



VICINITY MAP
NOT TO SCALE



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 INDIVIDUAL LOT DEVELOPMENT.
3. NO WALL PACK LIGHTING SHALL BE ALLOWED.
4. LOTS 2, 3, 4, 5 & 6 WILL BE RESPONSIBLE FOR THEIR OWN DETENTION.
5. LOTS 9 & 10 WILL BE RESPONSIBLE FOR DETENTION ON THEIR SITES AND WILL PROVIDE DETENTION FOR LOTS 1, 8, 9 & 10.
6. ALL PRIVATE SEWERS WILL BE MAINTAINED BY INDIVIDUAL LOT OWNERS.
7. ALL CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
8. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM CONSTRUCTION DIVISION 'CLINT CARPENTER' (222-3480) TO OBTAIN APPLICABLE CITY PERMITS.
9. ALL CONNECTIONS TO PUBLIC SEWERS SHALL BE CORE DRILLED.
10. ALL LIGHTING SHALL BE DOWNCAST WITH A MAX POLE HEIGHT OF 25'.
11. CROSS ACCESS SHALL BE GRANTED THROUGH AN REA FOR THIS AREA.
12. INGRESS/EGRESS WILL BE PROVIDED INTERNAL AND EXTERNAL TO THIS SITE.
13. MINIMUM DRIVE-THRU QUEUING PER CITY CODE WILL BE PROVIDED.
14. LOT 3 WAS LEGALLY COMBINED WITH LOT 2. THEREFORE LOT 3 NO LONGER EXISTS

BENCHMARK
BM #117 200 BLOCK OF SOUTH 68TH STREET, EAST HEADWALL OF TWIN 12'x6' RCB, STANDARD ALUMINUM WDM BENCHMARK IN CAP SET IN TOP OF CONCRETE HEADWALL. ELEV = 180.88

BM #118 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

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, CAP #15980 (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	—P/E—	
FULL ACCESS LOCATION	⇒	
RIGHT-IN/RIGHT-OUT ACCESS LOCATION	⇒	
TRAFFIC SIGNAL 50% EAST DEVELOPER/ 50% WEST DEVELOPER	✱	
PROJECT ENTRY SIGN (PROJECT NAME & 2 TENANTS)	S-1	
MONUMENT SIGN (4 TENANTS)	S-2	
FIRE DEPARTMENT CONNECTION	FDC	

REVISIONS	DATE
SECOND SUBMITTAL	4-23-14
FIRST SUBMITTAL	3-13-14

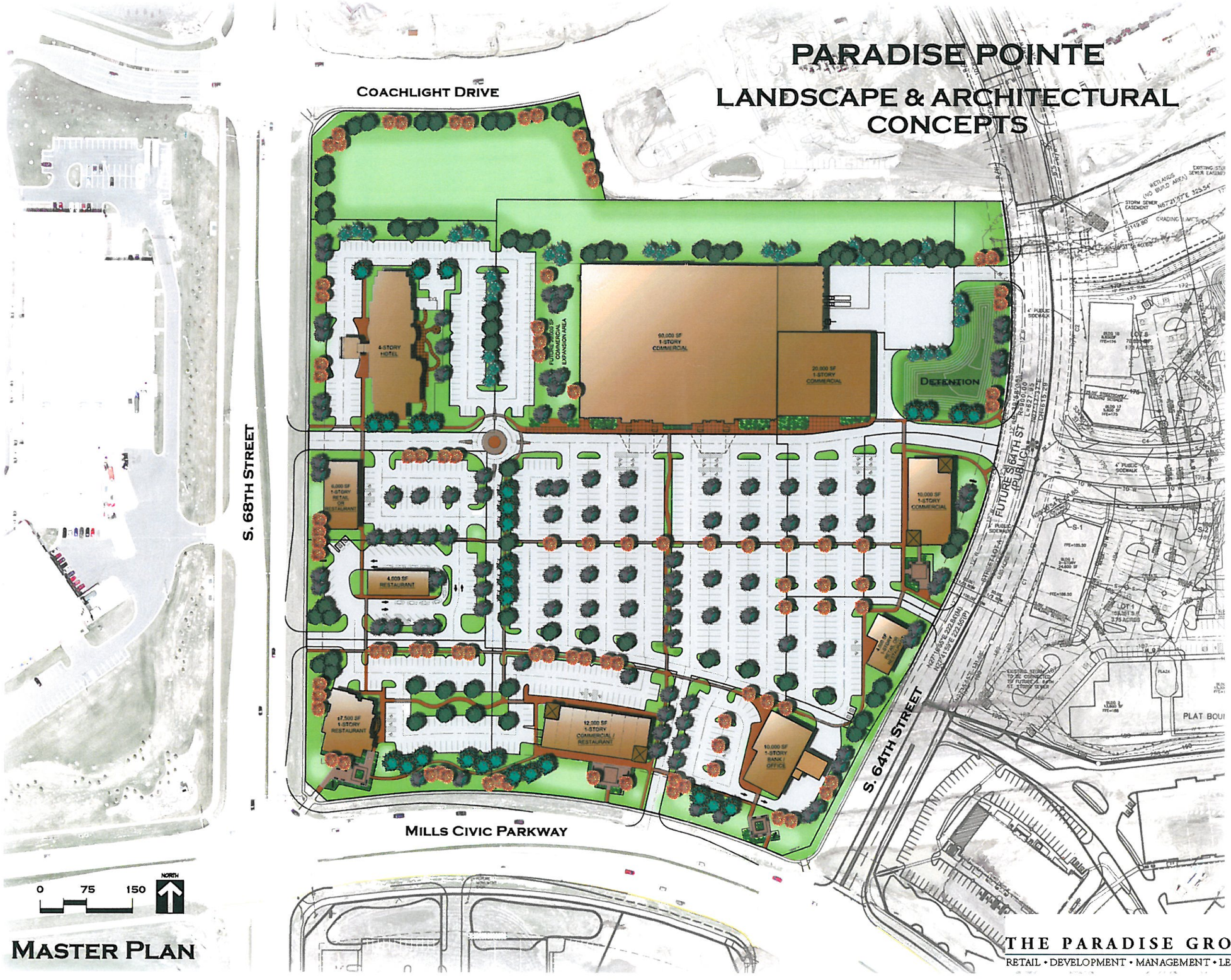
3405 SE CROSSROADS DR., SUITE G
GRIMES, IA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
ENGINEER: DM TECH: NJN
CIVIL DESIGN ADVANTAGE

PARADISE POINTE
SPECIFIC PLAN MAP
WEST DES MOINES, IOWA

1/1
1402.050

PARADISE POINTE

LANDSCAPE & ARCHITECTURAL CONCEPTS



MASTER PLAN

THE PARADISE GROUP
RETAIL • DEVELOPMENT • MANAGEMENT • LEASING

City of West Des Moines
OVERLAY DISTRICT SITE PLAN APPROVAL
Planning Department: July 17, 2007
Case #: OSP-07-02

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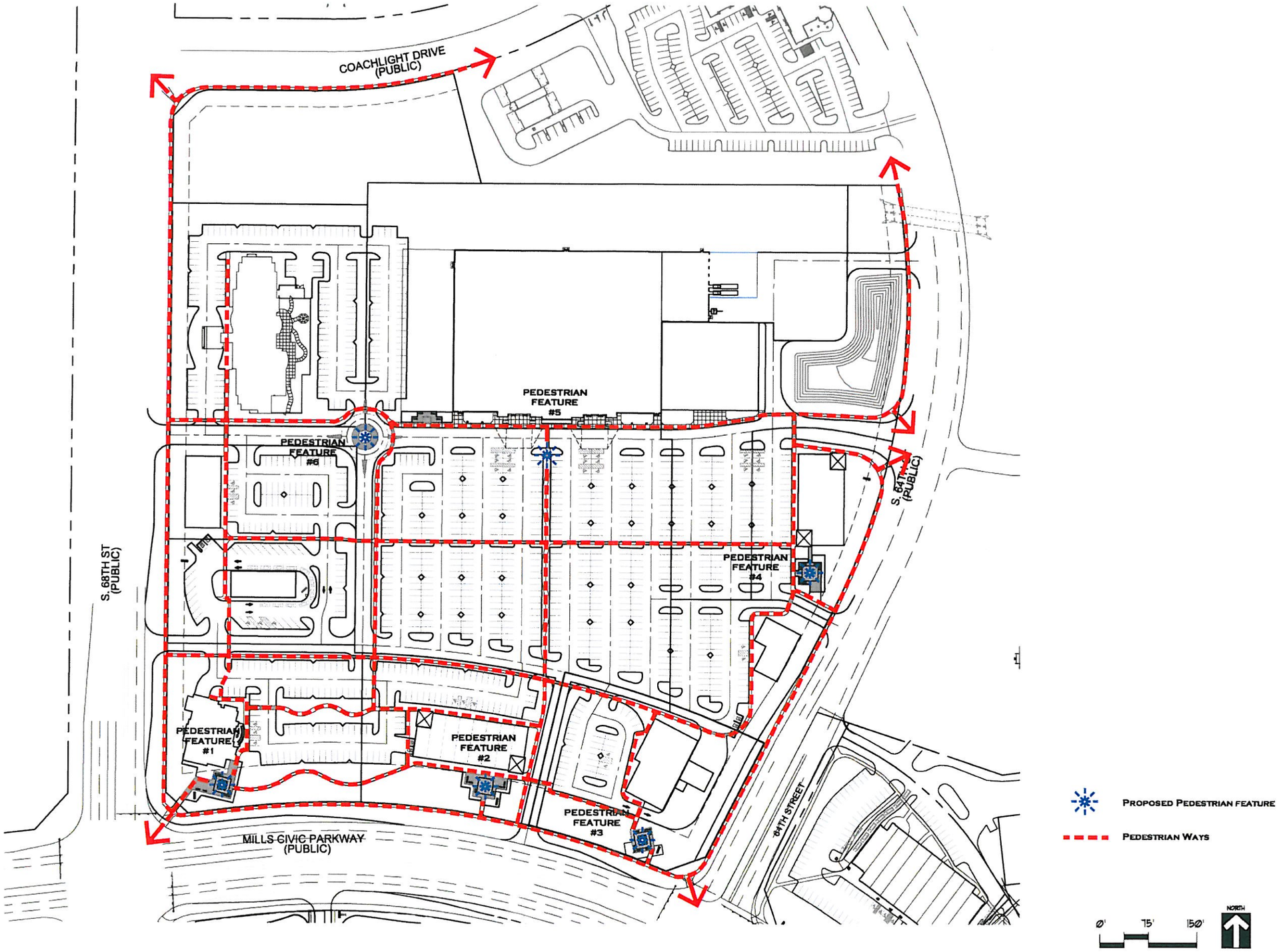
PARADISE POINTE
SPECIFIC PLAN
MILLS CIVIC PARKWAY & 68TH STREET
WEST DES MOINES, IOWA

Issue / Revision	Date
1ST CITY SUBMITTAL	02-16-07
2ND CITY SUBMITTAL	04-12-07
3RD CITY SUBMITTAL	05-14-07
4TH CITY SUBMITTAL	06-06-07

Job No. 06096
Proj. Mgr. AVG

Sheet Title
MASTER PLAN

Sheet No.
L1



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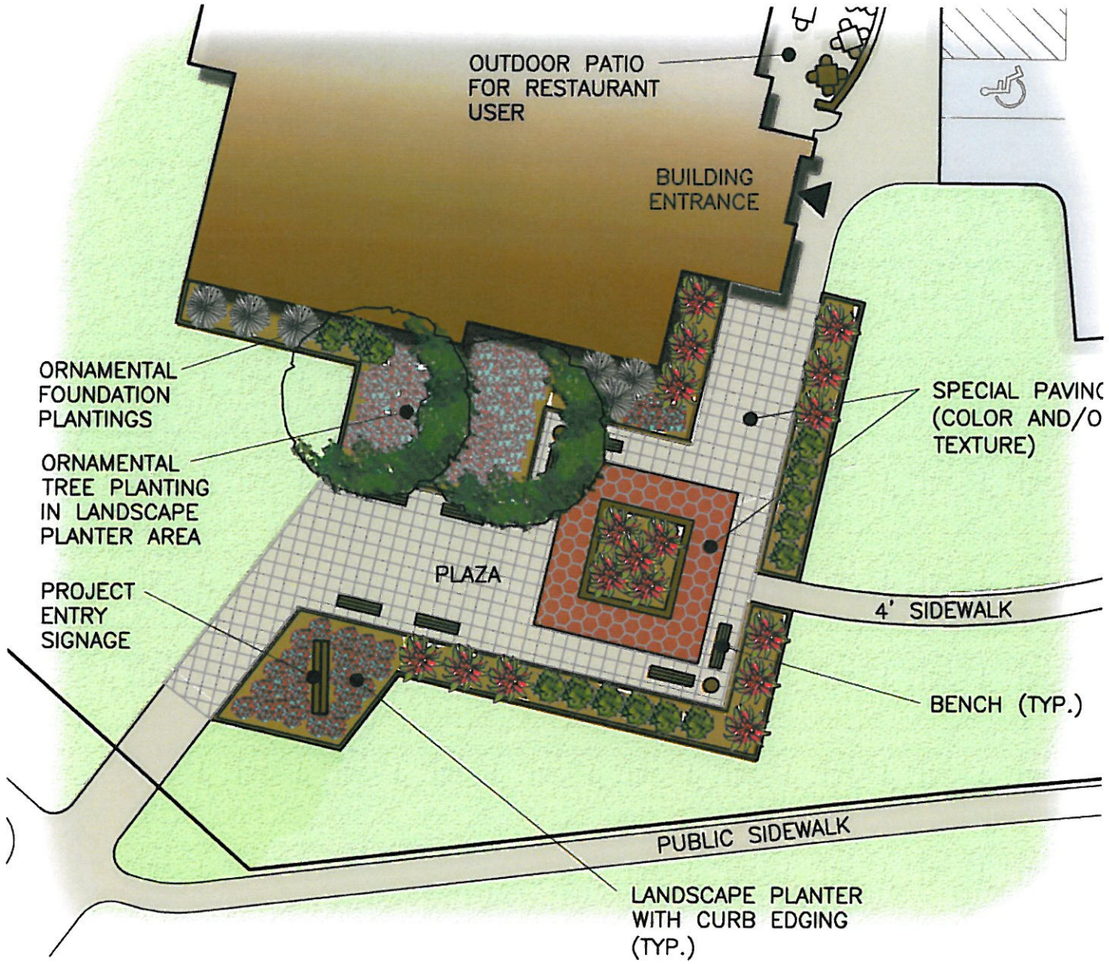
PARADISE POINTE
SPECIFIC PLAN
MILLS CIVIC PARKWAY & 68TH STREET
WEST DES MOINES, IOWA

Issue / Revision	Date
1ST CITY SUBMITTAL	02-16-2007
2ND CITY SUBMITTAL	04-12-2007
3RD CITY SUBMITTAL	05-14-2007
4TH CITY SUBMITTAL	06-06-2007

Job No. 06096
Proj. Mgr. AVG

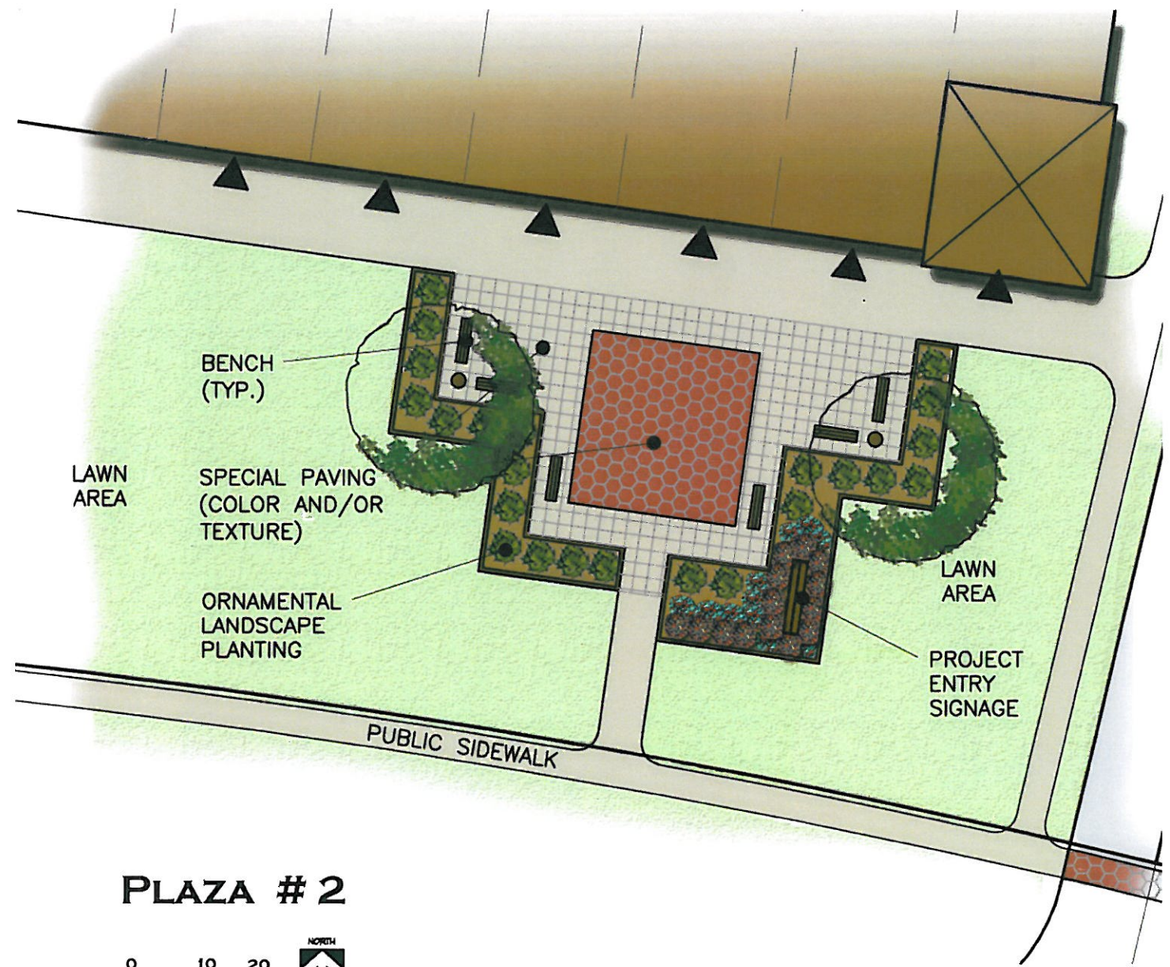
Sheet Title
PEDESTRIAN CIRCULATION

Sheet No.
L2



PLAZA # 1

0 10 20 NORTH



PLAZA # 2

0 10 20 NORTH

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PARADISE POINTE
SPECIFIC PLAN

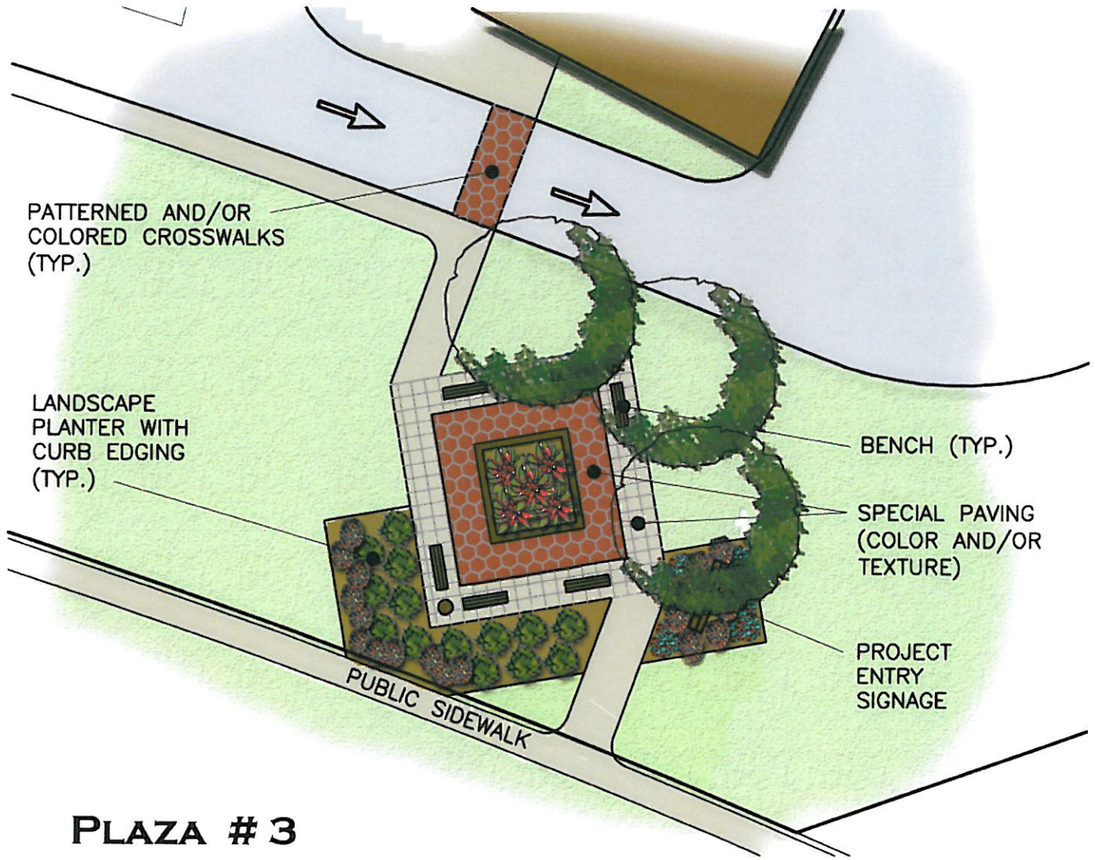
MILLS CIVIC PARKWAY & 68TH STREET
WEST DES MOINES, IOWA

Issue / Revision	Date
1ST CITY SUBMITTAL	02-16-07
2ND CITY SUBMITTAL	03-23-07
3RD CITY SUBMITTAL	05-14-07
4TH CITY SUBMITTAL	06-06-07

Job No. 06096
Proj. Mgr. AVG

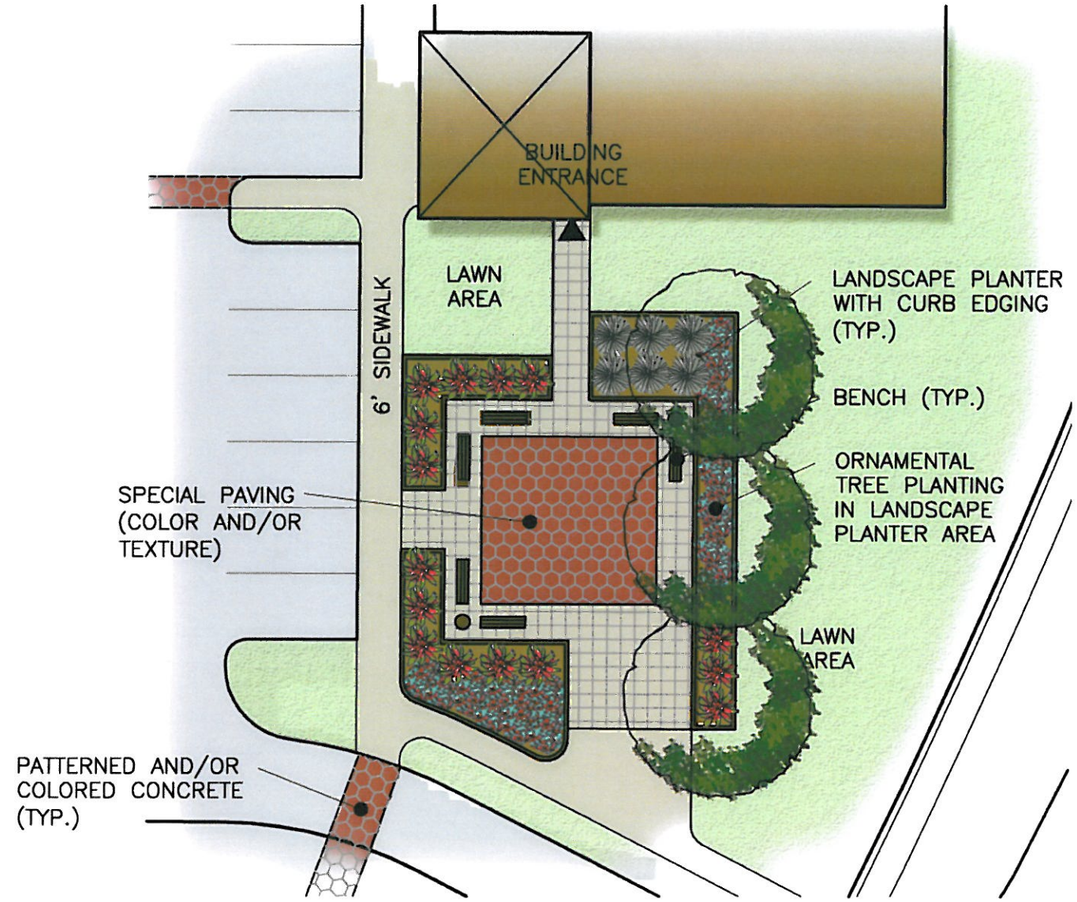
Sheet Title
OPEN SPACE PLAZAS

Sheet No.
L3



PLAZA # 3

0 10 20 NORTH



PLAZA # 4

0 10 20 NORTH

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PARADISE POINTE
SPECIFIC PLAN

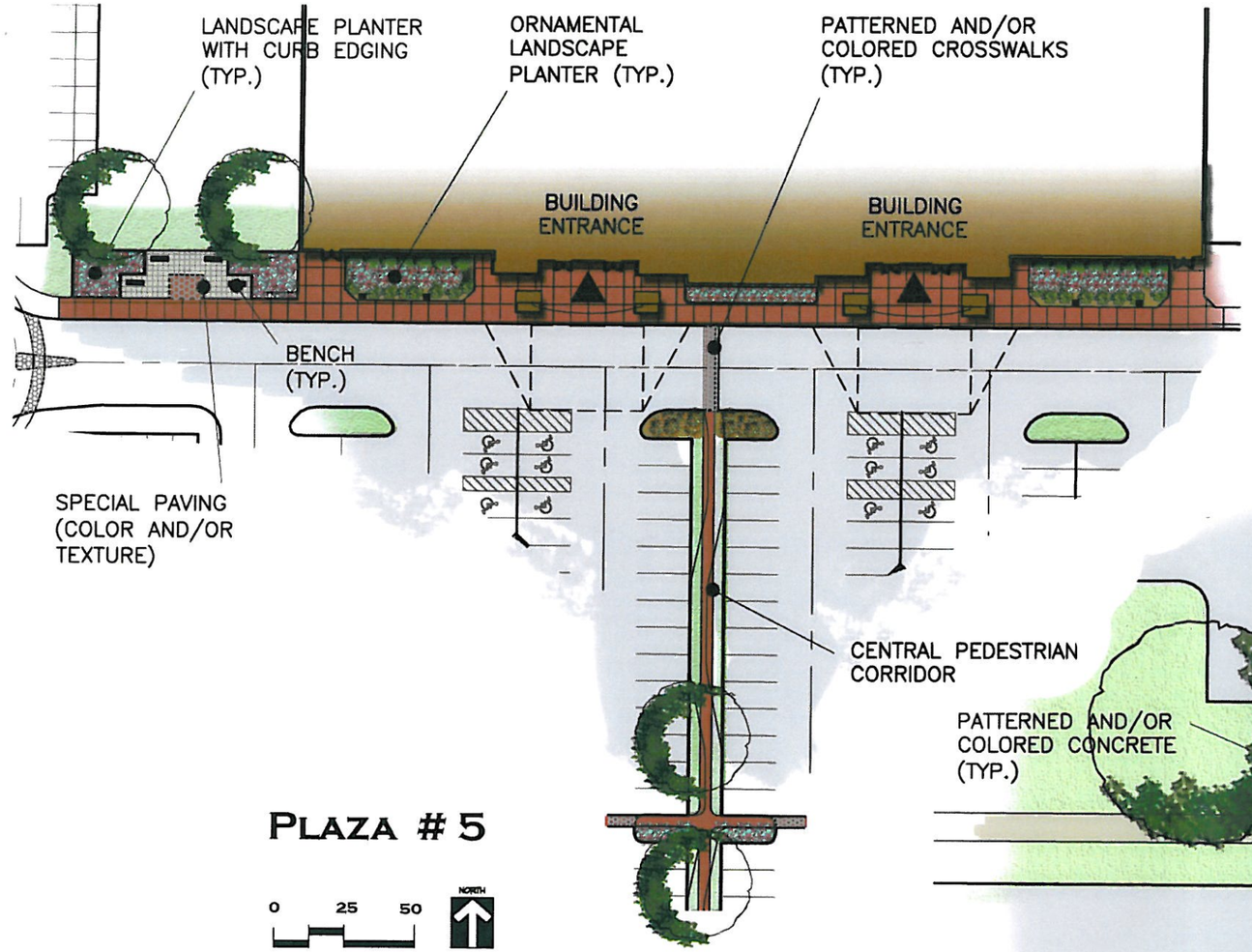
MILLS CIVIC PARKWAY & 68TH STREET
WEST DES MOINES, IOWA

Issue / Revision	Date
1ST CITY SUBMITTAL	02-16-07
2ND CITY SUBMITTAL	03-23-07
3RD CITY SUBMITTAL	05-14-07
4TH CITY SUBMITTAL	06-06-07

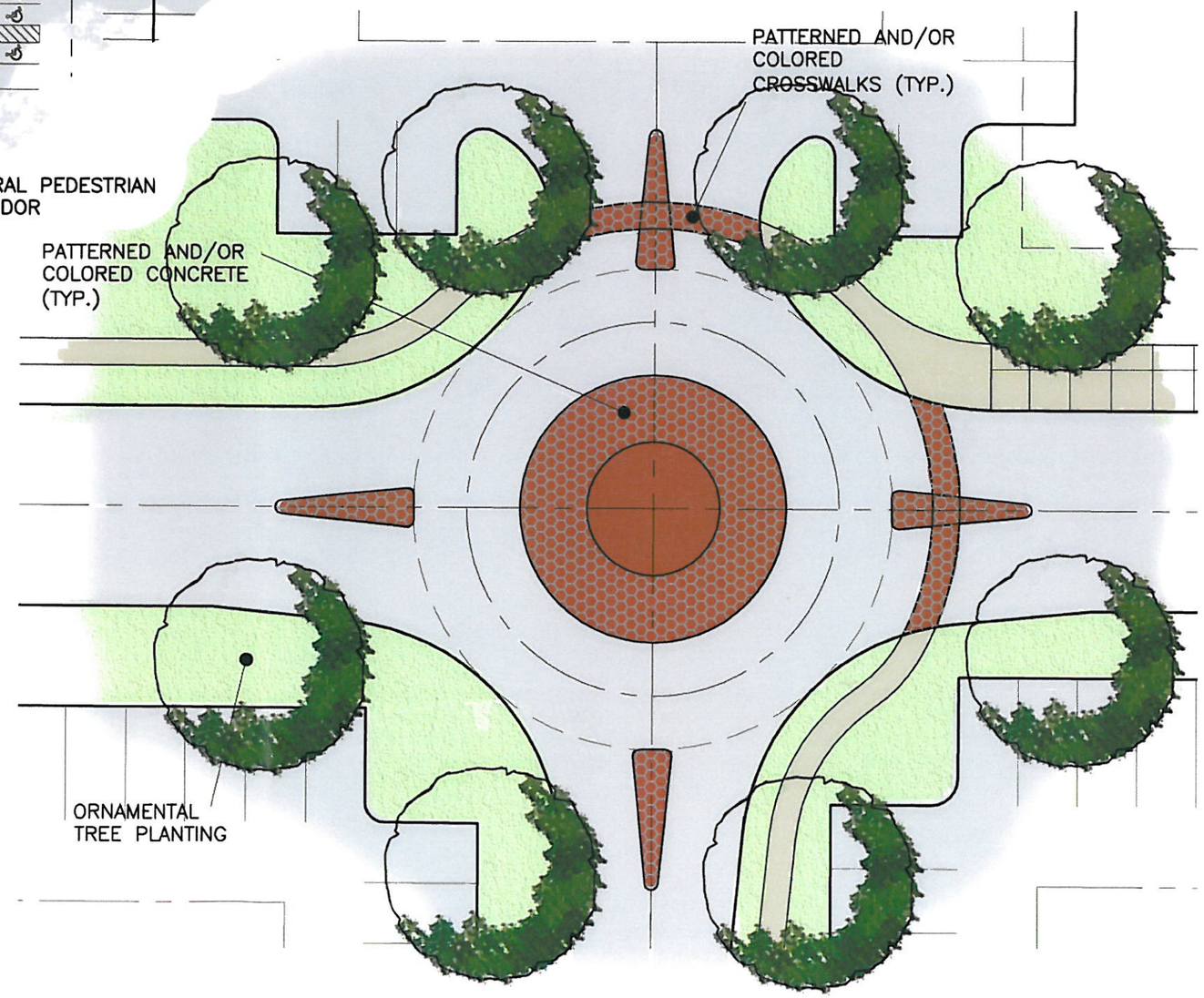
Job No. 06096
Proj. Mgr. AVG

Sheet Title
OPEN SPACE PLAZAS

Sheet No.
L4



PLAZA # 5



PLAZA # 6

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PARADISE POINTE SPECIFIC PLAN

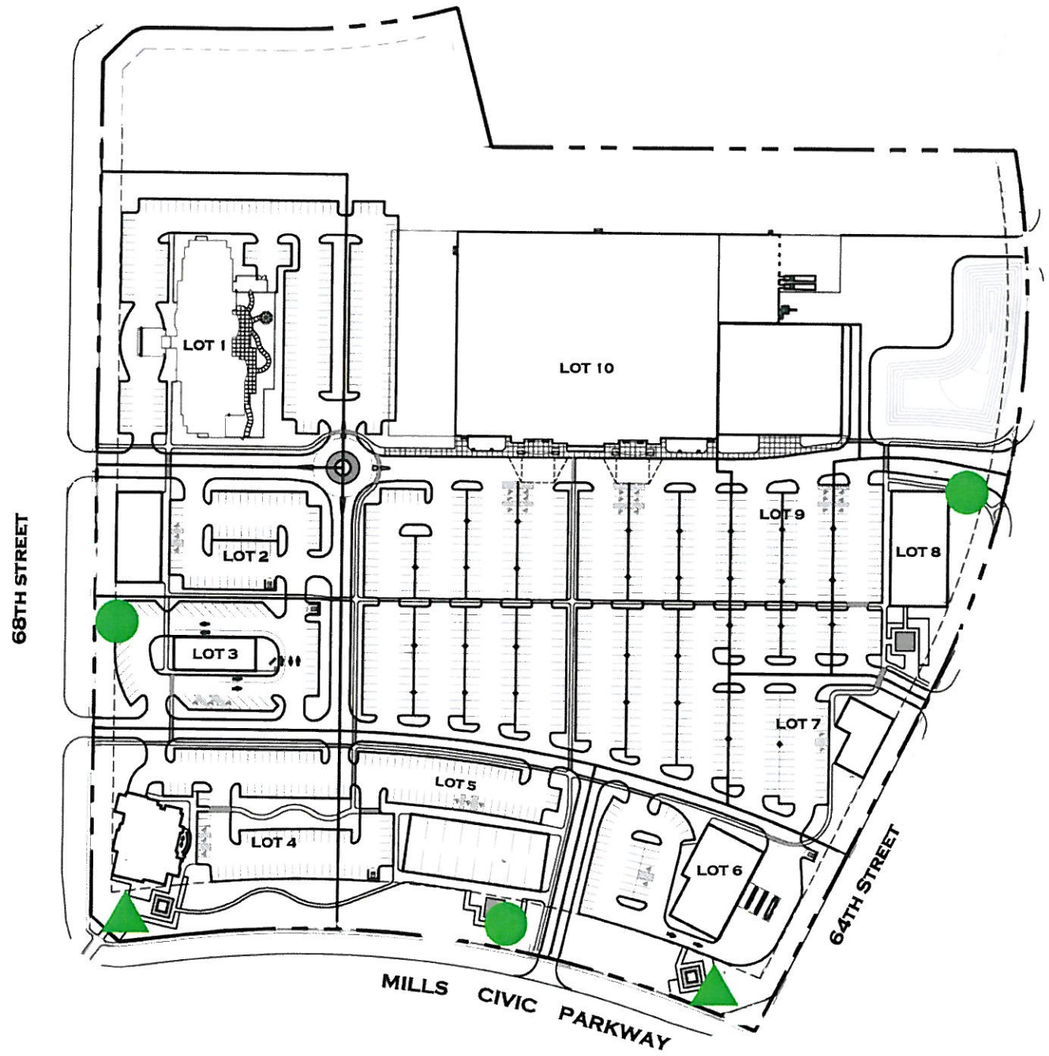
MILLS CIVIC PARKWAY & 68TH STREET
WEST DES MOINES, IOWA

Issue / Revision	Date
1ST CITY SUBMITTAL	02-16-07
2ND CITY SUBMITTAL	03-23-07
3RD CITY SUBMITTAL	05-14-07
4TH CITY SUBMITTAL	06-06-07

Job No. 06096
Proj. Mgr. AVG

Sheet Title
OPEN SPACE PLAZAS

Sheet No.
L5

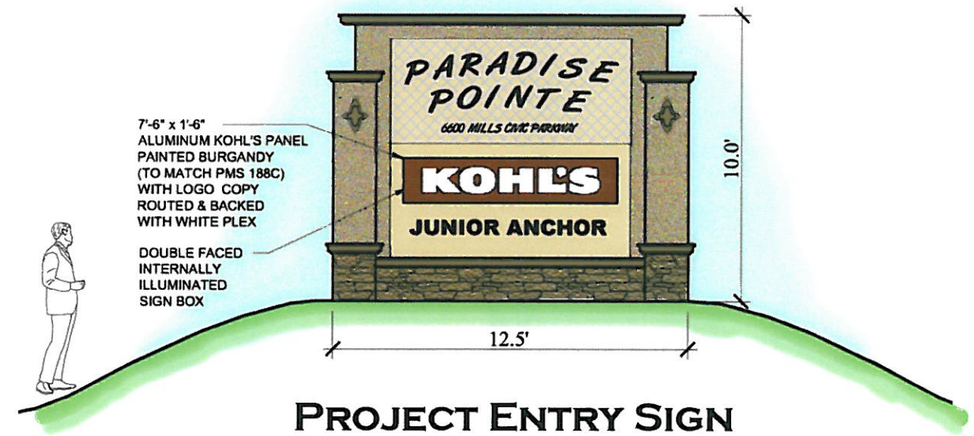


PROJECT ENTRY SIGN
125 S.F. (12.5' x 10')
PROJECT NAME & 2 TENANT NAMES

MONUMENT SIGN
65 S.F. (6.5' x 10')
4 TENANT NAMES

ALL SIGNAGE SHOWN TO BE PLACED ON THE 20' SETBACK LINE

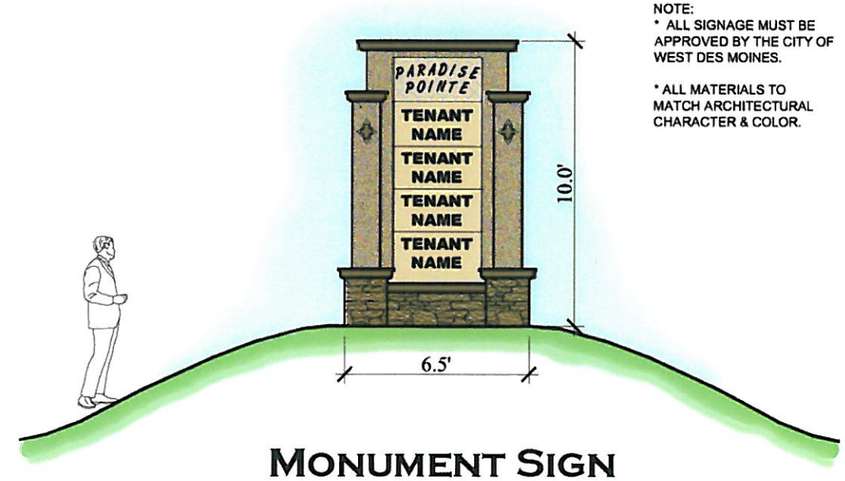
SIGNAGE LOCATIONS & GENERAL DESIGN THEMES



PROJECT ENTRY SIGN

NOTE:
* ALL SIGNAGE MUST BE APPROVED BY THE CITY OF WEST DES MOINES.

* ALL MATERIALS TO MATCH ARCHITECTURAL CHARACTER & COLOR.



MONUMENT SIGN

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Job No. 06096
Proj. Mgr. AVG

Sheet Title
SIGNAGE THEMES

Sheet No.
L6

River Birch

Downy Serviceberry

Red Oak

Red Maple

Redbud

Sentinal Crabapple

Spring Snow Crabapple

Black Hills Spruce

Blue Muffin Viburnum

Compact Burning Bush

Red Osier Dogwood

Gro-Lo Fragrant Sumac

Staghorn Sumac

Dwarf Korean Lilac

Prairie Petite Lilac

Skandia Juniper

Autumn Joy Sedum

Assorted Columbine

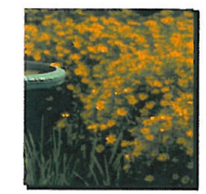
Culver's Root

Assorted Daylily

Black-Eyed Susan

May Night Salvia

Purple Coneflower


Moonbeam Coreopsis

Big Bluestem

Blue Oat Grass

Heavy Metal Switchgrass

Karl Foerster Feather Reed Grass

Little Bluestem

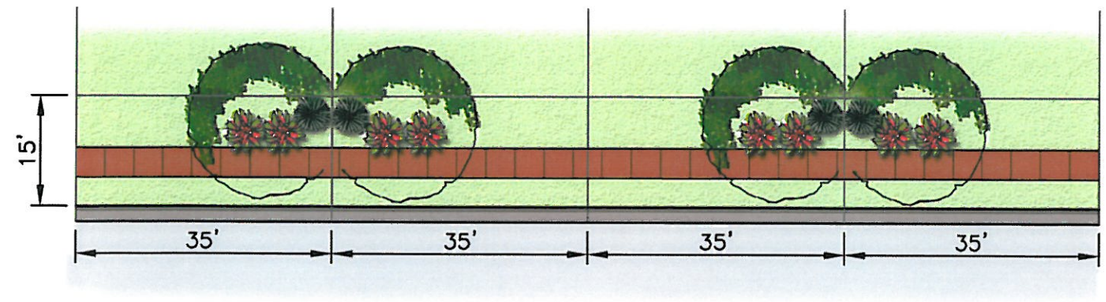
Overdam Feather Reed Grass

Shenandoah Switchgrass

Variegated Miscanthus

General Landscaping Themes

INCLUDES 1 TREE AND 3 SHRUBS EVERY 35 LINEAR FEET. ALL PLANTINGS TO BE PLACED WITHIN 15' OF ROADWAY CURB.



Typical Streetscape Plan

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Paradise Pointe Specific Plan

Mills Civic Parkway & 68th Street
West Des Moines, Iowa

Issue / Revision	Date
1st City Submittal	02-16-07
2nd City Submittal	04-12-07
3rd City Submittal	05-14-07
4th City Submittal	06-06-07

Job No. 06096
Proj. Mgr. AVG

Sheet Title
Landscape Themes

Sheet No.
L7

Bench & Trash Style - Option 1

Bench & Trash Style - Option 2

Decorative Planter

Bench & Trash Style - Option 3
With Planter Option

Lighting Options

General Site Furniture and Lighting Themes

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Paradise Pointe
Site Specific Plan

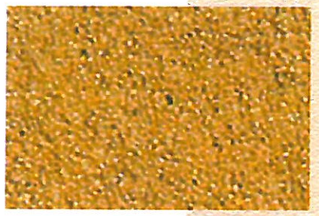
Mills Civic Parkway & 68th Street
West Des Moines, Iowa

Issue / Revision	Date
1st City Submittal	02-16-07
2nd City Submittal	04-12-07
3rd City Submittal	05-14-07
4th City Submittal	06-06-07

Job No. 06096
Proj. Mgr. AVG

Sheet Title
Site Furniture & Lighting Themes

Sheet No.
L8



SANDBLAST FINISH

ROUGH SANDBLAST

PURE CREAM		MYSTIC GREEN	
MONASTERY BROWN		GREAT FALLS	
WHOLE WHEAT		TOMAHAWK RED	
TAMALE		ORNAMENTAL GOLD	
SPECTRUM BROWN		CONCORD	
PARCHMENT		SAFARI TAN	
STONE GREY		HAZELWOOD GREY	

EIFS / PAINT COLOR OPTIONS OR SIMILAR

	SAGE
	WHEAT
	SANDRIFT
	PAPRIKA
	NUTMEG
	TAN
	CARAMEL
	VERDE

CAST STONE COLORS
BY 'ARRISCRAFT' OR SIMILAR

CHARDONAY

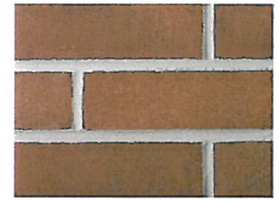
BROWN LEDGE

GRAY RUSTIC

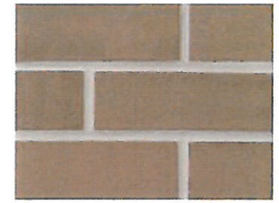
CALIFORNIA RUSTIC

CORONADO WEATHERED

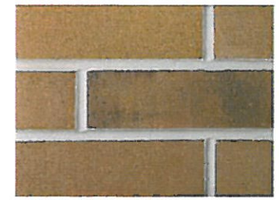
STONE VENEER COLOR OR SIMILAR



SANDLEWOOD

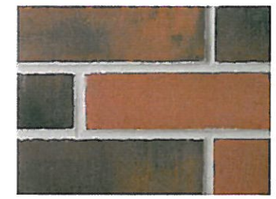


BEIGE GRAY



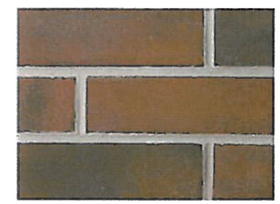
EARTHTONE BLEND

CHARCOAL GRAY



PROMENADE

DUNES GRAY



HERITAGE

CLEAR BUFF

CEDARWOOD

CHESTNUT

BRICK FACADE COLORS BY QUIK-BRIK OR
SIOUX CITY BRICK OR SIMILAR

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PARADISE POINTE
SPECIFIC PLAN

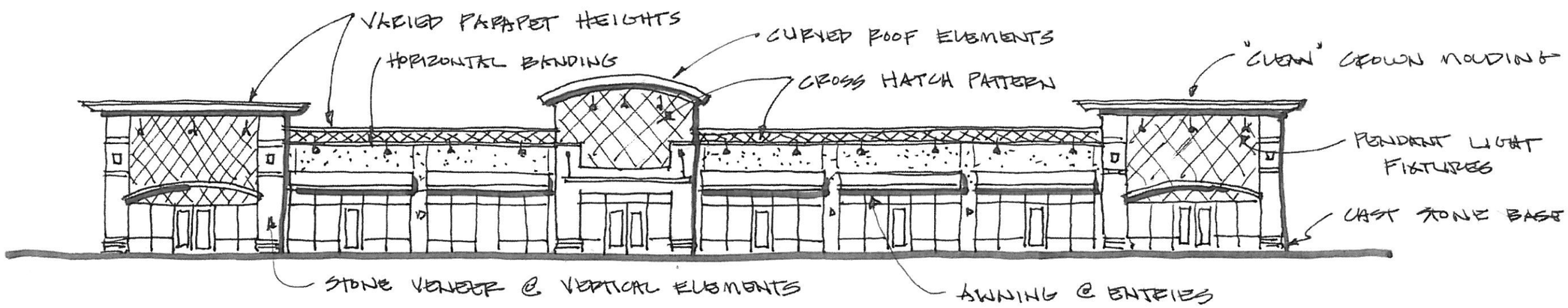
MILLS CIVIC PARKWAY & 68TH STREET
WEST DES MOINES, IOWA

Issue / Revision	Date
1ST CITY SUBMITTAL	02-16-2007
2ND CITY SUBMITTAL	04-12-2007
ARCH CONCEPTS SUBMITTAL	05-31-2007

Job No. 06096 | Proj. Mgr. AVG

Sheet Title
ARCHITECTURAL MATERIALS

Sheet No.
A1



COMMON ARCHITECTURAL ELEMENTS

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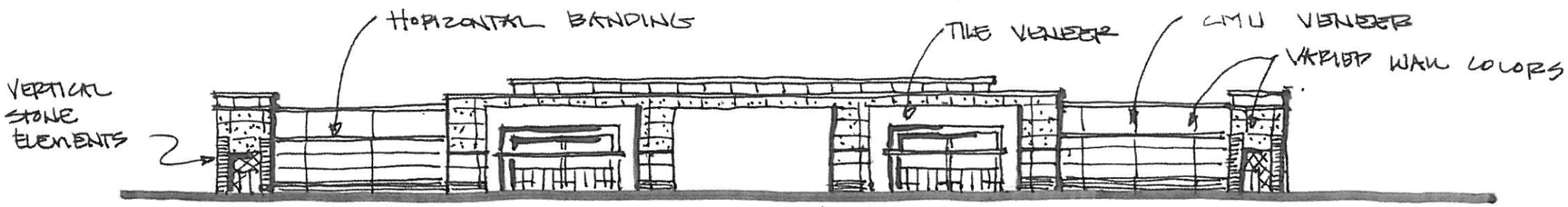
PARADISE POINTE
SPECIFIC PLAN
MILLS CIVIC PARKWAY & 68TH STREET
WEST DES MOINES, IOWA

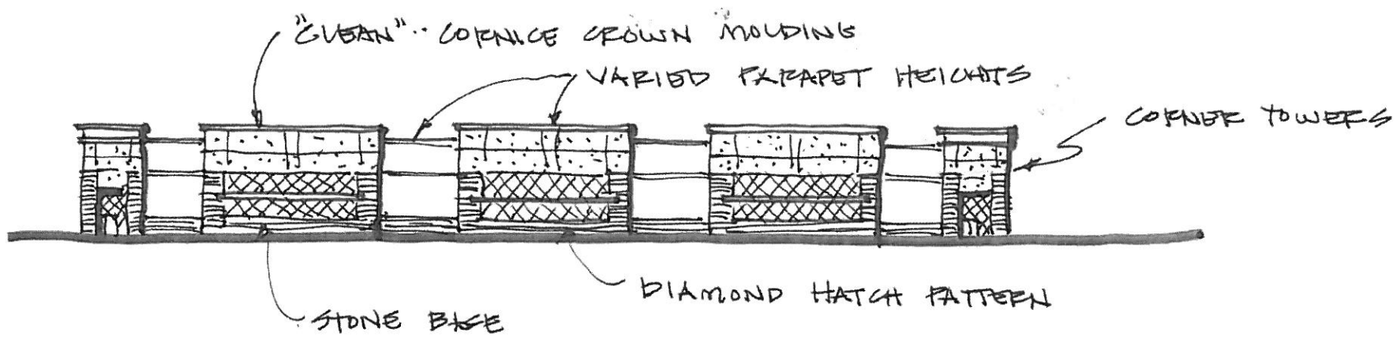
Issue / Revision	Date
1ST CITY SUBMITTAL	02-16-2007
2ND CITY SUBMITTAL	04-12-2007
ARCH CONCEPTS SUBMITTAL	05-31-2007

Job No. 06096 Proj Mgr AVG

Sheet Title
ARCHITECTURAL CONCEPTS

Sheet No.
A2





COMMON ARCHITECTURAL ELEMENTS

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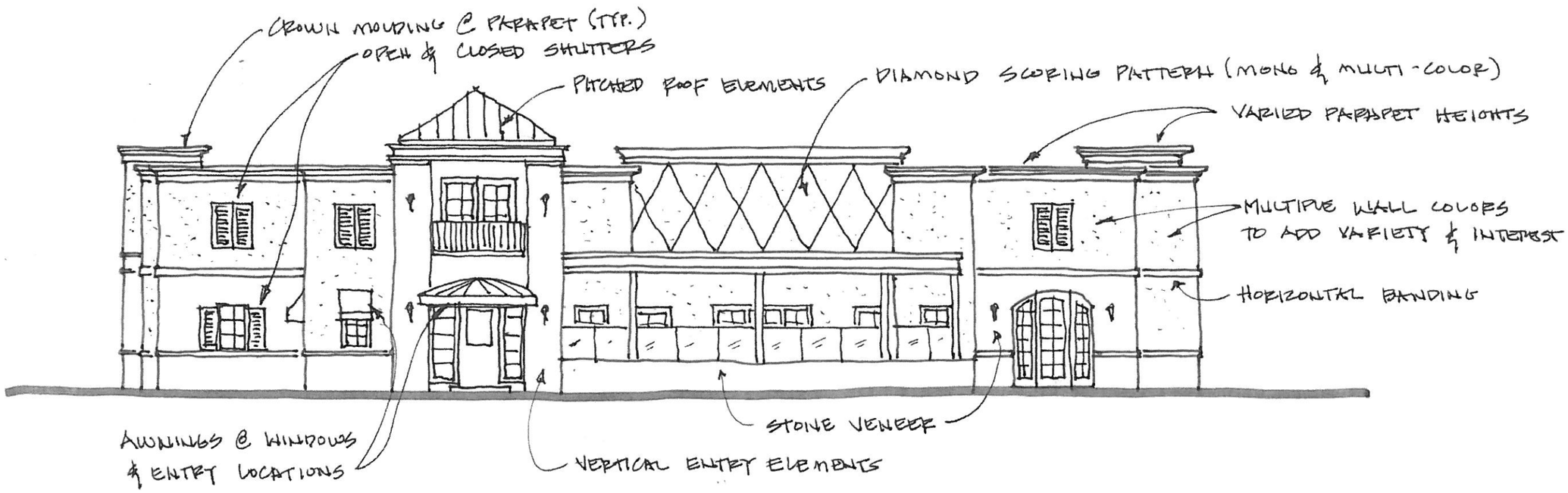
PARADISE POINTE
SPECIFIC PLAN
MILLS CIVIC PARKWAY & 68TH STREET
WEST DES MOINES, IOWA

Issue / Revision	Date
1ST CITY SUBMITTAL	02-16-2007
2ND CITY SUBMITTAL	04-12-2007
ARCH CONCEPTS SUBMITTAL	05-31-2007

Job No. 06096
Proj. Mgr. AVG
Sheet Title: ARCHITECTURAL CONCEPTS
Sheet No. A3



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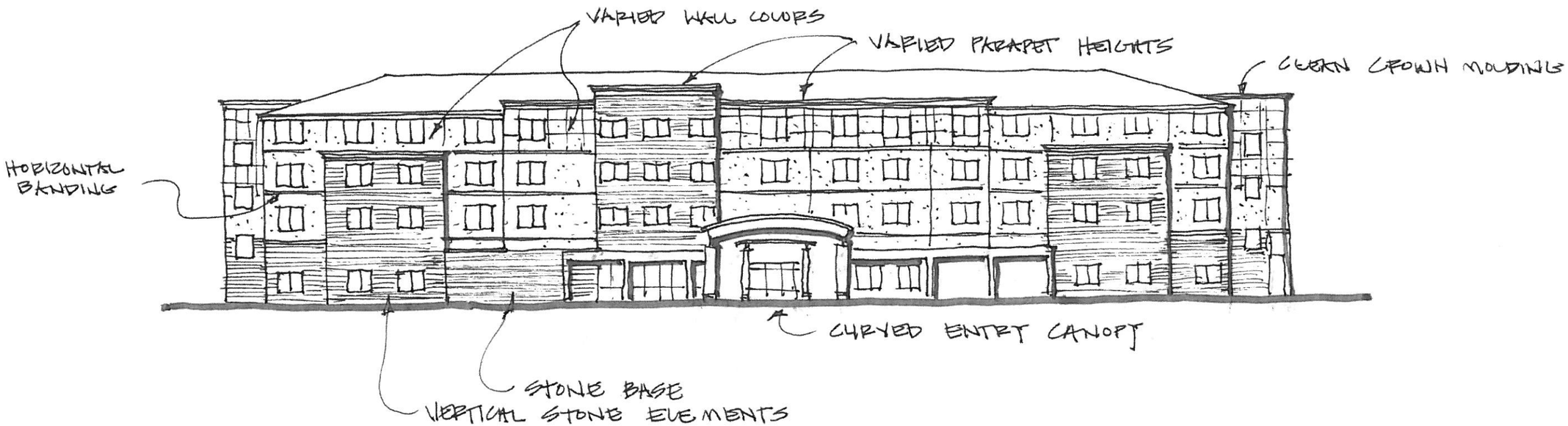
PARADISE POINTE
SPECIFIC PLAN
MILLS CIVIC PARKWAY & 68TH STREET
WEST DES MOINES, IOWA

Issue / Revision	Date
1ST CITY SUBMITTAL	02-16-2007
2ND CITY SUBMITTAL	04-12-2007
ARCH CONCEPTS SUBMITTAL	05-31-2007

Job No 06096 Proj. Mgr AVG

Sheet Title
ARCHITECTURAL CONCEPTS

Sheet No.
A4



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WEST DES MOINES, IOWA

Issue / Revision	Date
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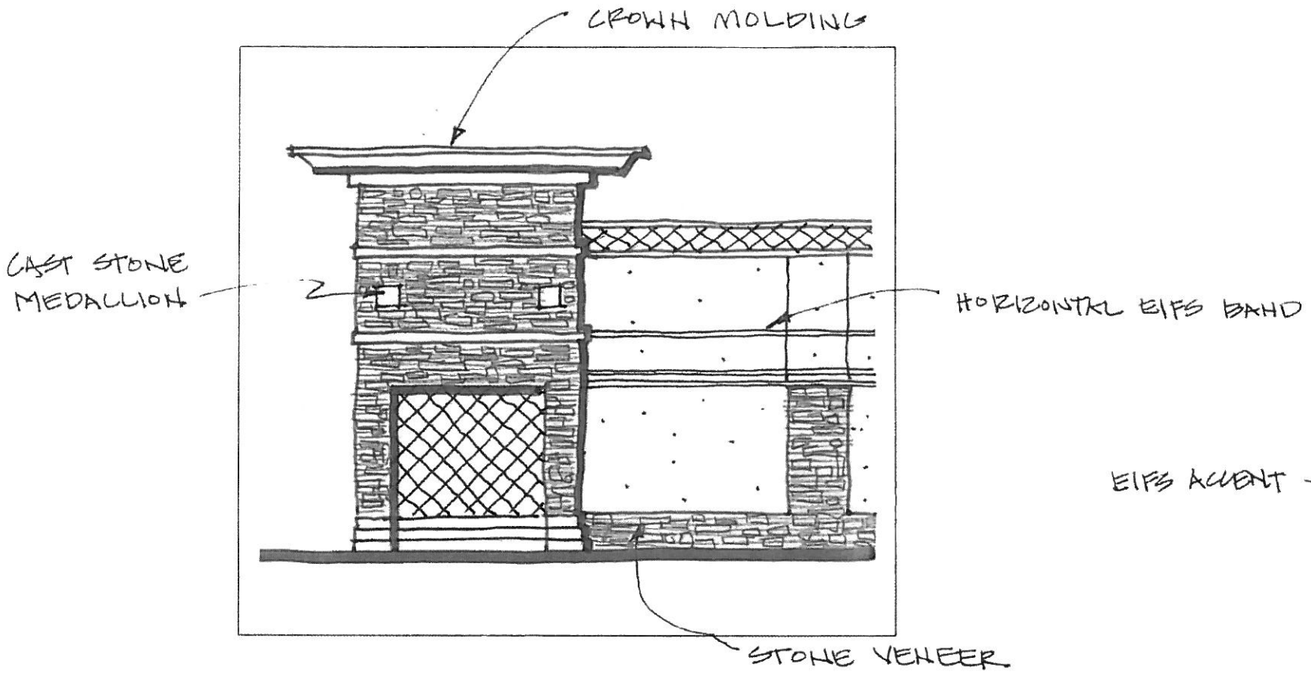
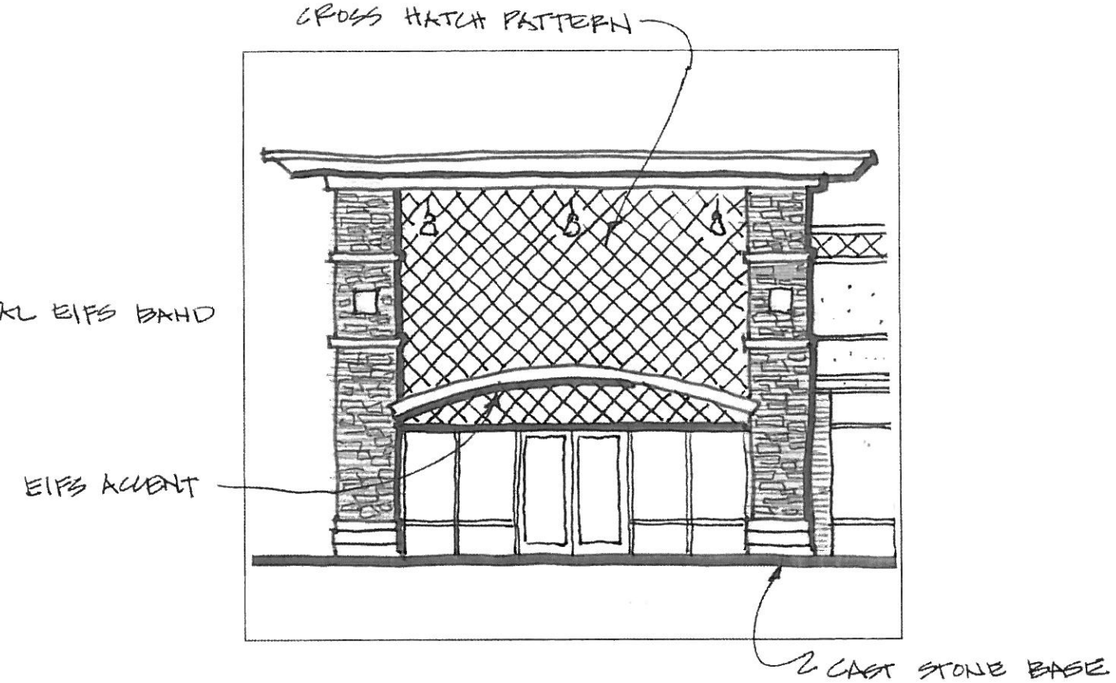
ARCH CONCEPTS SUBMITTAL	05-31-2007

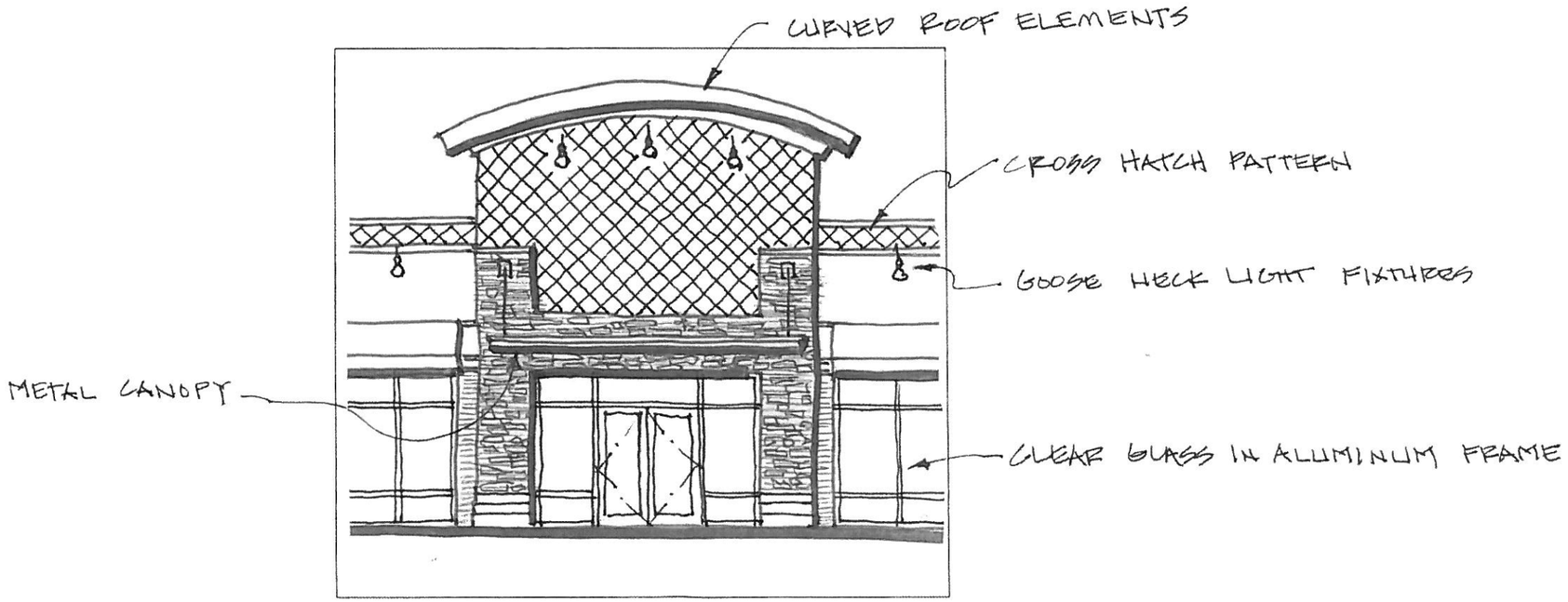
Job No. 06096
Proj Mgr AVG

Sheet Title
ARCHITECTURAL CONCEPTS

Sheet No
A5







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MILLS CIVIC PARKWAY & 68TH STREET
WEST DES MOINES, IOWA

Issue / Revision	Date
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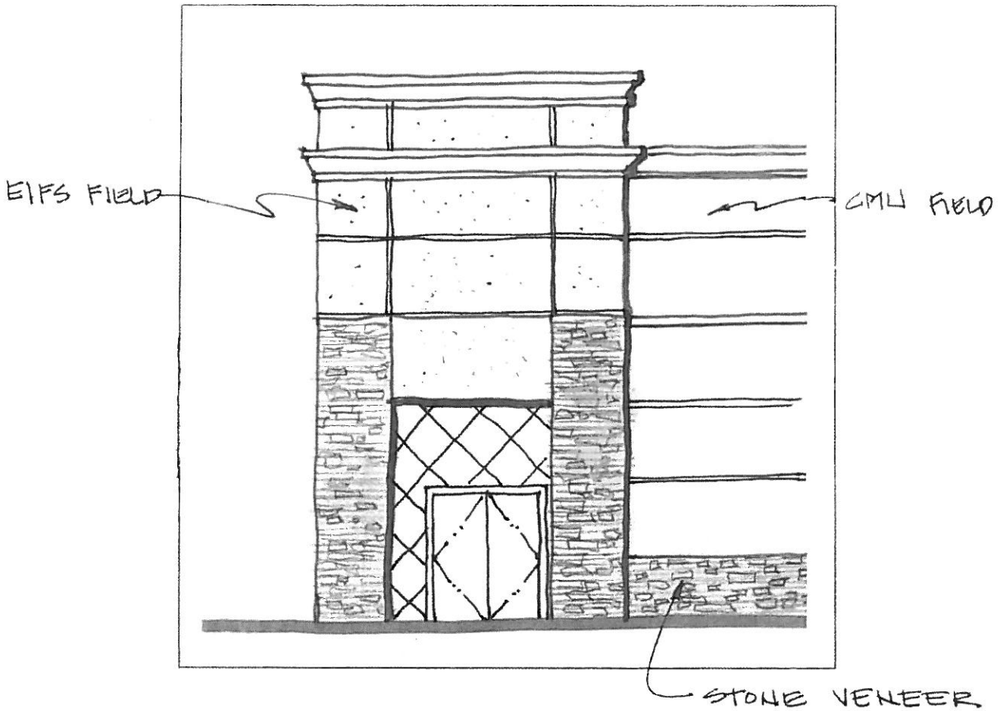
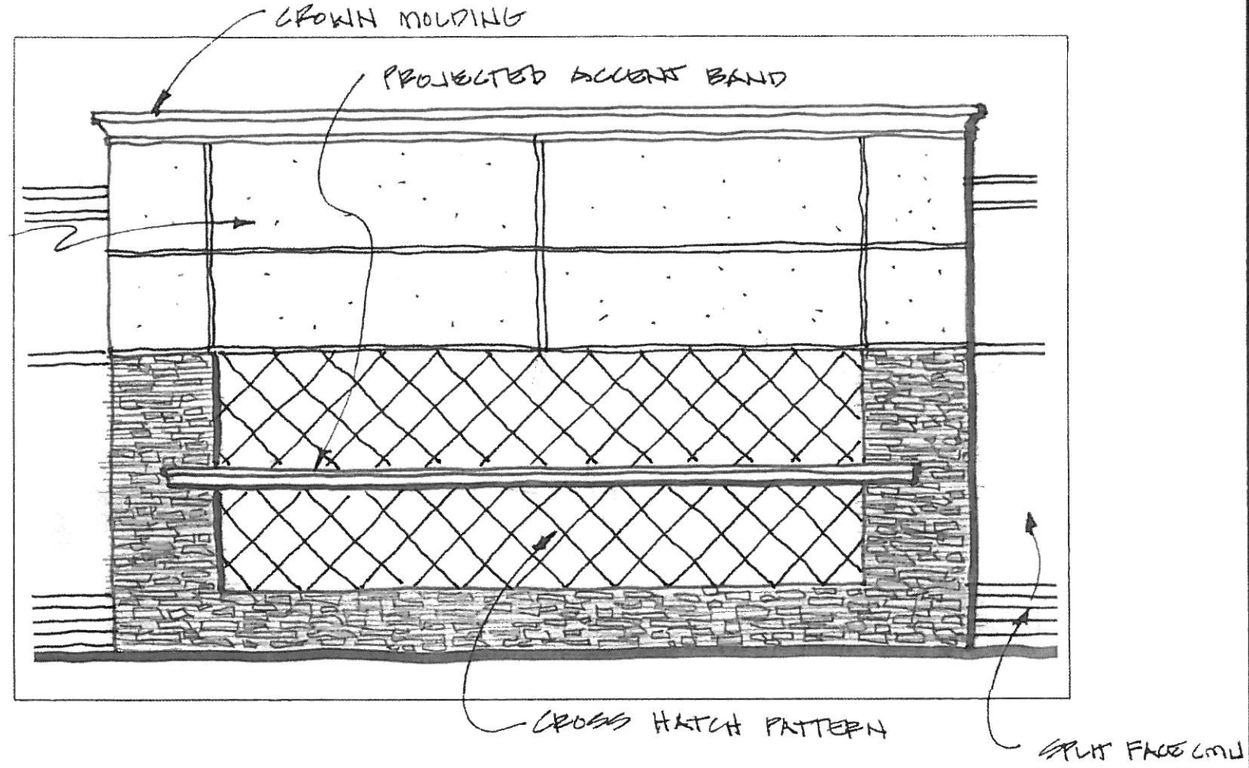
Sheet Title: ARCHITECTURAL CONCEPTS

Sheet No. A6





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Sheet Title: ARCHITECTURAL CONCEPTS

Sheet No. A7