Exhibit A

COMPREHENSIVE PLAN USE:
HIGH DENSITY RESIDENTIAL

ZONING
EXISTING: UNZONED
PROPOSED: BROADMOOR APARTMENTS AT JORDAN CREEK SPECIFIC PLAN ORDINANCE

PARKING SETBACKS
- 30' FROM ALL PUBLIC RIGHTS-OF-WAY

BUILDING SETBACKS
- 25' FROM FROM PERIMETER BOUNDARY

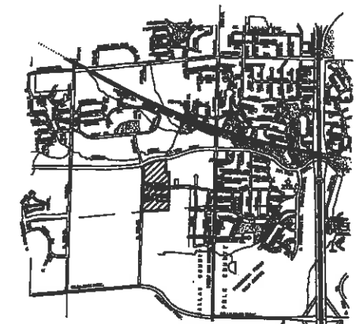
LEGAL DESCRIPTION

BROADMOOR APARTMENTS AT JORDAN CREEK PLAT 1, AN OFFICIAL PLAT, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.

AND

PARCEL "I" BEING DESCRIBED AS PART OF PARCEL "P" & "O" OF THE PLAT OF SURVEY RECORDED IN BOOK 1998, PAGE 3480 OF THE DALLAS COUNTY RECORDER'S OFFICE IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) OF SECTION 12, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., IN DALLAS COUNTY, IOWA, AS SHOWN IN PLAT OF SURVEY RECORDED IN BOOK 2006, PAGE 16764, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF REFERENCE AT THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12; THENCE NORTH 85°19'11" EAST, 75.58 FEET, TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF 68TH STREET; THENCE NORTH 00°22'58" EAST, 187.60 FEET, ALONG SAID RIGHT-OF-WAY LINE, TO A POINT OF CURVATURE; THENCE NORTHERLY, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,015.00 FEET AND A CHORD BEARING OF NORTH 05°05'14" WEST, AN ARC LENGTH OF 150.01 FEET, ALONG SAID EAST RIGHT-OF-WAY LINE, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF E.P. TRUE PARKWAY; THENCE NORTH 28°41'56" EAST, 30.64 FEET, ALONG SAID RIGHT-OF-WAY LINE, TO A POINT; THENCE NORTH 65°01'19" EAST, 157.81 FEET, ALONG SAID SOUTH RIGHT-OF-WAY LINE, TO A POINT OF CURVATURE; THENCE EASTERLY, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF [illegible] FEET AND A CHORD BEARING NORTH 74°55'41" EAST, AN ARC LENGTH OF 306.25 FEET, ALONG SAID SOUTH RIGHT-OF-WAY LINE, TO A POINT OF TANGENCY; THENCE NORTH 84°06'02" EAST, 151.75 FEET, ALONG SAID SOUTH RIGHT-OF-WAY LINE, TO THE NORTHWEST CORNER OF LOT 1, KING'S POINTE, AN OFFICIAL PLAT; THENCE S00°15'14" WEST, 447.05 FEET, ALONG THE WEST LINE OF SAID KING'S POINTE, THENCE SOUTH 85°15'07" WEST, 540.50 FEET, ALONG THE SOUTH LINE OF SAID PARCEL "O" AND "P", TO THE POINT OF BEGINNING



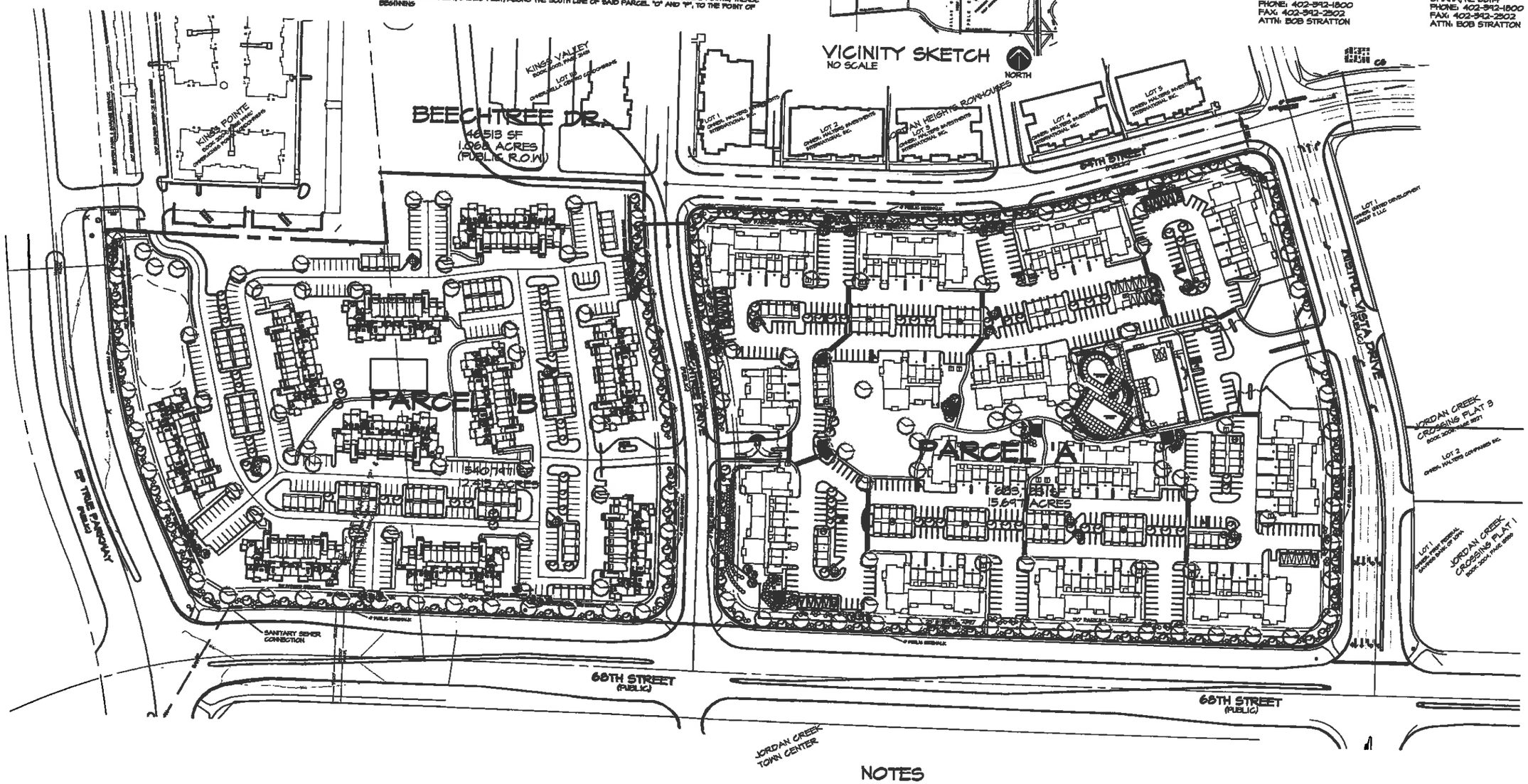
VICINITY SKETCH
NO SCALE

NORTH

SPECIFIC PLAN
BROADMOOR APARTMENTS AT JORDAN CREEK
OWNER/DEVELOPER/APPLICANT

(PARCEL 'A')
JORDAN CREEK APARTMENTS, L.L.C.
809 N. 96TH STREET
OMAHA, NE 68114
PHONE: 402-392-1800
FAX: 402-392-2502
ATTN: BOB STRATTON

(PARCEL 'B')
JORDAN CREEK AT TRUE PARKWAY, L.L.C.
809 N. 96TH STREET
OMAHA, NE 68114
PHONE: 402-392-1800
FAX: 402-392-2502
ATTN: BOB STRATTON



NOTES
1. GARAGES WHICH ARE VISIBLE FROM PUBLIC STREETS WILL NEED TO BE ARCHITECTURALLY ENHANCED.
2. SETBACKS WILL NEED TO BE MEASURED FROM ULTIMATE RIGHT-OF-WAYS.

NORTH
Scale: 1"=80'

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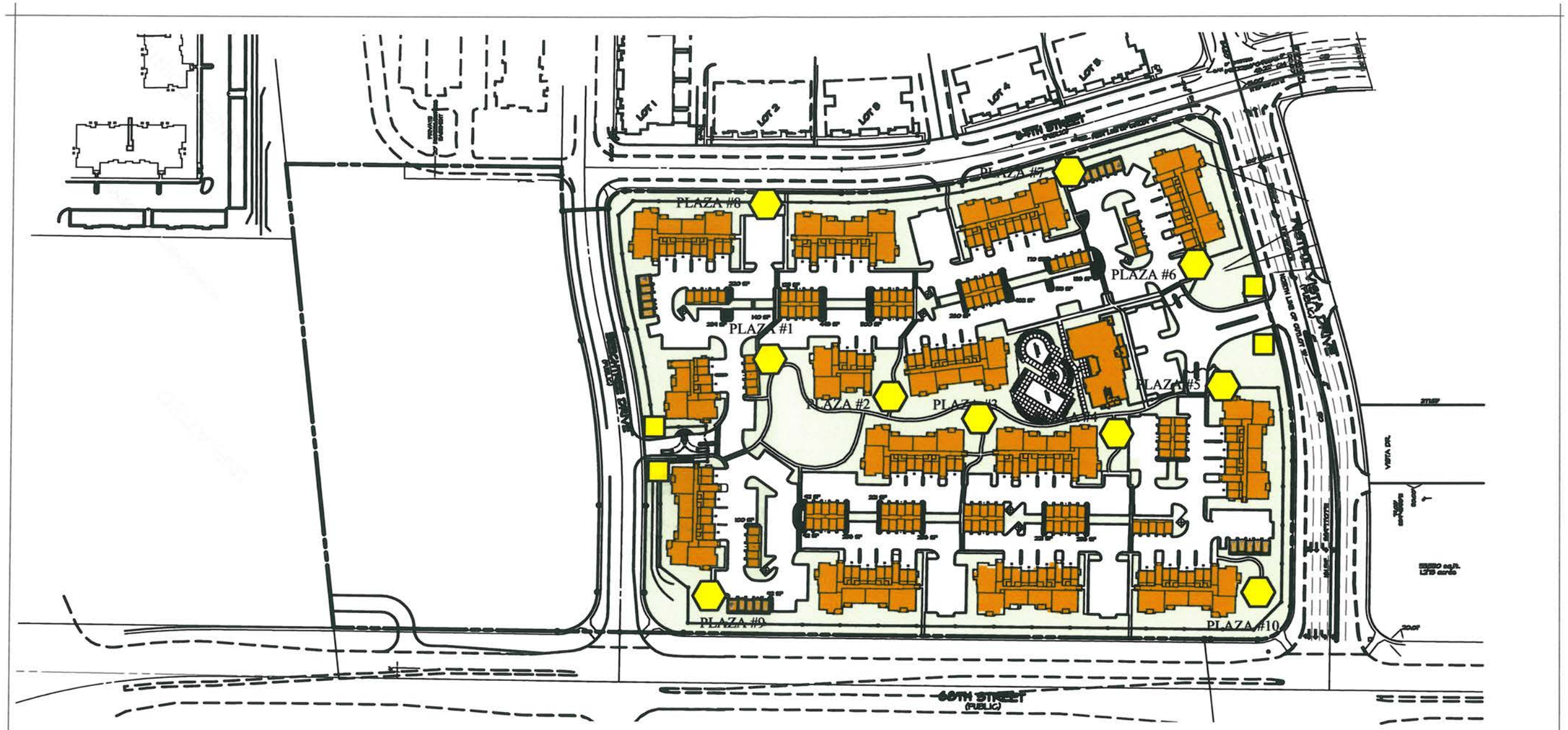
ATTACHMENT D



MASTER PLAN

LEGEND

PLAZA SPACE

GROUND SIGN

NORTH
SCALE: 1"=150'

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BROADMOOR APARTMENTS AT JORDAN CREEK

BROADMOOR DEVELOPMENT

OMAHA, NEBRASKA

SEPTEMBER 21, 2007

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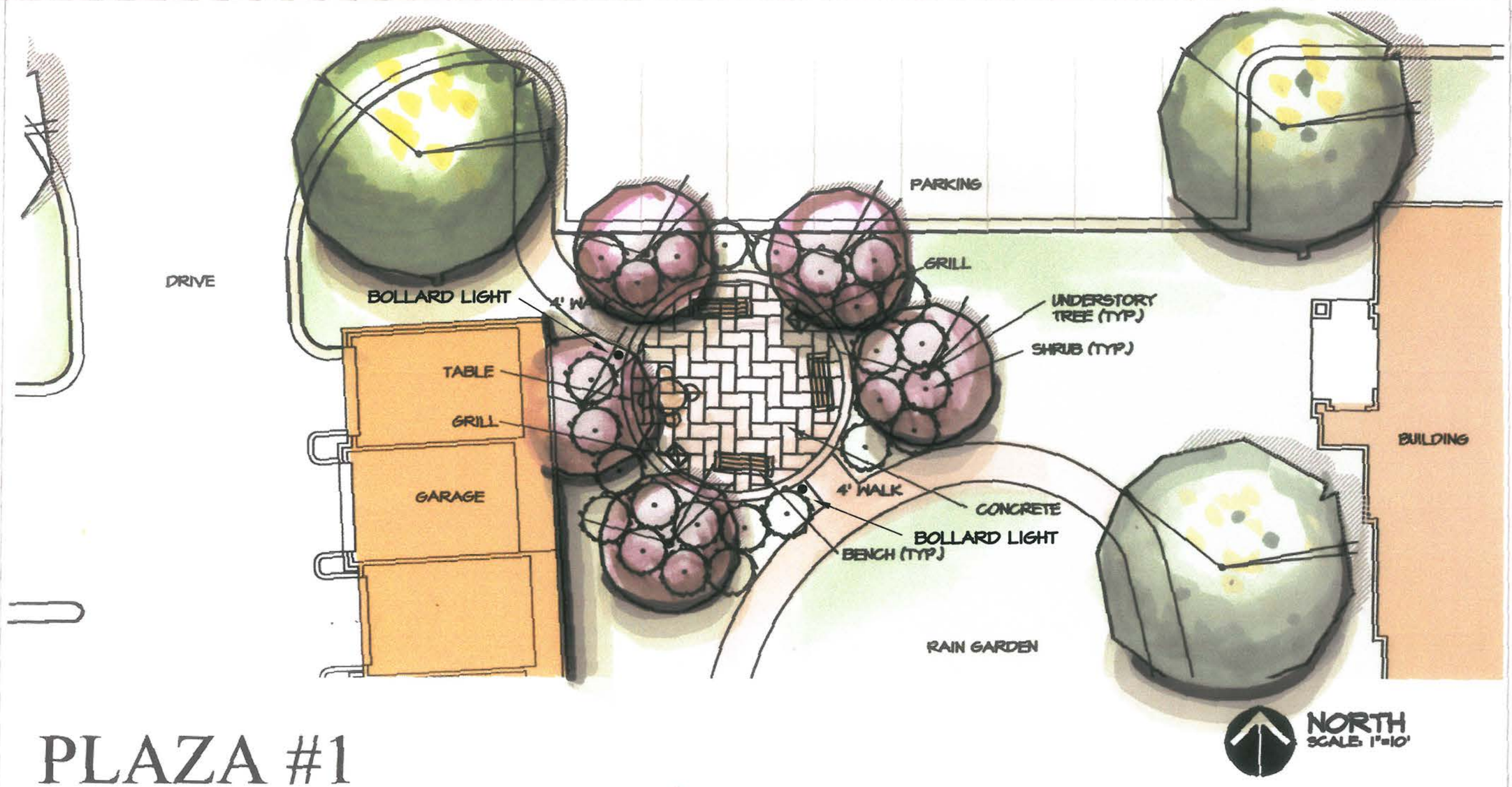

PLAZA #1

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SEPTEMBER 21, 2007

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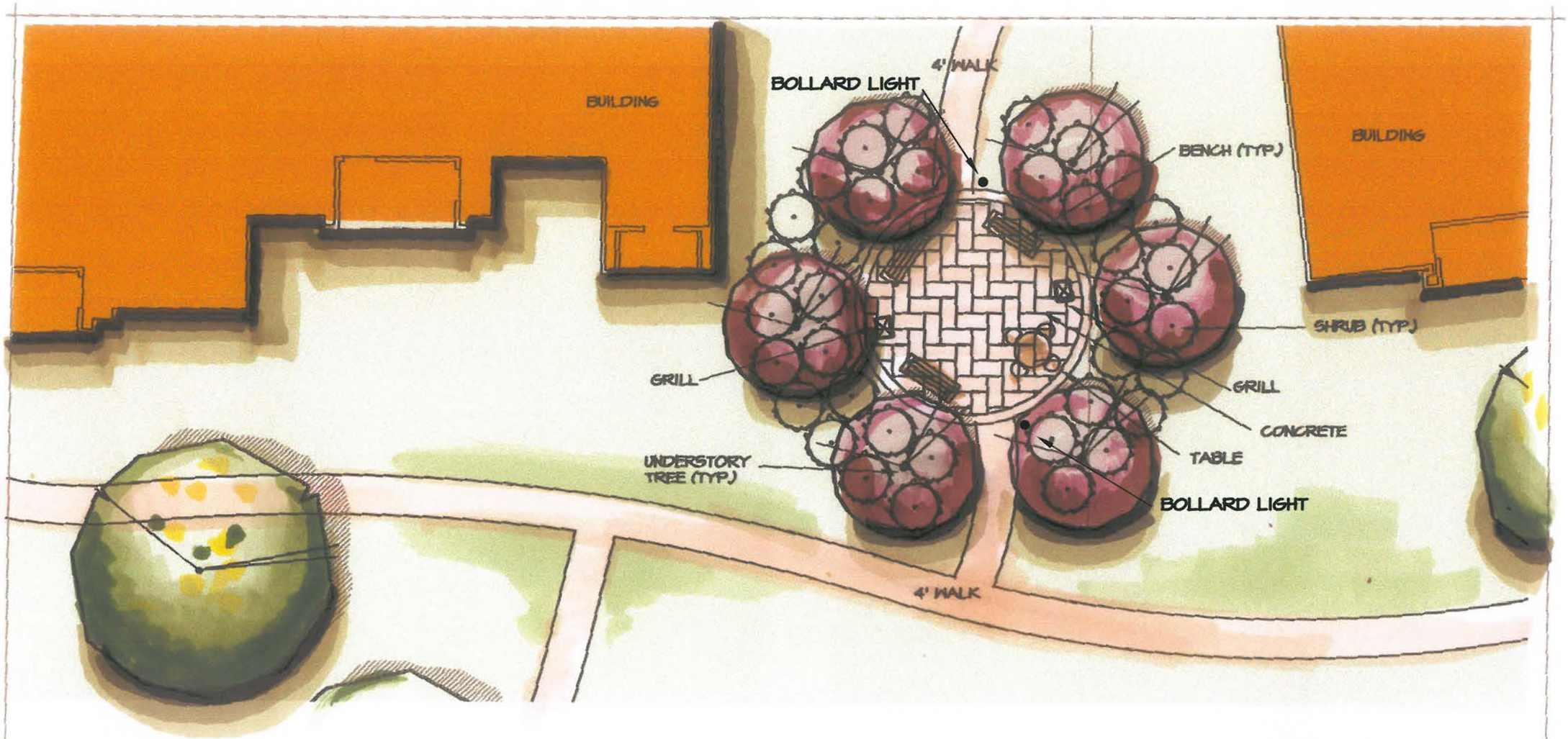

PLAZA #2

NORTH
SCALE: 1"=10'

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OMAHA, NEBRASKA
SEPTEMBER 21, 2007

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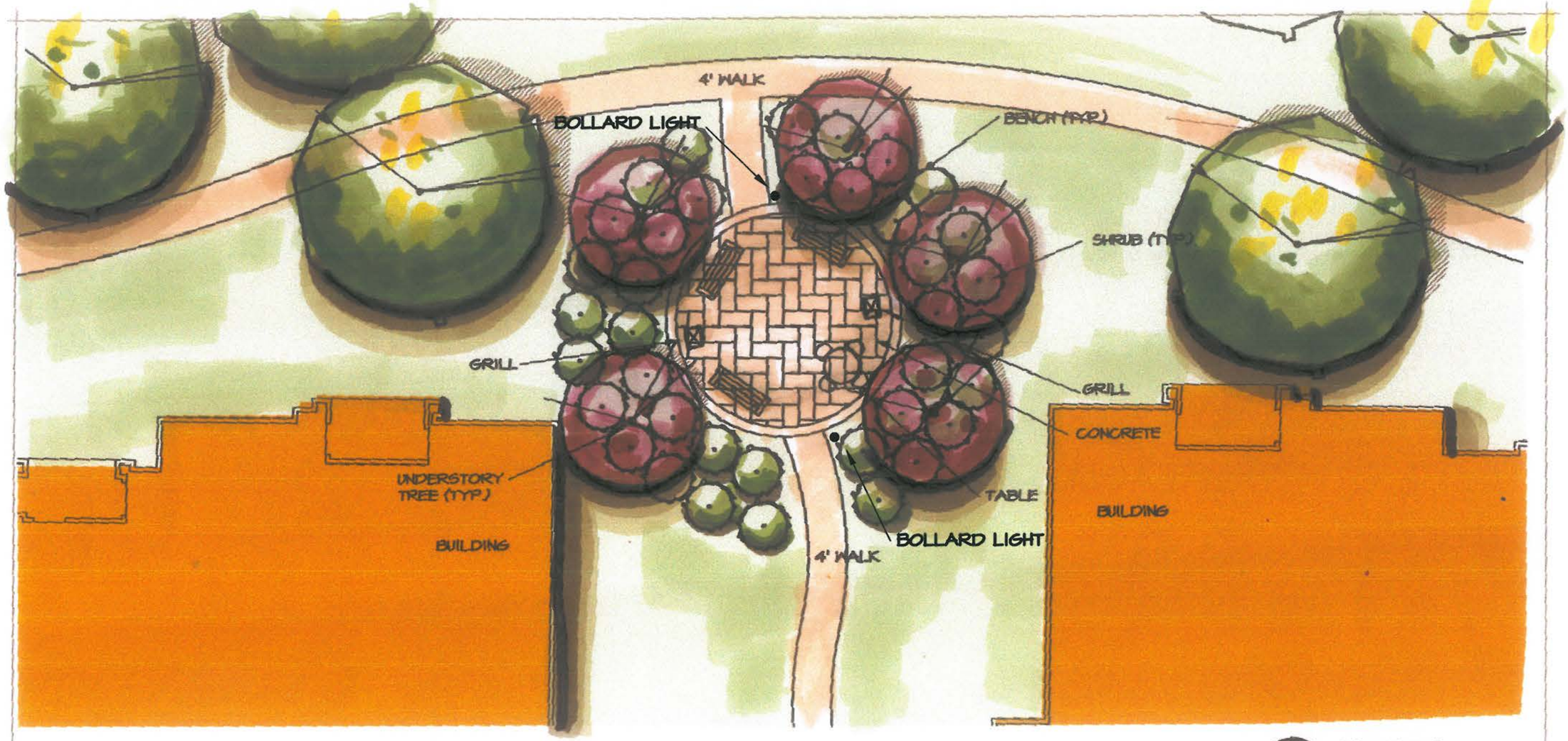

PLAZA #3

NORTH
SCALE: 1"=10'

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BROADMOOR APARTMENTS AT JORDAN CREEK
BROADMOOR DEVELOPMENT
OMAHA, NEBRASKA
SEPTEMBER 3, 2007

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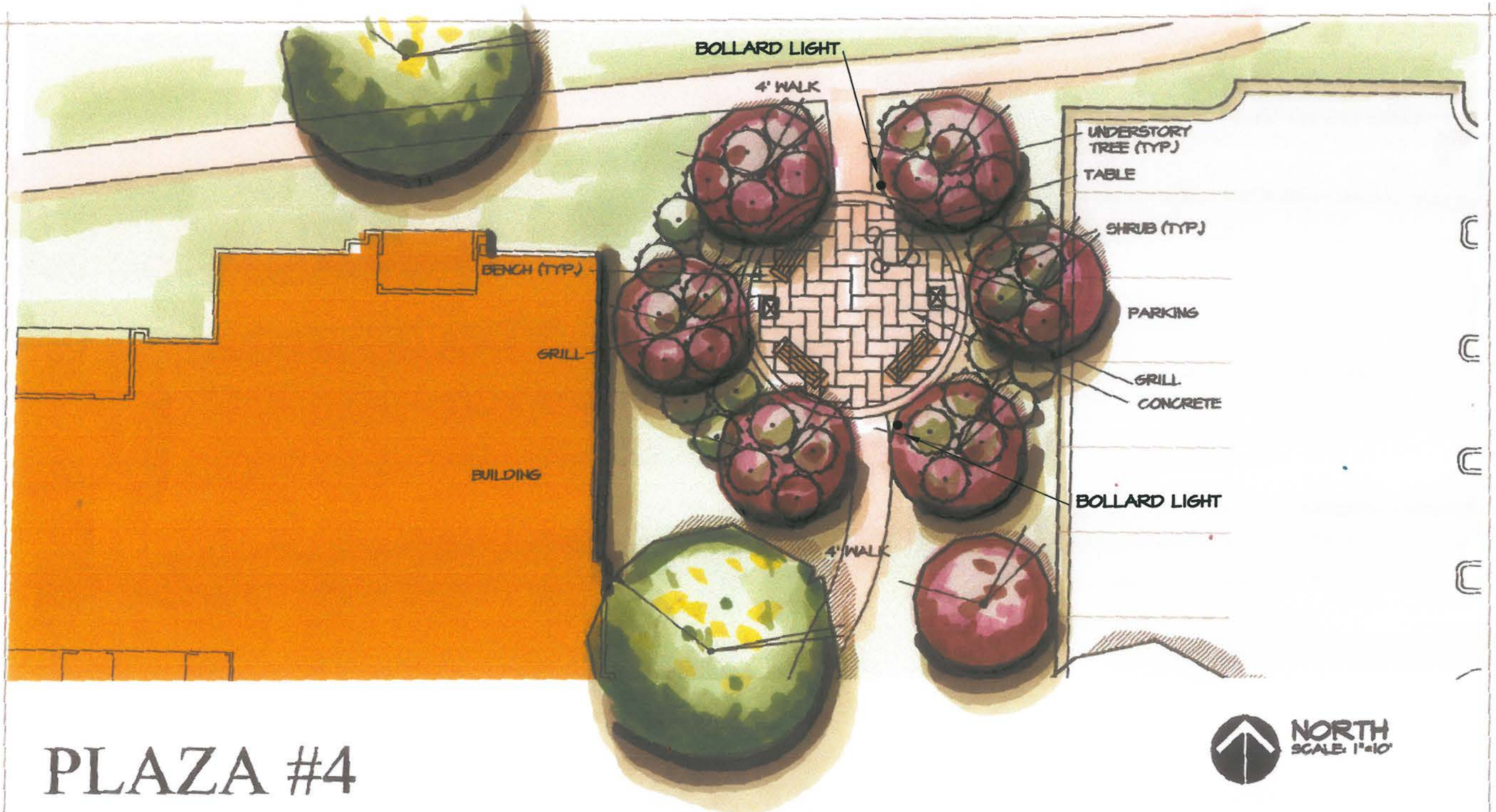

PLAZA #4

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BROADMOOR DEVELOPMENT

OMAHA, NEBRASKA

SEPTEMBER 3, 2007

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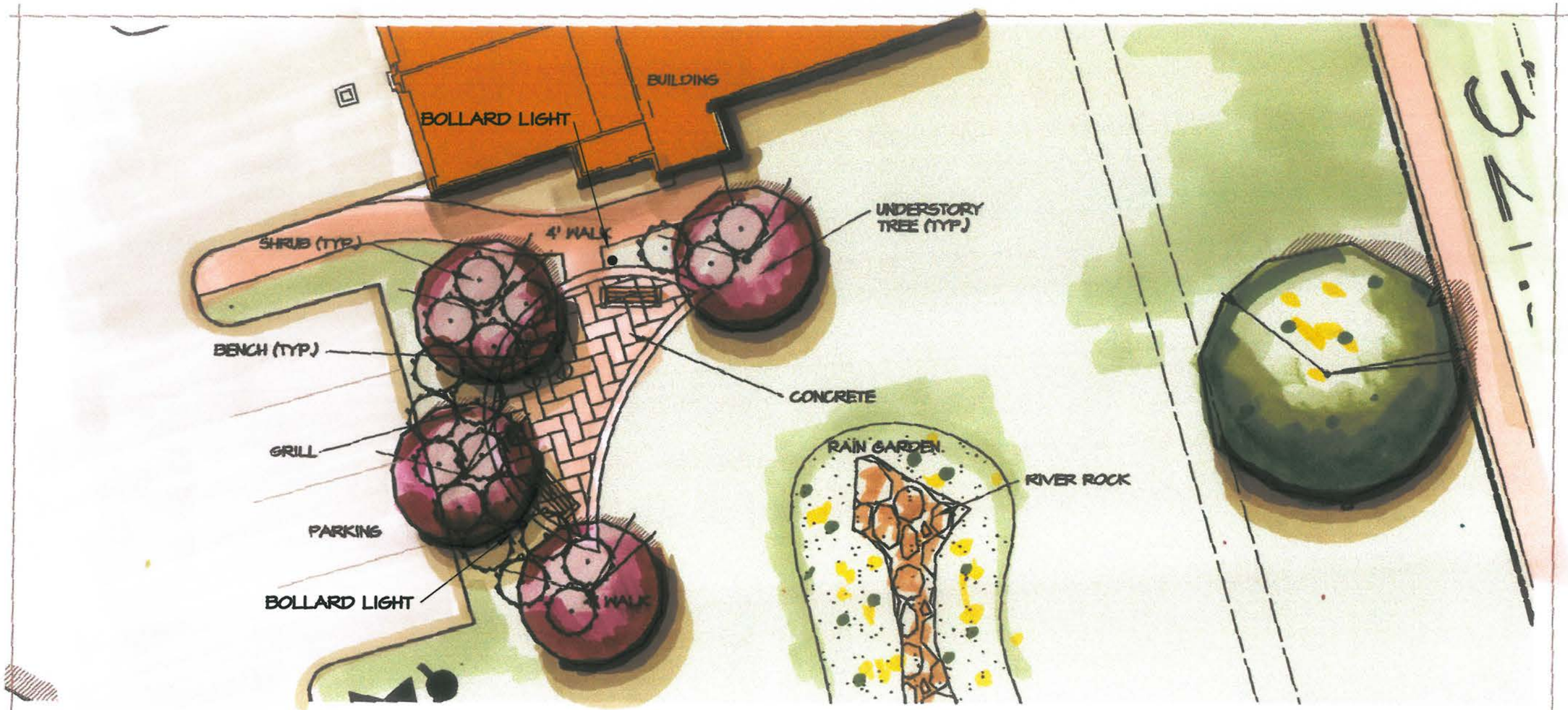

PLAZA #5

NORTH
SCALE: 1"=10'

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BROADMOOR DEVELOPMENT
OMAHA, NEBRASKA
SEPTEMBER 28, 2007

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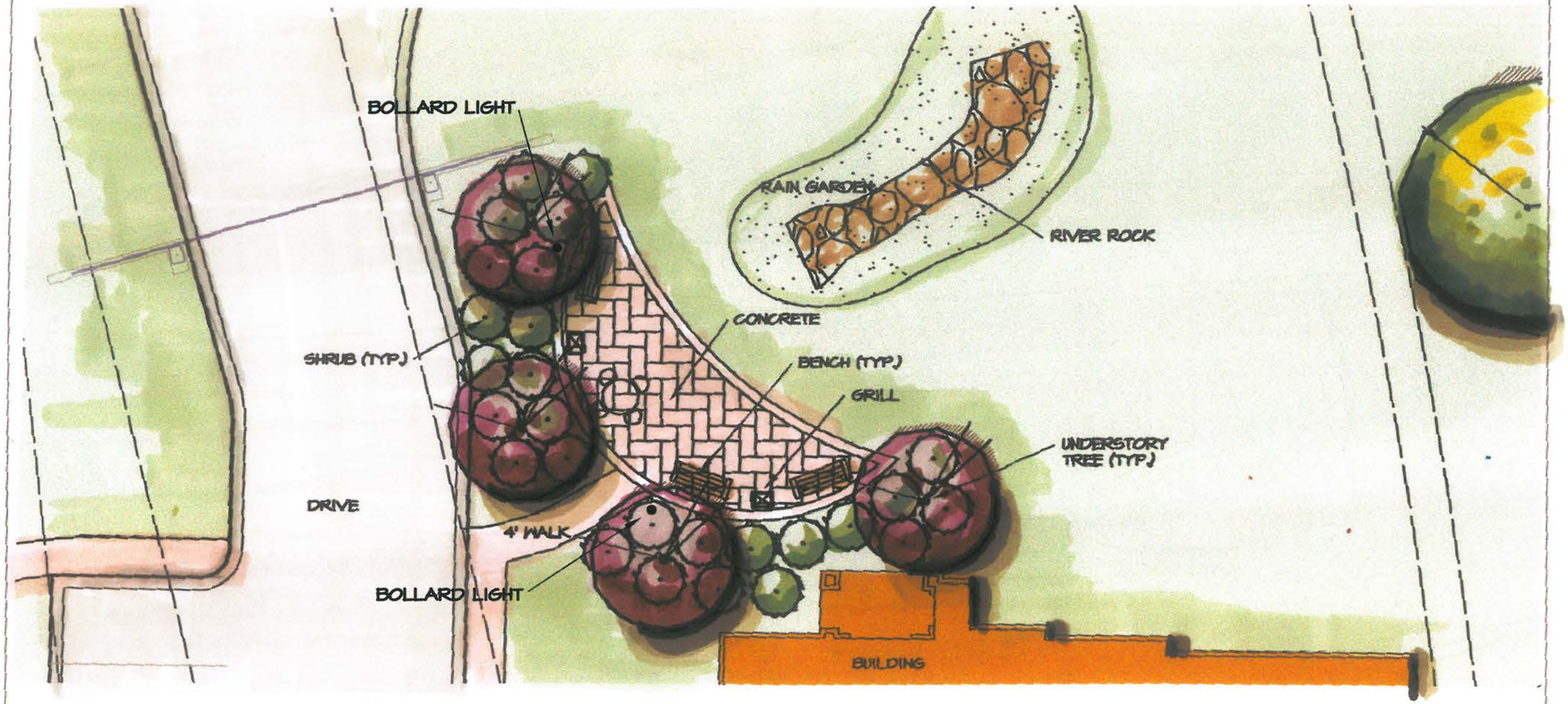

PLAZA #6

NORTH
SCALE: 1"=10'

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OMAHA, NEBRASKA
SEPTEMBER 24, 2007

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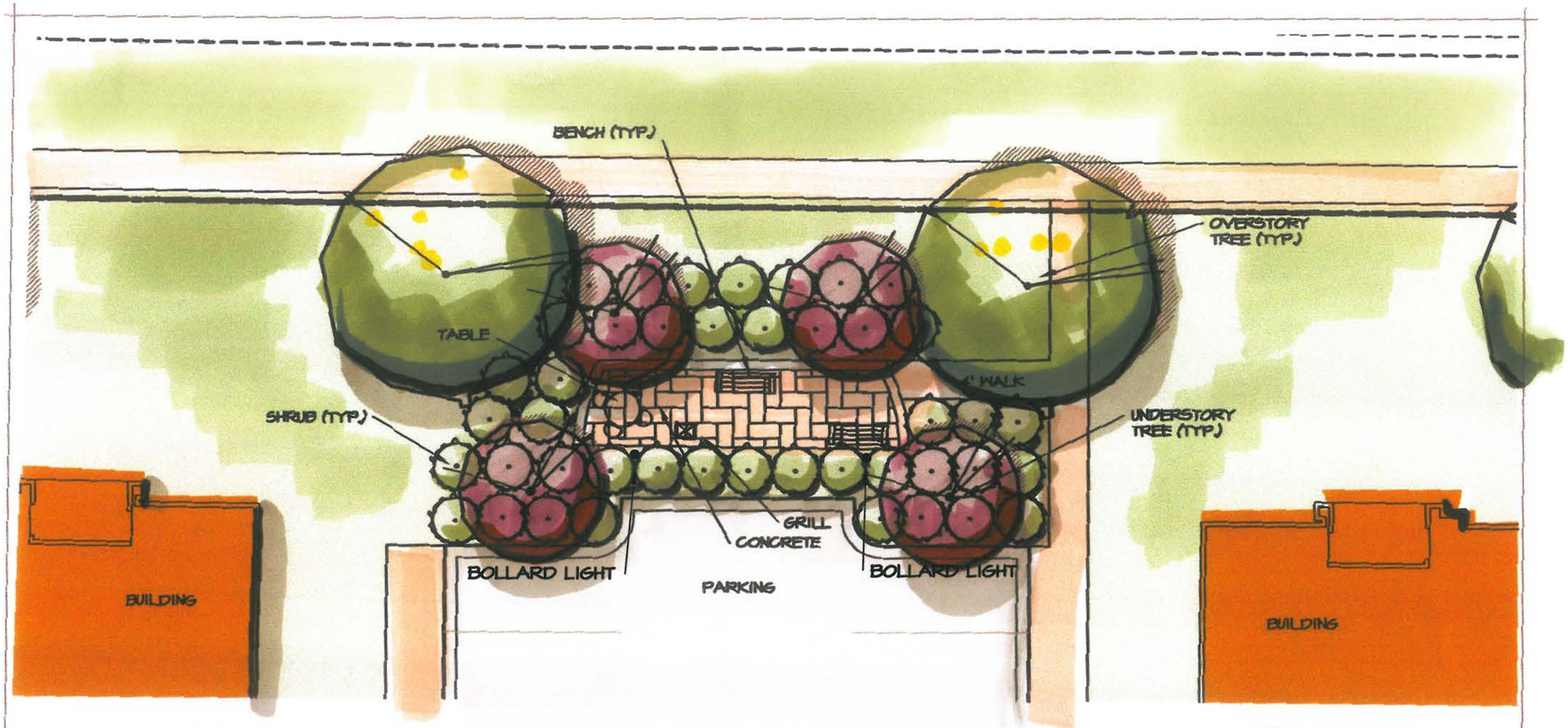

PLAZA #8

NORTH
SCALE: 1"=10'

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BROADMOOR DEVELOPMENT
OMAHA, NEBRASKA
SEPTEMBER 21, 2007

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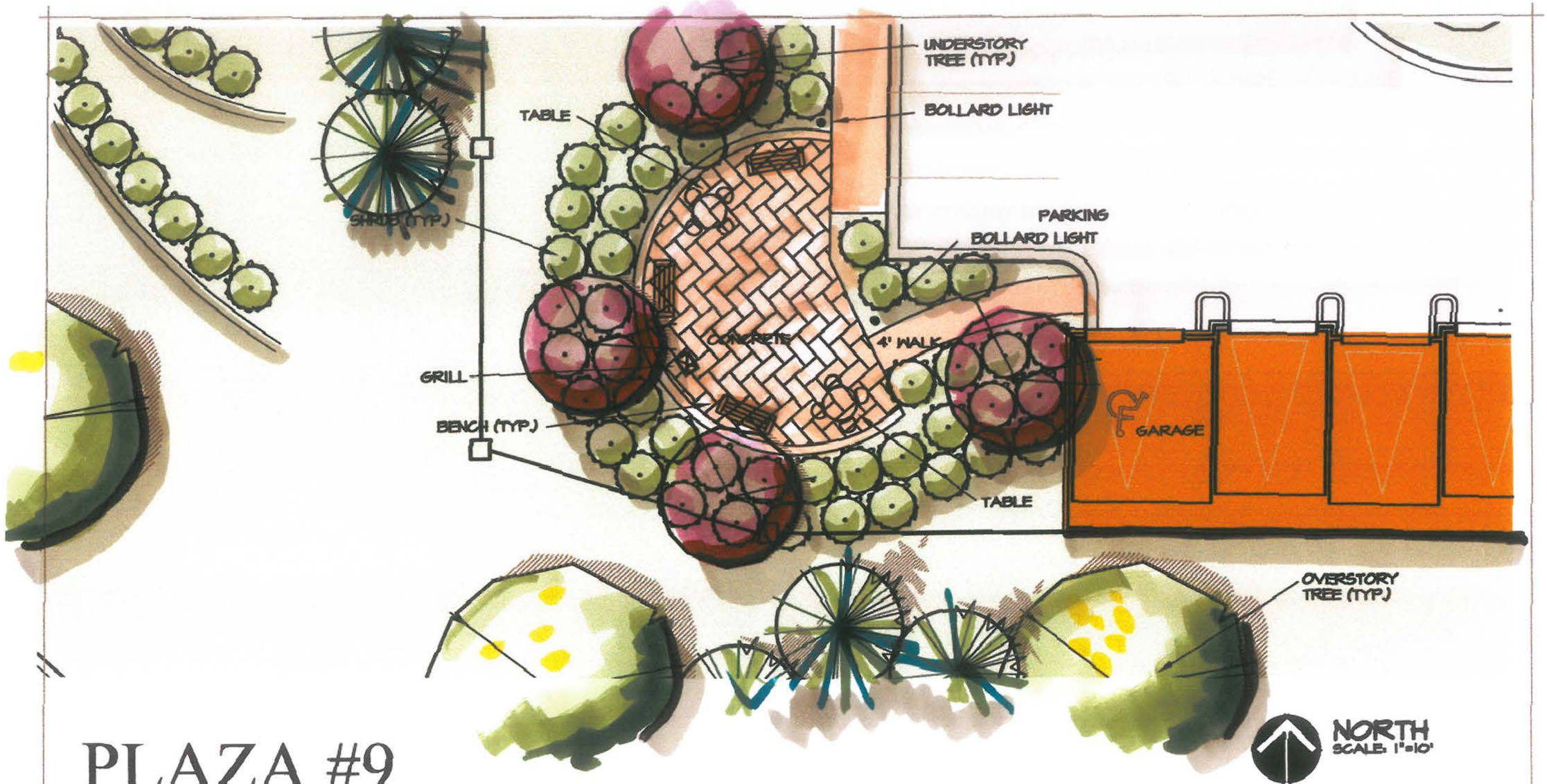

PLAZA #9

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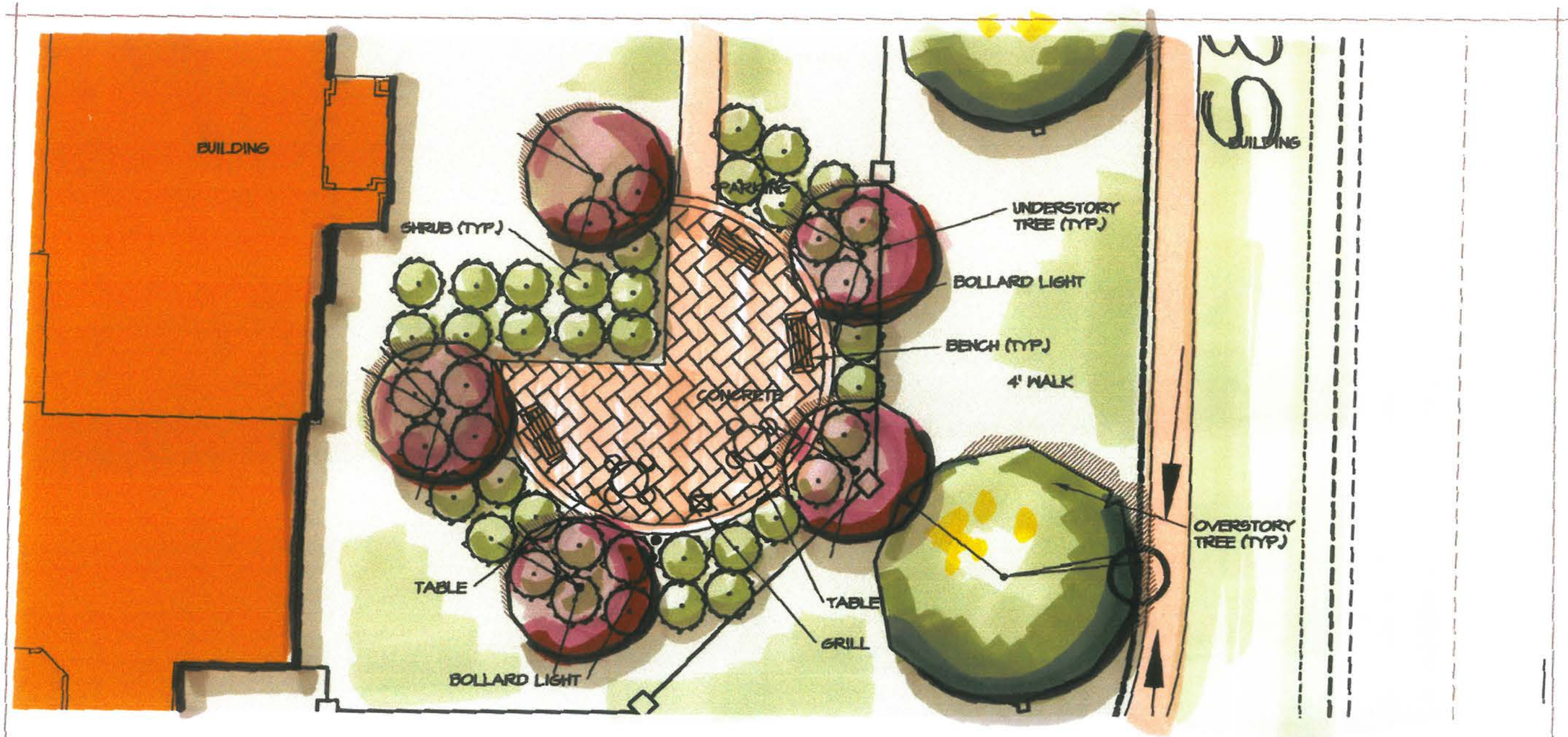

PLAZA #10

NORTH
SCALE: 1"=10'

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BROADMOOR APARTMENTS AT JORDAN CREEK
BROADMOOR DEVELOPMENT
OMAHA, NEBRASKA
SEPTEMBER 21, 2001

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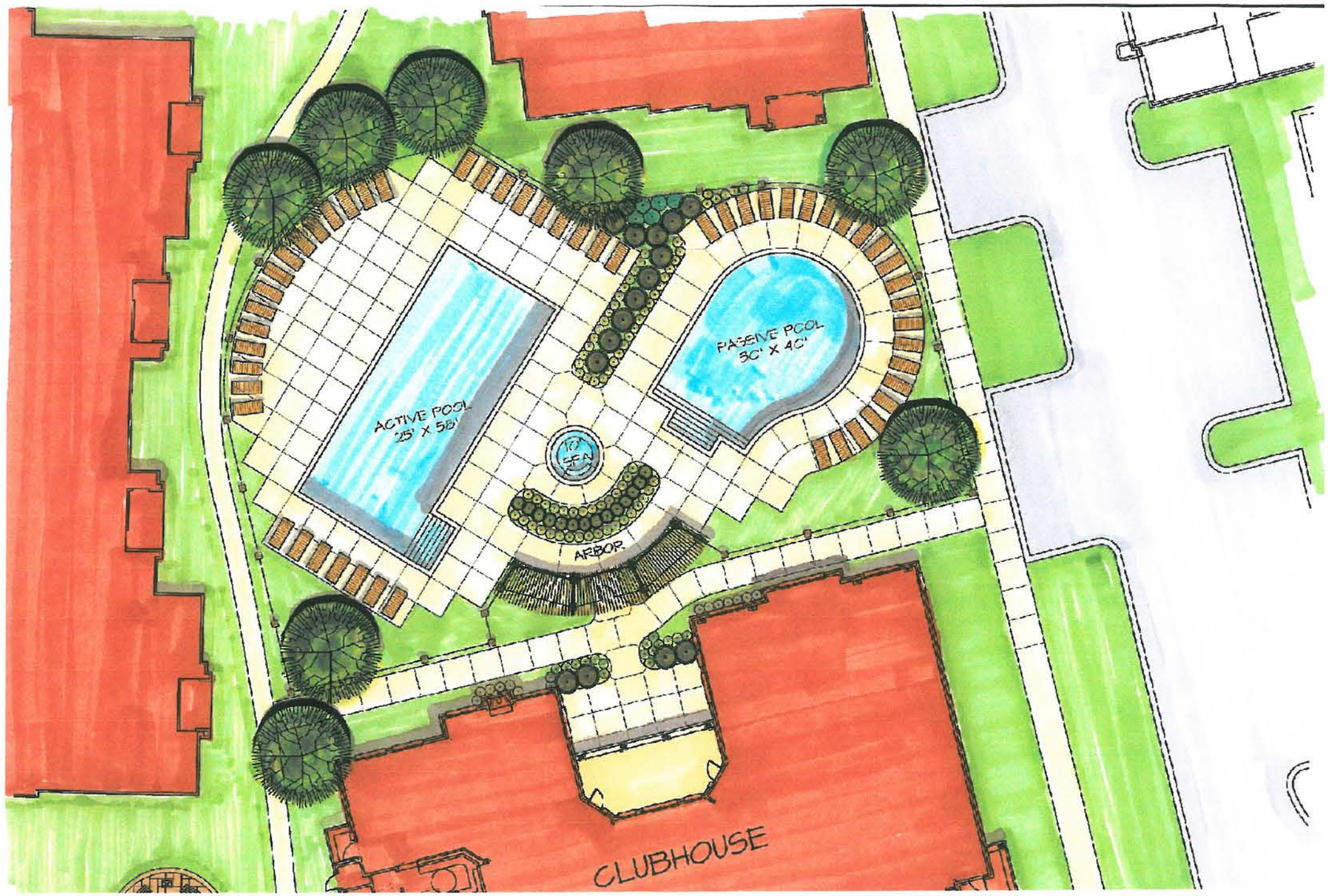

CONCEPTUAL POOL ILLUSTRATION

NORTH
SCALE: 1"=20'

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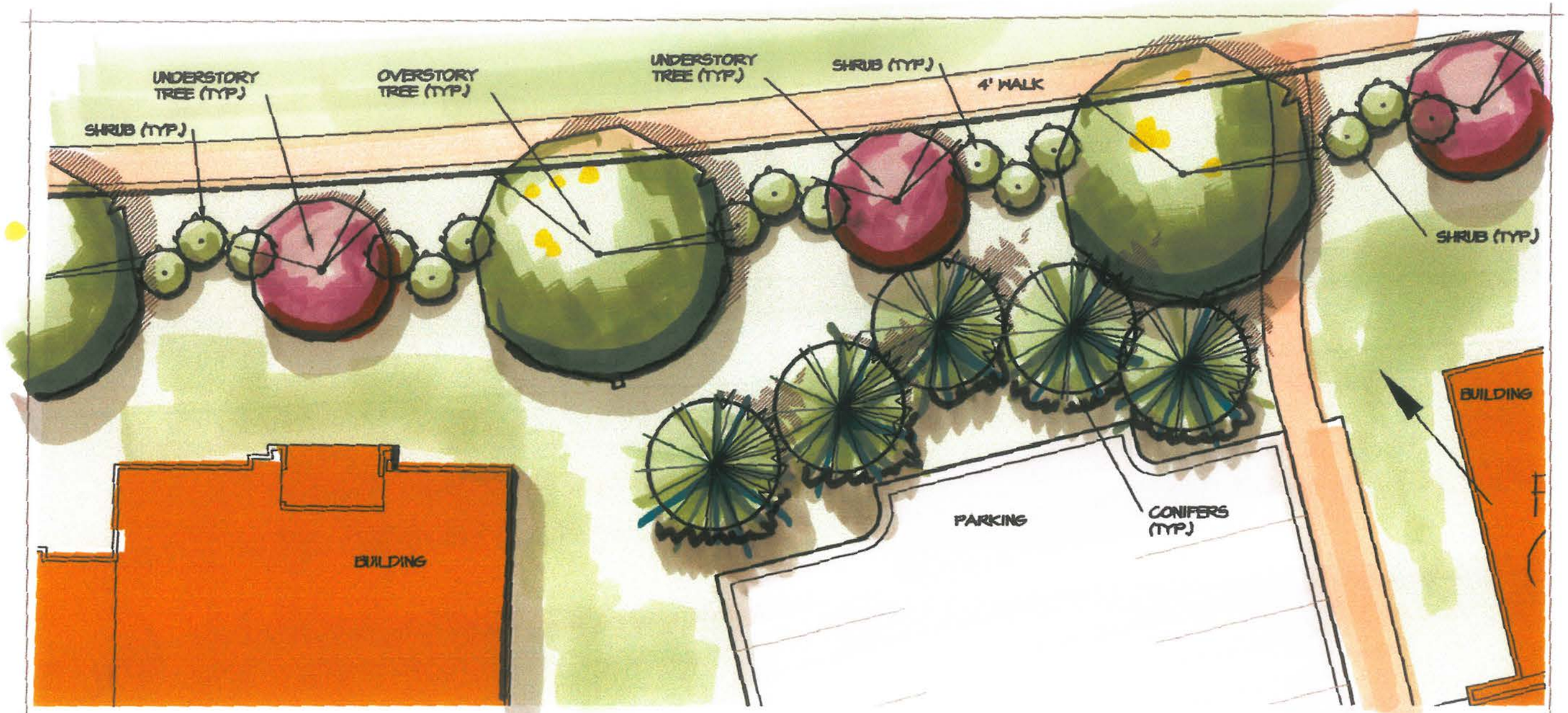

TYPICAL STREETSCAPE

NORTH
SCALE: 1"=10'

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BROADMOOR APARTMENTS AT JORDAN CREEK

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OMAHA, NEBRASKA
SEPTEMBER 28, 2007

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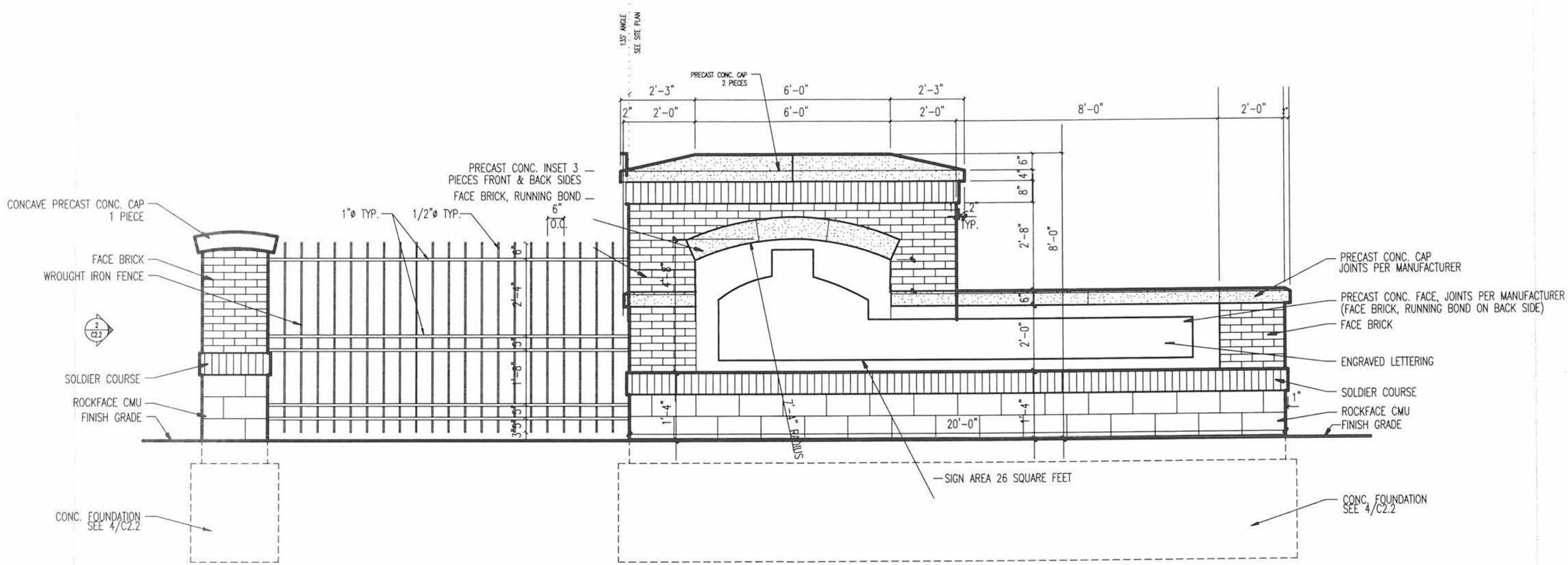

MONUMENT SIGN, FENCE & PILLAR ELEVATION

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BROADMOOR APARTMENTS AT JORDAN CREEK

BROADMOOR DEVELOPMENT

OMAHA, NEBRASKA

SEPTEMBER 21, 2007

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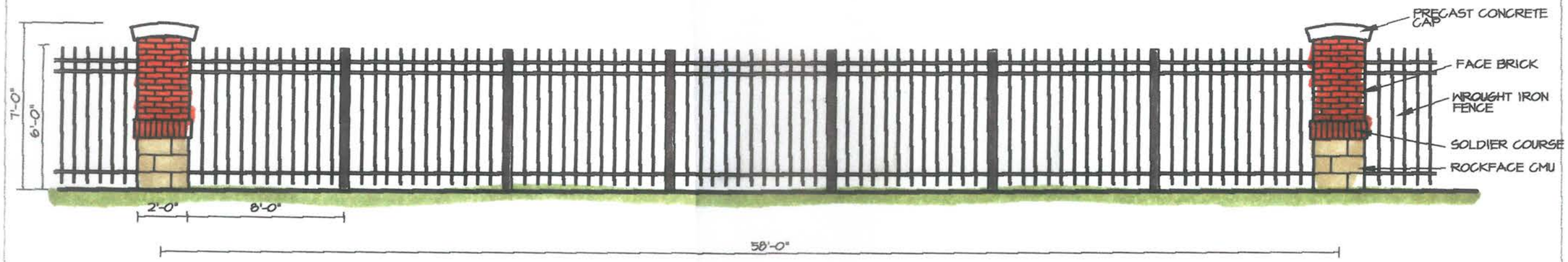
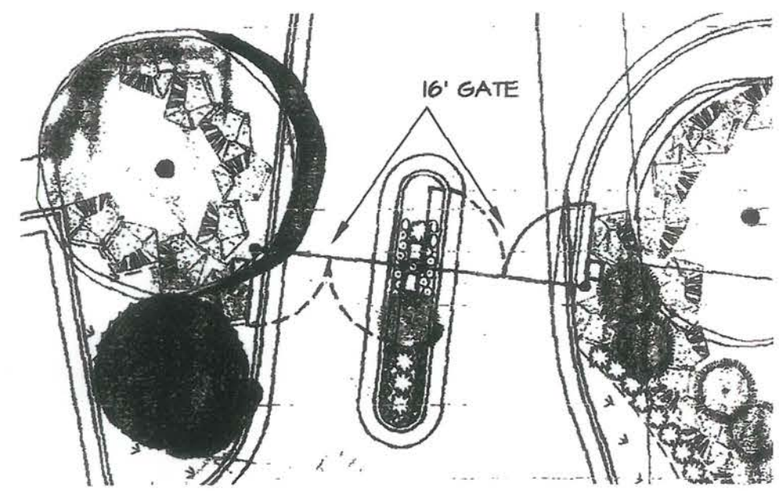


FENCE ELEVATION

FENCE



ENTRY GATE

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BROADMOOR APARTMENTS AT JORDAN CREEK

BROADMOOR DEVELOPMENT

OMAHA, NEBRASKA

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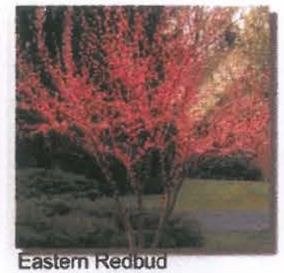
Sugar Maple

Serviceberry

River Birch


Eastern Redbud

Redmond Linden

Eastern Red Cedar

Quaking Aspen

Red Oak

Red Osier Dogwood

Fragrant Sumac

Staghorn Sumac

Arrowwood Viburnum

American Cranberrybush

Big Bluestem

Switchgrass

Little Bluestem

Prairie Dropseed

Columbine

Native plant materials to be considered for landscape applications

Lanceleaf Coreopsis

Purple Coneflower

Prairie Coneflower

Black-Eyed Susan

Culver's Root

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BROADMOOR DEVELOPMENT

OMAHA, NEBRASKA

SEPTEMBER 21, 2007

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DuMor - Style 19 Bench

DuMor - Style 101 Table

DuMor - Style 60 Bench

DuMor - Style 83 Bike Rack

DuMor - Style 158 Receptacle

DuMor - Style 159 Planter

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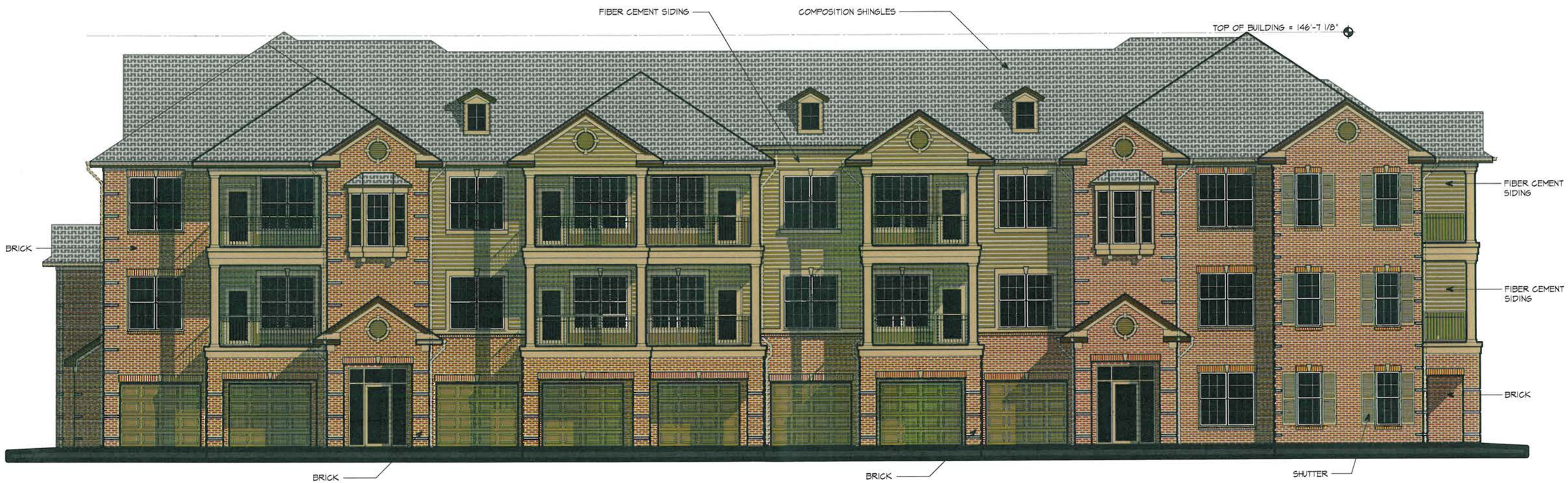

01 FRONT ELEVATION - BUILDING TYPE 1

BUILDING #'S 2, 4, 7, 9, 10, 11, 14 & 15 SCALE: 1/8"=1'-0"

Womack+Hampton
ARCHITECTS, L.L.C.

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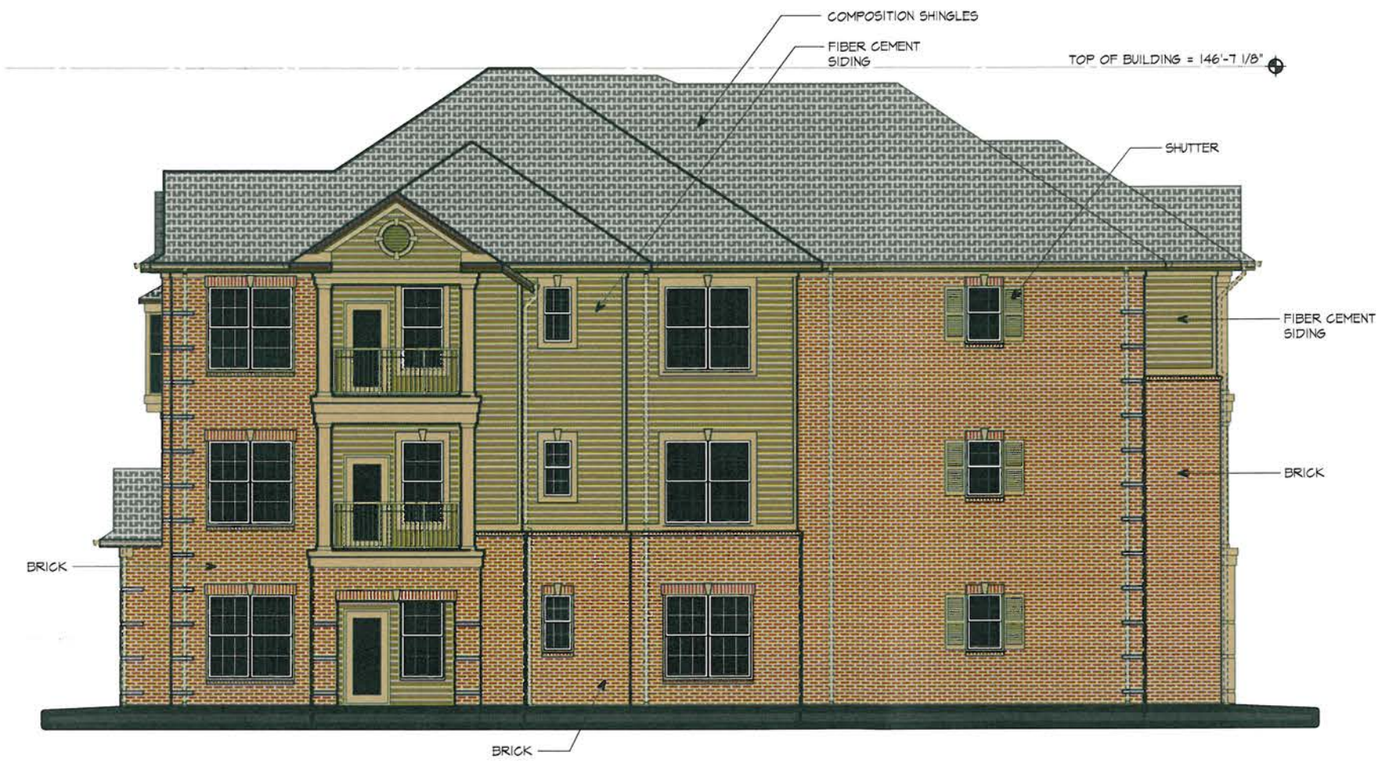
JORDAN CREEK
Apartments

Broadmoor Development

JOB NO. 05044
03 - 25 - 2008



02 RIGHT ELEVATION - BUILDING TYPE 1

BUILDING #'S 2, 4, 7, 9, 10, 11, 14 & 15

SCALE: 1/8"=1'-0"

Womack+Hampton
ARCHITECTS, L.L.C.

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JORDAN CREEK
Apartments

Broadmoor Development

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03 LEFT ELEVATION - BUILDING TYPE 1

BUILDING #'S 2, 4, 7, 9, 10, 11, 14 & 15

SCALE: 1/8"=1'-0"

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Broadmoor Development

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04 REAR ELEVATION - BUILDING TYPE I

BUILDING #'S 2, 4, 7, 9, 10, 11, 14 & 15

SCALE: 1/8"=1'-0"

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02 LEASING CENTER - REAR ELEVATION

LEASING CENTER

SCALE:3/32"=1'-0"

01 LEASING CENTER - FRONT ELEVATION

LEASING CENTER

SCALE:3/32"=1'-0"

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JORDAN CREEK

Apartments

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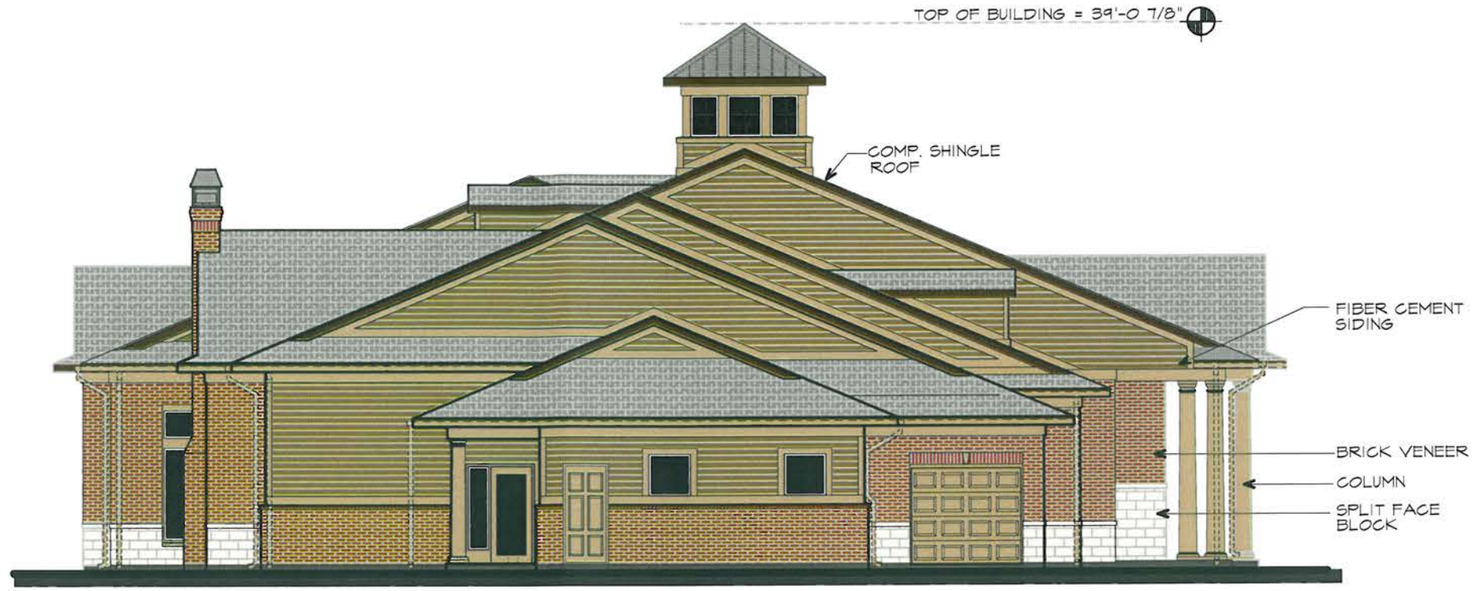
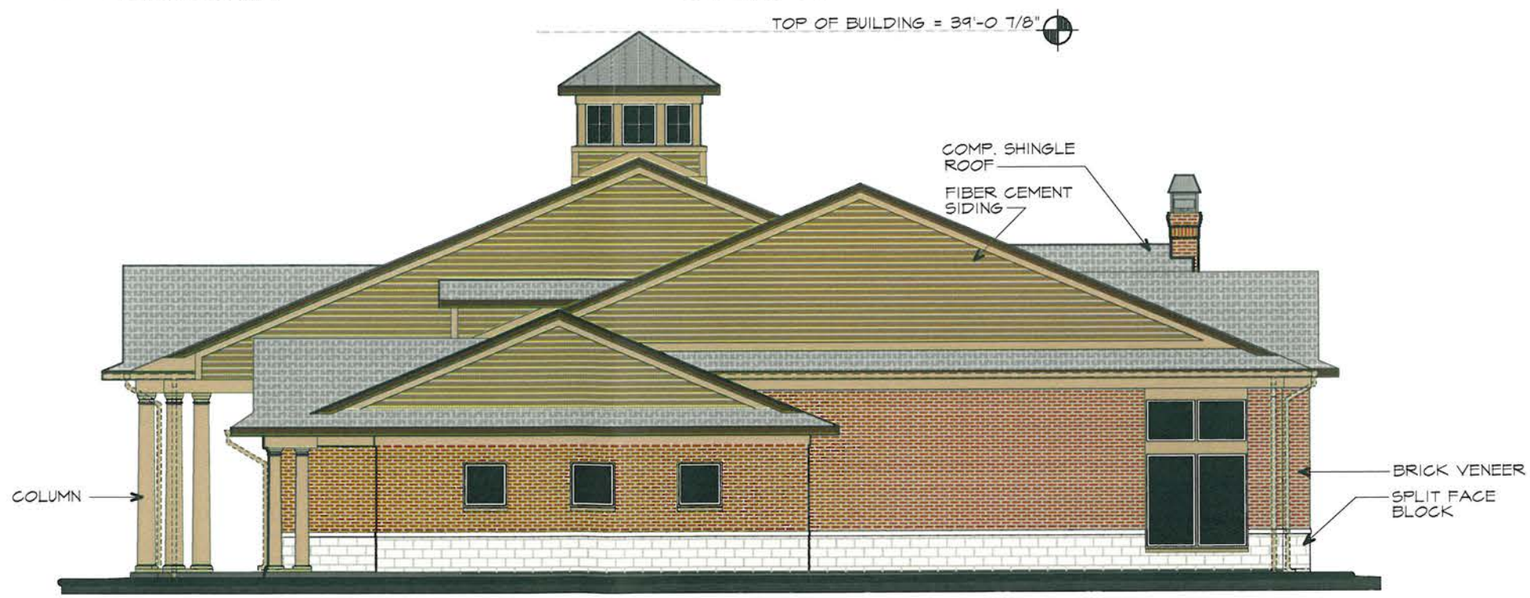


04 LEASING CENTER - LEFT ELEVATION

LEASING CENTER

SCALE: 3/32"=1'-0"



03 LEASING CENTER - RIGHT ELEVATION

LEASING CENTER

SCALE: 3/32"=1'-0"

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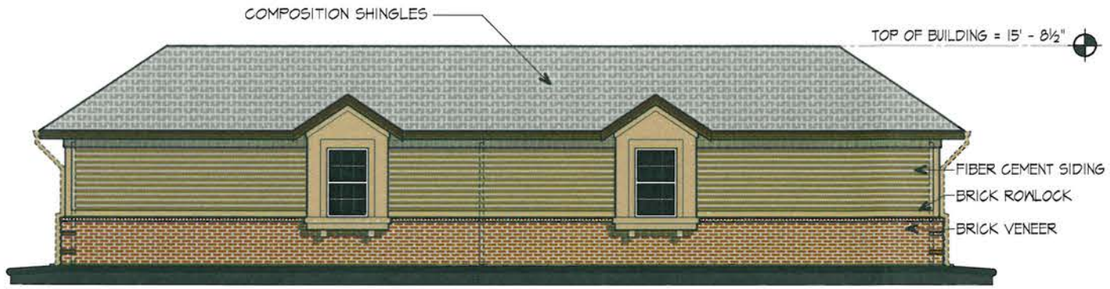
JORDAN CREEK

Apartments

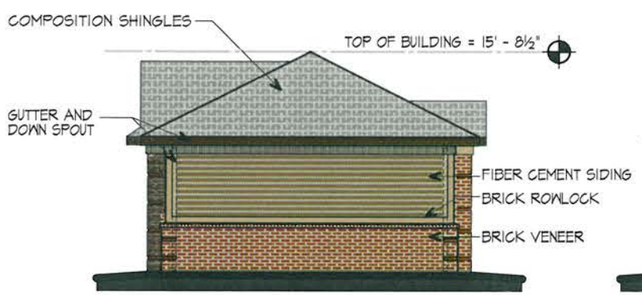
Broadmoor Development

JOB NO. 05044
03 - 25 - 2008

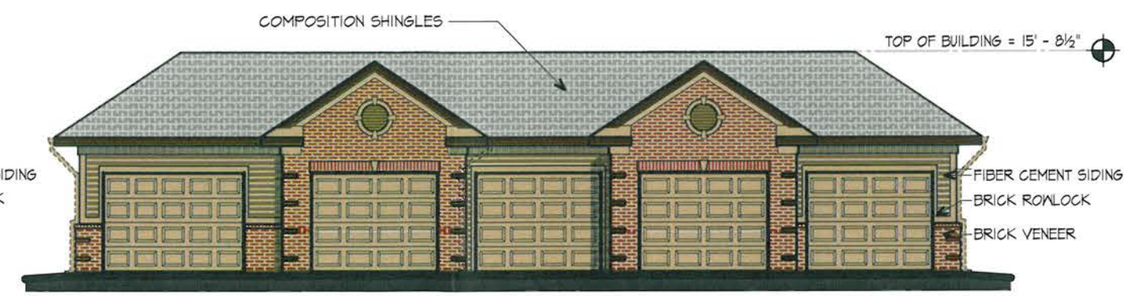


03 REAR ELEVATION - GARAGE TYPE G11

SCALE: 1/4" = 1'-0"



02 SIDE ELEVATION TYPICAL- GARAGE TYPE G11



01 FRONT ELEVATION - GARAGE TYPE G11

SCALE: 1/4" = 1'-0"

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JORDAN CREEK
Apartments

Broadmoor Development

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