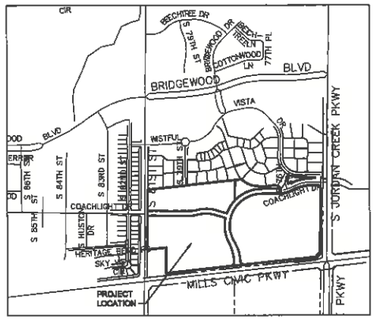
THE PARKWAYS

S JORDAN CREEK PARKWAY AND MILLS CIVIC PARKWAY

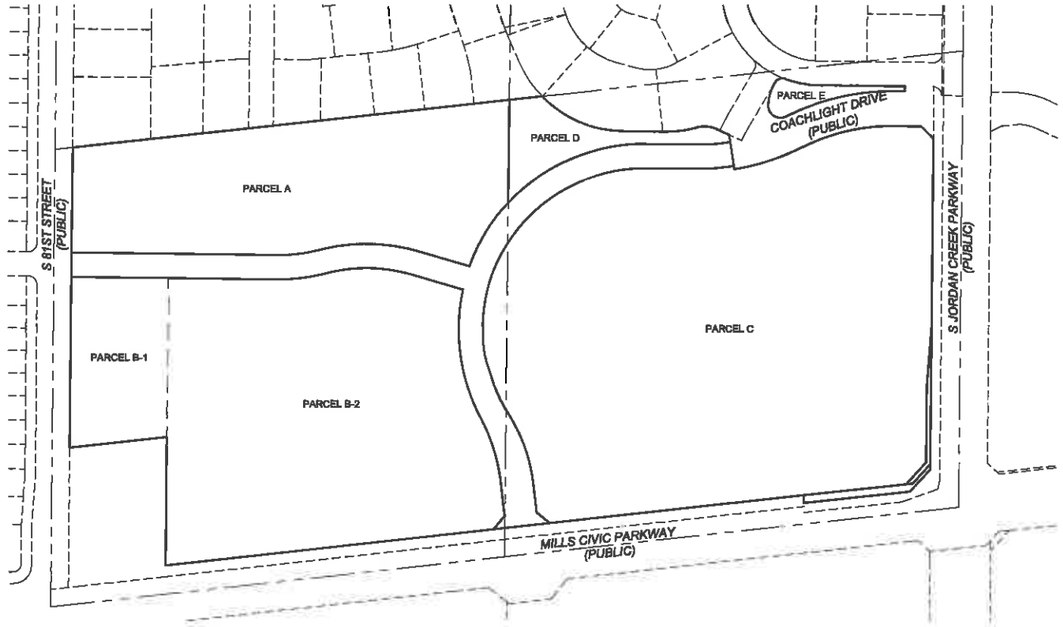


VICINITY MAP

1" = 1000'

LEGEND

- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER INTAKE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE



NORTH

PROPERTY OWNER

WELLMARK HOLDINGS, INC.
ATTN: MICHAEL CROWLEY
1331 GRAND AVENUE
DES MOINES, IA 50309

APPLICANT

HURD PARKWAY, LLC
ATTN: RICHARD HURD
2000 FULLER ROAD
WEST DES MOINES, IA 50265

ENGINEER

SHIVE-HATTERY, INC.
ATTN: CHRIS BAUER
4125 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PHONE: 515-223-8104

LAND USE AND DENSITY

PROPOSED:
PARCEL A: OFFICE; TOTAL = 114,870 SF
PARCEL B: OFFICE; TOTAL = 206,280 SF
PARCEL C: RETAIL, BANK, RESTAURANT, FAST FOOD, GROCERY, GAS; TOTAL = 301,435 SF
PARCEL D: OPEN SPACE
PARCEL E: OPEN SPACE

PARKING SUMMARY

PARCEL A: 416 STALLS
PARCEL B: 730 STALLS
PARCEL C: 1258 STALLS

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF AND LYING ENTIRELY WITHIN THE SOUTH HALF (S 1/2), OF THE NORTHEAST QUARTER (NE 1/4), OF SECTION 14, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5TH P.M., WEST DES MOINES, DALLAS COUNTY, IOWA, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTER OF SECTION 14,
THENCE ALONG AND UPON THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4), OF THE NORTHEAST QUARTER (NE 1/4), OF SAID SECTION 14, N 00°44'17" E, A DISTANCE OF 1318.17 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4), OF THE NORTHEAST QUARTER (NE 1/4), OF SAID SECTION 14;
THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4), OF THE NORTHEAST QUARTER (NE 1/4), OF SAID SECTION 14, ALSO BEING THE SOUTH LINE OF "BRIDGEWOOD SOUTH" SUBDIVISION, AN OFFICIAL PLAT, NOW FORMING AND BEING PART OF THE CITY OF WEST DES MOINES, N 89°40'09" E, A DISTANCE OF 50.27 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF "SOUTH 81ST STREET" AS PRESENTLY ESTABLISHED, ALSO BEING THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE, ALSO BEING THE SOUTH LINE OF SAID "BRIDGEWOOD SOUTH" SUBDIVISION, N 89°40'09" E, A DISTANCE OF 1255.39 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 328.00 FEET, SAID POINT BEING THE WESTERLY CORNER OF LOT 5 OF "GARDENS AT BRIDGEWOOD" PLAT 82, AN OFFICIAL PLAT, NOW FORMING AND BEING A PART OF THE CITY OF WEST DES MOINES;
THENCE RUNNING ALONG A CURVE , SAID CURVE BEING THE SOUTHWESTERLY LINE OF SAID LOT 5, A DISTANCE OF 289.39 FEET, WHOSE CHORD BEARS N 66°38'48" E, 282.88 FEET;
THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 5, S 89°21'19" E, A DISTANCE OF 112.77 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 371.00 FEET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 5 AND THE SOUTHWEST CORNER OF LOT 4;
THENCE RUNNING ALONG A CURVE, SAID CURVE BEING THE SOUTHERLY LINE OF SAID LOT 4, A DISTANCE OF 100.53 FEET, WHOSE CHORD BEARS N 82°52'53" E, 100.22 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 65.00;
THENCE RUNNING ALONG A CURVE, SAID CURVE BEING THE SOUTHERLY LINE OF SAID LOT 4, A DISTANCE OF 59.87 FEET, WHOSE CHORD BEARS S 84°09'24" E, 57.70 FEET;
THENCE RUNNING ALONG THE EXTENSION OF SOUTHWESTERLY RIGHT-OF-WAY LINE OF "SOUTH 76TH STREET" S 65°09'41" E, A DISTANCE OF 39.03 FEET;
THENCE S 04°55'32" E, A DISTANCE OF 99.88 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTH-WESTERLY, HAVING A RADIUS OF 660.00 FEET;
THENCE ALONG SAID CURVE A DISTANCE OF 178.84 FEET, WHOSE CHORD BEARS N 73°09'48" E, 178.27 FEET;
THENCE N 64°55'24" E, A DISTANCE OF 83.03 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTH-EASTERLY, HAVING A RADIUS OF 660.00 FEET;
THENCE ALONG SAID CURVE A DISTANCE OF 286.39 FEET, WHOSE CHORD BEARS N 77°53'09" E, 287.44 FEET;
THENCE S 89°24'26" E, A DISTANCE OF 62.48 FEET;
THENCE S 44°26'08" E, A DISTANCE OF 49.47 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF "JORDAN CREEK PARKWAY" AS PRESENTLY ESTABLISHED;
THE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 00°34'53" W, A DISTANCE OF 952.82 FEET TO THE SOUTHERLY CORNER ON THE EAST LINE OF PARCEL "L", AS RECORDED IN BOOK 2005, PAGE 13730;
THENCE ALONG THE SOUTH-EASTERLY LINE OF SAID PARCEL "L", S 42°08'54" W, A DISTANCE OF 82.28 FEET TO THE EASTERLY CORNER ON THE SOUTH LINE OF SAID PARCEL "L";
THENCE ALONG THE SOUTH LINE OF SAID PARCEL "L", ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF "MILLS CIVIC PARKWAY", S 83°41'21" W, A DISTANCE OF 364.22 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "L";
THENCE ALONG THE WEST LINE OF PARCEL "L", N 01°48'48" W, A DISTANCE OF 22.87 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF "MILLS CIVIC PARKWAY" AS PRESENTLY ESTABLISHED;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, S88°41'21" W, A DISTANCE OF 1848.20 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DEEDED TO THE CITY OF WEST DES MOINES AS RECORDED IN BOOK 2005, PAGE 23122;
THENCE ALONG SAID EAST LINE, N00°44'00" E, A DISTANCE OF 378.44 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND;
THENCE ALONG NORTH LINE OF SAID TRACT OF LAND, S 89°39'54" W, A DISTANCE OF 278.84 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND, SAID CORNER BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF "SOUTH 81ST STREET" AS PRESENTLY ESTABLISHED;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N 00°44'17" E, A DISTANCE OF 894.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 63.367 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS OF RECORD.

AND

A PARCEL OF LAND BEING A PART OF AND LYING ENTIRELY WITHIN PARCEL "J" OF THE SOUTHEAST (SE 1/4), OF THE NORTHEAST QUARTER (NE 1/4), OF SECTION 14, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5TH P.M., WEST DES MOINES, DALLAS COUNTY, IOWA, AS RECORDED IN BOOK 2002, PAGE 13008, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER OF SECTION 14,
THENCE ALONG AND UPON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4), OF THE NORTHEAST QUARTER (NE 1/4), OF SAID SECTION 14, N 00°34'53" E, A DISTANCE OF 1185.16 FEET;
THENCE N 89°25'07" W, A DISTANCE OF 65.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTH-WESTERLY, HAVING A RADIUS OF 25.00 FEET, SAID POINT ALSO BEING ON THE EAST LINE OF SAID PARCEL "J";
THENCE ALONG SAID CURVE A DISTANCE OF 39.28 FEET, WHOSE CHORD BEARS N 44°25'08" W, 35.36 FEET;
THENCE ALONG THE NORTH LINE OF SAID PARCEL "J", ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF "WISTFUL VISTA DRIVE", N 89°25'32" W, A DISTANCE OF 81.01 FEET TO THE POINT-OF-BEGINNING;
THENCE CONTINUING ALONG THE SAID NORTHERLY LINE OF SAID PARCEL "J", N 89°25'32" W, A DISTANCE OF 243.77 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 285.00 FEET;
THENCE ALONG SAID CURVE A DISTANCE OF 95.27 FEET, WHOSE CHORD BEARS N 79°29'54" W, 97.76 FEET, TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00;
THENCE ALONG SAID CURVE A DISTANCE OF 32.08 FEET, WHOSE CHORD BEARS S 74°28'58" W, 29.90 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 140.00 FEET;
THENCE ALONG SAID CURVE A DISTANCE OF 70.87 FEET, WHOSE CHORD BEARS S 17°09'47" W, 70.12 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 35.00 FEET;
THENCE ALONG SAID CURVE A DISTANCE OF 71.86 FEET, WHOSE CHORD BEARS S 68°12'08" E, 59.83 FEET;
THENCE N 89°29'12" E, A DISTANCE OF 53.89 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 660.00 FEET;
THENCE ALONG SAID CURVE A DISTANCE OF 293.33 FEET, WHOSE CHORD BEARS N 77°09'04" E, 291.08 FEET;
THENCE S 89°11'04" E, A DISTANCE OF 34.28 FEET;
THENCE N 00°19'29" E, A DISTANCE OF 15.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.412 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS OF RECORD.

City of West Des Moines

Specific Plan

The Parkways

Plan & Zoning Commission: April 24, 2017
City Council: May 15, 2017
Case #: ZC-003383-2017

APPROVED AS CITY OF

CIVIL ENGINEER

LICENSED PROFESSIONAL ENGINEER
CHRISTOPHER ROBERT BAUER
19737
IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

Signature 5/23/17 Date

Printed or typed name: CHRIS BAUER
License Number: 19737
My License Renewal Date is: DECEMBER 31, 2017
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL:
ALL SHEETS

SHIVE-HATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | fax: 515.223.8022 | www.shive-hattery.com
Iowa | Illinois | Indiana

THE PARKWAYS
HURD PARKWAY, LLC
WEST DES MOINES, IOWA

DRAWN: KAR
APPROVED: CRB
ISSUED FOR: CITY APPROVAL
DATE: 05/22/2017
PROJECT NO: 4165989
FIELD BOOK: –
CLIENT NO: –

SPECIFIC PLAN
COVER SHEET

SP1 OF 6

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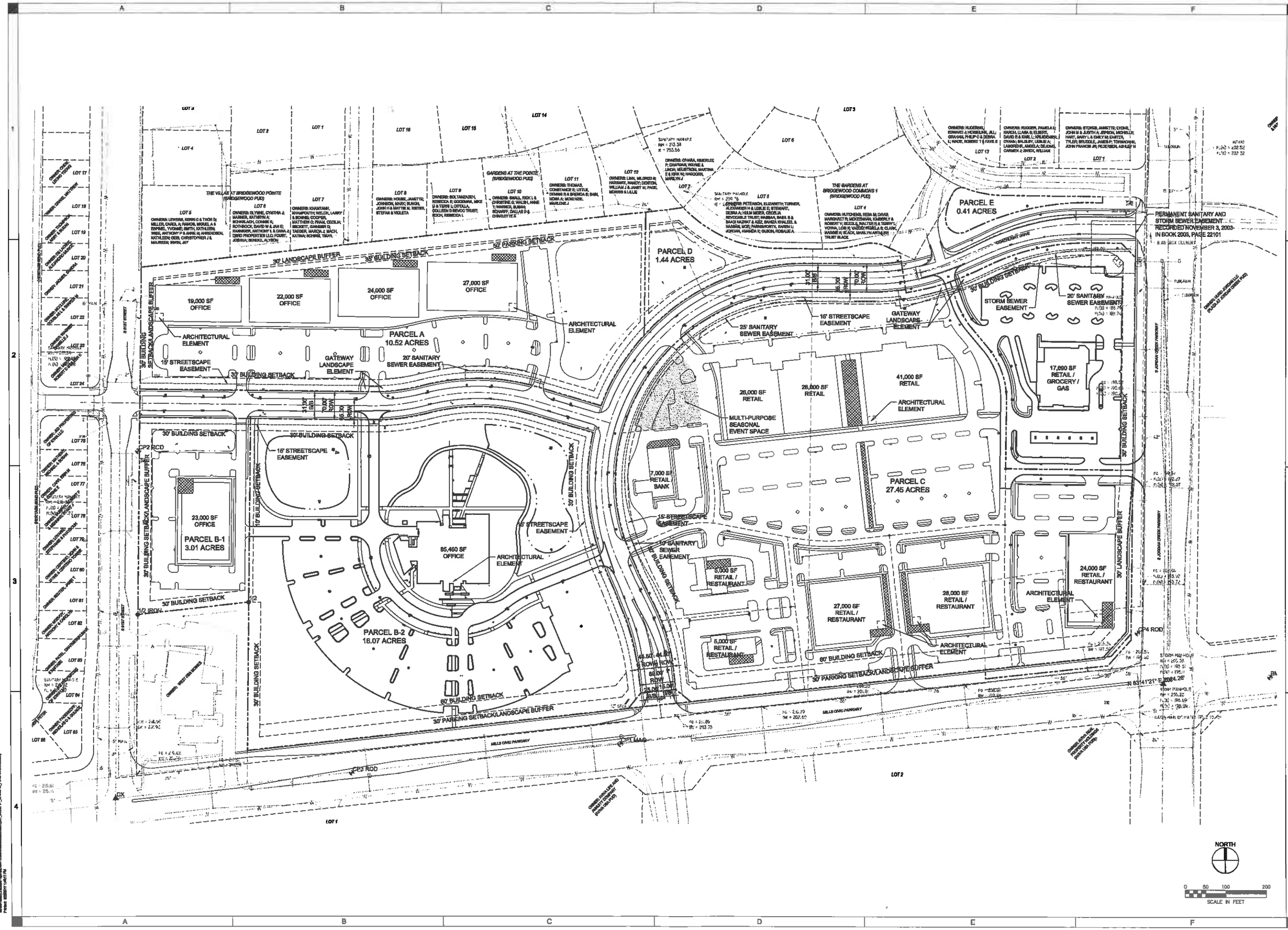

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Iowa | Illinois | Indiana

THE PARKWAYS

HURD PARKWAY, LLC
WEST DES MOINES, IOWA

DRAWN: KAR
APPROVED: CRB
ISSUED FOR: CITY APPROVAL
DATE: 05/22/2017
PROJECT NO: 4168680
FIELD BOOK: --
CLIENT NO: --

SPECIFIC PLAN - OVERALL

SP2 OF 6

STORM WATER POLLUTION PREVENTION NOTES

1. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
2. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL.
3. CONTRACTOR SHALL UTILIZE THE SOUTHERN HALF OF SITE FOR THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
4. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
5. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
6. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
7. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
8. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
9. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
10. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
11. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, WATTLES, INLET PROTECTION, ETC.) TO PREVENT EROSION.
13. ALL STORM SEWER INTAKES THAT RECEIVE STORMWATER RUNOFF FROM DISTURBED AREAS SHALL BE PROVIDED WITH A FILTER SACK. SEE DETAIL.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, PERIODIC CHECKING AND REINSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES.
15. OWNER SHALL ASSUME RESPONSIBILITY FOR ALL EROSION CONTROL UNTIL DELEGATED TO CONTRACTOR ONCE THE PROJECT CONSTRUCTION STARTS.

LANDSCAPE PLANT LEGEND

- OVERSTORY DECIDUOUS TREE (HACKBERRY, HONEYLOCUST, OAK, GINKGO, LINDEN, KENTUCKY COFFEETREE)
- UNDERSTORY DECIDUOUS TREE (YELLOWWOOD, JAPANESE TREE LILAC, SERVICEBERRY, NANNYBERRY VIBURNUM)
- EVERGREEN TREE (WHITE PINE, BLACK HILLS SPRUCE, CONCOLOR FIR)
- SHRUB (CHOKEBERRY, DOGWOOD, SPIREA, SWEETSPIRE, JUNIPER, INKBERRY)

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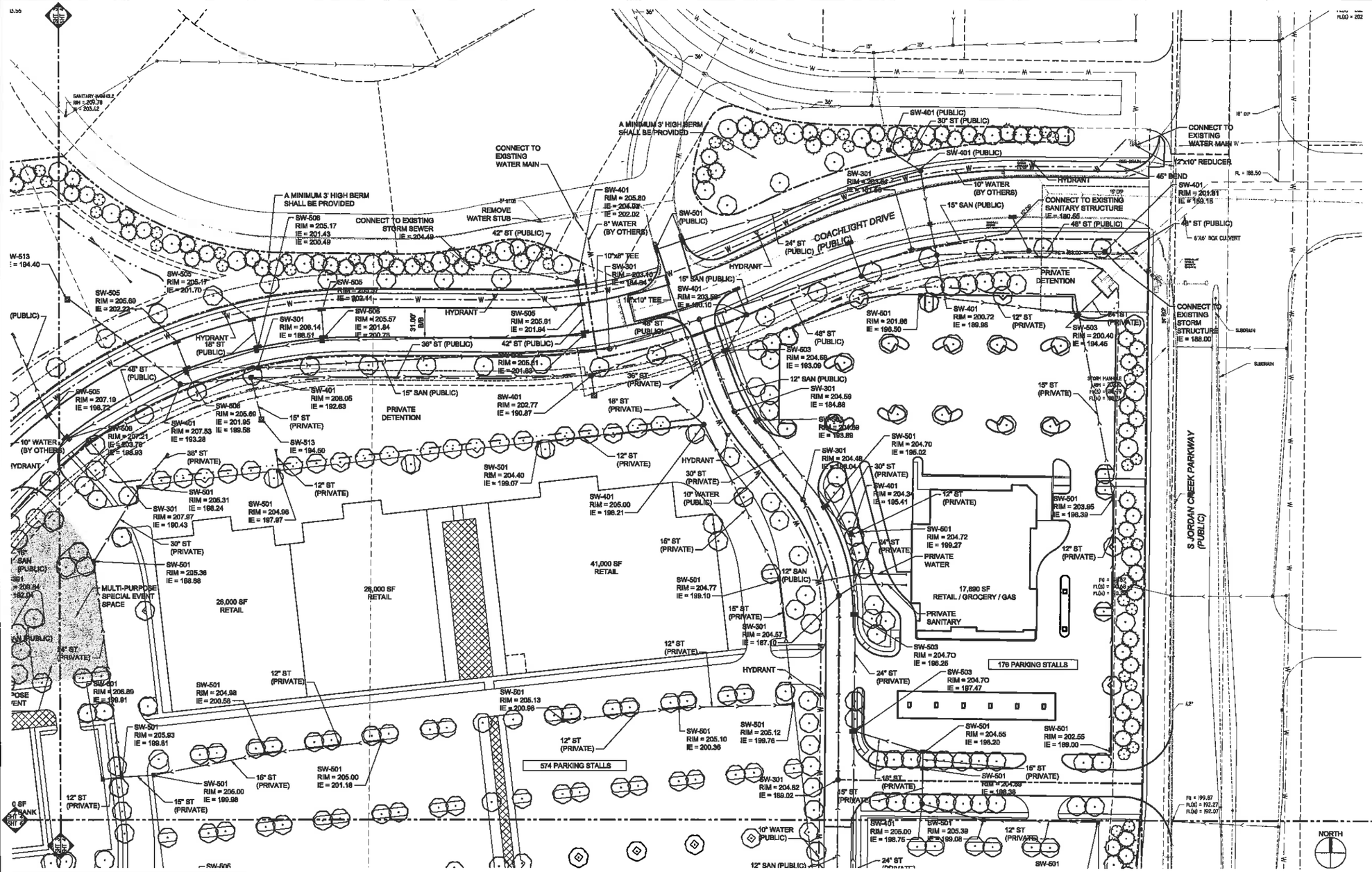
Iowa | Illinois | Indiana

THE PARKWAYS

HURD PARKWAY, LLC
WEST DES MOINES, IOWA

DRAWN: KAR
APPROVED: CRB
ISSUED FOR: CITY APPROVAL
DATE: 05/22/2017
PROJECT NO: 4166680
FIELD BOOK: --
CLIENT NO: --

SPECIFIC PLAN



LANDSCAPE QUANTITIES

	REQUIRED	PROVIDED
PARKING LOT		
OVERSTORY TREES	273	273
BUFFERYARD		
OVERSTORY TREES	91	91
EVERGREEN TREES	242	242
UNDERSTORY TREES	155	155
SHRUBS	1020	1020
STREETSCAPE		
OVERSTORY TREES	97	97
SHRUBS	291	291
OPEN SPACE		
OVERSTORY TREES	429	429
SHRUBS	644	644

LANDSCAPE PLANT LEGEND

- OVERSTORY DECIDUOUS TREE (HACKBERRY, HONEYLOCUST, OAK, GINKGO, LINDEN, KENTUCKY COFFEETREE)
- UNDERSTORY DECIDUOUS TREE (YELLOWWOOD, JAPANESE TREE LILAC, SERVICEBERRY, NANNYBERRY VIBURNUM)
- EVERGREEN TREE (WHITE PINE, BLACK HILLS SPRUCE, CONCOLOR FIR)
- SHRUB (CHOKEBERRY, DOGWOOD, SPIREA, SWEETSPIRE, JUNIPER, INKBERRY)

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Iowa | Illinois | Indiana

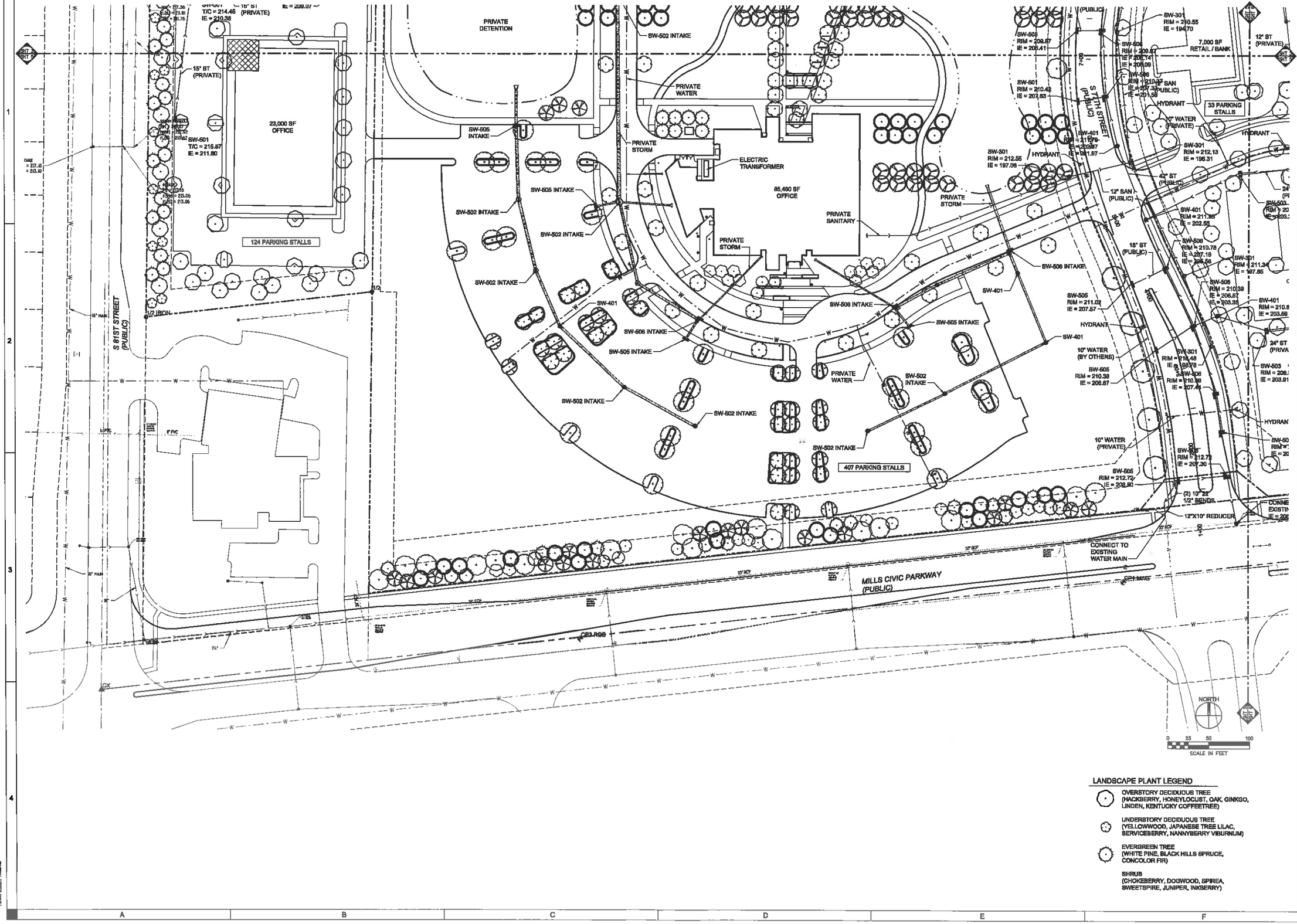
THE PARKWAYS

HURD PARKWAY, LLC
WEST DES MOINES, IOWA

DRAWN: KAR
APPROVED: CRB
ISSUED FOR: CITY APPROVAL
DATE: 05/22/2017
PROJECT NO: 4166680
FIELD BOOK: --
CLIENT NO: --

SPECIFIC PLAN

SP4 OF 6



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Iowa | Illinois | Indiana

THE PARKWAYS

HURD PARKWAY, LLC
WEST DES MOINES, IOWA

DRAWN: KAR
APPROVED: CRB
ISSUED FOR: CITY APPROVAL
DATE: 09/22/2017
PROJECT NO: 116980
FIELD BOOK: —
CLIENT NO: —

SPECIFIC PLAN

SP5 OF 6

LANDSCAPE PLANT LEGEND

- OVERSTORY DECIDUOUS TREE (HACKBERRY, HONEYLOCUST, OAK, GINKGO, LINDEN, KENTUCKY COFFEETREE)
- UNDERSTORY DECIDUOUS TREE (YELLOWWOOD, JAPANESE TREE LILAC, SERVICEBERRY, NANNYBERRY VIBURNUM)
- EVERGREEN TREE (WHITE PINE, BLACK HILLS SPRUCE, CONCOLOR FIR)
- SHRUB (CHOKEBERRY, DOGWOOD, SPIREA, SWEETSPIRE, JUNIPER, INKBERRY)

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Iowa | Illinois | Indiana

THE PARKWAYS

HJRD PARKWAY, LLC
WEST DES MOINES, IOWA

DRAWN: KAR
APPROVED: CNB
ISSUED FOR: CITY APPROVAL
DATE: 05/22/2017
PROJECT NO: 4195890
FIELD BOOK: —
CLIENT NO:

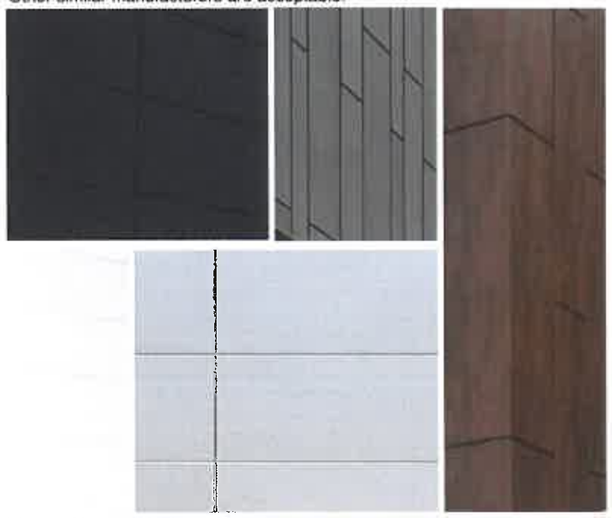
SPECIFIC PLAN

SP6 OF 6

NON-MASONRY EXTERIOR FINISH OPTIONS

Wood-Look or Concrete Composite Panels (varying shapes, sizes, & colors)
Basis of Design Manufacturer: Resysta. Other similar manufacturers are acceptable.

Metal Panels (varying shapes, sizes, & colors)
Basis of Design Manufacturer: Dri Design
Other similar manufacturers are acceptable.



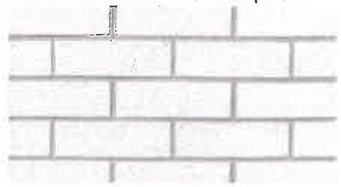
Fiber Cement Board (fine texture, varying neutral colors)
Basis of Design Manufacturers: Nichiha or James Hardie Building Materials.
Other similar manufacturers are acceptable.

PRE-CAST CONCRETE OPTIONS

Color and Texture based on PCI Guidelines.
Concrete composite panels are acceptable.

BRICK COLOR OPTIONS (OR SIM.)

Basis of Design Manufacturer: Glen Gery
Other similar manufacturers are acceptable.



SPICE WHITE

STONE GRAY

BOULDER GRAY

ALL SPICE

MONET

BLACK PEARL

EIFS

(fine texture, varying neutral colors)

CANOPY / AWNING COLORS (OR SIM)

City Scape, Slate Gray, Charcoal

Bone White, Stone White, Clear Anodized

ACCENT COLOR(S)

Red

STONE COLOR/PATTERN OPTIONS (OR SIM.)

Basis of Design Manufacturer: Arriscraft
Other similar manufacturers and real stone are acceptable.

AVALANCHE

SIERRA

SMOKY MOUNTAIN

DARK GRANITE

LIMESTONE

OAK RIDGE

GRAPHITE

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THE PARKWAYS

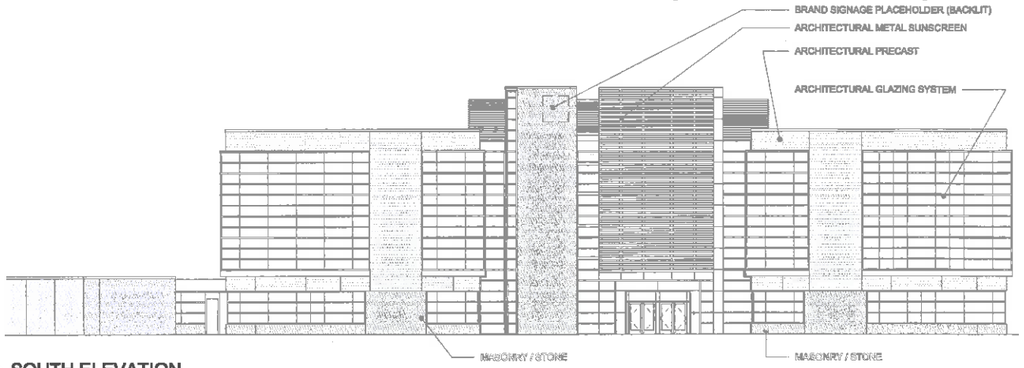
HURD PARKWAY, LLC
WEST DES MOINES, IOWA

DRAWN: -
APPROVED: -
ISSUED FOR: CITY APPROVAL
DATE: 06/22/2017
PROJECT NO: 116350
FIELD BOOK:

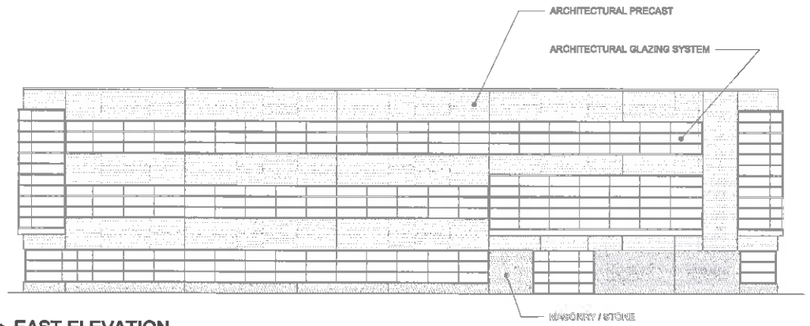
ARCHITECTURE

A1

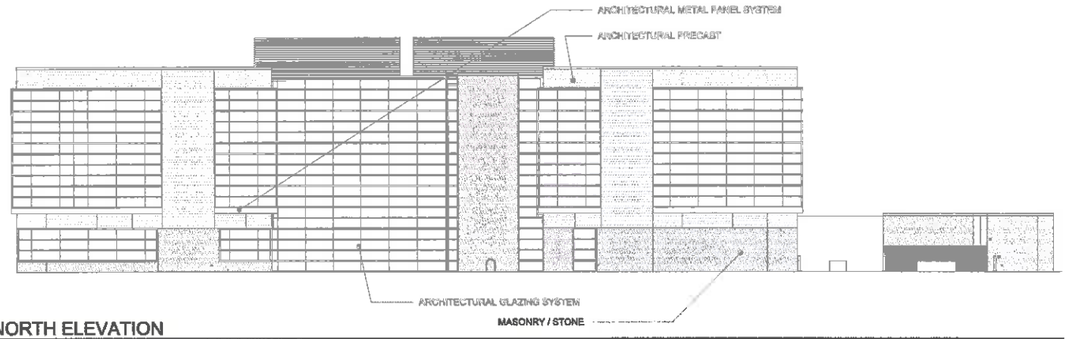
PROPOSED OFFICE BUILDING (PARCEL B)



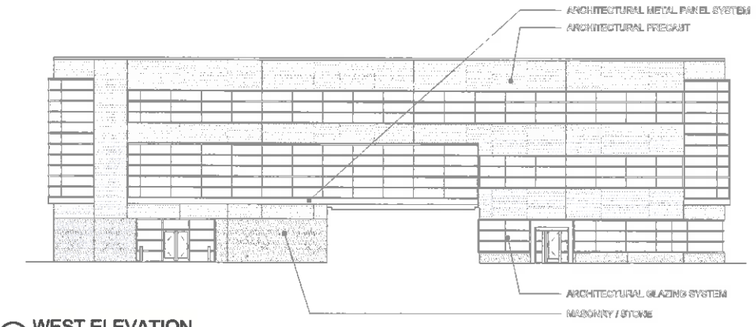
1 SOUTH ELEVATION
1/16" = 1'-0" 0 24'



2 EAST ELEVATION
1/16" = 1'-0" 0 24'



3 NORTH ELEVATION
1/16" = 1'-0" 0 24'



4 WEST ELEVATION
1/16" = 1'-0" 0 24'

DESIGN DIRECTION STRATEGY:

CLEAN FORMS WITH LARGE, FRAMED BAYS BALANCING THE STRONG VERTICAL ENTRANCE ELEMENT.

1. BRAND SIGNAGE PLACEHOLDER (BACKLIT)
2. ARCHITECTURAL METAL SUNSCREEN
3. ARCHITECTURAL METAL PANEL SYSTEM
4. ARCHITECTURAL PRECAST
5. ARCHITECTURAL GLAZING SYSTEM
6. MASONRY / STONE

MATERIAL PALETTE

Metal Panels

Precast Concrete

Black Granite

Metal Panel - Accent Color

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THE PARKWAYS
HURD PARKWAY, LLC
WEST DES MOINES, IOWA

DRAWN: -
APPROVED: -
ISSUED FOR: CITY APPROVAL
DATE: 05/22/2017
PROJECT NO# 164380
FIELD BOOK: -

SPECIFIC PLAN

A2

Print:

PROPOSED RETAIL / GROCERY / GAS (PARCEL C)

Starbucks / Convenience / Online Order Pick-up View

Design Direction Strategy

Clean lines with Large Vertical Architectural elements segment the various business units

1. Concrete Composite panel, or Resysta Surface
2. Brick Surface
3. Natural Metal Surface (Rusty)
4. Illuminated Brand signage
5. Wood Surface

EXTERIOR CONCEPT

Exterior Concept
15DEC16

Hy-Vee

ideation studio

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PROJECT NO: 116330
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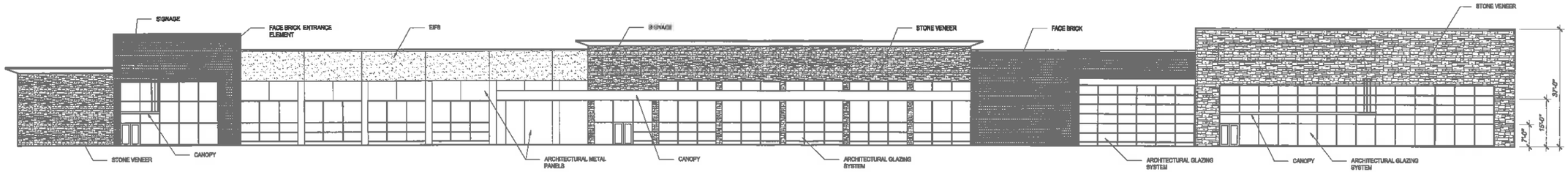
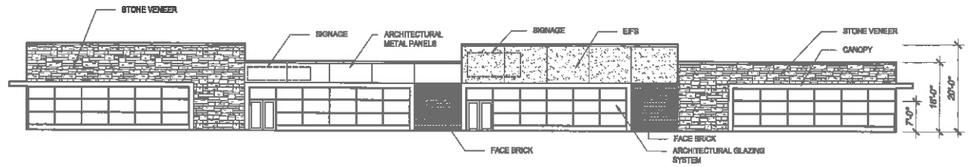
SPECIFIC PLAN

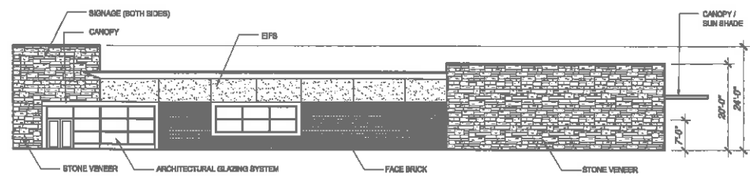
A3



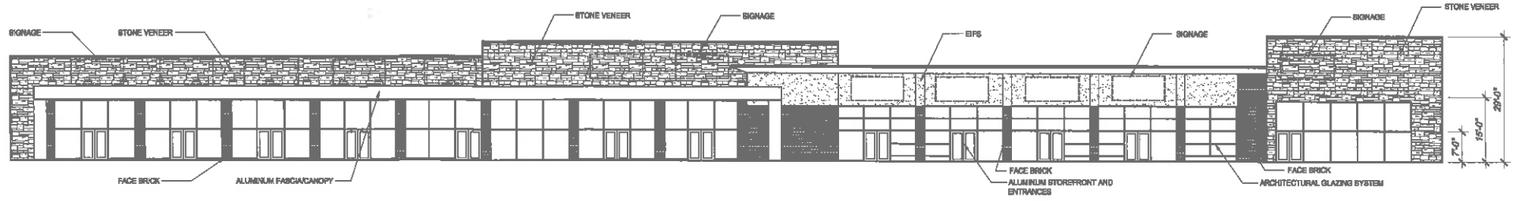
PROPOSED ARCHITECTURAL AESTHETIC - RETAIL (PARCEL C)
1/16"=1'-0"



PROPOSED ARCHITECTURAL AESTHETIC - OFFICE (PARCELS A & B)
1/16"=1'-0"



PROPOSED ARCHITECTURAL AESTHETIC - RESTAURANT / RETAIL / BANK (PARCEL C)
1/16"=1'-0"



PROPOSED ARCHITECTURAL AESTHETIC - RETAIL / RESTAURANT (PARCEL C)
1/16"=1'-0"

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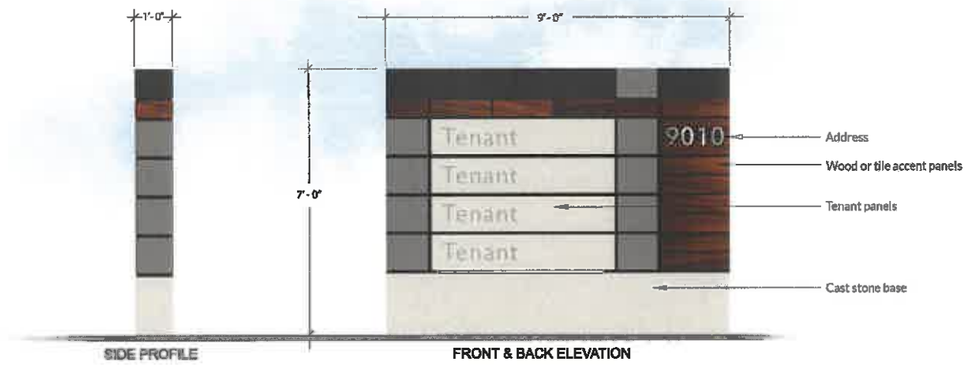
SPECIFIC PLAN

A4

PROPOSED SITE FURNISHINGS



PROPOSED HORIZONTAL MONUMENT SIGNAGE

BENCHES

PLANTERS

TRASH RECEPTACLES

BIKE RACKS

BOLLARDS WITH LIGHTING

PARKING LIGHTING

PEDESTRIAN LIGHTING

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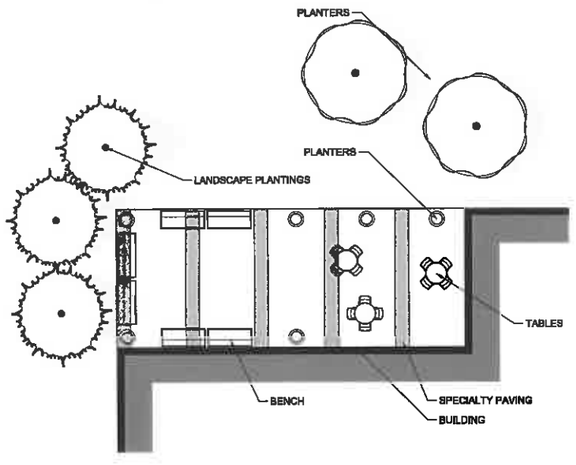
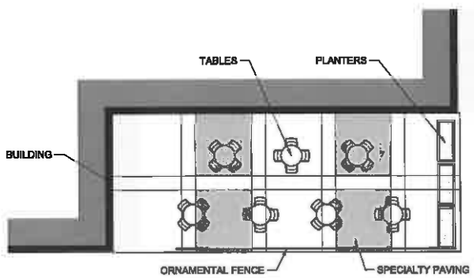
FIELD BOOK: --
CLIENT NO.: --

SPECIFIC PLAN

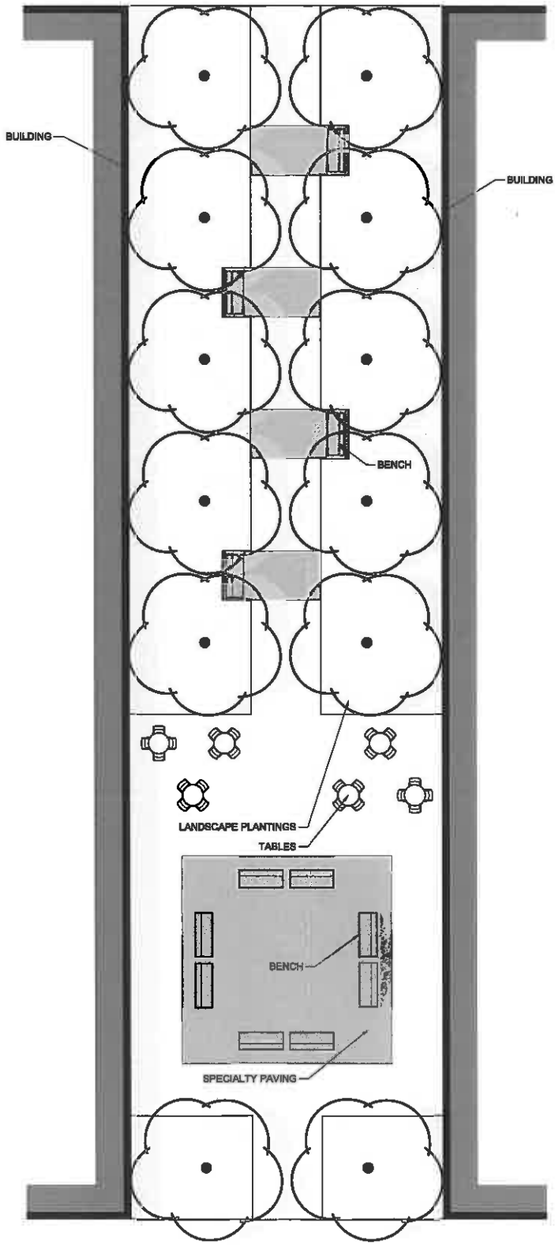
A5



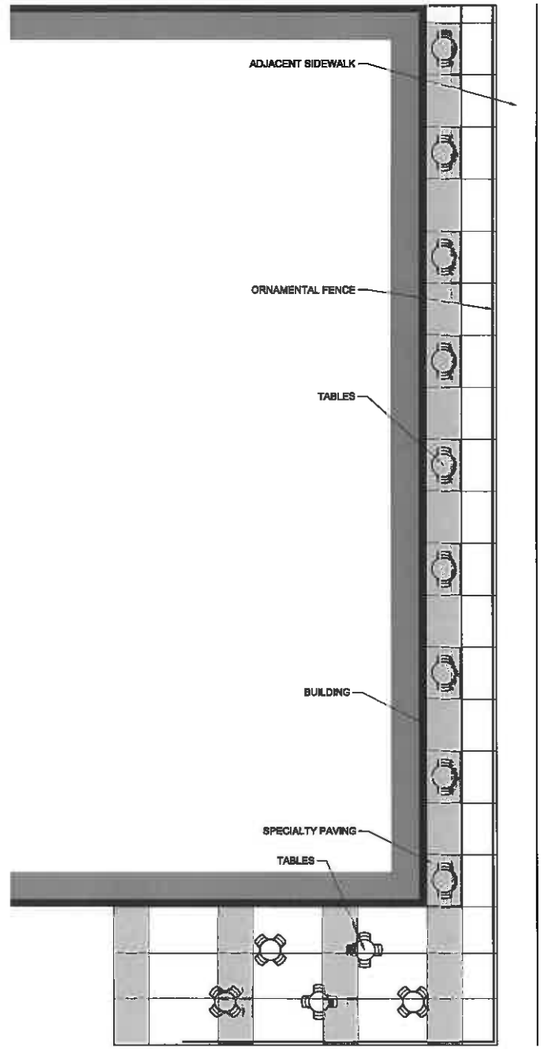
A3 TYPICAL OFFICE PATIO
NOT TO SCALE



A4 TYPICAL RESTAURANT PATIO
NOT TO SCALE



C4 PEDESTRIAN PAZA AT NORTH RETAIL BUILDINGS
NOT TO SCALE



E4 TYPICAL SIDEWALK CAFE / OUTDOOR DINING
NOT TO SCALE

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SPECIFIC PLAN

A6