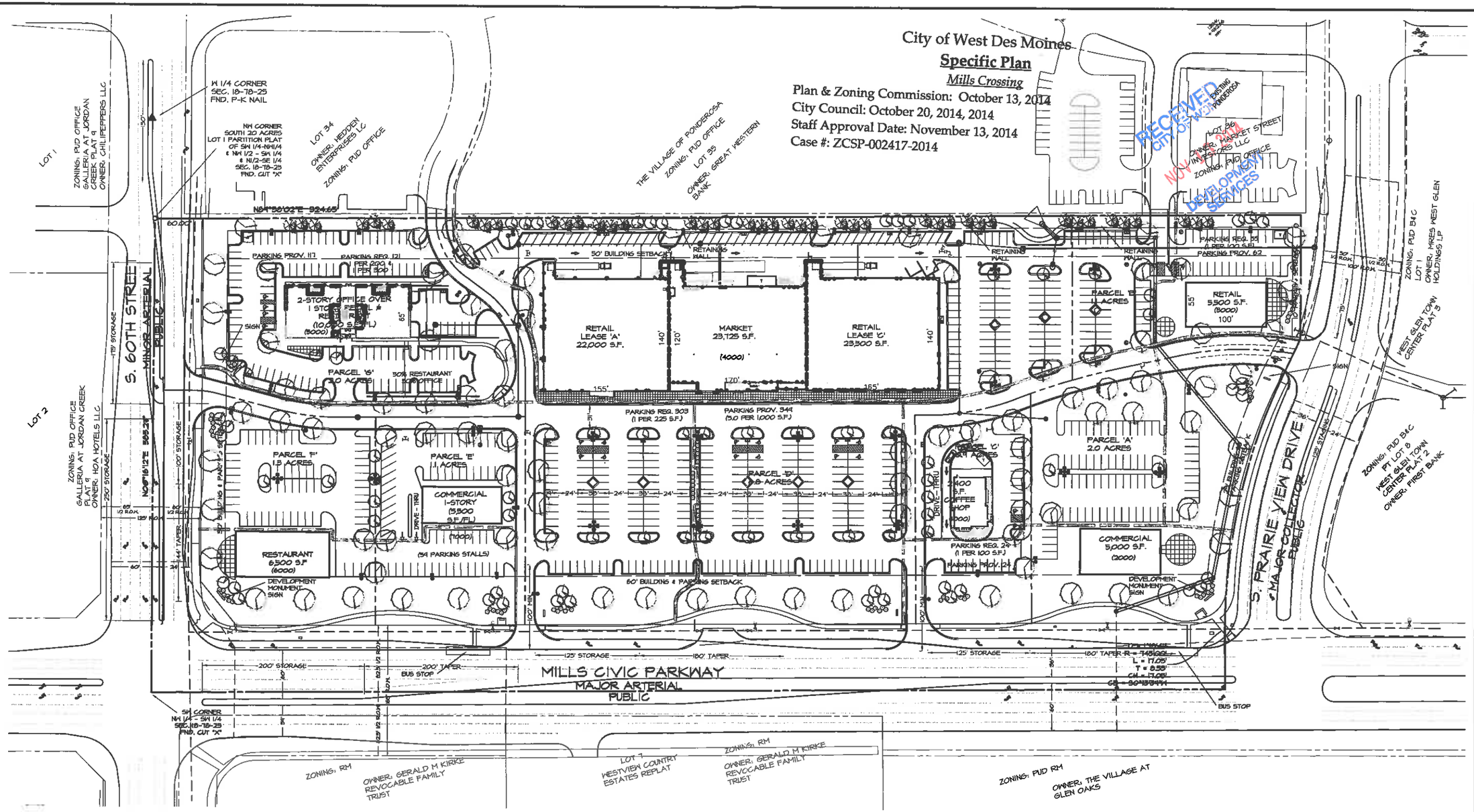
City of West Des Moines

Specific Plan

Mills Crossing

Plan & Zoning Commission: October 13, 2014
City Council: October 20, 2014, 2014
Staff Approval Date: November 13, 2014
Case #: ZCSP-002417-2014



VICINITY SKETCH

NORTH

OWNER/DEVELOPER:

HURD MILLS LLC
2000 FULLER RD
WEST DES MOINES, IA 50265

COMPREHENSIVE PLAN

EXISTING: SUPPORT COMMERCIAL

ZONING

EXISTING: WEST GLEN PUD (HIGH DENSITY RESIDENTIAL)

LEGAL DESCRIPTION

-EX WEST GLEN TOWN CENTER PLAT 1- 520A LT 1 PARTITION PLAT SW 1/4 NW 1/4 & N 1/2 SW1/4 & N 1/2 SE 1/4 LESS RD SEC 18-78-25 AND CONTAINING 16.840 ACRES.

BENCHMARK

CITY OF WEST DES MOINES NETWORK POINT #016
1500 Block of South 60th Street, 314 feet South of centerline of Pheasant Ridge Drive, 8 feet West of
Southwest property corner of 1520 South 60th Street, 4 feet West of power pole.

CITY OF WEST DES MOINES DATUM = 174.77
USGS DATUM = 959.78

CITY OF WEST DES MOINES NETWORK POINT #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.

CITY OF WEST DES MOINES DATUM = 201.57
USGS DATUM = 975.58

LEGEND

- PROPERTY BOUNDARY
- SECTION LINES
- LOT LINES
- CENTERLINE
- EXISTING FENCE LINES
- FOUND SECTION CORNER
- SET SECTION CORNER (5/8" I.R. W/ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER (5/8" I.R. W/ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- P. PREVIOUSLY RECORDED DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- P.O.B. POINT OF BEGINNING
- REMOVE TREE
- PEDESTRIAN WAY

SCALE: 1"=60'

0' 20' 40' 60' 120'

NORTH

CEC
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 mail@ceclac.com

DATE:	REVISIONS	COMMENTS
11-12-14	1	
	2	
	3	
	4	
	5	
	6	

DATE OF SURVEY:
DESIGNED BY: EHP
DRAWN BY: PLD

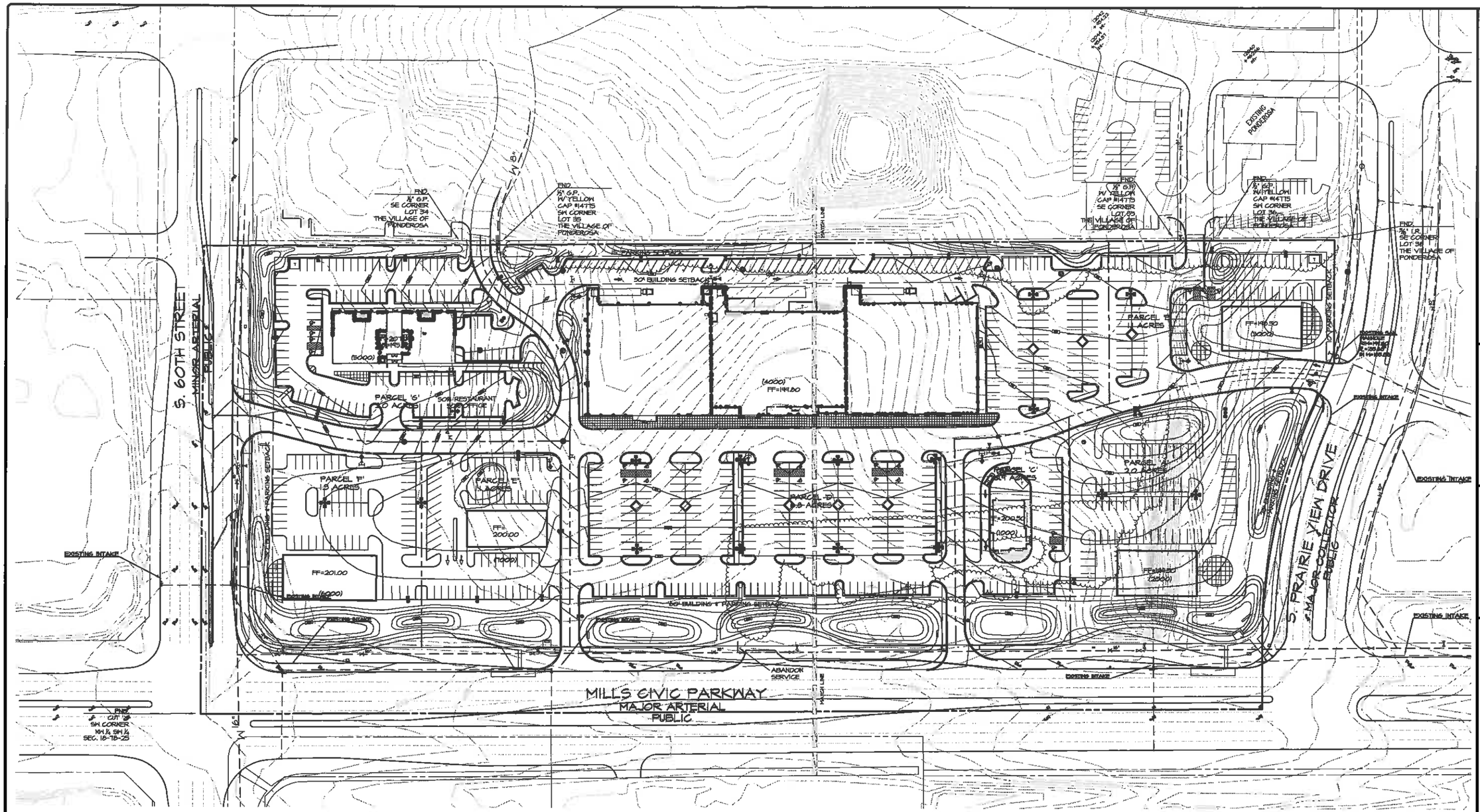
MILLS CROSSING

WEST DES MOINES, IA

SPECIFIC PLAN (DIMENSION/LANDSCAPE)

SHEET — OF 3

A-1624



BENCHMARK

CITY OF WEST DES MOINES NETWORK POINT #016
1300 Block of South 60th Street, 314 feet South of centerline of Pheasant Ridge Drive, 8 feet West of
Southwest property corner of 1320 South 60th Street, 4 feet West of power pole.

CITY OF WEST DES MOINES DATUM = 194.77
USGS DATUM = 959.78

CITY OF WEST DES MOINES NETWORK POINT #118
Northwest corner of Intersection of South 60th Street and
Mills Civic Parkway, 10.5 feet Southeast of traffic signal pole, 1.5 feet Southeast of face of sidewalk, 31 feet West of fire hydrant.

CITY OF WEST DES MOINES DATUM = 201.57
USGS DATUM = 975.38

LEGEND

- PROPERTY BOUNDARY
- SECTION LINES
- LOT LINES
- CENTERLINE
- EXISTING FENCE LINES
- FOUND SECTION CORNER
- SET SECTION CORNER (⅝" I.R. W/ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER (⅝" I.R. W/ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- P. PREVIOUSLY RECORDED DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- P.O.B. POINT OF BEGINNING
- X REMOVE TREE
- PEDESTRIAN WAY

SCALE: 1"=60'
0' 20' 40' 60' 120'

NORTH

CEC
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 · Fax: 515.276.7084 · mail@ceciac.com

DATE:	REVISIONS	COMMENTS
11-12-14	1	
	2	
	3	
	4	
	5	BHP
	6	PLD

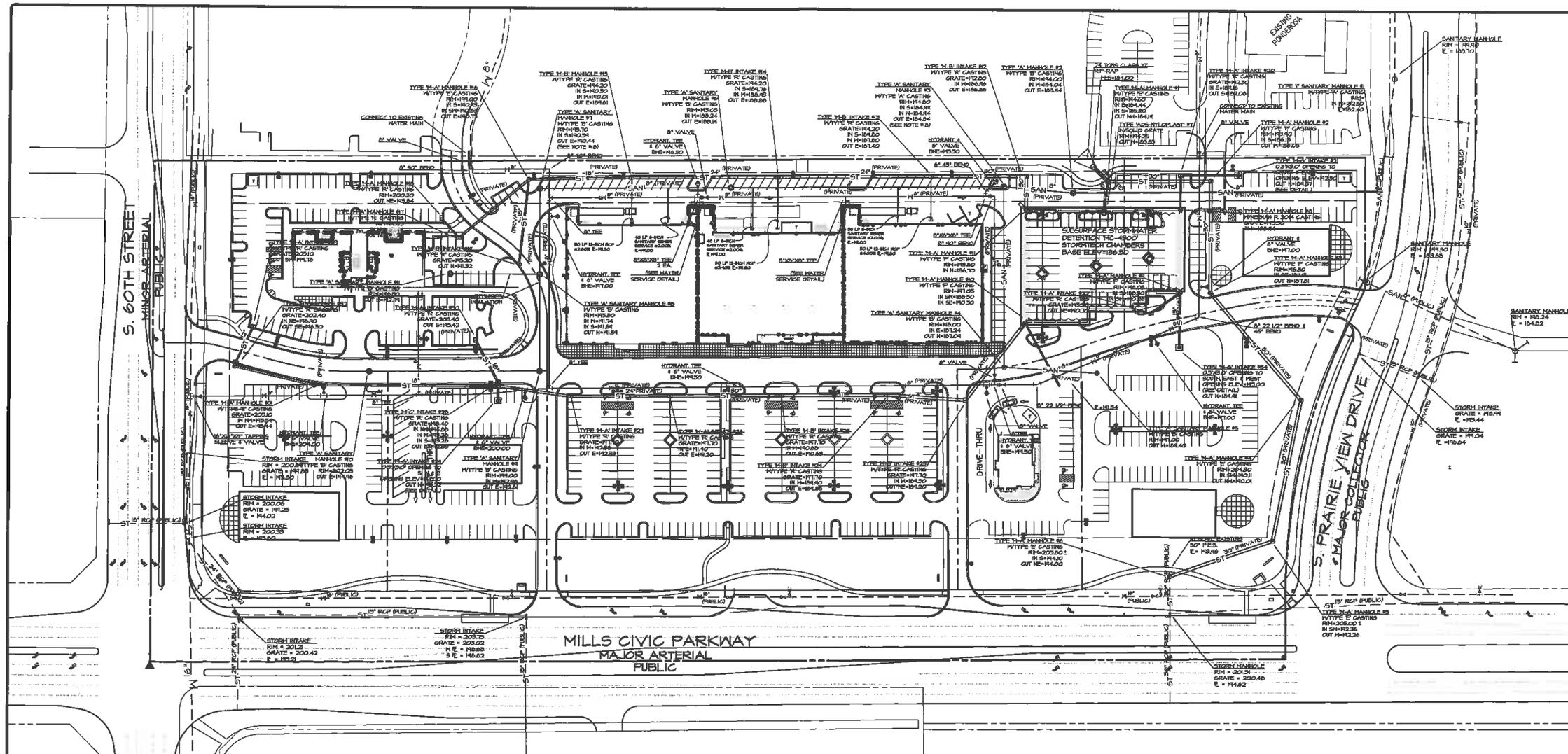
DATE OF SURVEY:
DESIGNED BY:
DRAWN BY:

MILLS CROSSING
WEST DES MOINES, IA

SPECIFIC PLAN (GRADING)

SHEET 2 OF 3

A-1624



STORM SEWER PIPE DATA

(ALL PROPOSED STORM SEWER TO BE PRIVATE)

96" FES TO MANHOLE #1
24 LF 36-INCH RCP CLASS III @0.50%
INCL. FES

MANHOLE #1 TO MANHOLE#2
122 LF 30-INCH RCP CLASS III @1.52%

MANHOLE #2 TO MANHOLE #3
130 LF 30-INCH RCP CLASS III @1.28%

MANHOLE #3 TO MANHOLE #4
164 LF 30-INCH RCP CLASS III @1.28%

MANHOLE #4 TO MANHOLE #5
168 LF 30-INCH RCP CLASS III @1.28%

MANHOLE #5 TO MANHOLE #6
128 LF 30-INCH RCP CLASS III @1.28%

MANHOLE #7 TO MANHOLE #1
32 LF 18-INCH RCP CLASS III @1.40%

MANHOLE #8 TO INTAKE #34
64 LF 15-INCH RCP CLASS III @2.20%

MANHOLE #9 TO INTAKE #22
44 LF 1830-INCH RCP CLASS III @1.00%

MANHOLE #10 TO MANHOLE #23
116 LF 30-INCH RCP CLASS III @0.50%

MANHOLE #10 TO STUB
84 LF 12-INCH RCP CLASS III @1.00%

INTAKE #11 TO INTAKE #12
40 LF 30-INCH RCP CLASS III @0.40%

INTAKE #12 TO INTAKE #13
110 LF 30-INCH RCP CLASS III @0.40%

INTAKE #13 TO INTAKE #14
180 LF 24-INCH RCP CLASS III @0.50%

INTAKE #14 TO INTAKE #15
170 LF 24-INCH RCP CLASS III @0.40%

INTAKE #15 TO INTAKE #16
120 LF 18-INCH RCP CLASS III @0.54%

INTAKE #26 TO INTAKE #27
116LF 24-INCH RCP CLASS III @0.50%

INTAKE #27 TO INTAKE #28
84 LF 24-INCH RCP CLASS III @0.50%

INTAKE #28 TO INTAKE #29
24 LF 15-INCH RCP CLASS III @1.00%

INTAKE #29 TO INTAKE #30
54 LF 12-INCH RCP CLASS III @1.00%

INTAKE #28 TO IMANHOLE #31
216 LF 18-INCH RCP CLASS III @1.00%

MANHOLE #31 TO INTAKE #32
96 LF 18-INCH RCP CLASS III @1.00%

INTAKE #32 TO INTAKE #33
48 LF 12-INCH RCP CLASS III @6.00%

INTAKE #26 TO INTAKE #27
116LF 24-INCH RCP CLASS III @0.50%

INTAKE #27 TO INTAKE #28
84 LF 24-INCH RCP CLASS III @0.50%

INTAKE #28 TO INTAKE #29
24 LF 15-INCH RCP CLASS III @1.00%

INTAKE #29 TO INTAKE #30
54 LF 12-INCH RCP CLASS III @1.00%

INTAKE #28 TO IMANHOLE #31
216 LF 18-INCH RCP CLASS III @1.00%

MANHOLE #31 TO INTAKE #32
96 LF 18-INCH RCP CLASS III @1.00%

INTAKE #32 TO INTAKE #33
48 LF 12-INCH RCP CLASS III @6.00%

SANITARY SEWER PIPE DATA

(ALL PROPOSED SANITARY SEWER TO BE PRIVATE)

MANHOLE #1 TO MANHOLE#2
360 LF 8-INCH SANITARY SEWER @0.40%

MANHOLE #2 TO MANHOLE#3
80 LF 8-INCH SANITARY SEWER @1.00%

MANHOLE #3 TO MANHOLE#4
210 LF 8-INCH SANITARY SEWER @1.00%

MANHOLE #4 TO MANHOLE#5
108 LF 8-INCH SANITARY SEWER @2.00%

MANHOLE #3 TO MANHOLE#6
320 LF 8-INCH SANITARY SEWER @1.00%

MANHOLE #6 TO MANHOLE#7
220 LF 8-INCH SANITARY SEWER @1.00%

MANHOLE #7 TO MANHOLE#8
100 LF 8-INCH SANITARY SEWER @1.00%

MANHOLE #8 TO MANHOLE#9
112 LF 8-INCH SANITARY SEWER @1.00%

MANHOLE #4 TO MANHOLE#10
200 LF 8-INCH SANITARY SEWER @1.00%

MANHOLE #8 TO MANHOLE#11
104 LF 8-INCH SANITARY SEWER @1.00%

BENCHMARK

CITY OF WEST DES MOINES NETWORK POINT #016
1500 Block of South 60th Street, 31M feet South of centerline of Pheasant Ridge Drive, 8 feet West of
Southwest property corner of 1520 South 60th Street, 4 feet West of power pole.

CITY OF WEST DES MOINES DATUM = 179.77
USGS DATUM = 459.78

CITY OF WEST DES MOINES NETWORK POINT #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.

CITY OF WEST DES MOINES DATUM = 201.57
USGS DATUM = 975.58

NOTES

CONTRACTOR SHALL ROTATE CONE SECTIONS OF MANHOLE TO MAXIMIZE DISTANCE FROM RIM TO BACK OF CURB.

LEGEND

- PROPERTY BOUNDARY
- SECTION LINES
- LOT LINES
- CENTERLINE
- EXISTING FENCE LINES
- FOUND SECTION CORNER
- SET SECTION CORNER (5/8" I.R. W/ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER (5/8" I.R. W/ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- P. PREVIOUSLY RECORDED DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- P.O.B. POINT OF BEGINNING
- X REMOVE TREE
- REZONING BOUNDARY

SCALE: 1"=60'

0' 30' 45' 60' 120'

NORTH

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@cecinc.com

DATE:	REVISIONS	COMMENTS
11-12-14	1	
	2	
	3	
	4	
	5	
	6	

DATE OF SURVEY:
DESIGNED BY: BNP
DRAWN BY: PLD

MILLS CROSSING

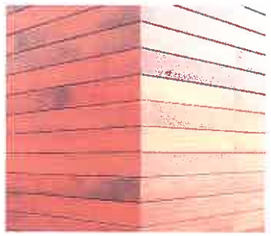
WEST DES MOINES, IA

SPECIFIC PLAN (UTILTIY)

SHEET 3 OF 3

A-1624

NON-MASONRY EXTERIOR FINISH OPTIONS



Wood or composite panels
(varying shapes, sizes, & colors)

Metal panels
(varying shapes, sizes, & colors)

EIFS- fine texture
(varying neutral colors)

BRICK COLOR OPTIONS (OR SIM.)

St. Cloud White

Boulder Grey

Braddock

Hinsdale/Colonial Red

Monet

STONE COLOR/PATTERN OPTIONS (OR SIM.)

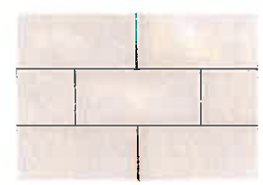
Glacier

Sierra

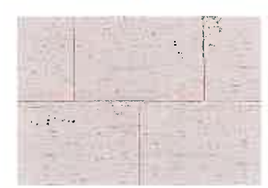
Canyon Buff

Steel Grey

Arizona Red



Cream



Roman

Graphite

RECEIVED
CITY OF WDM
NOV 16 2016
DEVELOPMENT SERVICES

CANOPY/AWNING COLORS (OR SIM.)

Bronze, Dark Bronze, Black, Clear Anodized

White, Sandstone, Gray, Charcoal Grey

simonson
simonson & associates architects llc
1717 fagersoll avenue suite 117 des moines ia 50309
phn 515 440 5656 www.simonsonassoc.com

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HURD

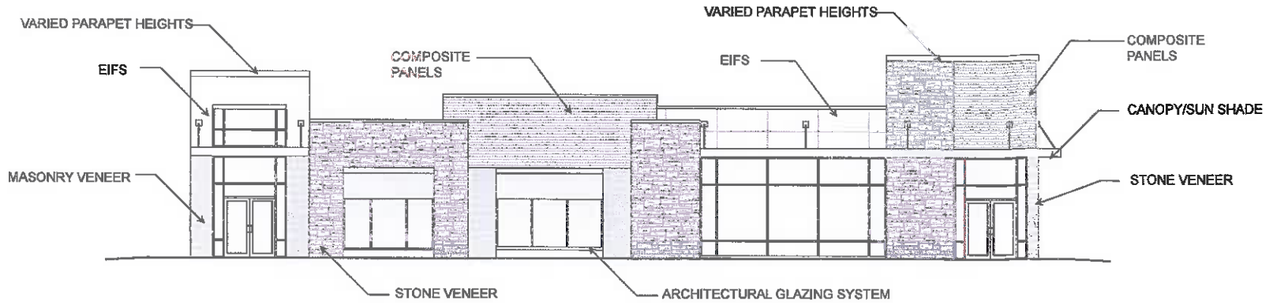
MILLS CROSSING
WEST DES MOINES, IOWA

Issue / Revision	Date
SPECIFIC PLAN SUBMITTAL	08-29-2014
SPECIFIC PLAN-RESUBMITTAL	09-25-2014

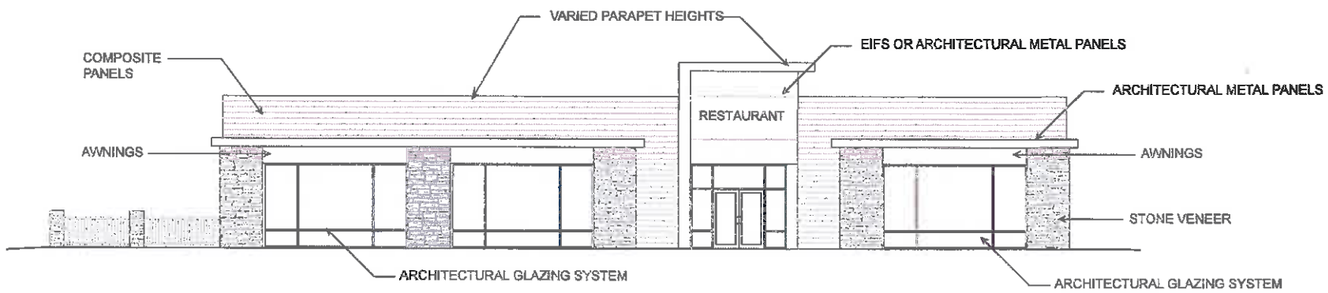
Job No. 03082
Proj. Mgr.

Sheet Title
ARCHITECTURE

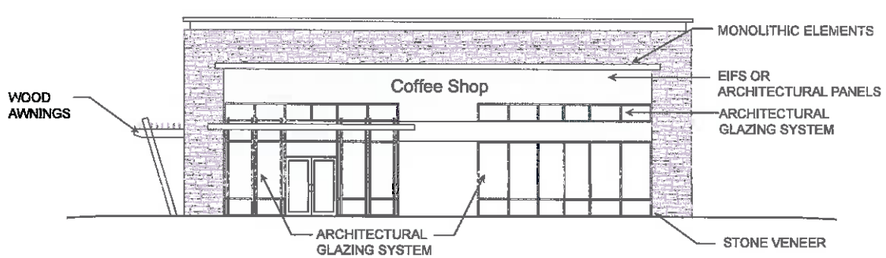
Sheet No.
A1



PROPOSED ARCHITECTURAL AESTHETIC - RETAIL/RESTAURANT



PROPOSED ARCHITECTURAL AESTHETIC - RESTAURANT



PROPOSED ARCHITECTURAL AESTHETIC - COFFEE SHOP

simonson
simonson & associates architects llc
1777 hogenson avenue suite 117 des moines ia 50309
phn 515 440 5646 www.simonsonassoc.com

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HURD

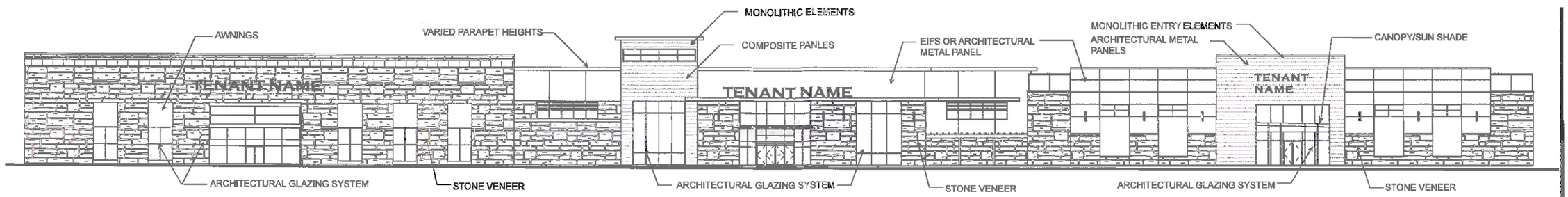
MILLS CROSSING
WEST DES MOINES, IOWA

Issue / Revision	Date
SPECIFIC PLAN SUBMITTAL	08-29-2014
SPECIFIC PLAN- RESUBMITTAL	09-26-2014

Job No. 03082 Proj. Mgr.

Sheet Title
ARCHITECTURE

Sheet No.
A2

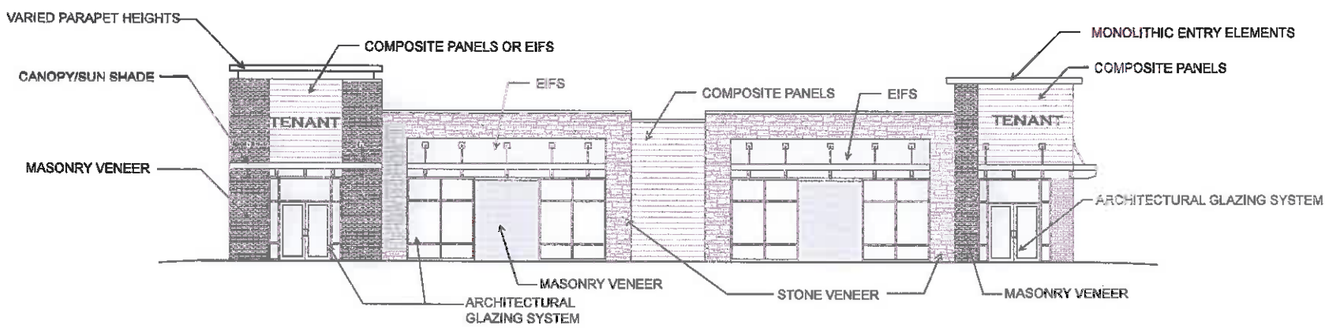


Retail Tenant A

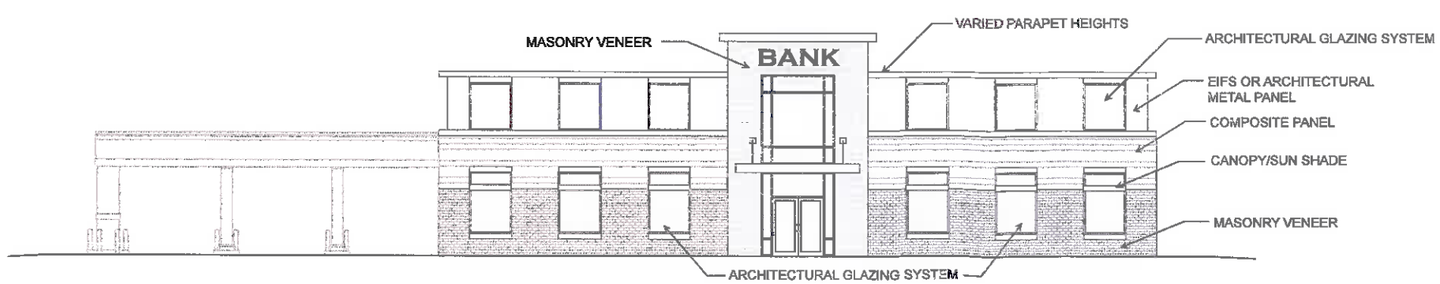
Retail Tenant B

Retail Tenant C

PROPOSED ARCHITECTURAL AESTHETIC - RETAIL



PROPOSED ARCHITECTURAL AESTHETIC - RETAIL/RESTAURANT



PROPOSED ARCHITECTURAL AESTHETIC - BANK/FINANCIAL BUILDING

simonson
simonson & associates architects LLC
2717 Ingersoll avenue suite 117 des moines ia 50312
phn 515 440 5616 www.simonsonassoc.com

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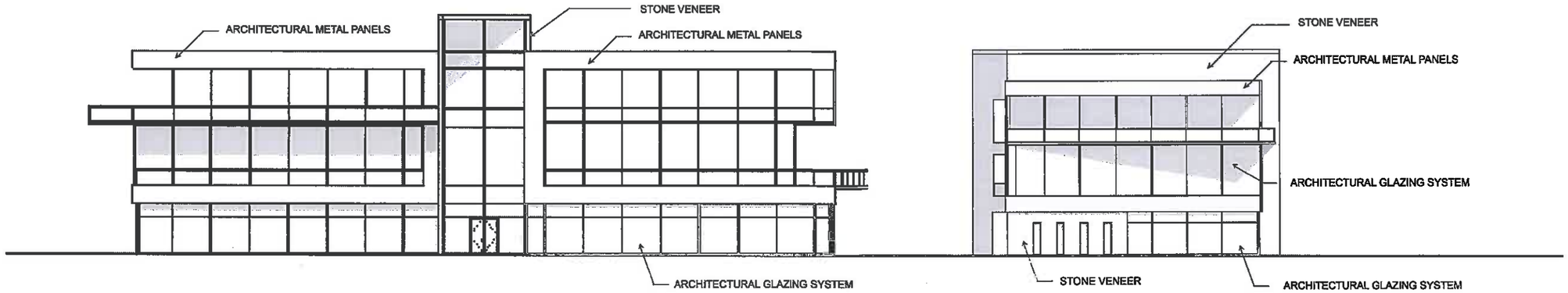
MILLS CROSSING
WEST DES MOINES, IOWA

Issue / Revision	Date
SPECIFIC PLAN SUBMITTAL	08-29-2014
SPECIFIC PLAN RESUBMITTAL	09-23-2014

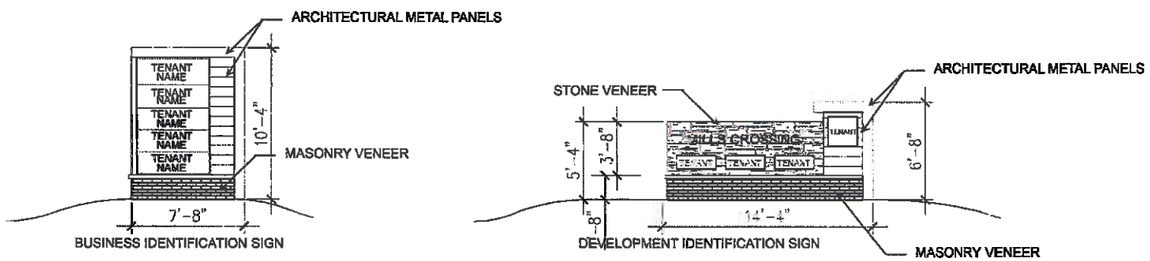
Job No. 03082 Proj. Mgr.

Sheet Title ARCHITECTURE

Sheet No. A3



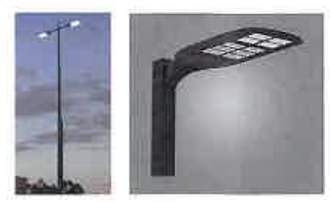
PROPOSED ARCHITECTURAL AESTHETIC- OFFICE BUILDING



PROPOSED MONUMENT SIGN CONCEPTS

OUTDOOR TRASH RECEPTACLES

BIKE RACKS



LIGHT POLE

BOLLARD LIGHTS

SEATING

MONOLITHIC SEATING ELEMENTS

PLANTERS (VAROUS SIZES, SHAPES, COLORS)

PROPOSED SITE FURNISHINGS

simonson
simonson & associates architects LLC
7777 Hickerson avenue suite 117 des moines ia 50309
phone 515 440 5646 www.simonsonassoc.com

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HURD

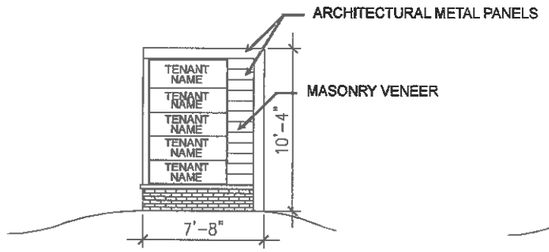
MILLS CROSSING
WEST DES MOINES, IOWA

Issue / Revision	Date
SPECIFIC PLAN SUBMITTAL	08-29-2014
SPECIFIC PLAN- RE-SUBMITTAL	09-26-2014
SPECIFIC PLAN- RE-SUBMITTAL	10-10-2014
ADDITIONAL BENCH OPTION	11-18-2016

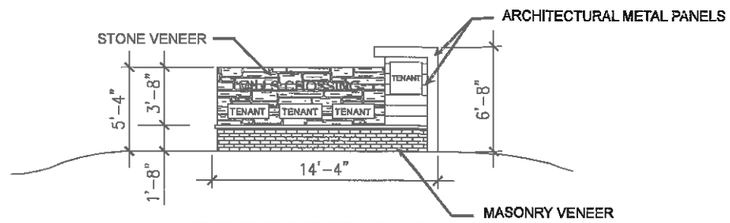
Job No. 03082 Proj. Mgr.

Sheet Title ARCHITECTURE

Sheet No. A4

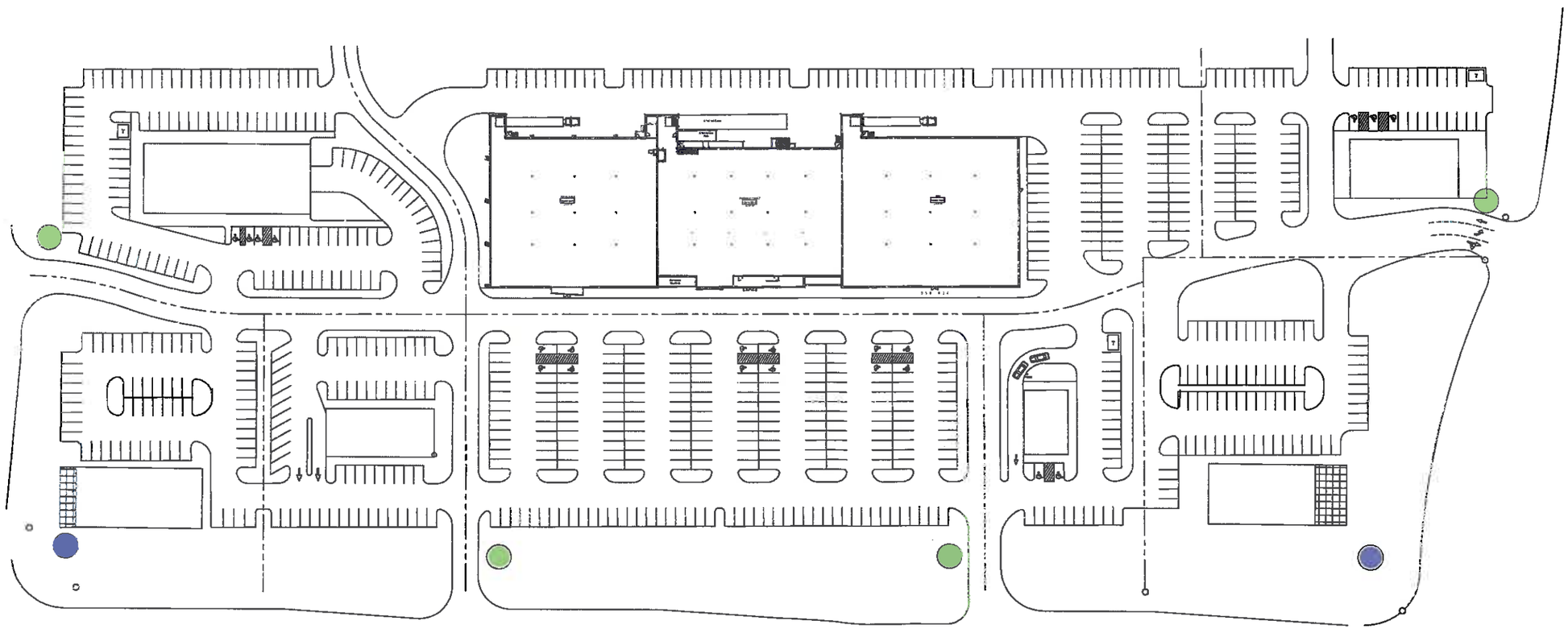


BUSINESS IDENTIFICATION SIGN



DEVELOPMENT IDENTIFICATION SIGN

PROPOSED MONUMENT SIGN CONCEPTS



(SITE PLAN FOR REFERENCE ONLY- REFER TO CIVIL)

simonson
simonson & associates architects LLC
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phn 515 440 5040 www.simonsonassoc.com

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HURD

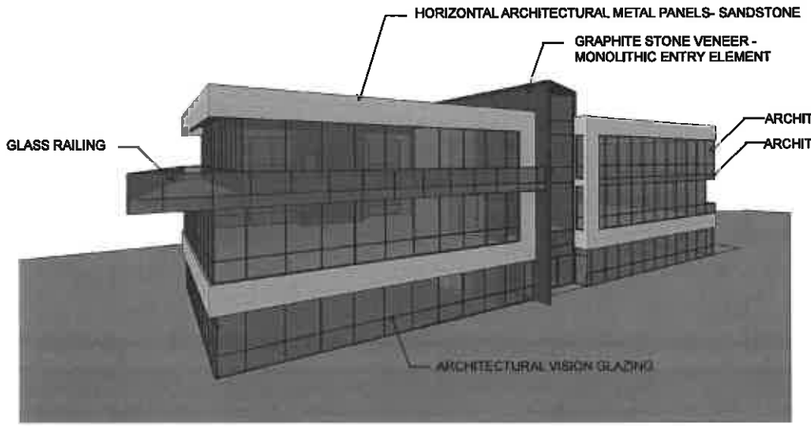
MILLS CROSSING
WEST DES MOINES, IOWA

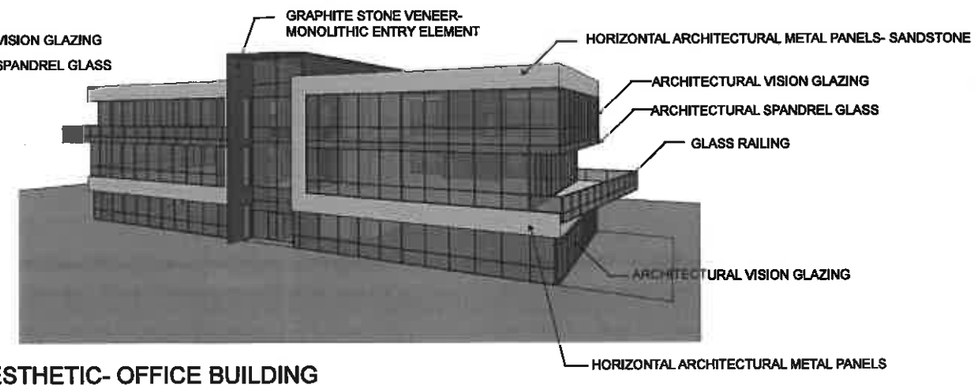
Issue / Revision	Date
SPECIFIC PLAN SUBMITTAL	08-29-2014
SPECIFIC PLAN- RESUBMITTAL	09-26-2014

Job No. 03082
Proj. Mgr.

Sheet Title
SIGNAGE LOCATIONS

Sheet No.
A5

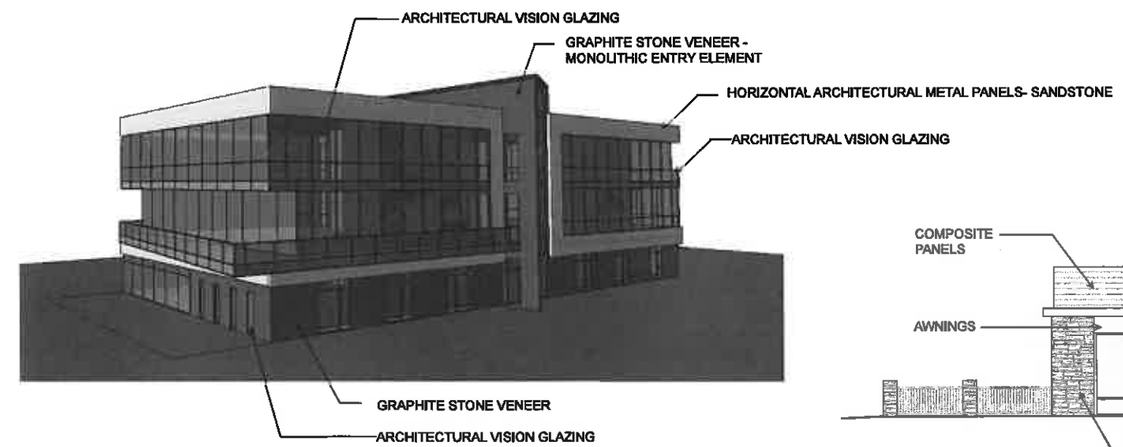


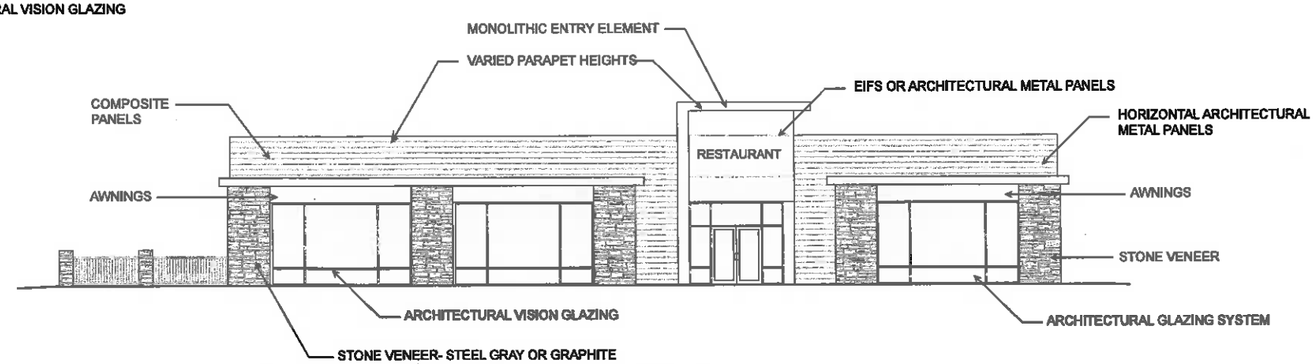


STONE VENEER- GRAPHITE IN VERTICAL RUNNING BOND

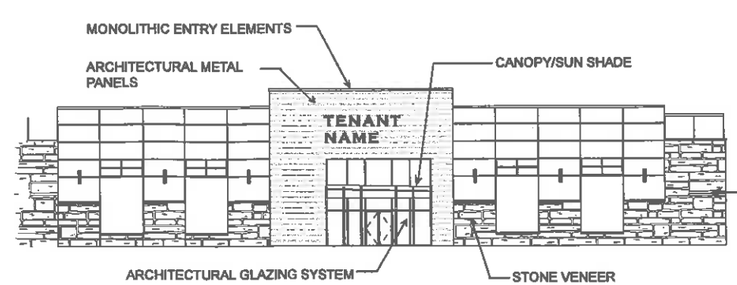
PROPOSED ARCHITECTURAL AESTHETIC- OFFICE BUILDING

HORIZONTAL METAL PANELS- TO BE SANDSTONE FINISH COLOR





PROPOSED ARCHITECTURAL AESTHETIC - RESTAURANT



STONE VENEER- STEEL GRAY

Retail Tenant C

PROPOSED ARCHITECTURAL AESTHETIC - RETAIL

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HURD

MILLS CROSSING
WEST DES MOINES, IOWA

Issue / Revision	Date
SPECIFIC PLAN SUBMITTAL	08-29-2014
SPECIFIC PLAN- RE-SUBMITTAL	09-26-2014
SPECIFIC PLAN- SUPPLEMENTAL	10-10-2014

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