CERTIFICATION

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW HAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

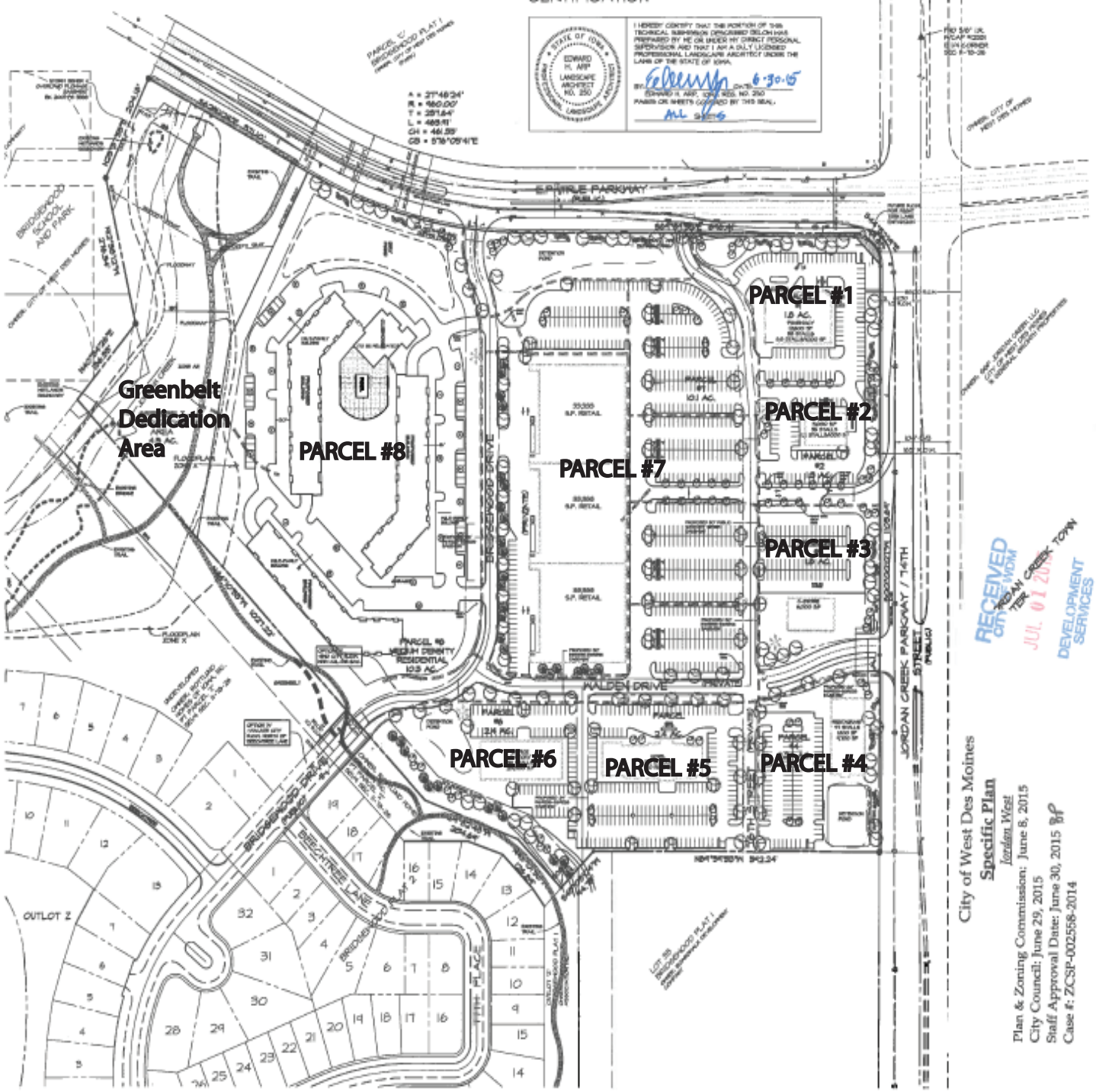
STATE OF IOWA — EDWARD H. ARP — LANDSCAPE ARCHITECT NO. 250

BY: 6-30-15 DATE

EDWARD H. ARP, IOWA REG. NO. 250

PAGES OR SHEETS COVERED BY THIS SEAL:

ALL SHEETS



VICINITY SKETCH

OWNER/DEVELOPER

RYAN COMPANIES US, INC.
11001 UNIVERSITY AVENUE, SUITE 300
CLIVE, IA 50325
515-309-8500 PHONE
515-309-8516 FAX
ATTN: BRAD SHOEMFELDER

COMPREHENSIVE PLAN

EXISTING: OFFICE
PROPOSED: SUPPORT COMMERCIAL & MEDIUM DENSITY RESIDENTIAL

ZONING

EXISTING: JORDAN WEST SPECIFIC PLAN (UNDERLYING ZONING DESIGNATION - OFFICE)
PROPOSED: JORDAN WEST SPECIFIC PLAN (UNDERLYING ZONING DESIGNATION - SUPPORT COMMERCIAL & MEDIUM DENSITY RESIDENTIAL)

LEGAL DESCRIPTION

PARCEL 'H' OF THE SURVEY OF PARCEL 'G' IN THE SE 1/4 OF SECTION 5, SUMMIT TWP. (NORTH), RANGE 24 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, AS SHOWN IN BOOK 2002, PAGE 7324 IN THE OFFICE OF THE RECORDER OF DALLAS COUNTY, IOWA, EXCEPT THAT PART OF SAID PARCEL 'H' CONVEYED TO THE CITY OF WEST DES MOINES IN DEED FILED IN BOOK 2004, PAGE 9341.

SAID PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE E 1/4 CORNER OF SECTION 5-78-24; THENCE S00°00'00"W, 685.06 FEET ALONG THE EAST LINE OF SECTION 5 TO A POINT; THENCE N47°53'51"W, 63.21 FEET TO THE POINT OF BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF JORDAN CREEK PARKWAY; THENCE S00°00'00"W, 505.81 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH LINE OF LOT 35, BRIDGEWOOD PLAT 1, AN OFFICIAL PLAT; THENCE N87°00'00"W, 1,021.00 FEET ALONG SAID NORTH LINE TO A POINT; THENCE N47°53'51"W, 64.16 FEET TO A POINT; THENCE N00°00'00"E, 126.94 FEET TO A POINT; THENCE N47°53'51"W, 207.41 FEET TO A POINT; THENCE N47°53'51"W, 407.00 FEET TO A POINT ON THE SOUTH LINE OF BRIDGEWOOD SCHOOL, AN OFFICIAL PLAT; THENCE N47°53'51"W, 88.00 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N00°00'00"E, 278.34 FEET ALONG THE EAST LINE OF BRIDGEWOOD SCHOOL, TO A POINT; THENCE N00°00'00"E, 204.18 FEET ALONG SAID EAST LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EVA, 1988 PARSONAL; THENCE 46.01 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE LEFT (WITH A RADIUS OF 460.00 FEET, AN ARC LENGTH OF 463.81 FEET AND A CHORD BEARING OF S78°05'41"E) TO A POINT OF TANGENCY; THENCE S47°53'51"E, 943.24 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT; THENCE S47°53'51"E, 63.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.246 ACRES MORE OR LESS.

NOTES

1. ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
   A. WEST DES MOINES ENGINEER
   B. RYAN COMPANIES US, INC.
   C. CIVIL ENGINEERING CONSULTANTS, INC.
2. ALL DIMENSIONS ARE TO FACE OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
3. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT RECOVERING AND REVEALING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
4. PROVIDE 3' CONCRETE BORDER AROUND ALL INTERIOR AND PERIMETER WITH PAVED AREAS.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD SPECIFICATIONS.
6. THE GENERAL CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCES OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY WHO WILL IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
7. SCHEDULE A DRIVE APPROACH INSTALLATIONS TO BE INSPECTED BY CITY OF WEST DES MOINES ENGINEERING DEPARTMENT, MINIMUM 24 HOUR NOTICE.
8. ALL DIRTWORK SPILLED ON CITY ROAD AND ADJOINING PROPERTY SHALL BE REMOVED BY THE CONTRACTOR ON A DAILY FASHION.
9. ALL CONSTRUCTION WITHIN THE CITY OF WEST DES MOINES ROW SHALL COMPLY WITH THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR BARRICADES.
10. PUBLIC STREET PAVEMENT THICKNESS SHALL BE 8" P.C.C. IN 8" P.C.C. CURB & GUTTER.

LEGEND

- PLAT BOUNDARY
- WATER MAIN & SIZE
- SANITARY SEWER & SIZE
- STORM SEWER & SIZE
- UNDERGROUND ELECTRIC CABLE
- UNDERGROUND TELEPHONE CABLE
- UNDERGROUND CABLE TV
- GAS MAIN & SIZE
- HANDICAP
- MANHOLE
- HYDRANT
- POWER POLE/LIGHT POLE
- STEEL BOLLARD/LIGHTING POLE
- BALL FENCE
- CURTAIN
- TRANSFORMER
- TRANSFORMER LOCATION
- PEDESTRIAN PATH
- PEDESTRIAN SPACE

SCALE: 1"=100'

NORTH

City of West Des Moines

Specific Plan

Jordan West

Plan & Zoning Commission: June 8, 2015
City Council: June 29, 2015
Staff Approval Date: June 30, 2015
Case #: ZCSP-002558-2014

RECEIVED CITY OF WDM JUL 01 2015 DEVELOPMENT SERVICES

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

DATE:	REVISIONS	COMMENTS
06-04-15	1	
	2	
	3	
	4	
	5	
	6	

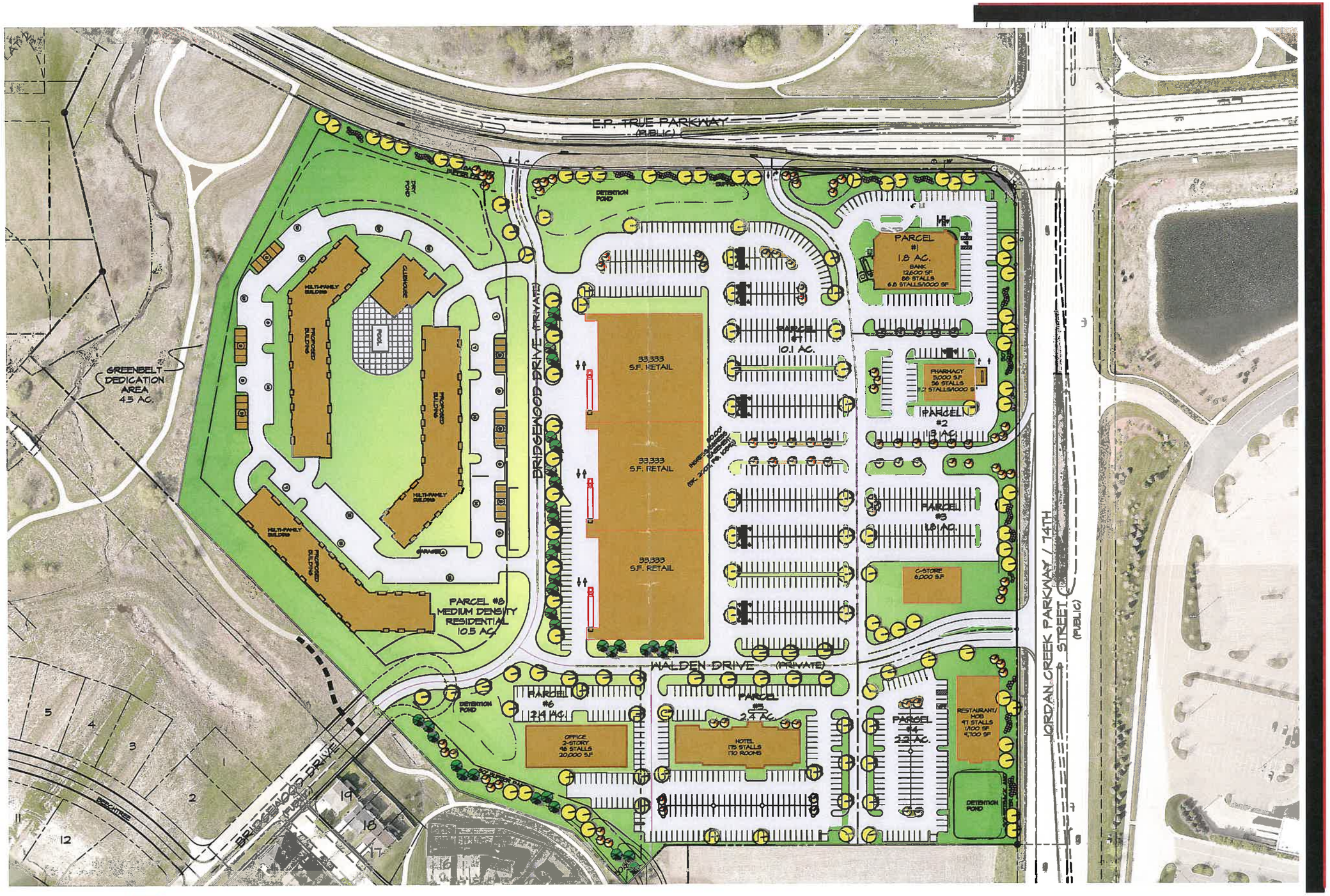
DATE OF SURVEY: ____
DESIGNED BY: ____
DRAWN BY: ____

JORDAN WEST
WEST DES MOINES, IOWA

SPECIFIC PLAN (DIMENSION)

SHEET ___ OF 5

A-1644



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JORDAN WEST

OPN ARCHITECTS

RYAN
BUILDING LASTING RELATIONSHIPS

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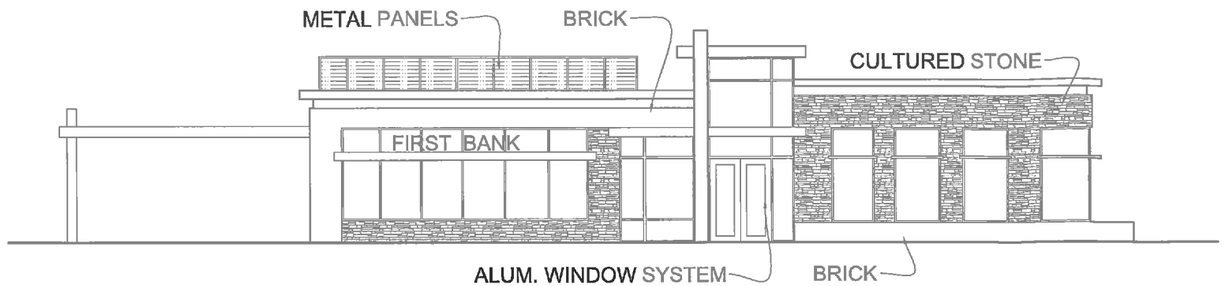
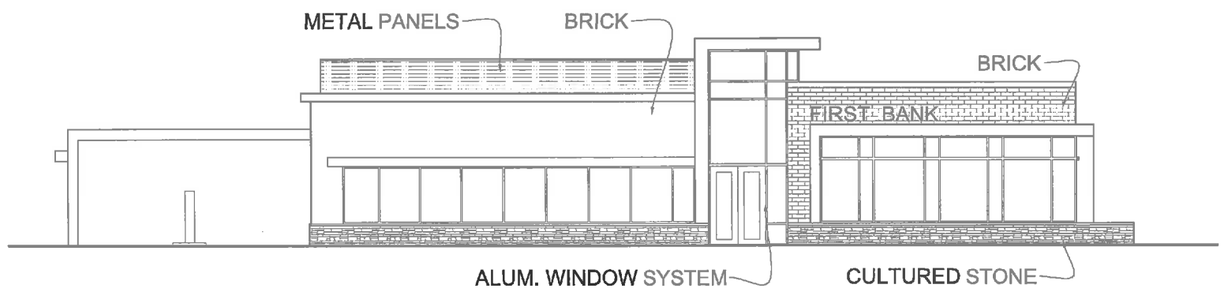


BANK BUILDING - ELEVATION CONCEPT



BANK BUILDING - ELEVATION CONCEPT

DEC 22, 2014

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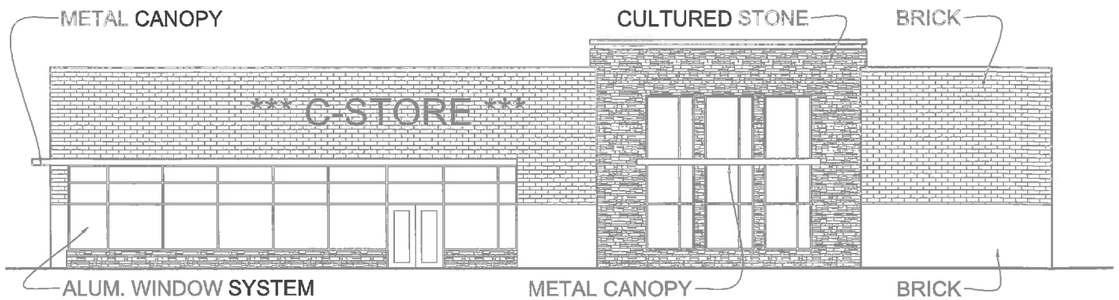
JORDANWEST

OPN ARCHITECTS

RYAN
BUILDING LASTING RELATIONSHIPS



C-STORE BUILDING - EAST ELEVATION CONCEPT

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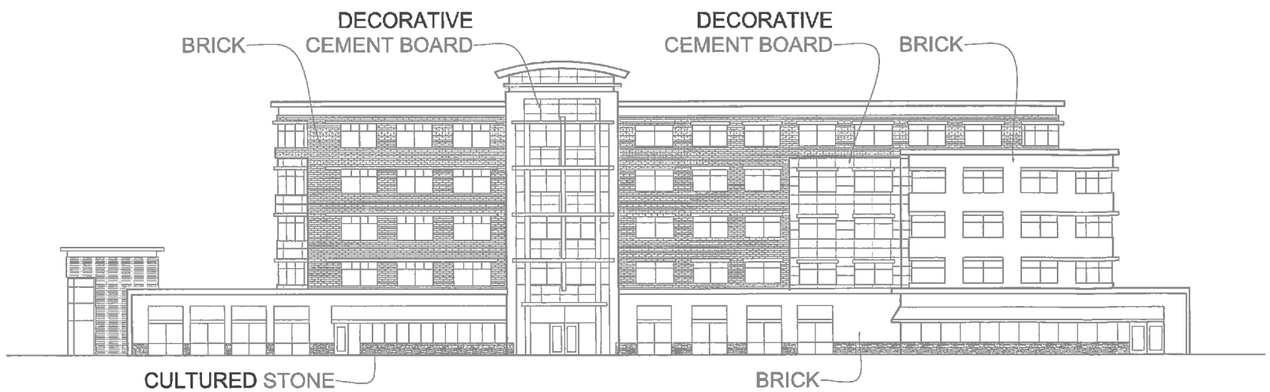
OPN ARCHITECTS

RYAN



HOTEL - ELEVATION CONCEPT

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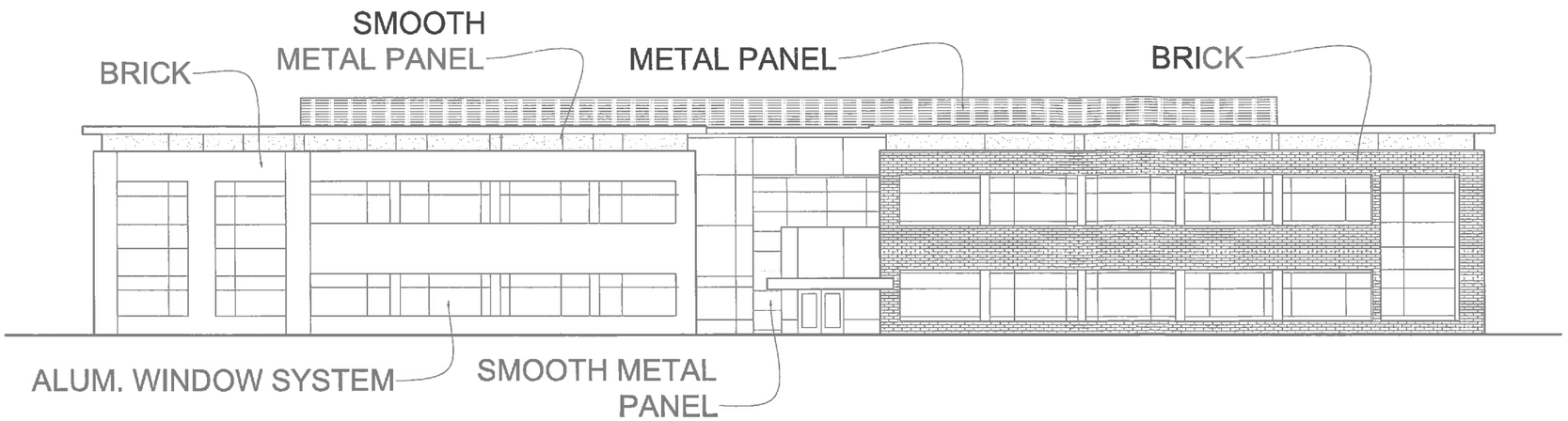
OPN ARCHITECTS

RYAN
BUILDING LASTING RELATIONSHIPS



OFFICE - ELEVATION CONCEPT

DEC 22, 2014

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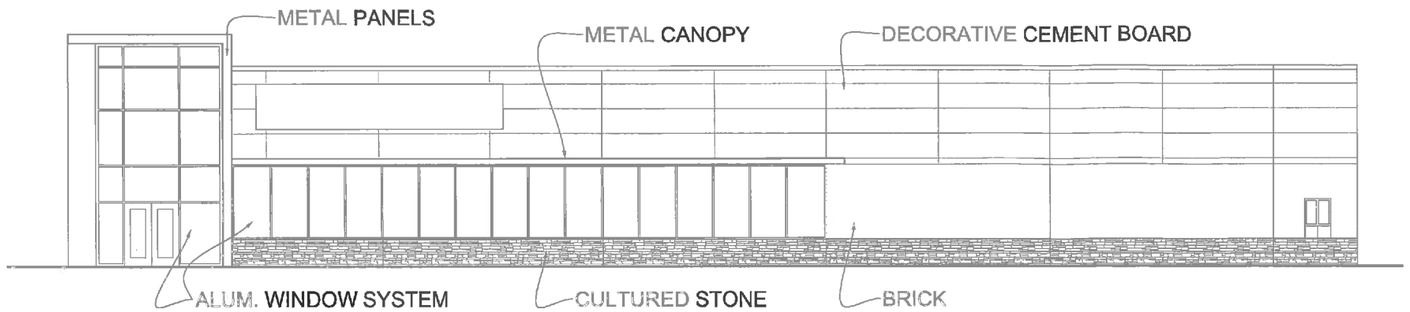
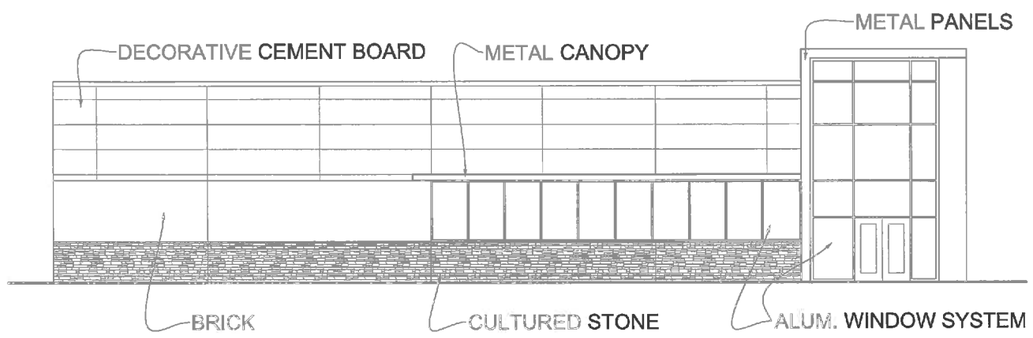
JORDANWEST

OPN
ARCHITECTS

RYAN
BUILDING LASTING RELATIONSHIPS



PHARMACY BUILDING - NORTH ELEVATION CONCEPT



PHARMACY BUILDING - EAST ELEVATION CONCEPT

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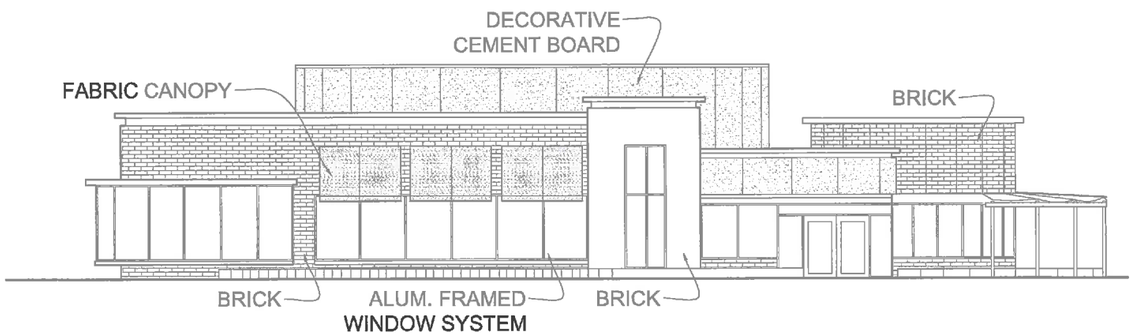
OPN ARCHITECTS

RYAN

RESTAURANT - ELEVATION CONCEPT



RESTAURANT - ELEVATION CONCEPT

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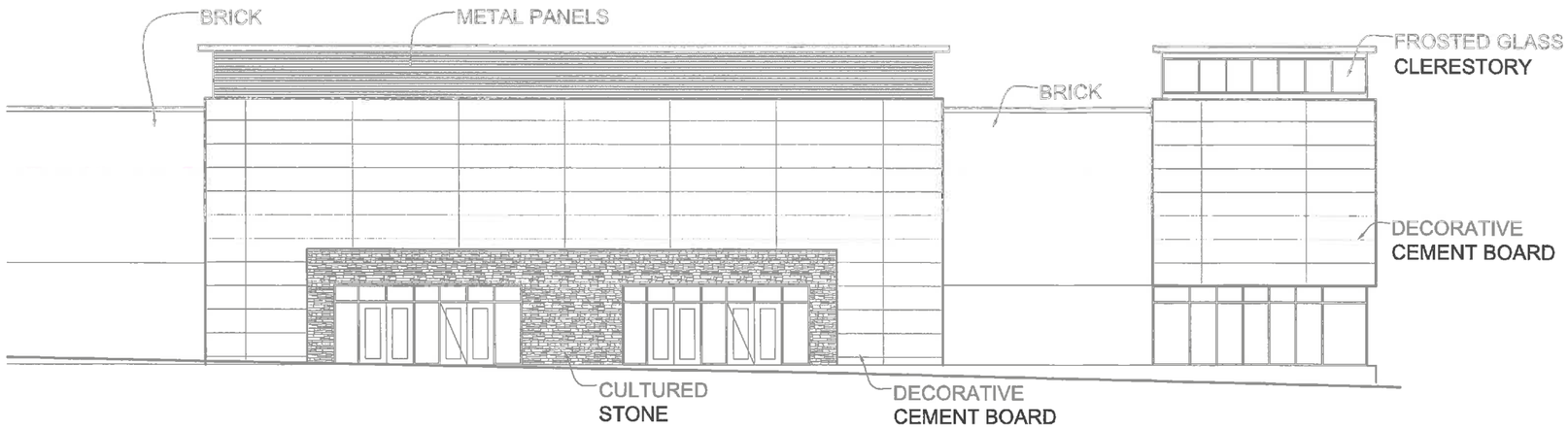
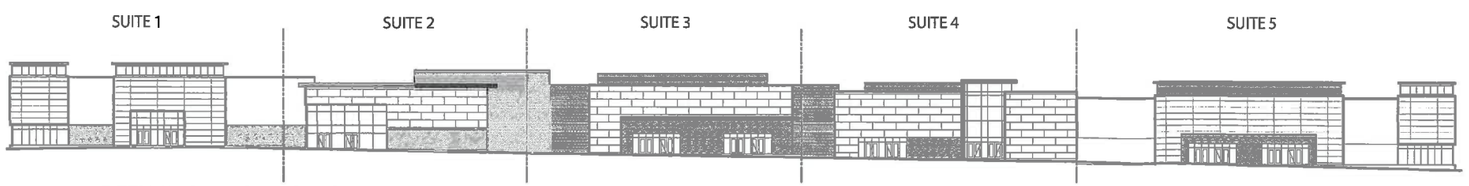
JORDANWEST

OPN ARCHITECTS

RYAN BUILDING LASTING RELATIONSHIPS



RETAIL SUITE 5 ELEVATION



RETAIL BUILDING - OVERALL CONCEPT ELEVATION

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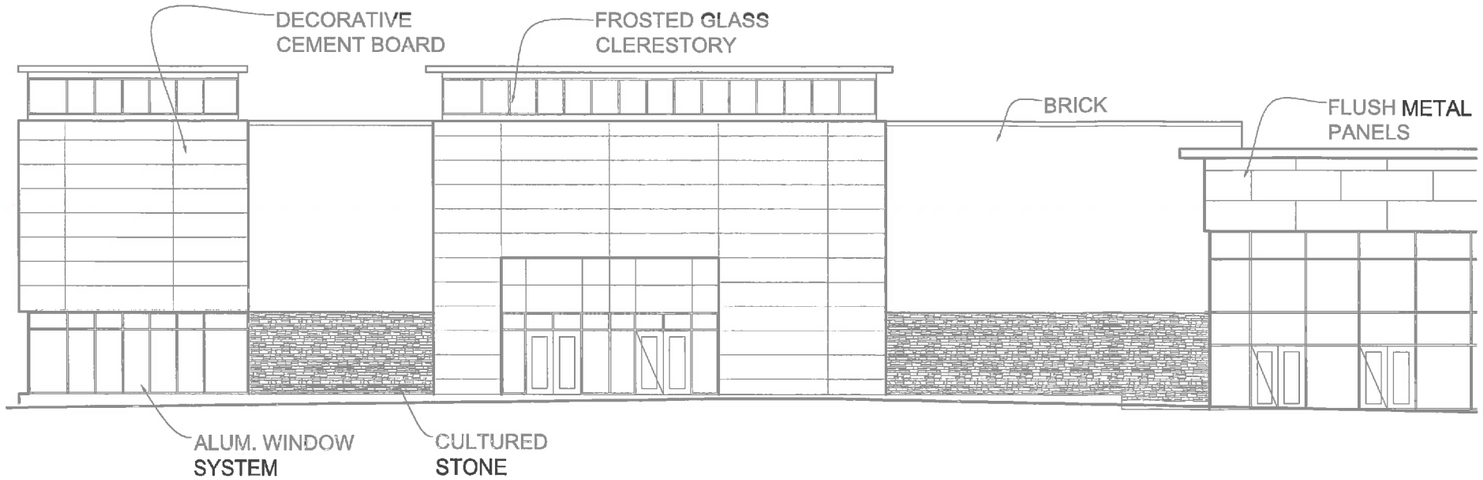
BUILDING LASTING RELATIONSHIPS



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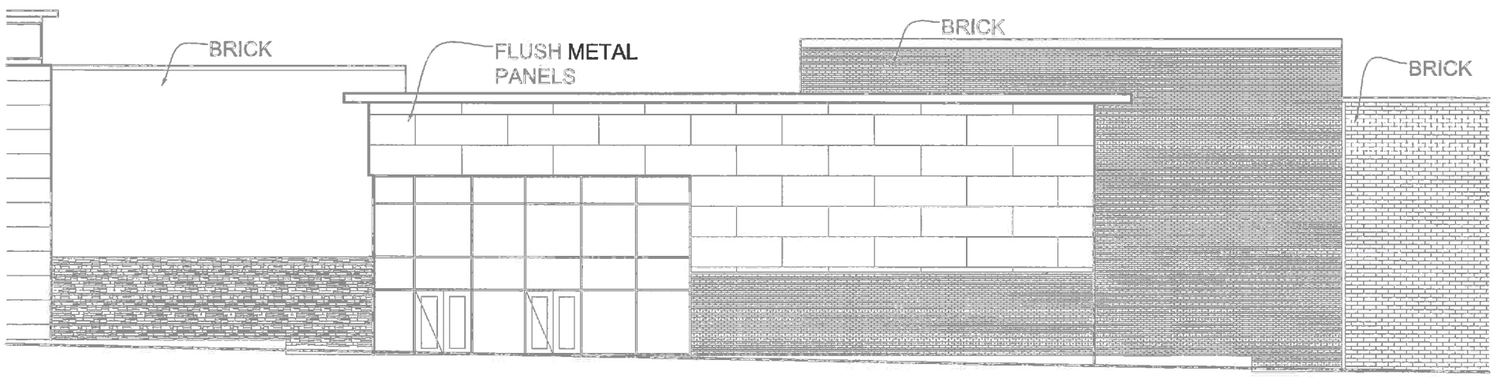
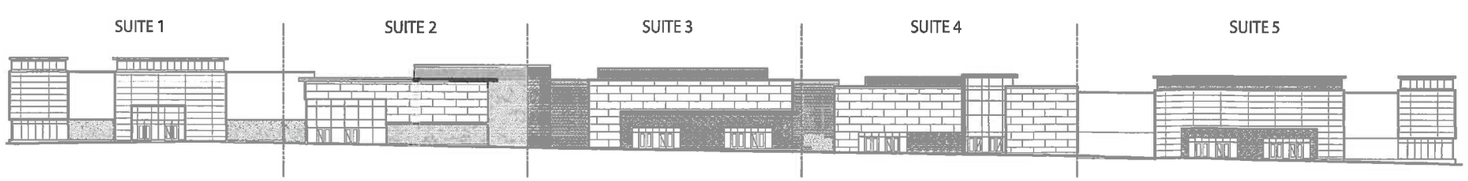


RETAIL SUITE 2 ELEVATION



RETAIL BUILDING - OVERALL CONCEPT ELEVATION

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OPN ARCHITECTS

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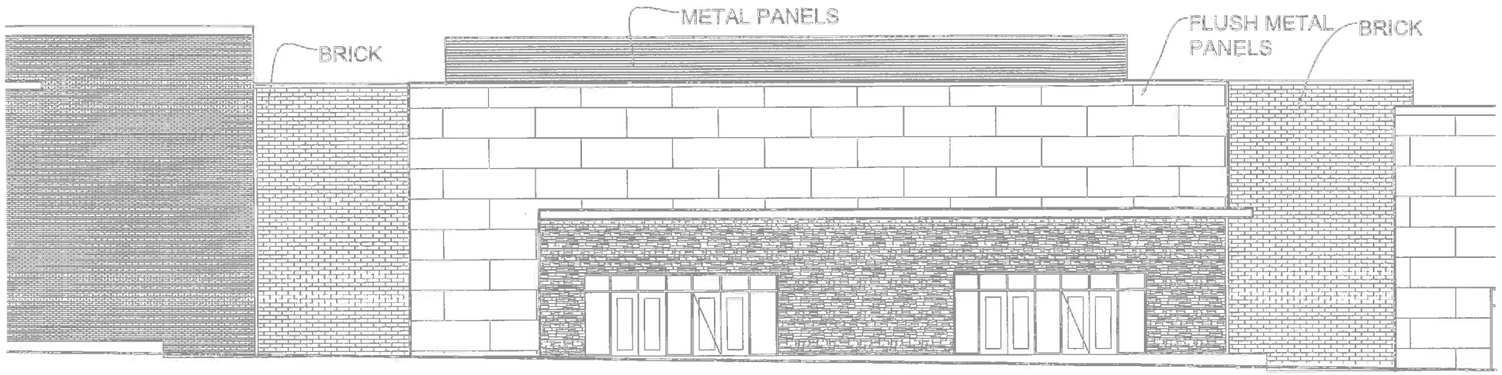
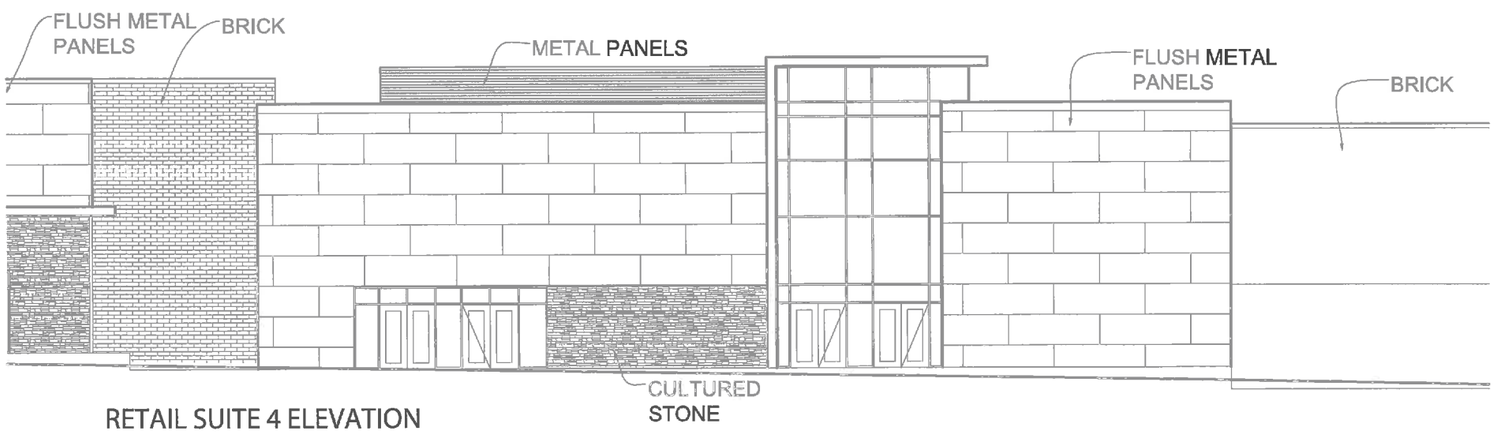
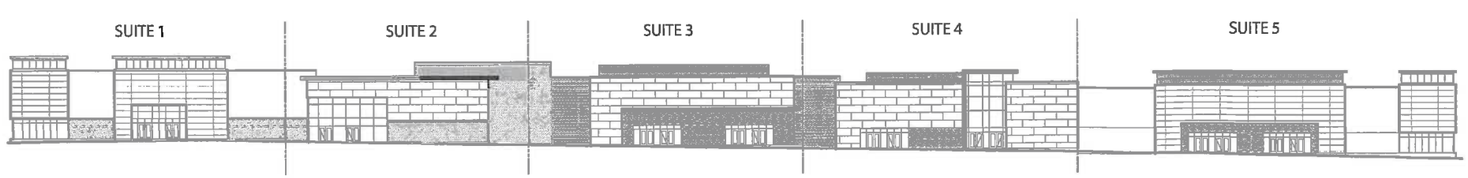
BUILDING LASTING RELATIONSHIPS



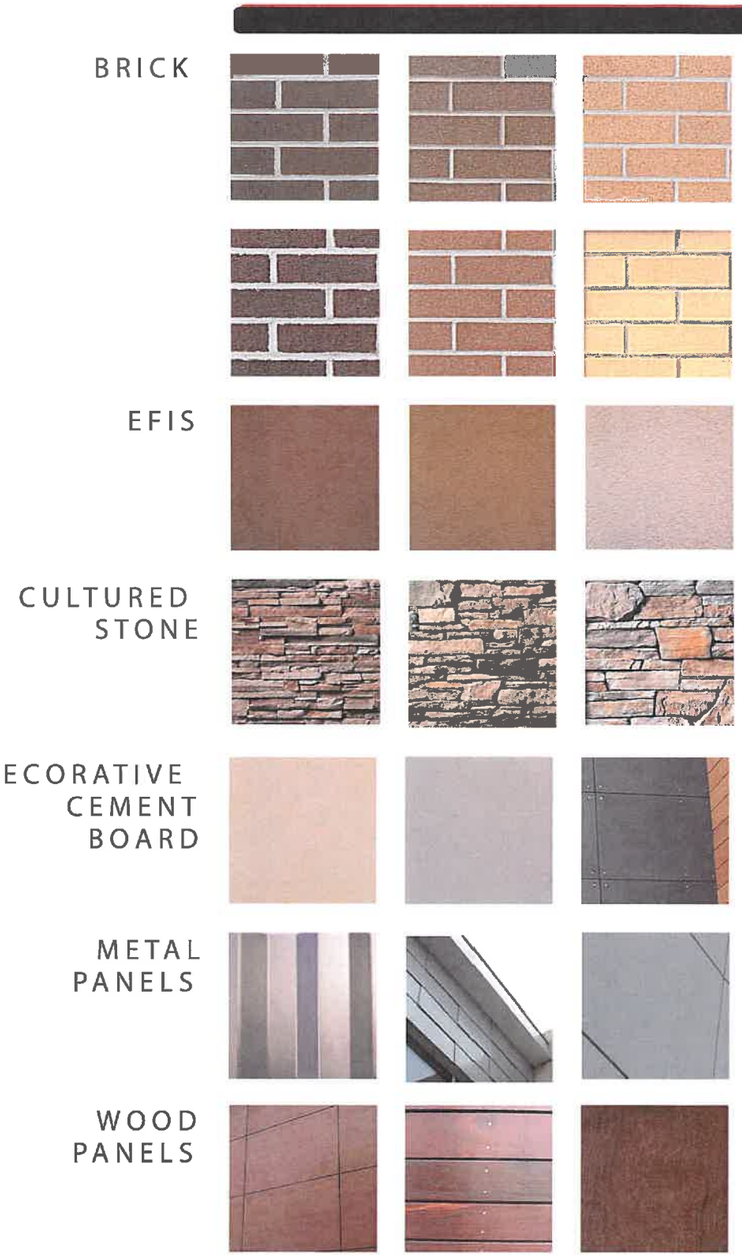
RETAIL SUITE 3 ELEVATION



RETAIL SUITE 4 ELEVATION



RETAIL BUILDING - OVERALL CONCEPT ELEVATION



DEC 22, 2014

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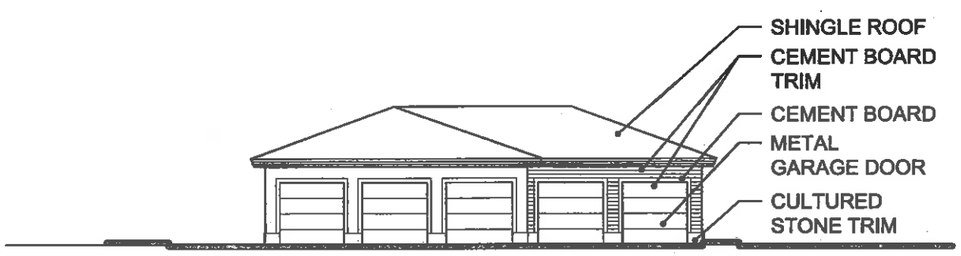
JORDAN WEST

OPN ARCHITECTS

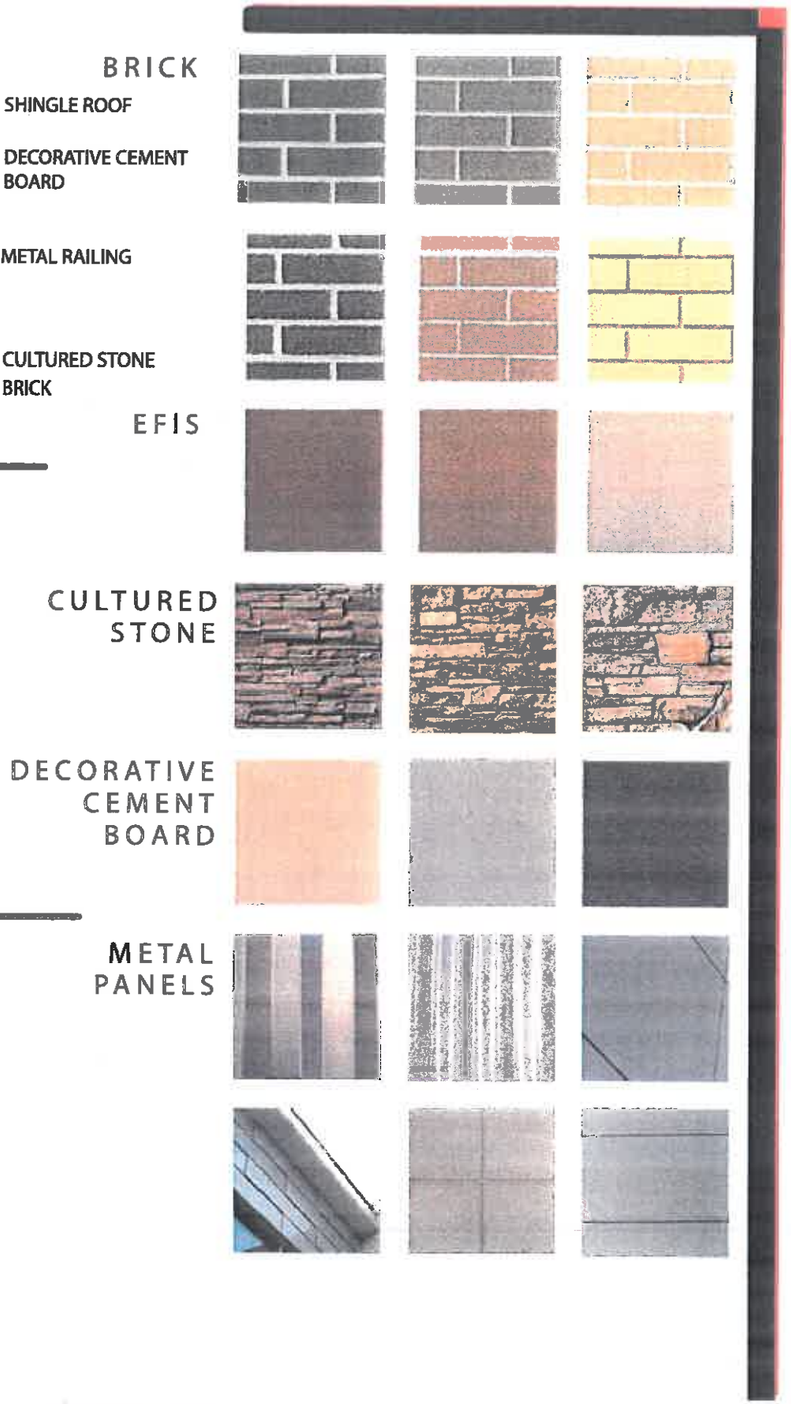
RYAN

MULTIFAMILY BUILDINGS - ELEVATION CONCEPT

MULTIFAMILY BUILDINGS - TUCK UNDER PARKING ELEVATION CONCEPT



MULTI-FAMILY PARKING STRUCTURES - ELEVATION CONCEPT



CEC
Civil Engineering Consultants, Inc.

JORDANWEST
OFFICE PARK

RYAN

December 22, 2014