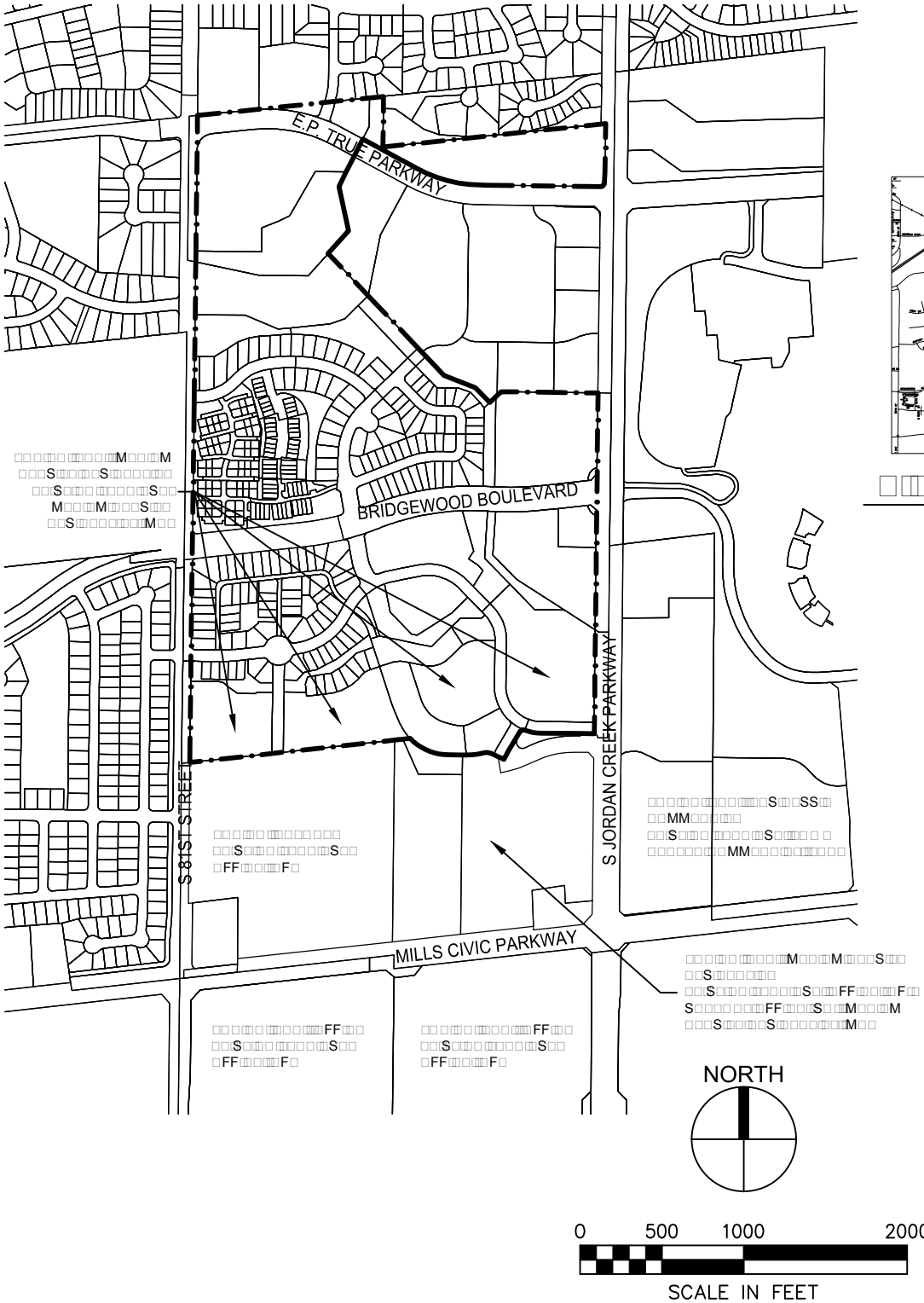
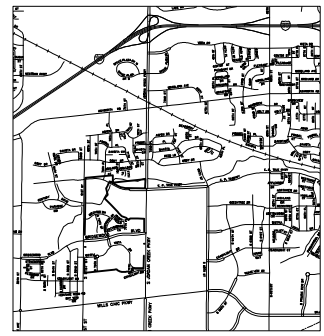
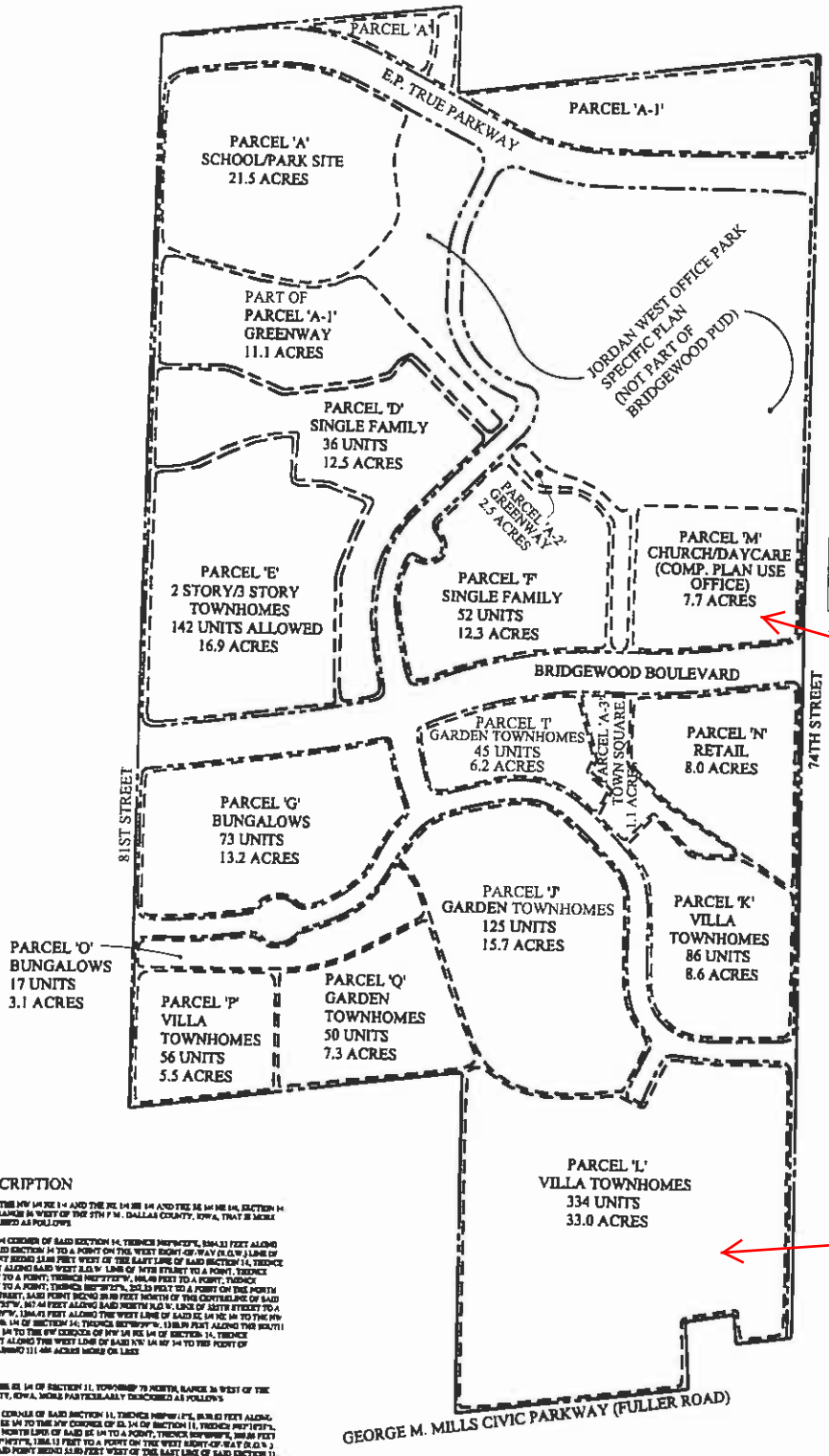




NORTH

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

F ... \\shive-hattery.int\DATA\Projects\DM\4165680\Deliverables\Drawings\7_XREF\XR-ZONING.dwg
r d Jan 27, 2017 - 8:57am



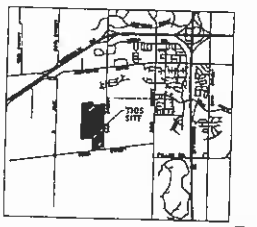
RESIDENTIAL LAND USE

PARCEL	TYPE OF UNIT	LOT SIZE	NO. OF UNITS
~~B~~	~~SINGLE FAMILY~~	~~7000 S.F.~~	~~41~~
~~C~~	~~SINGLE FAMILY~~	~~7000 S.F.~~	~~41~~
D	SINGLE FAMILY	6000 S.F.	36
E	VANTAGE & COACH TH	N/A	142
F	SINGLE FAMILY	5000 S.F.	52
G	BUNGALOWS	N/A	73
H	RANCH TOWNHOMES	N/A	48
J	RANCH TOWNHOMES	N/A	125
K	3 STORY TOWNHOMES	N/A	86
L	2 STORY TOWNHOMES	N/A	330
O	BUNGALOWS	N/A	17
P	2 STORY TOWNHOMES	N/A	56
Q	RANCH TOWNHOMES	N/A	50
TOTAL RESIDENTIAL UNITS			~~1,000 DU~~ 933 DU

NON-RESIDENTIAL LAND USE

PARCEL	TYPE OF UNIT	ACRES
A	SCHOOL/PARK	21.5
PART OF A-1	GREENWAY	11.1
~~PART OF A-1~~	~~GREENWAY~~	~~4.0~~
A-2	GREENWAY	2.5
A-3	TOWN SQUARE	1.1
M	OFFICE	7.7
N	RETAIL	8.0
TOTAL ACREAGE		~~234.0~~ 234.37

TOTAL RESIDENTIAL UNITS ~~1,000 DU~~ 933 DU



VICINITY SKETCH

Amended 2017, See Below Docuements

Removed from PUD 2016

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NW 1/4 SE 1/4 AND THE SE 1/4 SE 1/4 AND THE SE 1/4 NE 1/4, SECTION 14 TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE N 1/4 CORNER OF SAID SECTION 14; THENCE N89°46'22"E, 2664.33 FEET ALONG THE NORTH LINE OF SAID SECTION 14 TO A POINT ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF 74TH STREET, SAID POINT BEING 33.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14; THENCE S00°00'52"E, 2631.26 FEET ALONG SAID WEST R.O.W. LINE OF 74TH STREET TO A POINT; THENCE S00°23'25"W, 192.43 FEET TO A POINT; THENCE N87°37'02"W, 300.00 FEET TO A POINT; THENCE S00°23'25"W, 200.00 FEET TO A POINT; THENCE S87°37'02"E, 292.33 FEET TO A POINT ON THE NORTH R.O.W. LINE OF 105TH STREET, SAID POINT BEING 200.00 FEET NORTH OF THE CENTERLINE OF SAID STREET; THENCE S00°23'25"W, 167.44 FEET ALONG SAID NORTH R.O.W. LINE OF 105TH STREET TO A POINT; THENCE N89°36'50"W, 1304.01 FEET ALONG THE WEST LINE OF SAID SE 1/4 NE 1/4 TO THE NW CORNER OF THE SE 1/4 NE 1/4 OF SECTION 14; THENCE S00°00'50"W, 1318.06 FEET ALONG THE SOUTH LINE OF SAID NW 1/4 SE 1/4 TO THE SW CORNER OF NW 1/4 SE 1/4 OF SECTION 14; THENCE S00°00'50"W, 1311.02 FEET ALONG THE WEST LINE OF SAID NW 1/4 SE 1/4 TO THE POINT OF BEGINNING AND CONTAINING 111.484 ACRES MORE OR LESS

AND

A PARCEL OF LAND IN THE SE 1/4 OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE S 1/4 CORNER OF SAID SECTION 11; THENCE N89°46'22"E, 1318.02 FEET ALONG THE WEST LINE OF SAID SE 1/4 TO THE NW CORNER OF SE 1/4 OF SECTION 11; THENCE N89°37'52"E, 1318.08 FEET ALONG THE NORTH LINE OF SAID SE 1/4 TO A POINT; THENCE S00°00'00"E, 300.00 FEET TO A POINT; THENCE N89°37'52"E, 1286.12 FEET TO A POINT ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF 74TH STREET, SAID POINT BEING 33.00 FEET WEST OF THE EAST LINE OF SAID SECTION 11; THENCE S00°00'00"E, 794.FEET ALONG SAID WEST R.O.W. LINE TO A POINT; THENCE S89°37'52"E, 300.00 FEET ALONG SAID WEST R.O.W. LINE TO A POINT; THENCE S00°00'00"E, 300.00 ALONG SAID WEST R.O.W. LINE TO A POINT; THENCE S00°46'50"E, 34.61 FEET ALONG SAID WEST R.O.W. LINE TO A POINT; THENCE S89°00'00"E, 313.00 FEET ALONG SAID WEST R.O.W. LINE TO A POINT; THENCE S00°00'00"E, 32.00 FEET ALONG SAID WEST R.O.W. LINE TO A POINT; THENCE S89°00'00"E, 1320.78 FEET ALONG SAID WEST R.O.W. LINE TO A POINT ON THE SOUTH LINE OF SAID SE 1/4 OF SECTION 11; SAID POINT BEING 33.00 FEET WEST OF THE EAST LINE OF SECTION 11; THENCE S00°00'00"E 2664.33 FEET ALONG THE SOUTH LINE OF SAID SECTION 11 TO THE POINT OF BEGINNING AND CONTAINING 145.00 ACRES MORE OR LESS

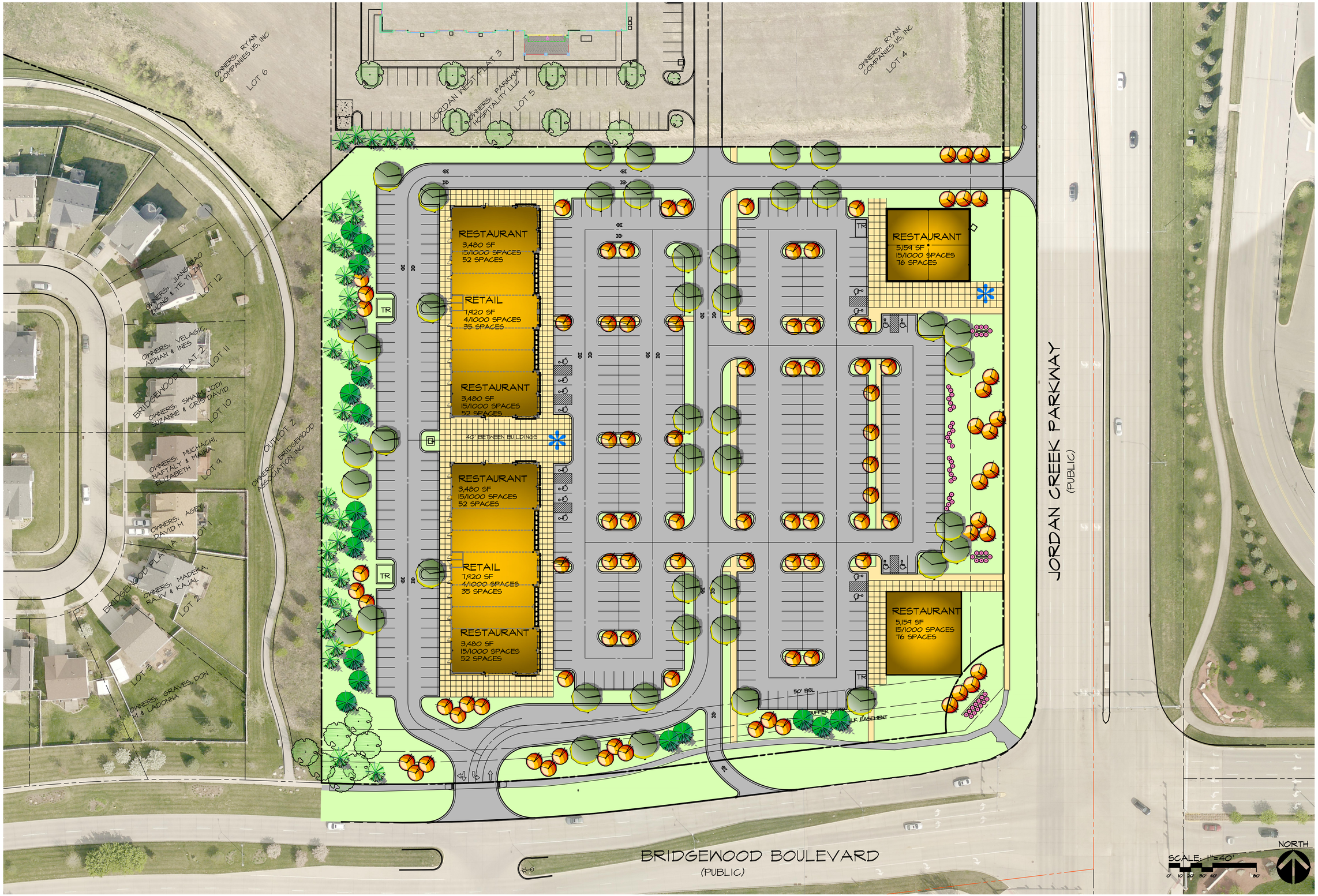
NORTH
SCALE: 1"=200'

DATE: MAY 13, 2016

LAC LANDSCAPE ARCHITECTURAL CONSULTANTS, INC
A DIVISION OF CIVIL ENGINEERING CONSULTANTS, INC
2400 86TH STREET UNIT 12 DES MOINES IOWA 50322-4179
PHONE: 515 276 9896 FAX 515 276 7064

P.U.D. SKETCH PLAN

BRIDGEWOOD
WEST DES MOINES, IOWA



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

DATE:	REVISIONS	COMMENTS
01-16-17	1	
"	2	
"	3	
"	4	
DATE OF SURVEY:		
DESIGNED BY:	JAG	5
DRAWN BY:	JAG	6

BRIDGEWOOD SQUARE

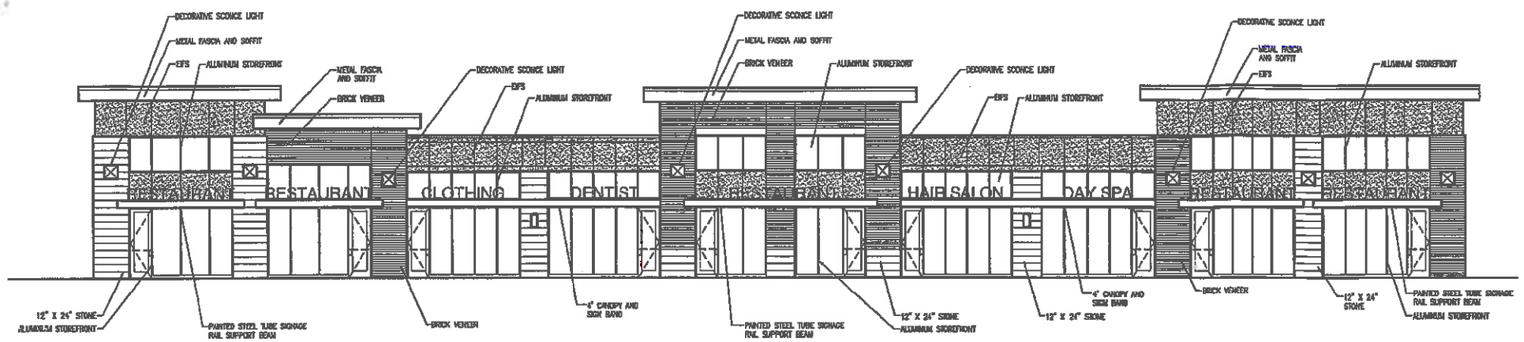
WEST DES MOINES, IOWA

RENDERING

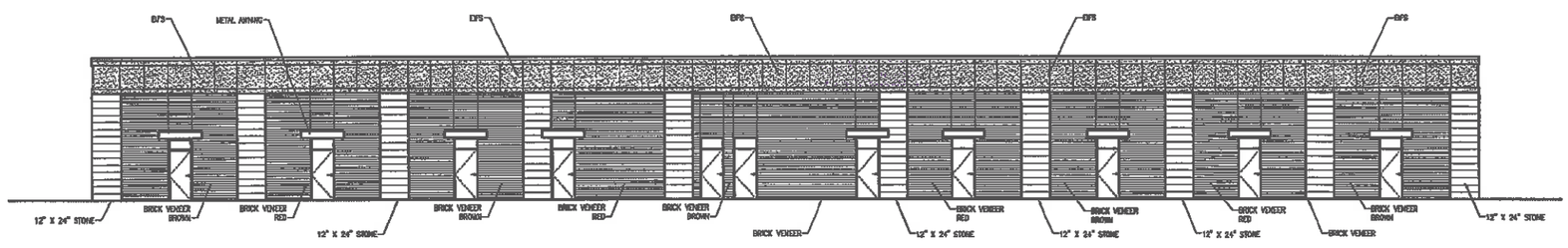
SHEET 1 OF 1

A-1697

Q:\A-FILES\A-1600\A1697_C3D Drawings\Specific Plan\A1697 rendering.dwg, 2/1/2017 3:38:39 PM, mmorgan, 1:1



East Retail Elevation
Not to Scale



West Retail Elevation
Not to Scale

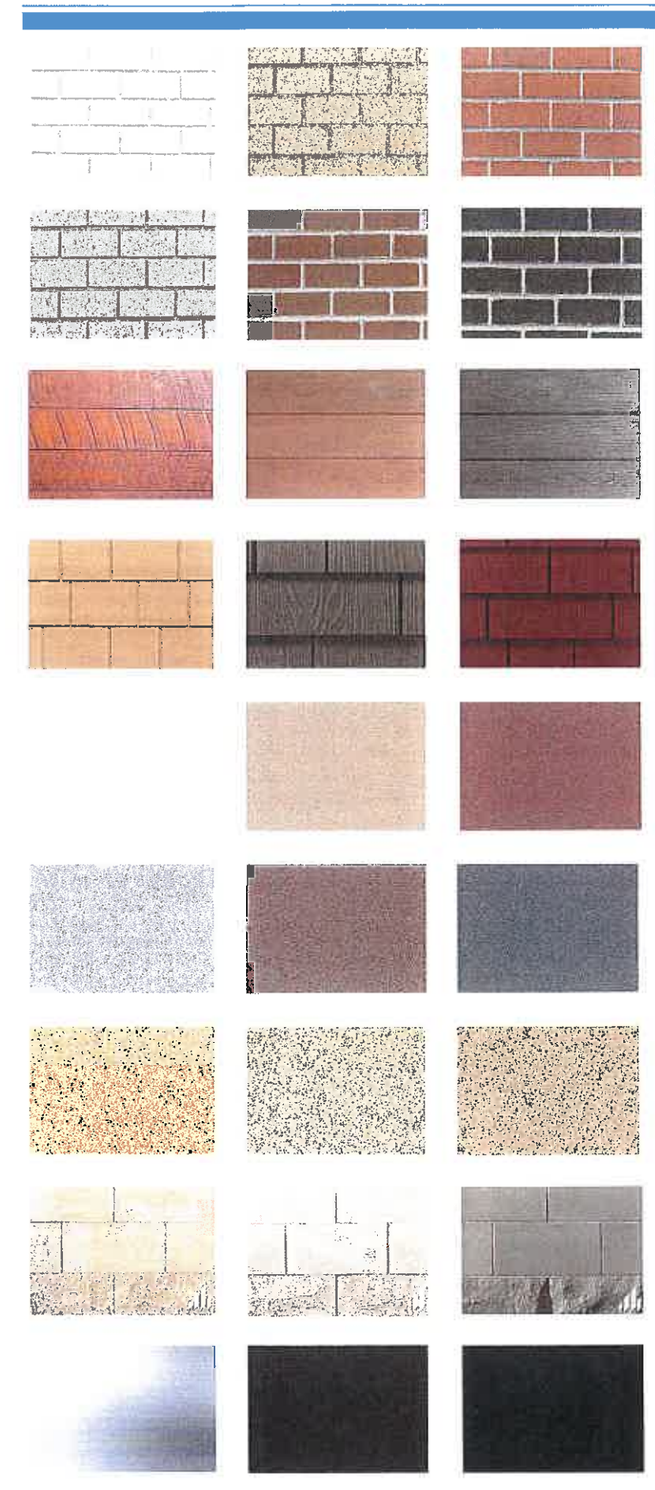
BRICK

CEMENT BOARD

EFIS

PRECAST STONE

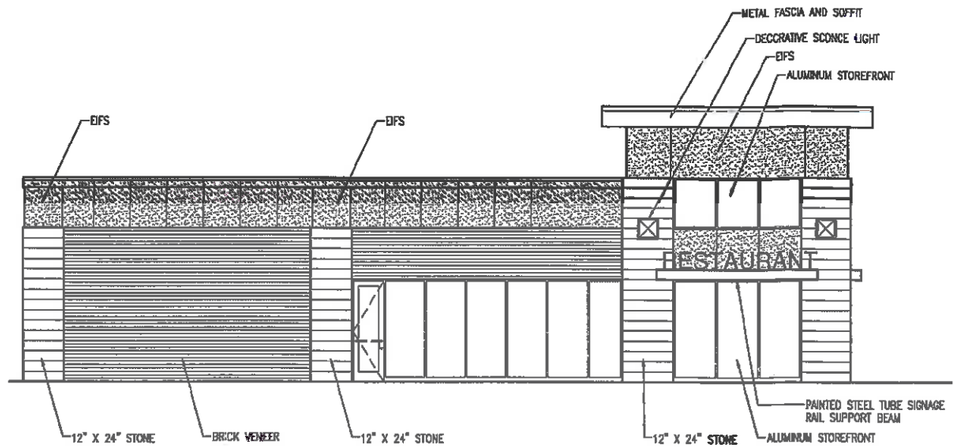
METAL



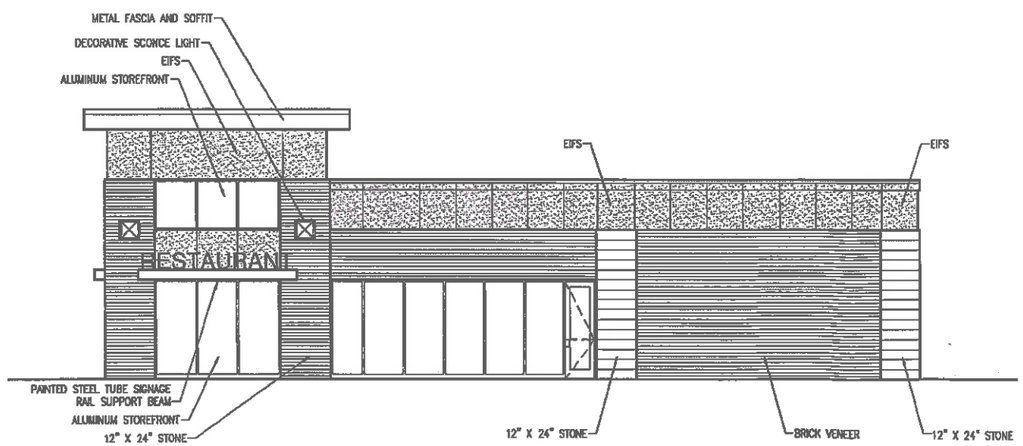
ONSITESOLUTIONS PLAN DESIGN BUILD

SIGNATURE COMMERCIAL REAL ESTATE

CEC Civil Engineering Consultants, Inc.



Left Retail Elevation
Not to Scale



Right Retail Elevation
Not to Scale

BRICK

CEMENT BOARD

EFIS

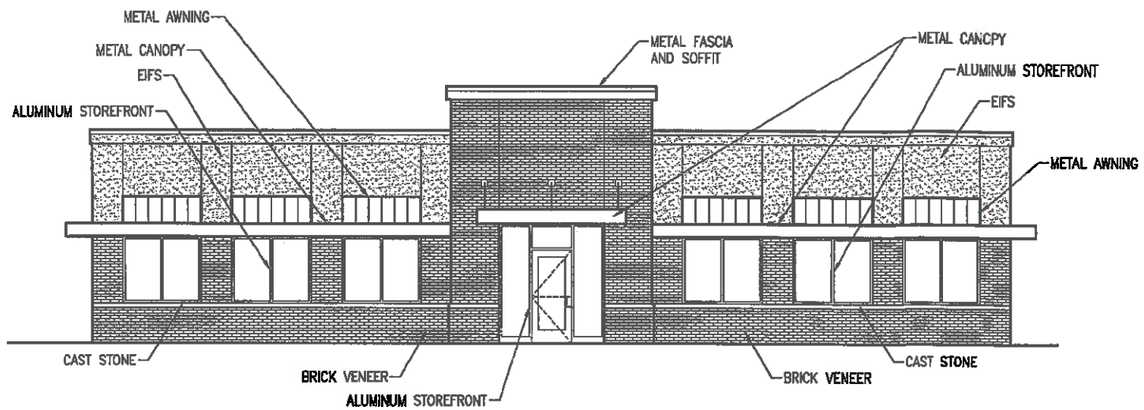
PRECAST STONE

METAL

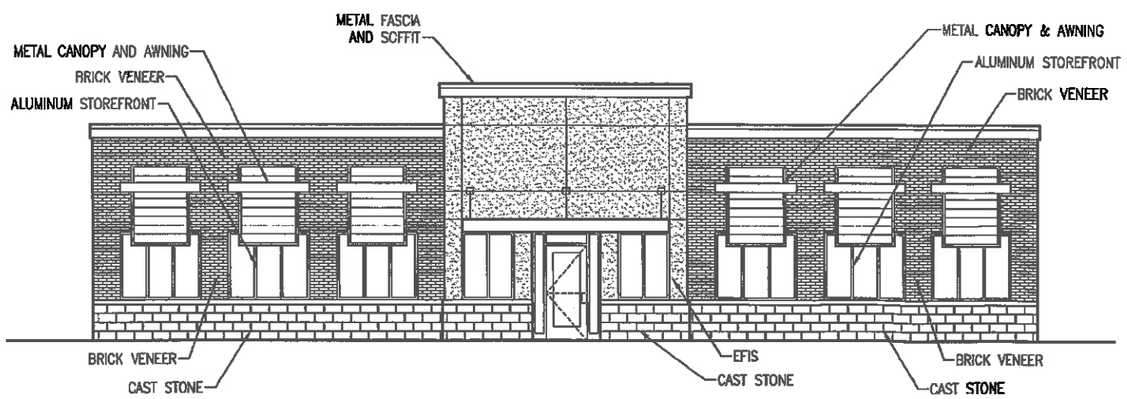
ONSITESOLUTIONS PLAN DESIGN BUILD

SIGNATURE COMMERCIAL REAL ESTATE

CEC Civil Engineering Consultants, Inc.



Restaurant Elevation 1
Not to Scale



Restaurant Elevation 2
Not to Scale

BRICK

CEMENT BOARD

EFIS

PRECAST STONE

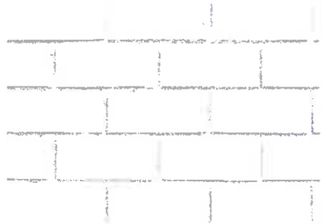
METAL

ONSITESOLUTIONS PLAN DESIGN BUILD

SIGNATURE

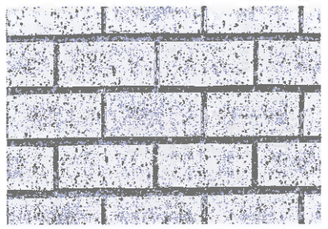
CEC Civil Engineering Consultants, Inc.

BRICK - Interstate Brick

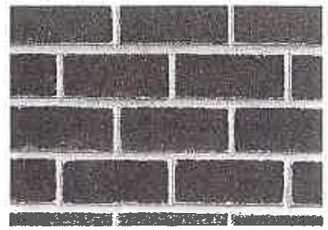

Artic White

Tumbleweed

Golden Buff

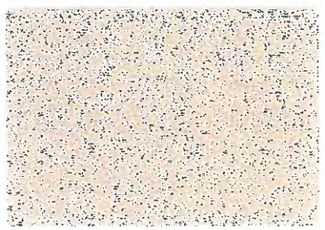

Platinum

Bronzetone

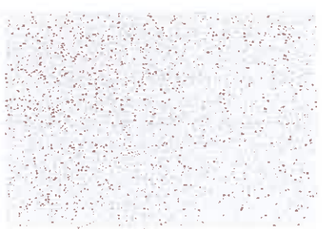

Iron Stone

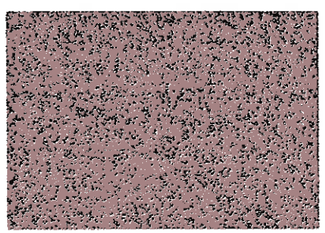
EFIS - Dryvit

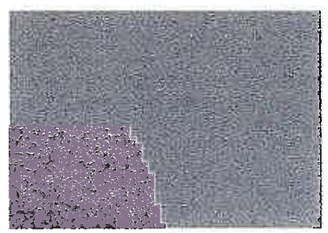
Moonlight


Clover

Mocha


Pewter


Swiss Mocha


Granite Gray

Bridgewood Square

Materials Selection
03-02-2017

ONSITESOLUTIONS PLAN DESIGN BUILD

SIGNATURE

CEC Civil Engineering Consultants, Inc.

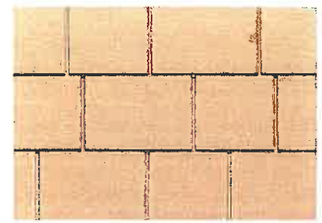
CEMENT BOARD - Nichiha Straight Board

Tabacco

Cedar

Bark

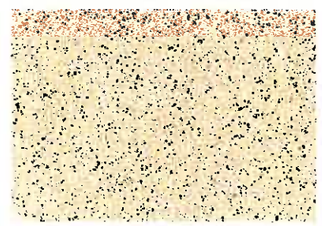
CEMENT BOARD - Nichiha Straight Board


Autumn Tan

Timberbark

Country Lane Road

PRECAST STONE - Edward's Cast Stone

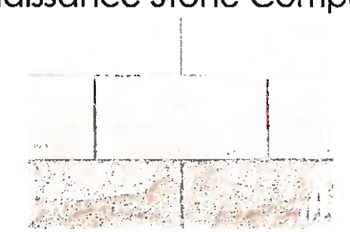

18008 - Buff

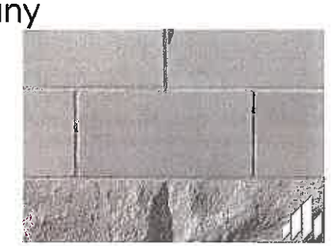
18031 - LT

18025 - Tan

PRECAST STONE - Renaissance Stone Company

Olive


Oak Ridge


Graphite

METAL

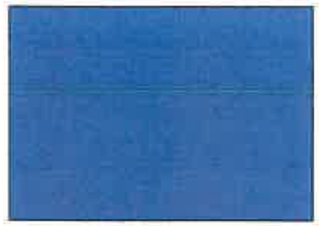
Silver

Dark Bronze

Black

ACCENT COLORS

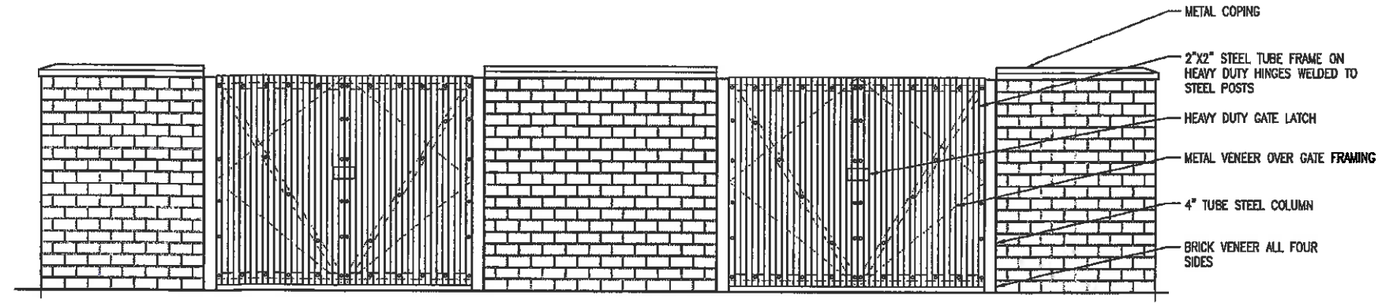
Burnt Orange



Light Blue

Sage Green

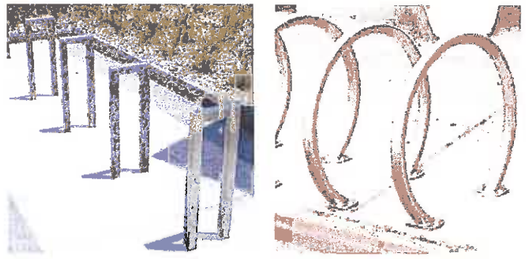
Red



Trash Enclosure

Not to Scale

OUTDOOR TRASH RECEPTACLES

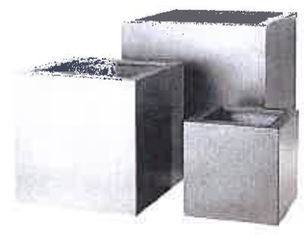


BIKE RACKS

LIGHT POLE

BOLLARD LIGHTS

SEATING



Bridgewood Square

Outdoor Amenities
03-15-2017

ONSITESOLUTIONS PLAN DESIGN BUILD

SIGNATURE

CEC Civil Engineering Consultants, Inc.