

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)



FIBER CEMENT BOARD (fine texture; varying neutral colors)
Nichiha, James Hardie or sim. manufacturers

BRICK COLOR OPTIONS (OR SIM.)



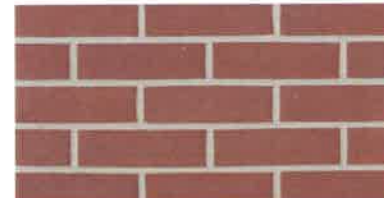
ST. CLOUD WHITE



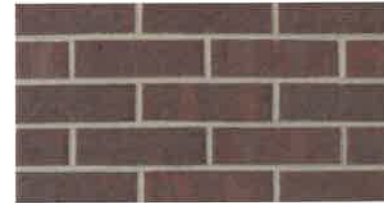
BOULDER GREY



BRADDOCK



HINSDALE/COLONIAL RED

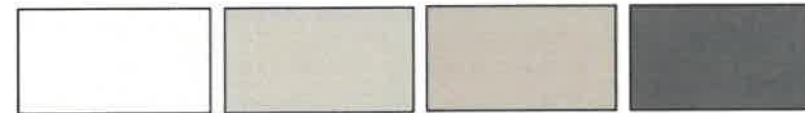


MONET

CANOPY / AWNING COLORS (OR SIM.)



BRONZE, DARK BRONZE, BLACK, CLEAR ANODIZED



WHITE, SANDSTONE, GREY, CHARCOAL GREY

ACCENT COLOR(S)



RED



DARK BLUE

STONE COLOR / PATTERN OPTIONS (OR SIM.)



GLACIER



SIERRA



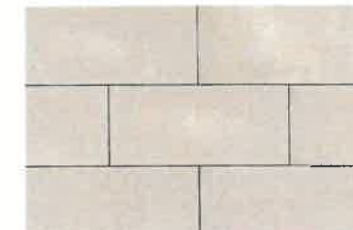
CANYON BUFF



STEEL GREY



ARIZONA RED



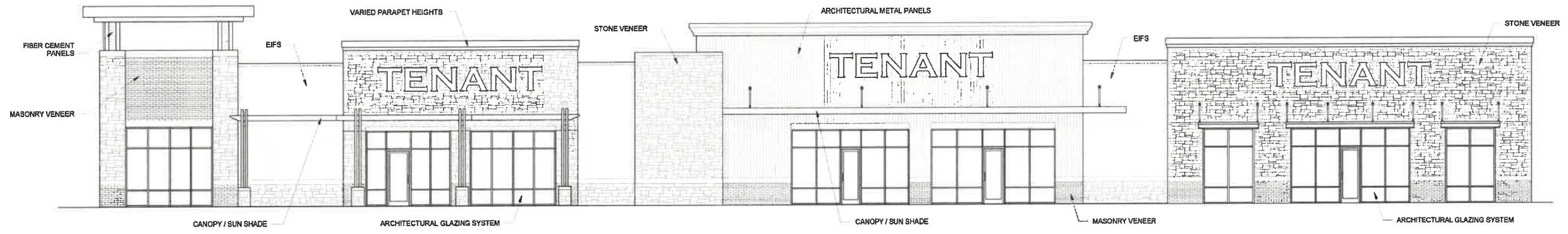
CREAM



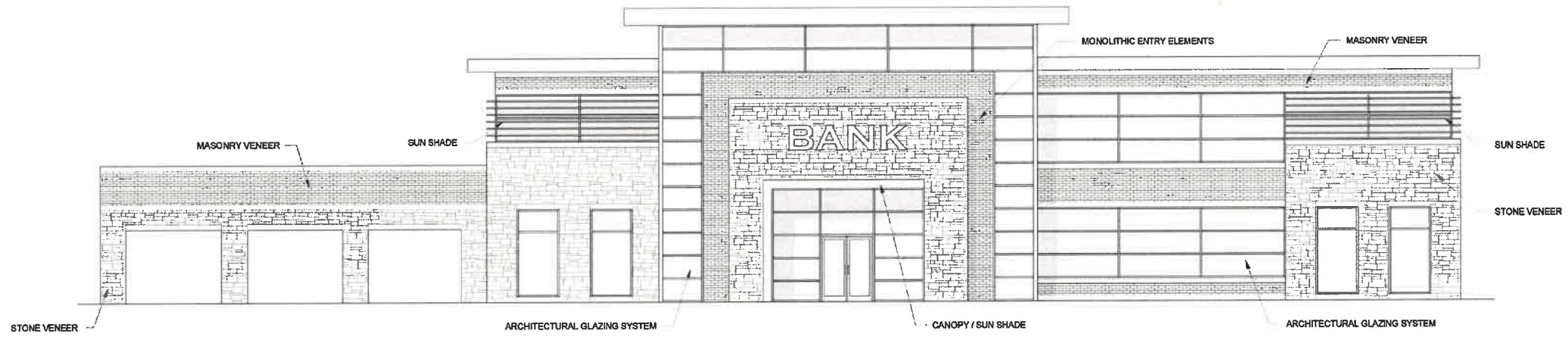
ROMAN



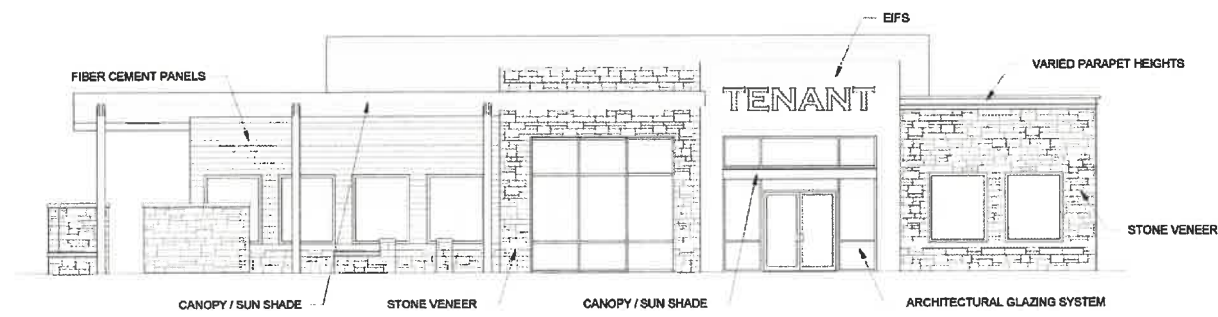
GRAPHITE



PROPOSED ARCHITECTURAL AESTHETIC - RETAIL BUILDING



PROPOSED ARCHITECTURAL AESTHETIC - BANK



PROPOSED ARCHITECTURAL AESTHETIC - RESTAURANT

| Rev. # | Issue / Revision | Date |
|--------|-------------------------|------------|
| 1 | SPECIFIC PLAN SUBMITTAL | 07-26-2016 |
| 2 | SPECIFIC PLAN SUBMITTAL | 08-23-2019 |

Prof. No. SAA Proj. Mgr.

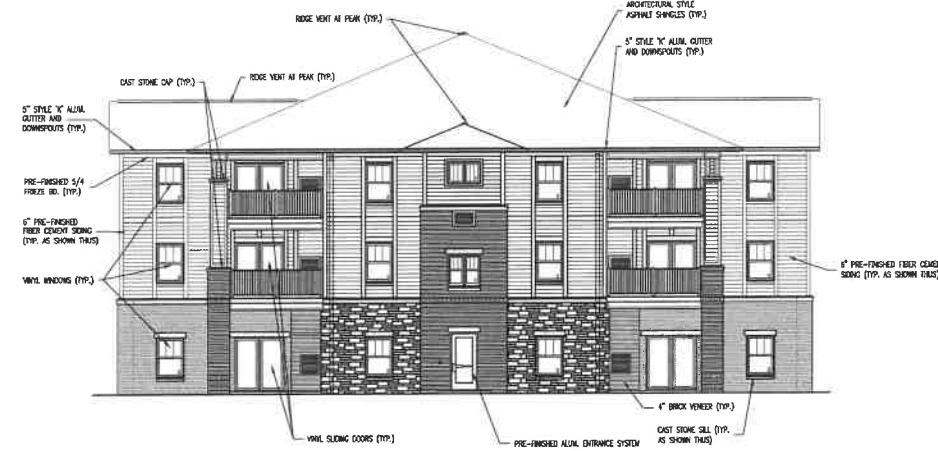
Sheet Title

ARCHITECTURE

Sheet No.



2 Rear Elevation at 'A' Wing
SCALE: 3/32" = 1'-0"

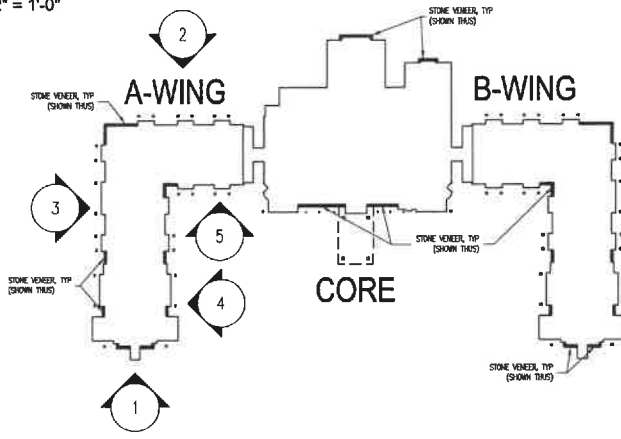


1 End Elevation at 'A' Wing
SCALE: 3/32" = 1'-0"

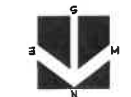
| | |
|----------------|--------------------|
| PEAK OF ROOF | EL. = 144'-6" |
| TRUSS BRG. | EL. = 129'-11" |
| FIN. 3RD FLOOR | EL. = 121'-10 1/2" |
| FIN. 2ND FLOOR | EL. = 111'-10 5/8" |
| FIN. 1ST FLOOR | EL. = 100'-0" |



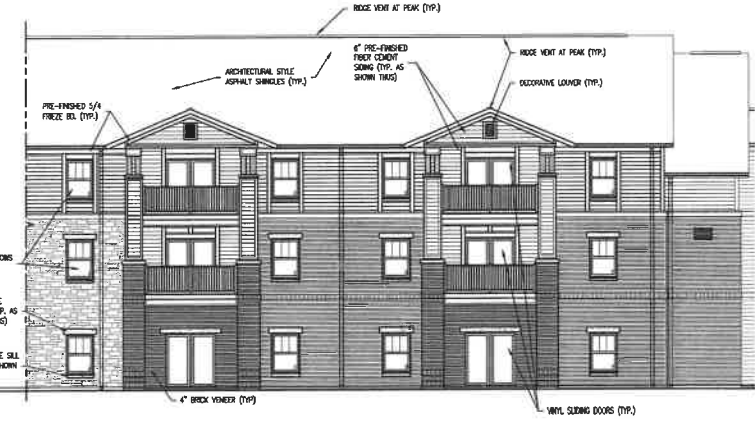
3 Side Elevation at 'A' Wing
SCALE: 3/32" = 1'-0"



6 Key Plan
SCALE: NTS



4 Front Elevation at 'A' Wing
SCALE: 3/32" = 1'-0"



5 Front Elevation at 'A' Wing
SCALE: 3/32" = 1'-0"

| | |
|----------------|--------------------|
| PEAK OF ROOF | EL. = 144'-6" |
| TRUSS BRG. | EL. = 129'-11" |
| FIN. 3RD FLOOR | EL. = 121'-10 1/2" |
| FIN. 2ND FLOOR | EL. = 111'-10 5/8" |
| FIN. 1ST FLOOR | EL. = 100'-0" |

MILLS LANDING SPECIFIC PLAN
WEST DES MOINES, IOWA
AUGUST, 2019 (Rev 12/2/19)
EXTERIOR ELEVATIONS - A WING

PROJECT: COMMUNITY/RESIDENTIAL EXTERIOR ELEVATIONS - A WING
 DATE: 12/2/19 10:08 AM
 DRAWN BY: J. BOYD
 CHECKED BY: J. BOYD

DATE: 8-21-19

REVISIONS:

REVIEW SET

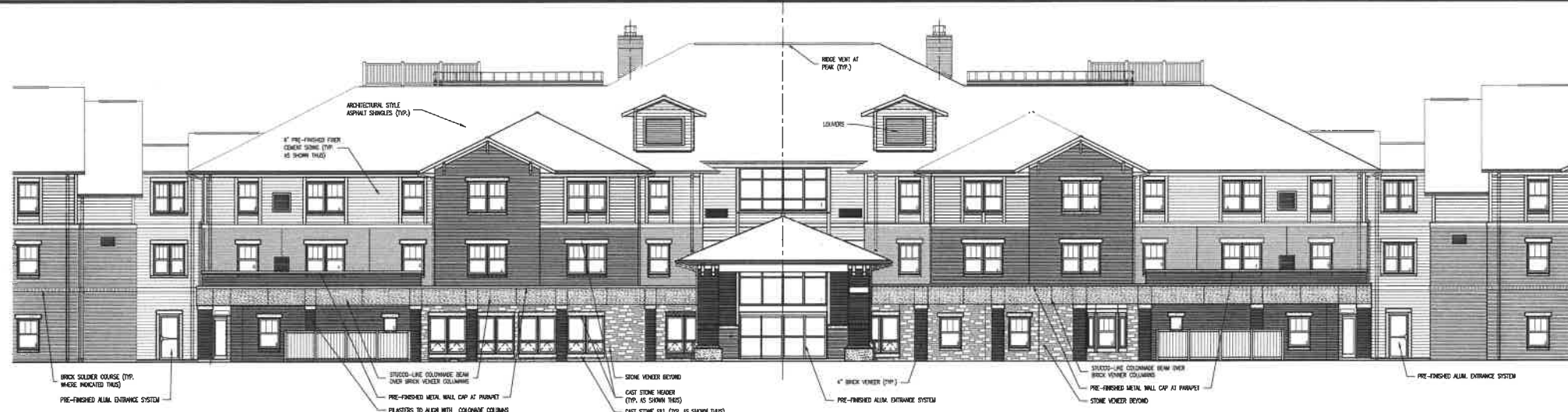
CAMERON

KV+D
KISER VOGRIN DESIGN

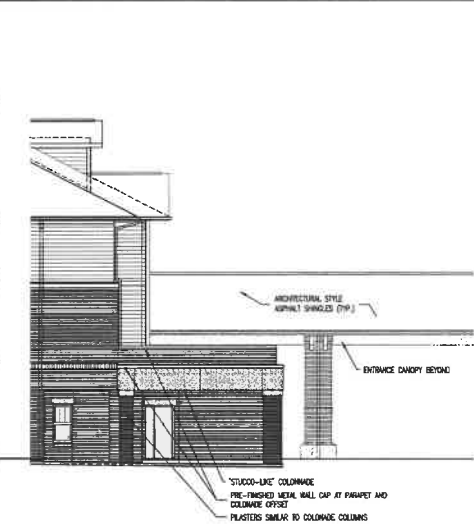
Bowman
CONSULTING

EA
CIVIL DESIGN ADVANTAGE

5 / 12
1903.092

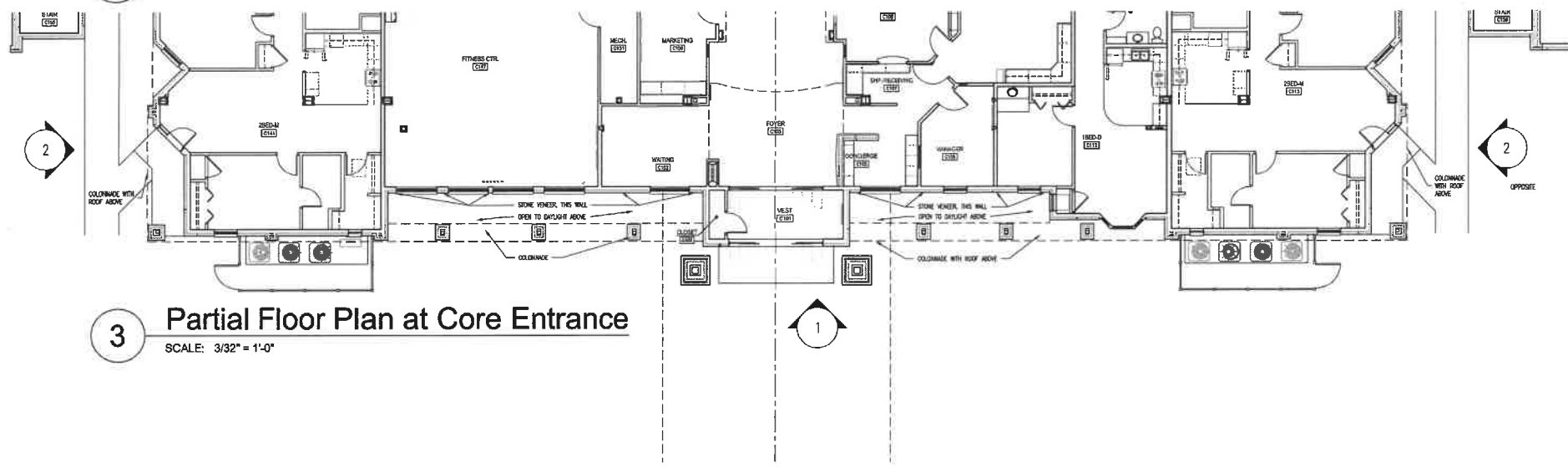


1 Front Elevation at Core
SCALE: 3/32" = 1'-0"

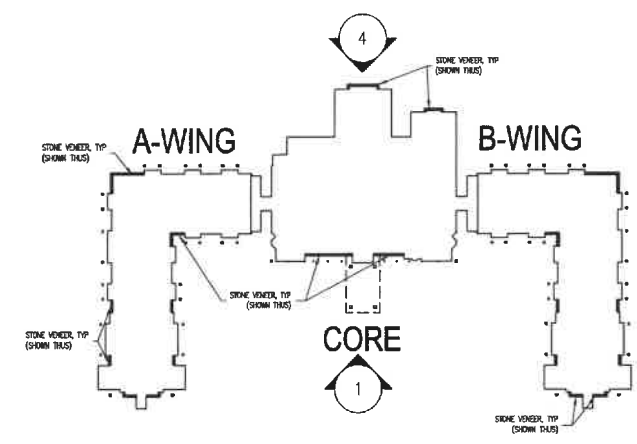


2 Side Elevation
SCALE: 1/16" = 1'-0"

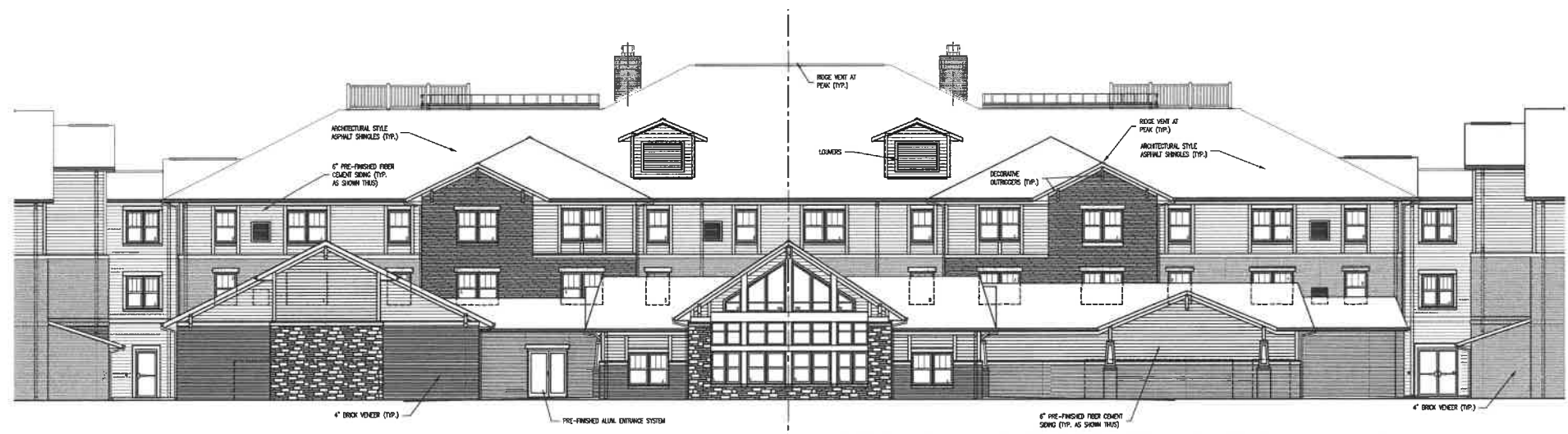
- PEAK OF ROOF
EL. = 144'-6"
- TRUSS BRG.
EL. = 129'-11"
- FIN. 3RD FLOOR
EL. = 121'-10 1/2"
- FIN. 2ND FLOOR
EL. = 111'-10 5/8"
- FIN. 1ST FLOOR
EL. = 100'-0"



3 Partial Floor Plan at Core Entrance
SCALE: 3/32" = 1'-0"



5 Key Plan
SCALE: NTS



4 Rear Elevation at Core
SCALE: 3/32" = 1'-0"

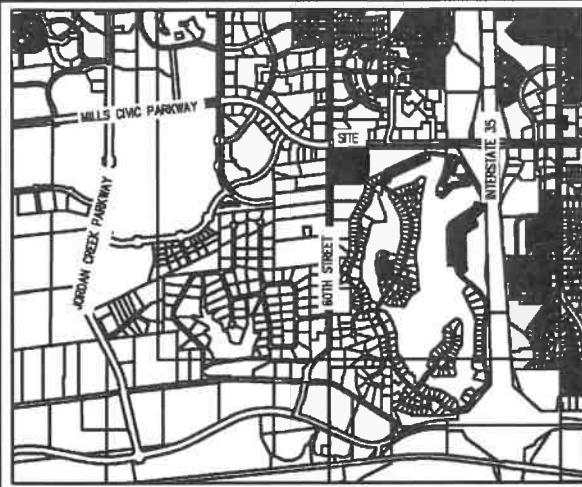
- PEAK OF ROOF
EL. = 144'-6"
- TRUSS BRG.
EL. = 129'-11"
- FIN. 3RD FLOOR
EL. = 121'-10 1/2"
- FIN. 2ND FLOOR
EL. = 111'-10 5/8"
- FIN. 1ST FLOOR
EL. = 100'-0"

MILLS LANDING SPECIFIC PLAN
WEST DES MOINES, IOWA
AUGUST, 2019 (Rev 12/2/19)
EXTERIOR ELEVATIONS - CORE AREA

THIS DOCUMENT IS THE PROPERTY OF BOWMAN CONSULTING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF BOWMAN CONSULTING.

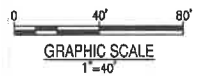
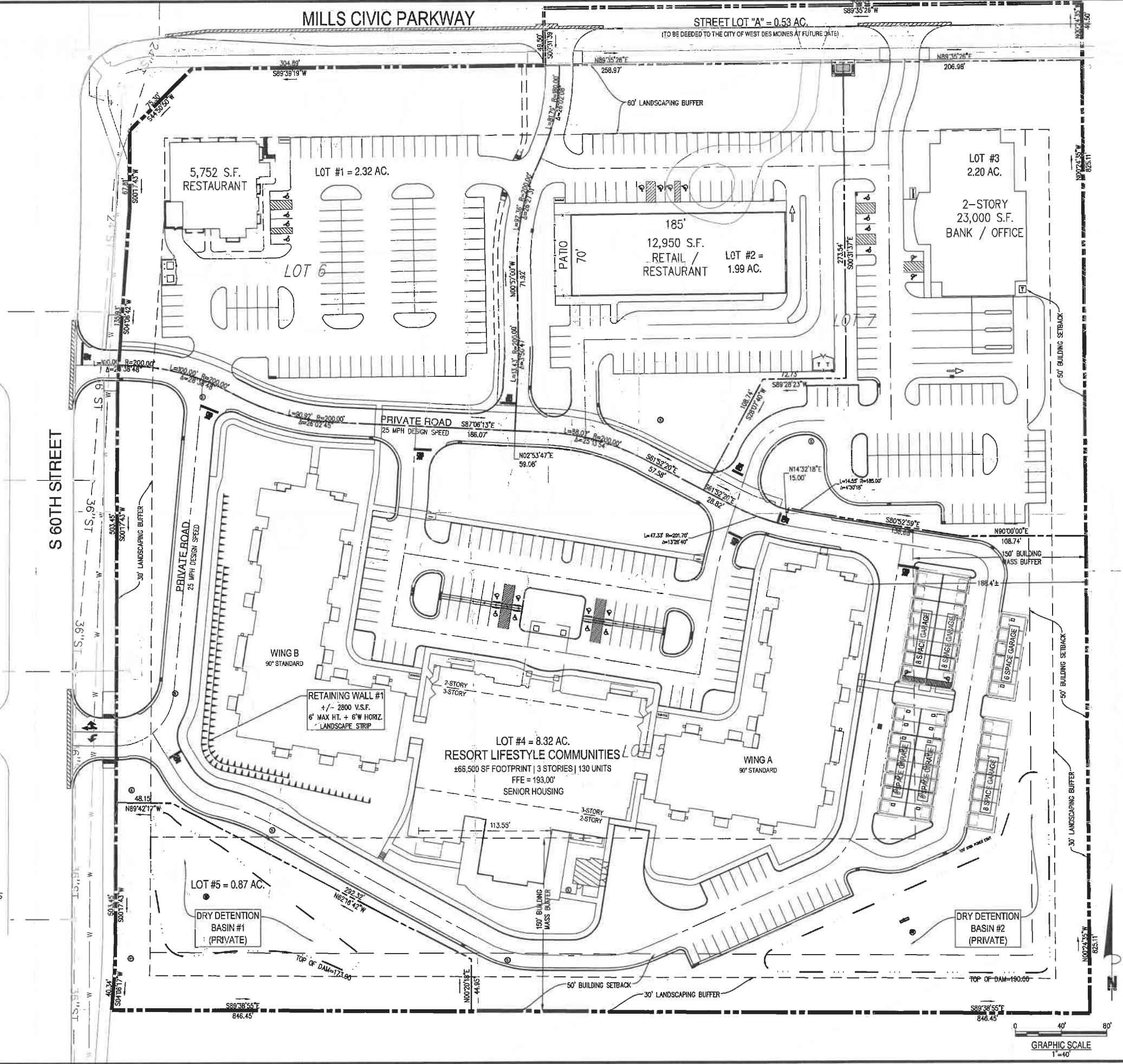
| | |
|-----------|------------|
| DATE | 8-21-19 |
| REVISIONS | REVIEW SET |

7 / 12
1903.092



MILLS LANDING SPECIFIC PLAN
WEST DES MOINES, IOWA
MAY 1, 2020
LAYOUT PLAN

FILE: P:\10208 - IBC - ICS MOINES (A)\10208-01.dwg (END)\DRAWING\PACKAGING
 PLAN\10208-01.dwg STAMP: 10/26/2019 1:23 PM
 PLOTTED BY: SUTANAN MAST 10208



| | |
|-----------------------------|------------|
| DATE | 8-21-19 |
| REVISIONS | REVIEW SET |
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| | |
| Bowman CONSULTING | |
| CIVIL DESIGN ADVANTAGE | |
| 08 | 12 |
| | |

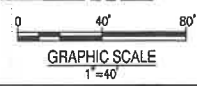
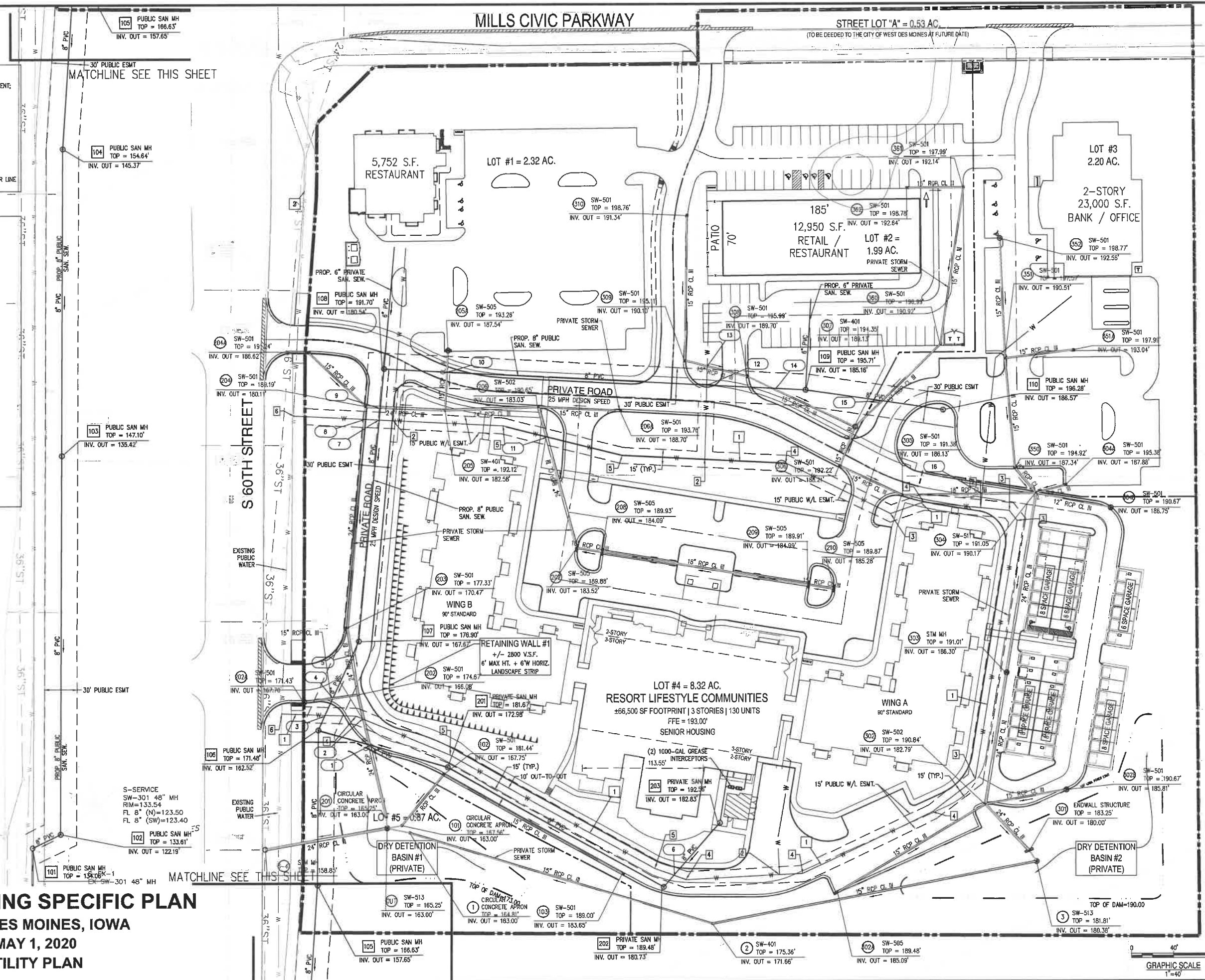
- WATER SYSTEM NOTES**
- 1 - 8" PVC PUBLIC WATER LINE & 15" PUBLIC EASEMENT; MINIMUM COVER 5'-FEET
 - 2 - 8"x8" PVC TEE FOR BUILDING CONNECTION
 - 3 - 8" PVC 45-DEGREE BEND
 - 4 - 8" PVC 22.5-DEGREE BEND
 - 5 - 8" PVC 11.25-DEGREE BEND
 - 6 - 16"x8" TEE - TAP INTO EXISTING POTABLE WATER LINE FOR FIRE FLOW AND DOMESTIC. TEST PIT REQUIRED.

- CRITICAL CROSSING CLEARANCE LEGEND**
- 1 - STORM OVER SAN - 18" CLEARANCE
 - 2 - WATER OVER STORM - 24" CLEARANCE
 - 3 - WATER OVER SAN - 36" CLEARANCE
 - 4 - STORM OVER SAN - 18" CLEARANCE
 - 5 - STORM OVER SAN - 18" CLEARANCE
 - 6 - WATER OVER SAN - 24" CLEARANCE
 - 7 - WATER OVER SAN - 48" CLEARANCE
 - 8 - WATER OVER STORM - 24" CLEARANCE
 - 9 - STORM OVER SAN - 18" CLEARANCE
 - 10 - STORM OVER SAN - 42" CLEARANCE
 - 11 - STORM OVER WATER - 24" CLEARANCE
 - 12 - WATER OVER SAN - 24" CLEARANCE
 - 13 - STORM OVER WATER - 24" CLEARANCE
 - 14 - STORM OVER SAN - 42" CLEARANCE
 - 15 - STORM OVER SAN - 36" CLEARANCE
 - 16 - STORM OVER WATER - 24" CLEARANCE

S-EX-3-
EX SW-301 48" MH
RIM=118.78
FL 12" (SE)=117.26

S-SERVICE
SW-301 48" MH
RIM=133.54
FL 8" (N)=123.50
FL 8" (SW)=123.40

MILLS LANDING SPECIFIC PLAN
WEST DES MOINES, IOWA
MAY 1, 2020
UTILITY PLAN



DATE: _____
REVISIONS: _____
REVIEW SET: _____

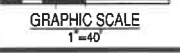
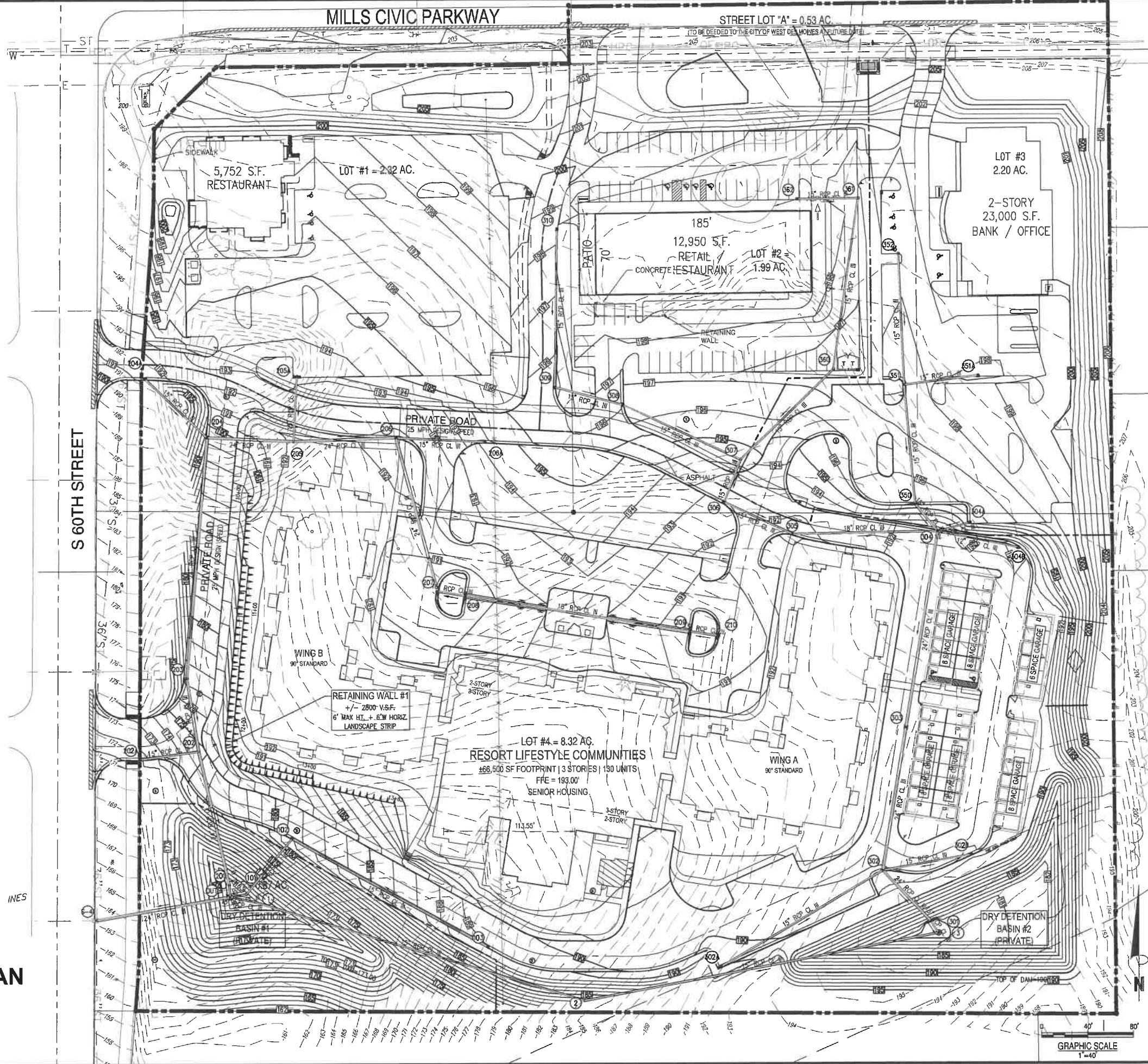
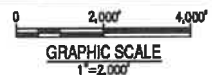
CAMERON
CONSTRUCTION

KV+D
KISER VOGGIN DESIGN

Bowman
CONSULTING

CA
CIVIL DESIGN ADVANTAGE

09/12
1903.092

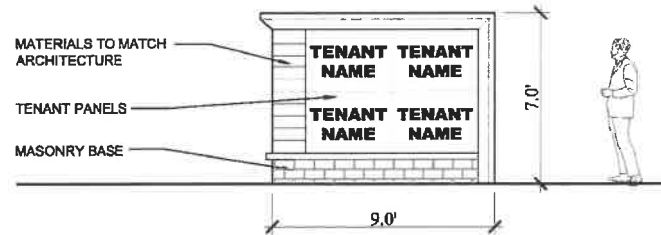


MILLS LANDING SPECIFIC PLAN
WEST DES MOINES, IOWA
MAY 1, 2020
GRADING PLAN

FILE: S:\102020 - Mills - 100 PARKWAY - 1A\102020-01.dwg (10/20/2019 1:58 PM) 2000
 PLOT DATE: 10/20/2019 1:58 PM
 PLOT TIME: 10/20/2019 1:58 PM
 PLOT USER: JAVIER VOGEL

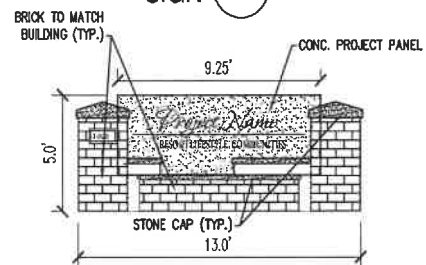
| | |
|-----------------------------|------------|
| DATE | 8-21-19 |
| REVISIONS | REVIEW SET |
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| | |
| Bowman CONSULTING | |
| | |
| CIVIL DESIGN ADVANTAGE | |
| 10 1903.092 | 12 |

SIGN A

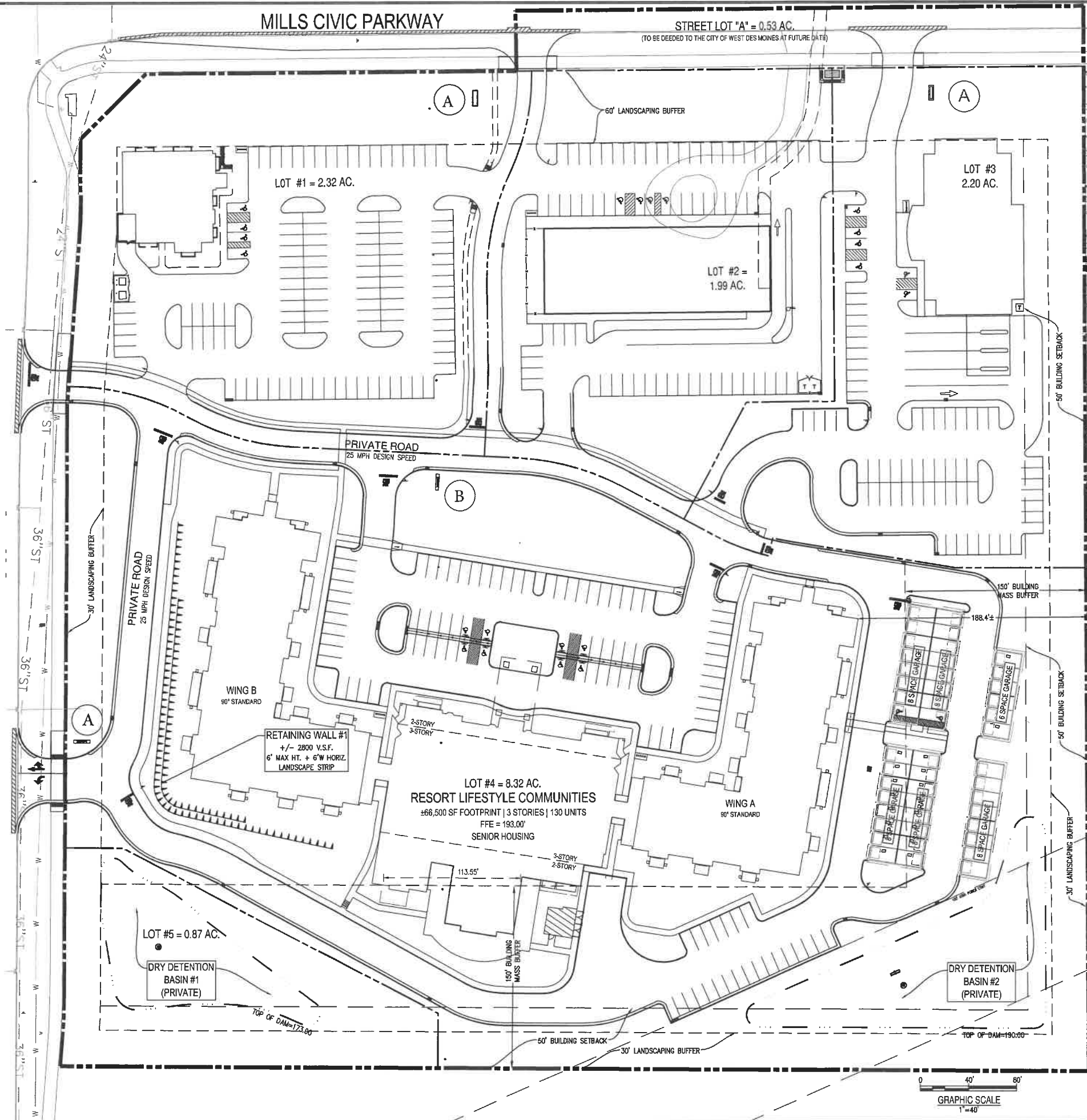


MONUMENT SIGNS
 64 S.F. MAX. SIGN AREA
 7'-0" MAX. HEIGHT
 20' SETBACK FROM PROPERTY LINE

SIGN B



DEVELOPMENT SIGNS (2 TOTAL)
 65 SF OVERALL SIZE
 25 SF COPY AREA
 5.0' MAX HEIGHT

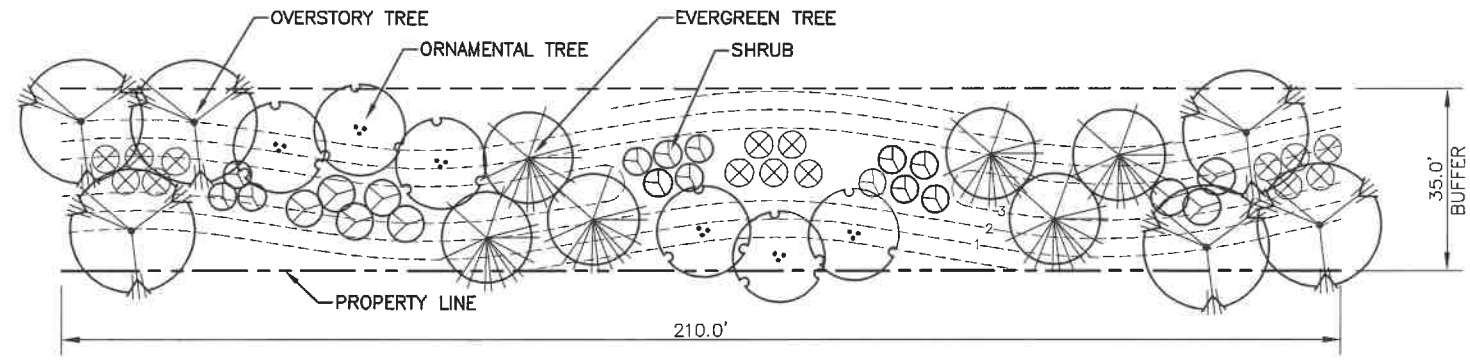


MILLS LANDING SPECIFIC PLAN
 WEST DES MOINES, IOWA
 MAY 1, 2020
 SIGN EXHIBIT



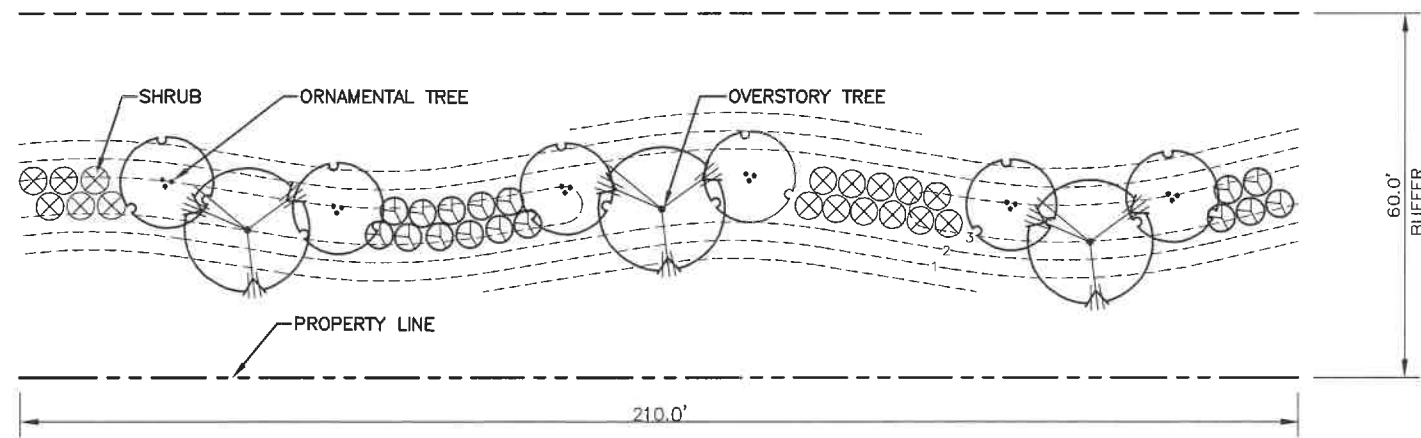
FILE NO. 15020-01-01 - WEST DES MOINES, IOWA 15020-01-01 (01) UNDEVELOPED/UNDESIGNED
 PLAN NO. 15020-01-01 - WEST DES MOINES, IOWA 15020-01-01 (01) UNDEVELOPED/UNDESIGNED
 DATE: 10/29/2019 11:28 AM COMMENT: 15020-01-01 - WEST DES MOINES, IOWA 15020-01-01 (01) UNDEVELOPED/UNDESIGNED

| | |
|-----------------------|------------|
| DATE | 8-21-19 |
| REVISIONS | REVIEW SET |
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| 11 1903.092 | 12 |



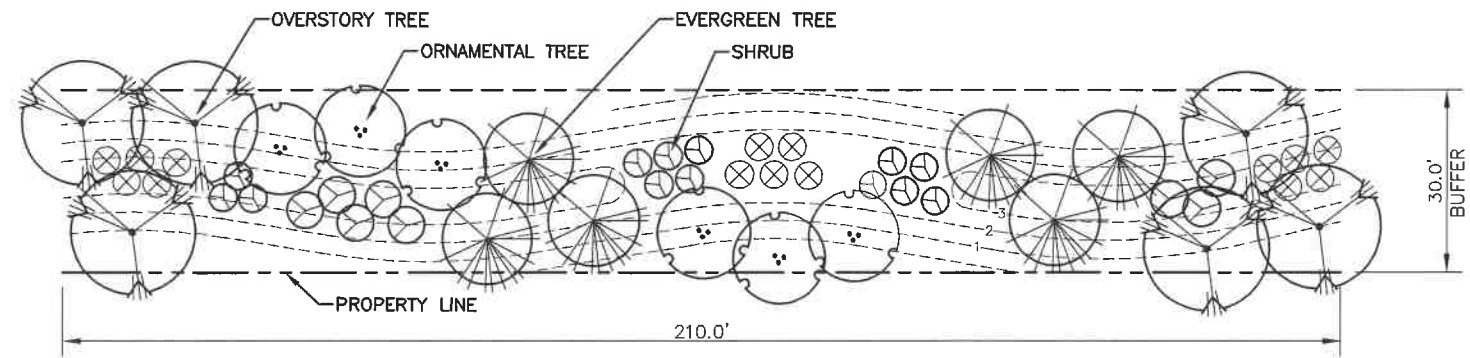
TYPICAL 30' LANDSCAPE BUFFER

EAST AND SOUTH PROPERTY BOUNDARY



TYPICAL 60' LANDSCAPE BUFFER

MILLS CIVIC PARKWAY



TYPICAL 30' LANDSCAPE BUFFER

S. 60TH STREET

35' BUFFER REQUIREMENTS:

- 1 OVERSTORY TREE, 2 ORNAMENTAL TREES & 6 SHRUBS PER 35 LN.FT. OF BUFFER.
- (1) EVERGREEN TREE = (1) ORNAMENTAL TREE
- (3) ORNAMENTAL TREES, (2) EVERGREEN TREES & (7) SHRUBS = (1) OVERSTORY TREE
- (5) SHRUBS = (1) OVERSTORY TREE
- 3' MINIMUM EARTH BERM
- MIN. SIZE REQUIREMENTS:
 DECIDUOUS OVERSTORY TREES = 3-3.5" CAL
 EVERGREEN TREES = 6" HEIGHT
 ORNAMENTAL TREES = 2-2.5" CAL
 SHRUBS = 18"-24"

PROVIDED: (FOR A TYPICAL 210' LN. FT. SECTION)

- 6 OVERSTORY TREES, 6 ORNAMENTAL TREES, 6 EVERGREEN TREES AND 36 SHRUBS



NOTES

1. BUFFER PLANTINGS RESPONSIBILITY OF CURRENT DEVELOPER TO BE INSTALLED AT TIME OF OUTLOT DEVELOPMENT.
2. FUTURE LOT DEVELOPER RESPONSIBLE FOR FUTURE INDIVIDUAL LOT LANDSCAPE.

PLANT SCHEDULE

| OVERSTORY TREES | | |
|---------------------|---------------------------------|--------|
| PIN OAK | QUERCUS PALUSTRIS | 3" CAL |
| AUTUMN BLAZE MAPLE | ACER RUBRUM 'AUTUMN BLAZE' | 3" CAL |
| SKYLINE HONEYLOCUST | GLEDITSIA TRICANTHAS 'INFERMIS' | 3" CAL |
| RED OAK | QUERCUS RUBRA | 3" CAL |

| ORNAMENTAL TREES | | |
|-------------------|------------------------|--------|
| PRAIRIE FIRE CRAB | MALUS X 'PRAIRIE FIRE' | 2" CAL |
| SPRING SNOW CRAB | MALUS X 'SPRING SNOW' | 2" CAL |
| WITCH HAZEL | HAMAMELIS VIRGINIANA | 2" CAL |

| EVERGREEN TREES | | |
|----------------------|-----------------------|--------|
| WHITE PINE | PINUS STROBUS | 6" HT. |
| COLORADO BLUE SPRUCE | PICEA PUNGENS | 6" HT. |
| DOUGLAS FIR | PSEUDOTSUGA MENZIESII | 6" HT. |

| SHRUBS | | |
|-----------------------|----------------------------------|---------|
| MOHICAN VIBURNUM | VIBURNUM LANTANA 'MOHICAN' | 18" HT. |
| DWARF BURNING BUSH | EQUINYOUS ALATA 'COMPACTA' | 18" HT. |
| DWARF KOREAN LILAC | SYRINGA MEYERI 'PALIBIN' | 18" HT. |
| LEMON PRINCESS SPIREA | SPIREA JAPONICA 'LEM. PRINCESS' | 18" HT. |
| SUNRISE FORSYTHIA | FORSYTHIA X INTERMEDIA 'SUNRISE' | 18" HT. |
| IVORY HALO DOODWOOD | CORNUS ALBA | 18" HT. |
| DARTS RED SPIREA | SPIREA X BUMADA | 18" HT. |
| KOREAN SPICE VIBURNUM | VIBURNUM CARLESII | 18" HT. |

60' BUFFER REQUIREMENTS:

- 1 OVERSTORY TREE & 3 SHRUBS PER 35 LN.FT. OF BUFFER.
- (1) EVERGREEN TREE = (1) OVERSTORY TREE
- (2) ORNAMENTAL TREES & (5) SHRUBS = (1) OVERSTORY TREE
- 3' MINIMUM EARTH BERM
- MIN. SIZE REQUIREMENTS:
 DECIDUOUS OVERSTORY TREES = 2-2.5" CAL
 EVERGREEN TREES = 6" HEIGHT
 SHRUBS = 18"-24"

PROVIDED: (FOR A TYPICAL 210' LN. FT. SECTION)

- 3 OVERSTORY TREES, 6 ORNAMENTAL TREES AND 33 SHRUBS



NOTES

1. FUTURE LOT DEVELOPER RESPONSIBLE FOR FUTURE INDIVIDUAL LOT LANDSCAPE.

PLANT SCHEDULE

| OVERSTORY TREES | | |
|---------------------|---------------------------------|--------|
| PIN OAK | QUERCUS PALUSTRIS | 3" CAL |
| AUTUMN BLAZE MAPLE | ACER RUBRUM 'AUTUMN BLAZE' | 3" CAL |
| SKYLINE HONEYLOCUST | GLEDITSIA TRICANTHAS 'INFERMIS' | 3" CAL |
| RED OAK | QUERCUS RUBRA | 3" CAL |

| ORNAMENTAL TREES | | |
|-------------------|------------------------|--------|
| PRAIRIE FIRE CRAB | MALUS X 'PRAIRIE FIRE' | 2" CAL |
| SPRING SNOW CRAB | MALUS X 'SPRING SNOW' | 2" CAL |
| WITCH HAZEL | HAMAMELIS VIRGINIANA | 2" CAL |

| EVERGREEN TREES | | |
|----------------------|-----------------------|--------|
| WHITE PINE | PINUS STROBUS | 6" HT. |
| COLORADO BLUE SPRUCE | PICEA PUNGENS | 6" HT. |
| DOUGLAS FIR | PSEUDOTSUGA MENZIESII | 6" HT. |

| SHRUBS | | |
|-----------------------|----------------------------------|---------|
| MOHICAN VIBURNUM | VIBURNUM LANTANA 'MOHICAN' | 18" HT. |
| DWARF BURNING BUSH | EQUINYOUS ALATA 'COMPACTA' | 18" HT. |
| DWARF KOREAN LILAC | SYRINGA MEYERI 'PALIBIN' | 18" HT. |
| LEMON PRINCESS SPIREA | SPIREA JAPONICA 'LEM. PRINCESS' | 18" HT. |
| SUNRISE FORSYTHIA | FORSYTHIA X INTERMEDIA 'SUNRISE' | 18" HT. |
| IVORY HALO DOODWOOD | CORNUS ALBA | 18" HT. |
| DARTS RED SPIREA | SPIREA X BUMADA | 18" HT. |
| KOREAN SPICE VIBURNUM | VIBURNUM CARLESII | 18" HT. |

NOTES

1. BUFFER PLANTINGS RESPONSIBILITY OF CURRENT DEVELOPER TO BE INSTALLED AT TIME OF OUTLOT DEVELOPMENT.
2. FUTURE LOT DEVELOPER RESPONSIBLE FOR FUTURE INDIVIDUAL LOT LANDSCAPE.

PLANT SCHEDULE

| OVERSTORY TREES | | |
|---------------------|---------------------------------|--------|
| PIN OAK | QUERCUS PALUSTRIS | 3" CAL |
| AUTUMN BLAZE MAPLE | ACER RUBRUM 'AUTUMN BLAZE' | 3" CAL |
| SKYLINE HONEYLOCUST | GLEDITSIA TRICANTHAS 'INFERMIS' | 3" CAL |
| RED OAK | QUERCUS RUBRA | 3" CAL |

| ORNAMENTAL TREES | | |
|-------------------|------------------------|--------|
| PRAIRIE FIRE CRAB | MALUS X 'PRAIRIE FIRE' | 2" CAL |
| SPRING SNOW CRAB | MALUS X 'SPRING SNOW' | 2" CAL |
| WITCH HAZEL | HAMAMELIS VIRGINIANA | 2" CAL |

| EVERGREEN TREES | | |
|----------------------|-----------------------|--------|
| WHITE PINE | PINUS STROBUS | 6" HT. |
| COLORADO BLUE SPRUCE | PICEA PUNGENS | 6" HT. |
| DOUGLAS FIR | PSEUDOTSUGA MENZIESII | 6" HT. |

| SHRUBS | | |
|-----------------------|----------------------------------|---------|
| MOHICAN VIBURNUM | VIBURNUM LANTANA 'MOHICAN' | 18" HT. |
| DWARF BURNING BUSH | EQUINYOUS ALATA 'COMPACTA' | 18" HT. |
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| SUNRISE FORSYTHIA | FORSYTHIA X INTERMEDIA 'SUNRISE' | 18" HT. |
| IVORY HALO DOODWOOD | CORNUS ALBA | 18" HT. |
| DARTS RED SPIREA | SPIREA X BUMADA | 18" HT. |
| KOREAN SPICE VIBURNUM | VIBURNUM CARLESII | 18" HT. |

MILLS LANDING SPECIFIC PLAN
 WEST DES MOINES, IOWA
 MAY 1, 2020
 LANDSCAPE BUFFERS

DRAWN BY: JAMES W. WILSON
 CHECKED BY: JAMES W. WILSON
 DATE PLOTTED: 5/27/2020 3:40 PM
 PLOTTED BY: DOUG MANDERHART

DATE: 5-28-19
 REVISIONS:
 FIRST SUBMITTAL
 CAMERON
 KV+D
 KIBER VOGGIN DESIGN
 Bowman
 CONSULTING
 CIVIL DESIGN ADVANTAGE
 12/12
 1903.092