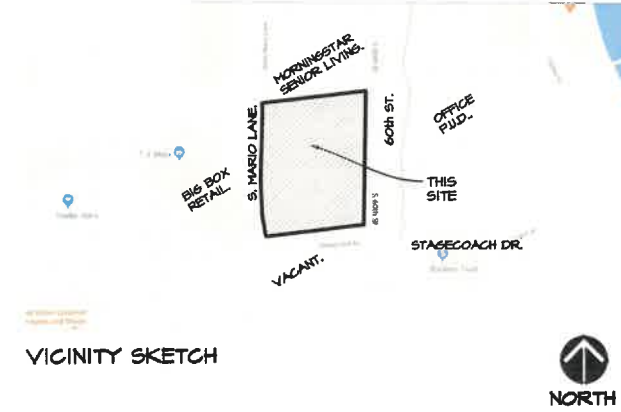
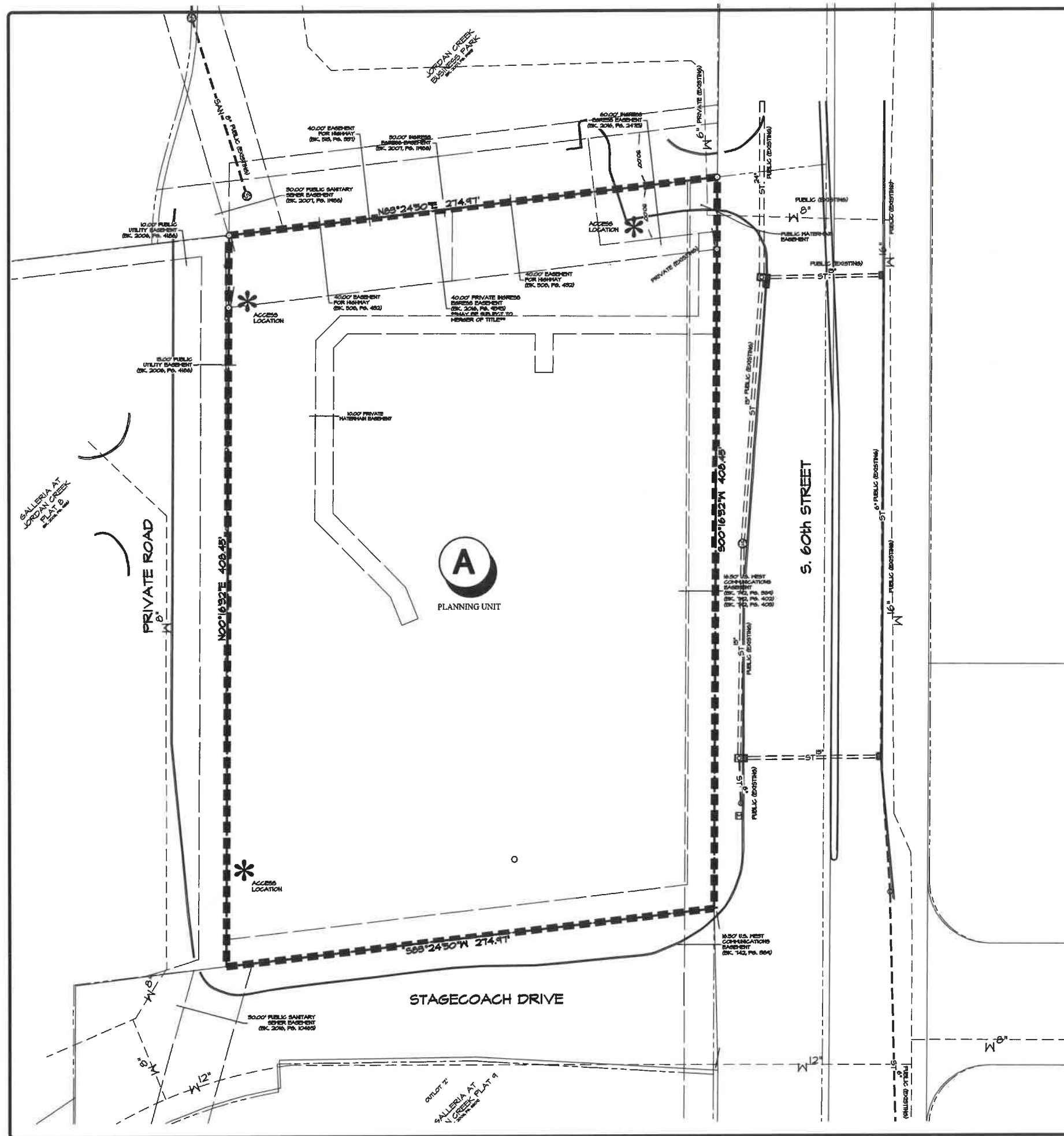


PLANS INCLUDED ARE FOR ILLUSTRATIVE PURPOSES ONLY - APPROVED PLANS ON FILE WITH THE CITY



**PROPERTY OWNER:**  
DENNIS R. ALBAUGH  
REVOCABLE TRUST W/D  
10/05/2005  
1525 NE 26TH STREET  
ANKENY, IOWA 50021  
515.964.9444

**PROPERTY ADDRESS:**  
575 & 545 60th STREET  
WEST DES MOINES, IOWA 50266

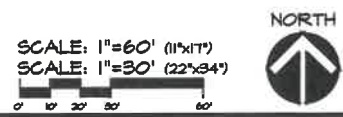
**APPLICANT:**  
DRA PROPERTIES  
1525 NE 26TH STREET  
ANKENY, IOWA 50021  
ATTN: DENNIS ALBAUGH  
515.964.9444

**LAND USE**  
PROPOSED: MIXED USE  
**COMP. PLAN DISTRICT**  
EXISTING: OFFICE

**ZONING**  
EXISTING: UNZONED  
PROPOSED: SPECIFIC PLAN MIXED USE

**LEGAL DESCRIPTION**  
A PARCEL OF LAND IN THE NORTH 408 FEET OF THE EAST 333 FEET OF THE NE 1/4 SE 1/4 OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AS A POINT OF REFERENCE AT THE NE CORNER OF SAID NE 1/4 SE 1/4, SAID POINT ALSO BEING THE SE CORNER OF JORDAN CREEK BUSINESS PARK, AN OFFICIAL PLAT RECORDED IN BOOK 2007, PAGE 1185; THENCE S00°24'50"W, 60.43 FEET ALONG THE NORTH LINE OF SAID NE 1/4 SE 1/4 AND THE SOUTH LINE OF SAID JORDAN CREEK BUSINESS PARK TO THE POINT OF BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF S. 60TH STREET AS IT IS PRESENTLY ESTABLISHED; THENCE S00°16'32"W, 408.45 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF SAID NORTH 408 FEET OF THE EAST 333 FEET OF THE NE 1/4 SE 1/4, SAID POINT ALSO BEING THE NE CORNER OF OUTLOT '2', GALLERIA AT JORDAN CREEK PLAT 9, AN OFFICIAL PLAT RECORDED IN BOOK 2006, PAGE 860; THENCE S00°24'50"W, 274.41 FEET ALONG SAID SOUTH LINE AND THE NORTH LINE OF SAID OUTLOT '2' TO THE SW CORNER OF SAID NORTH 408 FEET OF THE EAST 333 FEET OF THE NE 1/4 SE 1/4, SAID POINT ALSO BEING ON THE EAST LINE OF GALLERIA AT JORDAN CREEK PLAT 8, AN OFFICIAL PLAT RECORDED IN BOOK 2006, PAGE 4186; THENCE N00°16'32"E, 408.45 FEET ALONG THE WEST LINE OF SAID NORTH 408 FEET OF THE EAST 333 FEET OF THE NE 1/4 SE 1/4 AND THE EAST LINE OF SAID GALLERIA AT JORDAN CREEK PLAT 8 TO THE NW CORNER OF SAID NORTH 408 FEET OF THE EAST 333 FEET OF THE NE 1/4 SE 1/4, SAID POINT ALSO BEING THE NE CORNER OF SAID GALLERIA AT JORDAN CREEK PLAT 8 AND ON THE SAID SOUTH LINE OF JORDAN CREEK BUSINESS PARK; THENCE N69°24'50"E, 274.41 FEET ALONG SAID NORTH LINE OF THE NE 1/4 SE 1/4 AND SAID SOUTH LINE OF JORDAN CREEK BUSINESS PARK TO THE POINT OF BEGINNING CONTAINING 2.56 ACRES.

**PLANNING UNITS**  
**A** **SPECIFIC PLAN MIXED USE**  
2.56 ACRES  
LAND USE: RESIDENTIAL  
OFFICE  
RESTAURANT  
RETAIL



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

**CEC**

|                 |            |
|-----------------|------------|
| DATE:           | 10-27-2021 |
| DATE OF SURVEY: | 08/19      |
| DESIGNED BY:    | 08/19      |
| DRAWN BY:       | 08/19      |

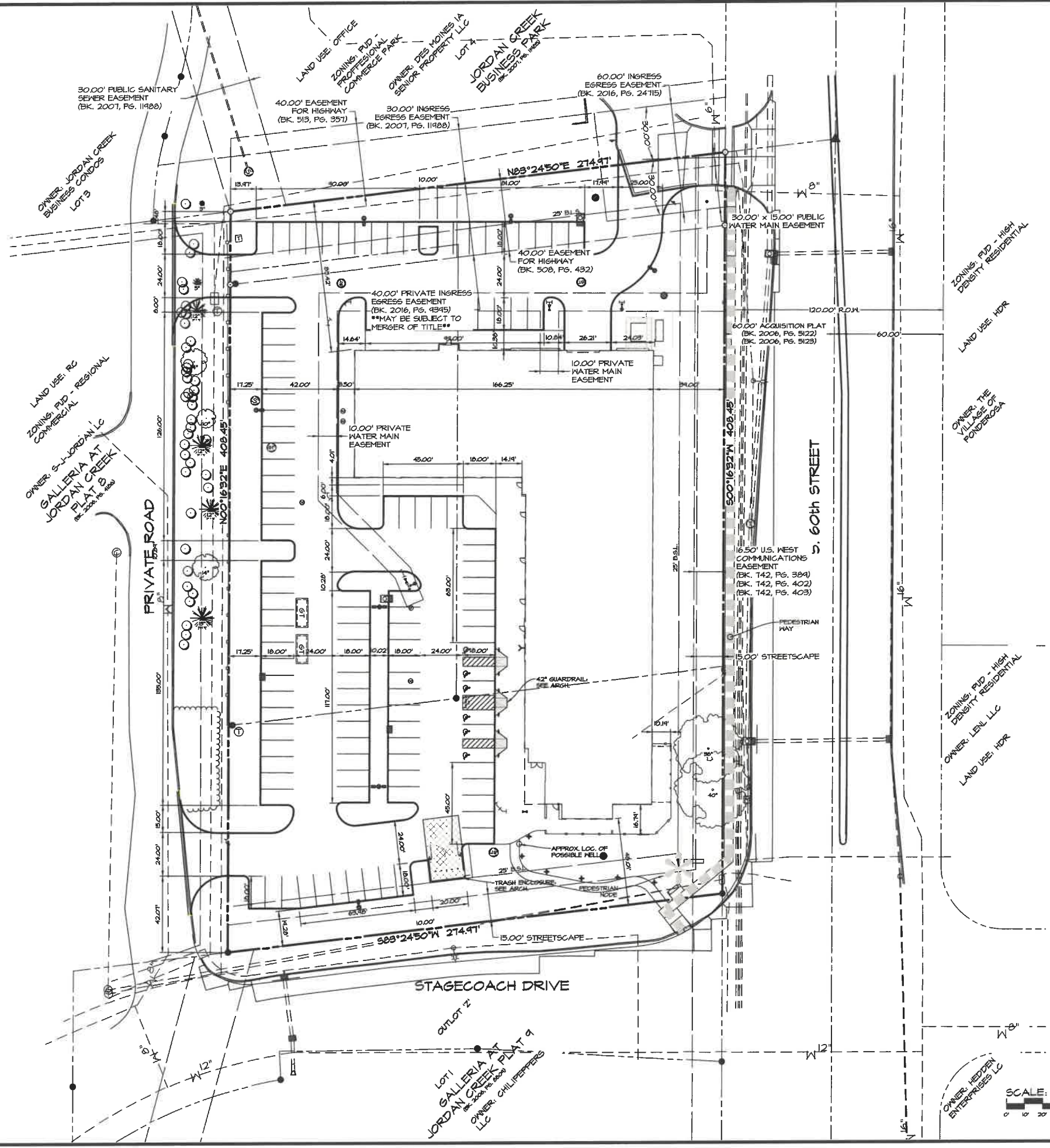
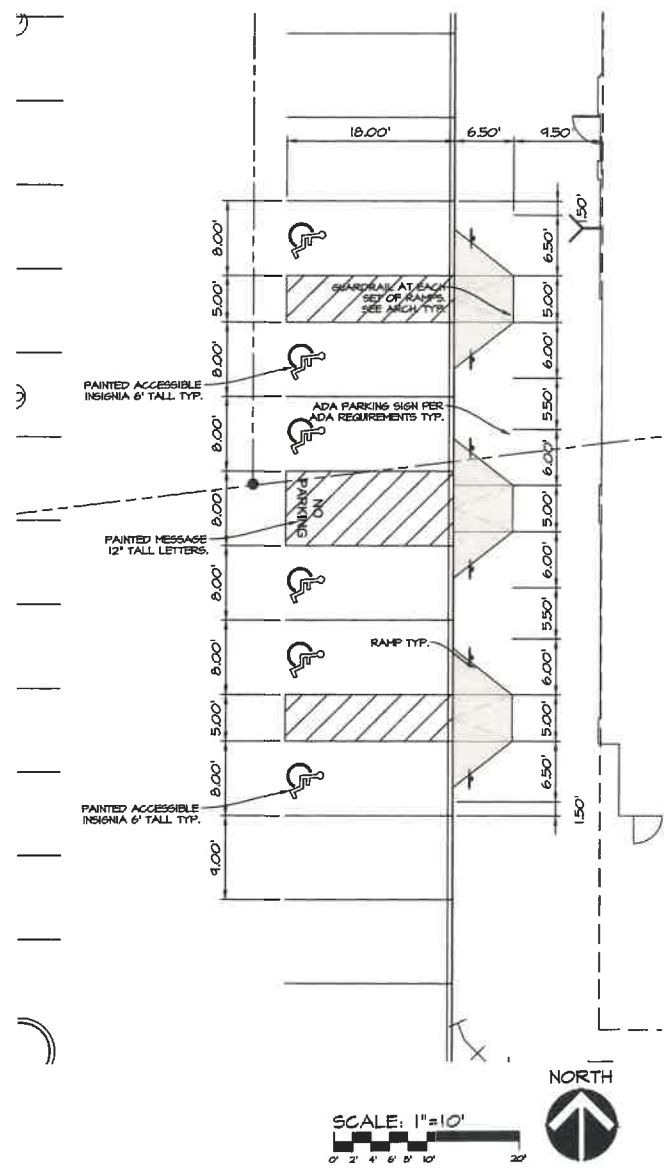
JORDAN CREEK TOWER  
575 & 545 60th STREET, WEST DES MOINES, IOWA  
AREA DEVELOPMENT PLAN

SHEET  
OF 1  
A1432

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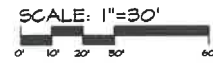
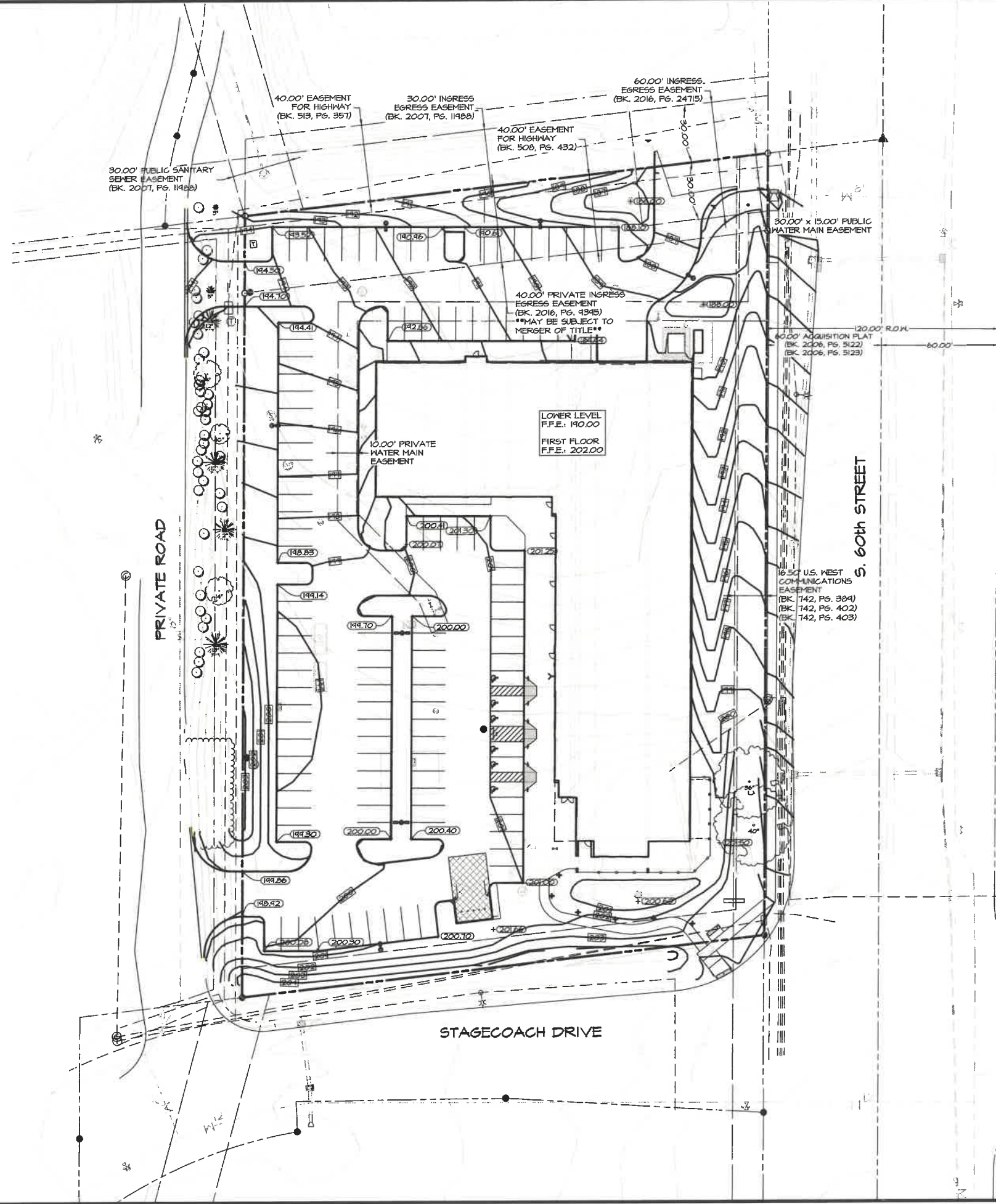
PRELIMINARY - NOT FOR CONSTRUCTION

**THE TOWER**  
575 & 545 S. 60th STREET, WEST DES MOINES, IA  
SPECIFIC PLAN (DIMENSION PLAN)

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

|              |                           |
|--------------|---------------------------|
| DATE:        | 2ND SUBMITTAL: 11-16-2021 |
| DESIGNED BY: | 1ST SUBMITTAL: 10-28-2021 |
| DRAWN BY:    | NOV. 25, 2014             |
|              | JAG                       |
|              | 57M                       |

A-1432



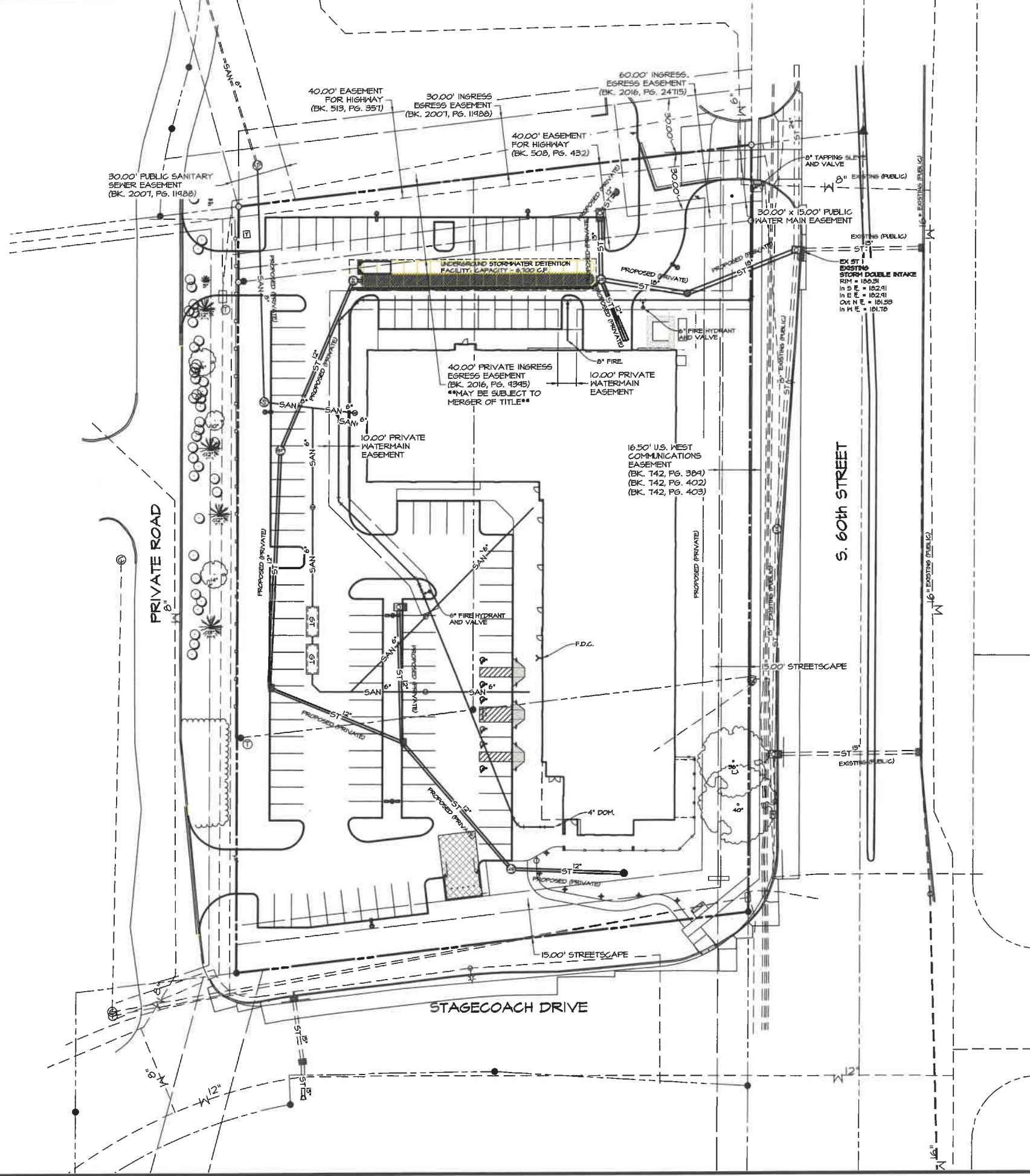
**PRELIMINARY - NOT FOR CONSTRUCTION**

**THE TOWER**  
 575 & 545 S. 60TH STREET, WEST DES MOINES, IA  
 SPECIFIC PLAN (GRADING PLAN)

|              |                          |
|--------------|--------------------------|
| DATE:        | 2ND SUBMITTAL 11-18-2021 |
| DESIGNED BY: | 1ST SUBMITTAL 10-28-2021 |
| DRAWN BY:    | NOV. 25, 2014            |
|              | JAG                      |
|              | STM                      |

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





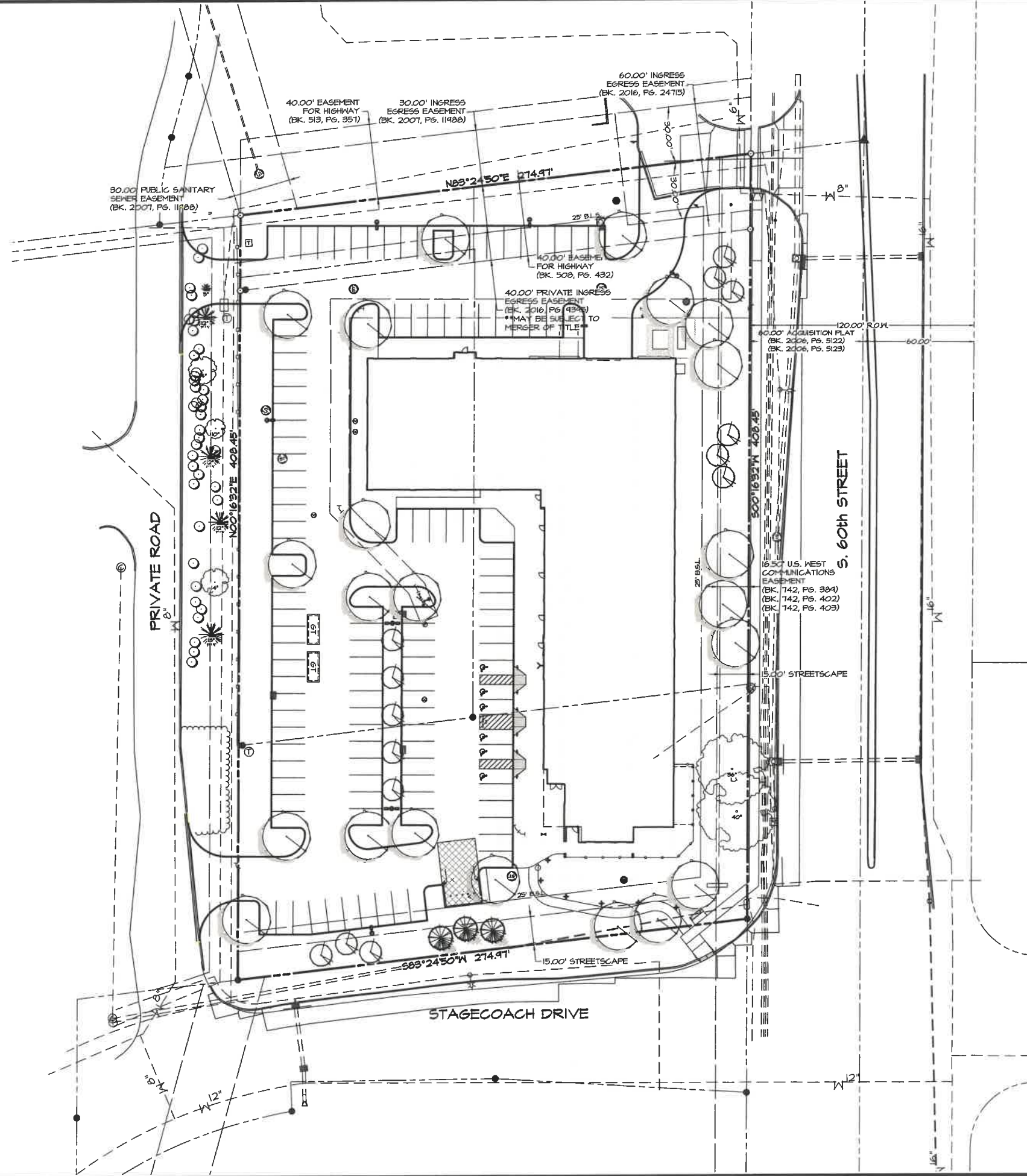
**PRELIMINARY - NOT FOR CONSTRUCTION**

**THE TOWER**  
 575 & 545 S. 60TH STREET, WEST DES MOINES, IA  
**SPECIFIC PLAN (UTILITY PLAN)**

DATE:  
 2ND SUBMITTAL 11-18-2021  
 1ST SUBMITTAL 10-28-2021  
 DATE OF SURVEY: NOV. 25, 2014  
 DESIGNED BY: JAG  
 DRAWN BY: STM

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





**PRELIMINARY - NOT FOR CONSTRUCTION**

|  |   |                                       |
|--|---|---------------------------------------|
|  | <b>Civil Engineering Consultants, Inc.</b><br>2400 86th Street · Unit 12 · Des Moines, Iowa 50322<br>515.276.4884 · mail@cecinc.com     |                                       |
|  | <b>THE TOWER</b><br>575 & 545 S. 60TH STREET, WEST DES MOINES, IA   | <b>SPECIFIC PLAN (LANDSCAPE PLAN)</b> |
|  | DATE: _____<br>2ND SUBMITTAL: 11-16-2021<br>1ST SUBMITTAL: 10-28-2021<br>DATE OF SURVEY: _____<br>DESIGNED BY: _____<br>DRAWN BY: _____ | JAS<br>JTM<br>STN                     |





PROJECTED ENTRANCE FOR COMMERCIAL OFFICE SPACES & CONDO GUESTS

MATERIAL CHANGE TO METAL BATTENS (WOOD LOOK) OVER METAL PANEL FOR SIGNAGE ATTACHMENT

LARGE OVERHANG OVER RESTAURANT MAIN ENTRANCE

| EXTERIOR MATERIAL LEGEND |  |
|--------------------------|--|
| MAT. LABEL               | MATERIAL DESCRIPTION   |
| BATT                     | LONGBOARD LINK & LOCK BATTENS; COLOR: BURNT SIENNA   |
| CMU-1                    | CONCRETE MASONRY UNIT  |
| COL-1                    | EXTERIOR STEEL COLUMN; BLACK FINISH  |
| CONC                     | EXPOSED CAST IN PLACE CONCRETE; CAST STONE FORMLINER FINISH  |
| COP-1                    | PREFINISHED ACM COPING; COLOR: BLACK   |
| CW-1                     | KAUWEER 180 CURTAIN WALL SYSTEM; 7 1/2\"   |
| FAS-1                    | DRY-DESIGN ACM PANEL W/ CONCEALED FASTENERS; COLOR: BLACK  |
| FCP-1                    | FIBER CEMENT PANEL W/ CONCEALED FASTENERS; NICHIA VINTAGEWOOD; COLOR: CEDAR  |
| FCP-2                    | FIBER CEMENT PANEL W/ CONCEALED FASTENERS; NICHIA EMPIRE BLOCK   |
| GR-1                     | GLASS PANEL GLAZED RAIL SYSTEM   |
| MP-1                     | DRY-DESIGN ACM PANEL W/ CONCEALED FASTENERS; COLOR: BLACK  |
| MP-2                     | DRY-DESIGN ACM PANEL W/ CONCEALED FASTENERS; COLOR: WHITE  |
| NWS-1                    | MINIWALL SLIDING THERMALLY BROKEN OPERABLE GLASS WALL SYSTEM IN-SWINGS; CLEAR ANODIZED ALUMINUM TOP & BOTTOM RAIL; STANDARD MOUNT W/ FRAMELESS GLASS |
| SF-1                     | T.B. ALUMINUM STOREFRONT FRAMING; BLACK FINISH   |
| VIS-1                    | 1\"  |
| VIS-2                    | 1\"  |
| WD-1                     | DELTA MILLWORKS ACCOYA S58 BURNED AND BRUSHED WOOD SIDING (OR APPROVED EQUAL)  |







1 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

| EXTERIOR MATERIAL LEGEND |   |
|--------------------------|---|
| MAT. LABEL               | MATERIAL DESCRIPTION  |
| BATT                     | LONGBOARD LNK & LOCK BATTENS; COLOR: BURNT SIENNA   |
| CMU-1                    | CONCRETE MASONRY UNIT   |
| COL-1                    | EXTERIOR STEEL COLUMN; BLACK FINISH   |
| CONC                     | EXPOSED CAST IN PLACE CONCRETE; CAST STONE FORMLINER FINISH   |
| COP-1                    | PREFINISHED ACM COPING; COLOR: BLACK  |
| CW-1                     | KAWNEER 1800 CURTAIN WALL SYSTEM; 7 1/2" DEPTH; COLOR: BLACK  |
| FAS-1                    | DRY-DESIGN ACM PANEL; W/ CONCEALED FASTENERS; COLOR: BLACK  |
| FCP-1                    | FIBER CEMENT PANEL; W/ CONCEALED FASTENERS; NICHHA VINTAGEWOOD; COLOR: CEDAR  |
| FCP-2                    | FIBER CEMENT PANEL; W/ CONCEALED FASTENERS; NICHHA EMPIRE BLOCK   |
| GR-1                     | GLASS PANEL; GUARD RAIL SYSTEM  |
| MP-1                     | DRY-DESIGN ACM PANEL; W/ CONCEALED FASTENERS; COLOR: BLACK  |
| MP-2                     | DRY-DESIGN ACM PANEL; W/ CONCEALED FASTENERS; COLOR: WHITE  |
| NWS-1                    | NANA WALL SYSTEM; THERMALLY BROKEN OPERABLE GLASS WALL SYSTEM IN-SWINGING; CLEAR ANODIZED ALUMINUM TOP & BOTTOM RAIL; STANDARD MOUNT W/ FRAMELESS GLASS |
| SF-1                     | T.B. ALUMINUM STOREFRONT FRAMING; BLACK FINISH  |
| VIS-1                    | 1" INSULATED VISION GLASS; CLEAR W/ LOW E COATING   |
| VIS-2                    | 1" INSULATED FRITTED GLASS; COLOR: BLACK  |
| WD-1                     | DELTA MILLWORKS ACCOYA SSB BURNED AND BRUSHED WOOD SIDING (OR APPROVED EQUIV.)  |



2 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"