

OWNER/APPLICANT
 Systems Management & Balancing, Inc. / JJLM, Inc.
 2873 104th Street
 Des Moines, IA 50322
 (515) 270-8755

Contact: James E. Hall, PE

LANDSCAPE ARCHITECT

BRIAN CLARK AND ASSOCIATES
 1300 WALNUT STREET, SUITE 200
 DES MOINES, IOWA 50309
 PH: (515) 288-4875
 FX: (515) 288-8359
 E-MAIL: ehigginson@bcadesign.com
 Contact: Eric Higginson

ARCHITECT

ge WATTIER architecture, Inc.
 305 East Court Avenue
 Des Moines, IA 50309
 (515) 243-0074
 Contact: Greg Wattier

CIVIL ENGINEER

Cooper Crawford & Associates., LLC
 2167 Grand Avenue
 West Des Moines, IA 50265
 (515) 224-1344

Contact: Keven J. Crawford, P.E., L.S.

ZONING

Existing Zoning: P.D.
 Proposed Zoning: P.D.

PARKING REQUIREMENTS

Parking Spaces Required:
 (3 Spaces / 1,000 S.F. of G.F.A.)
 G.F.A: 5,000 S.F.
 Parking Spaces Required: 15
 Handicap Spaces Required: 1
 Parking Spaces Provided: 15
 Handicap Spaces Provided: 1

SITE SUMMARY

Open Space Required:
 (10% Site Area: 4,983.26 S.F.)
 Open Space Provided: 33,297.77 S.F. (67%)
 Building Area: 5,854 SF (12%)
 Pavement Area: 9,029.79 S.F. (21%)
 Total Site Area: 49,832.64 S.F. (1.14 ACRES)

LEGAL DESCRIPTION

That part of:
 LOT 9, WESTGATE BUSINESS
 PARK PLAT 2, AN OFFICIAL PLAT,
 CITY OF WAUKEE, DALLAS
 COUNTY, IOWA.

SAID TRACT OF LAND CONTAINS
 1.144 ACRES MORE OR LESS.

SAID TRACT OF LAND SUBJECT TO
 ALL EASEMENTS OF RECORD.

LANDSCAPE REQUIREMENTS (OPEN SPACE)

OPEN SPACE REQUIRED: 10% OF GROSS LAND AREA
 TOTAL AREA: 49,832.64 S.F. (1.44 ACRES) x .10 =
 4,983.26 S.F. (.11 ACRES)

OPEN SPACE PROVIDED:
 33,297.77 S.F. (.76 ACRES) 67%

OPEN SPACE TREE REQUIREMENTS:
 2 TREES PER 1,500 S.F. OF OPEN SPACE
 4,983.26 / 1,500 = 3.32 (4)

OPEN SPACE SHRUB REQUIREMENTS:
 6 SHRUBS PER 1,000 S.F. OF OPEN SPACE
 4,983.26 / 1,000 = 4.9 (5)

PARKING LOT OPEN SPACE REQUIRED: 10% OF INTERIOR PARKING AREA
 4,200 S.F. X .10 = 420 S.F.

PARKING LOT OPEN SPACE PROVIDED:
 764 S.F. 18%

LANDSCAPE REQUIREMENTS (BUFFER)

30' BUFFER REQUIREMENTS:
 3 CONIFEROUS TREES / 100 L.F.
 4 UNDERSTORY / 100 L.F.

TOTAL LINEAR FEET OF BUFFER REQUIRED: 193'

CITY REQUIREMENTS:
 CONIFEROUS TREES (193' / 100) x 3 = 6
 UNDERSTORY TREES (193 / 100) x 4 = 8

BUFFER PLANTING PROVIDED:
 CONIFEROUS TREES: 6
 UNDERSTORY TREES: 8

DETENTION REQUIREMENTS

DETENTION FOR THIS SITE IS PROVIDED WITHIN AN AREA WIDE BASIN FOR THIS PLAT LOCATED SOUTH OF THIS SITE

MAP REFERENCES

- 1) WESTGATE BUSINESS PARK PLAT 2, BY CIVIL ENGINEERING CONSULTANTS, INC., FILED AT DALLAS COUNTY RECORDER'S OFFICE, NOVEMBER 27, 2000, BOOK 2000, PAGE 12285
- 2) WILLOW BROOK PLAT 1, BY CIVIL ENGINEERING CONSULTANTS, INC., FILED AT DALLAS COUNTY RECORDER'S OFFICE, FILED NOVEMBER 7, 2003, BOOK 2003, PAGE 22373

BENCH MARK

FOUND WEST DES MOINES STANDARD BENCHMARK, CONCRETE MONUMENT WITH ALUMINUM CAP STAMPED #93, AT THE INTERSECTION OF UNIVERSITY AVENUE AND 98TH STREET (WAGO PLACE, DALLAS COUNTY), 3 FEET WEST OF EAST FENCE AND 147 FEET SOUTH OF UNIVERSITY AVE CENTERLINE.
 ELEVATION = 1046.58 (NAVD'88 DATUM)

LEED POINT APPROACH

POINT: SS 4.4
ALTERNATIVE TRANSPORTATION
 CAN NOT EXCEED LOCAL MIN. REQ.
 PROVIDE PREFERRED PARKING FOR
 CAR POOLS = 5% OF REQ. STALLS.
 15 STALLS REQ X 5% = .75 STALLS (1)

POINT: SS 5.2
MAXIMIZE OPEN SPACE
 EXCEED LOCAL ZONING REQ. BY 25%
 .11 ACRES REQUIRED
 .76 ACRES PROVIDED

POINT: 6.2
STORMWATER DESIGN
 CAPTURE AND TREAT 90% OF AVERAGE ANNUAL RAINFALL.
 PRAIRIE PLANTINGS AND THE WESTGATE RETENTION POND WILL PROVIDE SUFFICIENT QUALITY CONTROL.

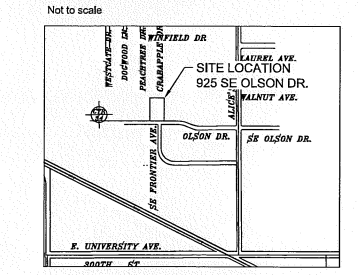
POINT: WW 1.1
WATER EFFICIENT LANDSCAPING
 REDUCE WATER CONSUMPTION BY 50% BY USING NATIVE IOWA SPECIES OF TREES, SHRUBS AND GRASS (LOW GROW PRAIRIE)

POINT: WE 1.2
NO POTABLE WATER USE OR IRRIGATION
 BY USING THE AFORE MENTIONED NATIVE SPECIES THE LANDSCAPE WILL NOT REQUIRE ANY PERMANENT IRRIGATION.

GENERAL NOTES

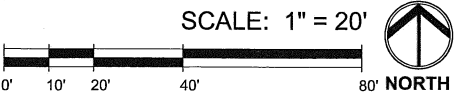
1. All City of Waukee Standard Specifications apply as applicable to project.
2. Paving dimensions are to back of curb unless otherwise noted.
3. All radii are 4' unless otherwise noted.
4. Boundary and topographic information taken from survey are prepared by: Cooper Crawford & Associates., LLC 2167 Grand Avenue West Des Moines, IA 50265 (515) 224-1344
5. Proposed signage to meet city codes for ground signs.
6. Pavement types:
 Type 1: 7" HMA
 Type 2: 4" PCC
 Type 3: 8" PCC

VICINITY SKETCH

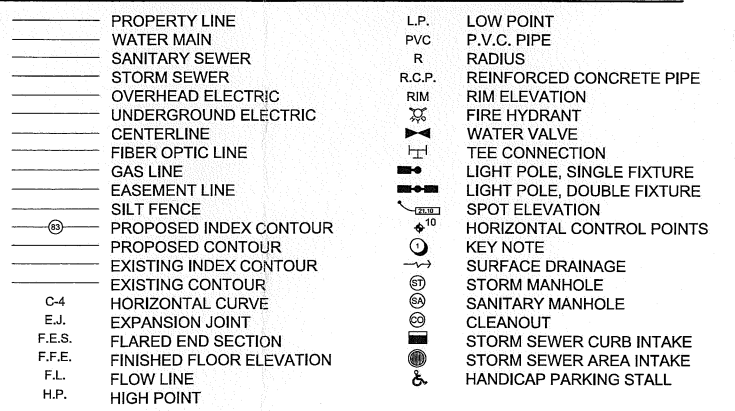
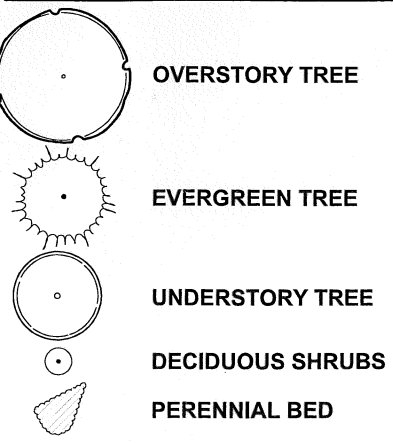


LOW GROWING PRAIRIE MIXTURE: 18" AVERAGE HT. 24" MAX FLOWERING HEIGHT (TO BE MAINTAINED ON AN ANNUAL BASIS)
 AS PRODUCED BY UNITED SEEDS, INC. MIXTURE CONTAINS BLUE FINE FESCUE, HARD FINE FESCUE, SHEEPS FINE FESCUE, BLUE GRAMA, LITTLE BLUESTEM, AND SIDEOATS GRAMMA

PLANT SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
OVERSTORY TREES						
GTS	3	GLEDITSIA TRIACANTHOS INERMIS	SKYLINE HONEY LOCUST	2"	-CAL.	AS SHOWN
QM	1	QUERCUS MACRO CARPA	BUR OAK	2"	-CAL.	AS SHOWN
UNDERSTORY TREES						
CC	8	CERCIS CANADENSIS	EASTERN REDBUD	8"	HT.	AS SHOWN
EVERGREEN TREES						
PS	6	PINUS SYLVESTRIS	SCOTS PINE	6"	HT.	AS SHOWN
DECIDUOUS SHRUBS						
RAGL	30	RHUS AROMATICA GRO-LOW	GRO-LOW SUMAC	#5	CONT.	5' O.C.
VO	10	VIBURNUM OPIULUS NANUM	DWARF CRANBERRY BUSH VIBURNUM	#5	CONT.	EVENLY SPACED
PERENNIALS						
CA	5	CALAMAGROSTIS ACUTIFORA	KARL FOERSTER FEATHER REED GRASS	#3	CONT.	EVENLY SPACED
SAJ	50	SEDUM AUTUMN JOY	AUTUMN JOY SEDUM	#1	CONT.	18" O.C.



LEGEND



JJLM, INC.
SYSTEMS MANAGEMENT & BALANCING, INC.
 Lot 9, Westgate Business Park
 Waukee, Iowa

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER: 2007-30
 SHEET NAME: SITE PLAN
 1 OF 3

DATE: 05.19.08
 ISSUE TITLE: []

REVISION SCHEDULE
 NO. DESCRIPTION DATE
 01 SITE PLAN 05-17-08
 02 SITE PLAN 06-10-08

PROJECT MANAGER: BC
 SHEET NUMBER: 2007-30