PUD SKETCH PLAN
WATER TOWER PLACE
4100 UNIVERSITY AVE.

PLANNED COMMERCIAL CENTER PARKING REQUIREMENTS

EXISTING WATER TOWER PLACE PUD:
367,083 SF TOTAL G.F.A. +20,000 SF OF OUTDOOR STORAGE
(INCLUDES 3,134 SF SIT DOWN NON FAST FOOD RESTAURANT AND 1,934 SF OFFICE)
REQUIRED: 1,551 SPACES + 10 SPACES OF OUTDOOR STORAGE=1,561 SPACES
PROVIDED: 1,751

PROPOSED ADDITION TO WATER TOWER PLACE PUD:
54,615 SF + 800 SF OF OUTDOOR SEATING + 83,715 SF G.F.A (INCLUDES 14,800 SF SIT DOWN NON FAST FOOD RESTAURANTS)

NEW TOTAL:
402,798 SF TOTAL G.F.A PLUS 20,000 SF OF OUTDOOR STORAGE (INCLUDES 20,830 SF SIT DOWN NON FAST FOOD RESTAURANT AND 1,934 SF OFFICE)
REQUIRED: 1,704 + 10 SPACES OF OUTDOOR STORAGE = 1,714 SPACES
PROVIDED: 1,814

PLANNED COMMERCIAL CENTER OPEN SPACE REQUIREMENTS

EXISTING WATER TOWER PLACE PUD: (308 + 109 PARKING)
REQUIRED: 1,715,582X30%+126,713X10%=607,212 SF
PROVIDED: 621,128 SF

WATER TOWER PLACE 2:
H.R.O.H. INCLUDED
REQUIRED: 128,228X30%+48,827X10%=49,351 SF
PROVIDED: 49,488 SF

H.R.O.H. EXCLUDED
REQUIRED: 115,581X30%+48,827X10%=39,644 SF
PROVIDED: 52,141 SF

COMP. PLAN LAND USE

EXISTING: REGIONAL COMMERCIAL
PROPOSED: SAME

ZONING

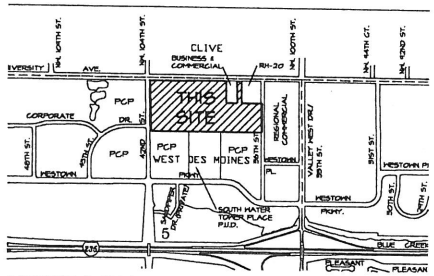
EXISTING: WATER TOWER PLACE P.U.D. (BUSINESS & COMMERCIAL & REGIONAL COMMERCIAL)
PROPOSED: SAME

BENCHMARK

MDM BM #70 - INTERSECTION OF 35th STREET AND UNIVERSITY AVENUE, SOUTHEAST CORNER OF INTERSECTION 42 FEET SOUTH OF CENTERLINE OF UNIVERSITY AVENUE, 73 FEET EAST OF CENTERLINE OF 35th STREET STANDARD BENCHMARK

ELEVATION_____168.76

NORTHEAST CORNER OF TRAFFIC POLE CONCRETE BASE @ SOUTHEAST CORNER OF HOME DEPOT ENTRANCE AND UNIVERSITY AVENUE.
ELEVATION_____167.14



VICINITY SKETCH

OWNER/DEVELOPER

EJ DEVELOPMENT, L.L.C.
3101 INGERSOLL AVE.
DES MOINES, IOWA 50312

LEGAL DESCRIPTION

Beginning at a point that is 40.0 feet South of and 33.0 feet East of the North 7 Corner of Section 3, Township 78 North, Range 25 West, of the 5th P.M. West Des Moines, Polk County, Iowa thence S66°05'05"E, parallel with and 40.0 feet South of the North line of the NE 7 of said Section 3, and along the South right of way line of University Avenue, as it is presently established, 888.44 feet, thence S0°00'0"E, 658.45 feet, thence S66°32'44"E, 200.01 feet, thence N0°00'18"W, 150.0 feet, thence S89°59'27"E, 1093 feet, thence N0°00'10"E, 305.4 feet, thence S0°00'06"W, 1098.21 feet, thence N84°34'48"W, 849.56 feet, thence S1°05'01"E, 10.01 feet, thence N84°39'53"W, 868.51 feet, thence S0°00'0"E, parallel with and 33.00 feet East of the West line of the NE 7 of said Section 3, and along the East right of way line of 42nd Street, as it is presently established, 1057.42 feet, to the point of beginning. Said tract of land being subject to and together with any and all easements of record.

And

The South 405.0 feet of the North 445.0 feet of the West 120 feet of the East 7 of the NE 7 of Section 3, Township 78 North, Range 25 West, of the 5th P.M. West Des Moines, Polk County, Iowa.

And

Lot 3 Westgate Plaza Plat No. 2, West Des Moines, Polk County, Iowa.

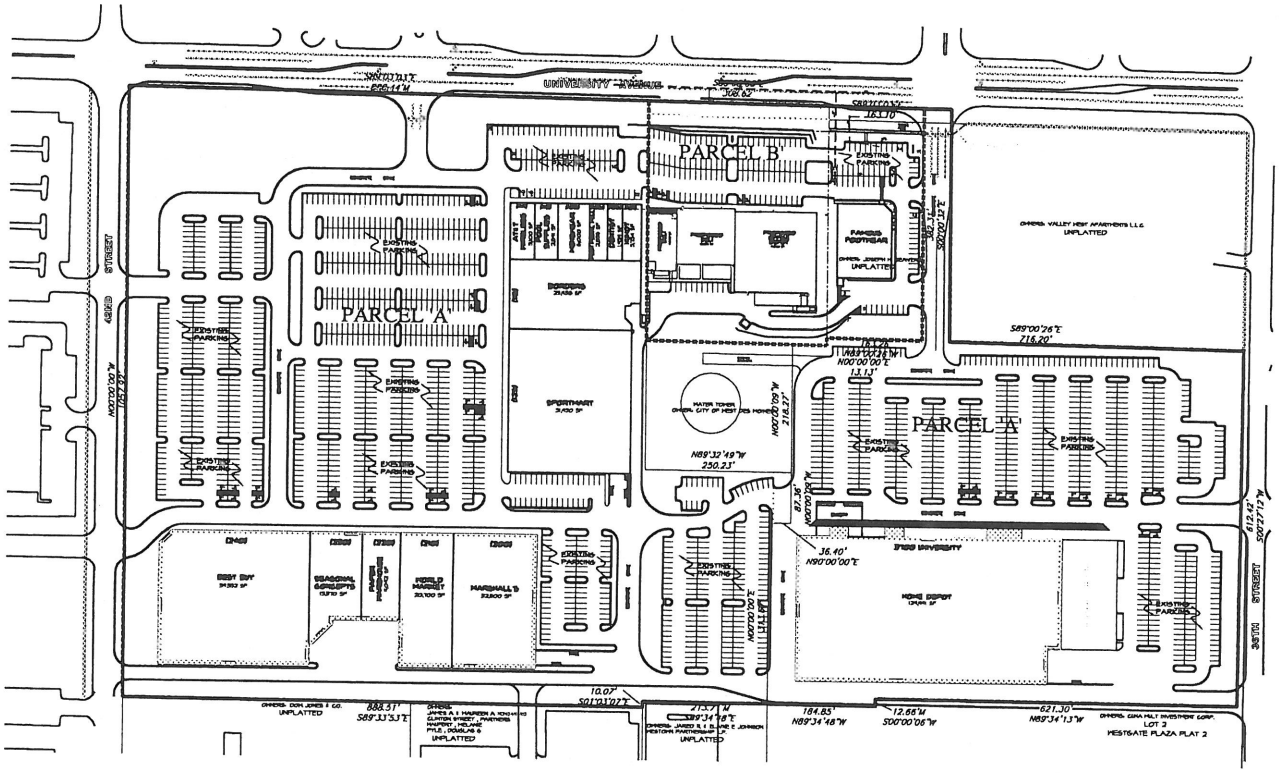
And

The West 43.0 feet of the East 90.0 feet of the South 308.0 feet of the North 348.0 feet of the NW 7 of the NE 7 of Section 3, Township 78 North, Range 25 West, of the 5th P.M. West Des Moines, Polk County, Iowa. Said tract of land being subject to and together with any and all easements of record.

And

A PARCEL OF LAND IN SECTION 3, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5th P.M. WEST DES MOINES, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 3; THENCE S89°03'01"E, 421.51 FEET ALONG THE NORTH LINE SAID SECTION 3 TO A POINT; THENCE S00°00'00"E, 40.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY OF UNIVERSITY AVENUE; THENCE S89°03'01"E, 508.50 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S00°00'31"E, 413.54 FEET TO A POINT; THENCE N84°09'17"W, 509.02 FEET TO A POINT; THENCE N00°05'01"E, 413.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.44 ACRES MORE OR LESS.



LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- ST 18" — STORM SEWER & SIZE
- SAN 8" — SANITARY SEWER & SIZE
- W 8" — WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- EXISTING CONTOURS
- 1000 PROPOSED CONTOURS
- SILT FENCE
- SECTION CORNER
- FOUND CORNER
- SET CORNER W/ 5/8" I.R. CAP #18844
- (240) UNIT ADDRESS

NORTH
SCALE: 1"=100'
0 50 100 200

DATE: 7-21-04

CEC CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, UNIT 12 DES MOINES, IOWA 50322.4379
PHONE: 515.276.4884 FAX: 515.276.7084

LAC LANDSCAPE ARCHITECTURAL CONSULTANTS, INC.
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2400 86TH STREET, UNIT 12 DES MOINES, IOWA 50322.4379
PHONE: 515.276.9898 FAX: 515.276.7084

A-1279

EXHIBIT B

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