KEETOWN LOOP

THE QUARTER AT WAUKEE, LLC C/O HARRY COIN

LEGAL ADDRESS OF PROPERTY (NOT ASSIGNED)
WAUKEE, IOWA

PARKING REQUIREMENTS:

REQUIRED PARKING STALLS: **1358 STALLS**
20 STALLS / 1,000 SF OF EVENT CENTER
AND 1 STALL/3 FIXED SEATS
36,000 @ 20 STALL / 1,000 SF = **720 STALLS**
842 SEATS @ 1 STALL /3 FIXED SEATS= **281 STALLS**
4 STALLS / 1,000 SF OF RETAIL
83,992 SF @ 4 STALLS / 1,000 = **336 STALLS**
1 STALL / 1 GUEST ROOM OF HOTEL
AND 5 STALLS/1,000 SF OF ASSOCIATED EATING/DRINKING AREA
136 ROOMS(PER HOTEL) 1 STALL/1 ROOM = **136 STALLS**
2,700 SF RESTUARANT/DRINKING AREA @ 5 STALLS /1,000=**14 STALLS**
TOTAL STALLS REQUIRED FOR HOTEL: **150 STALLS**

TOTAL PARKING STALLS PROVIDED: **1364 (1319 +45 ADA SPACES)**

ACCESSIBLE STALLS REQUIRED: **24**
ACCESSIBLE STALLS PROVIDED: **45 (10 ARE VAN ACCESSIBLE)**

LANDSCAPE REQUIREMENTS

STREET TREE PLANTING:

2,650 LF OF FRONTAGE
2,650 LF X 1 TREE / 40LF = **67 STREET TREES REQUIRED**
74 STREET TREES PROVIDED

OFF STREET PARKING:

PARKING LOT ISLANDS **135 OVERSTORY TREE/ISLAND REQUIRED**
142 OVERSTORY TREE/ISLAND PROVIDED

RESIDENTIAL BUFFER:
800 LF OF FRONTAGE
800 X 1.5 OVERSTORY TREES / 50 LF = **24 OVERSTORY TREES REQUIRED**
24 OVERSTORY TREES PROVIDED
800 LF X 2.5 EVERGREEN TREES / 50 LF = **40 EVERGREEN TREES REQUIRED**
45 EVERGREEN TREES PROVIDED
800 LF X 2.5 ORNAMENTAL TREES / 50 LF = **40 ORNAMENTAL TREES REQUIRED**
43 ORNAMENTAL TREES PROVIDED
800 LF X 15 SHRUBS / 50 LF = **240 SHRUBS REQUIRED**
258 SHRUBS PROVIDED

OPEN SPACE REQUIREMENTS:

AREA REQUIREMENT:
1,191,389.36 SF TOTAL AREA (WITHIN LIMITS OF CONSTRUCTION)

20% REQUIRED OPEN SPACE (237,828.40 SF)
42% PROVIDED OPEN SPACE (496,759.14 SF)

27.1% 134,727.45 SF IMPERVIOUS OPEN SPACE
72.9% 362,031.69 SF PERVIOUS OPEN SPACE

PLANTING REQUIREMENTS:

1.5 OVERSTORY TREE, .5 UNDERSTORY TREE AND TWO SHRUBS PER 1,000 SF OF REQUIRED OPEN SPACE.

SHRUBS PROVIDED: 583
TREES PROVIDED: 476
OVERSTORY = 238 = 50%
UNDERSTORY = 119 = 25%
EVERGREEN = 119 = 25%
≥25% OF ALL REQUIRED TREES SHALL BE EVERGREEN
≥50% OF ALL REQUIRED TREES SHALL BE OVERSTORY

OVERSTORY TREES: 237,828.40 SF X 1.5/1,000 SF = **357 OVERSTORY TREES REQUIRED**
357 OVERSTORY TREES PROVIDED

UNDERSTORY TREES: 237,828.40 SF X .5/1,000 SF= **119 UNDERSTORY TREES REQUIRED**
119 UNDERSTORY TREES PROVIDED

SHRUBS: 237,828.40 SF X 2/1,000 SF = **476 SHRUBS REQUIRED**
583 SHRUBS PROVIDED

VENUE LOADING DOCK BUFFER (INCLUDED IN OPEN SPACE REQUIREMENT TREES):
190 LF OF FRONTAGE
190 X 1.5 OVERSTORY TREES / 50 LF = **6 OVERSTORY TREES REQUIRED**
11 OVERSTORY TREES PROVIDED
190 LF X 2.5 EVERGREEN TREES / 50 LF = **10 EVERGREEN TREES REQUIRED**
10 EVERGREEN TREES PROVIDED
190 LF X 2.5 ORNAMENTAL TREES / 50 LF = **10 ORNAMENTAL TREES REQUIRED**
10 ORNAMENTAL TREES PROVIDED
190 LF X 15 SHRUBS / 50 LF = **57 SHRUBS REQUIRED**
57 SHRUBS PROVIDED

BUILDING SUMMARY

THE VENUE
FUTURE BUILDING FOOTPRINT: 36,000 SF
BUILDING TYPE: ENTERTAINMENT
BUILDING HEIGHT: 45'-0"
BUILDING STORIES: 2 STORY

*HOTEL
FUTURE BUILDING FOOTPRINT: 21,500 SF
BUILDING TYPE: HOTEL
BUILDING HEIGHT: 55'-0"
BUILDING STORIES: 4 STORIES

*BUILDING A
FUTURE BUILDING FOOTPRINT: 5,000 SF
BUILDING TYPE: RETAIL
BUILDING HEIGHT: 20'-0"
BUILDING STORIES: 1 STORY

*BUILDING B
FUTURE BUILDING FOOTPRINT: 15,000 SF
BUILDING TYPE: RETAIL
BUILDING HEIGHT: 20'-0"
BUILDING STORIES: 1 STORY

*BUILDING C
FUTURE BUILDING FOOTPRINT: 6,000 SF
BUILDING TYPE: RETAIL
BUILDING HEIGHT: 20'-0"
BUILDING STORIES: 1 STORY

*BUILDING D
FUTURE BUILDING FOOTPRINT: 12,500 SF
BUILDING TYPE: RETAIL
BUILDING HEIGHT: 20'-0"
BUILDING STORIES: 1 STORY

*BUILDING E
FUTURE BUILDING FOOTPRINT: 5,600 SF
BUILDING TYPE: RETAIL
BUILDING HEIGHT: 20'-0"
BUILDING STORIES: 1 STORY

*BUILDING F
FUTURE BUILDING FOOTPRINT: 15,000 SF
BUILDING TYPE: RETAIL
BUILDING HEIGHT: 44'-0"
BUILDING STORIES: 3 STORY

*BUILDING G
FUTURE BUILDING FOOTPRINT: 12,500 SF
BUILDING TYPE: RETAIL
BUILDING HEIGHT: 44'-0"
BUILDING STORIES: 3 STORY

*BUILDING H
FUTURE BUILDING FOOTPRINT: 8,000 SF
BUILDING TYPE: RETAIL
BUILDING HEIGHT: 44'-0"
BUILDING STORIES: 3 STORY

*BUILDING I
FUTURE BUILDING FOOTPRINT: 5,000 SF
BUILDING TYPE: RETAIL
BUILDING HEIGHT: 44'-0"
BUILDING STORIES: 3 STORY

*SQUARE FOOTAGE, BUILDING TYPE, HEIGHT AND STORIES ARE ESTIMATES OF FUTURE DEVELOPMENT AND ARE SUBJECT TO CHANGE.

SITE SUMMARY
TOTAL DISTRICT AREA: 1,191,389.36 SF (27.35 ACRES)
IMPERVIOUS SURFACE AREA: 829,357.67 SF (19.04 ACRES)
TOTAL BUILDING SURFACE AREA = 141,311.67 SF
TOTAL PAVEMENT SURFACE AREA = 134,727.45 SF
TOTAL PARKING SPACE SURFACE AREA = 238,013.66 SF
TOTAL ROAD SURFACE AREA = 315,304.89 SF
PERVIOUS SURFACE AREA: 362,031.69 SF (8.31 ACRES)

OWNER/APPLICANT
THE QUARTER AT WAUKEE, LLC C/O HARRY COIN
4011 AVENUE OF THE CITIES, SUITE 101 B
MOLINE, IL 61265
309-781-0595

APPLICANT/REPAIRER OF SUBMITTAL
MATT CARLILE
525 17TH STREET
DES MOINES, IA 50309
515-288-4875
E-MAIL: MCARLILE@THINKCONFLUENCE.COM
CONTACT: MATT CARLILE

LEGAL DESCRIPTION
THE SHOPS AT KETTLESTONE NORTH PLAT 4 OUTLOT U

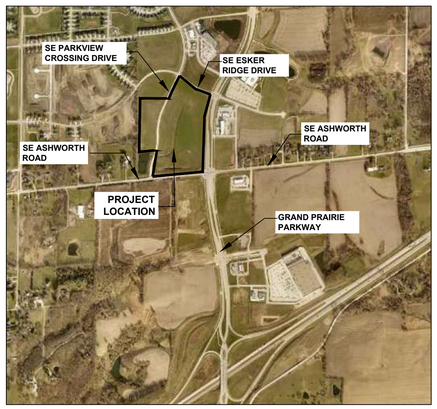
ZONING AND LAND USE
ZONING: K-RR / PD-I AND BOOK 2021 PAGE 27621
EXISTING LAND USE: VACANT
OPEN SPACE REQUIREMENTS: 20%

CONFLUENCE

SHEET INDEX

SHEET NUMBER	SHEET TITLE
L000	COVER SHEET
L001	GENERAL NOTES
L100	SITE PREPARATION OVERVIEW
L101 - L112	SITE PREPARATION ENLARGEMENT
L200	LAYOUT PLAN OVERVIEW
L201 - L212	LAYOUT PLAN ENLARGEMENT
L300	GRADING PLAN OVERVIEW
L301 - L312	GRADING PLAN ENLARGEMENT
L400	PLANTING PLAN OVERVIEW
L401 - L412	PLANTING PLAN ENLARGEMENT
L500 - L502	SITE DETAILS
L503	PLANTING DETAILS
L504	SITE LIGHTING DETAILS
L600 - L605	SITE RAMP DETAILS
A101 - A202	ARCHITECTURAL SHEETS
C100 - C104	CIVIL SHEETS
E100 - E200	ELECTRICAL SHEETS

VICINITY MAP



LAND SURVEYOR
COOPER CRAWFORD & ASSOC.
475 S 50th Street
WEST DES MOINES, IA 50265
PH: (515) 224-1344
KEVEN CRAWFORD

LICENSED PROFESSIONAL ENGINEER — KEVEN CRAWFORD P13156 — IOWA

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE STATE OF IOWA.

KEVEN CRAWFORD REGISTRATION #P13156 DATE
MY REGISTRATION DATE IS: DECEMBER 31, 2022
SHEETS COVERED BY THIS SEAL:

CIVIL ENGINEER
COOPER CRAWFORD & ASSOC.
475 S 50th Street
WEST DES MOINES, IA 50265
PH: (515) 224-1344
KEVEN CRAWFORD

LICENSED PROFESSIONAL ENGINEER — KEVEN CRAWFORD P13156 — IOWA

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE STATE OF IOWA.

KEVEN CRAWFORD REGISTRATION #P13156 DATE
MY REGISTRATION DATE IS: DECEMBER 31, 2022
SHEETS COVERED BY THIS SEAL:

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th Street
Johnston, IA 50131
PH: (515) 727-0700
MATTHEW JAHNKE

LICENSED PROFESSIONAL ENGINEER — MATTHEW JAHNKE P23173 — IOWA

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE STATE OF IOWA.

MATTHEW JAHNKE REGISTRATION #P23173 DATE
MY REGISTRATION DATE IS: DECEMBER 31, 2022
SHEETS COVERED BY THIS SEAL:

ARCHITECT
OPN ARCHITECTS
100 Court Avenue
Des Moines, IA 50309
PH: (515) 309.0722
KEN HAGEN

LICENSED PROFESSIONAL ARCHITECT — KENNETH E. HAGEN AIA 6362 — IOWA

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE STATE OF IOWA.

KENNETH E. HAGEN REGISTRATION #6362 DATE
MY REGISTRATION DATE IS: JUNE 30, 2022
SHEETS COVERED BY THIS SEAL:

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com
MATT CARLILE

STATE OF IOWA — MATT CARLILE LANDSCAPE ARCHITECT NO. 422 — LICENSED LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE STATE OF IOWA.

MATT CARLILE REGISTRATION #422 DATE
MY REGISTRATION DATE IS: JUNE 30, 2022
SHEETS COVERED BY THIS SEAL:

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE INC. AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED. (c) COPYRIGHT 2016 BY CONFLUENCE INC.

ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

811 Know what's below. Call before you dig.

COVER SHEET

CONFLUENCE PROJECT # 20172

L000

COPYRIGHT © 2020 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

File Location: \\corp.thinkconfluence.com\data\DesMoines\Projects\2021\21072_Waukee Ent. District - Main\21072_WORKING\AUTOCAD\SHEETS\24X36 SITE PLAN SUBMITTAL\L000 COVER | Drawn by: XX | Checked by: XX

GENERAL NOTES

A. COOPER CRAWFORD AND ASSOCIATES, 475 S 50TH ST #800. WEST DES MOINES, IA 50265 (515-224-1344) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

F. THE CONTRACTOR SHALL FURNISH AND PLACE ALL NECESSARY SIGNS AND BARRICADES DURING THE CONSTRUCTION IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.

G. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED PERMITS BEFORE PERFORMING ANY WORK.

H. ALL WORK INVOLVING CONNECTION OF PUBLIC IMPROVEMENTS, AND ALL WORK ASSOCIATED WITH PUBLIC IMPROVEMENTS SHALL COMPLY WITH 2020 EDITION WAUKEE STANDARD SPECIFICATIONS INCLUDING ALL APPLICABLE PERMITS.

I. ALL PROPOSED ELEMENTS WILL BE PRIVATE AND "BLANKET" EASEMENTS, SO THEY ARE NOT PLOTTABLE.

J. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES. IF PAVING IS NOT INSTALLED PRIOR TO BUILDING CONSTRUCTION COMMENCING AFTER FOOTINGS ARE INSTALLED, AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING TO EXTEND WITHIN 100 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS SHALL BE PROVIDED TO COMPLY WITH THE REQUIREMENTS OF SECTION 503.2 OF THE IFC.

K. ANY PLAN CHANGES SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO EXECUTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES MADE THAT WERE NOT APPROVED BY THE CITY.

DEMOLITION GENERAL NOTES

A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.

B. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.

C. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.

E. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.

F. CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CONTROL JOINT WHERE PRACTICAL.

SITE LAYOUT NOTES

A. ALL CURB AND GUTTER DIMENSIONS ARE TO BACK OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

B. VERIFY COORDINATES PRIOR TO CONSTRUCTION

C. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

D. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

E. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

F. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

G. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED

GRADING NOTES

A. ALL SPOT ELEVATIONS ARE AT THE TOP OF FINISHED SURFACES. SPOT ELEVATIONS SHOWN IN PARKING ARE AT THE BOTTOM OF CURB. ADD 6" TO COMPUTE TOP OF CURB ELEVATION.

B. CONTRACTOR TO VERIFY ALL SPOT ELEVATIONS FOR POSITIVE DRAINAGE BEFORE INSTALLATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE SURFACE DRAINAGE IN ALL AREAS, UNLESS OTHERWISE NOTED. ALL NEWLY GRADED GROUND SURFACES SHALL BE FINISHED TO UNIFORM GRADES AND SLOPED IN SUCH A MANNER TO BE FREE OF DEPRESSIONS THAT CAUSE AREAS OF STANDING WATER. THE CONTRACTOR SHALL REPORT ANY CONFLICTS WITH THIS REQUIREMENT TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO FINAL GRADING OPERATIONS.

C. WALK CROSS SLOPE MAY NOT EXCEED 2%. RUNNING SLOPE MAY NOT EXCEED 5%. RUNNING SLOPE FOR RAMPS MAY NOT EXCEED 1:12 WITH LANDINGS THAT DO NOT EXCEED 2% IN ANY DIRECTION.

D. WHERE PROPOSED GRADES MEET EXISTING, BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN THE NEW WORK AND EXISTING WORK. PONDING AT JOINTS WILL NOT BE ACCEPTED.

E. CONTACT LANDSCAPE ARCHITECT PRIOR TO BACKFILLING AGAINST EXISTING BUILDINGS. PROVIDE WATERPROOFING WHEN BACKFILLING AGAINST EXISTING BUILDINGS.

F. FINAL BERM SHAPE TO APPROVED BY LANDSCAPE ARCHITECT.

G. SEE SPECIFICATIONS FOR MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS AND PLANTING BEDS.

H. DEBRIS SHALL BE REMOVED AND PAVEMENT WITHIN THE RIGHT-OF-WAY SWEPT AT THE END OF EACH WORKING DAY AND PRIOR TO A RAIN EVENT.

I. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISHED GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES, AND LIGHT BASES.

J. SILT FENCE AND INLET PROTECTION SHALL BE MAINTAINED UNTIL ESTABLISHMENT OF PERMANENT GROUND COVER.

K. GENERAL PERMIT No.2 AND COSESCO PERMITS ARE REQUIRED FOR THIS PROJECT.

UTILITY GENERAL NOTES

A. DEWATERING (IF REQUIRED) IS CONSIDERED AN INCIDENTAL EXPENSE. NO ADDITIONAL PAYMENT WILL BE MADE FOR DEWATERING.

B. COORDINATE INSPECTIONS FOR CONNECTIONS TO PUBLIC WATER, SANITARY, AND STORM SEWER WITH THE APPROPRIATE JURISDICTIONS.

C. INSTALL TEMPORARY INLET PROTECTION AROUND ALL PERMANENT STORM SEWER INLETS IN COMPLIANCE WITH LOCAL SWPPP REQUIREMENTS.

D. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISH GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES AND LIGHT BASES.

E. FOR PATCHING USE PAVEMENT MIX PER CITY OF WAUKEE, IA STANDARD SPECIFICATIONS

PLANTING GENERAL NOTES

A. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.

B. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.

C. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.

D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.

E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.

F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.

G. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.

H. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

I. SOD ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.

J. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".

K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

ABBREVIATIONS

ALW	ALLOWANCE
APPROX	APPROXIMATE
ARCH	ARCHITECT
AVE	AVERAGE
B&B	BALLED AND BURLAPPED
BC	BACK OF CURB
BLDG	BUILDING
BR	BOTTOM OF RAMP
BS	BOTTOM OF STAIR
BW	BOTH WAYS
CAL	CALIPER
CF	CUBIC FEET
CIP	CAST IN PLACE
CL	CENTER LINE
CLR	CLEAR
CO	CLEANOUT
CONT	CONTINUOUS
CY	CUBIC YARD
DEMO	DEMOLISH
DIA	DIAMETER
DIM	DIMENSION
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ENG	ENGINEER
EQ	EQUAL
EST	ESTIMATE
EW	EACH WAY
EXIST	EXISTING
EXP	EXPANSION
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FL	FLOW LINE
FOC	FACE OF CURB
FL	FLOWLINE
FT	FEET
FTG	FOOTING
FS	FINISHED SURFACE
GA	GAUGE
GEN	GENERAL
HORIZ	HORIZONTAL
HP	HIGH POINT
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCHES
INCL	INCLUDED
JT	JOINT
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
ME	MEET EXISTING
MFG	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PC	POINT OF CURVE
PE	POLYETHYLENE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	POINT
PVC	POLY VINYL CHLORIDE
QTY	QUANTITY
R	RADIUS
REF	REFERENCE
REINF	REINFORCE
R-EJ	REINFORCED EXPANSION JT
REQD	REQUIRED
REV	REVISION
ROW	RIGHT-OF-WAY
S	SOUTH
SAN	SANITARY
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SPECS	SPECIFICATIONS
ST	STORM SEWER
SY	SQUARE YARD
STA	STATION
STD	STANDARD
SYM	SYMMETRICAL
SQ	SQUARE
T&B	TOP AND BOTTOM
TBD	TO BE DETERMINED
TC	TOP OF CURB
TH	THICK
TOPO	TOPOGRAPHY
TR	TOP OF RAMP
TS	TOP OF STAIR
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VAR	VARIES
VOL	VOLUME
W	WITH
W/O	WITHOUT
WT	WEIGHT
WWM	WELDED WIRE MESH
YD	YARD

LINE SYMBOL LEGEND

PROPERTY LINE

EASEMENT

SETBACK

EXISTING INDEX CONTOUR

EXISTING CONTOUR

PROPOSED INDEX CONTOUR

PROPOSED CONTOUR

COMMUNICATIONS

OVERHEAD ELECTRIC

UNDERGROUND ELECTRIC

FIBER OPTIC

SANITARY SEWER

STORM SEWER

UNDERDRAIN

TELEPHONE

WATER

SILT FENCE

FENCE

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

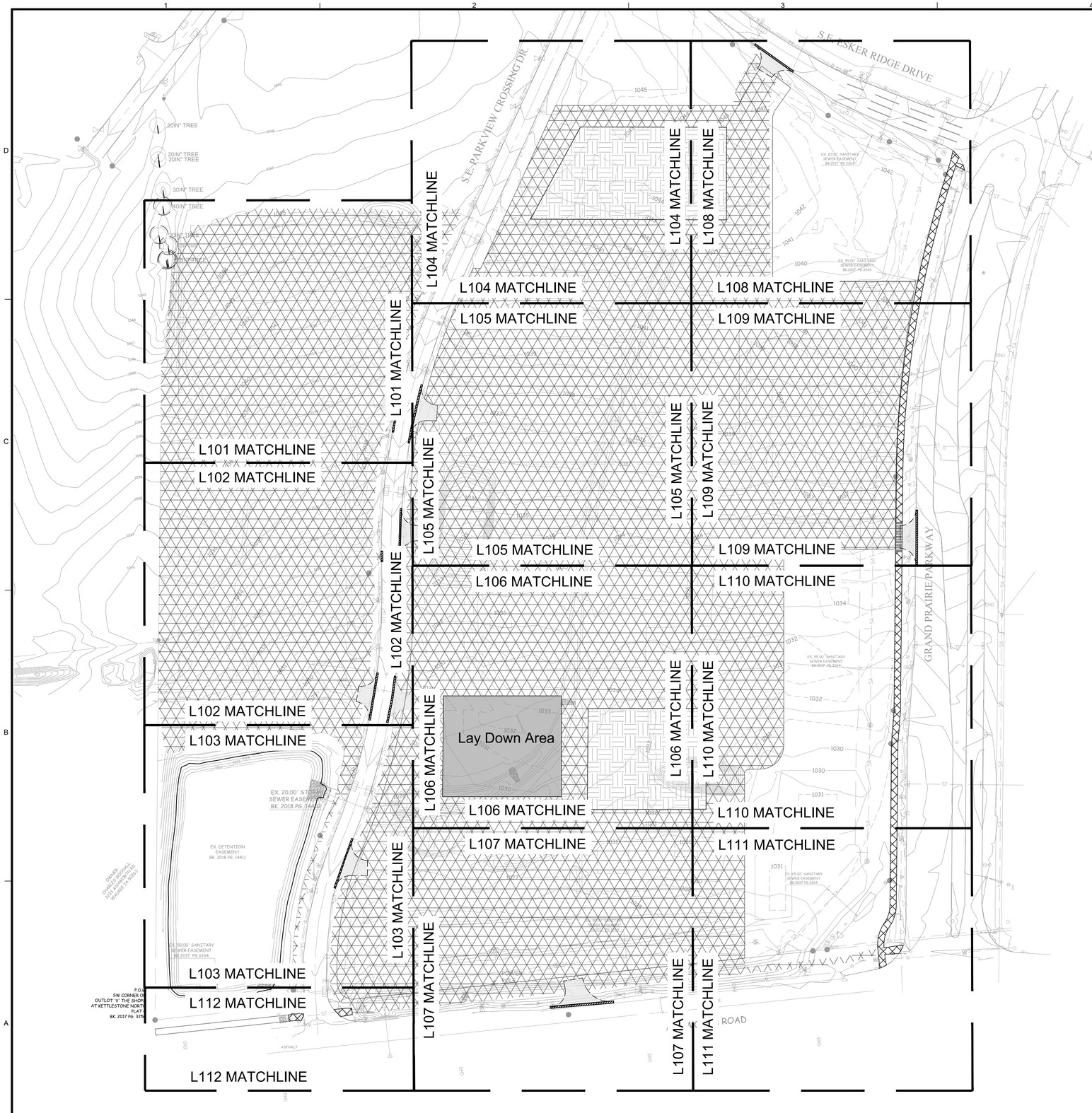
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

GENERAL NOTES

CONFLUENCE PROJECT # 21072

L001



01 L100 SITE PREPARATION OVERVIEW

SCALE: 1"=80'

0' 40' 80' 160'

GENERAL NOTES

A. REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

B. COOPER CRAWFORD & ASSOCIATES, 475 S 50TH STREET SUITE 800, WEST DES MOINES, IOWA 50265 (515-224-1344) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

C. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

E. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

F. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

DEMOLITION GENERAL NOTES

A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.

B. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.

C. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.

E. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.

F. CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CONTROL JOINT WHERE PRACTICAL.

PAVEMENT LEGEND (SITE):

- FUTURE TYPE A SUDAS ENTRY DRIVE (8" DEPTH)
- GRADING EXTENTS
- TOPSOIL LOCATION
- LAYDOWN AREA
- EXISTING SIDEWALK PCC
- SIDEWALK PCC REMOVAL
- PCC CURB AND GUTTER REMOVAL
- PRESERVE AND PROTECT EXISTING TREE, SEE DETAIL 09/L503

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

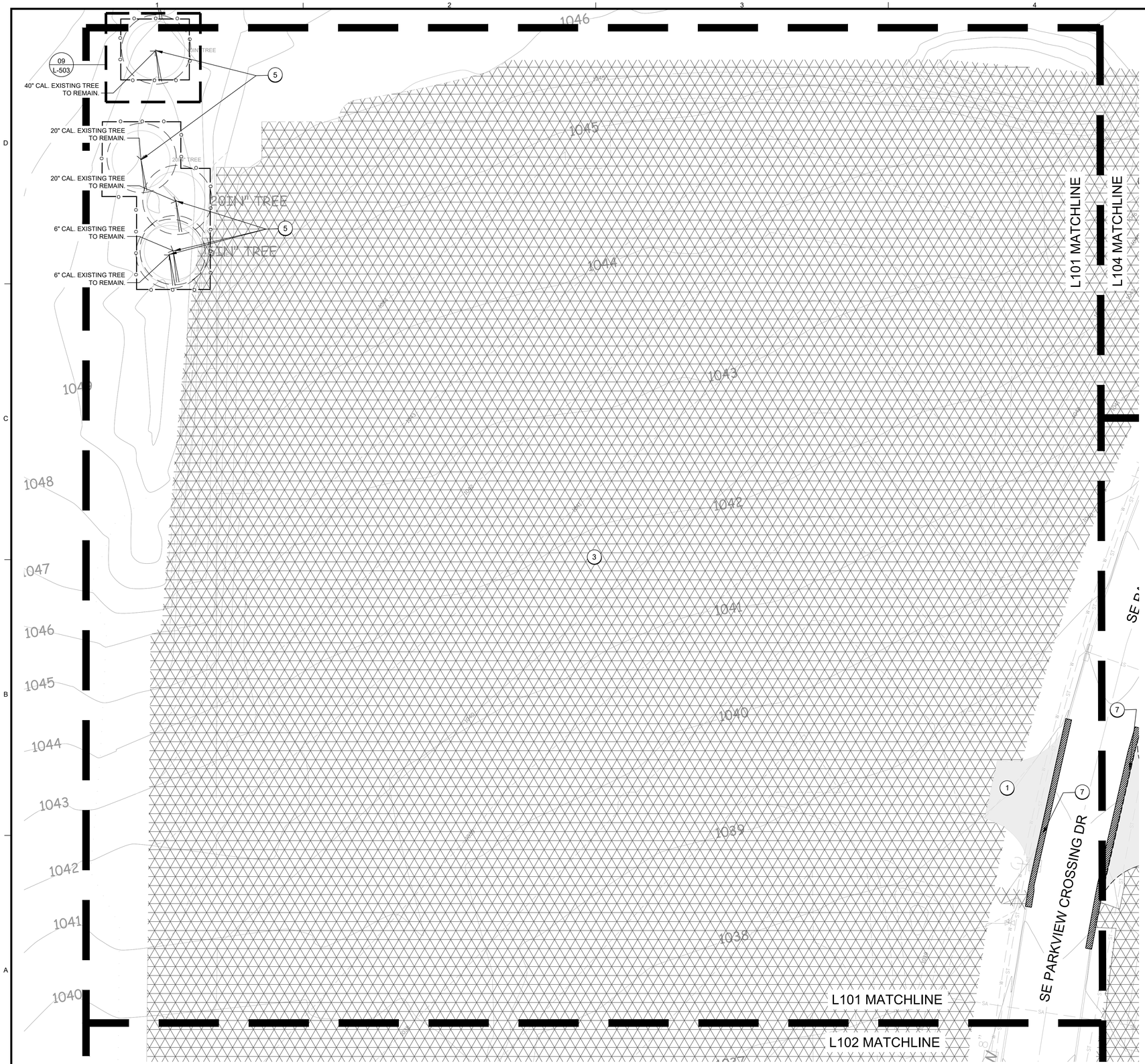
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

SITE PREPARATION OVERVIEW

CONFLUENCE PROJECT # 21072

L100



GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

PAVEMENT LEGEND (SITE):

- FUTURE TYPE A SUDAS ENTRY DRIVE (8" DEPTH)
- GRADING EXTENTS
- TOPSOIL LOCATION
- LAYDOWN AREA
- EXISTING SIDEWALK PCC
- SIDEWALK PCC REMOVAL
- PCC CURB AND GUTTER REMOVAL
- PRESERVE AND PROTECT EXISTING TREE, SEE DETAIL 09/L503

KEYNOTES

1. FUTURE ENTRY, TYPE A SUDAS, PCC PAVEMENT TYPE 3, SEE DETAIL 03/L500
2. PROTECT & PRESERVE EXISTING PCC WALK SLAB
3. CONTRACTOR TO STRIP TOPSOIL TO PROVIDE A MINIMUM DEPTH OF 8" AT FINAL GRADE.
4. TOPSOIL LOCATION
5. PROTECT & PRESERVE EXISTING TREE
6. REMOVE AND LEGALLY DISPOSE OF EXISTING PCC WALK SLAB
7. REMOVE AND LEGALLY DISPOSE OF EXISTING PCC CURB AND GUTTER
8. REMOVE AND RELOCATE EXISTING STREET LIGHT 50' SOUTH OF EXISTING LOCATION. SEE ELECTRICAL SHEETS AND LAYOUT SHEETS FOR PLACEMENT.

01 L101 SITE PREPARATION ENLARGEMENT

SCALE: 1"=20'

0' 10' 20' 40'

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL

THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

ISSUED FOR

SITE PLAN REVIEW

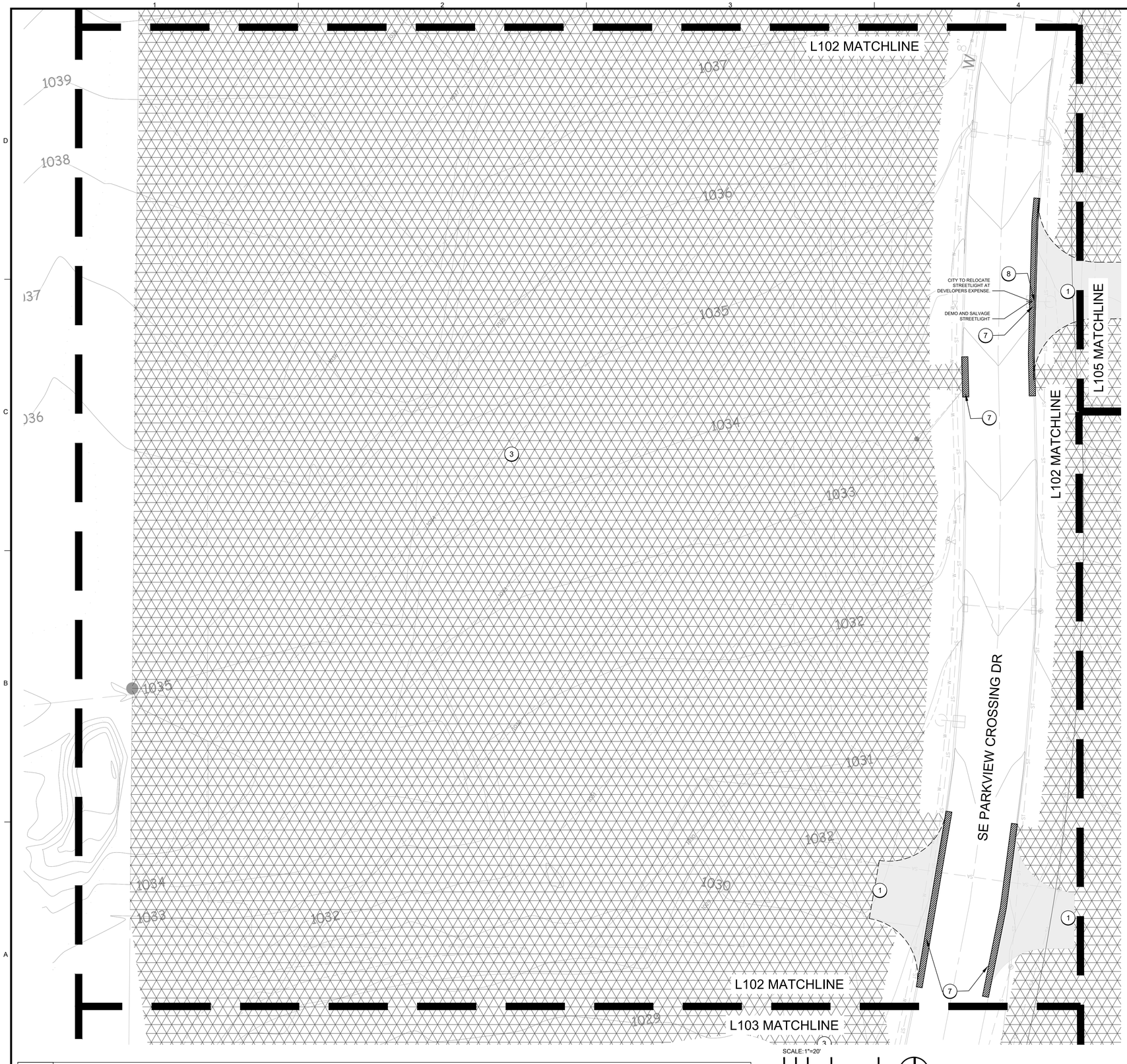
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

SITE PREPARATION ENLARGEMENT

CONFLUENCE PROJECT # 21072

L101



01 L102 SITE PREPARATION ENLARGEMENT

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

PAVEMENT LEGEND (SITE):

- FUTURE TYPE A SUDAS ENTRY DRIVE (8" DEPTH)
- GRADING EXTENTS
- TOPSOIL LOCATION
- LAYDOWN AREA
- EXISTING SIDEWALK PCC
- SIDEWALK PCC REMOVAL
- PCC CURB AND GUTTER REMOVAL
- PRESERVE AND PROTECT EXISTING TREE, SEE DETAIL 09/L503

KEYNOTES

1. FUTURE ENTRY, TYPE A SUDAS, PCC PAVEMENT TYPE 3, SEE DETAIL 03/L500
2. PROTECT & PRESERVE EXISTING PCC WALK SLAB
3. CONTRACTOR TO STRIP TOPSOIL TO PROVIDE A MINIMUM DEPTH OF 8" AT FINAL GRADE.
4. TOPSOIL LOCATION
5. PROTECT & PRESERVE EXISTING TREE
6. REMOVE AND LEGALLY DISPOSE OF EXISTING PCC WALK SLAB
7. REMOVE AND LEGALLY DISPOSE OF EXISTING PCC CURB AND GUTTER
8. REMOVE AND RELOCATE EXISTING STREET LIGHT 50' SOUTH OF EXISTING LOCATION. SEE ELECTRICAL SHEETS AND LAYOUT SHEETS FOR PLACEMENT.

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

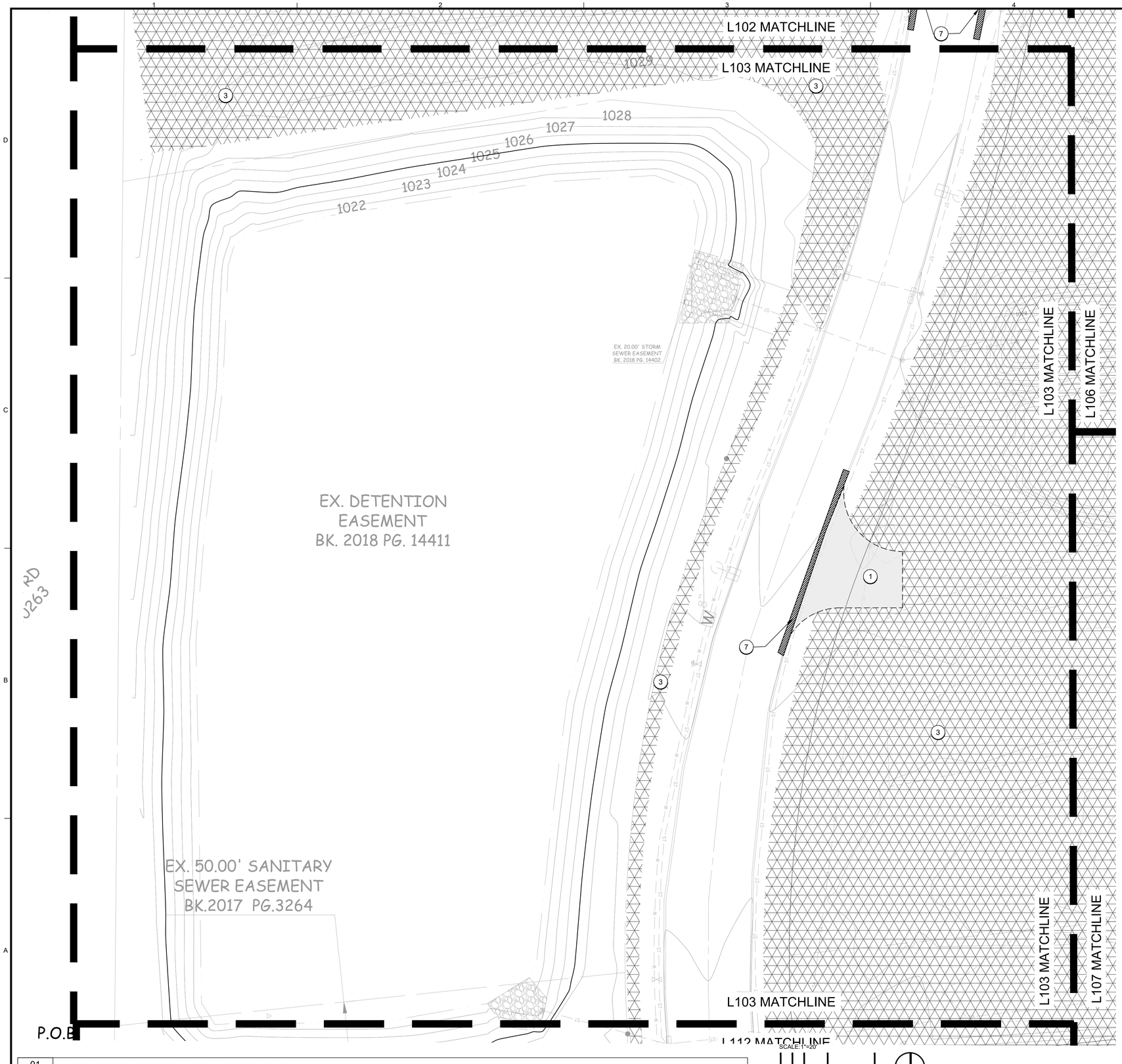
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

SITE PREPARATION ENLARGEMENT

CONFLUENCE PROJECT # 21072

L102



01 L103 SITE PREPARATION ENLARGEMENT

SCALE: 1"=20'

0' 10' 20' 40'

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

PAVEMENT LEGEND (SITE):

- FUTURE TYPE A SUDAS ENTRY DRIVE (8" DEPTH)
- GRADING EXTENTS
- TOPSOIL LOCATION
- LAYDOWN AREA
- EXISTING SIDEWALK PCC
- SIDEWALK PCC REMOVAL
- PCC CURB AND GUTTER REMOVAL
- PRESERVE AND PROTECT EXISTING TREE, SEE DETAIL 09/L503

KEYNOTES

1. FUTURE ENTRY, TYPE A SUDAS, PCC PAVEMENT TYPE 3, SEE DETAIL 03/L500
2. PROTECT & PRESERVE EXISTING PCC WALK SLAB
3. CONTRACTOR TO STRIP TOPSOIL TO PROVIDE A MINIMUM DEPTH OF 8" AT FINAL GRADE.
4. TOPSOIL LOCATION
5. PROTECT & PRESERVE EXISTING TREE
6. REMOVE AND LEGALLY DISPOSE OF EXISTING PCC WALK SLAB
7. REMOVE AND LEGALLY DISPOSE OF EXISTING PCC CURB AND GUTTER
8. REMOVE AND RELOCATE EXISTING STREET LIGHT 50' SOUTH OF EXISTING LOCATION. SEE ELECTRICAL SHEETS AND LAYOUT SHEETS FOR PLACEMENT.

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

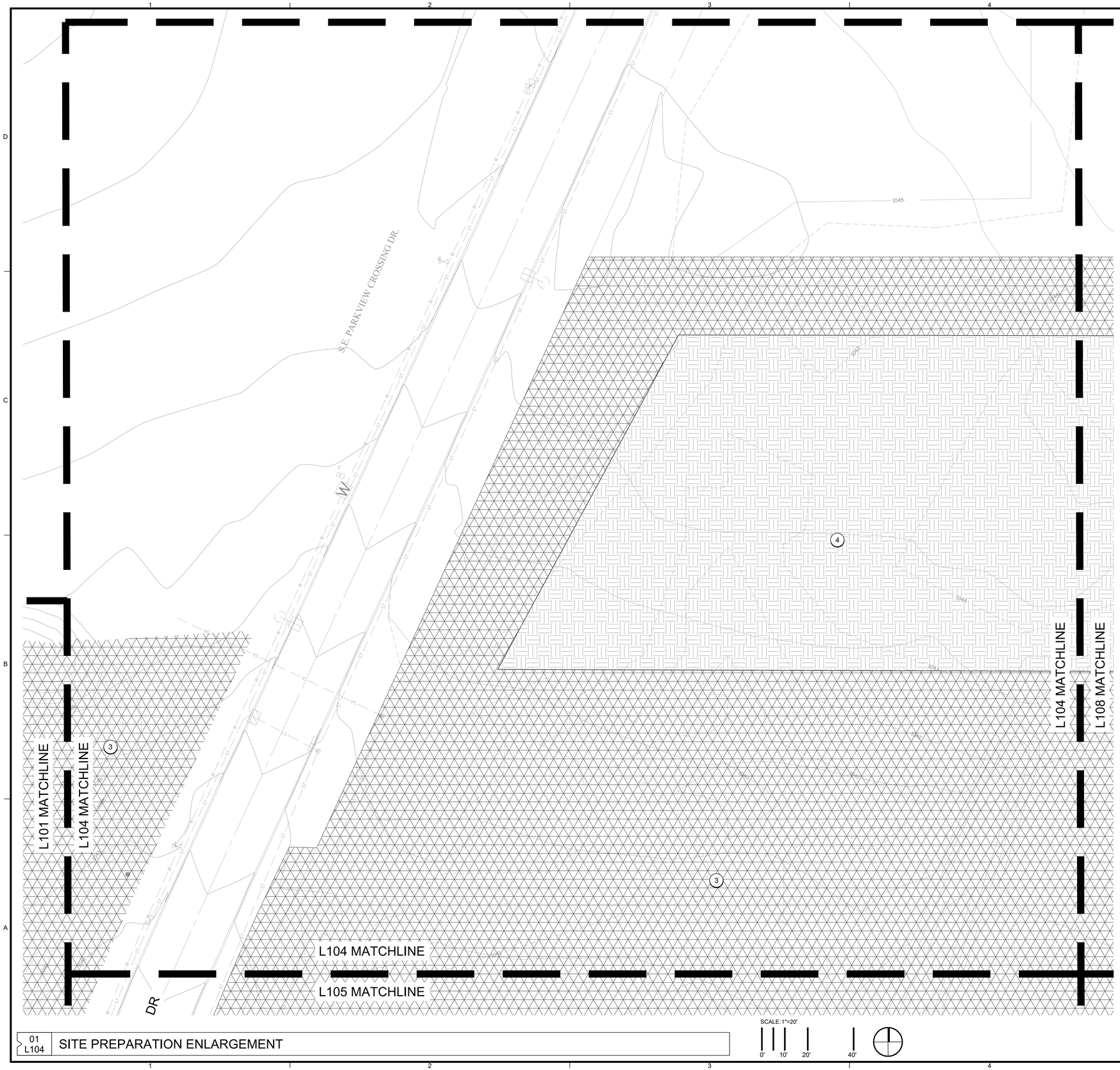
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

SITE PREPARATION ENLARGEMENT

CONFLUENCE PROJECT # 21072

L103



GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

PAVEMENT LEGEND (SITE):

- FUTURE TYPE A SUDAS ENTRY DRIVE (8" DEPTH)
- GRADING EXTENTS
- TOPSOIL LOCATION
- LAYDOWN AREA
- EXISTING SIDEWALK PCC
- SIDEWALK PCC REMOVAL
- PCC CURB AND GUTTER REMOVAL
- PRESERVE AND PROTECT EXISTING TREE, SEE DETAIL 09/L503

KEYNOTES

1. FUTURE ENTRY, TYPE A SUDAS, PCC PAVEMENT TYPE 3, SEE DETAIL 03/L500
2. PROTECT & PRESERVE EXISTING PCC WALK SLAB
3. CONTRACTOR TO STRIP TOPSOIL TO PROVIDE A MINIMUM DEPTH OF 8" AT FINAL GRADE.
4. TOPSOIL LOCATION
5. PROTECT & PRESERVE EXISTING TREE
6. REMOVE AND LEGALLY DISPOSE OF EXISTING PCC WALK SLAB
7. REMOVE AND LEGALLY DISPOSE OF EXISTING PCC CURB AND GUTTER
8. REMOVE AND RELOCATE EXISTING STREET LIGHT 50' SOUTH OF EXISTING LOCATION. SEE ELECTRICAL SHEETS AND LAYOUT SHEETS FOR PLACEMENT.

01 L104 SITE PREPARATION ENLARGEMENT

SCALE: 1"=20'

0' 10' 20' 40'

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

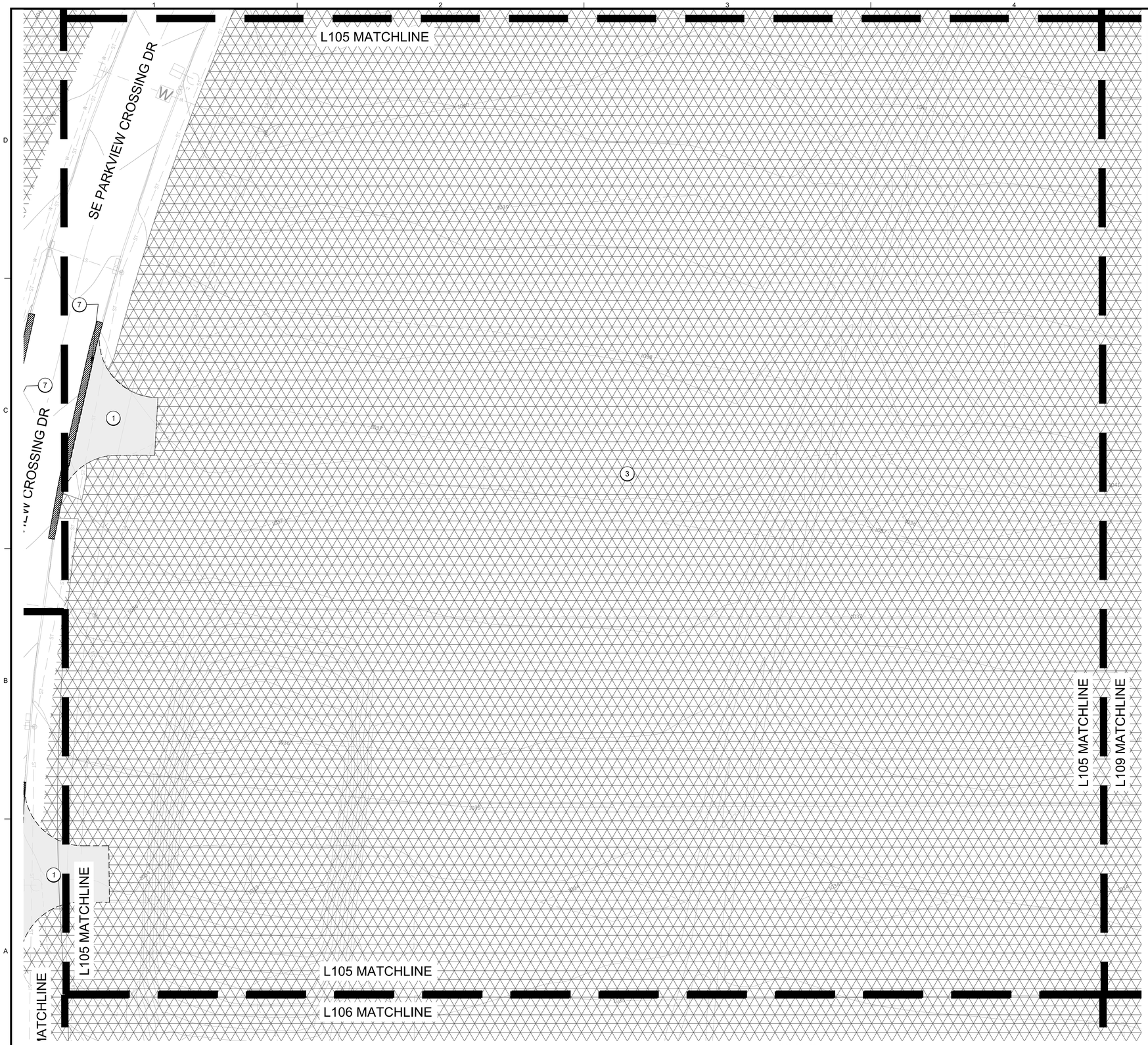
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

SITE PREPARATION ENLARGEMENT

CONFLUENCE PROJECT # 21072

L104



GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

PAVEMENT LEGEND (SITE):

- FUTURE TYPE A SUDAS ENTRY DRIVE (8" DEPTH)
- GRADING EXTENTS
- TOPSOIL LOCATION
- LAYDOWN AREA
- EXISTING SIDEWALK PCC
- SIDEWALK PCC REMOVAL
- PCC CURB AND GUTTER REMOVAL
- PRESERVE AND PROTECT EXISTING TREE, SEE DETAIL 09/L503

KEYNOTES

1. FUTURE ENTRY, TYPE A SUDAS, PCC PAVEMENT TYPE 3, SEE DETAIL 03/L500
2. PROTECT & PRESERVE EXISTING PCC WALK SLAB
3. CONTRACTOR TO STRIP TOPSOIL TO PROVIDE A MINIMUM DEPTH OF 8" AT FINAL GRADE.
4. TOPSOIL LOCATION
5. PROTECT & PRESERVE EXISTING TREE
6. REMOVE AND LEGALLY DISPOSE OF EXISTING PCC WALK SLAB
7. REMOVE AND LEGALLY DISPOSE OF EXISTING PCC CURB AND GUTTER
8. REMOVE AND RELOCATE EXISTING STREET LIGHT 50' SOUTH OF EXISTING LOCATION. SEE ELECTRICAL SHEETS AND LAYOUT SHEETS FOR PLACEMENT.

01 L105 SITE PREPARATION ENLARGEMENT

SCALE: 1"=20'

0' 10' 20' 40'

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL

THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

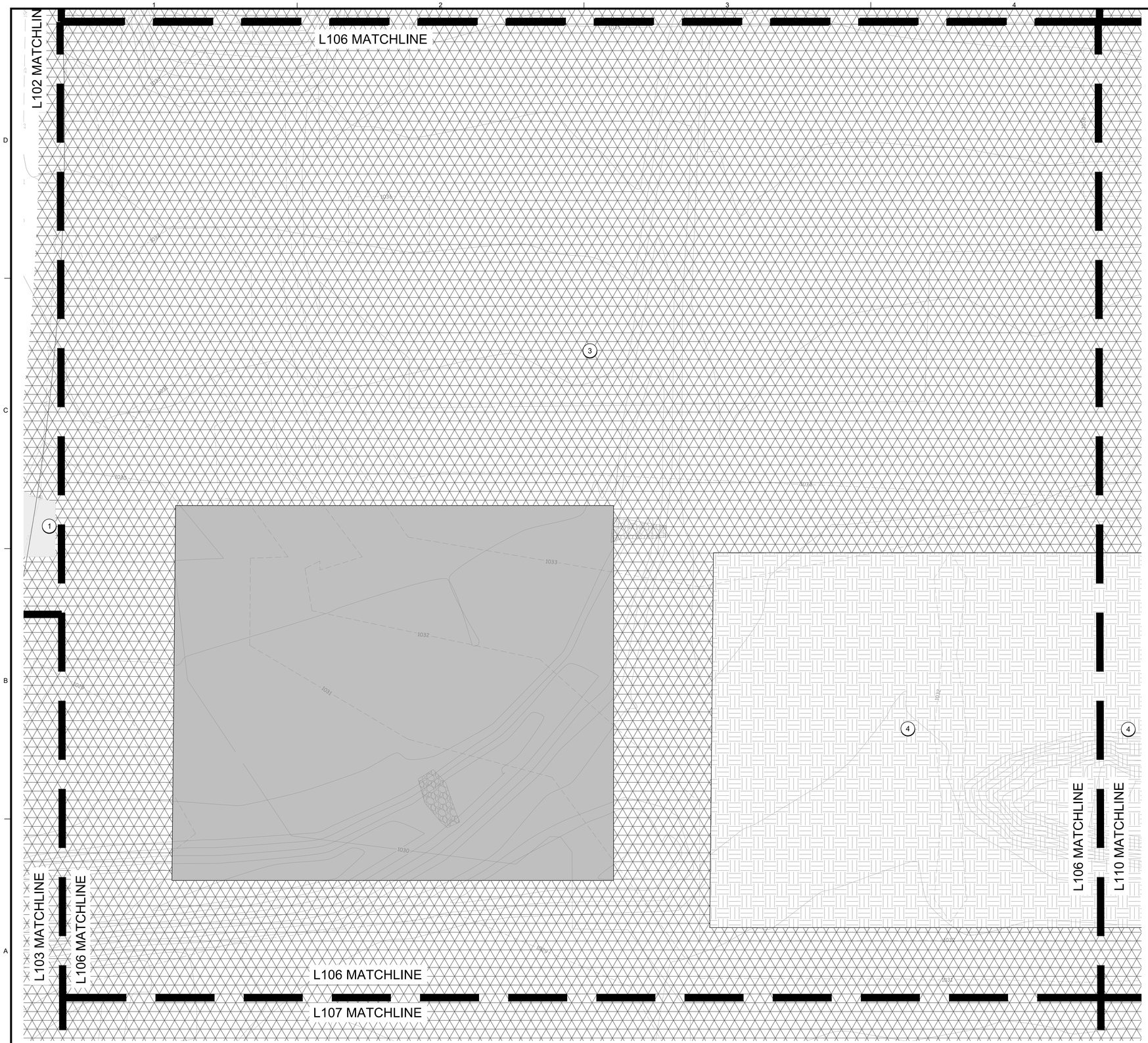
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

SITE PREPARATION ENLARGEMENT

CONFLUENCE PROJECT # 21072

L105



GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

PAVEMENT LEGEND (SITE):

- FUTURE TYPE A SUDAS ENTRY DRIVE (8" DEPTH)
- GRADING EXTENTS
- TOPSOIL LOCATION
- LAYDOWN AREA
- EXISTING SIDEWALK PCC
- SIDEWALK PCC REMOVAL
- PCC CURB AND GUTTER REMOVAL
- PRESERVE AND PROTECT EXISTING TREE, SEE DETAIL 09/L503

KEYNOTES

1. FUTURE ENTRY, TYPE A SUDAS, PCC PAVEMENT TYPE 3, SEE DETAIL 03/L500
2. PROTECT & PRESERVE EXISTING PCC WALK SLAB
3. CONTRACTOR TO STRIP TOPSOIL TO PROVIDE A MINIMUM DEPTH OF 8" AT FINAL GRADE.
4. TOPSOIL LOCATION
5. PROTECT & PRESERVE EXISTING TREE
6. REMOVE AND LEGALLY DISPOSE OF EXISTING PCC WALK SLAB
7. REMOVE AND LEGALLY DISPOSE OF EXISTING PCC CURB AND GUTTER
8. REMOVE AND RELOCATE EXISTING STREET LIGHT 50' SOUTH OF EXISTING LOCATION. SEE ELECTRICAL SHEETS AND LAYOUT SHEETS FOR PLACEMENT.

01 L106 SITE PREPARATION ENLARGEMENT

SCALE: 1"=20'

0' 10' 20' 40'

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

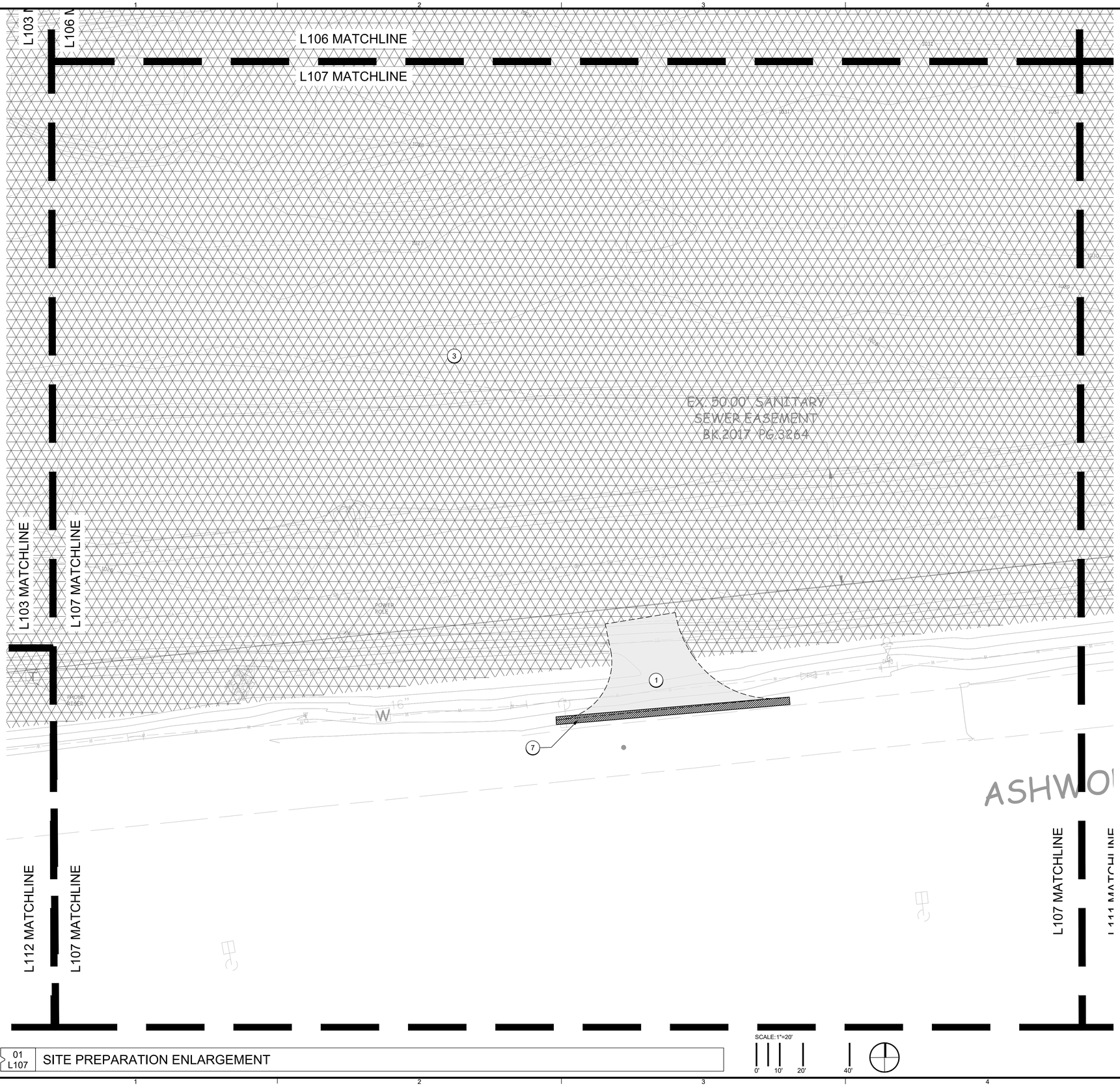
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

SITE PREPARATION ENLARGEMENT

CONFLUENCE PROJECT # 21072

L106



01 L107 SITE PREPARATION ENLARGEMENT

SCALE: 1"=20'

0' 10' 20' 40'

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

PAVEMENT LEGEND (SITE):

- FUTURE TYPE A SUDAS ENTRY DRIVE (8" DEPTH)
- GRADING EXTENTS
- TOPSOIL LOCATION
- LAYDOWN AREA
- EXISTING SIDEWALK PCC
- SIDEWALK PCC REMOVAL
- PCC CURB AND GUTTER REMOVAL
- PRESERVE AND PROTECT EXISTING TREE, SEE DETAIL 09/L503

KEYNOTES

1. FUTURE ENTRY, TYPE A SUDAS, PCC PAVEMENT TYPE 3, SEE DETAIL 03/L500
2. PROTECT & PRESERVE EXISTING PCC WALK SLAB
3. CONTRACTOR TO STRIP TOPSOIL TO PROVIDE A MINIMUM DEPTH OF 8" AT FINAL GRADE.
4. TOPSOIL LOCATION
5. PROTECT & PRESERVE EXISTING TREE
6. REMOVE AND LEGALLY DISPOSE OF EXISTING PCC WALK SLAB
7. REMOVE AND LEGALLY DISPOSE OF EXISTING PCC CURB AND GUTTER
8. REMOVE AND RELOCATE EXISTING STREET LIGHT 50' SOUTH OF EXISTING LOCATION. SEE ELECTRICAL SHEETS AND LAYOUT SHEETS FOR PLACEMENT.

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

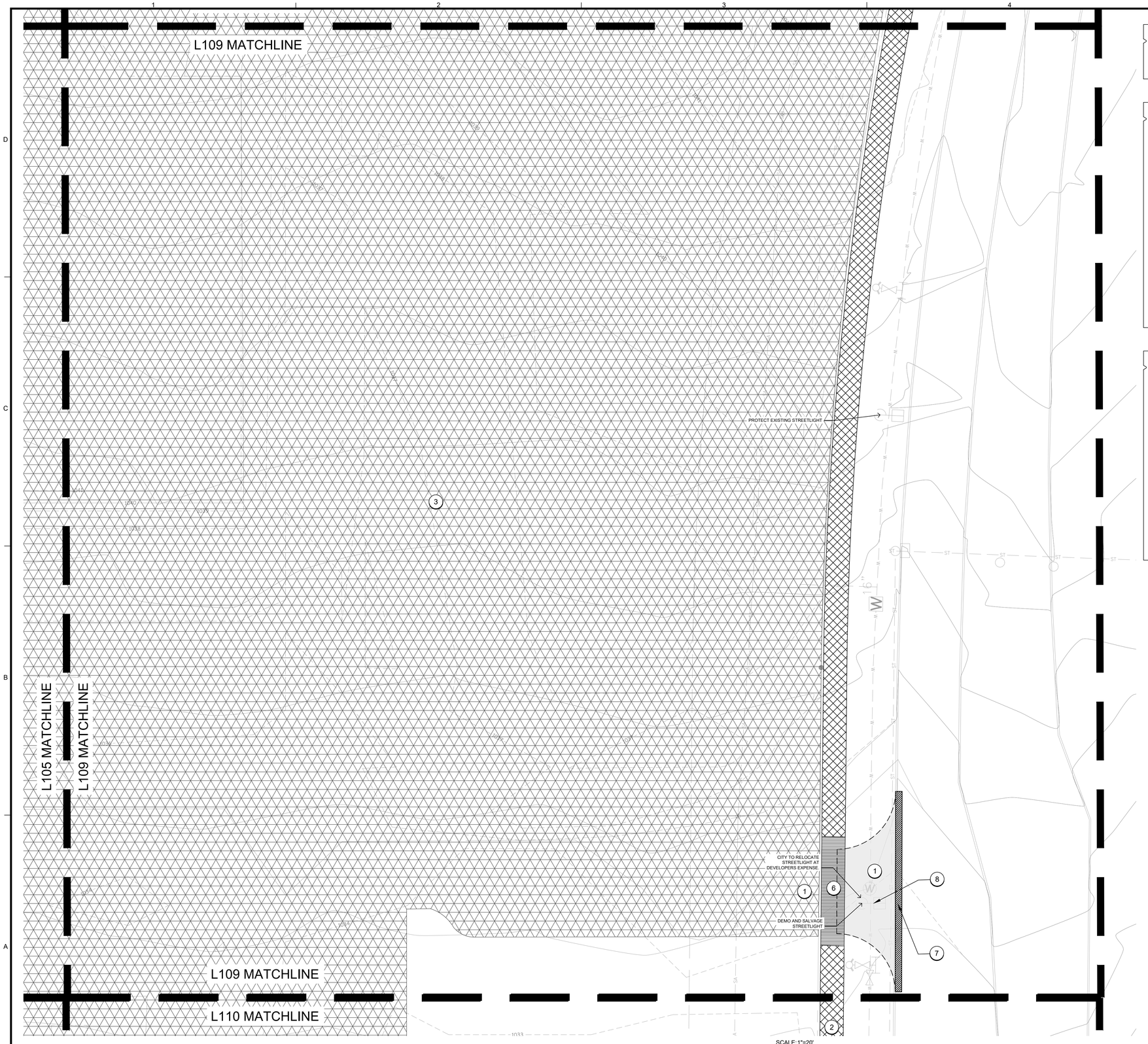
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE. AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

SITE PREPARATION ENLARGEMENT

CONFLUENCE PROJECT # 21072

L107



01 L108 SITE PREPARATION ENLARGEMENT

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

PAVEMENT LEGEND (SITE):

- FUTURE TYPE A SUDAS ENTRY DRIVE (8" DEPTH)
- GRADING EXTENTS
- TOPSOIL LOCATION
- LAYDOWN AREA
- EXISTING SIDEWALK PCC
- SIDEWALK PCC REMOVAL
- PCC CURB AND GUTTER REMOVAL
- PRESERVE AND PROTECT EXISTING TREE, SEE DETAIL 09/L503

KEYNOTES

1. FUTURE ENTRY, TYPE A SUDAS, PCC PAVEMENT TYPE 3, SEE DETAIL 03/L500
2. PROTECT & PRESERVE EXISTING PCC WALK SLAB
3. CONTRACTOR TO STRIP TOPSOIL TO PROVIDE A MINIMUM DEPTH OF 8" AT FINAL GRADE.
4. TOPSOIL LOCATION
5. PROTECT & PRESERVE EXISTING TREE
6. REMOVE AND LEGALLY DISPOSE OF EXISTING PCC WALK SLAB
7. REMOVE AND LEGALLY DISPOSE OF EXISTING PCC CURB AND GUTTER
8. REMOVE AND RELOCATE EXISTING STREET LIGHT 50' SOUTH OF EXISTING LOCATION. SEE ELECTRICAL SHEETS AND LAYOUT SHEETS FOR PLACEMENT.

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

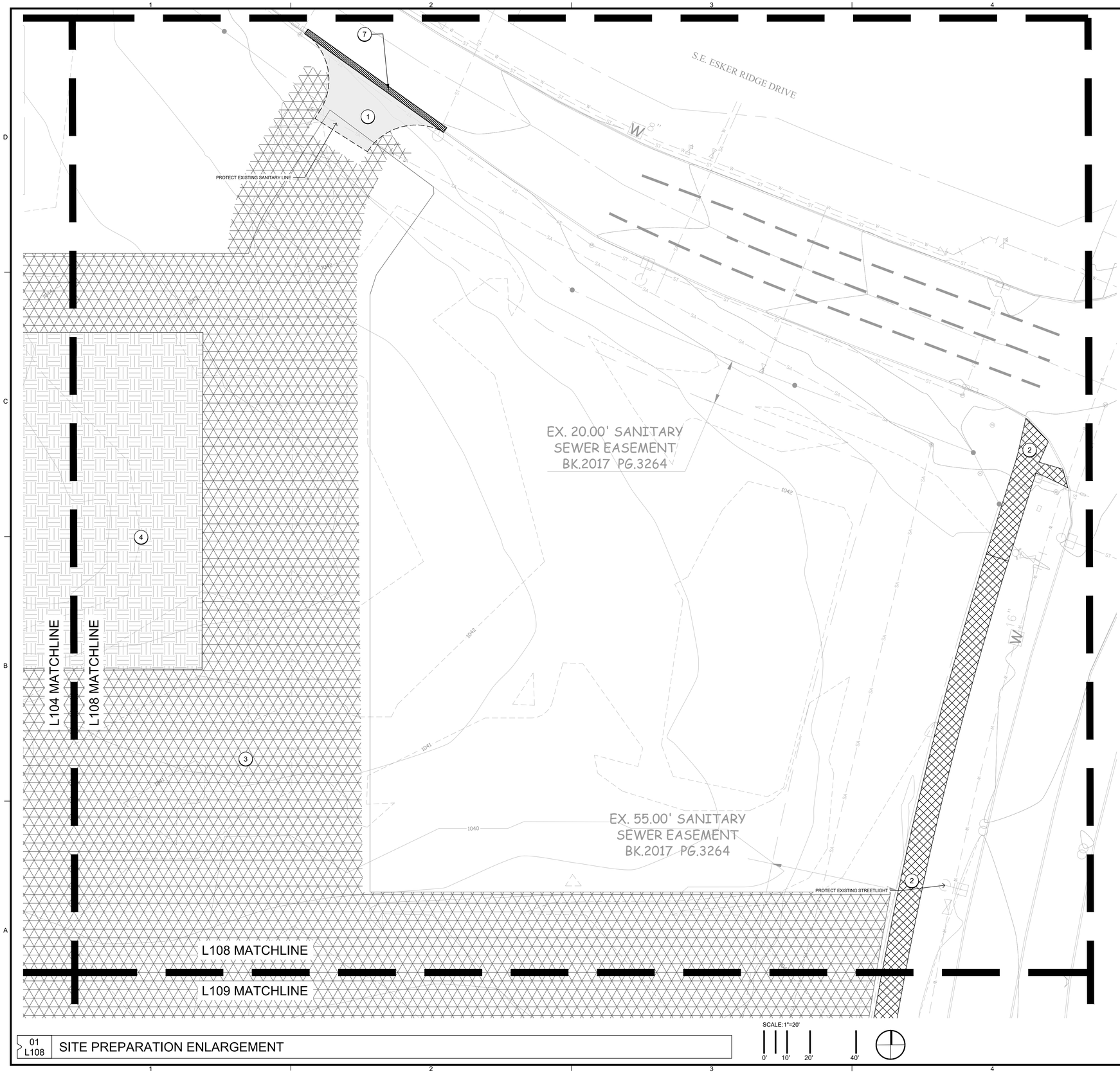
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

SITE PREPARATION ENLARGEMENT

CONFLUENCE PROJECT # 21072

L108



GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

PAVEMENT LEGEND (SITE):

- FUTURE TYPE A SUDAS ENTRY DRIVE (8" DEPTH)
- GRADING EXTENTS
- TOPSOIL LOCATION
- LAYDOWN AREA
- EXISTING SIDEWALK PCC
- SIDEWALK PCC REMOVAL
- PCC CURB AND GUTTER REMOVAL
- PRESERVE AND PROTECT EXISTING TREE, SEE DETAIL 09/L503

KEYNOTES

1. FUTURE ENTRY, TYPE A SUDAS, PCC PAVEMENT TYPE 3, SEE DETAIL 03/L500
2. PROTECT & PRESERVE EXISTING PCC WALK SLAB
3. CONTRACTOR TO STRIP TOPSOIL TO PROVIDE A MINIMUM DEPTH OF 8" AT FINAL GRADE.
4. TOPSOIL LOCATION
5. PROTECT & PRESERVE EXISTING TREE
6. REMOVE AND LEGALLY DISPOSE OF EXISTING PCC WALK SLAB
7. REMOVE AND LEGALLY DISPOSE OF EXISTING PCC CURB AND GUTTER
8. REMOVE AND RELOCATE EXISTING STREET LIGHT 50' SOUTH OF EXISTING LOCATION. SEE ELECTRICAL SHEETS AND LAYOUT SHEETS FOR PLACEMENT.

01 L108 SITE PREPARATION ENLARGEMENT

SCALE: 1"=20'

0' 10' 20' 40'

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE		
ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

SITE PREPARATION ENLARGEMENT

CONFLUENCE PROJECT # 21072

L108

L110 MATCHLINE

EX. 55.00' SANITARY SEWER EASEMENT BK.2017 PG.3264

GRAND PRAIRIE PARKWAY

PROTECT EXISTING WATER LINE

PROTECT EXISTING STREETLIGHT

PROTECT EXISTING SANITARY LINE

PROTECT EXISTING STORMWATER LINE

PROTECT EXISTING STREETLIGHT

L106 MATCHLINE

L110 MATCHLINE

L110 MATCHLINE

L111 MATCHLINE

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

PAVEMENT LEGEND (SITE):

- FUTURE TYPE A SUDAS ENTRY DRIVE (8" DEPTH)
- GRADING EXTENTS
- TOPSOIL LOCATION
- LAYDOWN AREA
- EXISTING SIDEWALK PCC
- SIDEWALK PCC REMOVAL
- PCC CURB AND GUTTER REMOVAL
- PRESERVE AND PROTECT EXISTING TREE, SEE DETAIL 09/L503

KEYNOTES

1. FUTURE ENTRY, TYPE A SUDAS, PCC PAVEMENT TYPE 3, SEE DETAIL 03/L500
2. PROTECT & PRESERVE EXISTING PCC WALK SLAB
3. CONTRACTOR TO STRIP TOPSOIL TO PROVIDE A MINIMUM DEPTH OF 8" AT FINAL GRADE.
4. TOPSOIL LOCATION
5. PROTECT & PRESERVE EXISTING TREE
6. REMOVE AND LEGALLY DISPOSE OF EXISTING PCC WALK SLAB
7. REMOVE AND LEGALLY DISPOSE OF EXISTING PCC CURB AND GUTTER
8. REMOVE AND RELOCATE EXISTING STREET LIGHT 50' SOUTH OF EXISTING LOCATION. SEE ELECTRICAL SHEETS AND LAYOUT SHEETS FOR PLACEMENT.

01 L110 SITE PREPARATION ENLARGEMENT

SCALE: 1"=20'

0' 10' 20' 40'

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETONTOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

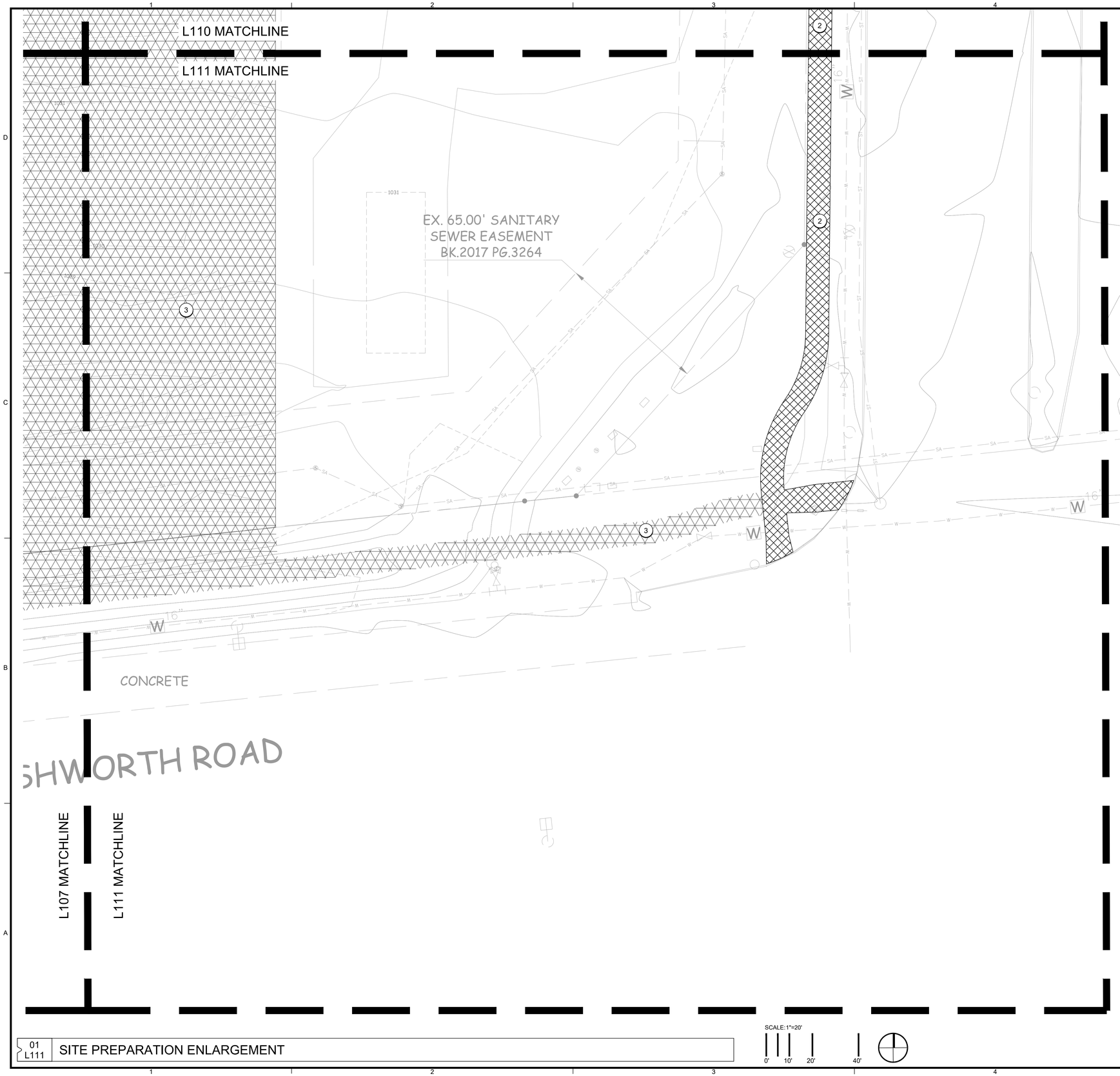
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

SITE PREPARATION ENLARGEMENT

CONFLUENCE PROJECT # 21072

L110



GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

PAVEMENT LEGEND (SITE):

- FUTURE TYPE A SUDAS ENTRY DRIVE (8" DEPTH)
- GRADING EXTENTS
- TOPSOIL LOCATION
- LAYDOWN AREA
- EXISTING SIDEWALK PCC
- SIDEWALK PCC REMOVAL
- PCC CURB AND GUTTER REMOVAL
- PRESERVE AND PROTECT EXISTING TREE, SEE DETAIL 09/L503

KEYNOTES

1. FUTURE ENTRY, TYPE A SUDAS, PCC PAVEMENT TYPE 3, SEE DETAIL 03/L500
2. PROTECT & PRESERVE EXISTING PCC WALK SLAB
3. CONTRACTOR TO STRIP TOPSOIL TO PROVIDE A MINIMUM DEPTH OF 8" AT FINAL GRADE.
4. TOPSOIL LOCATION
5. PROTECT & PRESERVE EXISTING TREE
6. REMOVE AND LEGALLY DISPOSE OF EXISTING PCC WALK SLAB
7. REMOVE AND LEGALLY DISPOSE OF EXISTING PCC CURB AND GUTTER
8. REMOVE AND RELOCATE EXISTING STREET LIGHT 50' SOUTH OF EXISTING LOCATION. SEE ELECTRICAL SHEETS AND LAYOUT SHEETS FOR PLACEMENT.

01 L111 SITE PREPARATION ENLARGEMENT

SCALE: 1"=20'

0' 10' 20' 40'

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

SITE PREPARATION ENLARGEMENT

CONFLUENCE PROJECT # 21072

L111

GENERAL NOTES

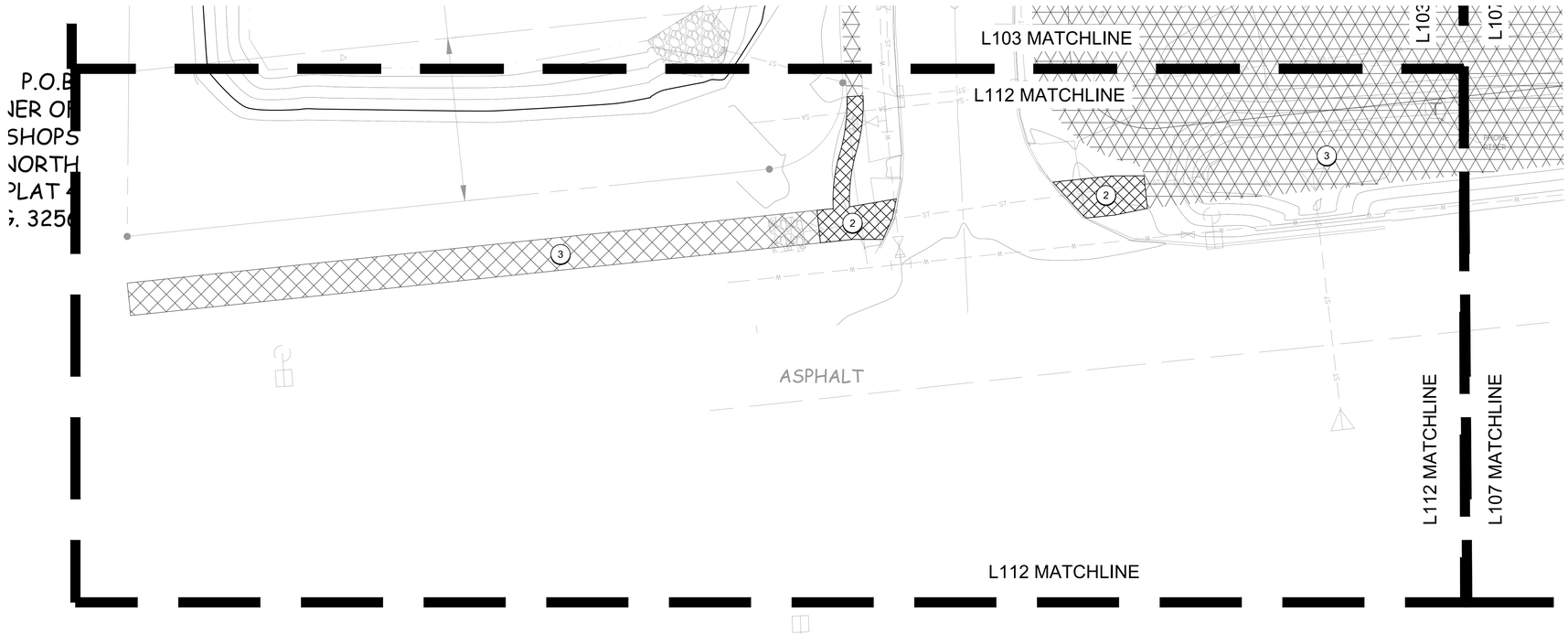
REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

PAVEMENT LEGEND (SITE):

- FUTURE TYPE A SUDAS ENTRY DRIVE (8" DEPTH)
- GRADING EXTENTS
- TOPSOIL LOCATION
- LAYDOWN AREA
- EXISTING SIDEWALK PCC
- SIDEWALK PCC REMOVAL
- PCC CURB AND GUTTER REMOVAL
- PRESERVE AND PROTECT EXISTING TREE, SEE DETAIL 09/L503

KEYNOTES

1. FUTURE ENTRY, TYPE A SUDAS, PCC PAVEMENT TYPE 3, SEE DETAIL 03/L500
2. PROTECT & PRESERVE EXISTING PCC WALK SLAB
3. CONTRACTOR TO STRIP TOPSOIL TO PROVIDE A MINIMUM DEPTH OF 8" AT FINAL GRADE.
4. TOPSOIL LOCATION
5. PROTECT & PRESERVE EXISTING TREE
6. REMOVE AND LEGALLY DISPOSE OF EXISTING PCC WALK SLAB
7. REMOVE AND LEGALLY DISPOSE OF EXISTING PCC CURB AND GUTTER
8. REMOVE AND RELOCATE EXISTING STREET LIGHT 50' SOUTH OF EXISTING LOCATION. SEE ELECTRICAL SHEETS AND LAYOUT SHEETS FOR PLACEMENT.



01 L112 SITE PREPARATION ELARGEMENT

SCALE: 1"=20'
0' 10' 20' 40'

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

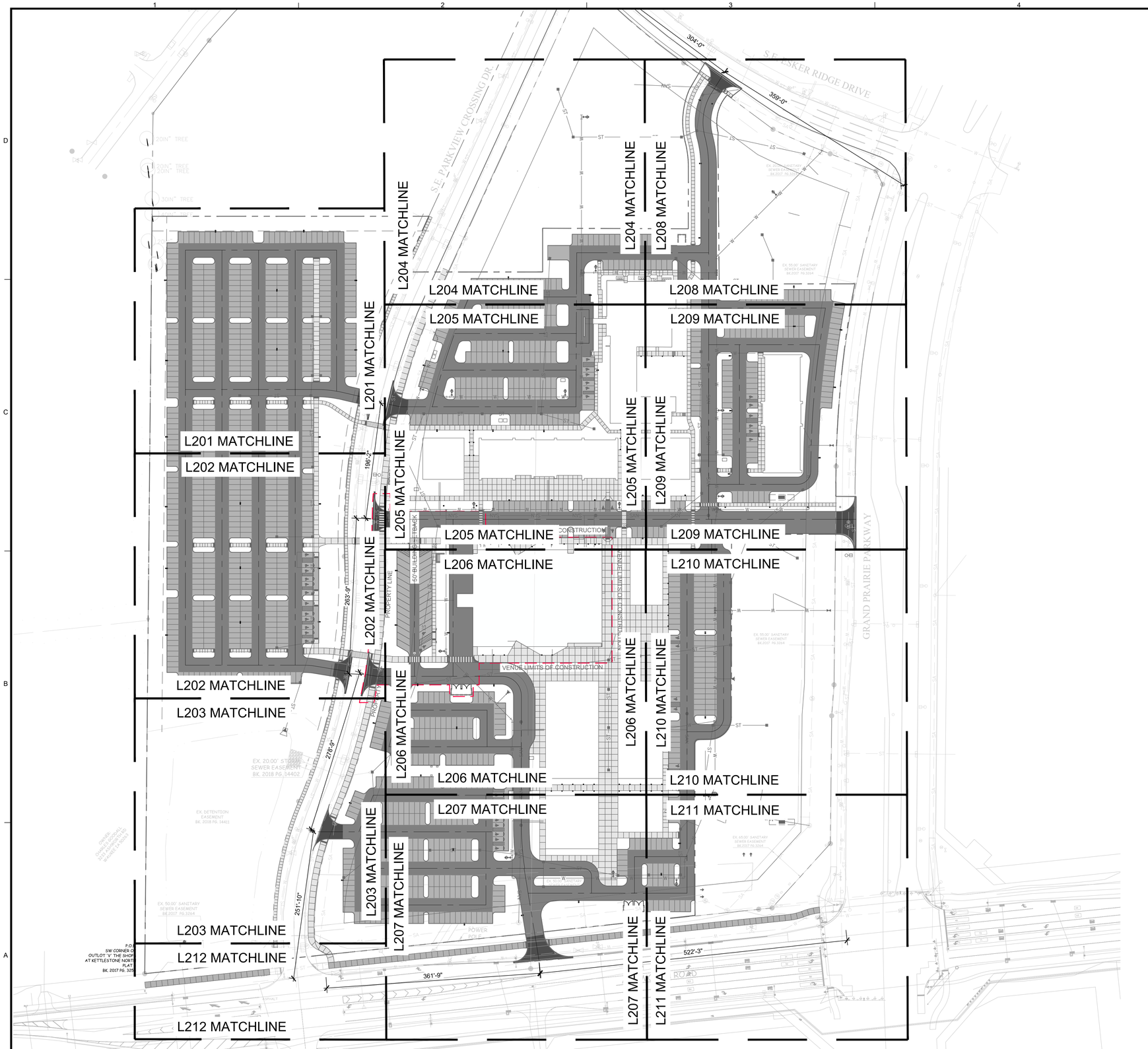
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

SITE PREPARATION ELARGEMENT

CONFLUENCE PROJECT # 21072

L112



01 L200 LAYOUT PLAN OVERVIEW

SCALE: 1"=80'

0' 40' 80' 160'

GENERAL NOTES

A. REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

B. COOPER CRAWFORD & ASSOCIATES, 475 S 50TH STREET SUITE 800, WEST DES MOINES, IOWA 50265 (515-224-1344) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

C. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

E. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

F. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

SITE LAYOUT NOTES

A. ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

B. VERIFY COORDINATES PRIOR TO CONSTRUCTION.

C. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

D. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

E. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

F. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

G. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED

LEGEND:

- PCC PAVEMENT (TYPE 1), SEE DETAIL 01/L500
- PCC PAVEMENT (TYPE 2), SEE DETAIL 02/L500
- PCC PAVEMENT (TYPE 3), SEE DETAIL 03/L500
- SUDAS TYPE A DRIVEWAY, SEE DETAIL 07/L501
- CONCRETE PAVERS, SEE DETAIL 04/L500
- UPLIGHT, SEE DETAILS 01-04/L504

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL

THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

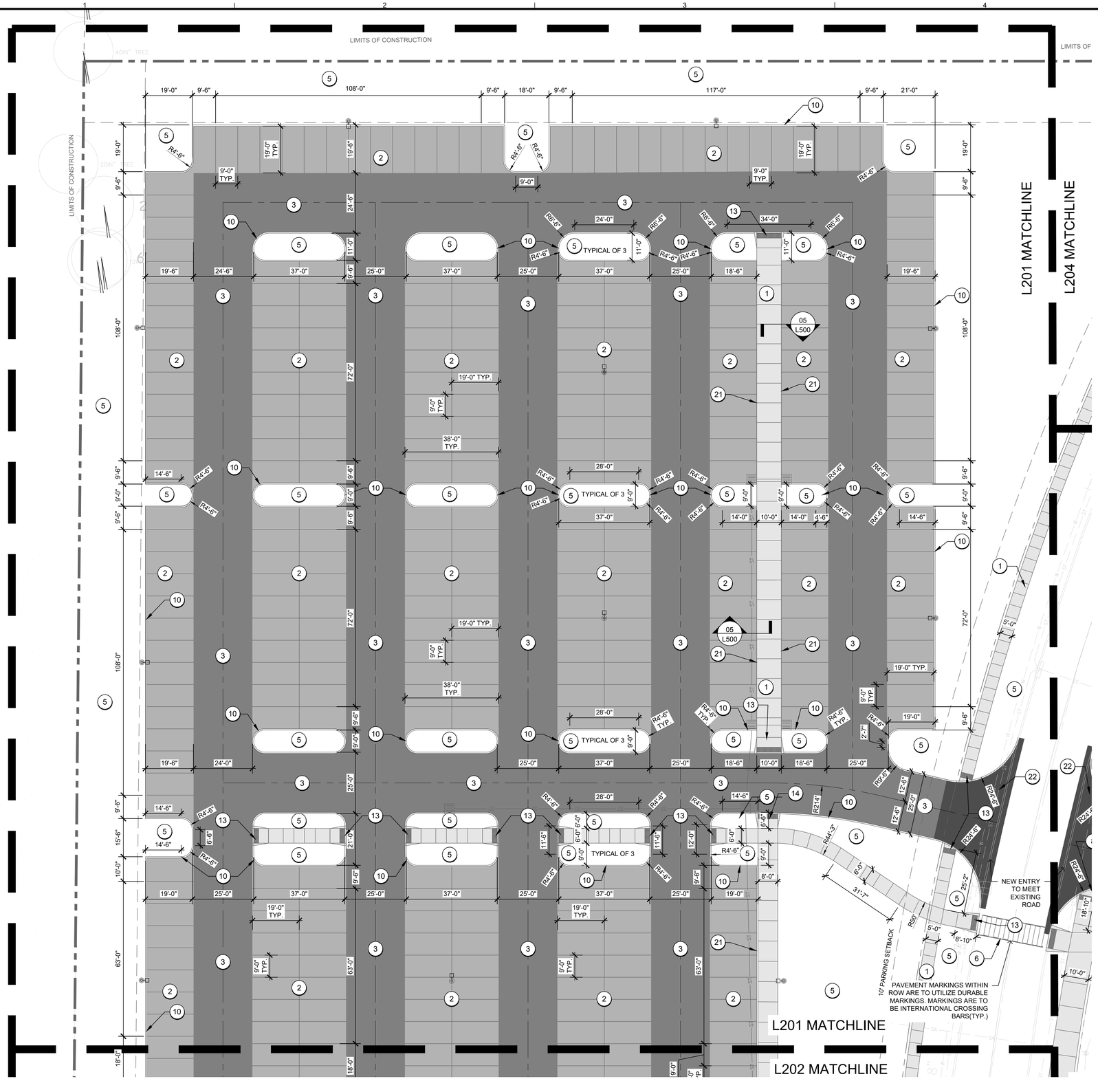
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

LAYOUT PLAN OVERVIEW

CONFLUENCE PROJECT # 21072

L200



GENERAL NOTES

A. REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

KEYNOTES

1. PCC PAVEMENT TYPE 1(WALK - 5" DEPTH), SEE DETAIL 01/L500
2. PCC PAVEMENT TYPE 2 (PARKING - 6" DEPTH), SEE DETAIL 02/L500
3. PCC PAVEMENT TYPE 3 (DRIVES, DUMPSTER PAD - 7" DEPTH), SEE DETA
4. CONCRETE PAVERS, SEE DETAIL 04/L500
5. LANDSCAPE AREAS, SEE PLANTING SHEETS
6. PAINTED CROSSWALK
7. RAISED CROSSWALK
8. MOUNTABLE (ROLL) CURB , SEE DETAIL 09/L500
9. ADA STALL SIGNAGE, SEE DETAIL 16/L500
10. STANDARD PCC CURB AND GUTTER, SEE SECTION DETAIL 06/L500
11. TRASH ENCLOSURE, SEE DETAIL 11/L501
12. TRANSFORMER, SEE ELECTRICAL PLANS
13. RETURN CURB AT ADA RAMP, SEE DETAIL 05/L501
14. PERPENDICULAR ACCESS RAMP, SEE DETAIL 03/L501
15. PARALLEL ACCESS RAMP, SEE DETAIL 09/L501
16. STOP SIGN, SEE DETAIL 08/L501
17. DO NOT ENTER SIGN, SEE DETAIL 07/L501
18. PCC STAIRS, SEE DETAIL 03/L502
19. POTENTIAL TRASH ENCLOSURE LOCATION
20. STANDARD 6' PCC WHEEL STOP
21. INTEGRAL CURB, SEE DETAIL 05/L500
22. SUDAS TYPE A DRIVEWAY, SEE DETAIL 07/L501

LEGEND:

- PCC PAVEMENT (TYPE 1), SEE DETAIL 01/L500
- PCC PAVEMENT (TYPE 2), SEE DETAIL 02/L500
- PCC PAVEMENT (TYPE 3), SEE DETAIL 03/L500
- SUDAS TYPE A DRIVEWAY, SEE DETAIL 07/L501
- CONCRETE PAVERS, SEE DETAIL 04/L500
- UPLIGHT, SEE DETAILS 01-04/L504

01 L201 LAYOUT PLAN ENLARGEMENT

SCALE: 1"=20'

0' 10' 20' 40'

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

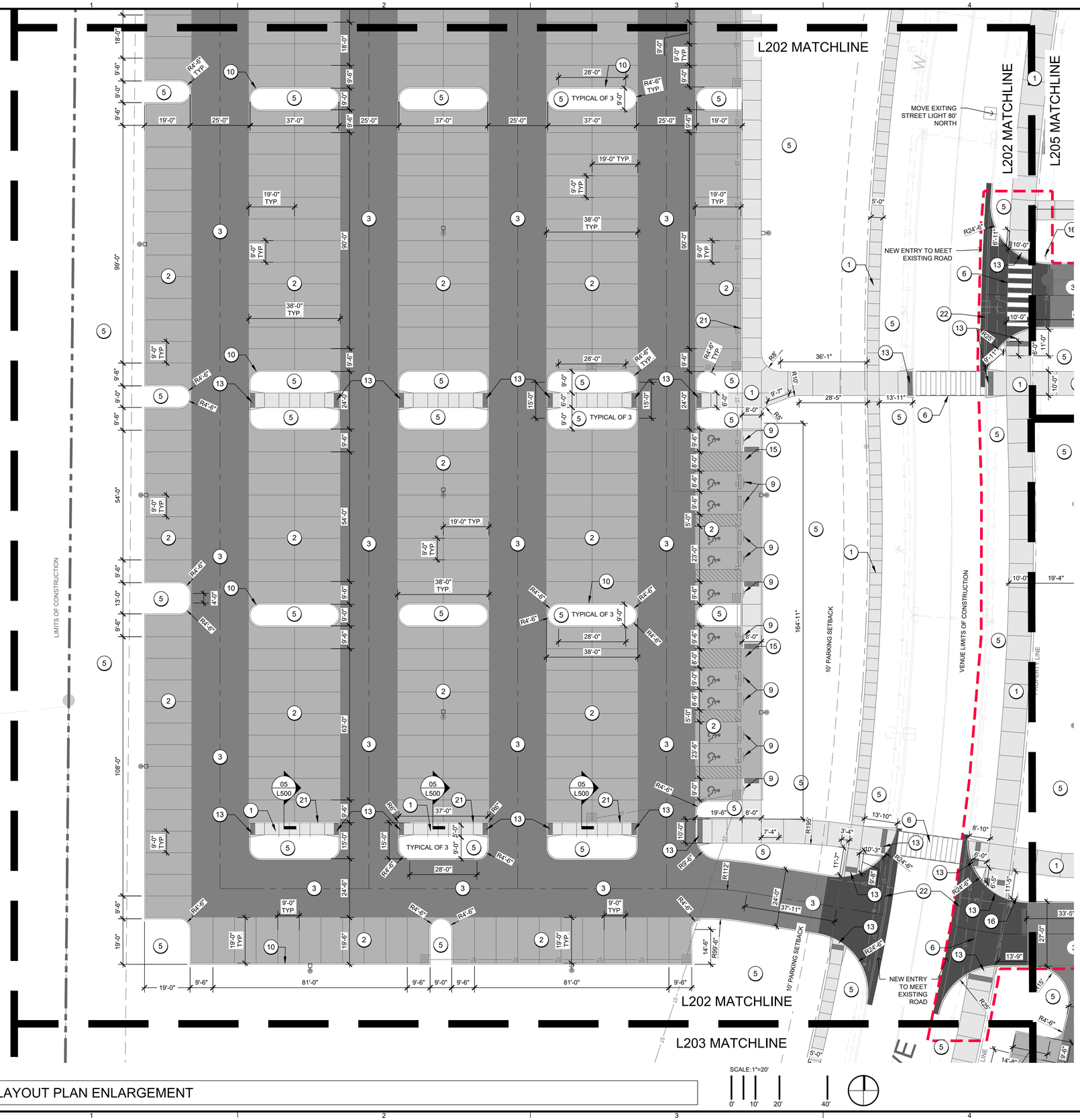
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

LAYOUT PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

L201



01 L202 LAYOUT PLAN ENLARGEMENT

SCALE: 1"=20'

0' 10' 20' 40'

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

KEYNOTES

1. PCC PAVEMENT TYPE 1(WALK - 5" DEPTH), SEE DETAIL 01/L500
2. PCC PAVEMENT TYPE 2 (PARKING - 6" DEPTH), SEE DETAIL 02/L500
3. PCC PAVEMENT TYPE 3 (DRIVES, DUMPSTER PAD - 7" DEPTH), SEE DETA
4. CONCRETE PAVERS, SEE DETAIL 04/L500
5. LANDSCAPE AREAS, SEE PLANTING SHEETS
6. PAINTED CROSSWALK
7. RAISED CROSSWALK
8. MOUNTABLE (ROLL) CURB , SEE DETAIL 09/L500
9. ADA STALL SIGNAGE, SEE DETAIL 16/L500
10. STANDARD PCC CURB AND GUTTER, SEE SECTION DETAIL 06/L500
11. TRASH ENCLOSURE, SEE DETAIL 11/L501
12. TRANSFORMER, SEE ELECTRICAL PLANS
13. RETURN CURB AT ADA RAMP, SEE DETAIL 05/L501
14. PERPENDICULAR ACCESS RAMP, SEE DETAIL 03/L501
15. PARALLEL ACCESS RAMP, SEE DETAIL 09/L501
16. STOP SIGN, SEE DETAIL 08/L501
17. DO NOT ENTER SIGN, SEE DETAIL 07/L501
18. PCC STAIRS, SEE DETAIL 03/L502
19. POTENTIAL TRASH ENCLOSURE LOCATION
20. STANDARD 6' PCC WHEEL STOP
21. INTEGRAL CURB, SEE DETAIL 05/L500
22. SUDAS TYPE A DRIVEWAY, SEE DETAIL 07/L501

LEGEND:

- PCC PAVEMENT (TYPE 1), SEE DETAIL 01/L500
- PCC PAVEMENT (TYPE 2), SEE DETAIL 02/L500
- PCC PAVEMENT (TYPE 3), SEE DETAIL 03/L500
- SUDAS TYPE A DRIVEWAY, SEE DETAIL 07/L501
- CONCRETE PAVERS, SEE DETAIL 04/L500
- UPLIGHT, SEE DETAILS 01-04/L504

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

LAYOUT PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

L202

L202 MATCHLINE

L203 MATCHLINE

S.E. PARKVIEW CROSSING DRIVE

TO MEET EXISTING ROAD

NEW ENTRY TO MEET EXISTING ROAD

PROPERTY LINE

10' PARKING SETBACK

LIMITS OF CONSTRUCTION

EX. 20.00' STORM SEWER EASEMENT BK. 2018 PG. 14402

EX. DETENTION EASEMENT BK. 2018 PG. 14411

EX. 50.00' SANITARY SEWER EASEMENT BK.2017 PG.3264

L263 RD

P.O.B.

L203 MATCHLINE

L212 MATCHLINE

L203 MATCHLINE

L206 MATCHLINE

L207 MATCHLINE

L203 MATCHLINE

TYPICAL OF 2

01 L203 LAYOUT PLAN ENLARGEMENT

SCALE: 1"=20'

0' 10' 20' 40'

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

KEYNOTES

1. PCC PAVEMENT TYPE 1(WALK - 5" DEPTH), SEE DETAIL 01/L500
2. PCC PAVEMENT TYPE 2 (PARKING - 6" DEPTH), SEE DETAIL 02/L500
3. PCC PAVEMENT TYPE 3 (DRIVES, DUMPSTER PAD - 7" DEPTH), SEE DETA
4. CONCRETE PAVERS, SEE DETAIL 04/L500
5. LANDSCAPE AREAS, SEE PLANTING SHEETS
6. PAINTED CROSSWALK
7. RAISED CROSSWALK
8. MOUNTABLE (ROLL) CURB , SEE DETAIL 09/L500
9. ADA STALL SIGNAGE, SEE DETAIL 16/L500
10. STANDARD PCC CURB AND GUTTER, SEE SECTION DETAIL 06/L500
11. TRASH ENCLOSURE, SEE DETAIL 11/L501
12. TRANSFORMER, SEE ELECTRICAL PLANS
13. RETURN CURB AT ADA RAMP, SEE DETAIL 05/L501
14. PERPENDICULAR ACCESS RAMP, SEE DETAIL 03/L501
15. PARALLEL ACCESS RAMP, SEE DETAIL 09/L501
16. STOP SIGN, SEE DETAIL 08/L501
17. DO NOT ENTER SIGN, SEE DETAIL 07/L501
18. PCC STAIRS, SEE DETAIL 03/L502
19. POTENTIAL TRASH ENCLOSURE LOCATION
20. STANDARD 6' PCC WHEEL STOP
21. INTEGRAL CURB, SEE DETAIL 05/L500
22. SUDAS TYPE A DRIVEWAY, SEE DETAIL 07/L501

LEGEND:

- PCC PAVEMENT (TYPE 1), SEE DETAIL 01/L500
- PCC PAVEMENT (TYPE 2), SEE DETAIL 02/L500
- PCC PAVEMENT (TYPE 3), SEE DETAIL 03/L500
- SUDAS TYPE A DRIVEWAY, SEE DETAIL 07/L501
- CONCRETE PAVERS, SEE DETAIL 04/L500
- UPLIGHT, SEE DETAILS 01-04/L504

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL

THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

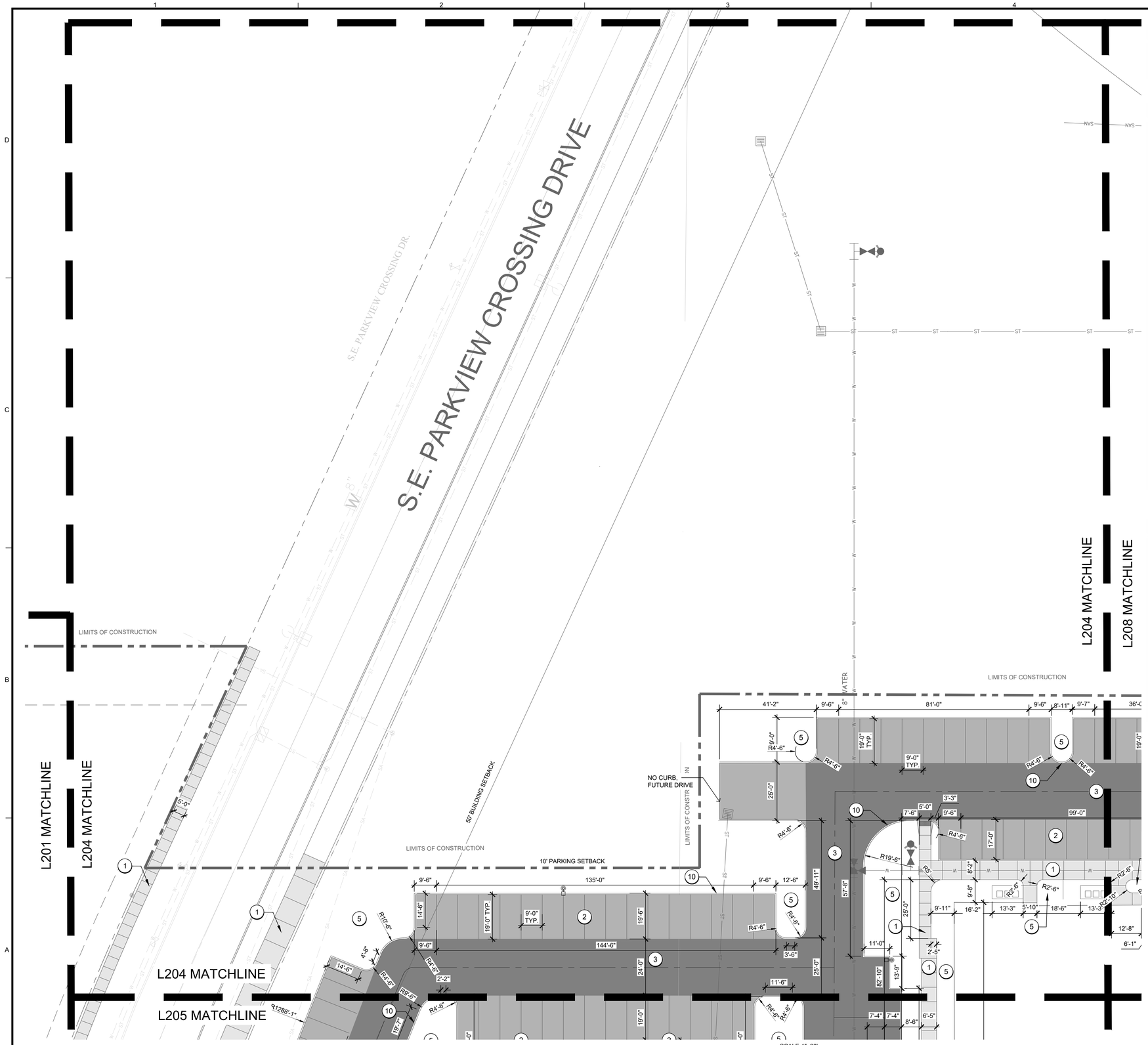
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

LAYOUT PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

L203



GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

KEYNOTES

1. PCC PAVEMENT TYPE 1(WALK - 5" DEPTH), SEE DETAIL 01/L500
2. PCC PAVEMENT TYPE 2 (PARKING - 6" DEPTH), SEE DETAIL 02/L500
3. PCC PAVEMENT TYPE 3 (DRIVES, DUMPSTER PAD - 7" DEPTH), SEE DETA
4. CONCRETE PAVERS, SEE DETAIL 04/L500
5. LANDSCAPE AREAS, SEE PLANTING SHEETS
6. PAINTED CROSSWALK
7. RAISED CROSSWALK
8. MOUNTABLE (ROLL) CURB , SEE DETAIL 09/L500
9. ADA STALL SIGNAGE, SEE DETAIL 16/L500
10. STANDARD PCC CURB AND GUTTER, SEE SECTION DETAIL 06/L500
11. TRASH ENCLOSURE, SEE DETAIL 11/L501
12. TRANSFORMER, SEE ELECTRICAL PLANS
13. RETURN CURB AT ADA RAMP, SEE DETAIL 05/L501
14. PERPENDICULAR ACCESS RAMP, SEE DETAIL 03/L501
15. PARALLEL ACCESS RAMP, SEE DETAIL 09/L501
16. STOP SIGN, SEE DETAIL 08/L501
17. DO NOT ENTER SIGN, SEE DETAIL 07/L501
18. PCC STAIRS, SEE DETAIL 03/L502
19. POTENTIAL TRASH ENCLOSURE LOCATION
20. STANDARD 6' PCC WHEEL STOP
21. INTEGRAL CURB, SEE DETAIL 05/L500
22. SUDAS TYPE A DRIVEWAY, SEE DETAIL 07/L501

LEGEND:

- PCC PAVEMENT (TYPE 1), SEE DETAIL 01/L500
- PCC PAVEMENT (TYPE 2), SEE DETAIL 02/L500
- PCC PAVEMENT (TYPE 3), SEE DETAIL 03/L500
- SUDAS TYPE A DRIVEWAY, SEE DETAIL 07/L501
- CONCRETE PAVERS, SEE DETAIL 04/L500
- UPLIGHT, SEE DETAILS 01-04/L504

01 L204 LAYOUT PLAN ENLARGEMENT

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

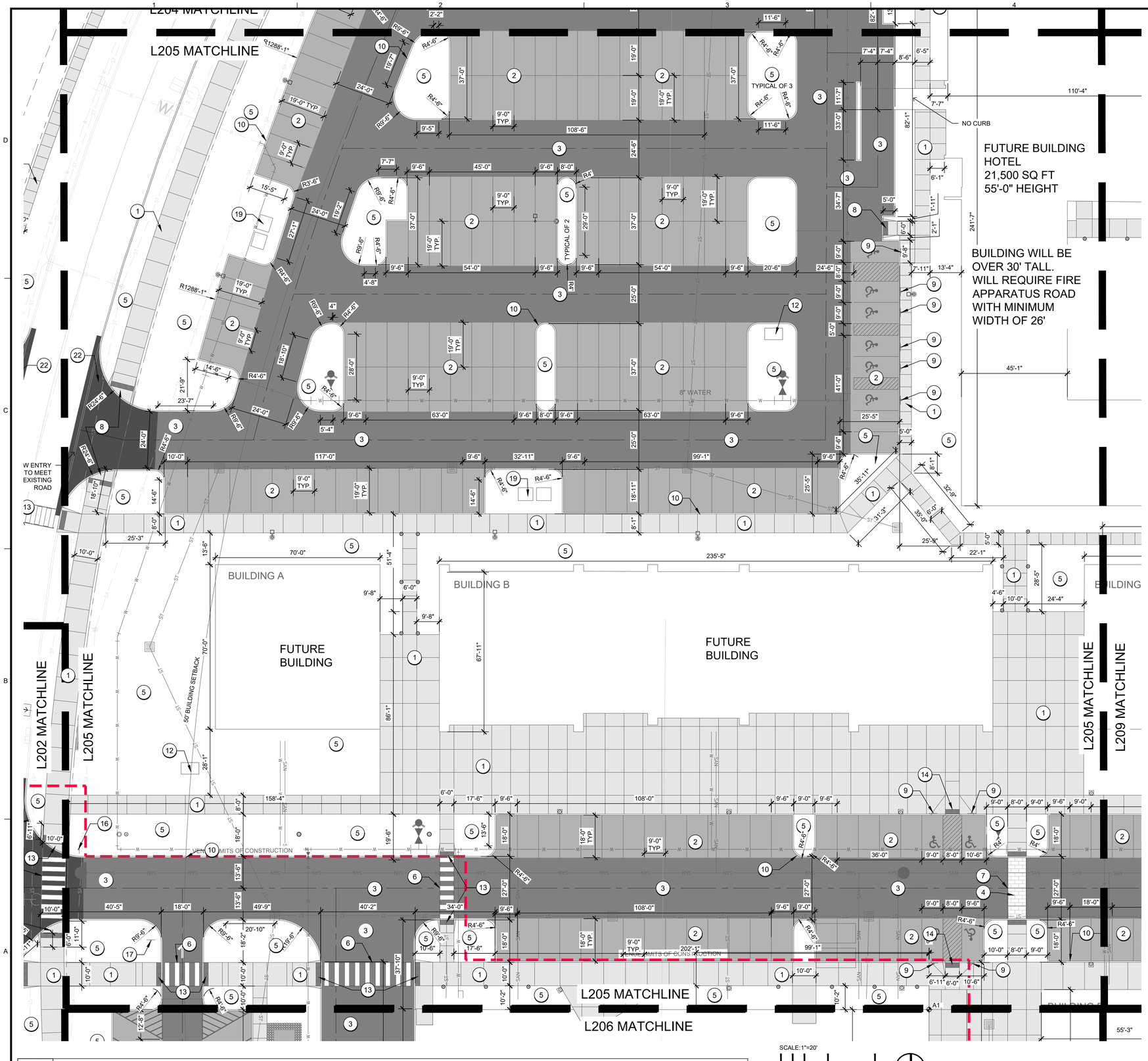
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

LAYOUT PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

L204



01 L205 LAYOUT PLAN ENLARGEMENT

SCALE: 1"=20'

0' 10' 20' 40'

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

KEYNOTES

1. PCC PAVEMENT TYPE 1(WALK - 5" DEPTH), SEE DETAIL 01/L500
2. PCC PAVEMENT TYPE 2 (PARKING - 6" DEPTH), SEE DETAIL 02/L500
3. PCC PAVEMENT TYPE 3 (DRIVES, DUMPSTER PAD - 7" DEPTH), SEE DETA
4. CONCRETE PAVERS, SEE DETAIL 04/L500
5. LANDSCAPE AREAS, SEE PLANTING SHEETS
6. PAINTED CROSSWALK
7. RAISED CROSSWALK
8. MOUNTABLE (ROLL) CURB , SEE DETAIL 09/L500
9. ADA STALL SIGNAGE, SEE DETAIL 16/L500
10. STANDARD PCC CURB AND GUTTER, SEE SECTION DETAIL 06/L500
11. TRASH ENCLOSURE, SEE DETAIL 11/L501
12. TRANSFORMER, SEE ELECTRICAL PLANS
13. RETURN CURB AT ADA RAMP, SEE DETAIL 05/L501
14. PERPENDICULAR ACCESS RAMP, SEE DETAIL 03/L501
15. PARALLEL ACCESS RAMP, SEE DETAIL 09/L501
16. STOP SIGN, SEE DETAIL 08/L501
17. DO NOT ENTER SIGN, SEE DETAIL 07/L501
18. PCC STAIRS, SEE DETAIL 03/L502
19. POTENTIAL TRASH ENCLOSURE LOCATION
20. STANDARD 6' PCC WHEEL STOP
21. INTEGRAL CURB, SEE DETAIL 05/L500
22. SUDAS TYPE A DRIVEWAY, SEE DETAIL 07/L501

LEGEND:

- PCC PAVEMENT (TYPE 1), SEE DETAIL 01/L500
- PCC PAVEMENT (TYPE 2), SEE DETAIL 02/L500
- PCC PAVEMENT (TYPE 3), SEE DETAIL 03/L500
- SUDAS TYPE A DRIVEWAY, SEE DETAIL 07/L501
- CONCRETE PAVERS, SEE DETAIL 04/L500
- UPLIGHT, SEE DETAILS 01-04/L504

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

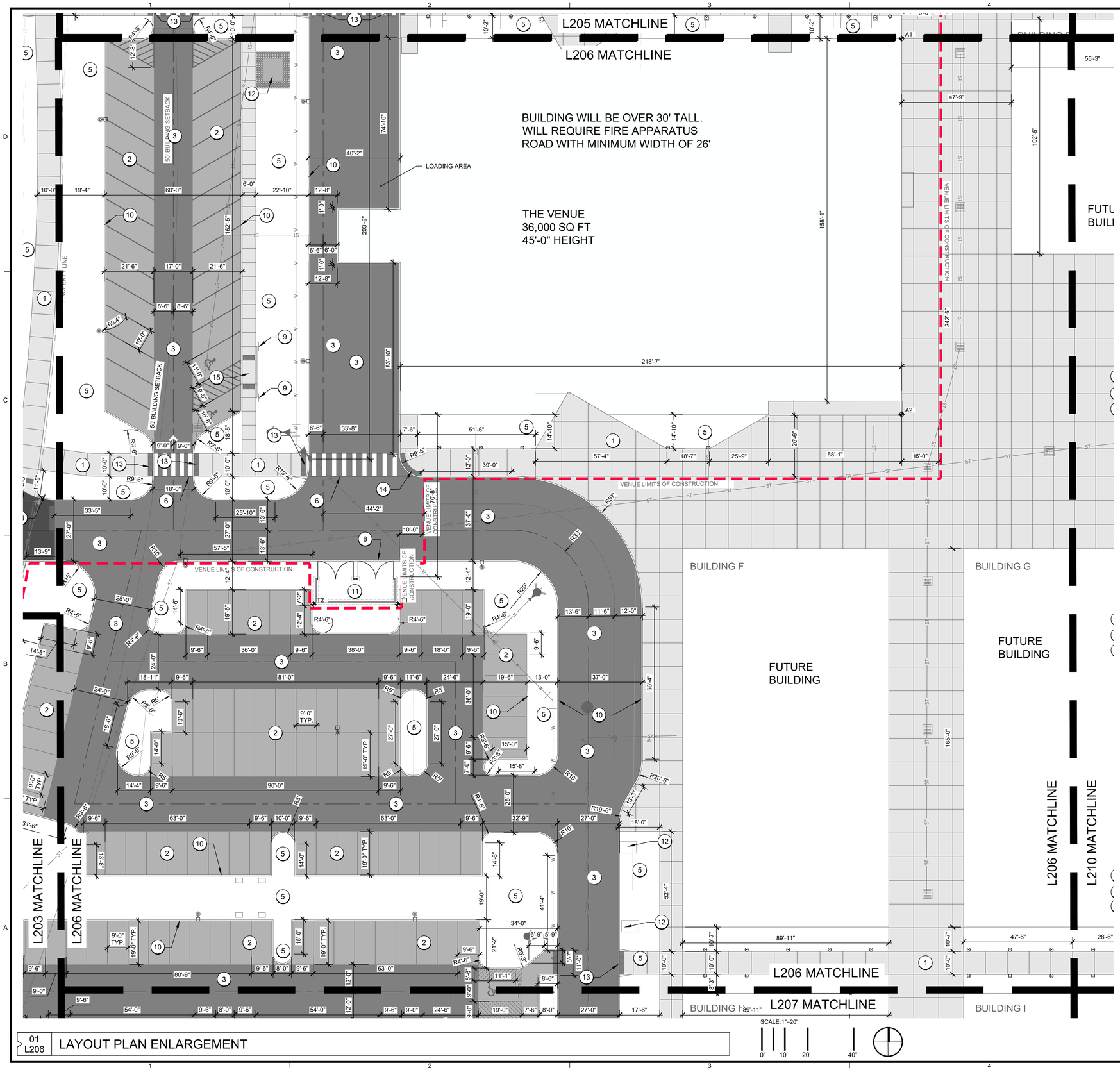
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

LAYOUT PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

L205



01 L206 LAYOUT PLAN ENLARGEMENT

SCALE: 1"=20'

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

KEYNOTES

1. PCC PAVEMENT TYPE 1(WALK - 5" DEPTH), SEE DETAIL 01/L500
2. PCC PAVEMENT TYPE 2 (PARKING - 6" DEPTH), SEE DETAIL 02/L500
3. PCC PAVEMENT TYPE 3 (DRIVES, DUMPSTER PAD - 7" DEPTH), SEE DETA
4. CONCRETE PAVERS, SEE DETAIL 04/L500
5. LANDSCAPE AREAS, SEE PLANTING SHEETS
6. PAINTED CROSSWALK
7. RAISED CROSSWALK
8. MOUNTABLE (ROLL) CURB , SEE DETAIL 09/L500
9. ADA STALL SIGNAGE, SEE DETAIL 16/L500
10. STANDARD PCC CURB AND GUTTER, SEE SECTION DETAIL 06/L500
11. TRASH ENCLOSURE, SEE DETAIL 11/L501
12. TRANSFORMER, SEE ELECTRICAL PLANS
13. RETURN CURB AT ADA RAMP, SEE DETAIL 05/L501
14. PERPENDICULAR ACCESS RAMP, SEE DETAIL 03/L501
15. PARALLEL ACCESS RAMP, SEE DETAIL 09/L501
16. STOP SIGN, SEE DETAIL 08/L501
17. DO NOT ENTER SIGN, SEE DETAIL 07/L501
18. PCC STAIRS, SEE DETAIL 03/L502
19. POTENTIAL TRASH ENCLOSURE LOCATION
20. STANDARD 6' PCC WHEEL STOP
21. INTEGRAL CURB, SEE DETAIL 05/L500
22. SUDAS TYPE A DRIVEWAY, SEE DETAIL 07/L501

LEGEND:

- PCC PAVEMENT (TYPE 1), SEE DETAIL 01/L500
- PCC PAVEMENT (TYPE 2), SEE DETAIL 02/L500
- PCC PAVEMENT (TYPE 3), SEE DETAIL 03/L500
- SUDAS TYPE A DRIVEWAY, SEE DETAIL 07/L501
- CONCRETE PAVERS, SEE DETAIL 04/L500
- UPLIGHT, SEE DETAILS 01-04/L504

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE		
ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

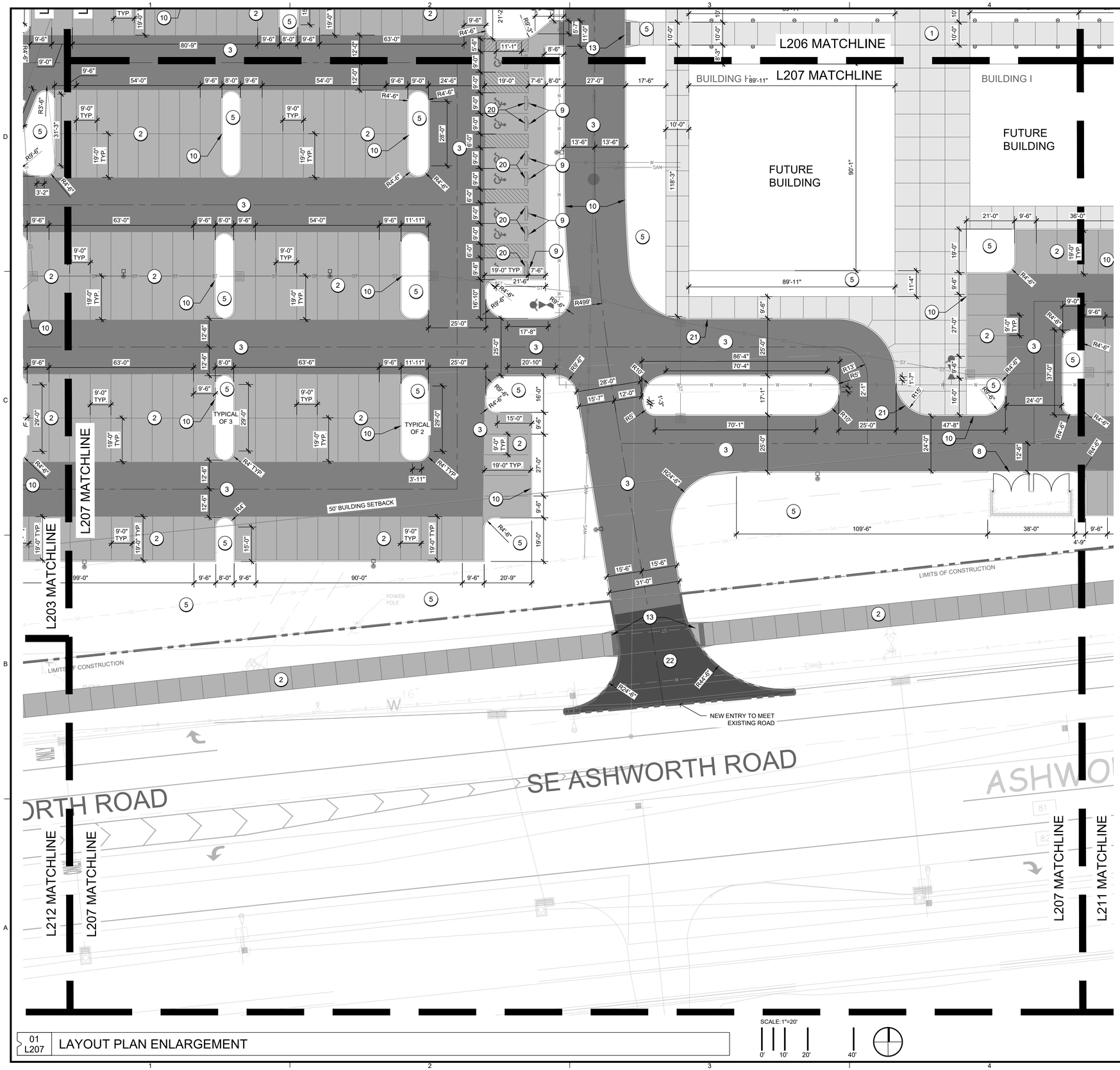
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

LAYOUT PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

L206



01 L207 LAYOUT PLAN ENLARGEMENT

SCALE:1"=20'

0' 10' 20' 40'

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

KEYNOTES

1. PCC PAVEMENT TYPE 1(WALK - 5" DEPTH), SEE DETAIL 01/L500
2. PCC PAVEMENT TYPE 2 (PARKING - 6" DEPTH), SEE DETAIL 02/L500
3. PCC PAVEMENT TYPE 3 (DRIVES, DUMPSTER PAD - 7" DEPTH), SEE DETA
4. CONCRETE PAVERS, SEE DETAIL 04/L500
5. LANDSCAPE AREAS, SEE PLANTING SHEETS
6. PAINTED CROSSWALK
7. RAISED CROSSWALK
8. MOUNTABLE (ROLL) CURB , SEE DETAIL 09/L500
9. ADA STALL SIGNAGE, SEE DETAIL 16/L500
10. STANDARD PCC CURB AND GUTTER, SEE SECTION DETAIL 06/L500
11. TRASH ENCLOSURE, SEE DETAIL 11/L501
12. TRANSFORMER, SEE ELECTRICAL PLANS
13. RETURN CURB AT ADA RAMP, SEE DETAIL 05/L501
14. PERPENDICULAR ACCESS RAMP, SEE DETAIL 03/L501
15. PARALLEL ACCESS RAMP, SEE DETAIL 09/L501
16. STOP SIGN, SEE DETAIL 08/L501
17. DO NOT ENTER SIGN, SEE DETAIL 07/L501
18. PCC STAIRS, SEE DETAIL 03/L502
19. POTENTIAL TRASH ENCLOSURE LOCATION
20. STANDARD 6' PCC WHEEL STOP
21. INTEGRAL CURB, SEE DETAIL 05/L500
22. SUDAS TYPE A DRIVEWAY, SEE DETAIL 07/L501

LEGEND:

- PCC PAVEMENT (TYPE 1), SEE DETAIL 01/L500
- PCC PAVEMENT (TYPE 2), SEE DETAIL 02/L500
- PCC PAVEMENT (TYPE 3), SEE DETAIL 03/L500
- SUDAS TYPE A DRIVEWAY, SEE DETAIL 07/L501
- CONCRETE PAVERS, SEE DETAIL 04/L500
- UPLIGHT, SEE DETAILS 01-04/L504

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

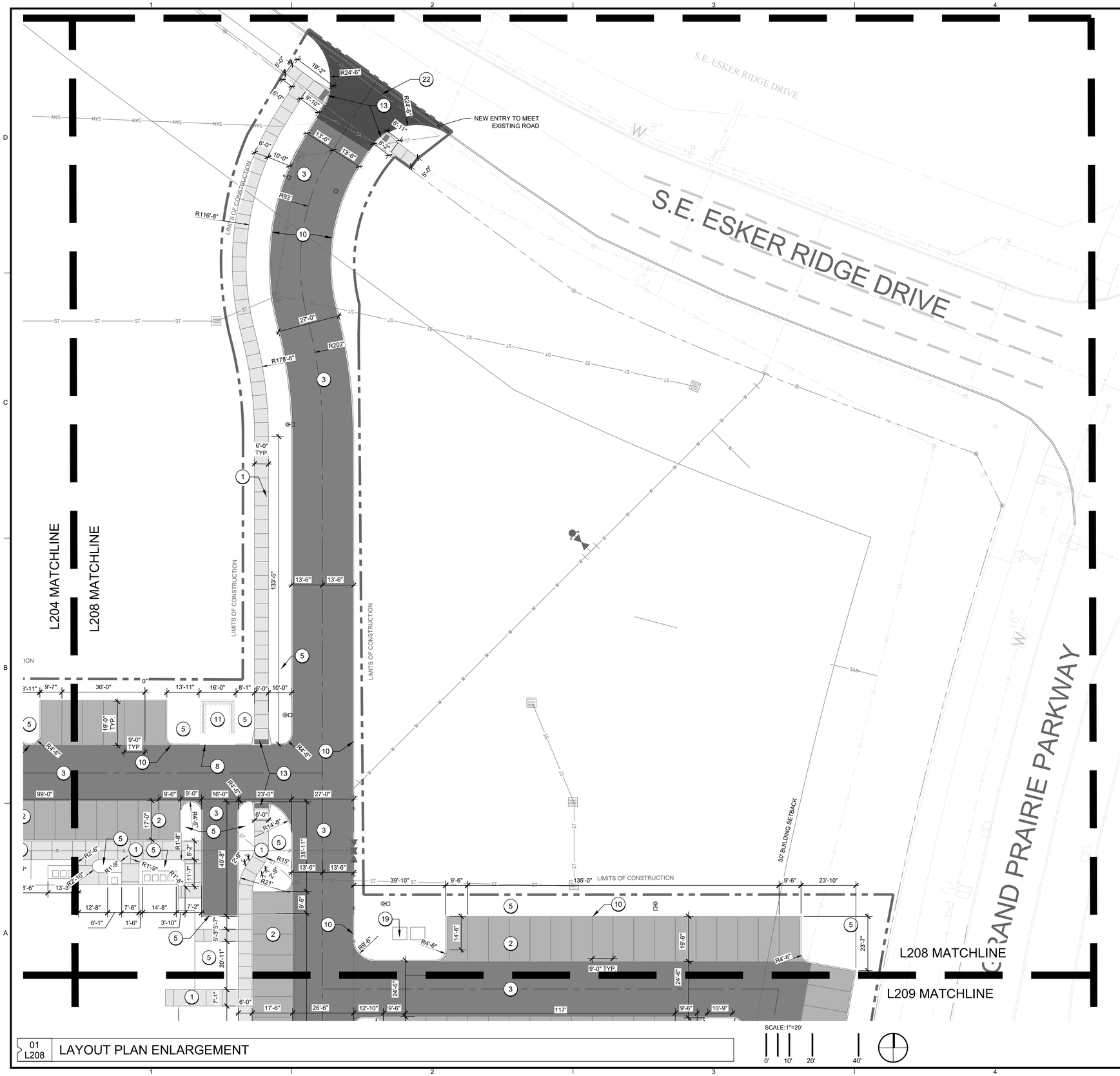
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE. AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

LAYOUT PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

L207



01 L208 LAYOUT PLAN ENLARGEMENT

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

KEYNOTES

1. PCC PAVEMENT TYPE 1(WALK - 5" DEPTH), SEE DETAIL 01/L500
2. PCC PAVEMENT TYPE 2 (PARKING - 6" DEPTH), SEE DETAIL 02/L500
3. PCC PAVEMENT TYPE 3 (DRIVES, DUMPSTER PAD - 7" DEPTH), SEE DETA
4. CONCRETE PAVERS, SEE DETAIL 04/L500
5. LANDSCAPE AREAS, SEE PLANTING SHEETS
6. PAINTED CROSSWALK
7. RAISED CROSSWALK
8. MOUNTABLE (ROLL) CURB , SEE DETAIL 09/L500
9. ADA STALL SIGNAGE, SEE DETAIL 16/L500
10. STANDARD PCC CURB AND GUTTER, SEE SECTION DETAIL 06/L500
11. TRASH ENCLOSURE, SEE DETAIL 11/L501
12. TRANSFORMER, SEE ELECTRICAL PLANS
13. RETURN CURB AT ADA RAMP, SEE DETAIL 05/L501
14. PERPENDICULAR ACCESS RAMP, SEE DETAIL 03/L501
15. PARALLEL ACCESS RAMP, SEE DETAIL 09/L501
16. STOP SIGN, SEE DETAIL 08/L501
17. DO NOT ENTER SIGN, SEE DETAIL 07/L501
18. PCC STAIRS, SEE DETAIL 03/L502
19. POTENTIAL TRASH ENCLOSURE LOCATION
20. STANDARD 6' PCC WHEEL STOP
21. INTEGRAL CURB, SEE DETAIL 05/L500
22. SUDAS TYPE A DRIVEWAY, SEE DETAIL 07/L501

LEGEND:

- PCC PAVEMENT (TYPE 1), SEE DETAIL 01/L500
- PCC PAVEMENT (TYPE 2), SEE DETAIL 02/L500
- PCC PAVEMENT (TYPE 3), SEE DETAIL 03/L500
- SUDAS TYPE A DRIVEWAY, SEE DETAIL 07/L501
- CONCRETE PAVERS, SEE DETAIL 04/L500
- UPLIGHT, SEE DETAILS 01-04/L504

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

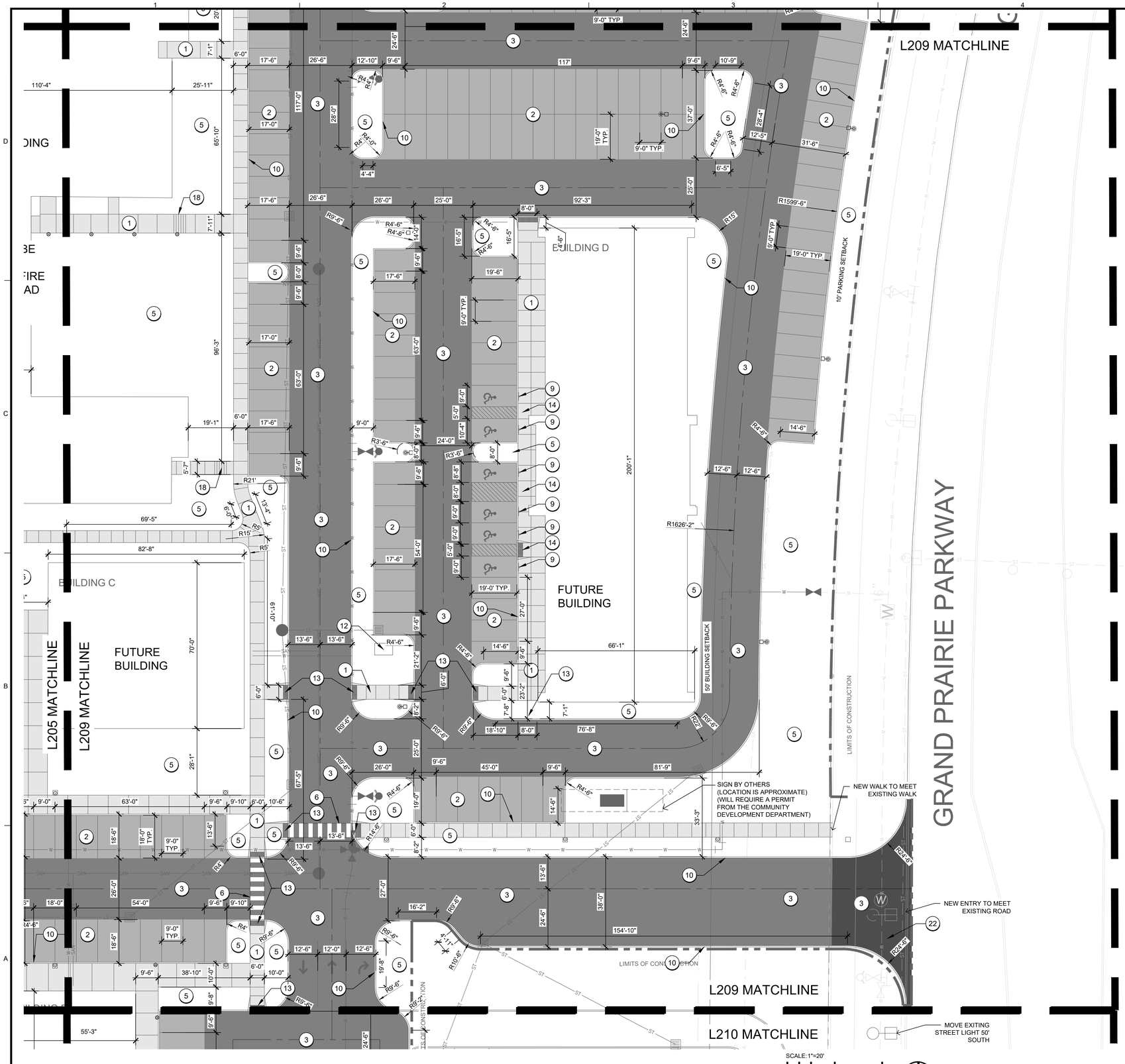
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

LAYOUT PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

L208



01 L209 LAYOUT PLAN ENLARGEMENT

SCALE: 1"=20'

0' 10' 20' 40'

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

KEYNOTES

1. PCC PAVEMENT TYPE 1(WALK - 5" DEPTH), SEE DETAIL 01/L500
2. PCC PAVEMENT TYPE 2 (PARKING - 6" DEPTH), SEE DETAIL 02/L500
3. PCC PAVEMENT TYPE 3 (DRIVES, DUMPSTER PAD - 7" DEPTH), SEE DETA
4. CONCRETE PAVERS, SEE DETAIL 04/L500
5. LANDSCAPE AREAS, SEE PLANTING SHEETS
6. PAINTED CROSSWALK
7. RAISED CROSSWALK
8. MOUNTABLE (ROLL) CURB , SEE DETAIL 09/L500
9. ADA STALL SIGNAGE, SEE DETAIL 16/L500
10. STANDARD PCC CURB AND GUTTER, SEE SECTION DETAIL 06/L500
11. TRASH ENCLOSURE, SEE DETAIL 11/L501
12. TRANSFORMER, SEE ELECTRICAL PLANS
13. RETURN CURB AT ADA RAMP, SEE DETAIL 05/L501
14. PERPENDICULAR ACCESS RAMP, SEE DETAIL 03/L501
15. PARALLEL ACCESS RAMP, SEE DETAIL 09/L501
16. STOP SIGN, SEE DETAIL 08/L501
17. DO NOT ENTER SIGN, SEE DETAIL 07/L501
18. PCC STAIRS, SEE DETAIL 03/L502
19. POTENTIAL TRASH ENCLOSURE LOCATION
20. STANDARD 6' PCC WHEEL STOP
21. INTEGRAL CURB, SEE DETAIL 05/L500
22. SUDAS TYPE A DRIVEWAY, SEE DETAIL 07/L501

LEGEND:

- PCC PAVEMENT (TYPE 1), SEE DETAIL 01/L500
- PCC PAVEMENT (TYPE 2), SEE DETAIL 02/L500
- PCC PAVEMENT (TYPE 3), SEE DETAIL 03/L500
- SUDAS TYPE A DRIVEWAY, SEE DETAIL 07/L501
- CONCRETE PAVERS, SEE DETAIL 04/L500
- UPLIGHT, SEE DETAILS 01-04/L504

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

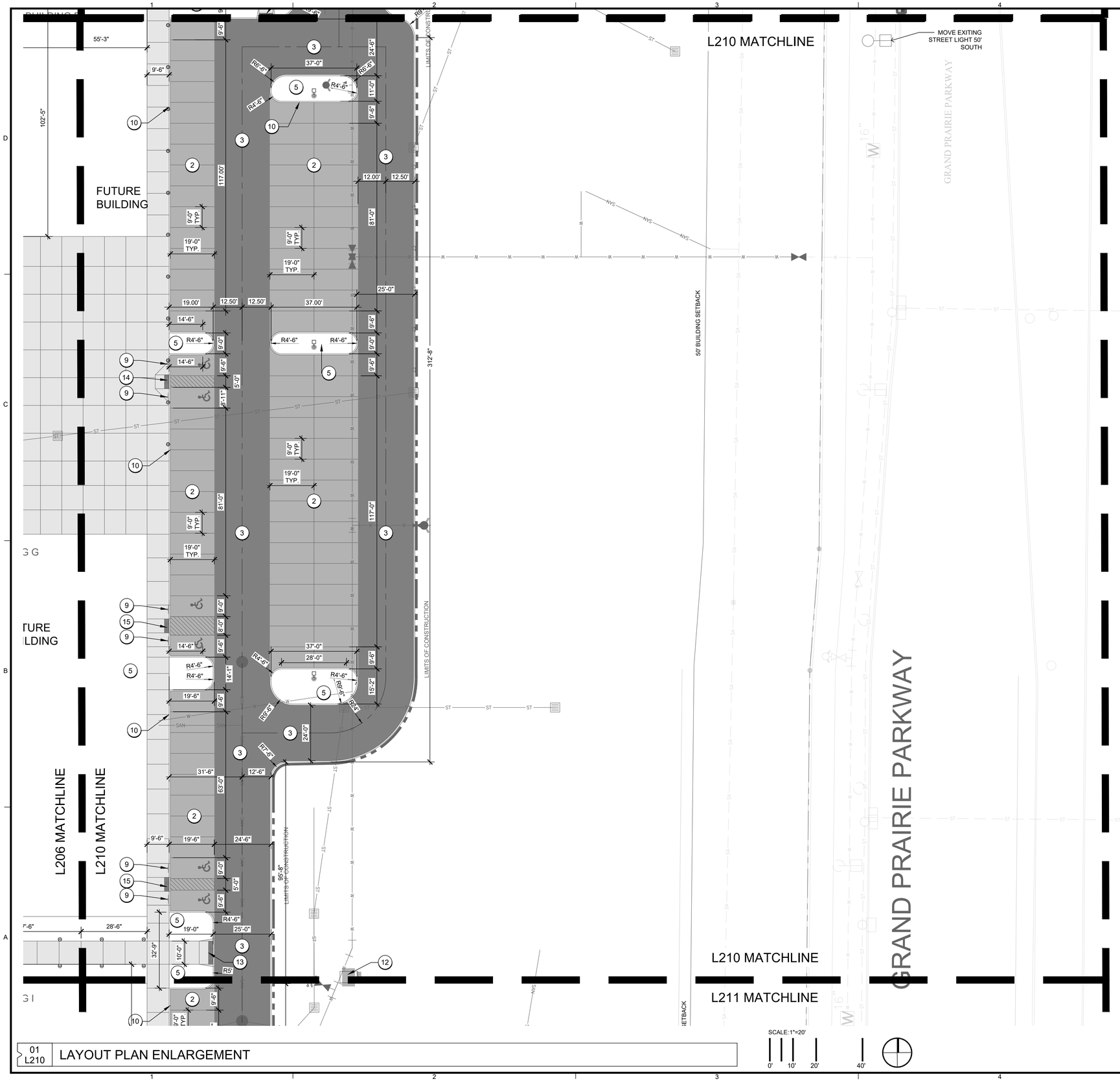
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED

LAYOUT PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

L209



GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

KEYNOTES

1. PCC PAVEMENT TYPE 1(WALK - 5" DEPTH), SEE DETAIL 01/L500
2. PCC PAVEMENT TYPE 2 (PARKING - 6" DEPTH), SEE DETAIL 02/L500
3. PCC PAVEMENT TYPE 3 (DRIVES, DUMPSTER PAD - 7" DEPTH), SEE DETA
4. CONCRETE PAVERS, SEE DETAIL 04/L500
5. LANDSCAPE AREAS, SEE PLANTING SHEETS
6. PAINTED CROSSWALK
7. RAISED CROSSWALK
8. MOUNTABLE (ROLL) CURB , SEE DETAIL 09/L500
9. ADA STALL SIGNAGE, SEE DETAIL 16/L500
10. STANDARD PCC CURB AND GUTTER, SEE SECTION DETAIL 06/L500
11. TRASH ENCLOSURE, SEE DETAIL 11/L501
12. TRANSFORMER, SEE ELECTRICAL PLANS
13. RETURN CURB AT ADA RAMP, SEE DETAIL 05/L501
14. PERPENDICULAR ACCESS RAMP, SEE DETAIL 03/L501
15. PARALLEL ACCESS RAMP, SEE DETAIL 09/L501
16. STOP SIGN, SEE DETAIL 08/L501
17. DO NOT ENTER SIGN, SEE DETAIL 07/L501
18. PCC STAIRS, SEE DETAIL 03/L502
19. POTENTIAL TRASH ENCLOSURE LOCATION
20. STANDARD 6' PCC WHEEL STOP
21. INTEGRAL CURB, SEE DETAIL 05/L500
22. SUDAS TYPE A DRIVEWAY, SEE DETAIL 07/L501

LEGEND:

- PCC PAVEMENT (TYPE 1), SEE DETAIL 01/L500
- PCC PAVEMENT (TYPE 2), SEE DETAIL 02/L500
- PCC PAVEMENT (TYPE 3), SEE DETAIL 03/L500
- SUDAS TYPE A DRIVEWAY, SEE DETAIL 07/L501
- CONCRETE PAVERS, SEE DETAIL 04/L500
- UPLIGHT, SEE DETAILS 01-04/L504

01 L210 LAYOUT PLAN ENLARGEMENT

SCALE: 1"=20'

0' 10' 20' 40'

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

LAYOUT PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

L210

L210 MATCHLINE

L211 MATCHLINE

SIGN BY OTHERS
(LOCATION IS APPROXIMATE)
WILL REQUIRE A PERMIT FROM
THE COMMUNITY DEVELOPMENT
DEPARTMENT

50' BUILDING SETBACK

LIMITS OF CONSTRUCTION

NEW WALK TO MEET
EXISTING WALK

SE ASHWORTH ROAD

L207 MATCHLINE

L211 MATCHLINE

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

KEYNOTES

1. PCC PAVEMENT TYPE 1(WALK - 5" DEPTH), SEE DETAIL 01/L500
2. PCC PAVEMENT TYPE 2 (PARKING - 6" DEPTH), SEE DETAIL 02/L500
3. PCC PAVEMENT TYPE 3 (DRIVES, DUMPSTER PAD - 7" DEPTH), SEE DETA
4. CONCRETE PAVERS, SEE DETAIL 04/L500
5. LANDSCAPE AREAS, SEE PLANTING SHEETS
6. PAINTED CROSSWALK
7. RAISED CROSSWALK
8. MOUNTABLE (ROLL) CURB , SEE DETAIL 09/L500
9. ADA STALL SIGNAGE, SEE DETAIL 16/L500
10. STANDARD PCC CURB AND GUTTER, SEE SECTION DETAIL 06/L500
11. TRASH ENCLOSURE, SEE DETAIL 11/L501
12. TRANSFORMER, SEE ELECTRICAL PLANS
13. RETURN CURB AT ADA RAMP, SEE DETAIL 05/L501
14. PERPENDICULAR ACCESS RAMP, SEE DETAIL 03/L501
15. PARALLEL ACCESS RAMP, SEE DETAIL 09/L501
16. STOP SIGN, SEE DETAIL 08/L501
17. DO NOT ENTER SIGN, SEE DETAIL 07/L501
18. PCC STAIRS, SEE DETAIL 03/L502
19. POTENTIAL TRASH ENCLOSURE LOCATION
20. STANDARD 6' PCC WHEEL STOP
21. INTEGRAL CURB, SEE DETAIL 05/L500
22. SUDAS TYPE A DRIVEWAY, SEE DETAIL 07/L501

LEGEND:

- PCC PAVEMENT (TYPE 1), SEE DETAIL 01/L500
- PCC PAVEMENT (TYPE 2), SEE DETAIL 02/L500
- PCC PAVEMENT (TYPE 3), SEE DETAIL 03/L500
- SUDAS TYPE A DRIVEWAY, SEE DETAIL 07/L501
- CONCRETE PAVERS, SEE DETAIL 04/L500
- UPLIGHT, SEE DETAILS 01-04/L504

01 L211 LAYOUT PLAN ENLARGEMENT

SCALE: 1"=20'

0' 10' 20' 40'

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL

THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE		
ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

LAYOUT PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

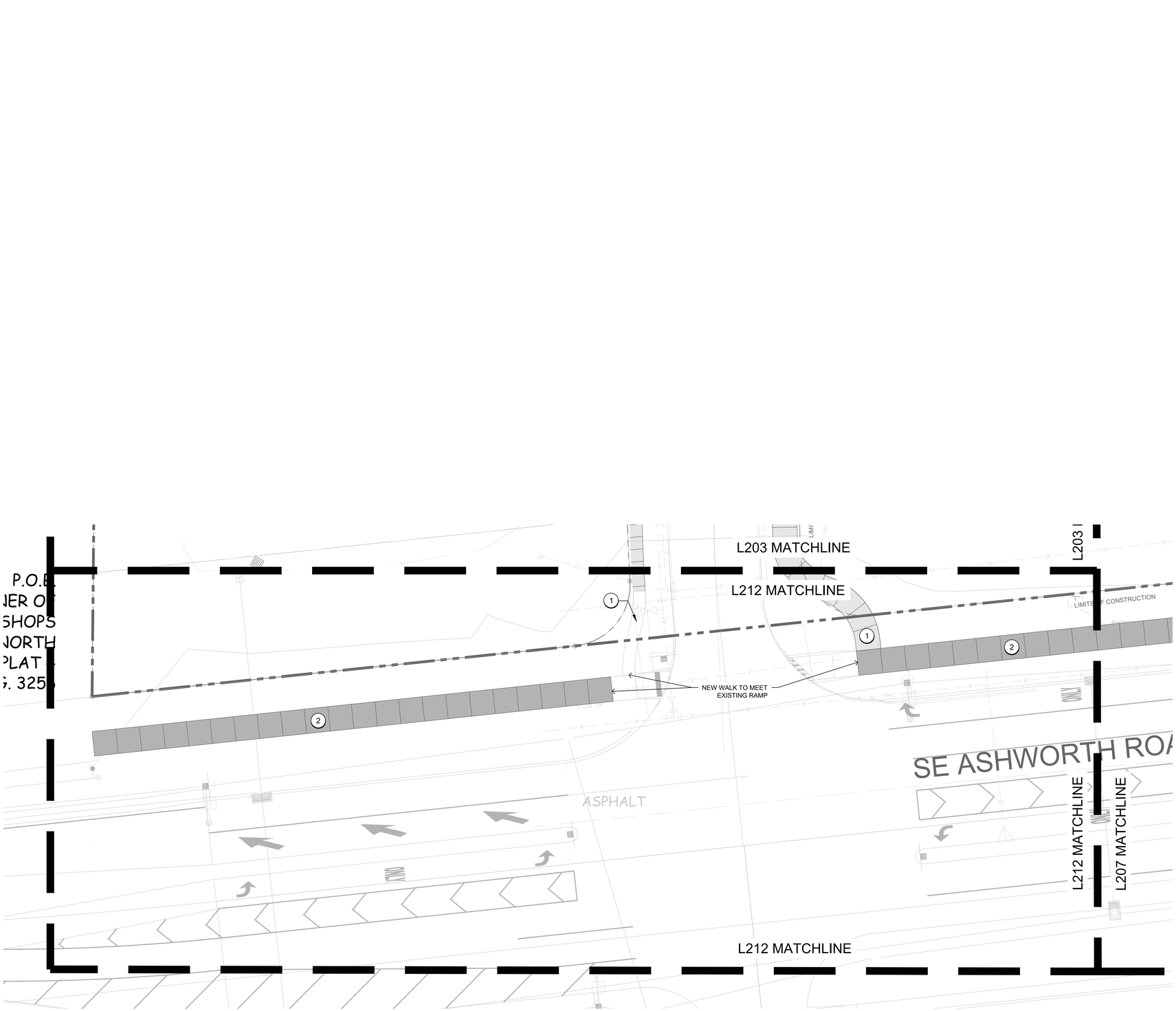
L211

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

KEYNOTES

1. PCC PAVEMENT TYPE 1(WALK - 5" DEPTH), SEE DETAIL 01/L500
2. PCC PAVEMENT TYPE 2 (PARKING - 6" DEPTH), SEE DETAIL 02/L500
3. PCC PAVEMENT TYPE 3 (DRIVES, DUMPSTER PAD - 7" DEPTH), SEE DETA
4. CONCRETE PAVERS, SEE DETAIL 04/L500
5. LANDSCAPE AREAS, SEE PLANTING SHEETS
6. PAINTED CROSSWALK
7. RAISED CROSSWALK
8. MOUNTABLE (ROLL) CURB , SEE DETAIL 09/L500
9. ADA STALL SIGNAGE, SEE DETAIL 16/L500
10. STANDARD PCC CURB AND GUTTER, SEE SECTION DETAIL 06/L500
11. TRASH ENCLOSURE, SEE DETAIL 11/L501
12. TRANSFORMER, SEE ELECTRICAL PLANS
13. RETURN CURB AT ADA RAMP, SEE DETAIL 05/L501
14. PERPENDICULAR ACCESS RAMP, SEE DETAIL 03/L501
15. PARALLEL ACCESS RAMP, SEE DETAIL 09/L501
16. STOP SIGN, SEE DETAIL 08/L501
17. DO NOT ENTER SIGN, SEE DETAIL 07/L501
18. PCC STAIRS, SEE DETAIL 03/L502
19. POTENTIAL TRASH ENCLOSURE LOCATION
20. STANDARD 6' PCC WHEEL STOP
21. INTEGRAL CURB, SEE DETAIL 05/L500
22. SUDAS TYPE A DRIVEWAY, SEE DETAIL 07/L501



LEGEND:

- PCC PAVEMENT (TYPE 1), SEE DETAIL 01/L500
- PCC PAVEMENT (TYPE 2), SEE DETAIL 02/L500
- PCC PAVEMENT (TYPE 3), SEE DETAIL 03/L500
- SUDAS TYPE A DRIVEWAY, SEE DETAIL 07/L501
- CONCRETE PAVERS, SEE DETAIL 04/L500
- UPLIGHT, SEE DETAILS 01-04/L504

01 L212 LAYOUT PLAN ENLARGEMENT

SCALE:1"=20'

0' 10' 20' 40'

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL

THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

ISSUED FOR

SITE PLAN REVIEW

NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

LAYOUT PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

L212

01 L300 GRADING PLAN OVERVIEW

SCALE: 1"=80'

0' 40' 80' 160'

GENERAL NOTES

A. REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

B. COOPER CRAWFORD & ASSOCIATES, 475 S 50TH STREET SUITE 800, WEST DES MOINES, IOWA 50265 (515-224-1344) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

C. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

E. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

F. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

GRADING NOTES

A. ALL SPOT ELEVATIONS ARE AT THE TOP OF FINISHED SURFACES. SPOT ELEVATIONS SHOWN IN PARKING ARE AT THE BOTTOM OF CURB. ADD 6" TO COMPUTE TOP OF CURB ELEVATION.

B. CONTRACTOR TO VERIFY ALL SPOT ELEVATIONS FOR POSITIVE DRAINAGE BEFORE INSTALLATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE SURFACE DRAINAGE IN ALL AREAS, UNLESS OTHERWISE NOTED. ALL NEWLY GRADED GROUND SURFACES SHALL BE FINISHED TO UNIFORM GRADES AND SLOPED IN SUCH A MANNER TO BE FREE OF DEPRESSIONS THAT CAUSE AREAS OF STANDING WATER. THE CONTRACTOR SHALL REPORT ANY CONFLICTS WITH THIS REQUIREMENT TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO FINAL GRADING OPERATIONS.

C. WALK CROSS SLOPE MAY NOT EXCEED 2%. RUNNING SLOPE MAY NOT EXCEED 5%. RUNNING SLOPE FOR RAMPS MAY NOT EXCEED 1:12 WITH LANDINGS THAT DO NOT EXCEED 2% IN ANY DIRECTION.

D. WHERE PROPOSED GRADES MEET EXISTING, BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN THE NEW WORK AND EXISTING WORK. PONDING AT JOINTS WILL NOT BE ACCEPTED.

E. CONTACT LANDSCAPE ARCHITECT PRIOR TO BACKFILLING AGAINST EXISTING BUILDINGS. PROVIDE WATERPROOFING WHEN BACKFILLING AGAINST EXISTING BUILDINGS.

F. FINAL BERM SHAPE TO APPROVED BY LANDSCAPE ARCHITECT.

G. SEE SPECIFICATIONS FOR MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS AND PLANTING BEDS.

H. DEBRIS SHALL BE REMOVED AND PAVEMENT WITHIN THE RIGHT-OF-WAY SWEPT AT THE END OF EACH WORKING DAY AND PRIOR TO A RAIN EVENT .

I. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISHED GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES, AND LIGHT BASES.

J. SILT FENCE AND INLET PROTECTION SHALL BE MAINTAINED UNTIL ESTABLISHMENT OF PERMANENT GROUND COVER.

ABBREVIATIONS

TC: TOP OF CURB
BC: BOTTOM OF CURB
TR: TOP OF RAMP
BR: BOTTOM OF RAMP
FFE: FINISHED FLOOR ELEVATION
LP: LOW POINT
HP: HIGH POINT
M.E.: MEET EXISTING
F.S.: FINISHED SURFACE
TS: TOP OF STAIRS
BS: BOTTOM OF STAIRS
TOF: TOP OF FOUNDATION

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

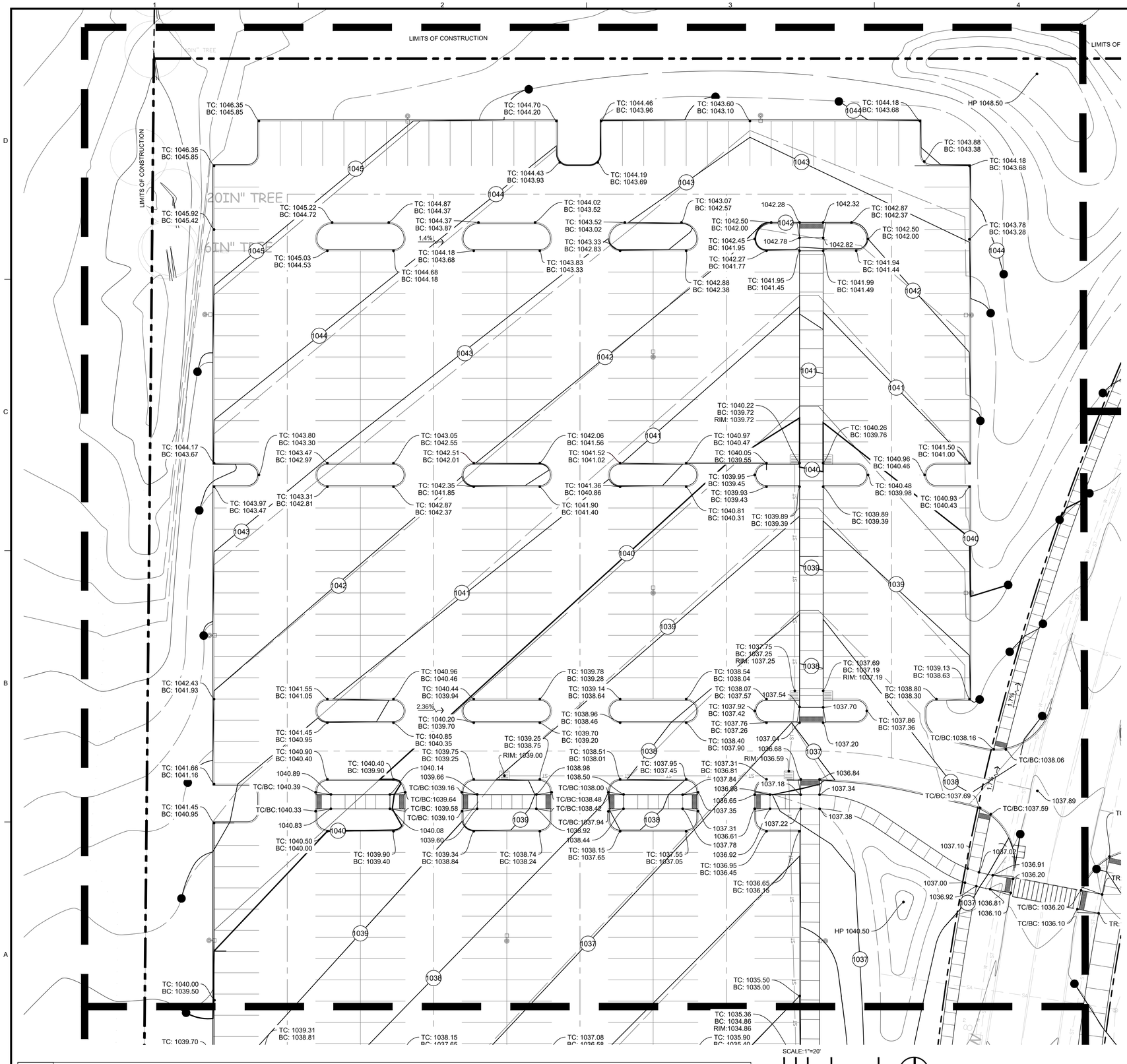
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

GRADING PLAN OVERVIEW

CONFLUENCE PROJECT # 21072

L300



01
L301
GRADING PLAN ENLARGEMENT

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

ABBREVIATIONS

TC: TOP OF CURB
BC: BOTTOM OF CURB
TR: TOP OF RAMP
BR: BOTTOM OF RAMP
FFE: FINISHED FLOOR ELEVATION
LP: LOW POINT
HP: HIGH POINT
M.E.: MEET EXISTING
F.S.: FINISHED SURFACE
TS: TOP OF STAIRS
BS: BOTTOM OF STAIRS
TOF: TOP OF FOUNDATION

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL

THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

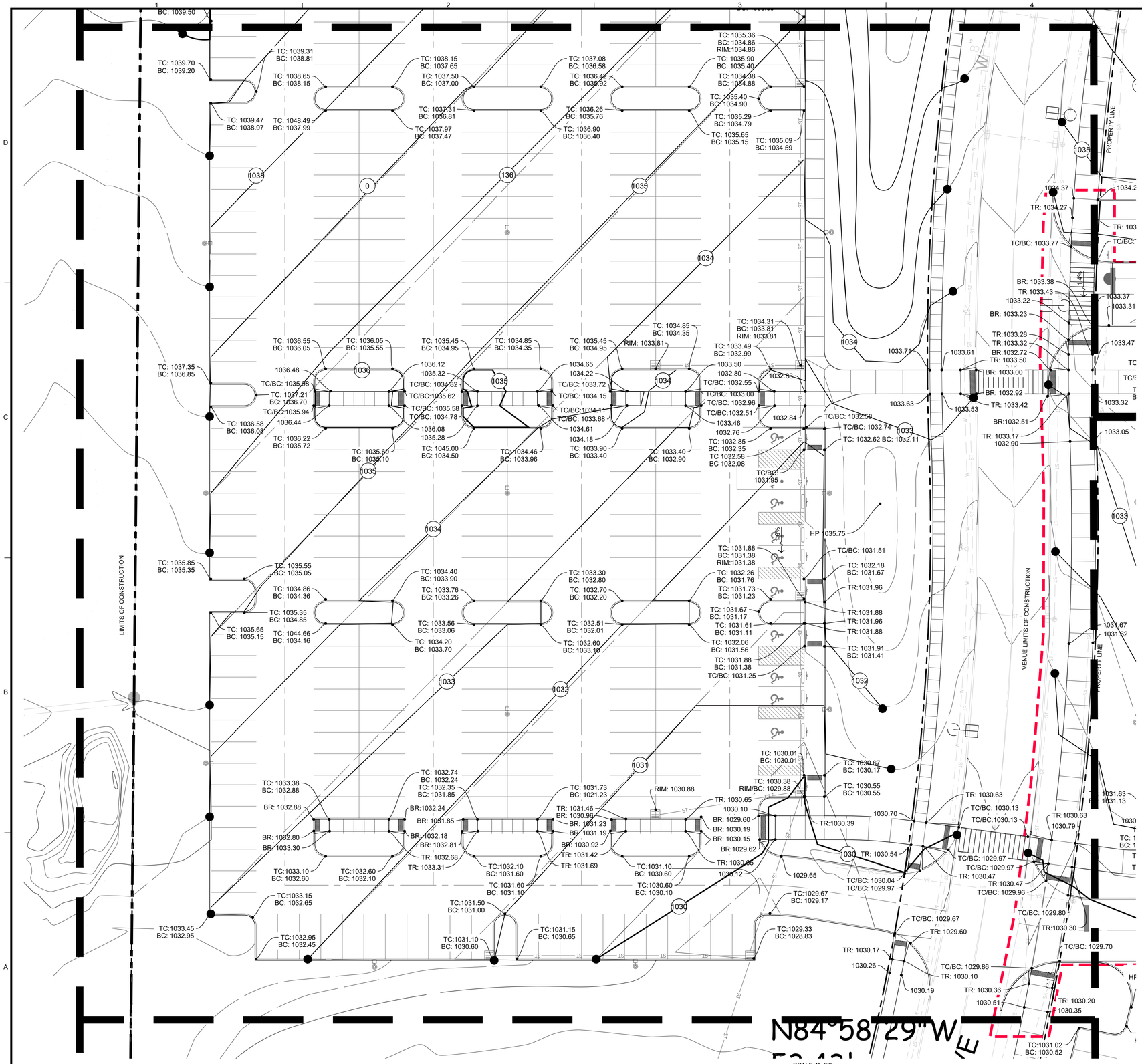
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

GRADING PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

L301



GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

ABBREVIATIONS

TC: TOP OF CURB
BC: BOTTOM OF CURB
TR: TOP OF RAMP
BR: BOTTOM OF RAMP
FFE: FINISHED FLOOR ELEVATION
LP: LOW POINT
HP: HIGH POINT
M.E.: MEET EXISTING
F.S.: FINISHED SURFACE
TS: TOP OF STAIRS
BS: BOTTOM OF STAIRS
TOF: TOP OF FOUNDATION

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL

THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

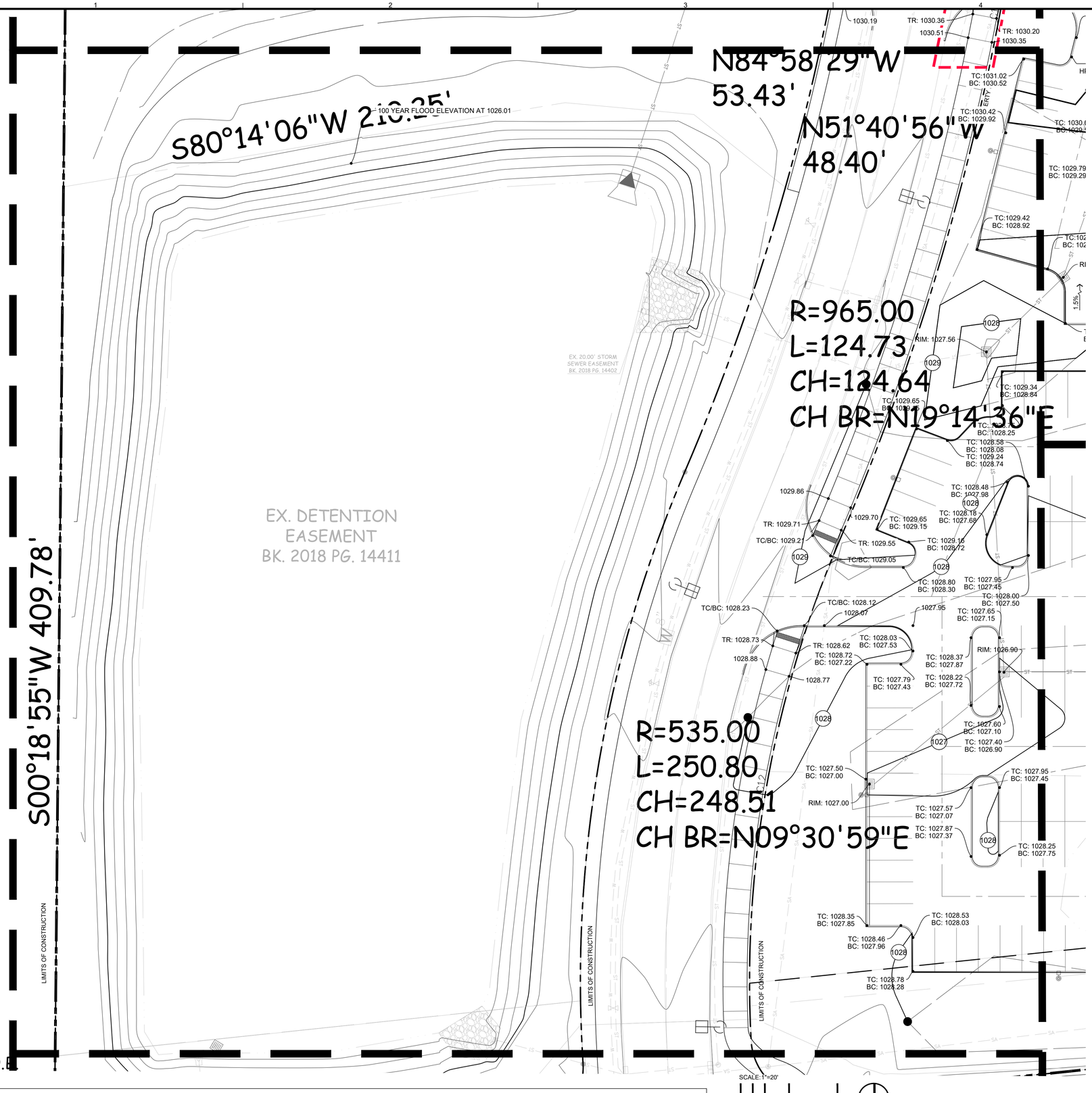
COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

GRADING PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

L302

01 L302 GRADING PLAN ENLARGEMENT



01 L303 GRADING PLAN ENLARGEMENT

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

ABBREVIATIONS

TC: TOP OF CURB
BC: BOTTOM OF CURB
TR: TOP OF RAMP
BR: BOTTOM OF RAMP
FFE: FINISHED FLOOR ELEVATION
LP: LOW POINT
HP: HIGH POINT
M.E.: MEET EXISTING
F.S.: FINISHED SURFACE
TS: TOP OF STAIRS
BS: BOTTOM OF STAIRS
TOF: TOP OF FOUNDATION

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL

THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

GRADING PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

L303

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

ABBREVIATIONS

TC: TOP OF CURB
BC: BOTTOM OF CURB
TR: TOP OF RAMP
BR: BOTTOM OF RAMP
FFE: FINISHED FLOOR ELEVATION
LP: LOW POINT
HP: HIGH POINT
M.E.: MEET EXISTING
F.S.: FINISHED SURFACE
TS: TOP OF STAIRS
BS: BOTTOM OF STAIRS
TOF: TOP OF FOUNDATION

SE. PARKVIEW CROSSING DR.

N24°43'12"E 556.56'

LIMITS OF CONSTRUCTION

LIMITS OF CONSTRUCTION

LIMITS OF CONSTRUCTION

LIMITS OF CONSTRUCTION

1043.64
1043.54
1042.94 HP/BC: 1042.44
1042.69 BC: 1042.19
1032.27 BC: 1041.77
1042.33 BC: 1041.83
1041.83
1042.46 BC/1041.96
1042.15 BC: 1041.65
1042.10 BC: 1041.60
1041.35
1041.92 HP/BC: 1041.42
1041.80 BC: 1041.30
1041.78 BC: 1041.28
LP: 1040.77
1039.59
1040.40
1040.93 LP/BC:1040.78
1041.18 BC: 1040.68
1040.97 BC: 1040.47
1040.62 BC: 1040.12
1040.58 BC: 1040.08
1040.89 BC: 1040.39
1040.60 BC: 1040.10
1040.52 BC: 1040.02
1040.80 BC: 1040.30
1041.64 BC: 1041.14
1042.01 BC 1041.51
1040.52 BC: 1040.02
1041.29 BC: 1040.79
1041.09 BC: 1040.59
1040.29 BC: 1039.79
1040.04 BC: 1039.54
1040.34 BC: 1039.84
1042.38 BC 1041.88
1042.38 BC 1041.88
1041.56
1040.80
TC/BC: 1040.30
TC/BC: 1040.39
TC: 1040.95 BC: 1040.45
TC 1040.75 BC 1040.25
TR: 1040.80 1040.90
TR: 1040.89
1040.99
TC 1040.75 BC 1040.25
TC 1041.48 BC 1040.98
1041.68
1041.68
1041.68
TC 1041.09 BC 1040.59
TC 1041.29 BC 1040.79
TC 1041.39 BC 1040.89
TC 1041.49 BC 1040.99
RIM: 1039.54
1.0%
1.0%
1.0%
3.0%
2.4%
L=75'
W
ST
S
M
NYS

SCALE:1"=20'
0' 10' 20' 40'

01 L304 GRADING PLAN ENLARGEMENT

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL

THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

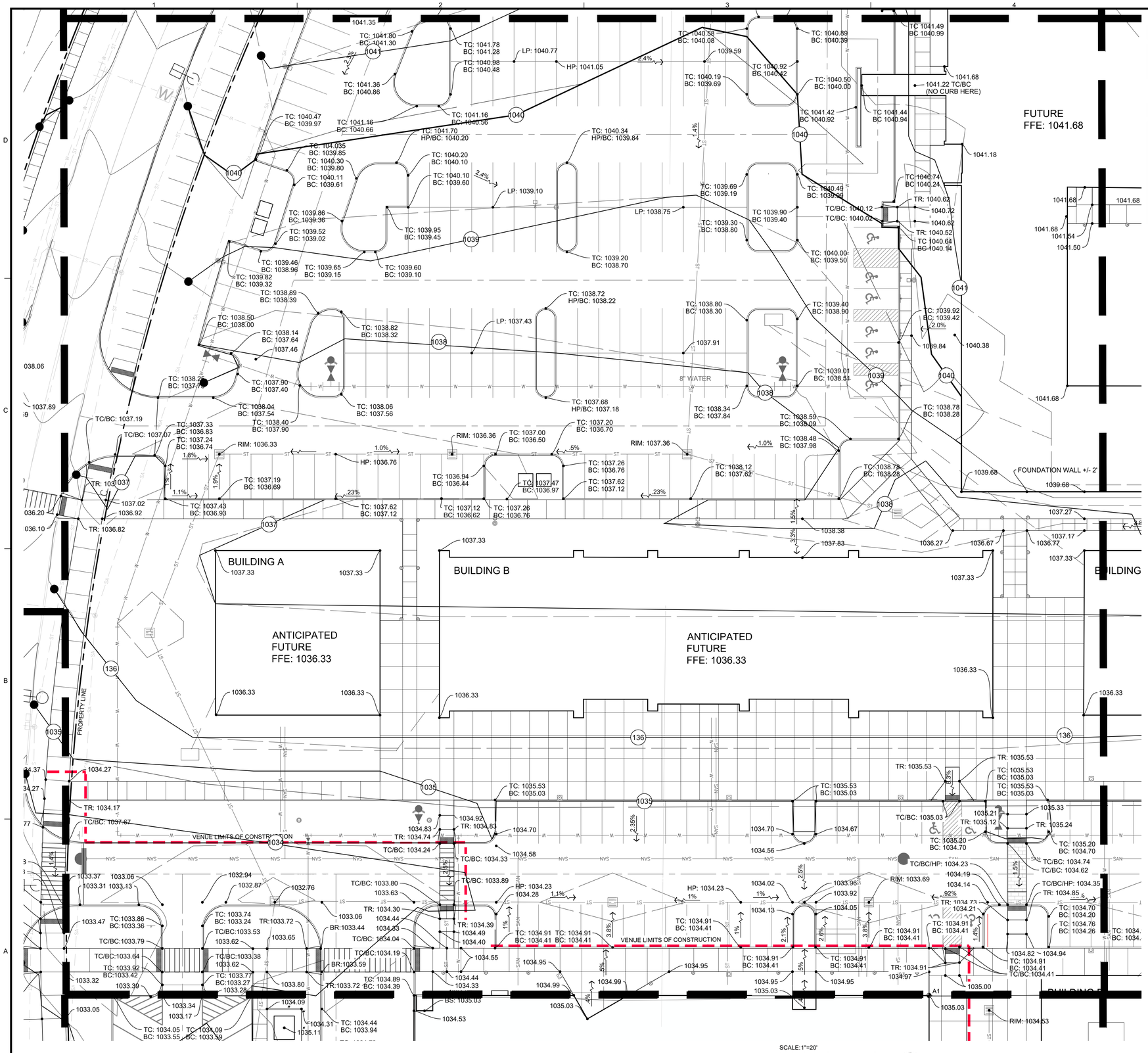
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

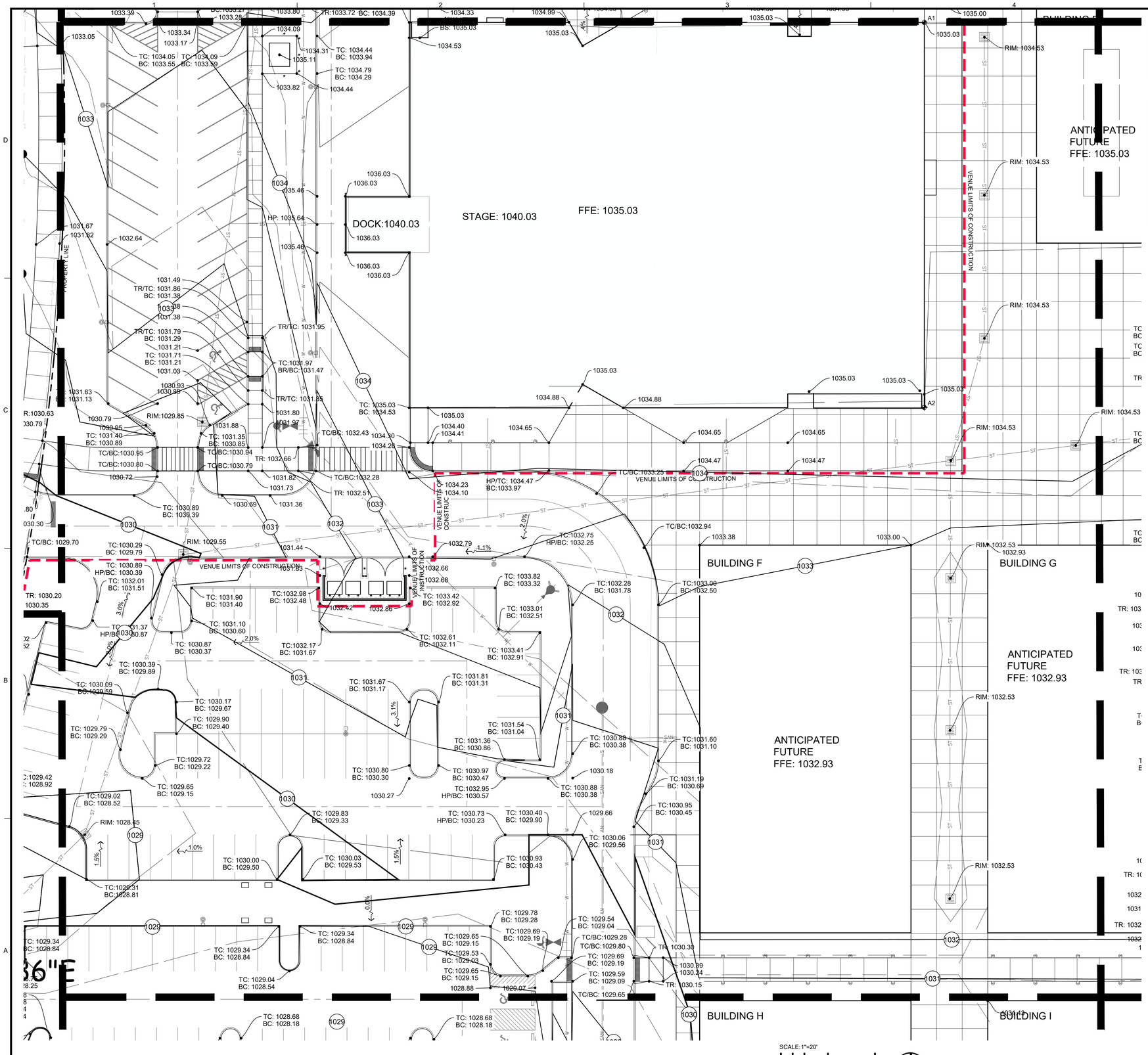
COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

GRADING PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

L304


BUILDING A
BUILDING B
ANTICIPATED FUTURE FFE: 1036.33
ANTICIPATED FUTURE FFE: 1036.33
FUTURE FFE: 1041.68
VENUE LIMITS OF CONSTRUCTION
VENUE LIMITS OF CONSTRUCTION
8" WATER
FOUNDATION WALL +/- 2'
PROPERTY LINE
HP: 1041.05
HP: 1036.76
HP: 1038.22
HP: 1037.18
LP: 1040.77
LP: 1039.10
LP: 1038.75
LP: 1037.43
RIM: 1036.36
RIM: 1037.36
RIM: 1033.69
RIM: 1034.53
TR: 1040.62
TR: 1035.53
TR: 1035.24
TR: 1034.74
TR: 1034.83
TR: 1034.30
TR: 1034.39
TR: 1034.91
TR: 1034.97
TR: 1036.82
TR: 1034.17
TR: 1033.72
TR: 1033.72
TR: 1040.52
TC/BC: 1040.12
TC/BC: 1040.02
TC/BC: 1037.19
TC/BC: 1037.07
TC/BC: 1034.24
TC/BC: 1034.33
TC/BC: 1033.89
TC/BC: 1035.03
TC/BC: 1034.74
TC/BC: 1034.62
TC/BC: 1034.41
TC/BC: 1033.80
TC/BC: 1034.04
TC/BC: 1034.19
TC/BC: 1033.79
TC/BC: 1033.64
TC/BC: 1033.53
TC/BC: 1033.38
TC/BC: 1033.27
TC/BC: 1035.03
TC/BC: 1034.23
TC/BC: 1035.03
TC/BC: 1035.03
TC/BC: 1035.03
TC/BC: 1034.70
TC/BC: 1034.70
TC/BC: 1034.76
TC/BC: 1034.26
TC/BC: 1034.41
TC/BC: 1034.41
TC/BC: 1034.41



01 L306 GRADING PLAN ENLARGEMENT

SCALE: 1"=20'

0' 10' 20' 40'

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

ABBREVIATIONS

TC: TOP OF CURB
BC: BOTTOM OF CURB
TR: TOP OF RAMP
BR: BOTTOM OF RAMP
FFE: FINISHED FLOOR ELEVATION
LP: LOW POINT
HP: HIGH POINT
M.E.: MEET EXISTING
F.S.: FINISHED SURFACE
TS: TOP OF STAIRS
BS: BOTTOM OF STAIRS
TOF: TOP OF FOUNDATION

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

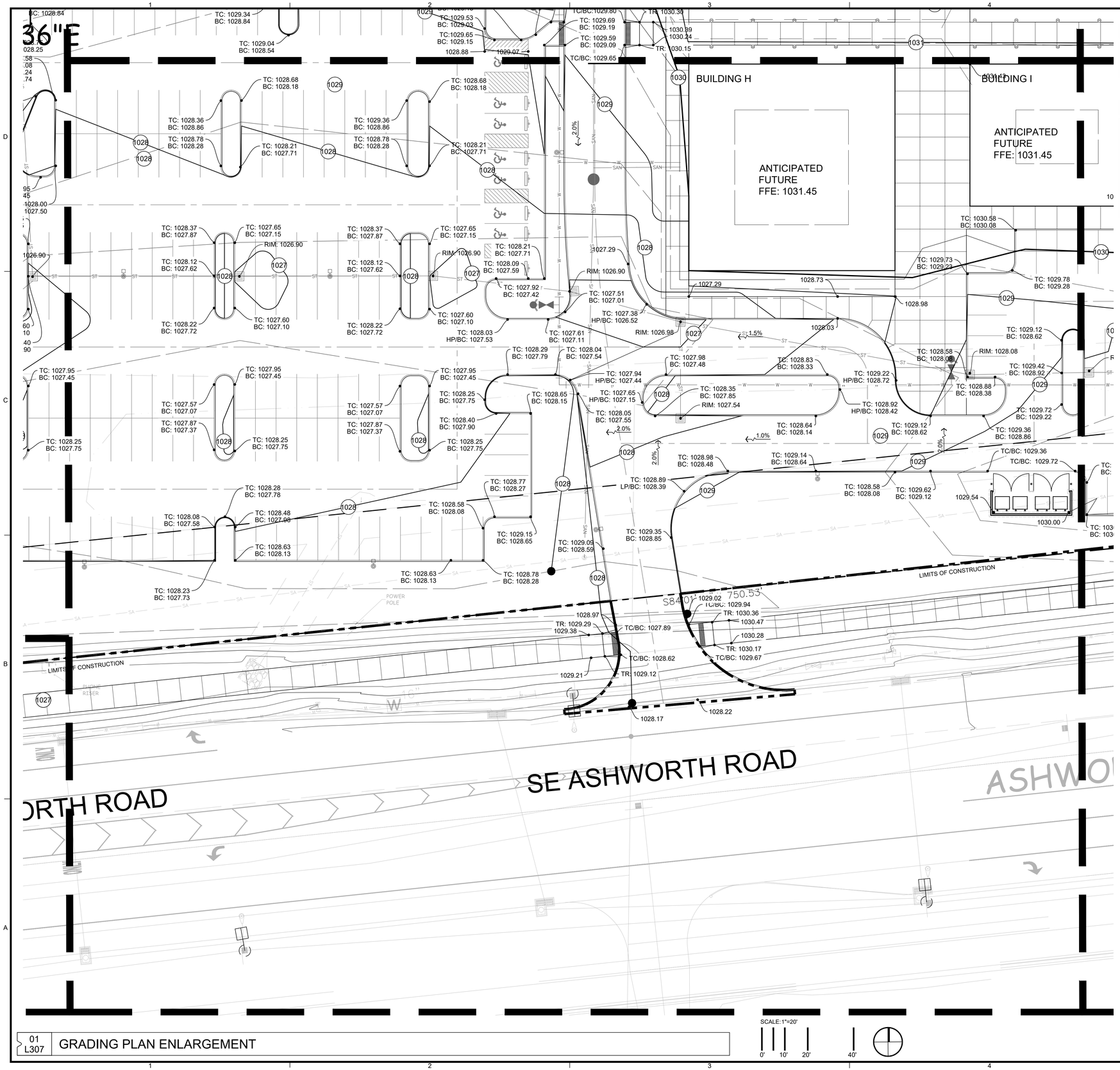
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED

GRADING PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

L306



01 L307 GRADING PLAN ENLARGEMENT

SCALE: 1"=20'

0' 10' 20' 40'

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

ABBREVIATIONS

TC: TOP OF CURB
BC: BOTTOM OF CURB
TR: TOP OF RAMP
BR: BOTTOM OF RAMP
FFE: FINISHED FLOOR ELEVATION
LP: LOW POINT
HP: HIGH POINT
M.E.: MEET EXISTING
F.S.: FINISHED SURFACE
TS: TOP OF STAIRS
BS: BOTTOM OF STAIRS
TOF: TOP OF FOUNDATION

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

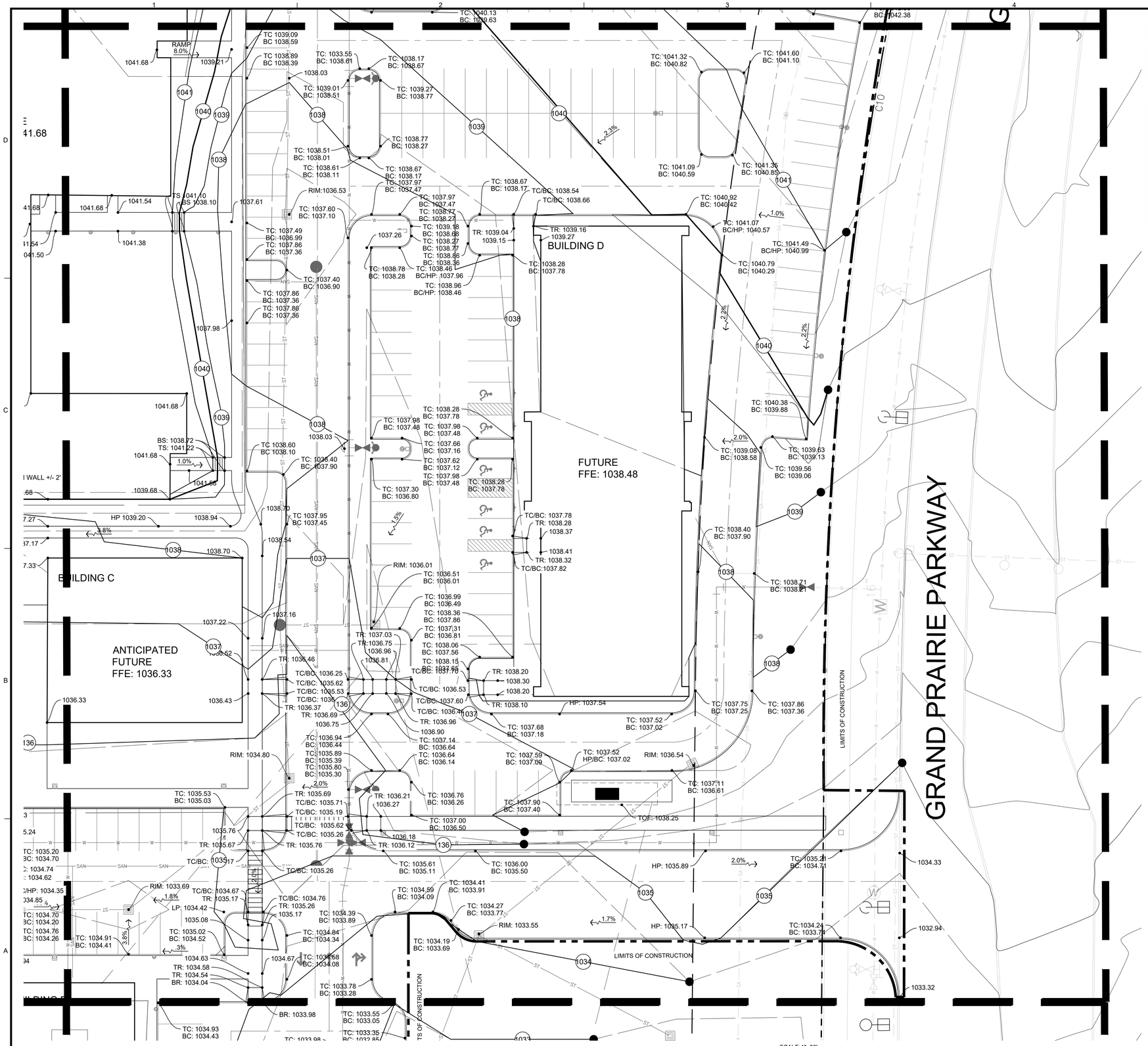
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE . AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

GRADING PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

L307



01 L308 GRADING PLAN ENLARGEMENT

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

ABBREVIATIONS

TC: TOP OF CURB
BC: BOTTOM OF CURB
TR: TOP OF RAMP
BR: BOTTOM OF RAMP
FFE: FINISHED FLOOR ELEVATION
LP: LOW POINT
HP: HIGH POINT
M.E.: MEET EXISTING
F.S.: FINISHED SURFACE
TS: TOP OF STAIRS
BS: BOTTOM OF STAIRS
TOF: TOP OF FOUNDATION

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

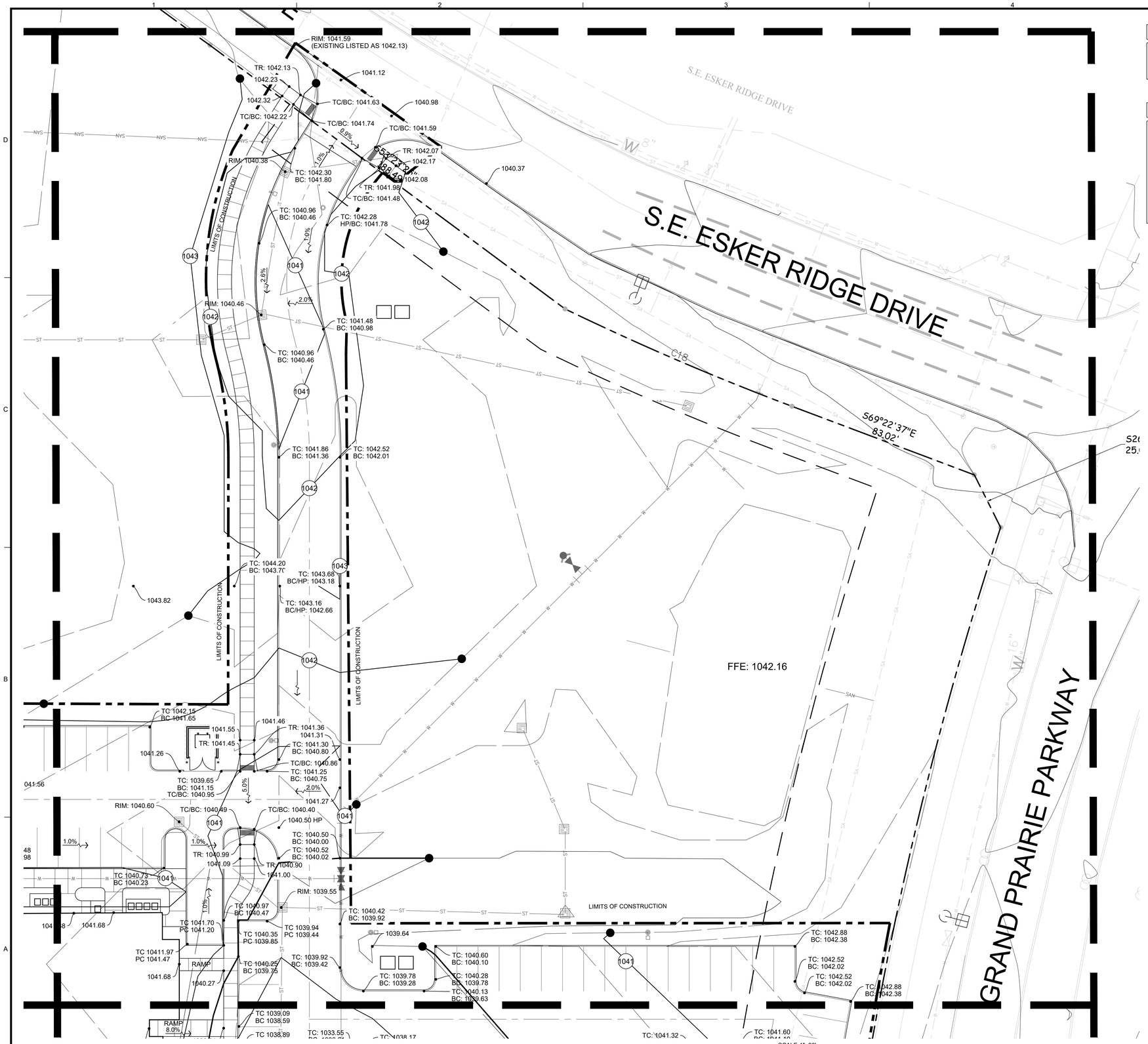
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

GRADING PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

L309



GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

ABBREVIATIONS

TC: TOP OF CURB
BC: BOTTOM OF CURB
TR: TOP OF RAMP
BR: BOTTOM OF RAMP
FFE: FINISHED FLOOR ELEVATION
LP: LOW POINT
HP: HIGH POINT
M.E.: MEET EXISTING
F.S.: FINISHED SURFACE
TS: TOP OF STAIRS
BS: BOTTOM OF STAIRS
TOF: TOP OF FOUNDATION

01 L308 GRADING PLAN ENLARGEMENT

SCALE:1"=20'
0' 10' 20' 40'

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL

THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE		
ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

GRADING PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

L308

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

ABBREVIATIONS

TC: TOP OF CURB
BC: BOTTOM OF CURB
TR: TOP OF RAMP
BR: BOTTOM OF RAMP
FFE: FINISHED FLOOR ELEVATION
LP: LOW POINT
HP: HIGH POINT
M.E.: MEET EXISTING
F.S.: FINISHED SURFACE
TS: TOP OF STAIRS
BS: BOTTOM OF STAIRS
TOF: TOP OF FOUNDATION

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

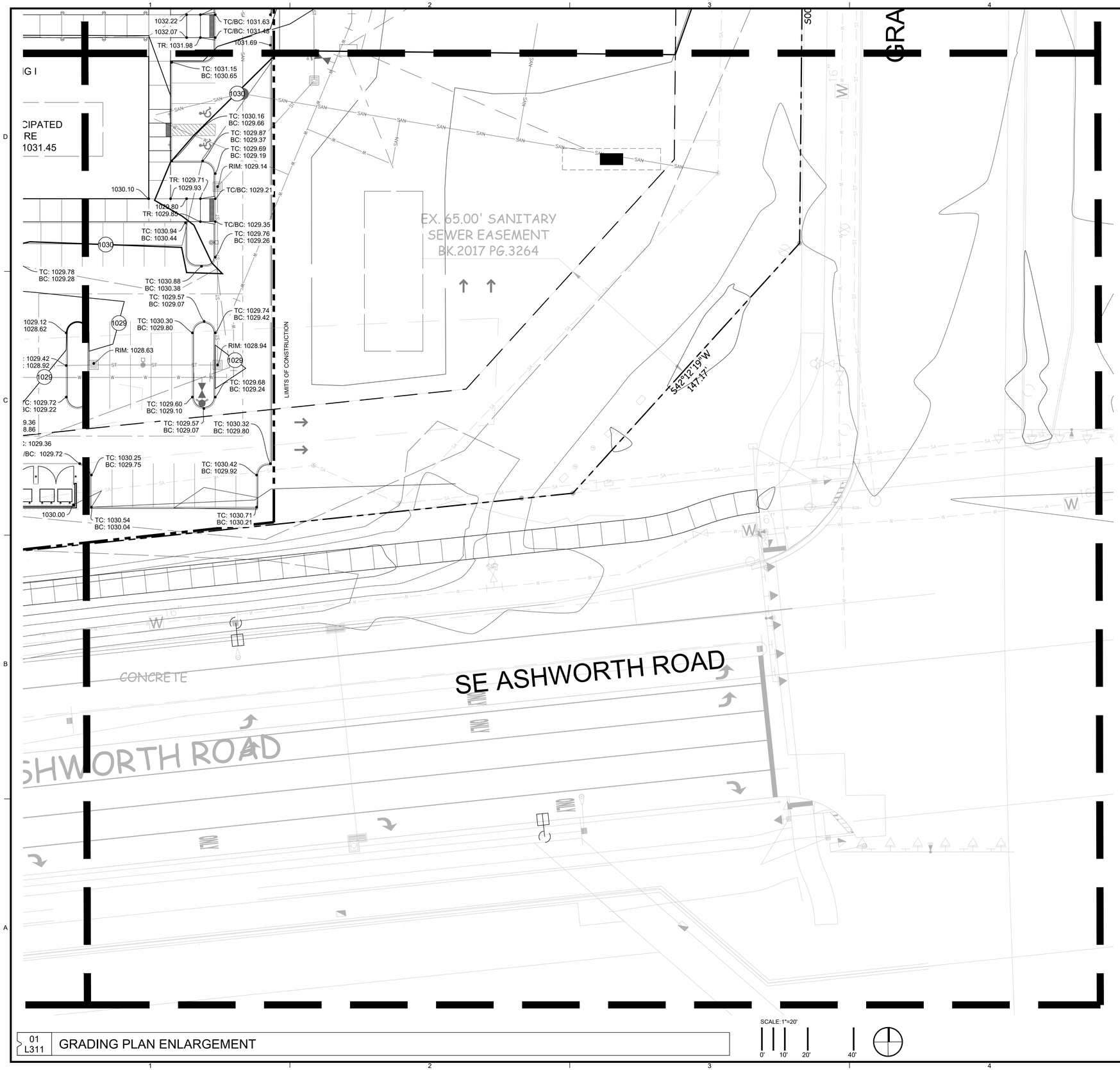
GRADING PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

L310

01 L310 GRADING PLAN ENLARGEMENT

SCALE: 1"=20'
0' 10' 20' 40'



SCALE:1"=20'

0' 10' 20' 40'

01 L311 GRADING PLAN ENLARGEMENT

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

ABBREVIATIONS

TC: TOP OF CURB
BC: BOTTOM OF CURB
TR: TOP OF RAMP
BR: BOTTOM OF RAMP
FFE: FINISHED FLOOR ELEVATION
LP: LOW POINT
HP: HIGH POINT
M.E.: MEET EXISTING
F.S.: FINISHED SURFACE
TS: TOP OF STAIRS
BS: BOTTOM OF STAIRS
TOF: TOP OF FOUNDATION

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL

THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

GRADING PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

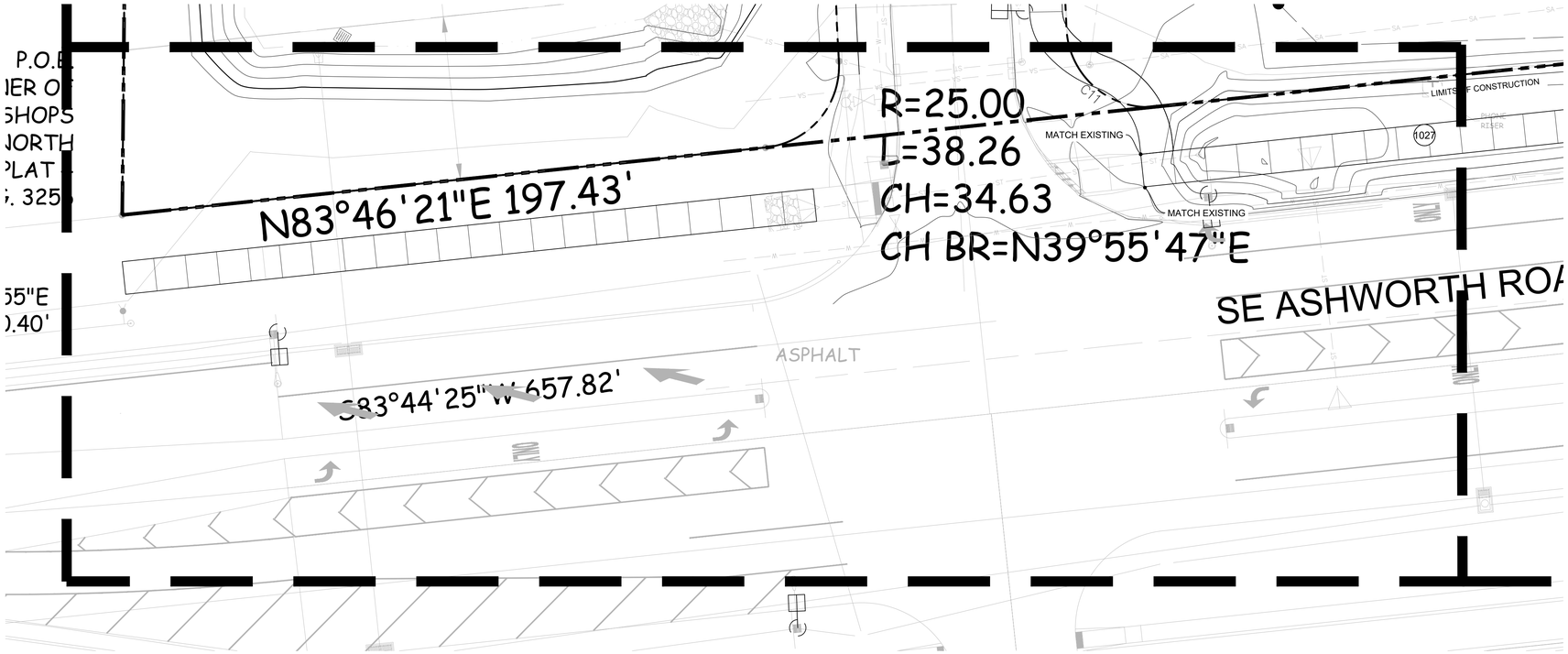
L311

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

ABBREVIATIONS

TC: TOP OF CURB
BC: BOTTOM OF CURB
TR: TOP OF RAMP
BR: BOTTOM OF RAMP
FFE: FINISHED FLOOR ELEVATION
LP: LOW POINT
HP: HIGH POINT
M.E.: MEET EXISTING
F.S.: FINISHED SURFACE
TS: TOP OF STAIRS
BS: BOTTOM OF STAIRS
TOF: TOP OF FOUNDATION



01 L312 GRADING PLAN ENLARGEMENT

SCALE: 1"=20'
0' 10' 20' 40'

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL

THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

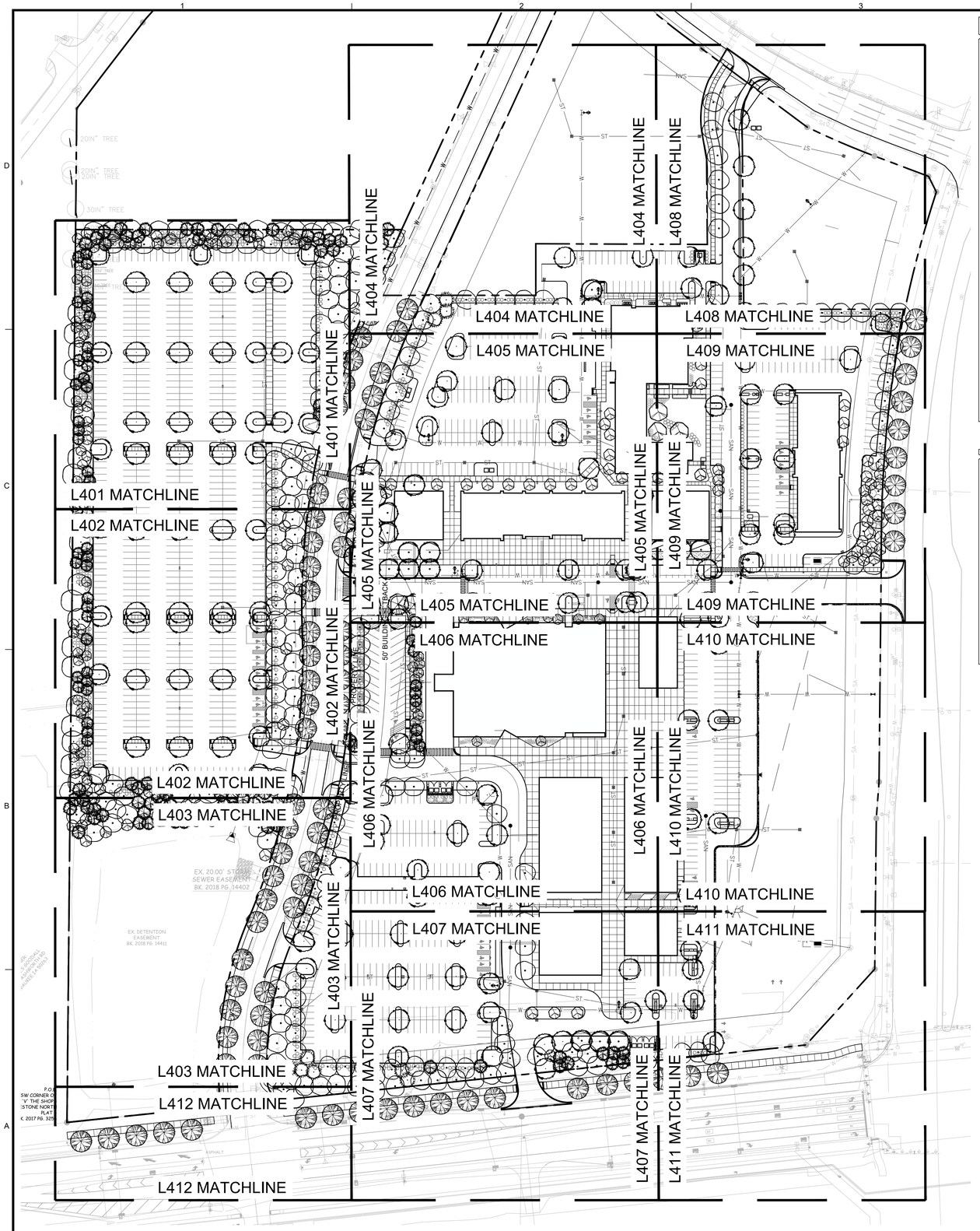
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

GRADING PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

L312



01 L400 PLANTING PLAN OVERVIEW

SCALE:1"=80'

0' 40' 80' 160'

PLANTING REQUIREMENTS:

- RESIDENTIAL BUFFER: 800 LF OF FRONTAGE
  - 800 X 1.5 OVERSTORY TREES / 50 LF = 24 OVERSTORY TREES REQUIRED
    24 OVERSTORY TREES PROVIDED
  - 800 LF X 2.5 EVERGREEN TREES / 50 LF = 40 EVERGREEN TREES REQUIRED
    45 EVERGREEN TREES PROVIDED
  - 800 LF X 2.5 ORNAMENTAL TREES / 50 LF = 40 ORNAMENTAL TREES REQUIRED
    43 ORNAMENTAL TREES PROVIDED
  - 800 LF X 15 SHRUBS / 50 LF = 240 SHRUBS REQUIRED
    258 SHRUBS PROVIDED
- 20% OPEN SPACE REQUIRED
  - LOT AREA = 1,189,142 SF
  - REQUIRED OPEN SPACE = 237,828.40 SF
  - TOTAL PROVIDED OPEN SPACE = 481,698.84 SF
- 1.5 OVERSTORY TREE, .5 UNDERSTORY TREE AND TWO SHRUBS PER 1,000 SF OF REQUIRED OPEN SPACE.
  - SHRUBS PROVIDED: 583
  - TREES PROVIDED: 476
    - OVERSTORY = 238 = 50%
    - UNDERSTORY = 119 = 25%
    - EVERGREEN = 119 = 25%
  - ≥25% OF ALL REQUIRED TREES SHALL BE EVERGREEN
  - ≥50% OF ALL REQUIRED TREES SHALL BE OVERSTORY
- PLANTING REQUIREMENTS
  - OVERSTORY TREES: 237,828.40 SF X 1.5/1,000 SF = **357 OVERSTORY TREES REQUIRED**
    357 OVERSTORY TREES PROVIDED
  - UNDERSTORY TREES: 237,828.40 SF X .5/1,000 SF= **119 UNDERSTORY TREES REQUIRED**
    119 UNDERSTORY TREES PROVIDED
  - SHRUBS: 237,828.40 SF X 2/1,000 SF = **476 SHRUBS REQUIRED**
    583 SHRUBS PROVIDED

SYMBOL LEGEND

- OVERSTORY STREET TREE (82)
- PARKING LOT ISLAND OVERSTORY TREE (143)
- OPEN SPACE OVERSTORY TREE (238)
- EVERGREEN TREE (119)
- ORNAMENTAL / UNDERSTORY TREE (119)
- SHRUB (583)

GENERAL NOTES

A. REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

PLANTING NOTES

A. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.

B. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.

C. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.

D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.

E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.

F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.

G. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.

H. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

I. SOD ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.

J. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".

K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
OVERSTORY TREES						
AM	36	Acer miyabei 'Morton'	STATE STREET MAPLE	2.0" CAL.	B&B	AS SHOWN ON PLAN.
APL	5	Acer platanoides	NORWAY MAPLE	2.0" CAL	B&B	AS SHOWN ON PLAN.
AR	26	Acer rubrum 'Franksred' RED SUNSET	RED MAPLE RED SUNSET	2.0" CAL	B&B	AS SHOWN ON PLAN.
AS	27	Acer saccharum	SUGAR MAPLE	2.0" CAL	B&B	AS SHOWN ON PLAN.
BN	6	Betula nigra	RIVER BIRCH	2.0" CAL	B&B	AS SHOWN ON PLAN.
CBF	4	Carpinus betulus 'Fastigata'	COLUMNAR HORNBEAM	2.0" CAL	B&B	AS SHOWN ON PLAN.
CS	16	Catalpa speciosa	NORTHERN CATALPA	2.0" CAL	B&B	AS SHOWN ON PLAN.
CO	18	Celtis occidentalis	HACKBERRY	2.0" CAL	B&B	AS SHOWN ON PLAN.
GD	16	Gymnocladus dioica	KENTUCKY COFFEETREE	2.0" CAL	B&B	AS SHOWN ON PLAN.
GB	44	Ginkgo biloba	GINKGO	2.0" CAL	B&B	AS SHOWN ON PLAN.
GT	36	Gleditsia triacanthos var. inermis ' Sunburst'	SUNBURST THORNLESS HONEY LOCUST	2.0" CAL	B&B	AS SHOWN ON PLAN.
LL	7	Larix laricina	EASTERN LARCH	2.0" CAL	B&B	AS SHOWN ON PLAN.
LS	31	Liquidambar styraciflua	SWEETGUM	2.0" CAL	B&B	AS SHOWN ON PLAN.
LT	27	Liriodendron tulipifera	TULIPTREE	2.0" CAL	B&B	AS SHOWN ON PLAN.
NS	15	Nyssa sylvatica	TUPELO	2.0" CAL	B&B	AS SHOWN ON PLAN.
PAM	15	Platanus x acerifolia 'Morton Circle'	LONDON PLANETREE	2.0" CAL	B&B	AS SHOWN ON PLAN.
PC	10	Pyrus calleryana 'Cleveland Select'	CHANTICLEER PEAR	2.0" CAL	B&B	AS SHOWN ON PLAN.
QB	18	Quercus bicolor	SWAMP WHITE OAK	2.0" CAL	B&B	AS SHOWN ON PLAN.
QM	8	Quercus muehlenbergii	CHINKAPIN OAK	2.0" CAL	B&B	AS SHOWN ON PLAN.
QR	25	Quercus rubra	RED OAK	2.0" CAL	B&B	AS SHOWN ON PLAN.
TA	31	Tilia americana 'Redmond'	REDMOND AMERICAN LINDEN	2.0" CAL	B&B	AS SHOWN ON PLAN.
TD	21	Taxodium distichum 'Mickelson'	SHAWNEE BRAVE BALD CYPRESS	2.0" CAL.	B&B	AS SHOWN ON PLAN.
UM	15	Ulmus 'New Horizon'	NEW HORIZON ELM	2.0" CAL.	B&B	AS SHOWN ON PLAN.
UNDERSTORY TREES						
AA	11	Amelanchier arborea	JUNEBERRY	8' HT.	B&B	MULTI-STEM
AG	13	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	8' HT.	B&B	MULTI-STEM
AL	5	Amelanchier laevis	ALLEGHENY SHADBLOW	8' HT.	B&B	MULTI-STEM
BA	7	Betula alleghaniensis	YELLOW BIRCH	8' HT.	B&B	MULTI-STEM
BM	9	Betula nigra 'Heritage'	HERITAGE RIVER BIRCH	8' HT.	B&B	MULTI-STEM
CC	37	Cercis canadensis	EASTERN REDBUD	8' HT.	B&B	MULTI-STEM
HI	9	Hamamelis x intermediate 'Arnold Promise'	ARNOLD PROMISE WITCH HAZEL	8' HT.	B&B	MULTI-STEM
HV	17	Hamamelis virginiana	COMMON WITCH HAZEL	8' HT.	B&B	MULTI-STEM
MPF	3	Malus 'Prairiifire'	PRAIRIIFIRE CRABAPPLE	8' HT.	B&B	MULTI-STEM
MS	20	Malus 'Spring Snow'	SPRING SNOW CRABAPPLE	8' HT.	B&B	MULTI-STEM
VP	40	Viburnum prunifolium	BLACKHAW VIBURNUM	8' HT.	B&B	MULTI-STEM
EVERGREEN TREES						
AC	40	Abies concolor	CONCOLOR FIR	6' HT.	B&B	AS SHOWN ON PLAN
PP	42	Picea glauca 'Glauca"	COLORADO BLUE SPRUCE	6' HT.	B&B	AS SHOWN ON PLAN
PA	12	Pinus abies	NORWAY SPRUCE	6' HT.	B&B	AS SHOWN ON PLAN
PS	12	Pinus strobus	EASTERN WHITE PINE	6' HT.	B&B	AS SHOWN ON PLAN
PF	28	Pinus flexilis	LIMBER PINE	6' HT.	B&B	AS SHOWN ON PLAN
DECIDUOUS SHRUBS						
AAR	132	Aronia arbutifolia	RED CHOKEBERRY	#5	CONT	3'-0" O.C.
AMA	132	Aronia melanocarpa 'Autumn Magic'	AUTUMN BLACK CHOKEBERRY	#5	CONT	3'-0" O.C.
AMM	48	Aronia melanocarpa 'Morton'	MORTON CHOKEBERRY	#3	CONT	3'-0" O.C.
AP	25	Aesculus parviflora	BOTTLEBRUSH BUCKEYE	#3	CONT	AS SHOWN ON PLAN
CAA	20	Corylus americana	AMERICAN FILBERT	#3	CONT	AS SHOWN ON PLAN
CSF	135	Cornus sericea 'Flaviramea'	YELLOW TWIG DOGWOOD	#5	CONT	5'-0" O.C.
FG	32	Fothergilla gardenii	DWARF FOTHERGILLA	#5	CONT	5'-0" O.C.
HPJ	11	Hydrangea paniculata 'Jane'	LITTLE LIME HYDRANGEA	#3	CONT	AS SHOWN ON PLAN
HQ	105	Hydrangea quercifolia 'PIIHQ-1'	OAKLEAF HYDRANGEA	#3	CONT	AS SHOWN ON PLAN
IG	32	Ilex glabra	INKBERRY	#3	CONT	AS SHOWN ON PLAN
IV	13	Ilex verticillata	COMMON WINTERBERRY	#3	CONT	AS SHOWN ON PLAN
IVR	20	Ilex verticillata 'Red Sprite'	RED SPRITE WINTERBERRY	#3	CONT	AS SHOWN ON PLAN
IVJ	45	Ilex verticillate 'Jim Dandy'	JIM DANDY WINTERBERRY	#3	CONT	AS SHOWN ON PLAN
IT	5	Itea virginica 'Henry's Garnet'	VIRGINIA SWEETSPIRE HENRY'S GARNET	#3	CONT	AS SHOWN ON PLAN
MP	20	Myrica pensylvanica 'Morton'	BAYBERRY	#3	CONT	AS SHOWN ON PLAN
RAE	10	Ribes alpium 'Europa'	EUROPEAN ALPINE CURRANT	#3	CONT	AS SHOWN ON PLAN
RAGM	9	Ribes alpium 'Green Mound'	GREEN MOUND ALPINE CURRANT	#3	CONT	AS SHOWN ON PLAN
RRK	33	Rosa x 'Red Knock Out'	RED KNOCKOUT ROSE	#3	CONT	AS SHOWN ON PLAN
SBG	34	Spiraea x bumalda 'Goldflame'	GOLDFLAME JAPANESE SPIRAEA	#3	CONT	AS SHOWN ON PLAN
VJ	35	Viburnum juddii	JUDD FRAGRANT VIBURNUM	#3	CONT	AS SHOWN ON PLAN
VTC	18	Viburnum trilobum 'Compactum'	DWARF AMERICAN CRANBERRY VIBURNUM	#5	CONT	4'-0" O.C.
WFM	10	Weigela florida 'Minuet'	MINUET OLD FASHIONED WEIGELA	#3	CONT	AS SHOWN ON PLAN
EVERGREEN SHRUBS						
JC	10	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	#3	CONT	AS SHOWN ON PLAN
JCS	10	Juniperus chinensis var. sargentii 'Viridis'	GREEN SARGENT JUNIPER	#5	CONT	5'-0" O.C.
TMT	50	Taxus x media 'Tauntonii'	TAUNTON YEW	-	B&B	4'-0" O.C.

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

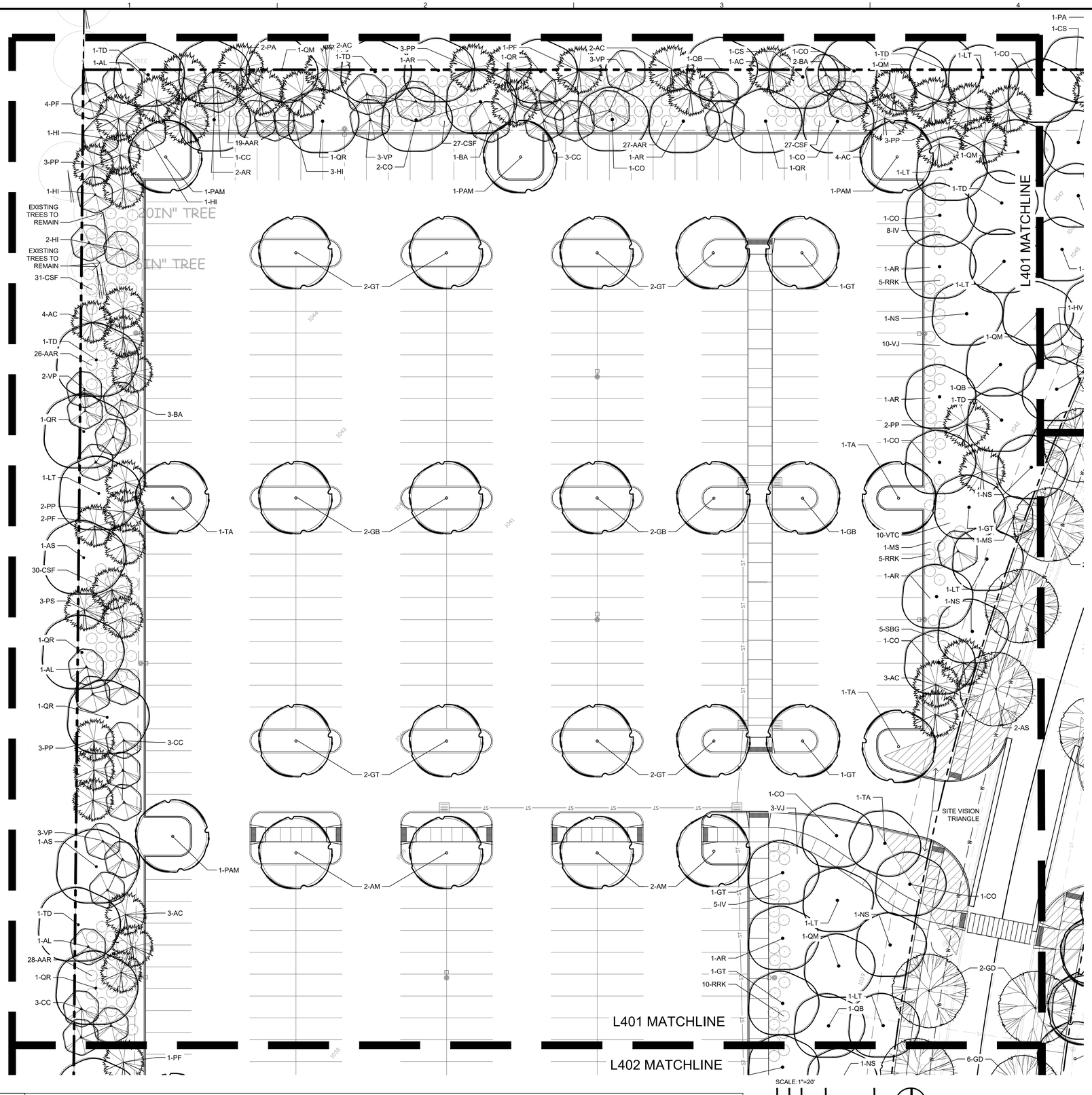
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

PLANTING PLAN OVERVIEW

CONFLUENCE PROJECT # 21072

L400



SCALE: 1"=20'

0' 10' 20' 40'

01 L401 PLANTING PLAN ENLARGEMENT

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL

THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE		
ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

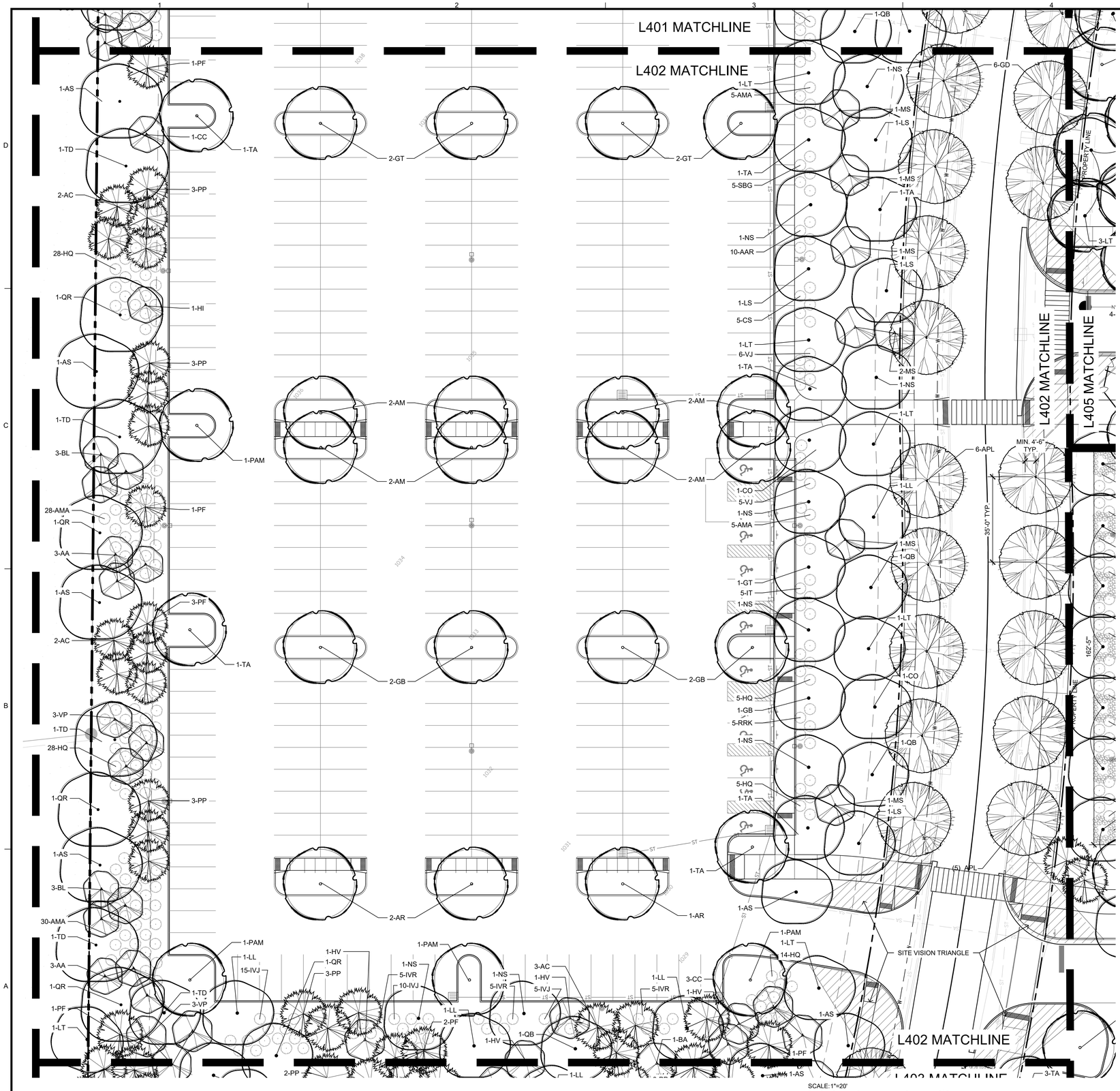
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

PLANTING PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

L401



01 L402 PLANTING PLAN ENLARGEMENT

SCALE: 1"=20'

0' 10' 20' 40'

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

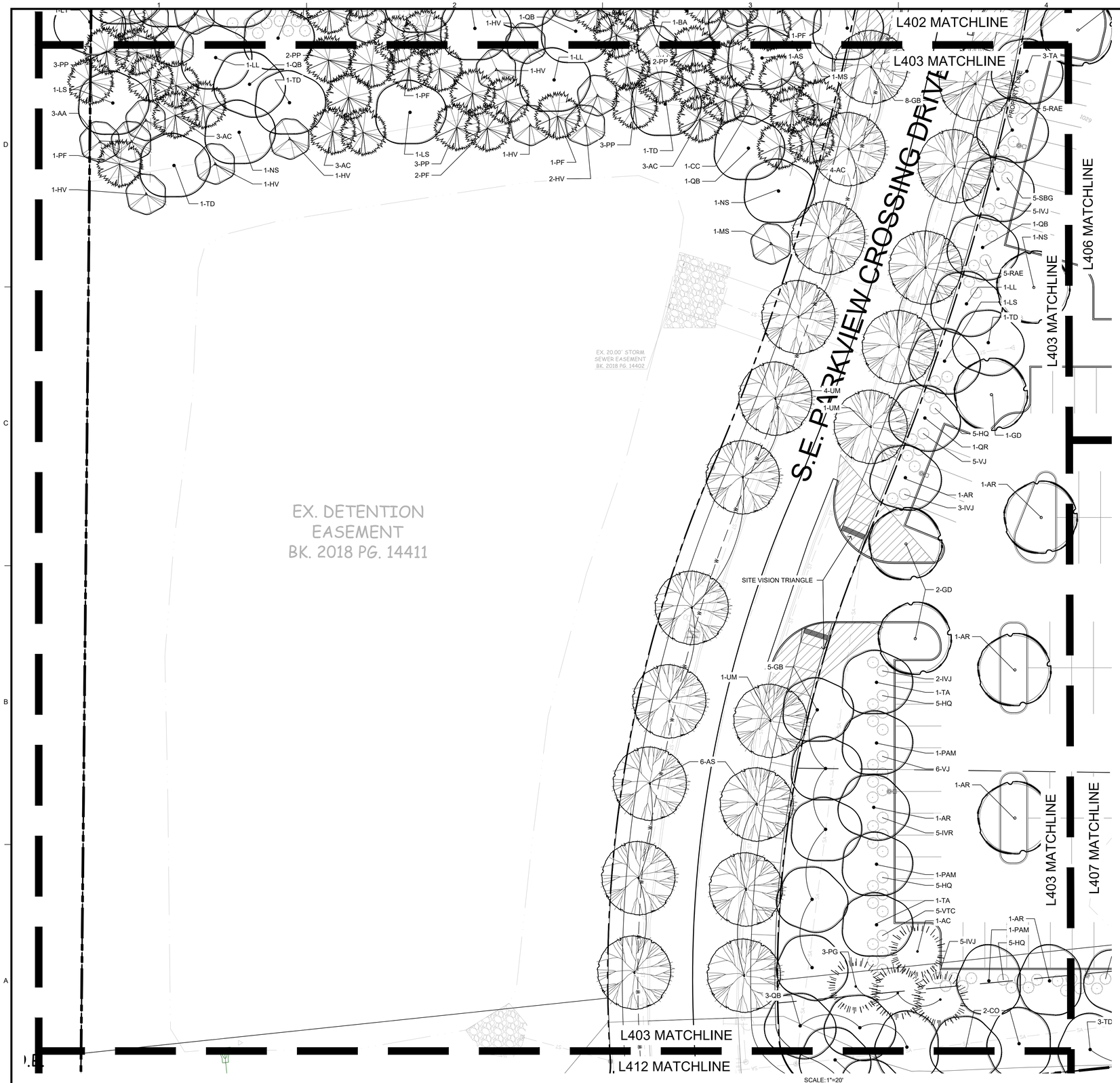
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

PLANTING PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

L402



SCALE: 1"=20'

0' 10' 20' 40'

01 L403 PLANTING PLAN ENLARGEMENT

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL

THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

ISSUED FOR

SITE PLAN REVIEW

NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

PLANTING PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

L403

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

S.E. PARKVIEW CROSSING DRIVE

S.E. PARKVIEW CROSSING DR.

L404 MATCHLINE

L401 MATCHLINE

L404 MATCHLINE

L408 MATCHLINE

L404 MATCHLINE

L405 MATCHLINE

L408

L409

1-QB
1-PA
1-CS
1-CO
3-PF
5-LT
1-CS
1-QB
1-CBF
1-LL
1-HV
3-AS
QM
1-GD
3-PS
4-RAGM
2-CS
3-CBF
4-SBG
5-IG
5-SBG
5-RAGM
5-IG
1-AR
5-AMA
1-TA
5-SBG
1-AR
1-TA
1-AM
1-AM
2-QM
5' RADIUS AROUND HYDRANT, TYP
3-TMT
3-TMT
8-RRK
8" WATER
NYS
NYS
ST
1045
1044
1043
1042
1041
1040
1047

01 L404 PLANTING PLAN ENLARGEMENT

SCALE: 1"=20'

0' 10' 20' 40'

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL

THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

ISSUED FOR

SITE PLAN REVIEW

NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

PLANTING PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

L404

L405 MATCHLINE

L409

L405 MATCHLINE

L409 MATCHLINE

L402 MATCHLINE

L405 MATCHLINE

L405 MATCHLINE

L406 MATCHLINE

BUILDING A

BUILDING B

BUILDING

8" WATER

PROPERTY LINE

1-AR
1-TA
5-AMA
2-AS
5-SBG
2-AR
11-HPJ
2-GT
1-GT
3-CAA
2-TA
11-AMA
3-AS
3-HI
2-NS
1-NS
1-AG
2-AG
1-CC
3-AG
2-MPF
2-AL
2-AA
2-AM
2-PAM
2-GD
1-QR
1-CS
3-LT
4-PC
3-PC
(1) AG
(7) HM
(5) FG
(29) PT
(14) PT
(13) HM
(3) AG
(5) FO
(12) PT
(5) HM
(4) FO
(16) PT
(10) PT
(2) AG
A1
(293) PT
(193) PT
(3) BN
(3) PA

01 L405 PLANTING PLAN ENLARGEMENT

SCALE: 1"=20'

0' 10' 20' 40'

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

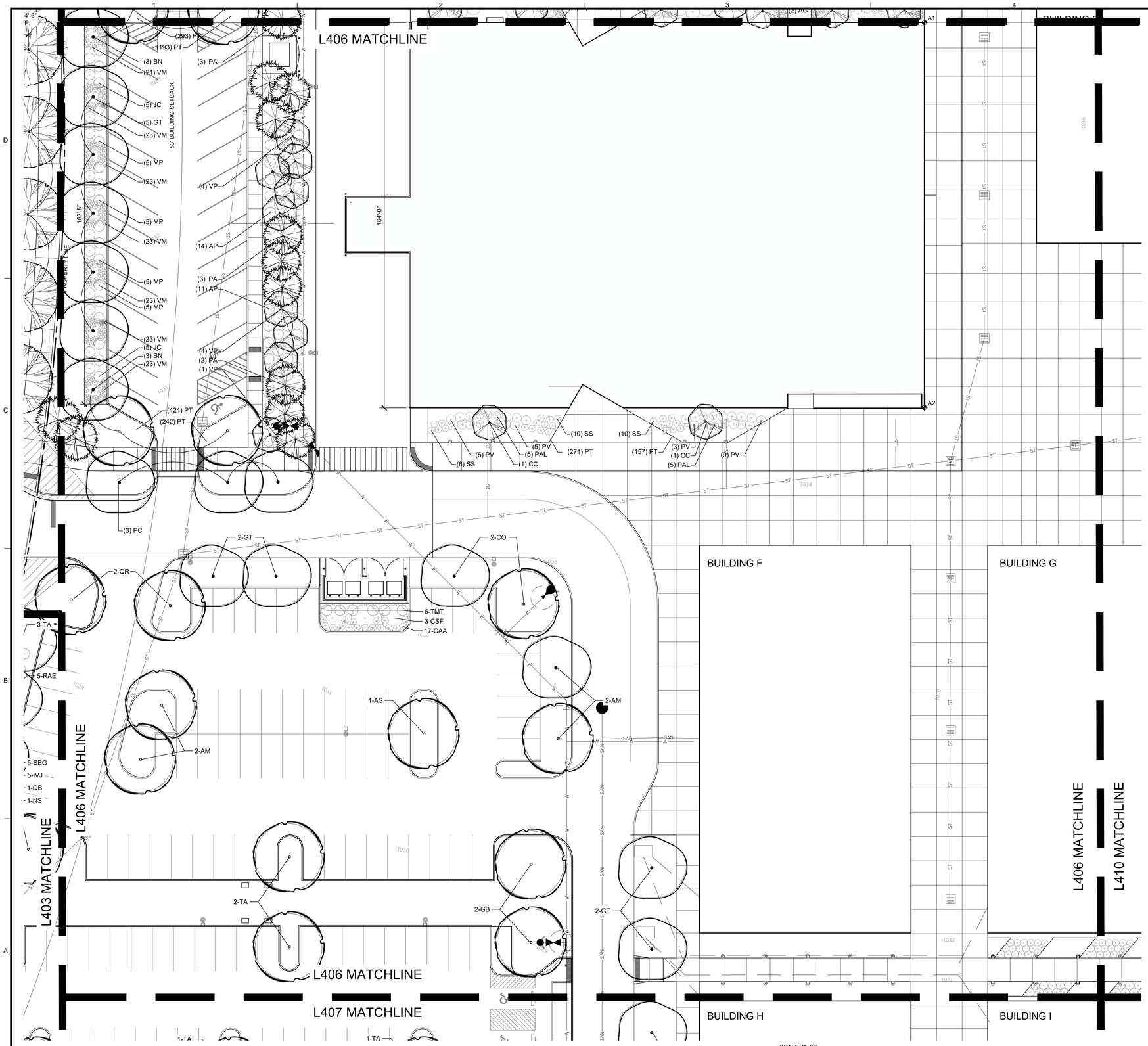
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE . AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

PLANTING PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

L405



GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

SCALE: 1"=20'

0' 10' 20' 40'

01 L406 PLANTING PLAN ENLARGEMENT

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL

THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

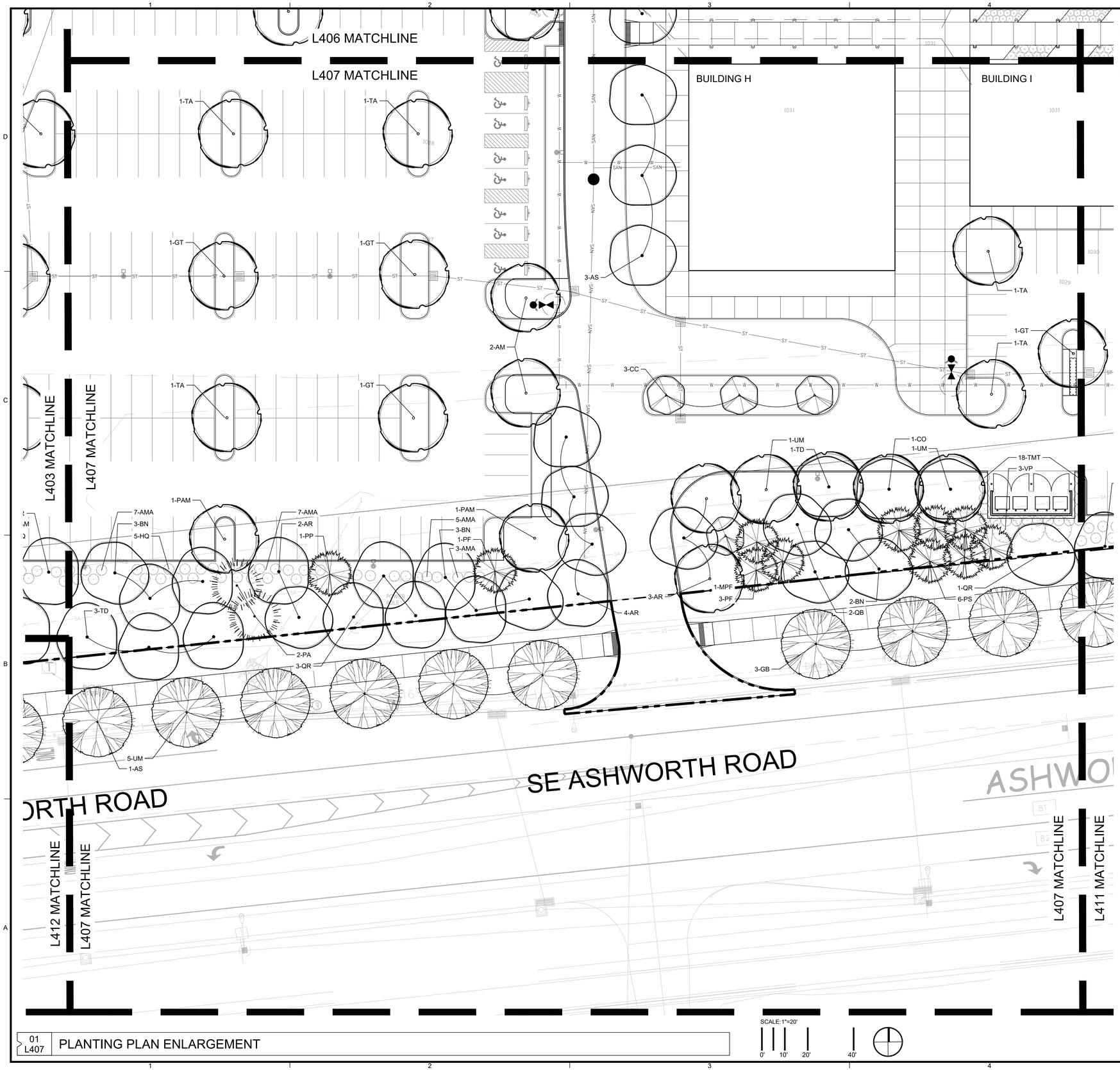
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

PLANTING PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

L406



GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL

THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE		
ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

PLANTING PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

L407

01 L407 PLANTING PLAN ENLARGEMENT

SCALE: 1"=20'
0' 10' 20' 40'

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

S.E. ESKER RIDGE DRIVE

GRAND PRAIRIE PARKWAY

L404 MATCHLINE

L408 MATCHLINE

L408 MATCHLINE

L409 MATCHLINE

6-AS
2-GT
6-GB
3-TMT
3-TMT
1-CC
3-CC
3-GT
3-TA
3-LS
1-GB
5-JCS
3-VP
7-TMT
5-FG
5-AMM
5-JCS
4-CA
5-AMM
22-IG
22-AAR
2-LT
5-CSF
3-CS
5-AMA

01 L408 PLANTING PLAN ENLARGEMENT

SCALE: 1"=20'

0' 10' 20' 40'

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL

THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

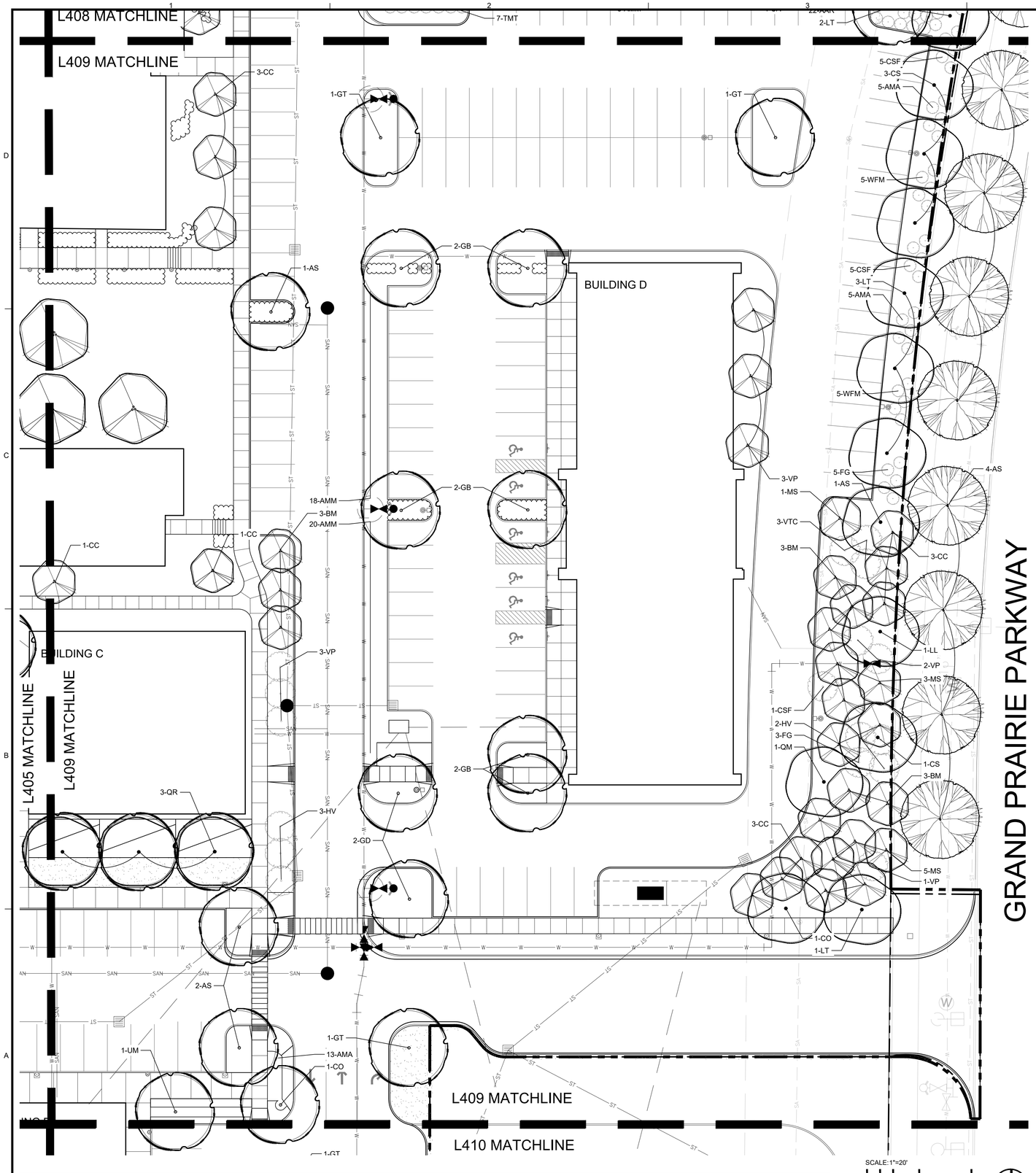
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

PLANTING PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

L408



01 L409 PLANTING PLAN ENLARGEMENT

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL

THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE		
ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

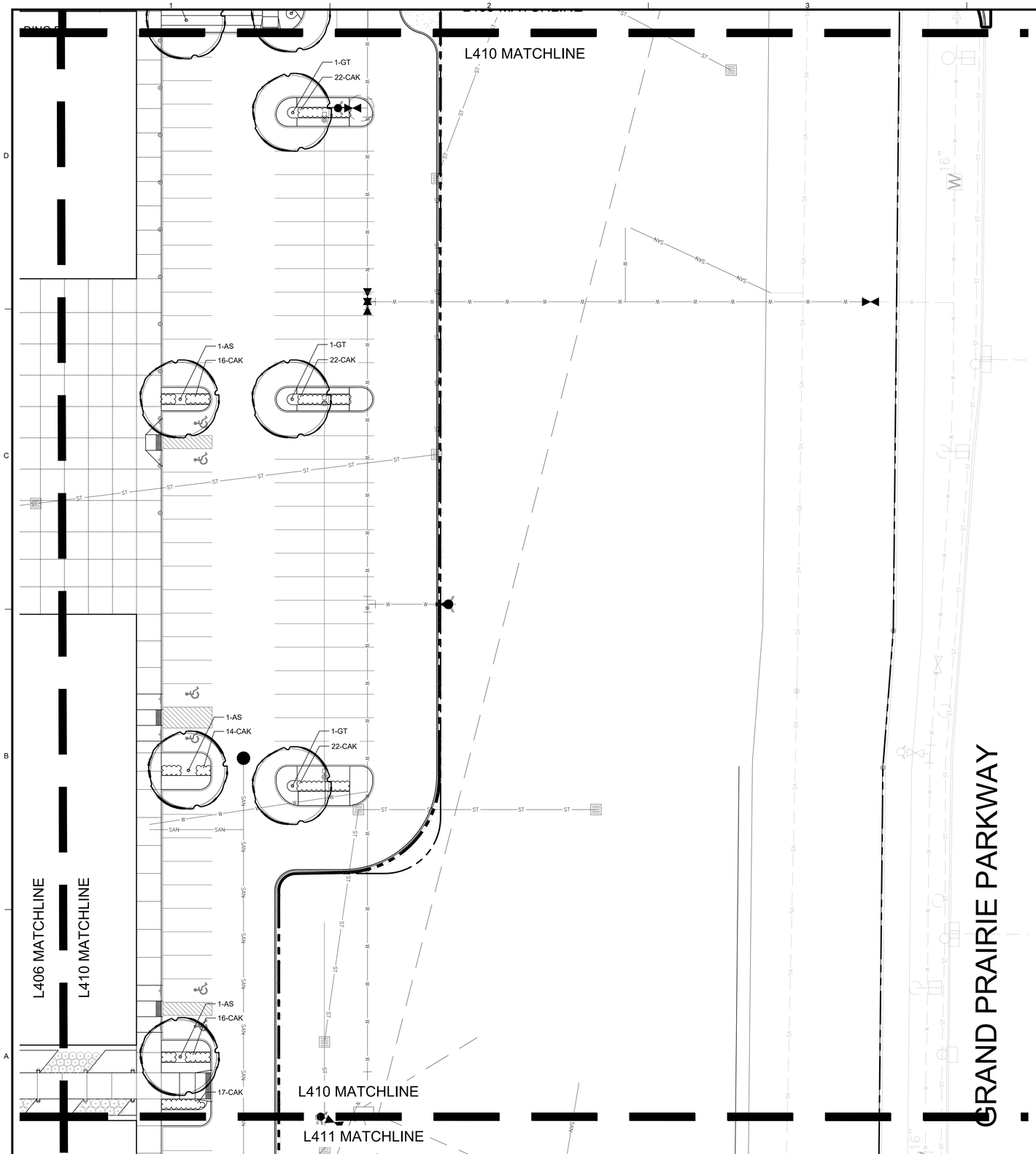
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

PLANTING PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

L409



01 L410 PLANTING PLAN ENLARGEMENT

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL

THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

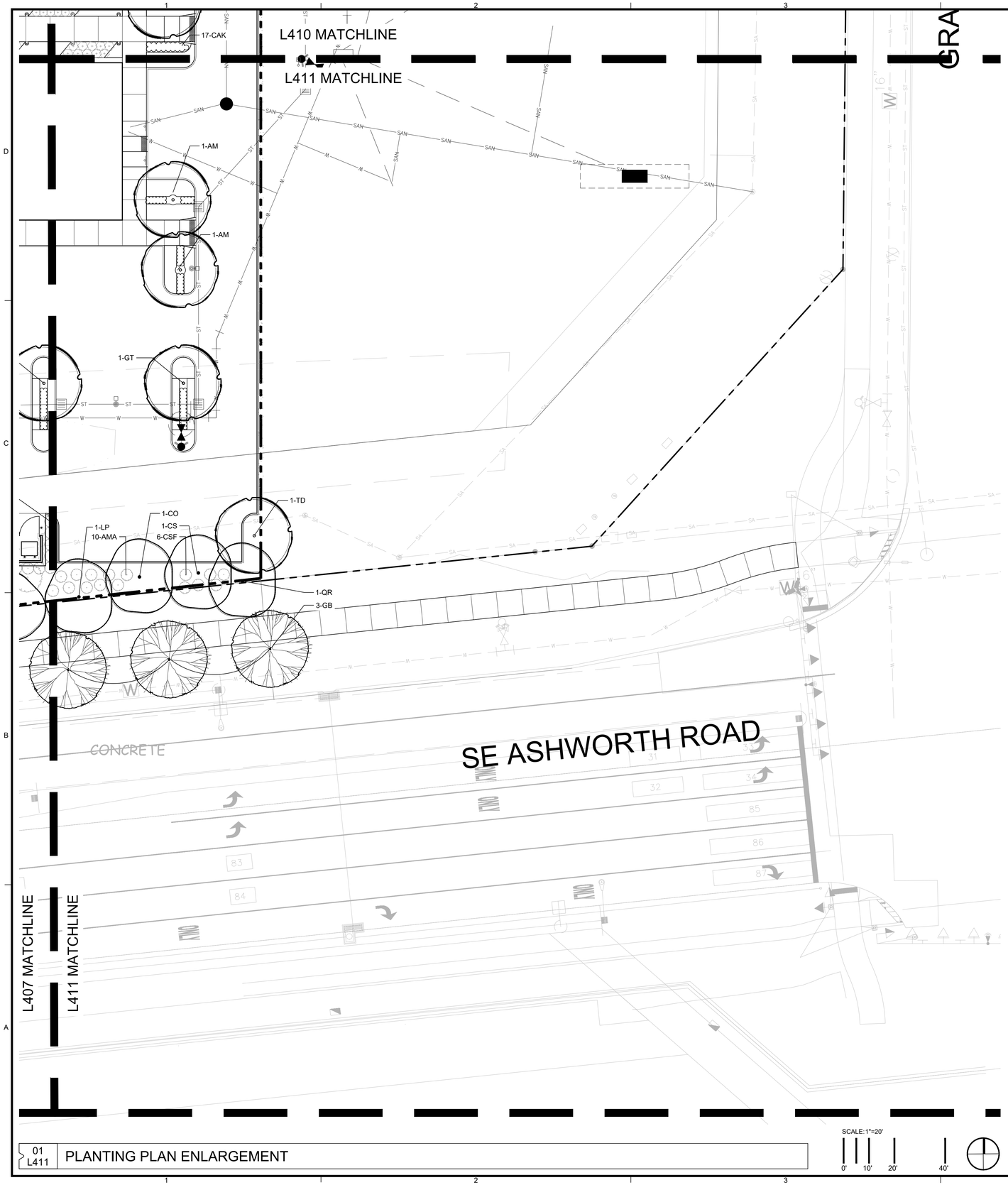
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

PLANTING PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

L410



SCALE: 1"=20'

0' 10' 20' 40'

01 L411 PLANTING PLAN ENLARGEMENT

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

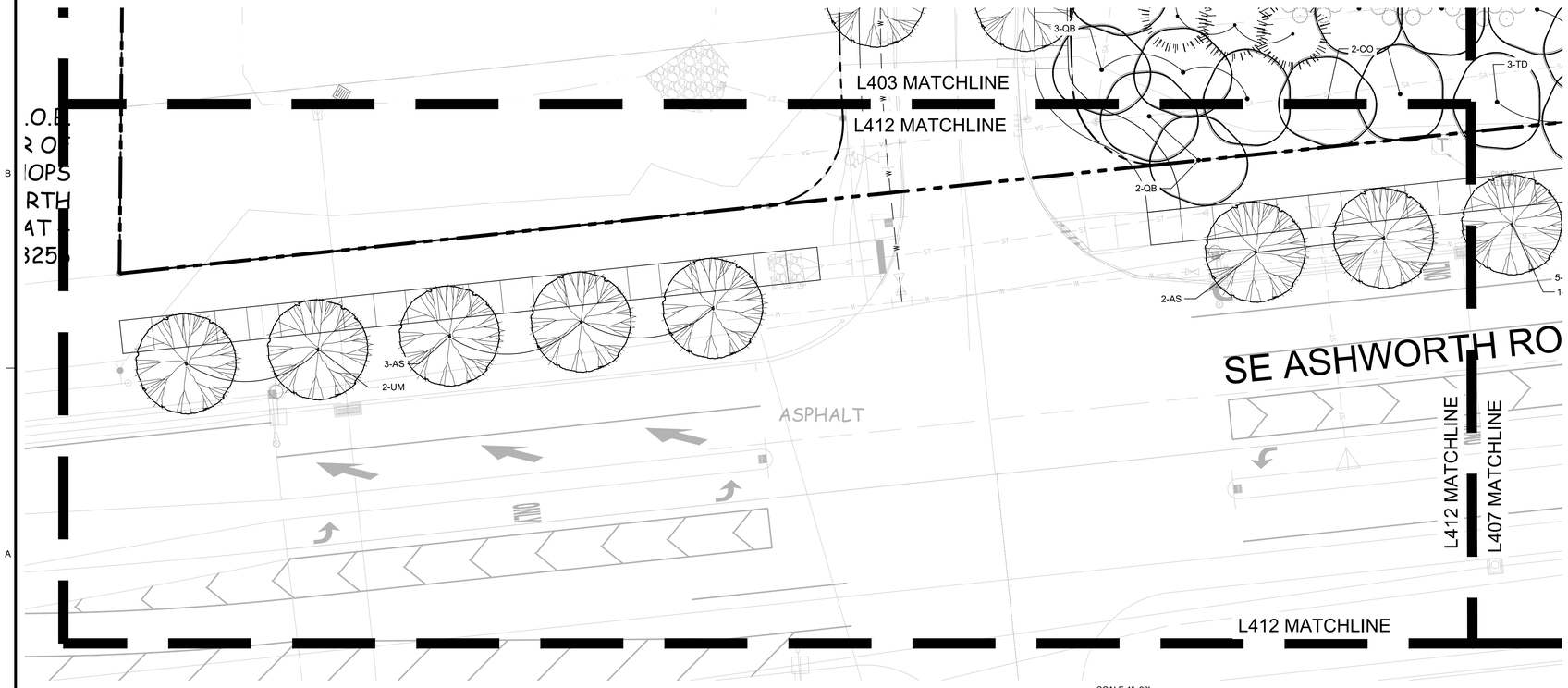
PLANTING PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

L411

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.



01 L412 PLANTING PLAN ENLARGEMENT

SCALE: 1"=20'

0' 10' 20' 40'

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL

THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

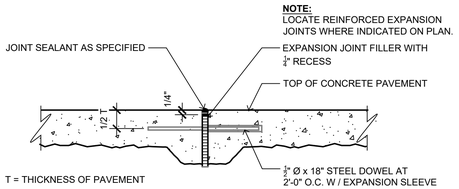
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

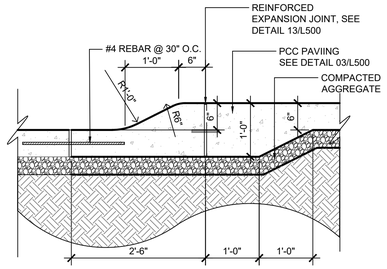
PLANTING PLAN ENLARGEMENT

CONFLUENCE PROJECT # 21072

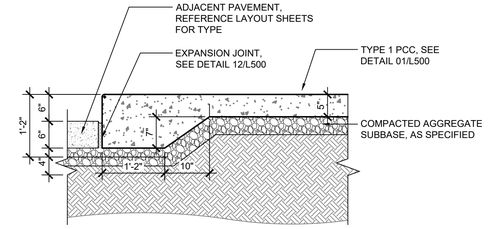
L412



13 L500 SECTION: REINFORCED EXPANSION JOINT

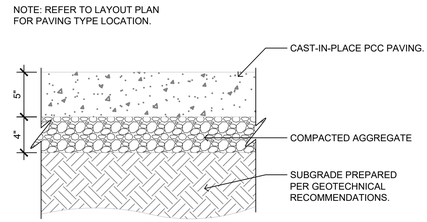


09 L500 SECTION: ROLL CURB AT PCC

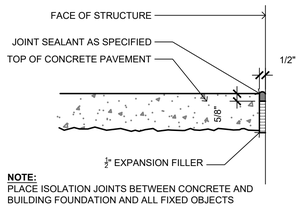


NOTE:
SEE GRADING PLAN FOR SLOPE DIRECTION AND ELEVATION AT THE BOTTOM OF CURB.

05 L500 SECTION: INTEGRAL CURB & GUTTER

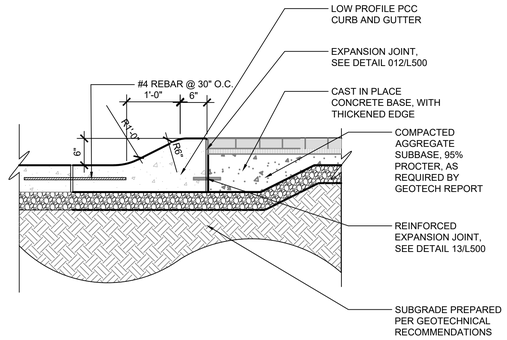


01 L500 SECTION: TYPE 1 PCC (WALK) - TYP. 1-1/2" = 1-0"

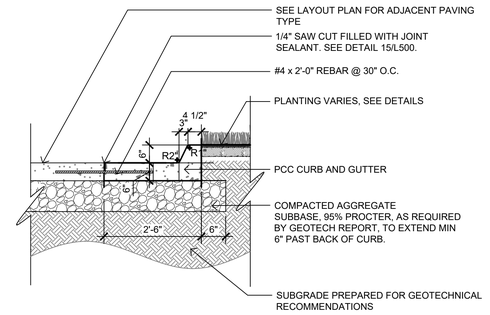


NOTE:
PLACE ISOLATION JOINTS BETWEEN CONCRETE AND BUILDING FOUNDATION AND ALL FIXED OBJECTS

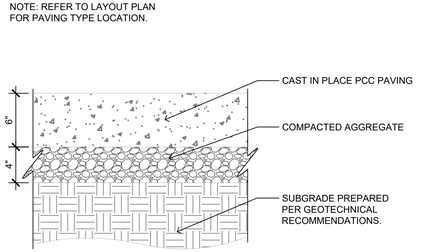
14 L500 SECTION: ISOLATION JOINT - TYP.



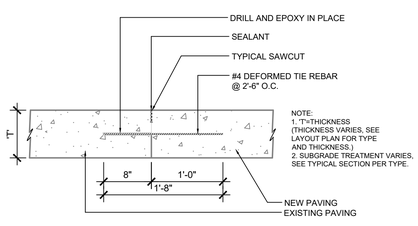
10 L500 SECTION: ROLL CURB AT PAVERS



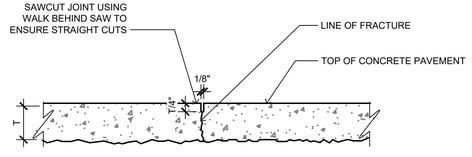
06 L500 SECTION: STANDARD PCC CURB AT SOD



02 L500 SECTION: TYPE 2 PCC (PARKING) - TYP. 1-1/2" = 1-0"

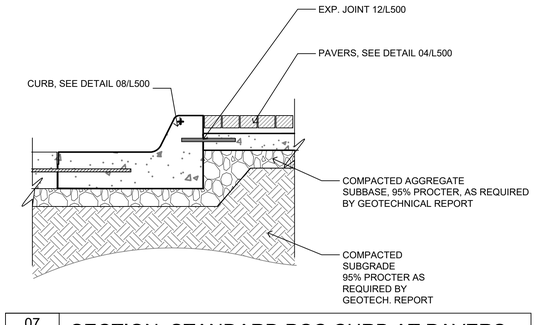


15 L500 SECTION: COLD JOINT - TYP.

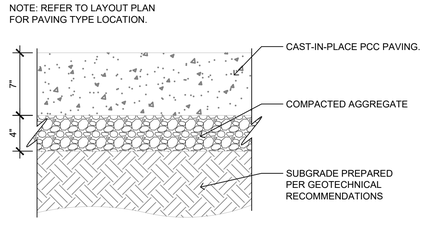


T = THICKNESS OF PAVEMENT

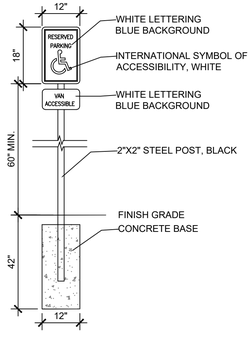
11 L500 SECTION: SAW CUT JOINT - TYP.



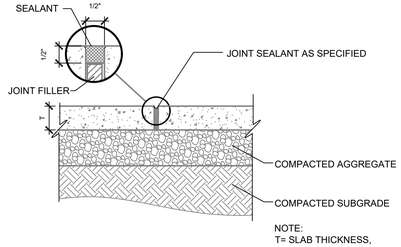
07 L500 SECTION: STANDARD PCC CURB AT PAVERS



03 L500 SECTION: TYPE 3 PCC (DRIVES) - TYP. 1-1/2" = 1-0"

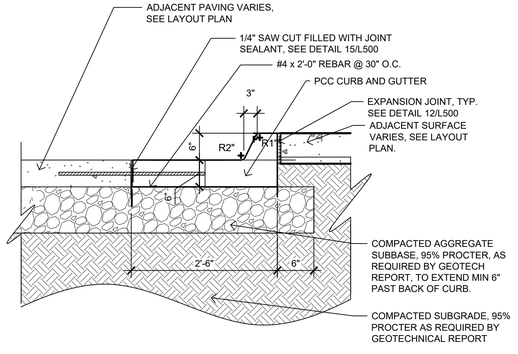


16 L500 SECTION: ADA PARKING SIGNAGE

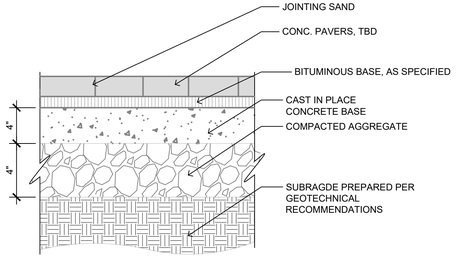


NOTE:
T= SLAB THICKNESS, SEE LAYOUT PLAN

12 L500 SECTION: EXPANSION JOINT - TYP.



08 L500 SECTION: STANDARD PCC CURB AT PCC



04 L500 SECTION: UNIT PAVERS - TYP. 1-1/2" = 1-0"

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

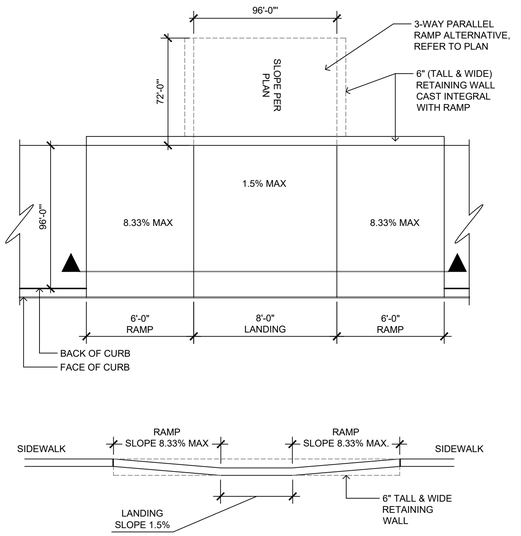
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

SITE DETAILS

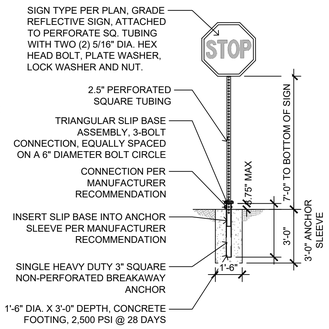
CONFLUENCE PROJECT # 21072

L500

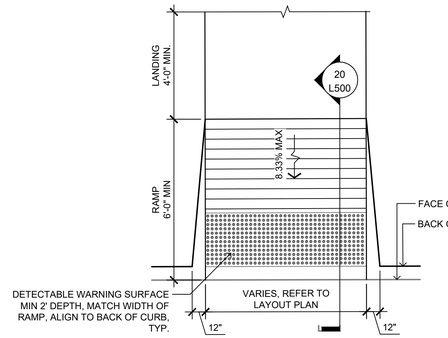


10 L501 PLAN: PARALLEL ACCESS RAMP

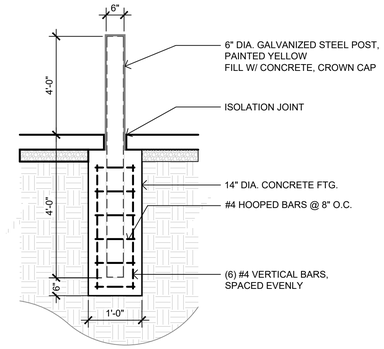
NOTES:
1. SHIM AS REQUIRED PER MANUFACTURER RECOMMENDATION TO TAKE UP TOLERANCE BETWEEN SLIP BASE STUB AND ANCHOR SLEEVE.
2. GALVANIZE PIPE AASHTO M111
3. PAINT PIPE WITH ONE SHOP COAT AND ONE FIELD COAT OF ZINC RICH BASED PAINT AND ONE FIELD COAT OF ALUMINUM PAINT.
4. CONFORM STEEL PIPE TO THE REQUIREMENTS OF ASTM A 53 TYPE E OR S, GRADE B.
5. SUBMIT SHOT DRAWINGS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO FABRICATION.



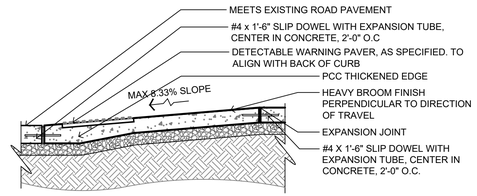
08 L501 SECTION: STOP SIGN



05 L501 PLAN: RETURN CURB ADA RAMP

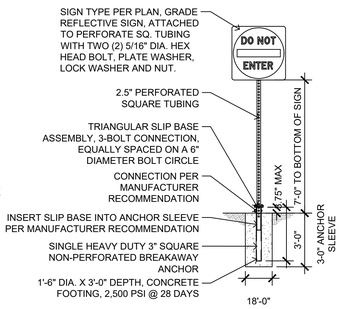


01 L501 SECTION: PROTECTIVE BOLLARD

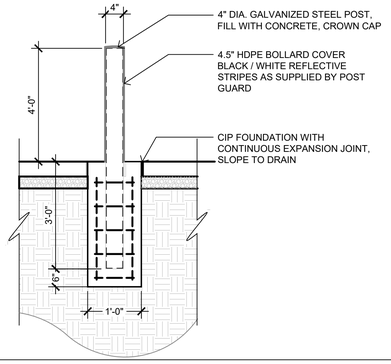


09 L501 SECTION: PERPENDICULAR ACCESS RAMP

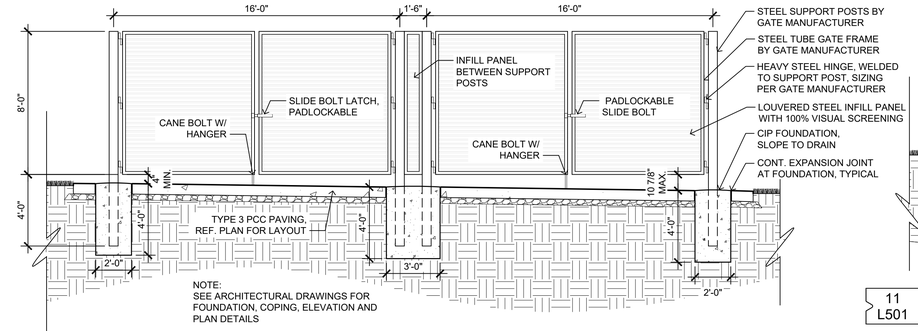
NOTES:
1. SHIM AS REQUIRED PER MANUFACTURER RECOMMENDATION TO TAKE UP TOLERANCE BETWEEN SLIP BASE STUB AND ANCHOR SLEEVE.
2. GALVANIZE PIPE AASHTO M111
3. PAINT PIPE WITH ONE SHOP COAT AND ONE FIELD COAT OF ZINC RICH BASED PAINT AND ONE FIELD COAT OF ALUMINUM PAINT.
4. CONFORM STEEL PIPE TO THE REQUIREMENTS OF ASTM A 53 TYPE E OR S, GRADE B.
5. SUBMIT SHOT DRAWINGS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO FABRICATION.



06 L501 SECTION: DO NOT ENTER SIGN

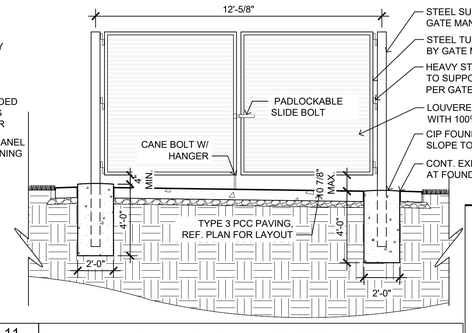


02 L501 SECTION: BOLLARD WITH SLEEVE



NOTE:
SEE ARCHITECTURAL DRAWINGS FOR FOUNDATION, COPING, ELEVATION AND PLAN DETAILS

12 L501 ELEVATION: TRASH ENCLOSURE GATES



NOTE:
SEE ARCHITECTURAL DRAWINGS FOR FOUNDATION, COPING, ELEVATION AND PLAN DETAILS

11 L501 ELEVATION: TRASH ENCLOSURE GATES

DOUBLE SWING GATE - BASIS OF DESIGN SPECIFICATION

MANUFACTURER: AMETCO MANUFACTURING CORPORATION
4326 HAMANN PKWY
WILLOUGHBY, OH 44096
800-321-7042
www.ametco.com

STYLE: SHADOW 100
MATERIAL: STEEL
FINISH: HOT-DIP GALVANIZED AND POLYESTER POWDER COATED W/20 YEAR MANUFACTURER'S WARRANTY
FINISH: TBD FROM MANUFACTURER'S STANDARD OPTIONS

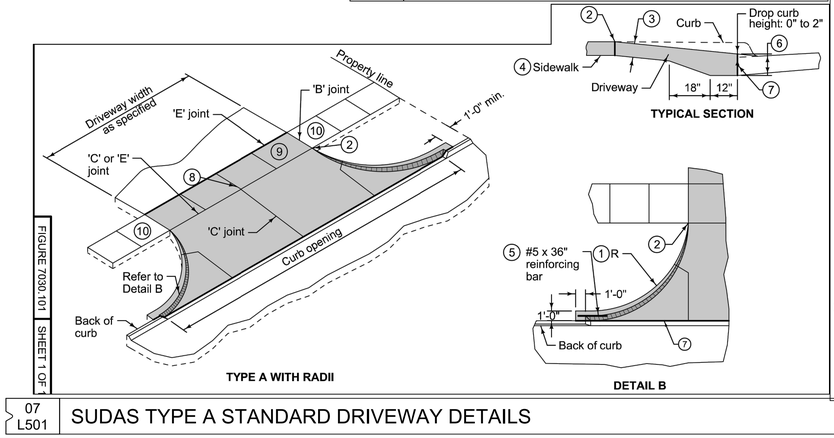
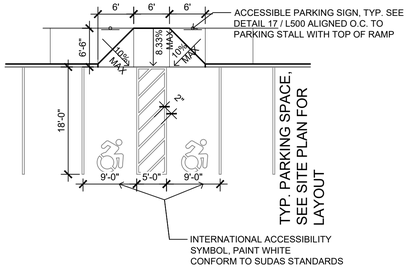


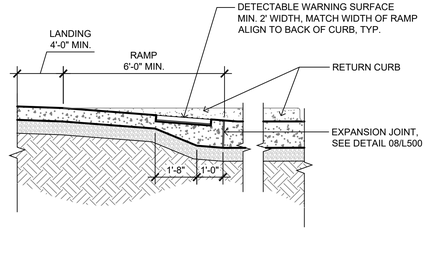
FIGURE 7030.101 SHEET 1 OF 1

1. Driveway radius (R).
   Residential: 10 foot minimum,15 foot maximum.
   Commercial and industrial: As specified in the contract documents.
2. Transition the curb height to 0 inches at end of taper/radius or at the front edge of sidewalk. Do not extend raised curb across sidewalk.
3. Pavement thickness.
   Residential: 6 inches minimum.
   Commercial and industrial: 7 inches minimum.
4. Sidewalk thickness through driveway to match thickness of driveway.
5. Center reinforcing bar vertically in the pavement.
6. Match thickness of adjacent roadway, 8 inches minimum.
7. Provide 'E' joint at back of curb unless 'B' joint is specified.
8. For alleys, invert the pavement crown 2% toward center of alley.
9. Target cross slope of 1.5% with a maximum cross slope of 2.0%. If specified in the contract documents, construct the sidewalk through the driveway 5 feet wide to serve as a passing space.
10. If cross slope of adjacent sidewalk panel exceeds 2.0%, remove and replace to transition from existing sidewalk to sidewalk through driveway. If elevation change requires a curb ramp, comply with Figure 7030.205; verify need for detectable warning panel with Engineer.

07 L501 SUDAS TYPE A STANDARD DRIVEWAY DETAILS



03 L501 PLAN: PERPENDICULAR ACCESS RAMP



04 L501 SECTION: ADA RAMP

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

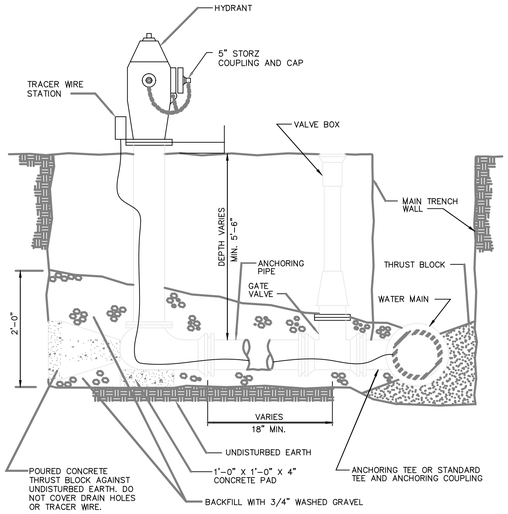
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

SITE DETAILS

CONFLUENCE PROJECT # 21072

L501

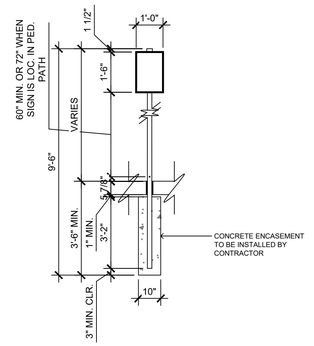


NOTES

1. MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATER MAIN TO HYDRANT INLET: 6".
2. PROVIDE TRACER WIRE AND TRACER WIRE STATION.
3. WRAP HYDRANT, PIPE AND FITTINGS WITH POLYETHYLENE ENCASEMENT.

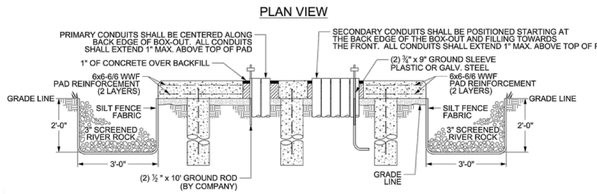
CITY OF WAUKEE
HYDRANT
STD.DWG.NO.34 REV.2

04 L502 SECTION: WAUKEE STANDARD FIRE HYDRANT. TYP.

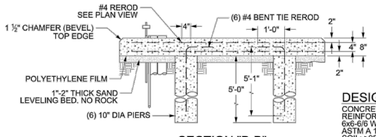


01 L502 SECTION: TEMPORARY LOADING ZONE SIGNAGE

PLAN VIEW



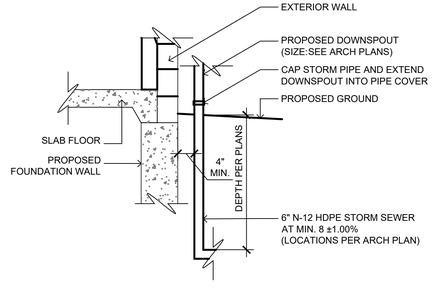
SECTION "A-A"



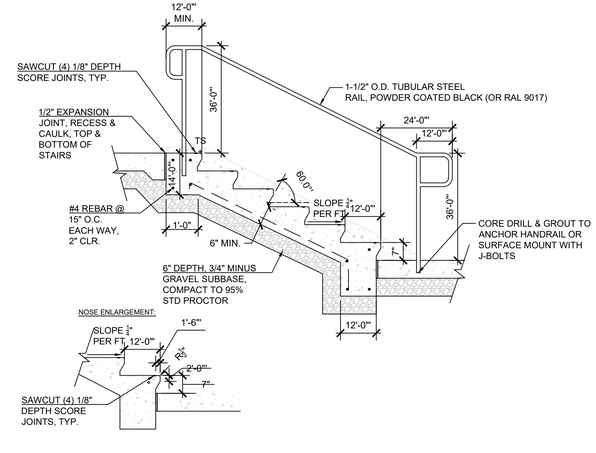
SECTION "B-B"

DESIGN DATA
CONCRETE f'c > 3500 PSI AT 28 DAYS
REINFORCING STEEL: ASTM A 615-40
6x6-6/6 WELDED WIRE FABRIC (WWF) ASTM A 185
SOIL: >95% PROCTOR DENSITY OR 55 PSI PBV

02 L502 SECTION: TRANSFORMER PAD



05 L502 SECTION: DOWNSPOUT CONNECTION, TYP.



03 L502 SECTION: PCC STAIRS WITH HANDRAIL

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL

THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

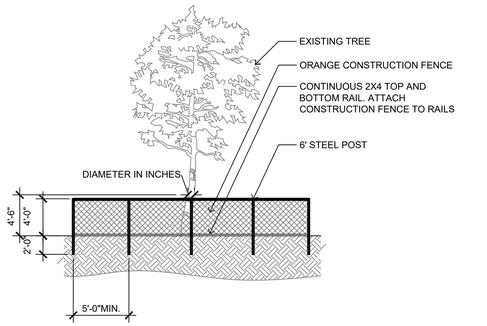
COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

SITE DETAILS

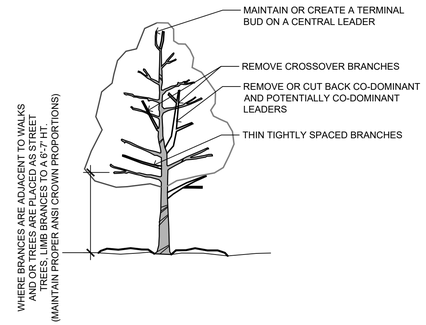
CONFLUENCE PROJECT # 21072

L502

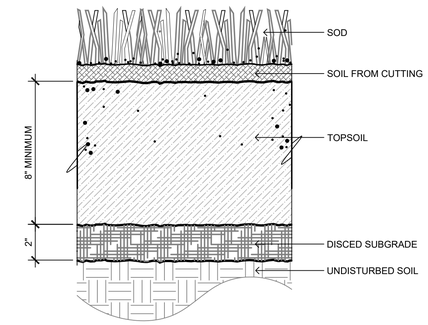
NOTE:
NO MATERIAL STORAGE OR VEHICLES INSIDE FENCED AREA.



09 L503 TREE PROTECTION FENCE

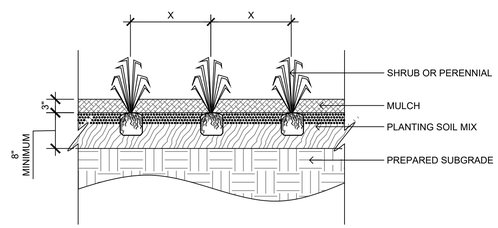


05 L503 SECTION: TREE PRUNING

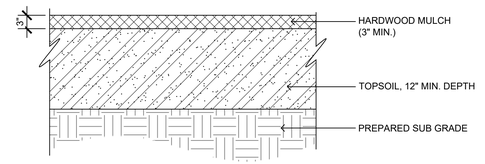


01 L503 SECTION: SOD

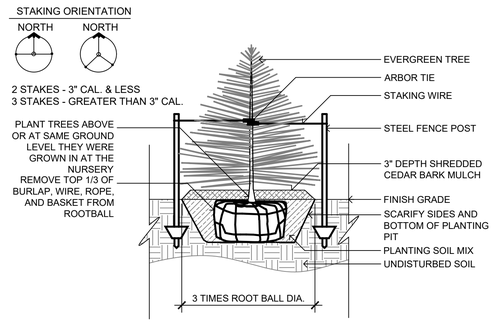
NOTE:
X = DISTANCE SPECIFIED WITHIN PLANT SCHEDULE
Y = DISTANCE 'X' MULTIPLIED BY .866



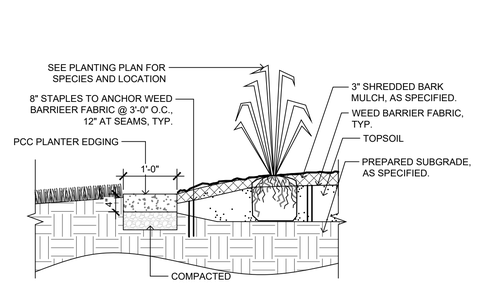
06 L503 SECTION: SHRUB OR PERENNIAL PLANTING



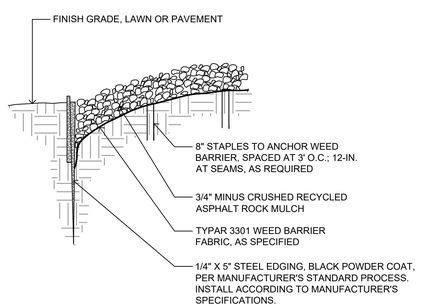
02 L503 SECTION: PLANTING BED



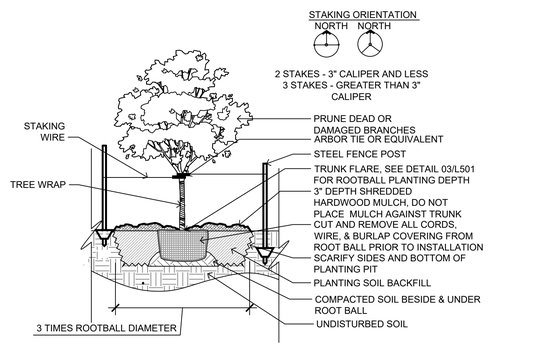
07 L503 SECTION: CONIFEROUS TREE PLANTING



03 L503 SECTION: PCC LANDSCAPE EDGING



08 L503 SECTION: STEEL LANDSCAPE EDGING



04 L503 SECTION: OVERSTORY TREE PLANTING

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL

THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

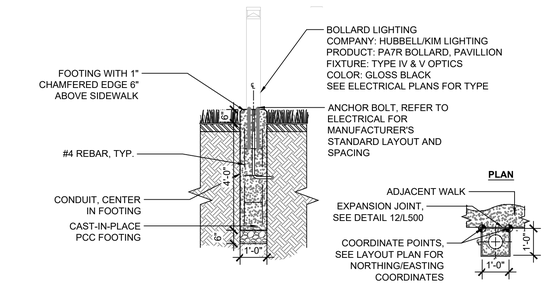
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

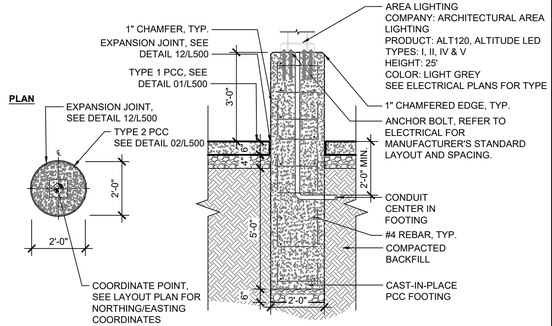
PLANTING DETAILS

CONFLUENCE PROJECT # 21072

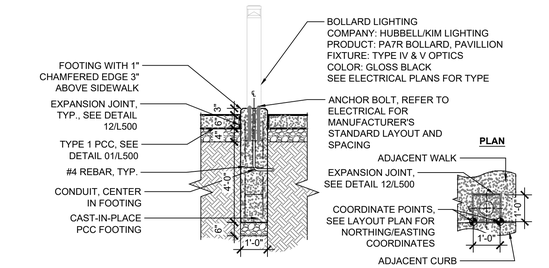
L503



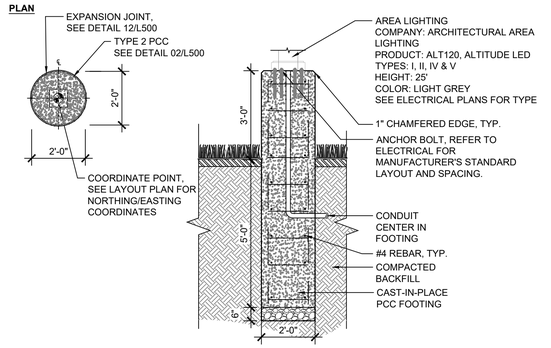
05 L504 SECTION: BOLLARD LIGHT IN LANDSCAPE, TYP. N.T.S.



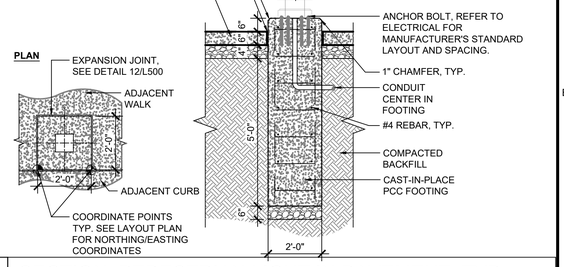
01 L504 SECTION: AREA LIGHT IN PARKING LOT, TYP. N.T.S.



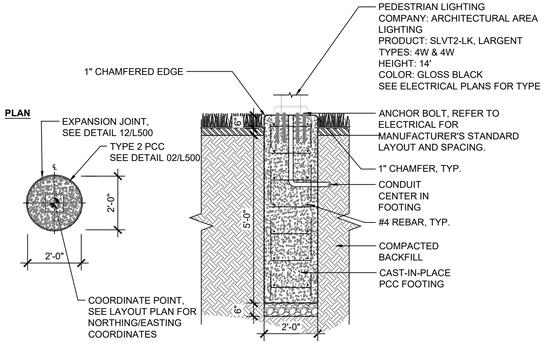
06 L504 SECTION: BOLLARD LIGHT IN WALK, TYP. N.T.S.



02 L504 SECTION: AREA LIGHT IN LANDSCAPE, TYP. N.T.S.



03 L504 SECTION: PEDESTRIAN LIGHT IN PAVEMENT, TYP. N.T.S.



04 L504 SECTION: PEDESTRIAN LIGHT IN LANDSCAPE, TYP. N.T.S.

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

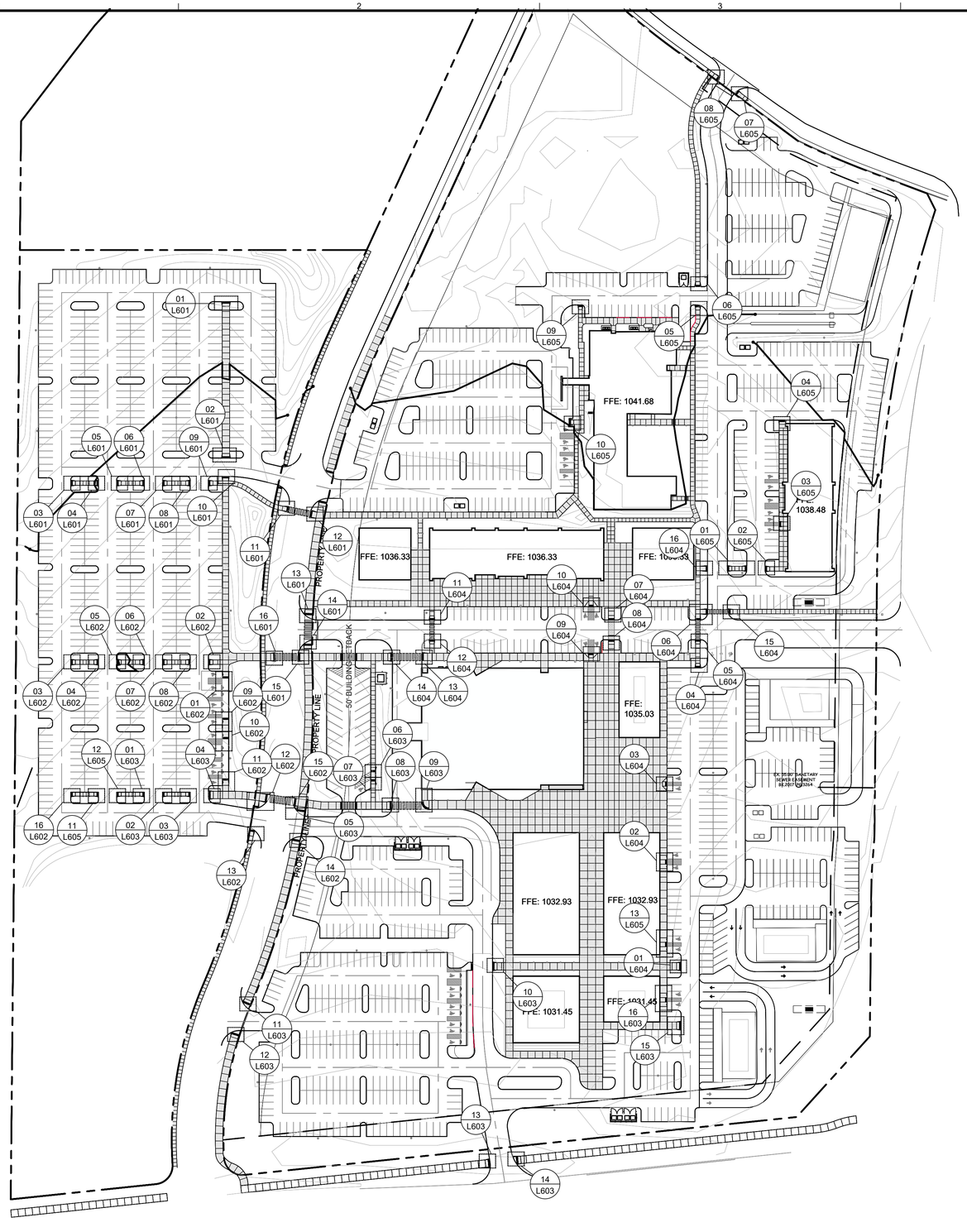
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

LIGHTING DETAILS

CONFLUENCE PROJECT # 21072

L504



01 L600 SIDEWALK RAMP DETAILS PLAN

SCALE: 1"=80'

0' 40' 80' 160'

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETONTOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

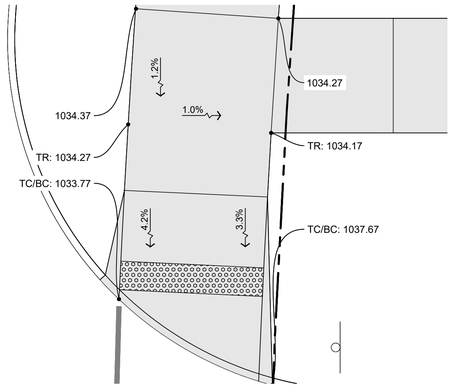
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

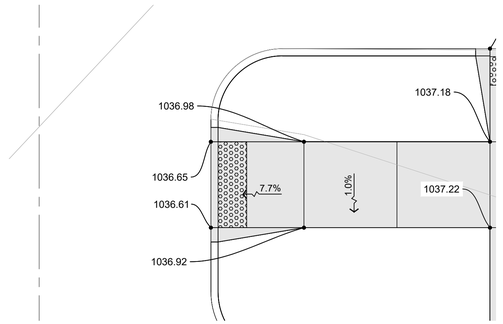
SIDEWALK RAMP DETAILS PLAN

CONFLUENCE PROJECT # 21072

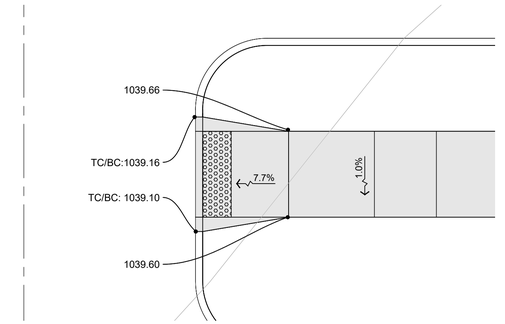
L600



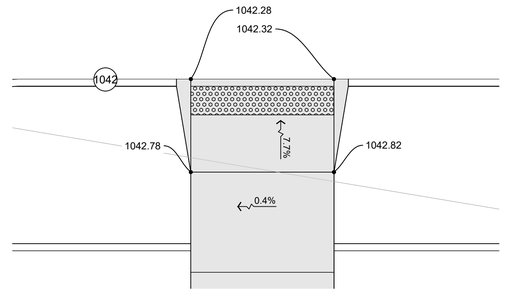
13 L601 SIDEWALK RAMP DETAIL SCALE: 1"=5'



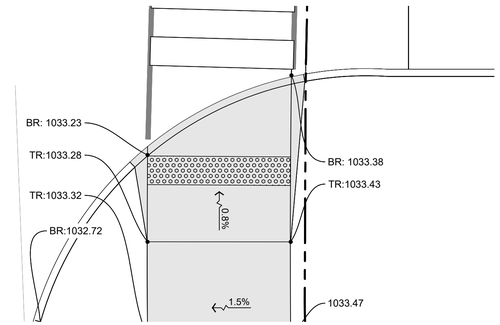
09 L601 SIDEWALK RAMP DETAIL SCALE: 1"=5'



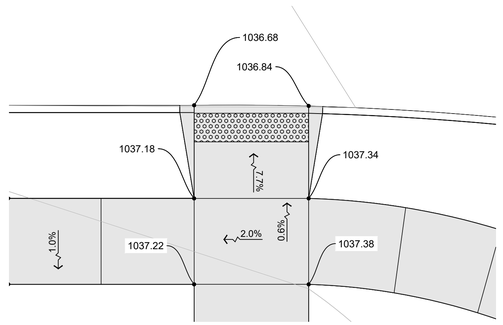
05 L601 SIDEWALK RAMP DETAIL SCALE: 1"=5'



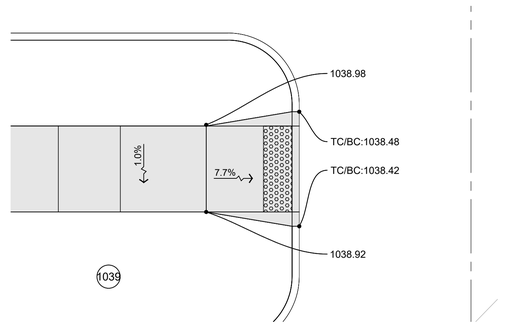
01 L601 SIDEWALK RAMP DETAIL SCALE: 1"=5'



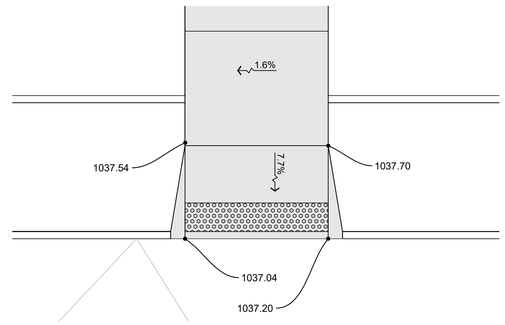
14 L601 SIDEWALK RAMP DETAIL SCALE: 1"=5'



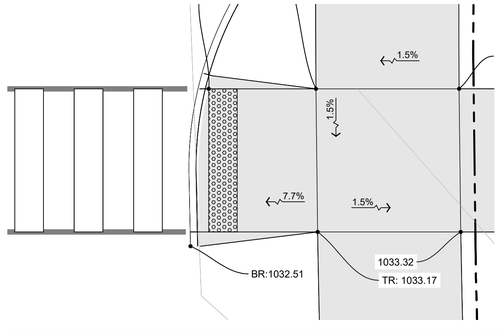
10 L601 SIDEWALK RAMP DETAIL SCALE: 1"=5'



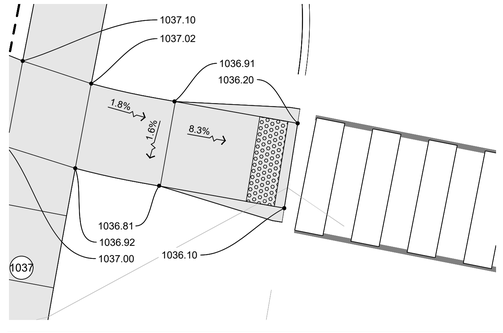
06 L601 SIDEWALK RAMP DETAIL SCALE: 1"=5'



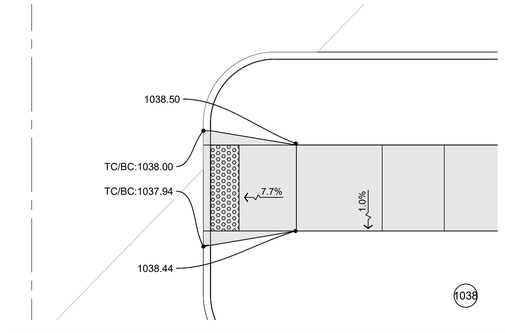
02 L601 SIDEWALK RAMP DETAIL SCALE: 1"=5'



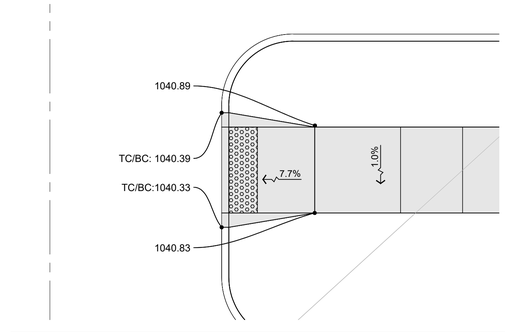
15 L601 SIDEWALK RAMP DETAIL SCALE: 1"=5'



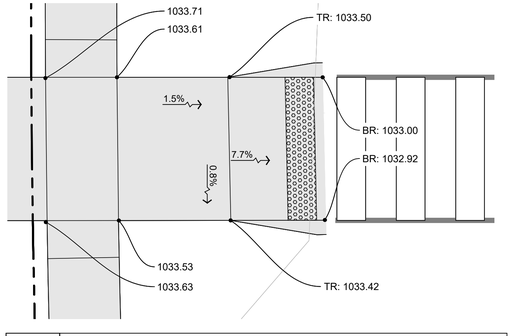
11 L601 SIDEWALK RAMP DETAIL SCALE: 1"=5'



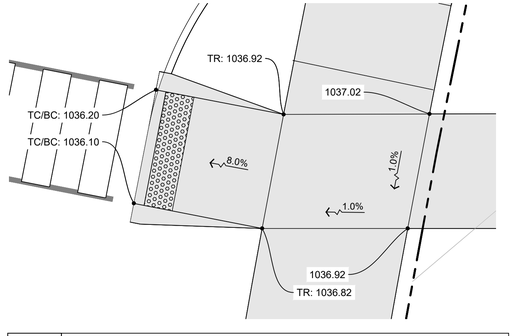
07 L601 SIDEWALK RAMP DETAIL SCALE: 1"=5'



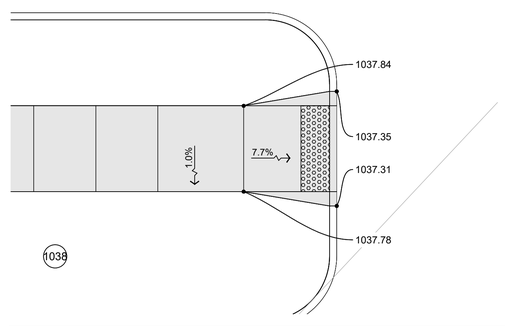
03 L601 SIDEWALK RAMP DETAIL SCALE: 1"=5'



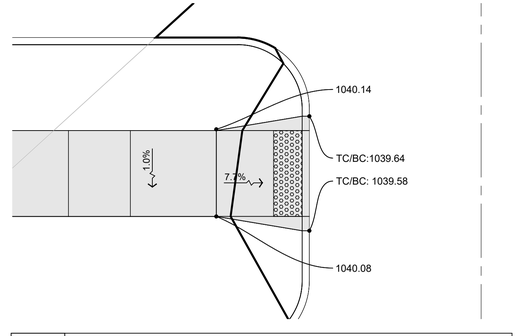
16 L601 SIDEWALK RAMP DETAIL SCALE: 1"=5'



12 L601 SIDEWALK RAMP DETAIL SCALE: 1"=5'



08 L601 SIDEWALK RAMP DETAIL SCALE: 1"=5'



04 L601 SIDEWALK RAMP DETAIL SCALE: 1"=5'

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

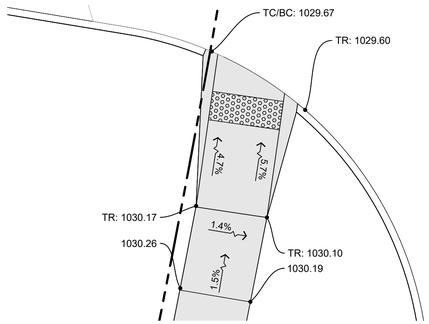
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

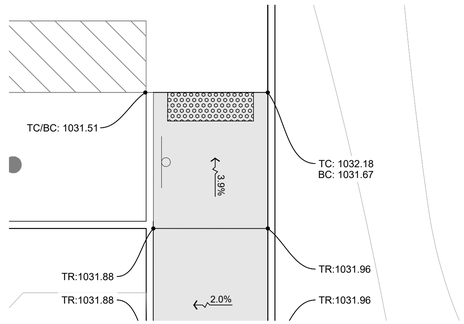
SIDEWALK RAMP DETAILS

CONFLUENCE PROJECT # 21072

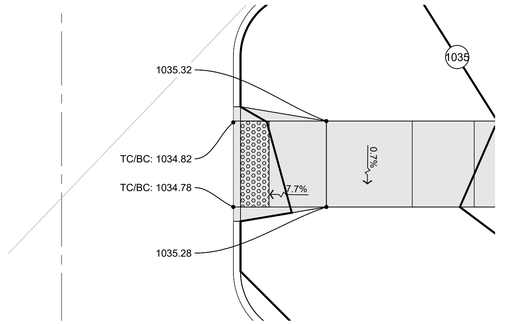
L601



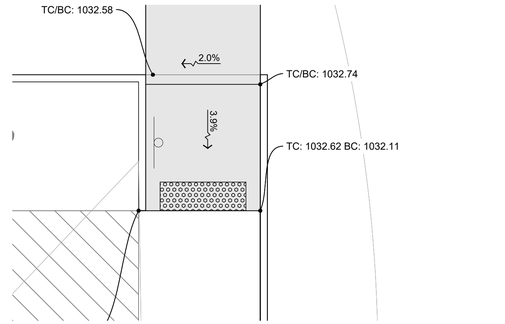
13 L602 SIDEWALK RAMP DETAIL SCALE: 1"=5'



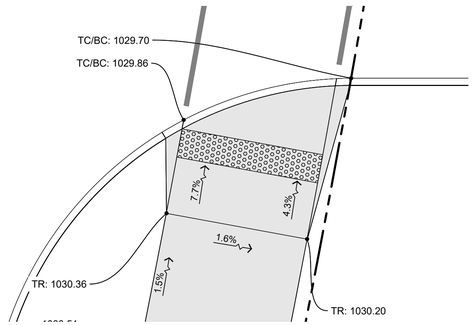
09 L602 SIDEWALK RAMP DETAIL SCALE: 1"=5'



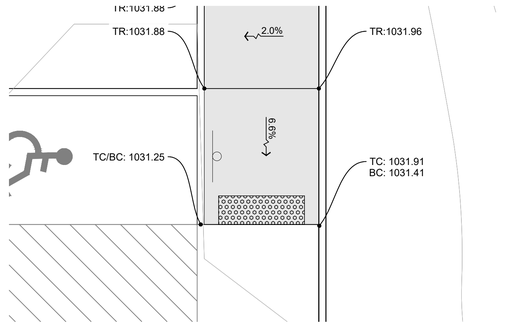
05 L602 SIDEWALK RAMP DETAIL SCALE: 1"=5'



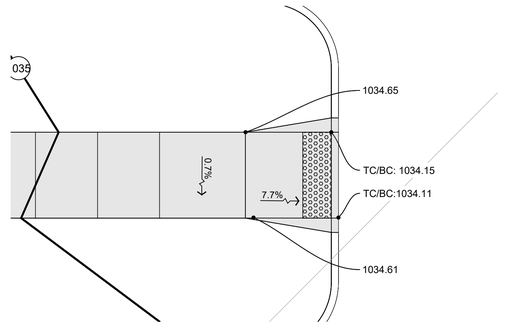
01 L602 SIDEWALK RAMP DETAIL SCALE: 1"=5'



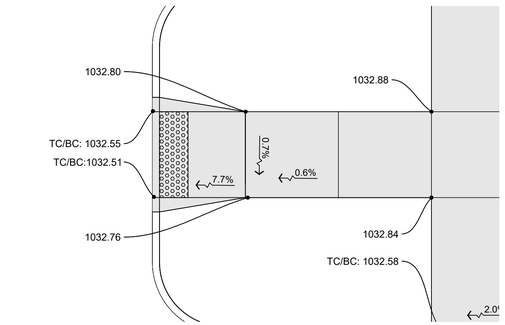
14 L602 SIDEWALK RAMP DETAIL SCALE: 1"=5'



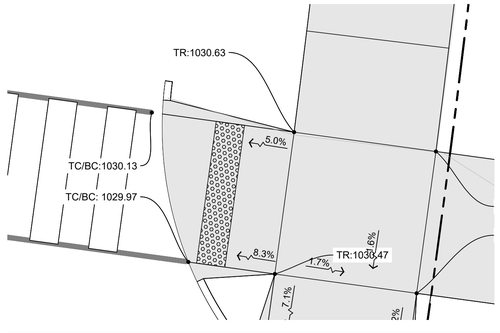
10 L602 SIDEWALK RAMP DETAIL SCALE: 1"=5'



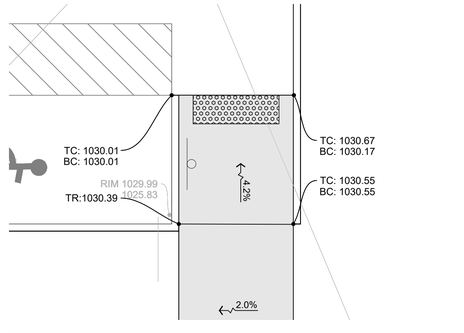
06 L602 SIDEWALK RAMP DETAIL SCALE: 1"=5'



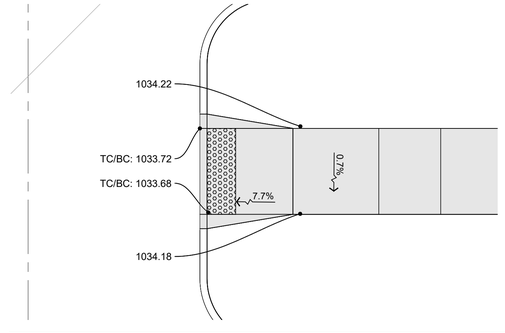
02 L602 SIDEWALK RAMP DETAIL SCALE: 1"=5'



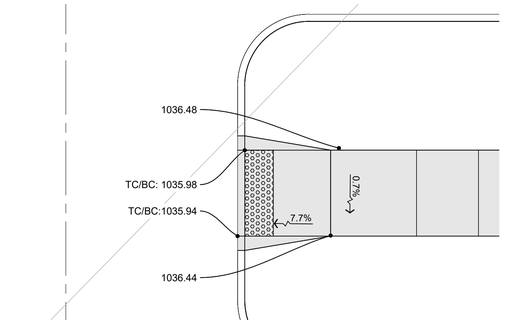
15 L602 SIDEWALK RAMP DETAIL SCALE: 1"=5'



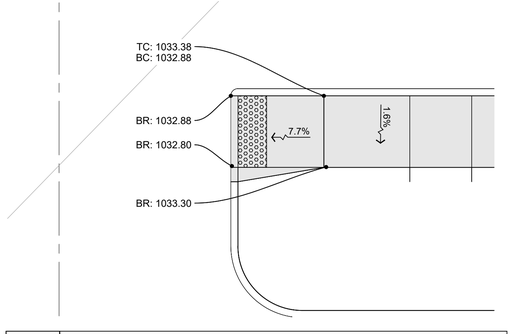
11 L602 SIDEWALK RAMP DETAIL SCALE: 1"=5'



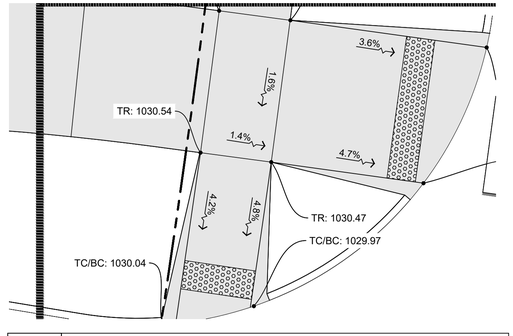
07 L602 SIDEWALK RAMP DETAIL SCALE: 1"=5'



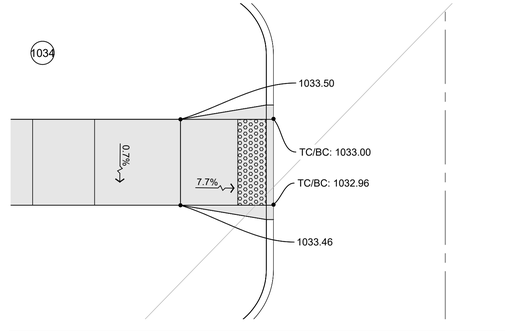
03 L602 SIDEWALK RAMP DETAIL SCALE: 1"=5'



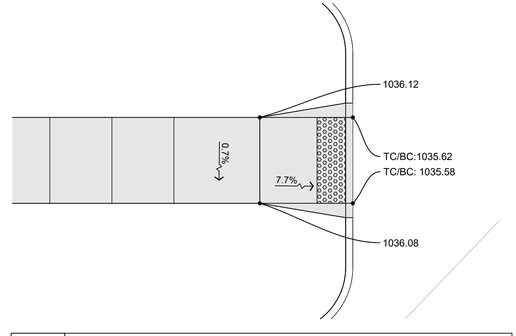
16 L602 SIDEWALK RAMP DETAIL SCALE: 1"=5'



12 L602 SIDEWALK RAMP DETAIL SCALE: 1"=10'



08 L602 SIDEWALK RAMP DETAIL SCALE: 1"=5'



04 L602 SIDEWALK RAMP DETAIL SCALE: 1"=5'

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

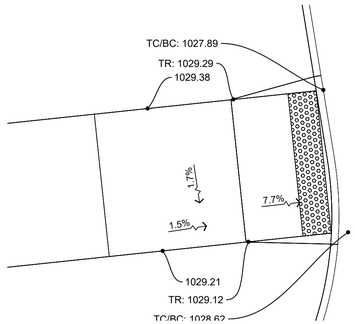
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

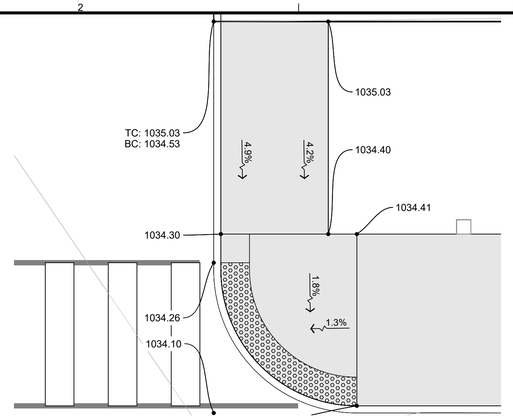
SIDEWALK RAMP DETAILS

CONFLUENCE PROJECT # 21072

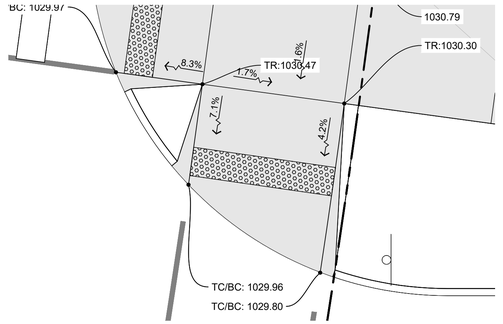
L602



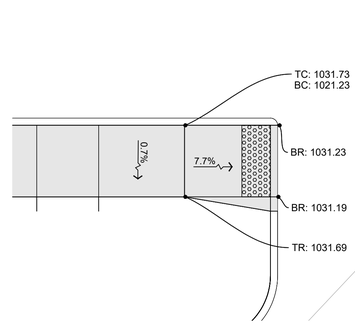
13 L603 SIDEWALK RAMP DETAIL SCALE: 1"=5'



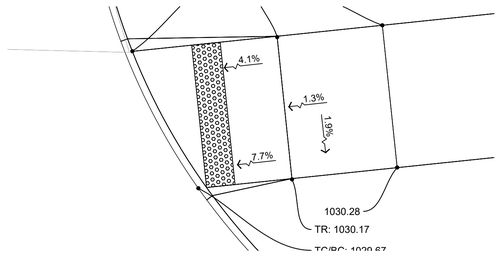
09 L603 SIDEWALK RAMP DETAIL SCALE: 1"=5'



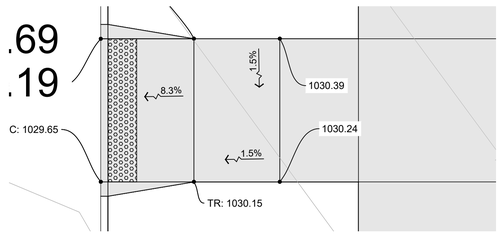
05 L603 SIDEWALK RAMP DETAIL SCALE: 1"=5'



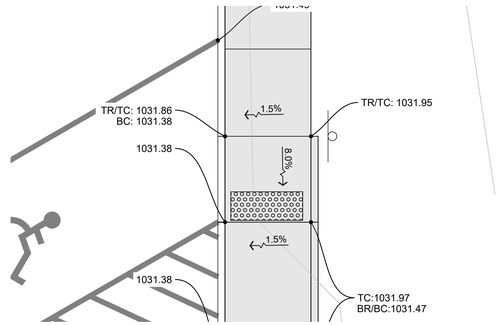
01 L603 SIDEWALK RAMP DETAIL SCALE: 1"=5'



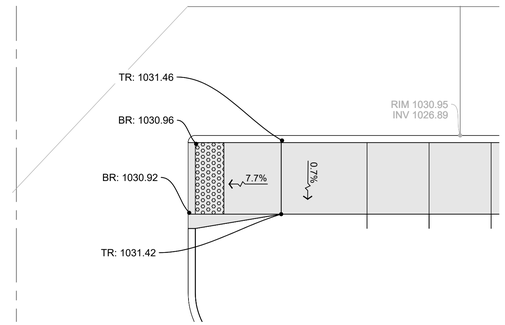
14 L603 SIDEWALK RAMP DETAIL SCALE: 1"=5'



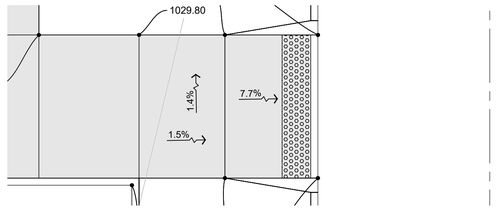
10 L603 SIDEWALK RAMP DETAIL SCALE: 1"=5'



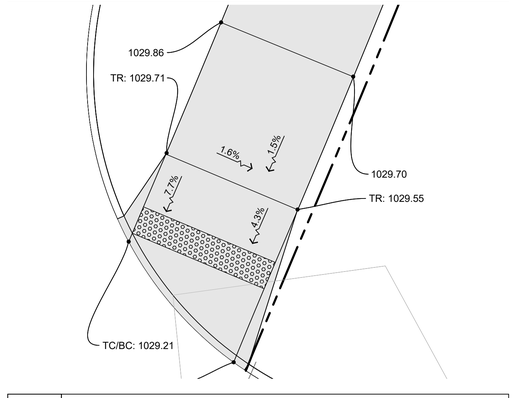
06 L603 SIDEWALK RAMP DETAIL SCALE: 1"=5'



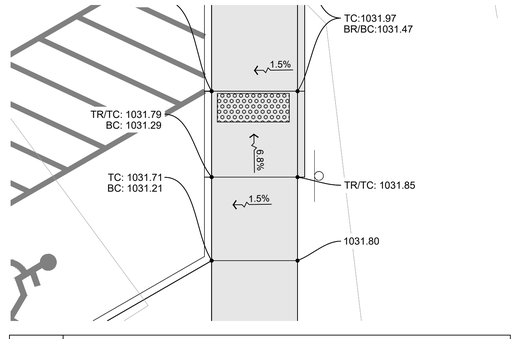
02 L603 SIDEWALK RAMP DETAIL SCALE: 1"=5'



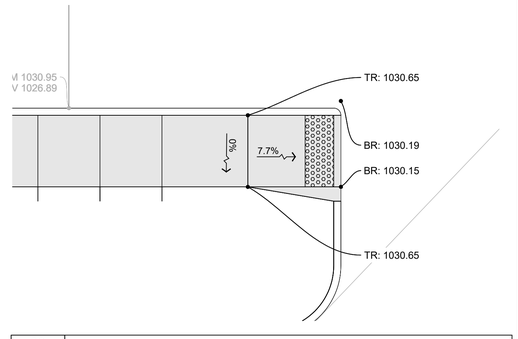
15 L603 SIDEWALK RAMP DETAIL SCALE: 1"=5'



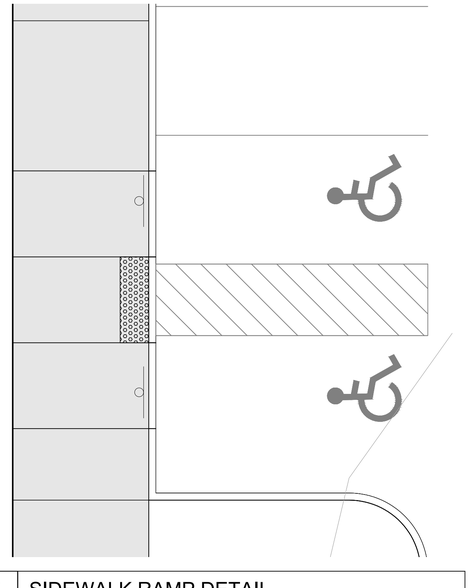
11 L603 SIDEWALK RAMP DETAIL SCALE: 1"=5'



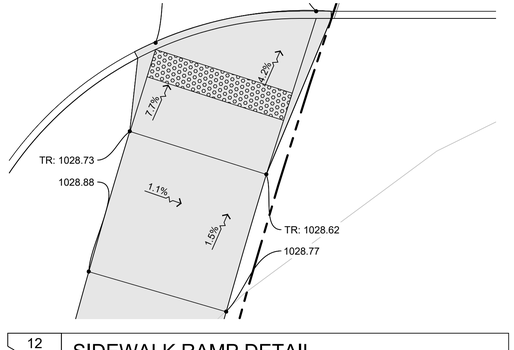
07 L603 SIDEWALK RAMP DETAIL SCALE: 1"=5'



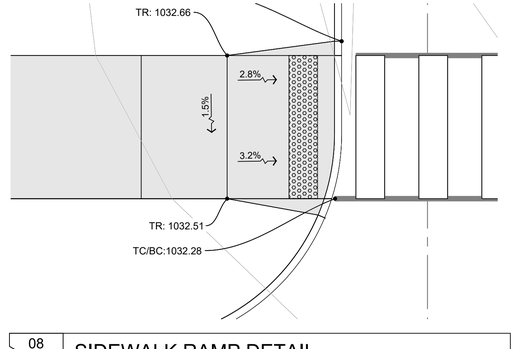
03 L603 SIDEWALK RAMP DETAIL SCALE: 1"=5'



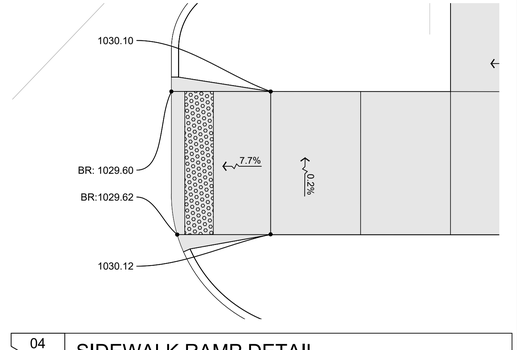
16 L603 SIDEWALK RAMP DETAIL SCALE: 1"=5'



12 L603 SIDEWALK RAMP DETAIL SCALE: 1"=5'



08 L603 SIDEWALK RAMP DETAIL SCALE: 1"=5'



04 L603 SIDEWALK RAMP DETAIL SCALE: 1"=5'

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWAH LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

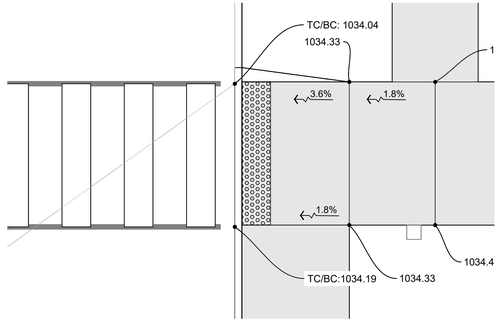
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

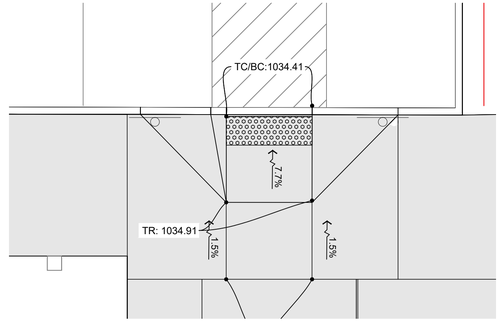
SIDEWALK RAMP DETAILS

CONFLUENCE PROJECT # 21072

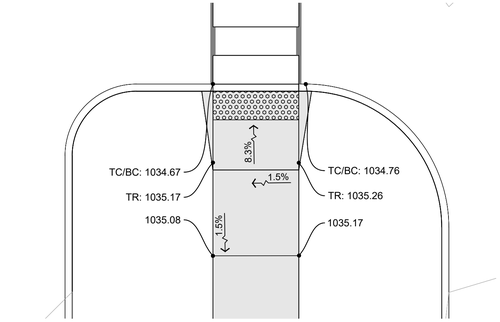
L603



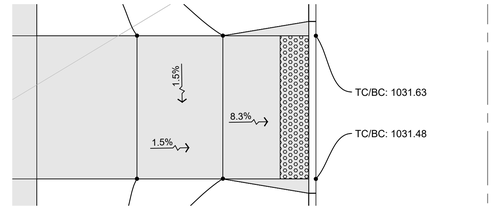
13 L604 SIDEWALK RAMP DETAIL SCALE: 1"=10'



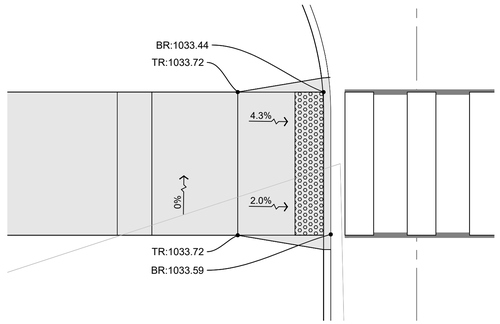
09 L604 SIDEWALK RAMP DETAIL SCALE: 1"=5'



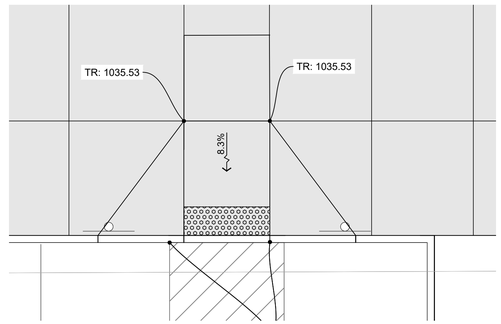
05 L604 SIDEWALK RAMP DETAIL SCALE: 1"=5'



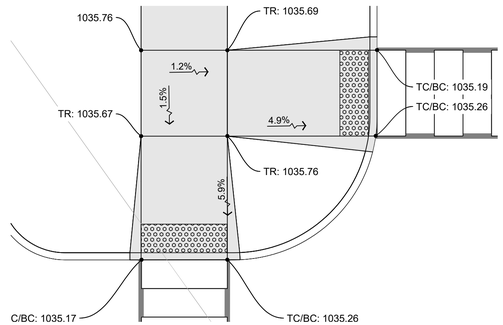
01 L604 SIDEWALK RAMP DETAIL SCALE: 1"=5'



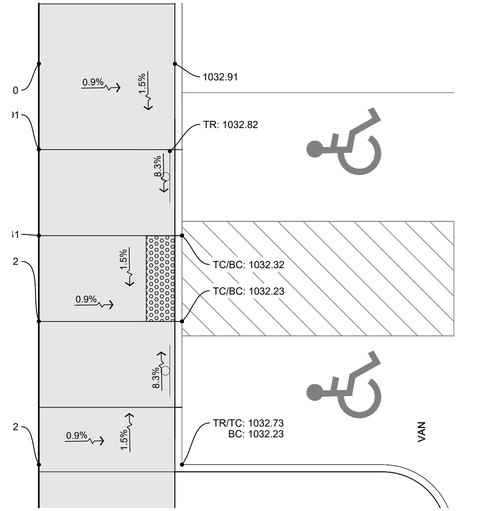
14 L604 SIDEWALK RAMP DETAIL SCALE: 1"=5'



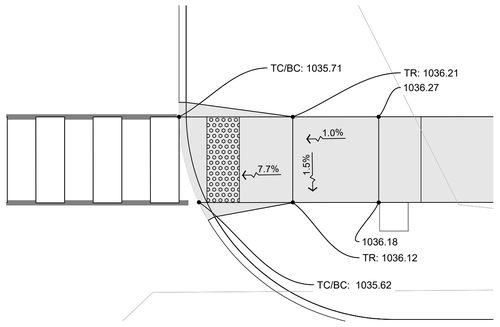
10 L604 SIDEWALK RAMP DETAIL SCALE: 1"=5'



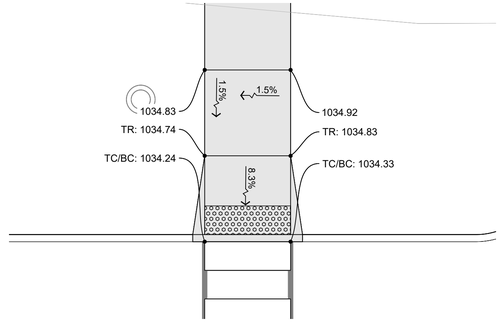
06 L604 SIDEWALK RAMP DETAIL SCALE: 1"=5'



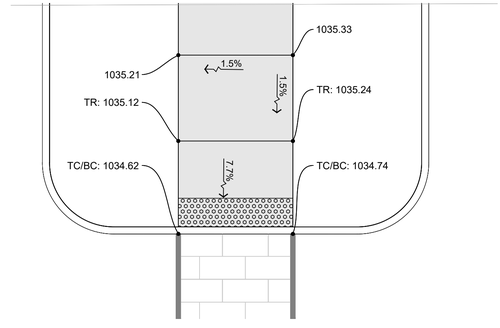
02 L604 SIDEWALK RAMP DETAIL SCALE: 1"=5'



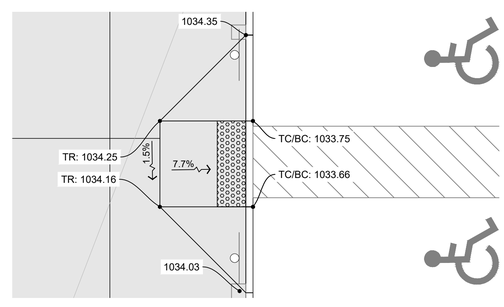
15 L604 SIDEWALK RAMP DETAIL SCALE: 1"=5'



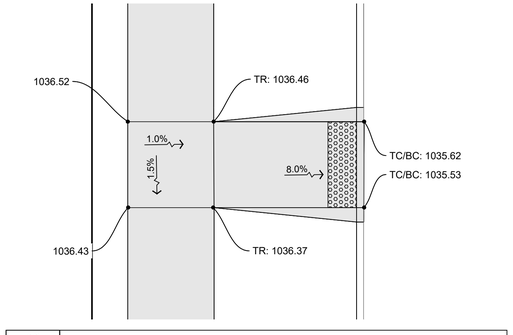
11 L604 SIDEWALK RAMP DETAIL SCALE: 1"=5'



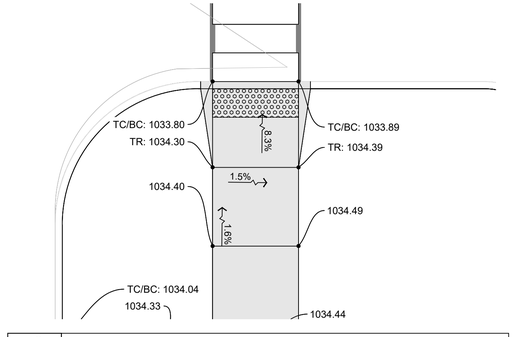
07 L604 SIDEWALK RAMP DETAIL SCALE: 1"=5'



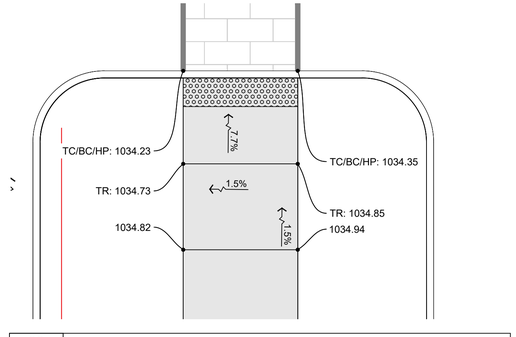
03 L604 SIDEWALK RAMP DETAIL SCALE: 1"=5'



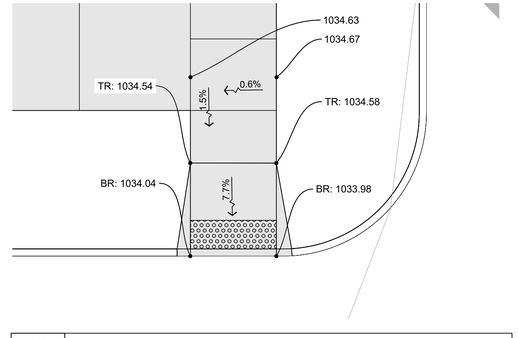
16 L604 SIDEWALK RAMP DETAIL SCALE: 1"=5'



12 L604 SIDEWALK RAMP DETAIL SCALE: 1"=10'



08 L604 SIDEWALK RAMP DETAIL SCALE: 1"=5'



04 L604 SIDEWALK RAMP DETAIL SCALE: 1"=5'

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

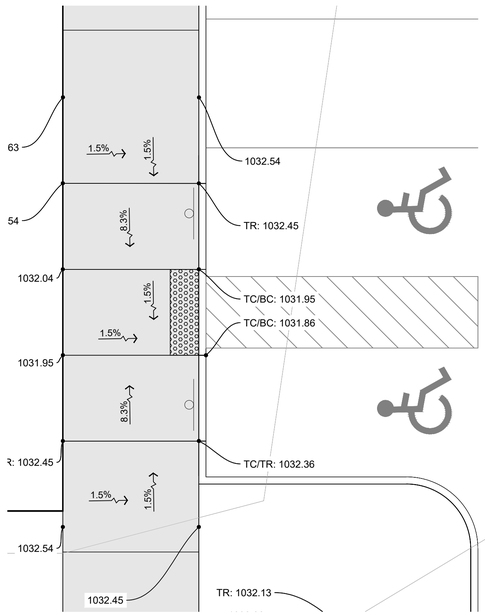
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE, , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

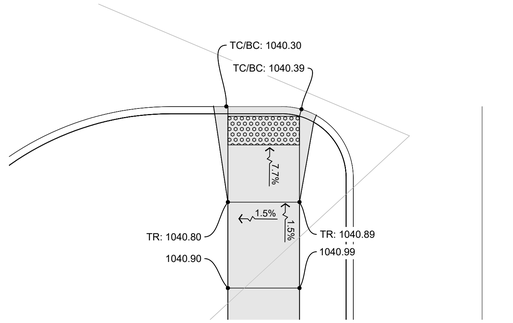
SIDEWALK RAMP DETAILS

CONFLUENCE PROJECT # 21072

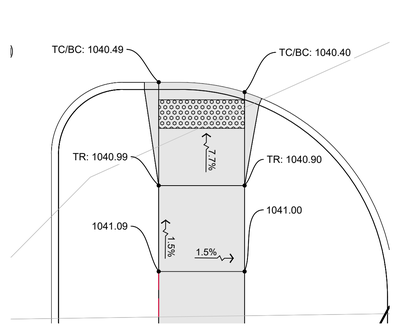
L604



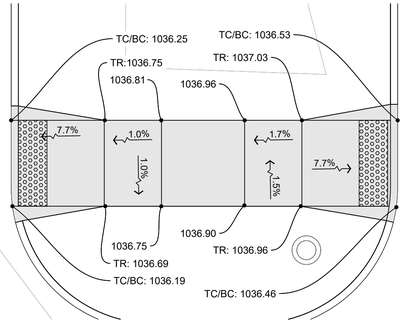
13 L605 SIDEWALK RAMP DETAIL SCALE: 1"=5'



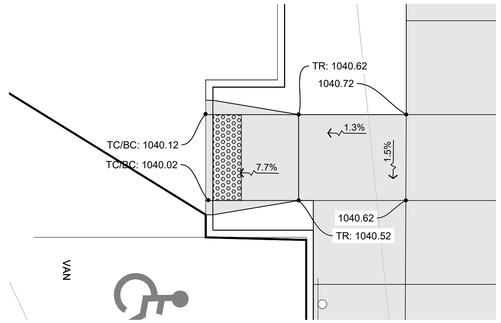
09 L605 SIDEWALK RAMP DETAIL SCALE: 1"=10'



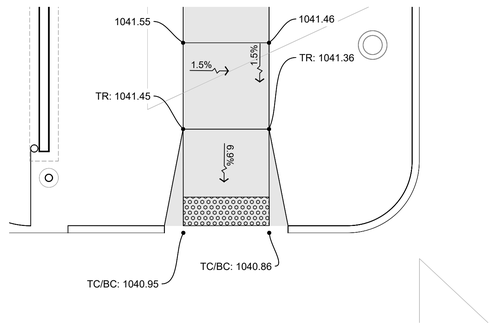
05 L605 SIDEWALK RAMP DETAIL SCALE: 1"=5'



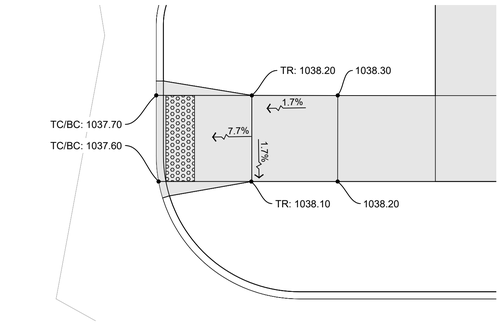
01 L605 SIDEWALK RAMP DETAIL SCALE: 1"=5'



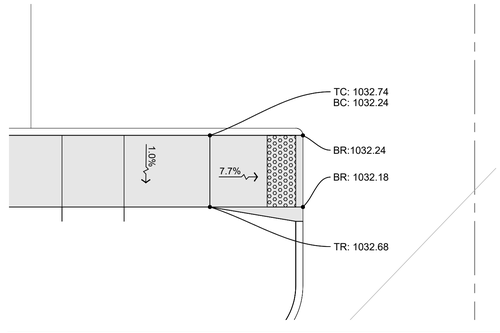
10 L605 SIDEWALK RAMP DETAIL SCALE: 1"=5'



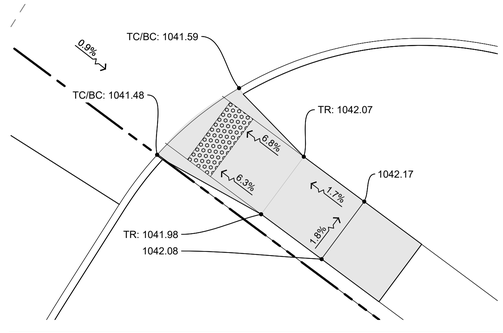
06 L605 SIDEWALK RAMP DETAIL SCALE: 1"=5'



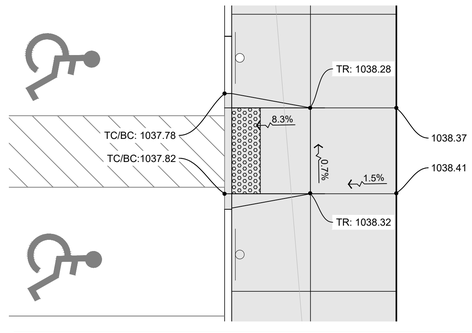
02 L605 SIDEWALK RAMP DETAIL SCALE: 1"=5'



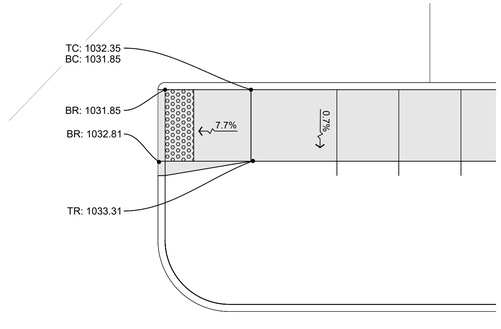
11 L605 SIDEWALK RAMP DETAIL SCALE: 1"=5'



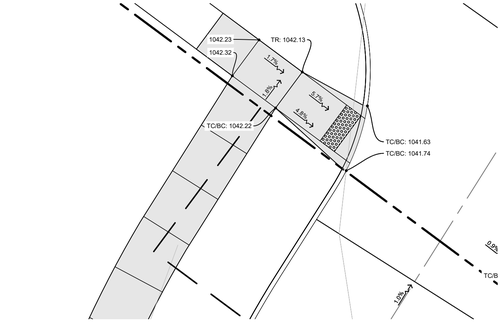
07 L605 SIDEWALK RAMP DETAIL SCALE: 1"=5'



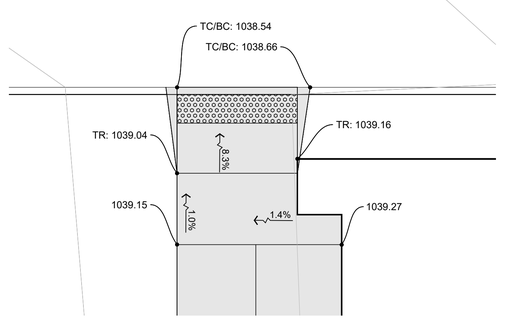
03 L605 SIDEWALK RAMP DETAIL SCALE: 1"=5'



12 L605 SIDEWALK RAMP DETAIL SCALE: 1"=5'



08 L605 SIDEWALK RAMP DETAIL SCALE: 1"=5'



04 L605 SIDEWALK RAMP DETAIL SCALE: 1"=5'

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA 50131
PH: (515) 727-0700

KEETOWEN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/2022	SITE PLAN SUBMITTAL #1
2	02/22/2022	SITE PLAN SUBMITTAL #2
3	03/25/2022	SITE PLAN SUBMITTAL #3

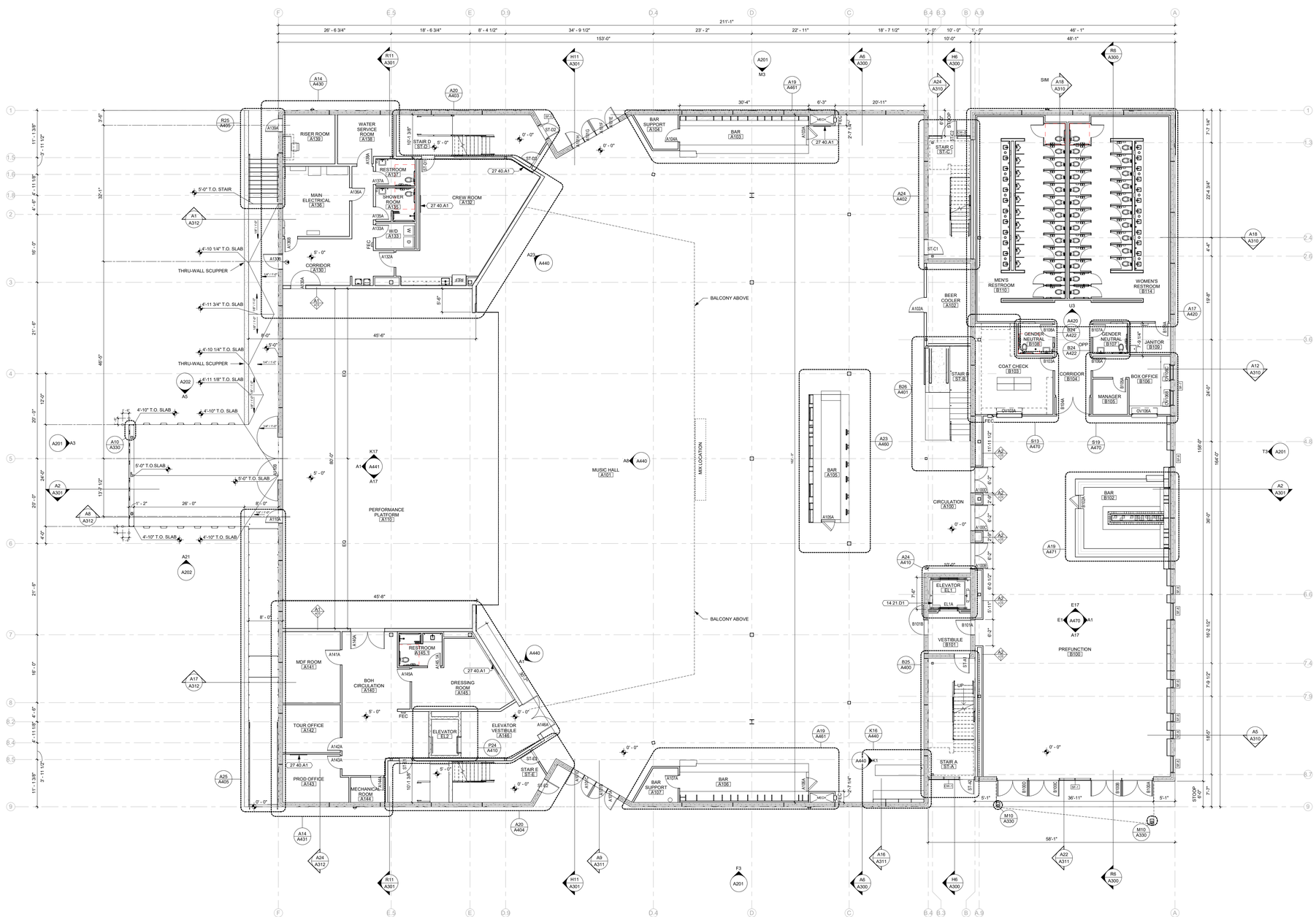
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

SIDEWALK RAMP DETAILS

CONFLUENCE PROJECT # 21072

L605



A2 LEVEL 1 FLOOR PLAN

0' 4' 8' 16' 32'

OPN ARCHITECTS

GENERAL NOTES

1. DIMENSIONS ARE MEASURED FACE-OF-FINISH TO FACE-OF-FINISH OR ROUGH MASONRY OPENING UNLESS NOTED OTHERWISE - TYPICAL FOR ALL DRAWINGS.
2. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS - TYPICAL FOR ALL DRAWINGS.
3. IN THE EVENT OF A DISCREPANCY BETWEEN ARCHITECTURAL AND CONSULTANT DRAWINGS, NOTIFY ARCHITECT IMMEDIATELY PRIOR TO COMMENCING WORK - TYPICAL FOR ALL DRAWINGS.
4. ALL PENETRATIONS IN FIRE RATED FLOORS AND WALLS MUST BE SEALED WITH APPROPRIATE FIRESTOPPING SYSTEM.

KEYNOTE LEGEND

14 21.D1	KONE MONOSPACE 500 PASSENGER ELEVATOR. 4000LB CAPACITY
27 40.A1	MONITOR & SURFACE MOUNTING BRACKET, SEE TECHNOLOGY

BUILDING STATISTICS

BUILDING HEIGHT:
47'-6"

PROPOSED USE:
CONCERT VENUE

NUMBER OF EMPLOYEES:
VARIES PER EVENT
50-100

OCCUPANCY GROUP & DIVISION:
A-1: ASSEMBLY - CONCERT HALL
A-2: ASSEMBLY - BAR/NIGHTCLUB
B: BUSINESS - OFFICE
S-2: STORAGE - LOW HAZARD

CONSTRUCTION TYPE:
TYPE IIB, SPRINKLERED

MAX OCCUPANCY:
3,937

SPRINKLER SYSTEM
FULLY SPRINKLERED

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/22	SITE PLAN SUBMITTAL
2	02/18/22	SITE PLAN SUBMITTAL
3	3/25/2022	SITE PLAN RESUBMITTAL

ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

LEVEL 1 FLOOR PLAN

CONFLUENCE PROJECT # 21072

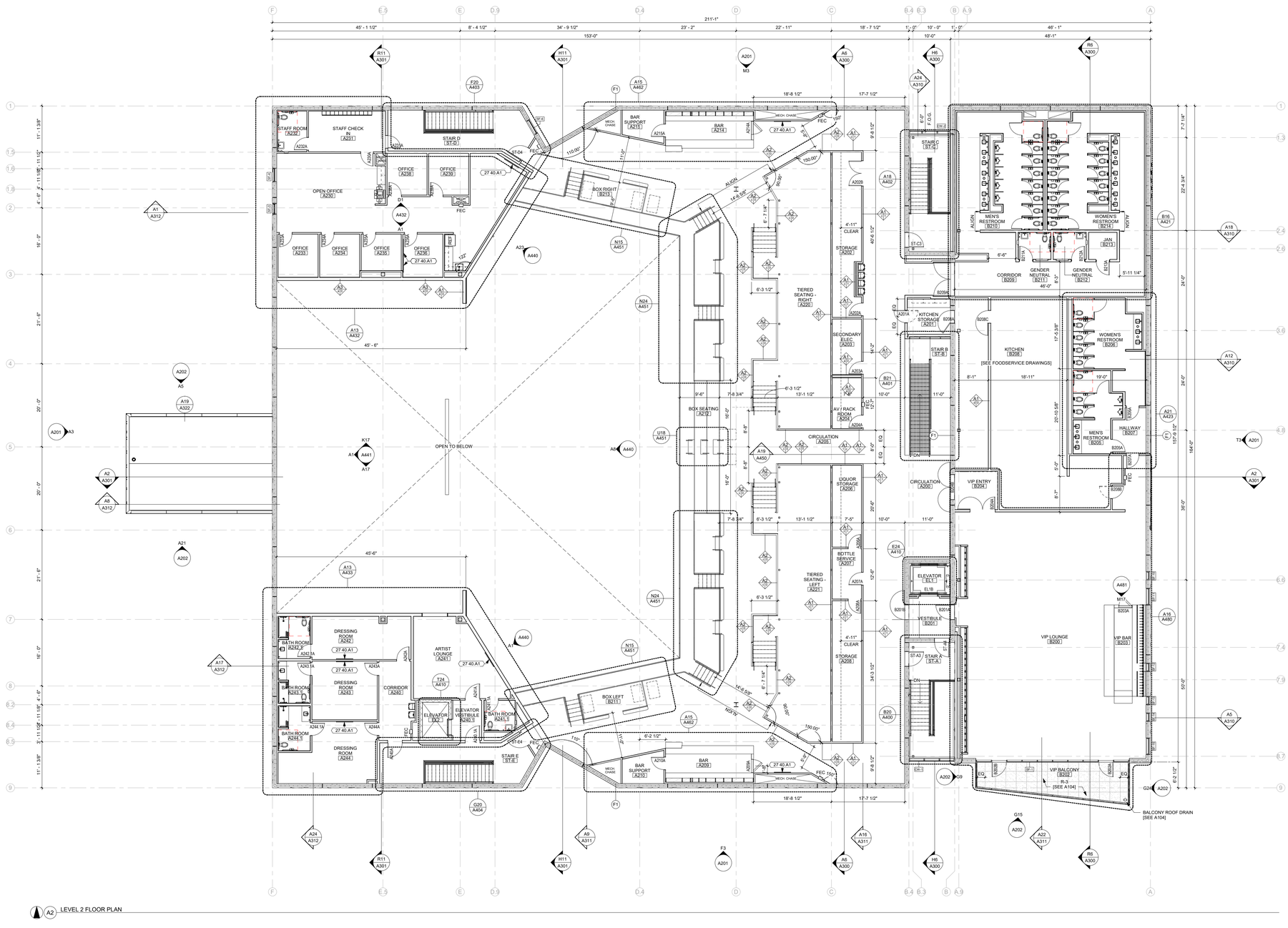
A101

GENERAL NOTES

1. DIMENSIONS ARE MEASURED FACE-OF-FINISH TO FACE-OF-FINISH OR ROUGH MASONRY OPENING UNLESS NOTED OTHERWISE - TYPICAL FOR ALL DRAWINGS.
2. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS - TYPICAL FOR ALL DRAWINGS.
3. IN THE EVENT OF A DISCREPANCY BETWEEN ARCHITECTURAL AND CONSULTANT DRAWINGS, NOTIFY ARCHITECT IMMEDIATELY PRIOR TO COMMENCING WORK - TYPICAL FOR ALL DRAWINGS.
4. ALL PENETRATIONS IN FIRE RATED FLOORS AND WALLS MUST BE SEALED WITH APPROPRIATE FIRESTOPPING SYSTEM.

KEYNOTE LEGEND

27 40.A1 MONITOR & SURFACE MOUNTING BRACKET, SEE TECHNOLOGY



A2 LEVEL 2 FLOOR PLAN

0' 4' 8' 16' 32'

OPN ARCHITECTS

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE		
ISSUE	DATE	DESCRIPTION
1	01/04/22	SITE PLAN SUBMITTAL
2	02/18/22	SITE PLAN SUBMITTAL
3	3/25/2022	SITE PLAN RESUBMITTAL

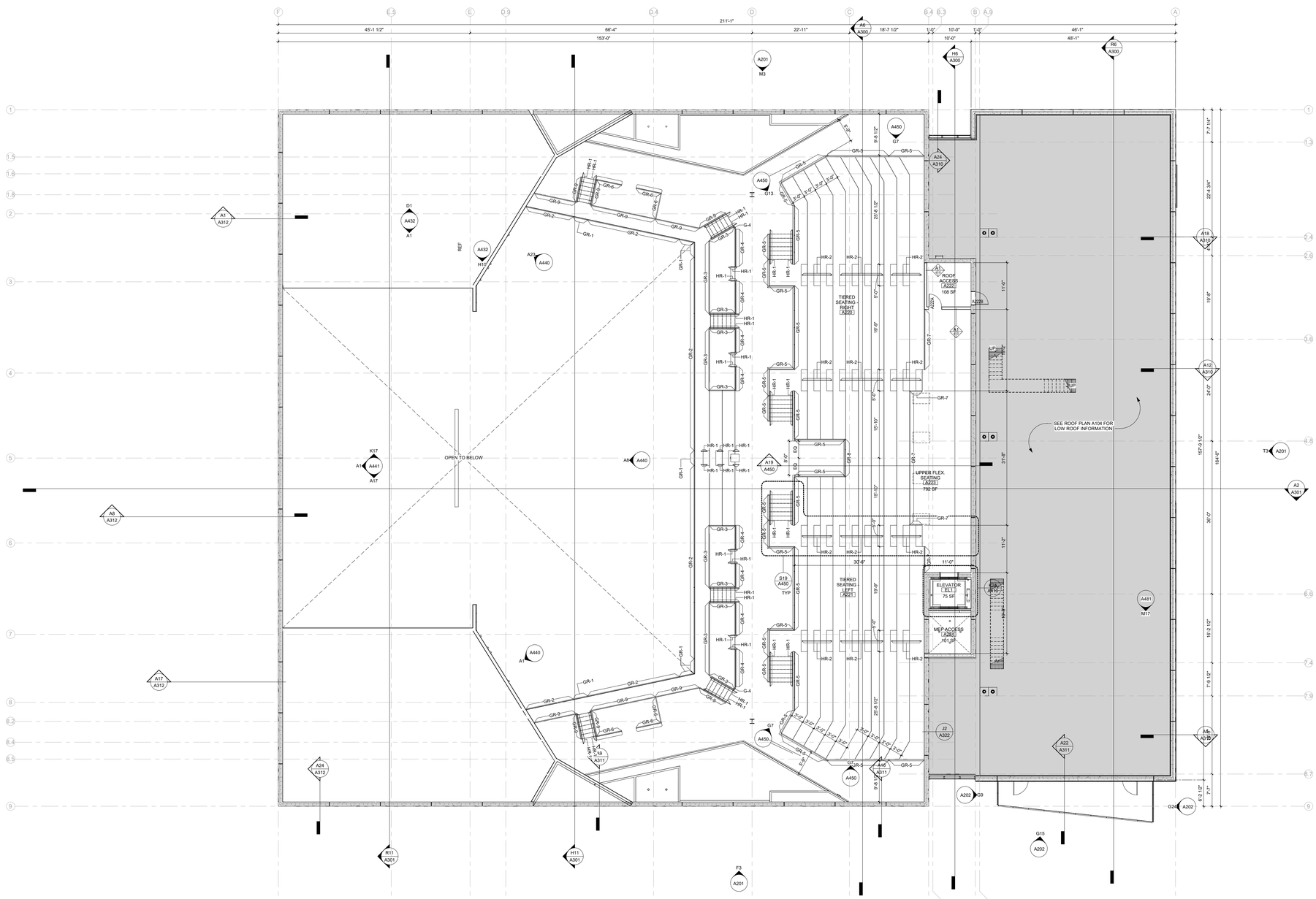
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

LEVEL 2 FLOOR PLAN

CONFLUENCE PROJECT # 21072

A102



B1 T.O. TIERED SEATING FLOOR PLAN

0' 4' 8' 16' 32'

OPN ARCHITECTS

GENERAL NOTES

1. DIMENSIONS ARE MEASURED FACE-OF-FINISH TO FACE-OF-FINISH OR ROUGH MASONRY OPENING UNLESS NOTED OTHERWISE - TYPICAL FOR ALL DRAWINGS.
2. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS - TYPICAL FOR ALL DRAWINGS.
3. IN THE EVENT OF A DISCREPANCY BETWEEN ARCHITECTURAL AND CONSULTANT DRAWINGS, NOTIFY ARCHITECT IMMEDIATELY PRIOR TO COMMENCING WORK - TYPICAL FOR ALL DRAWINGS.
4. ALL PENETRATIONS IN FIRE RATED FLOORS AND WALLS MUST BE SEALED WITH APPROPRIATE FIRESTOPPING SYSTEM.

RAILING TYPES

SEE SHEET A406 FOR DETAILS

HR-1:
36" HIGH ROUND STEEL PIPE HANDRAIL

HR-2:
36" HIGH ROUND STEEL PIPE HANDRAIL W/ INTERMEDIATE RAIL

GR-1:
42" HIGH STEEL BAR GUARD RAIL W/ INTERMEDIATE STEEL ROD RAILS & EXPANDED METAL MESH MM-1 BASE

GR-2:
36" HIGH STEEL BAR GUARD RAIL W/ INTERMEDIATE STEEL ROD RAILS & EXPANDED METAL MESH MM-1 BASE

GR-3:
36" HIGH STEEL BAR GUARD RAIL W/ INTERMEDIATE STEEL ROD RAILS & EXPANDED METAL MESH MM-1 BASE

GR-4:
42" HIGH STEEL BAR GUARD RAIL W/ INTERMEDIATE STEEL ROD RAILS, EXPANDED METAL MESH MM-1 BASE & 10" ANGLED STEEL BAR TOP

GR-5:
36" HIGH STEEL BAR GUARD RAIL W/ INTERMEDIATE STEEL ROD RAILS

GR-6:
42" HIGH STEEL BAR GUARD RAIL W/ INTERMEDIATE STEEL ROD RAILS & 10" ANGLED STEEL BAR TOP

GR-7:
36" HIGH STEEL BAR GUARD RAIL W/ INTERMEDIATE STEEL ROD RAILS

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/22	SITE PLAN SUBMITTAL
2	02/18/22	SITE PLAN SUBMITTAL
3	3/25/2022	SITE PLAN RESUBMITTAL

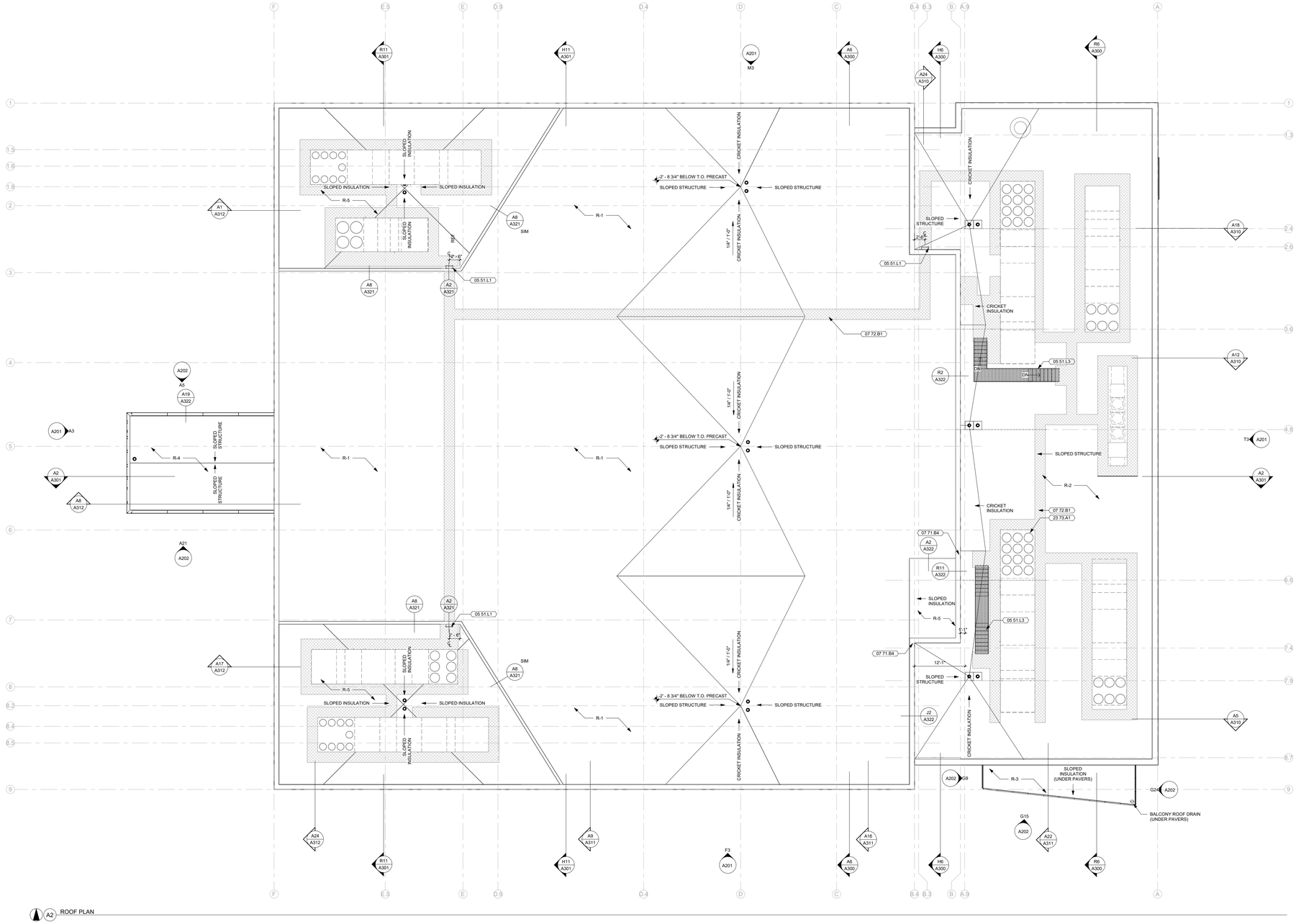
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

T.O. TIERED SEATING FLOOR PLAN

CONFLUENCE PROJECT # 21072

A103



A2 ROOF PLAN

GENERAL NOTES

1. NOT ALL ROOF PENETRATIONS ARE SHOWN. VERIFY LOCATIONS OF ALL ROOF PENETRATIONS. PROVIDE BOOTS, FLASHING AND OTHER ACCESSORIES REQUIRED TO PROVIDE A COMPLETE, WATERTIGHT WARRANTED SYSTEM REFER TO INDIVIDUAL DISCIPLINES.
2. COORDINATE SLOPED STRUCTURE AND TAPERED INSULATION WITH STRUCTURAL DRAWINGS.
3. SLOPE ALL TAPERED INSULATION AT 1/4" : 1'-0" UNLESS NOTED OTHERWISE.
4. SLOPE ALL CRICKETS AT 1/2" : 1'-0" PERPENDICULAR TO VALLEY LINES UNLESS NOTED OTHERWISE.
5. PROTECT SECTIONS OF THE ROOF THAT HAVE ALREADY BEEN INSTALLED FROM DAMAGE. DO NOT USE THE ROOF FOR A STAGING AREA UNLESS ADEQUATE FACTORY, MUTUALLY APPROVED PROTECTION MEASURES ARE USED TO PROTECT THE ROOF.
6. COORDINATE LOCATION OF MECHANICAL EQUIPMENT WITH MECHANICAL DRAWINGS.
7. ALL OVERFLOW DRAINS TO BE 2" ABOVE MAIN ROOF DRAIN INTAKE ELEVATION.
8. ALL WALLS WITH SOUND ATTENUATION BLANKETS ARE TO HAVE ACCOUSTICAL SEALANT AT TOP AND BOTTOM AND AT ALL WALL PENETRATIONS.

ROOF TYPES

R-1:
MEMBRANE ROOFING (MUSIC VENUE)
ROOF IS TO MEET STC 43 RATING:
- SYSTEM ASSEMBLY (EXTERIOR TO INTERIOR)
- TPO FULLY ADHERED ROOFING MEMBRANE
- ½" FIBER COVERBOARD
- 2 LAYERS 5/8" DENSDECK
- 6" POLY-ISO
- 2 LAYERS 5/8"DENSDECK
- COMPOSITE METAL ROOF DECK
- SLOPED STEEL STRUCTURE

R-2:
MEMBRANE ROOFING (PREFUNCTION)
- SYSTEM ASSEMBLY (EXTERIOR TO INTERIOR)
- TPO FULLY ADHERED ROOFING MEMBRANE
- ½" FIBER COVERBOARD
- 5" (R-30) POLYISO ROOFING INSULATION – TAPERED
- COMPOSITE METAL ROOF DECK
- SLOPED STEEL STRUCTURE

R-3:
VIP BALCONY
- SYSTEM ASSEMBLY (EXTERIOR TO INTERIOR)
- PRECAST CONCRETE TILE ON PEDESTAL SYSTEM
- TPO FULLY ADHERED ROOFING MEMBRANE
- ½" FIBER COVERBOARD
- 5" (R-30) POLYISO ROOFING INSULATION – TAPERED
- COMPOSITE METAL ROOF DECK WITH CONCRETE
- STEEL STRUCTURE / 6" METAL STUD FRAMING
- METAL PANEL FASCIA (AND WEATHER BARRIER ON MANUFACTURER PROVIDED SUPPORT STRUCTURE
- DIRECT APPLIED EXTERIOR FINISH SOFFIT

R-4:
MEMBRANE ROOFING (DOCK)
- SYSTEM ASSEMBLY (EXTERIOR TO INTERIOR)
- TPO FULLY ADHERED ROOFING MEMBRANE
- 1/2" FIBER COVERBOARD
- COMPOSITE METAL ROOF DECK
- SLOPED STEEL STRUCTURE

R-5:
MEMBRANE ROOFING (MECH WELLS)
- SYSTEM ASSEMBLY (EXTERIOR TO INTERIOR)
- TPO FULLY ADHERED ROOFING MEMBRANE
- ¼" FIBER COVERBOARD
- 5" (R-30) POLYISO ROOFING INSULATION – TAPERED
- COMPOSITE METAL ROOF DECK
- FLAT STEEL STRUCTURE

KEYNOTE LEGEND

05 51.L1	PRE-FABRICATED ALUMINUM ACCESS LADDER
05 51.L3	PRE-FABRICATED BALLASTED ALUMINUM ACCESS STAIR OVER MECHANICAL DUCTWORK
07 71.B4	PROVIDE HEMMED BRAKE METAL TRIM AT PRECAST HEIGHT TRANSITIONS TO OBSCURE ROOFING TERMINATION BAR, TYP.
07 72.B1	ROOFING WALKWAY PAD, TYP.
23 73.A1	ROOF TOP EQUIPMENT - SEE MECHANICAL

ACCESSORIES LEGEND

0' 4' 8' 16' 32'

OPN ARCHITECTS

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE		
ISSUE	DATE	DESCRIPTION
1	01/04/22	SITE PLAN SUBMITTAL
2	02/18/22	SITE PLAN SUBMITTAL
3	3/25/2022	SITE PLAN RESUBMITTAL

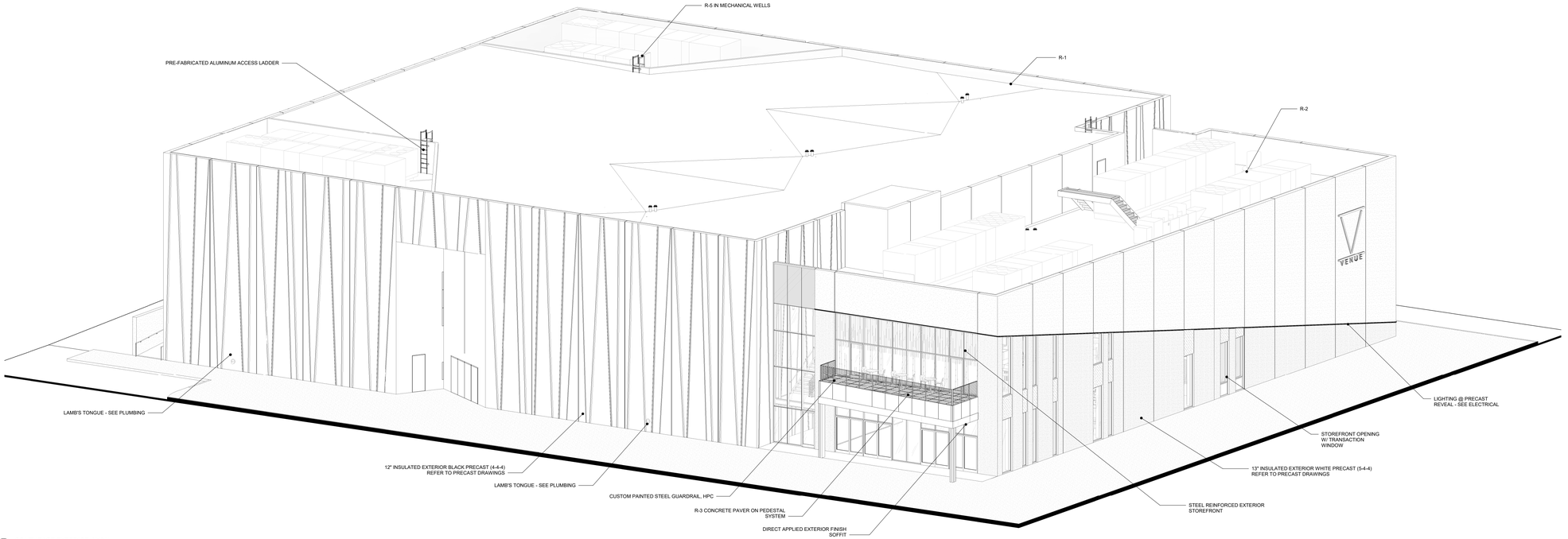
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

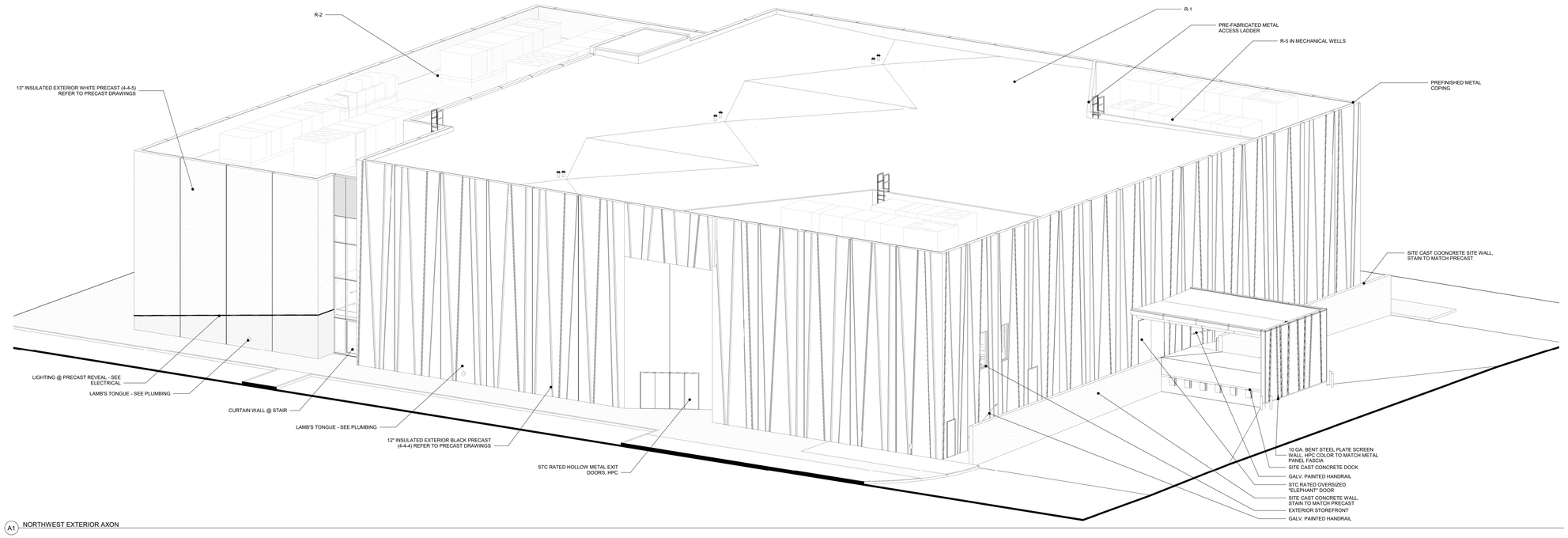
ROOF PLAN

CONFLUENCE PROJECT # 21072

A104



M1 SOUTHEAST EXTERIOR AXON



A1 NORTHWEST EXTERIOR AXON

OPN ARCHITECTS

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/22	SITE PLAN SUBMITTAL
2	02/18/22	SITE PLAN SUBMITTAL
3	3/25/2022	SITE PLAN RESUBMITTAL

ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

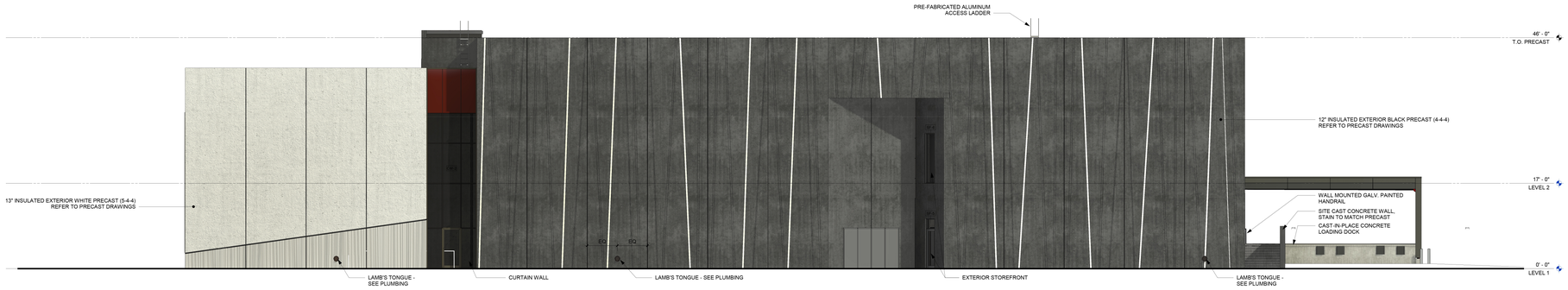
COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

BUILDING AXONS

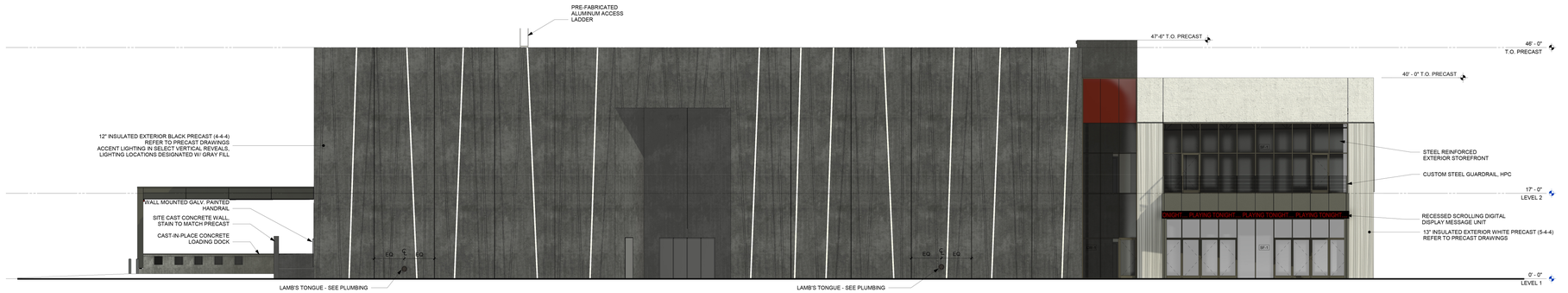
CONFLUENCE PROJECT # 21072

A200

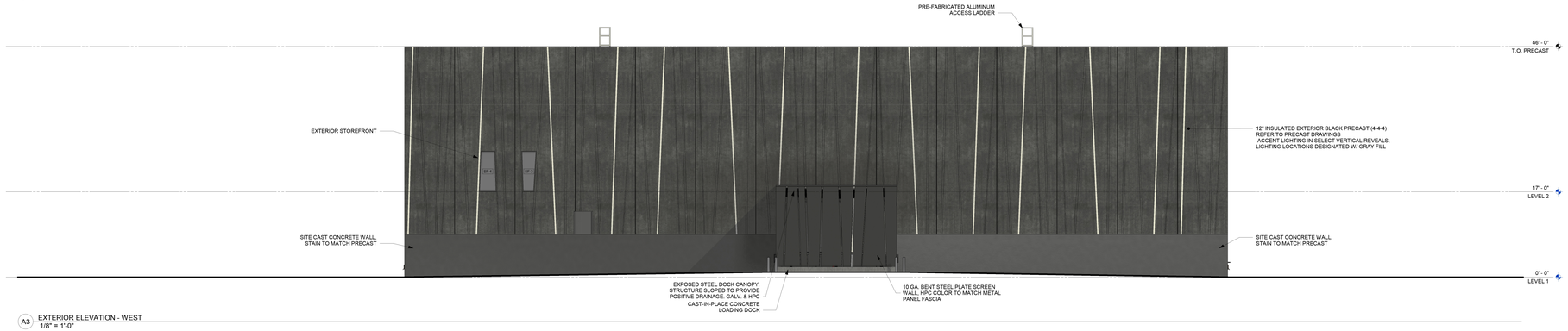
T3 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



M3 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



F3 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



A3 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

INTEGRAL COLOR WHITE PRECAST - ACID ETCH

INTEGRAL COLOR WHITE PRECAST - FORMLINER W/ ACID ETCH

INTEGRAL COLOR DARK PRECAST - ACID ETCH

PROFILED METAL PANEL & WINDOW SYSTEM - DARK BRONZE

0' 4' 8' 16' 32'

OPN ARCHITECTS

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/22	SITE PLAN SUBMITTAL
2	02/18/22	SITE PLAN SUBMITTAL
3	3/25/2022	SITE PLAN RESUBMITTAL

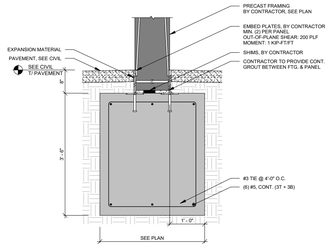
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

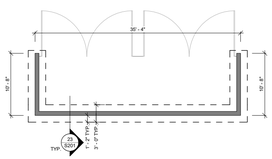
EXTERIOR ELEVATIONS

CONFLUENCE PROJECT # 21072

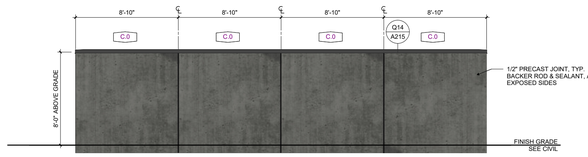
A201



23 TRASH ENCLOSURE FOUNDATION DETAIL
N.T.S.

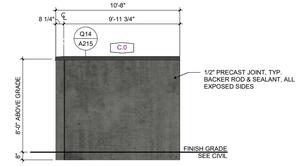


NORTH B TRASH ENCLOSURE PLAN



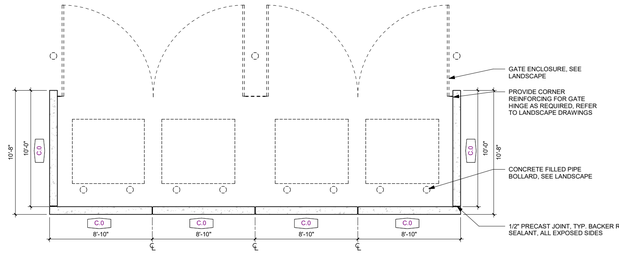
NOTE: ALL EXPOSED FACES TO BE CF-1

V5 PRECAST ELEVATION - ENCLOSURE SOUTH

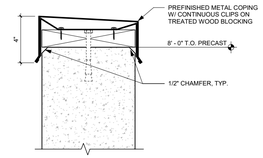


NOTE: ALL EXPOSED FACES TO BE CF-1

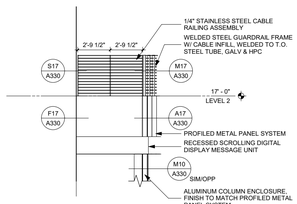
V14 PRECAST ELEVATION - ENCLOSURE EAST



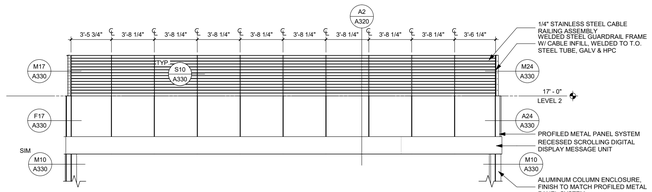
Q5 PRECAST ENCLOSURE



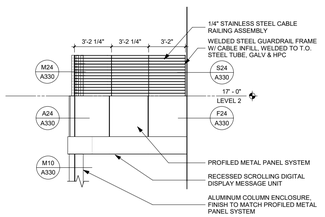
Q14 SECTION DETAIL - ENCLOSURE COPING
N.T.S.



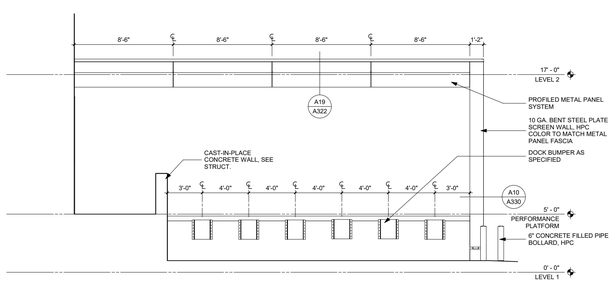
G9 ENLARGED ELEVATION - VIP BALCONY GUARDRAIL - WEST



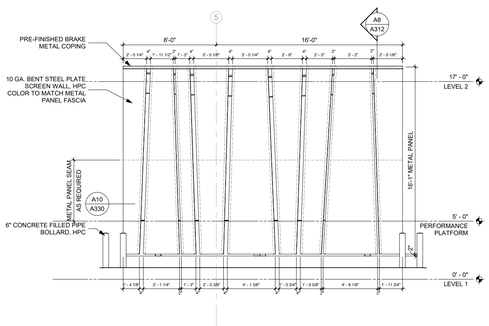
G15 ENLARGED ELEVATION - VIP BALCONY GUARDRAIL - SOUTH



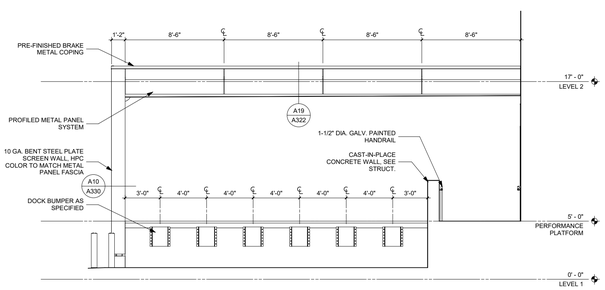
G24 ENLARGED ELEVATION - VIP BALCONY GUARDRAIL - EAST



A5 ENLARGED ELEVATION - DOCK CANOPY - NORTH



A14 ENLARGED ELEVATION - DOCK SCREEN WALL - WEST



A21 ENLARGED ELEVATION - DOCK CANOPY - SOUTH

0' 4' 8' 16' 32'

OPN ARCHITECTS

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	01/04/22	SITE PLAN SUBMITTAL
2	02/18/22	SITE PLAN SUBMITTAL
3	3/25/2022	SITE PLAN RESUBMITTAL

ISSUED FOR

SITE PLAN REVIEW

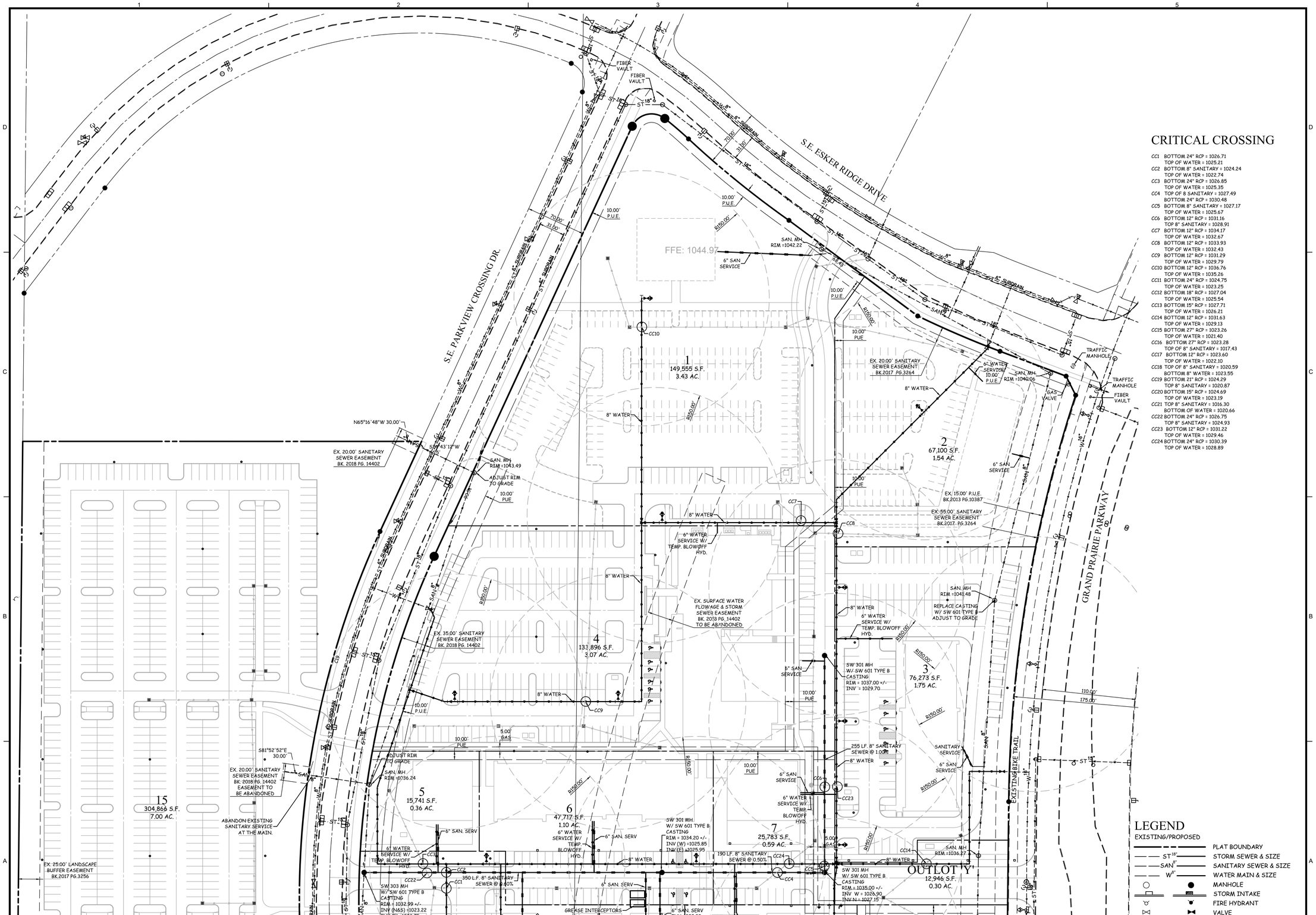
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

ENLARGED EXTERIOR ELEVATIONS

CONFLUENCE PROJECT # 21072

A202



CRITICAL CROSSING

- CC1 BOTTOM 24" RCP = 1026.71
  TOP OF WATER = 1025.21
- CC2 BOTTOM 8" SANITARY = 1024.24
  TOP OF WATER = 1022.74
- CC3 BOTTOM 24" RCP = 1026.85
  TOP OF WATER = 1025.35
- CC4 TOP OF 8 SANITARY = 1027.49
  BOTTOM 24" RCP = 1030.48
- CC5 BOTTOM 8" SANITARY = 1027.17
  TOP OF WATER = 1025.67
- CC6 BOTTOM 12" RCP = 1031.16
  TOP 8" SANITARY = 1028.91
- CC7 BOTTOM 12" RCP = 1034.17
  TOP OF WATER = 1032.67
- CC8 BOTTOM 12" RCP = 1033.93
  TOP OF WATER = 1032.43
- CC9 BOTTOM 12" RCP = 1031.29
  TOP OF WATER = 1029.79
- CC10 BOTTOM 12" RCP = 1036.76
  TOP OF WATER = 1035.26
- CC11 BOTTOM 24" RCP = 1024.75
  TOP OF WATER = 1023.25
- CC12 BOTTOM 18" RCP = 1027.04
  TOP OF WATER = 1025.54
- CC13 BOTTOM 15" RCP = 1027.71
  TOP OF WATER = 1026.21
- CC14 BOTTOM 12" RCP = 1031.63
  TOP OF WATER = 1029.13
- CC15 BOTTOM 27" RCP = 1023.26
  TOP OF WATER = 1021.40
- CC16 BOTTOM 27" RCP = 1023.28
  TOP OF 8" SANITARY = 1017.43
- CC17 BOTTOM 12" RCP = 1023.60
  TOP OF WATER = 1022.10
- CC18 TOP OF 8" SANITARY = 1020.59
  BOTTOM 8" WATER = 1023.55
- CC19 BOTTOM 21" RCP = 1024.29
  TOP 8" SANITARY = 1020.87
- CC20 BOTTOM 15" RCP = 1024.69
  TOP OF WATER = 1023.19
- CC21 TOP 8" SANITARY = 1016.30
  BOTTOM OF WATER = 1020.66
- CC22 BOTTOM 24" RCP = 1026.75
  TOP 8" SANITARY = 1024.93
- CC23 BOTTOM 12" RCP = 1031.22
  TOP OF WATER = 1029.46
- CC24 BOTTOM 24" RCP = 1030.39
  TOP OF WATER = 1028.89

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- ST 18" STORM SEWER & SIZE
- SAN 8" SANITARY SEWER & SIZE
- W 6" WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- 990 EXISTING CONTOURS
- 990 PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL

THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	1/04/22	SITE PLAN SUBMITTAL
2	2/15/2022	SITE PLAN RESUBMITTAL
3	3/25/2022	SITE PLAN RESUBMITTAL

ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED

SANITARY SEWER & WATER MAIN

CONFLUENCE PROJECT # 21072

C100

CRITICAL CROSSING

CC1 BOTTOM 24" RCP = 1026.71
TOP OF WATER = 1025.21
CC2 BOTTOM 8" SANITARY = 1024.24
TOP OF WATER = 1022.74
CC3 BOTTOM 24" RCP = 1026.85
TOP OF WATER = 1025.35
CC4 TOP OF 8 SANITARY = 1027.49
BOTTOM 24" RCP = 1030.48
CC5 BOTTOM 8" SANITARY = 1027.17
TOP OF WATER = 1025.67
CC6 BOTTOM 12" RCP = 1031.16
TOP 8" SANITARY = 1028.91
CC7 BOTTOM 12" RCP = 1034.17
TOP OF WATER = 1032.67
CC8 BOTTOM 12" RCP = 1033.93
TOP OF WATER = 1032.43
CC9 BOTTOM 12" RCP = 1031.29
TOP OF WATER = 1029.79
CC10 BOTTOM 12" RCP = 1036.76
TOP OF WATER = 1035.26
CC11 BOTTOM 24" RCP = 1024.75
TOP OF WATER = 1023.25
CC12 BOTTOM 18" RCP = 1027.04
TOP OF WATER = 1025.54
CC13 BOTTOM 15" RCP = 1027.71
TOP OF WATER = 1026.21
CC14 BOTTOM 12" RCP = 1031.63
TOP OF WATER = 1029.13
CC15 BOTTOM 27" RCP = 1023.26
TOP OF WATER = 1021.40
CC16 BOTTOM 27" RCP = 1023.28
TOP OF 8" SANITARY = 1017.43
CC17 BOTTOM 12" RCP = 1023.60
TOP OF WATER = 1022.10
CC18 TOP OF 8" SANITARY = 1020.59
BOTTOM 8" WATER = 1023.55
CC19 BOTTOM 21" RCP = 1024.29
TOP 8" SANITARY = 1020.87
CC20 BOTTOM 15" RCP = 1024.69
TOP OF WATER = 1023.19
CC21 TOP 8" SANITARY = 1016.30
BOTTOM OF WATER = 1020.66
CC22 BOTTOM 24" RCP = 1026.75
TOP 8" SANITARY = 1024.93
CC23 BOTTOM 12" RCP = 1031.22
TOP OF WATER = 1029.46
CC24 BOTTOM 24" RCP = 1030.39
TOP OF WATER = 1028.89

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- ST — STORM SEWER & SIZE
- SAN — SANITARY SEWER & SIZE
- W — WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- 990 — EXISTING CONTOURS
- 990 — PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL

THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	1/04/22	SITE PLAN SUBMITTAL
2	2/15/2022	SITE PLAN RESUBMITTAL
3	3/25/2022	SITE PLAN RESUBMITTAL

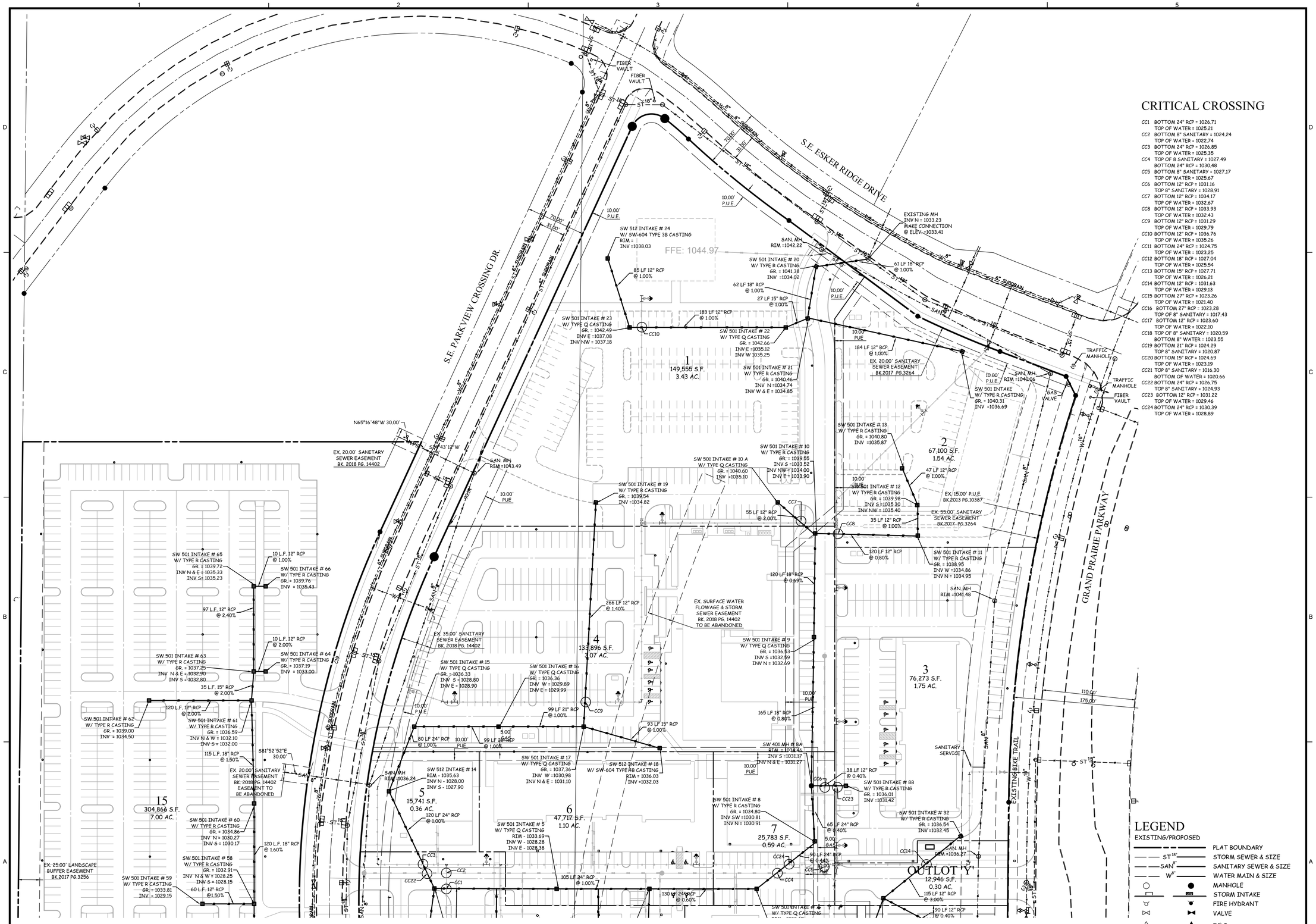
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

SANITARY SEWER & WATER MAIN

CONFLUENCE PROJECT # 21072

C101



CRITICAL CROSSING

CC1 BOTTOM 24" RCP = 1026.71
TOP OF WATER = 1025.21
CC2 BOTTOM 8" SANITARY = 1024.24
TOP OF WATER = 1022.74
CC3 BOTTOM 24" RCP = 1026.85
TOP OF WATER = 1025.35
CC4 TOP OF 8 SANITARY = 1027.49
BOTTOM 24" RCP = 1030.48
CC5 BOTTOM 8" SANITARY = 1027.17
TOP OF WATER = 1025.67
CC6 BOTTOM 12" RCP = 1031.16
TOP 8" SANITARY = 1028.91
CC7 BOTTOM 12" RCP = 1034.17
TOP OF WATER = 1032.67
CC8 BOTTOM 12" RCP = 1033.93
TOP OF WATER = 1032.43
CC9 BOTTOM 12" RCP = 1031.29
TOP OF WATER = 1029.79
CC10 BOTTOM 12" RCP = 1036.76
TOP OF WATER = 1035.26
CC11 BOTTOM 24" RCP = 1024.75
TOP OF WATER = 1023.25
CC12 BOTTOM 18" RCP = 1027.04
TOP OF WATER = 1025.54
CC13 BOTTOM 15" RCP = 1027.71
TOP OF WATER = 1026.21
CC14 BOTTOM 12" RCP = 1031.63
TOP OF WATER = 1029.13
CC15 BOTTOM 27" RCP = 1023.26
TOP OF WATER = 1021.40
CC16 BOTTOM 27" RCP = 1023.28
TOP OF 8" SANITARY = 1017.43
CC17 BOTTOM 12" RCP = 1023.60
TOP OF WATER = 1022.10
CC18 TOP OF 8" SANITARY = 1020.59
BOTTOM 8" WATER = 1023.55
CC19 BOTTOM 21" RCP = 1024.29
TOP 8" SANITARY = 1020.87
CC20 BOTTOM 15" RCP = 1024.69
TOP OF WATER = 1023.19
CC21 TOP 8" SANITARY = 1016.30
BOTTOM OF WATER = 1020.66
CC22 BOTTOM 24" RCP = 1026.75
TOP 8" SANITARY = 1024.93
CC23 BOTTOM 12" RCP = 1031.22
TOP OF WATER = 1029.46
CC24 BOTTOM 24" RCP = 1030.39
TOP OF WATER = 1028.89

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- ST 18" STORM SEWER & SIZE
- SAN 8" SANITARY SEWER & SIZE
- W 6" WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- 990 EXISTING CONTOURS
- 990 PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL

THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE		
ISSUE	DATE	DESCRIPTION
1	1/04/22	SITE PLAN SUBMITTAL
2	2/15/2022	SITE PLAN RESUBMITTAL
3	3/25/2022	SITE PLAN RESUBMITTAL

ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED

STORM SEWER

CONFLUENCE PROJECT # 21072

C102

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

CRITICAL CROSSING

CC1 BOTTOM 24" RCP = 1026.71
TOP OF WATER = 1025.21
CC2 BOTTOM 8" SANITARY = 1024.24
TOP OF WATER = 1022.74
CC3 BOTTOM 24" RCP = 1026.85
TOP OF WATER = 1025.35
CC4 TOP OF 8 SANITARY = 1027.49
BOTTOM 24" RCP = 1030.48
CC5 BOTTOM 8" SANITARY = 1027.17
TOP OF WATER = 1025.67
CC6 BOTTOM 12" RCP = 1031.16
TOP 8" SANITARY = 1028.91
CC7 BOTTOM 12" RCP = 1034.17
TOP OF WATER = 1032.67
CC8 BOTTOM 12" RCP = 1033.93
TOP OF WATER = 1032.43
CC9 BOTTOM 8" SANITARY = 1031.29
TOP OF WATER = 1029.79
CC10 BOTTOM 12" RCP = 1036.76
TOP OF WATER = 1035.26
CC11 BOTTOM 24" RCP = 1024.75
TOP OF WATER = 1023.25
CC12 BOTTOM 18" RCP = 1027.04
TOP OF WATER = 1025.54
CC13 BOTTOM 15" RCP = 1027.71
TOP OF WATER = 1026.21
CC14 BOTTOM 12" RCP = 1031.63
TOP OF WATER = 1029.13
CC15 BOTTOM 27" RCP = 1023.26
TOP OF WATER = 1021.40
CC16 BOTTOM 27" RCP = 1023.28
TOP OF 8" SANITARY = 1017.43
CC17 BOTTOM 12" RCP = 1023.60
TOP OF WATER = 1022.10
CC18 TOP OF 8" SANITARY = 1020.59
BOTTOM 8" WATER = 1023.55
CC19 BOTTOM 21" RCP = 1024.29
TOP 8" SANITARY = 1020.87
CC20 BOTTOM 15" RCP = 1024.69
TOP OF WATER = 1023.19
CC21 TOP 8" SANITARY = 1016.30
BOTTOM OF WATER = 1020.66
CC22 BOTTOM 24" RCP = 1026.75
TOP 8" SANITARY = 1024.93
CC23 BOTTOM 12" RCP = 1031.22
TOP OF WATER = 1029.46
CC24 BOTTOM 24" RCP = 1030.39
TOP OF WATER = 1028.89

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- STORM SEWER & SIZE
- SANITARY SEWER & SIZE
- WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK

SW-511 INTAKE # 67 DETAIL
100 YEAR ELEVATION = 1026.01
WQv ELEVATION = 1022.00

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA
PH: (515) 727-0700

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	1/04/22	SITE PLAN SUBMITTAL
2	2/15/2022	SITE PLAN RESUBMITTAL
3	3/25/2022	SITE PLAN RESUBMITTAL

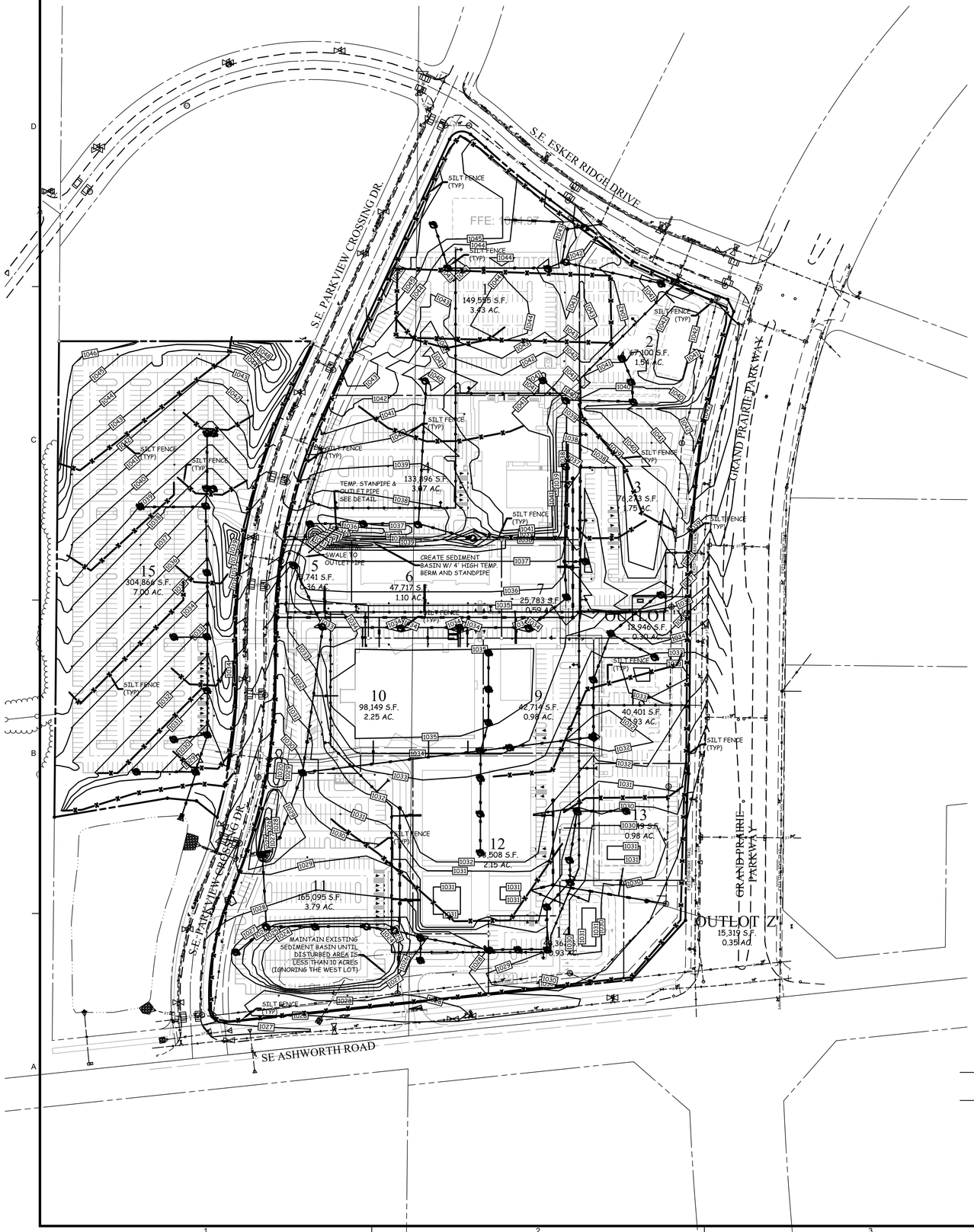
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

STORM SEWER

CONFLUENCE PROJECT # 21072

C103



NOTES (EROSION & POLLUTION CONTROL)

1. THE SUBCONTRACTOR RESPONSIBLE FOR EROSION AND POLLUTION CONTROL SHALL CARRY OUT THE MEASURES DETAILED ON THIS SITE PLAN.
2. CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.
3. THE SUBCONTRACTOR SHALL INSPECT THE SITE AT MINIMUM ONCE EVERY 7 DAYS. ALL DISTURBED AREAS OF THE SITE, AREAS OF MATERIAL STORAGE, LOCATIONS WHERE VEHICLES ENTER/EXIT THE SITE. ALL OF THE EROSION AND SEDIMENT CONTROLS THAT ARE IDENTIFIED AS PART OF THIS PLAN AND ACCESSIBLE DISCHARGE LOCATIONS MUST BE INSPECTED.
4. THE SUBCONTRACTOR IS TO TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN 7 DAYS AFTER THE INSPECTION IN WHICH THE DEFICIENCY WAS FOUND.
5. THE SUBCONTRACTOR SHALL KEEP LOG AND PREPARE WEEKLY REPORTS DETAILING THE INSPECTIONS AND MEASURES TAKEN TO CORRECT ANY AND ALL DEFICIENCIES FOUND IN THE EROSION AND POLLUTION CONTROL MEASURES. THE REPORTS SHALL CONFORM TO THE STANDARDS SET BY THE IOWA DEPARTMENT OF NATURAL RESOURCES. COPIES OF THESE REPORTS SHALL BE FORWARDED TO THE DEVELOPER AND TO COOPER CRAWFORD & ASSOCIATES, L.L.C.
6. AFTER INITIAL GRADING PRIOR TO UTILITY CONSTRUCTION - ALL DISTURBED AREAS OUTSIDE OF THE PROPOSED R.O.W.'S ARE TO HAVE TEMPORARY SEEDING AND MULCHING (TYPE 4 SEED MIXTURE PER SUDAS TABLE 9010.09). CONTRACTOR AND SUBS ARE TO TRY TO MINIMIZE DISTURBANCE TO THESE SEEDED AREAS THROUGH THE USE OF SPECIFIC ACCESS ROUTES WITHIN THE SITE.
7. DURING CONSTRUCTION, IF IT BECOMES EVIDENT THAT A DISTURBED AREA WILL NOT BE DISTURBED FOR 14 DAYS, IT SHALL BE STABILIZED IMMEDIATELY.
8. SODDING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
9. ANY FAILED AREAS OF SEEDING/MULCHING SHALL BE REAPPLIED.
10. ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ONTO ADJOINING RIGHT-OF-WAYS AND PROPERTY WILL BE CLEANED UP BY THE END OF THE WORKING DAY AND PRIOR TO A RAIN EVENT.
11. FILTER SOCKS ARE TO BE INSPECTED ONCE A WEEK AND AFTER EACH RAINSTORM, LOOK FOR UNDERCUTTING AND FAILURES IN FABRIC. REPLACE/REPAIR AS NECESSARY.
12. ADDITIONAL FILTER SOCKS (TO THAT SHOWN ON THIS PLAN) MAY BE REQUIRED IN AREAS WHERE EROSION IS EVIDENT.
13. FILTER SOCKS ARE TO BE CLEANED UP WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
14. ALL INTAKES SHALL HAVE FILTER SOCKS PRIOR TO PAVING AND INLET DROP PROTECTION AFTER PAVING. THESE INLET DROP PROTECTION TO REMAIN IN PLACE UNTIL THE SITE HAS A PERMANENT PERENNIAL GROUND COVER. INLET DROP PROTECTION TO BE INSTALLED IN THE EXISTING INTAKES IN SE PARKVIEW CROSSING DRIVE SOUTH OF THE CONSTRUCTION ENTRANCES.
15. ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN THE STORM SEWER.
16. IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS WILL BE MULCHED.
17. NO BORROW/SPOILS SITES ARE ANTICIPATED.
18. EROSION CONTROL CONTACT: JEFF PEZZETTI, jeff@cascadeerosion.com
19. EROSION CONTROLS TO BE IN ACCORDANCE WITH SUDAS SECTION 9040. SILT FENCE OR FILTER SOCKS, SEDIMENT BASIN, STABILIZED CONSTRUCTION ENTRANCE, EROSION CONTROL MULCH, INLET PROTECTION ARE EXAMPLES OF THE TYPE OF CONTROLS THAT WILL BE UTILIZED DURING CONSTRUCTION. OTHERS MAY BE INCORPORATED BY THE SWPPP INSPECTOR/CONTRACTOR AS SITE CONDITIONS WARRANT.

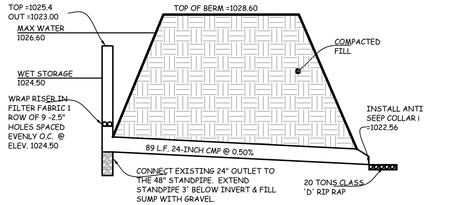
NOTES (GRADING)

1. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
3. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
4. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT.
5. STOCKPILE SUFFICIENT TOPSOIL TO ALLOW FINISH GRADING WITH A FINISHED GRADE OF 8 INCHES OF SALVAGED OR AMENDED TOPSOIL.
6. ALL AREAS TO RECEIVE FILL TO BE BENCHED.
7. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES.
8. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR AND MEET ALL GEOTECHNICAL RECOMMENDATIONS.
9. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
10. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
11. A MINIMUM OF ONE FOOT OF COMPACTED COHESIVE SUBGRADE SHALL BE PROVIDED BENEATH ALL PAVEMENTS.
12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT EDITIONS OF WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND SUDAS.
13. EXISTING TREES WILL BE SAVED TO THE EXTENT POSSIBLE TO ACCOMMODATE GRADING, UTILITY AND STREET CONSTRUCTION.
14. ALL WORK WITHIN PUBLIC R.O.W., CONNECTION TO PUBLIC IMPROVEMENTS, AND ALL WORK ASSOCIATED WITH PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS.
15. FOUNDATIONS SUPPORTING WOOD SHALL EXTEND AT LEAST 6" ABOVE ADJACENT GRADE AND THE CLEARANCE BETWEEN ANY SIDING MATERIAL AND THE SOD SHALL BE A MINIMUM OF 6".
16. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT NO LESS THAN 1:12 FOR A DISTANCE OF 6'
17. ANY GRADING WITHIN PUBLIC R.O.W. WILL NEED TO CONFORM WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS.
18. ALL SIDEWALK SLOPES GREATER THAN 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL SHALL BE ACCOMPANIED BY A HANDRAIL.
19. CROSS SLOPE ON ALL SIDEWALKS NOT TO EXCEED 2.00%.
20. ALL SPOTS ARE TO TOP OF SLAB UNLESS OTHERWISE NOTED.
21. ON-SITE INSPECTION SHALL BE REQUESTED WITH THE BUILDING DIVISION PRIOR TO PLACE OF ANY CONCRETE RAMPS.
22. SAWCUTTING/GRINDING SLURRY SHALL BE CONTAINED AND DISPOSED PER SUDAS.

QUANTITIES

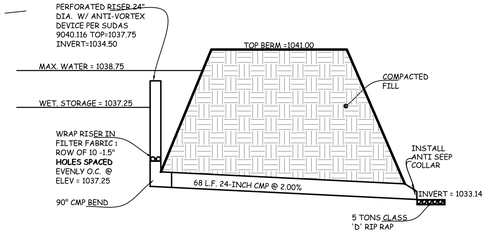
SILT FENCE	11,360 LF
TEMP. BERM	320 LF
INLET DROP PROTECTION	58 EA
TEMP. STABILIZATION	29 AC
TEMP STANDPIPE	1 EA

REMOVE EXISTING STANDPIPE
REPLACE WITH 48" STANDPIPE
W/ ANTI-VORTEX DEVICE PER
SUDAS 9040.116



EXISTING TEMPORARY SEDIMENT BASIN OUTLET DETAIL

BASIN#3
(NO SCALE)
NOTE - ANTI SEEP COLLAR PER SUDAS 9040 3.16C - (CMP COLLAR)



TEMPORARY SEDIMENT BASIN OUTLET DETAIL

(NO SCALE)

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL
THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	1/04/22	SITE PLAN SUBMITTAL
2	2/15/2022	SITE PLAN RESUBMITTAL
3	3/25/*2022	SITE PLAN RESUBMITTAL

ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

EROSION CONTROL

CONFLUENCE PROJECT # 21072

C104

LUMINAIRE SCHEDULE

CALLOUT	LAMP	BALLAST	DESCRIPTION	MOUNTING	MODEL	VOLTS	NOTES
S1	(1) LED	LED DRIVER	SINGLE-HEAD ARCHITECTURAL AREA LIGHT, MINIMUM [] DELIVERED LUMENS PER HEAD, IESNA TYPE II DISTRIBUTION, ALUMINUM CONSTRUCTION, ARM SUITABLE FOR POLE TYPE/SIZE, FINISH SELECTED BY ARCHITECT	POLE	KIM ALT	120V 1P 2W	
S2	(1) LED	LED DRIVER	SAME AS S1, IESNA TYPE IV DISTRIBUTION	POLE	KIM ALT	120V 1P 2W	
S3	(1) LED	LED DRIVER	SAME AS S1, IESNA TYPE V DISTRIBUTION	POLE	KIM ALT	120V 1P 2W	
S4	(1) LED	LED DRIVER	SINGLE-HEAD PEDESTRIAN SCALE POST TOP AREA LIGHT, MINIMUM [] DELIVERED LUMENS PER HEAD, IESNA TYPE IV DISTRIBUTION, ARM SUITABLE FOR POLE TYPE/SIZE, FINISH SELECTED BY ARCHITECT	POLE	AAL SLVT2	120V 1P 2W	
S5	(1) LED	LED DRIVER	SAME AS S4, IESNA TYPE IV DISTRIBUTION	POLE	AAL SLVT2	120V 1P 2W	
S6	14W LED	DRIVER	DECORATIVE BOLLARD, 36" TALL, FINISH SELECTED BY ARCHITECT, MINIMUM 200 DELIVERED LUMENS REFER TO 4/E3.0 FOR BOLLARD BASE DETAIL	CONCRETE BASE	KIM LIGHTING PA7R OR PRE-APPROVED EQUAL	277V 1P 2W	4000K COLOR TEMPERATURE

GRAND PRAIRIE PARKWAY

SE ESKER RIDGE DRIVE

SE ASHWORTH DRIVE

S.E. PARKVIEW CROSSING DRIVE

SERVICE ENTRANCE CONDUITS

UTILITY TRANSFORMER

SERVICE ENTRANCE CONDUITS INSTALLED BENEATH ROADWAY FOR FUTURE BUILDING

SIGN POWER CONDUIT

SERVICE PANEL FOR SIGN POWER

SIGN CONNECTION 5KVA, 480V2P2W

SERVICE ENTRANCE CONDUIT

ELECTRIC CHARGING STATION

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

BUILDING F

BUILDING G

BUILDING H

0' 30' 60' 120' 240'

SCALE: 1"=60'

NORTH

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL

THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	12/21/21	SITE PLAN SUBMITTAL
2	11/01/21	TEMPORARY GRADING PLAN
3	3/25/2022	SITE PLAN RESUBMITTAL

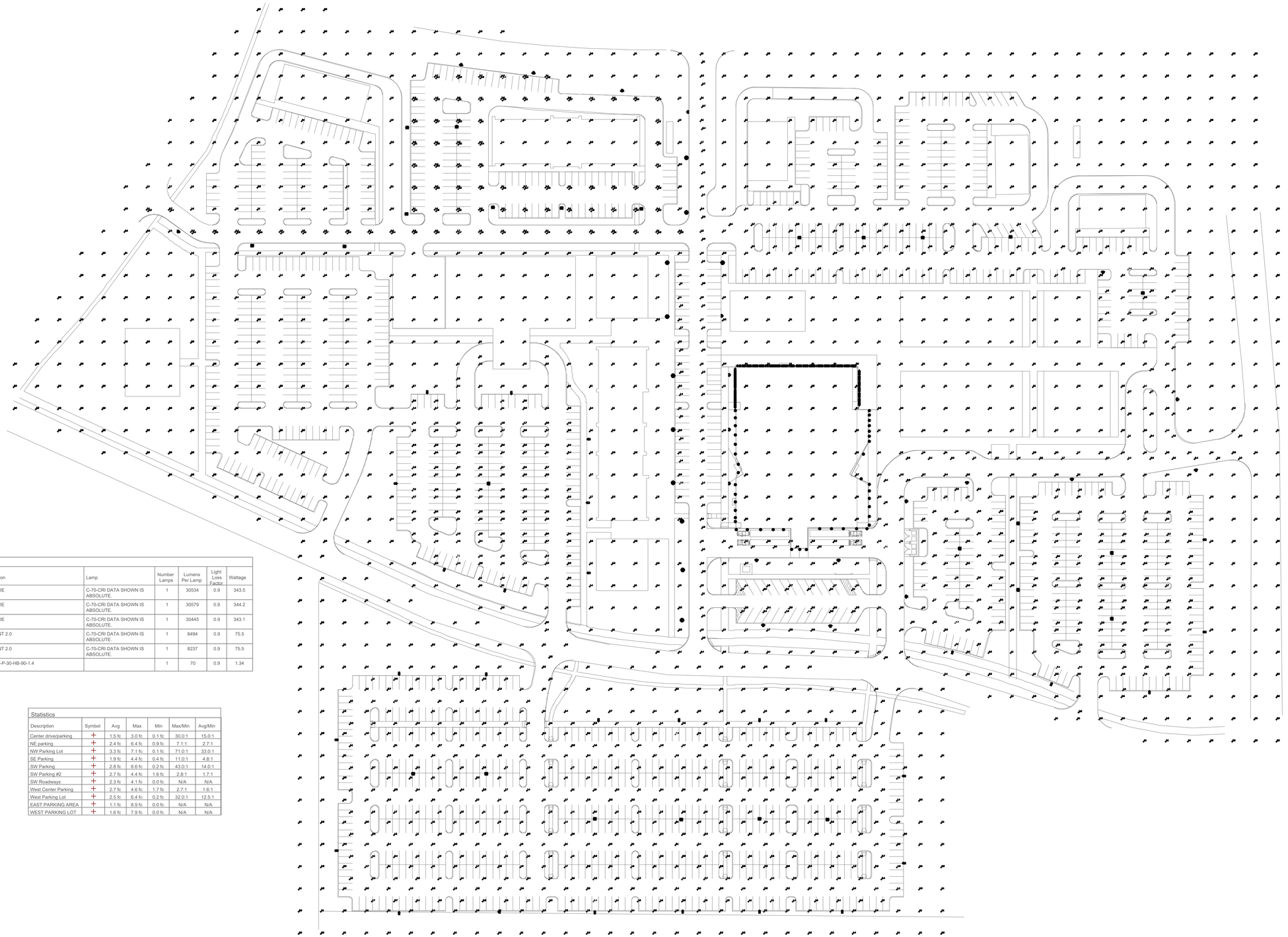
ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

ELECTRICAL SITE PLAN

CONFLUENCE PROJECT # 21072

E100



Description							
Label	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
S2	ALT4P35-300L4K-FGL	ALTITUDE	C-70-CRI DATA SHOWN IS ABSOLUTE.	1	30534	0.9	343.5
S3	ALT5P35-300L4K-FGL	ALTITUDE	C-70-CRI DATA SHOWN IS ABSOLUTE.	1	30579	0.9	344.2
S1	ALT2P35-300L4K-FGL	ALTITUDE	C-70-CRI DATA SHOWN IS ABSOLUTE.	1	30445	0.9	343.1
S4	SLVT2-72L-335-4K7-4W	LARGENT 2.0	C-70-CRI DATA SHOWN IS ABSOLUTE.	1	8494	0.9	75.5
S5	SLVT2-72L-335-4K7-5W	LARGENT 2.0	C-70-CRI DATA SHOWN IS ABSOLUTE.	1	8237	0.9	75.5
B	N/A	FLQ-SW-P-30-HB-90-1.4		1	70	0.9	1.34

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Center drive/parking	+	1.5 fc	3.0 fc	0.1 fc	30.0:1	15.0:1
NE parking	+	2.4 fc	6.4 fc	0.9 fc	7.1:1	2.7:1
NW Parking Lot	+	3.3 fc	7.1 fc	0.1 fc	71.0:1	33.0:1
SE Parking	+	1.9 fc	4.4 fc	0.4 fc	11.0:1	4.8:1
SW Parking	+	2.8 fc	8.6 fc	0.2 fc	43.0:1	14.0:1
SW Parking #2	+	2.7 fc	4.4 fc	1.6 fc	2.8:1	1.7:1
SW Roadways	+	2.3 fc	4.1 fc	0.0 fc	N/A	N/A
West Center Parking	+	2.7 fc	4.6 fc	1.7 fc	2.7:1	1.6:1
West Parking Lot	+	2.5 fc	6.4 fc	0.2 fc	32.0:1	12.5:1
EAST PARKING AREA	+	1.1 fc	8.9 fc	0.0 fc	N/A	N/A
WEST PARKING LOT	+	1.6 fc	7.9 fc	0.0 fc	N/A	N/A

0' 30' 60' 120' 240'

SCALE: 3/16"

NORTH

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES, LLC
475 S 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PH: (515) 224-1344

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA
PH: (515) 309-0722

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th STREET
JOHNSTON, IA
PH: (515) 727-0700

KEETOWN LOOP
SITE PLAN SUBMITTAL

THE QUARTER AT WAUKEE, LLC
WAUKEE, IOWA

ISSUE SCHEDULE		
ISSUE	DATE	DESCRIPTION
1	12/21/21	SITE PLAN SUBMITTAL
2	11/01/21	TEMPORARY GRADING PLAN
3	3/25/2022	SITE PLAN RESUBMITTAL

ISSUED FOR
SITE PLAN REVIEW

NOT FOR CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

PHOTOMETRIC PLAN

CONFLUENCE PROJECT # 21072

E200