

# KEETOWN LOOP - R1

THE QUARTER AT WAUKEE, LLC C/O HARRY COIN  
2856 GRAND PRAIRIE PARKWAY  
WAUKEE, IOWA

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### LANDSCAPE REQUIREMENTS

#### STREET TREE PLANTING

230 LF OF FRONTAGE  
230 LF X 1 TREE / 40LF = **5.75 STREET TREES REQUIRED**  
**7 STREET TREES PROVIDED**  
*\*1 ADDITIONAL STREET TREE PROVIDED FOR STARBUCKS SITE\**

#### OFF STREET PARKING:

PARKING LOT ISLANDS **9 OVERSTORY TREE/ISLAND REQUIRED**  
**9 OVERSTORY TREE/ISLAND PROVIDED**

#### RIGHT OF WAY BUFFER

230 LF OF FRONTAGE  
230 X 2 OVERSTORY TREES / 50 LF = **9.2 OVERSTORY TREES REQUIRED**  
**10 OVERSTORY TREES PROVIDED**  
230 LF X 8 SHRUBS / 50 LF = **36.8 SHRUBS REQUIRED**  
**37 SHRUBS PROVIDED**

#### OPEN SPACE REQUIREMENTS:

AREA REQUIREMENT:  
SITE AREA: 76,273 SF (1.75 ACRES)  
LIMITS OF CONSTRUCTION AREA: 55,737 SF (1.28 ACRES)

**20% REQUIRED OPEN SPACE** (11,147 SF)  
**26% PROVIDED OPEN SPACE** (14,478 SF)

**19% 2,682 SF IMPERVIOUS OPEN SPACE**  
**81% 11,796 SF PERVIOUS OPEN SPACE**

#### PLANTING REQUIREMENTS (WITHIN CONTRACT LIMITS):

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

*\*EXTRA OPEN SPACE PLANTINGS ARE PROVIDED ON THIS SITE TO REDUCE THE PLANTINGS ON THE STARBUCKS SITE TO THE SOUTH, THE INTENT IS TO MAXIMIZE VISIBILITY TO THE MARQUEE SIGN.\**

SHRUBS PROVIDED: 31  
TREES PROVIDED: 35  
OVERSTORY = 19 = 54%  
UNDERSTORY = 12 = 34%  
EVERGREEN = 4 = 11%  
≥25% OF ALL REQUIRED TREES SHALL BE EVERGREEN  
≥50% OF ALL REQUIRED TREES SHALL BE OVERSTORY

OVERSTORY TREES: 11,147 SF X 1.5/1,000 SF = **16.7 OVERSTORY TREES REQUIRED**  
**23 OVERSTORY TREES PROVIDED**  
*\*6 ADDITIONAL OVERSTORY TREES PROVIDED FOR STARBUCKS SITE.\**

UNDERSTORY TREES: 11,147 SF X .5/1,000 SF = **5.57 UNDERSTORY TREES REQUIRED**  
**12 UNDERSTORY TREES PROVIDED**  
*\*6 ADDITIONAL UNDERSTORY TREES PROVIDED FOR STARBUCKS SITE.\**

SHRUBS: 11,147 SF X 2/1,000 SF = **22.29 SHRUBS REQUIRED**  
**31 SHRUBS PROVIDED**  
*\*9 ADDITIONAL SHRUBS PROVIDED FOR STARBUCKS SITE.\**

### PARKING REQUIREMENTS

15 STALLS / 1,000 SF OF RESTAURANT SPACE  
4,500 SF @ 15 STALL / 1,000 SF = **67.5 STALLS**

4 STALLS / 1,000 SF OF RETAIL  
4,800 SF @ 4 STALLS / 1,000 = **19.2 STALLS**

TOTAL PARKING STALLS REQUIRED: **86.7**  
TOTAL PARKING STALLS PROVIDED: **76 (74+2 ADA SPACES)**

\*A SHARED PARKING SYSTEM IS PROPOSED. THE FUTURE STARBUCKS WILL HAVE HIGH TRAFFIC IN MORNING AND LESS IN THE EVENING. THE R1 BUILDING WILL HAVE LESS TRAFFIC IN MORNING AND MORE IN THE EVENING.\*

ACCESSIBLE STALLS REQUIRED: **2 (1 VAN)**  
ACCESSIBLE STALLS PROVIDED: **2 (1 IS VAN ACCESSIBLE)**

#### BICYCLE PARKING REQUIREMENTS:

3% OF TOTAL PARKING STALLS  
76 x .03 = 2.28 BICYCLE SPACES REQUIRED  
TOTAL BICYCLE PARKING PROVIDED: **4 SPACES**

### SITE SUMMARY

SITE AREA: 76,273 SF (1.75 ACRES)  
LIMITS OF CONSTRUCTION AREA: 55,737 SF (1.28 ACRES)

IMPERVIOUS SURFACE AREA: 43,941 SF (1.01 ACRES)  
TOTAL BUILDING SURFACE AREA = 9,638 SF  
TOTAL PAVEMENT SURFACE AREA = 2,682 SF  
TOTAL PARKING SPACE SURFACE AREA = 13,985 SF  
TOTAL ROAD SURFACE AREA = 17,636 SF  
PERVIOUS SURFACE AREA: 11,796 SF (0.27 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: M.CARLILE@THINKCONFLUENCE.COM  
CONTACT: MATT CARLILE

#### LEGAL DESCRIPTION

KEETOWN LOOP PLAT 3, LOT 1  
SITE AREA: 55,737 SF (1.28 ACRES)

#### ZONING AND LAND USE

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

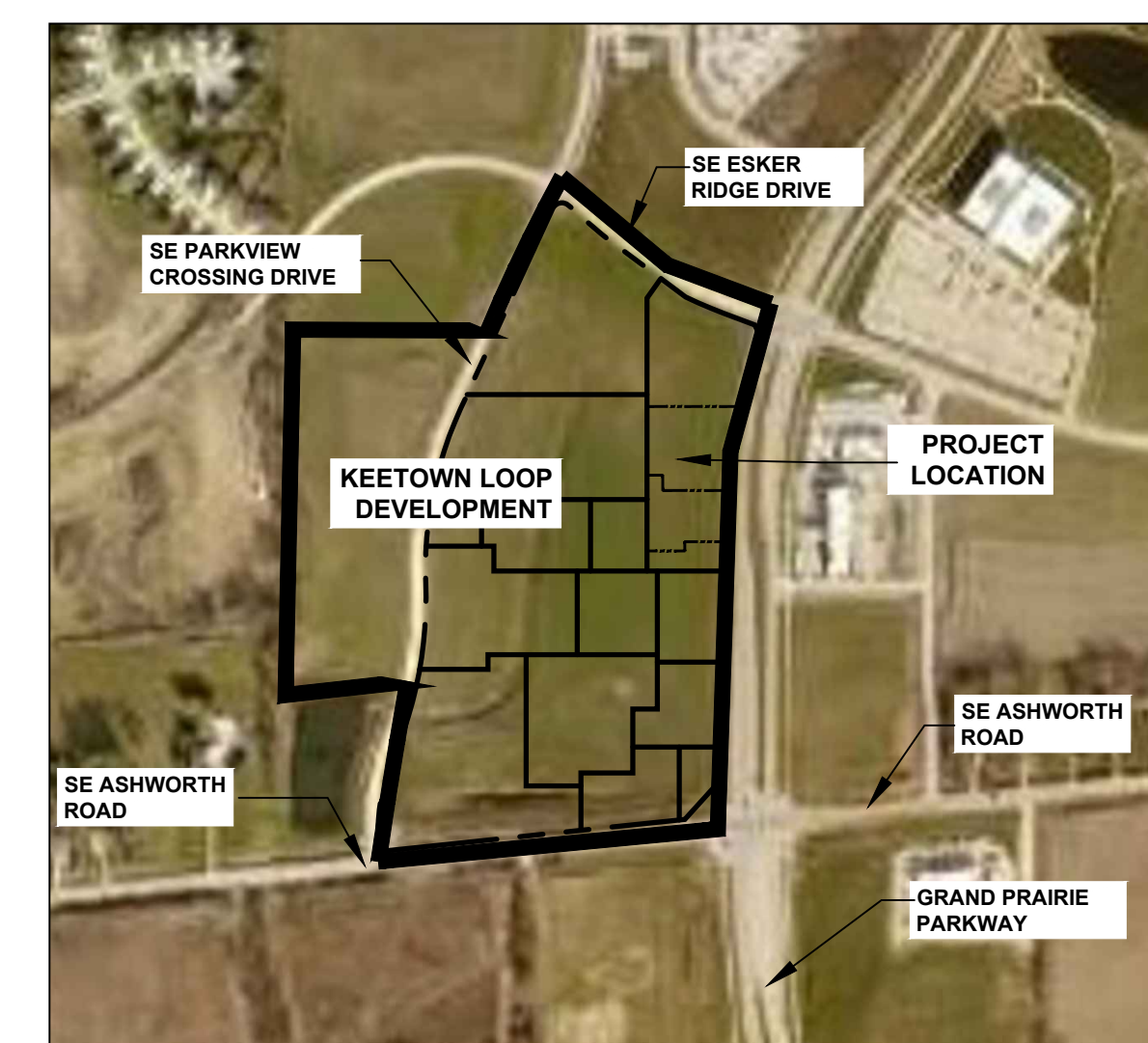
#### PROPOSED USES

BUILDING R1  
BUILDING FOOTPRINT: 9,300 SF  
RESTAURANT USE: 4,500 SF  
RETAIL USE: 4,800 SF

#### BUILDING SUMMARY

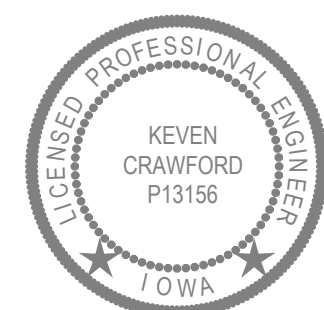
BUILDING FOOTPRINT: 9,300 SF  
BUILDING TYPE: VB  
BUILDING HEIGHT: 20'-10 1/2"  
BUILDING STORIES: 1 STORY

### VICINITY MAP



### LAND SURVEYOR COOPER CRAWFORD & ASSOC.

475 S 50th Street  
WEST DES MOINES, IA 50265  
PH: (515) 224-1344  
KEVEN CRAWFORD



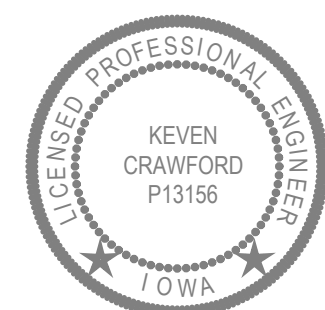
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KEVEN CRAWFORD REGISTRATION #P13156 DATE  
MY REGISTRATION DATE IS: DECEMBER 31, 2024

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



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KEVEN CRAWFORD REGISTRATION #P13156 DATE  
MY REGISTRATION DATE IS: DECEMBER 31, 2024

SHEETS COVERED BY THIS SEAL:

### LIGHTING AND ELECTRICAL BLUESTONE ENGINEERING

5518 NW 88th Street  
Johnston, IA 50131  
PH: (515) 961-5386  
MATTHEW JAHNKE



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, 2024

SHEETS COVERED BY THIS SEAL:

### ARCHITECT DOWNING CONSTRUCTION

509 E SCENIC VALLEY AVE  
INDIANOLA, IA 50125  
PH: (515) 961-5386  
JOSHUA RIDGELY



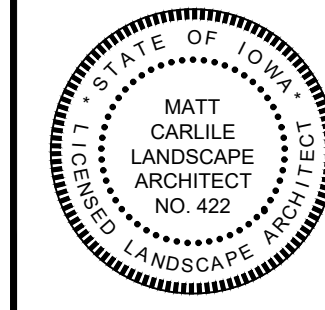
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JOSHUA RIDGELY REGISTRATION #ARC06475 DATE  
MY REGISTRATION DATE IS: JUNE 30, 2023

SHEETS COVERED BY THIS SEAL: A202

### LANDSCAPE ARCHITECT CONFLUENCE

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

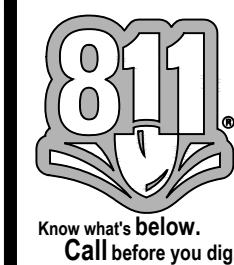


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MATT CARLILE REGISTRATION #422 DATE  
MY REGISTRATION DATE IS: JUNE 30, 2024

SHEETS COVERED BY THIS SEAL:

ISSUED FOR  
SITE PLAN  
REVIEW  
NOT FOR  
CONSTRUCTION



COVER SHEET

CONFLUENCE PROJECT # 20172-05

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**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 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 48 HOURS 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 THE 2020 EDITION OF THE WAUKEE STANDARD SPECIFICATIONS AND 2023 SUDAS INCLUDING ALL APPLICABLE PERMITS.
- I. ALL PROPOSED EASEMENTS 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.
- L. ALL SIGNAGE SHALL BE APPROVED WITH A SEPARATE PERMIT FROM THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.

**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 SWEEP 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. WORK TO BE COMPLETED WITH THE ORIGINAL KEETOWN LOOP PERMITS INCLUDING GENERAL PERMIT No.2 AND COSESCO PERMITS.
- L. AN AMENDED SWPPP WILL BE REQUIRED PRIOR TO WORK BEGINNING.

**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
- F. SAWCUTTING/GRINDING SLURRY SHALL BE CONTAINED AND DISPOSED PER SUDAS.

**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	LP	LOW POINT
APPROX	APPROXIMATE	MAX	MAXIMUM
ARCH	ARCHITECT	ME	MEET EXISTING
AVE	AVERAGE	MFG	MANUFACTURER
B&B	BALLED AND BURLAPPED	MH	MANHOLE
BC	BACK OF CURB	MIN	MINIMUM
BLOG	BUILDING	N	NORTH
BR	BOTTOM OF RAMP	NIC	NOT IN CONTRACT
BS	BOTTOM OF STAIR	NO	NUMBER
BW	BOTH WAYS	NOM	NOMINAL
CAL	CALIPER	NTS	NOT TO SCALE
CF	CUBIC FEET	OC	ON CENTER
CIP	CAST IN PLACE	OD	OUTSIDE DIAMETER
CL	CENTER LINE	PC	POINT OF CURVE
CLR	CLEAR	PE	POLYETHYLENE
CO	CLEANOUT	PI	POINT OF INTERSECTION
CONT	CONTINUOUS	PL	PROPERTY LINE
CY	CUBIC YARD	PT	POINT
DEMO	DEMOLISH	PVC	POLY VINYL CHLORIDE
DIA	DIAMETER	QTY	QUANTITY
DIM	DIMENSION	R	RADIUS
DTL	DETAIL	REF	REFERENCE
DWG	DRAWING	REINF	REINFORCE
E	EAST	R-EJ	REINFORCED EXPANSION JT
EA	EACH	REQD	REQUIRED
EJ	EXPANSION JOINT	REV	REVISION
EL	ELEVATION	ROW	RIGHT-OF-WAY
ENG	ENGINEER	S	SOUTH
EQU	EQUAL	SAN	SANITARY
EST	ESTIMATE	SF	SQUARE FEET
EW	EACH WAY	SHT	SHEET
EXIST	EXISTING	SIM	SIMILAR
EXP	EXPANSION	SPECS	SPECIFICATIONS
FES	FLARED END SECTION	ST	STORM SEWER
FFE	FINISHED FLOOR ELEVATION	SY	SQUARE YARD
FG	FINISH GRADE	STA	STATION
FL	FLOW LINE	STD	STANDARD
FOC	FACE OF CURB	SYM	SYMMETRICAL
FL	FLOWLINE	SQ	SQUARE
FT	FEET	T&B	TOP AND BOTTOM
FTG	FOOTING	TBD	TO BE DETERMINED
FS	FINISHED SURFACE	TC	TOP OF CURB
GA	GAUGE	TH	THICK
GEN	GENERAL	TOPO	TOPOGRAPHY
HORIZ	HORIZONTAL	TR	TOP OF RAMP
HP	HIGH POINT	TS	TOP OF STAIR
ID	INSIDE DIAMETER	TYP	TYPICAL
IE	INVERT ELEVATION	UNO	UNLESS NOTED OTHERWISE
IN	INCHES	VAR	VARIES
INCL	INCLUDED	VOL	VOLUME
JT	JOINT	W	WITH
LF	LINEAR FEET	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

**ISSUE SCHEDULE**

ISSUE	DATE	DESCRIPTION
1	10/25/2022	SITE PLAN SUBMITTAL #1
2	01/12/2023	SITE PLAN SUBMITTAL #2
3	02/02/2023	SITE PLAN SUBMITTAL #3
4	03/17/2023	SITE PLAN SUBMITTAL #4

ISSUED FOR  
 SITE PLAN  
 REVIEW  
 NOT FOR  
 CONSTRUCTION

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**GENERAL NOTES**

**GENERAL NOTES**  
REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

**PAVEMENT LEGEND (SITE):**

- GRADING EXTENTS
- EXISTING SIDEWALK PCC
- PCC CURB AND GUTTER REMOVAL

**KEYNOTES**

- 1 PROTECT & PRESERVE EXISTING PCC WALK SLAB
- 2 CONTRACTOR TO STRIP TOPSOIL TO PROVIDE A MINIMUM DEPTH OF 8" AT FINAL GRADE.
- 3 REMOVE AND LEGALLY DISPOSE OF EXISTING PCC CURB AND GUTTER.
- 4 PRESERVE & PROTECT EXISTING UTILITIES

LANDSCAPE ARCHITECT  
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ARCHITECT  
**DOWNING CONSTRUCTION**  
509 E SCENIC VALLEY AVE.  
INDIANOLA, IA 50125  
PH: (515) 961-5386

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

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

**KEETOWN LOOP R1  
SITE PLAN SUBMITTAL**  
THE QUARTER AT WAUKEE, LLC  
WAUKEE, IOWA

**ISSUE SCHEDULE**

ISSUE	DATE	DESCRIPTION
1	12/23/2022	SITE PLAN SUBMITTAL #1
2	01/12/2023	SITE PLAN SUBMITTAL #2
3	02/02/2023	SITE PLAN SUBMITTAL #3
4	02/17/2023	SITE PLAN SUBMITTAL #4

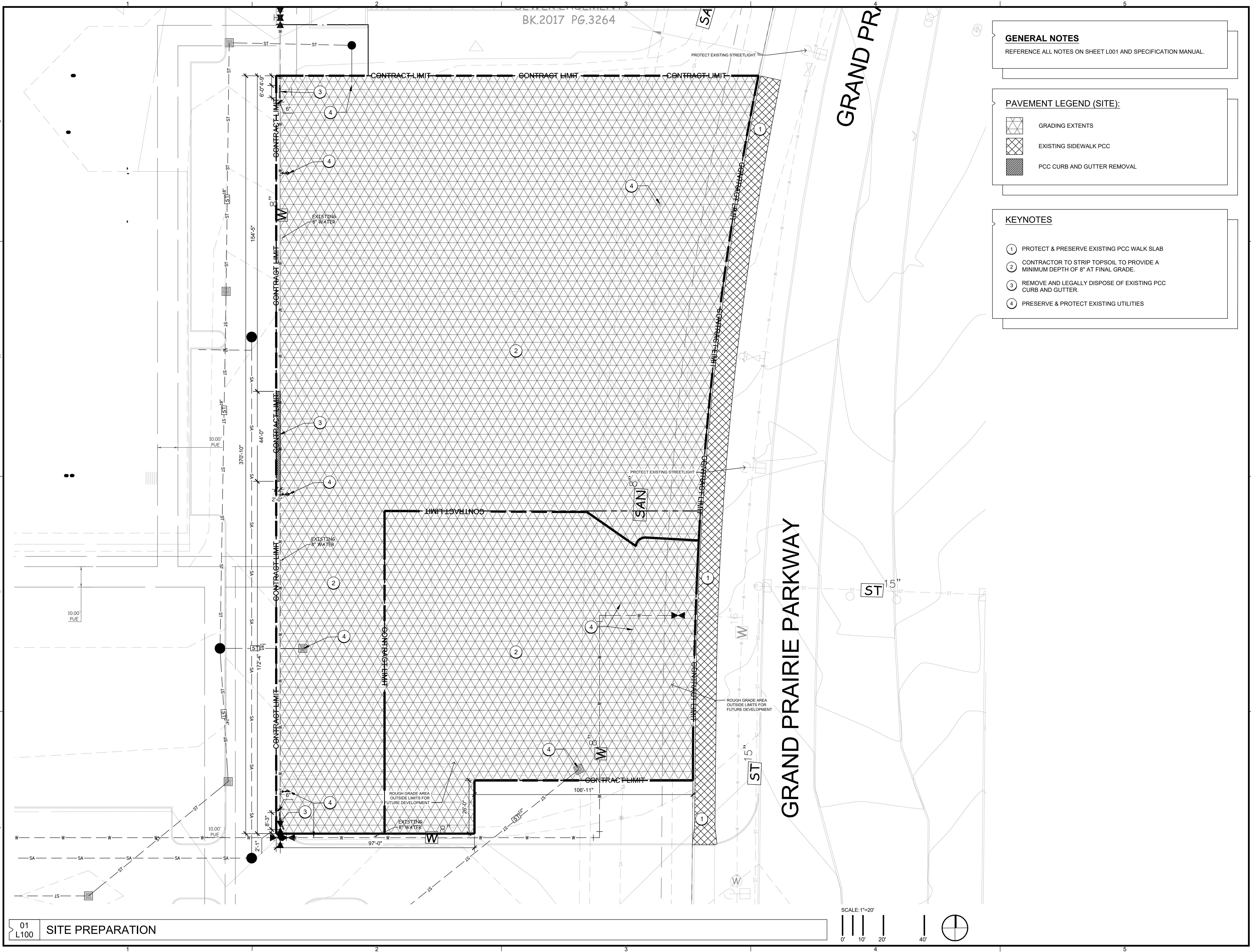
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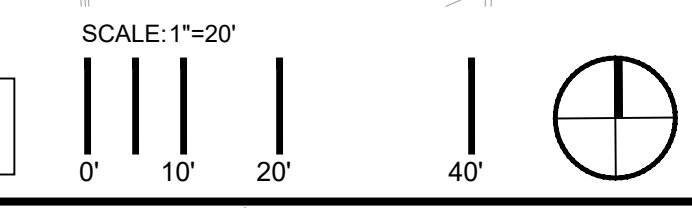
**SITE PREPARATION**

CONFLUENCE PROJECT # 21072-02

**L100**



01 SITE PREPARATION



**KEETOWN LOOP R1  
 SITE PLAN SUBMITTAL**  
 THE QUARTER AT WAUKEE, LLC  
 WAUKEE, IOWA

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LAYOUT PLAN

CONFLUENCE PROJECT # 21072-02

L200

**GENERAL NOTES**

- REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.
- THE CITY OF WAUKEE IS NOT RESPONSIBLE FOR PAVEMENT REPLACEMENT COSTS SHOULD THE CITY NEED TO REMOVE PAVEMENT FOR SANITARY SEWER REPAIRS.

- KEYNOTES**
- PCC PAVEMENT TYPE 1 (WALK - 5" DEPTH), SEE DETAIL 01/L500
  - PCC PAVEMENT TYPE 2 (PARKING/TRAIL - 6" DEPTH), SEE DETAIL 02/L500
  - PCC PAVEMENT TYPE 3 (DRIVES, DUMPSTER PAD - 7" DEPTH), SEE DETAIL 03/L500
  - PROTECTIVE BOLLARD, SEE DETAIL 01/L501
  - LANDSCAPE AREAS, SEE PLANTING SHEETS
  - DRIVE THRU ORDER SIGN, SEE ARCH SHEETS
  - TRIO BIKE RACK, SEE DETAIL 04/L500
  - ROLL CURB, SEE DETAIL 09/L500
  - ADA STALL SIGNAGE, SEE DETAIL 16/L500
  - STANDARD PCC CURB AND GUTTER, SEE SECTION DETAIL 06/L500
  - TRASH ENCLOSURE, SEE ARCH DETAILS
  - TRANSFORMER, SEE ELECTRICAL PLANS
  - RETURN CURB AT ADA RAMP, SEE DETAIL 05/L501
  - PARALLEL ACCESS RAMP, SEE DETAIL 03/L501
  - INTEGRAL CURB, SEE DETAIL 05/L500
  - PERPENDICULAR ACCESS RAMP, SEE DETAIL 09/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
  - UPLIGHT, SEE DETAILS 01-04/L504
  - BOLLARD LIGHT, SEE DETAILS 05/L504 AND 06/L504

ROAD COORDINATE POINT DATA

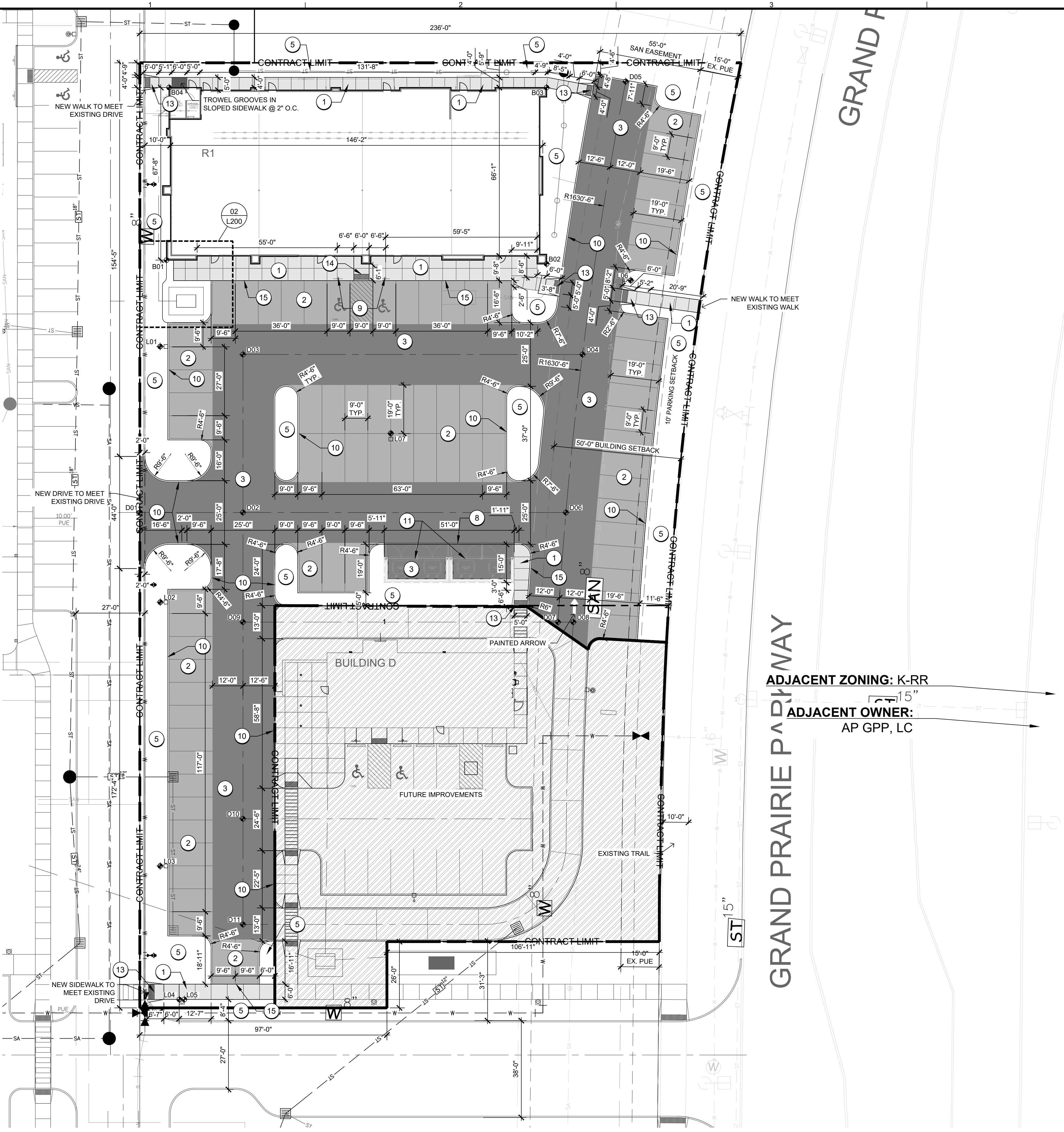
#	EASTING	NORTHING
D01	1543125.34	576310.23
D02	1543165.84	576310.23
D03	1543165.84	576372.23
D04	1543299.09	576372.23
D05	1543316.04	576479.36
D06	1543292.59	576310.23
D07	1543289.48	576267.23
D08	1543295.49	576267.23
D09	1543165.84	576267.23
D10	1543165.84	576190.04
D11	1543165.84	576148.59

LIGHTING COORDINATE POINT DATA

#	EASTING	NORTHING
L01	1543133.34	576375.37
L02	1543133.37	576275.05
L03	1543133.35	576171.53
L04	1543140.85	576119.16
L05	1543142.85	576119.16
L06	1543318.03	576401.31
L07	1543223.87	576341.28

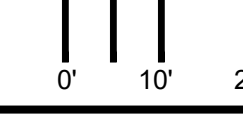
BUILDING COORDINATE POINT DATA

#	EASTING	NORTHING
B01	1543135.83	576409.29
B02	1543284.99	576407.79
B03	1543284.99	576476.95
B04	1543136.83	576476.96



01 L200 LAYOUT PLAN

SCALE: 1"=20'

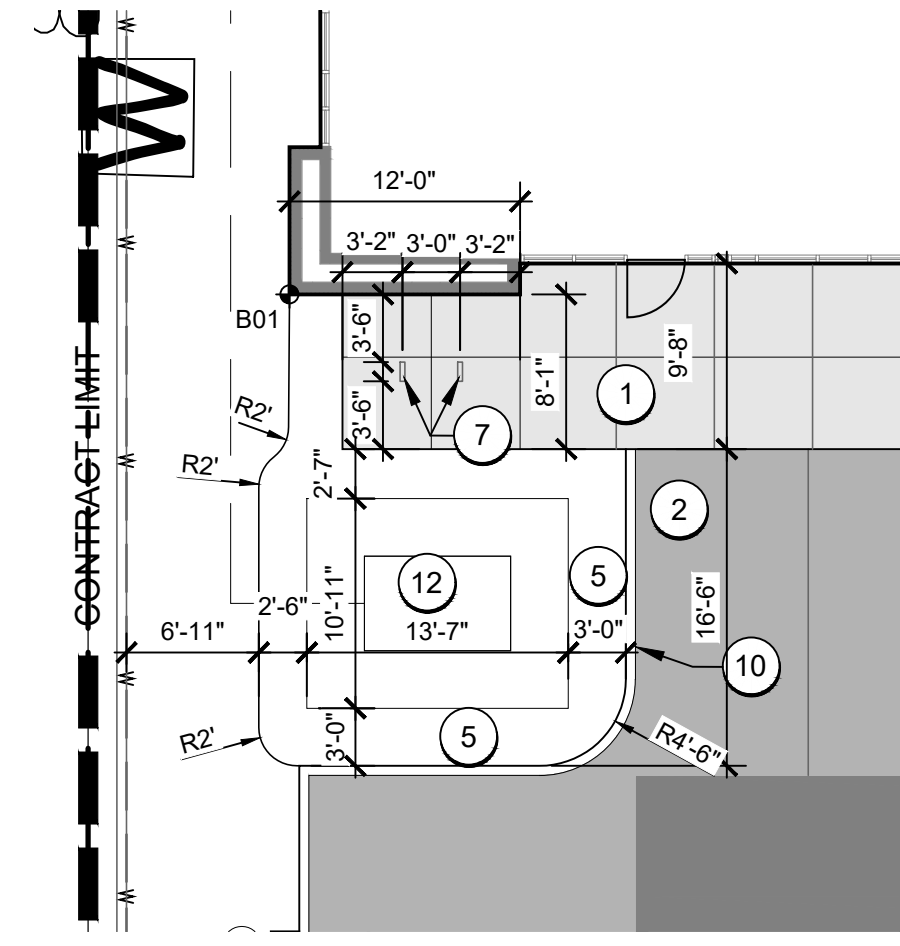


02 L200 LAYOUT PLAN

SCALE: 1"=10'



ADJACENT ZONING: K-RR  
 ADJACENT OWNER:  
 AP GPP, LC



**GENERAL NOTES**

1. REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.
2. ALL GRADING IS TO BE COMPLETED WITHIN SITE PROPERTY LINE.

**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  
 FS: FINISHED SURFACE  
 FG: FINISHED GRADE  
 TS: TOP OF STAIRS  
 BS: BOTTOM OF STAIRS  
 TF: TOP OF FOOTING

**KEETOWN LOOP R1  
 SITE PLAN SUBMITTAL**  
 THE QUARTER AT WAUKEE, LLC  
 WAUKEE, IOWA

**ISSUE SCHEDULE**

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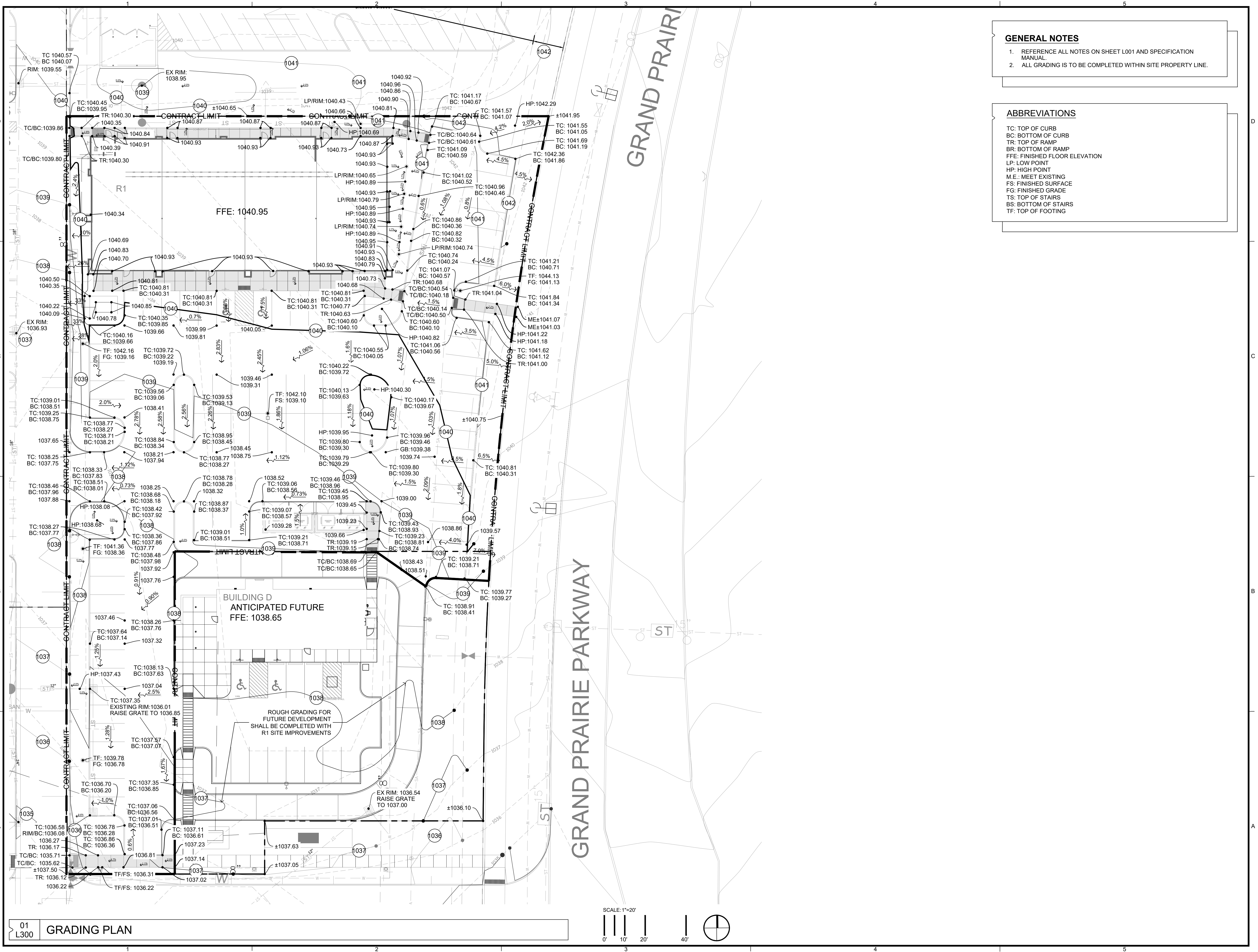
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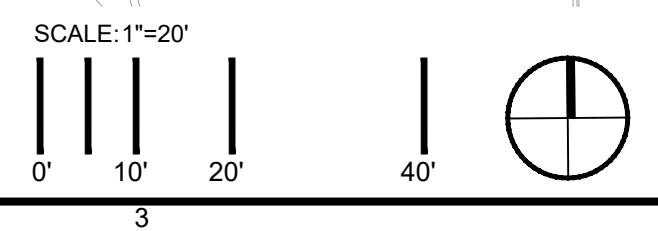
GRADING PLAN

CONFLUENCE PROJECT # 21072-02

L300



01 GRADING PLAN  
 L300



**GENERAL NOTES**  
 REVERSE STORM WATER MANAGEMENT PLAN KEETOWN LOOP FOR SWMP OF THIS SITE.  
 REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

**ABBREVIATIONS**  
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 TR: TOP OF RAMP  
 BR: BOTTOM OF RAMP  
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 LP: LOW POINT  
 HP: HIGH POINT  
 M.E.: MEET EXISTING  
 FS: FINISHED SURFACE  
 FG: FINISHED GRADE  
 TS: TOP OF STAIRS  
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**KEETOWN LOOP R1  
 SITE PLAN SUBMITTAL**  
 THE QUARTER AT WAUKEE, LLC  
 WAUKEE, IOWA

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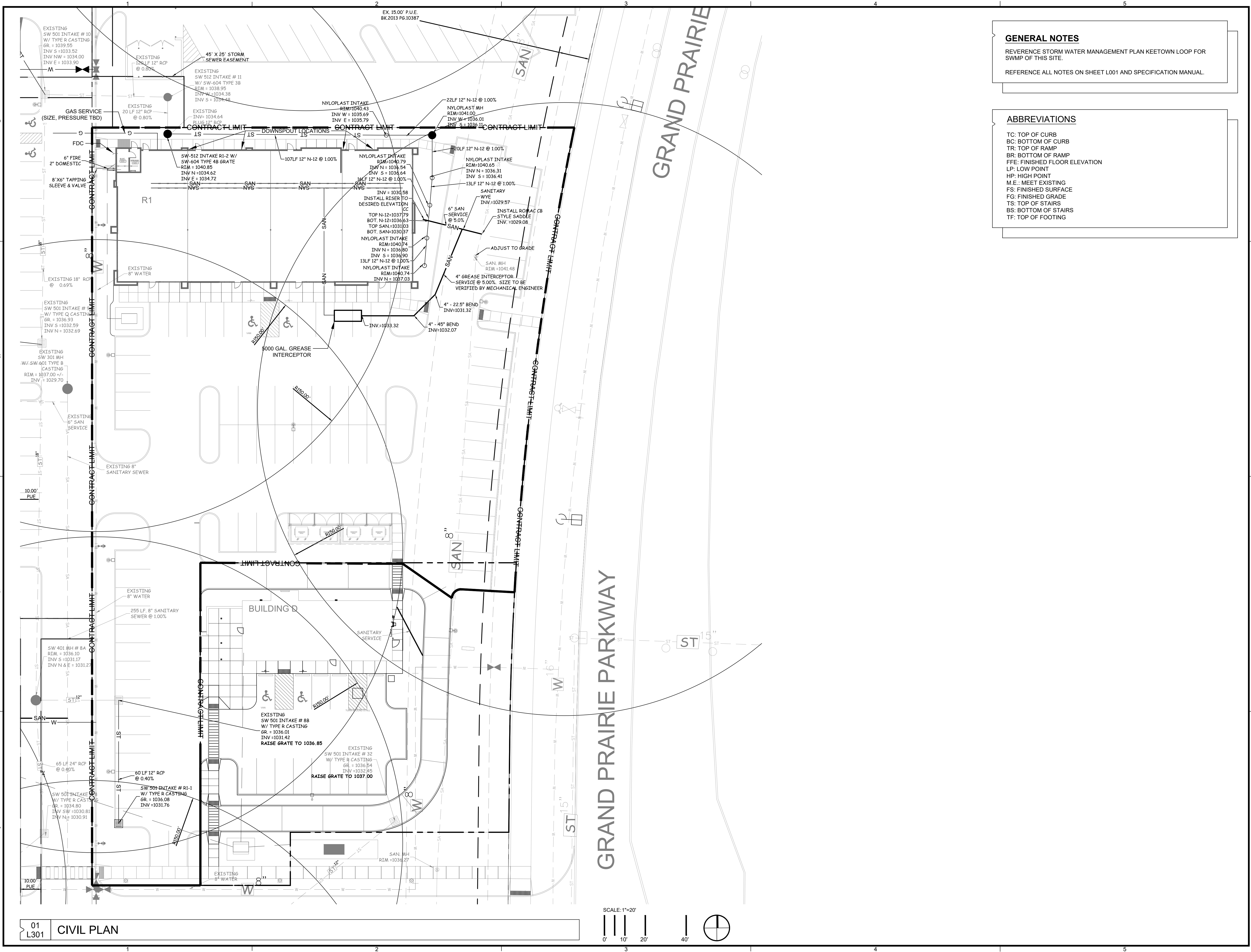
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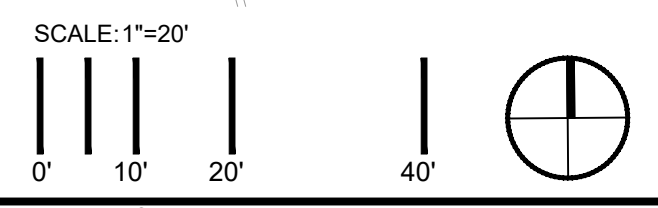
CIVIL PLAN

CONFLUENCE PROJECT # 21072-02


L301



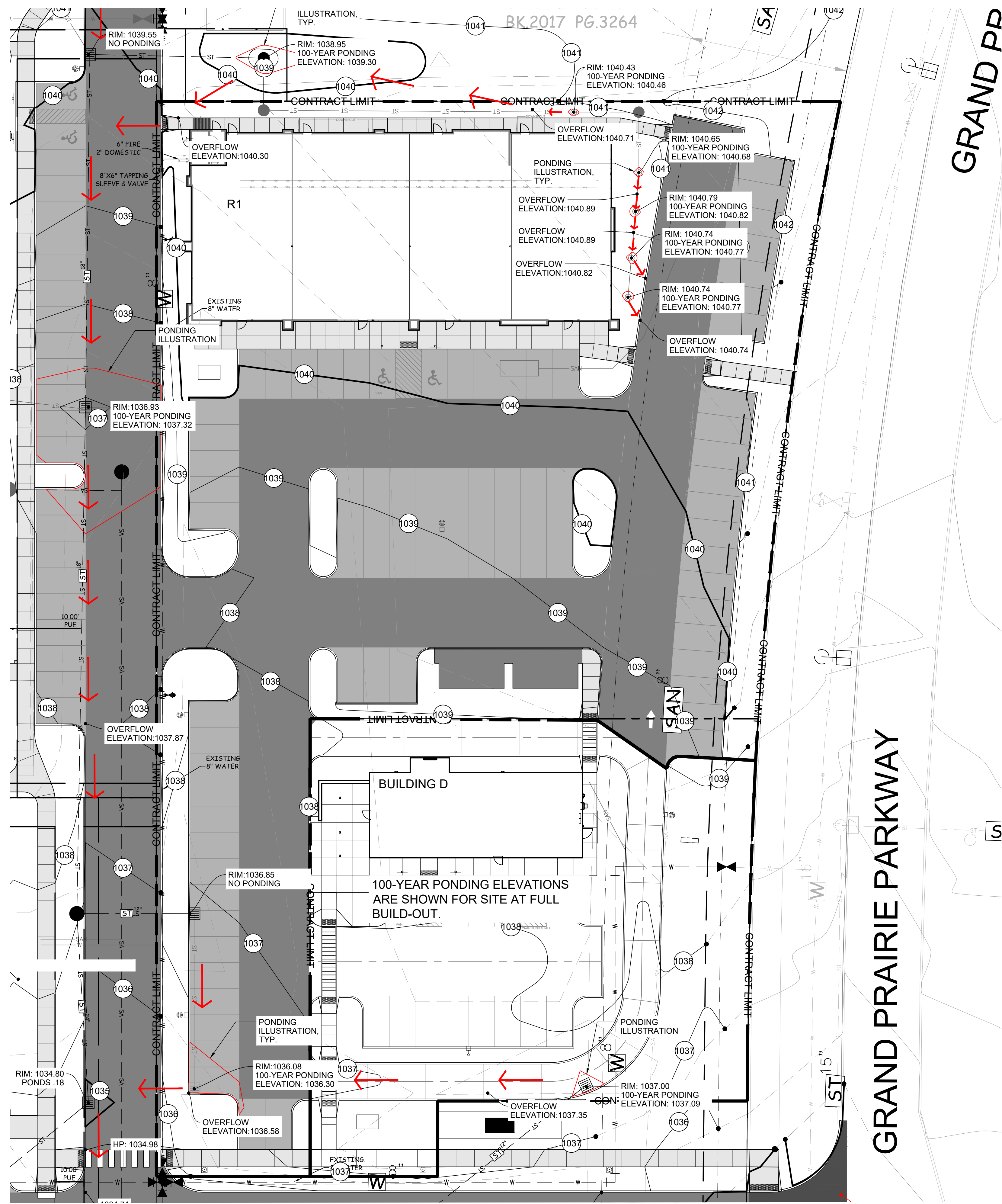
01 L301 CIVIL PLAN



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

**SYMBOL LEGEND**  
 OVERFLOW ROUTE

**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  
 RIM: RIM ELEVATION



01 PONDING ELEVATIONS



**KEETOWN LOOP R1  
 SITE PLAN SUBMITTAL**  
 THE QUARTER AT WAUKEE, LLC  
 WAUKEE, IOWA

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PONDING  
 ELEVATIONS

CONFLUENCE PROJECT # 21072-02

L302

**KEETOWN LOOP R1  
 SITE PLAN SUBMITTAL**  
 THE QUARTER AT WAUKEE, LLC  
 WAUKEE, IOWA

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**EROSION AND  
 SEDIMENT CONTROL  
 PLAN**

CONFLUENCE PROJECT # 21072-02

**L303**

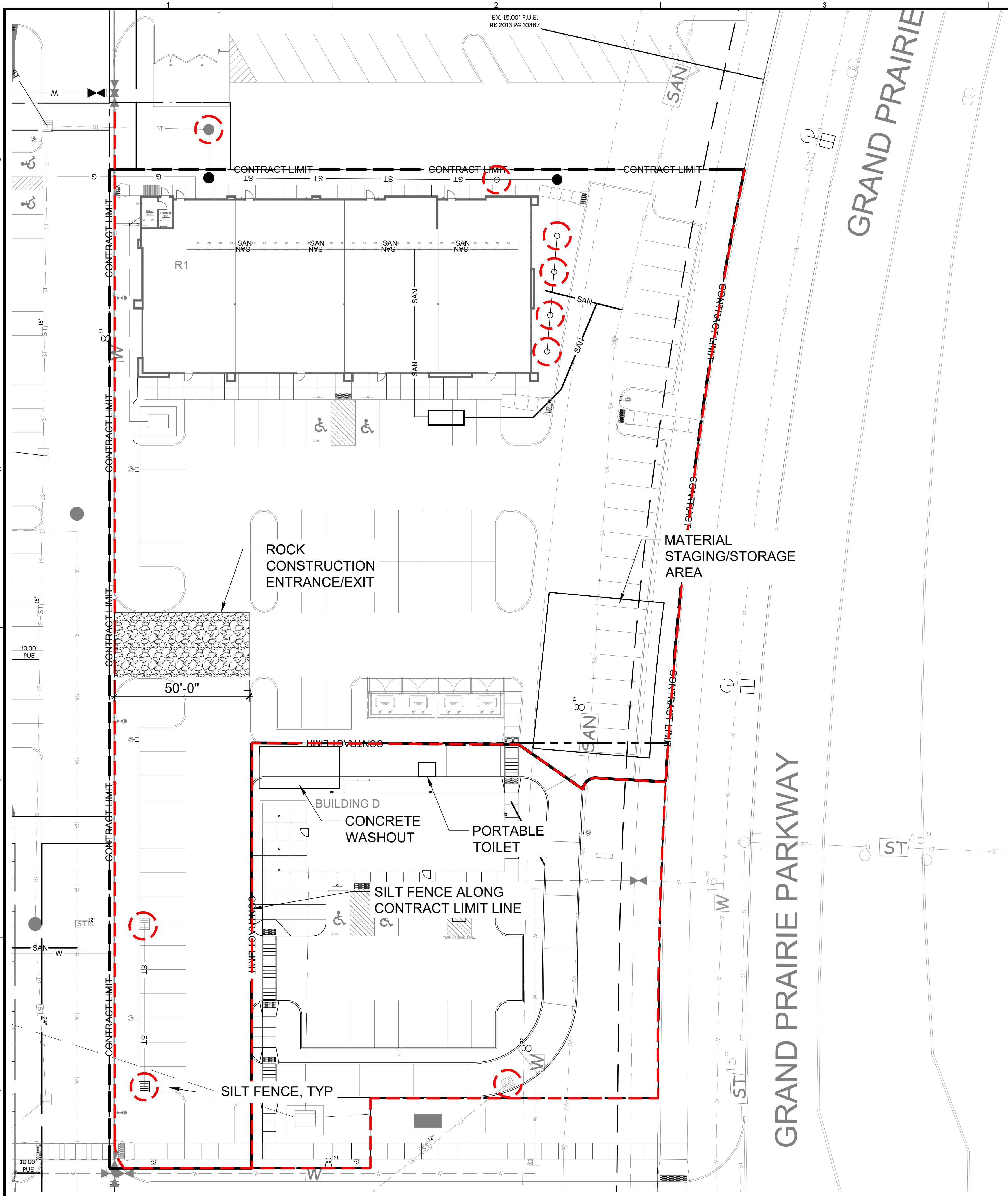
- EROSION AND POLLUTION CONTROL NOTES**
- REFERENCE STORM WATER MANAGEMENT PLAN KEETOWN LOOP FOR SWMP OF THIS SITE.
  - THE SUBCONTRACTOR RESPONSIBLE FOR EROSION AND POLLUTION CONTROL SHALL CARRY OUT THE MEASURES DETAILED ON THIS SITE PLAN.
  - CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.
  - 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.
  - 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.
  - 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.
  - 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.
  - DURING CONSTRUCTION, IF IT BECOMES EVIDENT THAT A DISTURBED AREA WILL NOT BE DISTURBED FOR 14 DAYS, IT SHALL BE STABILIZED IMMEDIATELY.
  - SODDING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
  - ANY FAILED AREAS OF SEEDING/MULCHING SHALL BE REAPPLIED.
  - 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.
  - FILTER SOCKS ARE TO BE INSPECTED ONCE A WEEK AND AFTER EACH RAINSTORM. LOOK FOR UNDERCUTTING AND FAILURES IN FABRIC. REPLACE/REPAIR AS NECESSARY.
  - ADDITIONAL FILTER SOCKS (TO THAT SHOWN ON THIS PLAN) MAY BE REQUIRED IN AREAS WHERE EROSION IS EVIDENT.
  - FILTER SOCKS ARE TO BE CLEANED UP WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
  - 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 PARKWAY CROSSING DRIVE SOUTH OF THE CONSTRUCTION ENTRANCES.
  - ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN THE STORM SEWER.
  - IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS WILL BE MULCHED.
  - NO BORROW/SPOILS SITES ARE ANTICIPATED.
  - EROSION CONTROL CONTACT IS THE WAUKEE STORM WATER DEPARTMENT AT 515-978-7920.
  - 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.
  - THE USE OF FILTER SOCK OR SILT FENCE ARE ACCEPTABLE, AND SHALL COMPLY WITH SUDAS STANDARD SPECIFICATIONS DIVISION 9 SECTION 9040.

**LEGEND AND QUANTITIES**

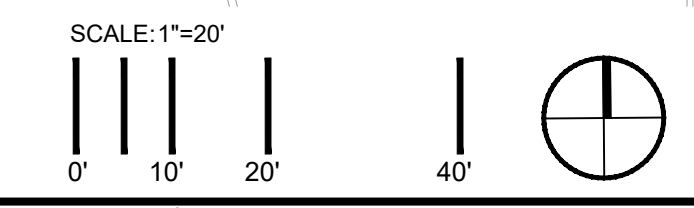
--- SILT FENCE OR FILTER SOCK = 1,575 LF

**GENERAL NOTES**

- SITE IS CURRENTLY ROUGH GRADED SO NO STOCKPILE IS ANTICIPATED. IF A STOCKPILE IS CREATED, DOWNSLOPE SILT FENCE WILL BE INSTALLED AND THE LOCATION WILL BE ADDED TO THE PLAN BY THE SWPPP INSPECTOR.
- STORM WATER WILL DRAIN TO EXISTING STORM SEWER SYSTEM, TO A STORM WATER DETENTION FACILITY AND ULTIMATELY TO SUGAR CREEK.



01 EROSION AND SEDIMENT CONTROL PLAN



**KEETOWN LOOP R1**  
**SITE PLAN SUBMITTAL**  
 THE QUARTER AT WAUKEE, LLC  
 WAUKEE, IOWA



**LANDSCAPE REQUIREMENTS**

**STREET TREE PLANTING:**  
 230 LF OF FRONTAGE  
 230 LF X 1 TREE / 40LF = **5.75 STREET TREES REQUIRED**  
**7 STREET TREES PROVIDED**  
 \*1 ADDITIONAL STREET TREE PROVIDED FOR STARBUCKS SITE\*

**OFF STREET PARKING:**  
 PARKING LOT ISLANDS **9 OVERSTORY TREE/ISLAND REQUIRED**  
**9 OVERSTORY TREE/ISLAND PROVIDED**

**RIGHT OF WAY BUFFER**  
 230 LF OF FRONTAGE  
 230 X 2 OVERSTORY TREES / 50 LF = **9.2 OVERSTORY TREES REQUIRED**  
**10 OVERSTORY TREES PROVIDED**  
 230 LF X 8 SHRUBS / 50 LF = **36.8 SHRUBS REQUIRED**  
**37 SHRUBS PROVIDED**

**OPEN SPACE REQUIREMENTS:**  
**AREA REQUIREMENT:**  
 SITE AREA: 76,273 SF (1.75 ACRES)  
 LIMITS OF CONSTRUCTION AREA: 55,737 SF (1.28 ACRES)

**20% REQUIRED OPEN SPACE (11,147 SF)**  
**26% PROVIDED OPEN SPACE (14,478 SF)**

**19% 2,682 SF IMPERVIOUS OPEN SPACE**  
**81% 11,796 SF PERVIOUS OPEN SPACE**

**PLANTING REQUIREMENTS (WITHIN CONTRACT LIMITS):**  
 1.5 OVERSTORY TREE, .5 UNDERSTORY TREE AND TWO SHRUBS PER 1,000 SF OF REQUIRED OPEN SPACE.

\*EXTRA OPEN SPACE PLANTINGS ARE PROVIDED ON THIS SITE TO REDUCE THE PLANTINGS ON THE STARBUCKS SITE TO THE SOUTH. THE INTENT IS TO MAXIMIZE VISIBILITY TO THE MARQUEE SIGN.\*

SHRUBS PROVIDED: 31  
 TREES PROVIDED: 35  
 OVERSTORY = 19 = 54%  
 UNDERSTORY = 12 = 34%  
 EVERGREEN = 4 = 11%

225% OF ALL REQUIRED TREES SHALL BE EVERGREEN  
 250% OF ALL REQUIRED TREES SHALL BE OVERSTORY

OVERSTORY TREES: 11,147 SF X 1.5/1,000 SF = **16.7 OVERSTORY TREES REQUIRED**  
**23 OVERSTORY TREES PROVIDED**  
 \*6 ADDITIONAL OVERSTORY TREES PROVIDED FOR STARBUCKS SITE.\*

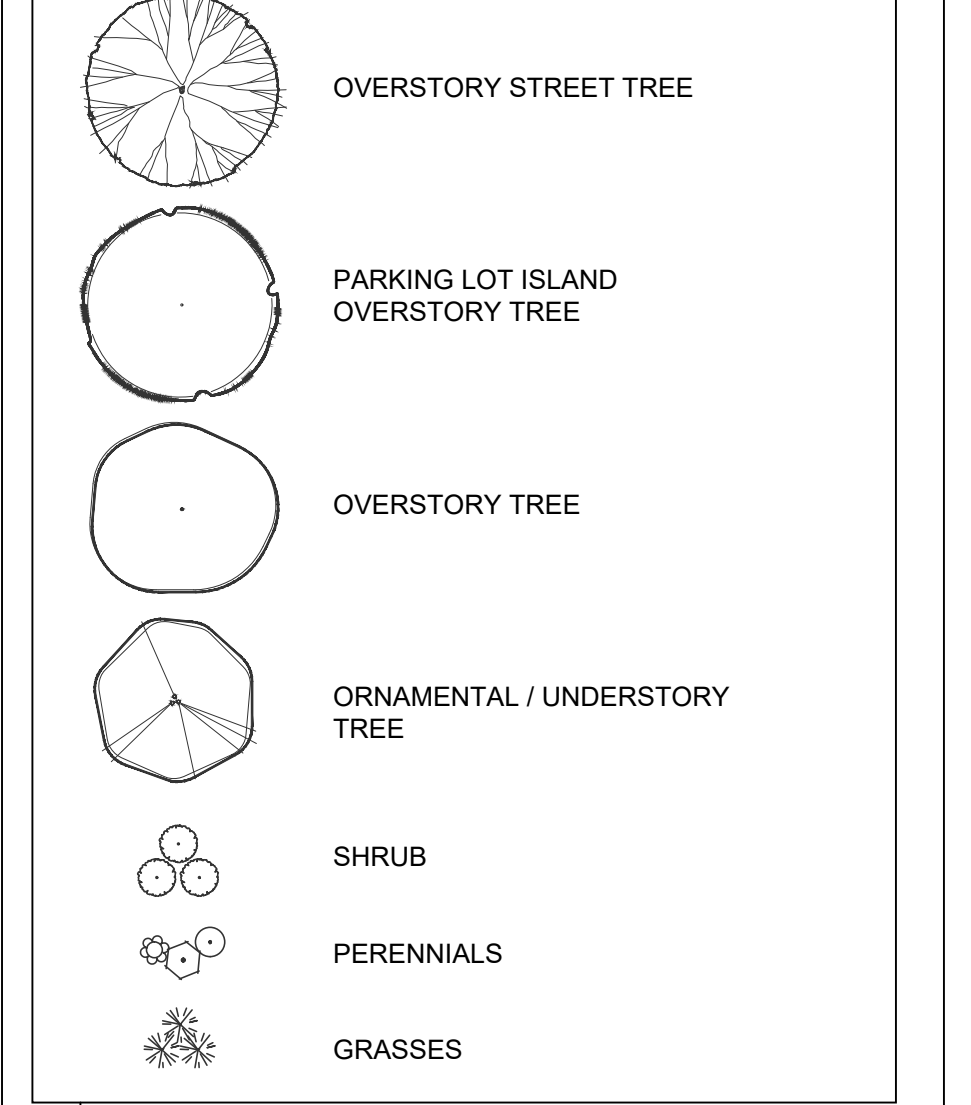
UNDERSTORY TREES: 11,147 SF X .5/1,000 SF = **5.57 UNDERSTORY TREES REQUIRED**  
**12 UNDERSTORY TREES PROVIDED**  
 \*6 ADDITIONAL UNDERSTORY TREES PROVIDED FOR STARBUCKS SITE.\*

SHRUBS: 11,147 SF X 2/1,000 SF = **22.29 SHRUBS REQUIRED**  
**31 SHRUBS PROVIDED**  
 \*9 ADDITIONAL SHRUBS PROVIDED FOR STARBUCKS SITE.\*

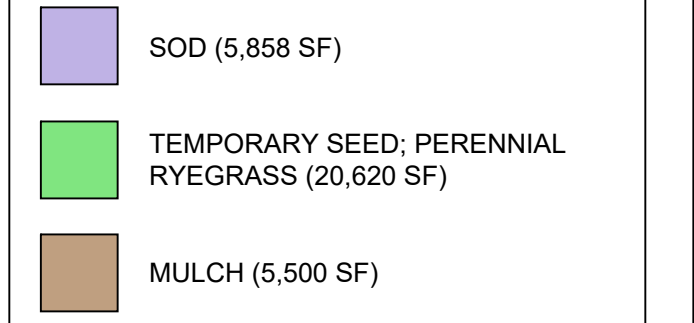
**GENERAL NOTES**

- A. REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.
- B. THE TEMPORARY SEEDING AREA MAY NOT NEED TO BE SEEDED IF CONSTRUCTION ON THE STARBUCKS BEGINS.

**SYMBOL LEGEND**



**HATCH LEGEND**

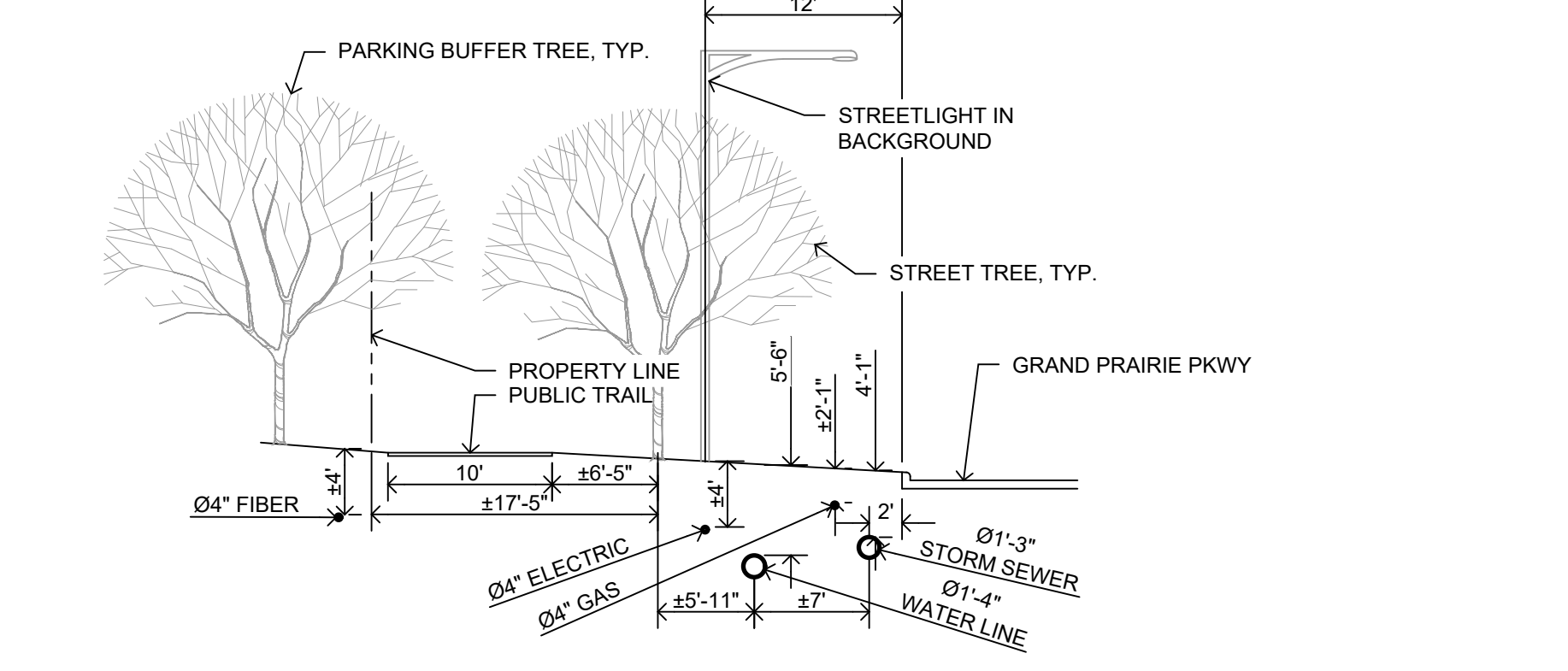


**KEYNOTES**

- 1 FUTURE OPEN SPACE PLANTINGS IN THE SOUTH LOT WILL NOT MEET THE MINIMUM REQUIREMENTS. THE NORTH LOT IS PROVIDING THE EXTRA OPEN SPACE PLANTINGS REQUIRED FOR THE SOUTH LOT. THE INTENT IS TO HEAVILY PLANT THE NORTHERN HALF TO LIMIT PLANTINGS FROM BLOCKING THE FUTURE MARQUEE AND MONUMENT SIGNS.

**PLANT SCHEDULE**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
<b>OVERSTORY TREES</b>						
AS	5	Acer saccharum	SUGAR MAPLE	2.0' CAL.	B&B	AS SHOWN ON PLAN.
BP	10	Betula platyphylla 'Fargo'	DAKOTA PINNACLE BIRCH	2.0' CAL.	B&B	AS SHOWN ON PLAN.
CO	3	Celtis occidentalis	HACKBERRY	2.0' CAL.	B&B	AS SHOWN ON PLAN.
GB	2	Ginkgo biloba	GINKGO	2.0' CAL.	B&B	AS SHOWN ON PLAN.
GI	7	Ginkgo biloba 'Fastigiata'	FASTIGIATA GINKGO	2.0' CAL.	B&B	AS SHOWN ON PLAN.
GT	3	Gleditsia triacanthos var. inermis 'Sunburst'	SUNBURST THORNLESS HONEY LOCUST	2.0' CAL.	B&B	AS SHOWN ON PLAN.
NS	3	Nyssa sylvatica	TUPELO	2.0' CAL.	B&B	AS SHOWN ON PLAN.
OP	2	Quercus palustris 'PWJRO8'	PACIFIC BRILLIANCE PIN OAK	2.0' CAL.	B&B	AS SHOWN ON PLAN.
TA	5	Tilia americana 'Redmond'	REDMOND AMERICAN LINDEN	2.0' CAL.	B&B	AS SHOWN ON PLAN.
TD	5	Taxodium distichum 'Mickelson'	SHAWNEE BRAVE BALD CYPRESS	2.0' CAL.	B&B	AS SHOWN ON PLAN.
<b>UNDERSTORY TREES</b>						
MP	7	Malus 'Prairifire'	RAIRIFIRE CRABAPPLE	8' HT.	B&B	MULTI-STEM
MS	5	Malus 'Spring Snow'	SPRING SNOW CRABAPPLE	8' HT.	B&B	MULTI-STEM
<b>EVERGREEN TREES</b>						
WW	4	Picea glauca 'Pendula'	WEeping WHITE SPRUCE	6' HT.	B&B	AS SHOWN ON PLAN.
<b>DECIDUOUS SHRUBS</b>						
FG	18	Fothergilla gardenii	DWARF FOTHERGILLA	#3	CONT	AS SHOWN ON PLAN
NB	21	Physocarpus opulifolius 'Ruby Spice'	RUBY SPICE NINEBARK	#3	CONT	AS SHOWN ON PLAN
SJ	21	Spiraea japonica 'Froebelii'	JAPANESE SPIREA	#3	CONT	AS SHOWN ON PLAN
<b>EVERGREEN SHRUBS</b>						
IG	10	Ilex glabra 'Shamrock'	SHAMROCK INKBERRY	#3	CONT	AS SHOWN ON PLAN
<b>PERENNIALS &amp; GRASSES</b>						
CA	46	Calamagrostis x acutiflora	KARL FOERSTER FEATHER REED GRASS	#1	CONT	2'-0" TRIANGULAR SPACING
EP	45	Echinacea purpurea 'Pas702917'	POWPOW WILD BERRY CONEFLOWER	#1	CONT	18" TRIANGULAR SPACING
PD	63	Penstemon digitalis 'Husker Red'	HUSKER RED BEARD TONGUE	#1	CONT	12" TRIANGULAR SPACING
RS	22	Perovskia atriplicifolia	RUSSIAN SAGE	#1	CONT	3'-6" TRIANGULAR SPACING
BE	34	Phlox subulata 'Blue Emerald'	BLUE CARPET CREEPING PHLOX	#1	CONT	2'-0" TRIANGULAR SPACING
RW	32	Phlox subulata 'Red Wings'	RED WINGS CREEPING PHLOX	#1	CONT	2'-0" TRIANGULAR SPACING
LB	18	Schizachyrium scoparium 'Blue Paradise'	BLUE PARADISE LITTLE BLUESTEM	#1	CONT	2'-6" TRIANGULAR SPACING
RG	10	Sedum hybrid	ROCK N GROW 'BACK IN BLACK' STONECROP	#1	CONT	2'-6" TRIANGULAR SPACING
SH	48	Sporobolus heterolepis	PRAIRIE DROPSSEED	#1	CONT	2'-6" TRIANGULAR SPACING



01 L400 **PLANTING PLAN**



02 L400 **SECTION: STREET TREE PLANTING**



**ISSUE SCHEDULE**

ISSUE	DATE	DESCRIPTION
1	10/23/2022	SITE PLAN SUBMITTAL #1
2	01/12/2023	SITE PLAN SUBMITTAL #2
3	02/02/2023	SITE PLAN SUBMITTAL #3
4	03/17/2023	SITE PLAN SUBMITTAL #4

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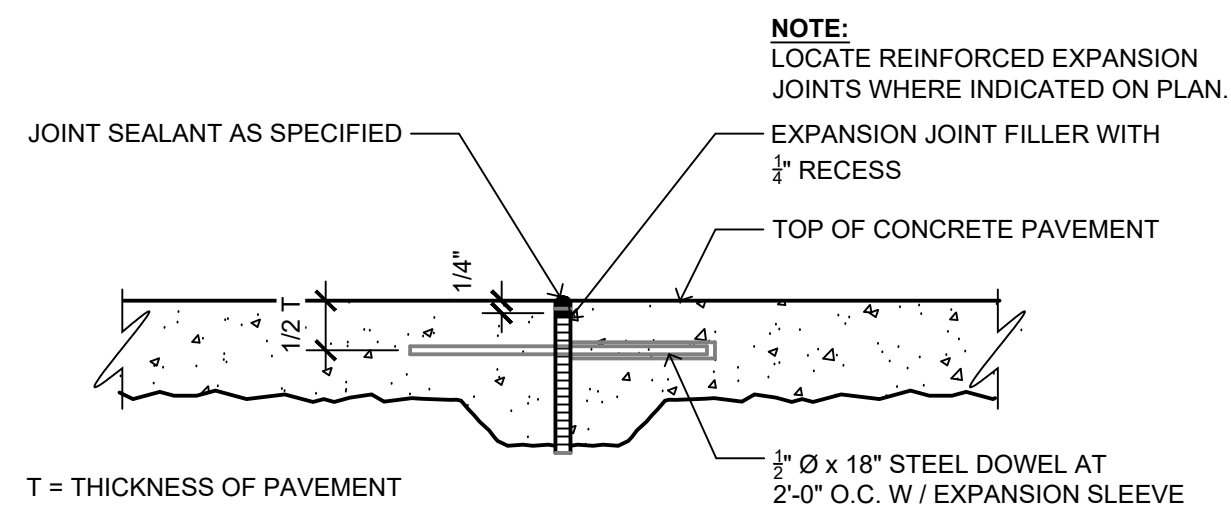
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**PLANTING PLAN**

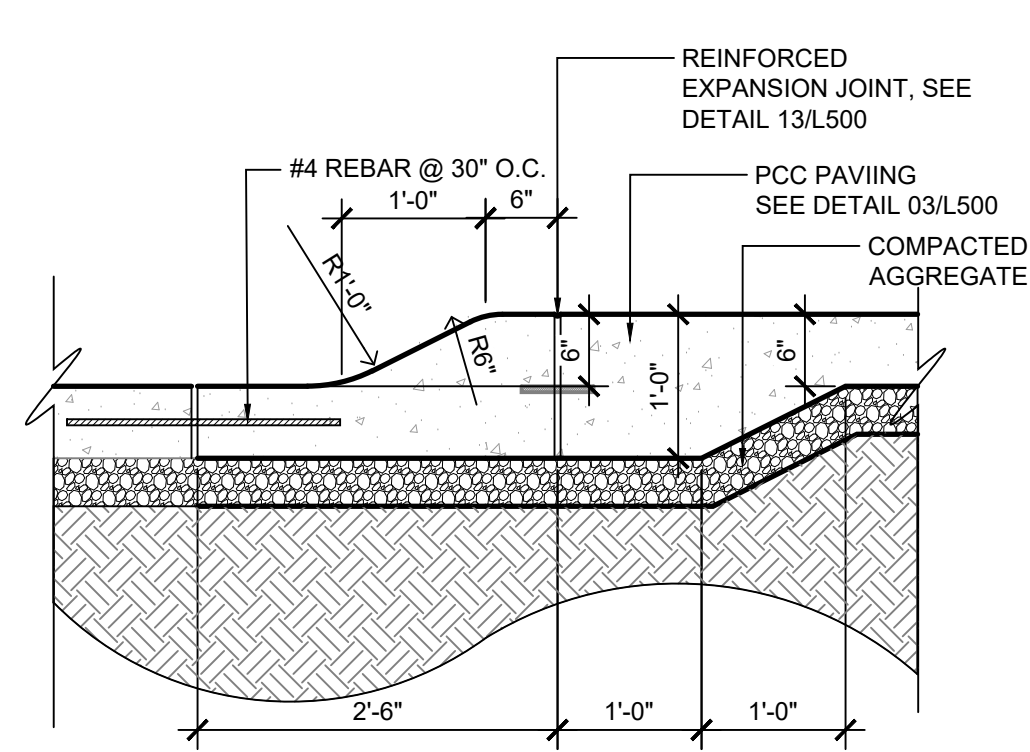
CONFLUENCE PROJECT # 21072-02

**L400**

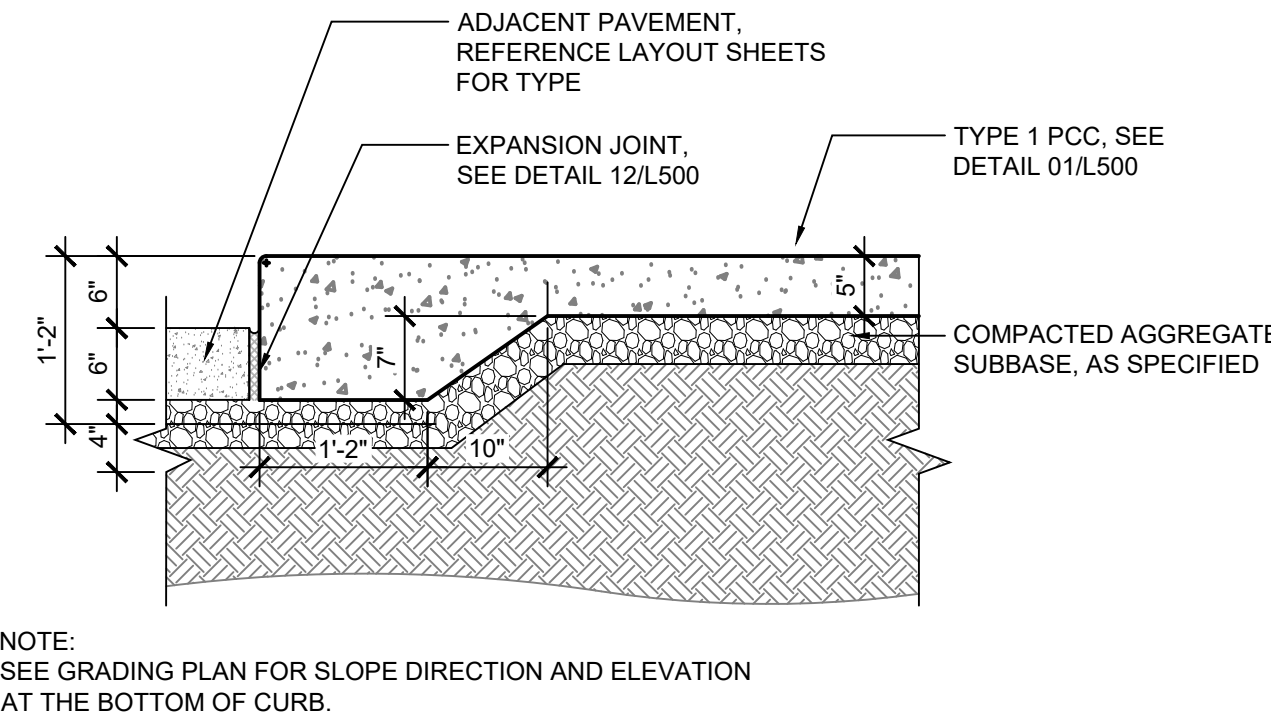
**KEETOWN LOOP R1**  
**SITE PLAN SUBMITTAL**  
 THE QUARTER AT WAUKEE, LLC  
 WAUKEE, IOWA



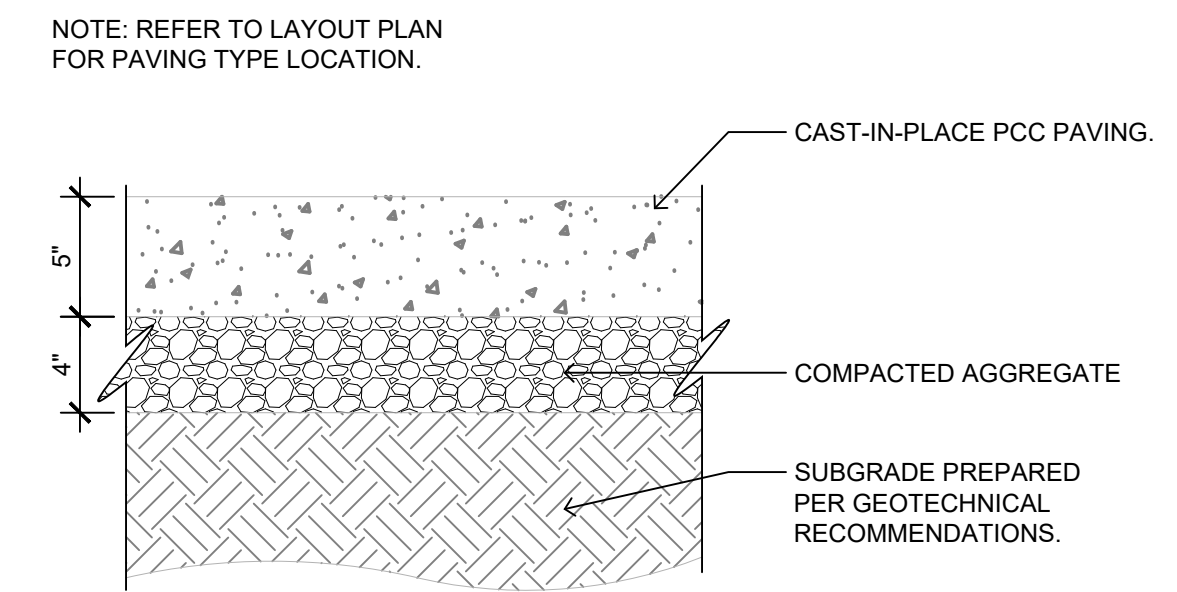
13 SECTION: REINFORCED EXPANSION JOINT  
L500



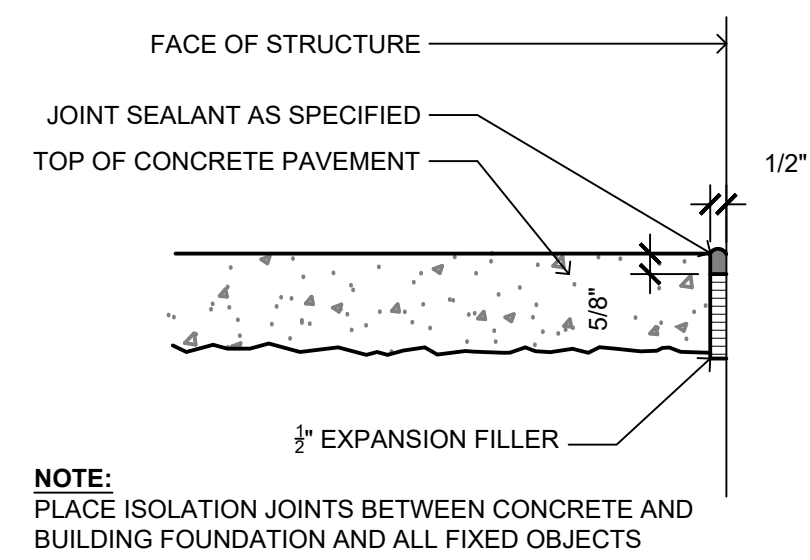
09 SECTION: ROLL CURB AT PCC  
L500



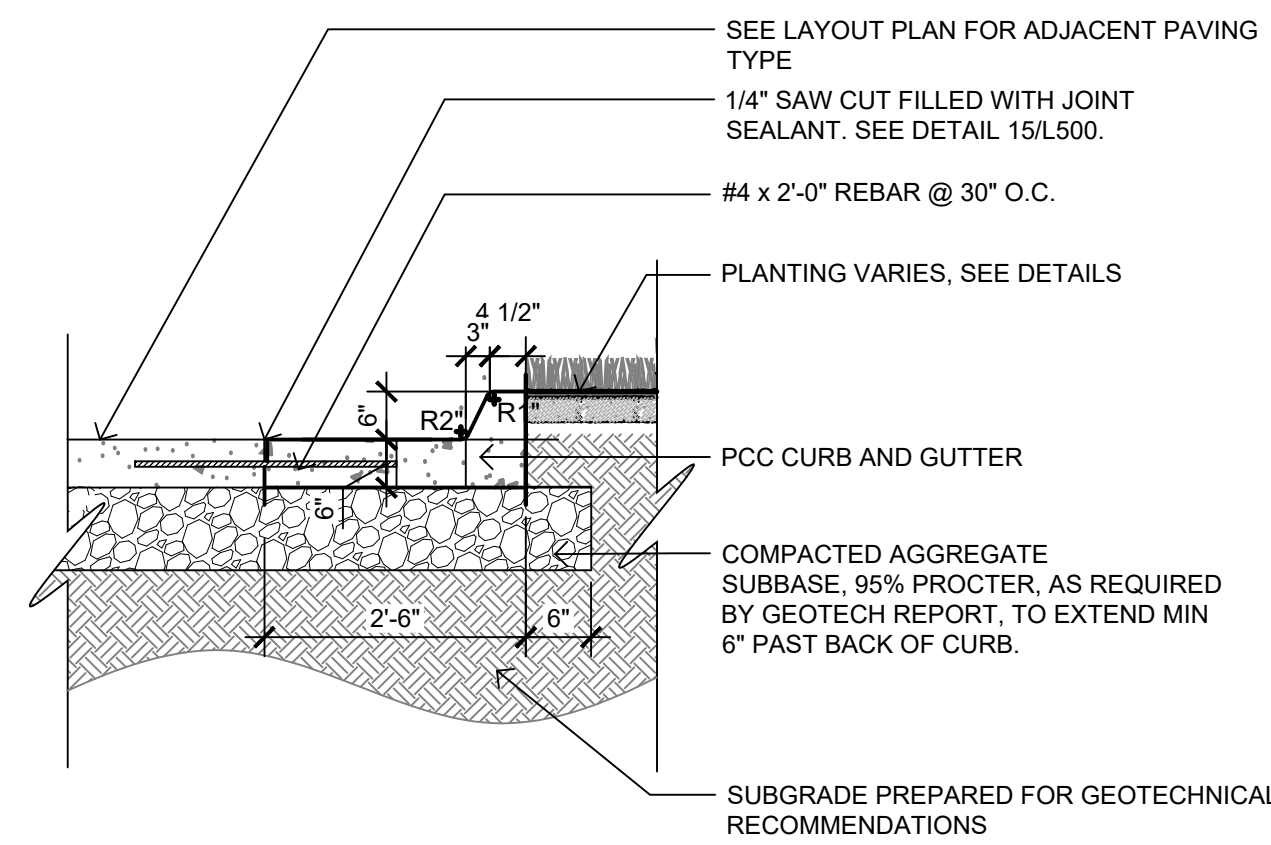
05 SECTION: INTEGRAL CURB & GUTTER  
L500



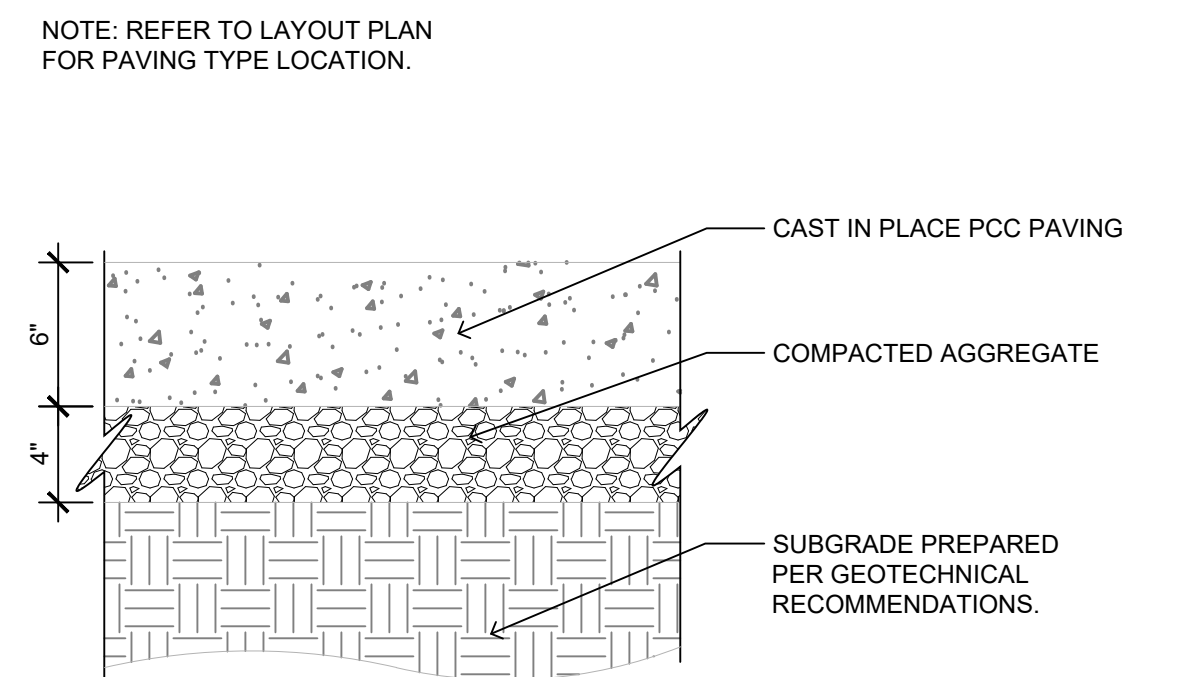
01 SECTION: TYPE 1 PCC (WALK) - TYP.  
L500



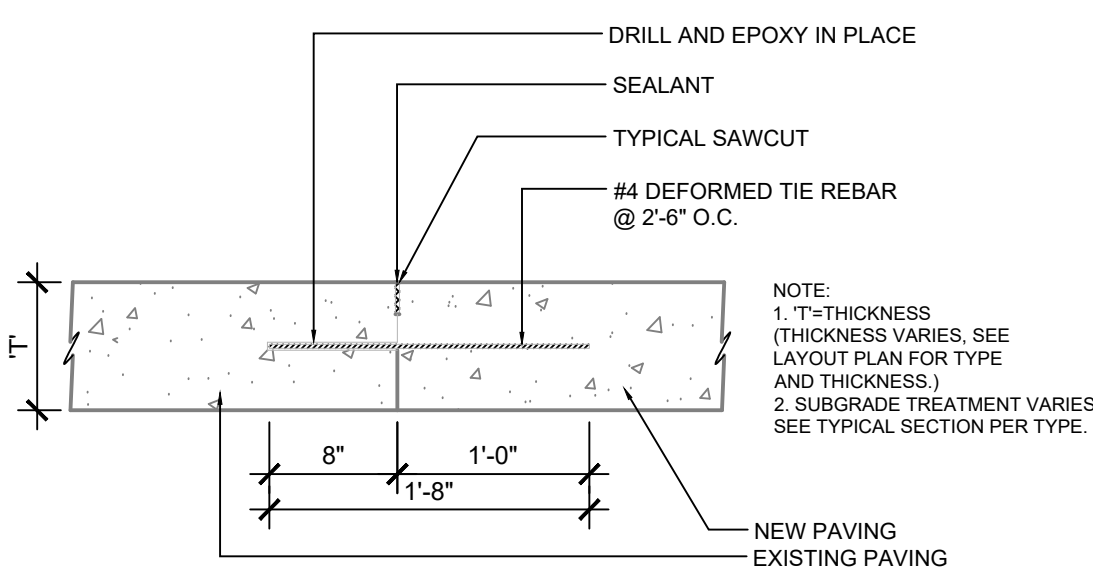
14 SECTION: ISOLATION JOINT - TYP.  
L500



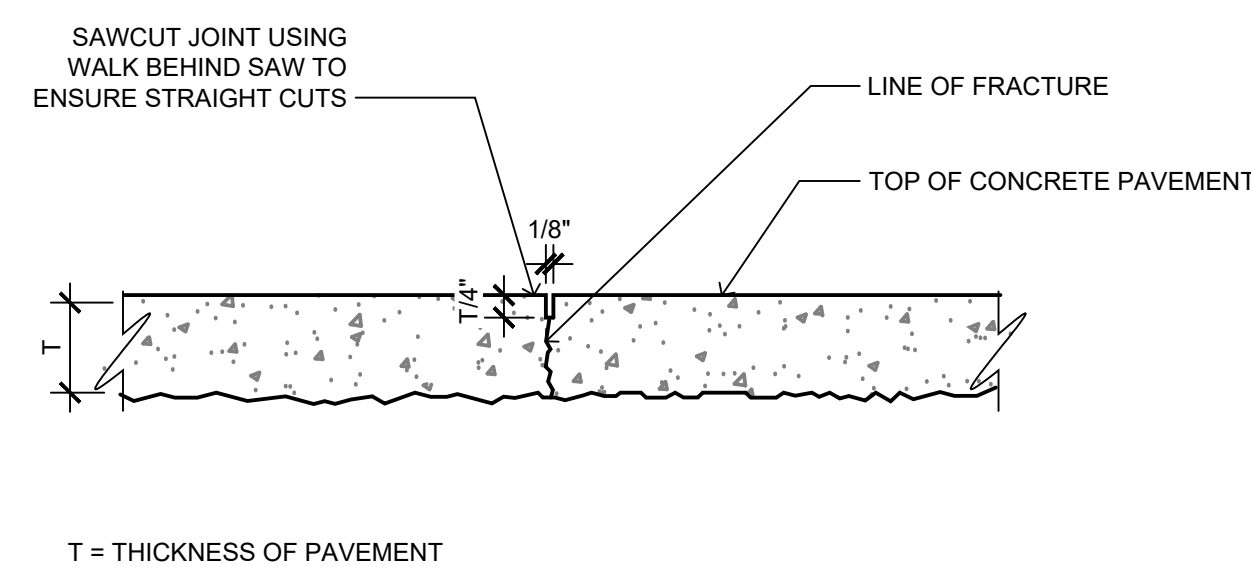
06 SECTION: STANDARD PCC CURB AT SOD  
L500



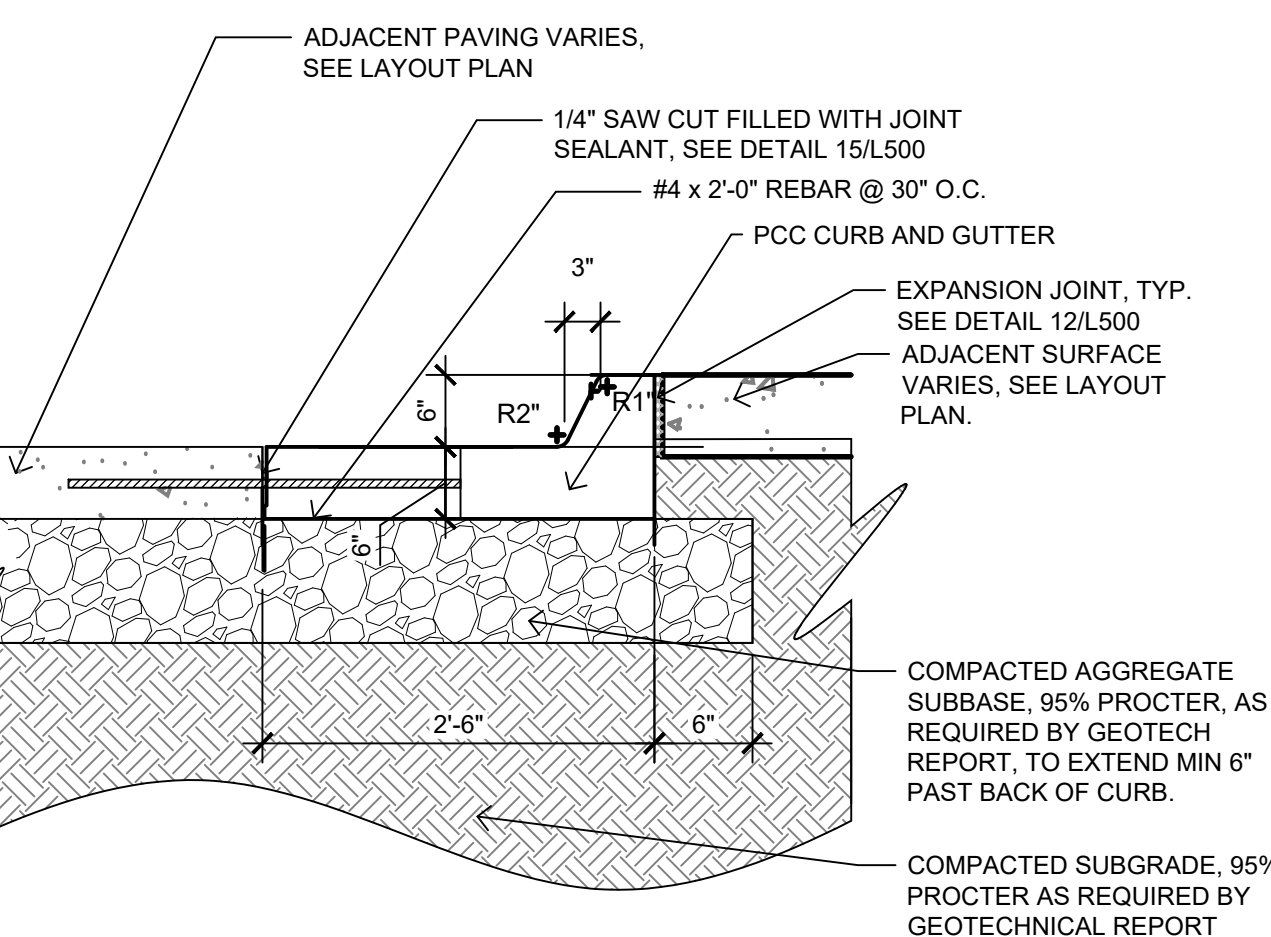
02 SECTION: TYPE 2 PCC (PARKING) - TYP.  
L500



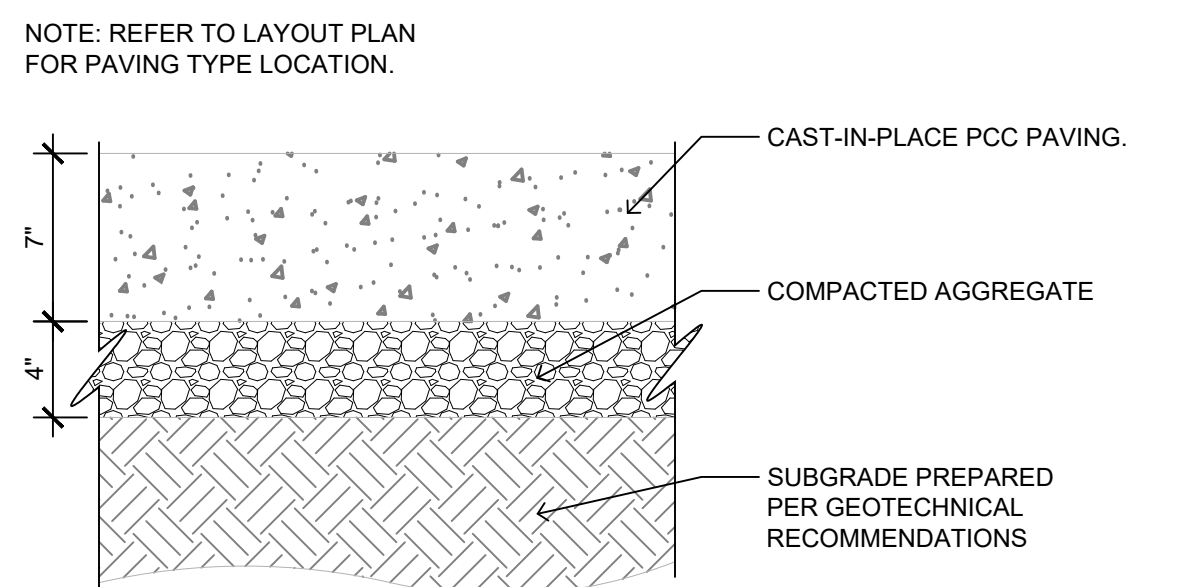
15 SECTION: COLD JOINT - TYP.  
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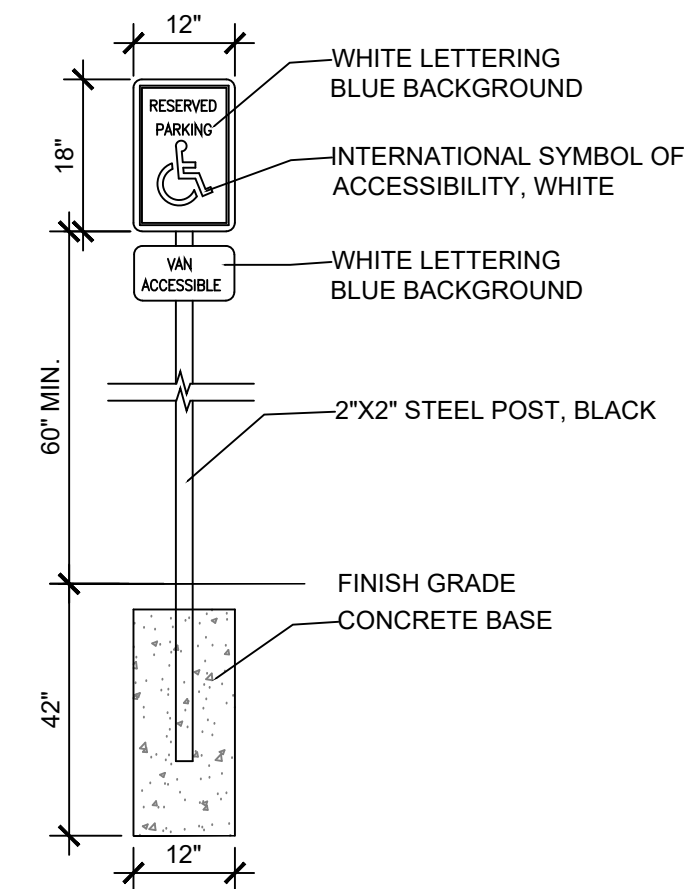
11 SECTION: SAW CUT JOINT - TYP.  
L500



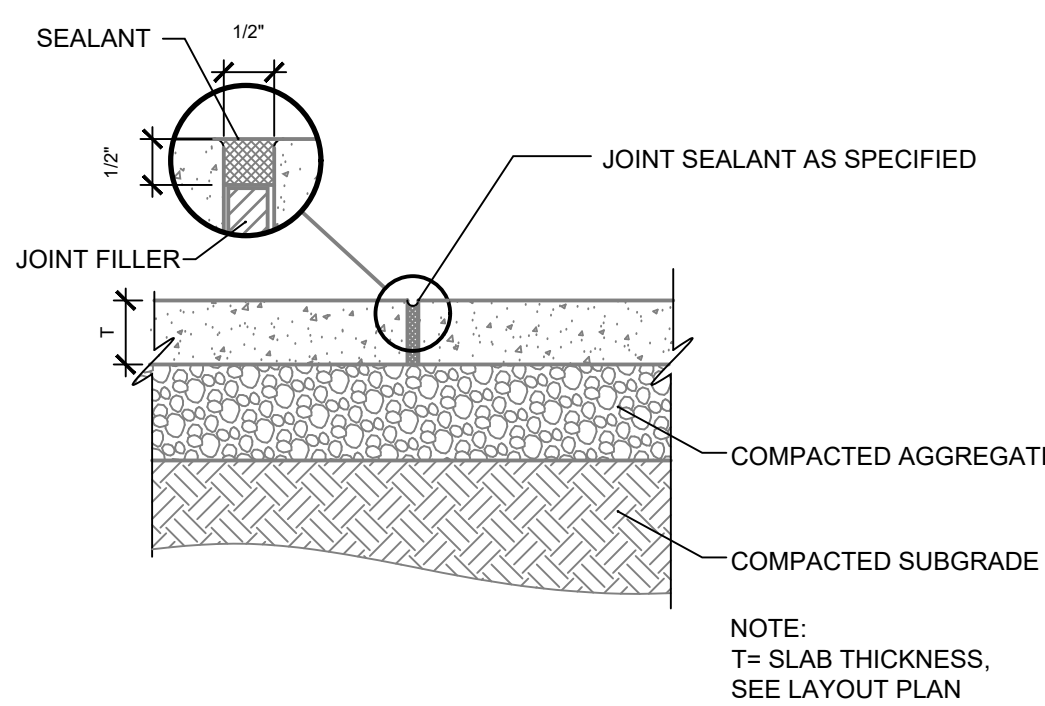
08 SECTION: STANDARD PCC CURB AT PCC  
L500



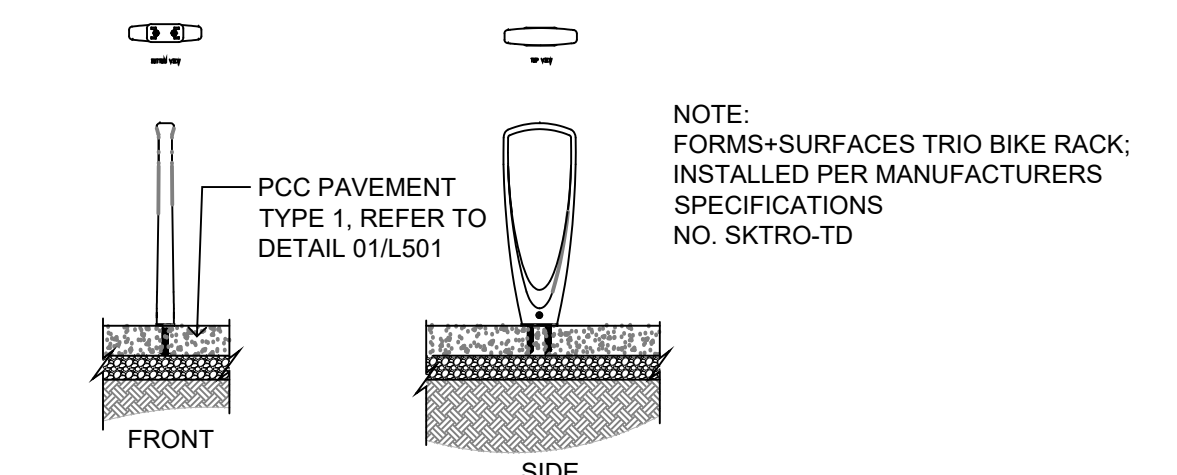
03 SECTION: TYPE 3 PCC (DRIVES) - TYP.  
L500



16 SECTION: ADA PARKING SIGNAGE  
L500



12 SECTION: EXPANSION JOINT - TYP.  
L500



04 SECTION & PLAN: TRIO BIKE RACK  
L500

ISSUE SCHEDULE		
ISSUE	DATE	DESCRIPTION
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4	03/17/2023	SITE PLAN SUBMITTAL #4

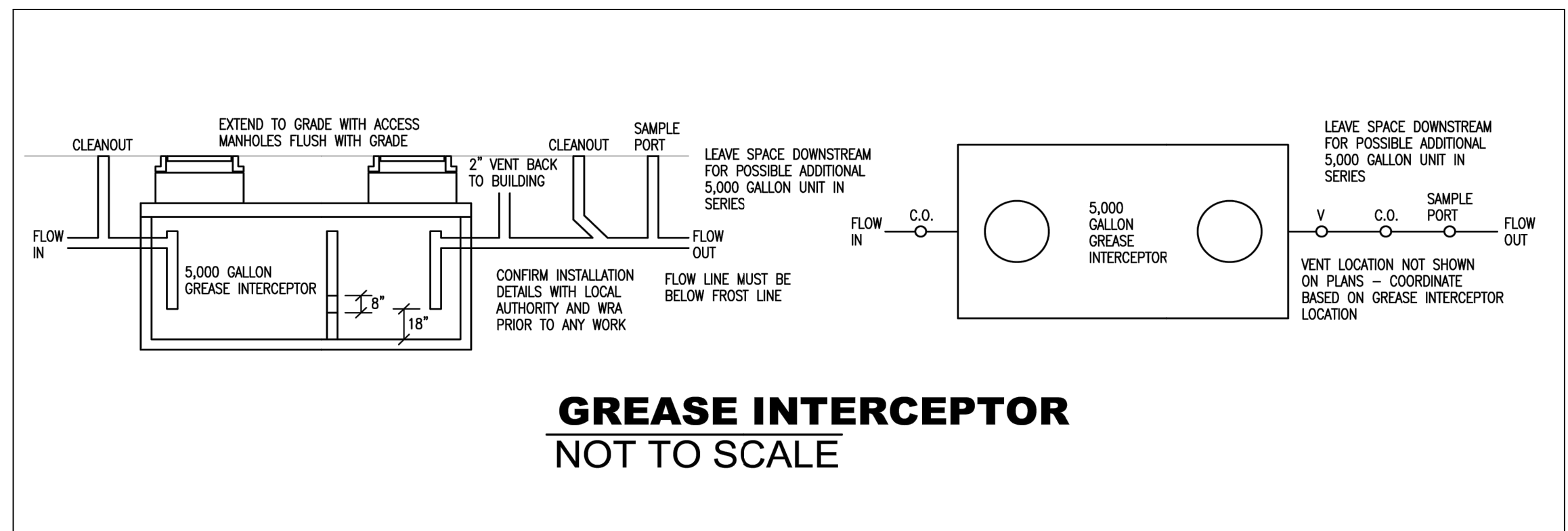
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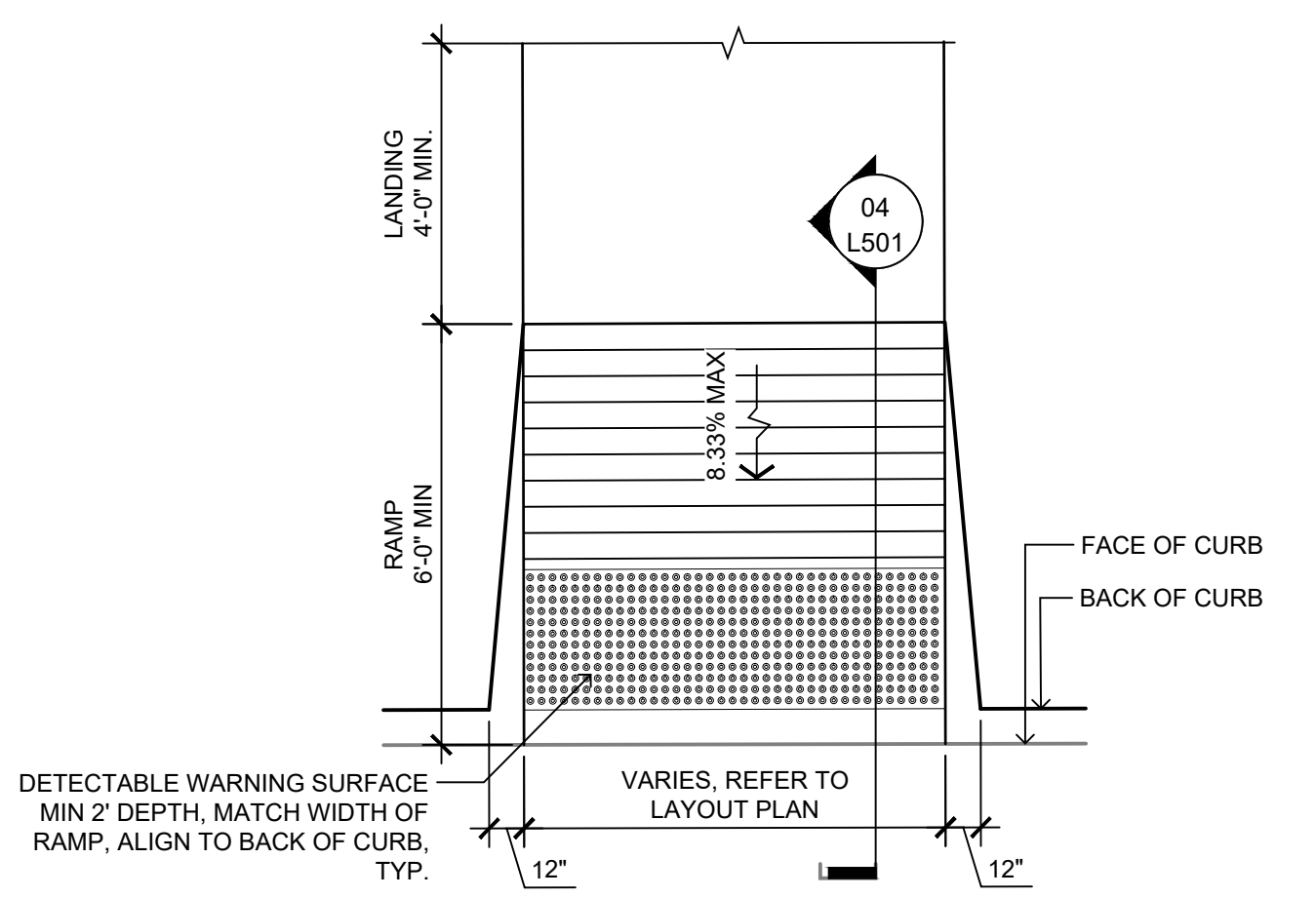
SITE DETAILS

CONFLUENCE PROJECT # 21072-02

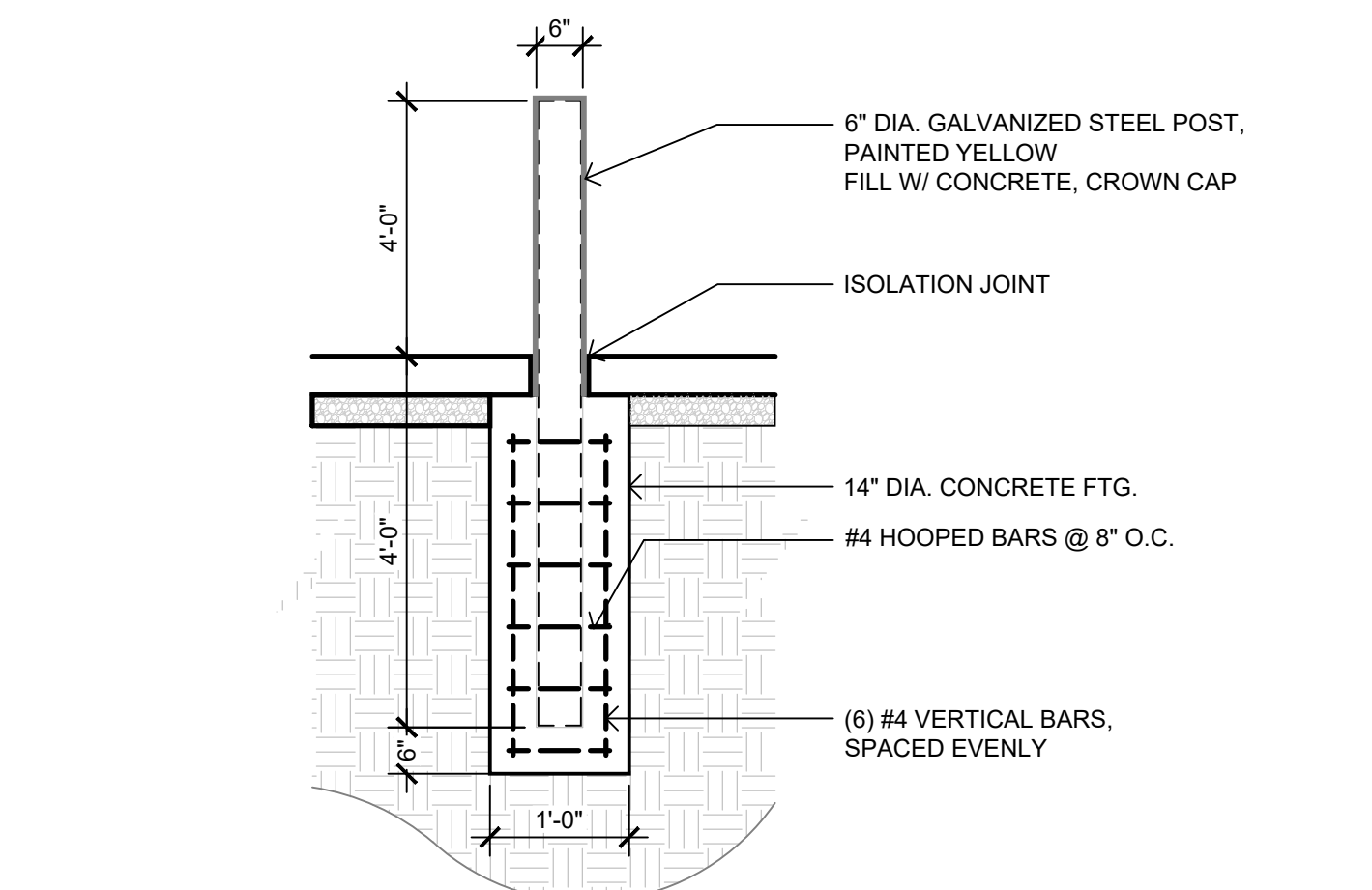
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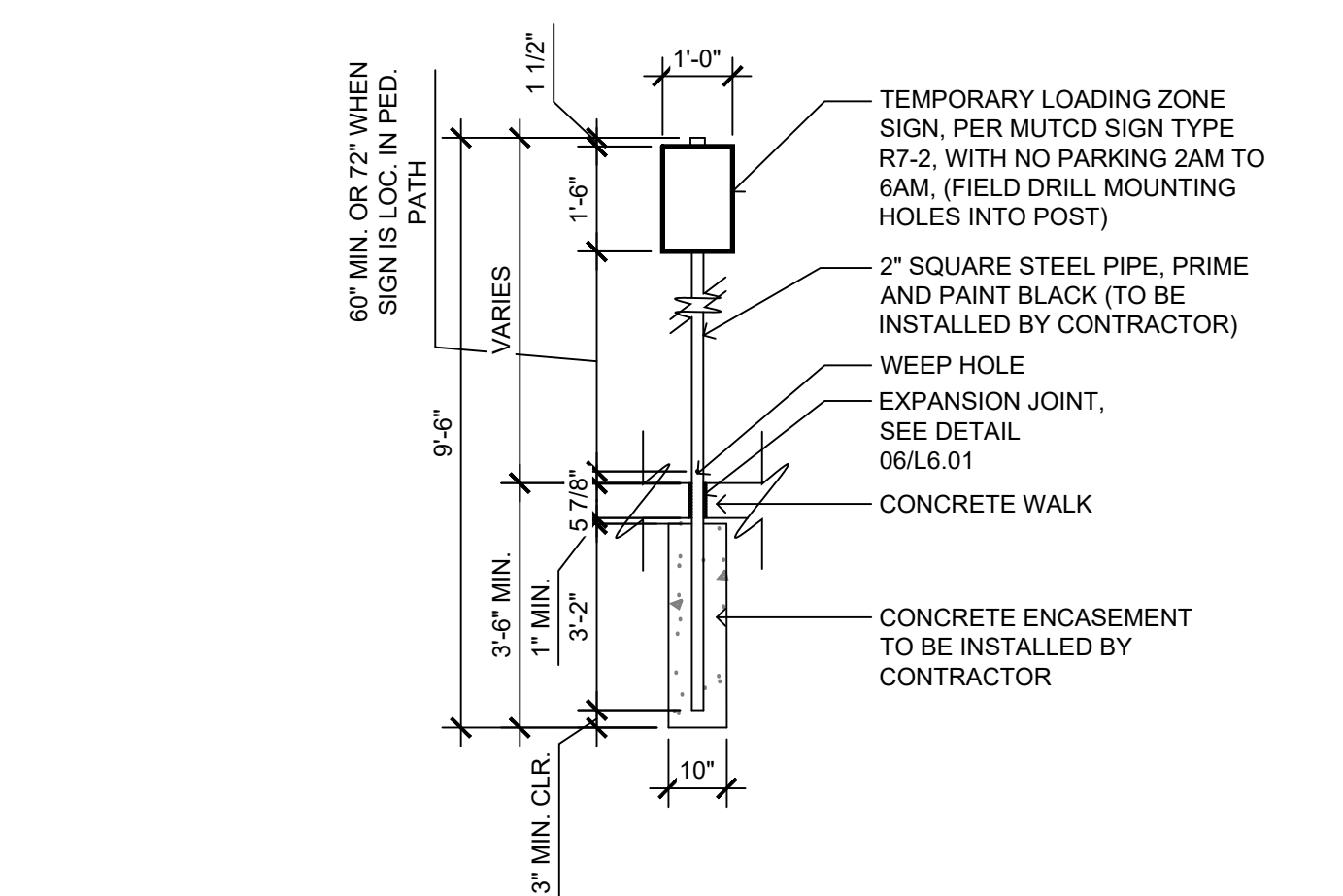
09 L501 DETAIL: GREASE INTERCEPTOR



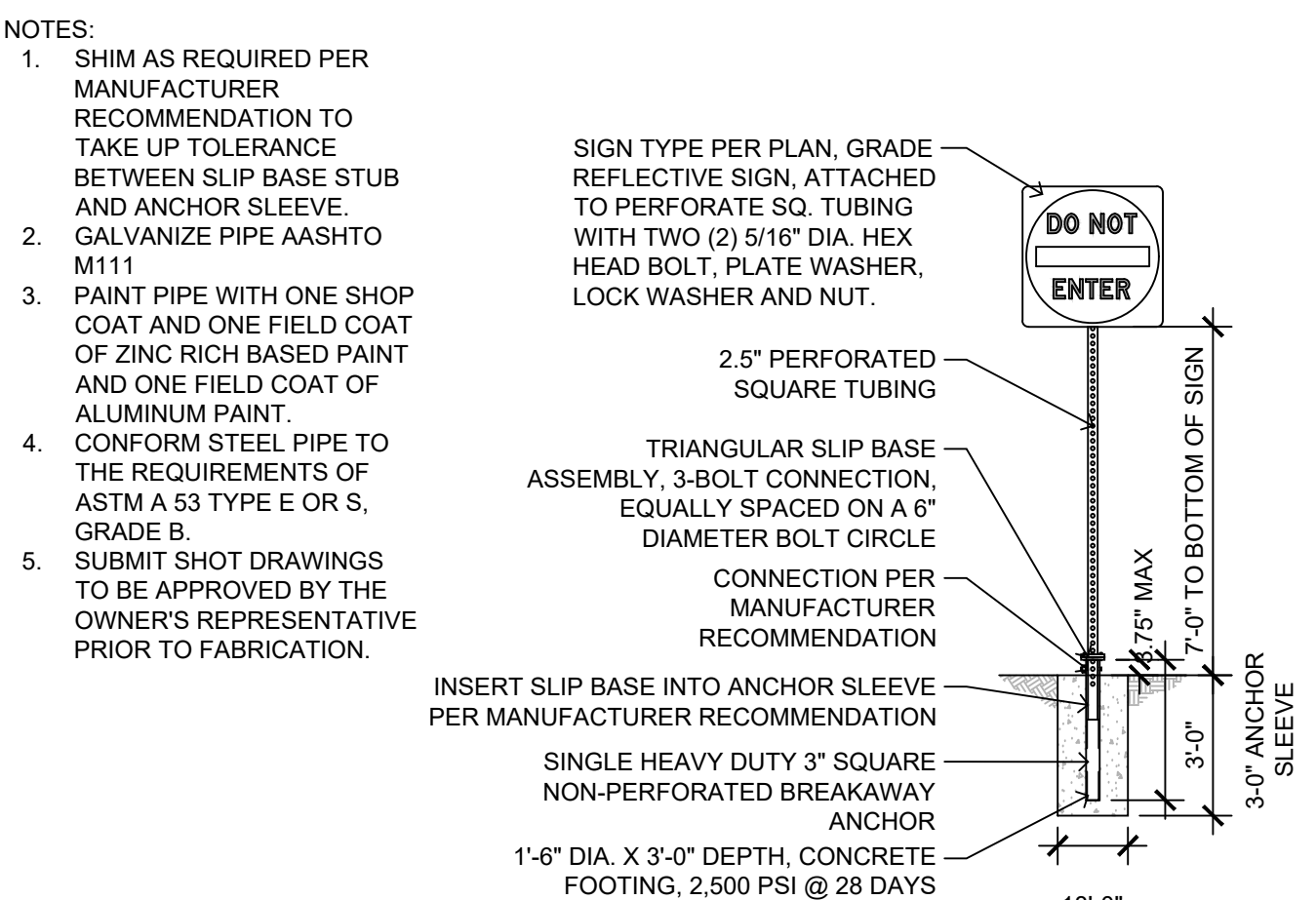
05 L501 PLAN: RETURN CURB ADA RAMP



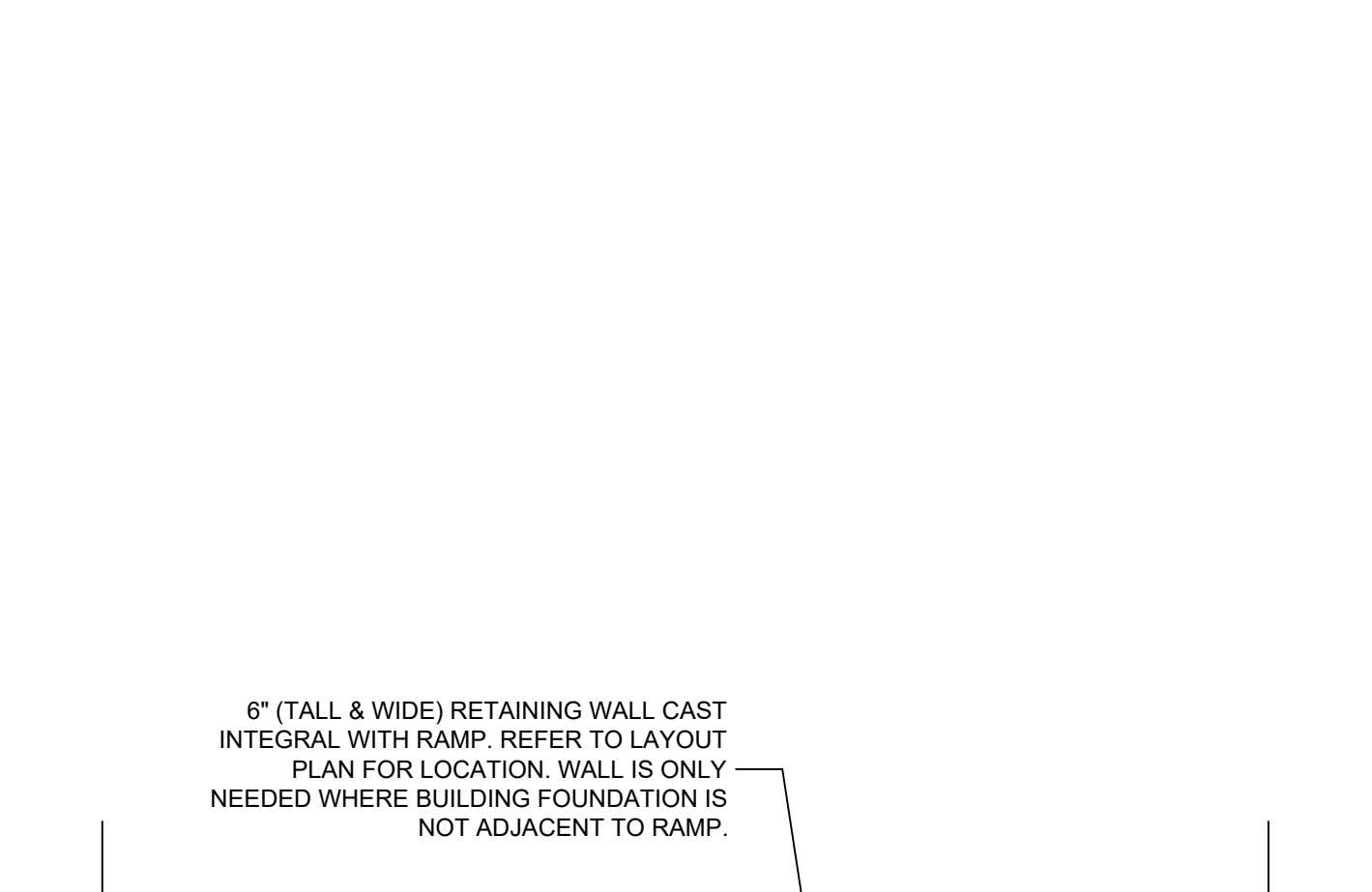
01 L501 SECTION: PROTECTIVE BOLLARD



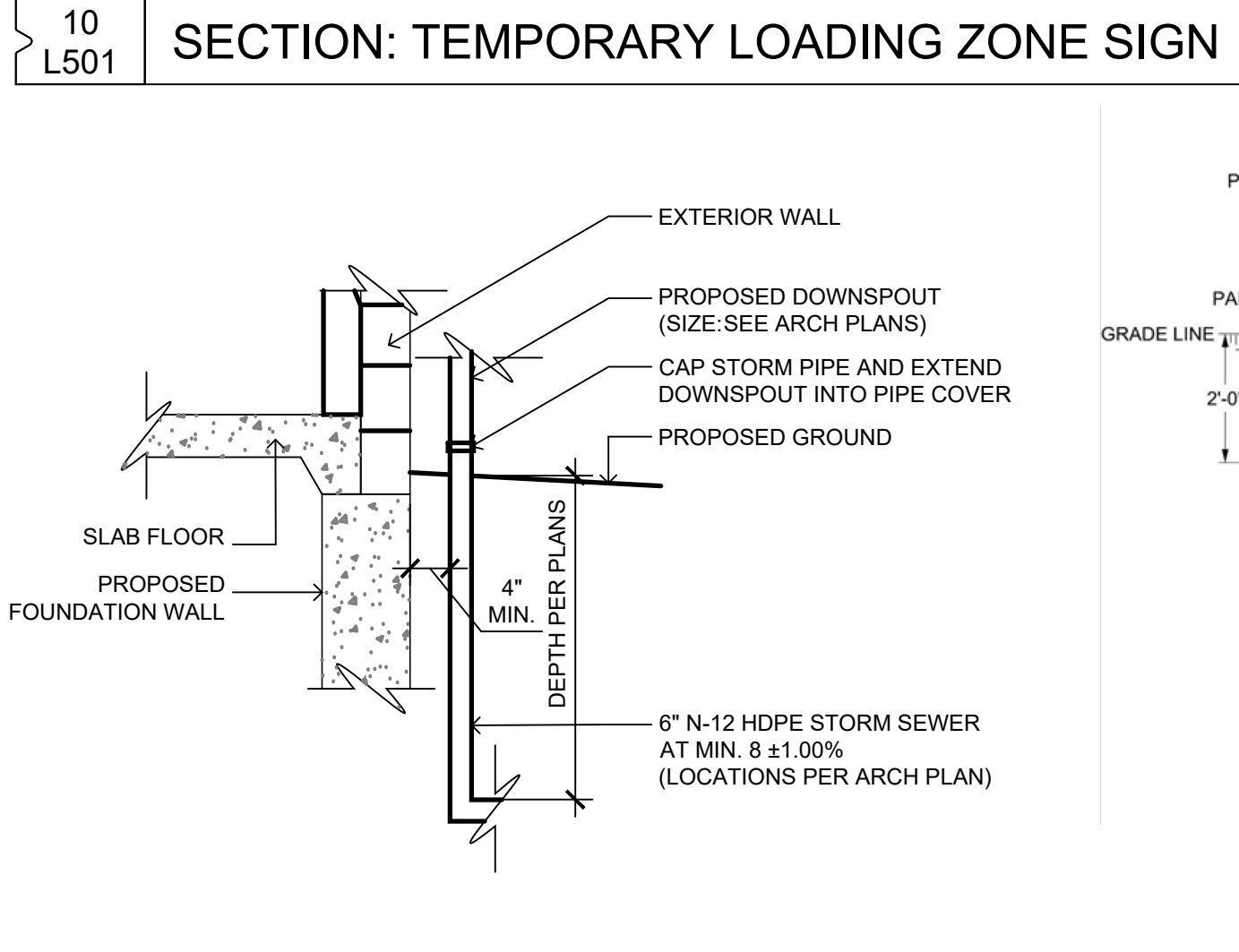
10 L501 SECTION: TEMPORARY LOADING ZONE SIGN



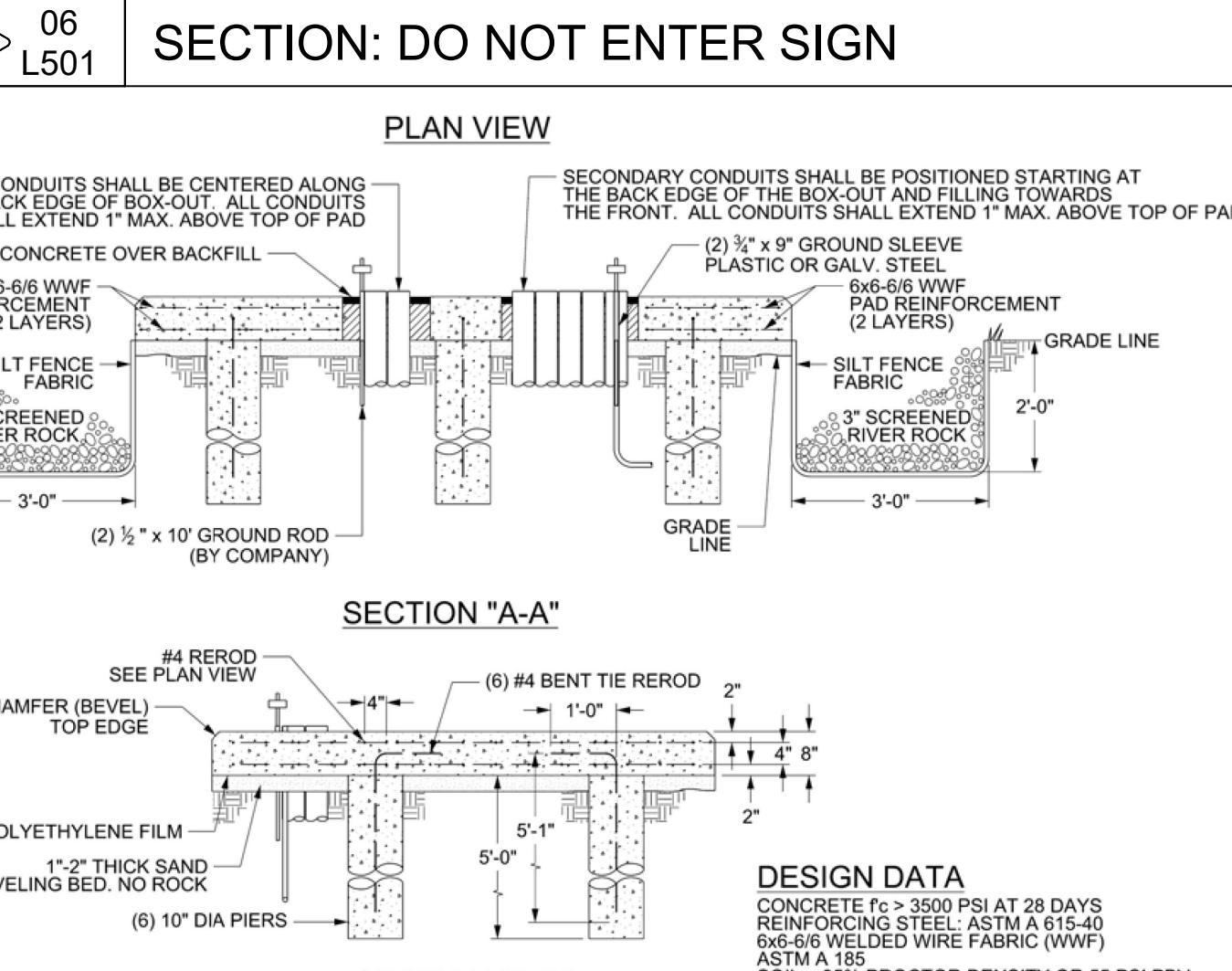
06 L501 SECTION: DO NOT ENTER SIGN



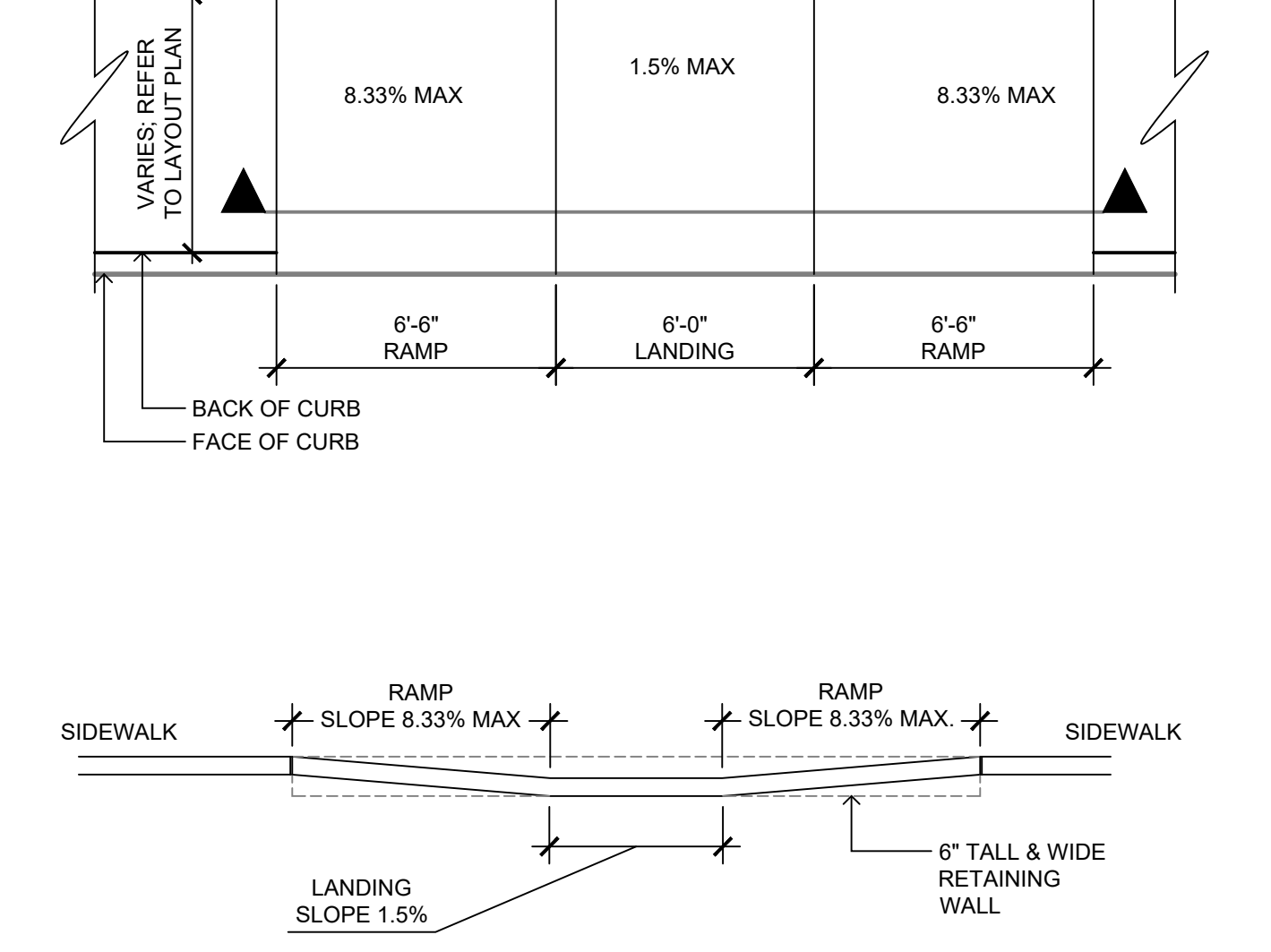
02 L501 PLAN & SECTION: PARALLEL ACCESS RAMP



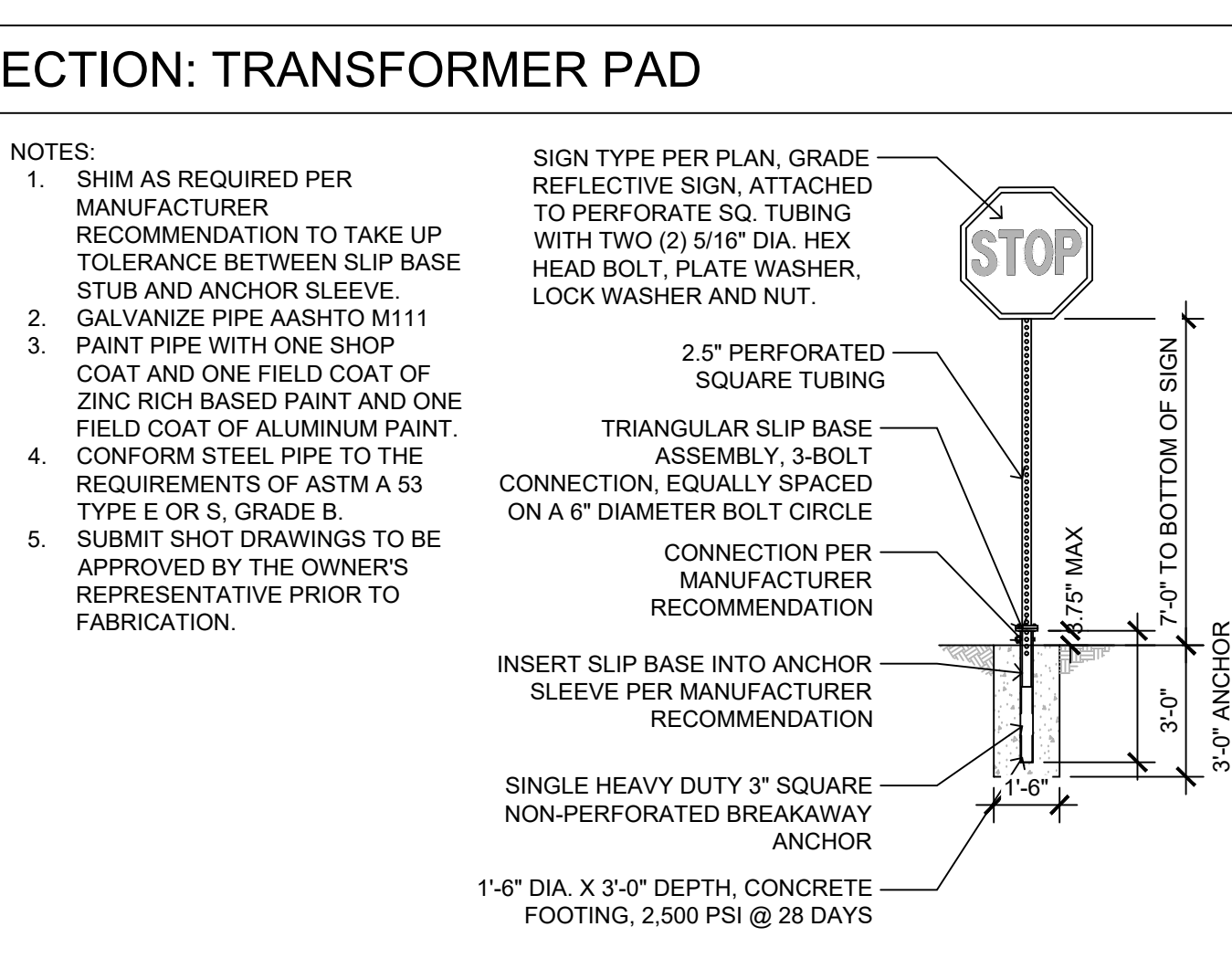
11 L501 SECTION: DOWNSPOUT CONNECTION



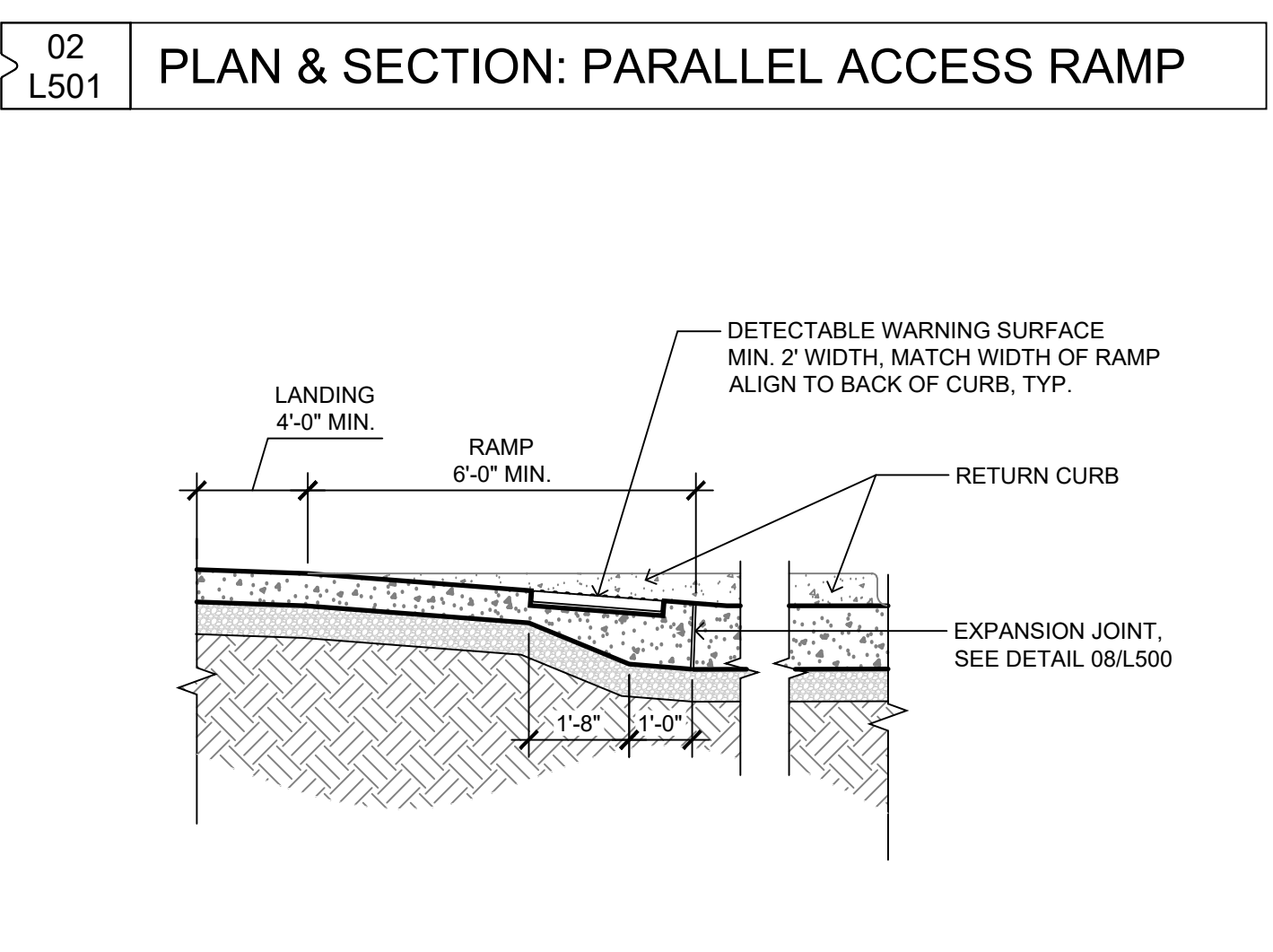
07 L501 SECTION: TRANSFORMER PAD



08 L501 SECTION: STOP SIGN



04 L501 SECTION: RETURN CURB ADA RAMP



03 L501 SECTION: TRANSFORMER PAD

ISSUE SCHEDULE		
ISSUE	DATE	DESCRIPTION
1	12/23/2022	SITE PLAN SUBMITTAL #1
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SITE DETAILS  
 CONFLUENCE PROJECT # 21072-02

L501

ISSUE SCHEDULE		
ISSUE	DATE	DESCRIPTION
1	12/23/2022	SITE PLAN SUBMITTAL #1
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4	03/17/2023	SITE PLAN SUBMITTAL #4

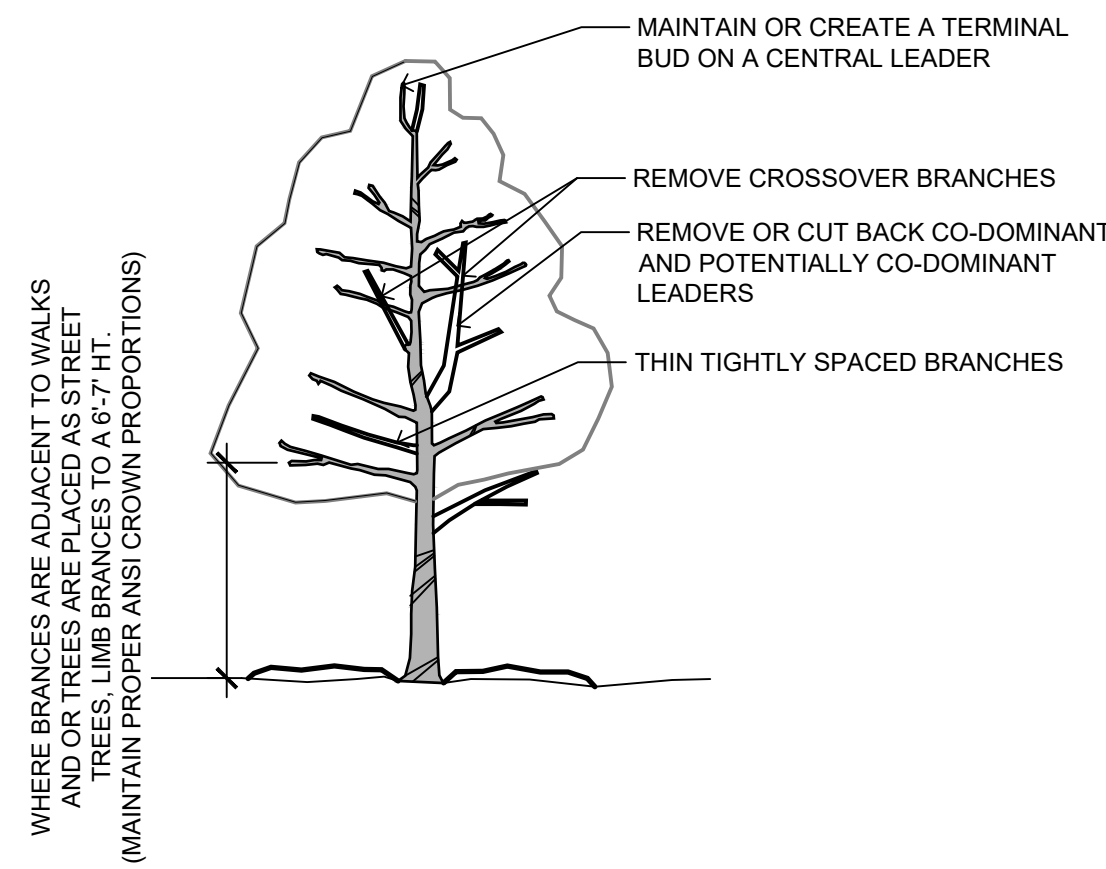
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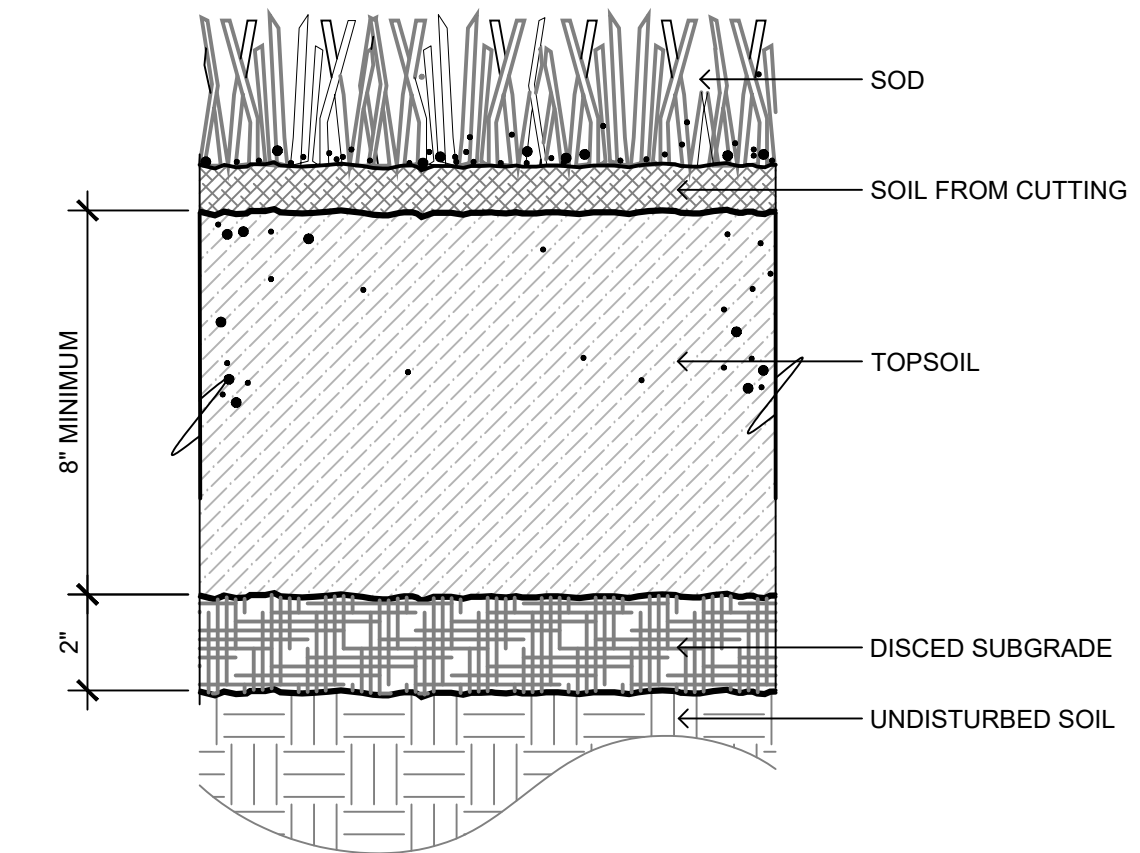
PLANTING DETAILS

CONFLUENCE PROJECT # 21072-02

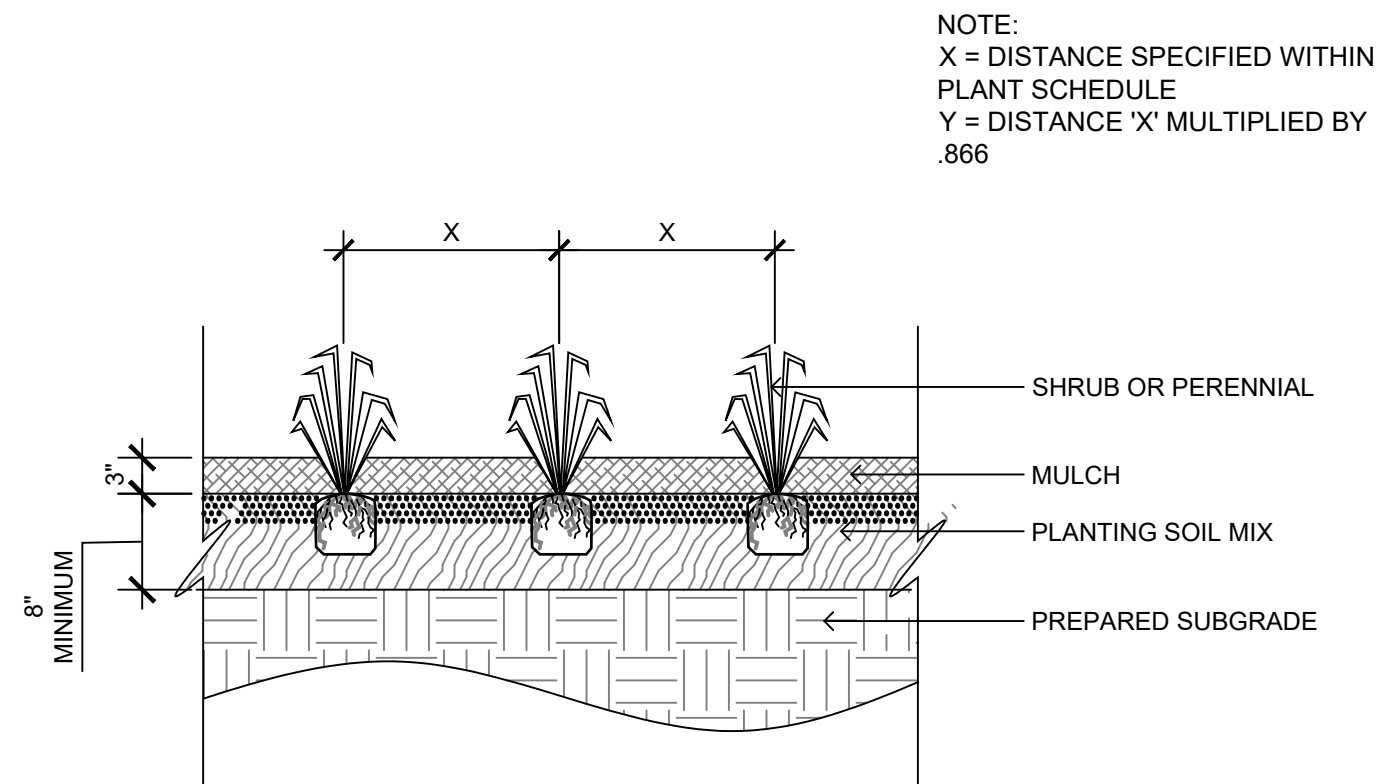
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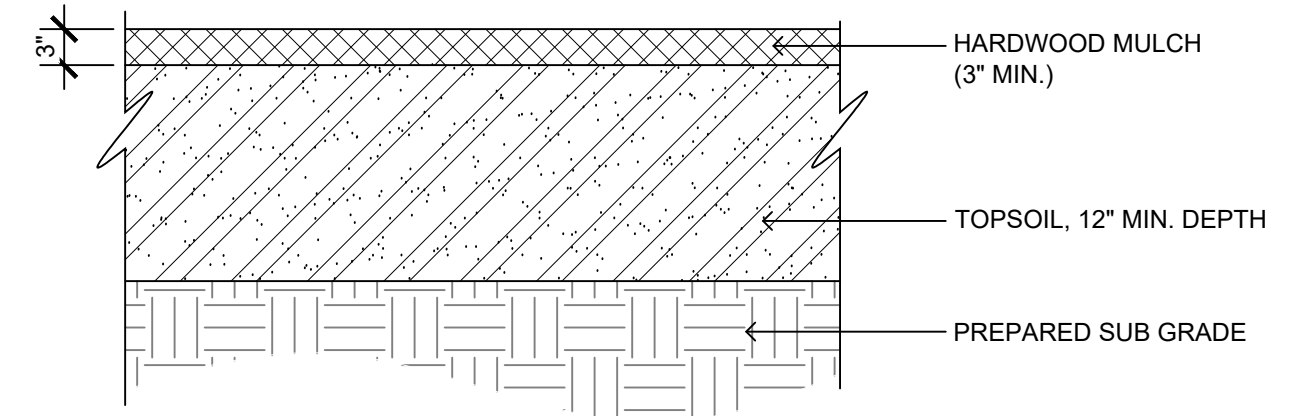
05 SECTION: TREE PRUNING  
 L502



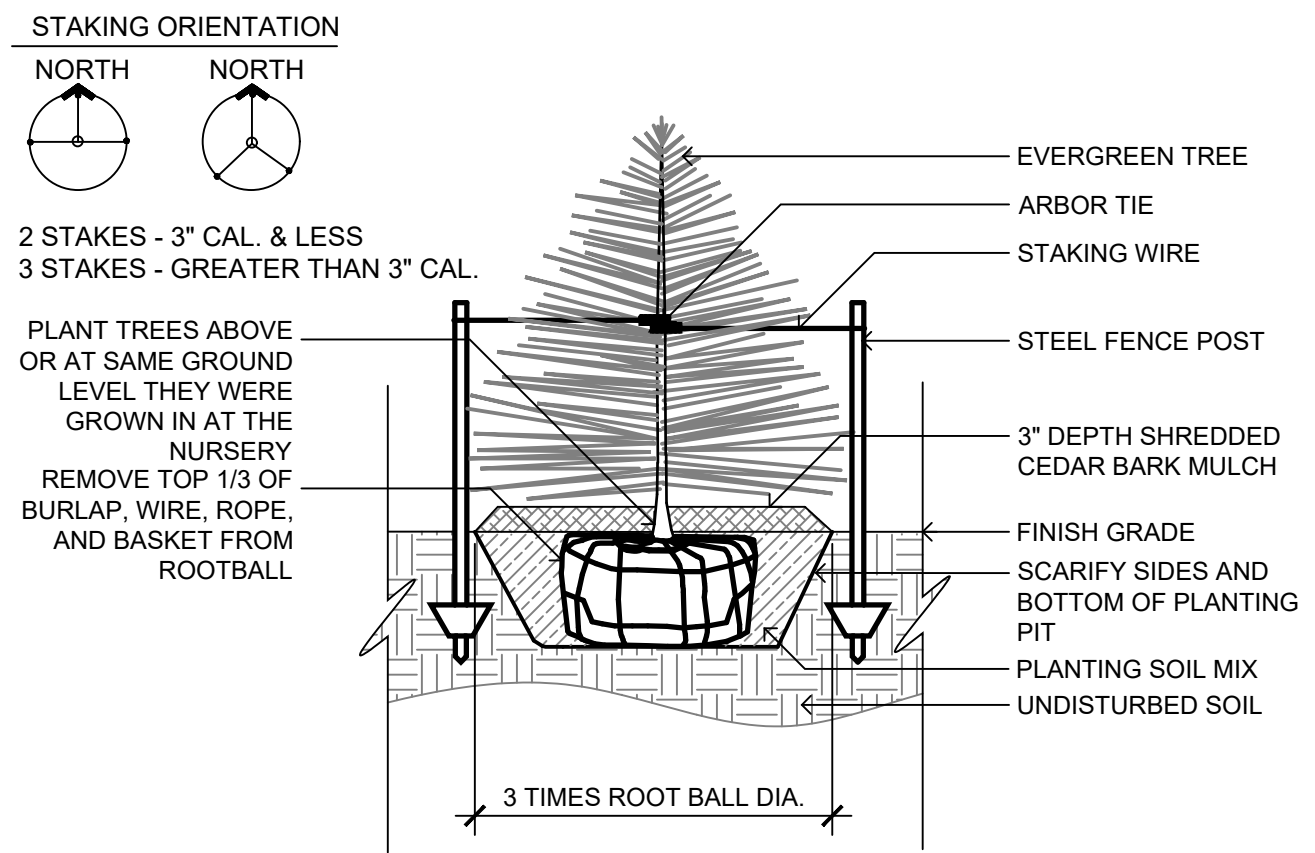
01 SECTION: SOD  
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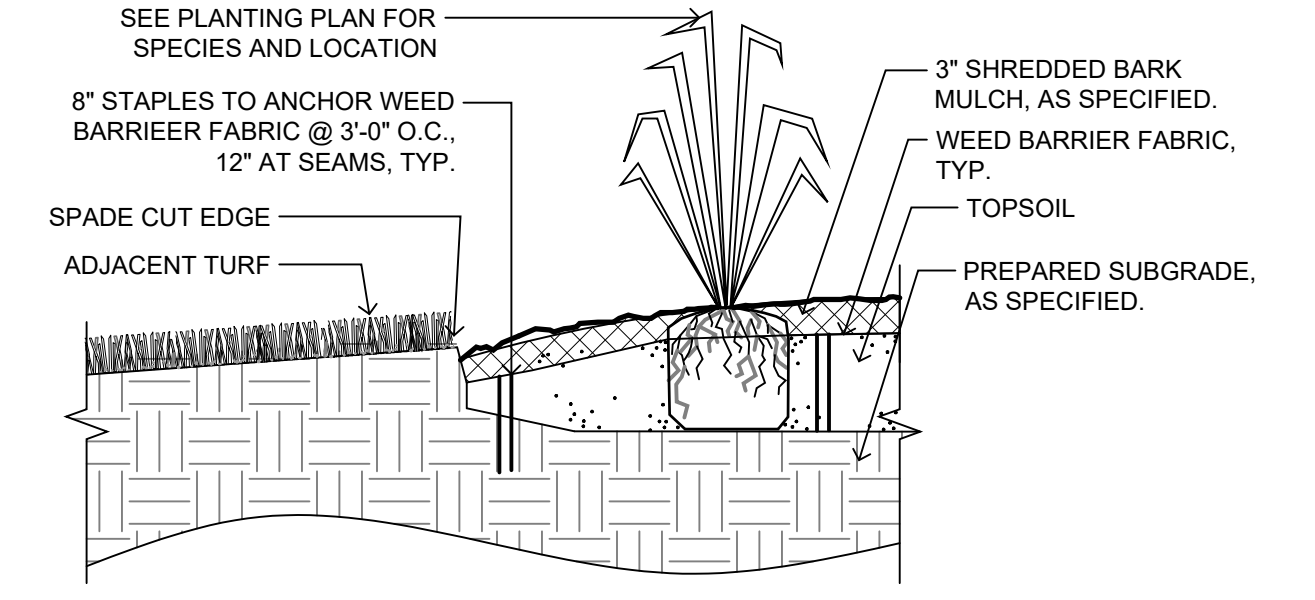
06 SECTION: SHRUB OR PERENNIAL PLANTING  
 L502



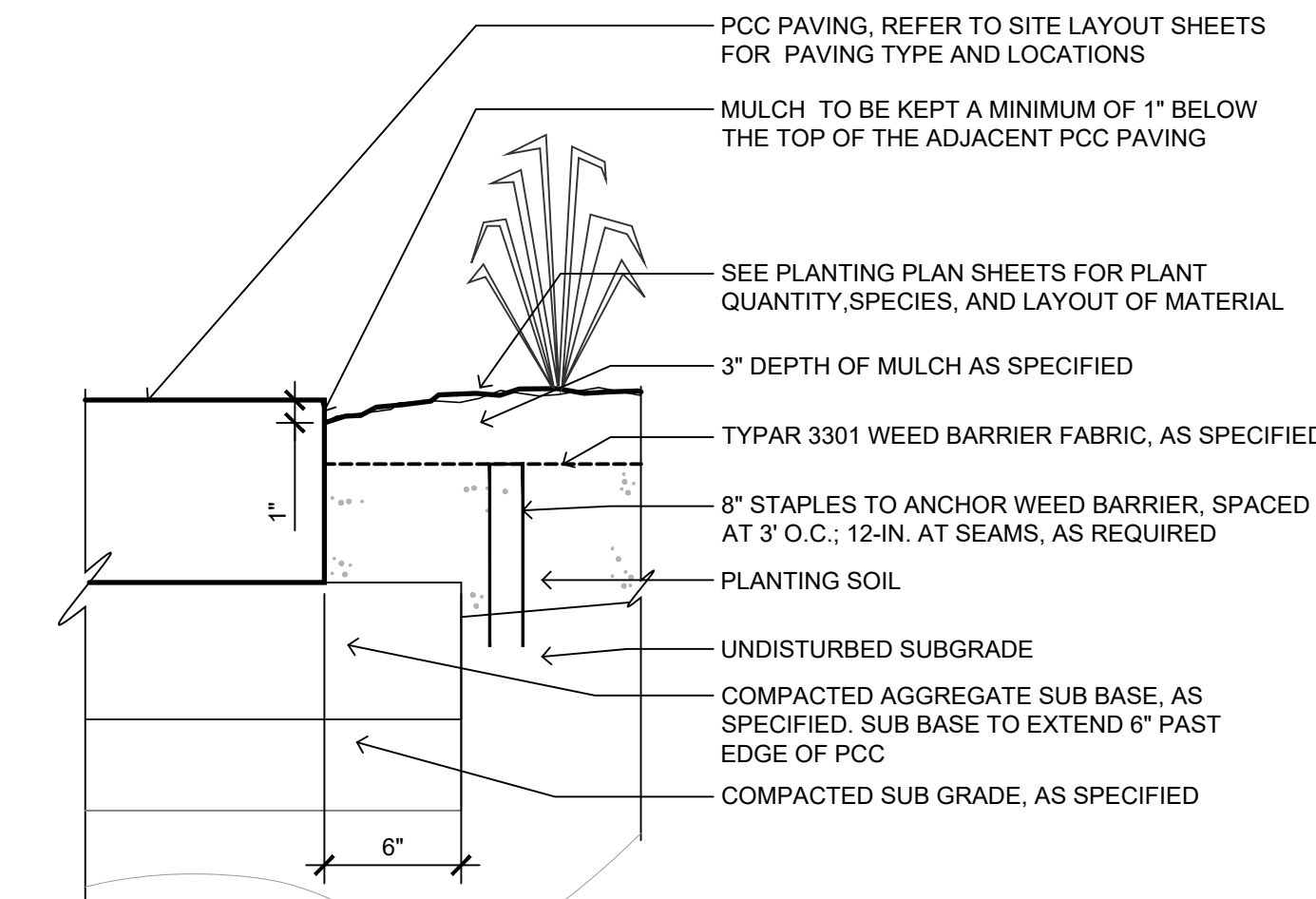
02 SECTION: PLANTING BED  
 L502



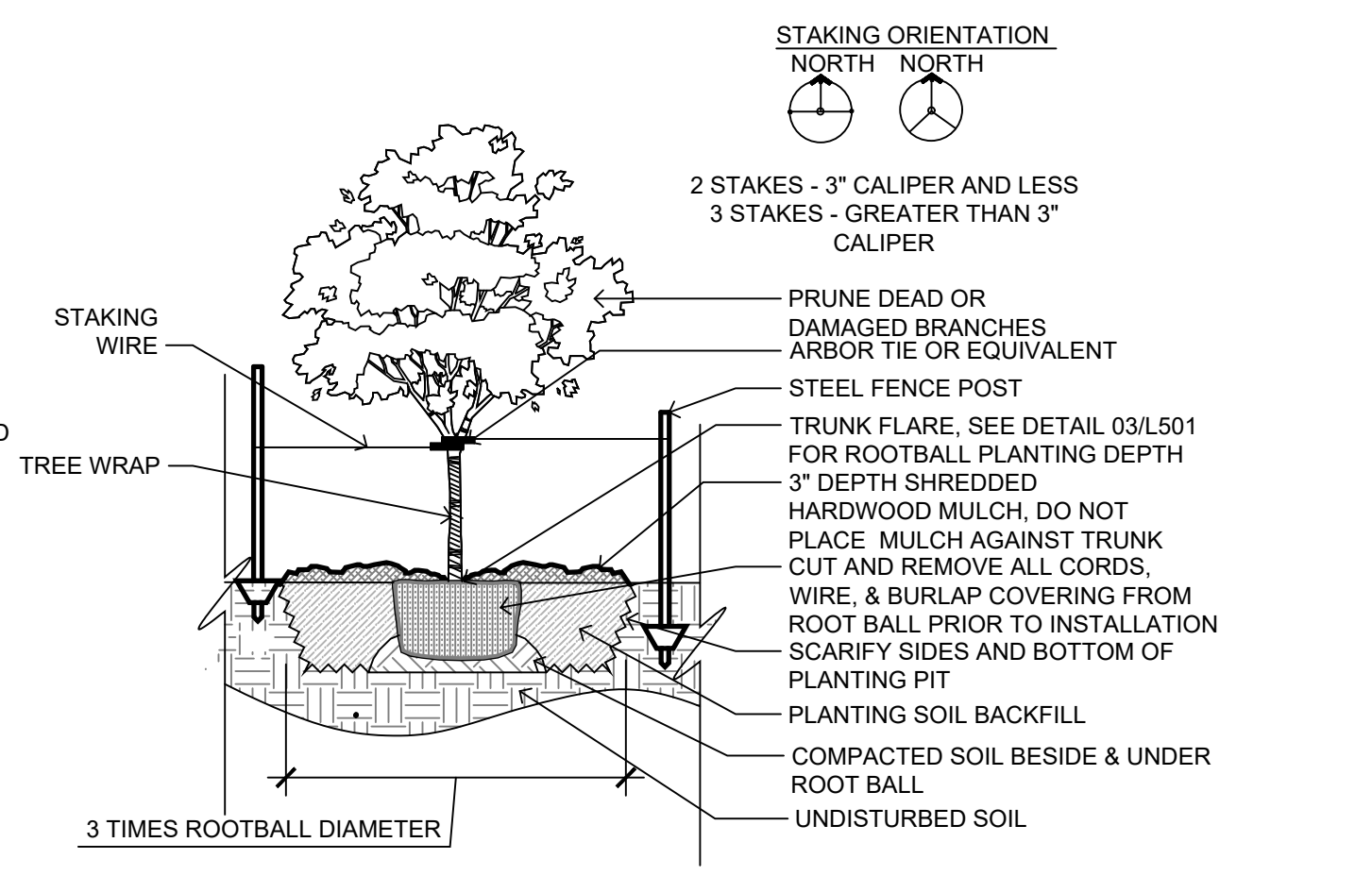
07 SECTION: CONIFEROUS TREE PLANTING  
 L502



03 SECTION: SPADE CUT EDGING  
 L502

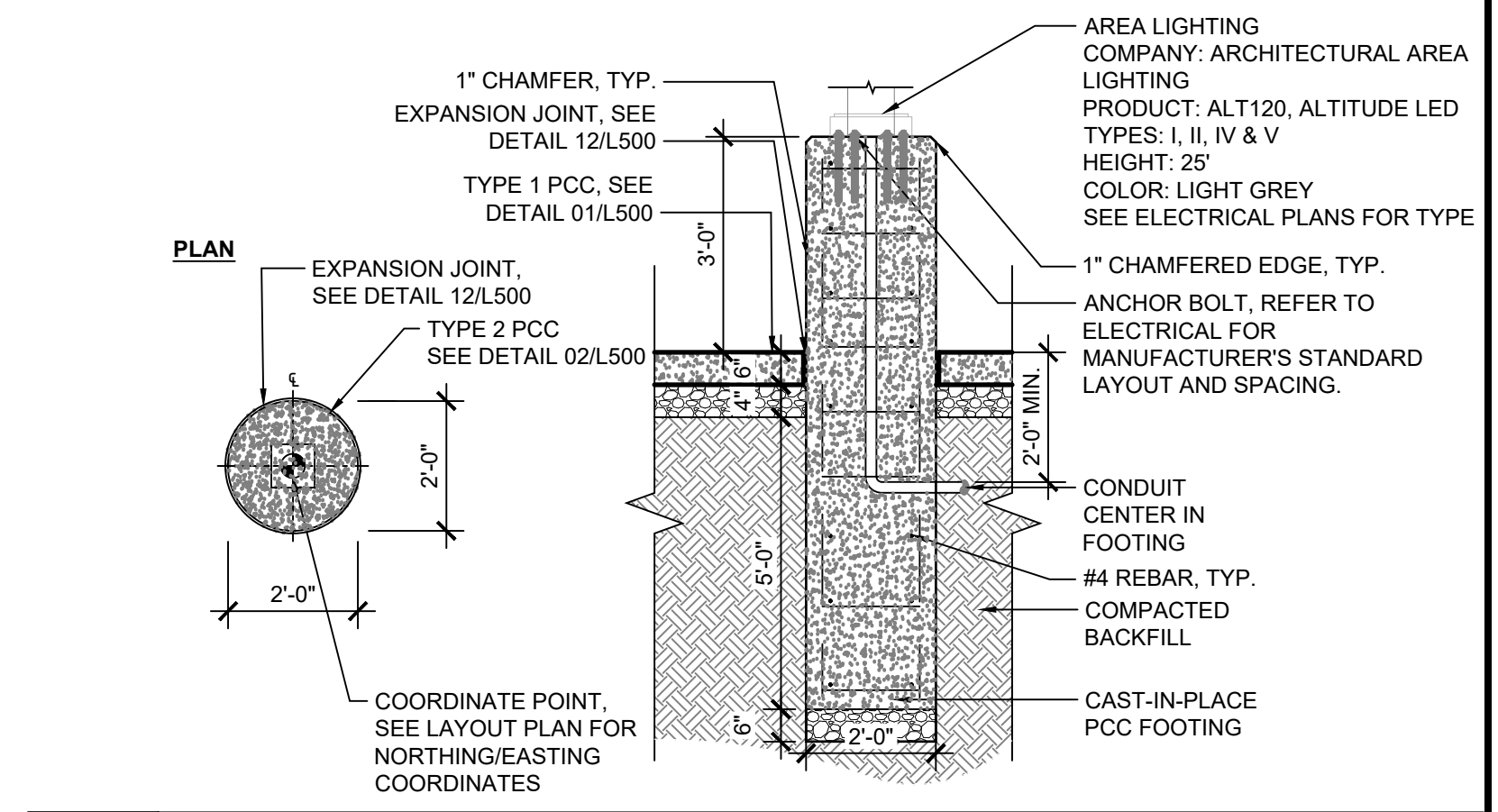


08 SECTION: PLANTING BED ALONG PAVING  
 L502

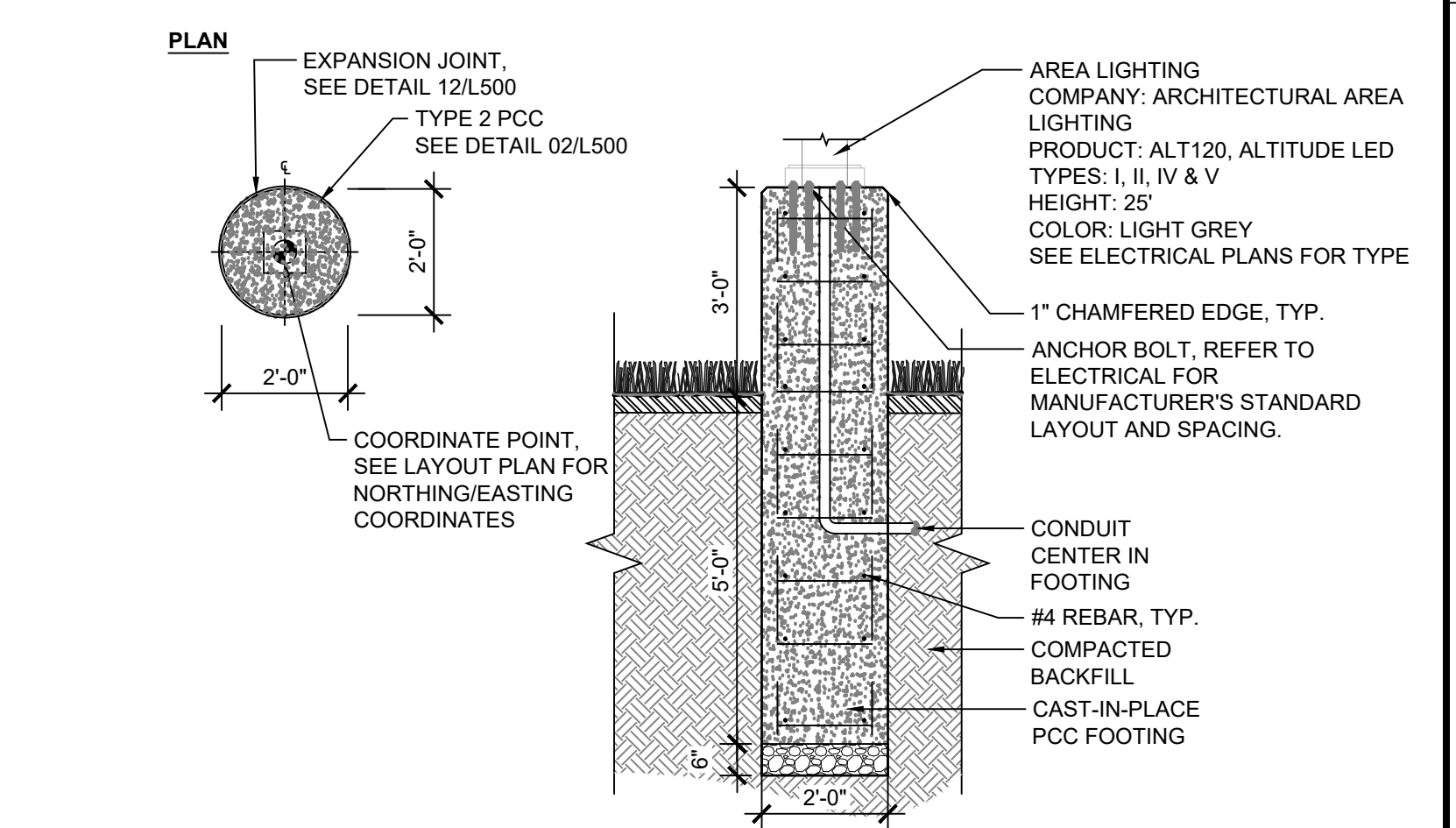


04 SECTION: OVERSTORY TREE PLANTING  
 L502

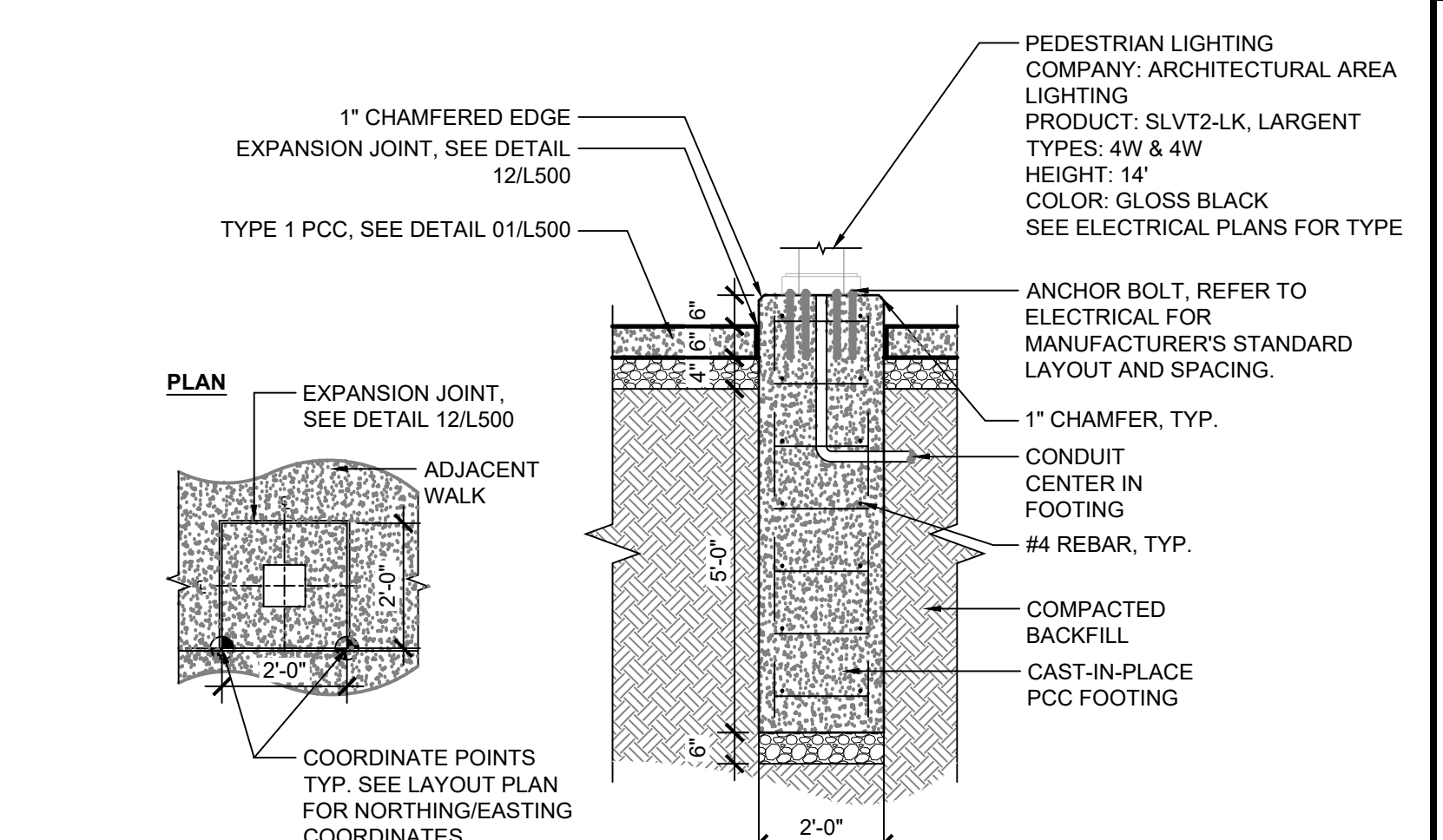
**KEETOWN LOOP R1**  
**SITE PLAN SUBMITTAL**  
 THE QUARTER AT WAUKEE, LLC  
 WAUKEE, IOWA



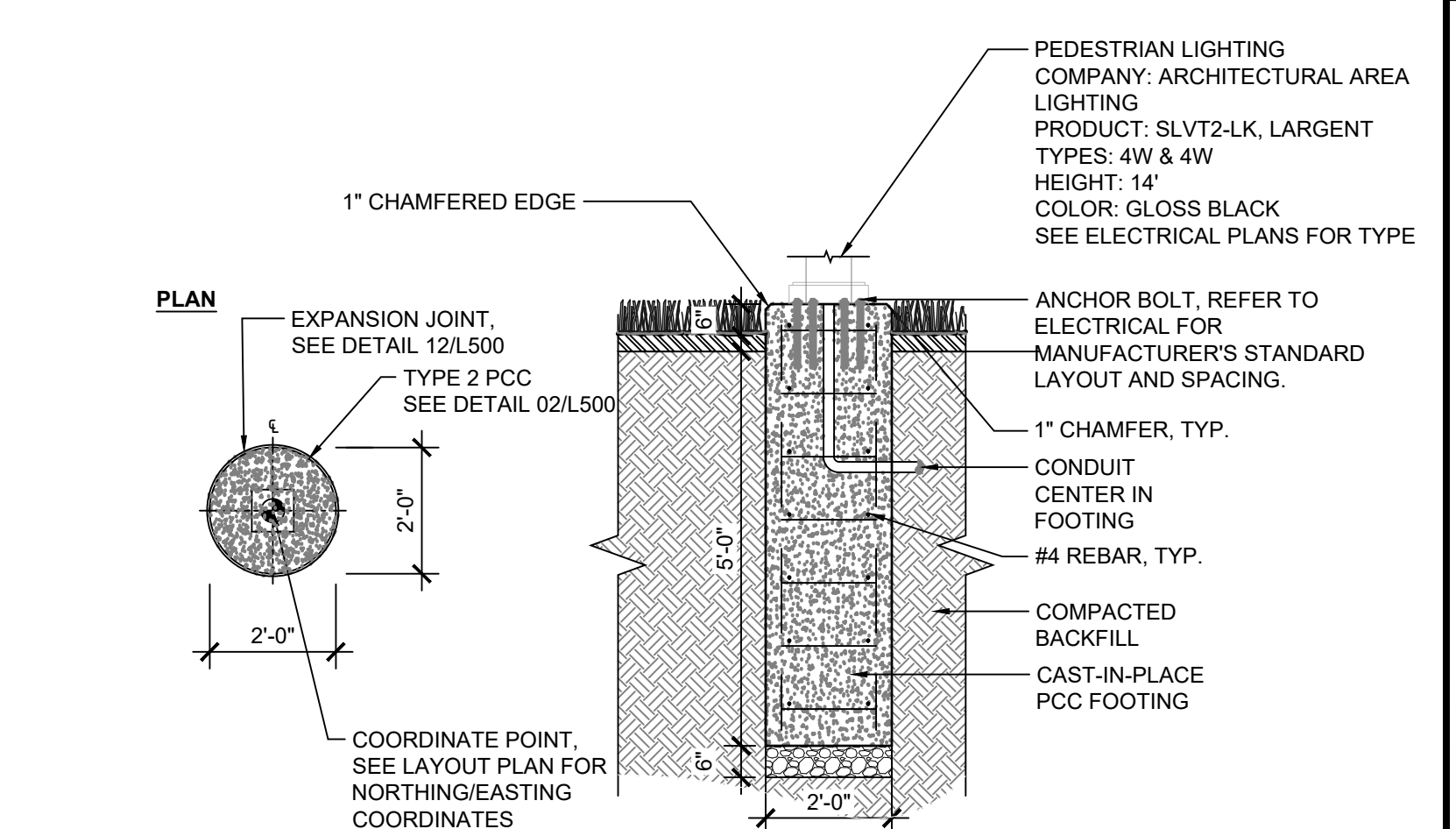
01 L504 SECTION: AREA LIGHT IN PARKING LOT, TYP. N.T.S.



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.

ISSUE SCHEDULE		
ISSUE	DATE	DESCRIPTION
1	12/25/2022	SITE PLAN SUBMITTAL #1
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4	03/17/2023	SITE PLAN SUBMITTAL #4

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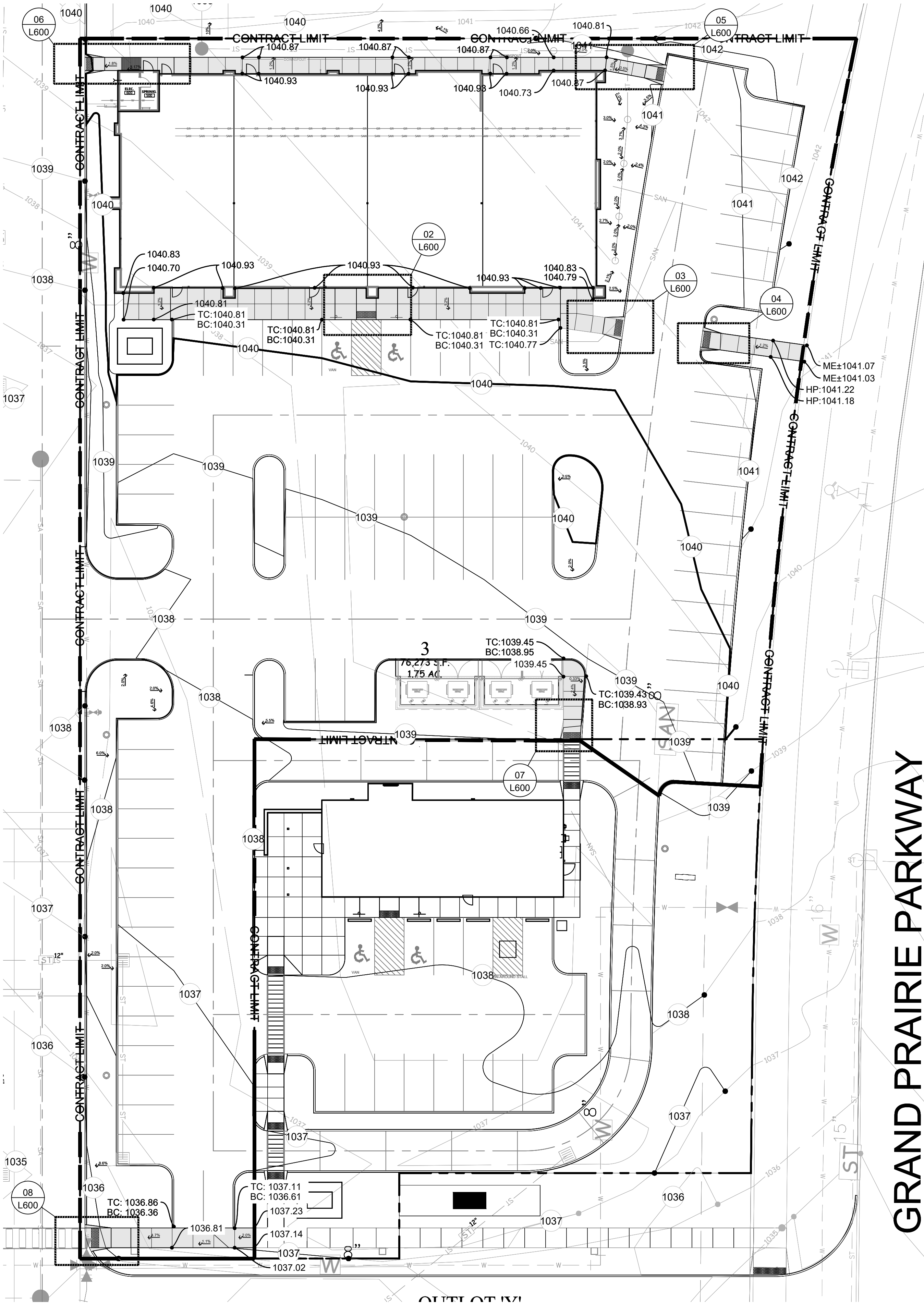
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LIGHTING DETAILS

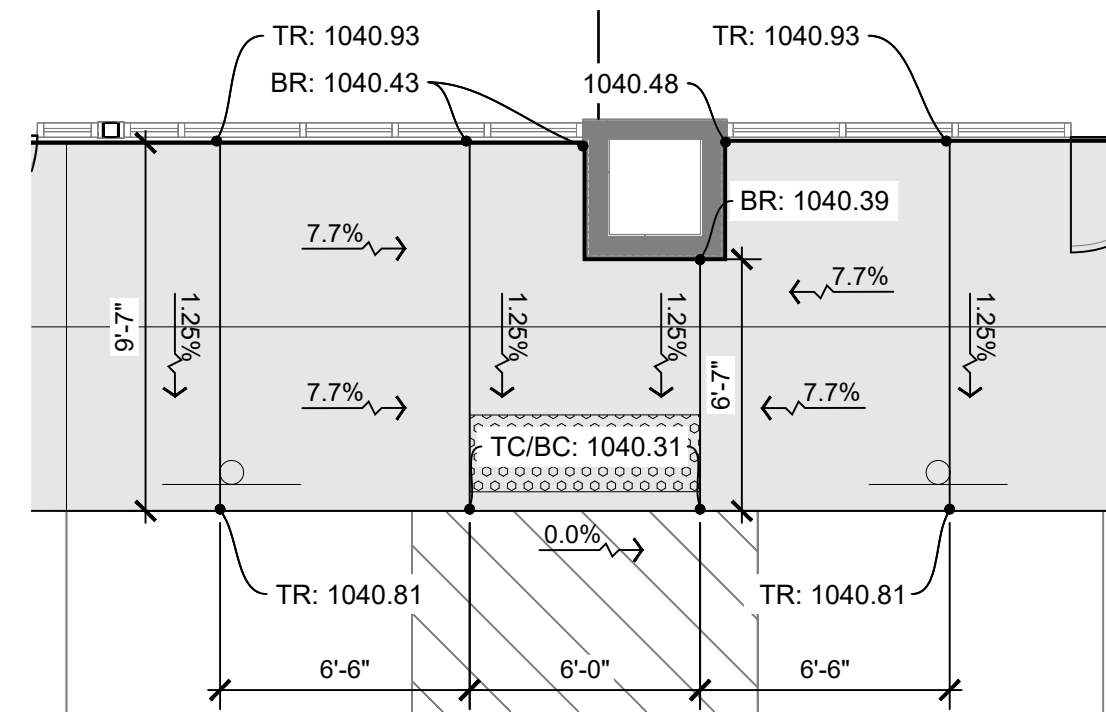
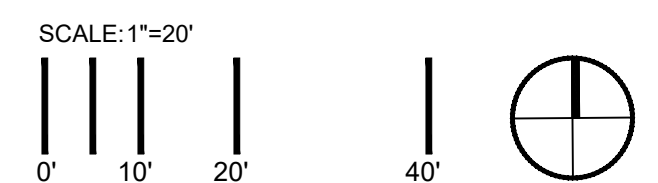
CONFLUENCE PROJECT # 21072-02

L503

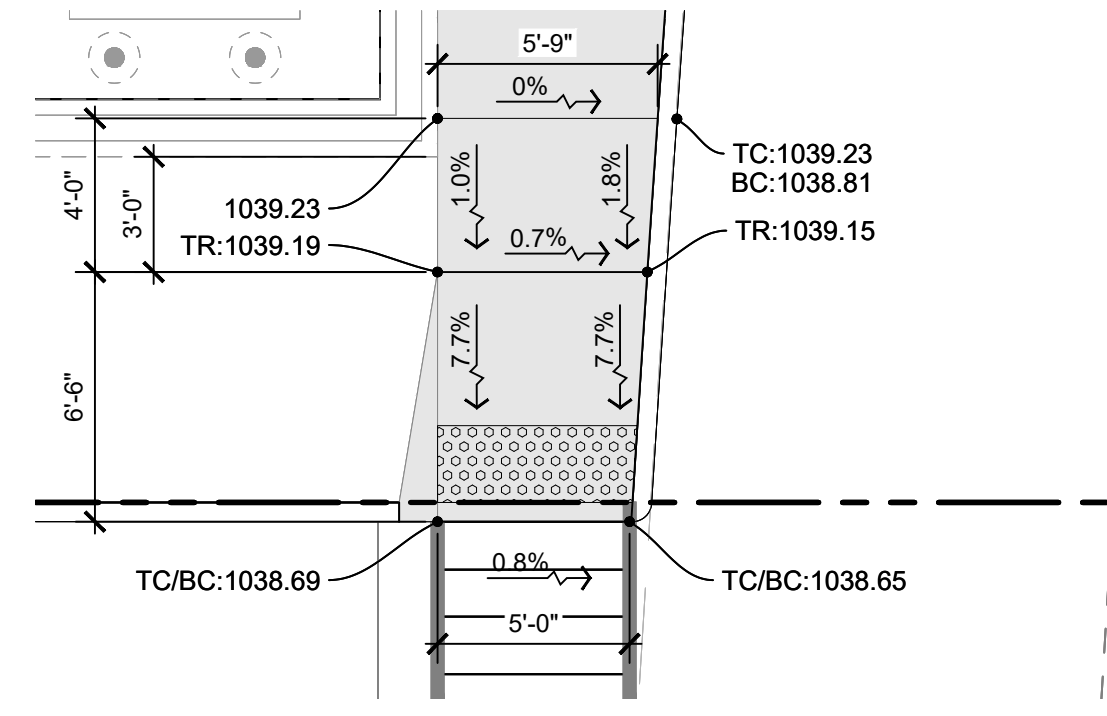
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 SITE PLAN SUBMITTAL**  
 THE QUARTER AT WAUKEE, LLC  
 WAUKEE, IOWA



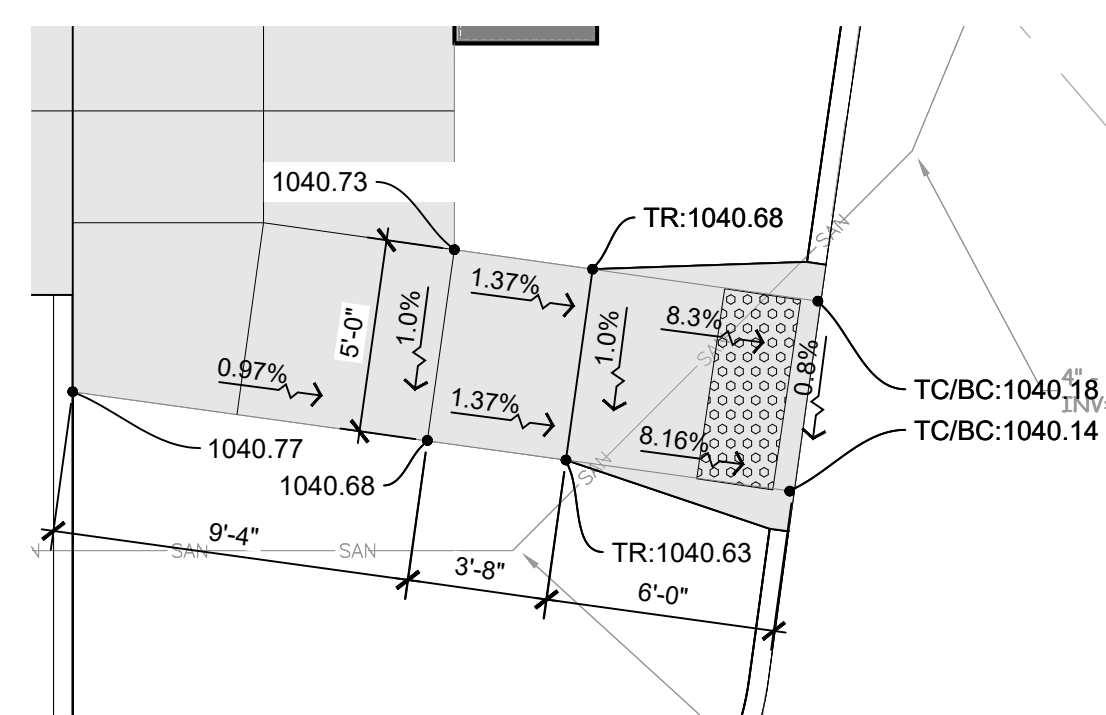
01 L600 SIDEWALK RAMP DETAILS PLAN



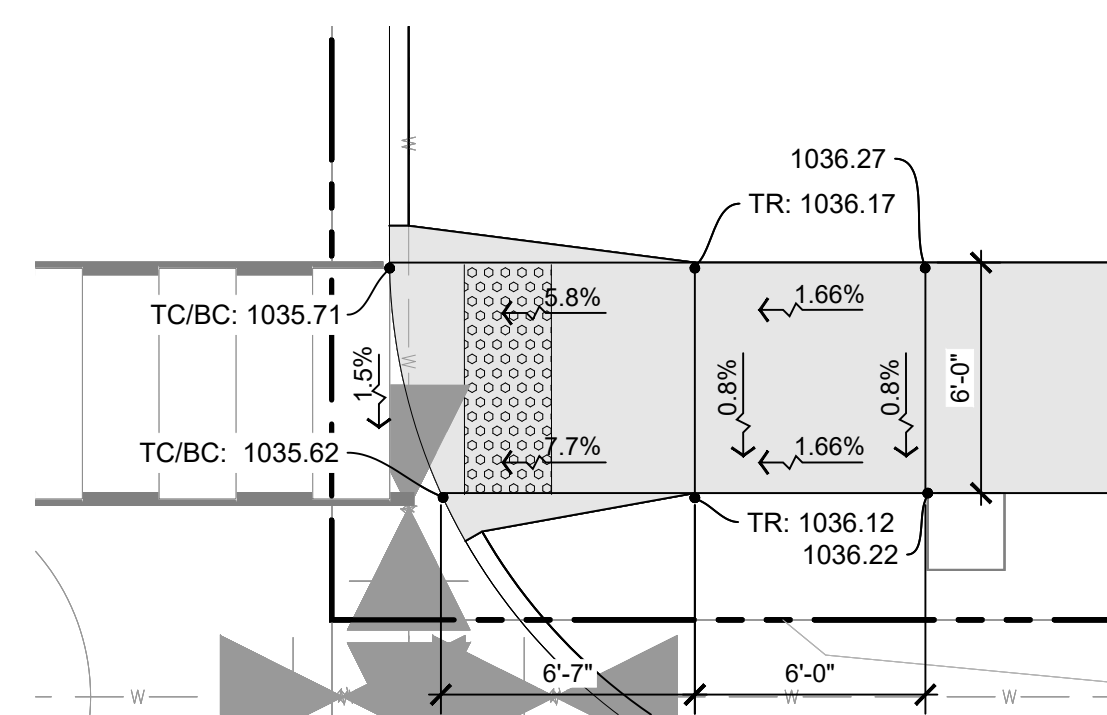
02 L600 SIDEWALK RAMP DETAIL SCALE: 1"=5'



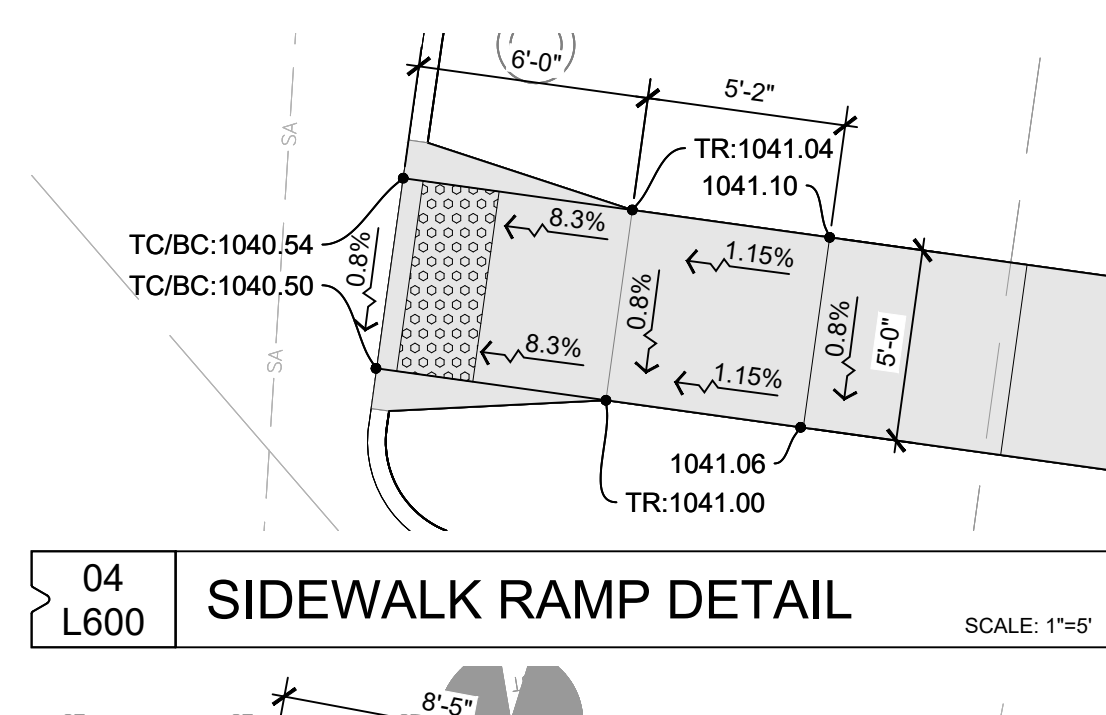
07 L600 SIDEWALK RAMP DETAIL SCALE: 1"=5'



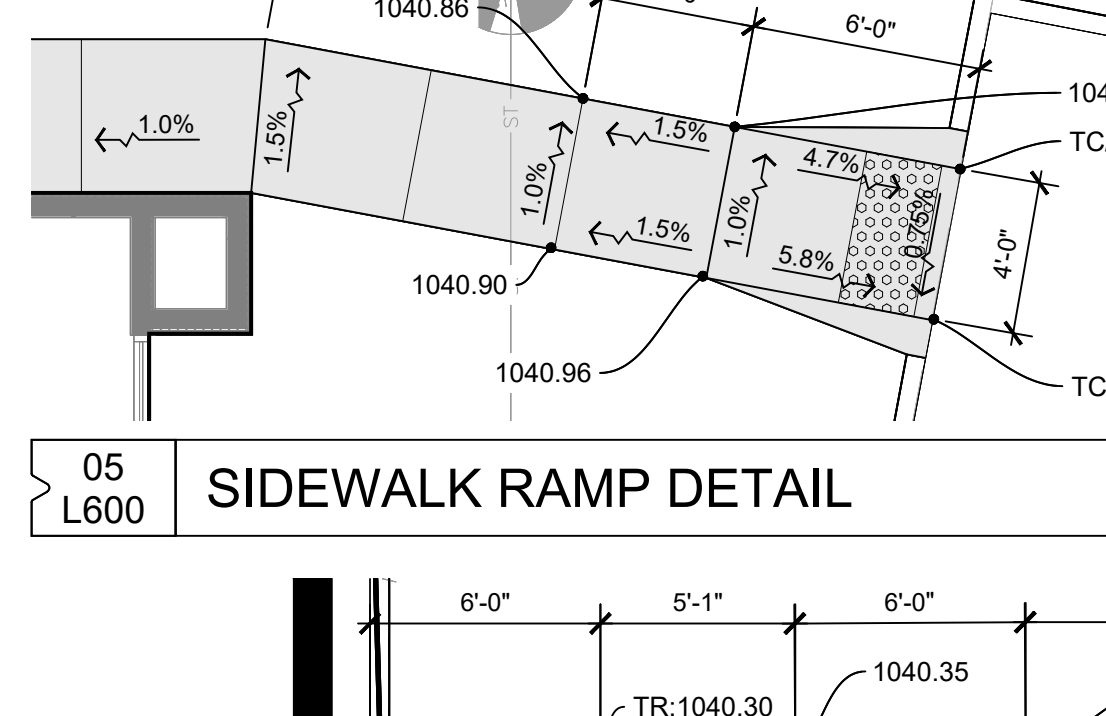
03 L600 SIDEWALK RAMP DETAIL SCALE: 1"=5'



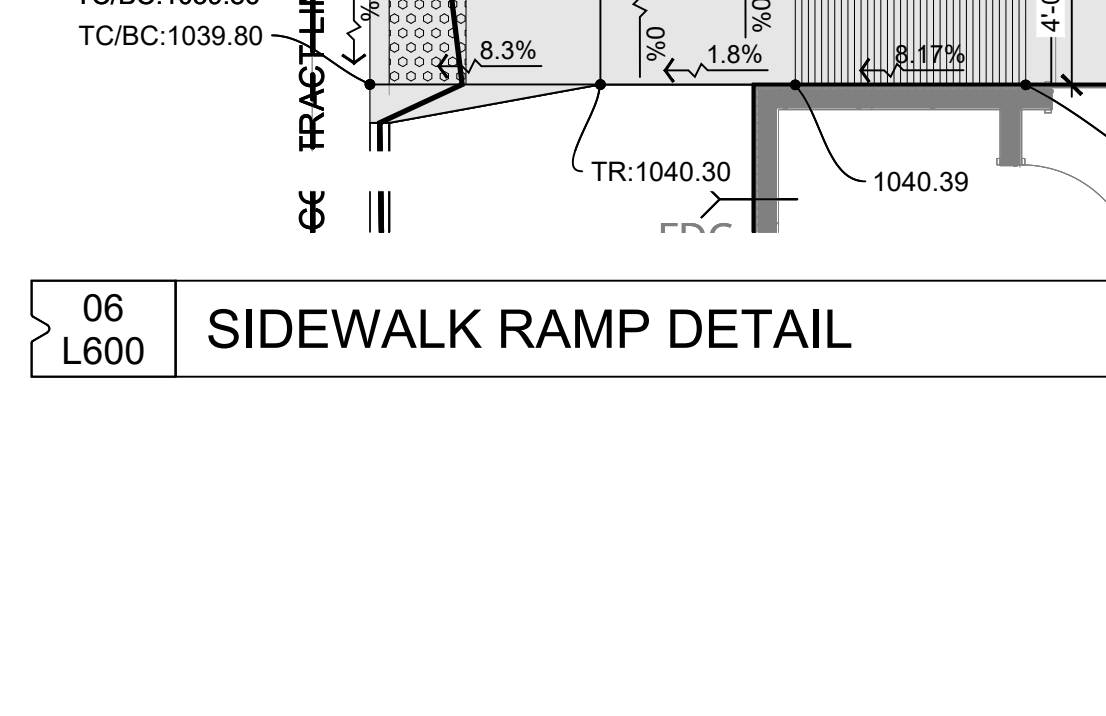
08 L600 SIDEWALK RAMP DETAIL SCALE: 1"=5'



04 L600 SIDEWALK RAMP DETAIL SCALE: 1"=5'



05 L600 SIDEWALK RAMP DETAIL SCALE: 1"=5'



06 L600 SIDEWALK RAMP DETAIL SCALE: 1"=5'

ISSUE SCHEDULE		
ISSUE	DATE	DESCRIPTION
1	02/23/2023	SITE PLAN SUBMITTAL #1
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3	02/02/2023	SITE PLAN SUBMITTAL #3
4	03/17/2023	SITE PLAN SUBMITTAL #4

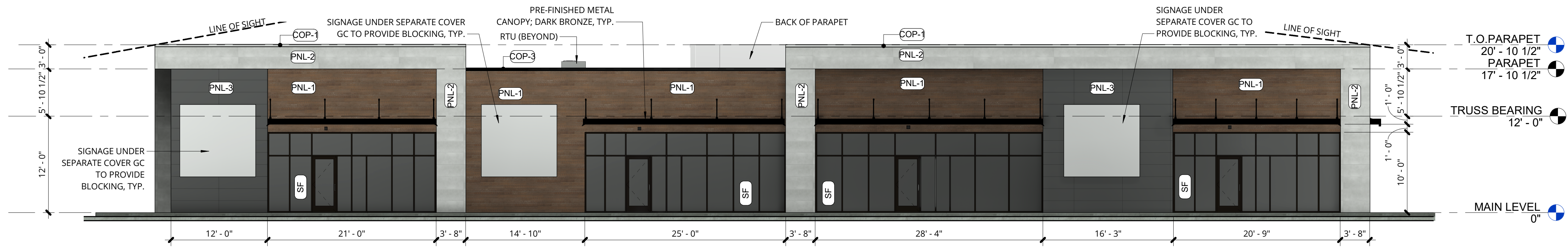
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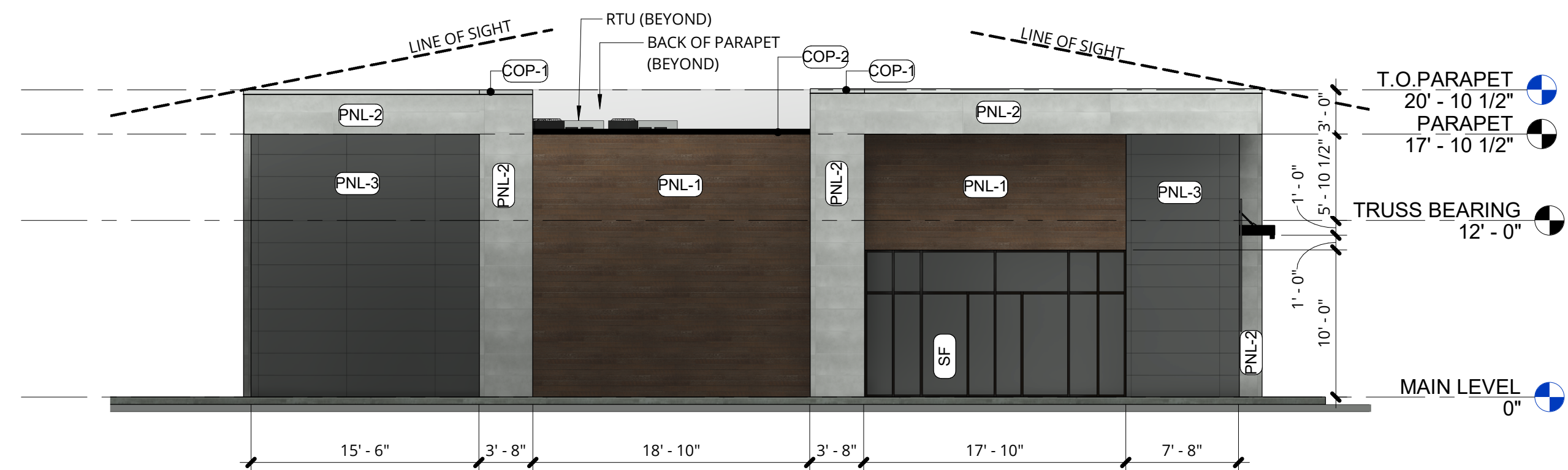
**SIDEWALK RAMP  
 DETAILS PLAN**

CONFLUENCE PROJECT # 21072-02

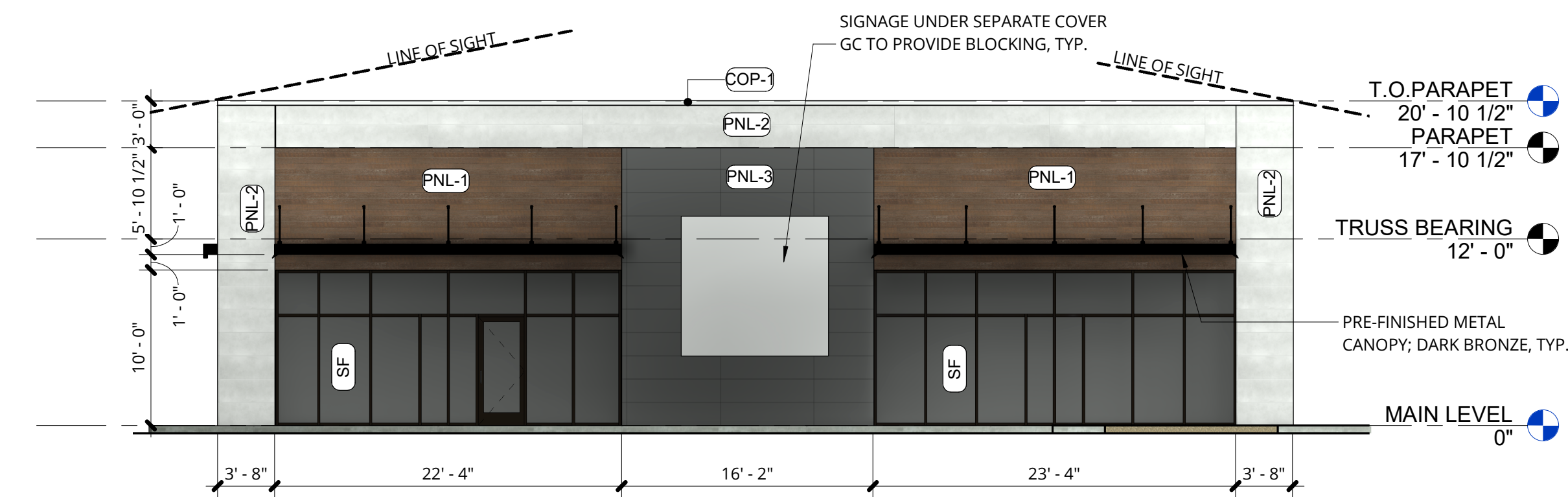
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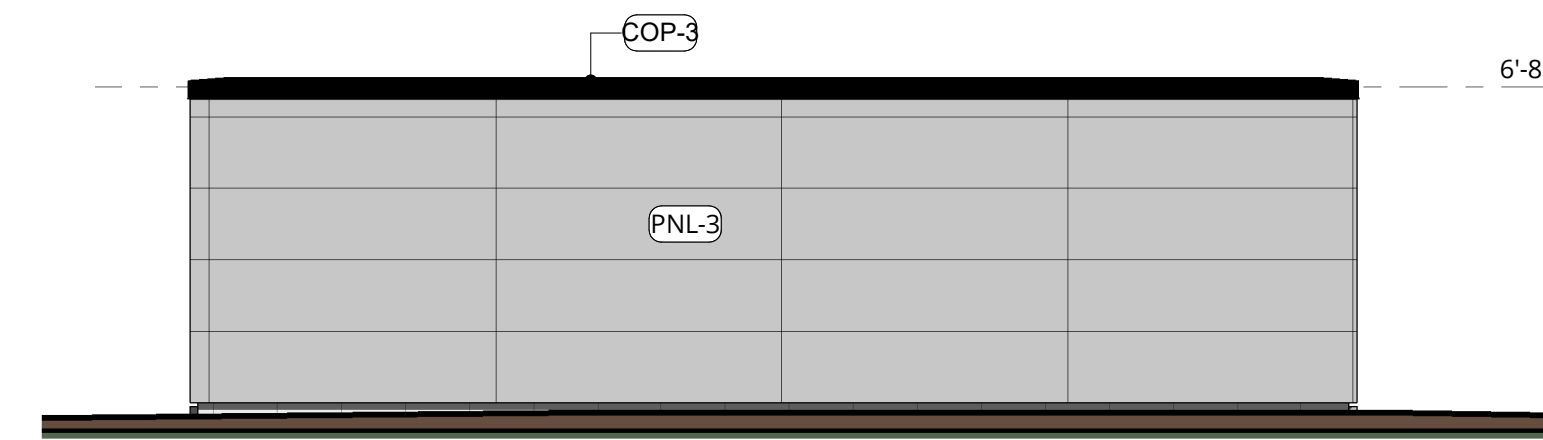
**1 COLOR - SOUTH ELEVATION - FRONT**  
SCALE: 1/8" = 1'-0"



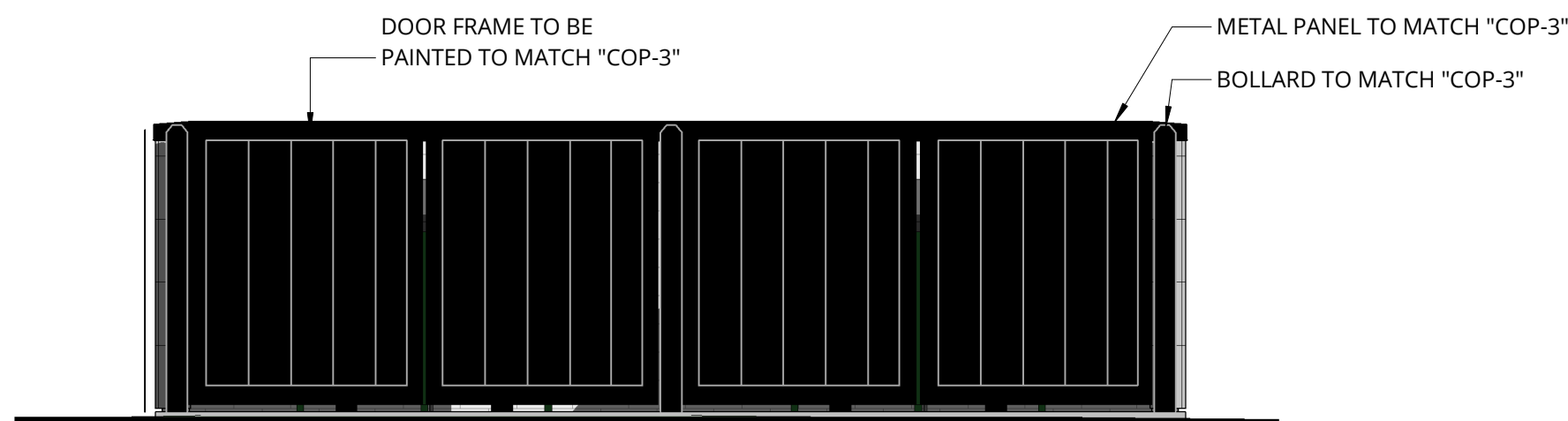
**2 COLOR - WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



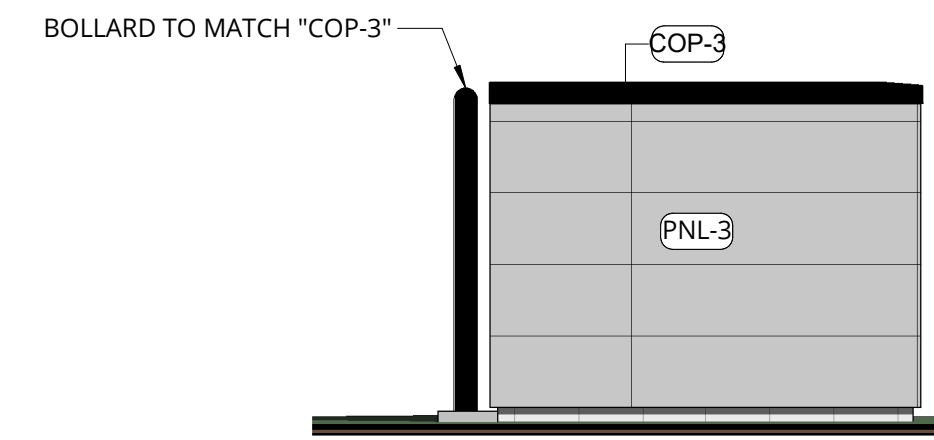
**3 COLOR - EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



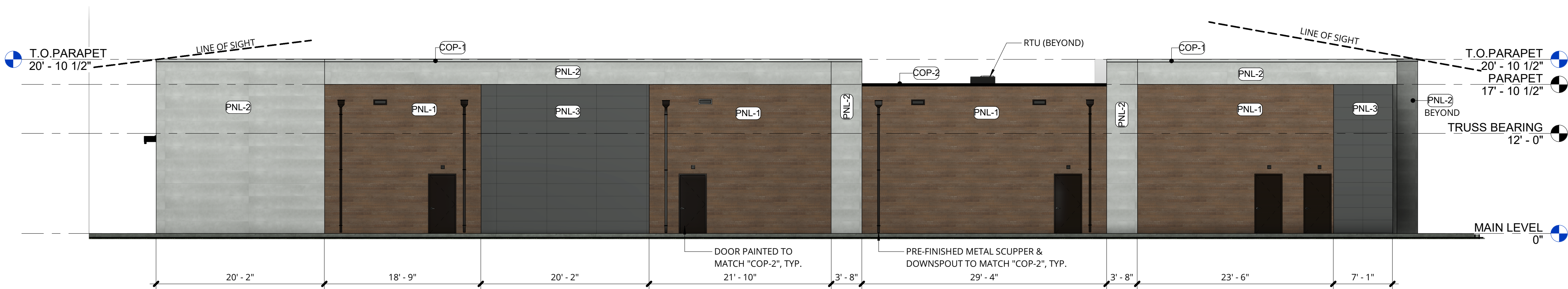
**5 TRASH ENCLOSURE - BACK ELEVATION**  
SCALE: 1/4" = 1'-0"



**6 TRASH ENCLOSURE - FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**7 TRASH ENCLOSURE - SIDE ELEVATIONS**  
SCALE: 1/4" = 1'-0"



**4 COLOR - NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND	
MARK	MATERIAL DESCRIPTION
COP-1	COPING: PRE-FINISHED METAL COPING TO MATCH ADJACENT MATERIAL
COP-2	COPING: PRE-FINISHED METAL COPING; DARK BRONZE
COP-3	COPING: PRE-FINISHED METAL COPING; BLACK
PNL-1	ARCH. PANEL: NICHHA; ROUGHSAWN WOOD SERIES; COLOR: TOBACCO
PNL-2	ARCH. PANEL: NICHHA; INDUSTRIAL BLOCK CONCRETE SERIES
PNL-3	ARCH. PANEL: NICHHA; ILLUMINATION SERIES; COLOR: GRAY
SF	STOREFRONT: PRE-FINISHED ALUMINUM; DARK BRONZE W/ CLEAR INSULATED GLAZING

**MATERIAL PERCENTAGE**

**WEST ELEVATION**

TOTAL SF:	1,359	% 100
PNL-1 SF:	484	% 36
PNL-2 SF:	283	% 21
PNL-3 SF:	414	% 30
SF SF:	178	% 13

**EAST ELEVATION (STREET FACING)**

TOTAL SF:	1,441	% 100
PNL-1 SF:	360	% 25
PNL-2 SF:	338	% 23
PNL-3 SF:	289	% 20
SF SF:	454	% 32

**SOUTH ELEVATION (FRONT)**

TOTAL SF:	3,004	% 100
PNL-1 SF:	1,013	% 33
PNL-2 SF:	537	% 18
PNL-3 SF:	503	% 17
SF SF:	951	% 32

**NORTH ELEVATION**

TOTAL SF:	3,000	% 100
PNL-1 SF:	1,671	% 56
PNL-2 SF:	841	% 28
PNL-3 SF:	488	% 16
SF SF:	0	% 0

DRAWN BY: TRB

ORIGINAL  
CONSTRUCTION DOCUMENT

**REVISIONS**

DATE	DESCRIPTION
11/21/2022 SD	
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PLAN NO. = 90-136

**DWG. LIST**

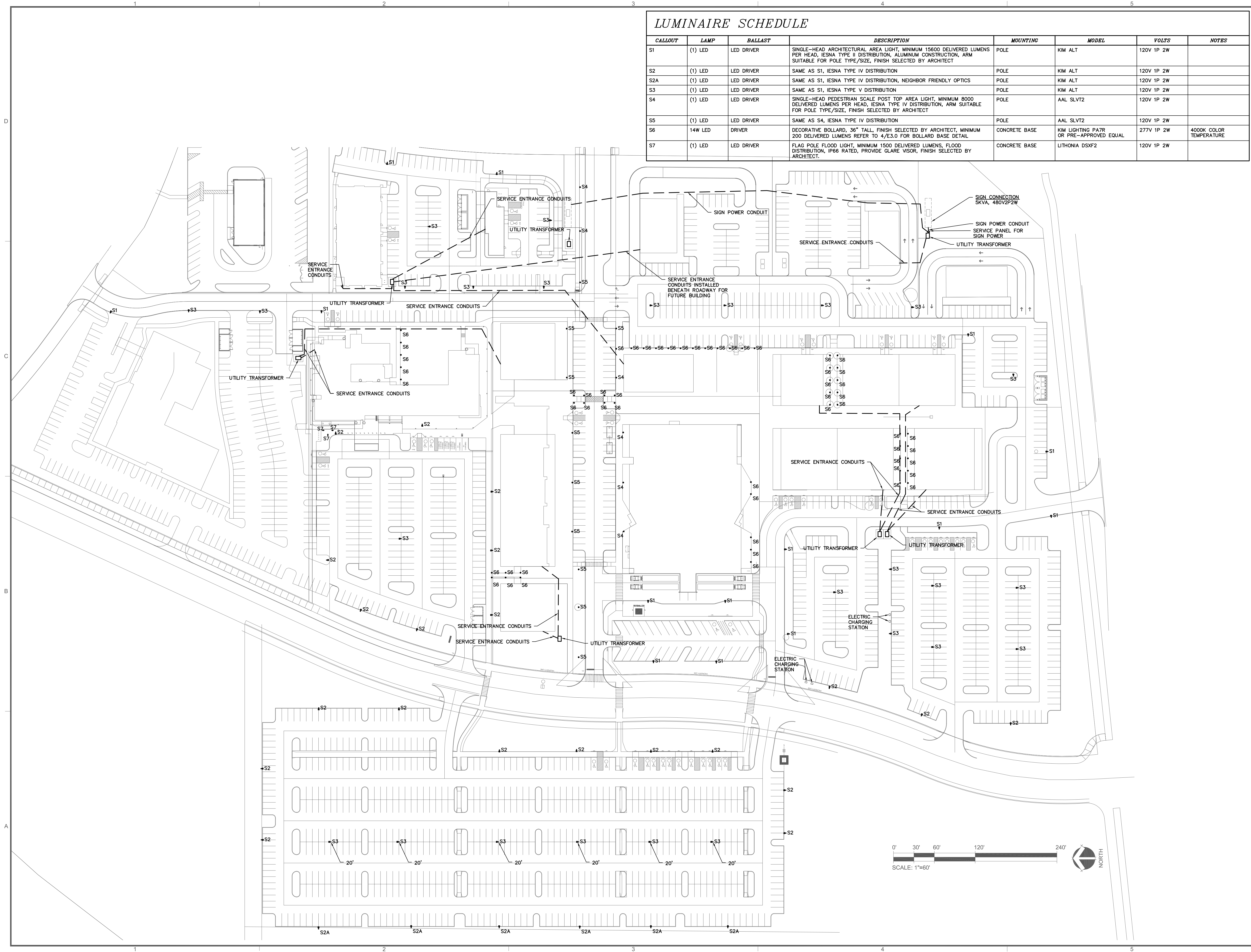
COLOR EXTERIOR  
ELEVATIONS

SHEET NO.

**A-202**

LUMINAIRE SCHEDULE

CALLOUT	LAMP	BALLAST	DESCRIPTION	MOUNTING	MODEL	VOLTS	NOTES
S1	(1) LED	LED DRIVER	SINGLE-HEAD ARCHITECTURAL AREA LIGHT, MINIMUM 15600 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	
S2A	(1) LED	LED DRIVER	SAME AS S1, IESNA TYPE IV DISTRIBUTION, NEIGHBOR FRIENDLY OPTICS	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 8000 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
S7	(1) LED	LED DRIVER	FLAG POLE FLOOD LIGHT, MINIMUM 1500 DELIVERED LUMENS, FLOOD DISTRIBUTION, IP66 RATED, PROVIDE GLARE VISOR, FINISH SELECTED BY ARCHITECT.	CONCRETE BASE	LITHONIA DSXF2	120V 1P 2W	



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

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	02/01/23	SITE PLAN SUBMITTAL

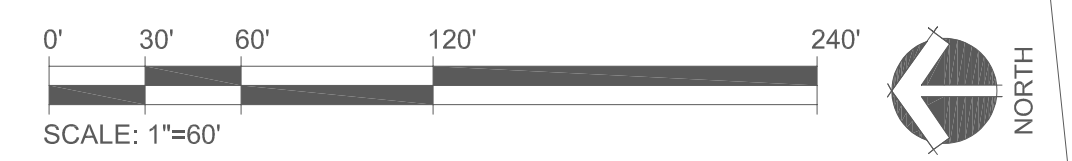
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 SITE PLAN  
 SUBMITTAL  
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ELECTRICAL SITE  
 PLAN

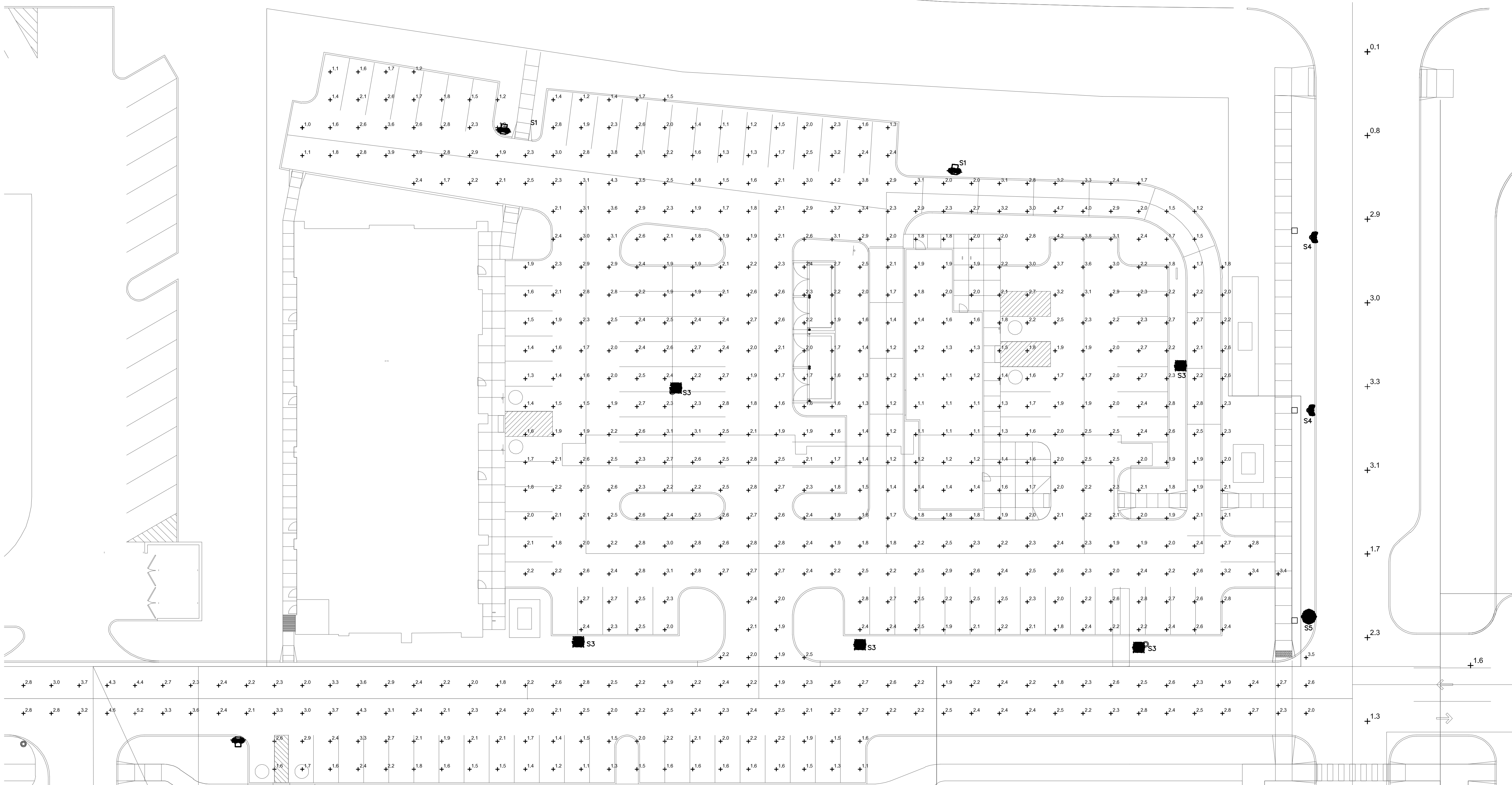
CONFLUENCE PROJECT # 21072

E100



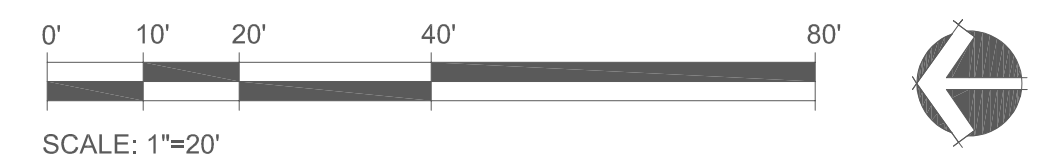
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**KEETOWN LOOP R1  
 SITE PLAN SUBMITTAL**  
 THE QUARTER AT WAUKEE, LLC  
 WAUKEE, IOWA



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NE PARKING	+	2.2 fc	5.2 fc	1.0 fc	5.2:1	2.2:1

Schedule						
Label	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
B	N/A	FLO-SW-P-30-HB-90-1.4	1	70	0.9	1.34
S1	ALT2P35-300LAK-FGL	ALTITUDE	1	30445	0.9	343.1
S2	ALT4P35-300LAK-FGL	ALTITUDE	1	30534	0.9	343.5
S2A	ALT4P35-300LAK-FGL-NFO	ALTITUDE	1	27100	0.9	342.2
S3	ALT5P35-300LAK-FGL	ALTITUDE	1	30579	0.9	344.2
S4	SLV72-72L-335-4K7-4W	LARGENT 2.0	1	8484	0.9	75.5
S5	SLV72-72L-335-4K7-6W	LARGENT 2.0	1	8237	0.9	75.5



ISSUE SCHEDULE		
ISSUE	DATE	DESCRIPTION
1	07/26/2022	SITE PLAN SUBMITTAL #1

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ENLARGED  
 PHOTOMETRIC PLAN

CONFLUENCE PROJECT # 21072-07

E201