

KEETOWN LOOP - NORTH PARKING LOT

THE QUARTER AT WAUKEE, LLC C/O HARRY COIN
ADDRESS TBD
WAUKEE, IOWA

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PARKING REQUIREMENTS - NORTH PARKING LOT SITE

TOTAL PARKING STALLS REQUIRED: 0
TOTAL PARKING STALLS PROVIDED: 154 STALLS

LANDSCAPE REQUIREMENTS

STREET TREE PLANTING:

355 LF OF FRONTAGE
355 LF X 1 TREE / 40LF = **8.875 STREET TREES REQUIRED**
9 STREET TREES PROVIDED

OFF STREET PARKING:

PARKING LOT ISLANDS **11 OVERSTORY TREE/ISLAND REQUIRED**
11 OVERSTORY TREE/ISLAND PROVIDED

RIGHT OF WAY BUFFER

355 LF OF FRONTAGE
355 X 2 OVERSTORY TREES / 50 LF = **14.2 OVERSTORY TREES REQUIRED**
15 OVERSTORY TREES PROVIDED
355 LF X 8 SHRUBS / 50 LF = **56.8 SHRUBS REQUIRED**
57 SHRUBS PROVIDED

OPEN SPACE REQUIREMENTS:

AREA REQUIREMENT:
SITE AREA: 53,982 SF (1.24 ACRES)

20% REQUIRED OPEN SPACE (10,796.40 SF)
19.2% PROVIDED OPEN SPACE (10,377 SF)

2.3% 235 SF IMPERVIOUS OPEN SPACE
97.7% 10,142 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.

SHRUBS PROVIDED: 33
TREES PROVIDED: 33

OVERSTORY = 11 = 52%
UNDERSTORY = 5 = 24%
EVERGREEN = 5 = 24%

≥25% OF ALL REQUIRED TREES SHALL BE EVERGREEN
≥50% OF ALL REQUIRED TREES SHALL BE OVERSTORY

OVERSTORY TREES: 10,796.40 SF X 1.5/1,000 SF = **16.19 OVERSTORY TREES REQUIRED**
16 OVERSTORY TREES PROVIDED

UNDERSTORY TREES: 10,796.40 SF X .5/1,000 SF = **5.4 UNDERSTORY TREES REQUIRED**
5 UNDERSTORY TREES PROVIDED

SHRUBS: 10,796.40 SF X 2/1,000 SF = **21.6 SHRUBS REQUIRED**
22 SHRUBS PROVIDED

OVERALL SITE OPEN SPACE REQUIREMENTS:

AREA REQUIREMENT:
SITE DISTRICT AREA: 1,205,214 SF (27.67 ACRES)

20% REQUIRED OPEN SPACE (241,043 SF)
33.7% PROVIDED OPEN SPACE (406,255 SF)

10.7% 43,414 SF IMPERVIOUS OPEN SPACE
89.3% 362,841 SF PERVIOUS OPEN SPACE

SITE SUMMARY

SITE AREA: 53,982 SF (1.24 ACRES)
LIMITS OF CONSTRUCTION AREA: 146,499 SF (3.36 ACRES)

IMPERVIOUS SURFACE AREA: 43,840 SF (1.01 ACRES)
TOTAL BUILDING SURFACE AREA = 0 SF
TOTAL PAVEMENT SURFACE AREA = 235 SF
TOTAL PARKING SPACE SURFACE AREA = 24,954 SF
TOTAL ROAD SURFACE AREA = 18,651 SF
PERVIOUS SURFACE AREA: 10,142 SF (0.23 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

LOT 2, KEETOWN LOOP PLAT 4
SITE AREA: 53,982 SF (1.24 ACRES)

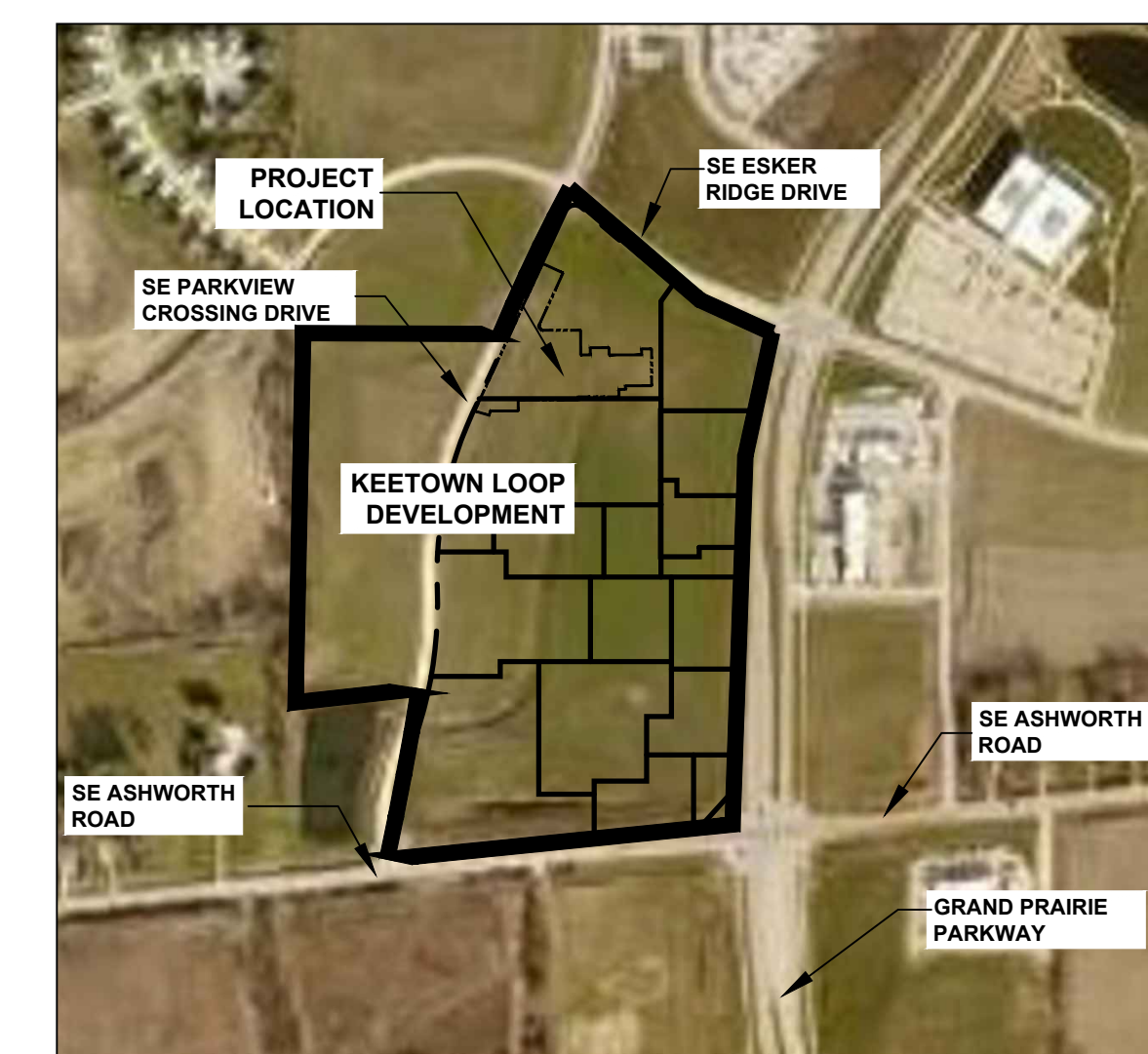
ZONING AND LAND USE

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

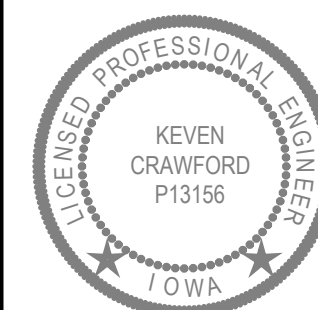
PROPOSED USES

NO BUILDINGS ARE PROPOSED. THIS PARKING LOT
WILL BE OWNED AND MAINTAINED BY THE OWNER OF
THE DEVELOPMENT.

VICINITY MAP



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



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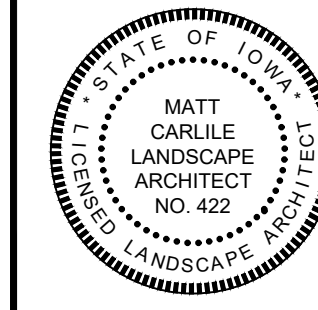
LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th Street
Johnston, IA 50131
PH: (515) 727-0700
MATTHEW JAHNKE



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MATTHEW JAHNKE REGISTRATION #P23173 DATE
MY REGISTRATION DATE IS: DECEMBER 31, 2024
SHEETS COVERED BY THIS SEAL:

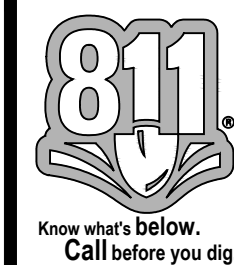
LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com
MATT CARLILE



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, 2024
SHEETS COVERED BY THIS SEAL:

ISSUED FOR
SITE PLAN
REVIEW
NOT FOR
CONSTRUCTION



COVER SHEET

CONFLUENCE PROJECT # 20172-05

L000

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KEETOWN LOOP - NORTH PARKING LOT
SITE PLAN SUBMITTAL
 THE QUARTER AT WAUKEE, LLC
 WAUKEE, IOWA

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 2023 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
EQ	EQUAL	SAN	SANITARY
EST	ESTIMATE	SF	SQUARE FEET
EW	EACH WAY	SHT	SHEET
EXIST	EXISTING	SIM	SIMILAR
EXP	EXPANSION	SIM	SPECIFICATIONS
FES	FLARED END SECTION	STA	STATION
FFE	FINISHED FLOOR ELEVATION	STD	STANDARD
FG	FINISH GRADE	SYM	SYMMETRICAL
FL	FLOW LINE	SQ	SQUARE
FOC	FACE OF CURB	T&B	TOP AND BOTTOM
FL	FLOWLINE	TBD	TO BE DETERMINED
FT	FEET	TC	TOP OF CURB
FTG	FOOTING	TH	THICK
FS	FINISHED SURFACE	TOPO	TOPOGRAPHY
GA	GAUGE	TR	TOP OF RAMP
GEN	GENERAL	TS	TOP OF STAIR
HORIZ	HORIZONTAL	TYP	TYPICAL
HP	HIGH POINT	UNO	UNLESS NOTED OTHERWISE
ID	INSIDE DIAMETER	VAR	VARIES
IE	INVERT ELEVATION	VOL	VOLUME
IN	INCHES	W	WITH
INCL	INCLUDED	W/O	WITHOUT
JT	JOINT	WT	WEIGHT
LF	LINEAR FEET	WWM	WELDED WIRE MESH
		YD	YARD

LINE SYMBOL LEGEND

---	PROPERTY LINE
---	EASEMENT
---	SETBACK
---	CONTRACT LIMIT LINE
---	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	06/01/2023	INITIAL SITE PLAN SUBMITTAL
2	06/29/2023	SITE PLAN SUBMITTAL #2
3	07/20/2023	SITE PLAN SUBMITTAL #3

ISSUED FOR
 SITE PLAN
 REVIEW
 NOT FOR
 CONSTRUCTION

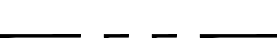
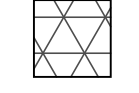
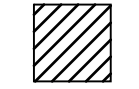
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GENERAL NOTES

GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

LEGEND:

-  PROPERTY LINE
-  GRADING EXTENTS
-  PCC CURB REMOVAL

KEYNOTES

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

**KEETOWN LOOP - NORTH PARKING LOT
 SITE PLAN SUBMITTAL**
 THE QUARTER AT WAUKEE, LLC
 WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	06/01/2023	INITIAL SITE PLAN SUBMITTAL
2	06/29/2023	SITE PLAN SUBMITTAL #2
3	07/20/2023	SITE PLAN SUBMITTAL #3

ISSUED FOR
 SITE PLAN
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**SITE PREPARATION
 PLAN**

CONFLUENCE PROJECT # 21072-11

L100



GENERAL NOTES

REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

LEGEND:

- PROPERTY LINE
- [Cross-hatched box] GRADING EXTENTS
- [Diagonal hatched box] PCC CURB REMOVAL

KEYNOTES

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

**KEETOWN LOOP - NORTH PARKING LOT
 SITE PLAN SUBMITTAL**
 THE QUARTER AT WAUKEE, LLC
 WAUKEE, IOWA

ISSUE SCHEDULE		
ISSUE	DATE	DESCRIPTION
1	06/01/2023	INITIAL SITE PLAN SUBMITTAL
2	06/29/2023	SITE PLAN SUBMITTAL #2
3	07/20/2023	SITE PLAN SUBMITTAL #3

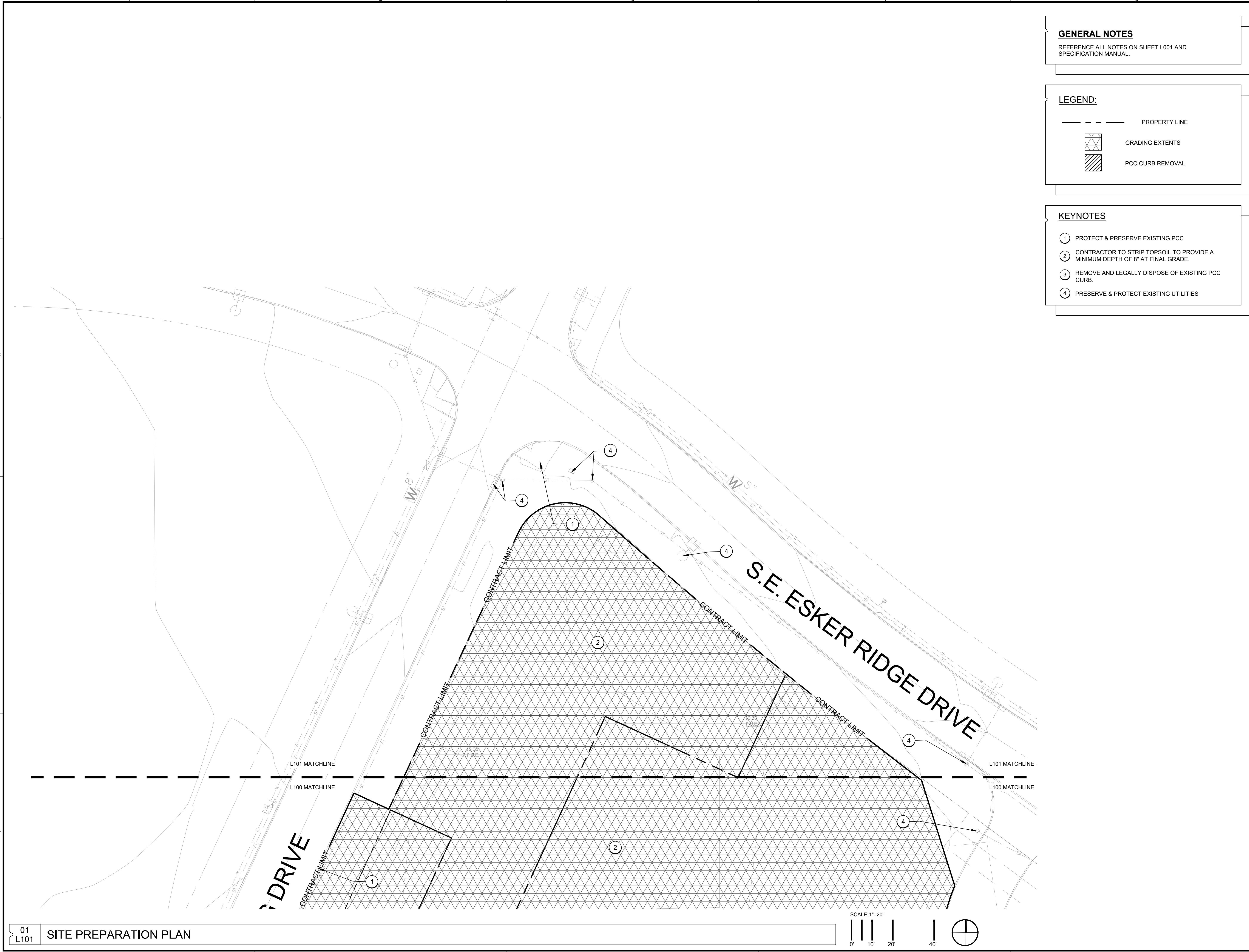
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**SITE PREPARATION
 PLAN**

CONFLUENCE PROJECT # 21072-11

L101



01 SITE PREPARATION PLAN



KEETOWN LOOP - NORTH PARKING LOT
SITE PLAN SUBMITTAL
 THE QUARTER AT WAUKEE, LLC
 WAUKEE, IOWA

GENERAL NOTES

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

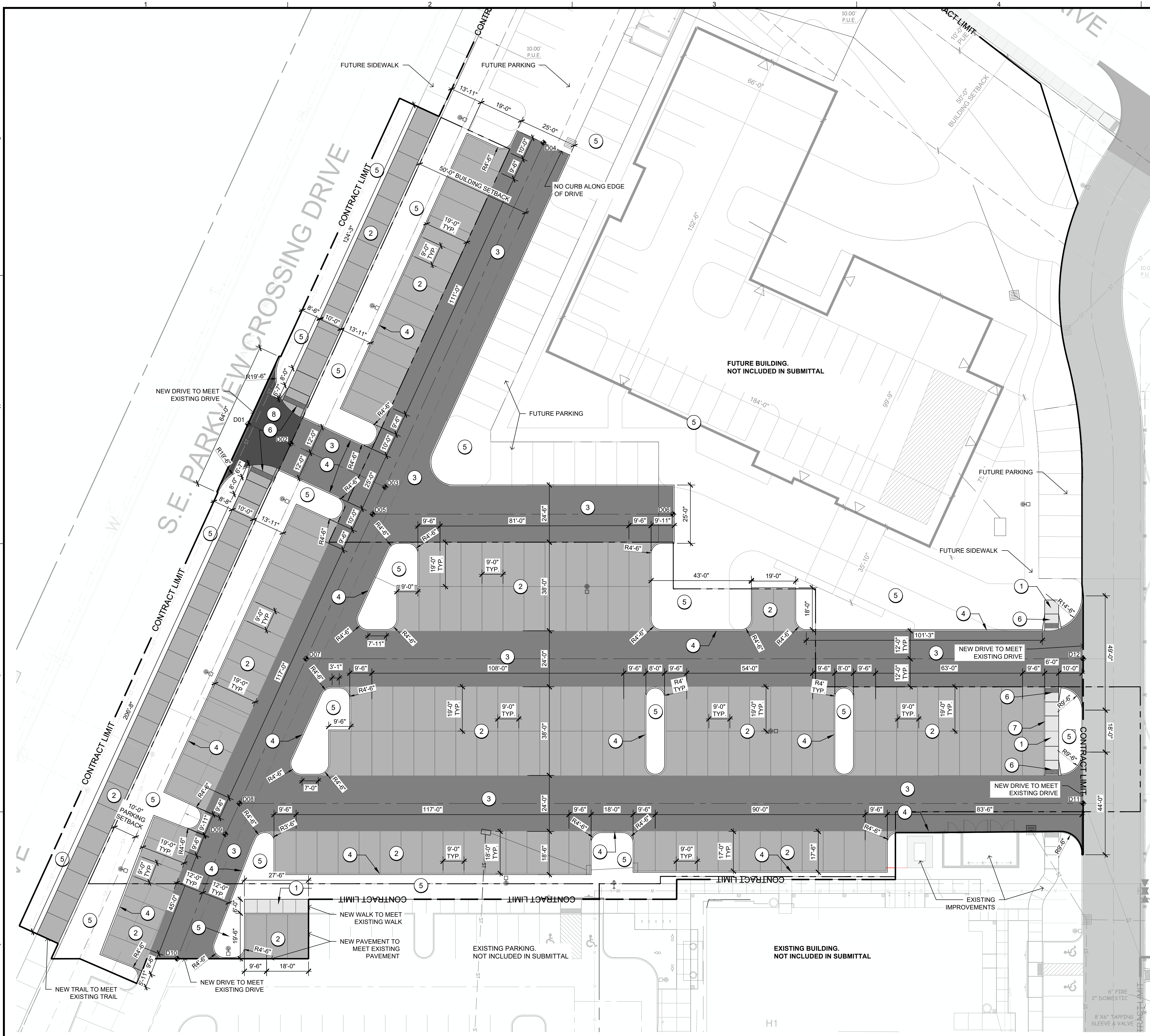
KEYNOTES

- ① PCC PAVEMENT TYPE 1 (WALK - 5" DEPTH), SEE DETAIL 01/L500
- ② PCC PAVEMENT TYPE 2 (PARKING/TRAIL - 6" DEPTH), SEE DETAIL 02/L500
- ③ PCC PAVEMENT TYPE 3 (DRIVES, DUMPSTER PAD - 7" DEPTH), SEE DETAIL 03/L500
- ④ STANDARD PCC CURB AND GUTTER, SEE DETAIL 06/L500
- ⑤ LANDSCAPE AREAS, SEE PLANTING SHEETS
- ⑥ RETURN CURB AT ADA RAMP, SEE DETAIL 05/L501
- ⑦ INTEGRAL CURB, SEE DETAIL 05/L500
- ⑧ SUDAS TYPE A STANDARD DRIVEWAY, SEE DETAIL 09/L501

LEGEND:

- PROPERTY LINE
- CENTER LINE
- 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 09/L501
- ⊙ UPLIGHT, SEE DETAILS 01-02/L503

#	EASTING	NORTHING
D01	1542742.75	576715.30
D02	1542761.11	576706.85
D03	1542801.53	576688.23
D04	1542869.44	576835.87
D05	1542796.18	576676.61
D06	1542924.98	576676.61
D07	1542767.64	576614.61
D08	1542739.09	576552.61
D09	1542733.02	576539.42
D10	1542712.37	576486.03
D11	1543100.84	576552.61
D12	1543100.84	576614.61



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LAYOUT PLAN

CONFLUENCE PROJECT # 21072-11

L200



GENERAL NOTES

1. 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
- ME: MEET EXISTING
- FS: FINISHED SURFACE
- FG: FINISHED GRADE
- TS: TOP OF STAIRS
- BS: BOTTOM OF STAIRS
- TF: TOP OF FOOTING



KEETOWN LOOP - NORTH PARKING LOT
SITE PLAN SUBMITTAL
 THE QUARTER AT WAUKEE, LLC
 WAUKEE, IOWA

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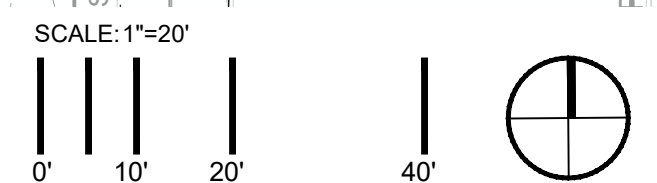
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GRADING PLAN

CONFLUENCE PROJECT # 21072-11

L300



GENERAL NOTES

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**KEETOWN LOOP - NORTH PARKING LOT
 SITE PLAN SUBMITTAL**
 THE QUARTER AT WAUKEE, LLC
 WAUKEE, IOWA

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GRADING PLAN

CONFLUENCE PROJECT # 21072-11

L301



01
 L301 GRADING PLAN



GENERAL NOTES

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

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**KEETOWN LOOP - NORTH PARKING LOT
 SITE PLAN SUBMITTAL**
 THE QUARTER AT WAUKEE, LLC
 WAUKEE, IOWA

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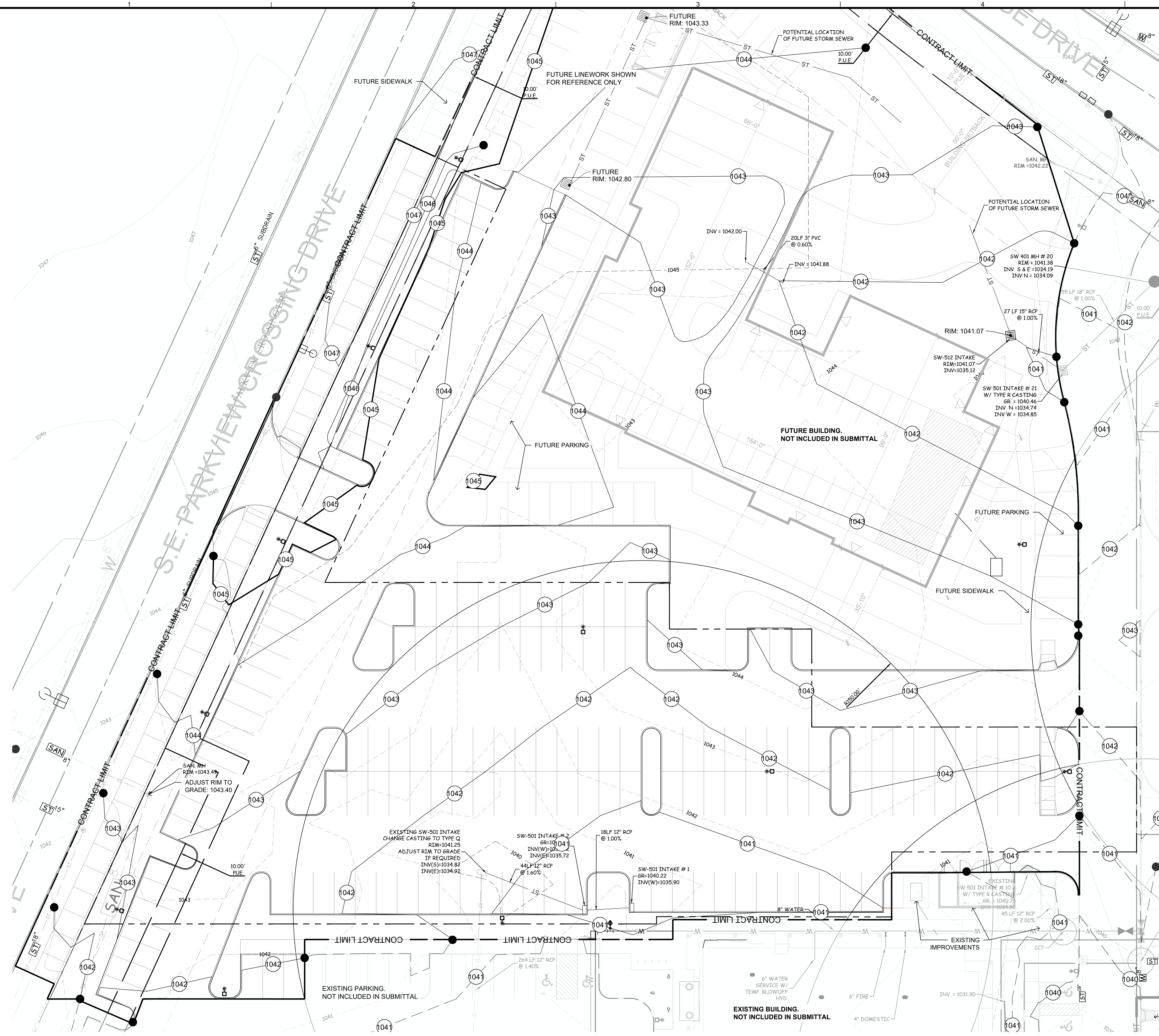
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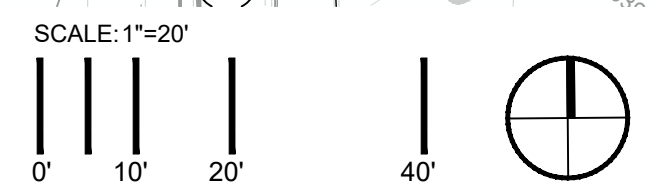
CIVIL PLAN

CONFLUENCE PROJECT # 21072-11

L302



01 L302 CIVIL PLAN




ABBREVIATIONS

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- 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

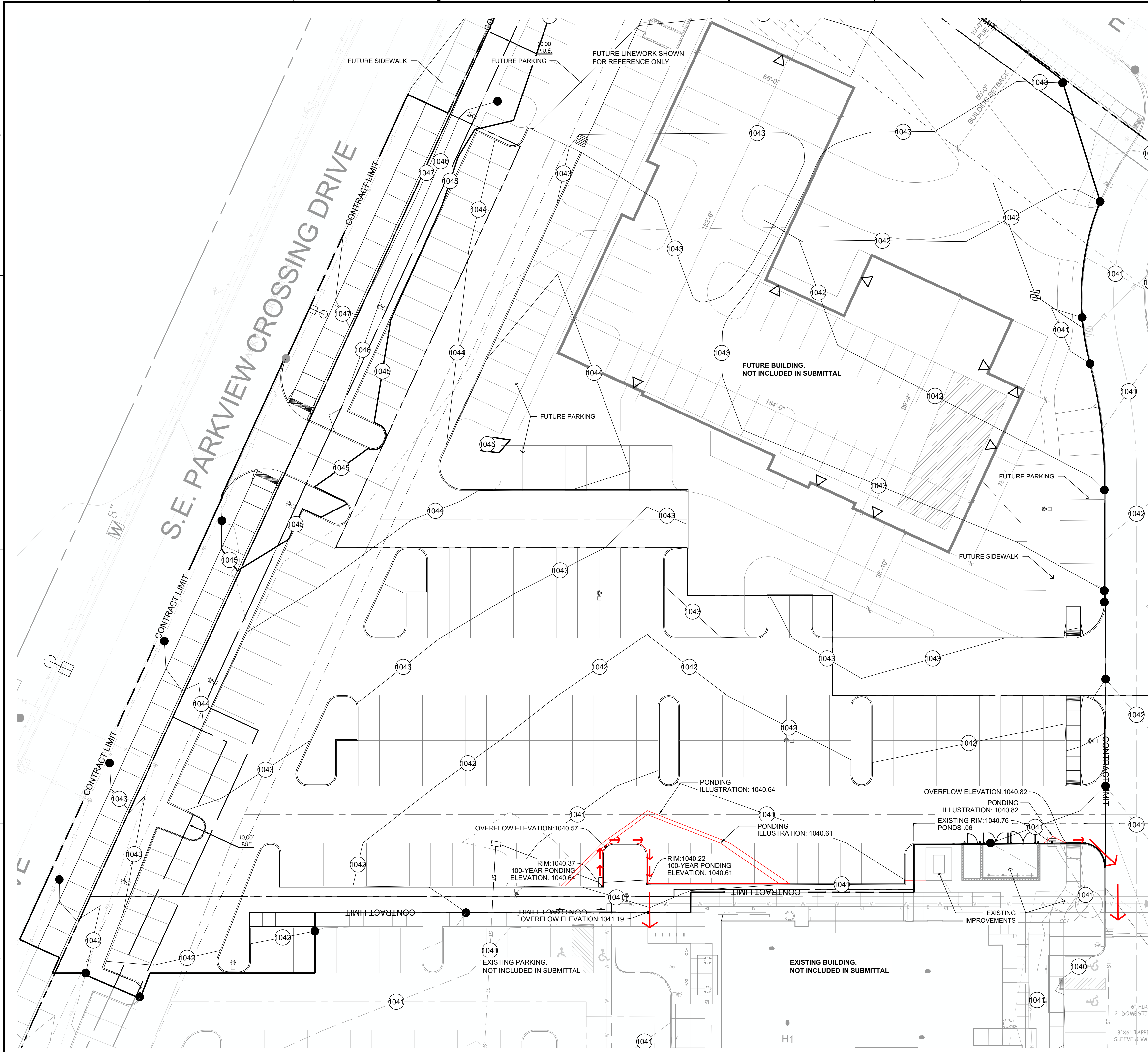
GENERAL NOTES

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

SYMBOL LEGEND



OVERFLOW ROUTE



KEETOWN LOOP - NORTH PARKING LOT
SITE PLAN SUBMITTAL
 THE QUARTER AT WAUKEE, LLC
 WAUKEE, IOWA

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**PONDING
 ELEVATIONS**

CONFLUENCE PROJECT # 21072-11

**KEETOWN LOOP - NORTH PARKING LOT
 SITE PLAN SUBMITTAL**
 THE QUARTER AT WAUKEE, LLC
 WAUKEE, IOWA

EROSION AND POLLUTION CONTROL NOTES

1. REFERENCE THE STORM WATER POLLUTION PREVENTION PLAN KEETOWN LOOP FOR SWPPP OF THIS SITE. GP#2 COVERAGE IS ALSO BEING PROVIDED WITH THIS DEVELOPMENT.
2. THE SUBCONTRACTOR RESPONSIBLE FOR EROSION AND POLLUTION CONTROL SHALL CARRY OUT THE MEASURES DETAILED ON THIS SITE PLAN.
3. CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.
4. 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.
5. 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.
6. 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.
7. 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.
8. DURING CONSTRUCTION, IF IT BECOMES EVIDENT THAT A DISTURBED AREA WILL NOT BE RESTORED FOR 14 DAYS, IT SHALL BE STABILIZED IMMEDIATELY.
9. SODDING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
10. ANY FAILED AREAS OF SEEDING/MULCHING SHALL BE REAPPLIED.
11. 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.
12. FILTER SOCKS ARE TO BE INSPECTED ONCE A WEEK AND AFTER EACH RAINSTORM. LOOK FOR UNDERCUTTING AND FAILURES IN FABRIC. REPLACE/REPAIR AS NECESSARY.
13. ADDITIONAL FILTER SOCKS (TO THAT SHOWN ON THIS PLAN) MAY BE REQUIRED IN AREAS WHERE EROSION IS EVIDENT.
14. FILTER SOCKS ARE TO BE CLEANED UP WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
15. 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.
16. ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN THE STORM SEWER.
17. IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS WILL BE MULCHED.
18. NO BORROW/SPOILS SITES ARE ANTICIPATED.
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.
20. 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 = 585 LF

GENERAL NOTES

1. 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.
2. STORM WATER WILL DRAIN TO EXISTING STORM SEWER SYSTEM, TO A STORM WATER DETENTION FACILITY AND ULTIMATELY TO SUGAR CREEK.

ISSUE SCHEDULE

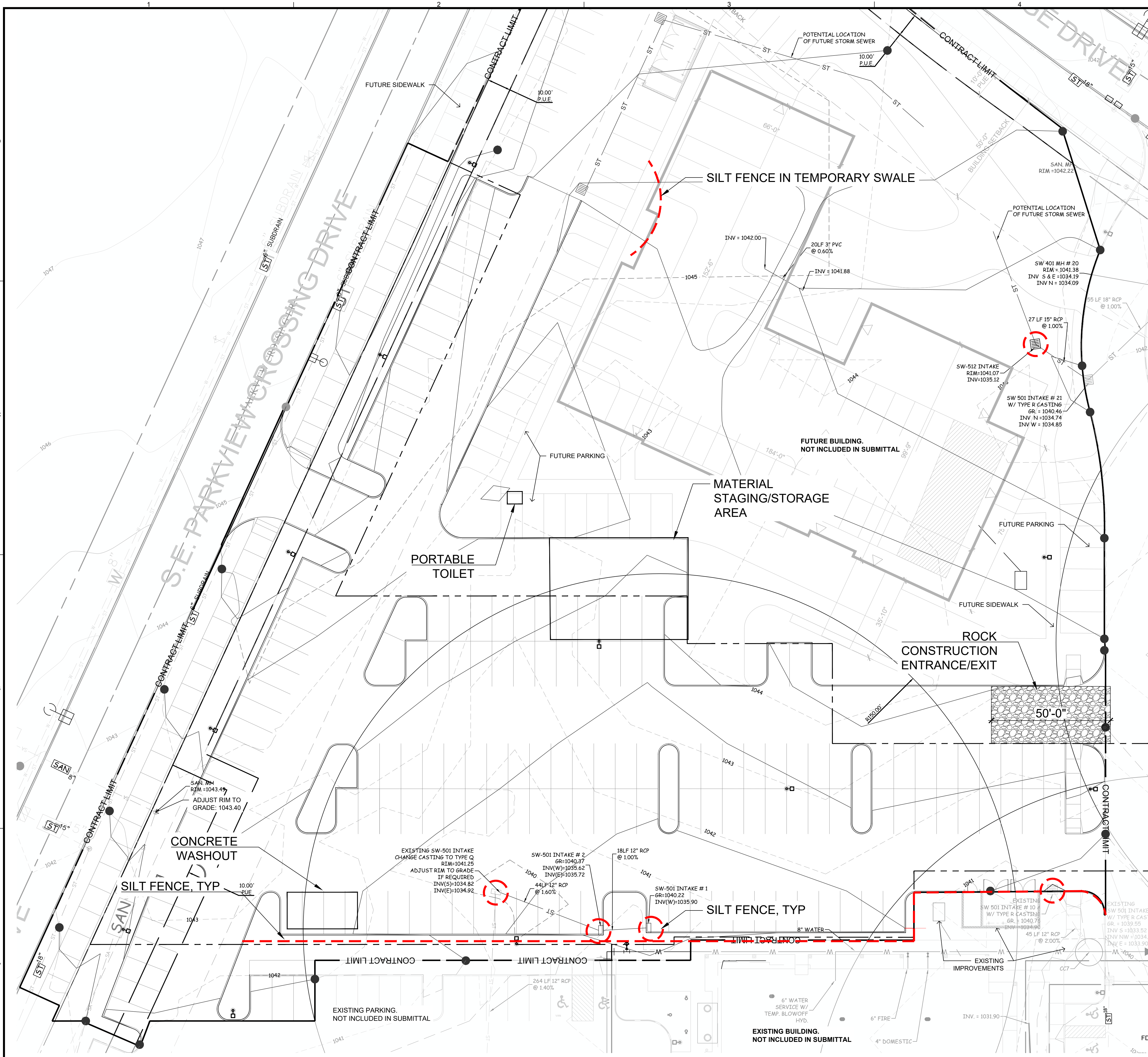
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EROSION & SEDIMENT CONTROL PLAN

CONFLUENCE PROJECT # 21072-11

L304



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

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
 9518 NW 88th STREET
 JOHNSTON, IA 50131
 PH: (515) 727-0700

KEETOWN LOOP - NORTH PARKING LOT
SITE PLAN SUBMITTAL
 THE QUARTER AT WAUKEE, LLC
 WAUKEE, IOWA

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PLANTING PLAN

CONFLUENCE PROJECT # 21072-11

L400

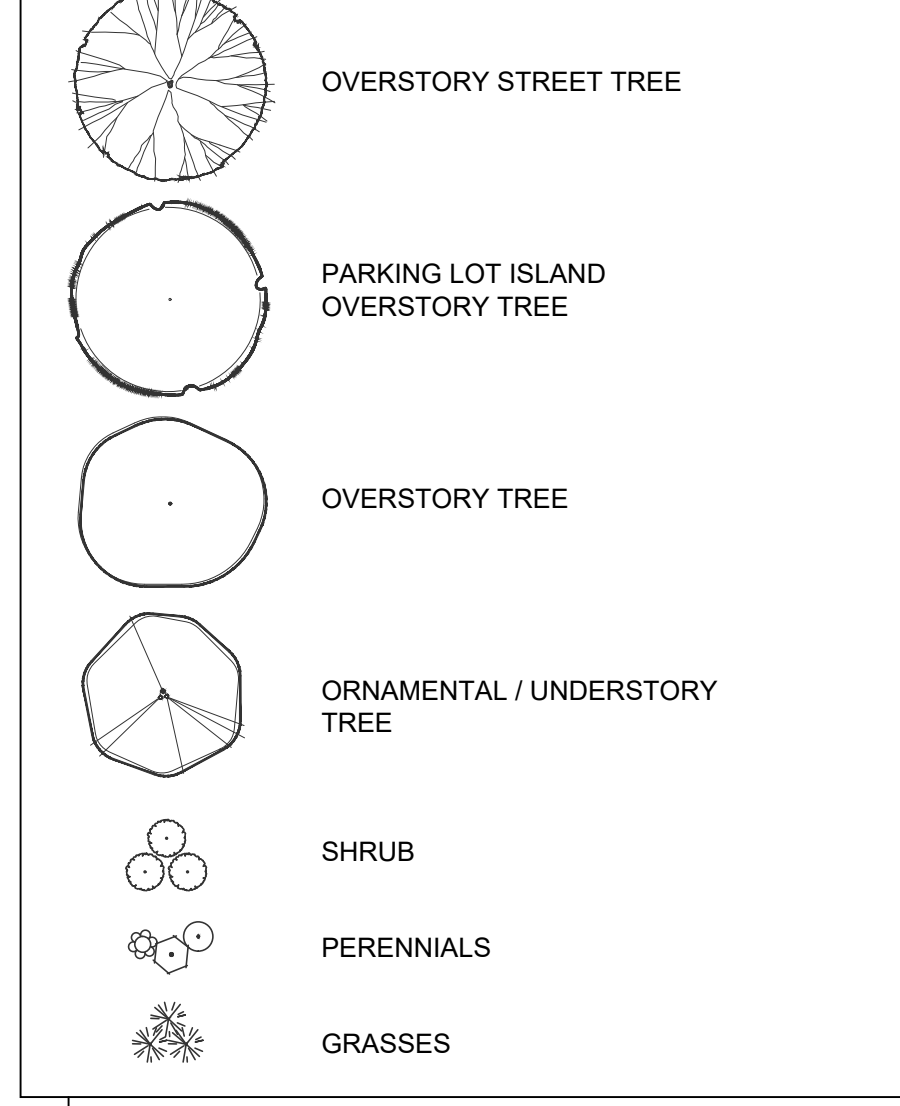
PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
OVERSTORY TREES						
AS	4	Acer saccharum	SUGAR MAPLE	2" 0" CAL	B&B	AS SHOWN ON PLAN.
BP	5	Betula platyphylla 'Fargo' DAKOTA PINNACLE	DAKOTA PINNACLE BIRCH	2" 0" CAL	B&B	AS SHOWN ON PLAN.
CO	4	Celtis occidentalis	HACKBERRY	2" 0" CAL	B&B	AS SHOWN ON PLAN.
GI	5	Ginkgo biloba 'Fastigiata'	FASTIGIATA GINKGO	2" 0" CAL	B&B	AS SHOWN ON PLAN.
GT	6	Gleditsia triacanthos 'I. nermis' 'Skycole'	SKYLINE HONEY LOCUST	2" 0" CAL	B&B	AS SHOWN ON PLAN.
NS	7	Nyssa sylvatica	TUPELO	2" 0" CAL	B&B	AS SHOWN ON PLAN.
OR	4	Quercus rubra	RED OAK	2" 0" CAL	B&B	AS SHOWN ON PLAN.
TD	5	Taxodium distichum 'Mickelson' SHAWNEE BRAVE	SHAWNEE BRAVE BALD CYPRESS	2" 0" CAL	B&B	AS SHOWN ON PLAN.
TA	6	Tilia americana 'Redmond'	REDMOND AMERICAN LINDEN	2" 0" CAL	B&B	AS SHOWN ON PLAN.
UNDERSTORY TREES						
MA	5	Malus 'Amberina'	AMBERINA CRABAPPLE	8" HT.	B&B	MULTI-STEM
EVERGREEN TREES						
JV	5	Juniperus virginiana 'Burkii'	BURKII RED CEDAR	6" HT.	B&B	AS SHOWN ON PLAN.
DECIDUOUS SHRUBS						
FG	16	Fothergilla gardenii	DWARF FOTHERGILLA	#3	CONT	AS SHOWN ON PLAN
NB	16	Physocarpus opulifolius 'Ruby Spice'	RUBY SPICE NINEBARK	#3	CONT	AS SHOWN ON PLAN
SP	12	Salix purpurea 'Nana'	PURPLE WILLOW	#3	CONT	AS SHOWN ON PLAN
SJ	24	Spiraea japonica 'Freibellii'	JAPANESE SPIREA	#3	CONT	AS SHOWN ON PLAN
EVERGREEN SHRUBS						
PP	11	Picea pungens 'Globosa'	GLOBOSA COLORADO SPRUCE	#3	CONT	AS SHOWN ON PLAN
PERENNIALS & GRASSES						
DG	54	Dianthus gratianopolitanus 'Firewitch'	FIREWITCH CHEDDAR PINK	#1	CONT	12" TRIANGULAR SPACING
EP	52	Echinacea purpurea 'Pas702917'	POWWOW WILD BERRY	#1	CONT	18" TRIANGULAR SPACING
PD	38	Penstemon digitalis 'Husker Red'	HUSKER RED BEARD TONGUE	#1	CONT	12" TRIANGULAR SPACING
BE	13	Phlox subulata 'Blue Emerald'	BLUE CARPET CREEPING PHLOX	#1	CONT	2'-0" TRIANGULAR SPACING
RW	19	Phlox subulata 'Red Wings'	RED WINGS CREEPING PHLOX	#1	CONT	2'-0" TRIANGULAR SPACING
SN	29	Salvia nemorosa 'Wuesue'	MEADOW SAGE	#1	CONT	2'-0" TRIANGULAR SPACING
LB	22	Schizachyrium scoparium 'Blue Paradise'	BLUE PARADISE LITTLE BLUESTEM	#1	CONT	2'-6" TRIANGULAR SPACING
RG	55	Sedum hybrid	ROCK N GROW 'BACK IN BLACK'	#1	CONT	2'-6" TRIANGULAR SPACING
SH	67	Sporobolus heterolepis	PRAIRIE DROPSSEED	#1	CONT	2'-6" TRIANGULAR SPACING

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 HOTEL BEGINS.
- C. THE DEVELOPER WILL HIRE A PROPERTY MANAGER TO OVERSEE ALL OF HIS PROPERTIES IN THIS DEVELOPMENT. THEIR SITE RELATED DUTIES WILL INCLUDE GRASS MOWING AND MAINTENANCE, IRRIGATION MAINTENANCE AND OVERSIGHT, SHRUB AND TREE TRIMMING, GENERAL SITE CLEANUP AND TRASH REMOVAL, SNOW REMOVAL AND ICE TREATMENT, AND SITE LIGHTING

SYMBOL LEGEND



LANDSCAPE REQUIREMENTS

STREET TREE PLANTING:
 355 LF OF FRONTAGE
 355 LF X 1 TREE / 40LF = **8.875 STREET TREES REQUIRED**
9 STREET TREES PROVIDED

OFF STREET PARKING:

PARKING LOT ISLANDS **11 OVERSTORY TREE/ISLAND REQUIRED**
 11 OVERSTORY TREE/ISLAND PROVIDED

RIGHT OF WAY BUFFER
 355 LF OF FRONTAGE
 355 X 2 OVERSTORY TREES / 50 LF = **14.2 OVERSTORY TREES REQUIRED**
15 OVERSTORY TREES PROVIDED
 355 LF X 8 SHRUBS / 50 LF = **56.8 SHRUBS REQUIRED**
57 SHRUBS PROVIDED

OPEN SPACE REQUIREMENTS:

AREA REQUIREMENT:
 SITE AREA: 53,982 SF (1.24 ACRES)

20% REQUIRED OPEN SPACE (10,796.40 SF)
19% PROVIDED OPEN SPACE (10,377 SF)

2.3% 235 SF IMPERVIOUS OPEN SPACE
97.7% 10,142 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.

SHRUBS PROVIDED: 33
 TREES PROVIDED: 33

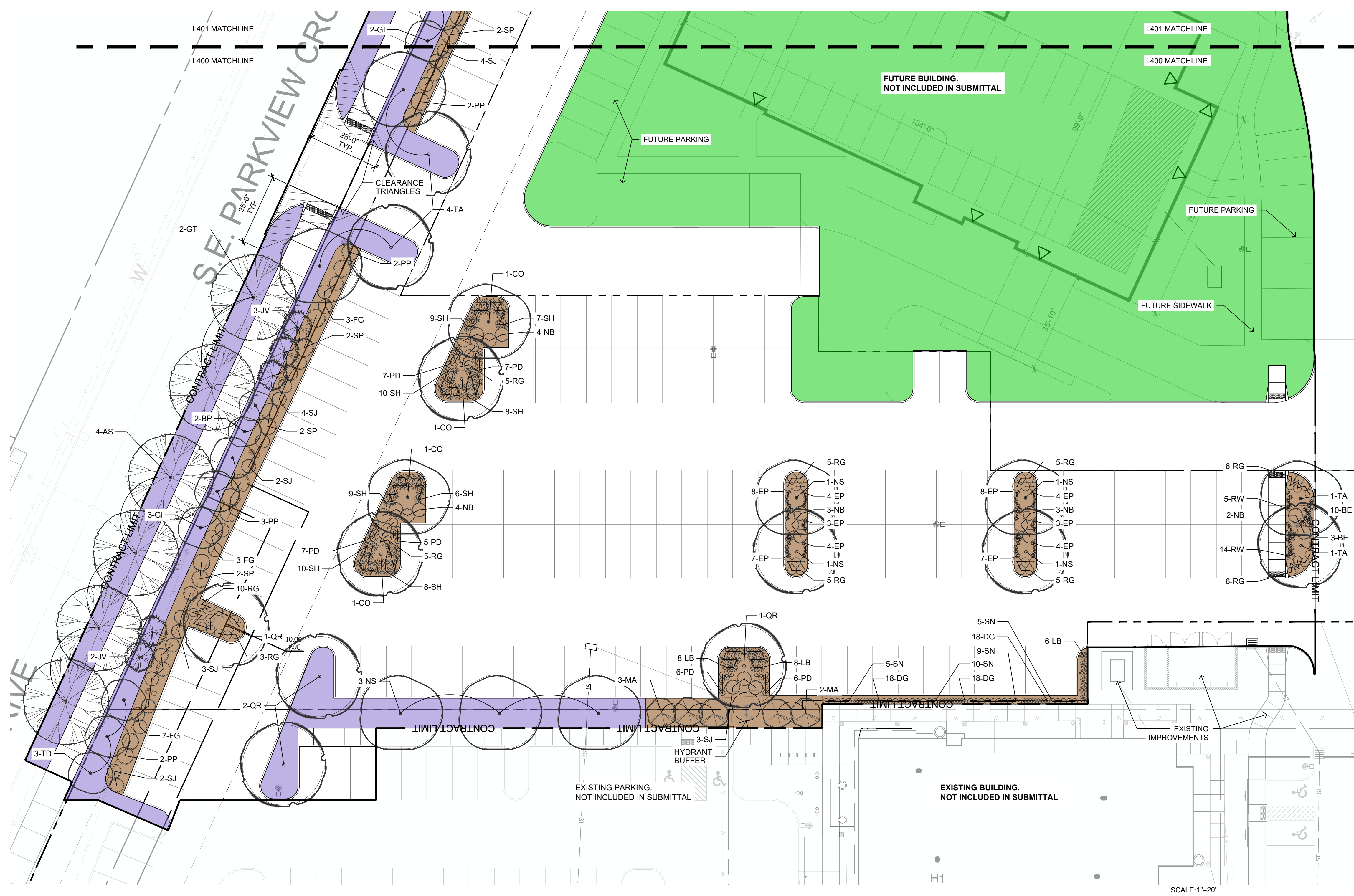
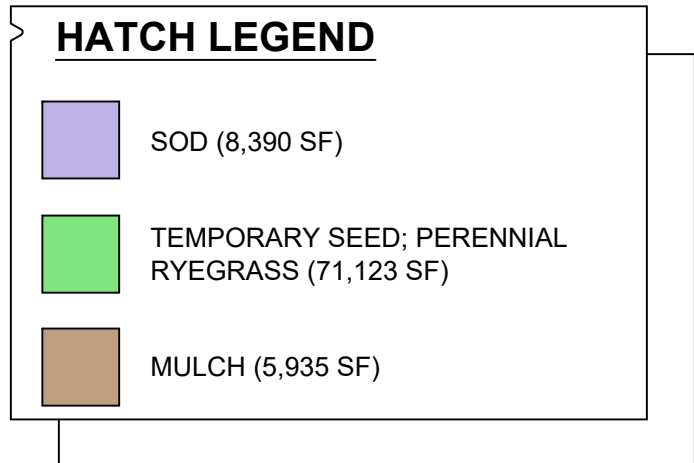
OVERSTORY = 11 = 52%
 UNDERSTORY = 5 = 24%
 EVERGREEN = 5 = 24%

≥25% OF ALL REQUIRED TREES SHALL BE EVERGREEN
 ≥50% OF ALL REQUIRED TREES SHALL BE OVERSTORY

OVERSTORY TREES: 10,796.40 SF X 1.5/1,000 SF = **16.19 OVERSTORY TREES REQUIRED**
16 OVERSTORY TREES PROVIDED

UNDERSTORY TREES: 10,796.40 SF X .5/1,000 SF = **5.4 UNDERSTORY TREES REQUIRED**
5 UNDERSTORY TREES PROVIDED

SHRUBS: 10,796.40 SF X 2/1,000 SF = **21.6 SHRUBS REQUIRED**
22 SHRUBS PROVIDED



KEETOWN LOOP - NORTH PARKING LOT
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PLANTING PLAN

CONFLUENCE PROJECT # 21072-11

L401

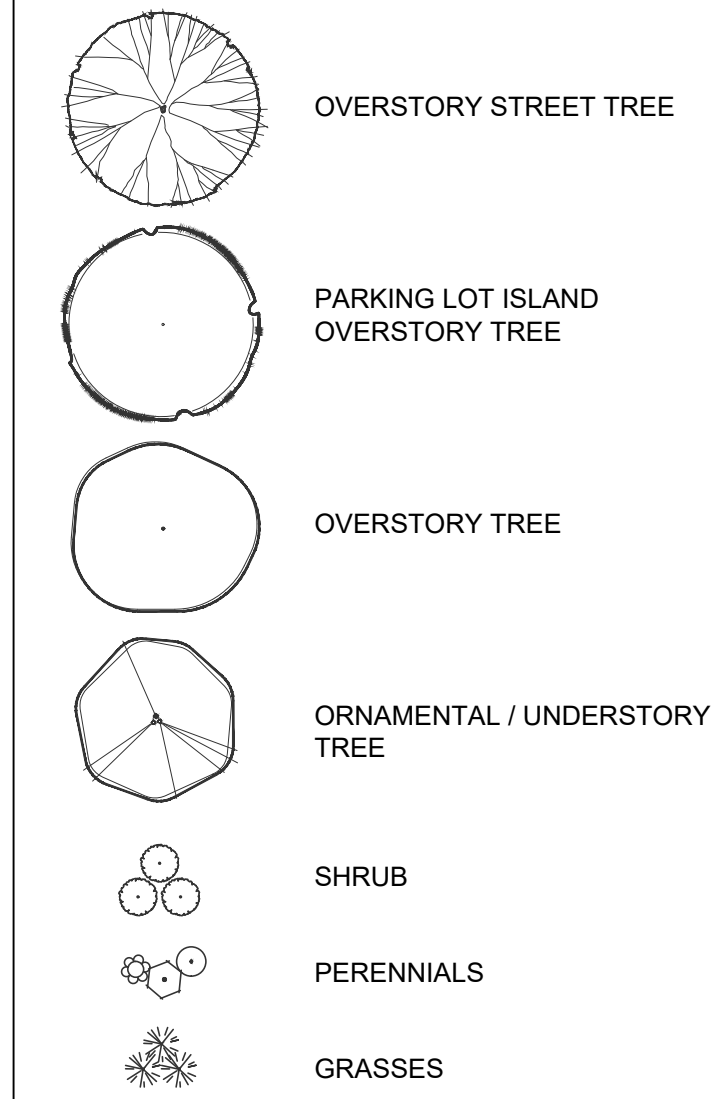
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CO	4	Celtis occidentalis	HACKBERRY	2" CAL.	B&B	AS SHOWN ON PLAN.
GI	5	Ginkgo biloba 'Fastigiata'	FASTIGIATA GINKGO	2" CAL.	B&B	AS SHOWN ON PLAN.
GT	6	Gleditsia triacanthos f. inermis 'Skycole'	SKYLINE HONEY LOCUST	2" CAL.	B&B	AS SHOWN ON PLAN.
NS	7	Nyssa sylvatica	TUPELO	2" CAL.	B&B	AS SHOWN ON PLAN.
OR	4	Quercus rubra	RED OAK	2" CAL.	B&B	AS SHOWN ON PLAN.
TD	5	Taxodium distichum 'Mickelson' SHAWNEE BRAVE	SHAWNEE BRAVE BALD CYPRESS	2" CAL.	B&B	AS SHOWN ON PLAN.
TA	6	Tilia americana 'Redmond'	REDMOND AMERICAN LINDEN	2" CAL.	B&B	AS SHOWN ON PLAN.
UNDERSTORY TREES						
MA	5	Malus 'Amberina'	AMBERINA CRABAPPLE	8" HT.	B&B	MULTI-STEM
EVERGREEN TREES						
JV	5	Juniperus virginiana 'Burkii'	BURKII RED CEDAR	6" HT.	B&B	AS SHOWN ON PLAN.
DECIDUOUS SHRUBS						
FG	16	Fothergilla gardenii	DWARF FOTHERGILLA	#3	CONT	AS SHOWN ON PLAN
NB	16	Physocarpus opulifolius 'Ruby Spice'	RUBY SPICE NINEBARK	#3	CONT	AS SHOWN ON PLAN
SP	12	Salix purpurea 'Nana'	PURPLE WILLOW	#3	CONT	AS SHOWN ON PLAN
SJ	24	Spiraea japonica 'Freibellii'	JAPANESE SPIREA	#3	CONT	AS SHOWN ON PLAN
EVERGREEN SHRUBS						
PP	11	Picea pungens 'Globosa'	GLOBOSA COLORADO SPRUCE	#3	CONT	AS SHOWN ON PLAN
PERENNIALS & GRASSES						
DG	54	Dianthus gratianopolitanus 'Firewitch'	FIREWITCH CHEDDAR PINK	#1	CONT	12" TRIANGULAR SPACING
EP	52	Echinacea purpurea 'Pas702917'	POWOW WILD BERRY	#1	CONT	18" TRIANGULAR SPACING
PD	38	Penstemon digitalis 'Husker Red'	HUSKER RED BEARD TONGUE	#1	CONT	12" TRIANGULAR SPACING
BE	13	Phlox subulata 'Blue Emerald'	BLUE CARPET CREEPING PHLOX	#1	CONT	2'-0" TRIANGULAR SPACING
RW	19	Phlox subulata 'Red Wings'	RED WINGS CREEPING PHLOX	#1	CONT	2'-0" TRIANGULAR SPACING
SN	29	Salvia nemorosa 'Wuesue'	MEADOW SAGE	#1	CONT	2'-0" TRIANGULAR SPACING
LB	22	Schizachyrium scoparium 'Blue Paradise'	BLUE PARADISE LITTLE BLUESTEM	#1	CONT	2'-0" TRIANGULAR SPACING
RG	55	Sedum hybrid	ROCK N GROW 'BACK IN BLACK'	#1	CONT	2'-6" TRIANGULAR SPACING
SH	67	Sporobolus heterolepis	PRAIRIE DROPS EED	#1	CONT	2'-6" TRIANGULAR SPACING

GENERAL NOTES

- A. REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.
- B. THE TEMPORARY SEEDING AREA MAY NOT NEED TO BE SEEDDED IF CONSTRUCTION ON THE HOTEL BEGINS.
- C. THE DEVELOPER WILL HIRE A PROPERTY MANAGER TO OVERSEE ALL OF HIS PROPERTIES IN THIS DEVELOPMENT. THEIR SITE RELATED DUTIES WILL INCLUDE GRASS MOWING AND MAINTENANCE, IRRIGATION MAINTENANCE AND OVERSIGHT, SHRUB AND TREE TRIMMING, GENERAL SITE CLEANUP AND TRASH REMOVAL, SNOW REMOVAL AND ICE TREATMENT, AND SITE LIGHTING

SYMBOL LEGEND



LANDSCAPE REQUIREMENTS

STREET TREE PLANTING:
 355 LF OF FRONTAGE
 355 LF X 1 TREE / 40LF = **8.875 STREET TREES REQUIRED**
9 STREET TREES PROVIDED

OFF STREET PARKING:

PARKING LOT ISLANDS **11 OVERSTORY TREE/ISLAND REQUIRED**
 11 OVERSTORY TREE/ISLAND PROVIDED

RIGHT OF WAY BUFFER
 355 LF OF FRONTAGE
 355 X 2 OVERSTORY TREES / 50 LF = **14.2 OVERSTORY TREES REQUIRED**
15 OVERSTORY TREES PROVIDED
 355 LF X 8 SHRUBS / 50 LF = **56.8 SHRUBS REQUIRED**
57 SHRUBS PROVIDED

OPEN SPACE REQUIREMENTS:

AREA REQUIREMENT:
 SITE AREA: 53,982 SF (1.24 ACRES)

20% REQUIRED OPEN SPACE (10,796.40 SF)
19% PROVIDED OPEN SPACE (10,377 SF)

2.3% 235 SF IMPERVIOUS OPEN SPACE
97.7% 10,142 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.

SHRUBS PROVIDED: 33
 TREES PROVIDED: 33

OVERSTORY = 11 = 52%
 UNDERSTORY = 5 = 24%
 EVERGREEN = 5 = 24%

≥25% OF ALL REQUIRED TREES SHALL BE EVERGREEN
 ≥50% OF ALL REQUIRED TREES SHALL BE OVERSTORY

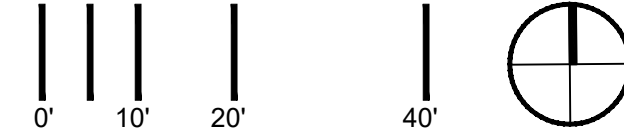
OVERSTORY TREES: 10,796.40 SF X 1.5/1,000 SF = **16.19 OVERSTORY TREES REQUIRED**
16 OVERSTORY TREES PROVIDED

UNDERSTORY TREES: 10,796.40 SF X .5/1,000 SF = **5.4 UNDERSTORY TREES REQUIRED**
5 UNDERSTORY TREES PROVIDED

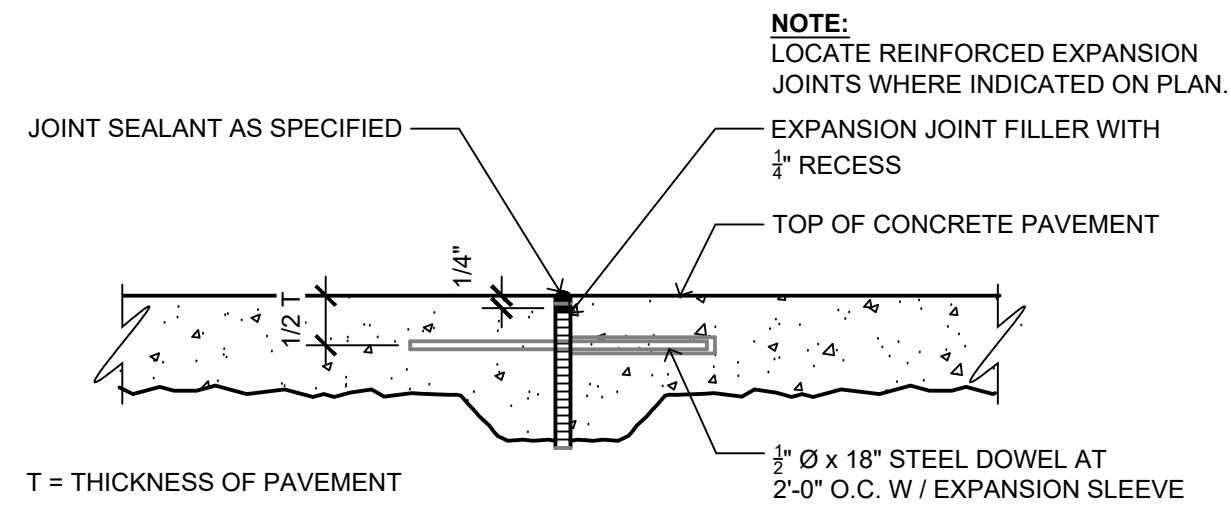
SHRUBS: 10,796.40 SF X 2/1,000 SF = **21.6 SHRUBS REQUIRED**
22 SHRUBS PROVIDED



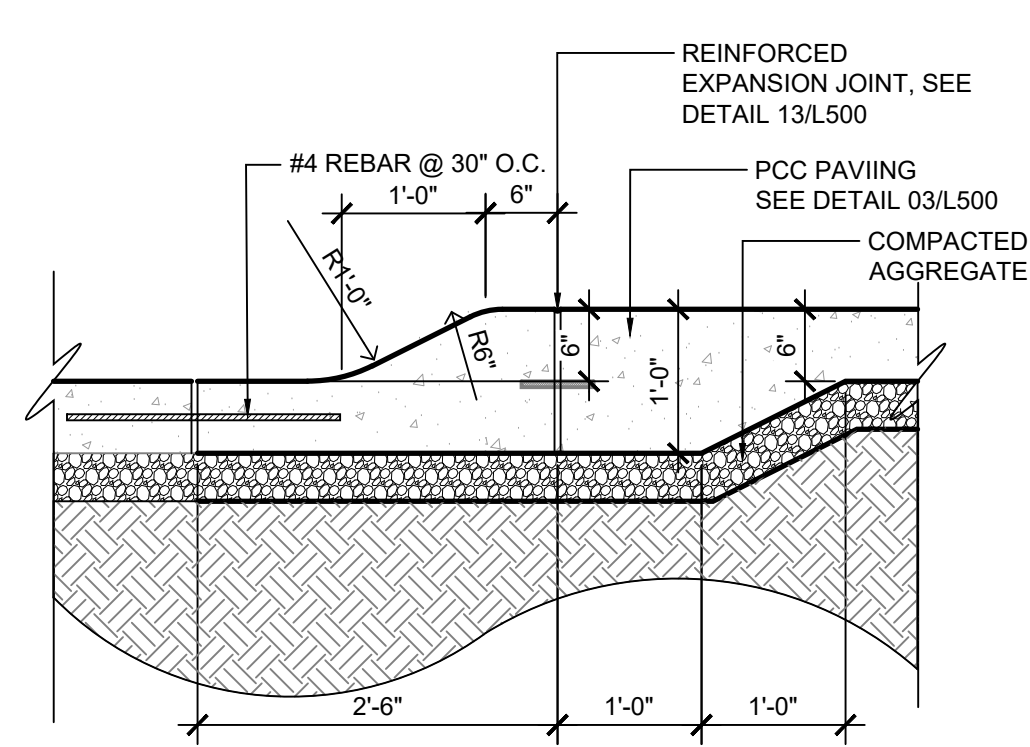
SCALE: 1"=20'



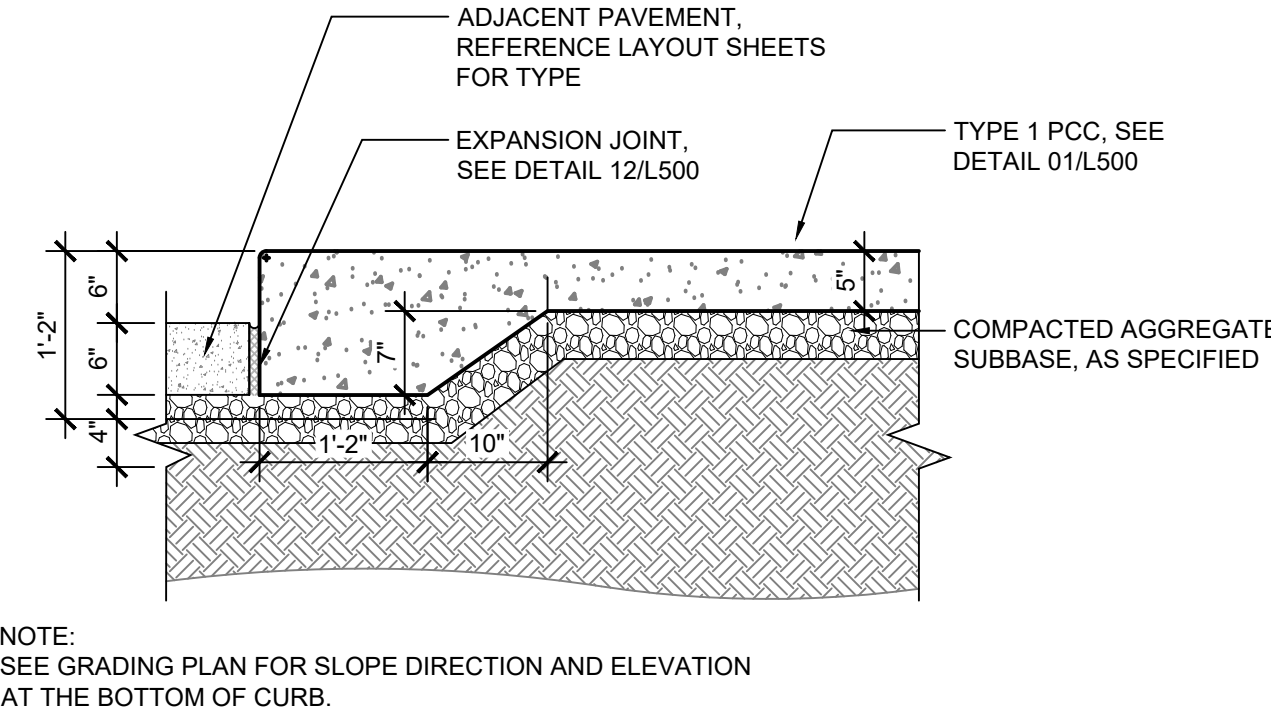
KEETOWN LOOP - NORTH PARKING LOT
SITE PLAN SUBMITTAL
 THE QUARTER AT WAUKEE, LLC
 WAUKEE, IOWA



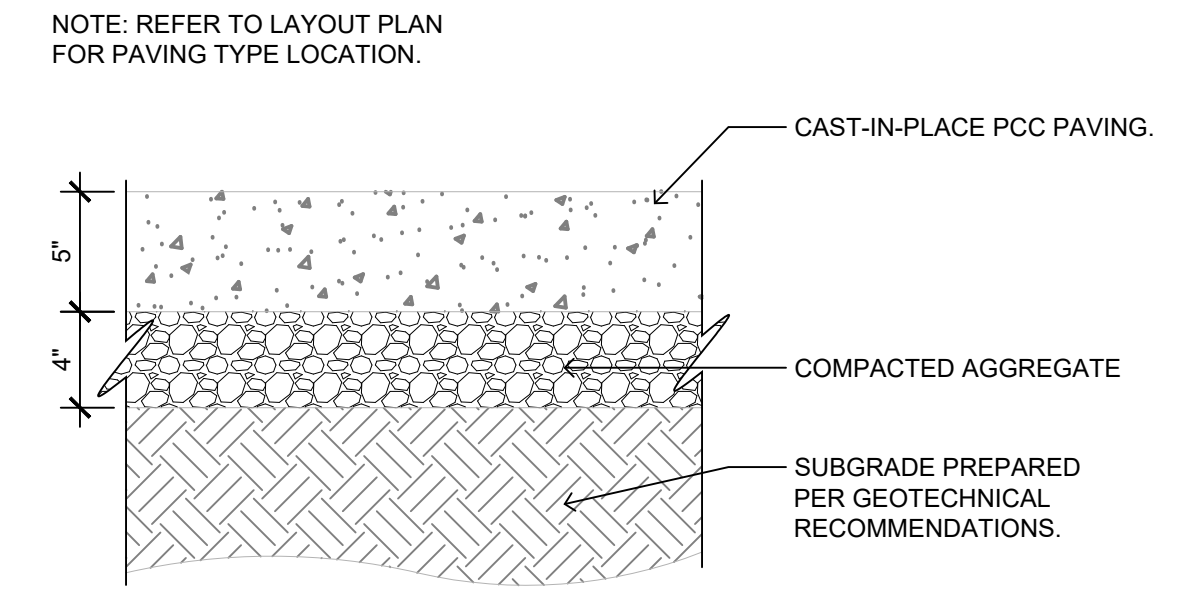
13 SECTION: REINFORCED EXPANSION JOINT
L500



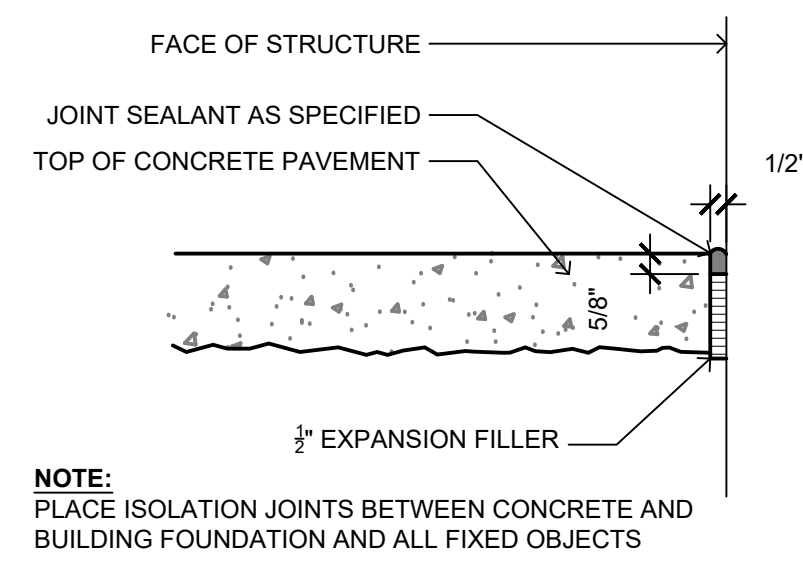
09 SECTION: ROLL CURB AT PCC
L500



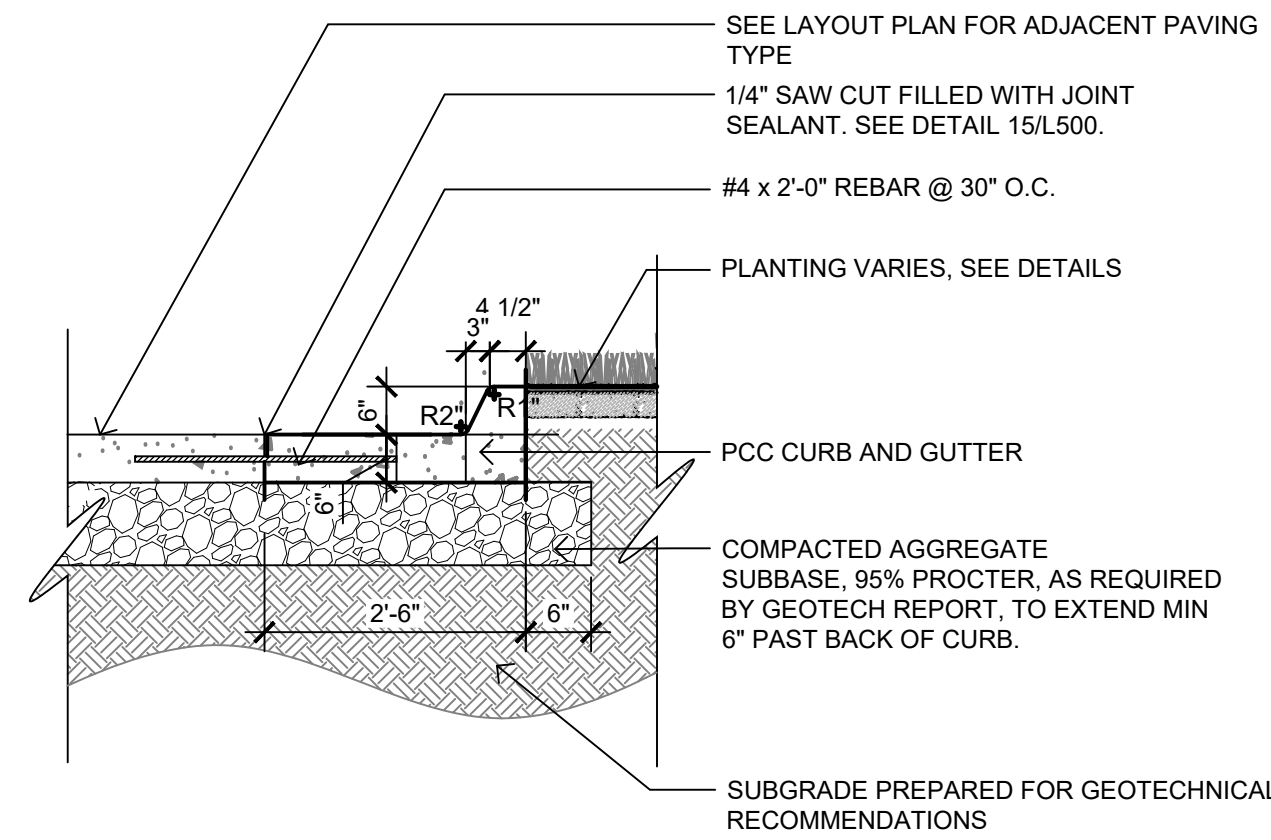
05 SECTION: INTEGRAL CURB & GUTTER
L500



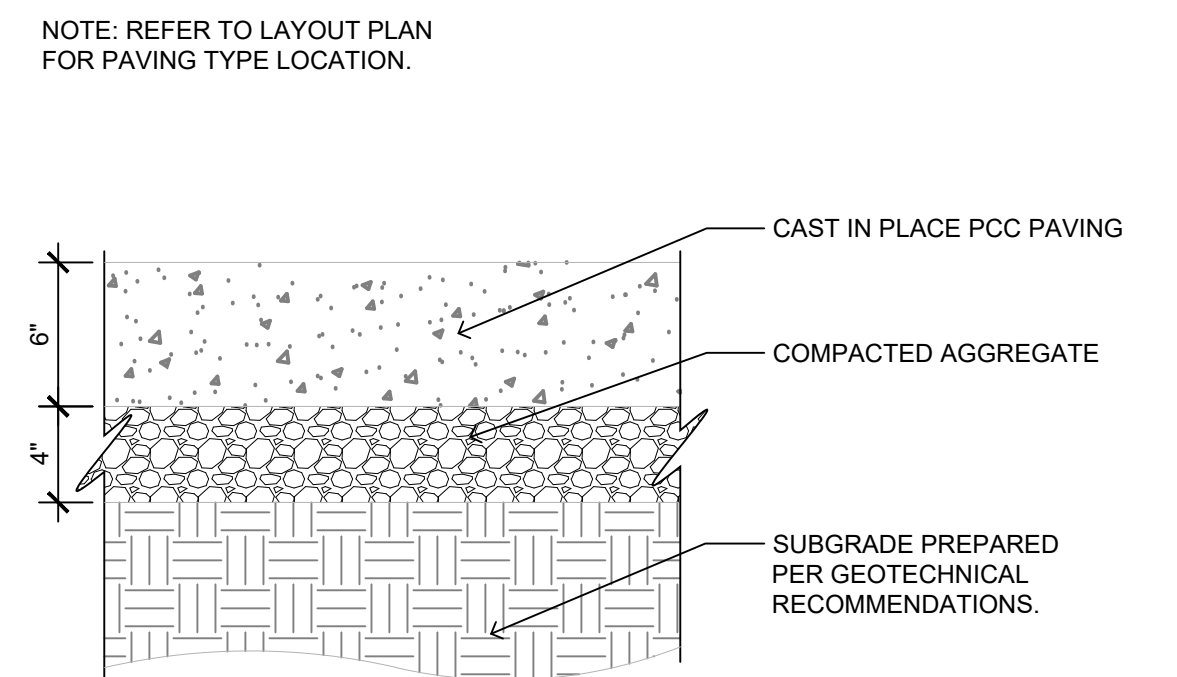
01 SECTION: TYPE 1 PCC (WALK) - TYP.
L500 1-1/2" = 1'-0"



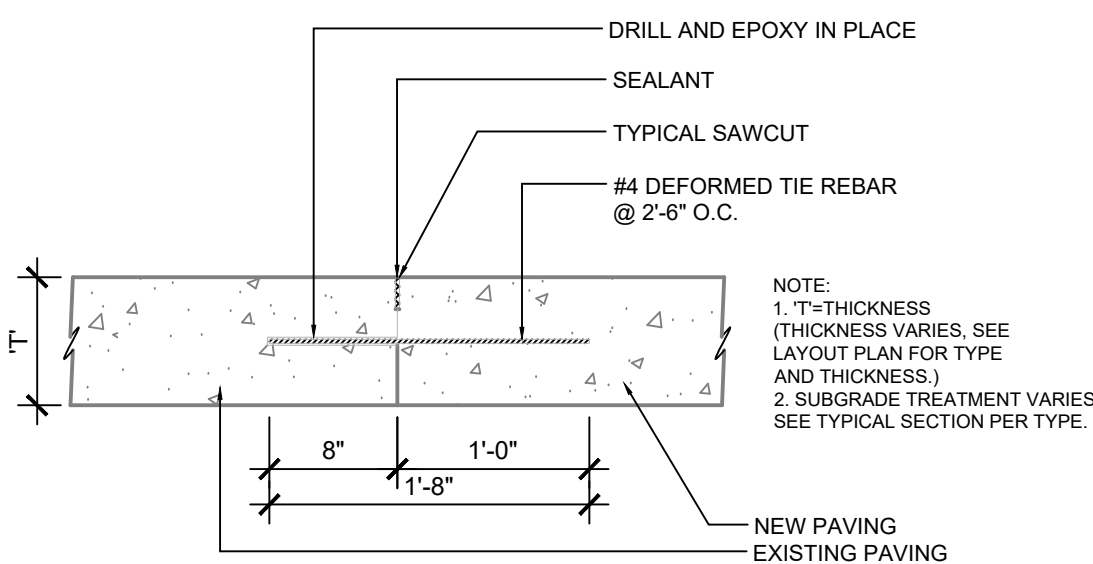
14 SECTION: ISOLATION JOINT - TYP.
L500



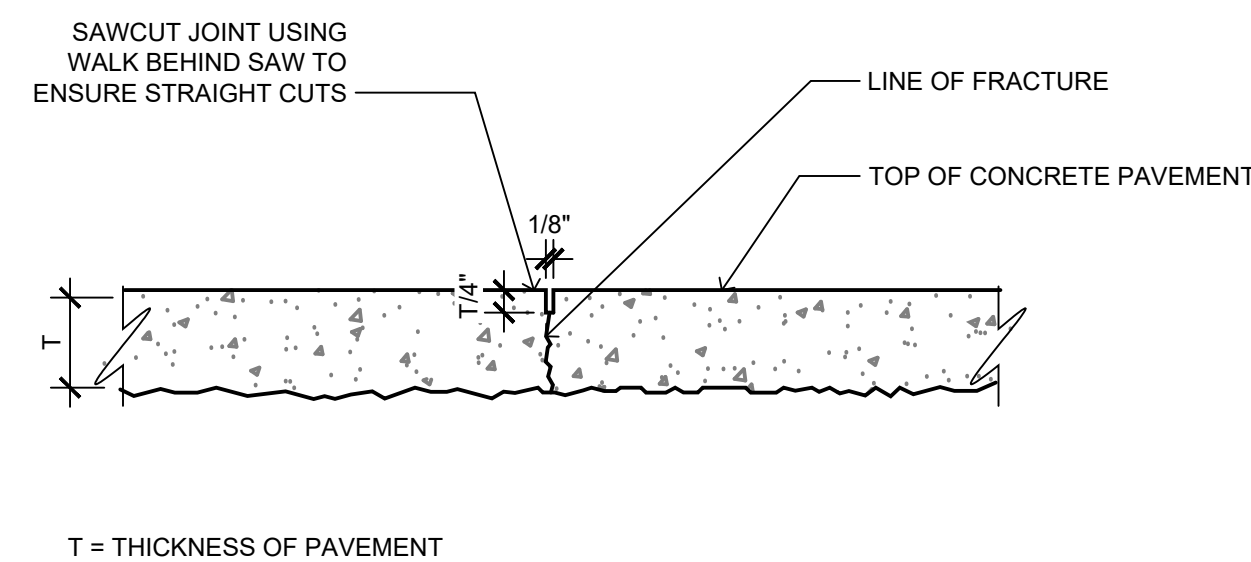
06 SECTION: STANDARD PCC CURB AT SOD
L500



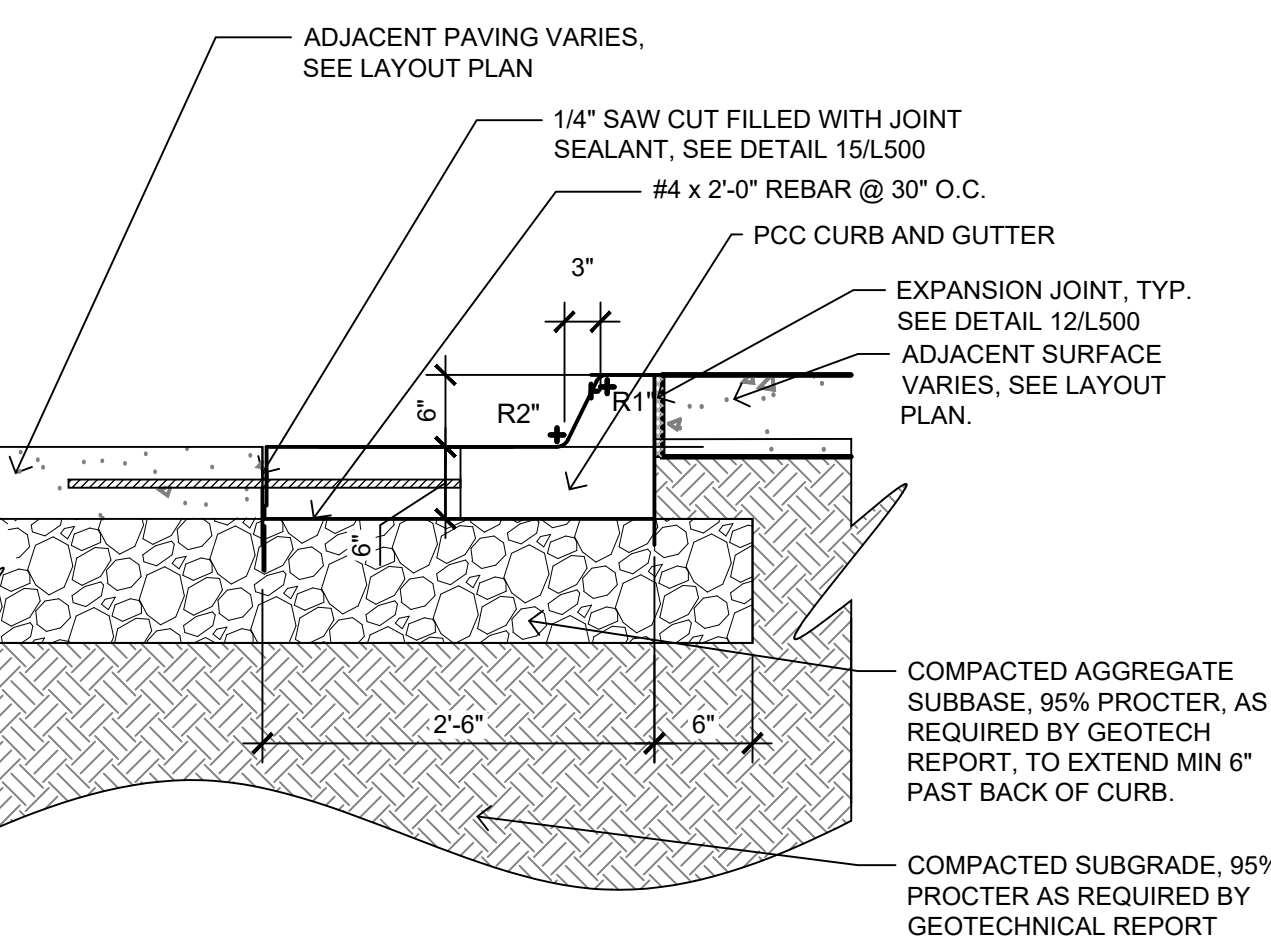
02 SECTION: TYPE 2 PCC (PARKING) - TYP.
L500 1-1/2" = 1'-0"



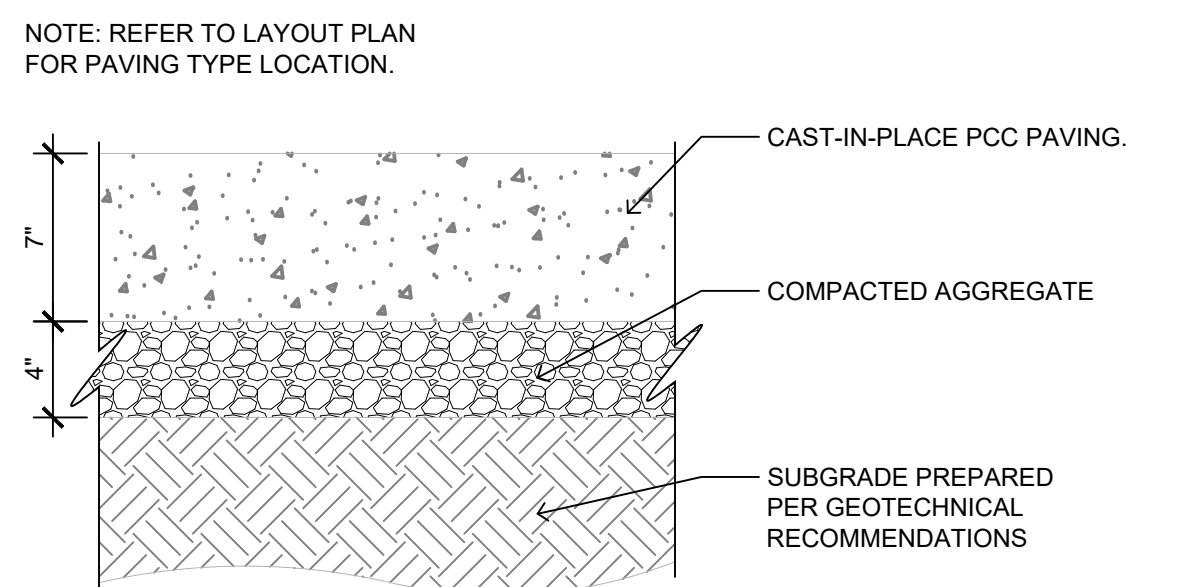
15 SECTION: COLD JOINT - TYP.
L500



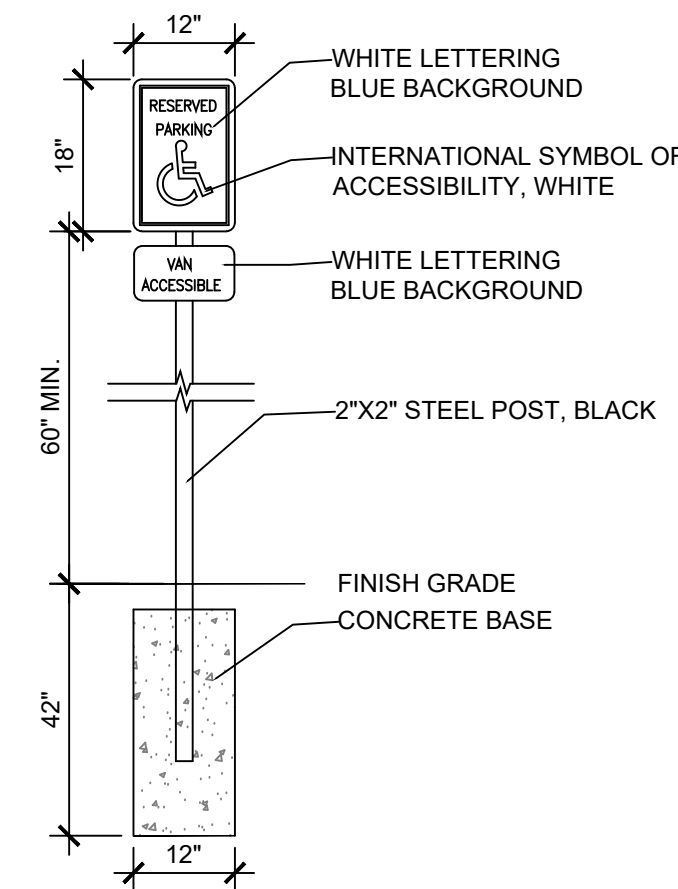
11 SECTION: SAW CUT JOINT - TYP.
L500



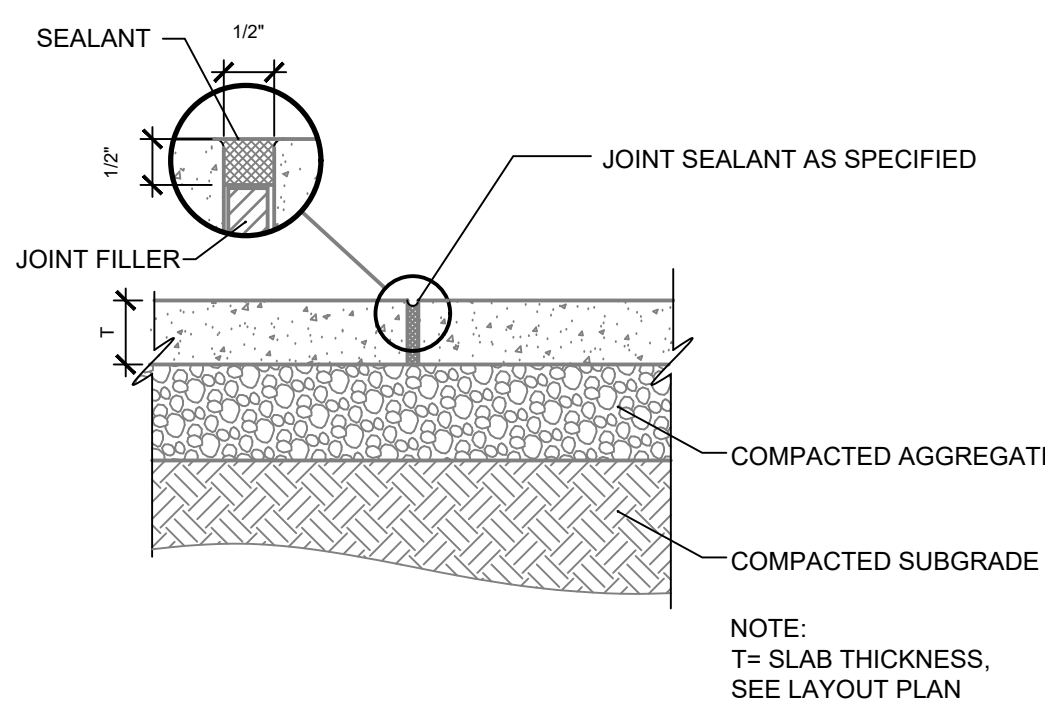
08 SECTION: STANDARD PCC CURB AT PCC
L500



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



16 SECTION: ADA PARKING SIGNAGE
L500



12 SECTION: EXPANSION JOINT - TYP.
L500

ISSUE SCHEDULE		
ISSUE	DATE	DESCRIPTION
1	06/01/2023	INITIAL SITE PLAN SUBMITTAL
2	06/29/2023	SITE PLAN SUBMITTAL #2
3	07/20/2023	SITE PLAN SUBMITTAL #3

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SITE DETAILS

CONFLUENCE PROJECT # 21072-11

L500

KEETOWN LOOP - NORTH PARKING LOT
SITE PLAN SUBMITTAL
 THE QUARTER AT WAUKEE, LLC
 WAUKEE, IOWA

ISSUE SCHEDULE		
ISSUE	DATE	DESCRIPTION
1	06/01/2023	INITIAL SITE PLAN SUBMITTAL
2	06/29/2023	SITE PLAN SUBMITTAL #2
3	07/20/2023	SITE PLAN SUBMITTAL #3

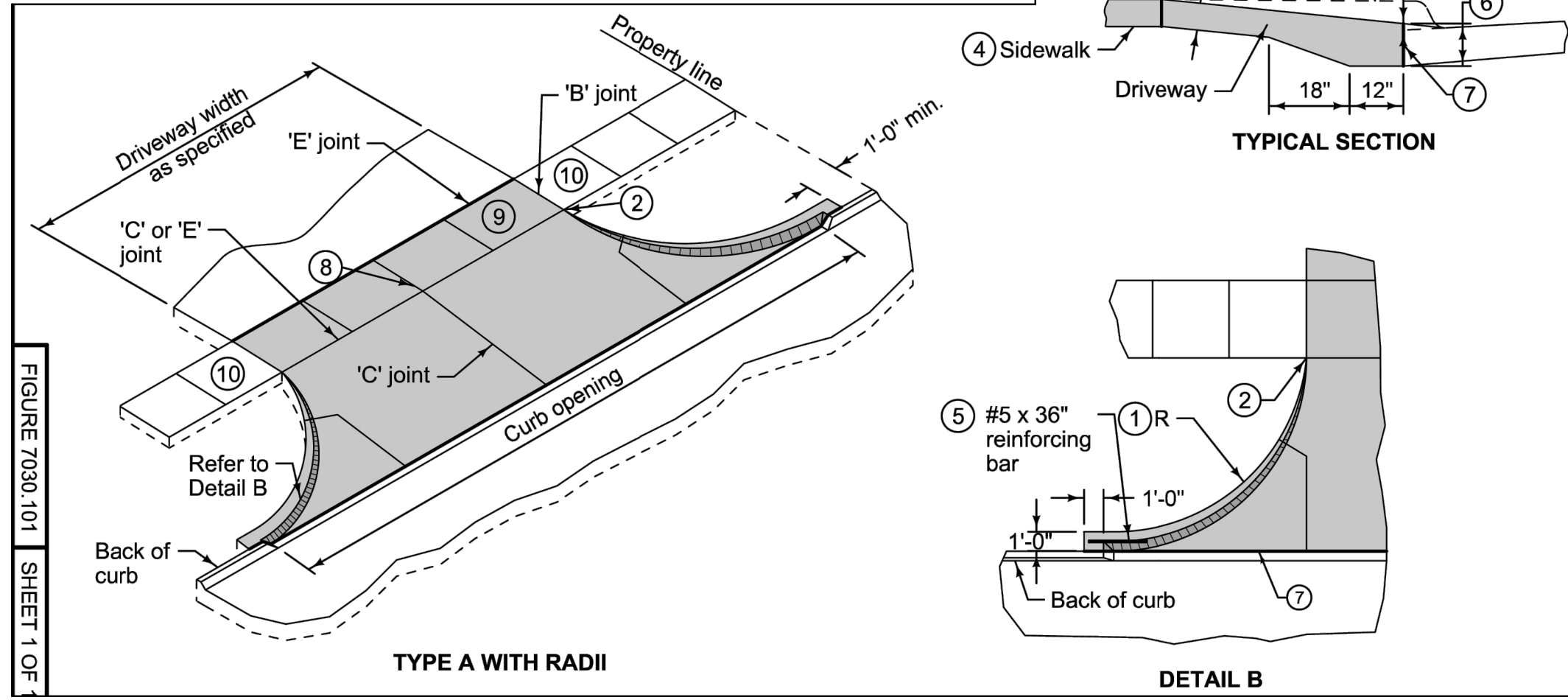
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SITE DETAILS

CONFLUENCE PROJECT # 21072-11

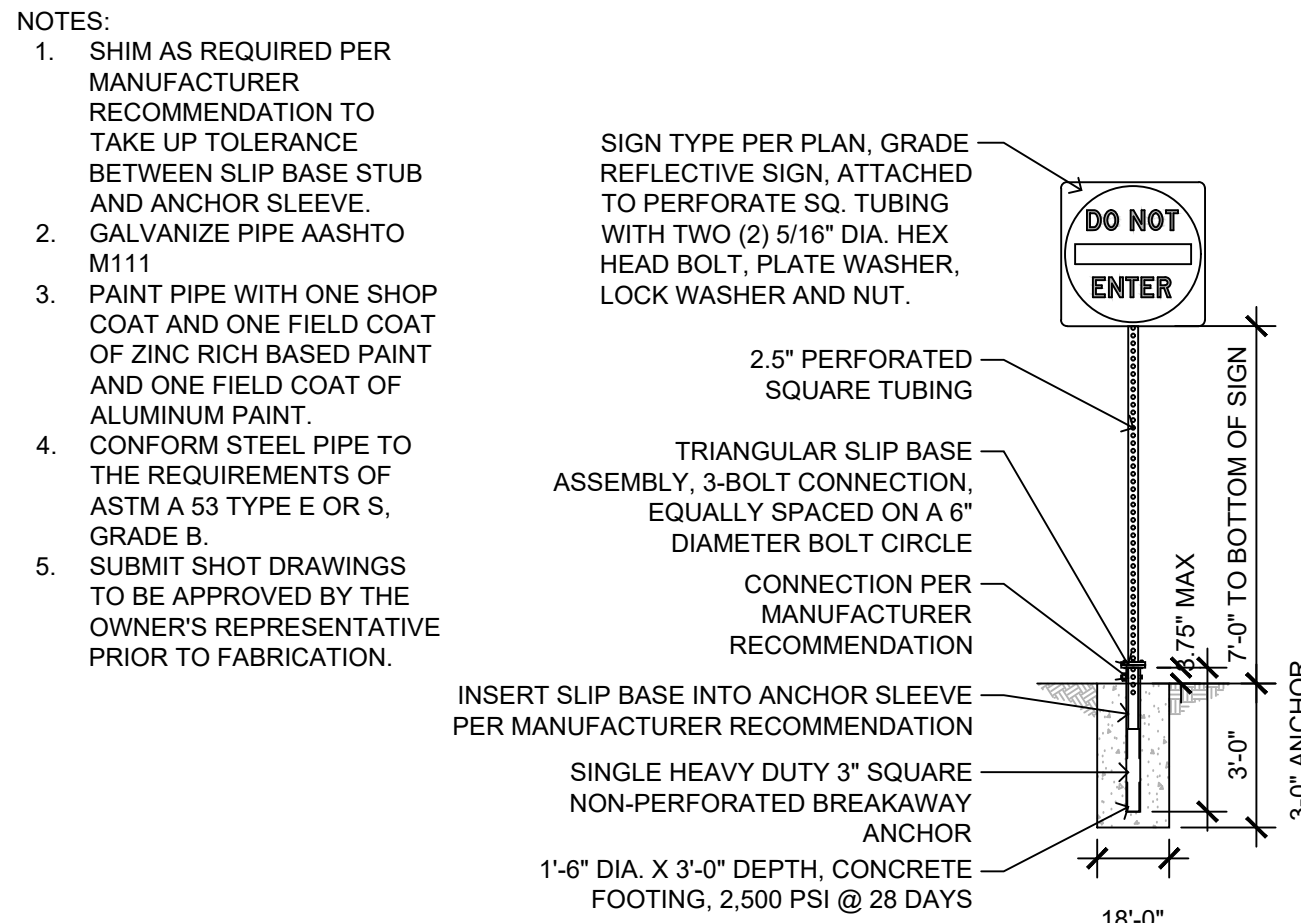
L501



09 L501 SUDAS TYPE A STANDARD DRIVEWAY DETAILS

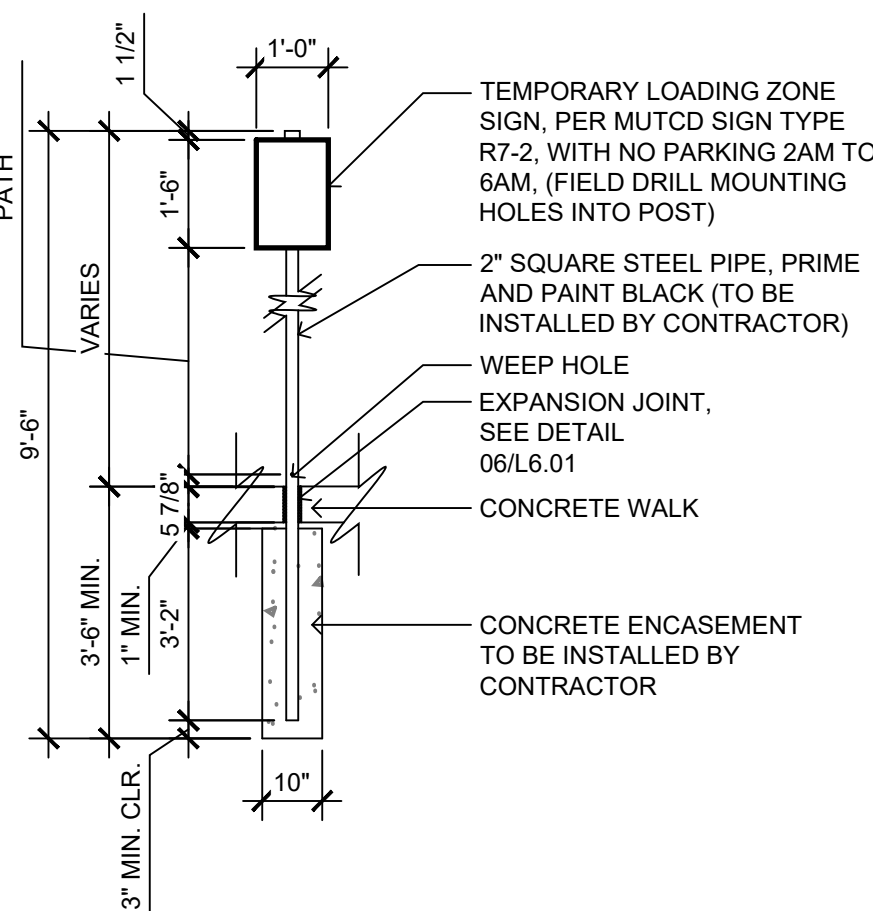
- ① Driveway radius (R). Residential: 10 foot minimum, 15 foot maximum. Commercial and industrial: As specified in the contract documents.
- ② Transition the curb height to 0 inches at end of taper/radius or at the front edge of sidewalk. Do not extend raised curb across sidewalk.
- ③ Pavement thickness. 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.

05 L501 PLAN: RETURN CURB ADA RAMP

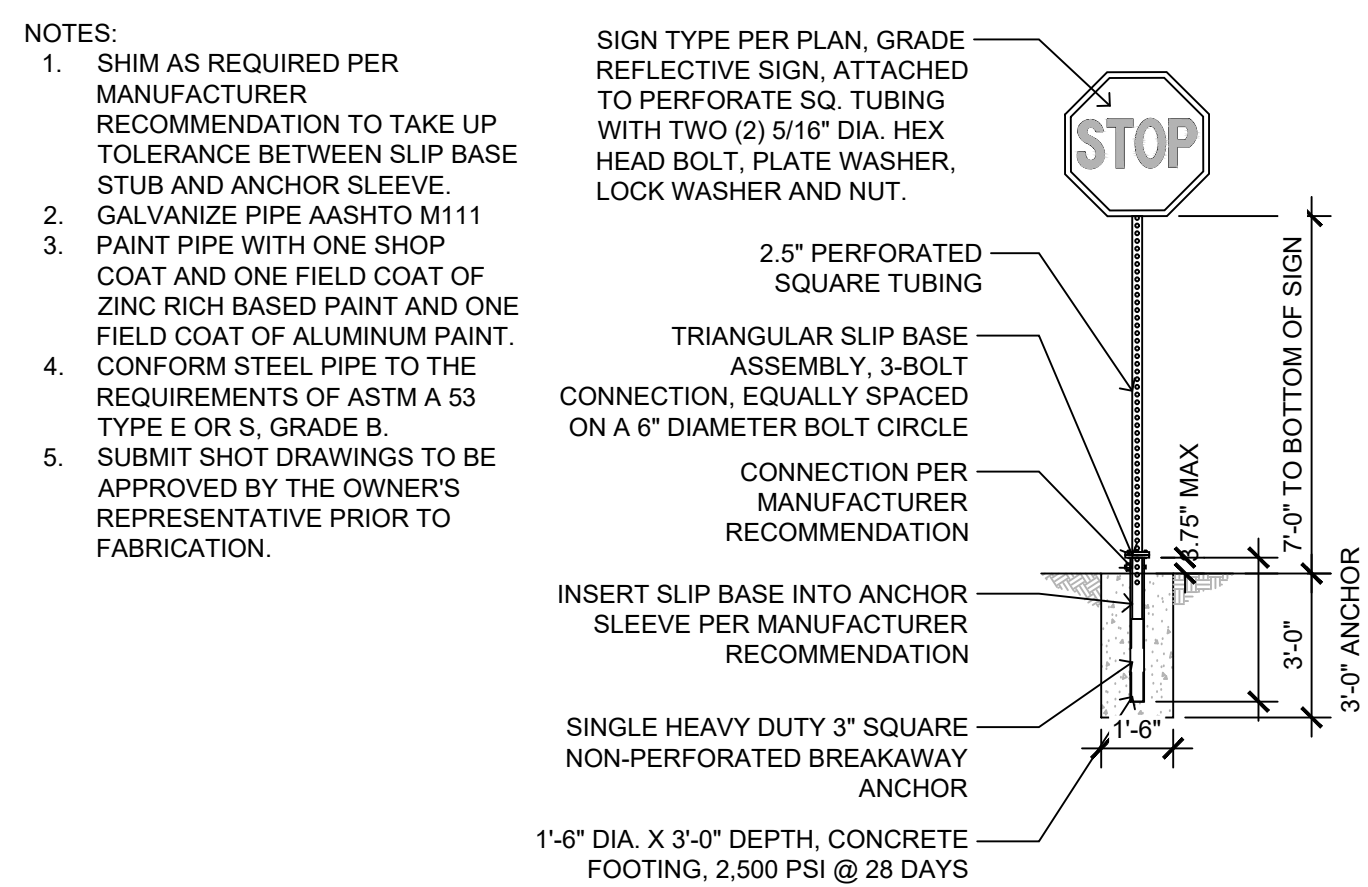


01 L501 SECTION: PROTECTIVE BOLLARD

06 L501 SECTION: DO NOT ENTER SIGN

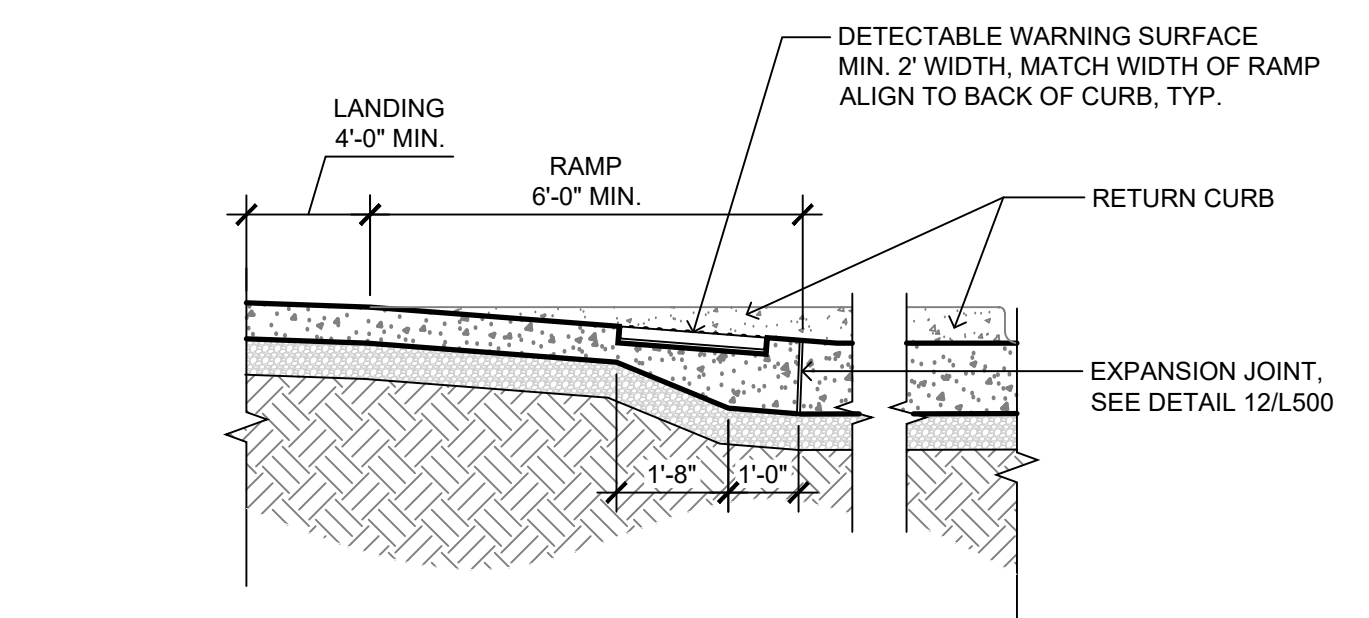


07 L501 SECTION: TEMPORARY LOADING ZONE SIGN



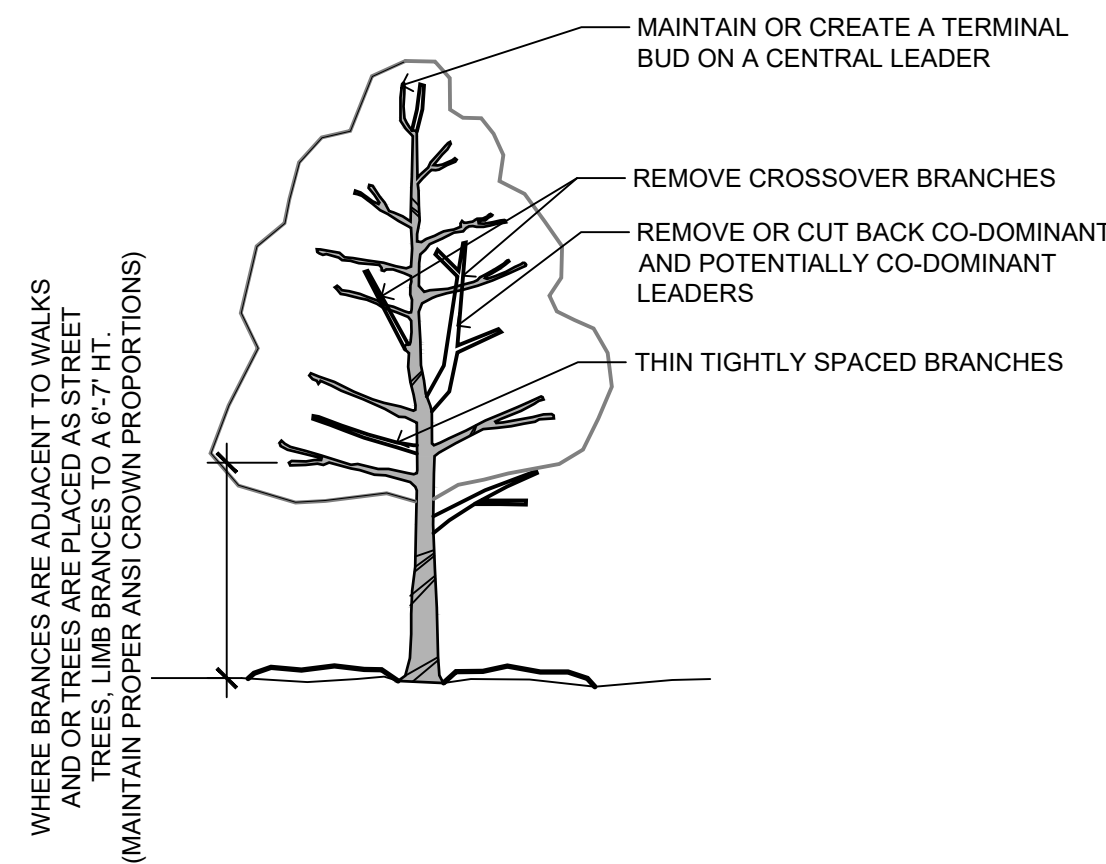
08 L501 SECTION: STOP SIGN

02 L501 NOT IN USE

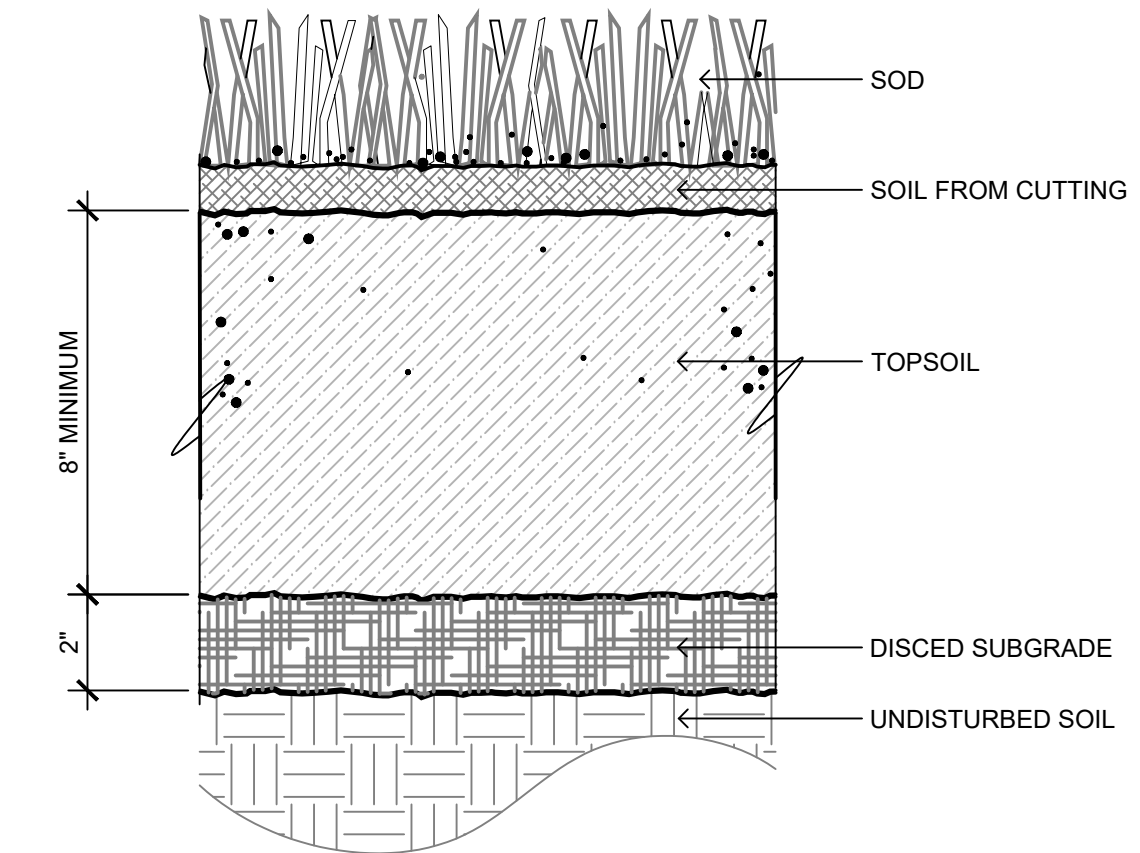


04 L501 SECTION: RETURN CURB ADA RAMP

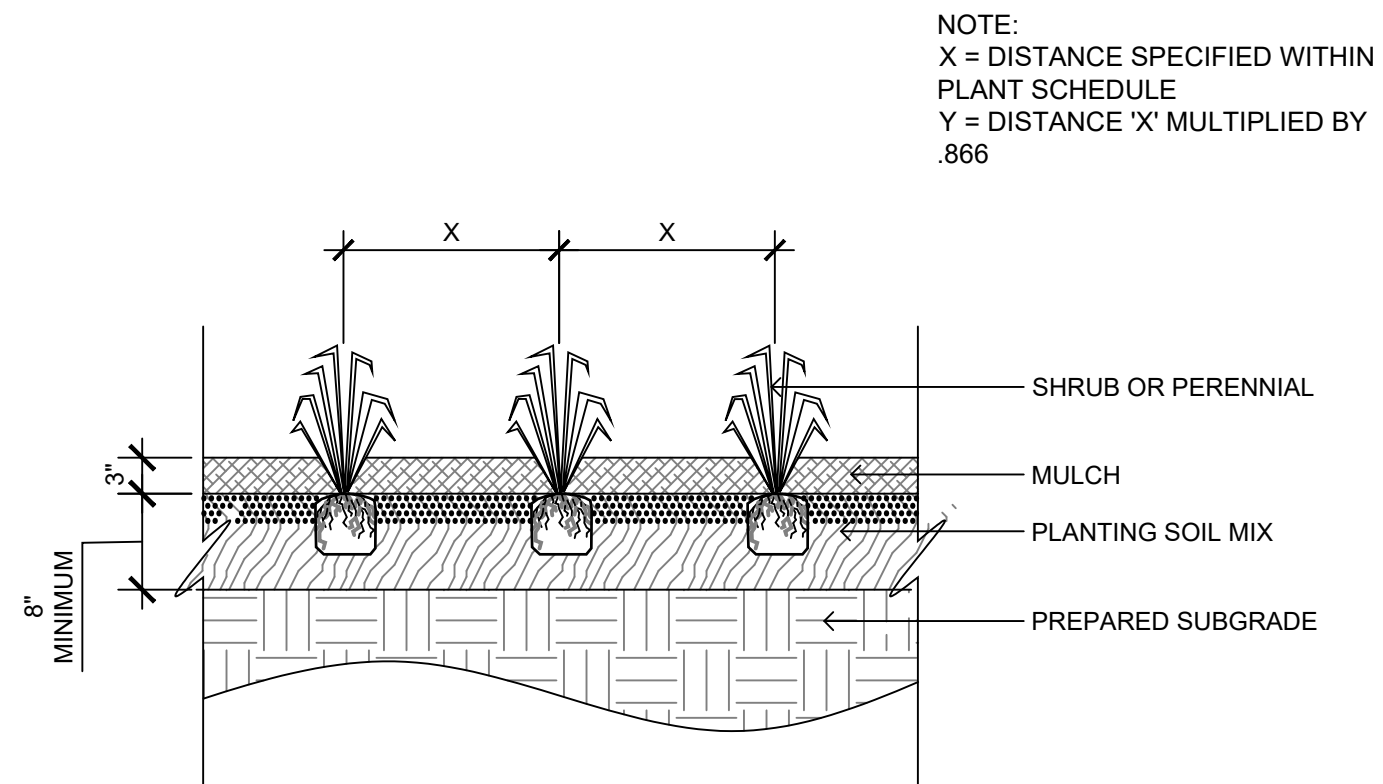
KEETOWN LOOP - NORTH PARKING LOT
SITE PLAN SUBMITTAL
 THE QUARTER AT WAUKEE, LLC
 WAUKEE, IOWA



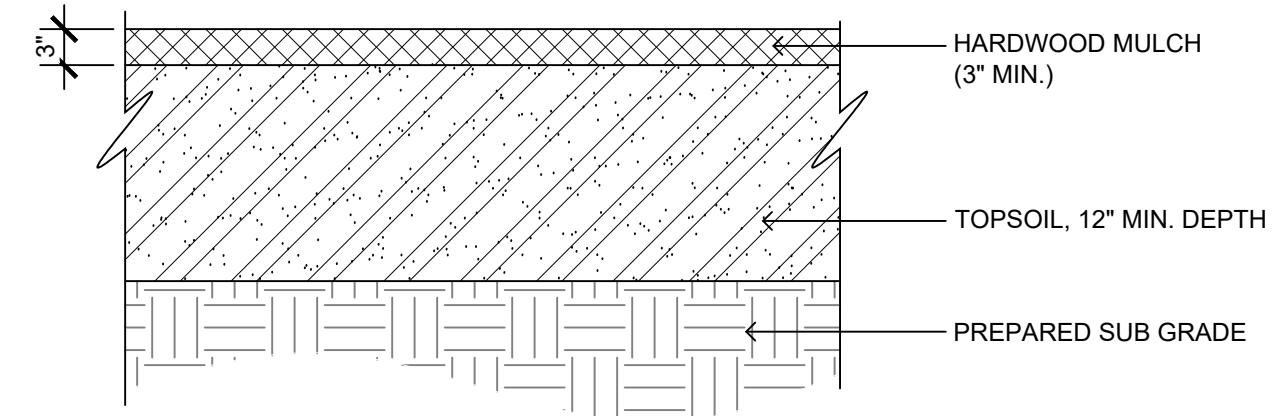
05 SECTION: TREE PRUNING
 L502



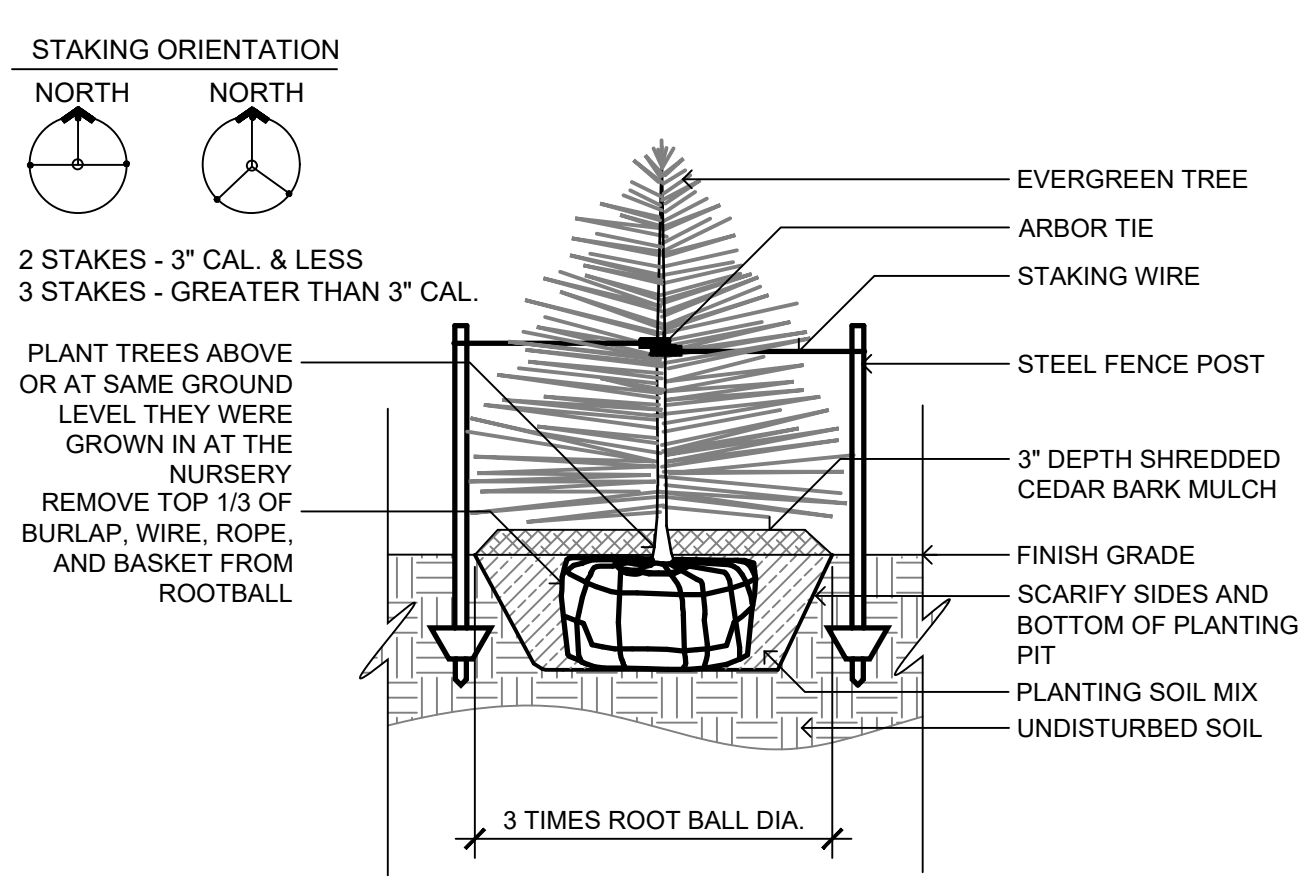
01 SECTION: SOD
 L502



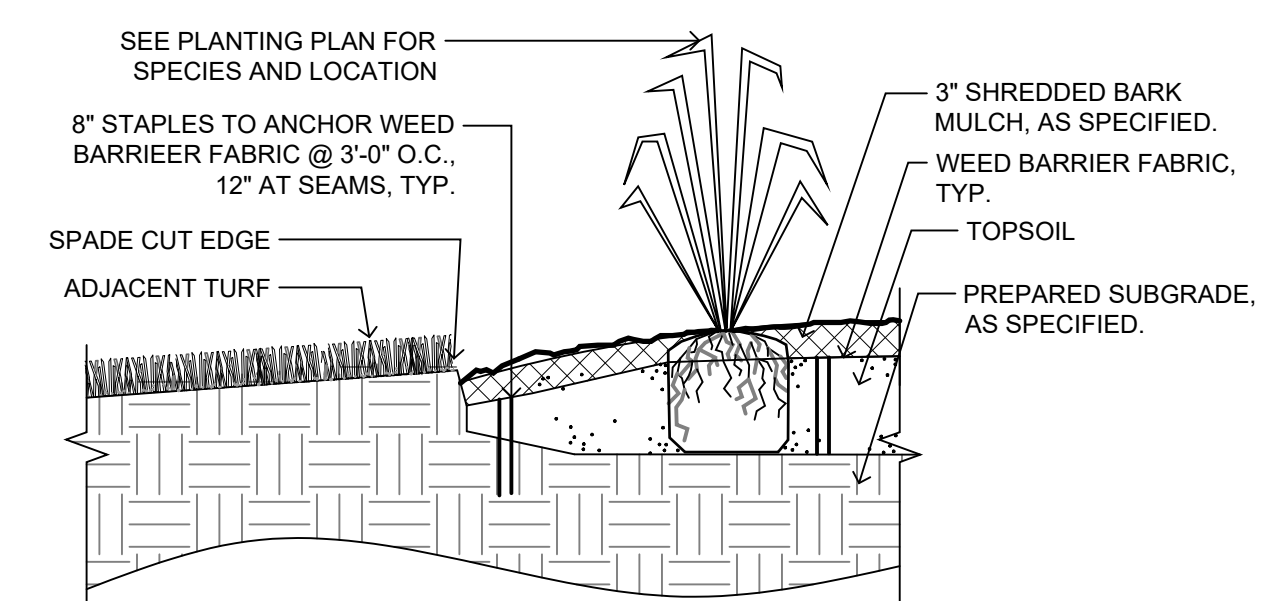
06 SECTION: SHRUB OR PERENNIAL PLANTING
 L502



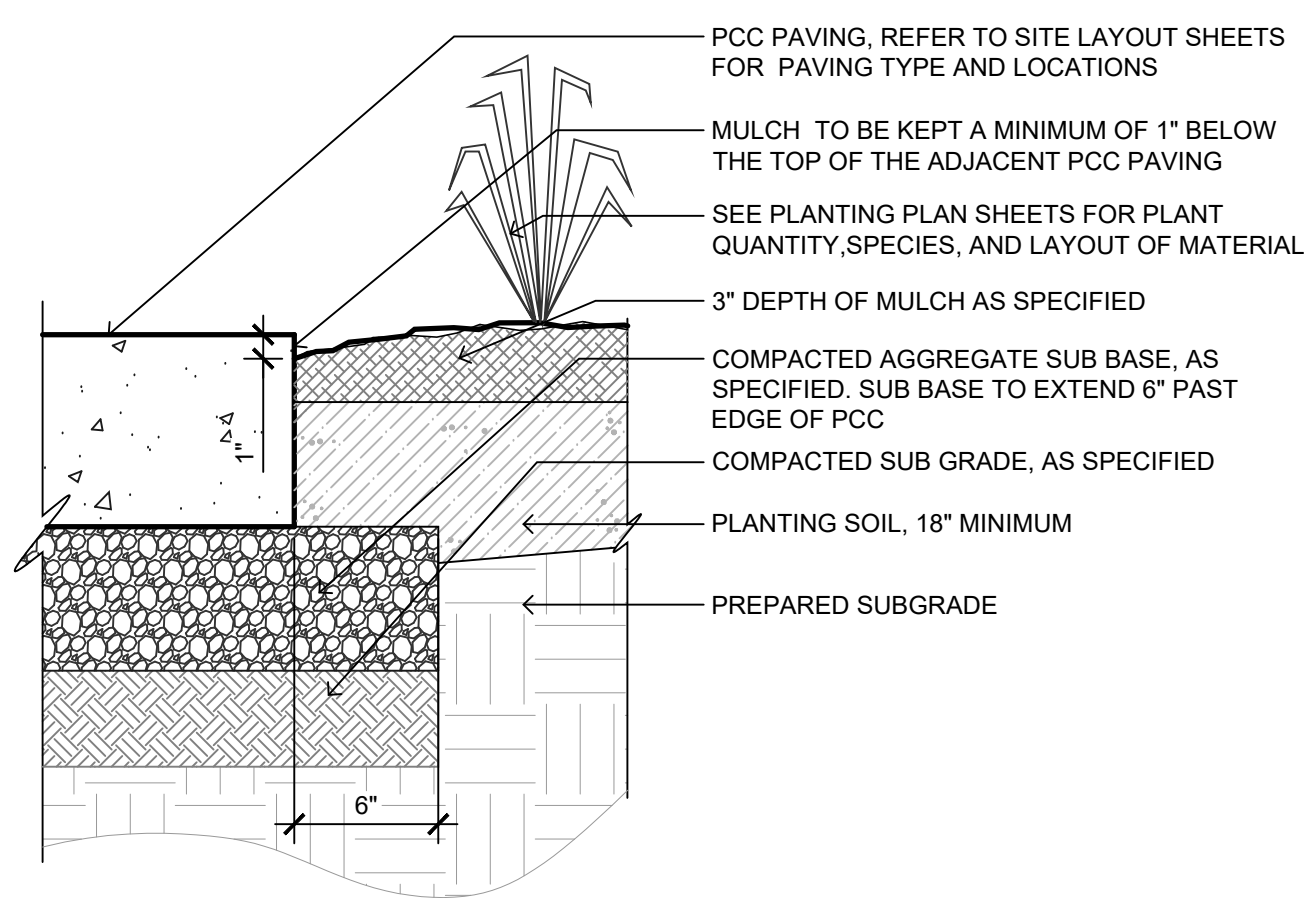
02 SECTION: PLANTING BED
 L502



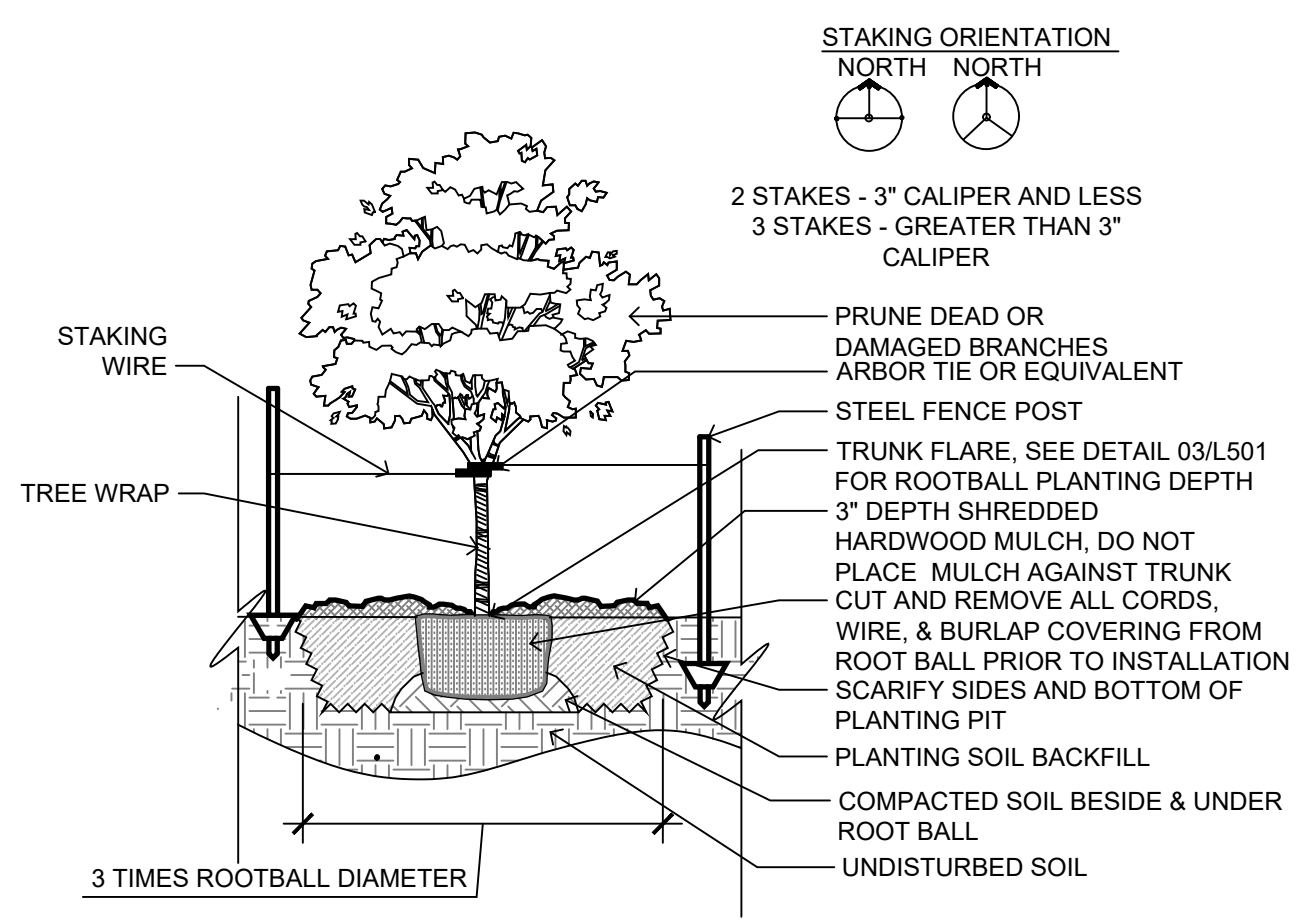
07 SECTION: CONIFEROUS TREE PLANTING
 L502



03 SECTION: SPADE CUT EDGING
 L502



08 SECTION: PLANTING BED ALONG PAVING
 L502



04 SECTION: OVERSTORY TREE PLANTING
 L502

ISSUE SCHEDULE		
ISSUE	DATE	DESCRIPTION
1	06/01/2023	INITIAL SITE PLAN SUBMITTAL
2	06/29/2023	SITE PLAN SUBMITTAL #2
3	07/20/2023	SITE PLAN SUBMITTAL #3

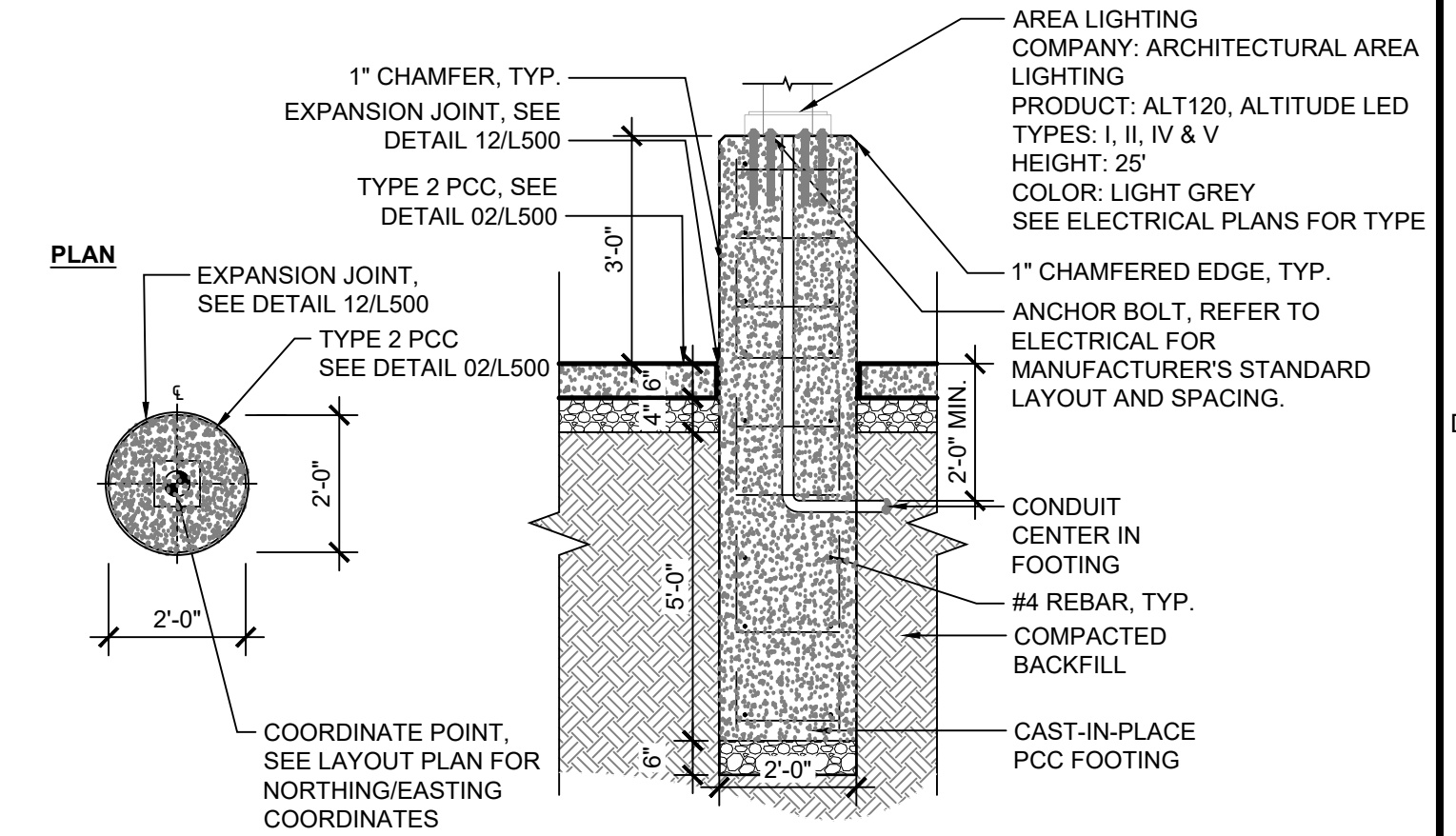
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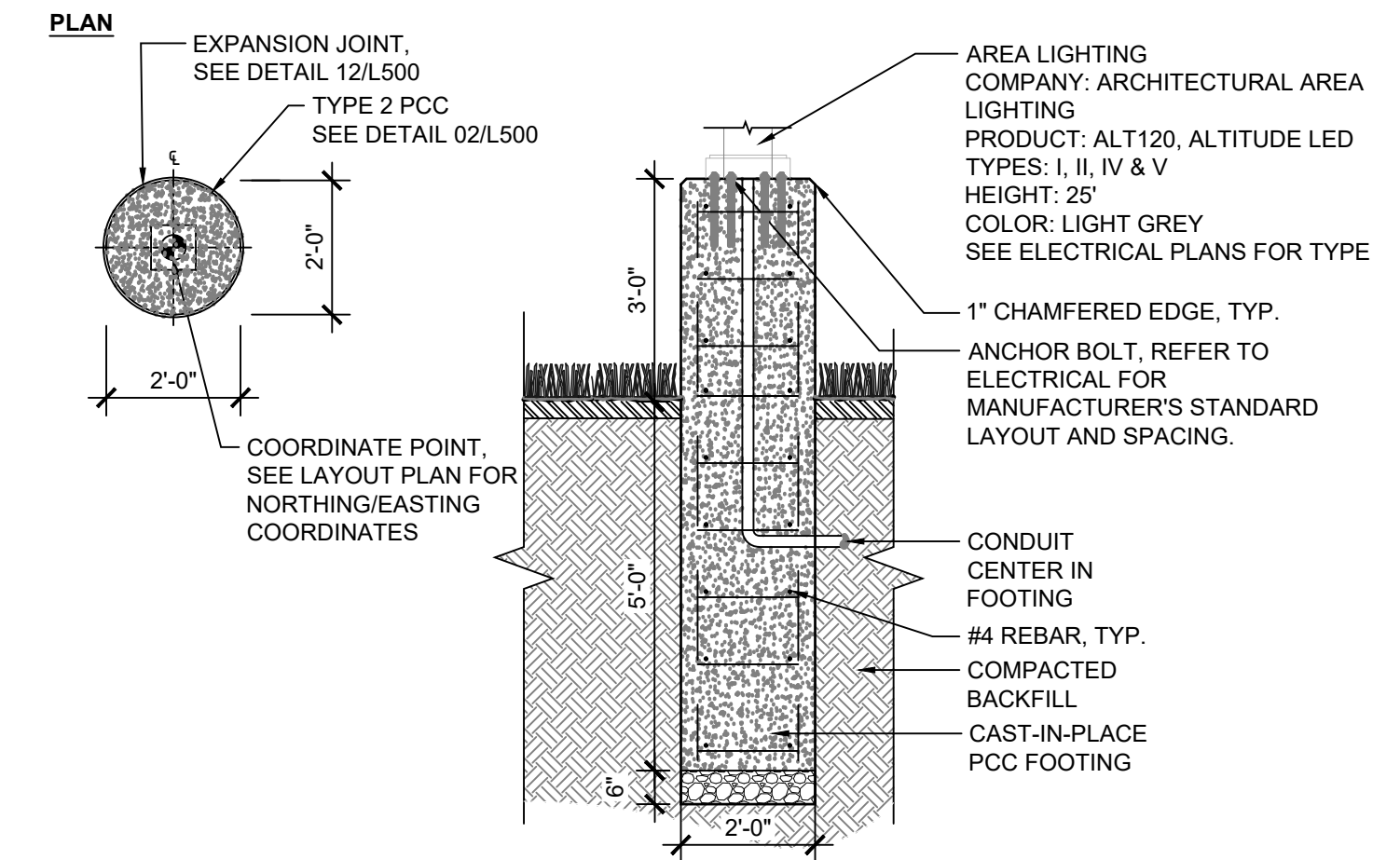
PLANTING DETAILS

CONFLUENCE PROJECT # 21072-11

L502



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



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

KEETOWN LOOP - NORTH PARKING LOT
SITE PLAN SUBMITTAL
 THE QUARTER AT WAUKEE, LLC
 WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	06/01/2023	INITIAL SITE PLAN SUBMITTAL
2	06/29/2023	SITE PLAN SUBMITTAL #2
3	07/20/2023	SITE PLAN SUBMITTAL #3

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LIGHTING DETAILS

CONFLUENCE PROJECT # 21072-11

L503

KEETOWN LOOP - NORTH PARKING LOT
SITE PLAN SUBMITTAL
 THE QUARTER AT WAUKEE, LLC
 WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	06/01/2023	INITIAL SITE PLAN SUBMITTAL
2	06/29/2023	SITE PLAN SUBMITTAL #2
3	07/20/2023	SITE PLAN SUBMITTAL #3

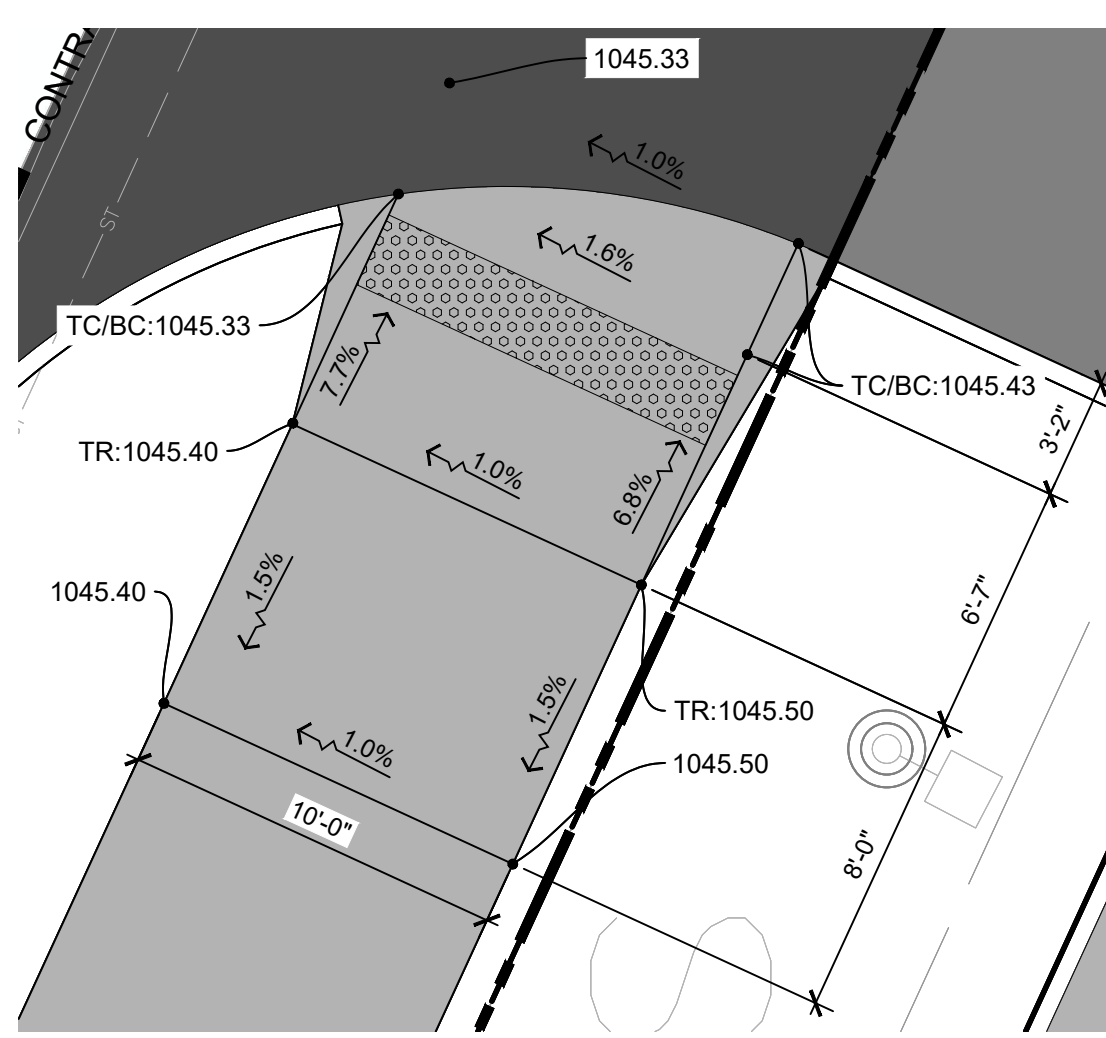
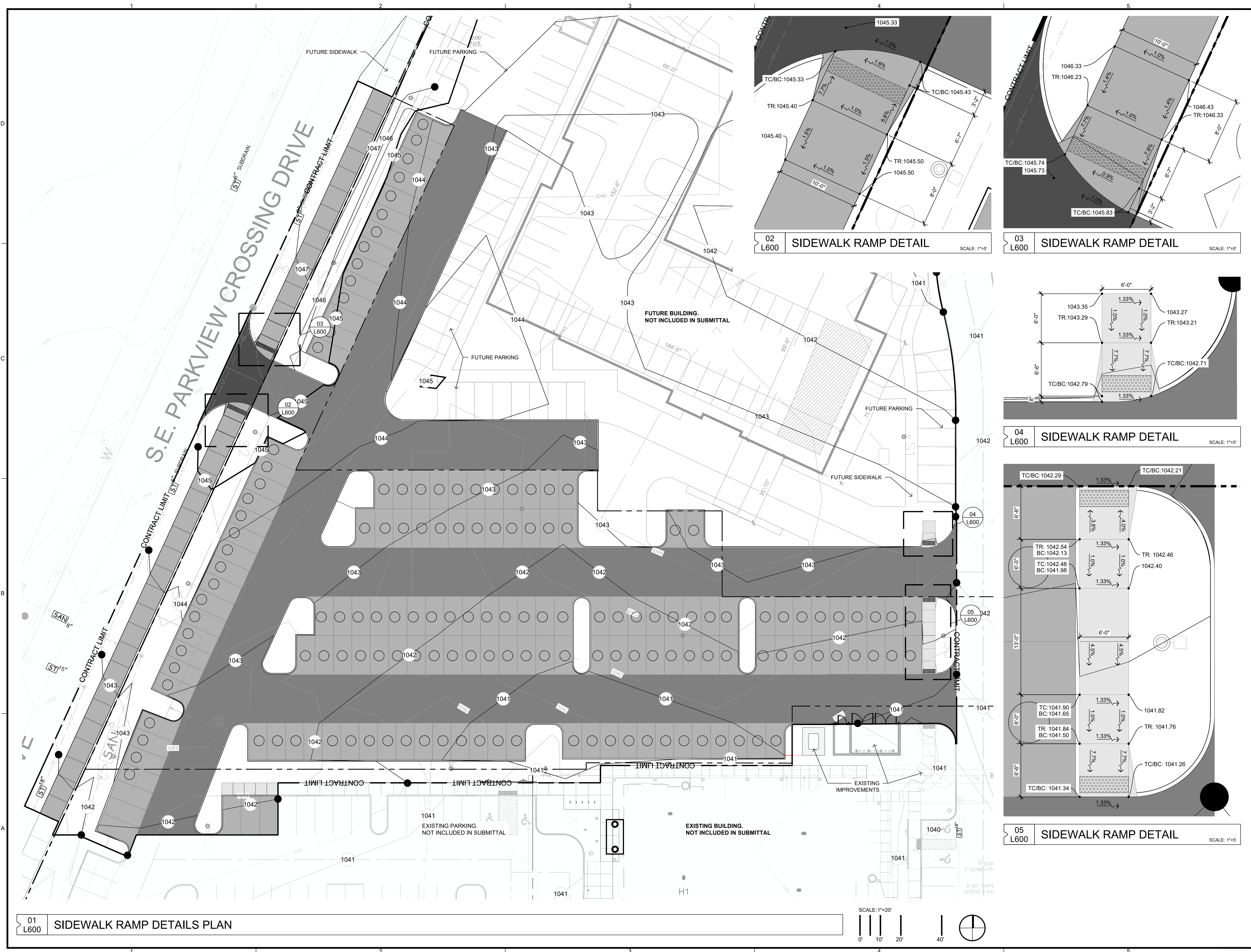
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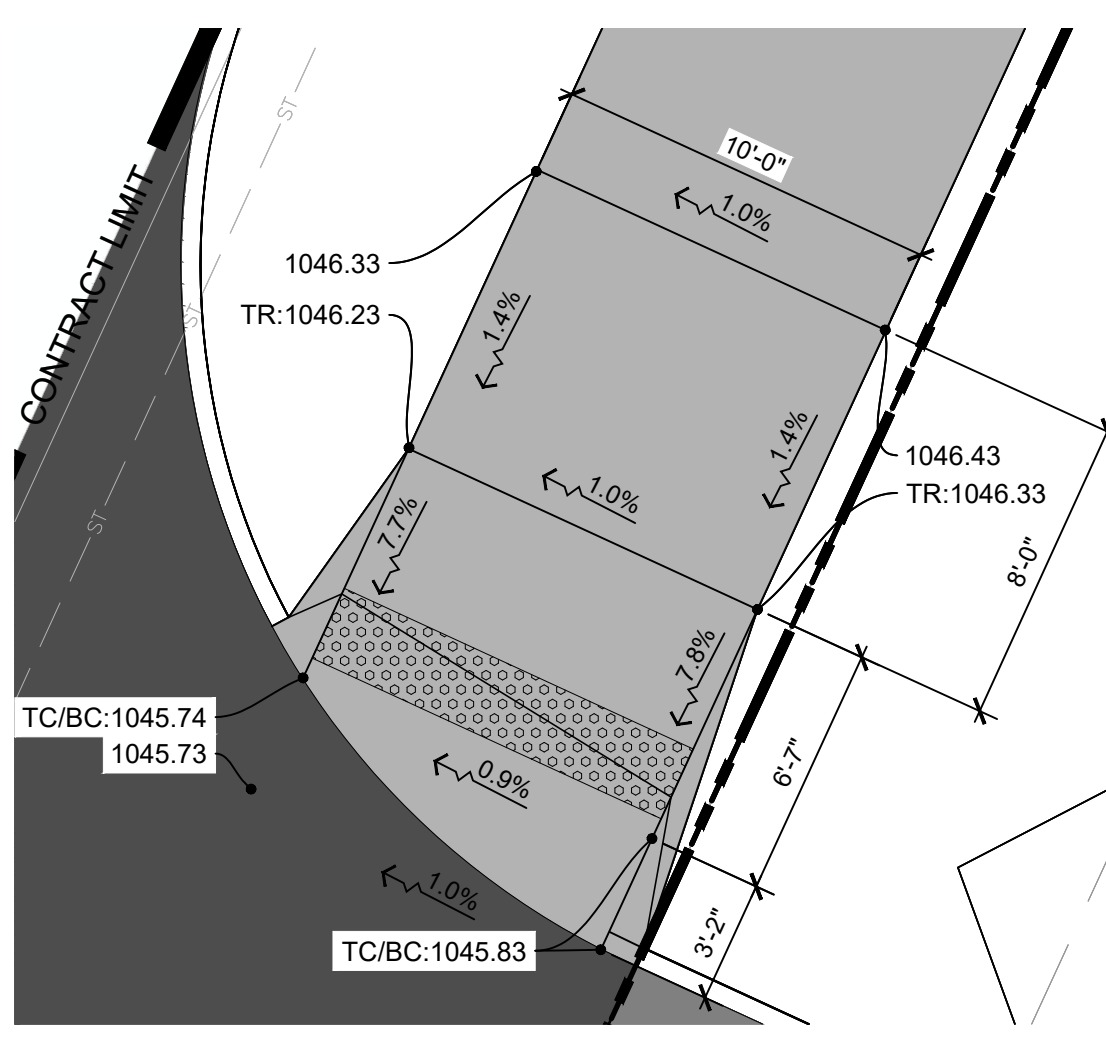
SIDEWALK RAMP
 DETAILS PLAN

CONFLUENCE PROJECT # 21072-11

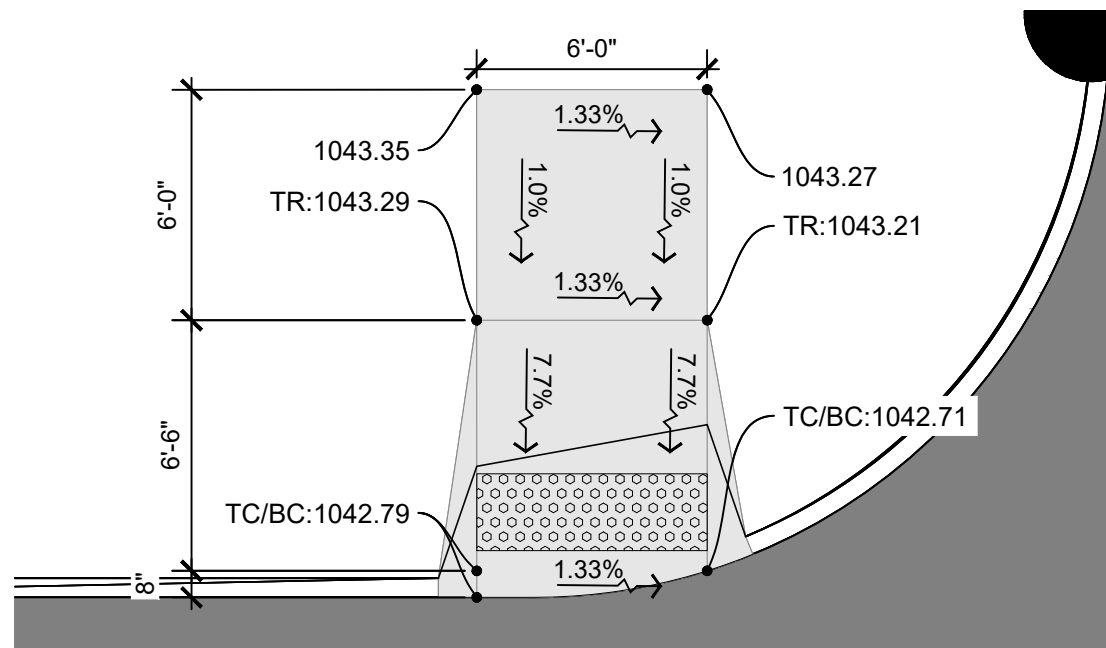
L600



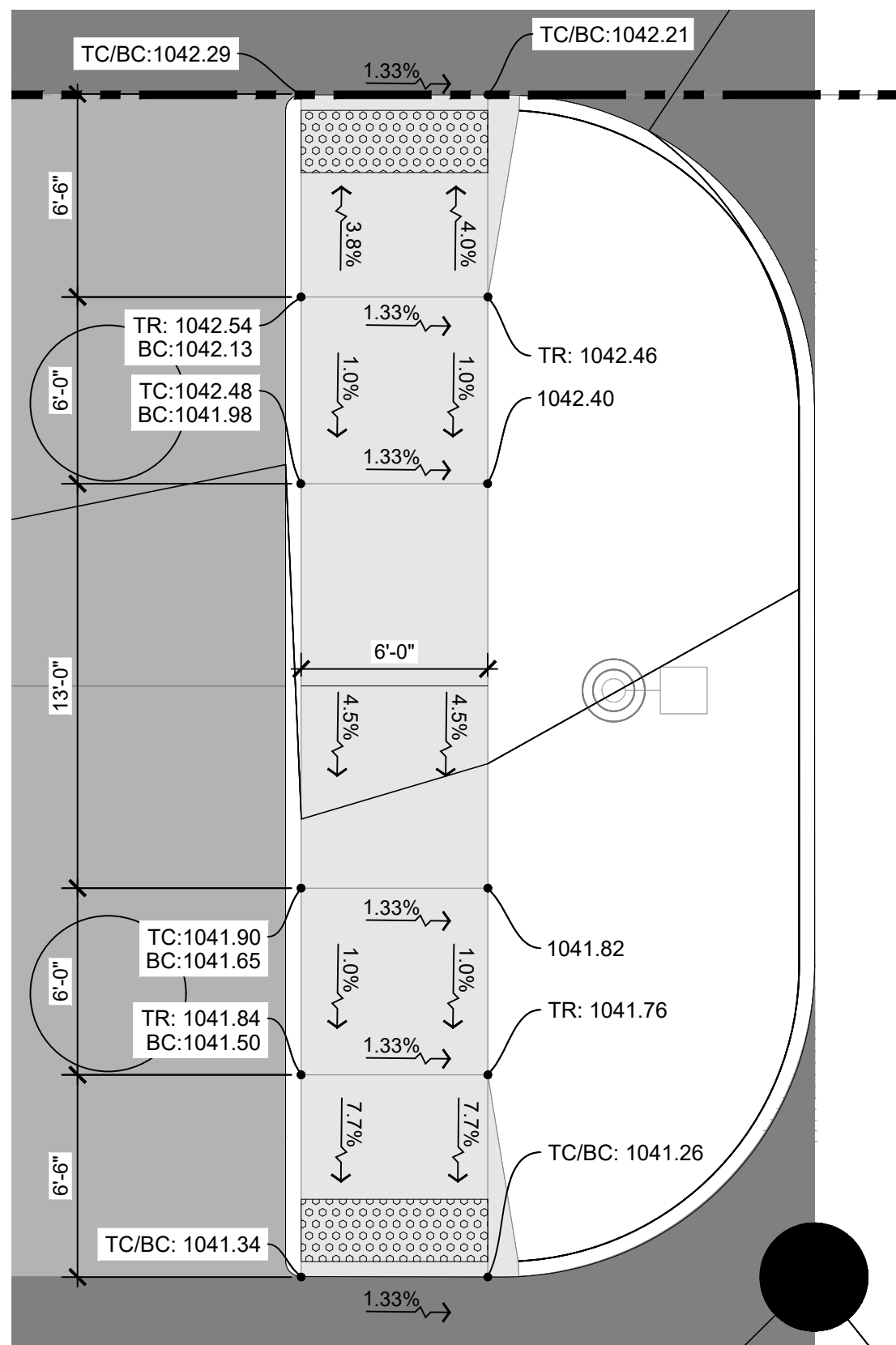
02 L600 SIDEWALK RAMP DETAIL SCALE: 1"=5'



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



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



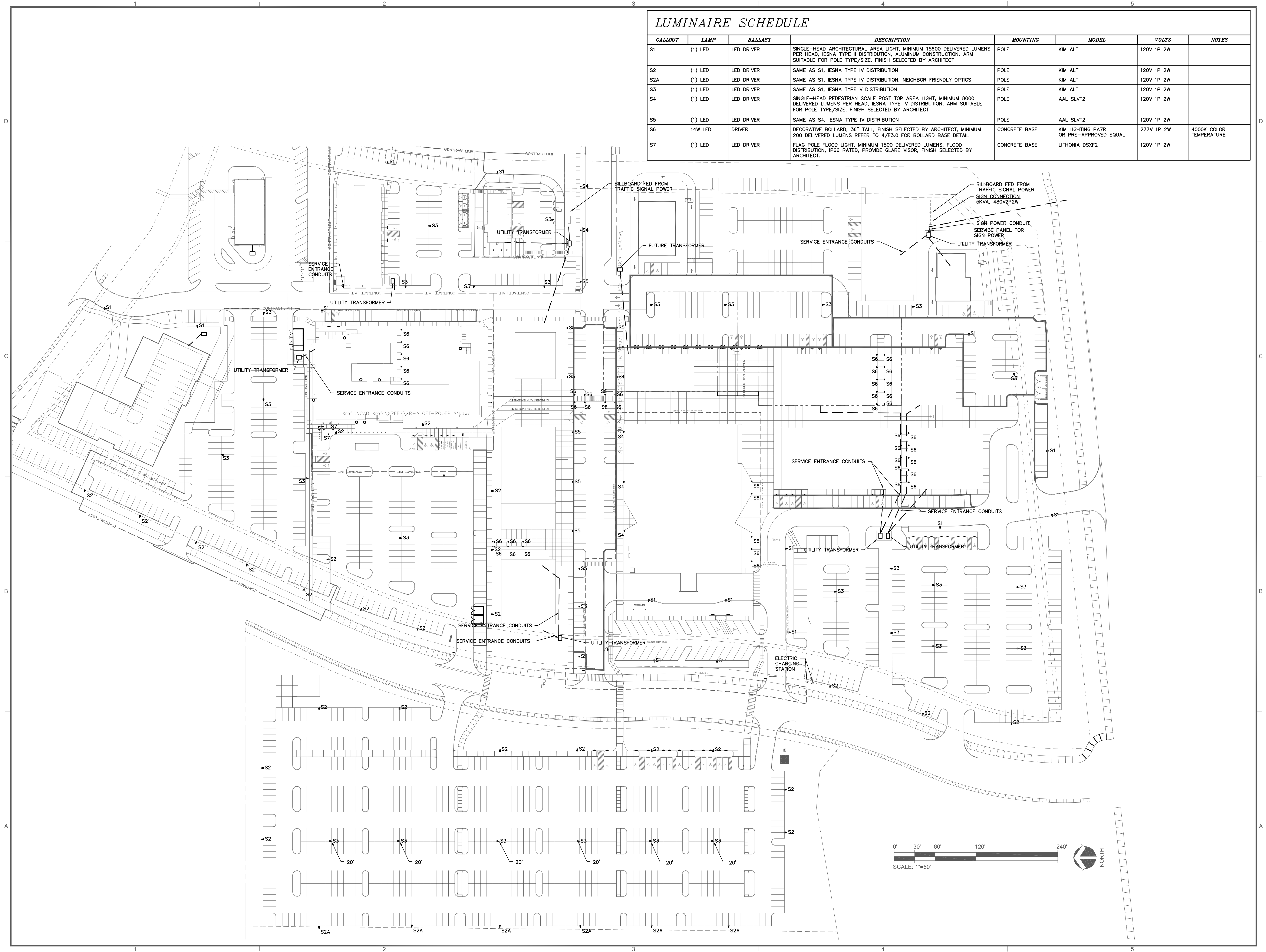
05 L600 SIDEWALK RAMP DETAIL SCALE: 1"=5'

01 L600 SIDEWALK RAMP DETAILS PLAN



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 SLV2	120V 1P 2W	
S5	(1) LED	LED DRIVER	SAME AS S4, IESNA TYPE IV DISTRIBUTION	POLE	AAL SLV2	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 PATR 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	LTHONIA DSXF2	120V 1P 2W	



LANDSCAPE ARCHITECT
CONFLUENCE
 525 17TH STREET
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 PH: (515) 288-4875
 www.thinkconfluence.com

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

ISSUE SCHEDULE		
ISSUE	DATE	DESCRIPTION
1	03/16/2023	STARBUCKS INITIAL LAYOUT
2	05/15/2023	50% CD SET
3	05/20/2023	FINAL SITE PLAN SUBMITTAL

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ELECTRICAL SITE PLAN

CONFLUENCE PROJECT # 21072-02

E100

**KEETOWN LOOP - NORTH PARKING LOT
 SITE PLAN SUBMITTAL**
 THE QUARTER AT WAUKEE, LLC
 WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	06/10/23	INITIAL SITE PLAN SUBMITTAL

ISSUED FOR
 SITE PLAN
 REVIEW
 NOT FOR
 CONSTRUCTION

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**PHOTOMETRIC SITE
 PLAN**

CONFLUENCE PROJECT # 21072-11

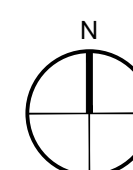
E202

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NW PARKING LOT	+	3.0 fc	9.2 fc	0.3 fc	30.7:1	10.0:1
NW PARKING LOT 2	+	2.3 fc	9.0 fc	0.0 fc	N/A	N/A

Schedule

Label	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
B	N/A	FLQ-SW-P-30-HB-60-1.4	1	70	0.9	1.34
S1	ALT2P35-300L4K-FGL	ALTITUDE	1	30445	0.9	343.1
S2	ALT4P35-300L4K-FGL	ALTITUDE	1	30534	0.9	343.5
S2A	ALT4P35-300L4K-FGL-NFO	ALTITUDE	1	27100	0.9	342.2
S3	ALT5P35-300L4K-FGL	ALTITUDE	1	30579	0.9	344.2
S4	SLV2-72L-335-4K7-4W	LARGENT 2.0	1	8494	0.9	75.5
S5	SLV2-72L-335-4K7-5W	LARGENT 2.0	1	8237	0.9	75.5



1 NORTH 148 STALLS PHOTOMETRIC PLAN
 1/8"=1'-0"

