

# KEETOWN LOOP - RE/MAX

## RE/MAX PRECISION 2940 GRAND PRAIRIE PARKWAY WAUKEE, IOWA

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#### LANDSCAPE REQUIREMENTS

##### OFF STREET PARKING:

<b>PARKING LOT ISLANDS</b>	<b>5 OVERSTORY TREE/ISLAND REQUIRED</b>
215 LF OF FRONTAGE	<b>5 OVERSTORY TREE/ISLAND PROVIDED</b>
<b>RIGHT OF WAY BUFFER</b>	
215 LF OF FRONTAGE	
215 X 2 OVERSTORY TREES / 50 LF =	<b>8.60 OVERSTORY TREES REQUIRED</b>
	<b>9 OVERSTORY TREES PROVIDED</b>
215 LF X 8 SHRUBS / 50 LF =	<b>34.4 SHRUBS REQUIRED</b>
	<b>35 SHRUBS PROVIDED</b>

#### OPEN SPACE REQUIREMENTS:

<b>AREA REQUIREMENT:</b>	42,550 SF (.98 ACRES)
<b>20% REQUIRED OPEN SPACE (8,510 SF)</b>	<b>27.6% PROVIDED OPEN SPACE (11,733 SF)</b>
<b>27.7% 3,234 SF IMPERVIOUS OPEN SPACE</b>	<b>72.2% 8,499 SF PERVIOUS OPEN SPACE</b>

#### OPEN SPACE PLANTING REQUIREMENTS:

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

OPEN SPACE SHRUBS PROVIDED: 92	
OPEN SPACE TREES PROVIDED: 18	
DECIDUOUS OVERSTORY: 8 = 44%	
UNDERSTORY: 7 = 39%	
EVERGREEN: 3 = 17%	
≥25% OF ALL REQUIRED TREES SHALL BE EVERGREEN	
≥50% OF ALL REQUIRED TREES SHALL BE OVERSTORY	

OVERSTORY TREES: 8,510 SF X 1.5/1,000 SF = **12.765 OVERSTORY TREES REQUIRED**  
**11 OVERSTORY TREES PROVIDED**

UNDERSTORY TREES: 8,510 SF X .5/1,000 SF = **4.255 UNDERSTORY TREES REQUIRED**  
**6 UNDERSTORY TREES PROVIDED**

SHRUBS: 8,510 SF X 2/1,000 SF = **17.02 SHRUBS REQUIRED**  
**92 SHRUBS PROVIDED**

*DUE TO LIMITED PLANTING SPACE AND BEING UNABLE TO PLANT IN THE UTILITY TRENCH, AND TO AVOID PLANTING OVER UTILITIES WE HAVE REDUCED OVERSTORY TREE PLANTINGS BY TWO AND ADDED AN ADDITIONAL UNDERSTORY TREE AND 75 SHRUBS TO THE OPEN SPACE COUNT. WE WOULD ASK TO REMOVE TWO OVERSTORY TREES FROM THIS PLAT AND PLANT THEM ELSEWHERE IN THE DEVELOPMENT.*

#### BUILDING SUMMARY

**BUILDING FOOTPRINT:** 9,800 SF  
**TOTAL BUILDING SQUARE FOOTAGE:** 20,432 SF  
**BUILDING HEIGHT:** 34'  
**BUILDING STORIES:** 2 STORY  
**PROPOSED USES:** GROUND FLOOR - OFFICE OR RETAIL, UPPER FLOOR - OFFICE  
**ESTIMATED NUMBER OF EMPLOYEES:** GROUND FLOOR - UNKNOWN TENANT SPACES, UPPER FLOOR - 30  
**CONSTRUCTION TYPE:** IIB, STEEL FRAME, METAL STUDS, EXTERIOR BRICK AND ARCHITECTURAL METAL PANELS  
**OTHER CRITERIA FOR PARKING:** UPPER FLOOR USER EXPECTS VERY FEW GUESTS AT ANY GIVEN TIME, 1 OR 2 CARS MAYBE.

#### PARKING REQUIREMENTS:

**REQUIRED PARKING STALLS: 62 STALLS**  
3 STALLS / PER 1,000 SF PROFESSIONAL/BUSINESS OFFICE  
20,432 SF 3 STALL/1,000 SF = **62 STALLS**

**TOTAL PARKING STALLS PROVIDED: 80 (77 +3 ADA SPACES)**

**ACCESSIBLE STALLS REQUIRED: 4**  
**ACCESSIBLE STALLS PROVIDED: 4 (1 IS VAN ACCESSIBLE)**

*\*THIS SITE IS PROVIDING AN ADDITIONAL 15 STALLS THAT WILL BE SHARED WITH A FUTURE BUILDING TO THE NORTH. THE FUTURE BUILDING TO THE NORTH WILL INCLUDE 2 ADDITIONAL ADA STALLS, TOTALING 6 ADA STALLS FOR THE TWO BUILDINGS. THE TOTAL PROPOSED PARKING COUNT FOR THESE TWO BUILDINGS IS 114, WHICH WILL REQUIRE 5 ADA STALLS. THE OVERALL SITE WILL MEET MINIMUM REQUIREMENTS.\**

#### BICYCLE PARKING REQUIREMENTS

3% OF REQUIRED PARKING REQUIREMENTS

**REQUIRED PARKING STALLS: 62**  
**REQUIRED BICYCLE PARKING: 2**

#### SITE SUMMARY

SITE AREA: 42,550 SF (0.98 ACRES)

IMPERVIOUS SURFACE AREA: 34,051 SF (.78 ACRES)	
TOTAL BUILDING SURFACE AREA =	9,800 SF
TOTAL PAVEMENT(SIDEWALK) SURFACE AREA =	3,234 SF
TOTAL PARKING SPACE SURFACE AREA =	11,418 SF
TOTAL ROAD SURFACE AREA =	9,599 SF
PERVIOUS SURFACE AREA: 8,499 SF (0.19 ACRES)	

#### LEGAL DESCRIPTION

KEETOWN LOOP PLAT 1 LOT 13

#### ZONING AND LAND USE

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

#### SETBACKS

PRINCIPLE BUILDING PERIMETER SETBACK FROM ADJOINING SFR 50'  
MINIMUM OPEN SPACE 20%  
PRINCIPLE STRUCTURE MAXIMUM HEIGHT 8 STORIES  
MAXIMUM FAR 0.7 (FOR HOTEL USE)

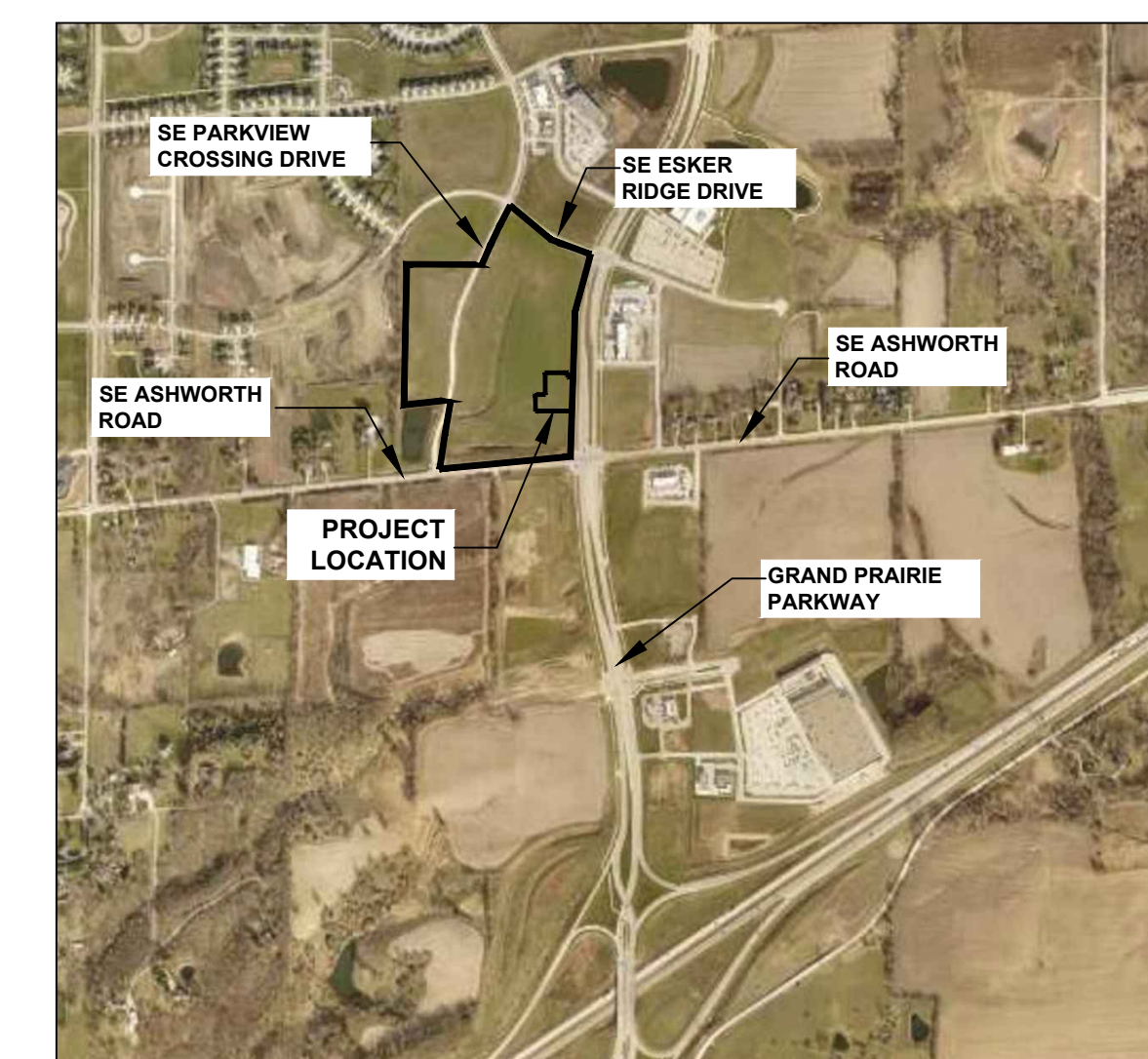
#### APPLICANT/PREPARER OF SUBMITTAL

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

#### OWNER/APPLICANT

TJ NEYENS  
9500 UNIVERSITY AVENUE, SUITE 2112  
WEST DES MOINES, IA 50266  
(515)333-5162

### VICINITY MAP



ISSUE DATE: AUGUST 22, 2023

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SITE PLAN  
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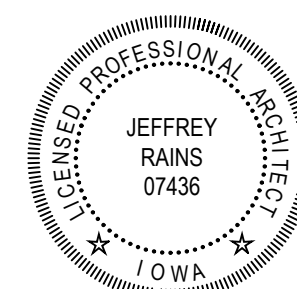
COVER

CONFLUENCE PROJECT # 23168

L000

#### ARCHITECT RAINS ARCHITECTURE

3820 79th Street  
URBANDALE, IA 50322  
PH: (515) 314-8696  
JEFFREY RAINS



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 ARCHITECT UNDER THE STATE OF IOWA.

JEFFREY RAINS REGISTRATION #07436 DATE \_\_\_\_\_  
MY REGISTRATION DATE IS: JUNE 30, 2025  
SHEETS COVERED BY THIS SEAL:

#### LIGHTING AND ELECTRICAL TESDELL ELECTRIC

1514 NE 69th Place  
ANKENY, IA 50021  
PH: (515) 289-4000



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AUSTIN HENNESSEY REGISTRATION #22841 DATE \_\_\_\_\_  
MY REGISTRATION DATE IS: DECEMBER 31, 2024  
SHEETS COVERED BY THIS SEAL:

#### CIVIL ENGINEER COOPER CRAWFORD & ASSOCIATES

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

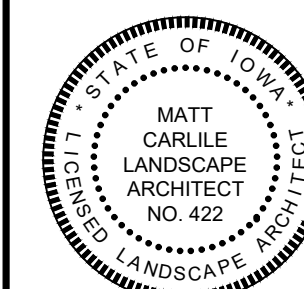


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KEVEN CRAWFORD REGISTRATION #P13156 DATE \_\_\_\_\_  
MY REGISTRATION DATE IS: DECEMBER 31, 2024  
SHEETS COVERED BY THIS SEAL: L301

#### LANDSCAPE ARCHITECT CONFLUENCE

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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: L000, L300, L302, L601

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ISSUE SCHEDULE table with columns: ISSUE, DATE, DESCRIPTION. Rows: 01 08/22/2023 INITIAL SITE PLAN SUBMITTAL, 02 09/26/2023 SITE PLAN RESUBMITTAL #1, 03 12/19/2023 SITE PLAN RESUBMITTAL #2

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GENERAL NOTES

ABBREVIATIONS

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

LINE SYMBOL LEGEND

Table of line symbols and their meanings: Dashed line for PROPERTY LINE, Dotted line for EASEMENT, Solid line for SETBACK, Long-dashed line for EXISTING INDEX CONTOUR, Short-dashed line for EXISTING CONTOUR, Circle with # for PROPOSED INDEX CONTOUR, Circle with # and # for PROPOSED CONTOUR, Solid line with COM for COMMUNICATIONS, Solid line with OE for OVERHEAD ELECTRIC, Solid line with UE for UNDERGROUND ELECTRIC, Solid line with F/O for FIBER OPTIC, Solid line with S for SANITARY SEWER, Solid line with ST for STORM SEWER, Solid line with UD for UNDERDRAIN, Solid line with T for TELEPHONE, Solid line with W for WATER, Solid line with SF for SILT FENCE, Solid line with O-O for FENCE

FIRE SAFETY CONSTRUCTION NOTES

A. 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, AND APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING TO EXTEND WITHIN 100-FEET OF ALL PORTIONS OF THE EXTERIOR WALLS SHALL BE PROVIDED AND COMPLY WITH THE REQUIREMENTS OF SECTION 503.2 OF THE IFC.

GRADING NOTES

- A. ALL SPOT ELEVATIONS ARE AT THE TOP OF FINISHED SURFACES. SPOT ELEVATIONS SHOWN IN PARKING ARE AT THE BOTTOM OF CURB. UNLESS NOTED OTHERWISE, 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 SWEEPED AT THE END OF EACH WORKING DAY AND PRIOR TO A RAIN EVENT.
I. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISHED GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES, AND LIGHT BASES.
J. SILT FENCE AND INLET PROTECTION SHALL BE MAINTAINED UNTIL ESTABLISHMENT OF PERMANENT GROUND COVER.
K. GENERAL PERMIT No.2 AND COSESCO PERMITS ARE REQUIRED FOR THIS PROJECT.
L. TOP OF LIGHTING BOLLARD FOOTINGS SHOULD BE 5-6" ABOVE ADJACENT SURFACING. HEIGHT OF EXPOSED FOOTING MAY VARY DEPENDING ON SLOPE OF ADJACENT FINISHED SURFACE.

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. SUBSTITUTIONS SHALL BE APPROVED IN WRITING BY THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.
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.
L. ALL PLANTS SHALL ACCOMMODATE A 60" CLEAR SPACE AROUND THE CIRCUMFERENCE OF FIR HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED.

GENERAL NOTES

- A. COOPER CRAWFORD AND ASSOCIATES, 475 S 50TH STREET SUITE #800, WEST DES MOINES, IA 50265 (515-224-1344) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.
B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.
E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
F. THE CONTRACTOR SHALL FURNISH AND PLACE ALL NECESSARY SIGNS AND BARRICADES DURING THE CONSTRUCTION IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
G. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED PERMITS BEFORE PERFORMING ANY WORK.
H. ALL WORK INVOLVING CONNECTION OF PUBLIC IMPROVEMENTS, AND ALL WORK ASSOCIATED WITH PUBLIC IMPROVEMENTS SHALL COMPLY WITH 2022 EDITION WAUKEE STANDARD SPECIFICATIONS INCLUDING ALL APPLICABLE PERMITS AND 2023 EDITION OF SUDAS.
I. ALL PROPOSED ELEMENTS WILL BE PRIVATE AND "BLANKET" EASEMENTS, SO THEY ARE NOT PLOTTABLE.
J. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES. IF PAVING IS NOT INSTALLED PRIOR TO BUILDING CONSTRUCTION COMMENCING AFTER FOOTINGS ARE INSTALLED, AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING TO EXTEND WITHIN 100 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS SHALL BE PROVIDED TO COMPLY WITH THE REQUIREMENTS OF SECTION 503.2 OF THE IFC.
K. ANY PLAN CHANGES SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO EXECUTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES MADE THAT WERE NOT APPROVED BY THE CITY.

DEMOLITION GENERAL NOTES

- A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.
B. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.
C. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
D. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.
E. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.
F. CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CONTROL JOINT WHERE PRACTICAL.

SITE LAYOUT NOTES

- A. ALL CURB AND GUTTER DIMENSIONS ARE TO BACK OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
B. VERIFY COORDINATES PRIOR TO CONSTRUCTION
C. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.
D. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.
E. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.
F. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.
G. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS. ALL SIGNAGE REQUIRES SEPARATE SIGN PERMIT APPROVAL FROM THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.
H. THE CITY WILL NOT BE FINANCIALLY RESPONSIBLE FOR PARKING LOT PAVEMENT OR MONUMENT SIGN IF REPAIRS TO THE SANITARY SEWER REQUIRE THESE ITEMS TO BE REMOVED WITHIN THE SANITARY SEWER EASEMENT.
I. PCC PAVEMENT HATCH AT ENTRANCES/EXITS OF BUILDING IS INDICATIVE OF WHERE PCC PAVEMENT WILL MEET STRUCTURAL STOOP.

DRAWING SYMBOLS

Diagram showing various drawing symbols and their meanings: SECTION (XX L-XX), ELEVATION (XX L-XX), MULTILEADER STD. (TEXT MULTILEADER), GRADING MULTILEADER (XX ### #), DETAIL NAME (## L-##), CONTOUR ELEVATION (###), COORDINATE POINT TAG (##), SLOPE (#-%), PLANT TAG (##-XXX), KEYNOTE (#), DIMENSION (#-##"), RADIUS DIMENSION (R##), ANGLE DIMENSION (##), REVISION TRIANGLE (##), ENLARGEMENT CALLOUT (XX L-XX), CENTER LINE (C), REVISION CLOUD (cloud), DETAIL TITLE (# L001 TITLE N.T.S.), SCALE AND NORTH ARROW (SCALE: 1"=10', 0' 5' 10' 20')

File Location: N:\2023\23168\_keetown - lot 13\23168\_wvking\AUTOCAD\DWG\SHEETS\L000 COVER / SAVE DATE: 12/19/2023 10:25 AM BY: jdobish / PLOT DATE: 12/19/2023 8:50 AM BY: Jared Dobish

**GENERAL NOTES**

- A. REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.
- B. PRESERVE AND PROTECT ALL EXISTING PAVEMENT OUTSIDE CONTRACT LIMIT LINE.

**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 CONCRETE.
- ④ PRESERVE & PROTECT EXISTING UTILITIES
- ⑤ PRESERVE & PROTECT EXISTING DEVELOPMENT INFRASTRUCTURE

**PAVEMENT LEGEND (SITE):**

- GRADING EXTENTS
- DEMO EXTENTS
- EXISTING INFRASTRUCTURE
- EXISTING PUBLIC SIDEWALK PCC

**KEETOWN LOOP-RE/MAX**  
 2940 GRAND PRAIRIE PARKWAY  
 WAUKEE, IOWA

**ISSUE SCHEDULE**

ISSUE	DATE	DESCRIPTION
01	08/22/2023	INITIAL SITE PLAN SUBMITTAL
02	09/26/2023	SITE PLAN RESUBMITTAL #1
03	12/19/2023	SITE PLAN RESUBMITTAL #2

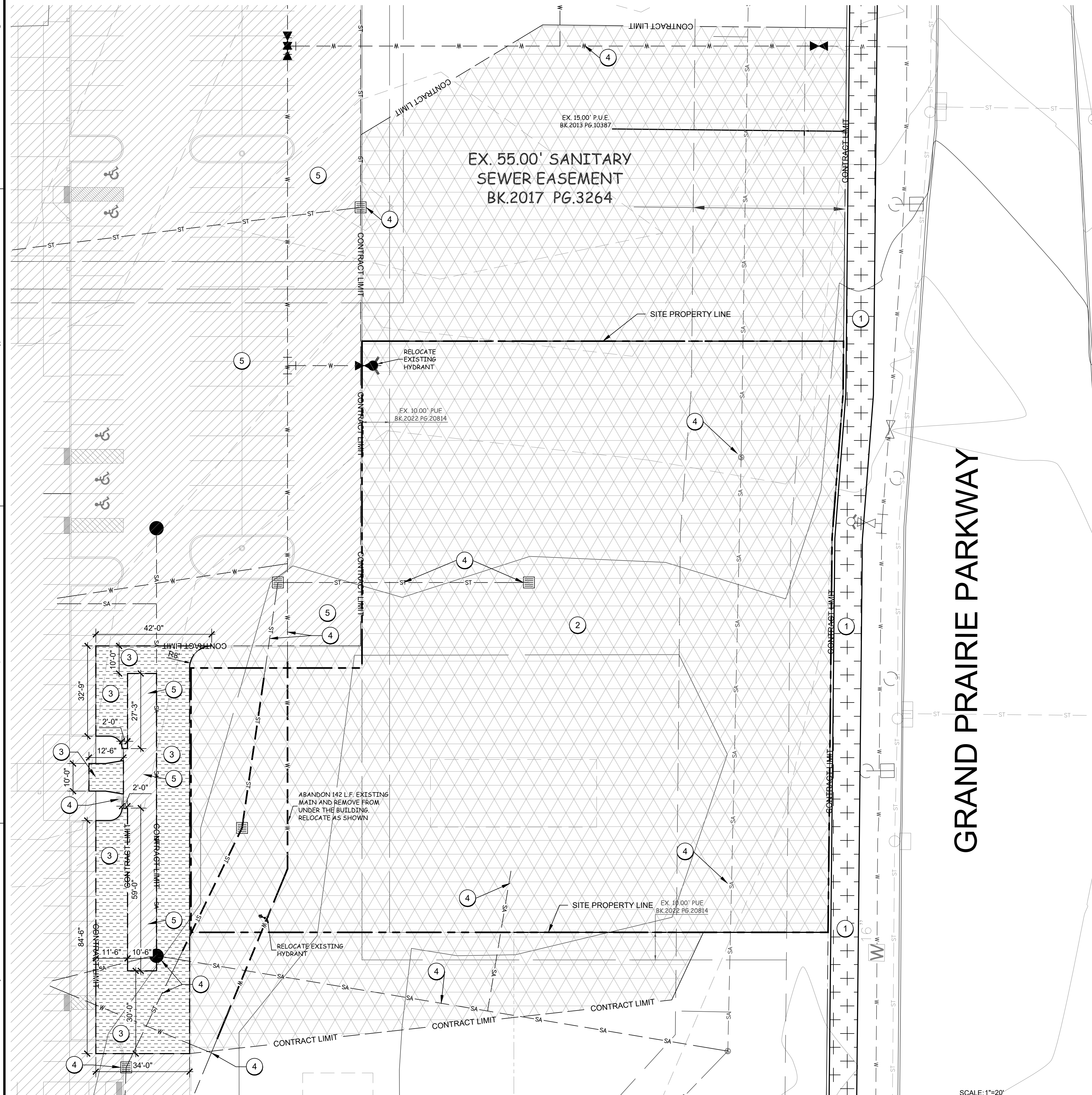
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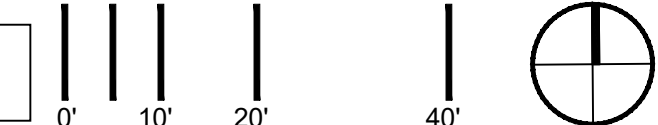
**SITE PREPARATION  
 PLAN**

CONFLUENCE PROJECT # 23168

**L100**



SCALE: 1"=20'



**KEETOWN LOOP-RE/MAX**  
 2940 GRAND PRAIRIE PARKWAY  
 WAUKEE, IOWA

**GENERAL NOTES**

- A. REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.
- B. PCC PAVEMENT HATCH AT ENTRANCES/ EXITS OF BUILDING IS INDICATIVE OF WHERE PCC PAVEMENT WILL MEET STRUCTURAL STOOP/ FROST FOOTING.

**KEYNOTES**

- 1 PCC PAVEMENT TYPE 1(WALK), SEE DETAIL 01/L500
- 2 PCC PAVEMENT TYPE 2 (PARKING/TRAIL), SEE DETAIL 02/L500
- 3 PCC PAVEMENT TYPE 3 (DRIVES), SEE DETAIL 03/L500
- 4 PCC PAVEMENT TYPE 4 (THICKENED SLAB), SEE DETAIL 04/L500
- 5 LANDSCAPE AREAS, SEE PLANTING SHEETS
- 6 PAINTED PARKING LOT LINES, SEE SUDAS
- 7 ADA STALL SIGNAGE, SEE DETAILS 05/L501 & 15/L500
- 8 STANDARD PCC CURB AND GUTTER, SEE SECTION DETAIL 06/L500 & 08/L500
- 9 TRASH ENCLOSURE, SEE ARCHITECTURAL SHEETS
- 10 TRANSFORMER, SEE ELECTRICAL SHEETS
- 11 PERPENDICULAR ACCESS RAMP, SEE DETAILS 05/L501 & 09/L501
- 12 RETURN CURB AT ADA RAMP, SEE DETAILS 07/L501 & 08/L501
- 13 INTEGRAL CURB AND GUTTER, SEE DETAIL 05/L500
- 14 TRIO BIKE RACK, SEE DETAIL 04/L501
- 15 SLIP DOWEL EXPANSION JOINT, SEE DETAIL 16/L500
- 16 ADA PARKING SYMBOL, SEE DETAIL 09/L500
- 17 STOOP, SEE ARCHITECTURAL SHEETS
- 18 SPADE CUT EDGE, SEE DETAIL 03/L502
- 19 CONCRETE WHEEL STOP, TYP. SEE DETAIL 10/L501

**LEGEND:**

- PROPERTY LINE
- [Hatched Box] PCC PAVEMENT (TYPE 1), SEE DETAIL 01/L500
- [Darker Hatched Box] PCC PAVEMENT (TYPE 2), SEE DETAIL 02/L500
- [Dark Grey Box] PCC PAVEMENT (TYPE 3), SEE DETAIL 03/L500
- [Light Grey Box] PCC PAVEMENT (TYPE 4), SEE DETAIL 04/L501
- [Circle with Square] LIGHT, SEE DETAILS 01-02/L503

**ISSUE SCHEDULE**

ISSUE	DATE	DESCRIPTION
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03	12/19/2023	SITE PLAN RESUBMITTAL #2

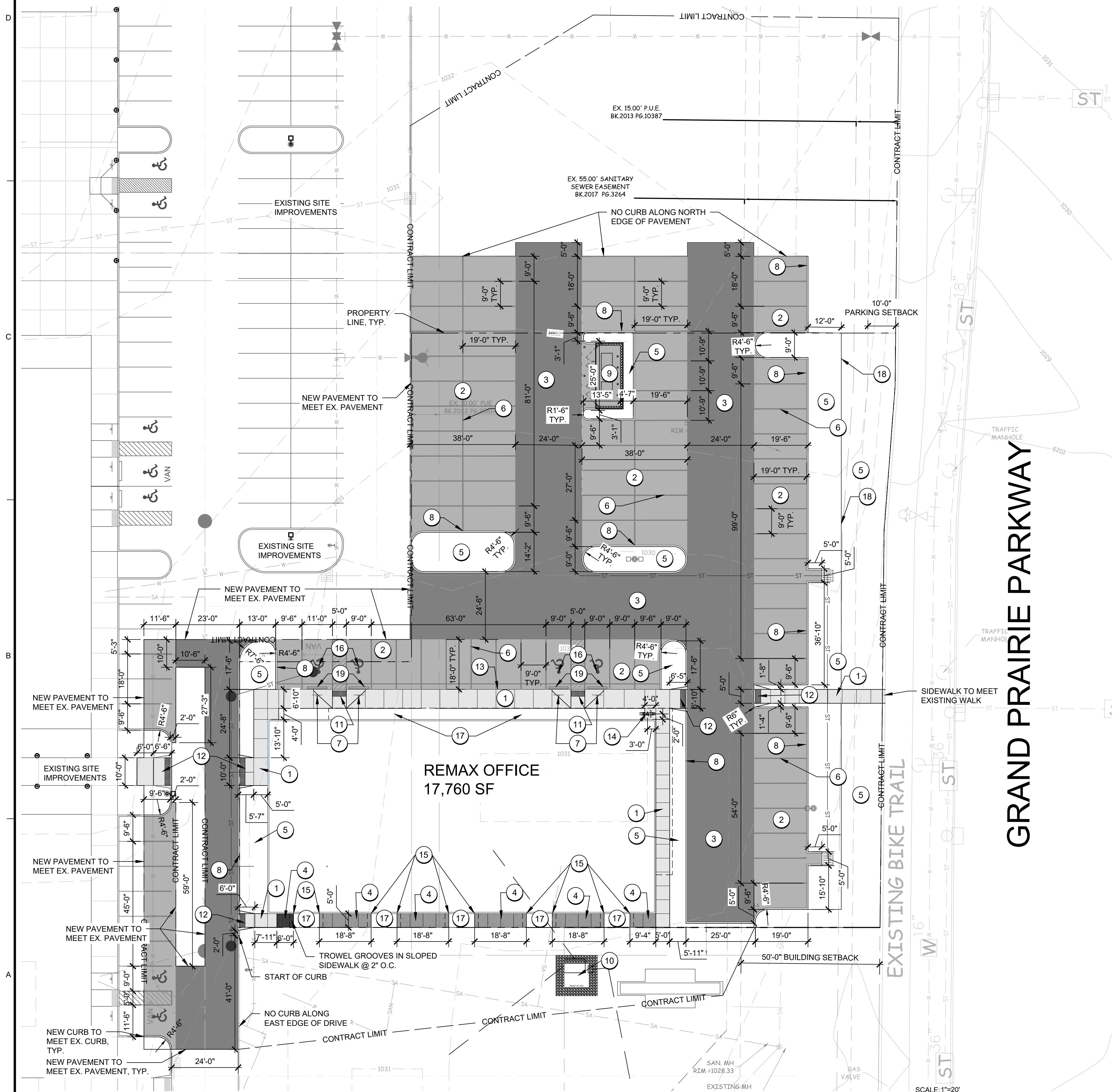
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LAYOUT PLAN

CONFLUENCE PROJECT # 23168

L200



01 L200 LAYOUT PLAN

SCALE: 1"=20'



File Location: N:\2023\23168\_Keetown - 01 L200\_LAYOUT / SAVE DATE: 12/19/2023 10:11 AM BY: jdobesh / PLOT DATE: 12/19/2023 8:06 AM BY: Jared Dobesh

**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
- M.E.: MEET EXISTING
- FS: FINISHED SURFACE
- FG: FINISHED GRADE
- TF: TOP OF FOOTING

**KEETOWN LOOP-RE/MAX**  
 2940 GRAND PRAIRIE PARKWAY  
 WAUKEE, IOWA

**ISSUE SCHEDULE**

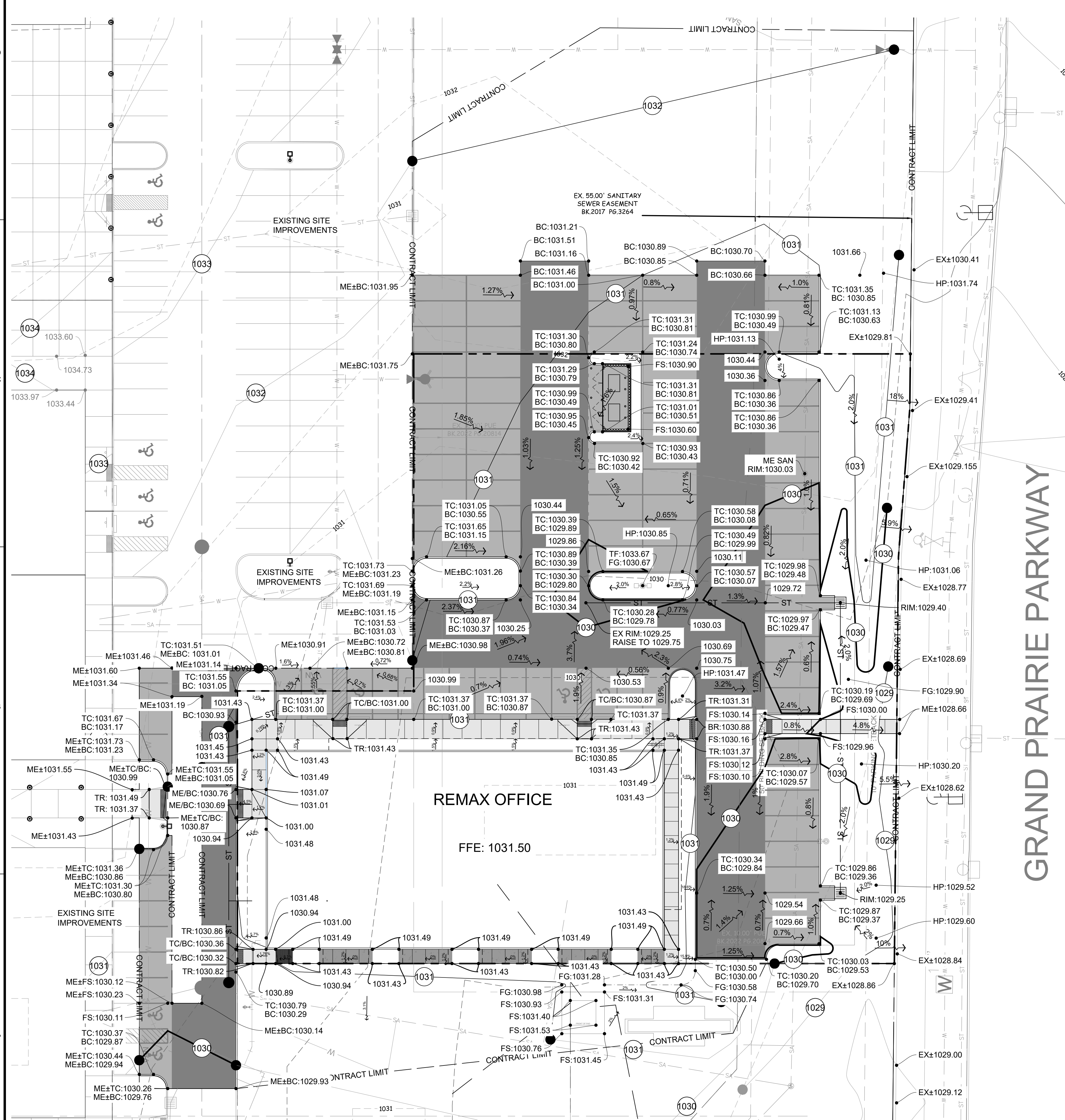
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03	12/19/2023	SITE PLAN RESUBMITTAL #2

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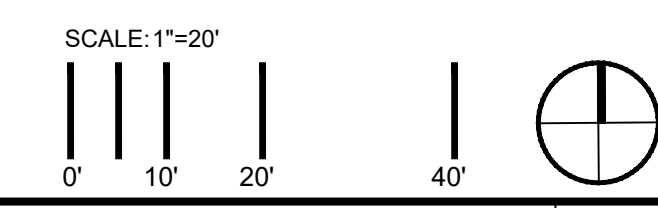
**GRADING PLAN**

CONFLUENCE PROJECT # 23168

**L300**



01 GRADING PLAN  
 L300



File Location: N:\2023\23168\_Keetown - IAI 1323188\_waiver\AUTOCHSHEETS\L300 GRADING PLAN / SAVE DATE: 12/19/2023 2:48 PM BY: jdoberish / PLOT DATE: 12/19/2023 8:09 AM BY: Jared Doberish

**KEETOWN LOOP-RE/MAX**  
 2940 GRAND PRAIRIE PARKWAY  
 WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
01	06/22/2023	INITIAL SITE PLAN SUBMITTAL
02	06/26/2023	SITE PLAN RESUBMITTAL #1
03	12/19/2023	SITE PLAN RESUBMITTAL #2

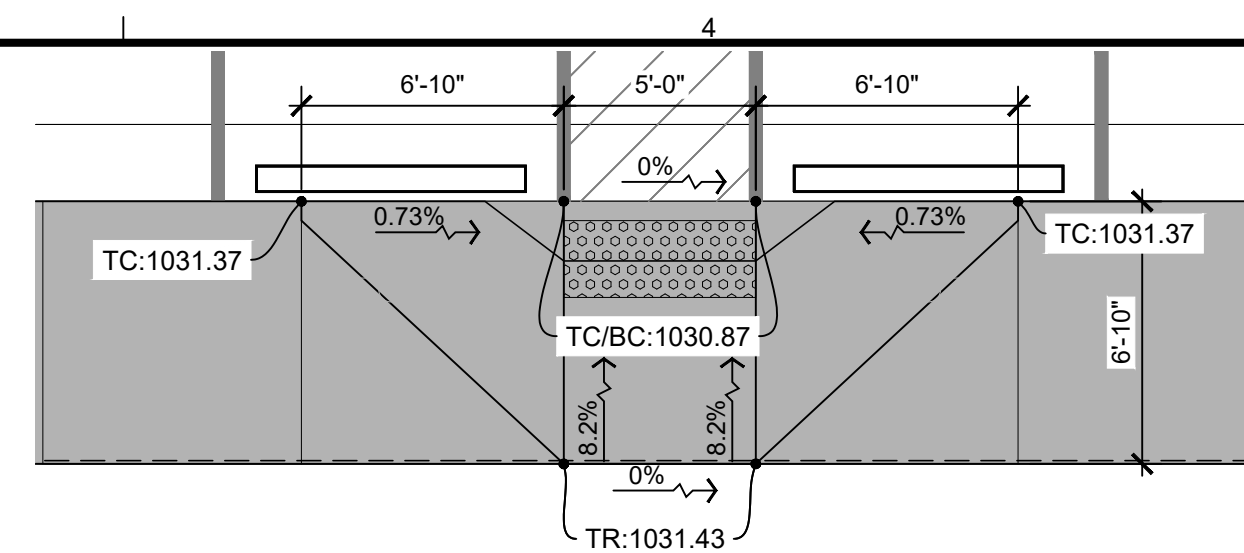
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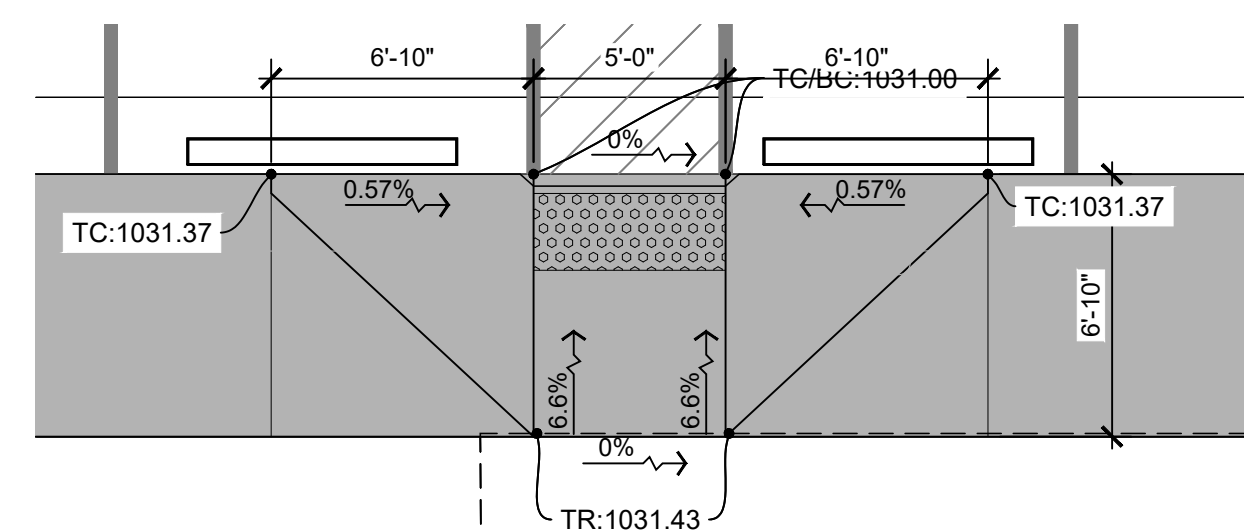
SIDEWALK RAMP  
 DETAILS

CONFLUENCE PROJECT # 23168

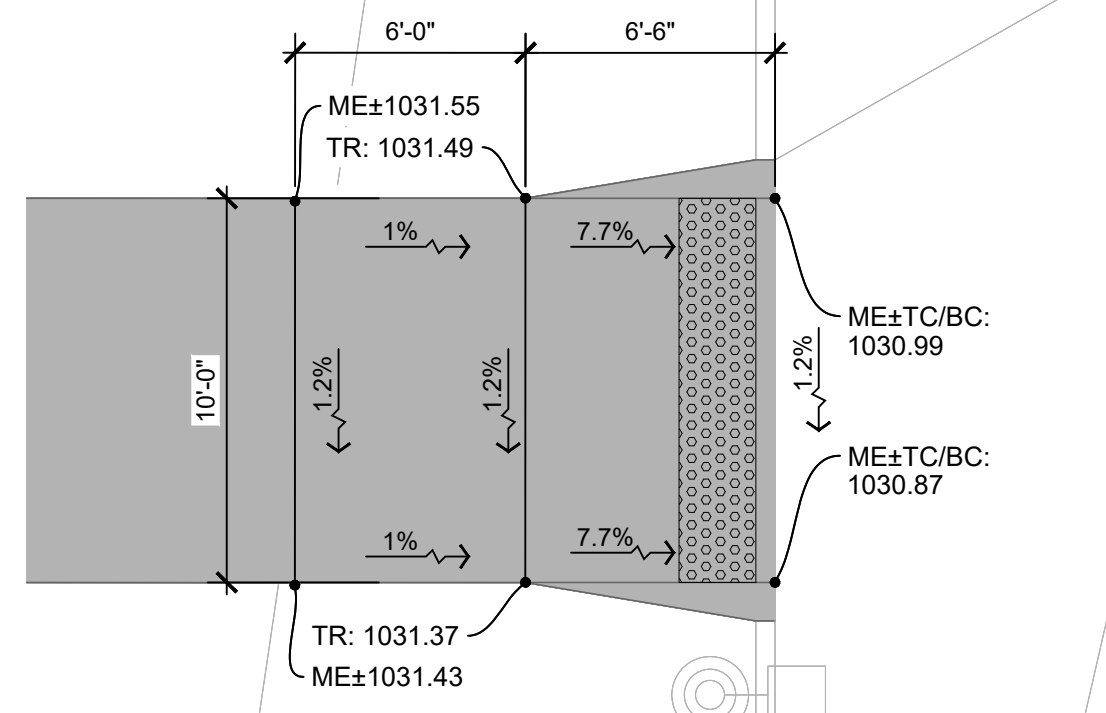
L301



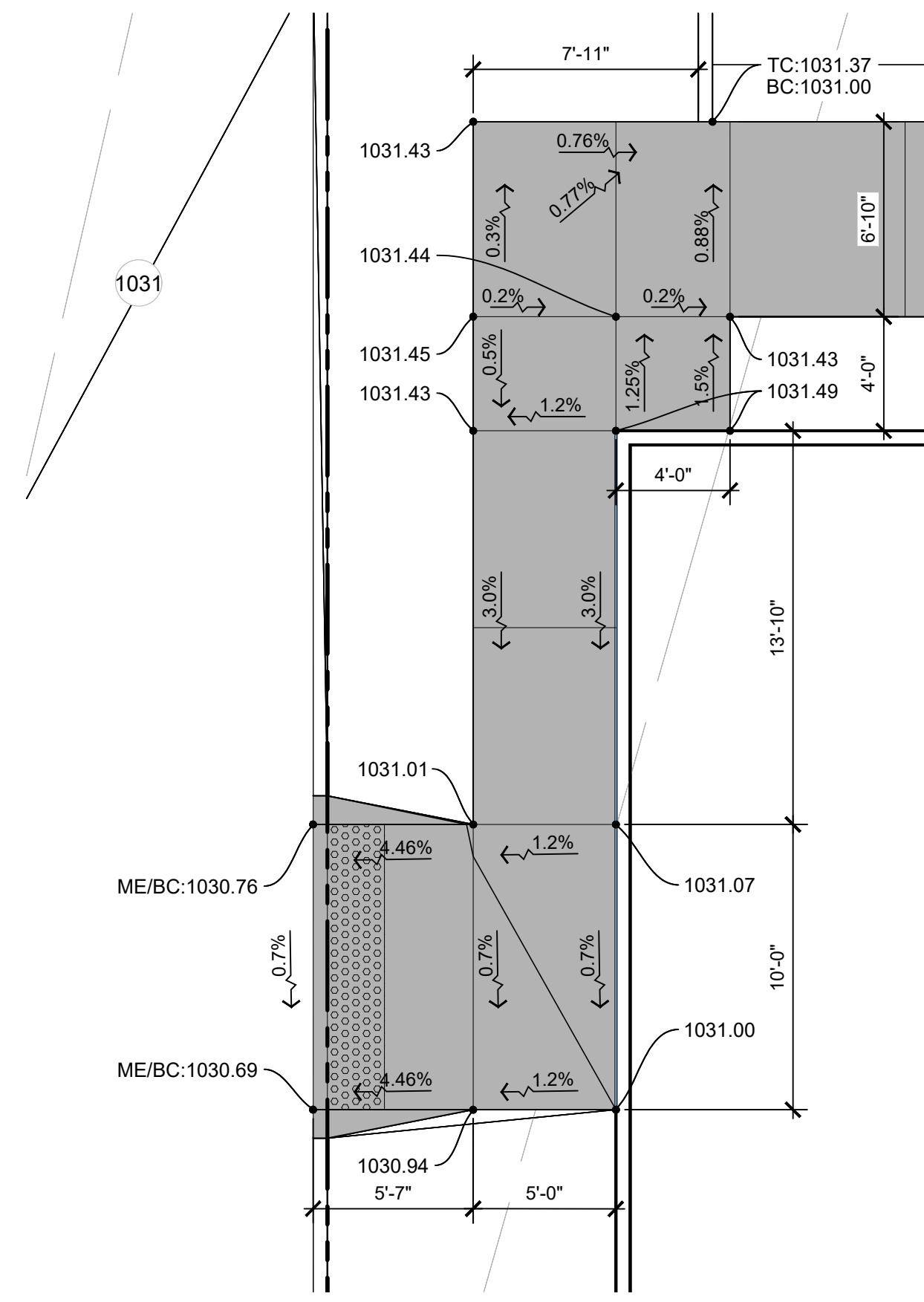
05 L301 SIDEWALK RAMP DETAIL SCALE: 1"=5'



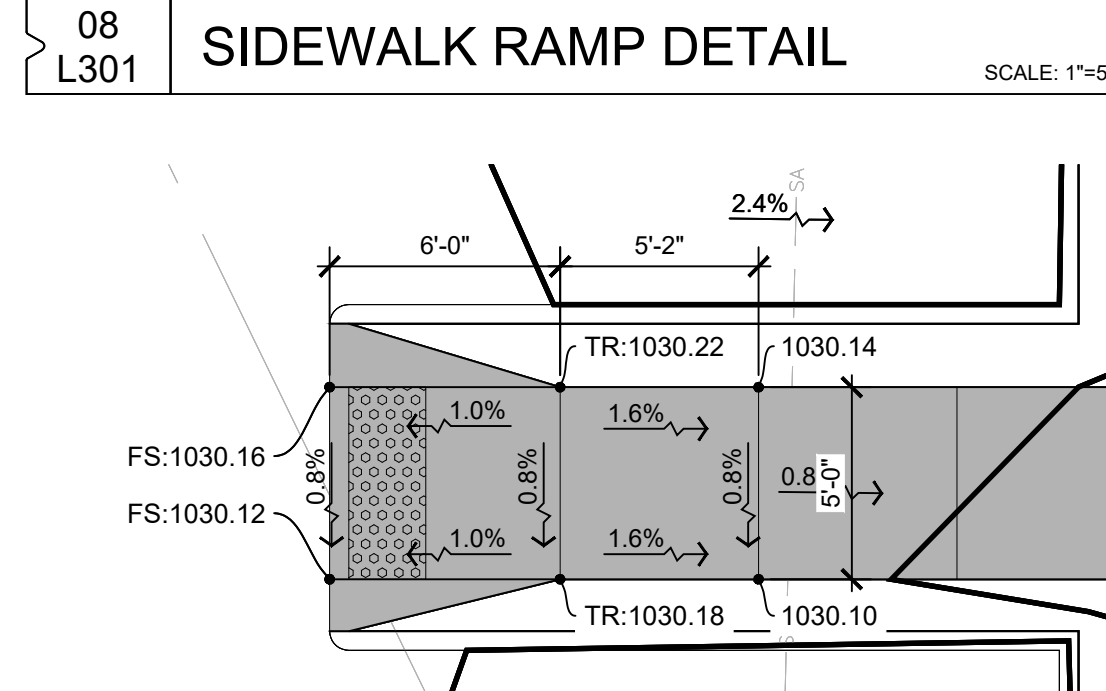
04 L301 SIDEWALK RAMP DETAIL SCALE: 1"=5'



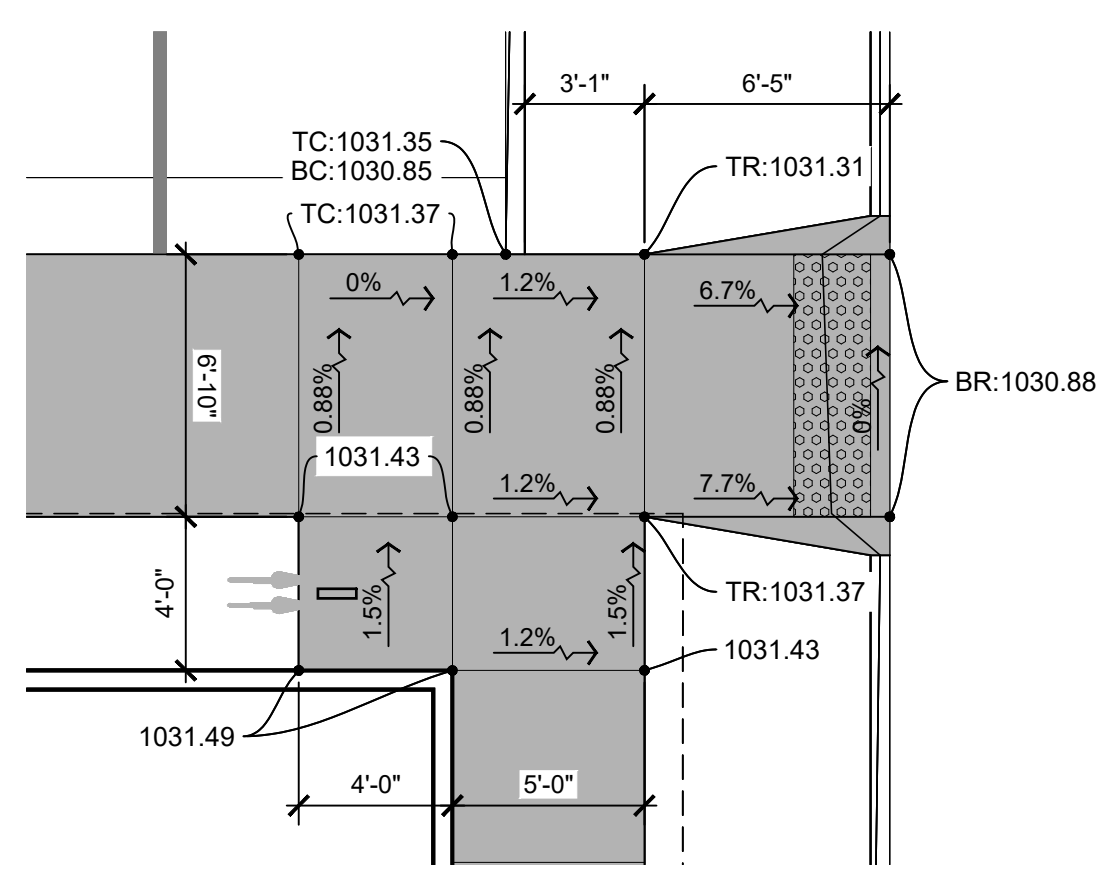
08 L301 SIDEWALK RAMP DETAIL SCALE: 1"=5'



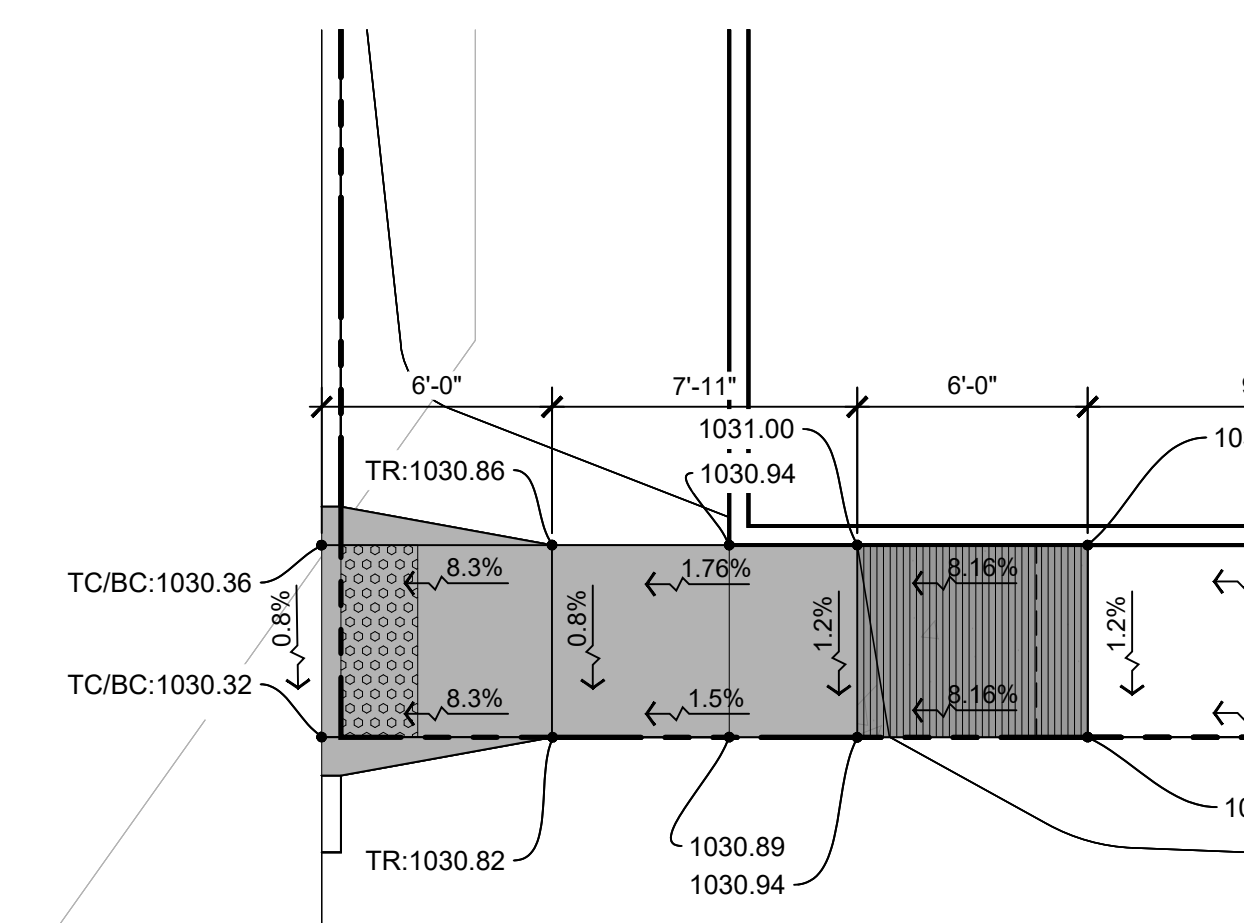
03 L301 SIDEWALK RAMP DETAIL SCALE: 1"=5'



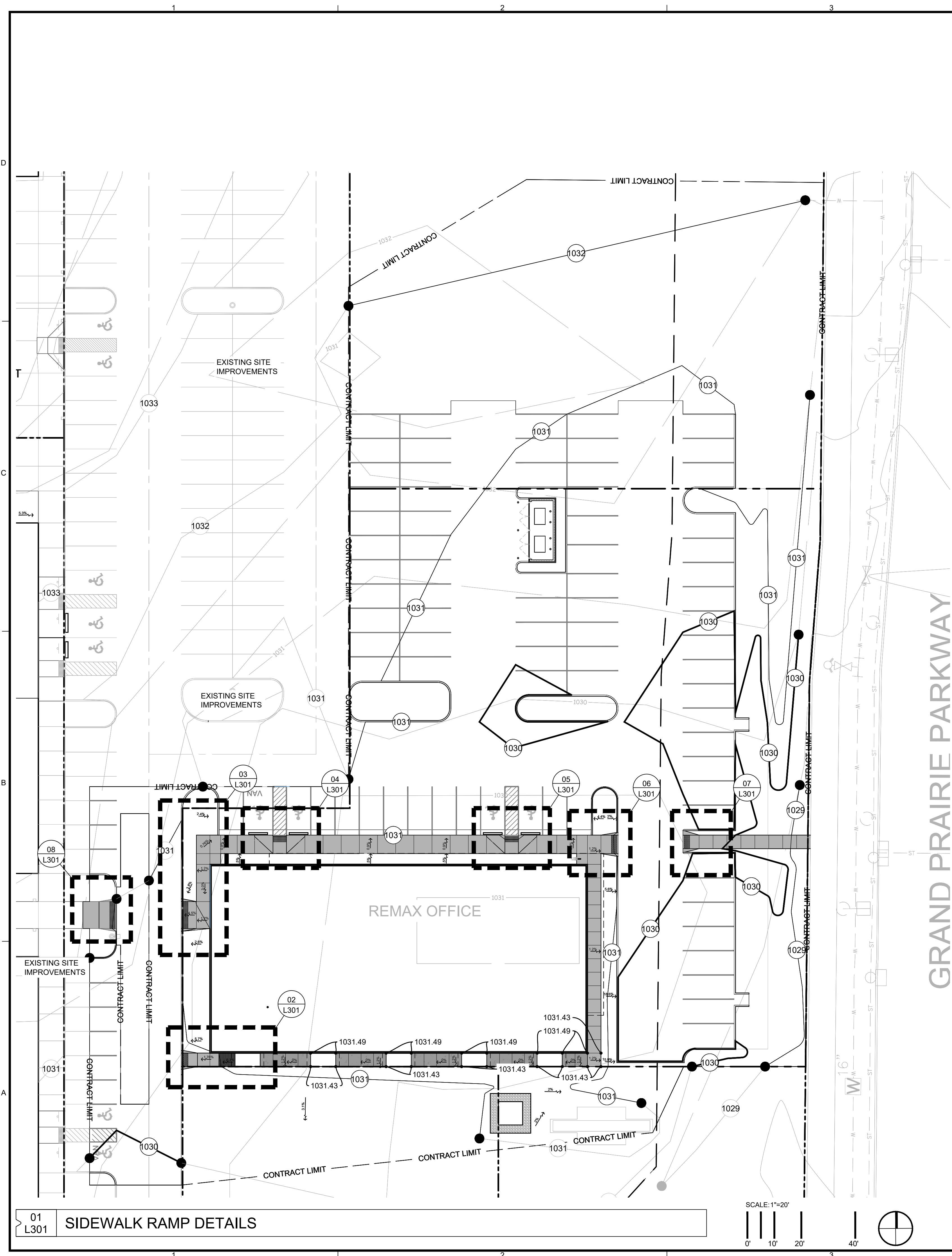
07 L301 SIDEWALK RAMP DETAIL SCALE: 1"=5'



06 L301 SIDEWALK RAMP DETAIL SCALE: 1"=5'



02 L301 SIDEWALK RAMP DETAIL SCALE: 1"=5'



01 L301 SIDEWALK RAMP DETAILS SCALE: 1"=20'

File Location: N:\2023\23168\_Keetown - lot 13\23168\_working\AUTOCAD\SHEETS\L301\_SIDEWALK\_RAMP\_DETAILS.rvt SAVE DATE: 11/8/2023 8:42 AM BY: jdobesh/ FLOT DATE: 12/19/2023 8:04 AM BY: Jared Dobesh

**GENERAL NOTES**

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

**KEETOWN LOOP-RE/MAX**  
 2940 GRAND PRAIRIE PARKWAY  
 WAUKEE, IOWA

**ISSUE SCHEDULE**

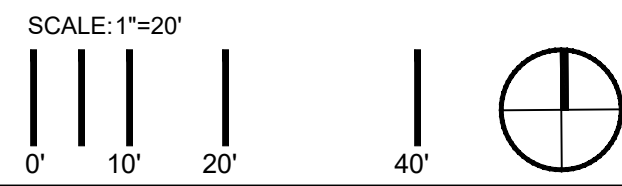
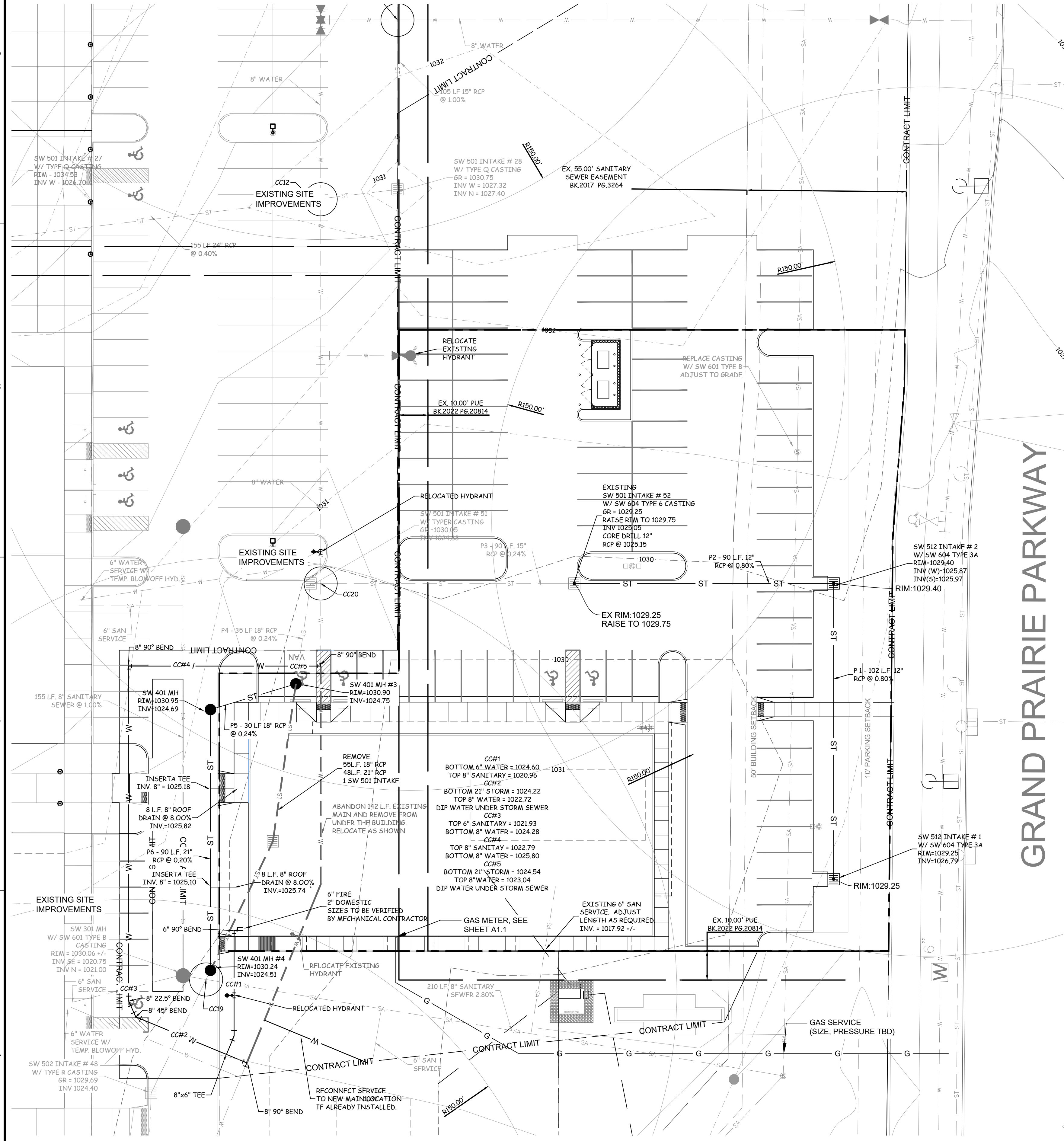
ISSUE	DATE	DESCRIPTION
01	08/22/2023	INITIAL SITE PLAN SUBMITTAL
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**UTILITY PLAN**

CONFLUENCE PROJECT # 23168

**L302**



01 UTILITY PLAN  
 L302

File Location: N:\2023\23168\_Keetown - IAI\323188\_working\AUTOCHSHEETS\L302 GRADING PLAN / SAVE DATE: 12/19/2023 2:48 PM BY: jdoesh / PLOT DATE: 12/19/2023 8:05 AM BY: Jared Doesh



**KEETOWN LOOP-RE/MAX**  
 2940 GRAND PRAIRIE PARKWAY  
 WAUKEE, IOWA

**EROSION AND POLLUTION CONTROL NOTES**

1. REFERENCE STORM WATER MANAGEMENT PLAN KEETOWN LOOP FOR SWMP OF THIS SITE.
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 DISTURBED FOR 14 DAYS, IT SHALL BE STABILIZED IMMEDIATELY.
9. SEEDING 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/SPILL SITES ARE ANTICIPATED.
19. EROSION CONTROL CONTACT IS THE WAUKEE STORM WATER DEPARTMENT AT 515-978-7920.
20. 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.

**LEGEND AND QUANTITIES**

--- SILT FENCE = 670 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**

ISSUE	DATE	DESCRIPTION
01	08/22/2023	INITIAL SITE PLAN SUBMITTAL
02	09/26/2023	SITE PLAN RESUBMITTAL #1
03	12/19/2023	SITE PLAN RESUBMITTAL #2

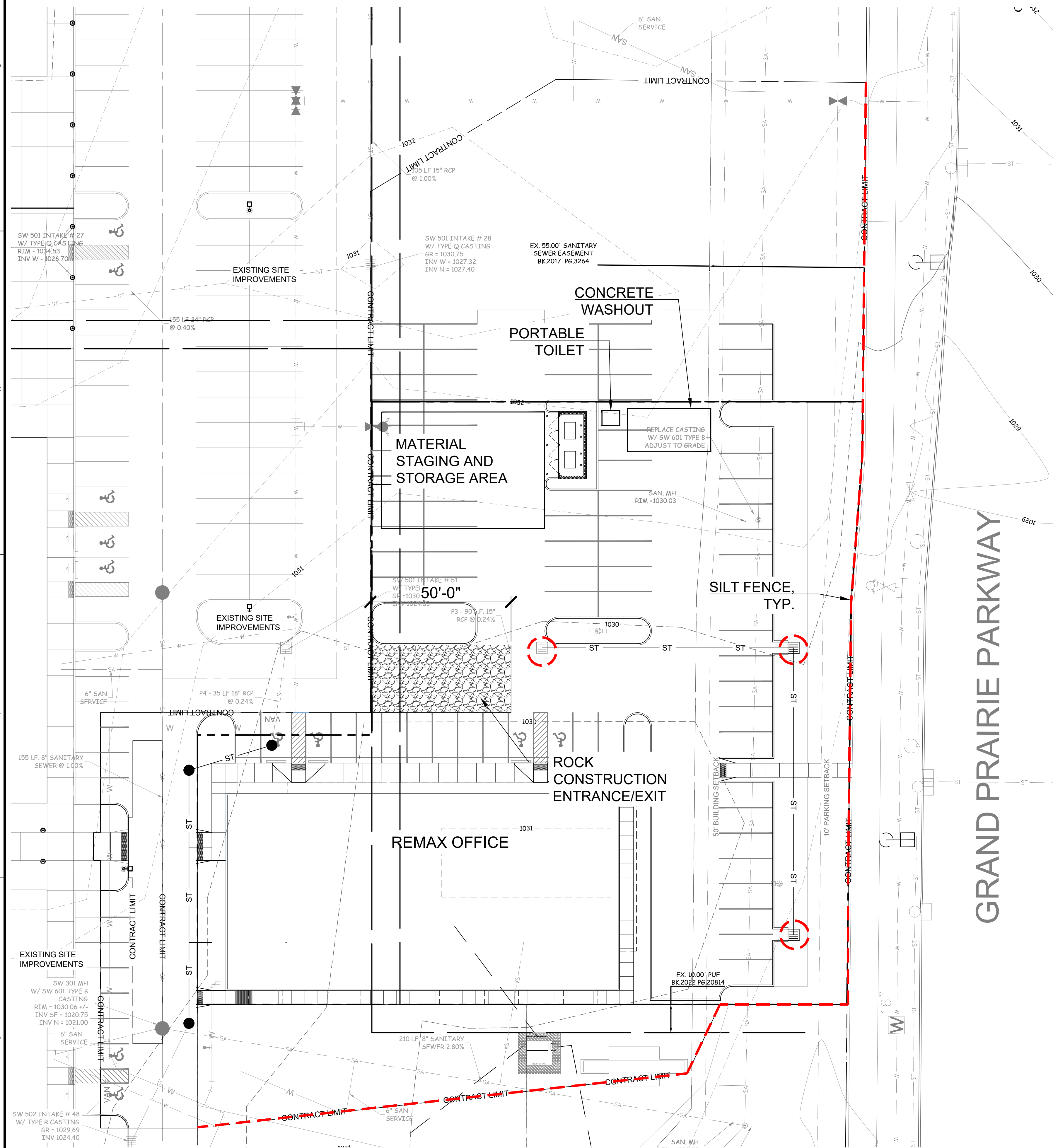
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**EROSION AND  
 SEDIMENT CONTROL  
 PLAN**

CONFLUENCE PROJECT # 23168

**L304**



01  
 L304  
**EROSION AND SEDIMENT CONTROL PLAN**

File Location: N:\2023\23168\_Keetown - IAI 1303188\_waiver\AUTOCAD\SHETS\300 GRADING PLAN / SAVE DATE: 12/19/2023 2:48 PM BY: jdoberst / PLOT DATE: 12/19/2023 8:05 AM BY: Jared Doberst

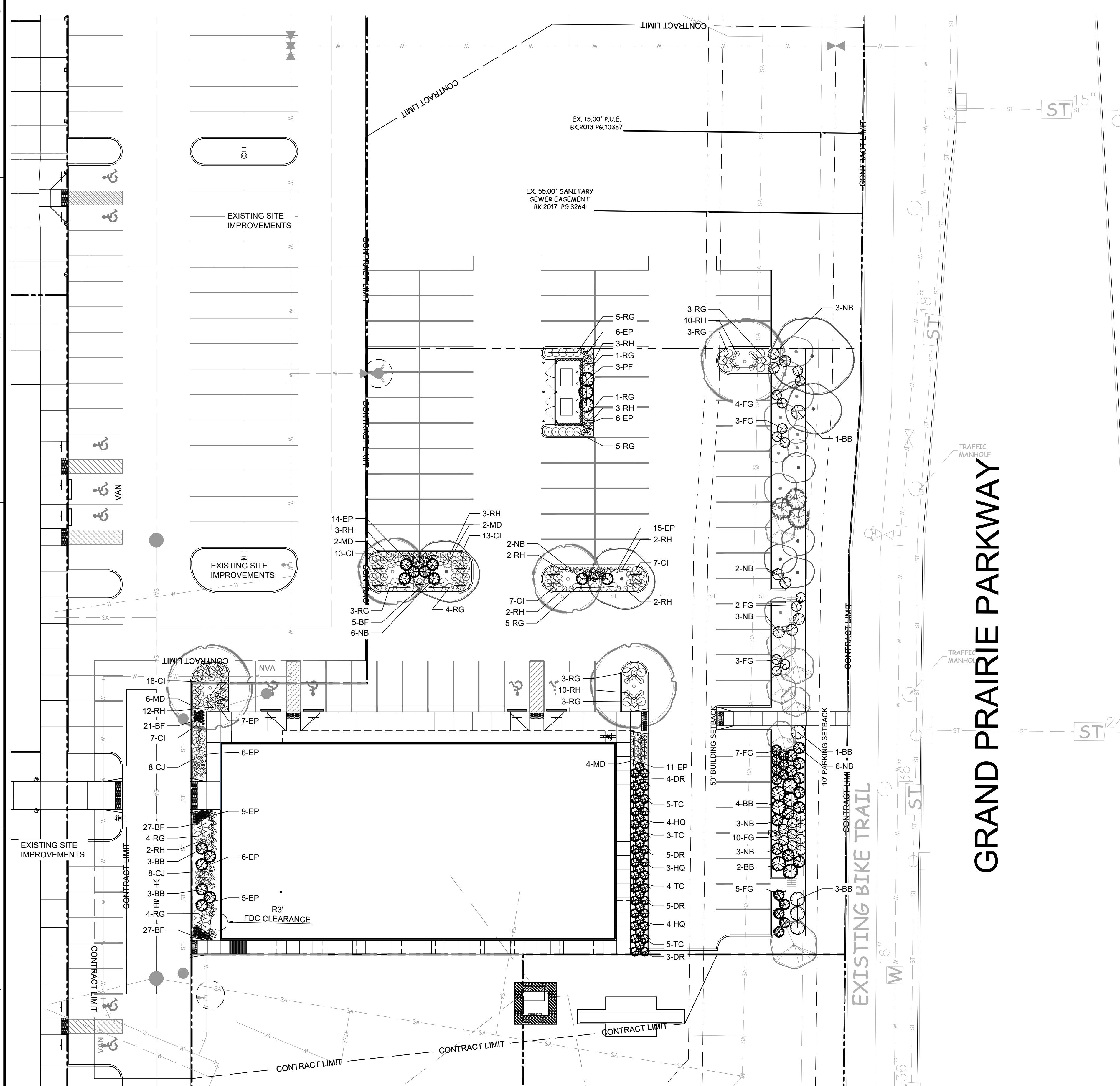


GENERAL NOTES

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

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
<b>DECIDUOUS SHRUBS</b>						
BB	17	Cephalanthus occidentalis 'Sugar Shack'	SUGAR SHACK BUTTON BUSH	#3	CONT.	AS SHOWN ON PLAN
DR	17	Diervilla rivularis 'Morton' SUMMER STARS	MOUNTAIN BUSH HONEYSUCKLE	#3	CONT.	AS SHOWN ON PLAN
FG	34	Fothergilla gardenii	DWARF FOTHERGILLA	#3	CONT.	AS SHOWN ON PLAN
HQ	11	Hydrangea quercifolia 'Pee Wee'	OAKLEAF HYDRANGEA	#3	CONT.	AS SHOWN ON PLAN
PF	3	Potentilla fruticosa	SHRUBBY CINQUEFOIL	#3	CONT.	AS SHOWN ON PLAN
NB	28	Physocarpus opulifolius 'Ruby Spice'	RUBY SPICE NINEBARK	#3	CONT.	AS SHOWN ON PLAN
TC	17	Taxus cuspidata 'Nana Aurescens'	JAPANESE YEW	#3	CONT.	AS SHOWN ON PLAN
<b>PERENNIALS</b>						
CI	65	Callirhoe involvrata	PURPLE POPPY MALLOW	#1	CONT.	AS SHOWN ON PLAN
CJ	16	Coreopsis 'Jive'	JIVE COREOPSIS	#1	CONT.	AS SHOWN ON PLAN
EP	85	Echinacea purpurea 'PAS702917'	POWOW WILD BERRY CONEFLOWER	#1	CONT.	AS SHOWN ON PLAN
MD	14	Monarda didyma	Bee Balm	#1	CONT.	AS SHOWN ON PLAN
RH	54	Rudbeckia hirta	BLACK-EYED SUSAN	#1	CONT.	AS SHOWN ON PLAN
RG	44	Sedum hybrid	ROCK 'N GROW 'BACK IN BLACK STONECROP	#1	CONT.	AS SHOWN ON PLAN
<b>GRASSES</b>						
BF	80	Festuca glauca 'Elijah Blue'	'ELIJAH BLUE' BLUE FESCUE	#1	CONT.	AS SHOWN ON PLAN



01 PLANTING PLAN- SHRUBS AND PERENNIALS

**KEETOWN LOOP-RE/MAX**  
 2940 GRAND PRAIRIE PARKWAY  
 WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
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PLANTING PLAN-  
 SHRUBS AND  
 PERENNIALS

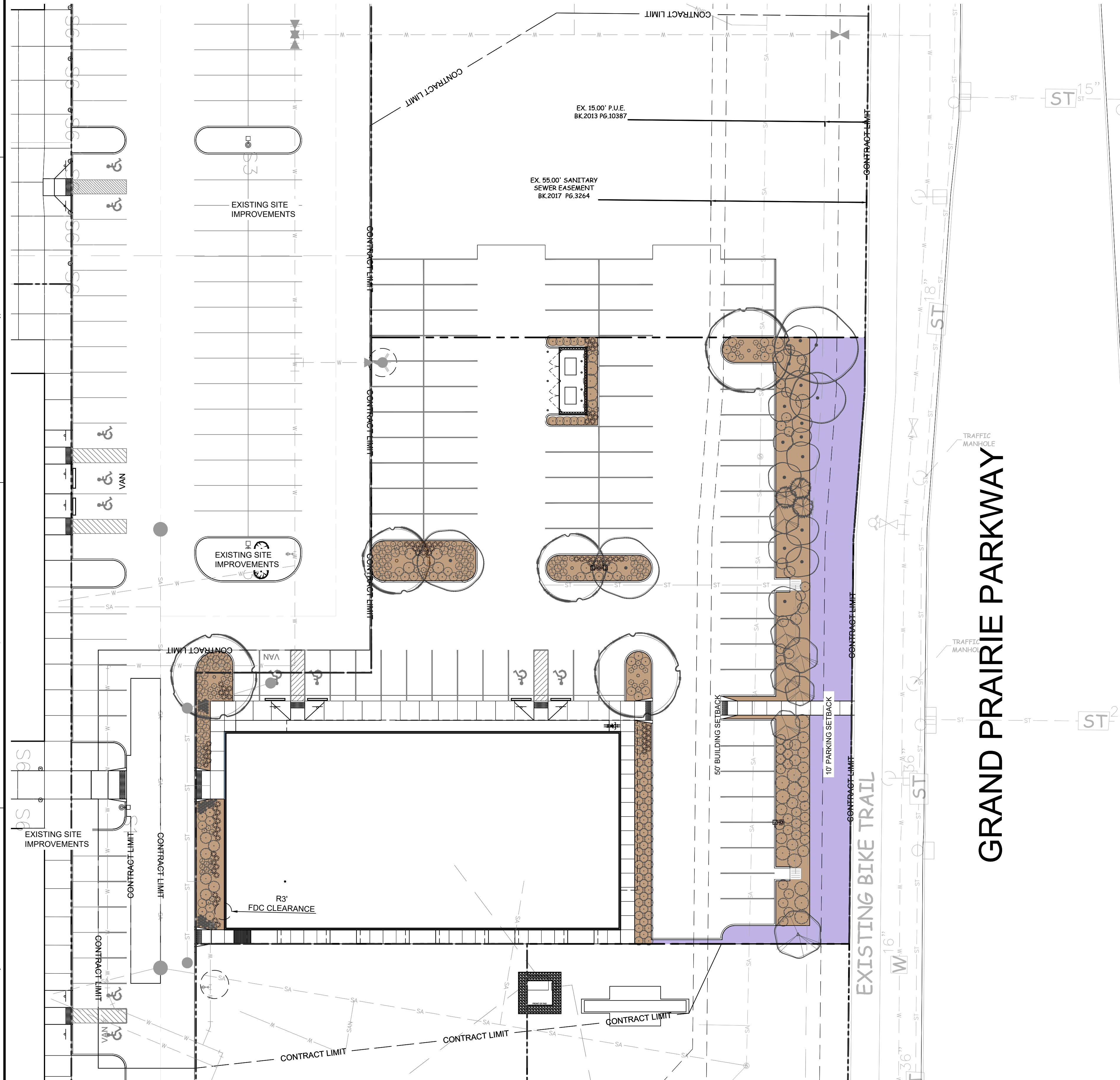
CONFLUENCE PROJECT # 23168

L401

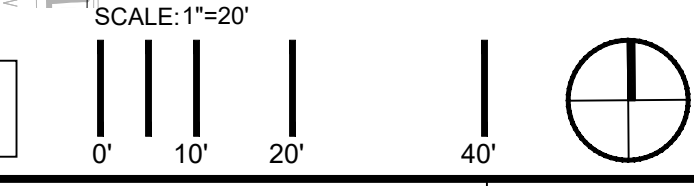
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**GENERAL NOTES**  
 A. REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

**SYMBOL LEGEND**  
 SOD: 7,348 SF  
 HARDWOOD MULCH: 3,480 SF



01 PLANTING PLAN-GROUND PLANE TREATMENT



**KEETOWN LOOP-RE/MAX**  
 2940 GRAND PRAIRIE PARKWAY  
 WAUKEE, IOWA

**ISSUE SCHEDULE**

ISSUE	DATE	DESCRIPTION
01	08/22/2023	INITIAL SITE PLAN SUBMITTAL
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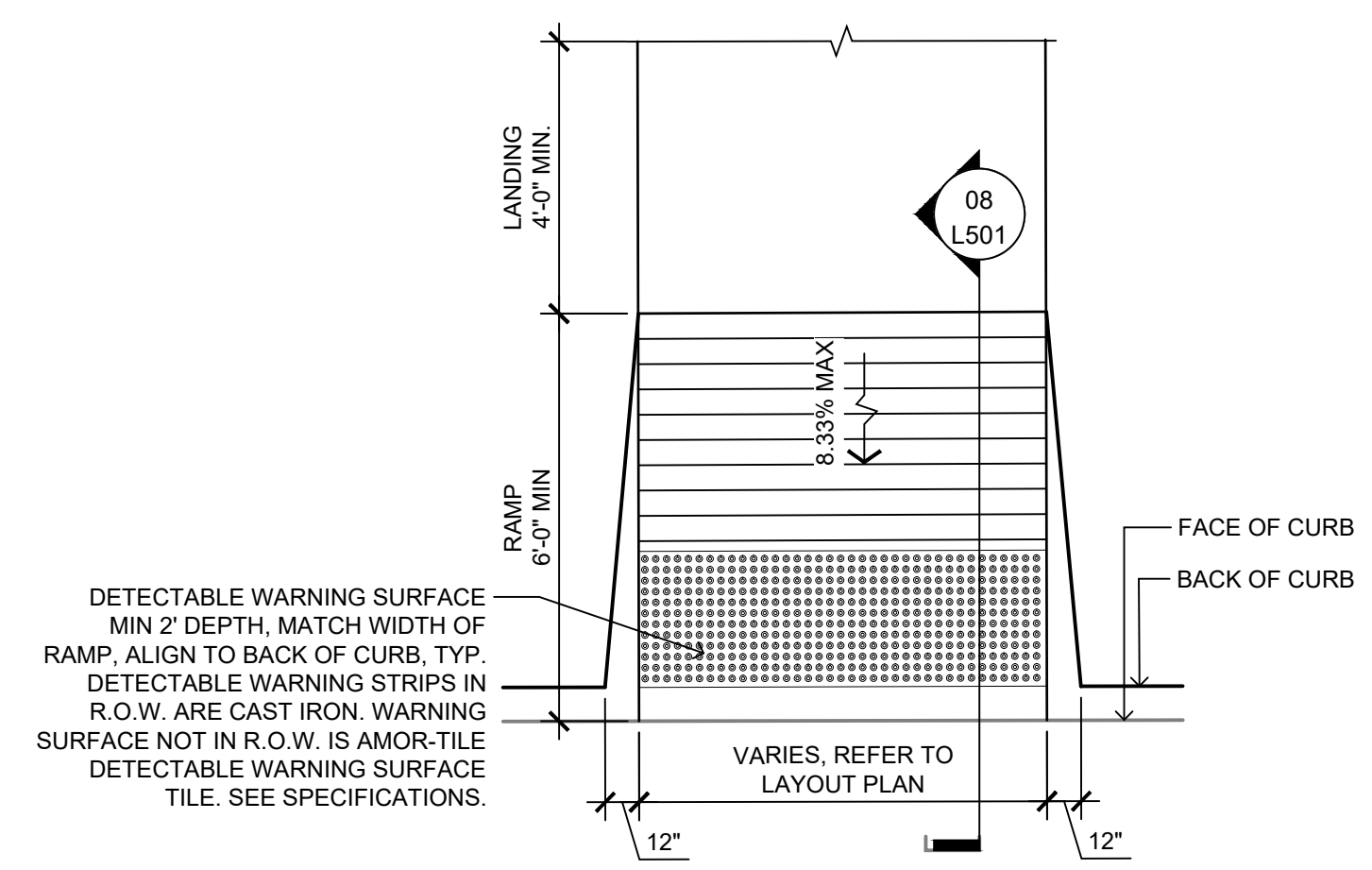
**PLANTING  
 PLAN-GROUND  
 PLANE TREATMENT**  
 CONFLUENCE PROJECT # 23168

**L402**

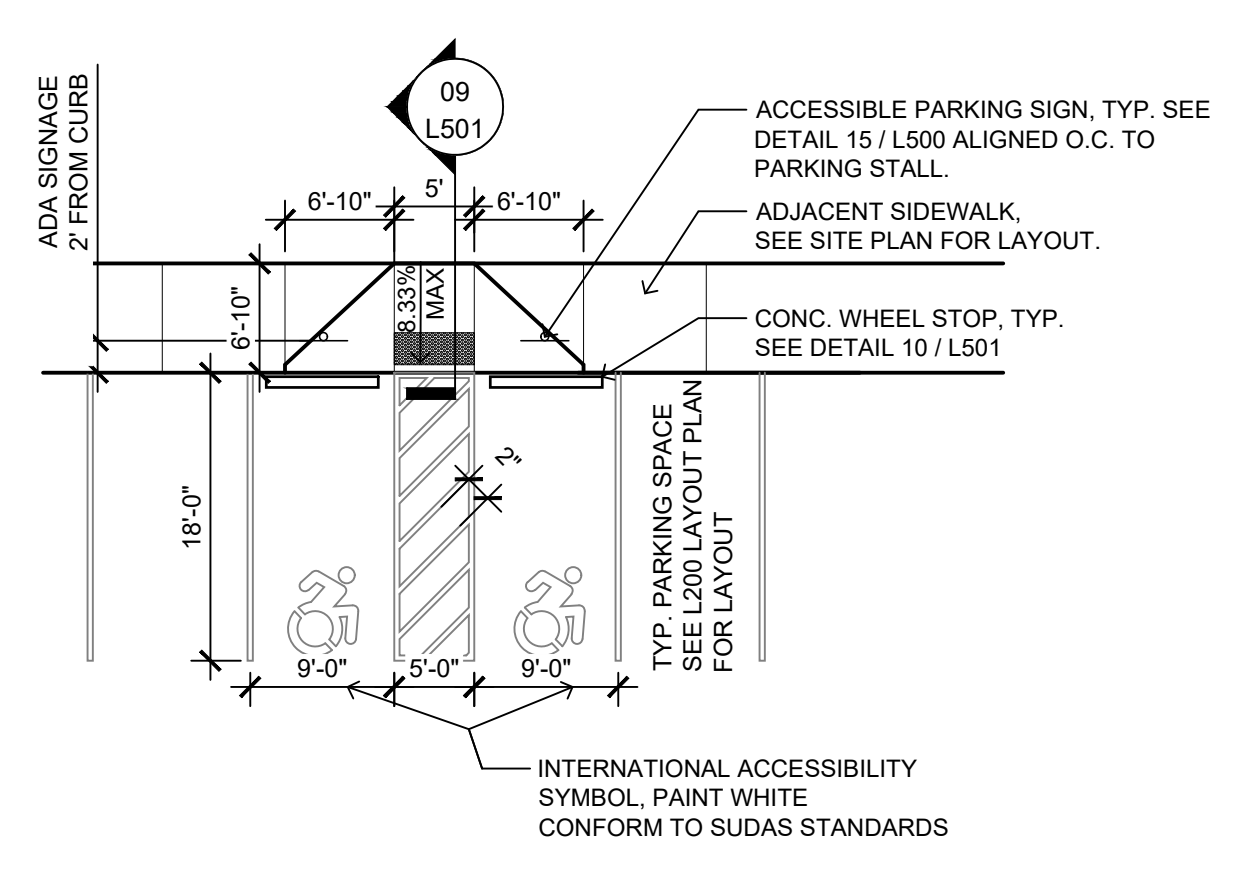
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**KEETOWN LOOP-RE/MAX**  
 2940 GRAND PRAIRIE PARKWAY  
 WAUKEE, IOWA

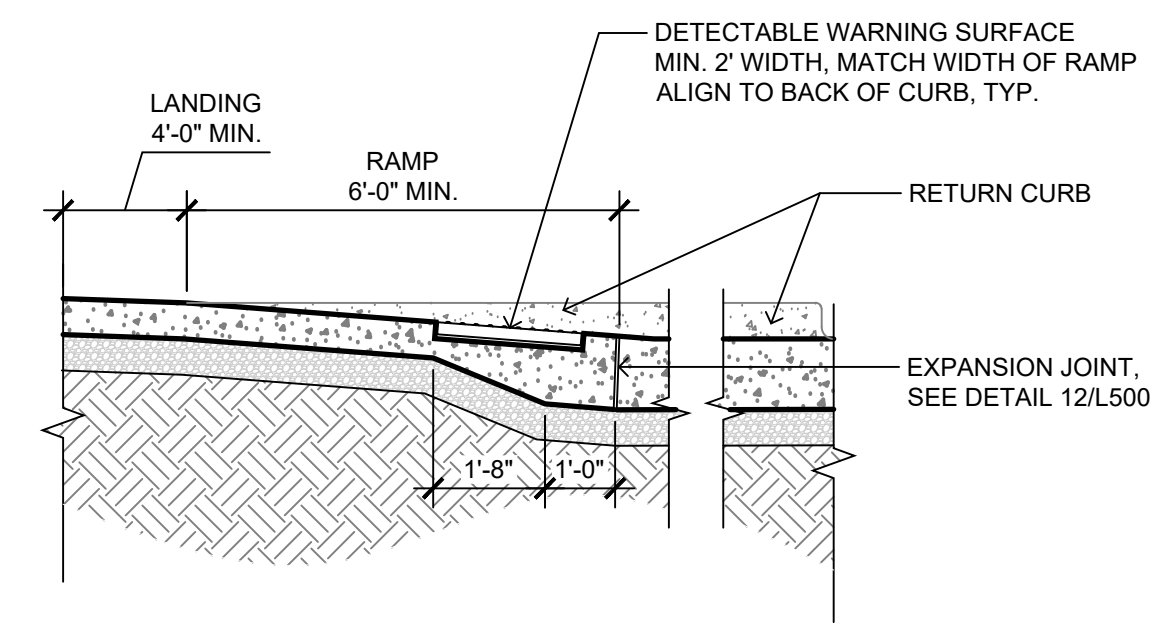


07 L501 PLAN: RETURN CURB @ ADA RAMP 3/8" = 1'-0"

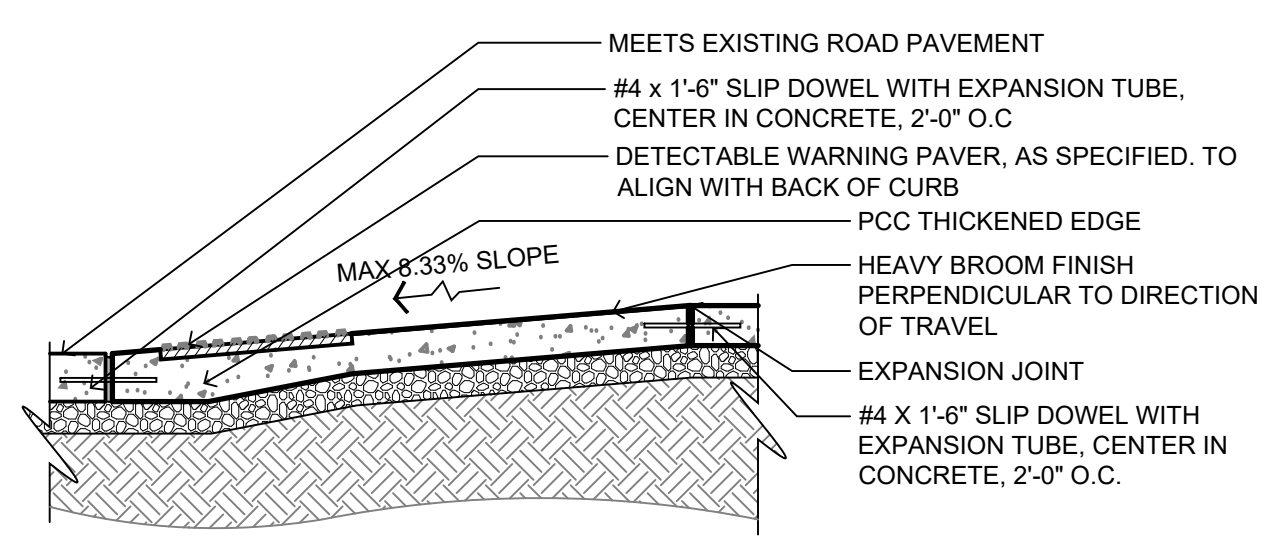


05 L501 PLAN: PERPENDICULAR ACCESS RAMP 1/4" = 1'-0"

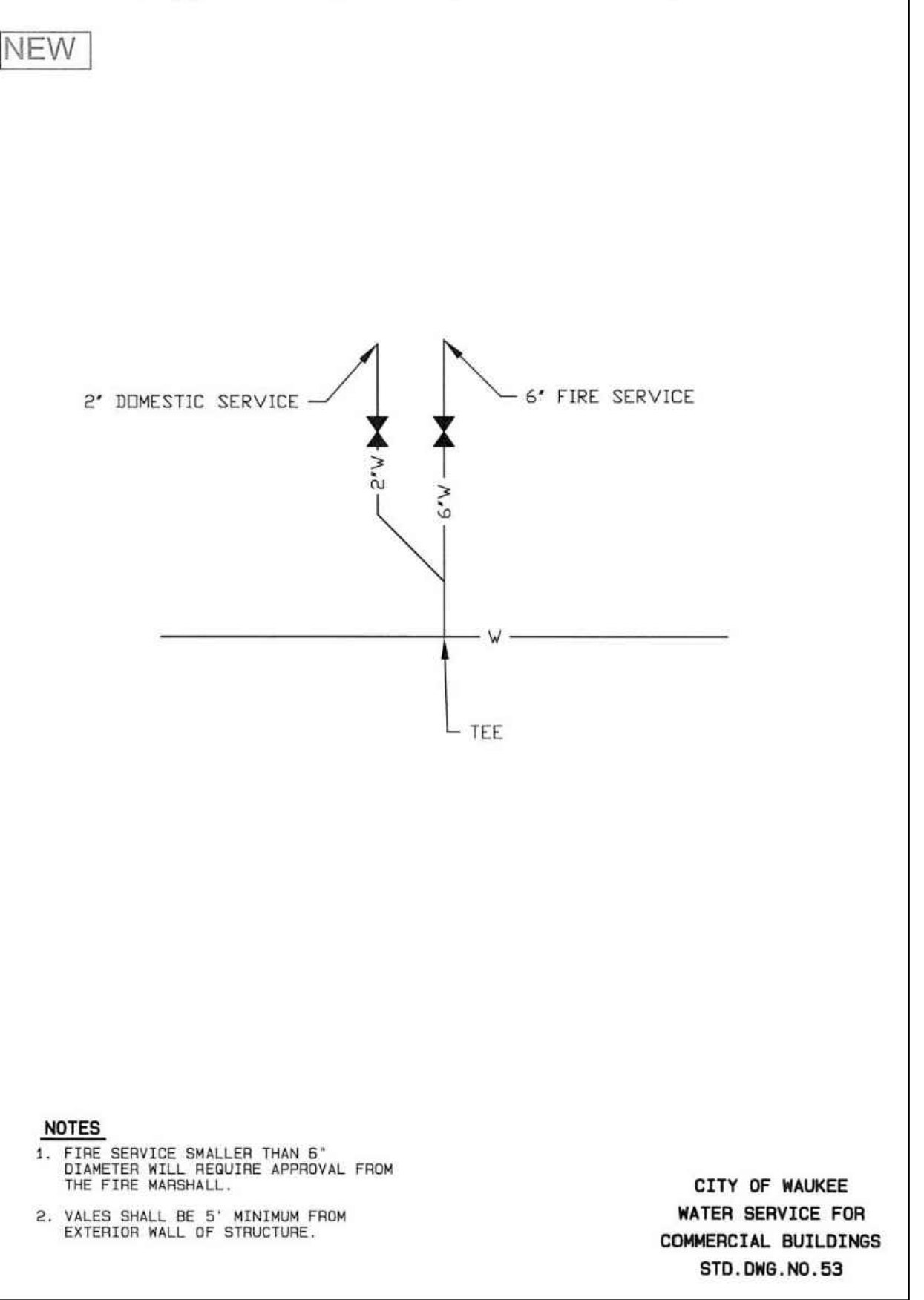
01 L501 NOT IN USE 1/2" = 1'-0"



08 L501 SECTION: RETURN CURB @ ADA RAMP 3/8" = 1'-0"

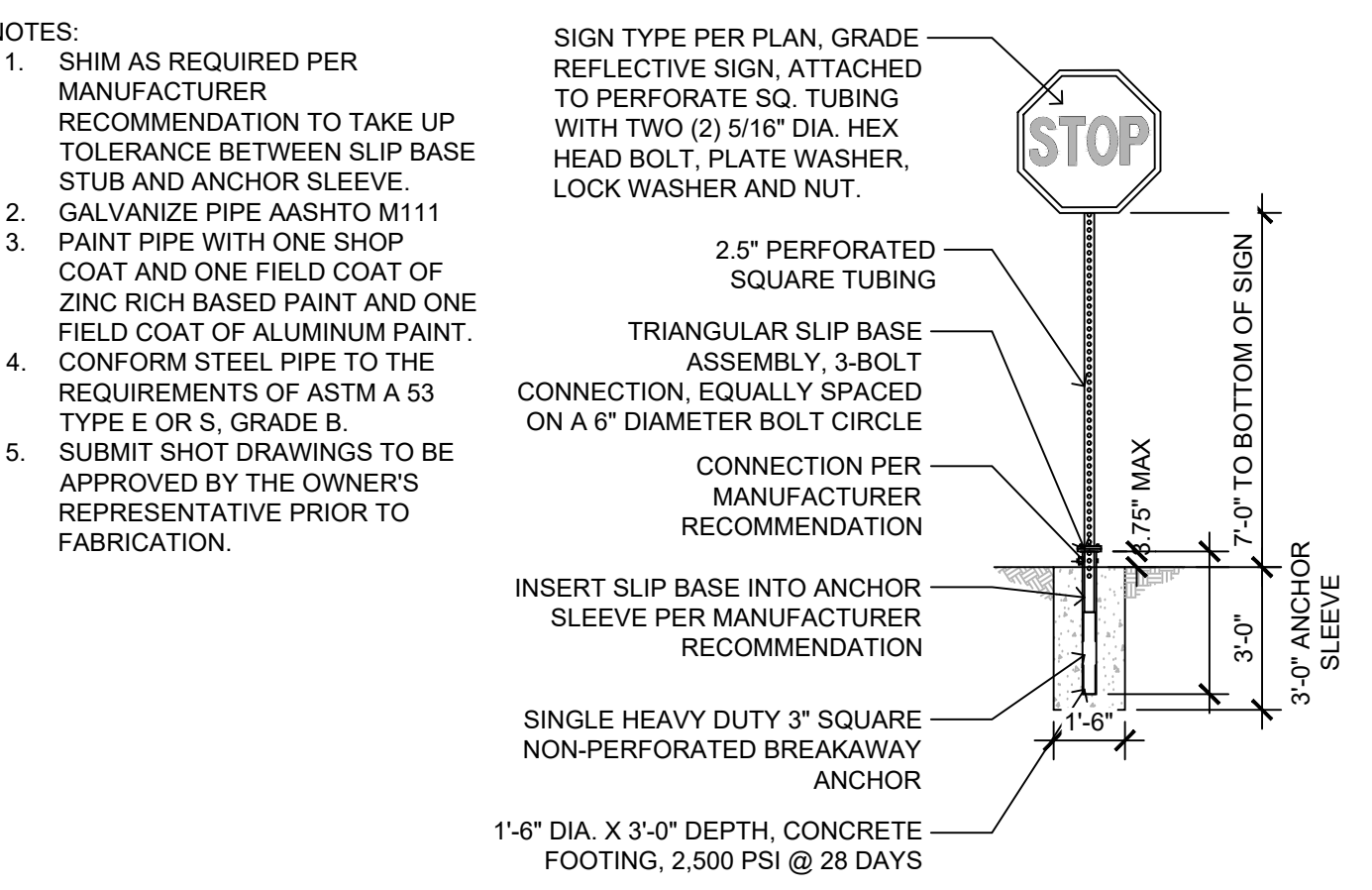


09 L501 SECTION: PERPENDICULAR ACCESS RAMP 1/2" = 1'-0"

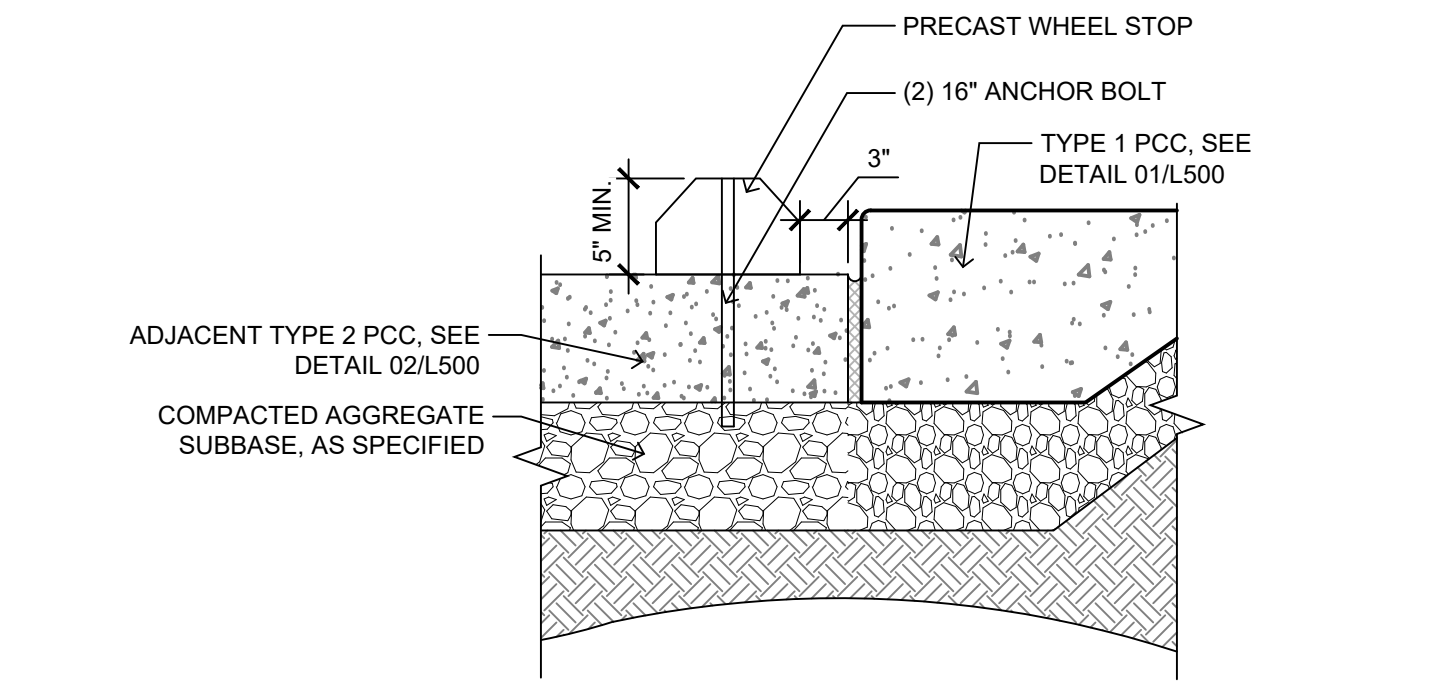


06 L501 WATER SERVICE DETAIL

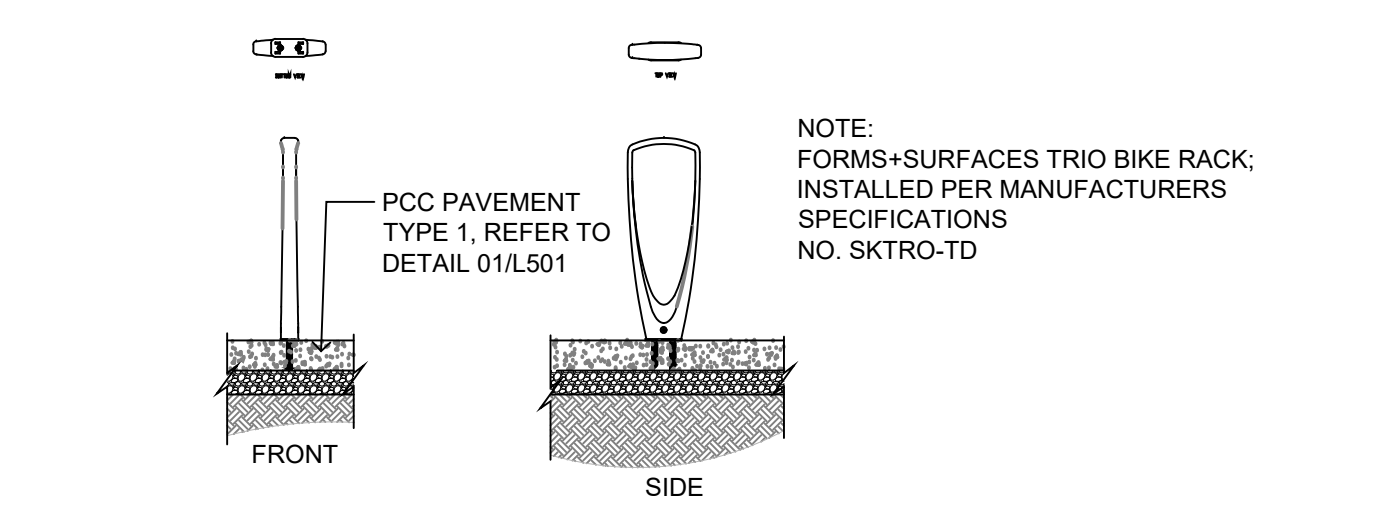
02 L501 NOT IN USE 1/2" = 1'-0"



03 L501 SECTION: STOP SIGN 1/4" = 1'-0"



10 L501 SECTION: CONCRETE WHEEL STOP, TYP. 1/2" = 1'-0"



04 L501 SECTION & PLAN: TRIO BIKE RACK N.T.S.

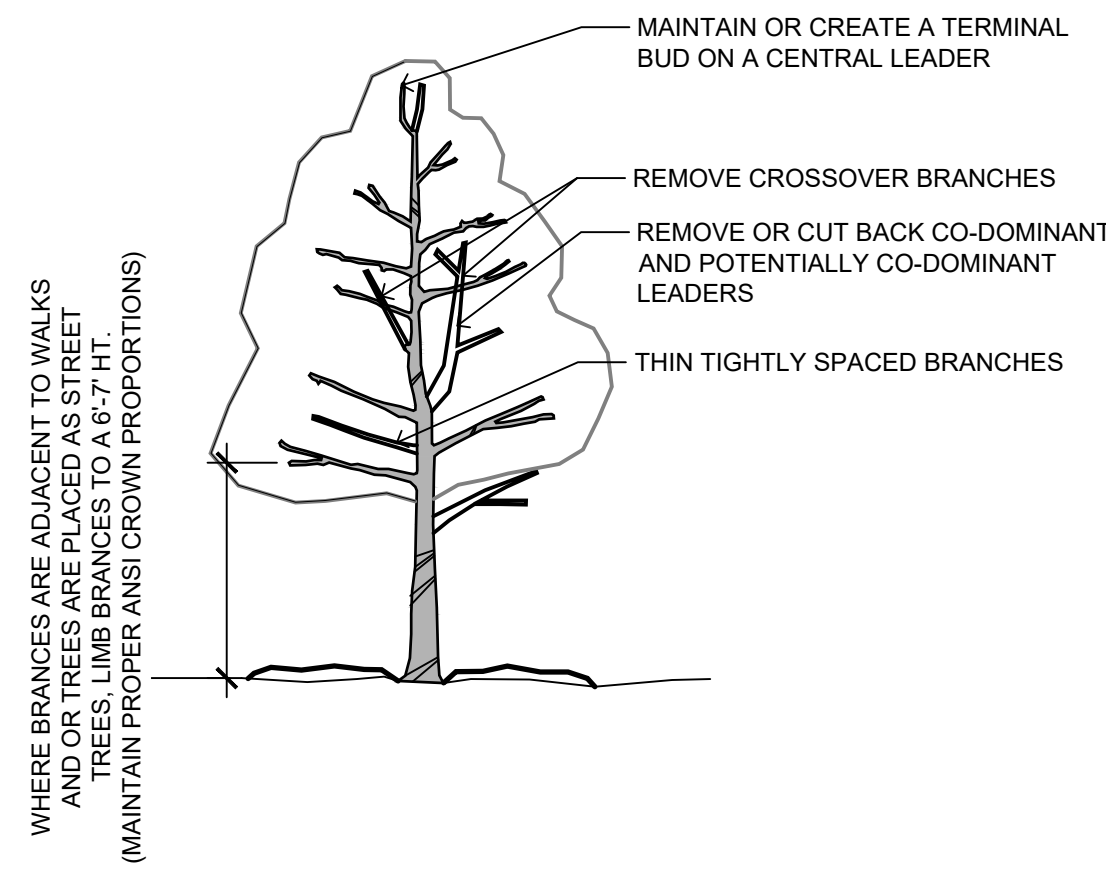
ISSUE SCHEDULE		
ISSUE	DATE	DESCRIPTION
01	08/22/2023	INITIAL SITE PLAN SUBMITTAL
02	09/26/2023	SITE PLAN RESUBMITTAL #1
03	12/19/2023	SITE PLAN RESUBMITTAL #2

ISSUED FOR  
 SITE PLAN  
 SUBMITTAL  
 NOT FOR  
 CONSTRUCTION

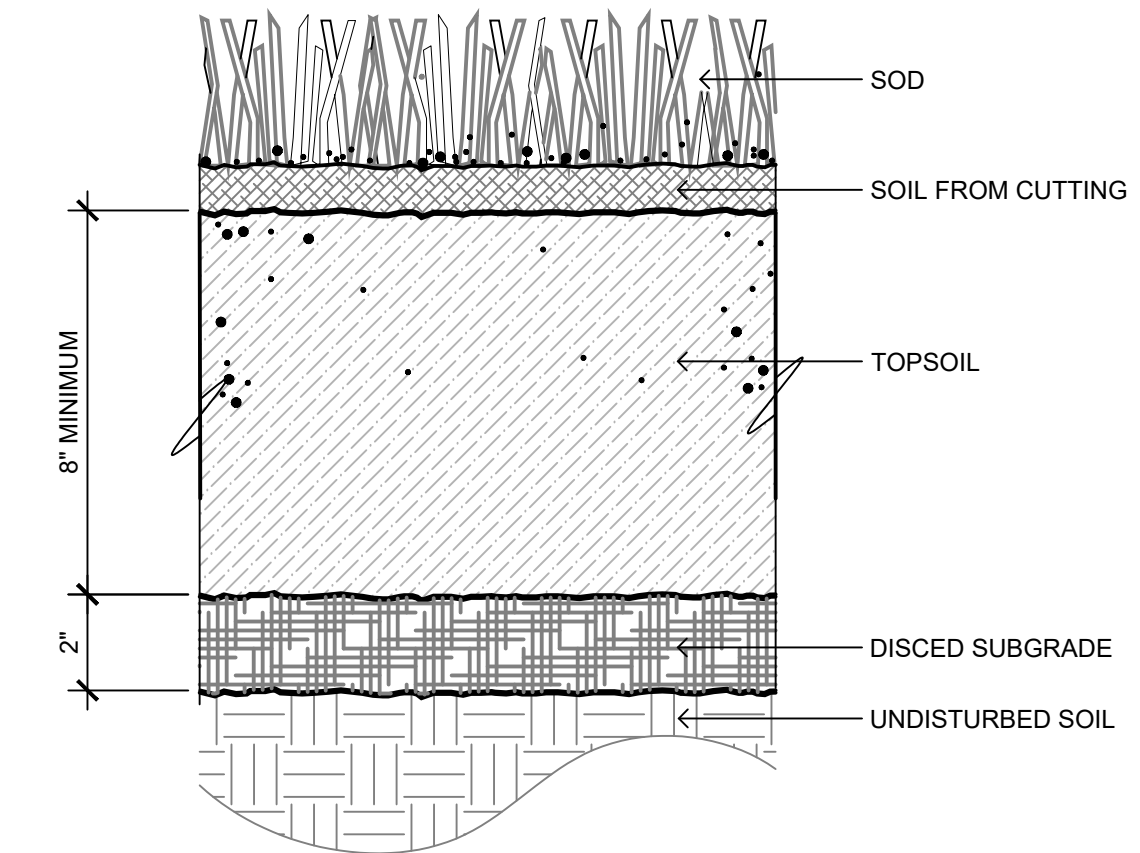
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SITE DETAILS  
 CONFLUENCE PROJECT # 23168

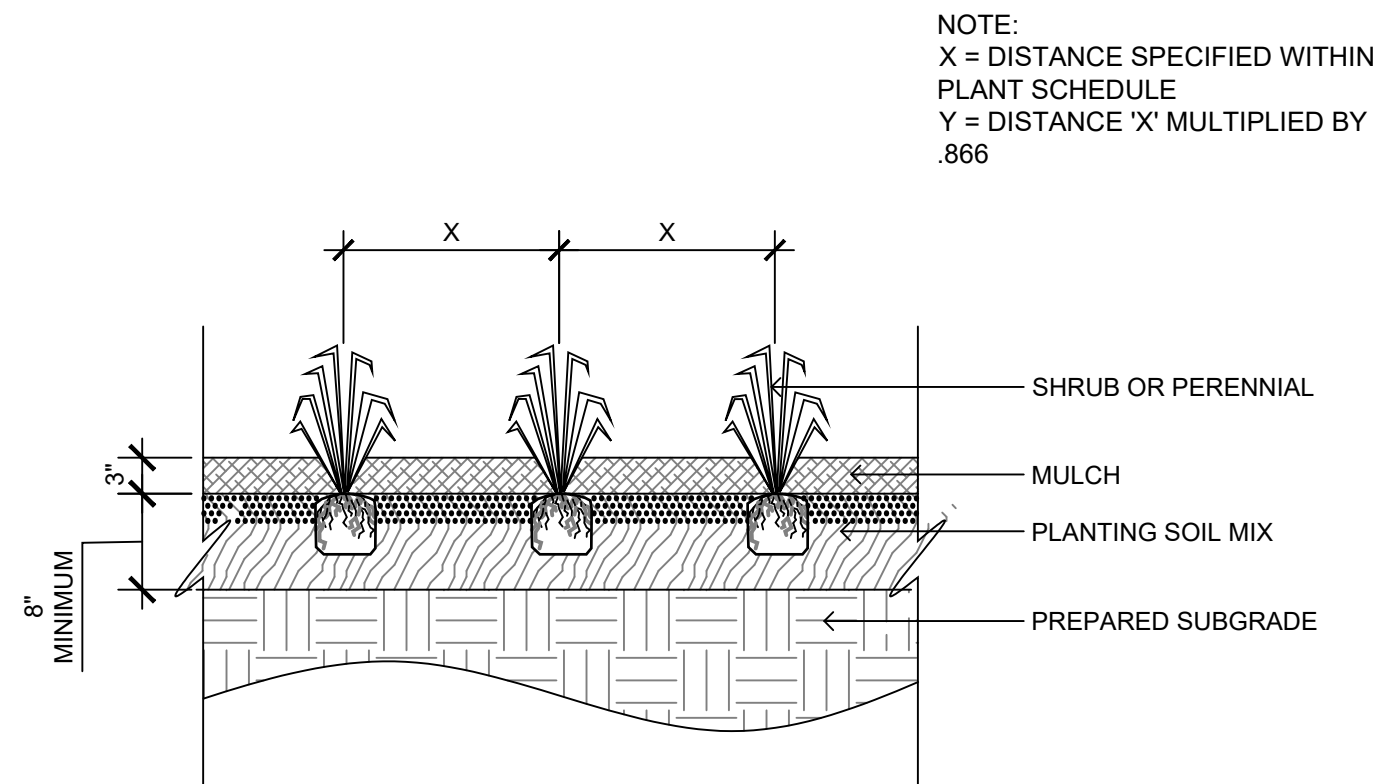
L501



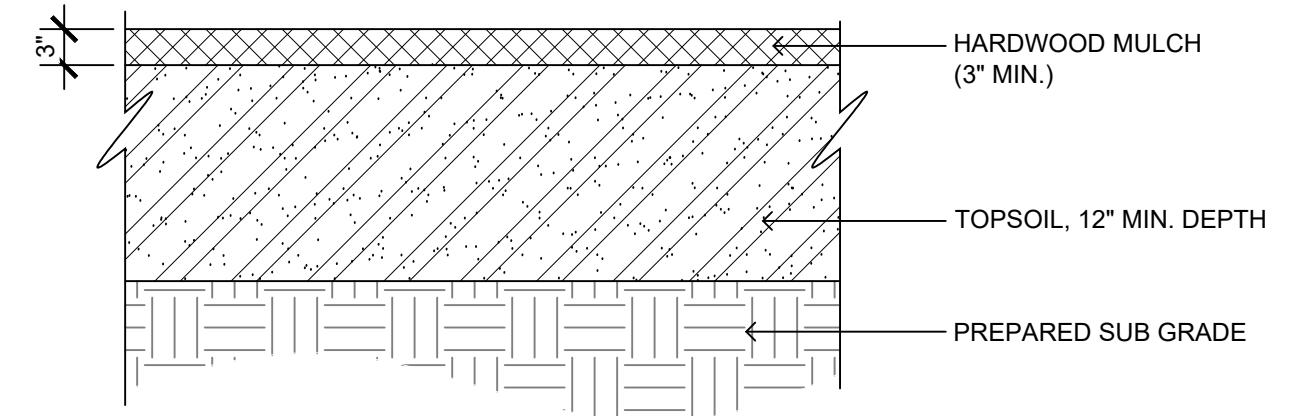
05 SECTION: TREE PRUNING N.T.S.



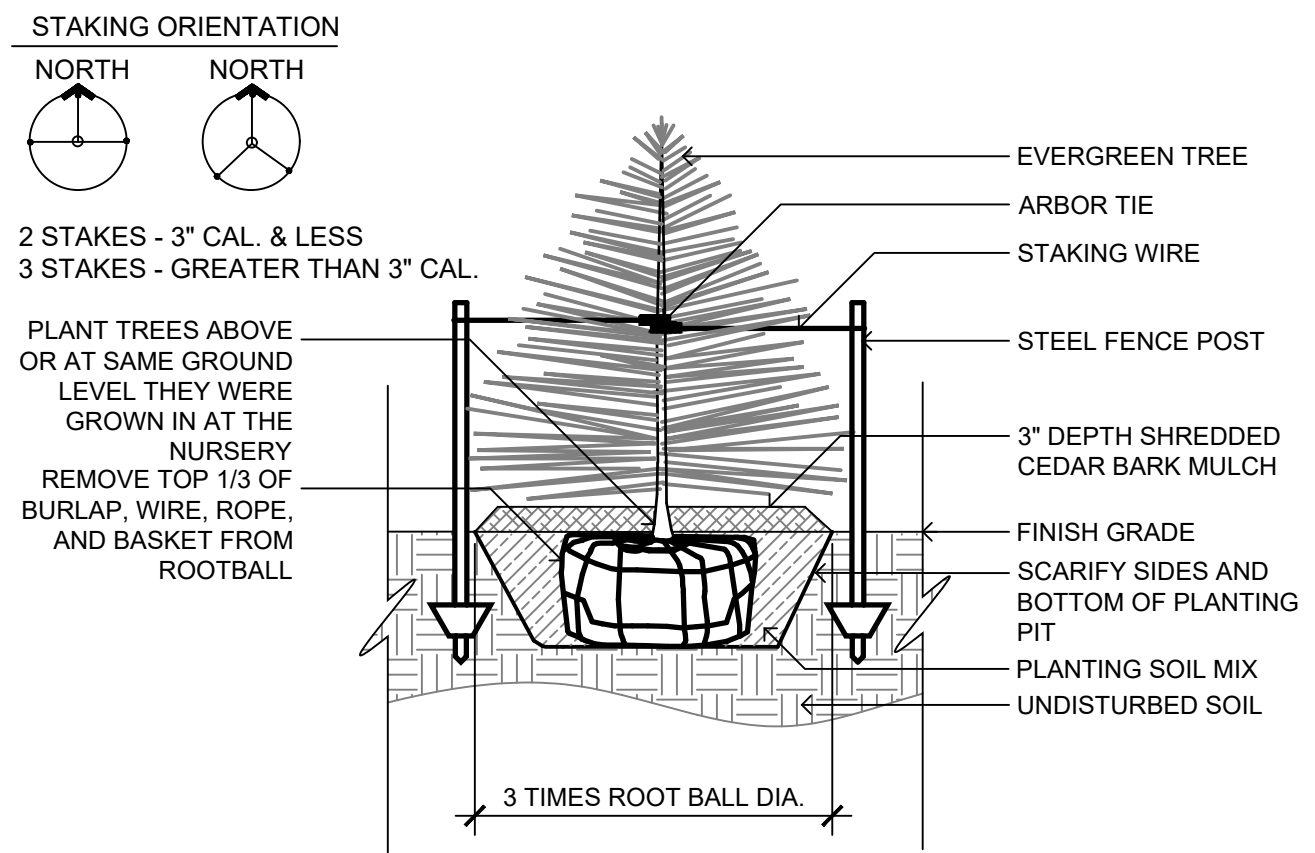
01 SECTION: SOD 3/4"=1'-0"



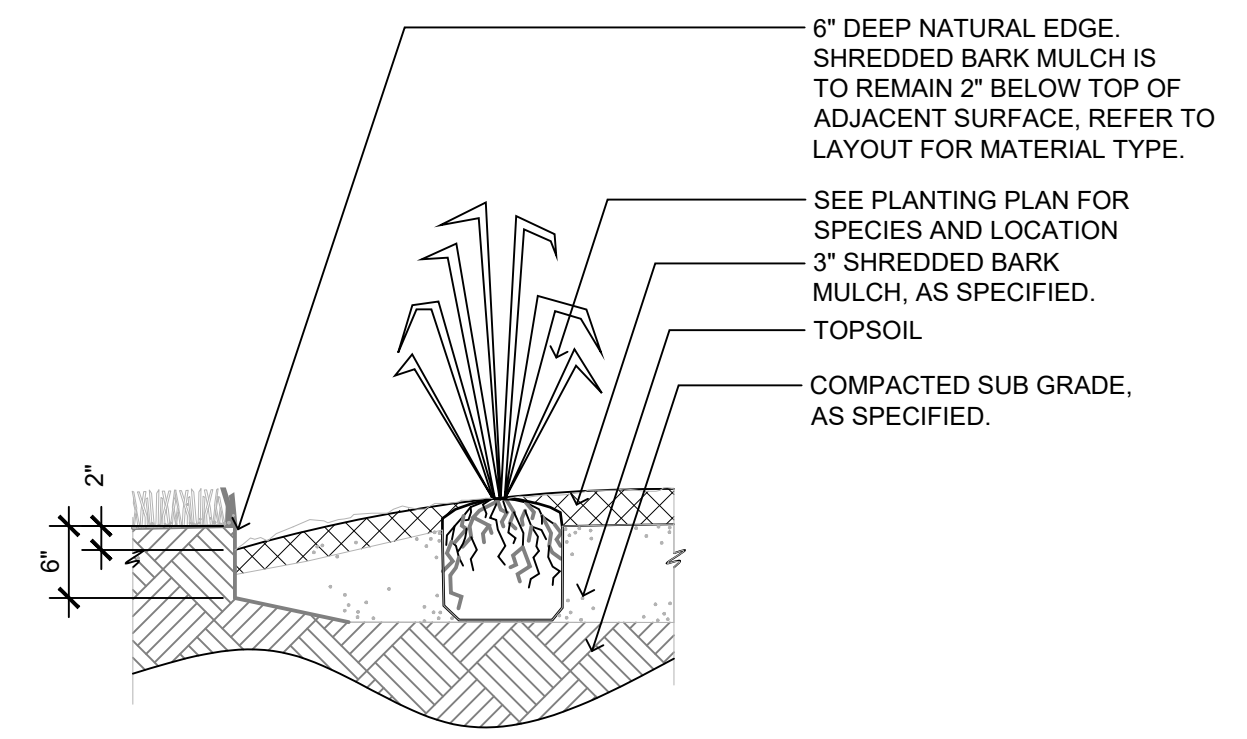
06 SECTION: SHRUB OR PERENNIAL PLANTING N.T.S.



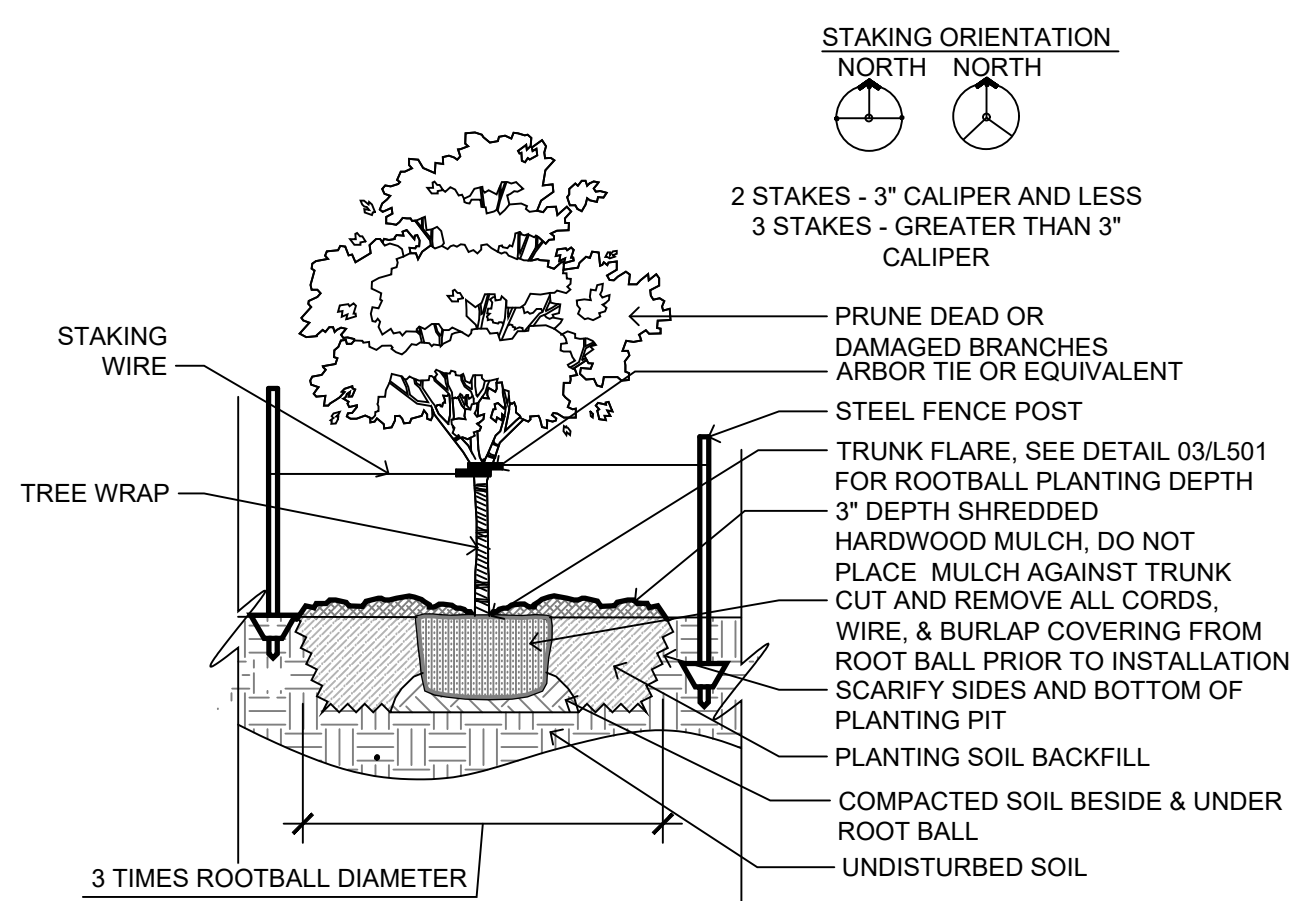
02 SECTION: PLANTING BED 3/4"=1'-0"



07 SECTION: CONIFEROUS TREE PLANTING N.T.S.



03 SECTION: SPADE CUT LANDSCAPE EDGING 3/4"=1'-0"



04 SECTION: OVERSTORY TREE PLANTING N.T.S.

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
01	08/22/2023	INITIAL SITE PLAN SUBMITTAL
02	09/26/2023	SITE PLAN RESUBMITTAL #1
03	12/19/2023	SITE PLAN RESUBMITTAL #2

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PLANT DETAILS

CONFLUENCE PROJECT # 23168

L502

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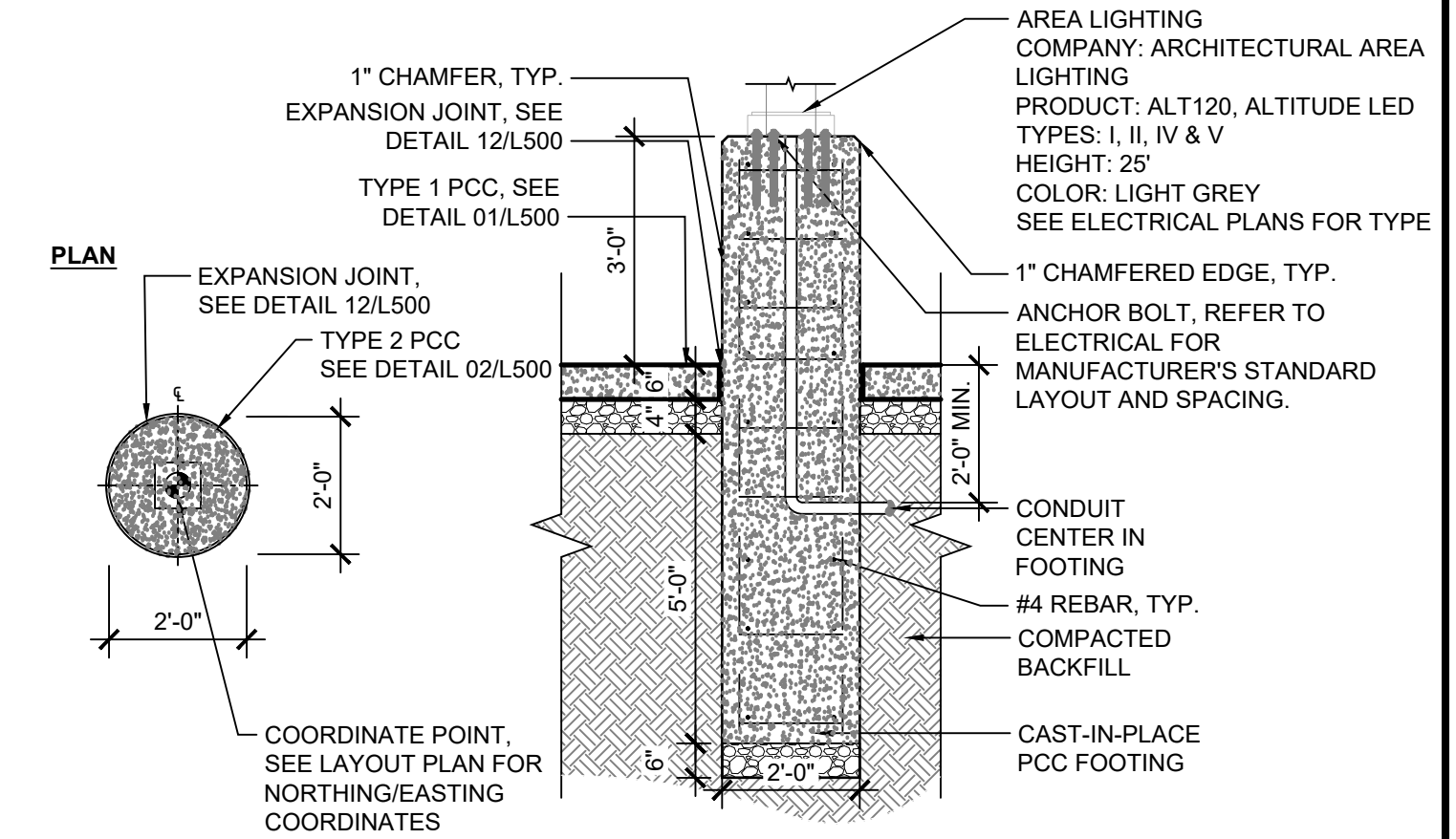
LANDSCAPE ARCHITECT  
 CONFLUENCE  
 525 17TH STREET  
 DES MOINES, IA 50309  
 PH: (515) 288-4875  
 www.thinkconfluence.com

ARCHITECT  
 RAINS ARCHITECTURE  
 3820 79TH STREET  
 URBANDALE, IA 50322  
 PH: (515) 314-8696

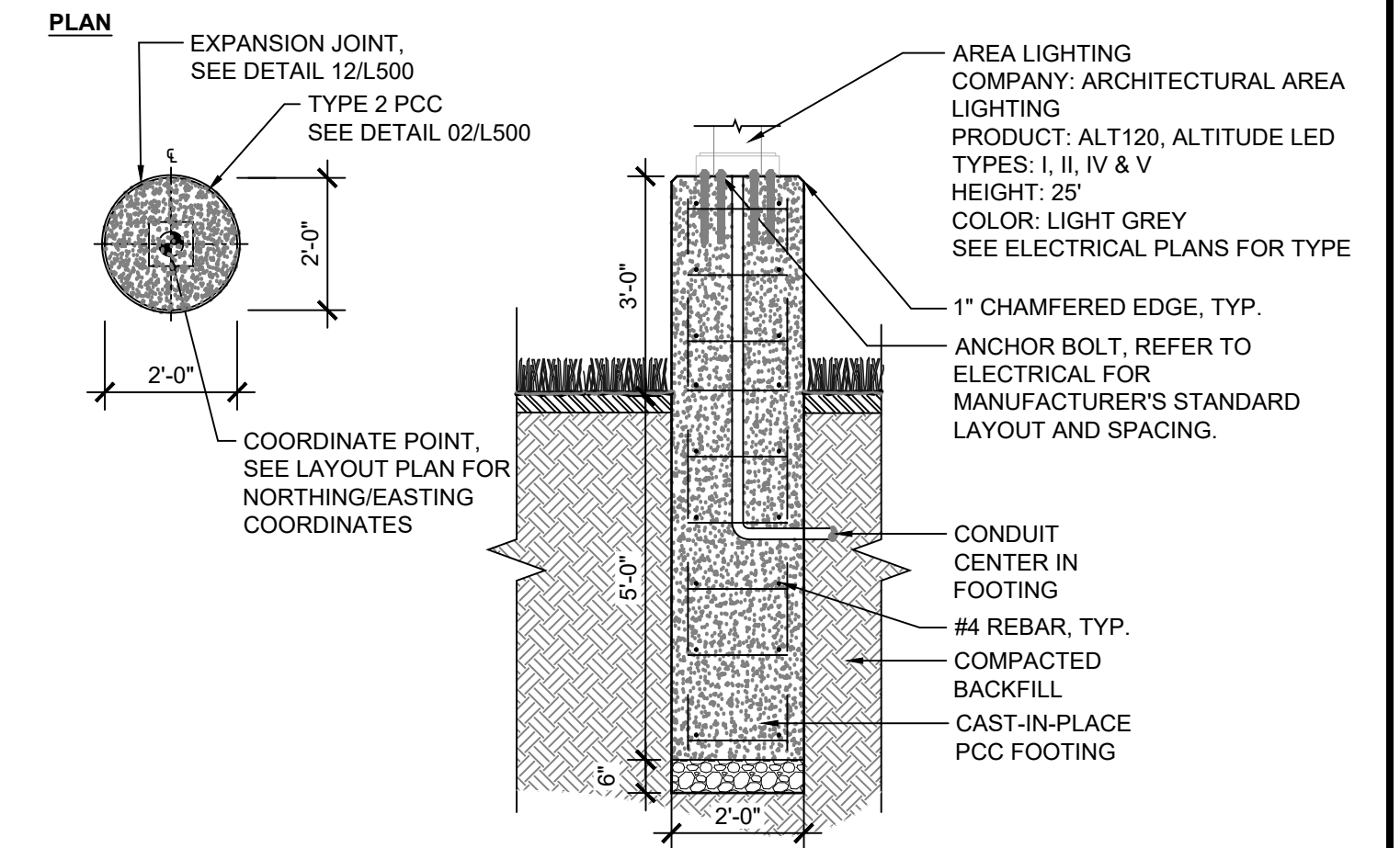
CIVIL ENGINEER  
 COOPER CRAWFORD &  
 ASSOCIATES  
 475 S 50TH STREET, STE 800  
 WEST DES MOINES, IA 50265  
 PH: (515) 224-1344

ELECTRICAL ENGINEER  
 TESDELL ELECTRIC  
 1514 NE 69TH PLACE  
 ANKENY, IA 50021  
 PH: (515) 289-4000

**KEETOWN LOOP-RE/MAX**  
 2940 GRAND PRAIRIE PARKWAY  
 WAUKEE, IOWA



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



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

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
01	08/22/2023	INITIAL SITE PLAN SUBMITTAL
02	09/26/2023	SITE PLAN RESUBMITTAL #1
03	12/19/2023	SITE PLAN RESUBMITTAL #2

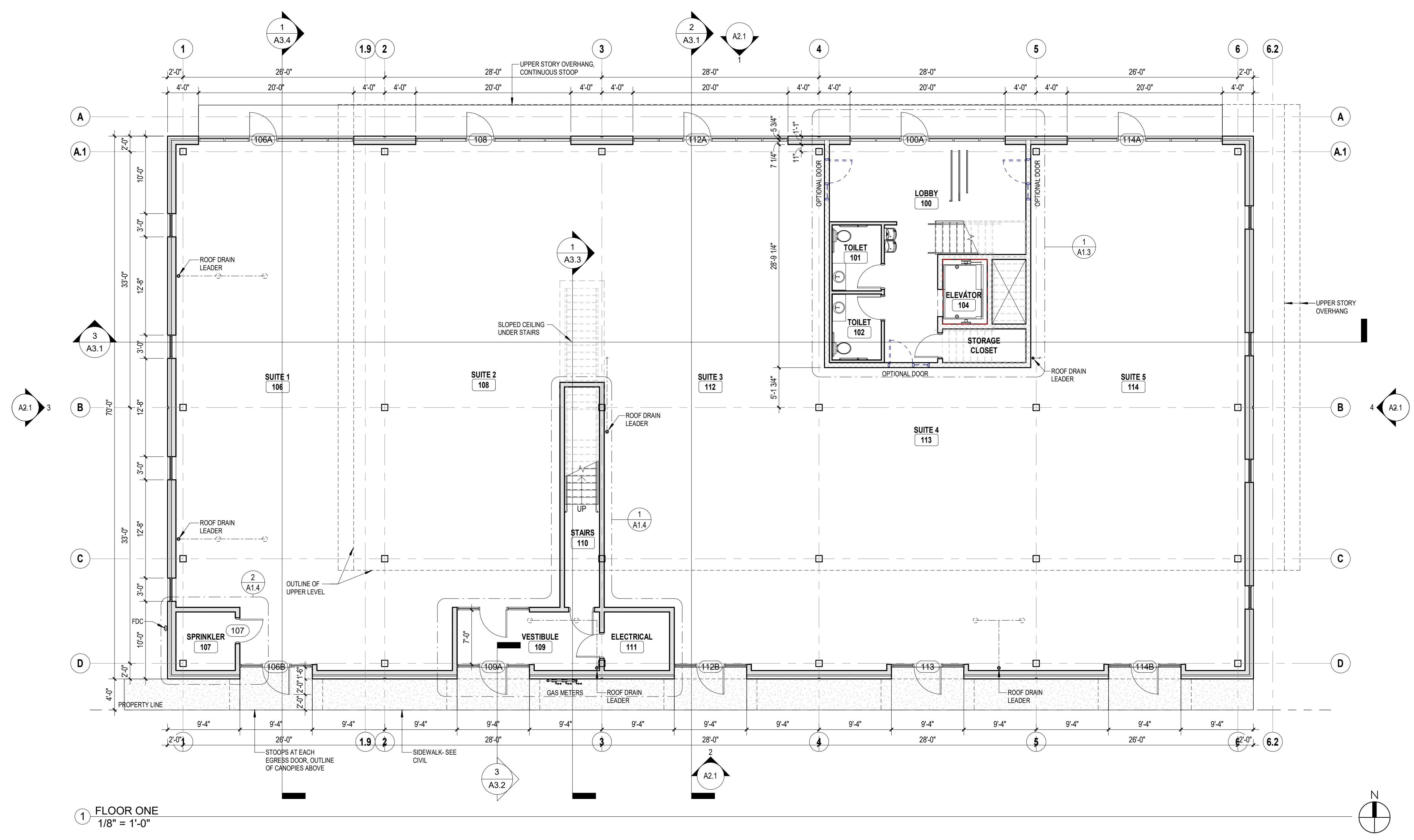
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SITE LIGHTING  
 DETAILS

CONFLUENCE PROJECT # 23168

L503



1 FLOOR ONE  
1/8" = 1'-0"

Area Schedule - Floor 1	
Name	Area
Suite 1	1960 SF
Suite 2	1766 SF
Suite 3	1846 SF
Suite 4	1133 SF
Suite 5	1990 SF
Lobby-Stair 1	767 SF
Electrical	64 SF
Sprinkler	81 SF
Stair 2	194 SF
	<b>9800 SF</b>

**OFFICE BLDG**  
KEETOWN LOT 13  
WAUKEE, IOWA

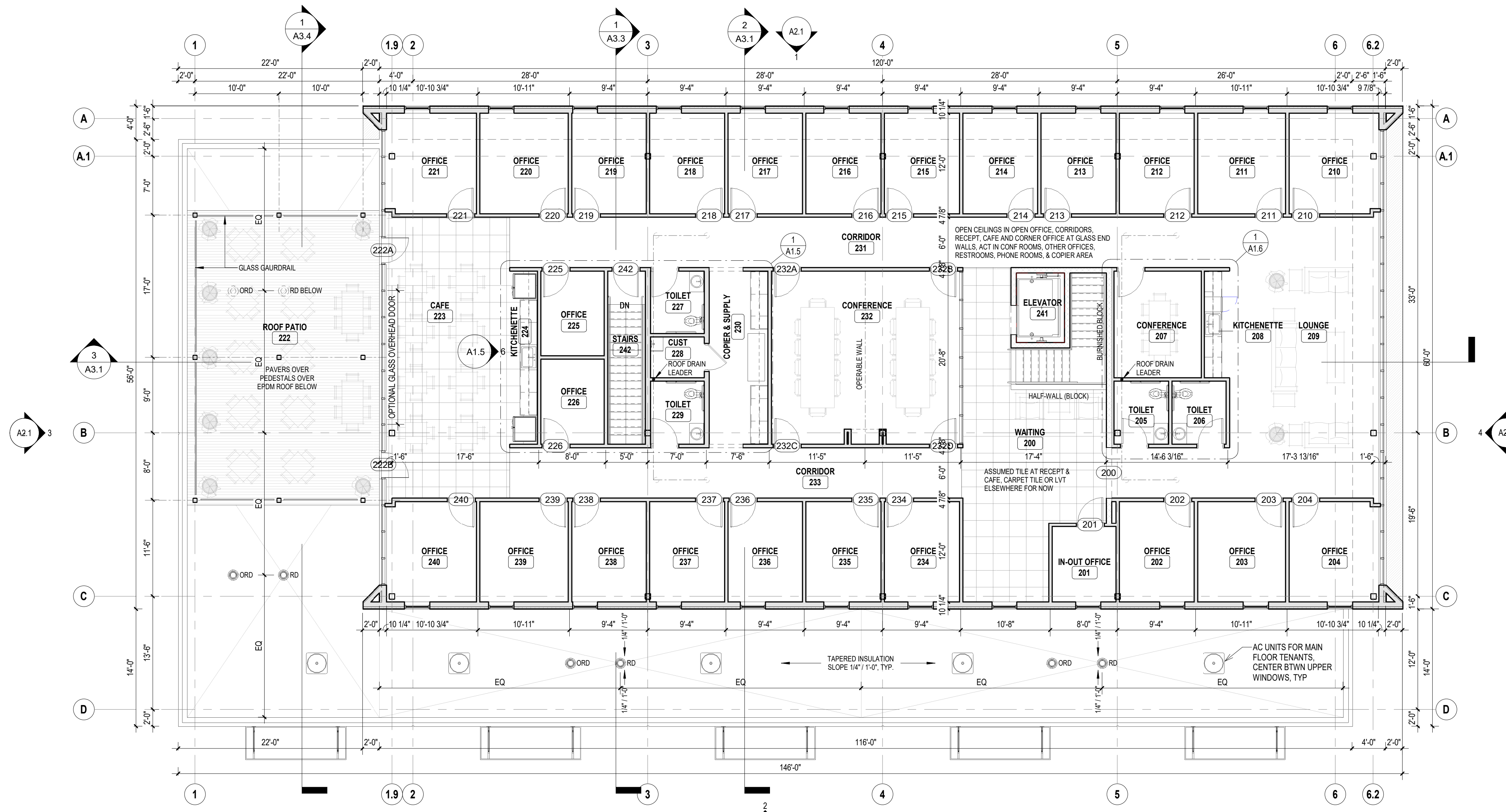
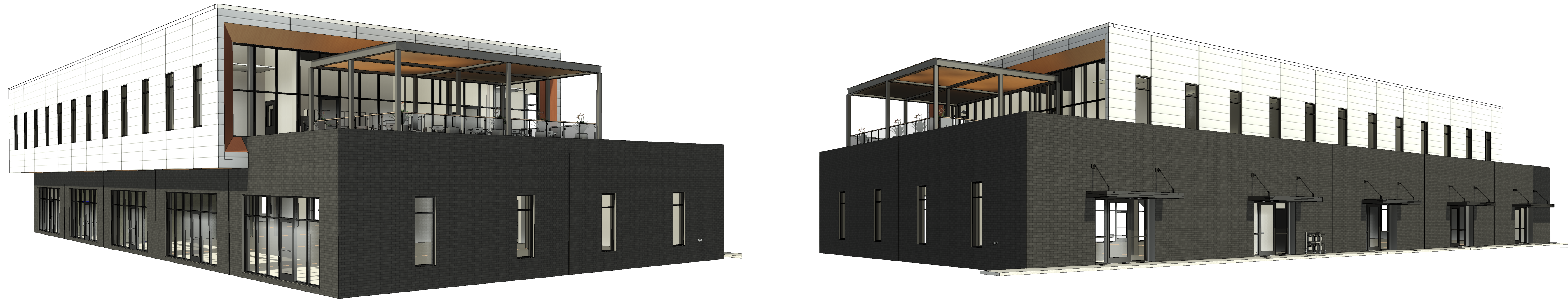
RE/MAX PRECISION

Revisions	

ISSUE DATE: 06/05/23 PROJ. #: RA-23020  
FLOOR PLANS

2023-11-01 -- FOR REVIEW

**A1.1**



**Area Schedule - Floor 2**

Name	Area
Gross Office	7140 SF
Roof Patio	820 SF
	7960 SF

**OFFICE BLDG**  
KEETOWN LOT 13  
WAUKEE, IOWA

**RE/MAX PRECISION**

Revisions	

ISSUE DATE: 06/05/23 PROJ. #: RA-23020  
FLOOR PLANS

1 FLOOR TWO  
1/8" = 1'-0"

2023-11-01 -- FOR REVIEW

**A1.2**

Exterior Materials	East		North		West		South		Total	
	Area	%	Area	%	Area	%	Area	%	Area	%
Brick	902	39%	2171	42%	902	44%	2052	46%	6027	43%
Architectural Metal Panels	267	11%	1723	33%	116	6%	1723	39%	3829	27%
Wood-look Siding	421	18%	0	0%	275	14%	0	0%	696	5%
Storefront & Entrances	744	32%	1288	25%	744	37%	662	15%	3438	25%
<b>Total Wall Area</b>	<b>2334</b>	<b>100%</b>	<b>5182</b>	<b>100%</b>	<b>2037</b>	<b>100%</b>	<b>4437</b>	<b>100%</b>	<b>13990</b>	<b>100%</b>

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**RAINS ARCHITECTURE**

3820 79TH ST, URBANDALE, IOWA 50322  
515-314-8696 jeff@rainsarch.com

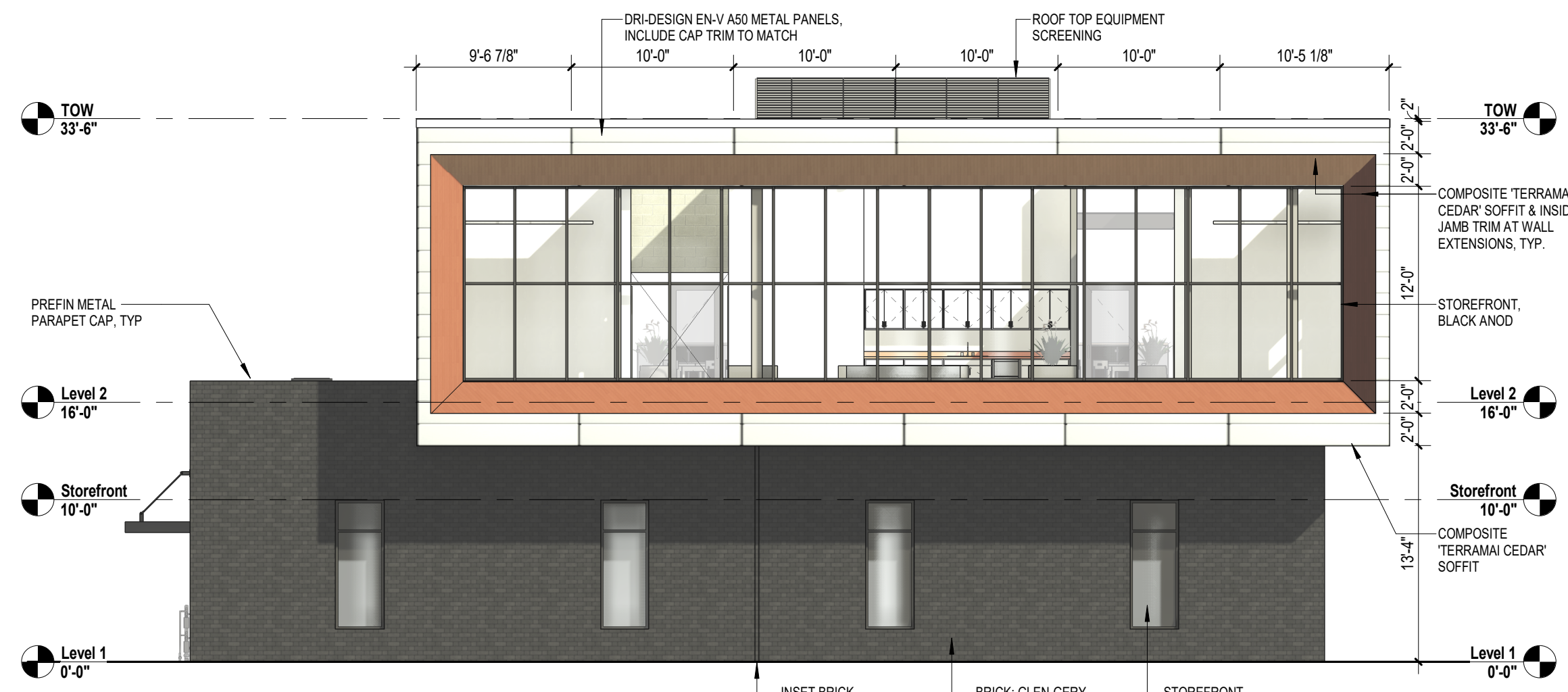
**INTERIOR DESIGN**  
BLUE DOOR DESIGNS, LLC  
515-975-5934 traci@bluedoor designs.studio

**STRUCTURAL ENGINEERING**  
STRUCTUREFY ENGINEERING, INC.  
5550 Wild Rose Ln, Suite 400  
West Des Moines, IA 50266  
515-991-4176 bjb@structurefy.com

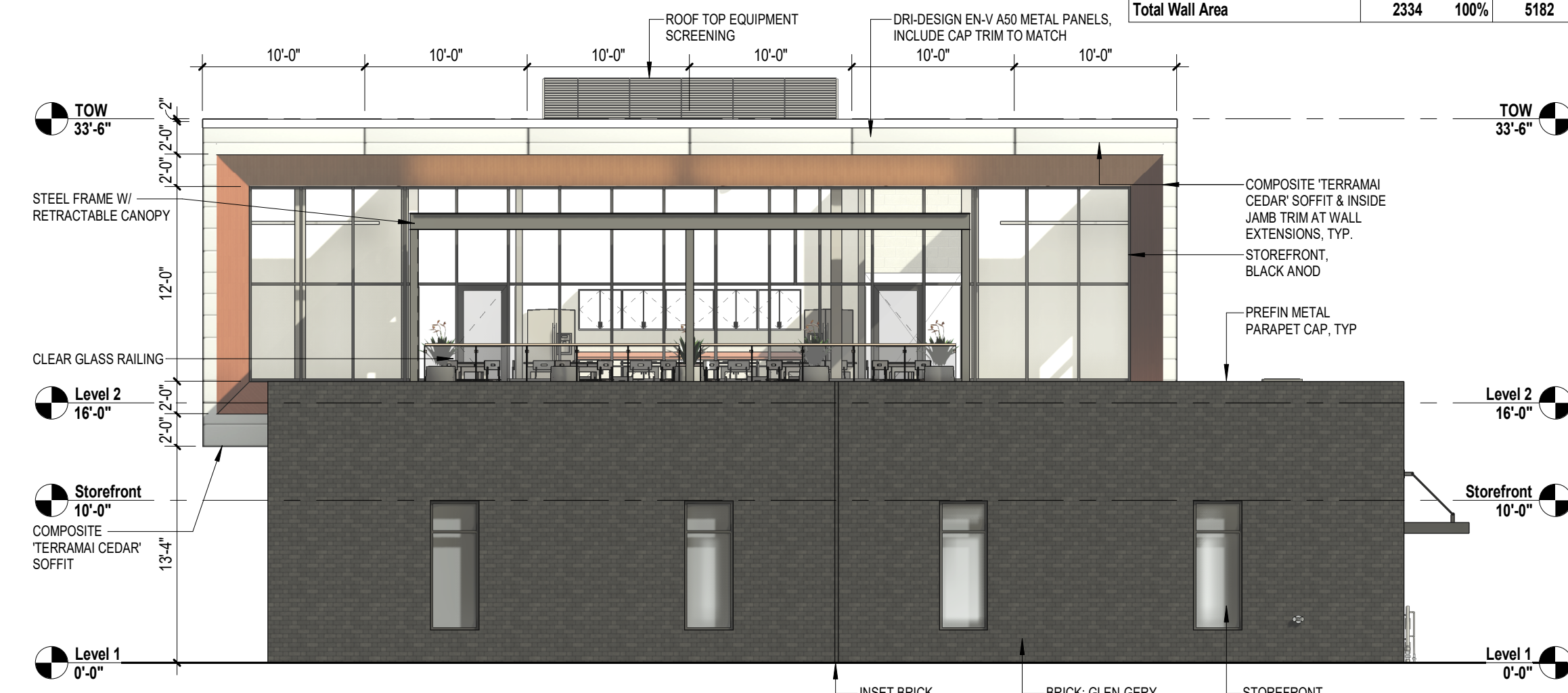
**CIVIL ENGINEERING**  
CONFLUENCE  
525 17th Street, Des Moines, IA 50309  
515-288-4875 mcarfile@thinkconfluence.com

**DESIGN NOTES**

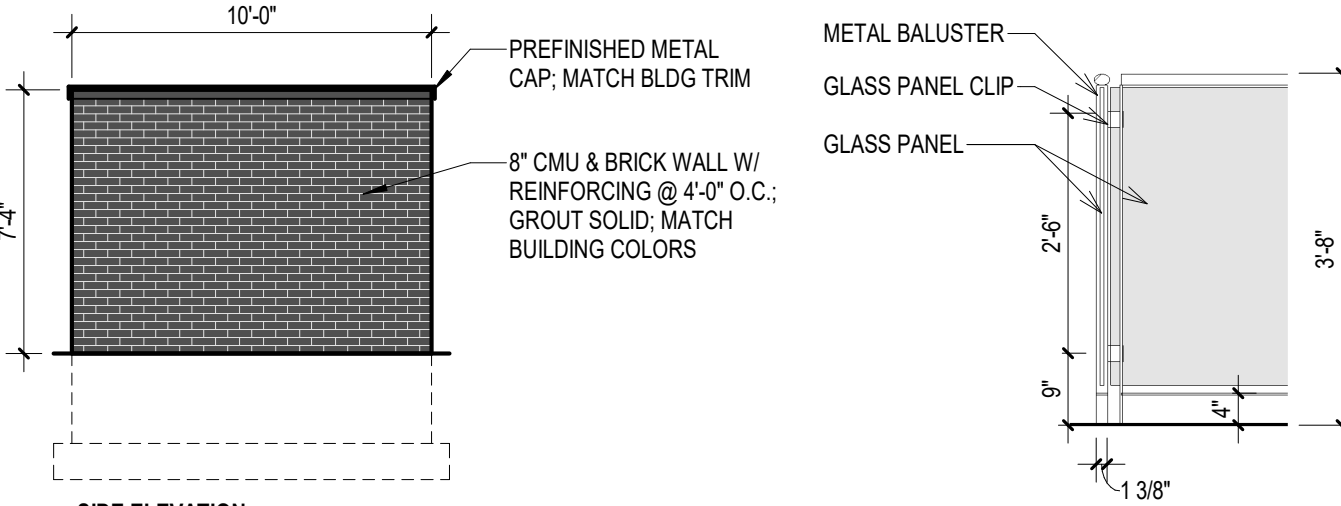
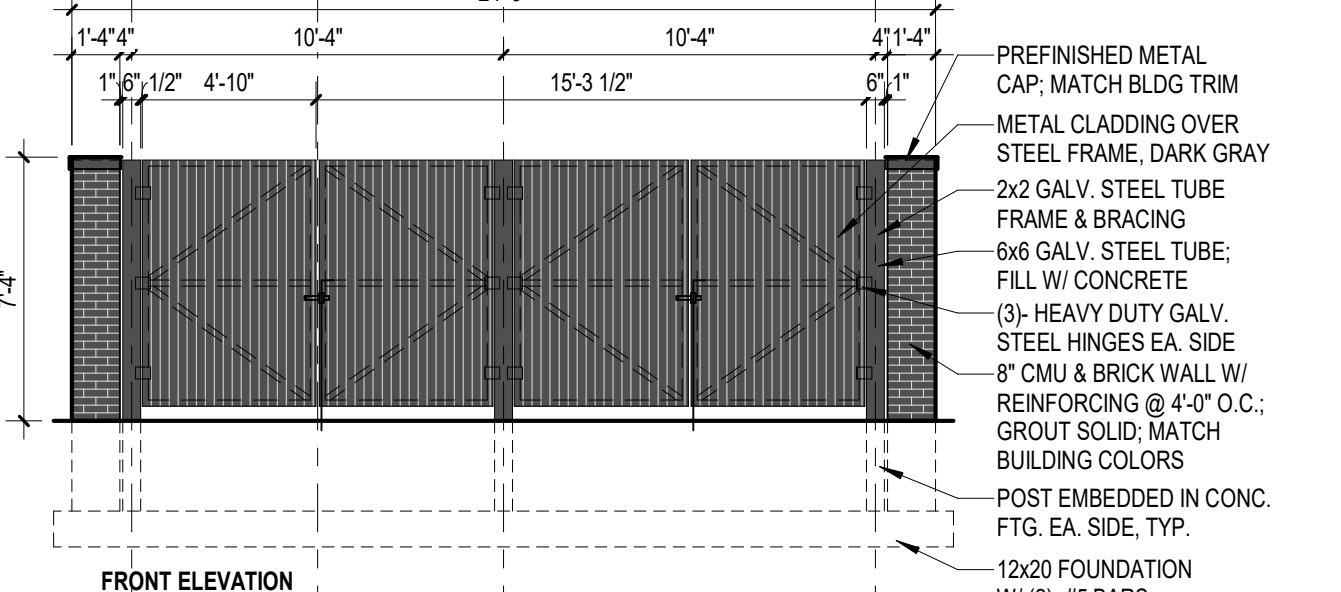
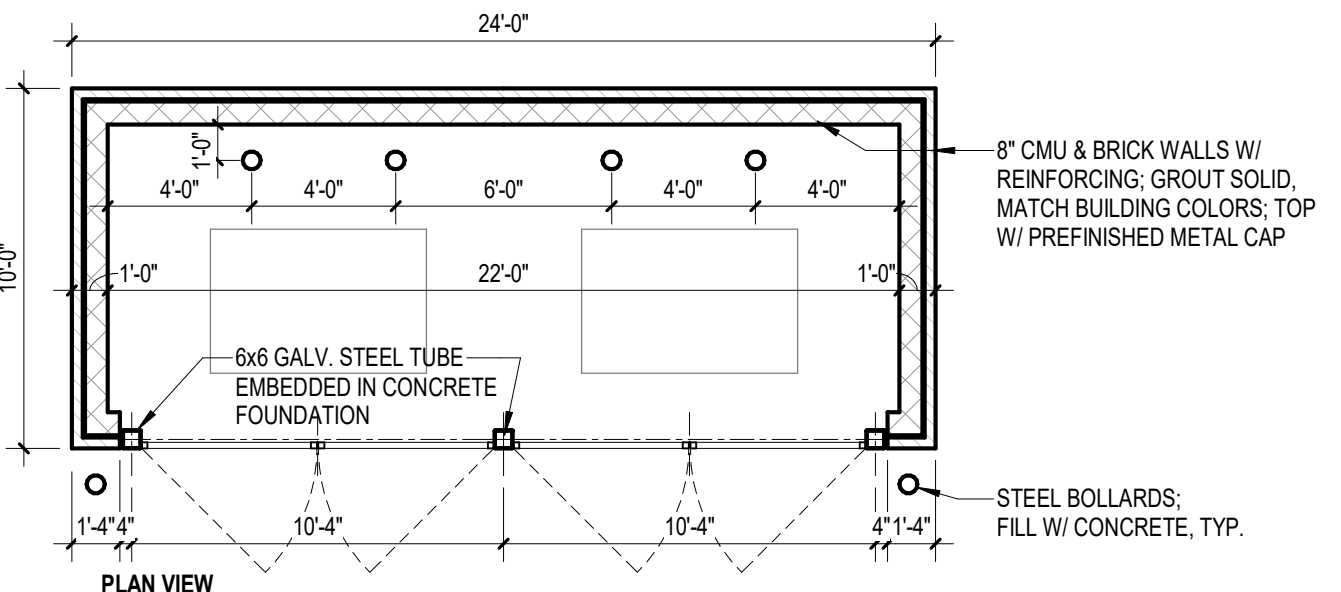
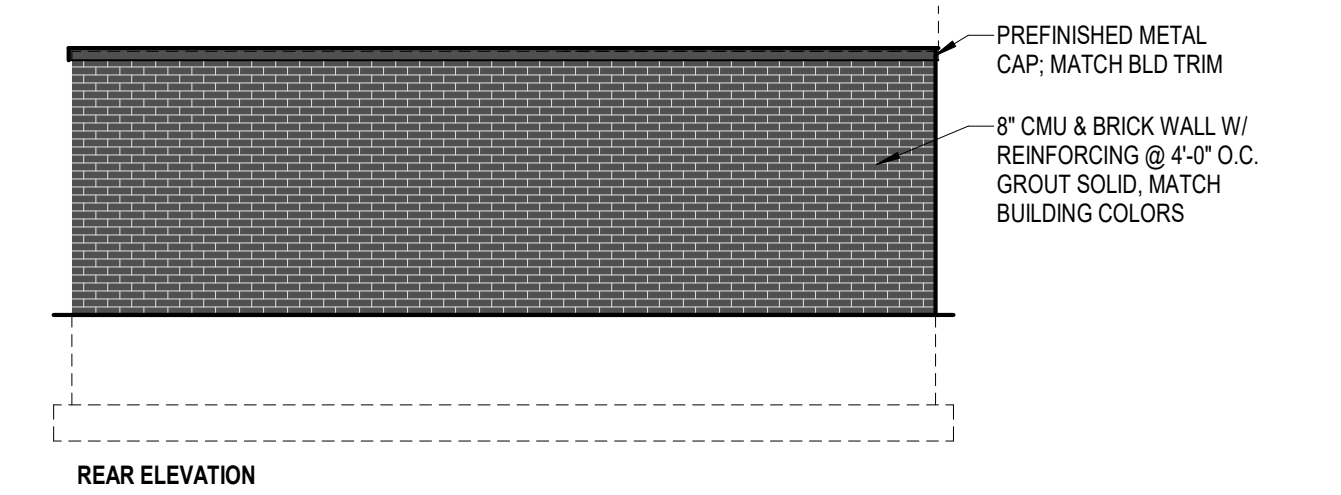
- ALL CONDUITS, PIPES, WIRING, ROUGH-IN, ETC. SHOULD BE HELD AS TIGHT AS POSSIBLE TO THE ROOF OR FLOOR DECK OR SHOULD BE KEPT WITHIN INTERIOR WALL CAVITIES. NOTHING SHALL PREVENT A SMOOTH CONTINUOUS FINISHED WALL OR CEILING AS NOTED ON THE DRAWINGS AND NO PLUMBING RUN IN EXTERIOR WALLS UNLESS PRE-APPROVED. THE ARCHITECT OR OWNER, PLACEMENT COORDINATION BETWEEN TRADES IS REQUIRED.
- CAULK & SEAL ALL CONTROL-EXPANSION, SAW-CUT JOINTS AT ALL INTERIOR CONCRETE.
- PROVIDE DEEP LEG TOP TRACK NOT FASTENED TO STUDS TO ALLOW FOR VERTICAL DEFLECTION OF ROOF STRUCTURE.
- ALL GYPSUM BOARD SURFACES TO BE SANDED SMOOTH, PRIMED AND FINISH PAINTED WITH HIGH QUALITY LATEX PAINT. PROVIDE INTEGRAL METAL REINFORCED G.W.B CORNERS, TYP. PROVIDE MOISTURE RESISTANT DRYWALL AT ALL WET WALL LOCATIONS AND ENTIRE RESTROOM, TYP.
- PROVIDE VERTICAL & HORIZONTAL EXPANSION JOINTS AS REQUIRED TO PREVENT CRACKS IN WALLS. TRY TO LOCATE AT STRESS POINTS AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO ELIMINATE STRESS CRACKING.
- PROVIDE ADEQUATE BLOCKING FOR MILLWORK, FIXTURES, EQUIPMENT, PLUMBING FIXTURES AND ACCESSORIES, ELECTRIC PANELS, ROOF ACCESS LADDER, FUTURE OR BY OWNER ITEMS, ETC.
- ALL PENETRATIONS THRU DEMISING WALL MUST BE PROTECTED BY APPROVED FIRE RATED ASSEMBLIES AND FIRE STOPPING MATERIALS.
- INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT FREEZING.
- FE = FIRE EXTINGUISHER ON BRACKETS
- FEC = FIRE EXTINGUISHER CABINET, SEMI-RECESSED



4 East  
1/8" = 1'-0"

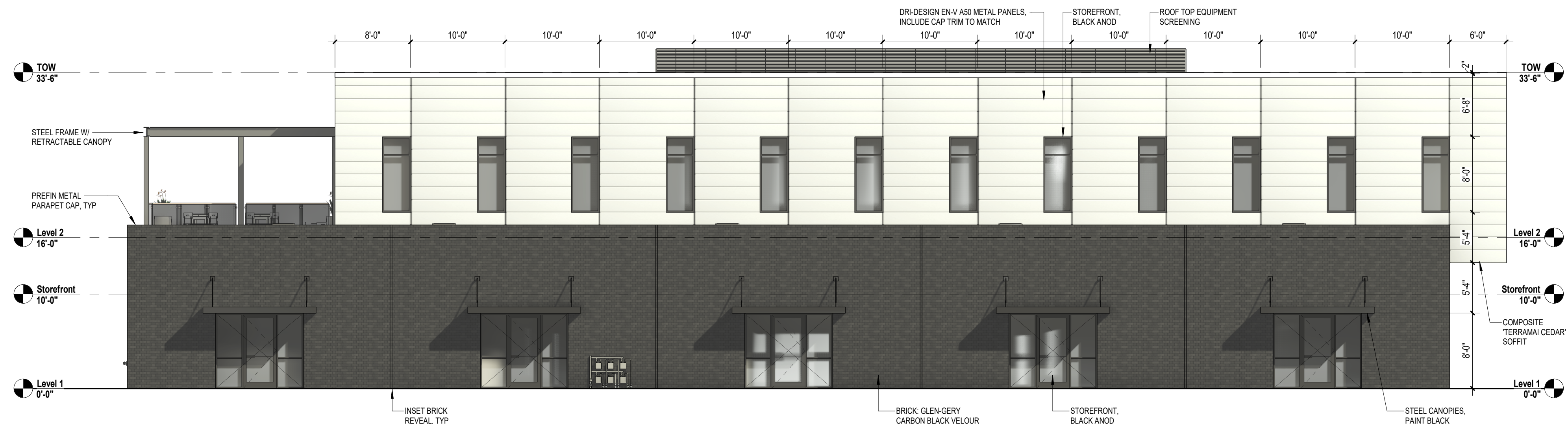


3 West  
1/8" = 1'-0"

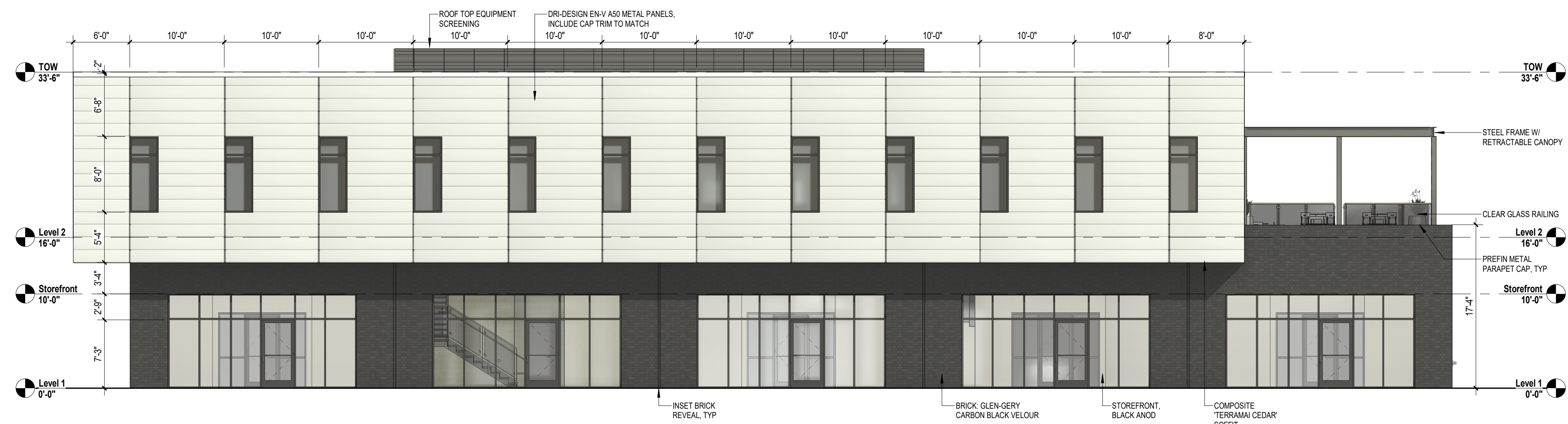


5 Trash Enclosure  
3/16" = 1'-0"

6 GLASS RAILING DETAIL  
1/2" = 1'-0"



2 South  
1/8" = 1'-0"



1 North  
1/8" = 1'-0"

**OFFICE BLDG**  
KEETOWN LOT 13  
WAUKEE, IOWA

**RE/MAX PRECISION**

Revisions	

ISSUE DATE: 06/05/23 PROJ. #: RA-23020

EXTERIOR ELEVATIONS

2023-11-01 -- FOR REVIEW

**A2.1**