

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO AMEND CHAPTER 169, ZONING ORDINANCE, CITY OF WAUKEE, IOWA BY AMENDING THE ZONING FROM K-RR (KETTLESTONE RETAIL REGIONAL DISTRICT) TO K-RR (KETTLESTONE RETAIL REGIONAL DISTRICT) AND PD-1 (PLANNED DEVELOPMENT OVERLAY) AND FROM K-RC (KETTLESTONE RETAIL COMMUNITY DISTRICT) TO K-RC (KETTLESTONE RETAIL COMMUNITY DISTRICT) AND PD-1 (PLANNED DEVLEOPMENT OVERLAY DISTRICT) FOR CERTAIN PROPERTY [KEETOWN LOOP]**

BE IT ORDAINED by the Council of the City of Waukee:

Section 1. Section 160.02 of Chapter 169, Waukee Municipal Code, Zoning Ordinance of the City, adopting the Official Zoning Map, is hereby amended by amending the following real estate (Property) from K-RR (Kettlestone Retail Regional District) and PD-1 (Planned Development Overlay District) to K-RR (Kettlestone Retail Regional District) and PD-1 (Planned Development Overlay District) for property legally described as follows:

LOTS 2, 8, 10, 11 AND 13, AND OUTLOTS Y AND Z IN KEETOWN LOOP PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA;

AND

LOTS 2 AND 3, EXCEPT THE EAST 42.03 FEET OF LOT 3, IN KEETOWN LOOP PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA;

AND

LOTS 1 AND 2 IN KEETOWN LOOP PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA;

AND

LOTS 1 – 8, AND OUTLOTS W, X, Y AND Z IN KEETOWN LOOP PLAT 4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

Section 2. Section 160.02 of Chapter 169, Waukee Municipal Code, Zoning Ordinance of the City, adopting the Official Zoning Map, is hereby amended by amending the following real estate (Property) from K-RC (Kettlestone Retail Community District) to K-RC (Kettlestone Retail Community District) and PD-1 (Planned Development Overlay District) for property legally described as follows:

OUTLOT 'V', THE SHOPS AT KETTLESTONE NORTH PLAT 4, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA, EXCEPT LOT 15, KEETWON LOOP PLAT 1, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA, AND EXCEPT PARCEL '19-92' OF THE PLAT OF SURVEY OF SAID OUTLOT 'V', RECORDED AT BOOK 2019, PAGE 16817 IN THE DALLAS COUNTY RECORDER'S OFFICE.

Section 3. Planned Development Agreement. Attached hereto as Exhibit A is the Planned Development Agreement which shall define the minimum standards and requirements of the PD-1 [Planned Development Overlay District] pertaining to the above legally described property.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

Section 6. Effective Date. This ordinance shall be in effect upon its final passage, approval and publication as provided by law.

Passed by the Council this \_\_\_\_ day of \_\_\_\_\_, 2024, and approved this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Courtney Clarke, Mayor

Attest:

\_\_\_\_\_  
Rebecca D. Schuett, City Clerk

Exhibit A

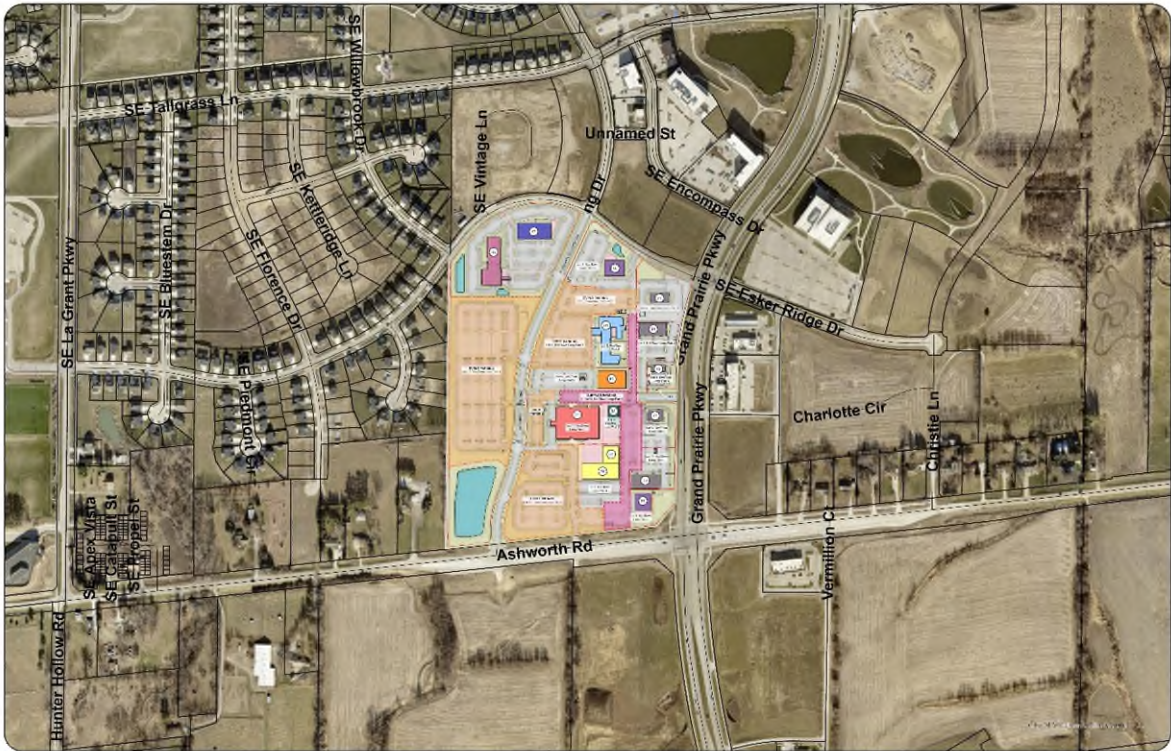
# KEETOWN LOOP

PLANNED DEVELOPMENT

CITY OF WAUKEE

APPROVED BY WAUKEE CITY COUNCIL ON: SEPTEMBER 7, 2021

AMENDED BY WAUKEE CITY COUNCIL ON: \_\_\_\_\_



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### KEETOWN LOOP DEVELOPMENT

#### PLANNED DEVELOPMENT

- Rezoning Request
  - Exhibit B – Waukee PD Form
  - Exhibit C – Vicinity Map
  - Exhibit D – Property Legal Description
  - Exhibit E – Rezoning Map
  - Exhibit F – Conceptual Development Plan
  - Exhibit G – Monument Sign / Marquee Sign Details
  - Exhibit H – Hotel Signage Details

**Exhibit B**

**KEETOWN LOOP - FIRST AMENDED AND RESTATED PLANNED DEVELOPMENT**

Waukee, Iowa

Planned Development Overlay District (PD)

**Item 1 Purpose and Scope of District**

- A. The subject property is located within the Kettlestone Development Area as established by the City of Waukee Kettlestone Master Plan approved June 16, 2014.
- B. The proposed underlying zoning of the Area A as described in Item 2B below is K-RR (Kettlestone Retail Regional District) and the proposed underlying zoning of Area B as described in Item 2B below is K-RC (Kettlestone Retail Community). Due to the nature of the overall development as depicted in attached Exhibit D, a Planned Development Overlay (PD-1) is proposed which will address the unique aspects of the development related to use, site design, architectural design and other regulations and restrictions. It is intended that the adopted Kettlestone Design Guidelines be utilized as a standard for development except where noted otherwise below.

**Item 2 Location, Size, Legal Description**

- A. See Attached: Exhibit C-Vicinity Map

Exhibit D- Property Legal Description (the “Property”)

- B. The proposed development is comprised of approximately 29.78 acres. Area A is located at the northwest corner of the intersection of Grand Prairie Parkway and SE Ashworth Road. Area B is located at the southwest corner of the intersection of SE Parkview Crossing Drive and SE Esker Ride Drive. The Property is all located in Waukee, Dallas County IA.

**Item 3 Conceptual Development Plan**

- A. See Attached: Exhibit E- Rezoning Map

## Exhibit F- Conceptual Development Plan

- B. Exhibit F represents a conceptual development plan showing proposed construction of approximately 200,000 square feet of entertainment, hotel, retail and restaurant land uses. Access through the development will be provided utilizing a private street system that will be connected to the public street system, which borders the Property.

### **Item 4 Uses of Property**

#### **Area A**

- A. Permitted Uses shall be consistent with those permitted within the K-RR (Kettlestone Retail Regional District) as defined within the Waukee Zoning Ordinance with the following additions and exceptions:
1. Additions: In addition to the principal permitted uses as defined within the K-RR (Kettlestone Regional Retail District) regulations, the following uses shall be permitted:
    - a. Entertainment Establishment which is defined as any establishment, with a minimum size of 50,000 square feet, where entertainment, either passive or active, is provided for the pleasure of the patrons, either independent or in conjunction with any other use. Such entertainment includes but is not limited to vocal and instrumental music, comedy and acting. Such entertainment does not include Adult entertainment business as defined within the Waukee Code of Ordinances.
    - b. Entertainment District which is defined as an area of not less than 20 acres that includes at a minimum an Entertainment Establishment as well as other uses intended to enhance and complement the Entertainment Establishment such as hotels, restaurants and retail.
  2. Prohibited Uses: The following uses shall be prohibited:
    - a. Liquor store
    - b. Tobacco store
    - c. Gas station
    - d. Car wash
    - e. Automobile repair and service

**Area B**

- A. Permitted Uses shall be consistent with those permitted within the K-RC (Kettlestone Retail Community District) as defined within the Waukee Zoning Ordinance with the following exceptions:
  - 1. Prohibited Uses: The following uses shall be prohibited:
    - a. Liquor store
    - b. Tobacco store
    - c. Gas station
    - d. Car wash
    - e. Automobile repair and service

**Item 5 General Site Planning and Circulation Building Design Standards, including height, materials, sections and other information required to describe the project**

- A. General Site Planning and Circulation Standards shall be consistent with the standards as defined within the Kettlestone Design Guidelines approved and adopted by the City of Waukee with the following clarifications.
  - 1. Loading docks shall generally be located at the rear of the building and not facing Grand Prairie Parkway or SE Ashworth Road. In all cases, loading docks shall be effectively screened by the use of walls, berming/landscaping or a combination of both.
  - 2. When the site allows for it, drive-thrus associated with principal permitted uses shall be located to the rear of buildings and screened from view of public streets. Where it is determined that a drive-thru on the rear of a building is not feasible, appropriate screening such as fencing, berming and/or landscaping shall be used to limit the views of drive-thru lanes and menu boards from view of public streets.

**Item 6 Bulk Regulations - Including Density Regulations, Setbacks, Maximum Heights, and other design standards specific to the Project**

**Area A**

- A. Bulk Regulations shall be consistent with the requirements as defined within the K-RR (Kettlestone Retail Regional District) as defined within the Waukee Zoning Ordinance with the following exceptions.

1. Floor Area Ratio for Hotel uses shall be restricted to 0.70.

## **Area B**

- A. Bulk Regulations shall be consistent with the requirements as defined within the K-RC (Kettlestone Retail Community District) as defined within the Waukee Zoning Ordinance with the following exceptions.
  1. Floor Area Ratio for Hotel uses shall be restricted to 0.65.
  2. Maximum Height for Hotel uses shall be permitted up to 5 stories.
  3. Maximum Square Footage for Hotel uses shall be permitted up to 85,000 square feet.

## **Item 7 Open Space, Landscape and Buffer Regulations**

### **Area A**

- A. Open Space, Landscaping and Buffer Regulations shall be consistent with the requirements as defined within the K-RR (Kettlestone Retail Regional District) regulations and the Kettlestone Design Guidelines approved and adopted by the City of Waukee with the following clarifications.
  1. Minimum open space requirements shall be calculated over the entire development rather than for each individual parcel or lot.
  2. A maintenance reduction consideration of up to fifteen percent (15%) for all landscaping requirements, including but not limited to trees, shrubs, bedding material, and required green space shall be allowed to create long term sustainable practices for both the survival of the landscaping and also for effective maintenance, including but not limited to snow removal, mowing and other required landscaping maintenance.

### **Area B**

- A. Open Space, Landscaping and Buffer Regulations shall be consistent with the requirements as defined within the K-RC (Kettlestone Retail Community District) regulations and the Kettlestone Design Guidelines approved and adopted by the City of Waukee.

**Item 8 Parking and Loading**

**Area A**

A. Parking and Loading Regulations shall be consistent with the requirements as defined within the K-RR (Kettlestone Retail Regional District) regulations and the Kettlestone Design Guidelines approved and adopted by the City of Waukee with the following clarifications.

1. Minimum parking requirements shall be calculated over the entire development including any off-property parking rather than for each individual parcel or lot as long as there are cross parking and access agreements in place. (excluding the four (4) self-parked parking lots located in Lots 2, 3 and 14 in Plat 1; and Lot 1 in Plat 2, respectively).

2. A minimum of 1,580 parking stalls shall be required for the entire development within Area A (excluding the four (4) self-parked parking lots located in Lots 2, 13 and 14 in Plat 1; and Lot 1, Plat 2, respectively) based upon the following uses and corresponding square feet/units/rooms:

<b>Use</b>	<b>Square Feet/Units/Rooms</b>
Venue	57,579 SF
Restaurant	73,875 SF
Retail	4,800 SF
Hotel	126
Bank	1,000 SF
Coffee Shop	5,225 SF

**Area B**

A. Parking and Loading Regulations shall be consistent with the requirements as defined within the K-RC (Kettlestone Retail Community District) regulations and the Kettlestone Design Guidelines approved and adopted by the City of Waukee.

**Item 9 Architectural Standards**

A. Architectural standards shall be consistent with the requirements as defined within the Kettlestone Design Guidelines approved and adopted by the City of Waukee with the following exceptions and clarifications.

1. Due to the nature of the entertainment venue identified on Exhibit F, the architectural requirements related to fenestration and articulation of wall lengths shall not apply.

**Item 10 Signage**

A. All signage within the development shall comply with the sign ordinance requirements as established within the Waukee Municipal Code and the Kettlestone Design Guidelines approved and adopted by the City of Waukee with the following exceptions and clarifications.

1. Only in the event that the sole use of the Property as defined in Exhibit B is an Entertainment District. In lieu of any other monument signs associated with an Entertainment Establishment as defined in Item 4 above, two combination monument signs/marquee signs shall be permitted as generally shown on attached Exhibit G and labeled as Sign 1 and Sign 2 subject to the following requirements.

a. Sign 1:

1. Maximum Height: 40 feet
2. Maximum Width: 40 feet
3. Maximum Sign Area: 550 square feet
4. Maximum area used for changeable copy: 400 square feet
5. Minimum sign setback from property line: 25 feet
6. Sign 1 shall be designed to incorporate elements as defined within the Community Signage Types section of the Kettlestone Design Standards and shall incorporate substantial landscaping to tie in the Kettlestone theme with the overall private development

b. Sign 2:

1. Maximum Height: 35 feet
2. Maximum Width: 15 feet
3. Maximum sign area: 300 square feet
4. Maximum area used for changeable copy: 175 square feet
5. Minimum sign setback from property line: 25 feet

c. Changeable signage content shall be primarily used for

the advertisement of events and shows scheduled to be held within the Entertainment Establishment, businesses within the Entertainment District, as well as community messages sponsored by the City of Waukeee. A minimum of 55% of the time within a designated advertisement loop shall be dedicated to such events and shows held at the Entertainment Establishment, businesses located within the Entertainment District or community messages. As an example, if an advertisement loop is two minutes in length, a minimum of one minute and six seconds shall be designated for advertisements of events or shows within the Entertainment Establishment, businesses within the Entertainment District or community messages sponsored by the City of Waukeee. The remaining portion of time can be used for the advertisement of commercial businesses and products outside of the Entertainment District. Property Owner proposes, and the City accepts that advertisements of products containing nicotine, alcohol, political candidates and/or political campaigns shall not be permitted with the exception of non-partisan, non-affiliated public reminders of election dates.

- d. Changeable signage content shall not change more than one time in a five-second interval and shall not use or contain flashing, flowing, alternating or blinking lighting or visual effects which may be distracting to the traveling public.

2. The signage specifications and dimensions set forth in Exhibit H attached hereto shall be allowed for the hotels located within Area A and Area B, provided the following conditions are met:

- a. The building is 50,000 square feet or greater; and
- b. No more than 2 signs on 1 wall shall be allowed.

**END OF DOCUMENT**

Exhibit C



**KEETOWN LOOP - VICINITY MAP**  
WAUKEE, IOWA

## **Exhibit D**

### **AREA A**

Lots 2, 8, 10, 11 and 13, and Outlots Y and Z in KeeTown Loop Plat 1, an Official Plat, now included in and forming a part of the City of Waukee, Dallas County, Iowa;

AND

Lots 2 and 3, except the East 42.03 Feet of Lot 3, in KeeTown Loop Plat 2, an Official Plat, now included in and forming a part of the City of Waukee, Dallas County, Iowa;

AND

Lots 1 and 2 in KeeTown Loop Plat 3, an Official Plat, now included in and forming a part of the City of Waukee, Dallas County, Iowa;

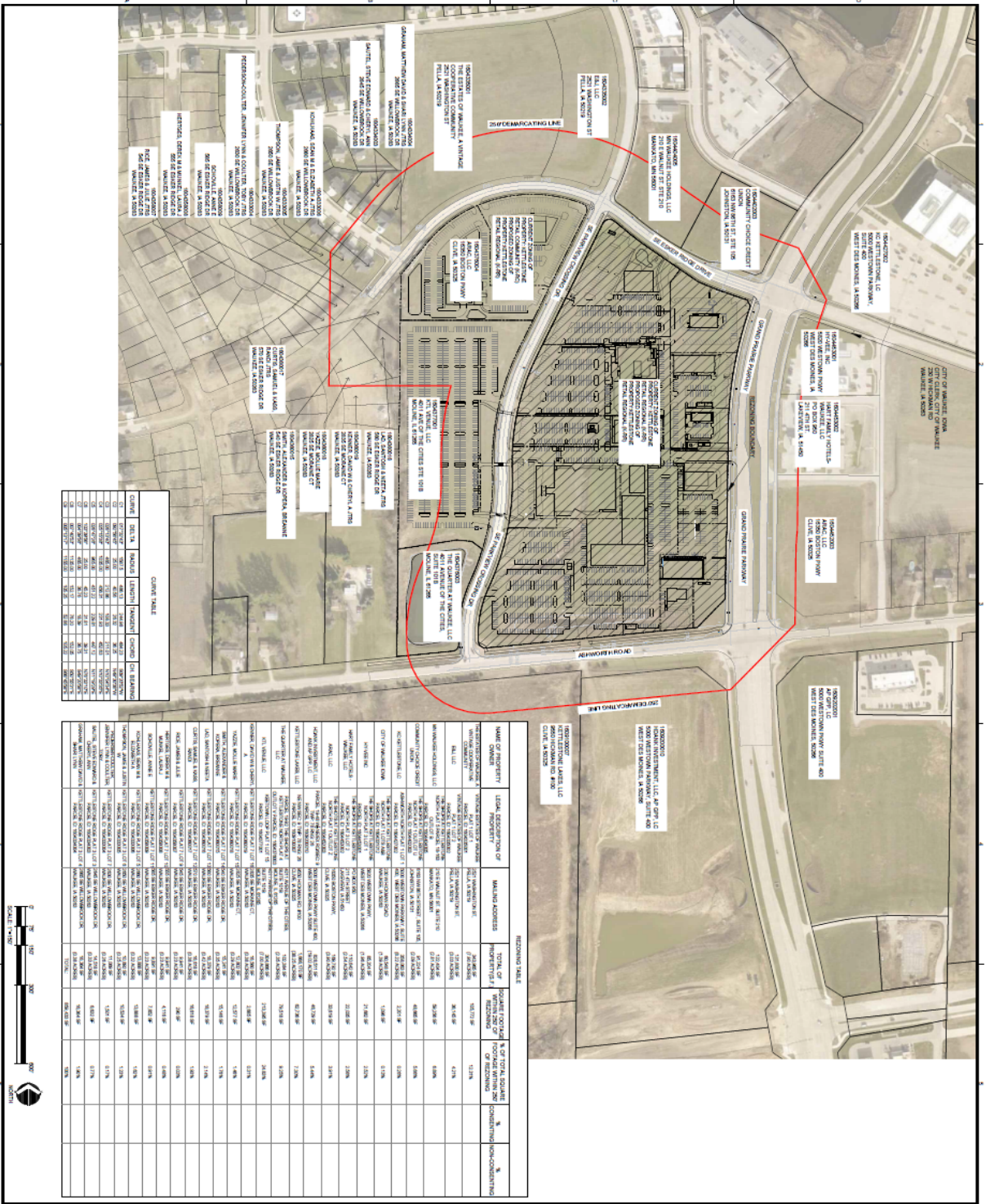
AND

Lots 1 – 8, and Outlots W, X, Y and Z in KeeTown Loop Plat 4, an Official Plat, now included in and forming a part of the City of Waukee, Dallas County, Iowa.

### **AREA B**

Outlot 'V', The Shops at Kettlestone North Plat 4, an Official Plat, Waukee, Dallas County, Iowa, except Lot 15, KeeTown Loop Plat 1, an Official Plat, Waukee, Dallas County, Iowa, and except Parcel '19-92' of the Plat of Survey of said Outlot 'V', recorded at Book 2019, Page 16817 in the Dallas County Recorder's office.

# Exhibit E



**OWNER TABLE**

OWNER	ADDRESS	PHONE	EMAIL	WEBSITE
1	1000 W. Waukegan Ave. #100	563-444-4444	info@waukegan.com	www.waukegan.com
2	1000 W. Waukegan Ave. #200	563-444-4444	info@waukegan.com	www.waukegan.com
3	1000 W. Waukegan Ave. #300	563-444-4444	info@waukegan.com	www.waukegan.com
4	1000 W. Waukegan Ave. #400	563-444-4444	info@waukegan.com	www.waukegan.com
5	1000 W. Waukegan Ave. #500	563-444-4444	info@waukegan.com	www.waukegan.com
6	1000 W. Waukegan Ave. #600	563-444-4444	info@waukegan.com	www.waukegan.com
7	1000 W. Waukegan Ave. #700	563-444-4444	info@waukegan.com	www.waukegan.com
8	1000 W. Waukegan Ave. #800	563-444-4444	info@waukegan.com	www.waukegan.com
9	1000 W. Waukegan Ave. #900	563-444-4444	info@waukegan.com	www.waukegan.com
10	1000 W. Waukegan Ave. #1000	563-444-4444	info@waukegan.com	www.waukegan.com

**REZONING TABLE**

NO. OF PARCELS	LOCAL JURISDICTION	WALDING ADDRESS	PROPERTY TYPE	QUARTER FOOTPRINT	% OF TOTAL QUARTER	% CONFORMANCE
1	1000 W. Waukegan Ave. #100	1000 W. Waukegan Ave. #100	Office	1000 sq ft	1.0%	100%
2	1000 W. Waukegan Ave. #200	1000 W. Waukegan Ave. #200	Office	2000 sq ft	2.0%	100%
3	1000 W. Waukegan Ave. #300	1000 W. Waukegan Ave. #300	Office	3000 sq ft	3.0%	100%
4	1000 W. Waukegan Ave. #400	1000 W. Waukegan Ave. #400	Office	4000 sq ft	4.0%	100%
5	1000 W. Waukegan Ave. #500	1000 W. Waukegan Ave. #500	Office	5000 sq ft	5.0%	100%
6	1000 W. Waukegan Ave. #600	1000 W. Waukegan Ave. #600	Office	6000 sq ft	6.0%	100%
7	1000 W. Waukegan Ave. #700	1000 W. Waukegan Ave. #700	Office	7000 sq ft	7.0%	100%
8	1000 W. Waukegan Ave. #800	1000 W. Waukegan Ave. #800	Office	8000 sq ft	8.0%	100%
9	1000 W. Waukegan Ave. #900	1000 W. Waukegan Ave. #900	Office	9000 sq ft	9.0%	100%
10	1000 W. Waukegan Ave. #1000	1000 W. Waukegan Ave. #1000	Office	10000 sq ft	10.0%	100%



## KeeTown Loop

The Quarter at Waukee, LLC; KTL Venue, LLC; and Waukee Hotel, LLC.  
Waukee, Iowa

**CONFLUENCE**  
UNUSUAL ARCHITECT  
CONFLUENCE ARCHITECT  
DESIGN INC.  
1000 W. Waukegan Ave. #100  
Waukee, IA 50202  
www.confluencearch.com

**OWNER/CLIENT**  
THE QUARTER AT WAUKEE  
LLC, KTL VENUE, LLC AND  
WAUKEE HOTEL, LLC  
1000 W. Waukegan Ave. #100  
Waukee, IA 50202  
www.confluencearch.com

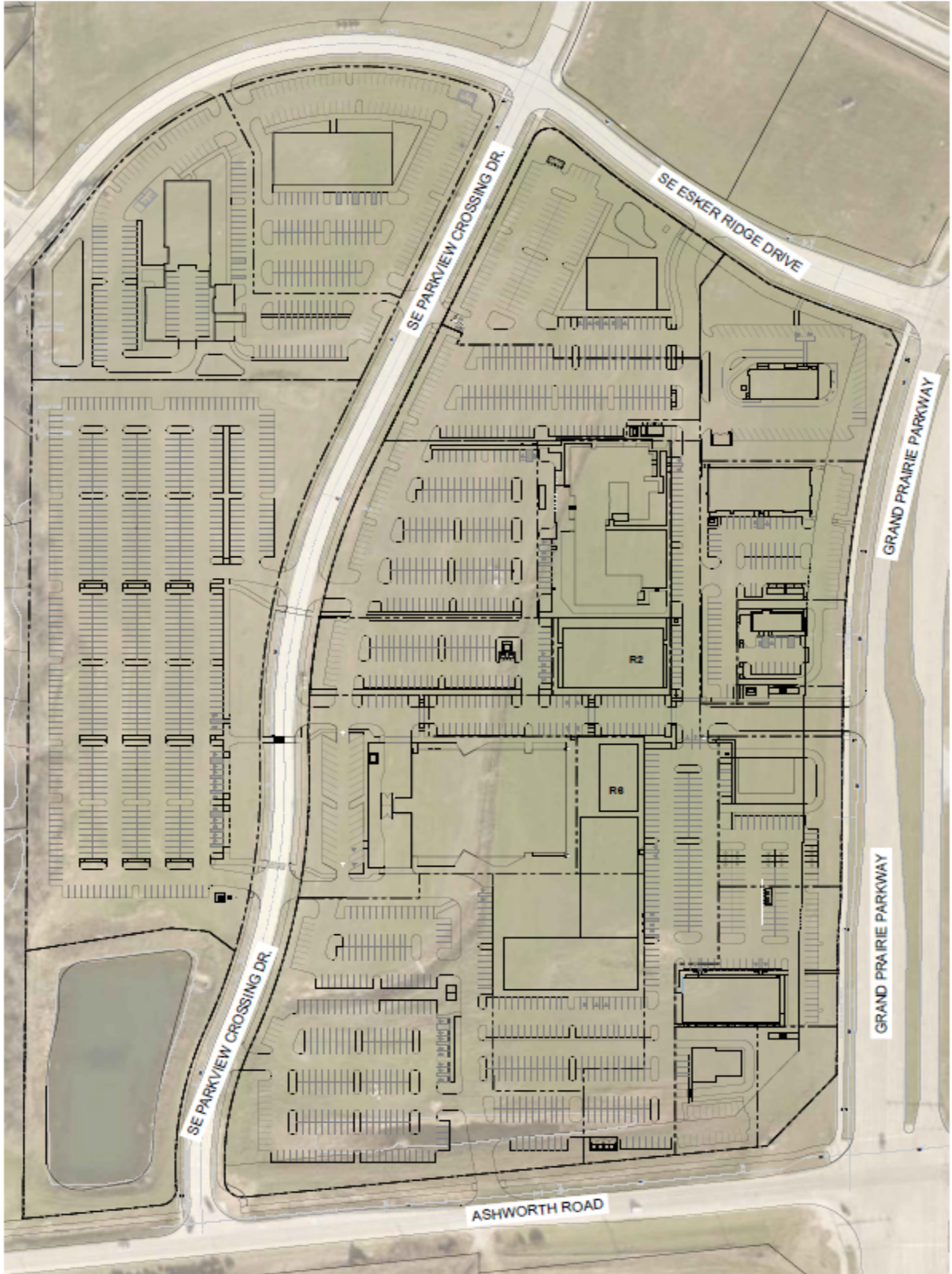
**LEGAL DESCRIPTION OF PROPERTY**  
SECTION 16, TOWNSHIP 14N, RANGE 12W, IOWA PLAT 1, AMBLER 124N  
SECTION 16, TOWNSHIP 14N, RANGE 12W, IOWA PLAT 1, AMBLER 124N  
SECTION 16, TOWNSHIP 14N, RANGE 12W, IOWA PLAT 1, AMBLER 124N

**ISSUE SCHEDULE**

NO.	DATE	DESCRIPTION
1	01/15/2024	PRELIMINARY
2	02/15/2024	REVISIONS
3	03/15/2024	FINAL

**SIGNED FOR:**  
NOT FOR CONSTRUCTION

**Exhibit F**



**KEETOWN LOOP - CONCEPTUAL DEVELOPMENT PLAN**

WALKER, IOWA



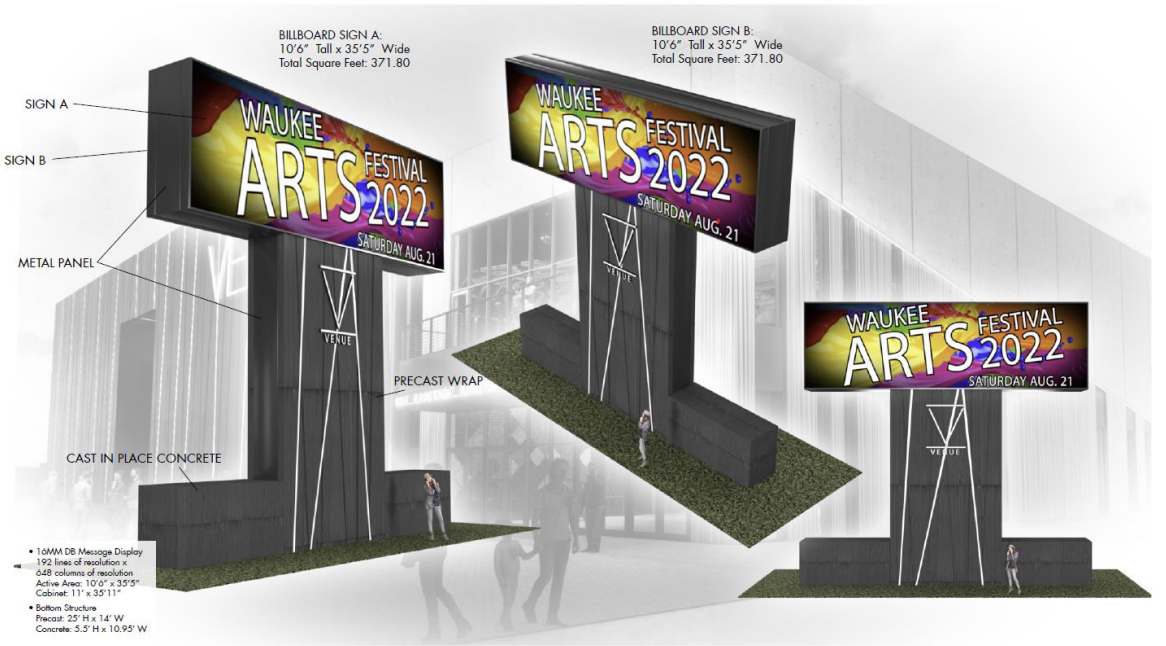
**CONFLUENCE**  
April 24th, 2024

# Exhibit G



## THE KEETOWN LOOP

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## THE KEETOWN LOOP

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## Exhibit H

<p><b>INN CODE:</b></p> <p><b>ALOFT</b>  <b>GRAND PRAIRIE PARKWAY</b>  <b>WAUKEE, IA 50263</b></p>	<p><b>PROPOSED SIGNS:</b></p> <table style="width: 100%;"> <tr> <td style="width: 33%;">1 8'-0" Wall Sign</td> <td style="width: 33%;">4 4'-0" CHANNEL LETTERS</td> <td style="width: 33%;">7 2'-2 1/8" X 1'-4" HANDICAPPED PARKING SIGN (QTY 7)</td> </tr> <tr> <td>2 7'-0" ROOFTOP CHANNEL LETTERS</td> <td>5 7'-9" X 5'-9 1/8" MONUMENT</td> <td>8 2'-2 1/8" X 1'-4" 15-MINUTE CHECK-IN PARKING SIGN (QTY 3)</td> </tr> <tr> <td>3 4'-0" CHANNEL LETTERS</td> <td>6 2'-2 1/8" X 1'-4" EV CHARGING STATION SIGN (QTY 3)</td> <td>9 1'-10" X 16'-0" WXYZ LOUNGE WALL SIGN</td> </tr> </table>	1 8'-0" Wall Sign	4 4'-0" CHANNEL LETTERS	7 2'-2 1/8" X 1'-4" HANDICAPPED PARKING SIGN (QTY 7)	2 7'-0" ROOFTOP CHANNEL LETTERS	5 7'-9" X 5'-9 1/8" MONUMENT	8 2'-2 1/8" X 1'-4" 15-MINUTE CHECK-IN PARKING SIGN (QTY 3)	3 4'-0" CHANNEL LETTERS	6 2'-2 1/8" X 1'-4" EV CHARGING STATION SIGN (QTY 3)	9 1'-10" X 16'-0" WXYZ LOUNGE WALL SIGN	
1 8'-0" Wall Sign	4 4'-0" CHANNEL LETTERS	7 2'-2 1/8" X 1'-4" HANDICAPPED PARKING SIGN (QTY 7)									
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3 4'-0" CHANNEL LETTERS	6 2'-2 1/8" X 1'-4" EV CHARGING STATION SIGN (QTY 3)	9 1'-10" X 16'-0" WXYZ LOUNGE WALL SIGN									
<p><b>BUILDING WILL BE OVER 30' TALL. REQUIRES FIRE APPARATUS ROAD WITH MINIMUM WIDTH OF 20' LOCATED TO EAST OF BUILDING</b></p>											
<p><b>persona</b>          SIGNS   LIGHTING   IMAGE</p> <p>Persona Signs, LLC          700 21st Street Southwest          PO Box 210          Watertown, SD 57201-0210          1.800.943.9888 • www.personasigns.com</p>	<p>Customer:  <b>ALOFT</b>          Location:  <b>WAUKEE, IA</b>          File Name:  <b>388493 - R2 - WAUKEE, IA</b></p>	<p>Project No.:  <b>388493</b>          Request No.:  <b>37290</b>          Prepared By:  <b>SC/CM</b>          Date:  <b>01/10/23</b>          Revision:  <b>1</b></p>	<p>Custom Approval (Please Initia):</p> <p>Approval Date:</p>								



2

**NORTH ELEVATION**  
SCALE: 1/32" = 1'-0"

CHANNEL LETTERS SHOWN ON EXISTING WALL COLOR OR AS NOTED ON ELEVATIONS.  
CUSTOMER TO VERIFY WALL COLOR PRIOR TO PRODUCTION



GRAPHIC DETAIL  
SCALE: 1/4" = 1'-0"

**persona**  
SIGNS | LIGHTING | IMAGE

Persona Signs, LLC  
700 2nd Street Southwest  
PO Box 210  
Watertown, SD 57201-0210  
1.800.943.9888 • www.personasigns.com

Customer:  
**ALOFT**  
Location:  
**WAUKEE, IA**  
Project Name:  
**388493 - R2 - WAUKEE, IA**

Project No.:  
**388493**  
Prepared By:  
**SC**  
Date:  
**02 JAN 23**  
Revision:  
**1**

Request No.:  
**37290**

This sign is intended to be installed in accordance with the applicable code and regulations. The sign is not to be used for any other purpose.  
This is a preliminary drawing and is not to be used for construction without the approval of the local authority. The sign is not to be used for any other purpose.  
Persona Signs, LLC

Customer Approval (Please Initial):

Approval Date:

3

**SOUTH ELEVATION**  
SCALE: 1/32" = 1'-0"

CHANNEL LETTERS SHOWN ON EXISTING WALL COLOR OR AS NOTED ON ELEVATIONS.  
CUSTOMER TO VERIFY WALL COLOR PRIOR TO PRODUCTION



GRAPHIC DETAIL  
SCALE: 3/8" = 1'-0"

 <p>Persona Signs, LLC 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com</p>	<p>Customer: <b>ALOFT</b></p> <p>Location: <b>WAUKEE, IA</b></p> <p>Project Name: <b>088493 - R2 - WAUKEE, IA</b></p>	<p>Project No.: <b>388493</b></p> <p>Prepared By: <b>SC</b></p> <p>Date: <b>02 JAN 23</b></p>	<p>Revision No.: <b>37299</b></p> <p>Revision: <b>1</b></p>	<p>The sign is intended to be installed on a wall that is not a structural member. The sign is not to be installed on a wall that is a structural member. This sign is for general information only. The sign is not to be used for any other purpose.</p> <p>The sign is intended to be installed on a wall that is not a structural member. The sign is not to be installed on a wall that is a structural member. This sign is for general information only. The sign is not to be used for any other purpose.</p>	<p>Customer Approval (Please Initial):</p> <p>Approval Date:</p>
	<p>Approval Date:</p>		<p>Approval Date:</p>		<p>Approval Date:</p>

4

**EAST ELEVATION**  
SCALE: 1/32" = 1'-0"

CHANNEL LETTERS SHOWN ON EXISTING WALL COLOR OR AS NOTED ON ELEVATIONS.  
CUSTOMER TO VERIFY WALL COLOR PRIOR TO PRODUCTION



GRAPHIC DETAIL  
SCALE: 3/8" = 1'-0"



Persona Signs, LLC  
700 2nd Street Southwest  
PO Box 210  
Watertown, SD 57201-0210  
1.800.843.9888 - www.personasigns.com

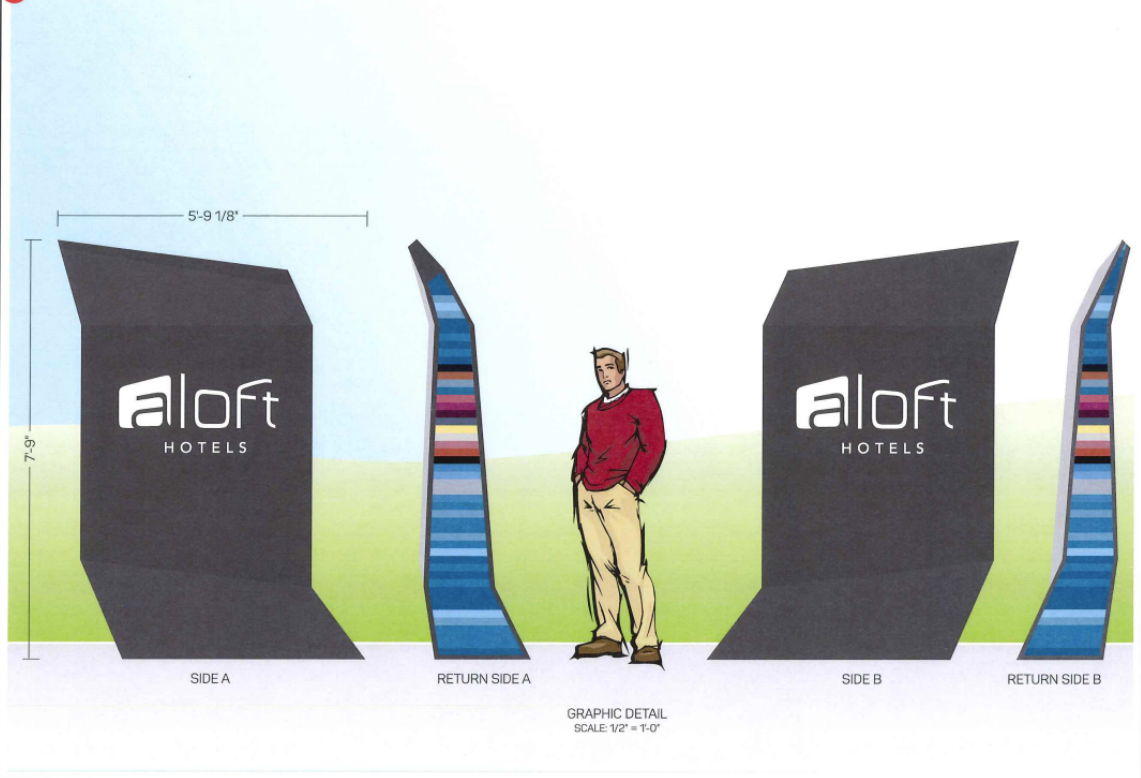
Customer:  
**ALOFT**  
Location:  
**WAUKEE, IA**  
File Name:  
**388493 - R2 - WAUKEE, IA**

Project No.:  
**388493**  
Request No.:  
**37290**  
Prepared By:  
**SC**  
Date:  
**02JAN23**  
Revision:  
**1**

This sign is intended to be installed in accordance with the requirements of Article 160 of the National Electrical Code and/or other applicable local codes. This is a preliminary drawing and subject to change.  
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Customer Approval (Please Initial):  
Approval Date:

5



GRAPHIC DETAIL  
SCALE: 1/2" = 1'-0"



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PO Box 210  
Watertown, SD 57201-0210  
1.800.843.9888 - www.personasigns.com

Customer:  
**ALOFT**  
Location:  
**WAUKEE, IA**  
File Name:  
**388493 - R6 - WAUKEE, IA**

Project No.:  
**388493**  
Request No.:  
**51620**  
Prepared By:  
**SC**  
Date:  
**02JAN23**  
Revision:  
**6**

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