



SITE PLAN

FOR

McDONALD'S - WAUKEE, IA

AT
2820 GRAND PRAIRIE PARKWAY
CITY OF WAUKEE
DALLAS COUNTY, IOWA

| NO. | REVISIONS | DATE |
|-----|--|---------|
| 1 | PER COMMUNITY DEVELOPMENT DEPT. COMMENTS DATED 2/2/23 | 3/21/23 |
| 2 | PER COMMUNITY DEVELOPMENT DEPT. COMMENTS DATED 3/30/23 | 4/19/23 |

Prepared For:

McDonald's
711 Jorie Blvd., 3rd Floor
Oak Brook, IL 60523

McDONALD'S - WAUKEE, IA
2820 Grand Prairie Parkway
Waukee, Iowa

Prepared By:

Watermark Engineering Resources
I. JEFFREY C. MILLER, A LICENSED PROFESSIONAL ENGINEER OF IOWA, HEREBY CERTIFY THAT THESE CIVIL ENGINEERING PLANS, NOT THE SUPPORTING DOCUMENTS, AS LISTED IN THE INDEX, HAVE BEEN PREPARED UNDER MY PERSONAL DIRECTION. THESE PLANS ARE INTENDED TO BE USED AS AN INTEGRAL PART OF THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATE:

IOWA LICENSED PROFESSIONAL ENGINEER NO. P25935.
MY LICENSE EXPIRES ON 12-31-2023.

UNLESS THIS DOCUMENT BEARS ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE DESIGN ENGINEER, IT IS NOT A VALID DOCUMENT.

CHECKED BY: J.MILLER
DESIGN BY: H.WITTENKELLER
DRAWN BY: D.OLSON
DATE: JANUARY 24, 2023
SCALE: NONE
PROJECT NO.: 21-076

LC #14-0360

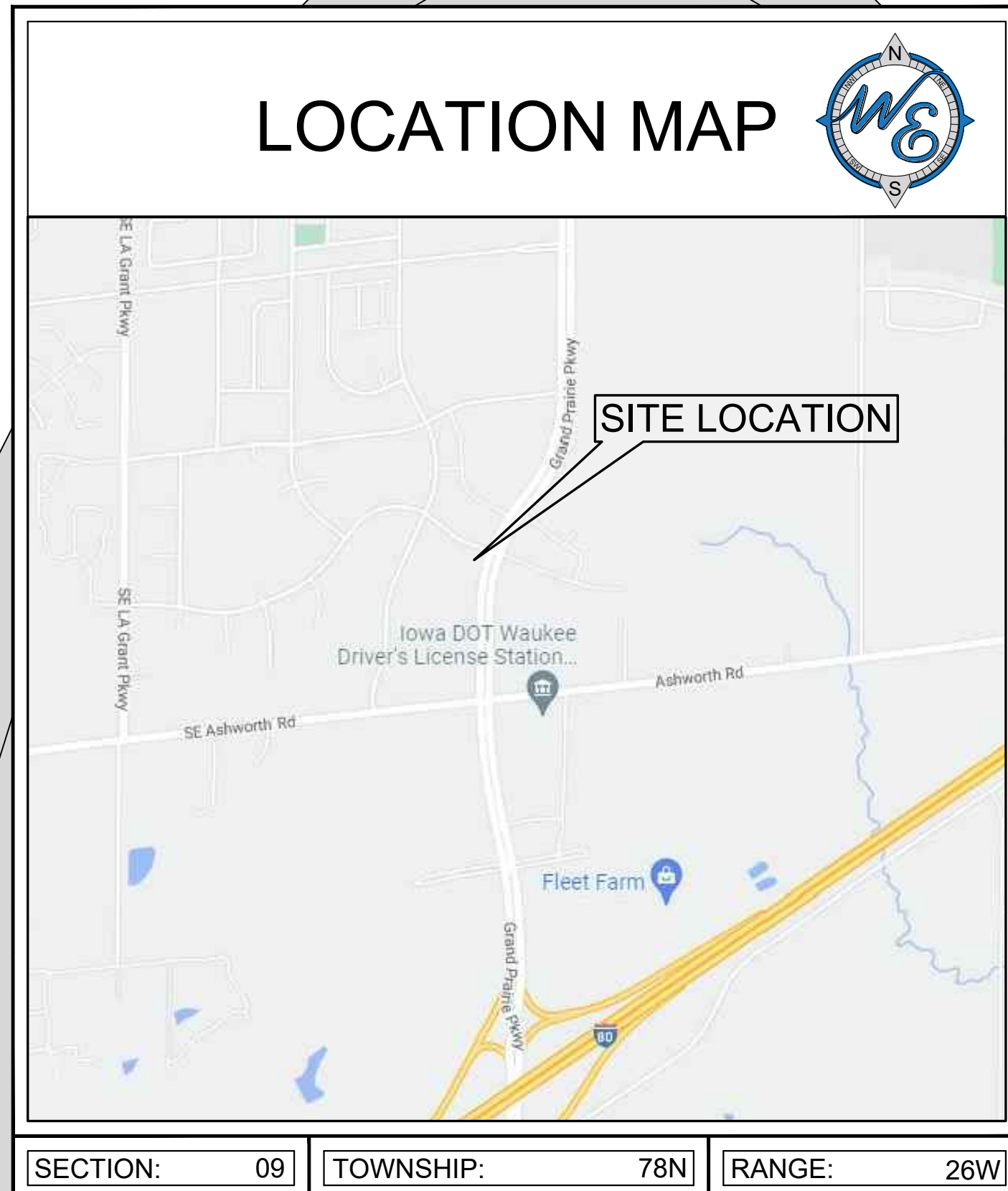
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NOTE: THE DESIGNS CONTAINED IN THE ABOVE PLANS AND SUPPORTING DOCUMENTS WERE PREPARED WITH THE UNDERSTANDING THAT THEY WOULD BE USED AS A WHOLE PLAN SET. EACH CONSTRUCTION DISCIPLINE IS TO USE ALL THE PLANS AND SUPPORTING DOCUMENTS TOGETHER AS A WHOLE AND NOT AS SEPARATE DOCUMENTS. EACH CONTRACTOR IS TO BECOME COMPLETELY FAMILIAR WITH THE WHOLE PLAN SET AND THE EXISTING SITE CONDITIONS. SHOULD ANYTHING WITH ALL THESE PLANS AND SUPPORTING DOCUMENTS BE INCONSISTENT WITH THE SITE CONDITIONS THEN THE CONTRACTOR IS TO CONTACT THE ENGINEER IMMEDIATELY BEFORE ANY CONSTRUCTION IS STARTED.

LOCATION MAP



BENCHMARK

REFERENCE BENCHMARK
5/8" IRON ROD WITH ORANGE PLASTIC CAP (FARNSWORTH CONTROL), LOCATED ON THE WEST SIDE OF GRAND PRAIRIE PARKWAY, ROUGHLY 38 FEET SOUTH AND 5 FEET EAST OF THE EASTERLY- MOST NORTHEAST PROPERTY CORNER
ELEVATION = 1041.39
DATUM: NAVD88

SITE BENCHMARK

- TOP OPERATING NUT OF A FIRE HYDRANT, LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF S.E. ESKER DRIVE AND GRAND PRAIRIE PARKWAY, ROUGHLY 93 FEET NORTH AND 16 FEET EAST OF THE NORTHERLY-MOST NORTHEAST PROPERTY CORNER.
ELEVATION = 1041.63
- TOP OPERATING NUT OF A FIRE HYDRANT, LOCATED ON THE NORTH SIDE OF S.E. ESKER RIDGE DRIVE, ROUGHLY 93 FEET NORTH AND 155 FEET WEST OF THE NORTHERLY-MOST NORTHEAST PROPERTY CORNER.
ELEVATION = 1043.44

UTILITY CONTACTS:
CITY OF WAUKEE WATER/SANITARY SEWER/GAS | TIM ROYER | 515-978-7920 | troyer@waukee.org

LEGEND

| EXISTING | DESCRIPTION | PROPOSED |
|----------|---------------------------------|----------|
| | CATCH BASIN | |
| | INLET | |
| | STORM MANHOLE | |
| | SANITARY MANHOLE | |
| | VALVE VAULT | |
| | FIRE HYDRANT | |
| | FLARED END SECTION | |
| | ELECTRICAL POWER POLE | |
| | OVERHEAD TRAFFIC SIGNAL | |
| | TRAFFIC SIGNAL MANHOLE | |
| | OVERHEAD ELECTRIC WIRES | |
| | TRANSFORMER PAD | |
| | TELEPHONE PEDESTAL | |
| | TELEPHONE MANHOLE | |
| | CABLE TELEVISION PEDESTAL | |
| | COMMONWEALTH EDISON MANHOLE | |
| | B/BOX | |
| | LIGHT POLE | |
| | SIGN | |
| | BOLLARD POLE | |
| | GAS MARKER | |
| | ELECTRIC MARKER | |
| | TELEPHONE MARKER | |
| | WATER MAIN | |
| | GAS MAIN | |
| | ELECTRIC LINE | |
| | TELEPHONE LINE | |
| | CABLE TV LINE | |
| | SANITARY SEWER | |
| | STORM SEWER | |
| | GUY POLE | |
| | CONIFEROUS TREE W/DIAMETER | |
| | DECIDUOUS TREE W/DIAMETER | |
| | WOOD FENCE | |
| | CHAIN LINK FENCE | |
| | METAL GUARDRAIL | |
| | CONCRETE SURFACE | |
| | DEPRESSED CURB | |
| | CONTOUR LINE | |
| | FINISHED FLOOR ELEVATION | |
| | PAVEMENT ELEVATION | |
| | MATCH EXISTING ELEVATION | |
| | GROUND ELEVATION | |
| | TOP OF WALK ELEVATION | |
| | TOP OF RETAINING WALL ELEVATION | |
| | FLOW LINE ELEVATION | |
| | TOP OF CURB ELEVATION | |
| | RIM ELEVATION | |
| | DOWNSPOUT LOCATION | |
| | PREVIOUS AREA SLOPE DIRECTION | |
| | PAVEMENT SLOPE DIRECTION | |
| | OVERLAND OVERFLOW DIRECTION | |
| | INLET PROTECTION | |
| | INLET BASKET FILTER | |

Know what's Below.
Call before you dig.



LEGAL DESCRIPTION OF LOT 2 (PROJECT AREA)

(BASED UPON SITE PLAT OF KEETOWN LOOP PLAT 1, SEE NOTE 10)

A PARCEL OF LAND KNOWN AS LOT 2 OF KEETOWN LOOP PLAT 1, LOCATED IN OUTLOT U OF THE SHOPS OF KETTLESTONE NORTH PLAT 4 SUBDIVISION, RECORDED IN BOOK 2018, PAGE 14402, ON AUGUST 1, 2018 IN THE DALLAS COUNTY RECORDER'S OFFICE, SITUATED WITHIN THE SOUTH HALF OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF WAUKEE, DALLAS COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERN-MOST NORTHEAST CORNER OF SAID OUTLOT U, THENCE SOUTH 26°31'49" EAST, 25.00 FEET ALONG THE NORTHEAST LINE OF SAID OUTLOT U TO THE EASTERN-MOST NORTHEAST CORNER OF SAID OUTLOT U; THENCE 184.39 FEET SOUTHWESTERLY ALONG A NON TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 1587.50 FEET AND A CENTRAL ANGLE OF 06°39'18", THE CHORD OF WHICH BEARS SOUTH 14°47'37" WEST, 184.28 FEET; THENCE NORTH 89°59'57" WEST, 235.96 FEET; THENCE NORTH 00°00'03" EAST, 268.44 FEET; THENCE NORTH 35°22'23" EAST, 60.42 FEET TO A POINT ON THE NORTHERLY LINE OF SAID OUTLOT U; THENCE SOUTH 53°23'22" EAST, 77.83 FEET ALONG SAID NORTHERLY LINE; THENCE 105.28 FEET EASTERLY ALONG SAID NORTHERLY LINE BEING A CURVE TO THE LEFT WITH A RADIUS OF 1155.00 FEET AND A CENTRAL ANGLE OF 05°13'17", THE CHORD OF WHICH BEARS SOUTH 66°45'55" EAST, 105.22 FEET; THENCE SOUTH 69°22'34" EAST, 83.02 FEET ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING, CONTAINING 67,102 SQUARE FEET, OR 1.540 ACRES, MORE OR LESS.

I, JEFFREY C. MILLER, A LICENSED PROFESSIONAL ENGINEER OF IOWA, HEREBY CERTIFY THAT THESE CIVIL ENGINEERING PLANS, NOT THE SUPPORTING DOCUMENTS, AS LISTED IN THE INDEX, HAVE BEEN PREPARED UNDER MY PERSONAL DIRECTION. THESE PLANS ARE INTENDED TO BE USED AS AN INTEGRAL PART OF THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

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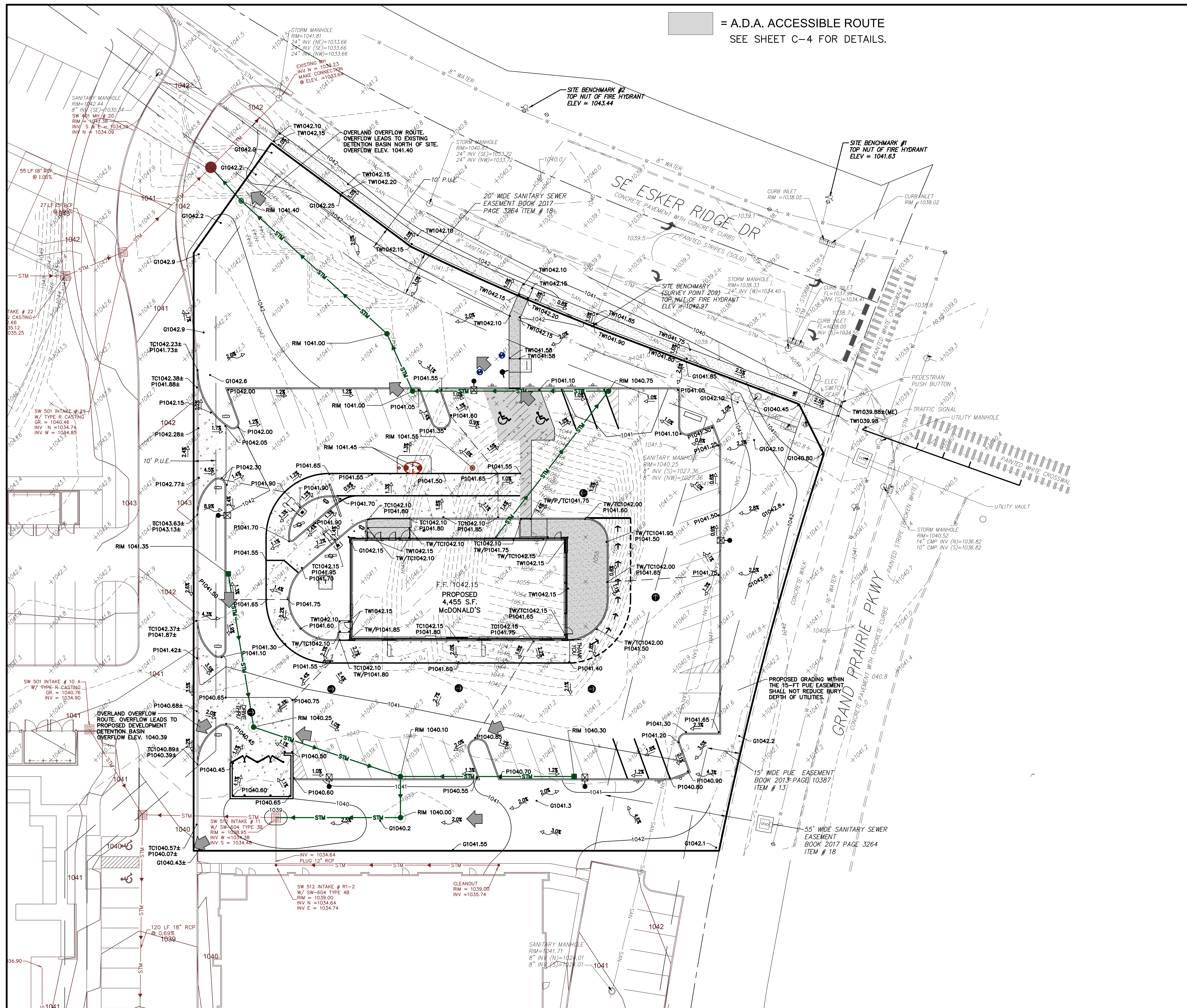


COVER SHEET

C-1

LC #14-0360

COVER SHEET



█ = A.D.A. ACCESSIBLE ROUTE
SEE SHEET C-4 FOR DETAILS.

GENERAL NOTES:
 1. THESE PLANS ARE BASED ON THE ALTA NSPS LAND TITLE SURVEY (SURVEY PROJECT #0220980.01 DATED 7/22/22) PREPARED BY: FARNSWORTH GROUP 20 ALLEN AVENUE, SUITE 200 ST LOUIS, MISSOURI 63119
 2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

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 5/8" IRON ROD WITH ORANGE PLASTIC CAP (FARNSWORTH CONTROL), LOCATED ON THE WEST SIDE OF GRAND PRAIRIE PARKWAY, ROUGHLY 38 FEET SOUTH AND 5 FEET EAST OF THE EASTERLY- MOST NORTHEAST PROPERTY CORNER
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 DATUM: NAVD88

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 ELEVATION = 1043.44

GRADING PLAN NOTES:
 1. UNLESS OTHERWISE SPECIFIED, TOP OF CURB (TC) AND/OR TOP OF WALK ELEVATIONS ARE 0.5' HIGHER THAN THE ADJACENT FLOW LINE (FL) OR PAVEMENT (P) ELEVATIONS.
 2. IN ALL LOCATIONS WHERE ELEVATIONS ARE SHOWN AS ±, THE ELEVATION HAS BEEN DETERMINED BASED ON INTERPOLATED GRADES FROM THE SURVEY. CONTRACTOR IS TO VERIFY THESE GRADES PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE PROXIMITY OF THESE INTERPOLATED GRADES AND REPORT THEM TO THE DESIGN ENGINEER FOR VERIFICATION OF PROPOSED SLOPES PRIOR TO INSTALLATION OF PROPOSED SLOPES. DESIGN ENGINEER IS NOT RESPONSIBLE FOR SLOPES OF PROPOSED IMPROVEMENTS BASED ON THESE ± GRADES WITHOUT CONFIRMATION OF EXISTING ELEVATIONS AT TIME OF CONSTRUCTION.
 3. PAVING, SIDEWALK, AND CURBING IS NOT TO BE INSTALLED IN SUCH A WAY THAT IT WILL BLOCK THE FLOW OF WATER AWAY FROM THE BUILDING INCLUDING BUT NOT LIMITED TO WEEP HOLES, WICKS, DRAINAGE SCUPPERS OR PIPES, AND LANDSCAPING.
 4. ALL RETAINING AND/OR DECORATIVE LANDSCAPE WALLS OR CURBS SHOWN ON THIS PLAN, INCLUDING DETAILS AND SECTIONS, ARE TO ILLUSTRATE GENERAL LOCATION, LENGTH, AND HEIGHT. STRUCTURAL DESIGN, INCLUDING PROPER DRAINAGE, TIE-BACKS, AND SHORING AS WELL AS CONSTRUCTION MEANS ARE NOT ADDRESSED AS PART OF THESE PLANS. A STRUCTURAL ENGINEER SHOULD BE ENGAGED BY THE GENERAL CONTRACTOR AS THEY DEEM NECESSARY. WATERMARK ENGINEERING RESOURCES ASSUMES NO LIABILITY FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURAL ELEMENT.

| | |
|-----------|--|
| DATE | 3/21/23 |
| REVISIONS | PER COMMUNITY DEVELOPMENT DEPT. COMMENTS DATED 2/22/23 PER COMMUNITY DEVELOPMENT DEPT. COMMENTS DATED 3/20/23 |
| NO. | 1 |
| NO. | 2 |

Prepared For:

McDonald's
 711 Jorie Blvd., 3rd Floor
 Oak Brook, IL 60523
McDONALD'S - WAUKEE, IA
 2820 Grand Prairie Parkway
 Waukee, Iowa

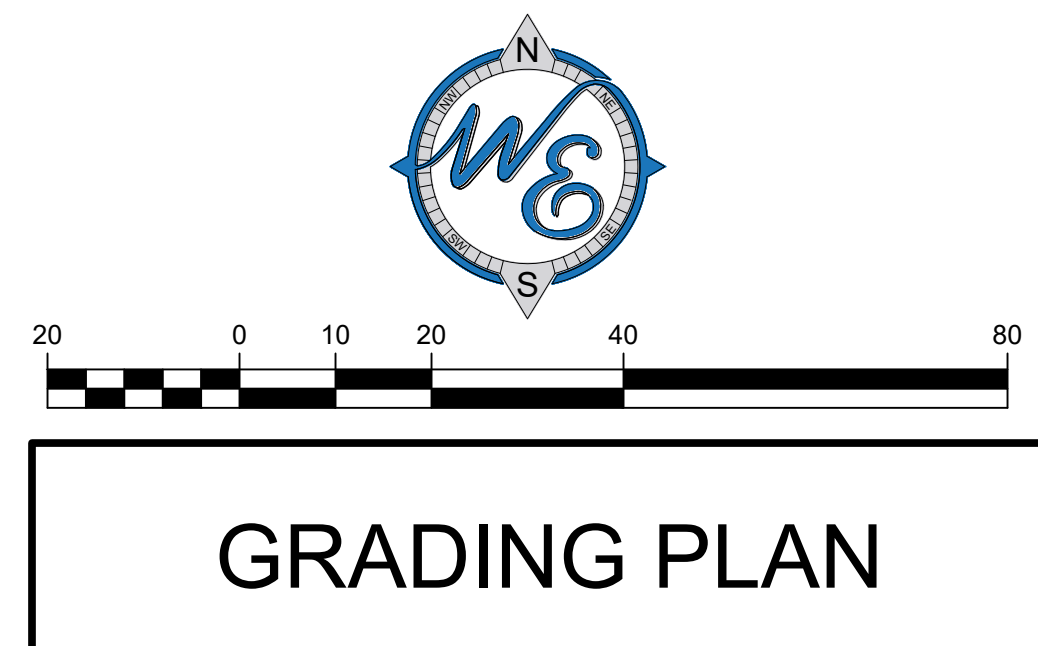
Prepared By:

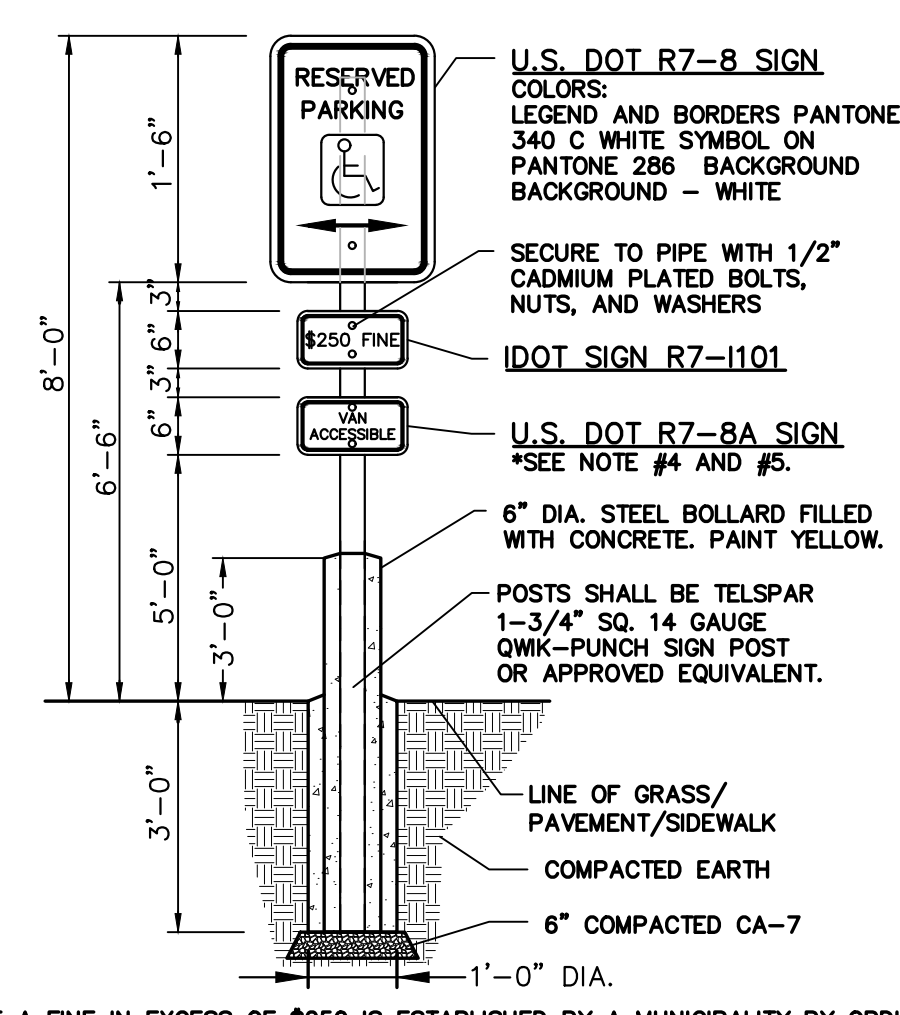
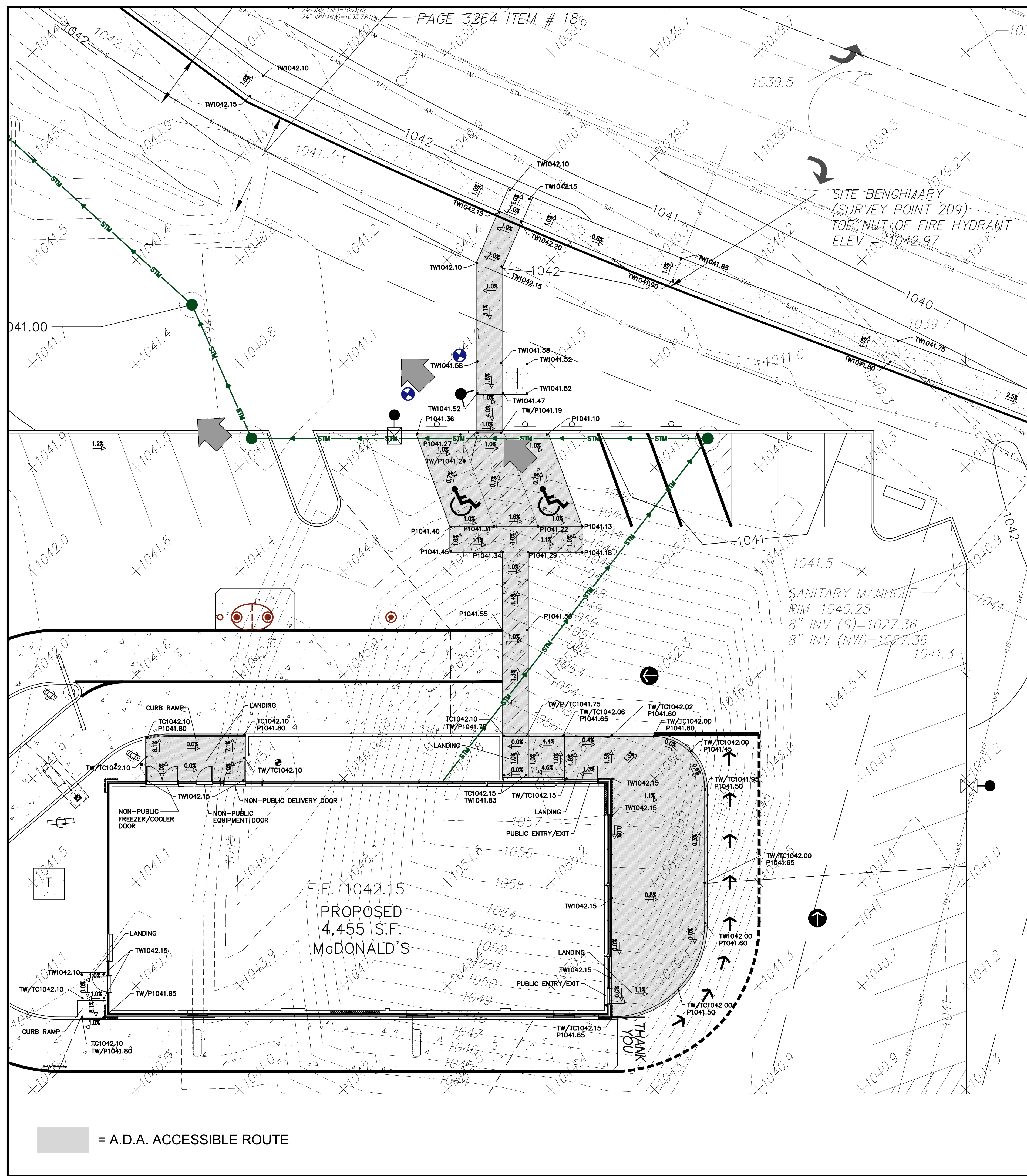
Watermark Engineering Resources
 watermark-engineering.com | 2631 Ginger Woods Pkwy | Aurora, IL 60502 | (630) 375-1800

CHECKED BY: J.MILLER
 DESIGN BY: H.WITTENKELLER
 DRAWN BY: D.OLSON
 DATE: JANUARY 24, 2023
 SCALE: 1" = 20'
 PROJECT NO.: 21-076

C-3
 LC #14-0360

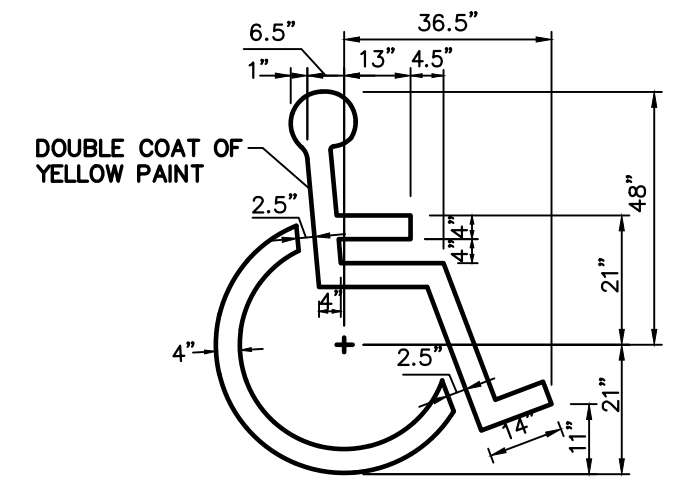
GRADING PLAN





- WHERE A FINE IN EXCESS OF \$250 IS ESTABLISHED BY A MUNICIPALITY BY ORDINANCE IN ACCORDANCE WITH THE STATUTES, THE ACTUAL AMOUNT OF THE FINE SHOULD BE SHOWN. THIS PLATE MAY BE MOUNTED DIRECTLY BELOW THE R7-8 SIGN OR COMBINED WITH THAT SIGN ON A SINGLE 12 INCH BY 24 INCH PANEL.
- ON THE RESERVED PARKING SIGN, THE ARROW SHOULD BE OMITTED WHERE THERE IS ONLY ONE SPACE. THE ARROW MAY ALSO BE MADE TO POINT IN ONLY ONE DIRECTION. THE ARROW MAY ALSO BE REPLACED BY "TIME" SUCH AS 9 AM-5 PM WHERE A PART TIME RESTRICTION EXISTS.
- ONE IN EVERY SIX ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 8 FEET WIDE MINIMUM AND SHALL BE DESIGNATED "VAN ACCESSIBLE". THE LOWEST BOTTOM EDGE OF THE LOWEST REQUIRED SIGN SHALL BE MOUNTED AT 60" ABOVE FINISHED GRADE.
- COLORS FOR BOTH IDOT SIGN R7-1101 AND USDOT R7-8A, LEGEND AND BORDERS-GREEN NON-REFLECTORIZED (PANTONE 340C) BACKGROUND-WHITE REFLECTORIZED

ACCESSIBLE PARKING SPACE BOLLARD SIGN DETAIL



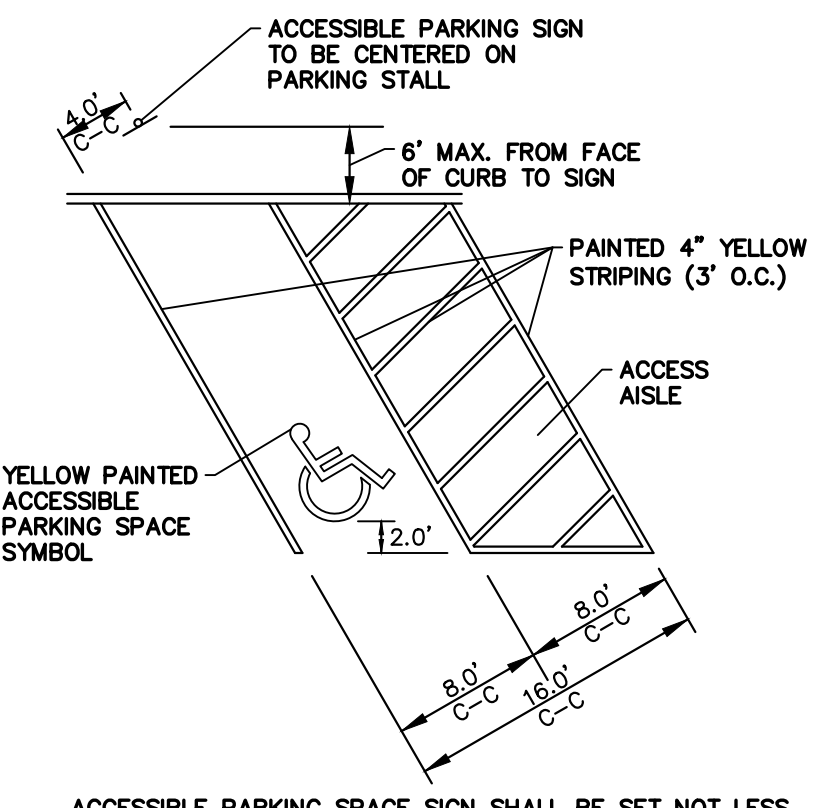
ACCESSIBLE PARKING SPACE SYMBOL

- SYMBOL IS CENTERED ON WIDTH OF PARKING STALL AND 2' FROM THE END OF THE STALL.

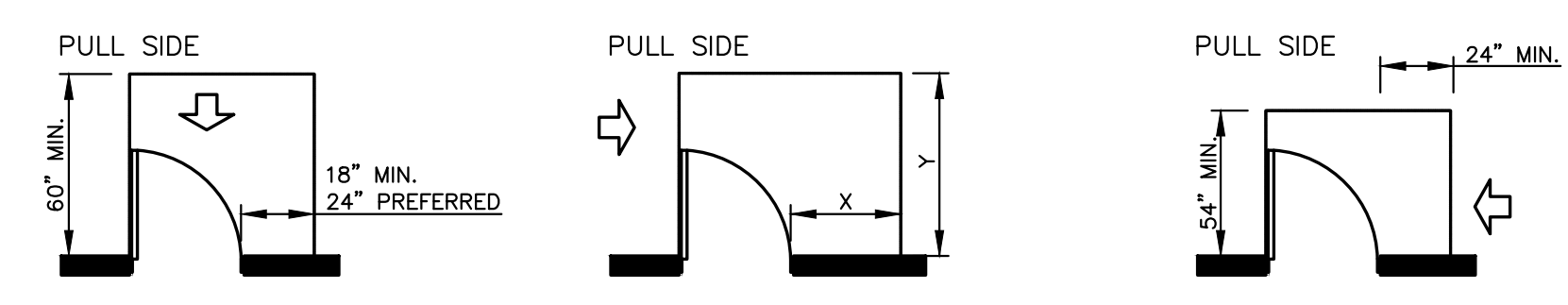
GENERAL NOTES:
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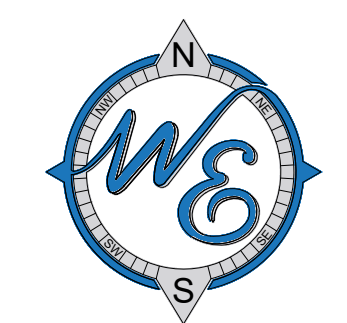


ACCESSIBLE PARKING SPACE DETAIL



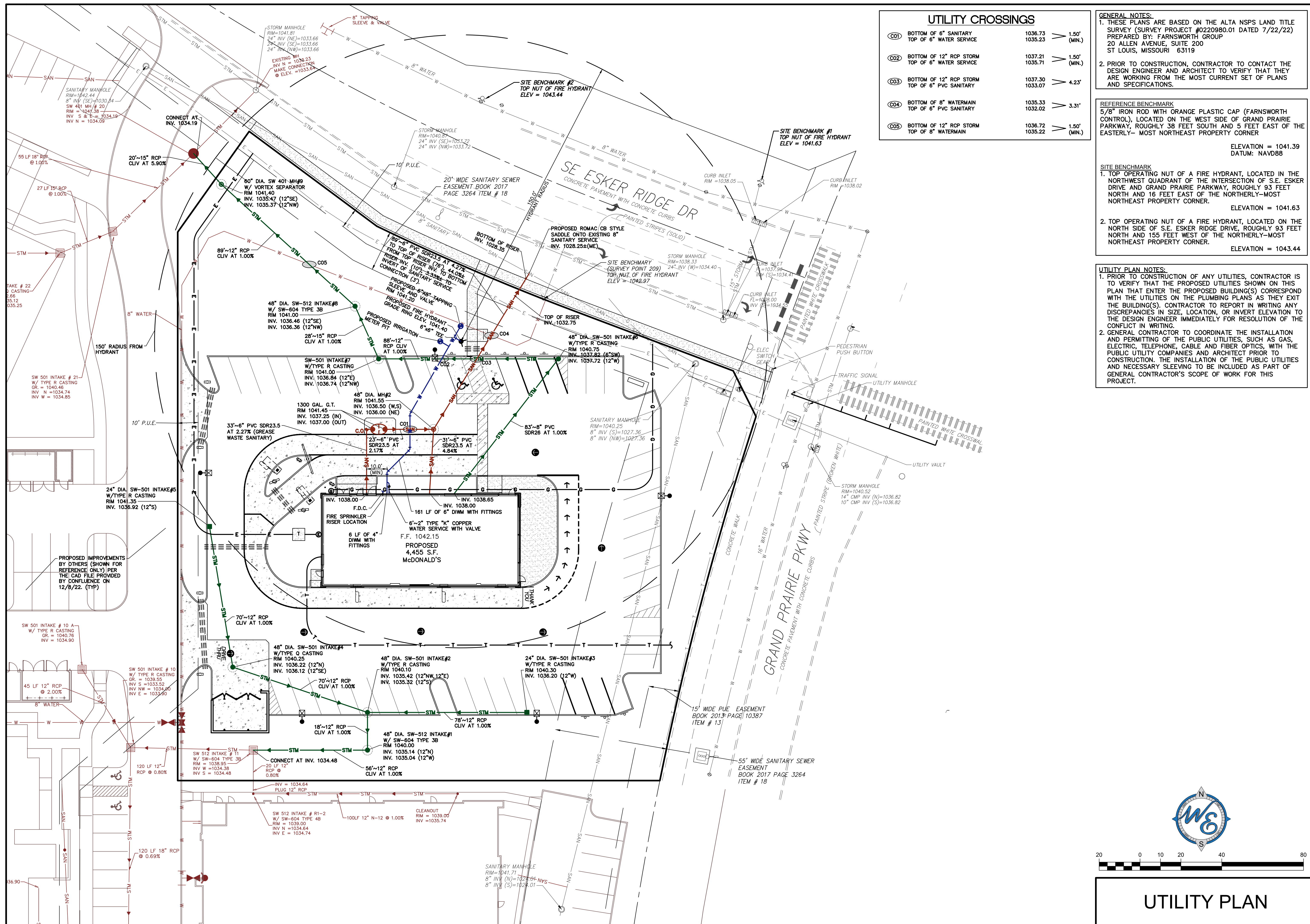
TYPICAL ACCESSIBLE LANDING AREA DETAIL

NOTE: X=36 IN. MIN. IF Y=60 IN.
 X=42 IN. MIN. IF Y=54 IN.



ACCESSIBLE ROUTE GRADES AND DETAILS

| | |
|--|--|
| DATE | 3/21/23 |
| REVISIONS | 4/18/23 |
| NO. | 1 |
| NO. | 2 |
| PER COMMUNITY DEVELOPMENT DEPT. COMMENTS DATED 2/22/23 | |
| PER COMMUNITY DEVELOPMENT DEPT. COMMENTS DATED 3/09/23 | |
| Prepared For: | McDonald's 711 Jorie Blvd., 3rd Floor Oak Brook, IL 60523 McDONALD'S - WAUKEE, IA 2820 Grand Prairie Parkway Waukee, Iowa |
| Prepared By: | Watermark Engineering Resources 12631 Ginger Woods Pkwy Aurora, IL 60502 (630) 375-1800 watermark-engineering.com |
| CHECKED BY: J.MILLER | |
| DESIGN BY: H.WITTENKELLER | |
| DRAWN BY: D.OLSON | |
| DATE: JANUARY 24, 2023 | |
| SCALE: 1" = 20' | |
| PROJECT NO.: 21-076 | |
| C-4 | |
| LC #14-0360 | |



UTILITY CROSSINGS

| | | | |
|-----|--|--------------------|-----------------|
| C01 | BOTTOM OF 6" SANITARY TOP OF 6" WATER SERVICE | 1036.73 1035.23 | 1.50' (MIN.) |
| C02 | BOTTOM OF 12" RCP STORM TOP OF 6" WATER SERVICE | 1037.21 1035.71 | 1.50' (MIN.) |
| C03 | BOTTOM OF 12" RCP STORM TOP OF 6" PVC SANITARY | 1037.30 1033.07 | 4.23' |
| C04 | BOTTOM OF 8" WATERMAIN TOP OF 6" PVC SANITARY | 1035.33 1032.02 | 3.31' |
| C05 | BOTTOM OF 12" RCP STORM TOP OF 8" WATERMAIN | 1036.72 1035.22 | 1.50' (MIN.) |

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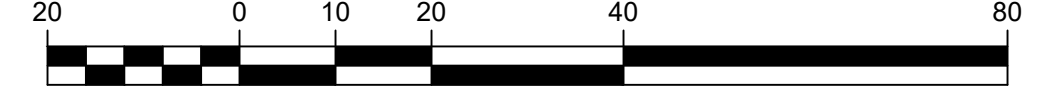
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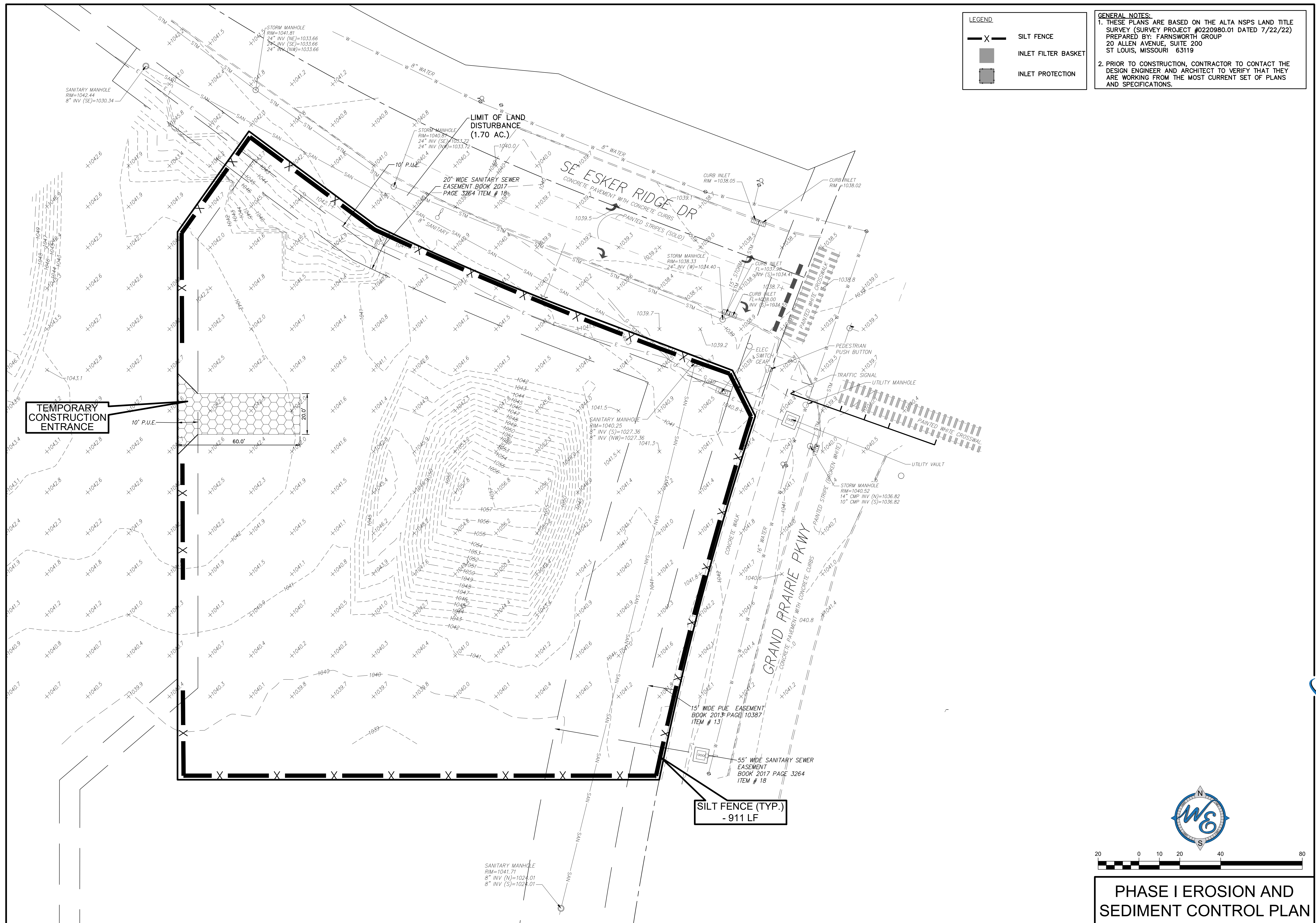
UTILITY PLAN NOTES:

- PRIOR TO CONSTRUCTION OF ANY UTILITIES, CONTRACTOR IS TO VERIFY THAT THE PROPOSED UTILITIES SHOWN ON THIS PLAN THAT ENTER THE PROPOSED BUILDING(S) CORRESPOND WITH THE UTILITIES ON THE PLUMBING PLANS AS THEY EXIT THE BUILDING(S). CONTRACTOR TO REPORT IN WRITING ANY DISCREPANCIES IN SIZE, LOCATION, OR INVERT ELEVATION TO THE DESIGN ENGINEER IMMEDIATELY FOR RESOLUTION OF THE CONFLICT IN WRITING.
- GENERAL CONTRACTOR TO COORDINATE THE INSTALLATION AND PERMITTING OF THE PUBLIC UTILITIES, SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE AND FIBER OPTICS, WITH THE PUBLIC UTILITY COMPANIES AND ARCHITECT PRIOR TO CONSTRUCTION. THE INSTALLATION OF THE PUBLIC UTILITIES AND NECESSARY SLEEVING TO BE INCLUDED AS PART OF GENERAL CONTRACTOR'S SCOPE OF WORK FOR THIS PROJECT.

| | |
|--|--|
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| NO. | 2 |
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| C-5 | |
| LC #14-0360 | |



UTILITY PLAN



LEGEND

- SILT FENCE
- INLET FILTER BASKET
- INLET PROTECTION

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 711 Jorie Blvd., 3rd Floor
 Oak Brook, IL 60523

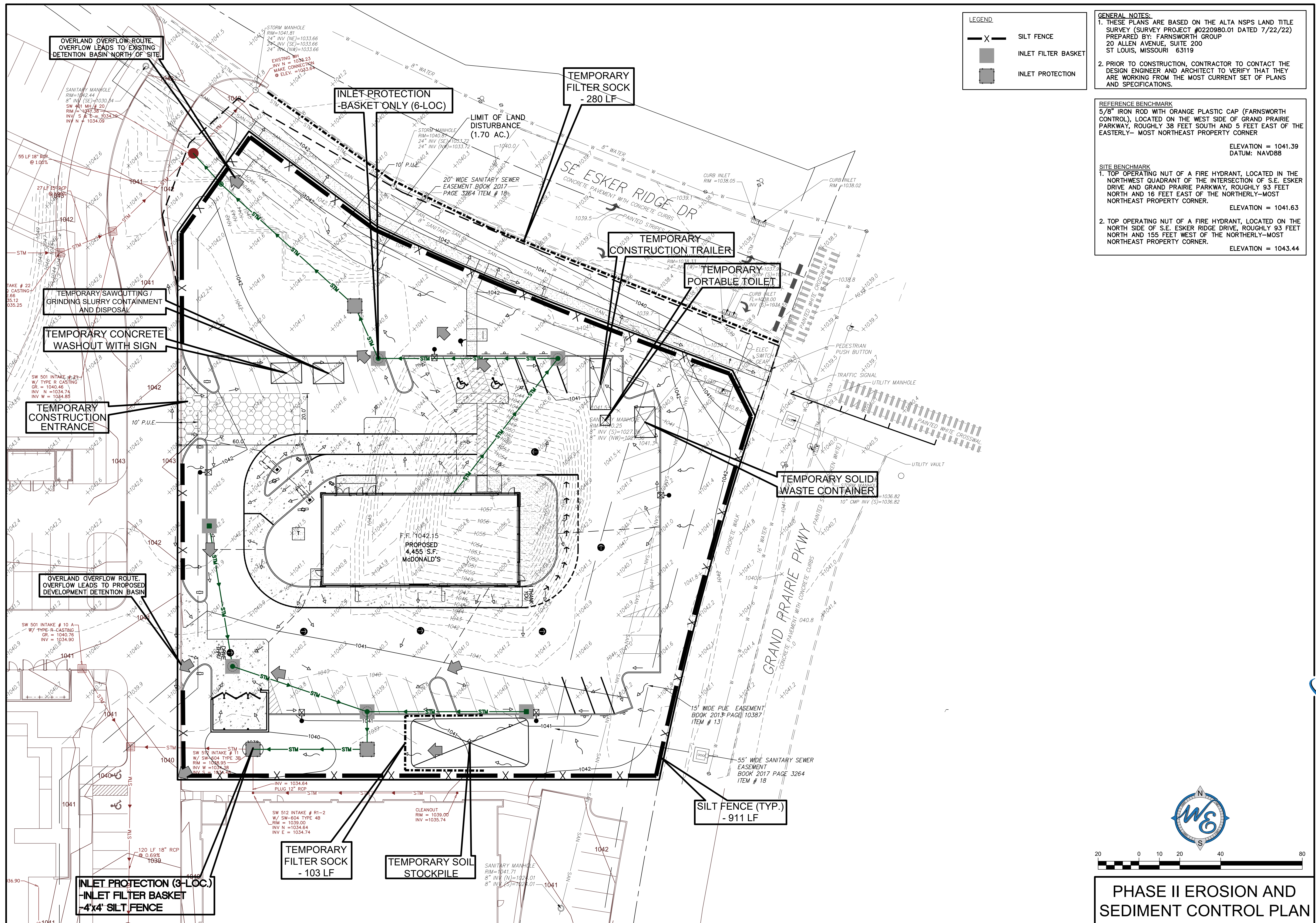
McDONALD'S - WAUKEE, IA
 2820 Grand Prairie Parkway
 Waukee, Iowa

Prepared By:

watermark-engineering.com | 2631 Ginger Woods Pkwy | Aurora, IL 60502 | (630) 375-1800

| | |
|----------------------|---------------------------|
| CHECKED BY: J.MILLER | DESIGN BY: H.WITTENKELLER |
| DRAWN BY: D.OLSON | DATE: JANUARY 24, 2023 |
| SCALE: 1" = 20' | PROJECT NO.: 21-076 |
| C-6 | |
| LC #14-0360 | |

PHASE I EROSION AND SEDIMENT CONTROL PLAN



LEGEND

| | |
|--|---------------------|
| | SILT FENCE |
| | INLET FILTER BASKET |
| | INLET PROTECTION |

GENERAL NOTES:

- THESE PLANS ARE BASED ON THE ALTA NSPS LAND TITLE SURVEY (SURVEY PROJECT #0220980.01 DATED 7/22/22) PREPARED BY: FARNSWORTH GROUP 20 ALLEN AVENUE, SUITE 200 ST LOUIS, MISSOURI 63119
- PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

REFERENCE BENCHMARK
 5/8" IRON ROD WITH ORANGE PLASTIC CAP (FARNSWORTH CONTROL), LOCATED ON THE WEST SIDE OF GRAND PRAIRIE PARKWAY, ROUGHLY 38 FEET SOUTH AND 5 FEET EAST OF THE EASTERLY- MOST NORTHEAST PROPERTY CORNER
 ELEVATION = 1041.39
 DATUM: NAVD88

SITE BENCHMARK
 1. TOP OPERATING NUT OF A FIRE HYDRANT, LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF S.E. ESKER DRIVE AND GRAND PRAIRIE PARKWAY, ROUGHLY 93 FEET NORTH AND 16 FEET EAST OF THE NORTHERLY-MOST NORTHEAST PROPERTY CORNER.
 ELEVATION = 1041.63

2. TOP OPERATING NUT OF A FIRE HYDRANT, LOCATED ON THE NORTH SIDE OF S.E. ESKER RIDGE DRIVE, ROUGHLY 93 FEET NORTH AND 155 FEET WEST OF THE NORTHERLY-MOST NORTHEAST PROPERTY CORNER.
 ELEVATION = 1043.44

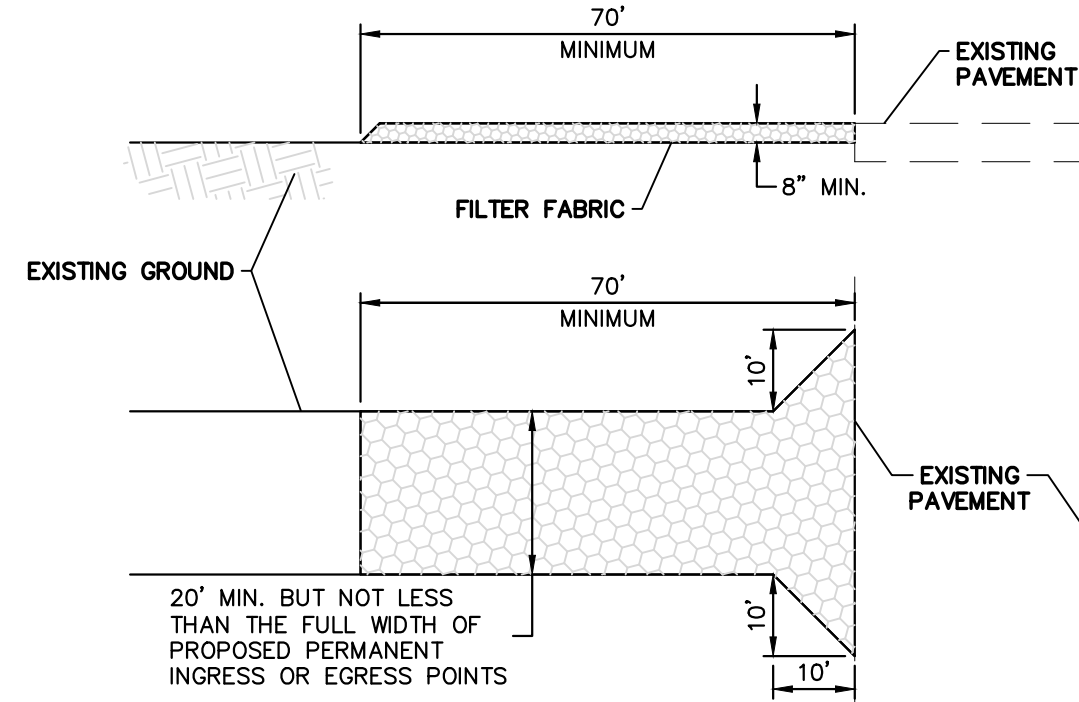
| | |
|---|---|
| DATE | 3/21/23 |
| REVISED | 4/19/23 |
| NO. | 1 |
| NO. | 2 |
| PER COMMUNITY DEVELOPMENT DEPT. COMMENTS DATED 2/2/23 | |
| PER COMMUNITY DEVELOPMENT DEPT. COMMENTS DATED 3/9/23 | |
| Prepared For: | McDonald's 711 Jorie Blvd., 3rd Floor Oak Brook, IL 60523 McDONALD'S - WAUKEE, IA 2820 Grand Prairie Parkway Waukee, Iowa |
| Prepared By: | |
| CHECKED BY: | J. MILLER |
| DESIGN BY: | H. WITTENKELLER |
| DRAWN BY: | D. OLSON |
| DATE: | JANUARY 24, 2023 |
| PROJECT NO.: | 21-076 |
| SCALE: | 1" = 20' |
| PROJECT NO.: | 21-076 |
| PROJECT NO.: | 21-076 |

PHASE II EROSION AND SEDIMENT CONTROL PLAN

C-7

LC #14-0360

PHASE II EROSION AND SEDIMENT CONTROL PLAN

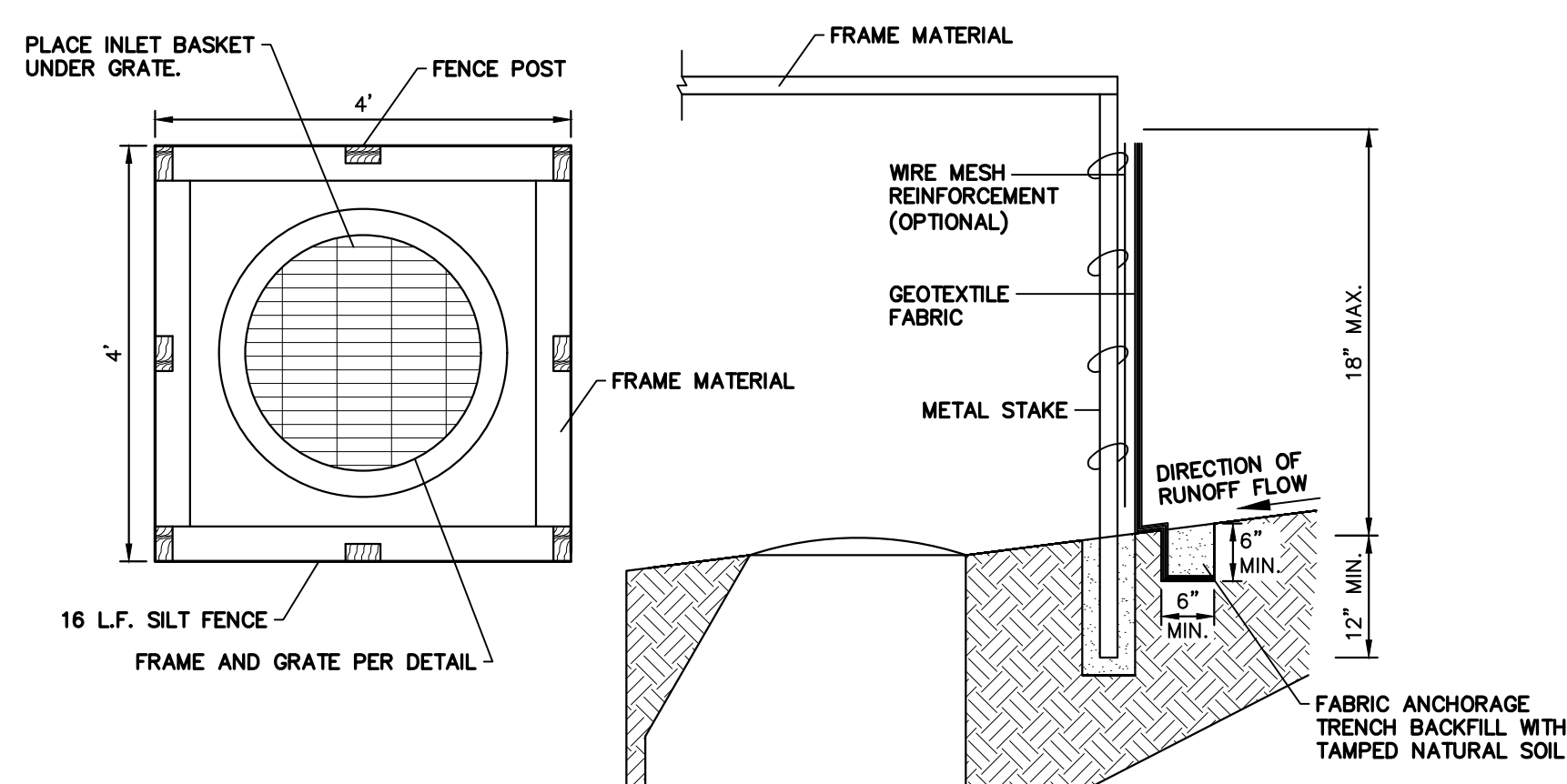


- NOTES:**
1. **STONE SIZE** - SHALL COMPLY WITH IOWA DOT SECTION 4122, GRADATION 13, MACADAM CRUSHED STONE.
 2. **THICKNESS** - NOT LESS THAN EIGHT (8) INCHES.
 3. **FILTER FABRIC** - SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF SUDAS SECTION 9040 2.14.
 4. **STONE PLACEMENT** - THE STONES IN THE ENTRANCE SHALL BE PLACED ACCORDING TO SUDAS SECTION 9040.
 5. **MAINTENANCE** - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
 6. **WASHING** - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, WATERCOURSES, OR SURFACE WATERS INCLUDING WETLANDS.
 7. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

EROSION CONTROL

1. CONTRACTOR IS TO FOLLOW THE REQUIREMENTS OF THE "WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT" CURRENT EDITION AND THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES).
2. SOIL EROSION CONTROL SYSTEMS SHALL BE CONSTRUCTED AS SHOWN ON THE SOIL EROSION CONTROL PLANS AND/OR AS SPECIFIED BY THE DESIGN ENGINEER, CITY ENGINEER, APPOINTED SWPPP INSPECTOR, OR MUNICIPAL INSPECTOR.
3. PERIMETER SEDIMENT BARRIER SHALL BE PLACED IN A MANNER THAT WILL INTERCEPT WATER BORNE SILT AND PREVENT IT FROM LEAVING THE AREA OF CONSTRUCTION. ALL SILT FENCES SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE WITH THE ENDS EXTENDING UPSLOPE. THE MAXIMUM SPACING OF POSTS SHALL BE 5 FEET. WHEN WIRE OR OTHER FORM OF APPROVED BACKING IS USED THE MAXIMUM SPACING MAY BE INCREASED TO 8 FEET. REDUCE POST SPACING TO 5 FEET AT WATER CONCENTRATION AREAS, OR AS REQUIRED TO ADEQUATELY SUPPORT FENCE. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF SUDAS SECTION 9040, CURRENT EDITION AND IOWA DOT ARTICLE 4196.01.
4. INLET FILTERS SHALL BE CONSTRUCTED OF A REPLACEABLE REINFORCED FILTER BAG SUSPENDED FROM A RETAINER RING OR FRAME. INLET FILTER SYSTEMS SHALL BE THE CATCH-ALL WITH OVERFLOW, AS FURNISHED BY MARATHON MATERIALS INC., OR PRE-APPROVED EQUAL. CARE SHOULD BE TAKEN WHEN MAINTAINING OR REMOVING THIS FILTER FABRIC BAG TO NOT ALLOW THE PREVIOUSLY TRAPPED DEBRIS TO ENTER THE STORM SEWER SYSTEM.
5. THE BED FOR RIP RAP SHALL BE TRIMMED AND SHAPED TO ALLOW THE FINISHED SURFACE TO CONFORM TO THE LINES SPECIFIED. AT THE TOE OF THE SLOPE, THE RIP RAP SHALL COMMENCE ON A CONTINUATION OF THE SLOPE AFTER EXCAVATION TO ACCOMMODATE THE FULL DEPTH OF FABRIC, BEDDING LAYER, AND RIP RAP SPECIFIED.
6. FILTER FABRIC IS REQUIRED UNDER STONE RIP RAP FOR SOIL EROSION PROTECTION.
7. STREETS ARE TO BE CLEARED OF DEBRIS, AND SWEEPED CLEAN OF SILT AND MUD DAILY.
8. QUALIFIED PERSONNEL (PROVIDED BY THE DISCHARGER) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN STABILIZED WITH A PERENNIAL, VEGETATIVE COVER OF SUFFICIENT DENSITY TO PRECLUDE EROSION AT LEAST ONCE EVERY SEVEN CALENDAR DAYS. UNLESS EROSION IS EVIDENT OR OTHER CONDITIONS WARRANT THEM, REGULAR INSPECTIONS ARE NOT REQUIRED ON AREAS THAT HAVE BEEN STABILIZED WITH A PERENNIAL, VEGETATIVE COVER OF SUFFICIENT DENSITY TO PRECLUDE EROSION.
9. ALL EROSION CONTROL PROTECTION SHALL BE KEPT IN PLACE UNTIL THE GROUND HAS BEEN STABILIZED AND THE PAVEMENT HAS BEEN INSTALLED.
10. STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
11. BUILT UP SEDIMENT SHALL BE REMOVED FROM THE SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
12. SILT FENCES SHALL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, ETC., TO SEE IF FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND THAT THE FENCE POSTS ARE SECURELY IN THE GROUND.
13. THE SEDIMENT BASIN, IF PRESENT, SHALL BE INSPECTED FOR DEPTH OF SEDIMENT AT LEAST ONCE A WEEK. BUILT UP SEDIMENT SHALL BE REMOVED WHEN IT REACHES 25 PERCENT OF THE DESIGN CAPACITY.
14. CONTRACTOR TO COMPLY WITH FINAL STABILIZATION AND TERMINATION REQUIREMENTS OF THE SWPPP.
15. AT A MINIMUM, SILT FENCE AND OTHER SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PHASE I AND PHASE II EROSION AND SEDIMENT CONTROL PLANS. THEY SHALL ALSO BE INSTALLED ANYWHERE THAT THEY ARE NEEDED DURING CONSTRUCTION IN ORDER TO PREVENT EROSION AND SEDIMENT FROM BEING CARRIED DOWN STREAM. THIS IS THE GENERAL CONTRACTOR'S RESPONSIBILITY AND SHALL BE INSTALLED, RELOCATED, MAINTAINED, ETC. AS DIRECTED BY THE APPOINTED SWPPP INSPECTOR. EROSION CONTROL INSTALLATION AND MAINTENANCE IS TO BE A PART OF THE CONTRACT AND IS NOT AN EXTRA TO THE OWNER.



- NOTES:**
1. FENCE POSTS SHALL BE EITHER STANDARD STEEL POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQ. IN.
 2. STEEL POSTS SHALL BE STANDARD T AND U SECTIONS WEIGHING NOT LESS THAN 1.33 POUNDS PER LINEAR FOOT OR OTHER STEEL POSTS HAVING EQUIVALENT STRENGTH AND BENDING RESISTANCE.
 3. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF SUDAS SECTION 9040 2.14 AND 2.17.
 4. STAKES ARE TO BE PLACED A MAXIMUM OF 3 FEET APART.
 5. JOINTS IN GEOTEXTILE FABRIC ARE TO BE MADE AT STAKES.

INLET PROTECTION

PHASE I CONSTRUCTION SEQUENCE:

1. HOLD PRE-CONSTRUCTION MEETING TO DISCUSS THE STORM WATER POLLUTION PLAN WITH ENGINEER, ALL CONTRACTORS AND JURISDICTIONAL INSPECTION AGENCIES.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. CONSTRUCT THE SILT FENCES ON THE SITE.
5. INSTALL INLET PROTECTION AROUND ALL EXISTING STORM SEWER STRUCTURES.
6. CLEAR AND GRUB THE SITE.
7. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
8. BEGIN MASS GRADING OPERATIONS FOR THE SITE.

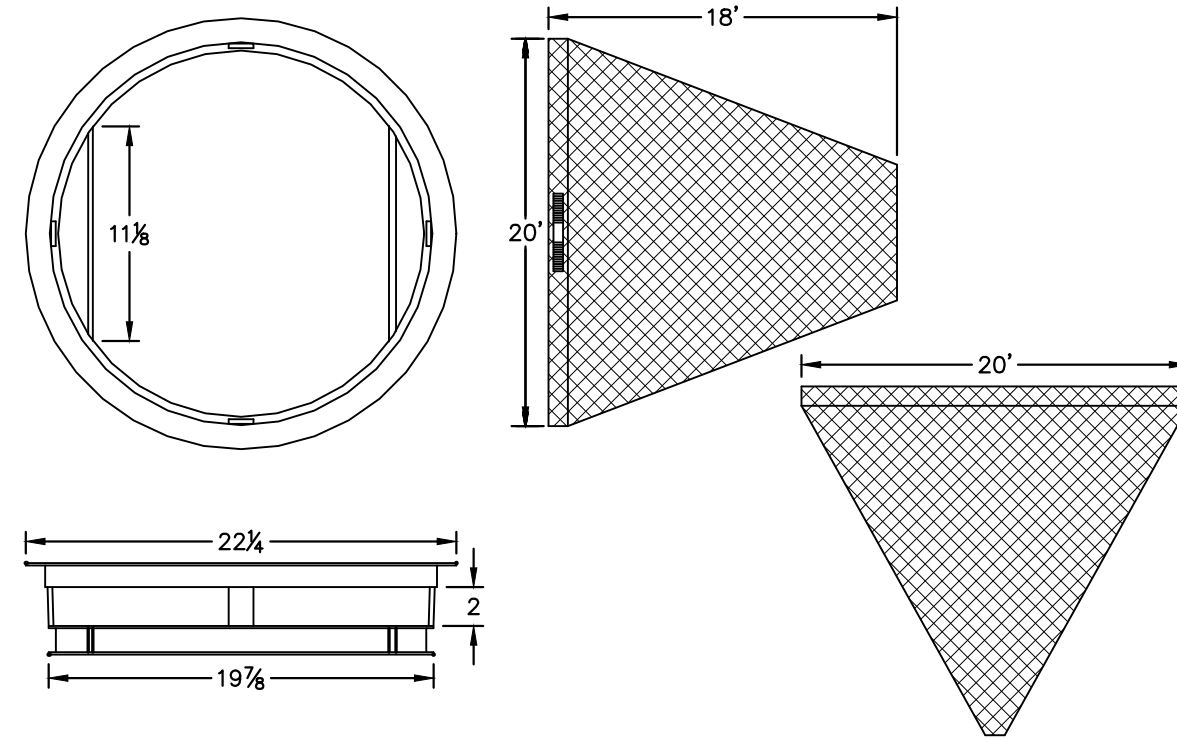
PHASE II CONSTRUCTION SEQUENCE:

1. TEMPORARILY SEED DENuded AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

SOIL PROTECTION CHART

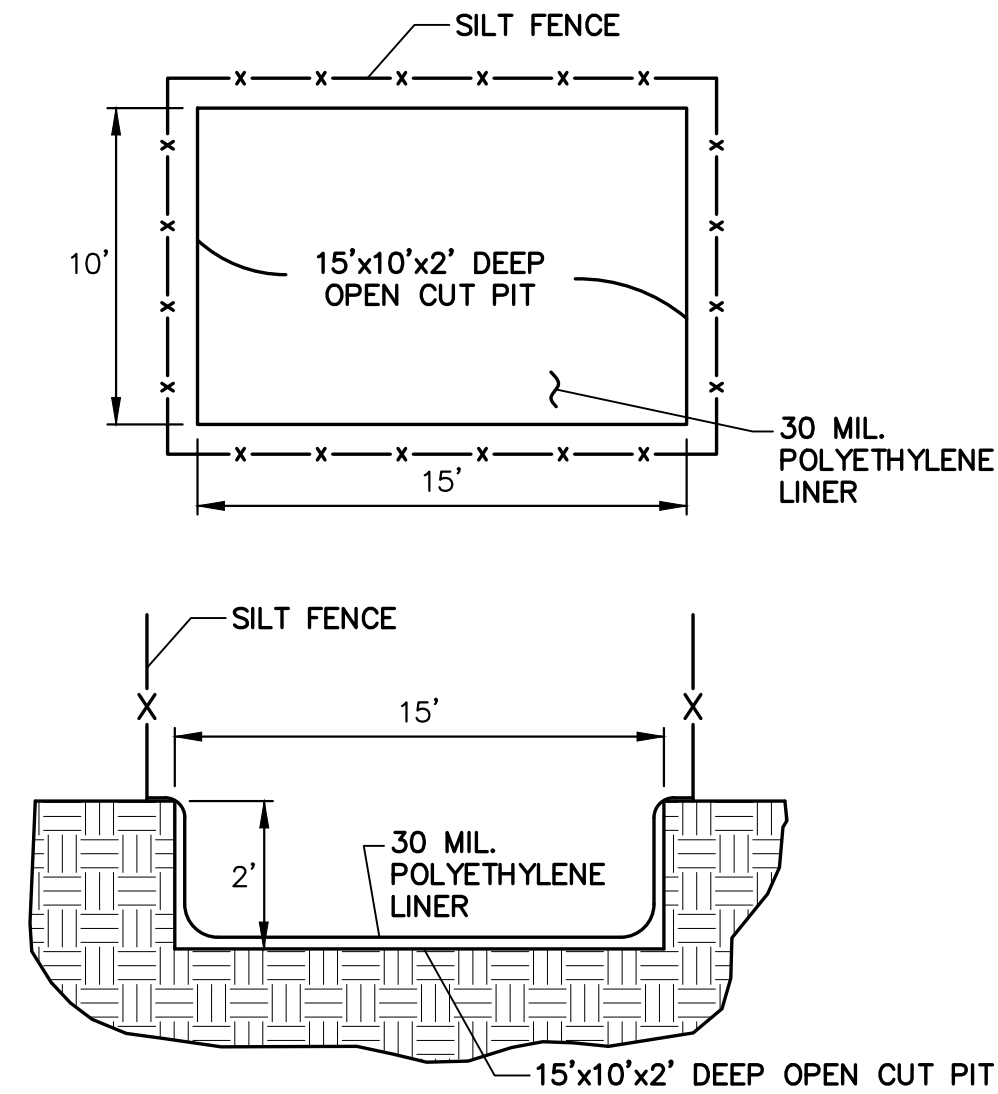
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|-------------------|-----|-----|-----|-----|-----|------|------|-----|-----|-----|-----|-----|
| PERMANENT SEEDING | | | | | | | | | | | | |
| SODDING | | | | | | | | | | | | |
| TEMPORARY SEEDING | | | | | | | | | | | | |
| MULCHING | | | | | | | | | | | | |

- NOTES:**
1. PERMANENT VEGETATION SHALL BE PLANTED ACCORDING TO THE APPROVED LANDSCAPE PLAN AND SHALL FOLLOW SUDAS SECTION 9040.
 2. TEMPORARY SEEDING SHALL BE APPLIED ACCORDING TO SUDAS SECTION 9040. THIS PRACTICE APPLIES TO ALL CLEARED, UNVEGETATED, OR SPARSELY VEGETATED SOIL SURFACES WHERE VEGETATIVE COVER IS NEEDED FOR LESS THAN 1 YEAR.
 - A. WHERE THE PH OF THE SOIL IS BELOW 5.5, APPLY ONE AND ONE HALF TO TWO TONS PER ACRE OF FINELY GROUND AGRICULTURAL LIMESTONE. IF THE SEEDING PERIOD IS LESS THAN 30 DAYS, LIMING WILL NOT BE REQUIRED.
 - B. APPLY 500 POUNDS PER ACRE OF 10-10-10 FERTILIZER OR EQUIVALENT. INCORPORATE LIME AND FERTILIZER INTO THE TOP 2-4 INCHES OF SOIL. IF THE SEEDING PERIOD IS LESS THAN 30 DAYS, FERTILIZER WILL NOT BE REQUIRED.
 - C. PREPARE A TOPSOIL SEEDBED OF LOOSE SOIL TO A DEPTH OF 3 TO 4 INCHES. IF RECENT TILLAGE OR GRADING OPERATIONS HAVE RESULTED IN A LOOSE SURFACE, ADDITIONAL TILLAGE OR ROUGHENING MAY NOT BE REQUIRED EXCEPT TO BREAK UP LARGE CLODS. IF RAINFALL CAUSED THE SURFACE TO BECOME SEALED OR CRUSTED, LOOSEN IT JUST PRIOR TO SEEDING BY DISKING, RAKING, HARROWING, OR OTHER SUITABLE METHODS. GROVE OR FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR BEFORE SEEDING.
 - D. SEED SHALL BE EVENLY APPLIED WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER OR HYDROSEEDER. SMALL GRAINS SHALL BE PLANTED NO MORE THAN ONE INCH DEEP. GRASSES SHALL BE PLANTED NO MORE THAN ONE HALF INCH DEEP.
 - E. COVER BROADCAST SEEDINGS BY CULTIPACKING, DRAGGING A HARROW, OR RAKING.
 - F. OATS SHALL BE APPLIED AT 90 LBS PER ACRE AND SHALL ONLY BE APPLIED EARLY SPRING TO JULY 1.
 - G. CEREAL RYE SHALL BE APPLIED AT 90 LBS PER ACRE AND SHALL ONLY BE APPLIED EARLY SPRING TO SEPTEMBER 30.
 - H. WHEAT SHALL BE APPLIED AT 90 LBS PER ACRE AND SHALL ONLY BE APPLIED EARLY SPRING TO SEPTEMBER 30.
 - I. PERENNIAL RYE GRASS SHALL BE APPLIED AT 25 LBS PER ACRE AND SHALL ONLY BE APPLIED EARLY SPRING TO SEPTEMBER 30.
 3. TEMPORARY MULCHES ARE TO BE APPLIED TO:
 - A. AREAS THAT HAVE BEEN SEED TO PROVIDE A TEMPORARY OR PERMANENT SEEDING;
 - B. AREAS THAT CANNOT BE SEED BECAUSE OF THE SEASON OF THE YEAR AND NEED FOR SOIL SURFACE PROTECTION;
 - C. FOR MUD AND DUST CONTROL;
 - D. PROVIDE PROTECTION DURING PERIODS WHEN CONSTRUCTION OR SEEDING CANNOT BE DONE; AND SHALL BE CONSTRUCTED ACCORDING TO THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT.



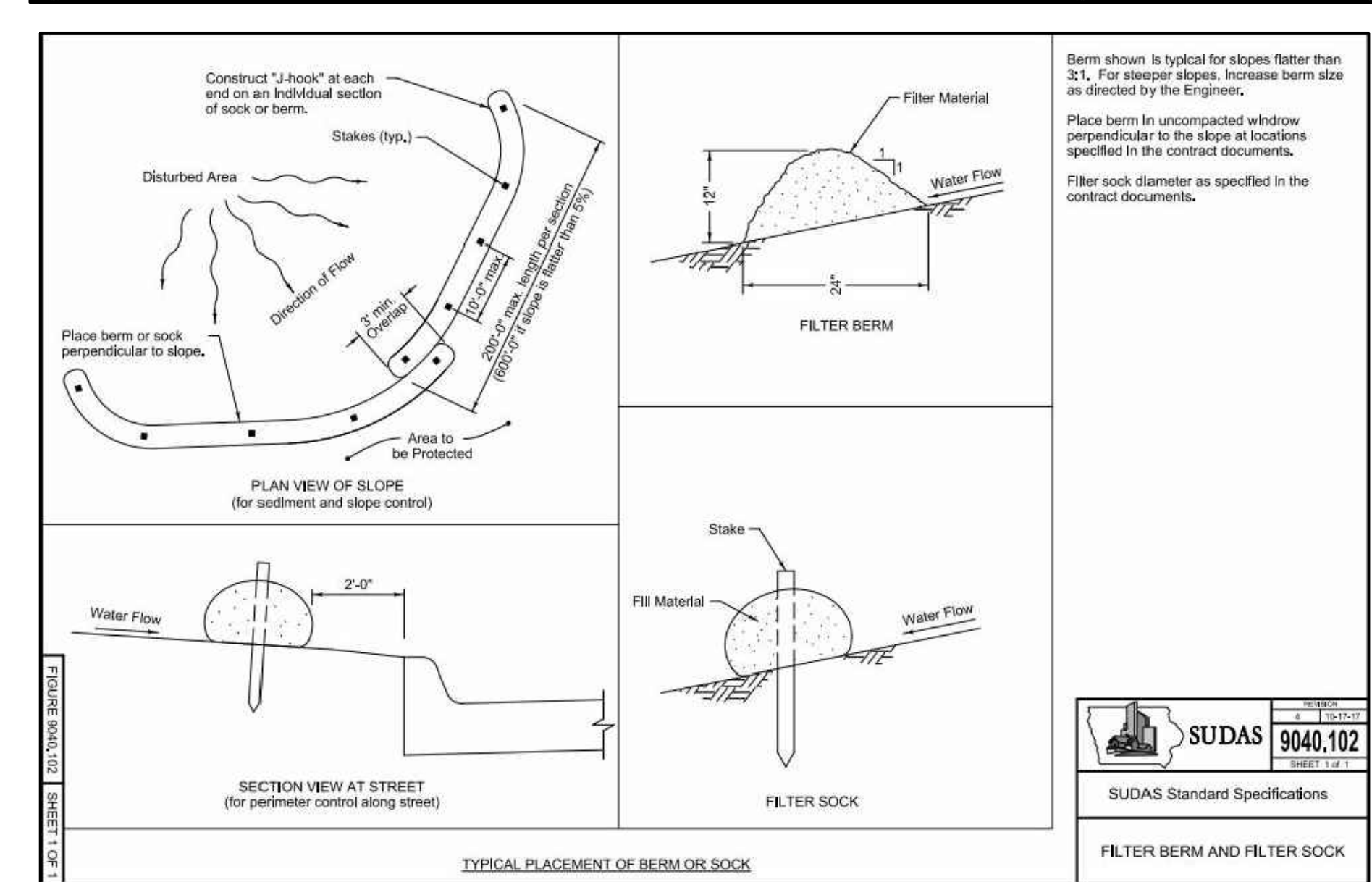
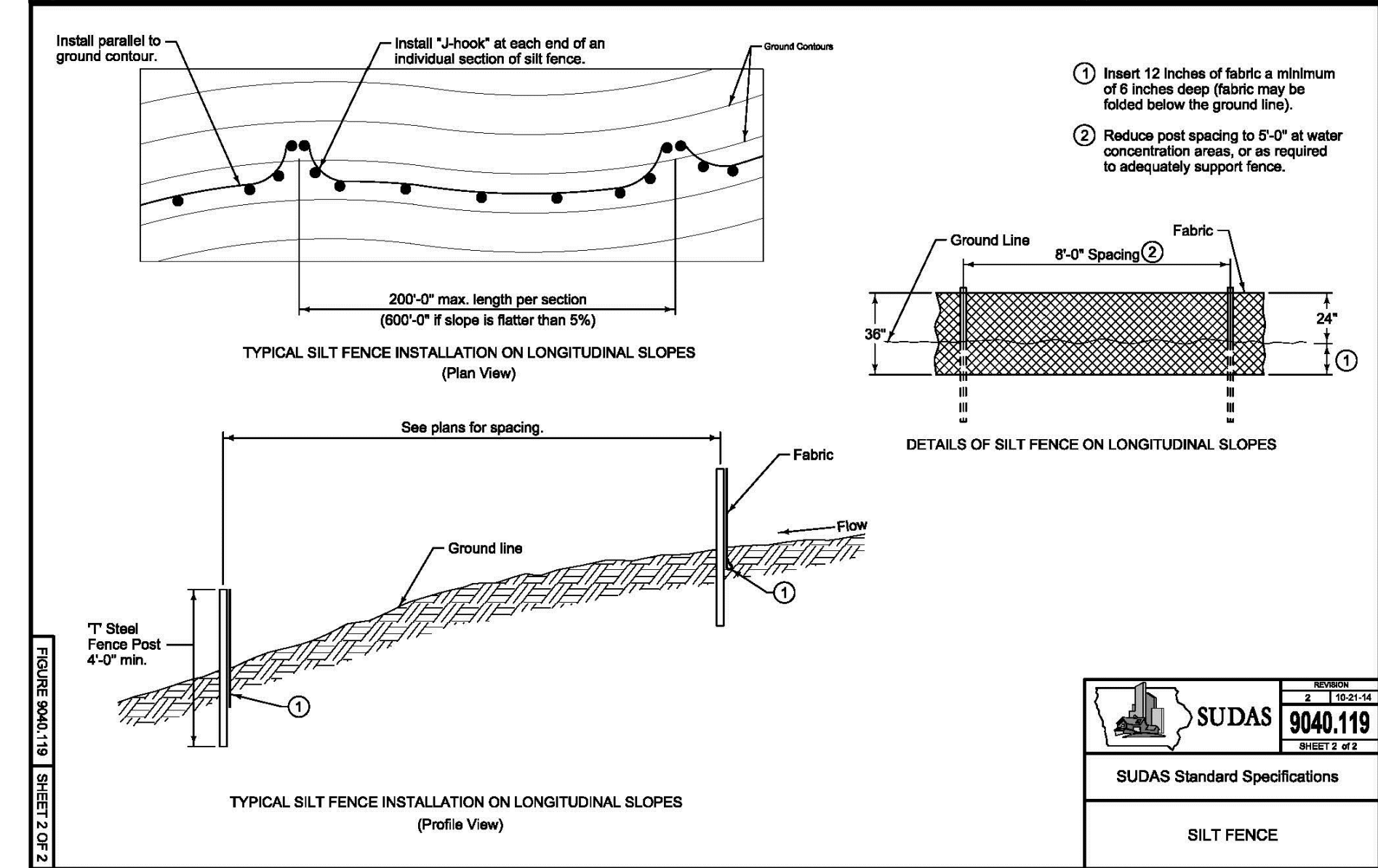
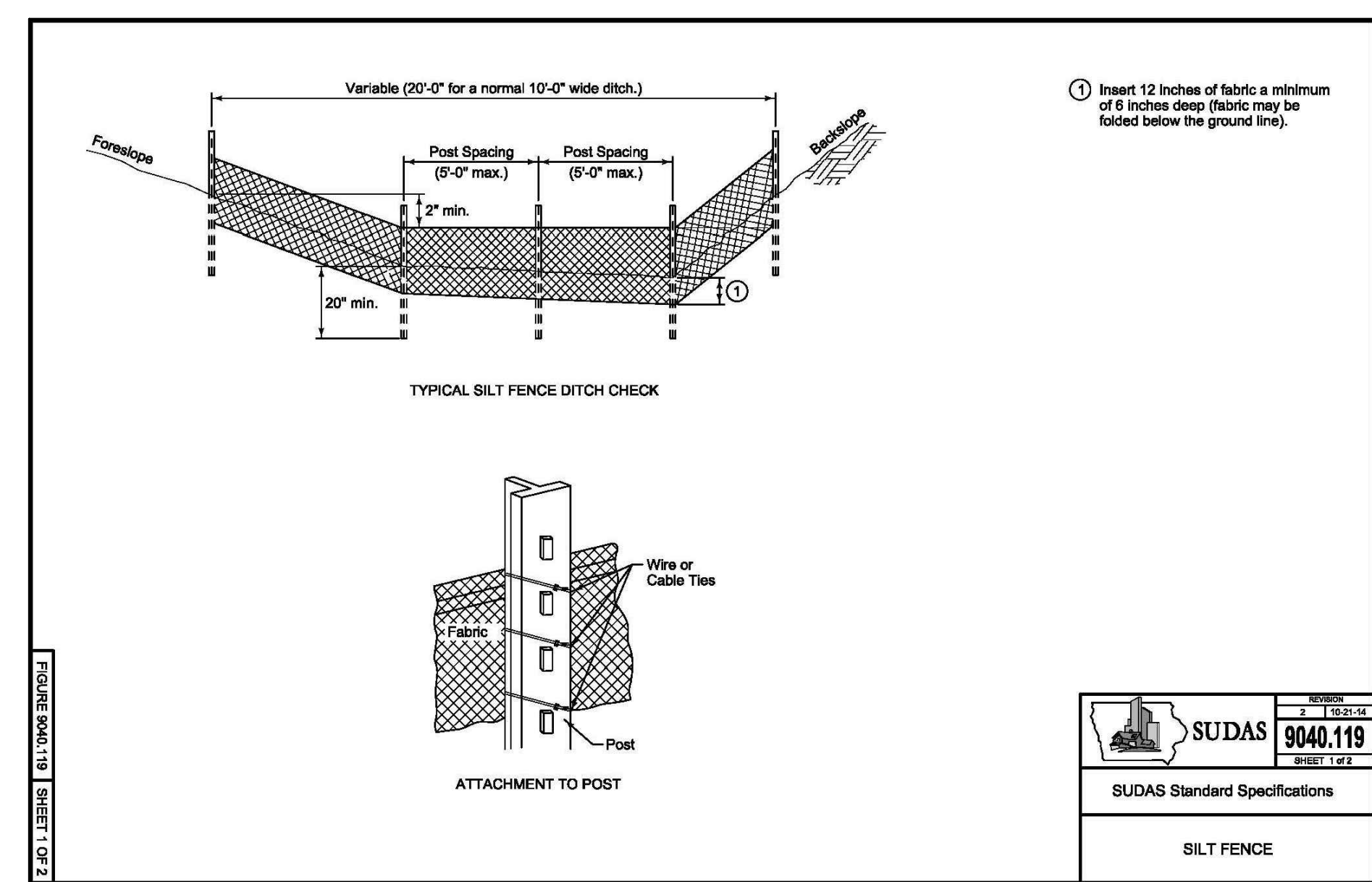
- NOTES:**
1. TOP FLANGE FABRICATED FROM 1 1/4" x 1 1/4" x 1/8" ANGLE BASE RIM FABRICATED FROM 1 1/2" x 1/2" x 1/8" CHANNEL. HANDLES AND SUSPENSION BRACKETS FABRICATED FROM 1 1/4" x 1/4" FLAT STOCK ALL DOMESTIC STEEL IS TO CONFORM TO ASTM-A36.
 2. SEDIMENT BAG IS TO BE FABRICATED FROM 4 OZ./SQ.YD. NON-WOVEN POLYPROPYLENE GEOTEXTILE REINFORCED WITH POLYESTER MESH WITH A MINIMUM FLOW RATE OF 145 GAL./MIN./SQ. FT. BAG IS TO BE DESIGNED FOR A MINIMUM SILT AND DEBRIS CAPACITY OF 2 CU. FT. BAG IS TO BE SECURED TO BASE RIM WITH A STAINLESS STEEL STRAP AND LOCK.

INLET BASKET FILTER FOR TYPE 1 INLETS



- NOTES:**
- 1) OPTIONAL USE OF A PORTABLE CONCRETE WASHOUT CONTAINER IS ACCEPTABLE WITH 30 MIL. POLYETHYLENE LINER.
 - 2) CONCRETE WASHOUT SHOULD BE CONTAINED AT ALL TIMES. WASHOUT MATERIAL SHOULD NOT BE ALLOWED TO ENTER WATER BODIES, STORM SEWERS OR LEACH INTO THE SOIL UNDER ANY CIRCUMSTANCES. ANY WASTE SHOULD BE DISPOSED OF PROPERLY AND THE LOCATION OF THE WASHOUT SHOULD BE DESIGNATED WITH PROPER SIGNAGE. FAILURE TO COMPLY COULD RESULT IN AN INCIDENT OF NONCOMPLIANCE (ION).

CONCRETE WASHOUT AREA DETAIL



DATE: 3/21/23
 REVISIONS: PER COMMUNITY DEVELOPMENT DEPT. COMMENTS DATED 2/2/23
 NO. 1
 2
 PER COMMUNITY DEVELOPMENT DEPT. COMMENTS DATED 3/9/23

Prepared For:
 McDonald's
 711 Jorie Blvd., 3rd Floor
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 McDONALD'S - WAUKEE, IA
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Prepared By:
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watermark-engineering
 RESOURCES

PROJECT NO.: 21-076

CHECKED BY: J.MILLER
 DESIGN BY: H.WITTENKELLER
 DRAWN BY: D.OLSON
 DATE: JANUARY 24, 2023
 SCALE: NONE

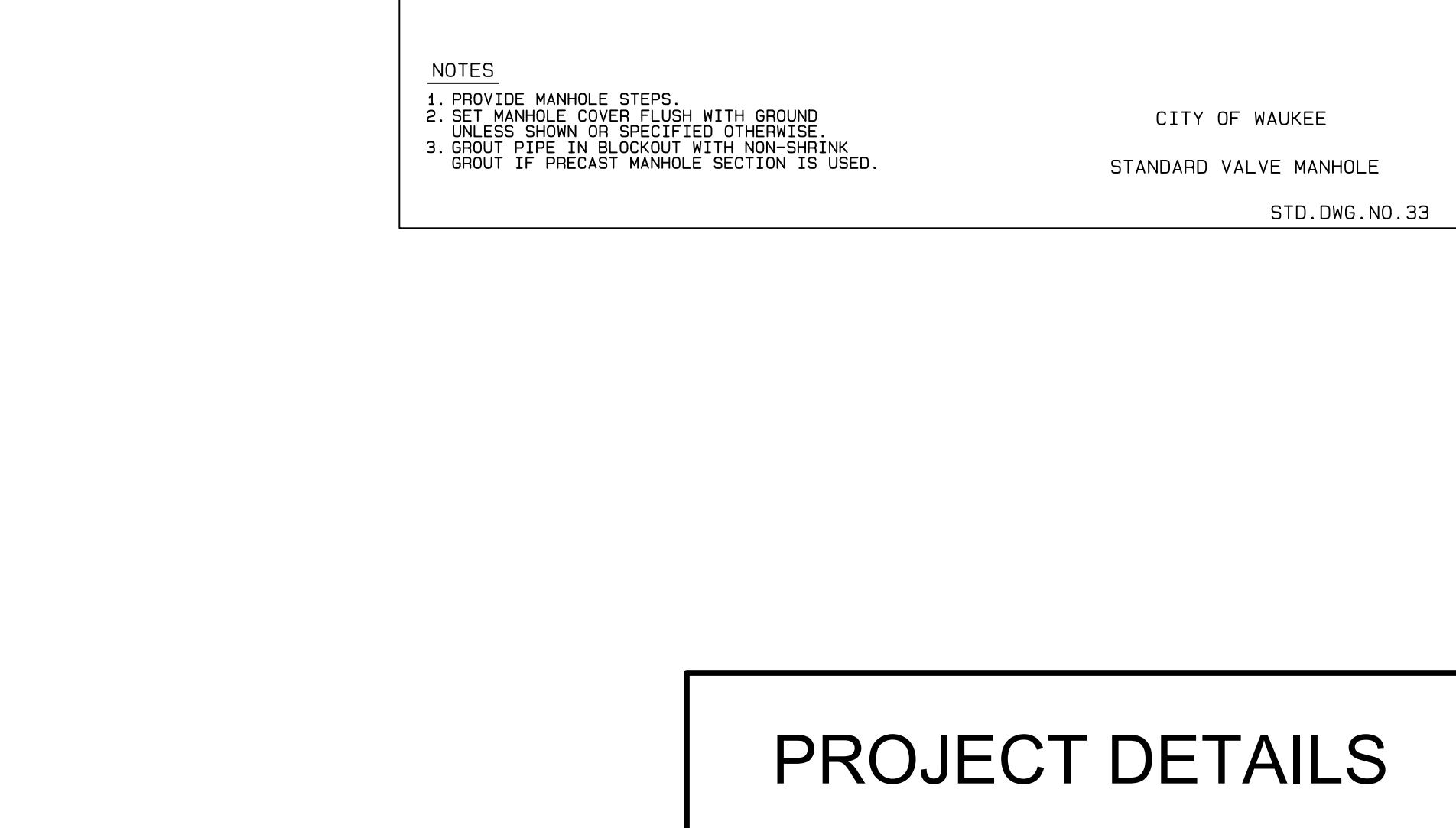
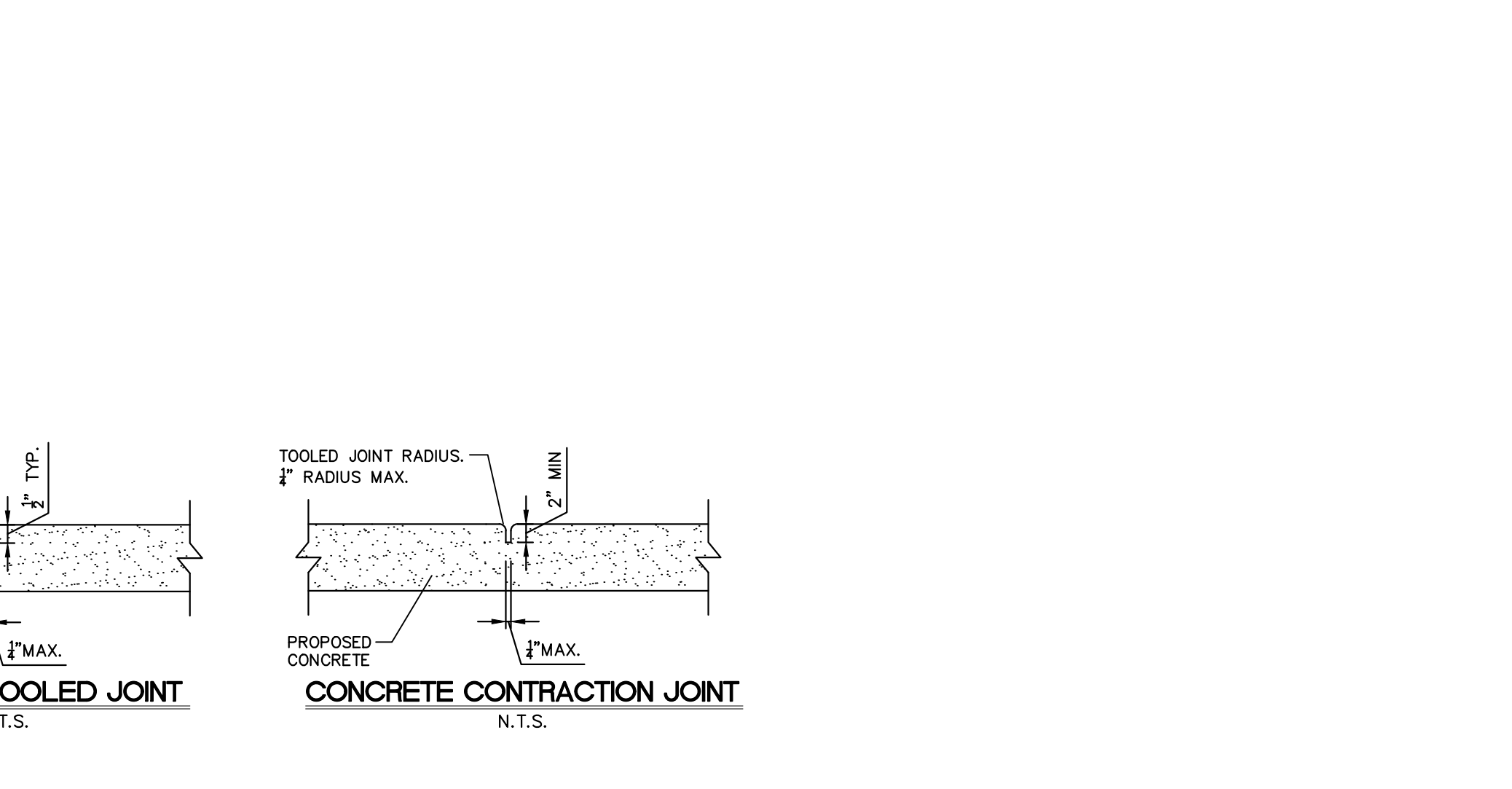
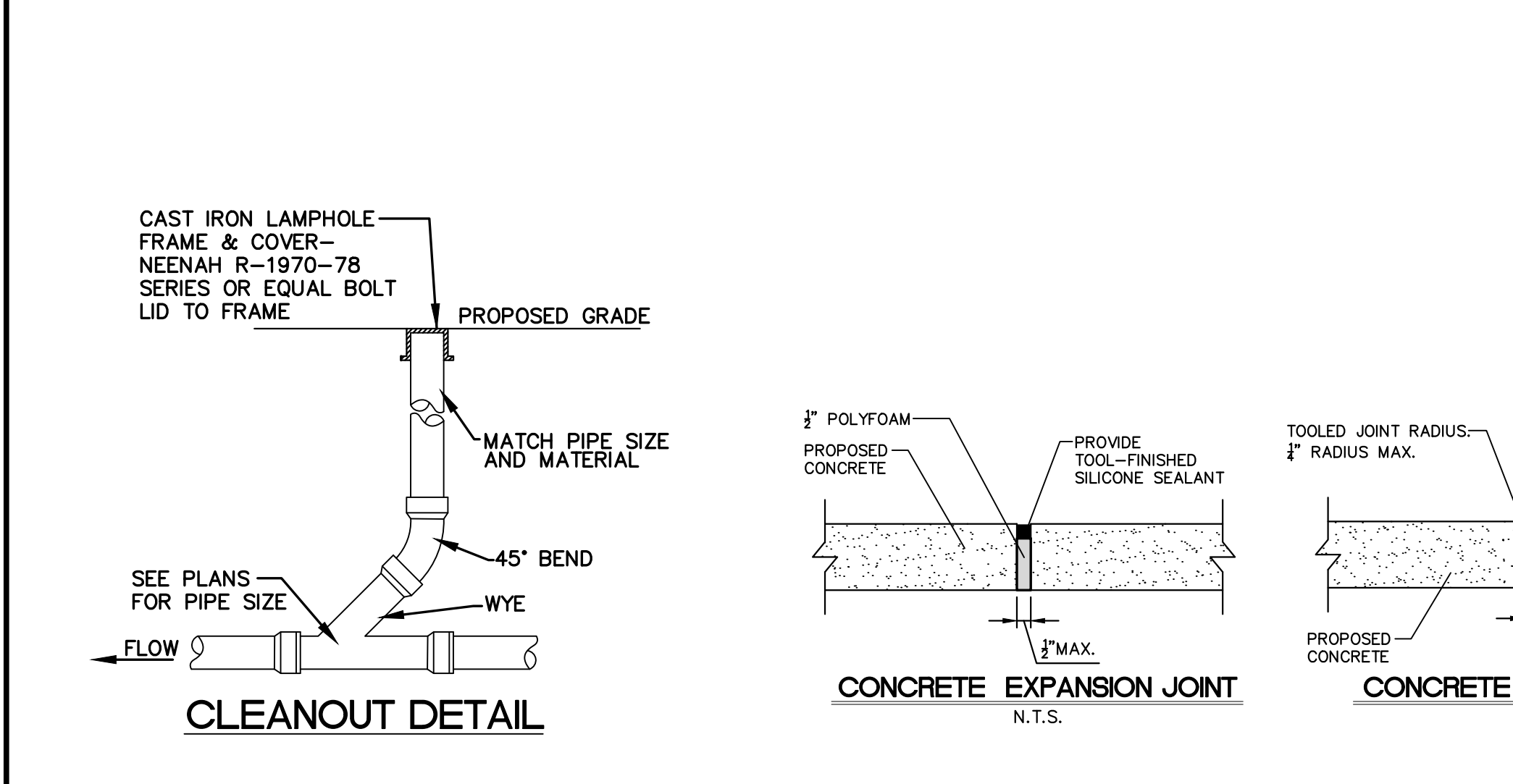
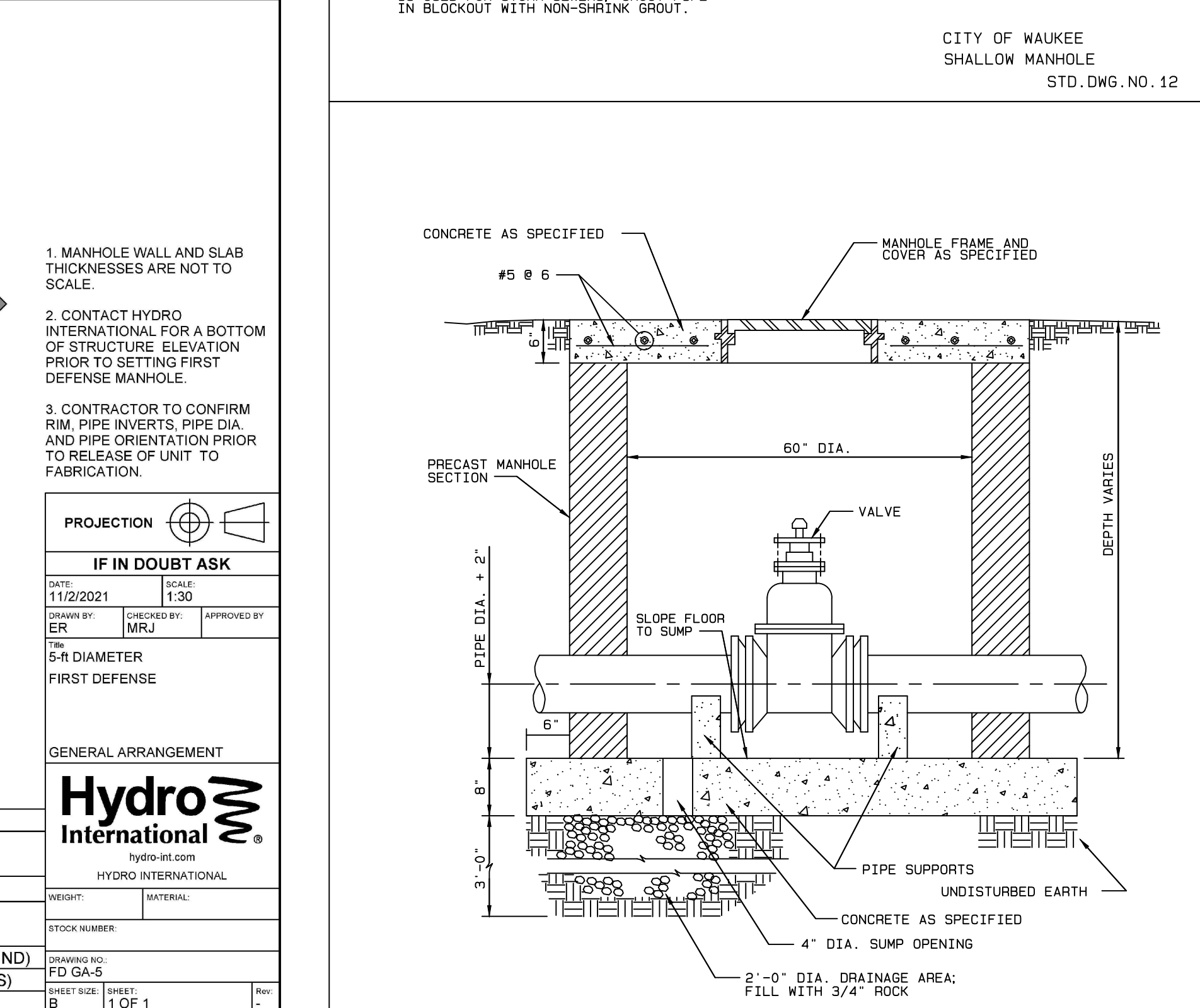
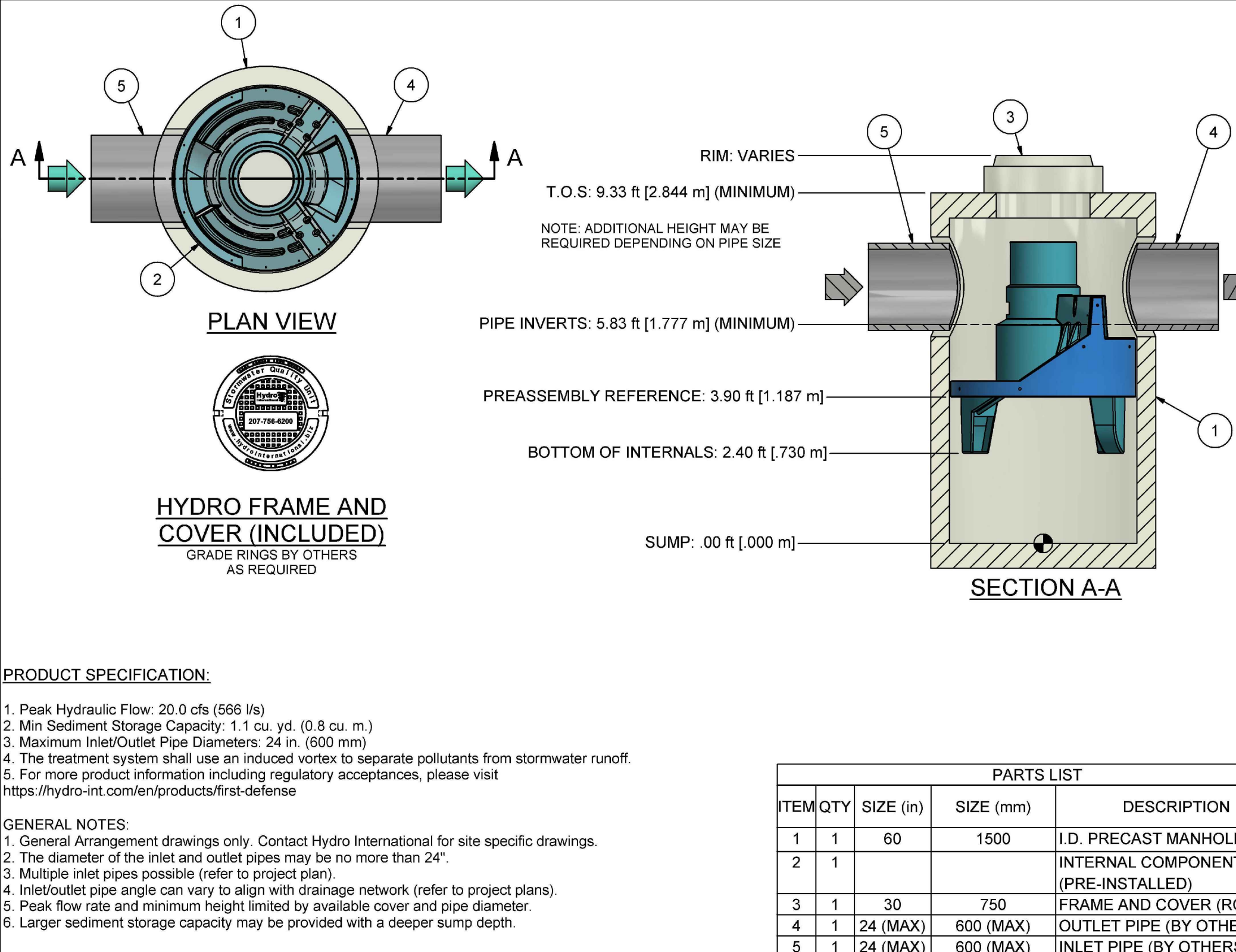
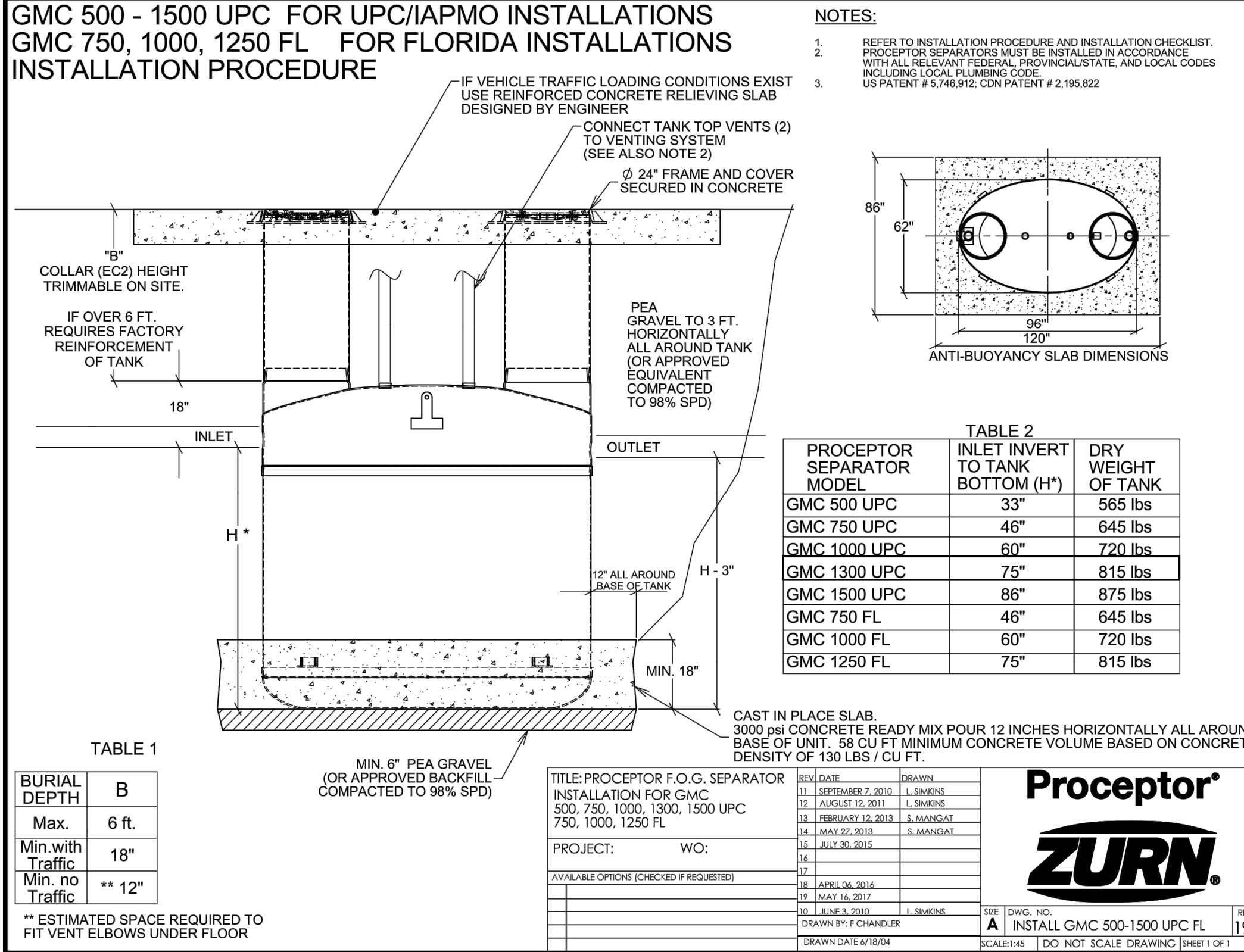
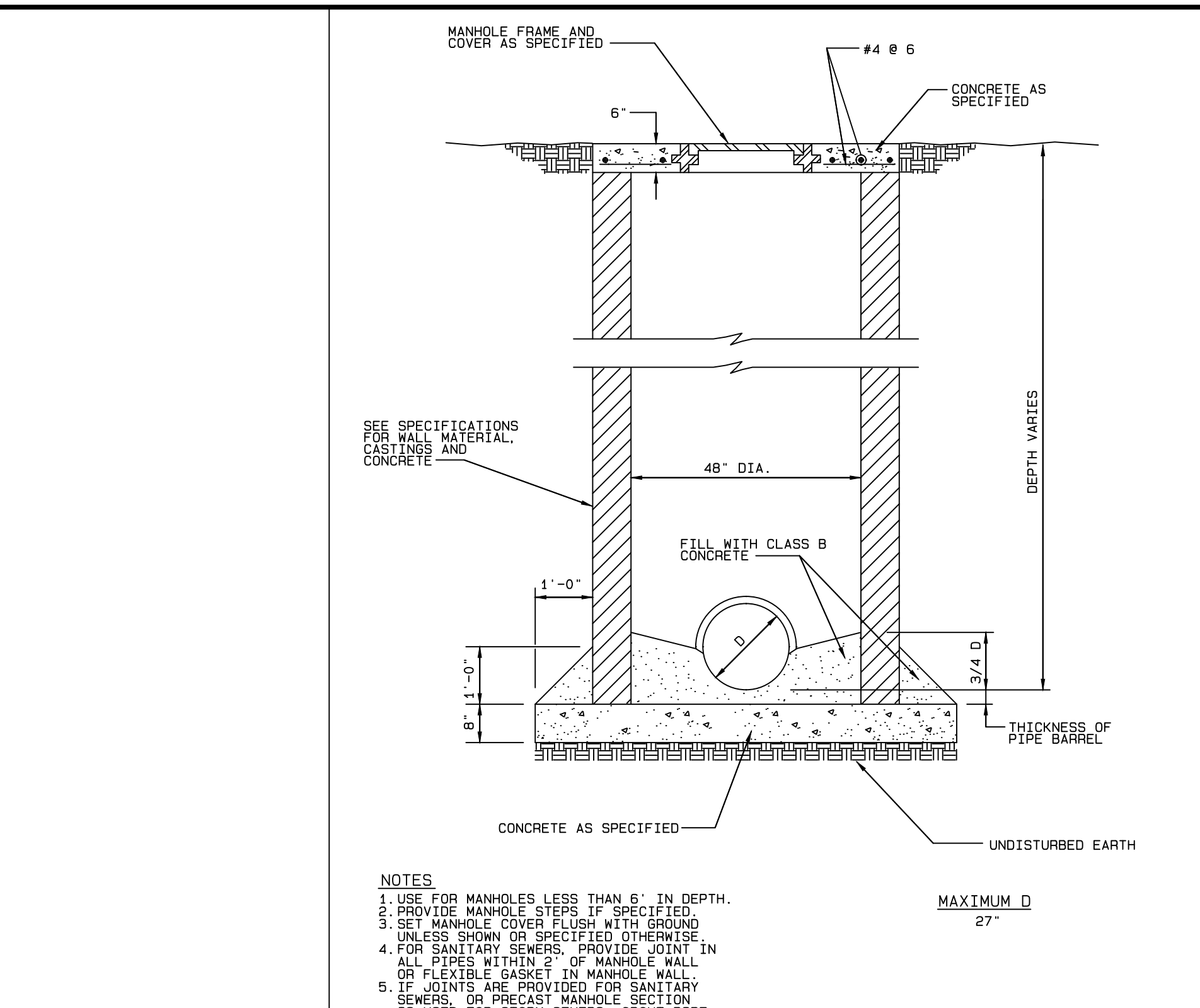
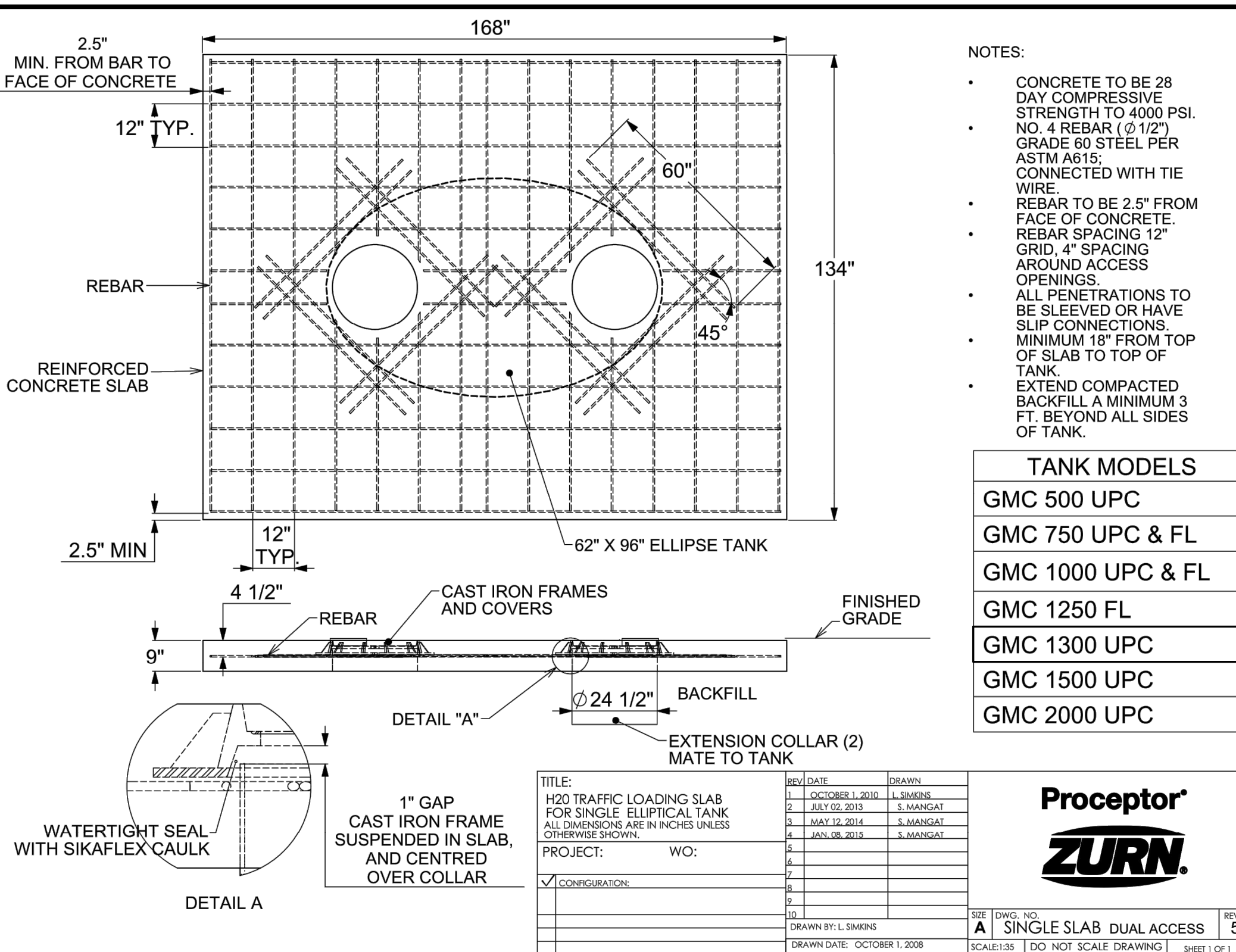
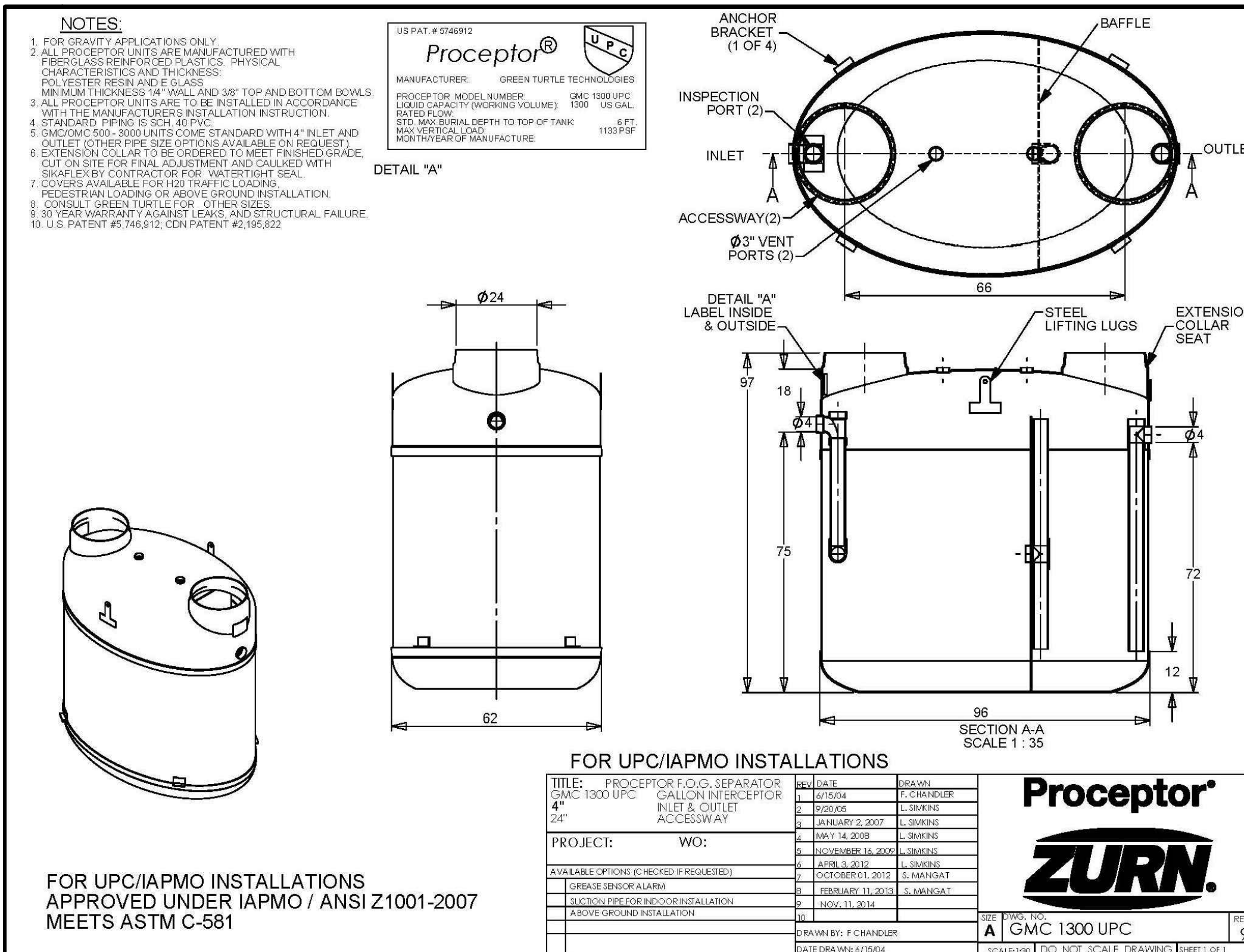
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 9040.119
 SHEET 2 OF 2

SUDAS Standard Specifications
 9040.119
 SHEET 2 OF 2

SUDAS Standard Specifications
 9040.102
 SHEET 1 OF 2

C-8
 LC #14-0360

SOIL EROSION CONTROL DETAILS AND SPECS



DATE
3/21/23
4/19/23

REVISIONS

| NO. | DESCRIPTION |
|-----|---|
| 1 | PER COMMUNITY DEVELOPMENT DEPT. COMMENTS DATED 2/2/23 |
| 2 | PER COMMUNITY DEVELOPMENT DEPT. COMMENTS DATED 3/9/23 |

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McDONALD'S - WAUKEE, IA
2820 Grand Prairie Parkway
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Prepared By:

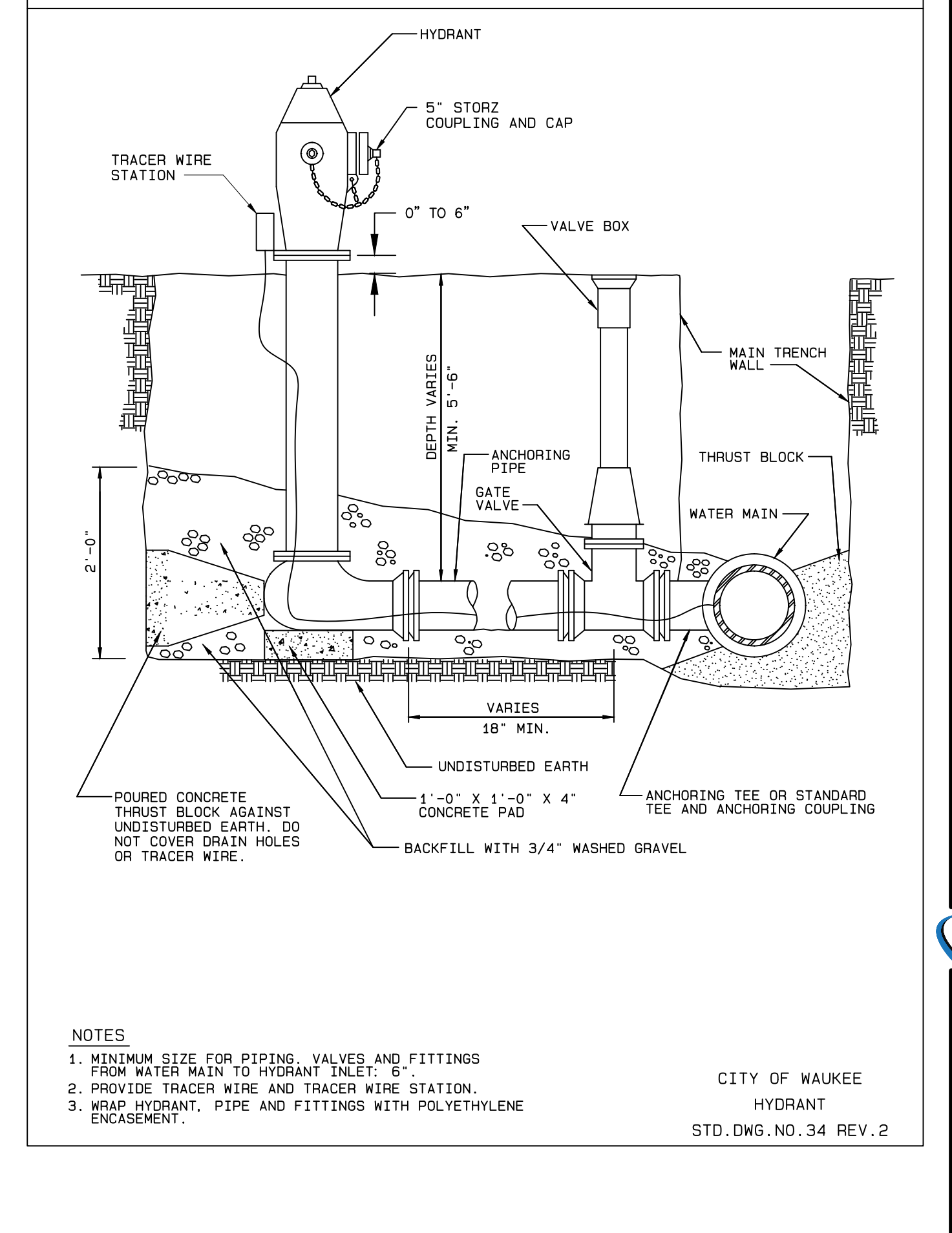
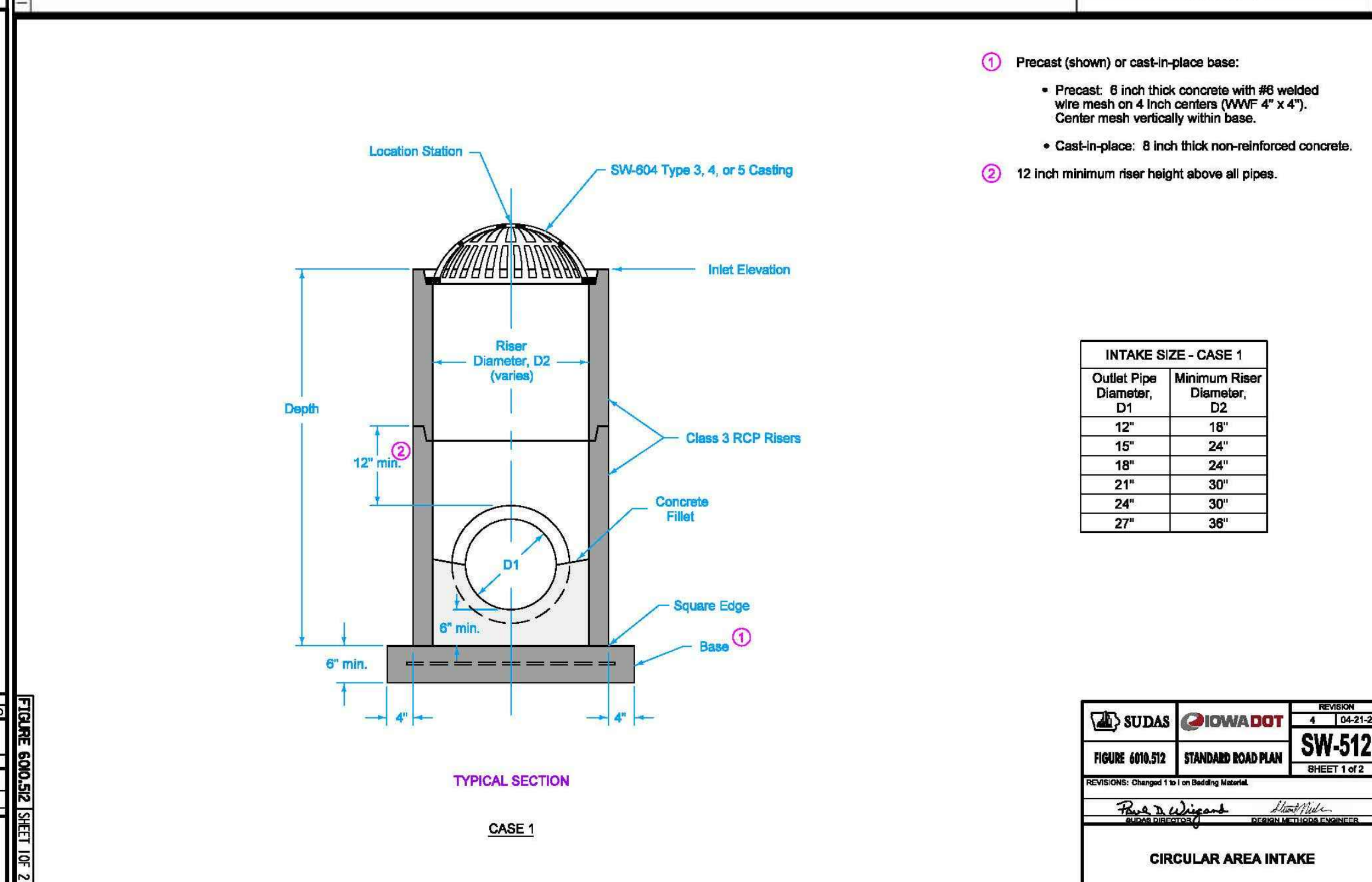
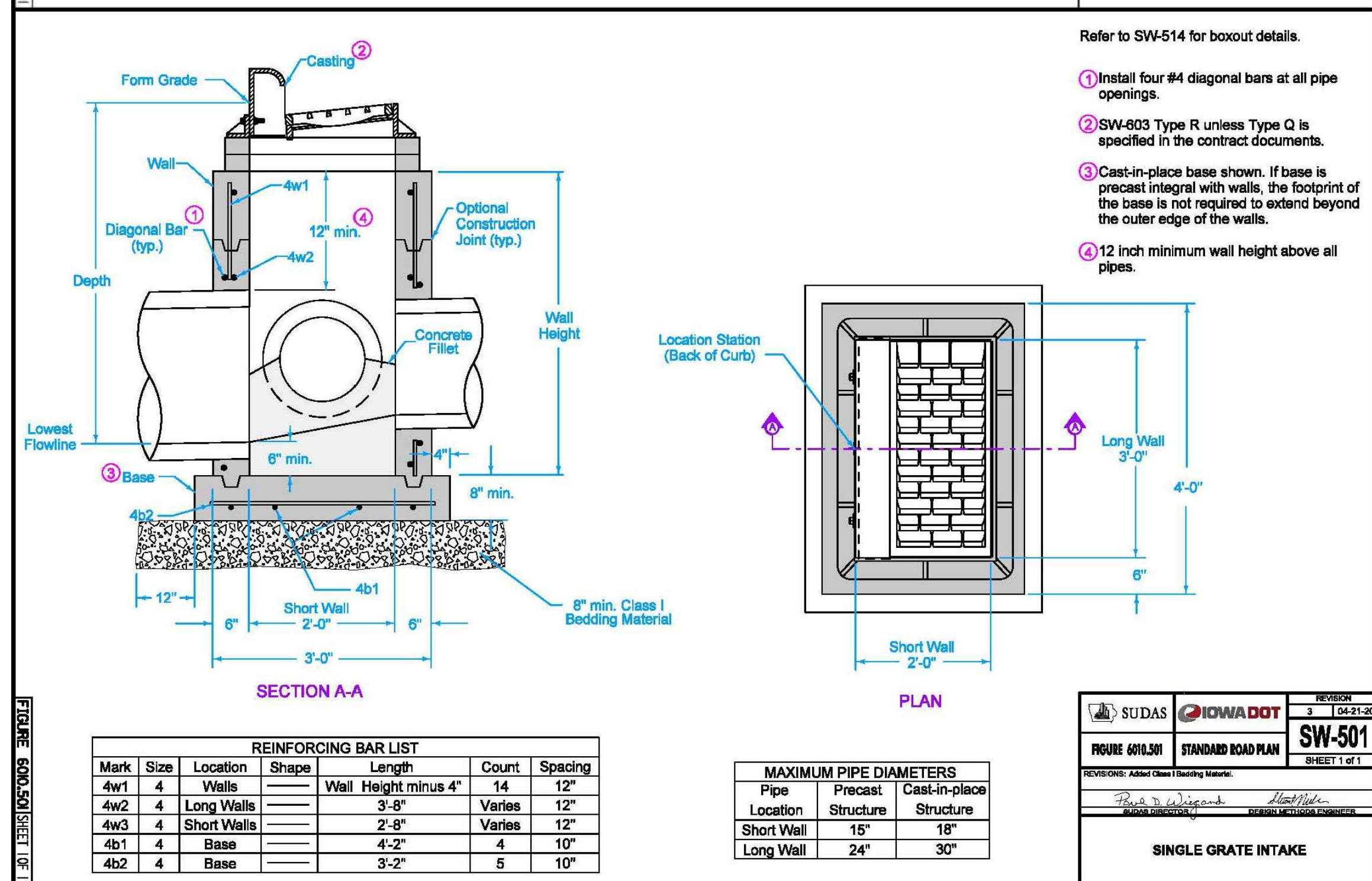
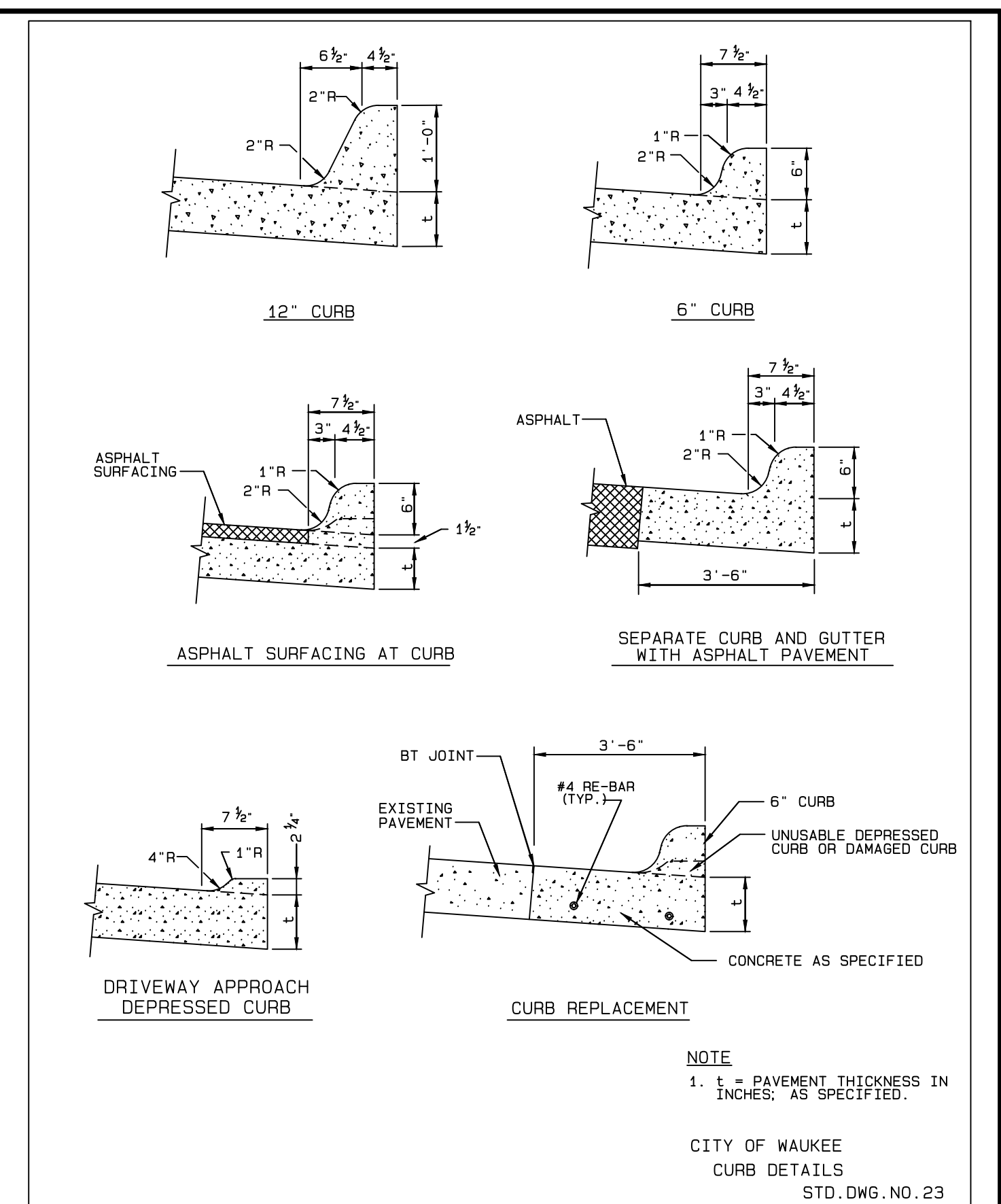
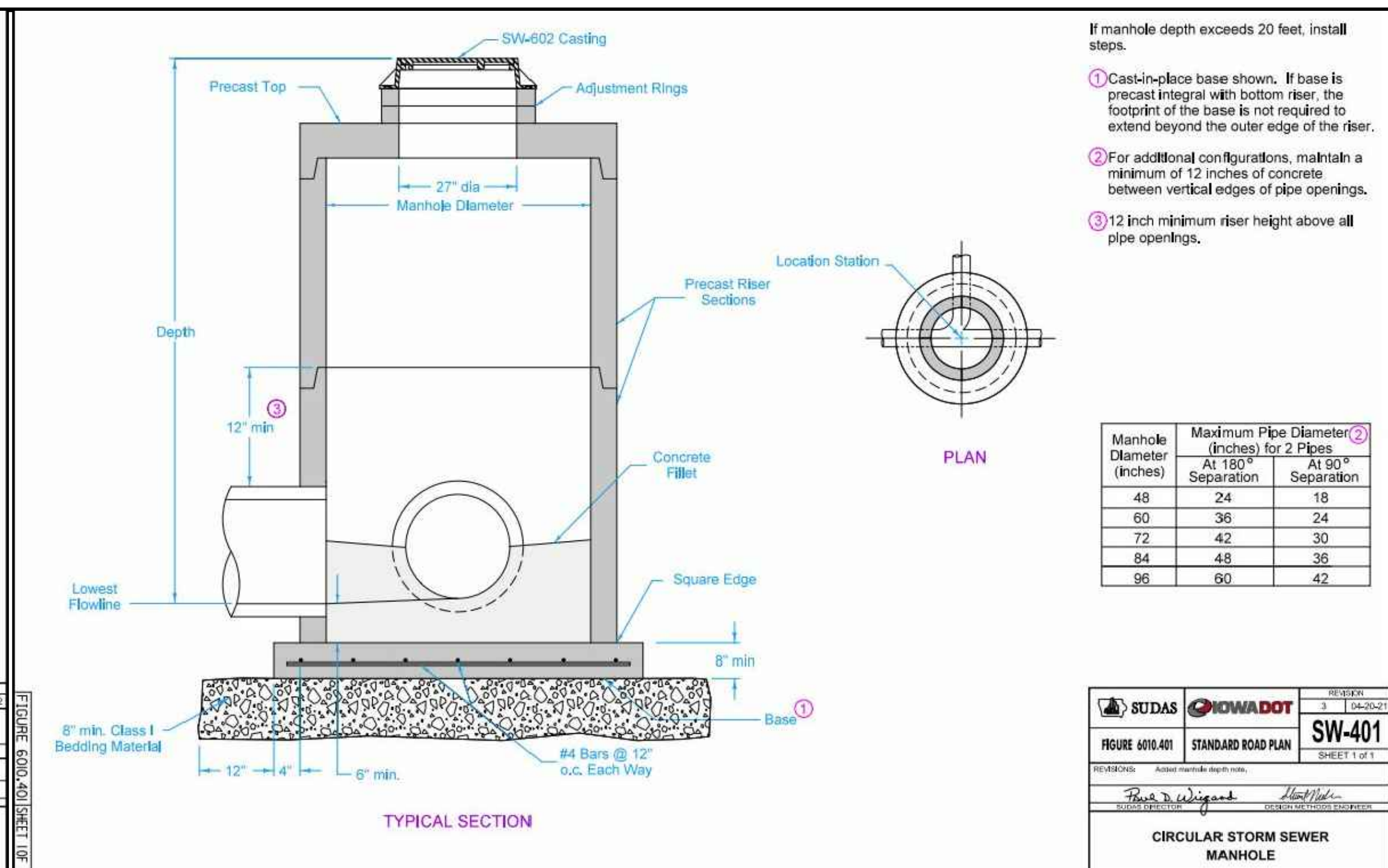
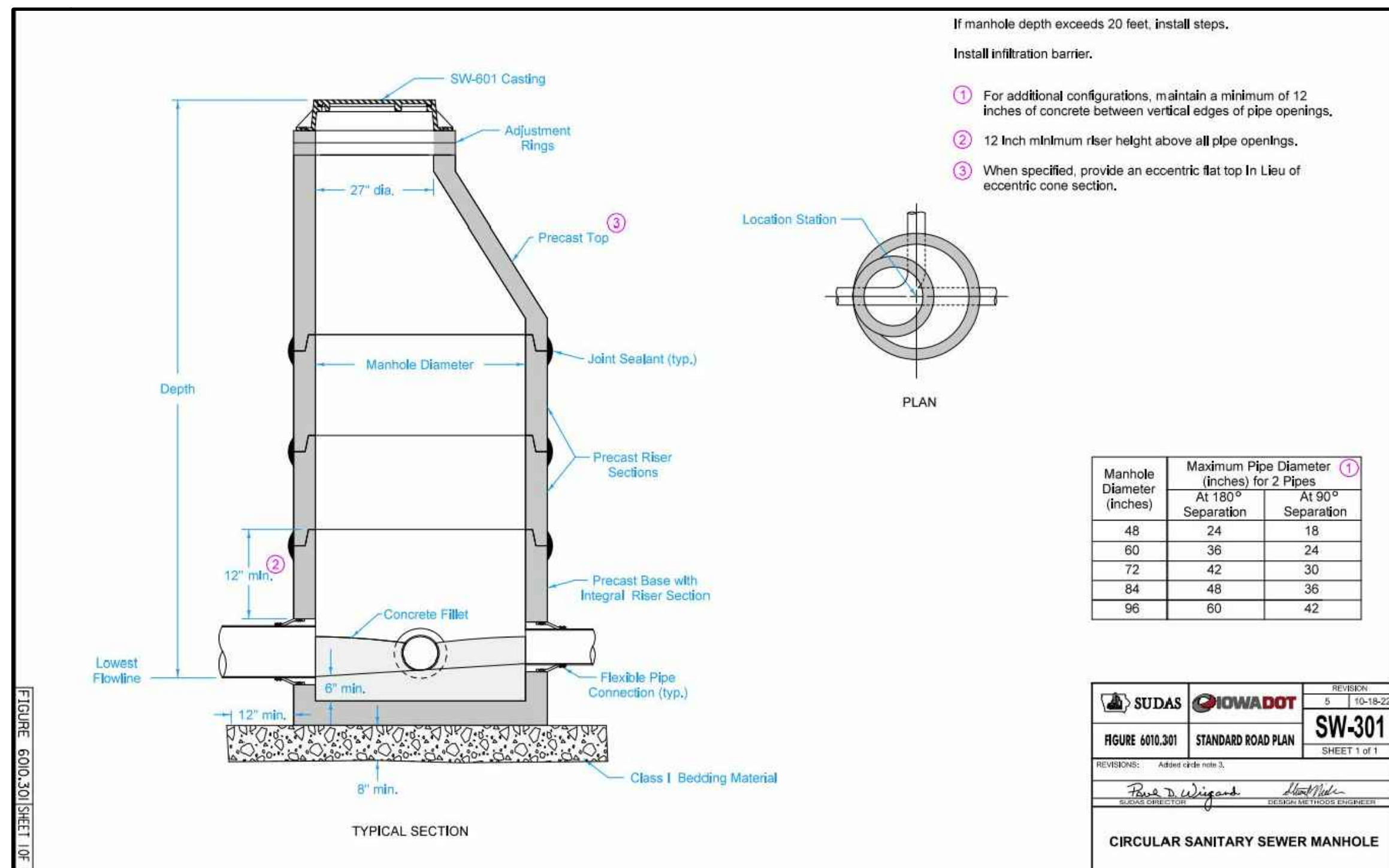
Watermark Engineering Resources
watermark-engineering.com | 2631 Ginger Woods Pkwy | Aurora, IL 60502 | (630) 375-1800

PROJECT NO.: 21-076

PROJECT DETAILS

C-9

LC #14-0360



DATE: 3/21/23
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 NO. 1
 2

Prepared For:
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CITY OF WAUKEE
 HYDRANT
 STD. DWG. NO. 34 REV. 2

FIGURE 600.80 (SHEET 1) OF 2

PROJECT SPECIFICATIONS

- 1. CONTRACTOR IS TO FOLLOW ALL ORDINANCES AND REQUIREMENTS OF THE STATE, COMMUNITY, LOCAL DISTRICTS AND THE IOWA ACCESSIBILITY CODE. ALL PROPOSED IMPROVEMENTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS WELL AS THE "2023 IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS" AND "2023 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS".

PAVEMENT

- 1. ALL PAVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING REFERENCES AS THEY APPLY: 2023 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT; 2023 S.U.D.A.S.; STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, IOWA D.O.T., LATEST EDITION; MANUAL FOR STRUCTURAL DESIGN OF PORTLAND CEMENT CONCRETE PAVEMENT, IOWA D.O.T., LATEST EDITION; DESIGN MANUAL, IOWA D.O.T., LATEST EDITION.

GRADING

- 1. GEOTECHNICAL REPORTS AS PREPARED BY OWNER (OR REPRESENTATIVE) SHALL BE REFERRED TO PRIOR TO EARTH MOVING AND/OR UTILITY CONSTRUCTION.
- 2. UNSTABLE SOIL SHALL BE REMOVED OR STABILIZED.
- 3. CONTRACTOR IS TO MAINTAIN A POSITIVE DRAINAGE PATTERN AT THE END OF EACH CURB. CARE SHOULD BE TAKEN TO INSURE THAT DRAINAGE IS NOT REROUTED OR BLOCKED IN A WAY THAT MAY BE INJURIOUS TO ADJACENT LAND.

SANITARY SEWER SPECIFICATIONS

- 1. ALL SANITARY SEWER PIPE SHALL BE P.V.C. PIPE CONFORMING TO ASTM D-3034 SPECIFICATIONS, SDR23.5 WALL THICKNESS AND ASTM D-3212 AND F 477 GASKET TYPE JOINTS OR ASTM D-2855 SOLVENT WELDED JOINTS.
- 2. ALL WATERMAIN QUALITY PLASTIC PIPE SHALL BE P.V.C. CONFORMING TO NSF STANDARD 14 AND: ASTM STANDARD D 2241 OR AWWA STANDARD C900 OR C905. JOINTING SHALL BE PRESSURE SLIP JOINTED, ELASTOMERIC SEALS (GASKETS) USED FOR PUSH-ON JOINTS SHALL COMPLY WITH ASTM STANDARD F477, AND SHALL BE PRESSURE RATED IN ACCORDANCE WITH ASTM D3139 OR ASTM D 3212.

STORM SEWER SPECIFICATIONS

- 1. ALL REINFORCED CONCRETE PIPE SHALL CONFORM TO ASTM C-76 SPECIFICATIONS WITH ASTM C-443 FLAT GASKET JOINTS, OR ASTM C-361 "O-RING" JOINTS WHEN WATER MAIN QUALITY JOINTS ARE REQUIRED.
- 2. ALL PLASTIC PIPE SHALL BE P.V.C. WITH SDR26 WALL THICKNESS AND CONFORM TO D-3034 SPECIFICATIONS WITH ASTM D-3212 GASKET TYPE JOINTS.

"AMERICANS WITH DISABILITIES ACT" (ADA) MINIMAL REQUIREMENTS:

- 1. GENERAL CONTRACTOR TO BECOME FAMILIAR WITH AND APPLY THE ADA MINIMAL REQUIREMENTS AND REPORT TO ARCHITECT/ENGINEER ANY DISCREPANCIES BEFORE CONSTRUCTION.
- 2. ACCESSIBLE ROUTES ON AN ACCESSIBLE SITE AND FOR ANY NEW SITE IMPROVEMENTS SHALL BE PROVIDED TO SERVE ALL ACCESSIBLE SPACES OR ELEMENTS.
- 3. THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE PER CODE IS 36".

- 13. AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 1:20 (5.00%) IS A RAMP AND SHALL COMPLY WITH THE RAMP REQUIREMENTS.
- 14. AN ACCESSIBLE ROUTE MAY CROSS OPEN PAVEMENT OR FOLLOW A RAMP AS REQUIRED BY SITE-SPECIFIC CONDITIONS. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE ACROSS OPEN PAVEMENT MUST NOT EXCEED 1:20 (5.00%), WITH A CROSS SLOPE NOT EXCEEDING 1:50 (2.00%). SLOPES EXCEEDING 1:20 (5.00%), BUT LESS THAN 1:12 (8.33%), CONSTITUTE RAMPS AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS, RISE AND RUN LIMITS, ETC.) AS DETAILED ON THE CIVIL AND ARCHITECTURAL PLANS. NO RAMP SHALL HAVE A RUNNING SLOPE EXCEEDING 1:12 (8.33%), NOR HAVE A CROSS SLOPE EXCEEDING 1:50 (2.00%).

- FIRE SAFETY CONSTRUCTION NOTE: APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES. IF PAVING IS NOT INSTALLED PRIOR TO BUILDING CONSTRUCTION COMMENCING AFTER FOOTING 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 AND COMPLY WITH THE REQUIREMENTS OF SECTION 503.2 OF THE IFC.

WATER MAIN SPECIFICATIONS

- 1. WATER MAINS AND SERVICES SHALL BE CONSTRUCTED SO THAT THE MINIMUM DEPTH IS FIVE AND ONE HALF FEET (5 1/2") MEASURED FROM FINISHED GRADE TO THE TOP OF THE PIPE, UNLESS OTHERWISE SPECIFIED AND/OR APPROVED BY THE REVIEW ENGINEER.
- 2. ALL WATER MAIN FITTINGS MAY OR MAY NOT BE SHOWN ON THE PLANS AND SHOULD BE INCLUDED IN THE COST OF THE WATER MAIN ITSELF FOR BIDDING PURPOSES. ALL WATER MAIN SHALL BE DUCTILE IRON CLASS 52 CEMENT LINED CONFORMING TO ANSI A-21.51 WITH ANSI A-21.11 JOINTS, OR TYPE "K" COPPER PIPE WITH SWEATED JOINTS.

S.U.D.A.S. WATERMAIN SPECIFICATIONS

- A. Horizontal Separation of Gravity Sewers from Water Mains:
1. Sanitary and Combined Sewers:
a. Separate gravity sanitary and combined sewer mains from water mains by a horizontal distance of at least 10 feet unless:
1) The top of a sewer main is at least 18 inches below the bottom of the water main, and
2) The sewer is placed in a separate trench or in the same trench on a bench of undisturbed earth at a minimum horizontal separation of 3 feet from the water main.

McDonald's logo and contact information: 711 Jorie Blvd., 3rd Floor Oak Brook, IL 60523. Includes project specifications title and drawing number C-11 LC #14-0360.

ALTA / NSPS LAND TITLE SURVEY

OUTLOT 'U'
THE SHOPS AT KETTLESTONE NORTH
PLAT 4
SOUTH HALF OF SECTION 4,
TOWNSHIP 78 NORTH, RANGE 26 WEST
FIFTH PRINCIPAL MERIDIAN
CITY OF WAUKEE, DALLAS COUNTY, IA

LEGAL DESCRIPTION FROM TITLE COMMITMENT (EXHIBIT 'A')

OUTLOT U, THE SHOPS AT KETTLESTONE NORTH PLAT 4, DALLAS COUNTY, IOWA.

LEGAL DESCRIPTION OF LOT 2 (PROJECT AREA)

(BASED UPON SITE PLAN OF KEETOWN LOOP PLAT 1, SEE NOTE 10)

A PARCEL OF LAND KNOWN AS LOT 2 OF KEETOWN LOOP PLAT 1, LOCATED IN OUTLOT U OF THE SHOPS AT KETTLESTONE NORTH PLAT 4 SUBDIVISION, RECORDED IN BOOK 2018, PAGE 14402 ON AUGUST 1, 2018 IN THE DALLAS COUNTY RECORDER'S OFFICE, SITUATED WITHIN THE SOUTH HALF OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF WAUKEE, DALLAS COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

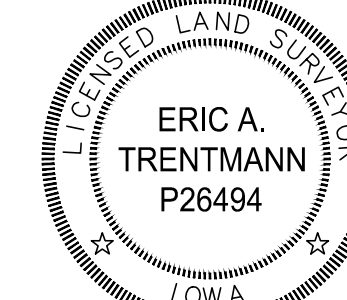
BEGINNING AT THE NORTHERN-MOST NORTHEAST CORNER OF SAID OUTLOT U, THENCE SOUTH 26°31'49" EAST, 25.00 FEET ALONG THE NORTHEAST LINE OF SAID OUTLOT U TO THE EASTERN-MOST NORTHEAST CORNER OF SAID OUTLOT U; THENCE 184.39 FEET SOUTHWESTERLY ALONG A NON TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 1587.50 FEET AND A CENTRAL ANGLE OF 06°39'18", THE CHORD OF WHICH BEARS SOUTH 14°42'37" WEST, 184.28 FEET; THENCE NORTH 89°59'57" WEST, 235.96 FEET; THENCE NORTH 00°00'03" EAST, 268.44 FEET; THENCE NORTH 35°22'22" EAST, 60.42 FEET TO A POINT ON THE NORTHERLY LINE OF SAID OUTLOT U; THENCE SOUTH 53°23'22" EAST, 77.83 FEET ALONG SAID NORTHERLY LINE; THENCE 105.26 FEET EASTERLY ALONG SAID NORTHERLY LINE BEING A CURVE TO THE LEFT WITH A RADIUS OF 1155.00 FEET AND A CENTRAL ANGLE OF 05°13'17", THE CHORD OF WHICH BEARS SOUTH 66°45'55" EAST, 105.22 FEET; THENCE SOUTH 69°22'34" EAST, 83.02 FEET ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING, CONTAINING 67.102 SQUARE FEET, OR 1.540 ACRES, MORE OR LESS.

THIS IS TO CERTIFY TO DELAWARE McDONALD'S CORPORATION, D/B/A McDONALD'S CORPORATION, McDONALD'S USA, LLC, McDONALD'S REAL ESTATE COMPANY, McDONALD'S CORPORATION, THE QUARTER AT WAUKEE, L.L.C., AN IOWA LIMITED LIABILITY COMPANY, AND CHICAGO TITLE INSURANCE COMPANY, THAT WE HAVE, DURING THE MONTH OF JULY, 2022, AT THEIR REQUEST, MADE A PROPERTY BOUNDARY SURVEY OF A TRACT OF LAND BEING THAT PARCEL CONVEYED TO THE QUARTER AT WAUKEE, L.L.C. BY DEED RECORDED IN BOOK 2020, PAGE 2286 OF THE DALLAS COUNTY RECORDS, SITUATED WITHIN THE SOUTH HALF OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF WAUKEE, DALLAS COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION, ATTACHED HEREWITH, OUTLOT 'U' CONTAINING 24.50 ACRES MORE OR LESS (PROJECT AREA CONTAINING 1.540 ACRES, MORE OR LESS).

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 7(A), 7(B), 8, 9, 10, 11(A) AND 13 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 17, 2022. THIS SURVEY HAS ALSO BEEN MADE IN ACCORDANCE WITH THE CURRENT IOWA MINIMUM STANDARDS FOR PROPERTY SURVEYS, MEETS THE ACCURACY REQUIREMENTS AS DEFINED THEREIN, AND THE RESULTS ARE AS SHOWN ON THIS PLAT. BEARINGS ARE BASED ON GRID NORTH OF THE IOWA PLANE COORDINATE SYSTEM, SOUTH ZONE.

I HEREBY CERTIFY THAT THIS LAND SURVEY DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

FARNSWORTH GROUP, INC.
20 ALLEN AVE, STE 200
ST. LOUIS, MISSOURI 63119



BY: *Eric Trentmann*
ERIC TRENTMANN DATED 10/20/2022
IOWA PROFESSIONAL LAND SURVEYOR No. P26494
LICENSE EXPIRES 12-31-22

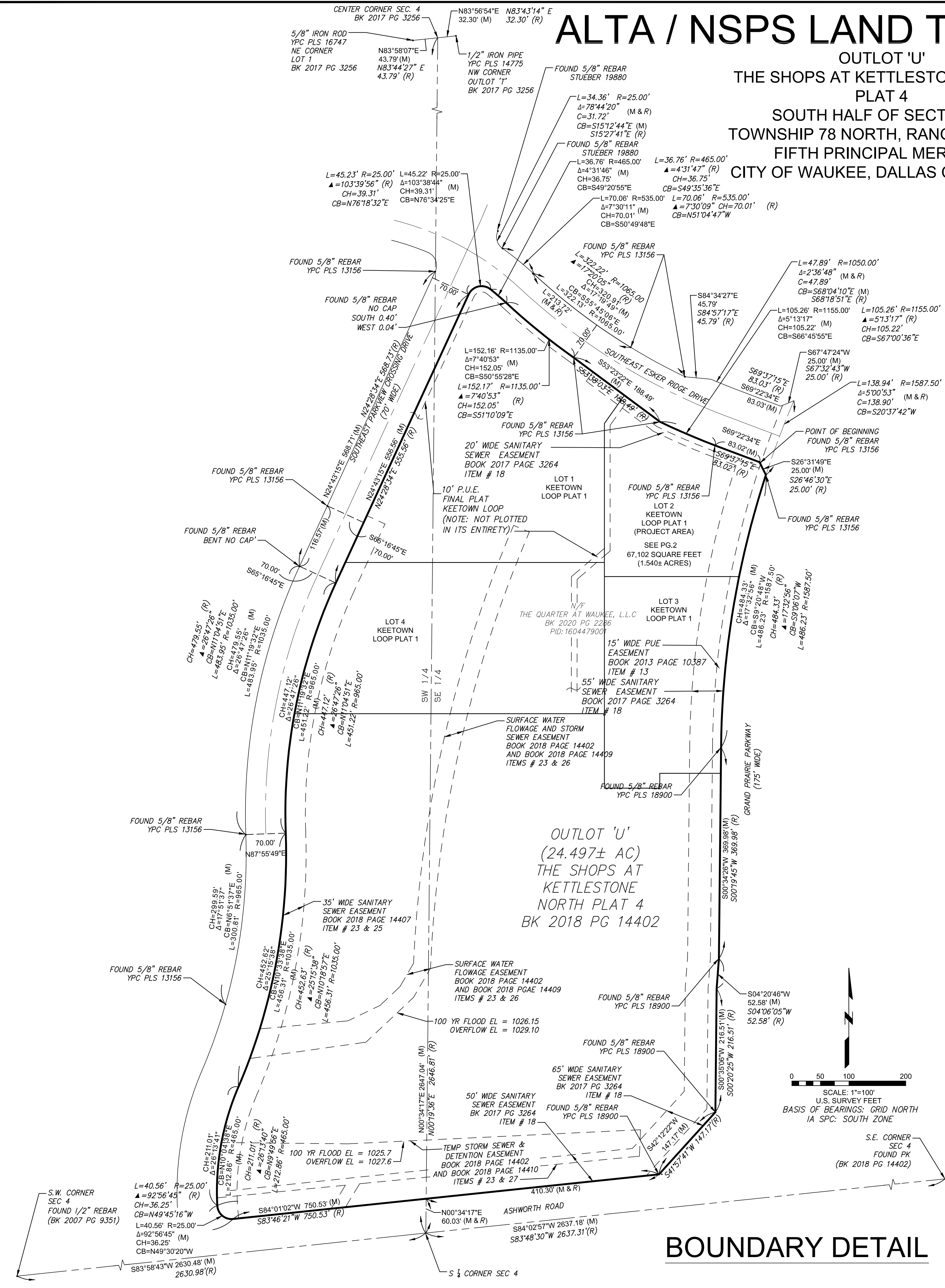
TITLE COMMITMENT NOTES

1. SOURCE OF TITLE: A CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, No. MN304460, DATED JANUARY 3, 2022. ALL CALLS TO DEED AND PLAT BOOKS ARE FOR THOSE BOOKS IN THE DALLAS COUNTY RECORDS. SCHEDULE B PART II EXCEPTIONS ARE AS FOLLOWS:

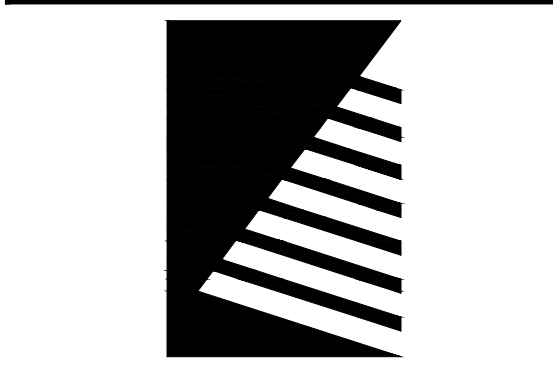
- 1-11 AND 29 ARE NOT SURVEY RELATED ITEMS
- 12) LIMITED EASEMENT IN FAVOR OF XENIA RURAL WATER DISTRICT DATED MARCH 31, 1994, RECORDED APRIL 4, 1994, IN BOOK 764, PAGE 564. ASSIGNMENT, TRANSFER AND CONVEYANCE OF EASEMENT RIGHTS FROM XENIA RURAL WATER DISTRICT TO THE CITY OF WAUKEE, DATED OCTOBER 7, 2015, RECORDED NOVEMBER 6, 2015, IN BOOK 2015, PAGE 18093. (SEE ITEM 16 ON ASSIGNMENT) AFFECTS SUBJECT PROPERTY. THE EASEMENT DESCRIPTION IS BLANKET IN NATURE AND STATED THE EASEMENT IS A 30-FOOT STRIP, THE CENTERLINE OF WHICH BEING THE AS-BUILT LOCATION OF THE WATER PIPELINE. NOTE THERE IS EVIDENCE OF A WATERLINE TO BE CONSTRUCTED ON SITE, AND IS SHOWN HEREON WITHOUT SAID GRAPHIC 30' EASEMENT DEPICTION, SINCE THE WATERLINE HAS YET TO BE CONSTRUCTED.
- 13) PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF WAUKEE, DATED APRIL 12, 2013, RECORDED JUNE 6, 2013, IN BOOK 2013, PAGE 10387. AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
- 14) DEVELOPMENT AGREEMENT DATED DECEMBER 27, 2012, RECORDED DECEMBER 31, 2012, IN BOOK 2012, PAGE 23866. DOES NOT AFFECT THE SUBJECT PROPERTY. THE DEVELOPMENT AGREEMENT AFFECTS PROPERTIES NORTH AND EAST OF SUBJECT PROPERTY.
- 15) DEVELOPER'S AGREEMENT DATED DECEMBER 8, 2016, RECORDED JANUARY 11, 2017, IN BOOK 2017, PAGE 671. NOT A SURVEY ITEM.
- 16) DEVELOPMENT AGREEMENT DATED DECEMBER 8, 2016, RECORDED JANUARY 11, 2017, IN BOOK 2017, PAGE 672. NOT A SURVEY ITEM. DOES NOT AFFECT THE SUBJECT PROPERTY. PROPERTY DESCRIBED WITHIN DOCUMENT IS LOCATED NORTH OF SUBJECT PROPERTY.
- 17) EASEMENTS SET FORTH ON THE PLAT OF THE SHOPS AT KETTLESTONE NORTH PLAT 1, RECORDED FEBRUARY 22, 2017, IN BOOK 2017, PAGE 3256. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT.
- 18) SANITARY SEWER EASEMENT IN FAVOR OF THE CITY OF WAUKEE, DATED FEBRUARY 9, 2017, RECORDED FEBRUARY 22, 2017, IN BOOK 2017, PAGE 3264. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT.
- 19) PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF WAUKEE, DATED FEBRUARY 9, 2017, RECORDED FEBRUARY 22, 2017, IN BOOK 2017, PAGE 3269. DOES NOT AFFECT THE SUBJECT PROPERTY. EASEMENT IS LOCATED NORTH OF SUBJECT PROPERTY.
- 20) PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF WAUKEE, DATED FEBRUARY 9, 2017, RECORDED FEBRUARY 22, 2017, IN BOOK 2017, PAGE 3270. DOES NOT AFFECT THE SUBJECT PROPERTY. EASEMENT IS LOCATED NORTH OF SUBJECT PROPERTY.
- 21) STORM WATER MANAGEMENT FACILITY MAINTENANCE COVENANT AND PERMANENT EASEMENT AGREEMENT IN FAVOR OF THE CITY OF WAUKEE, RECORDED MARCH 27, 2017, IN BOOK 2017, PAGE 5162. AFFECTS SUBJECT PROPERTY. EASEMENT INCLUDES SUBJECT PROPERTY AS PART OF A LARGER AREA INCLUDING SURFACE DRAINAGE COMPONENTS DIRECTED TO A STORM WATER DETENTION BASIN LOCATED SOUTH AND WEST OF THE SUBJECT PROPERTY. SEE DOCUMENT FOR FURTHER DETAILS.
- 22) DECLARATION OF USE RESTRICTIONS DATED MARCH 8, 2018, RECORDED MARCH 9, 2018, IN BOOK 2018, PAGE 3715. NOT A SURVEY ITEM. DOCUMENT DETAILS USAGE RESTRICTIONS THAT AFFECT SUBJECT PROPERTY.
- 23) EASEMENTS SET FORTH ON THE PLAT OF THE SHOPS AT KETTLESTONE NORTH PLAT 4, RECORDED AUGUST 1, 2018, IN BOOK 2018, PAGE 14402. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT.
- 24) DECLARATION OF OWNERS ASSOCIATION FOR THE SHOPS AT KETTLESTONE NORTH, DATED JULY 9, 2018, RECORDED AUGUST 1, 2018, IN BOOK 2018, PAGE 14403. AFFECTS SUBJECT PROPERTY. EASEMENTS ARE BLANKET IN NATURE AND THEREFORE NOT DEPICTED ON THE PLAT. REFER TO DOCUMENT FOR FURTHER INFORMATION.
- 25) SANITARY SEWER EASEMENT IN FAVOR OF THE CITY OF WAUKEE, DATED JULY 9, 2018, RECORDED AUGUST 1, 2018, IN BOOK 2018, PAGE 14407. AFFECTS THE SUBJECT PARCEL AS SHOWN ON PLAT.
- 26) SURFACE WATER FLOWAGE EASEMENT IN FAVOR OF THE CITY OF WAUKEE, DATED JULY 9, 2018, RECORDED AUGUST 1, 2018, IN BOOK 2018, PAGE 14409. AFFECTS THE SUBJECT PARCEL AS SHOWN ON PLAT.
- 27) TEMPORARY STORM SEWER AND DETENTION EASEMENT IN FAVOR OF THE CITY OF WAUKEE, DATED JULY 9, 2018, RECORDED AUGUST 1, 2018, IN BOOK 2018, PAGE 14410. AFFECTS THE SUBJECT PARCEL AS SHOWN ON PLAT.
- 28) STORM WATER MANAGEMENT FACILITY MAINTENANCE COVENANT AND PERMANENT EASEMENT AGREEMENT IN FAVOR OF THE CITY OF WAUKEE, RECORDED AUGUST 1, 2018, IN BOOK 2018, PAGE 14411. AFFECTS THE SUBJECT PROPERTY. DOCUMENT INCLUDES EASEMENT FOR OFFSITE DETENTION BASIN AREA AND COVENANTS DESCRIBING RESPONSIBILITIES OF SUBJECT PROPERTY AS A "BENEFITED PROPERTY". SEE DOCUMENT FOR DETAILS.

GENERAL NOTES

- 1. WE HAVE EXAMINED COMMUNITY PANEL NUMBER 19049C0355F, DATED DECEMBER 7, 2018 OF THE FLOOD INSURANCE RATE MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE AREA CONTAINING THE SUBJECT PROPERTY. SAID PROPERTY IS LOCATED IN ZONE 'X', AN AREA OF MINIMAL FLOOD HAZARD.
- 2. PROJECT BENCHMARK: 5/8" IRON ROD WITH ORANGE PLASTIC CAP (FARNSWORTH CONTROL), LOCATED ON THE WEST SIDE OF GRAND PRAIRIE PARKWAY, ROUGHLY 38 FEET SOUTH AND 5 FEET EAST OF THE EASTERLY-MOST NORTHEAST PROPERTY CORNER. ELEVATION = 1041.39 FEET (NAVD88), OBTAINED BY PROCESSING STATIC GPS SURVEY OBSERVATIONS THROUGH THE NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE (OPUS).
- 3. SITE BENCHMARK NO. 1: TOP OPERATING NUT OF A FIRE HYDRANT, LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF S.E. ESKER DRIVE AND GRAND PRAIRIE PARKWAY, ROUGHLY 93 FEET NORTH AND 16 FEET EAST OF THE NORTHERLY-MOST NORTHEAST PROPERTY CORNER. ELEVATION = 1041.63 FEET (NAVD88).
- 4. SITE BENCHMARK NO. 2: TOP OPERATING NUT OF A FIRE HYDRANT, LOCATED ON THE NORTH SIDE OF S.E. ESKER RIDGE DRIVE, ROUGHLY 93 FEET NORTH AND 153 FEET WEST OF THE NORTHERLY-MOST NORTHEAST PROPERTY CORNER. ELEVATION = 1043.41 FEET (NAVD88).
- 5. THE UTILITIES SHOWN ON THIS PLAT HAVE BEEN LOCATED FROM FIELD OBSERVATIONS OF VISIBLE IMPROVEMENTS. UTILITY PLANS WERE NOT PROVIDED, AND A PRIVATE UTILITY LOCATE WAS NOT REQUESTED BY THE CLIENT. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- 6. BASED UPON THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DIRECTOR, ANDY KASS, THE SITE IS IN ZONING DISTRICT "K-RR - KETTLESTONE RETAIL FRONT: PRINCIPAL USE - NO SETBACK; ACCESSORY STRUCTURE- 20' MIN. REAR: PRINCIPAL USE - NO SETBACK; ACCESSORY STRUCTURE- 5' MIN. SIDE: PRINCIPAL USE - NO SETBACK; ACCESSORY STRUCTURE- 5' MIN. *PRINCIPAL BUILDING SEPARATION IS 25'
- 7. AT THE TIME OF THE FIELD WORK, THERE WAS EVIDENCE OF PAST EARTH MOVING ACTIVITIES, INCLUDING SITE GRADING AND SOIL STOCKPILING. THERE WAS ALSO EVIDENCE OF A FUTURE WATERLINE TO BE CONSTRUCTED ONSITE.
- 8. MONUMENTS WERE NOT SET AT THE PROPOSED PROJECT AREA, AS THE SITE MAY CHANGE.
- 9. PER REQUEST FROM CLIENT, TOPOGRAPHIC DATA WAS ACQUIRED ON A PORTION OF OUTLOT 'U'.
- 10. AT THE TIME OF THE ALTA SURVEY REQUESTED THE MOST CURRENT PLAT AVAILABLE WAS "THE SHOPS AT KETTLESTONE NORTH PLAT 4" AS SHOWN HERE ON. SINCE THE COMPLETION OF THIS SURVEY A NEW PLAT WAS CREATED, "KEETOWN LOOP PLAT 1", BY COOPER CRAWFORD & ASSOCIATES, L.L.C. DATED 2-15-2022 (UNSIGNED), PER THE REQUEST OF THE CLIENT THIS REVISION ADDS THE LOTS IN OUR AREA OF CONCERN SHOWN ON SAID KEETOWN LOOP PLAT 1, AND ADDED ANY NEW EASEMENTS SHOWN IN THE VICINITY OF LOT 2.



BOUNDARY DETAIL



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ISSUE:
DATE: DESCRIPTION:
11/02/2022 INFORMATION ADDED (NEW PLAT)

11/02/2022 INFORMATION ADDED (NEW PLAT)

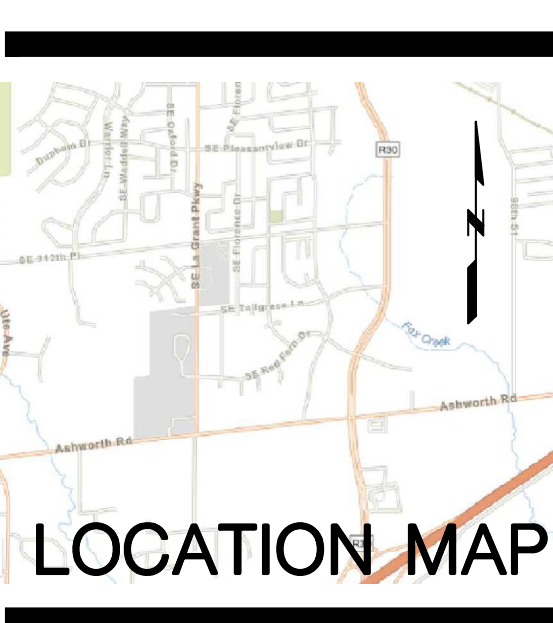


LOCATION MAP

PROJECT:

McDonald's USA, LLC

L/C #014-0360



Grand Prairie Parkway
Waukee, Iowa

DATE: 07/22/2022
DESIGNED: FGI
DRAWN: FGI
REVIEWED: FGI
FIELD BOOK NO.: 16/385

SHEET TITLE:
**ALTA / NSPS
LAND TITLE SURVEY**
SHEET NUMBER:
SUV-1

PROJECT NO.: 0220980.01

Eric Trentmann | L: 00220980.01 - Mod - Waukee IA, L: 0014-0360 (Survey) | 10/20/2022 10:44 AM | 0220980.01.dwg

ALTA / NSPS LAND TITLE SURVEY

OUTLOT 'U', THE SHOPS AT KETTLESTONE NORTH PLAT 4
 SOUTH HALF OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST
 FIFTH PRINCIPAL MERIDIAN
 CITY OF WAUKEE, DALLAS COUNTY, IA

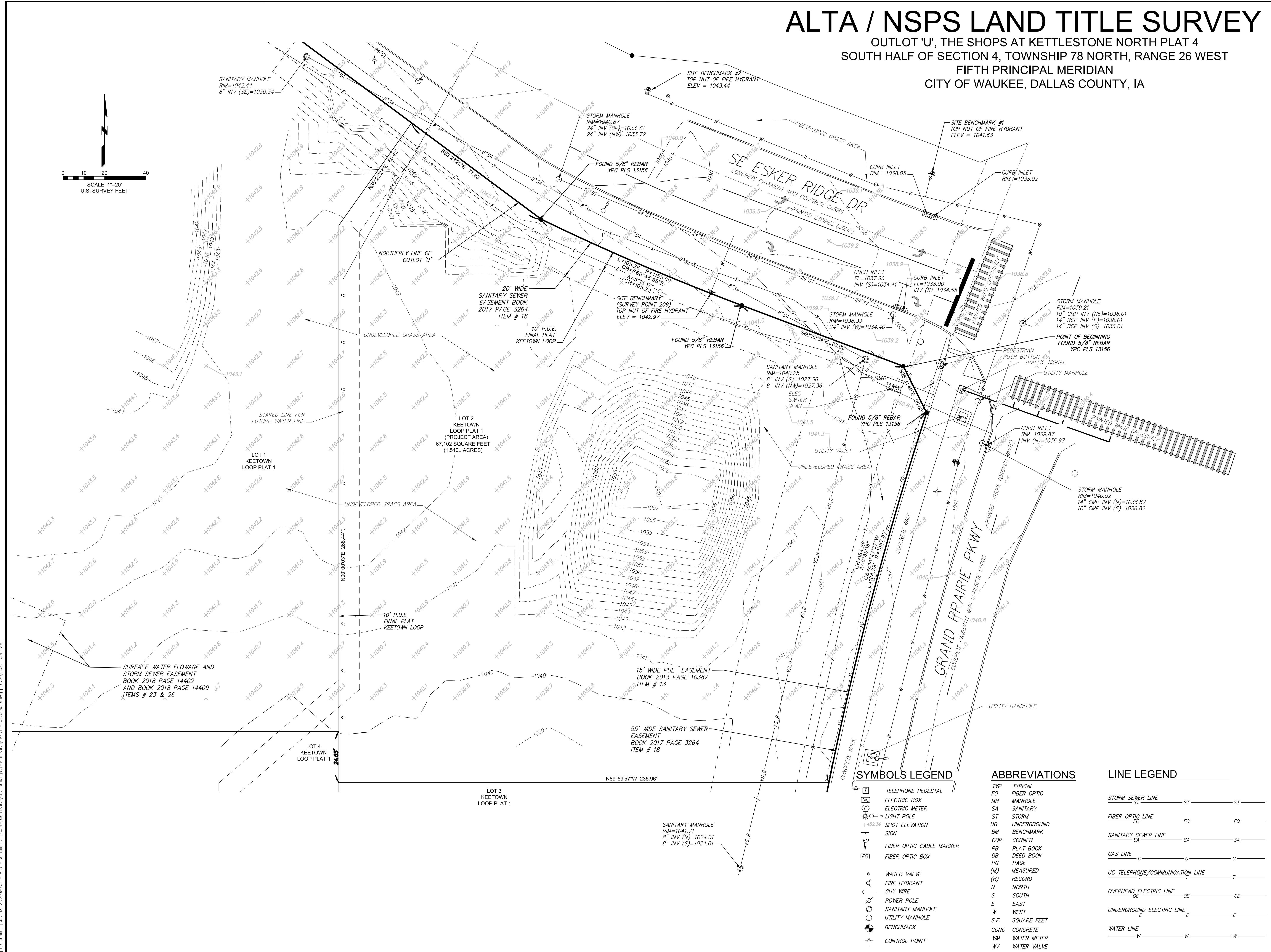
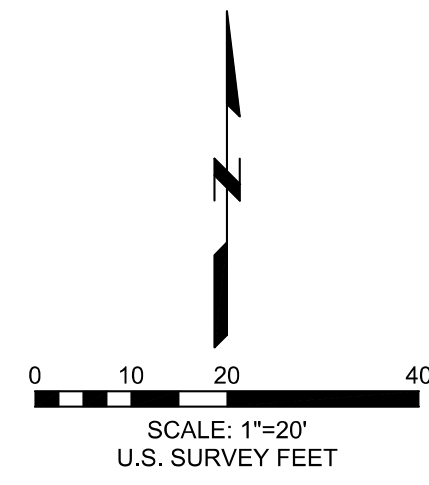


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 Engineers | Architects | Surveyors | Scientists

ISSUE:
 # DATE: DESCRIPTION:
 1 10/20/22 INFORMATION ADDED (NEW PLAT)



SYMBOLS LEGEND

- TELEPHONE PEDESTAL
- ELECTRIC BOX
- ELECTRIC METER
- LIGHT POLE
- SPOT ELEVATION
- SIGN
- FIBER OPTIC CABLE MARKER
- FIBER OPTIC BOX
- WATER VALVE
- FIRE HYDRANT
- GUY WIRE
- POWER POLE
- SANITARY MANHOLE
- UTILITY MANHOLE
- BENCHMARK
- CONTROL POINT

ABBREVIATIONS

- TYP TYPICAL
- FO FIBER OPTIC
- MH MANHOLE
- SA SANITARY
- ST STORM
- UG UNDERGROUND
- BM BENCHMARK
- COR CORNER
- PB PLAT BOOK
- DB DEED BOOK
- PG PAGE
- (M) MEASURED
- (R) RECORD
- N NORTH
- S SOUTH
- E EAST
- W WEST
- S.F. SQUARE FEET
- CONC CONCRETE
- WM WATER METER
- WV WATER VALVE

LINE LEGEND

- STORM SEWER LINE ST ST
- FIBER OPTIC LINE FO FO
- SANITARY SEWER LINE SA SA
- GAS LINE G G
- UG TELEPHONE/COMMUNICATION LINE T T
- OVERHEAD ELECTRIC LINE OE OE
- UNDERGROUND ELECTRIC LINE E E
- WATER LINE W W

PROJECT:
 McDonald's USA, LLC
 L/C #014-0360



Grand Prairie Parkway
 Waukee, Iowa

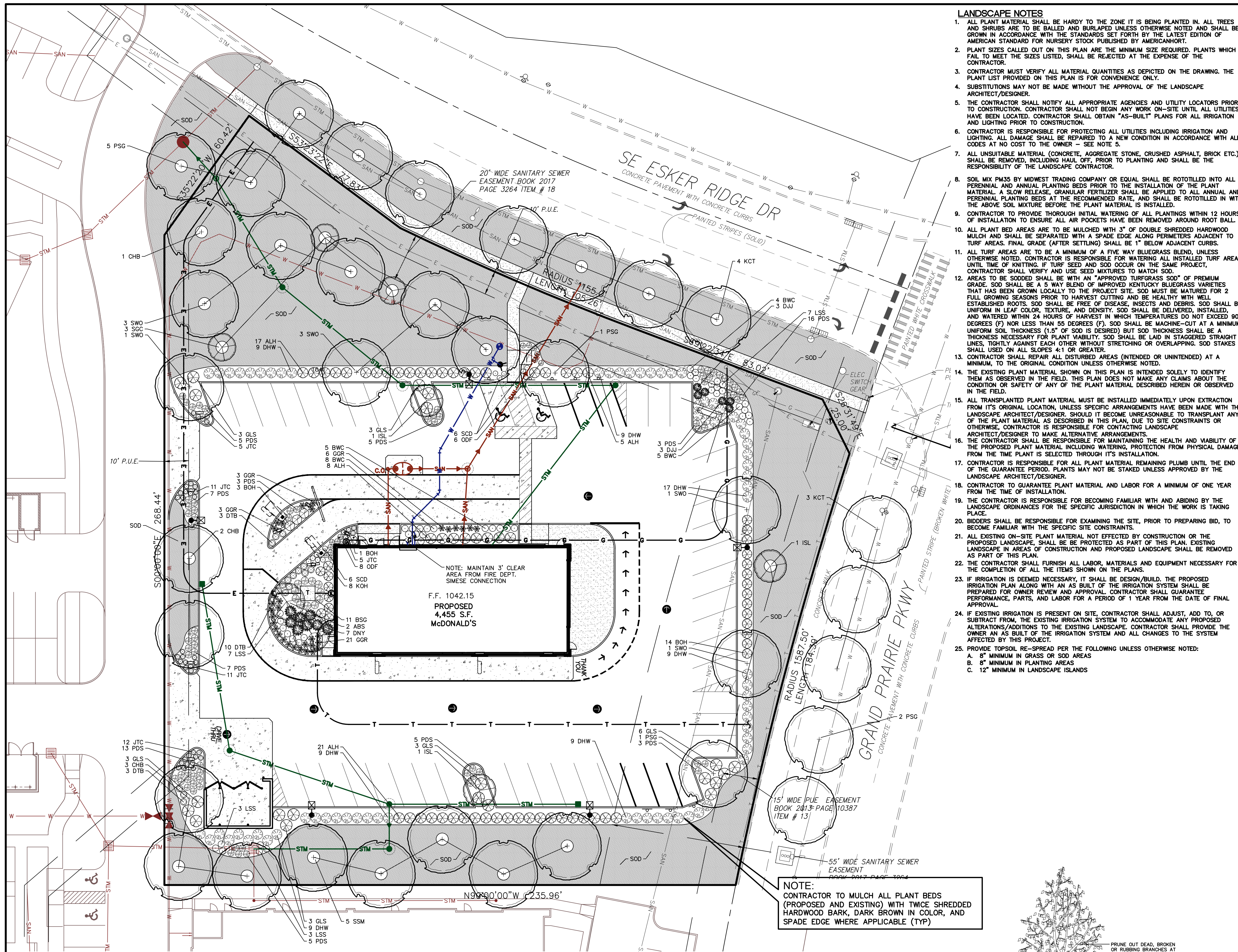
DATE: 07/22/2022
 DESIGNED: FGI
 DRAWN: FGI
 REVIEWED: FGI
 FIELD BOOK NO.: 16/385

SHEET TITLE:
ALTA / NSPS
LAND TITLE SURVEY

SHEET NUMBER:
SUV-2

PROJECT NO.: 0220980.01

I:\erimann\11\2022\0220980.01 - MGD - Waukee IA\LC014-0360\Survey\07_Drawings\V-Info_Survey_REV1 - 0220980.01.dwg | 10/20/2022 10:44 AM |



LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND BURLAPED UNLESS OTHERWISE NOTED AND SHALL BE GROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE LATEST EDITION OF AMERICAN STANDARD HURDLY STOCK PUBLISHED BY AMERICANHRT.
- PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS WHICH FAIL TO MEET THE SIZES LISTED, SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
- CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICTED ON THE DRAWING. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY.
- SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER.
- THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON-SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS-BUILT" PLANS FOR ALL IRRIGATION AND LIGHTING PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER - SEE NOTE 5.
- ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE STONE, CRUSHED ASPHALT, BRICK ETC.) SHALL BE REMOVED, INCLUDING HAUL OFF, PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- SOL MIX PM35 BY MIDWEST TRADING COMPANY OR EQUAL SHALL BE ROTOTILLED TO ALL PERENNIAL ANNUAL PLANTING BEDS PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE, GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTOTILLED IN WITH THE ABOVE SOIL MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
- CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.
- ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH AND SHALL BE SEPARATED WITH A SPADE EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW ADJACENT CURBS.
- ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WAY BLUEGRASS BLEND, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS UNTIL TIME OF KNOTTING. IF TURF SEED AND SOD OCCUR ON THE SAME PROJECT, CONTRACTOR SHALL VERIFY AND USE SEED MIXTURES TO MATCH SOD.
- AREAS TO SODD SHALL BE WITH AN "APPROVED TURFGRASS SOD" OF PREMIUM GRADE. SOD SHALL BE A 5 WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS VARIETIES THAT HAS BEEN GROWN LOCALLY TO THE PROJECT SITE. SOD MUST BE MATURED FOR 2 FULL GROWING SEASONS PRIOR TO HARVEST CUTTING AND BE HEALTHY WITH WELL ESTABLISHED ROOTS. SOD SHALL BE FREE OF DISEASE, INSECTS AND DEBRIS. SOD SHALL BE UNIFORM IN LEAF COLOR, TEXTURE, AND DENSITY. SOD SHALL BE DELIVERED, INSTALLED, AND WATERED WITHIN 24 HOURS OF HARVEST IN WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (F) NOR LESS THAN 55 DEGREES (F). SOD SHALL BE MACHINE-CUT AT A MINIMUM UNIFORM SOIL THICKNESS (1.5" OF SOD IS DESIRED) BUT SOD THICKNESS SHALL BE A THICKNESS NECESSARY FOR PLANT VIABILITY. SOD SHALL BE LAID IN STAGGERED STRAIGHT LINES, TIGHTLY AGAINST EACH OTHER WITHOUT STRETCHING OR OVERLAPPING. SOD STAKES SHALL BE USED ON ALL SLOPES 4:1 OR GREATER.
- CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS (INTENDED OR UNINTENDED) AT A MINIMUM, TO THE ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
- THE EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS INTENDED SOLELY TO IDENTIFY THEM AS OBSERVED IN THE FIELD. THIS PLAN DOES NOT MAKE ANY CLAIMS ABOUT THE CONDITION OR SAFETY OF ANY OF THE PLANT MATERIAL DESCRIBED HEREIN OR OBSERVED IN THE FIELD.
- ALL TRANSPANTED PLANT MATERIAL MUST BE INSTALLED IMMEDIATELY UPON EXTRACTION FROM ITS ORIGINAL LOCATION, UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH THE LANDSCAPE ARCHITECT/DESIGNER. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE HEALTH AND VIABILITY OF THE PROPOSED PLANT MATERIAL INCLUDING WATERING, PROTECTION FROM PHYSICAL DAMAGE FROM THE TIME PLANT IS SELECTED THROUGH ITS INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEE PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.
- CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.
- BIDDERS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE, PRIOR TO PREPARING BID, TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.
- ALL EXISTING ON-SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE, SHALL BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED AS PART OF THIS PLAN.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ALL THE ITEMS SHOWN ON THE PLANS.
- IF IRRIGATION IS DEEMED NECESSARY, IT SHALL BE DESIGN/BUILD. THE PROPOSED IRRIGATION PLAN ALONG WITH AN AS BUILT OF THE IRRIGATION SYSTEM SHALL BE PREPARED FOR OWNER REVIEW AND APPROVAL. CONTRACTOR SHALL GUARANTEE PERFORMANCE, PARTS, AND LABOR FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL APPROVAL.
- IF EXISTING IRRIGATION IS PRESENT ON SITE, CONTRACTOR SHALL ADJUST, ADD TO, OR SUBTRACT FROM, THE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE ANY PROPOSED ALTERATIONS/ADDITIONS TO THE EXISTING LANDSCAPE. CONTRACTOR SHALL PROVIDE THE OWNER AN AS BUILT OF THE IRRIGATION SYSTEM AND ALL CHANGES TO THE SYSTEM AFFECTED BY THIS PROJECT.
- PROVIDE TOPSOIL RE-Spread PER THE FOLLOWING UNLESS OTHERWISE NOTED:
 A. 8" MINIMUM IN GRASS OR SOD AREAS
 B. 8" MINIMUM IN PLANTING AREAS
 C. 12" MINIMUM IN LANDSCAPE ISLANDS

GENERAL NOTES:

- THESE PLANS ARE BASED ON THE ALTA NSPS LAND TITLE SURVEY (SURVEY PROJECT #0220980.01 DATED 7/22/22) PREPARED BY: FARNSWORTH GROUP 20 ALLEN AVENUE, SUITE 200 ST LOUIS, MISSOURI 63119
- PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

ON SITE LANDSCAPING DATA

PROPOSED LOT AREA = 67,102 S.F. (1.54 AC.)±
 REQUIRED OPEN SPACE AREA = 13,420 S.F. (20%)
 PROPOSED OPEN SPACE AREA = 28,900 S.F. (43%)

MINIMUM PLANTING REQUIREMENTS:

OVERSTORY TREES
 (1.5 PER 1000 S.F. = 20.1 REQUIRED / 20 PROPOSED)
UNDERSTORY TREES
 (0.5 PER 1000 S.F. = 6.7 REQUIRED / 7 PROPOSED)
SHRUBS
 (2 PER 1000 S.F. = 26.8 REQUIRED / 28 PROPOSED)

OFF STREET PARKING LOT AREAS
 PARKING LOT ISLANDS = 5 OS. TREES PROPOSED
 (1 OVERSTORY TREE PER ISLAND = 6 REQUIRED)
 (+ALL LANDSCAPE ISLANDS HAVE 100% LIVE LANDSCAPING)
 PARKING LOT SETBACKS
 ESKER RIDGE DRIVE (NORTH) 220 L.F.
 (2 OVERSTORY TREES PER 50 L.F. = 8.8 REQ. / 9 PROP.)*
 (8 SHRUBS PER 50 L.F. = 35.2 REQUIRED / 40 PROPOSED)
 GRAND PRAIRIE PARKWAY (EAST) 175 L.F.
 (2 OVERSTORY TREES PER 50 L.F. = 7 REQ. / 7 PROP.**)
 (8 SHRUBS PER 50 L.F. = 28 REQUIRED / 32 PROPOSED)
 SOUTH PERIMETER YARD (NOTE: 51 SHRUBS HAVE BEEN LOCATED TO PROVIDE A SOLID SCREEN IN THIS AREA).

STREET TREE REQUIREMENT
 ESKER RIDGE DRIVE (NORTH) 266.11 L.F.
 (1 OVERSTORY TREES PER 40 L.F. = 6.7 REQ. / 7 PROP.)*
 GRAND PRAIRIE PARKWAY (EAST) 185 L.F.
 (1 OVERSTORY TREES PER 40 L.F. = 4.6 REQ. / 5 PROP.**)

*7 PARKWAY TREES COUNTED TOWARD PARKING LOT SETBACK.
 **5 PARKWAY TREES COUNTED TOWARD PARKING LOT SETBACK.

PLANT LIST

SHADE, ORNAMENTAL AND CONIFEROUS TREES

| QTY. | ABRV. | BOTANICAL NAME | COMMON NAME | SIZE |
|------|-------|---|--------------------------------|---------------------|
| 2 | ABS | Amelanchier x grandiflora 'Autumn Brilliance' | Autumn Brilliance Serviceberry | 6' Ht. |
| 6 | CHB | Celtis occidentalis 'Chicagoland' | Chicagoland Hackberry | 2.5" Cal. (12' Ht.) |
| 3 | ISL | Syringa Reticulata 'Ivory Silk' | Ivory Silk Tree Lilac | 2.5" Cal. (12' Ht.) |
| 7 | KCT | Gymnodendron dioicus (male only) | Kentucky Coffee Tree | 2.5" Cal. (12' Ht.) |
| 9 | PSG | Ginkgo biloba 'Princeton Sentry' | Princeton Sentry Ginkgo | 2.5" Cal. (12' Ht.) |
| 3 | SGC | Malus 'Sargentii' | Sargent Crabapple | 6' Ht. |
| 9 | SWO | Quercus bicolor | Swamp White Oak | 2.5" Cal. (12' Ht.) |
| 5 | SSM | Acer 'Miyabeli' 'Morton' | State Street Maple | 2.5" Cal. (12' Ht.) |

FLOWERING AND EVERGREEN SHRUBS

| QTY. | ABRV. | BOTANICAL NAME | COMMON NAME | SIZE |
|------|-------|---------------------------------|---------------------------|-----------------------|
| 51 | ALH | Aronia melanocarpa 'UCONNAMI65' | Aronia Low Scape Hedge | 3 Gal. (24" Ht. Min.) |
| 18 | BOH | Hydrangea paniculata 'Bobo' | Bobo Hydrangea | 5 Gal. (24" Ht. Min.) |
| 71 | DHW | Weigela x 'Dark Horse' | Dark Horse Weigela | 3 Gal. (24" Ht. Min.) |
| 6 | DJ | Juniperus procumbens 'Nana' | Dwarf Japparden Juniper | 5 Gal. (24" Ht. Min.) |
| 7 | DNY | Taxus x media 'Densiformis' | Densiformis Yew | 5 Gal. (24" Ht. Min.) |
| 21 | GLS | Rhus aromatica 'Grow-Low' | Grow-Low Sumac | 5 Gal. (24" Ht. Min.) |
| 8 | KOH | Diervilla 'G2X88544' | Kodiak Orange Honeysuckle | 5 Gal. (24" Ht. Min.) |

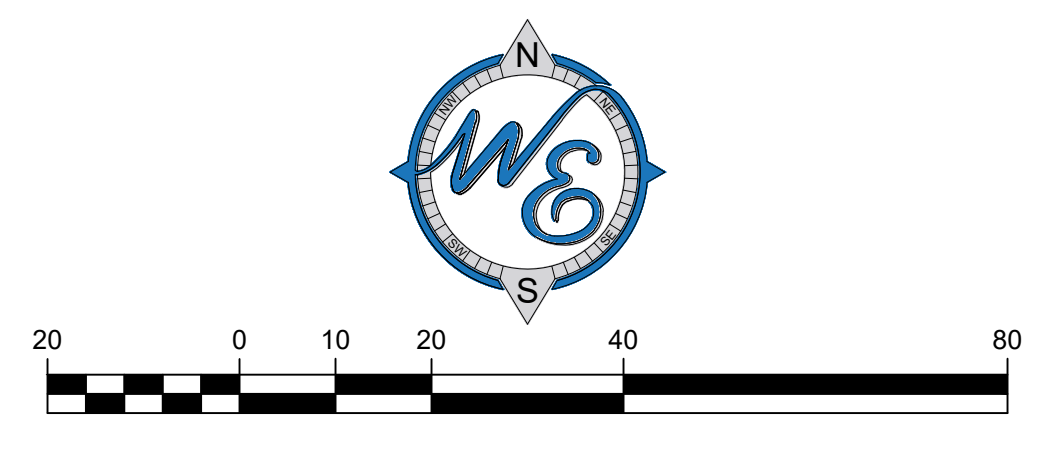
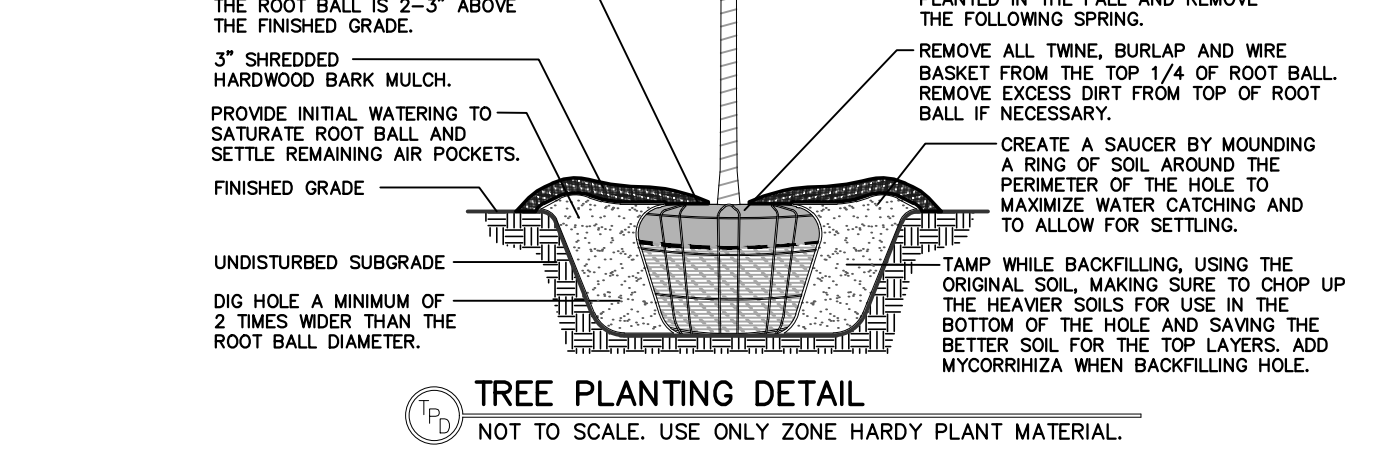
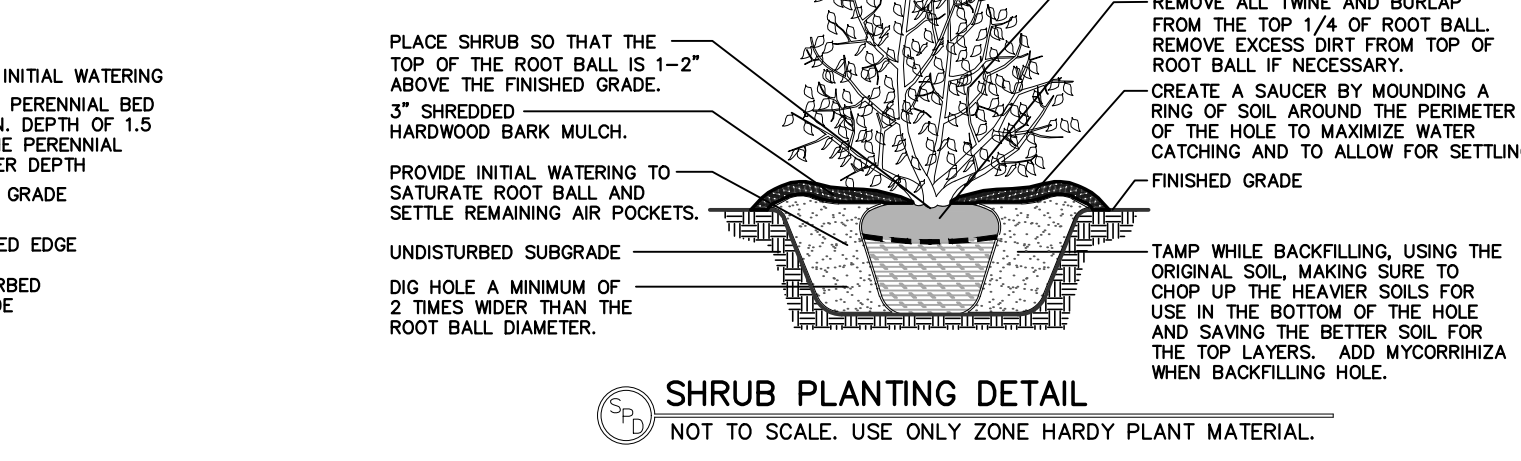
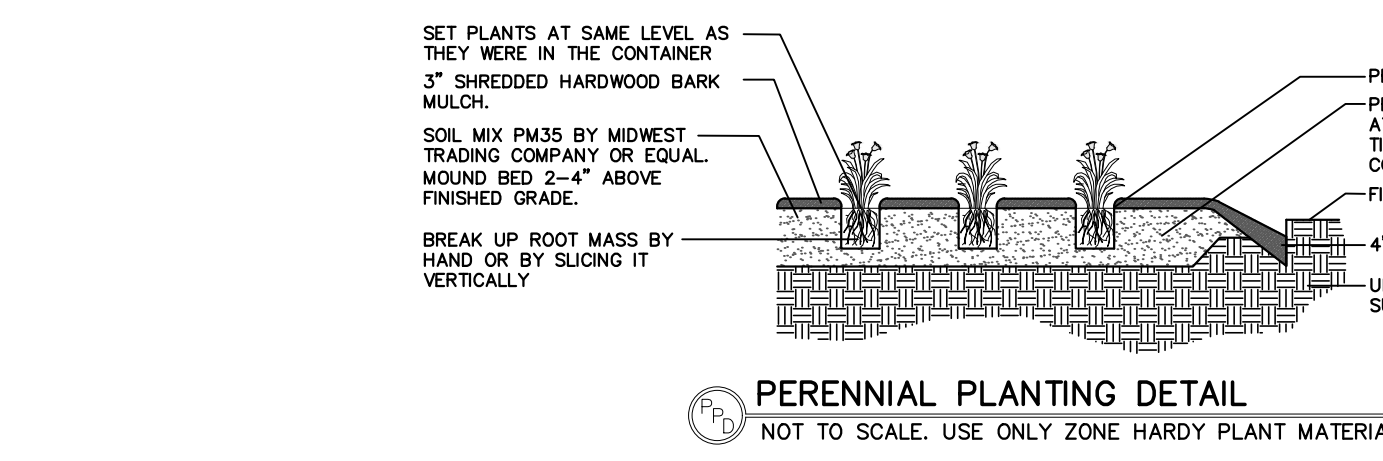
PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS

| QTY. | ABRV. | BOTANICAL NAME | COMMON NAME | SIZE |
|------|-------|---|-------------------------------|--------|
| 11 | BSG | Panicum virgatum 'Heavy Metal' | Heavy Metal Blue Switch Grass | 1 Gal. |
| 23 | BWC | Nepeta racemosa 'Blue Wonder' | Blue Wonder Catmint | 1 Gal. |
| 16 | DTB | Penstemon digitalis 'Dark Towers' | Dark Towers Beardtongue | 1 Gal. |
| 33 | GGR | Geranium 'Rozeanne' | Gerwat Geranium | 1 Gal. |
| 44 | JTC | Coreopsis 'Jethro Tull' | Jethro Tull Coreopsis | 1 Gal. |
| 20 | LSS | Pervoskia atriplicifolia 'Little Spire' | Little Spire Russian Sage | 1 Gal. |
| 14 | ODF | Calamagrostis x acutiflora 'Overdam' | Overdam Feather Reed Grass | 1 Gal. |
| 71 | PDS | Sporobolus heterolepis | Prairie Drosspede | 1 Gal. |
| 12 | SCD | Hemerocallis 'Strawberry Candy' | Strawberry Candy Daylily | 1 Gal. |

PLANTING REGULATORY MINIMUM SIZES:

- Deciduous Overstory Trees: 8' Ht.
- Evergreen Overstory Trees: 6' Ht.
- Deciduous Ornamental Trees: 6' Ht.

NOTE:
 CONTRACTOR TO MULCH ALL PLANT BEDS (PROPOSED AND EXISTING) WITH TWICE SHREDDED HARDWOOD BARK, DARK BROWN IN COLOR, AND SPADE EDGE WHERE APPLICABLE (TYP)



LANDSCAPE PLAN

DATE: 3/21/23

REVISIONS:

NO.:

Prepared For:

McDonald's
 711 Jorie Blvd., 3rd Floor
 Oak Brook, IL 60523

McDONALD'S - WAUKEE, IA
 2820 Grand Prairie Parkway
 Waukee, Iowa

Prepared By:

Watermark Engineering Resources
 watermark-engineering.com | 2631 Ginger Woods Pkwy | Aurora, IL 60502 | (630) 375-1800

CHECKED BY: J.MILLER
 DESIGN BY: H.WITTENKELLER
 DRAWN BY: D.DOLSON
 DATE: JANUARY 24, 2023
 SCALE: 1" = 20'

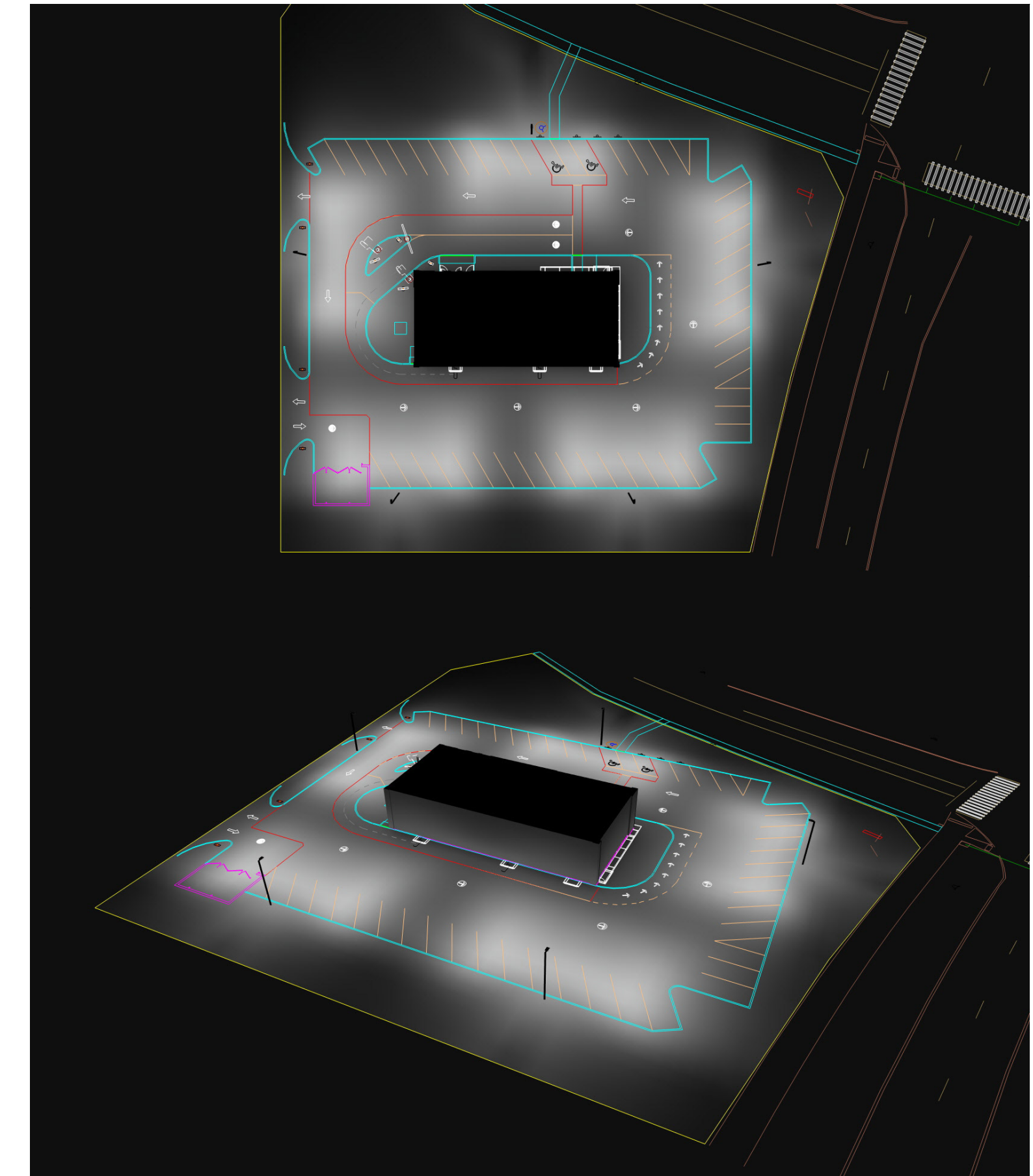
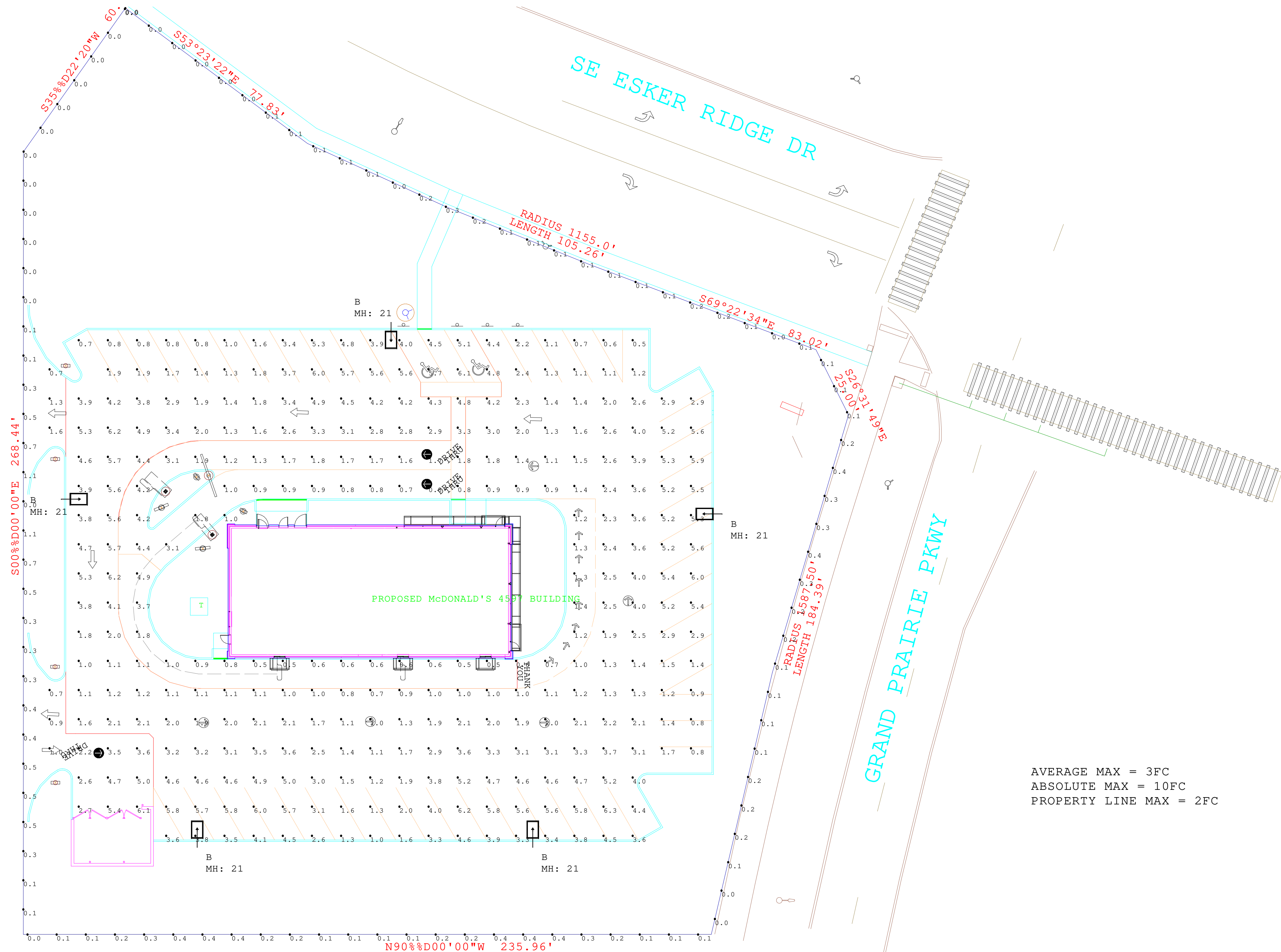
PROJECT NO.: 21-076

L-1

LC #14-0360

LANDSCAPE PLAN

NOTES:
 1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
 2. DISTANCE BETWEEN READINGS _____ 10'



Pole Fixtures Are Full Cutoff
 Tilt=0
 Calculation Grids Are At Grade
 Pole Light Mounting Height=21ft
 (18' Pole + 3' Base)

Calculation Summary

| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
|------------------------|-------------|-------|------|-----|-----|---------|---------|
| PAVED SURFACE READINGS | Illuminance | Fc | 2.76 | 6.3 | 0.5 | 5.52 | 12.60 |
| PROPERTY LINE READINGS | Illuminance | Fc | 0.19 | 1.1 | 0.0 | N.A. | N.A. |

Luminaire Schedule

| Symbol | Qty | Label | Arrangement | LLF | Description | Lum. Watts | EPA | Mtg Height | Pole Type |
|--------|-----|-------|-------------|-------|----------------------|------------|-------|------------|---------------------------|
| ☐ | 5 | B | SINGLE | 0.900 | RAR2-480L-185-5K7-4W | 174.5 | 0.607 | 21 | SES-18-40-1-TA-GL-xx (4") |

PROJECT WIND LOAD CRITERIA BASED ON:
 ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
 50 YEAR MEAN RECURRENCE INTERVAL
 ALLOWED EPA 13.6 @ WIND LOAD 90 MPH

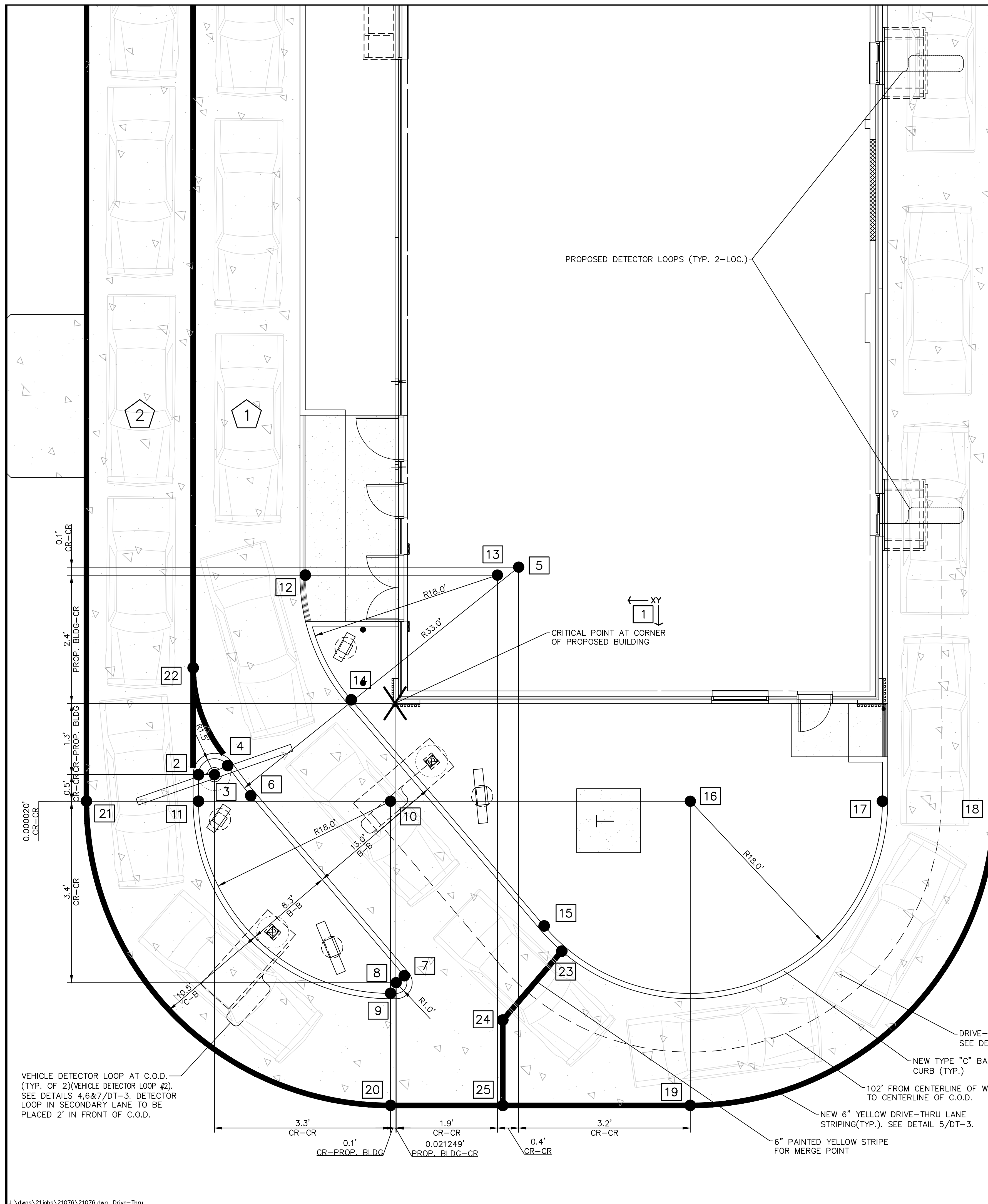


Regional Drawing
 # 14-0360

| | |
|---|-------------|
| UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES | |
| SCALE | 1"=20' 0" |
| DRAWN BY | VH |
| POINT-BY-POINT FOOTCANDLE PLOT FOR MCDONALD'S 1152 SE ASHWORTH RD WAUKEE, IA | |
| NATIONAL STORE NUMBER | 39633 |
| DATE | 11/18/2022 |
| DRAWING NUMBER | EX50397.AGT |

THIS DRAWING MEETS OR EXCEEDS MCDONALD'S CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS.

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
 2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
 3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.
 4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO BE COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

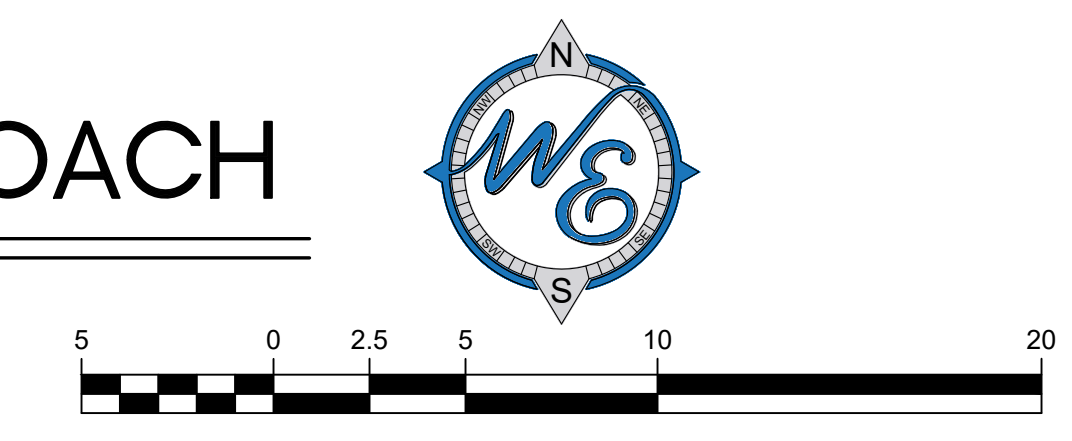


- GENERAL NOTES:**
1. THE REGIONAL CONSTRUCTION MANAGER IS TO REVIEW AND APPROVE ALL DRIVE-THRU LAYOUTS. A DRIVE-THRU IS FINAL, AND CONSIDERED "RED", ONCE APPROVED. NO CHANGES ARE TO BE MADE AFTER THIS POINT.
 2. DUE TO THE EXACT GEOMETRY REQUIRED FOR THE EFFICIENT OPERATION OF THIS DRIVE-THRU LAYOUT, IT IS RECOMMENDED THAT ALL DRIVE-THRU EQUIPMENT AND PAVEMENT IMPROVEMENTS TO BE FIELD LOCATED BY A LICENSED SURVEYOR.
 3. THE PLACEMENT OF THE CODs AND ANY ADDITIONAL SIGNAGE SHOULD BE SUCH THAT IT PREVENTS, OR MINIMIZES, BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.
 4. THESE DIMENSIONS ARE CRITICAL TO THE FUNDAMENTAL LAYOUT OF THE SIDE BY SIDE DESIGN.
 5. IF DIMENSIONS ARE MODIFIED CONTACT DESIGN ENGINEER IMMEDIATELY.
 6. VERIFY WITH SUPPLIER OF DRIVE-THRU EQUIPMENT THAT MOST CURRENT EQUIPMENT IS BEING UTILIZED.

| COORDINATES | | | |
|-------------|---------|---------|---|
| Pavement | | | |
| | X | Y | DESCRIPTION |
| 1 | 0.00' | 0.00' | CRITICAL STARTING POINT FOR ALL COORDINATES |
| 2 | 18.42' | 6.68' | TO BACK OF CURB AT START OF RADIUS |
| 3 | 16.92' | 6.68' | TO CENTER OF RADIUS (1.50') |
| 4 | 15.68' | 5.84' | TO BACK OF CURB AT END OF RADIUS |
| 5 | -11.58' | -12.76' | TO CENTER OF RADIUS (33.00') |
| 6 | 13.52' | 8.66' | TO BACK OF CURB AT START OF RADIUS |
| 7 | -0.87' | 25.52' | TO BACK OF CURB AT END OF RADIUS |
| 8 | -0.11' | 26.17' | TO CENTER OF RADIUS (1.00') |
| 9 | 0.42' | 27.17' | TO BACK OF CURB AT START OF RADIUS |
| 10 | 0.42' | 9.17' | TO CENTER OF RADIUS (18.00') |
| 11 | 18.42' | 9.17' | TO BACK OF CURB AT END OF RADIUS |
| 12 | 8.41' | -12.01' | TO BACK OF CURB AT START OF RADIUS |
| 13 | -9.59' | -12.01' | TO CENTER OF RADIUS (18.00') |
| 14 | 4.10' | -0.33' | TO BACK OF CURB AT END OF RADIUS |
| 15 | -13.97' | 20.86' | TO BACK OF CURB AT START OF RADIUS |
| 16 | -27.67' | 9.17' | TO CENTER OF RADIUS (18.00') |
| 17 | -45.67' | 9.17' | TO BACK OF CURB AT END OF RADIUS |
| 18 | -56.17' | 9.17' | TO STRIPING/CONCRETE |
| 19 | -27.67' | 37.67' | TO STRIPING/CONCRETE |
| 20 | 0.42' | 37.67' | TO STRIPING/CONCRETE |
| 21 | 28.92' | 9.17' | TO STRIPING/CONCRETE |
| 22 | 18.92' | -3.32' | TO STRIPING/CONCRETE |
| 23 | -15.63' | 23.22' | TO MERGE POINT STRIPING |
| 24 | -10.09' | 29.67' | TO MERGE POINT STRIPING |
| 25 | -10.09' | 37.67' | TO MERGE POINT STRIPING |

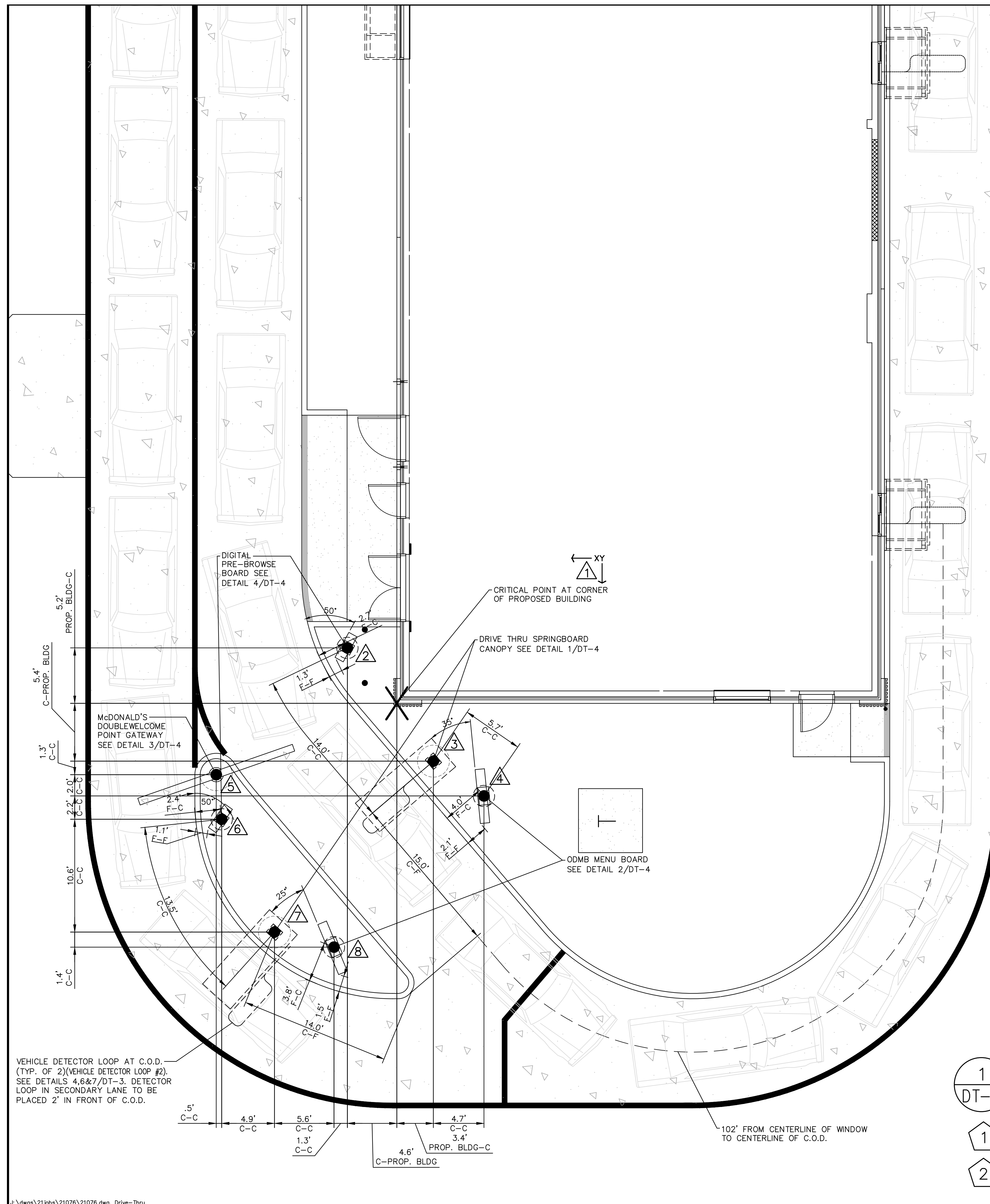
DRIVE-THRU APPROACH

- 1 DT-1 1" = 5'-0"
- 1 PRIMARY DRIVE-THRU LANE
- 2 SECONDARY DRIVE-THRU LANE



DRIVE-THRU PAVEMENT PLAN

| | |
|--|---|
| DATE | 3/21/23 |
| NO. | 1 |
| REVISIONS | NONE |
| NO. | 2 |
| REVISIONS | NONE |
| Prepared For: | McDonald's 711 Jorie Blvd., 3rd Floor Oak Brook, IL 60523 |
| Prepared By: | McDONALD'S - WAUKEE, IA 2820 Grand Prairie Parkway Waukee, Iowa |
| Checked By: | J. MILLER |
| Design By: | D. OLSON |
| Drawn By: | JOSH MILLER |
| Date: | JANUARY 24, 2023 |
| Scale: | 1" = 5' |
| Project No.: | 21-076 |
| Watermark Engineering, Inc. 2631 Ginger Woods Pkwy Aurora, IL 60502 (630) 375-1800 | |
| LC #14-0360 | |



- GENERAL NOTES:**
1. THE LOCATION AND ORIENTATION OF MENU BOARDS WERE DETERMINED BY THE SIGHT LINES OF THE CARS. THE CARS WERE POSITIONED ACCORDING TO THE MAX. AMOUNT OF CARS DURING A PEAK PERIOD. ALL DIMENSIONS SHOWN ARE BASED UPON PROTOTYPICAL LAYOUTS SHOWN. ACTUAL DIMENSIONS TO BE BASED ON SITE SPECIFIC CONFIGURATIONS AND THE REQUIREMENTS OF NOTE 2.
 2. THE MEASUREMENT GIVEN FROM THE CENTER OF THE SPRINGBOARD CANOPY TO THE CENTER OF THE PRE-BROWSE BOARD IS MEASURED ALONG THE FACE OF CURB.
 3. PROVIDE TWO CIRCUITS FOR MENU BOARD AND PRE-VIEW BOARDS. ONE CIRCUIT FOR LIGHTS AND ONE CIRCUIT WITH LOCK FOR MOTOR AND CONTROLLER. REFER TO ARCHITECTURAL/ELECTRICAL PLANS FOR TERMINATION OF CONDUIT RUNS INSIDE BUILDING.
 4. ALL GALVANIZED ANCHOR BOLTS TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.
 5. PLACEMENT NOTE: THE PLACEMENT OF THE CUSTOMER ORDER DISPLAY SHOULD BE SUCH THAT IT DOES NOT BLOCK THE VIEWING OF THE MENU BOARD FROM THE DRIVER'S VANTAGE POINT.
 6. VERIFICATION NOTE: VERIFY ALL DRIVE-THRU EQUIPMENT WITH McDONALD'S PROJECT MANAGER AND OPERATIONS MANAGER BEFORE PROCEEDING.
 7. THE REGIONAL CONSTRUCTION MANAGER IS TO REVIEW AND APPROVE ALL DRIVE-THRU LAYOUTS. A DRIVE-THRU IS FINAL, AND CONSIDERED "RED", ONCE APPROVED. NO CHANGES ARE TO BE MADE AFTER THIS POINT.
 8. DUE TO THE EXACT GEOMETRY REQUIRED FOR THE EFFICIENT OPERATION OF THIS DRIVE-THRU LAYOUT, IT IS RECOMMENDED THAT ALL DRIVE-THRU EQUIPMENT AND PAVEMENT IMPROVEMENTS TO BE FIELD LOCATED BY A LICENSED SURVEYOR.
 9. THE PLACEMENT OF THE CODs AND ANY ADDITIONAL SIGNAGE SHOULD BE SUCH THAT IT PREVENTS, OR MINIMIZES, BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.
 10. THESE DIMENSIONS ARE CRITICAL TO THE FUNDAMENTAL LAYOUT OF THE SIDE BY SIDE DESIGN.
 11. IF DIMENSIONS ARE MODIFIED CONTACT DESIGN ENGINEER IMMEDIATELY.
 12. VERIFY WITH SUPPLIER OF DRIVE-THRU EQUIPMENT THAT MOST CURRENT EQUIPMENT IS BEING UTILIZED.

COORDINATES

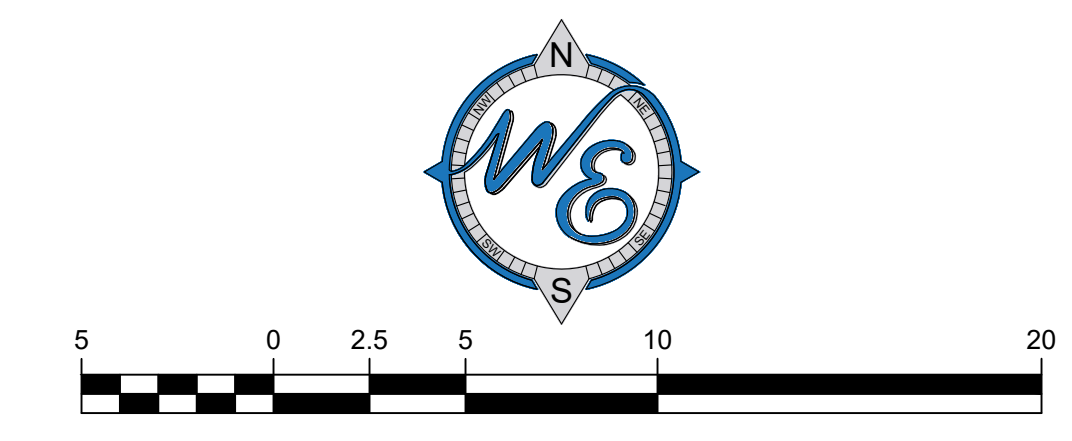
| Equipment | X | Y | DESCRIPTION |
|-----------|--------|--------|---|
| 1 | 0.00' | 0.00' | CRITICAL STARTING POINT FOR ALL COORDINATES |
| 2 | 4.63' | -5.20' | TO CENTER OF DIGITAL PRE-BROWSE BOARD |
| 3 | -3.43' | 5.41' | TO CENTER OF DRIVE THRU SPRINGBOARD CANOPY |
| 4 | -8.16' | 8.68' | TO CENTER OF ODMB MENU BOARD |
| 5 | 16.92' | 6.68' | TO CENTER OF FOUNDATION OF DOUBLE WELCOME POINT GATEWAY |
| 6 | 16.41' | 10.86' | TO CENTER OF DIGITAL PRE-BROWSE BOARD |
| 7 | 11.46' | 21.43' | TO CENTER OF DRIVE THRU SPRINGBOARD CANOPY |
| 8 | 5.89' | 22.85' | TO CENTER OF ODMB MENU BOARD |

1
DT-2

1 PRIMARY DRIVE-THRU LANE

2 SECONDARY DRIVE-THRU LANE

1" = 5'-0"



DRIVE-THRU EQUIPMENT PLAN

DATE: 3/21/23
4/18/23

REVISIONS: NONE
NONE

NO: 1 2

Prepared For:

McDonald's
711 Jorie Blvd., 3rd Floor
Oak Brook, IL 60523

McDONALD'S - WAUKEE, IA
2820 Grand Prairie Parkway
Waukee, Iowa

Prepared By:

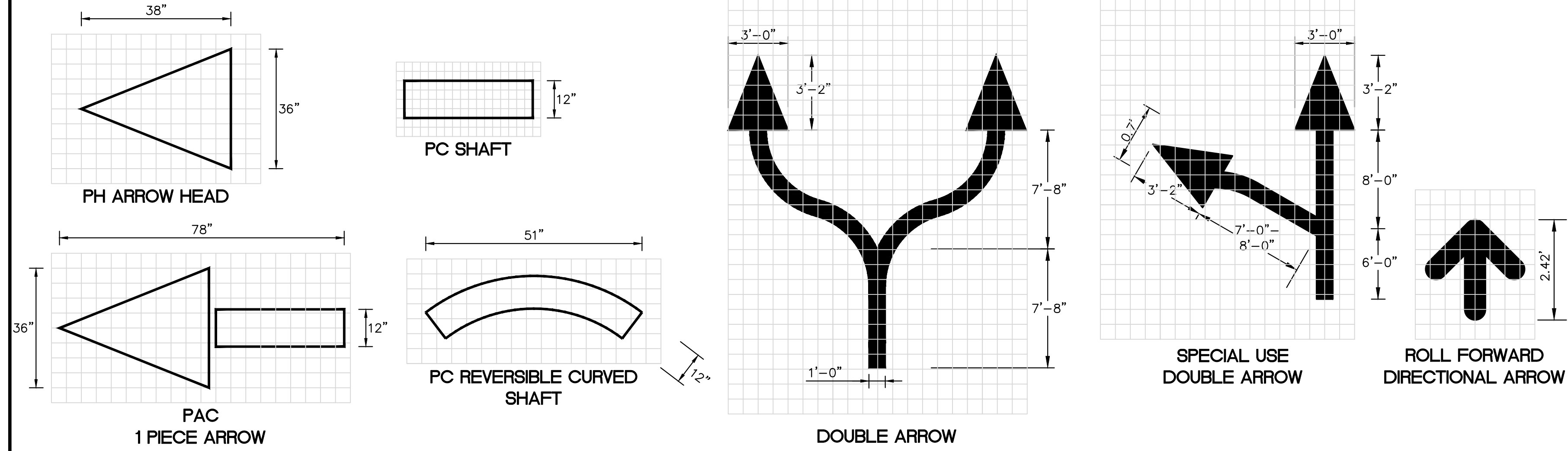
Watermark Engineering Resources
watermark-engineering.com | 2631 Ginger Woods Pkwy | Aurora, IL 60502 | (630) 375-1800

CHECKED BY: J. MILLER
DESIGN BY: D. OLSON
DRAWN BY: JOSH MILLER
DATE: JANUARY 24, 2023
SCALE: 1" = 5'
PROJECT NO.: 21-076

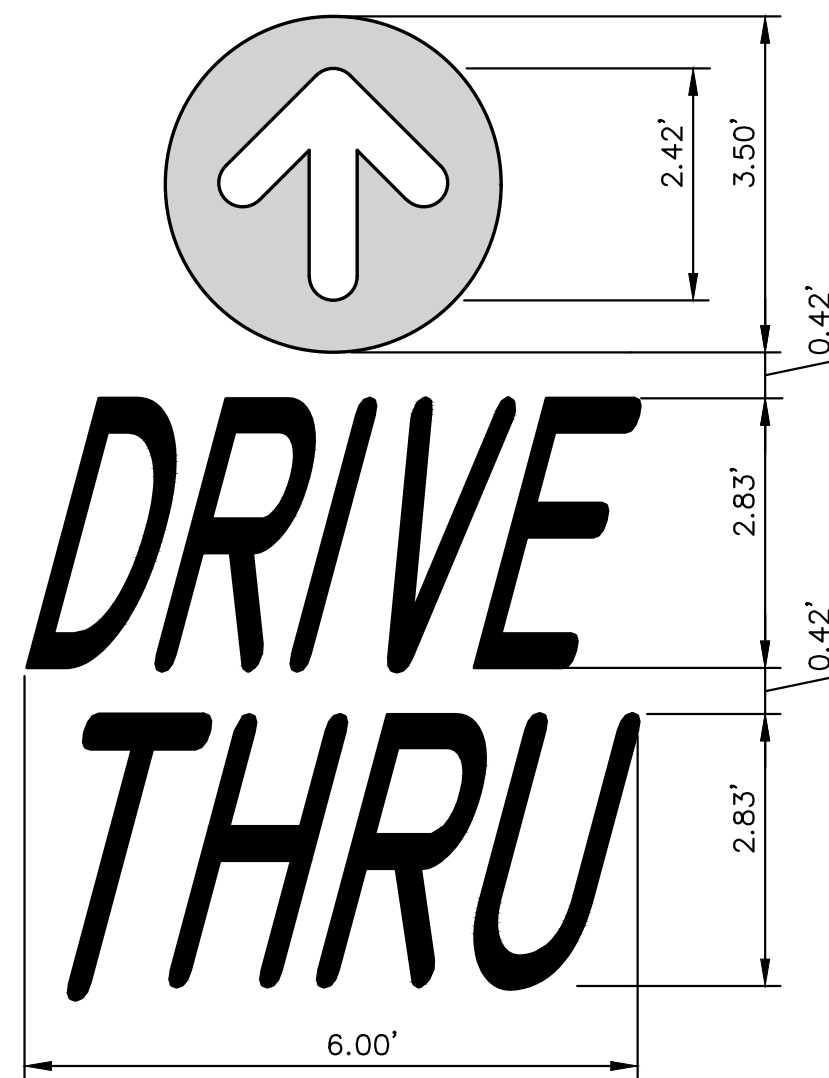
DT-2
LC #14-0360

DRIVE-THRU EQUIPMENT PLAN

PARKING LOT ARROWS (MEETS NO STATE OR FEDERAL DESIGN STANDARDS)

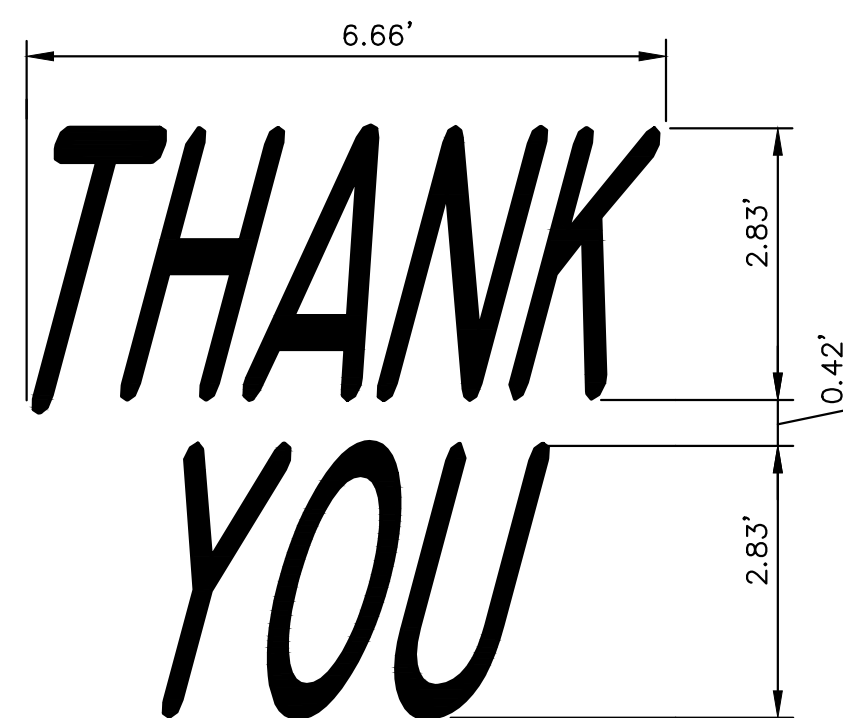


1 TYPICAL PAVEMENT MARKING DETAILS
DT-3



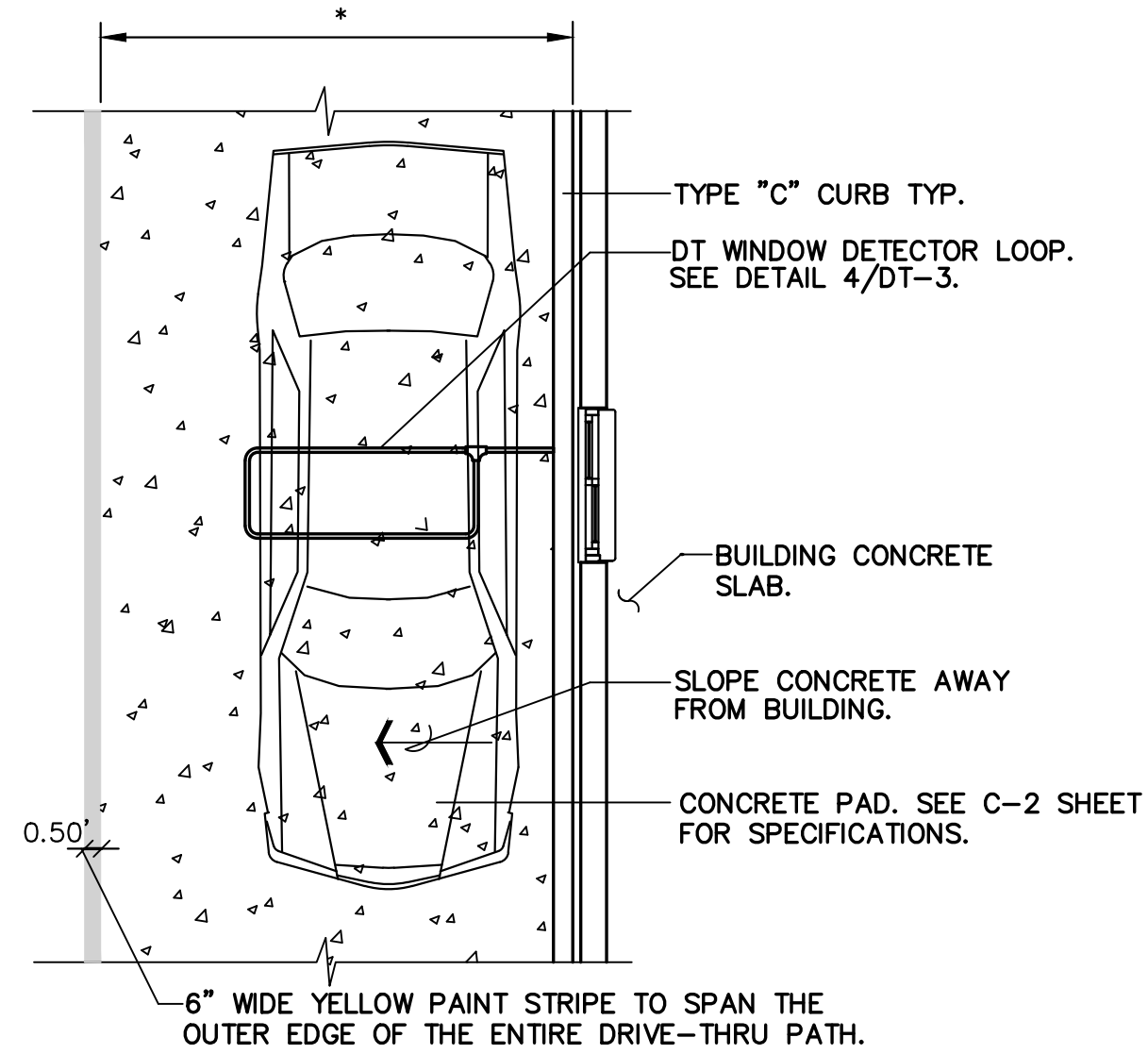
NOTE: ALL TEXT AND ARROW SHALL BE PAINTED TO MATCH PMS 123 YELLOW

2 PAINTED 'DRIVE-THRU' WITH ARROW DETAIL
DT-3



NOTE: ALL TEXT SHALL BE PAINTED TO MATCH PMS 123 YELLOW

3 PAINTED 'THANK-YOU' DETAIL
DT-3



* FOR DIMENSIONS OF DRIVE-THRU LANE CONCRETE PAD, SEE C-2 SHEET FOR SPECIFICATIONS.

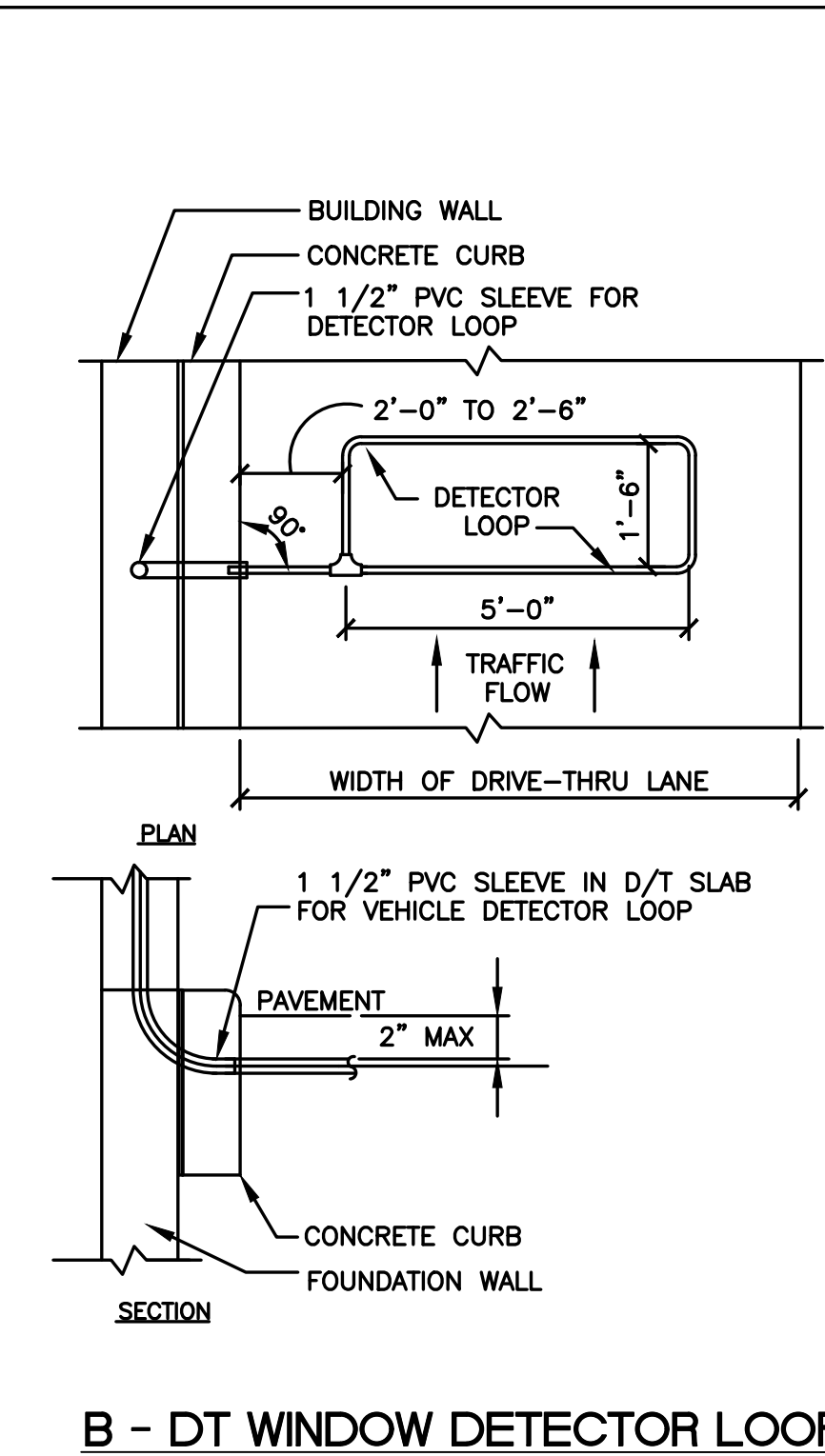
5 DRIVE-THRU CONCRETE PAD DETAIL
DT-3

NOTES

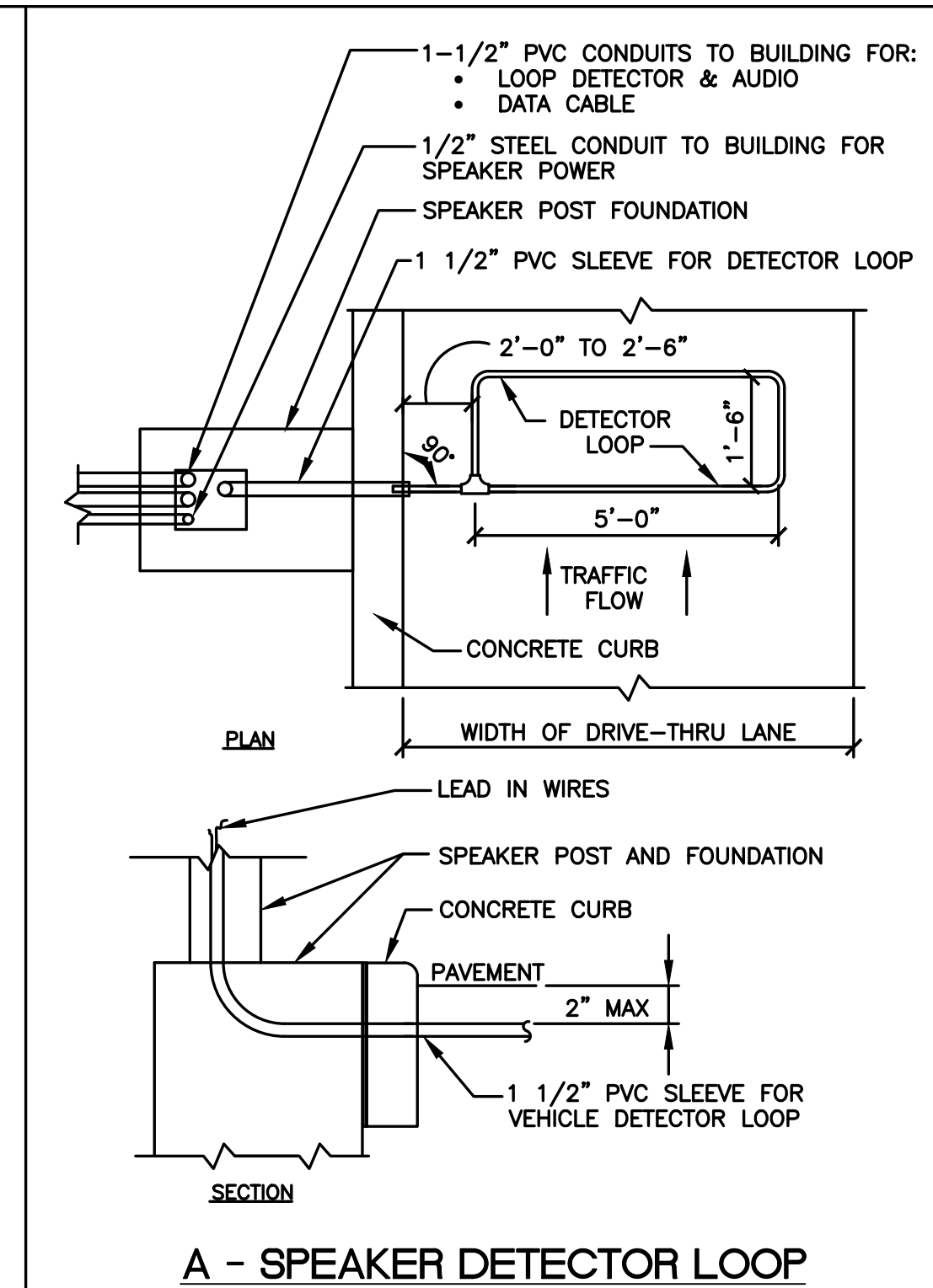
1. VERIFY CONDUIT SIZES AND LAYOUT WITH DETECTOR LOOP MANUFACTURER.
2. CENTER VEHICLE DETECTOR LOOP IN DRIVE THRU LANE. INSTALL PER MFR. RECOMMENDATIONS.
3. NO STEEL (REBAR OR ELECTRICAL WIRE) SHALL BE USED WITHIN 2' OF LOOP.
4. **DETECTOR LOOP MANUFACTURERS:** DETECTOR LOOPS MAY BE BY ONE OF THE FOLLOWINGS COMPANIES OR EQUAL.
3M: 1-800-328-0033
HME: 1-800-848-4468
5. **DETECTOR LOOP MATERIAL:** PVC TUBING 1/2" I.D. 100 PSI LOOP MADE FROM ONE LENGTH OF THIN FOURTEEN GAUGE STRANDED WIRE. LEAD-IN IS PRE-TWISTED AT FACTORY.
6. **DETECTOR LOOP CONSTRUCTION:** FORMED WITH ONE CONTINUOUS LENGTH OF PVC WITH NO SHARP CORNERS AS DETAILED. WIRE LOOPED, FORMED, & PIGTAILED AS DETAILED.

4 DETECTOR LOOP DETAILS
DT-3

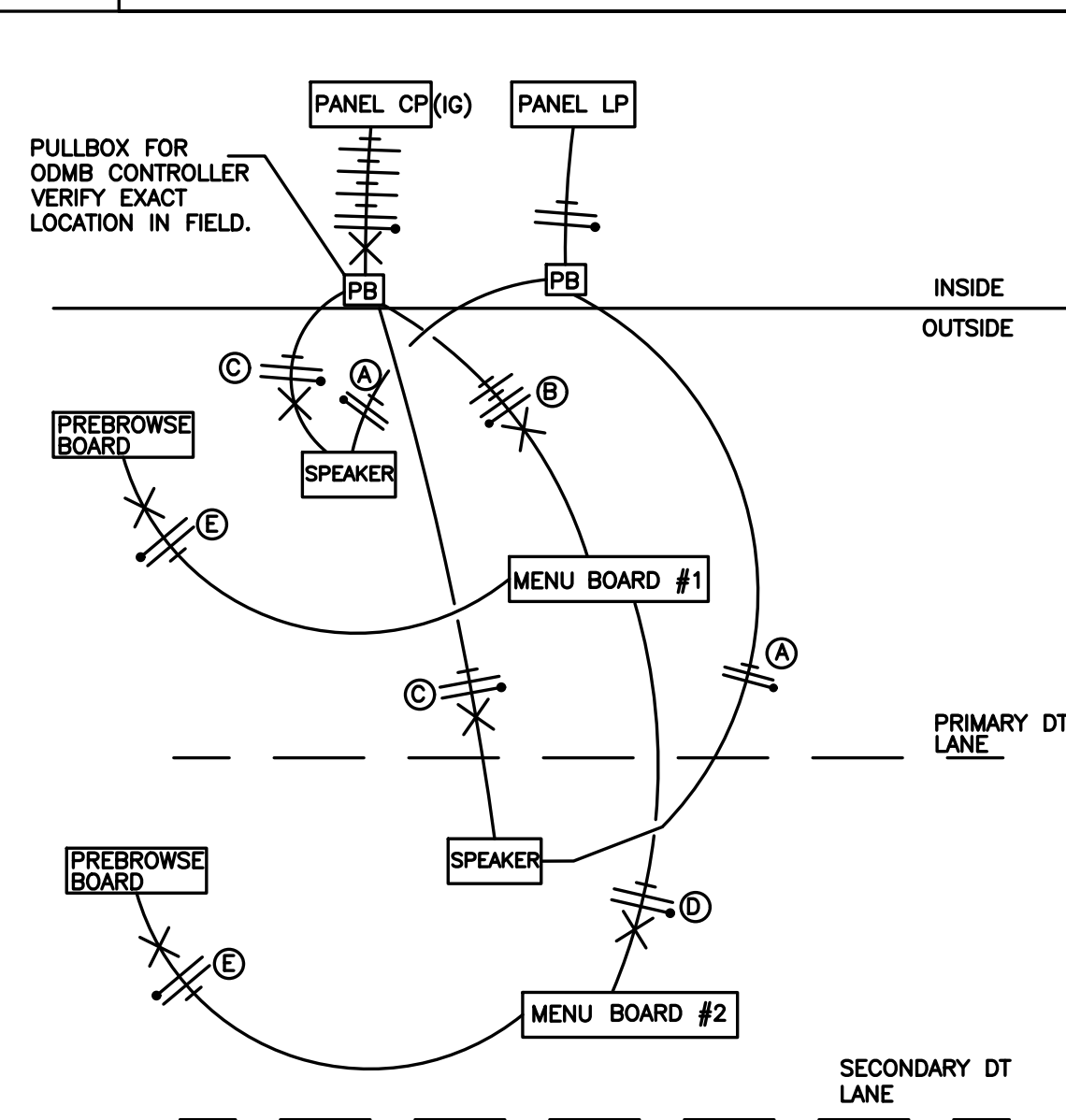
NOT TO SCALE



B - DT WINDOW DETECTOR LOOP

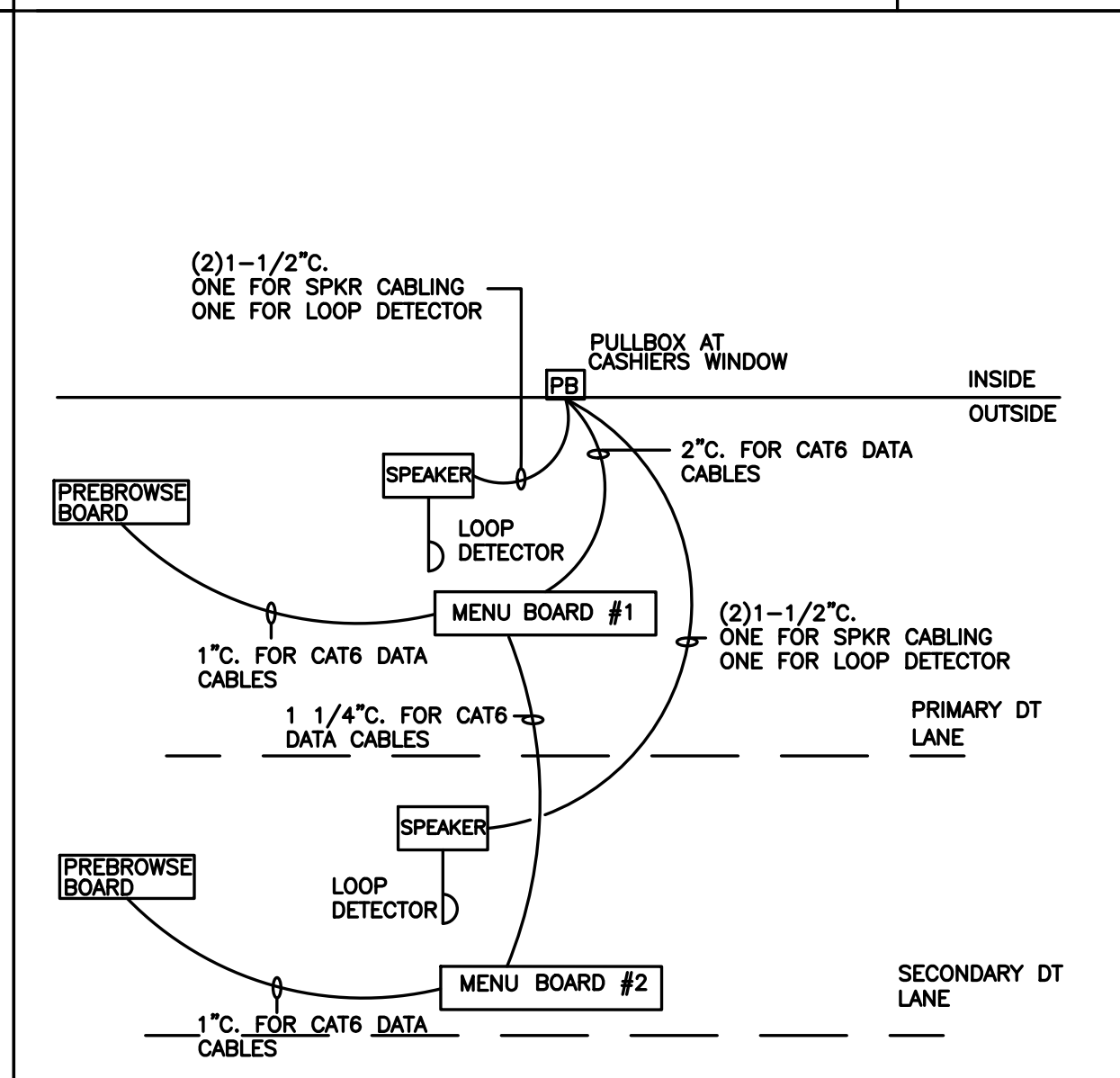


A - SPEAKER DETECTOR LOOP



6 DRIVE THRU POWER DIAGRAM
DT-3

NOT TO SCALE



7 DT LOW VOLTAGE CONDUIT DIAGRAM
DT-3

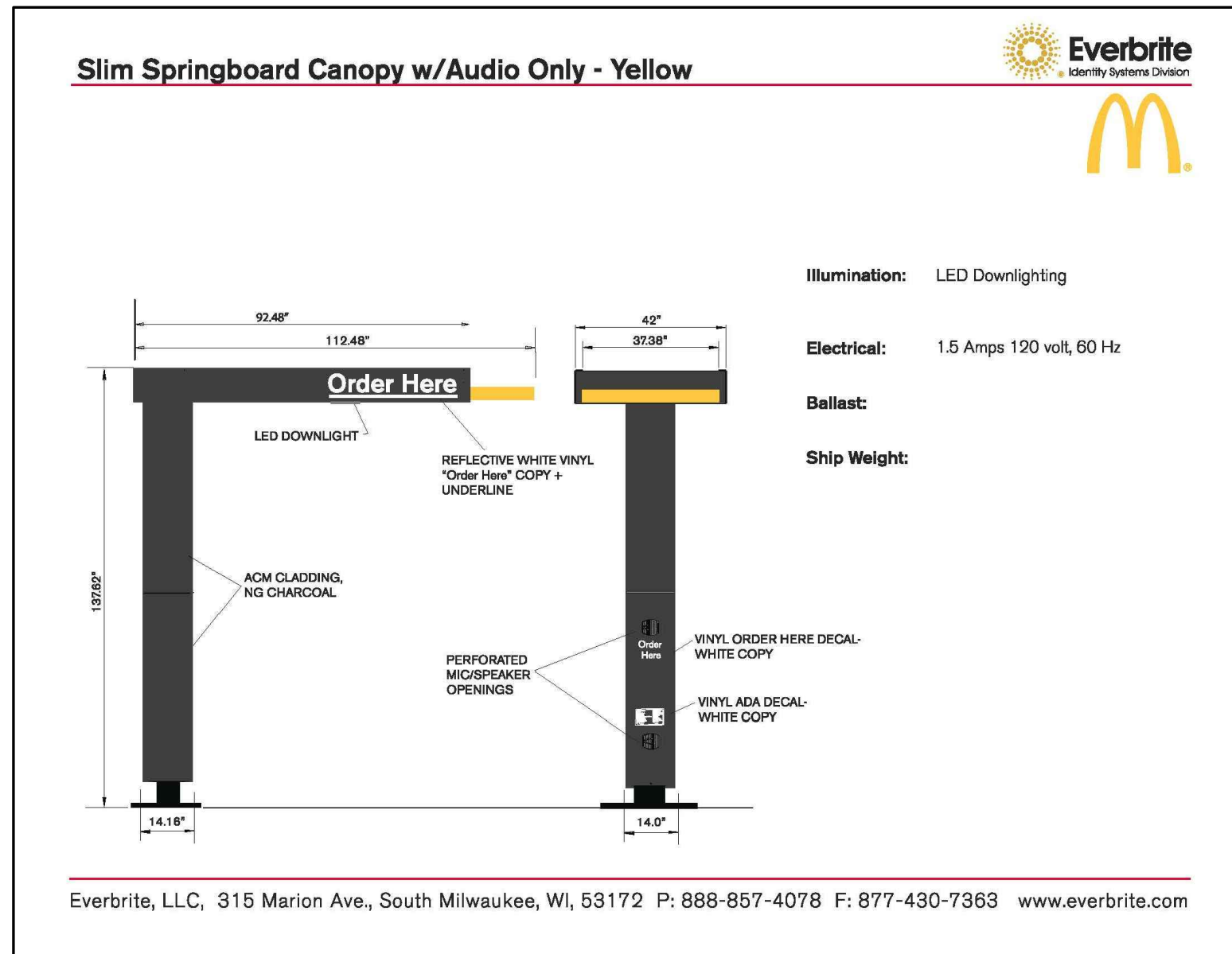
NOT TO SCALE

NOTE:

- * VERIFY EXACT CIRCUITS & QUANTITIES OF CIRCUITS WITH PANEL SCHEDULES AND MANUFACTURERS INSTALLATION INSTRUCTIONS.
- FOR EXISTING LOCATIONS:
 - * VERIFY EXISTING CP PANEL HAS AMPACITY AND SUFFICIENT SPARES/SPACE FOR TWO (2) NEW 20A/1P CIRCUITS. UPGRADE CP PANEL TO 42 CIRCUITS IF NECESSARY.
 - * VERIFY EXISTING PULLBOXES ARE SIZED FOR NEW CONDUIT ROUTING. MODIFY PULLBOXES IF NECESSARY.
- Ⓐ 2#12 & 1#12 GND. TO LP-1 FOR COD CANOPY LIGHTING.
- Ⓑ 4#12 & 1#12 GND & 1#12 ISOLATED GND. TO CP FOR ISOLATED GROUND POWER TO MENUBOARDS AND MEDIA PLAYERS.
- Ⓒ 2#12 & 1#12 GND & 1#12 ISOLATED GND. TO CP FOR ISOLATED GROUND POWER TO COD'S. EACH COD SHALL BE ON ITS OWN SEPARATE CIRCUIT.
- Ⓓ 2#12 & 1#12 GND & 1#12 ISOLATED GND. TO CP FOR ISOLATED GROUND POWER TO MENUBOARDS AND MEDIA PLAYERS.
- Ⓔ 2#12 & 1#12 GND & 1#12 ISOLATED GND. TO CP FOR ISOLATED GROUND POWER TO PRE-BROWSE BOARDS AND MEDIA PLAYER.

DRIVE-THRU DETAILS

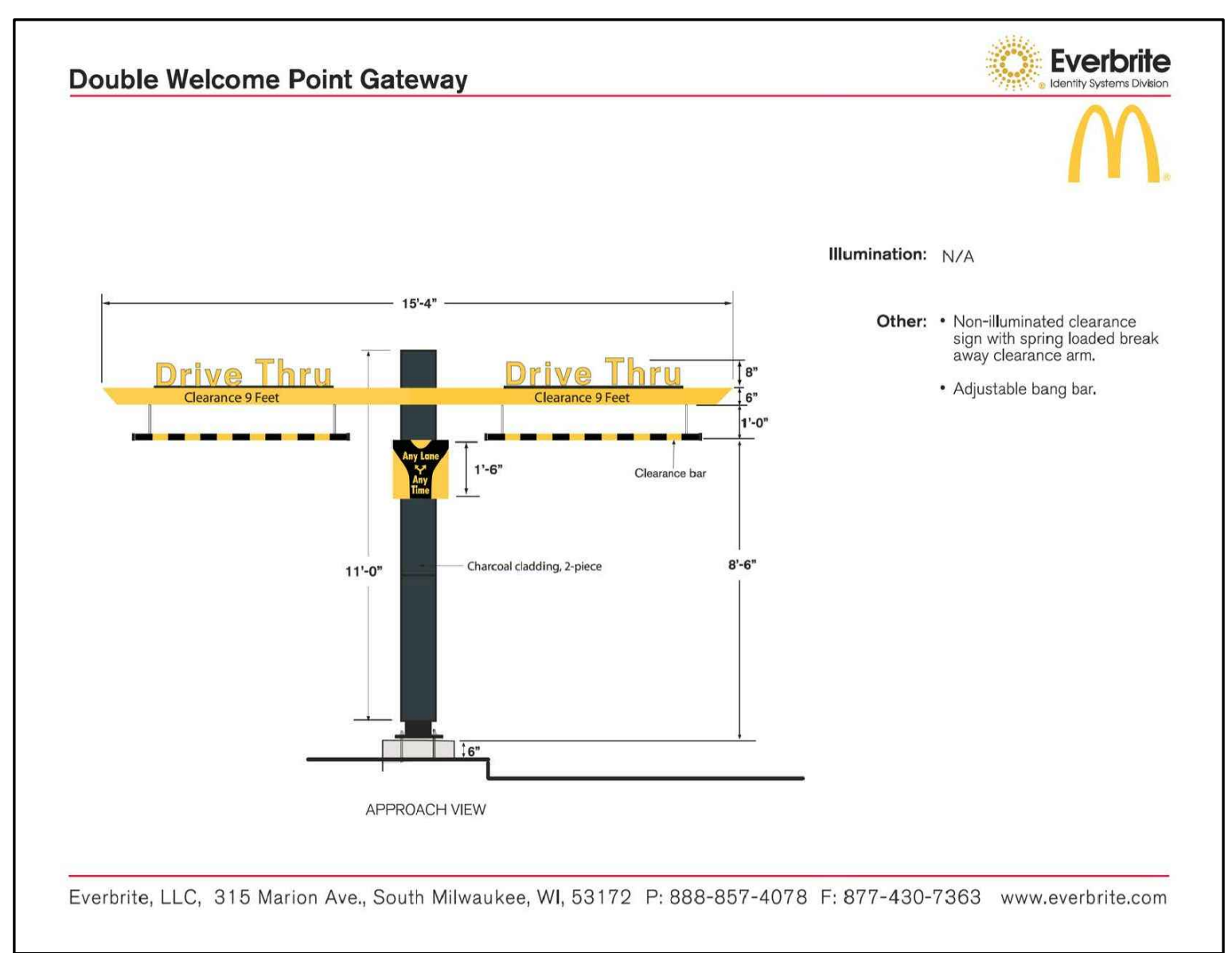
| | |
|-----------------------|--|
| DATE | 3/21/23 |
| DATE | 4/18/23 |
| REVISIONS | NONE |
| NO | 1 |
| NO | 2 |
| Prepared For: | McDonald's 711 Jorie Blvd., 3rd Floor Oak Brook, IL 60523 |
| Prepared By: | McDonald's McDONALD'S - WAUKEE, IA 2820 Grand Prairie Parkway Waukee, Iowa |
| Checked By: | J. MILLER |
| Design By: | D. OLSON |
| Drawn By: | JOSH MILLER |
| Date: | JANUARY 24, 2023 |
| Scale: | NONE |
| Project No.: | 21-076 |
| Watermark Engineering | watermark-engineering.com 2631 Ginger Woods Pkwy Aurora, IL 60502 (630) 375-1800 |
| DT-3 | LC #14-0360 |



1 **DRIVE-THRU SPRINGBOARD CANOPY**
SEE SHEET SSD-x FOR FOUNDATION DETAIL



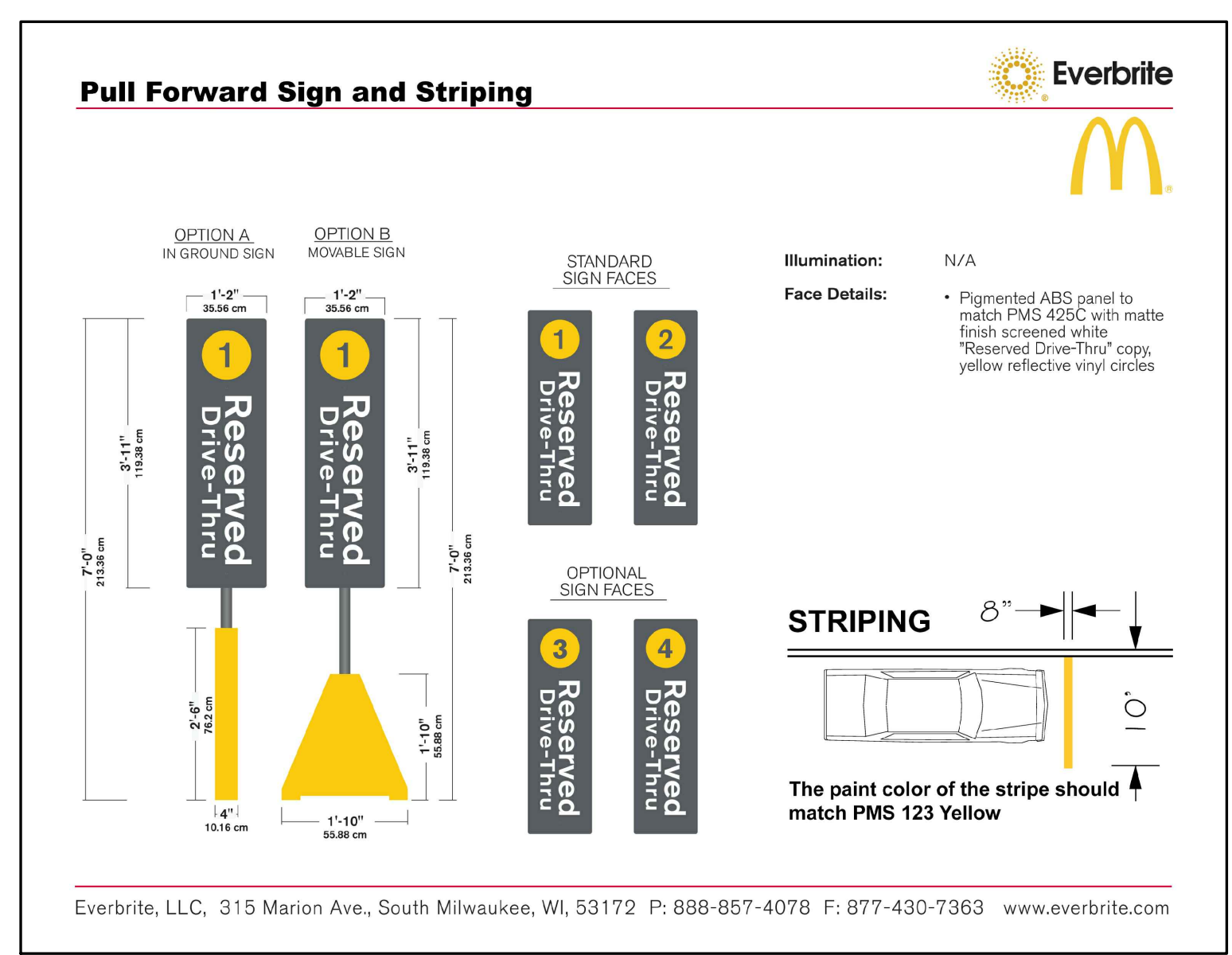
2 **ODMB MENU BOARD ELEVATIONS**
SEE SHEET SSD-x FOR FOUNDATION DETAIL



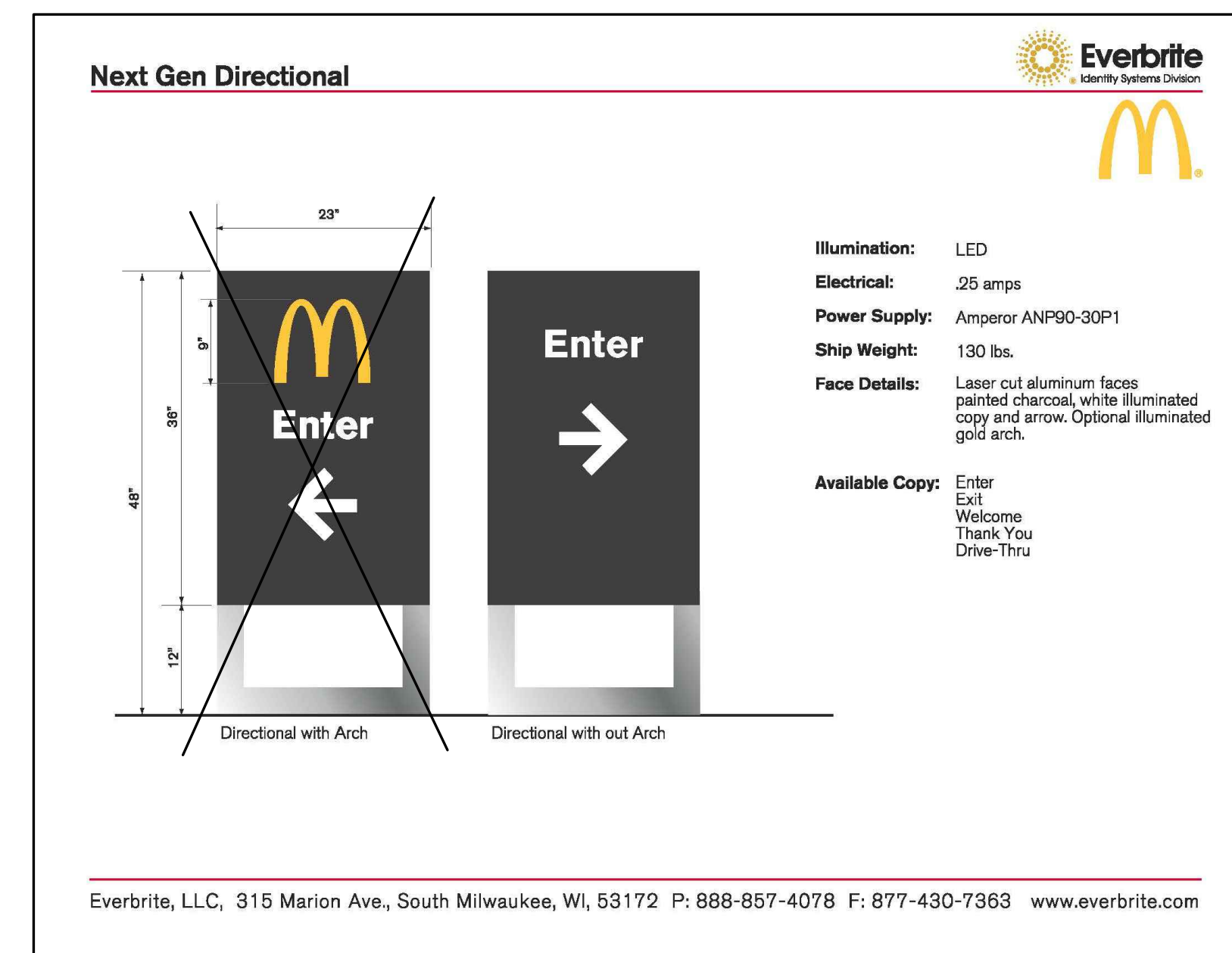
3 **DOUBLE WELCOME POINT GATEWAY**
SEE SHEET SSD-x FOR FOUNDATION DETAIL



4 **DIGITAL PRE-BROWSE BOARD**
SEE SHEET SSD-x FOR FOUNDATION DETAIL



5 **PULL FORWARD BOLLARD SIGN AND STRIPING DETAIL**



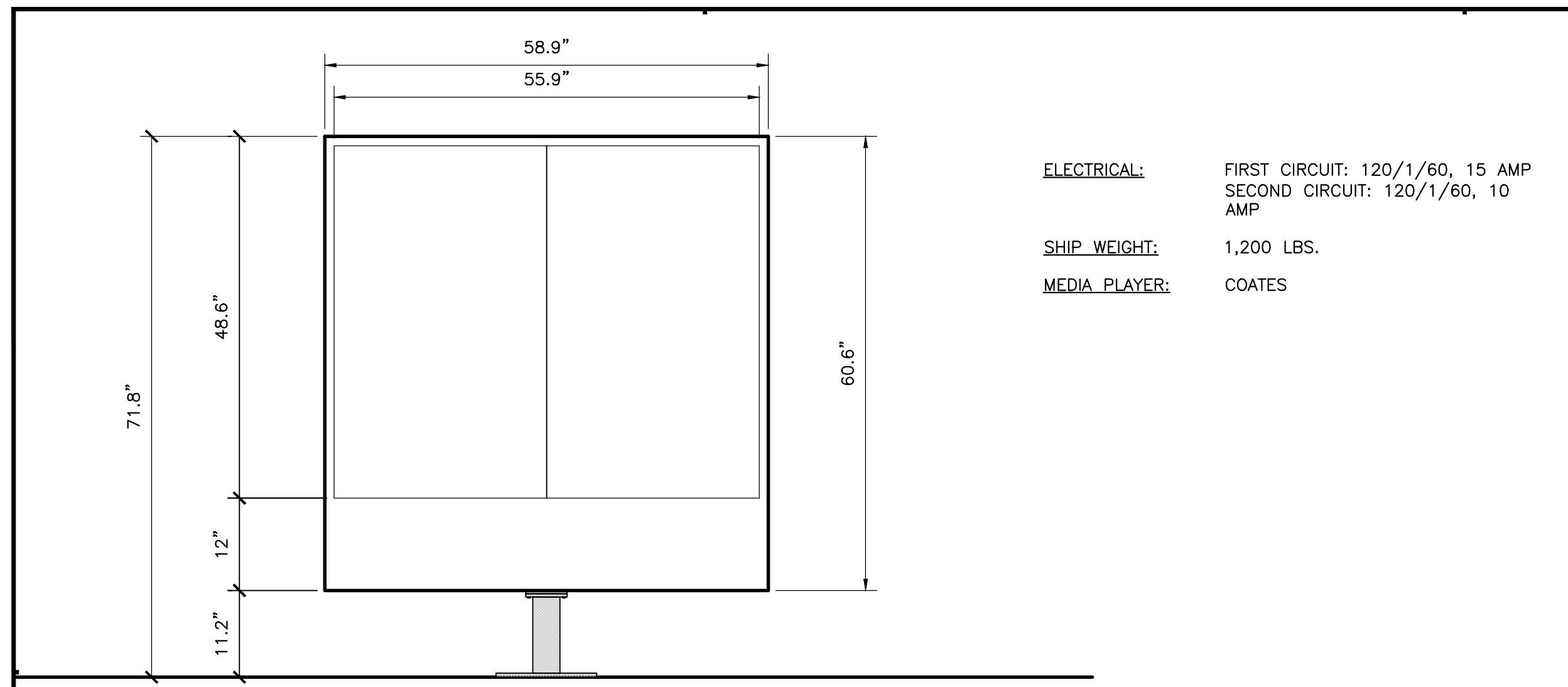
6 **DIRECTIONAL SIGN**

DRIVE-THRU DETAILS

| | | |
|---------------------------|---|---------|
| DATE | 3/21/23 | 4/18/23 |
| REVISIONS | NONE | NONE |
| NO | 1 | 2 |
| Prepared For: | McDonald's | |
| Prepared By: | McDonald's | |
| McDonald's | 711 Jorie Blvd., 3rd Floor Oak Brook, IL 60523 | |
| McDonald's | MCDONALD'S - WAUKEE, IA 2820 Grand Prairie Parkway Waukee, Iowa | |
| PROJECT NO.: | 21-076 | |
| CHECKED BY: | J. MILLER | |
| DESIGN BY: | D. OLSON | |
| DRAWN BY: | JOSH MILLER | |
| DATE: | JANUARY 24, 2023 | |
| SCALE: | NONE | |
| PROJECT NO.: | 21-076 | |
| watermark-engineering.com | I, 2631 Ginger Woods Pkwy Aurora, IL 60502 (630) 375-1800 | |
| DT-4 | LC #14-0360 | |

Watermark Engineering Resources

DRIVE-THRU DETAILS



ELECTRICAL: FIRST CIRCUIT: 120/1/60, 15 AMP
SECOND CIRCUIT: 120/1/60, 10 AMP

SHIP WEIGHT: 1,200 LBS.

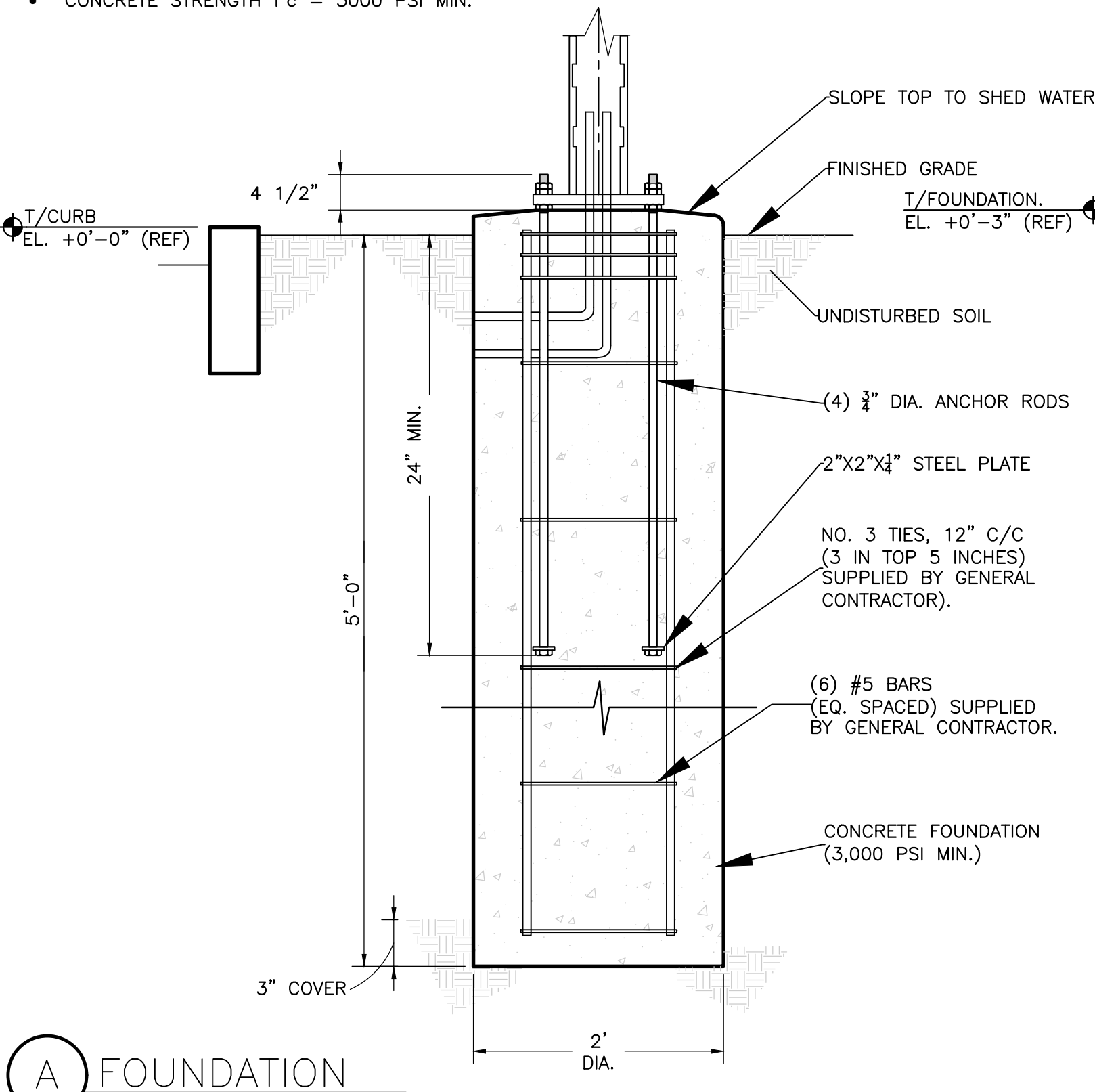
MEDIA PLAYER: COATES

GENERAL NOTES
-THE FOLLOWING CODES WERE USED IN DESIGN:
-IBC 2018 (WITH LOCAL AMENDMENTS)
-ASCE 7-16
-ACI 318-14
-AISC 360-16 & AISC 341-16
-AWS D1.1
-WIND SPEED 110 MPH (ULTIMATE WIND SPEED)
-EXPOSURE C
-DESIGN LOADS DERIVED FROM THESE CODES AND FORCES
-AXIAL- 1,200 #
-SHEAR- 779 #
-MOMENT- 2,264 FT-#
-ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE
-MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100 PSF/FT (X2)
-SITE SOIL CONDITIONS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER, IF ASSUMED SOIL CONDITIONS ARE NOT PRESENT, FOUNDATION SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TAKING IN TO ACCOUNT ACTUAL SITE SOIL CONDITIONS
-TOP 6\"/>

CONCRETE:
-ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE
-ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION
-TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE
-MINIMUM CONCRETE STRENGTH (F'C=3,000 PSI) SHALL CONFORM WITH MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
-USE OF ADMIXTURES SHALL CONFORM TO MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 2.6
-AIR ENTERTAINMENT SHALL CONFORM WITH MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS 2.6-A AND 2.13-A
-WATER CONTENT RATIO SHALL CONFORM TO MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
-FOUNDATION CONCRETE TO BE TESTED PER MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 3.14
-PROVIDE A MINIMUM 3\"/>

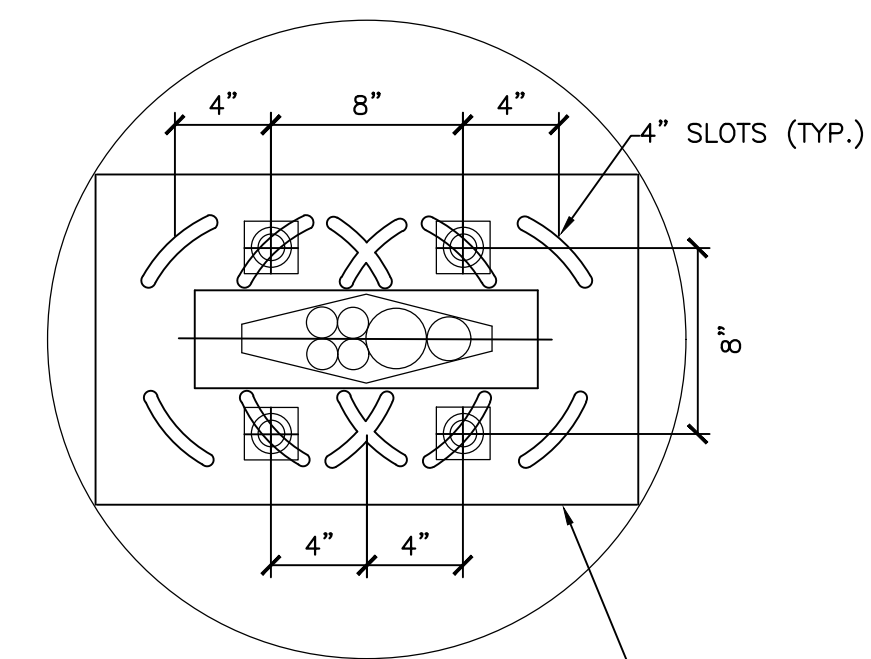
STEEL:
-STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE B (FY=35 KSI)
-HSS ROUND SECTION: ASTM A500 GRADE B (FY= 42 KSI)
-HSS SQUARE/RECTANGULAR SECTIONS: ASTM A500 GRADE B (FY= 46 KSI)
-HEADED ANCHOR RODS ASTM F1554 GR 55, AN ACCEPTABLE ALTERNATIVE IS ASTM F1554 GR 55, S1 WHEN THE EMBEDDED END OF THE ROD IS THREADED AND THE NUT TACK WELDED PRIOR TO GALVANIZATION.
-STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36
-REINFORCEMENT: ASTM A615 GRADE 60- BY GENERAL CONTRACTOR
-NUTS: ASTM A563A, HEAVY HEX
-WASHERS: ASTM F844 A36
-USE ASTM A153 CLASS C OT DIPPED GALVANIZED BOLTS AND FASTENERS.
-ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
-NO FIELD HEATING TO BEND STEEL SHALL BE ALLOWED WITHOUT ENGINEER'S APPROVAL
-DO NOT CUT ANCHOR RODS AFTER INSTALLATION OF POLE
-AFTER INSTALLATION, ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION
-ANY FIELD WELDING SHALL FIRST BE VERIFIED BY ENGINEER AND PERFORMED IN ACCORDANCE WITH AWS D1.1
-REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION

NOTES:
• PIER DEPTHS REQUIRED ARE MINIMUMS. ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
• TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
• MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE 100 PSF/FT OF DEPTH (X2)
• ALL REINFORCING STEEL BY GENERAL CONTRACTOR.
• CONCRETE STRENGTH f'c = 3000 PSI MIN.



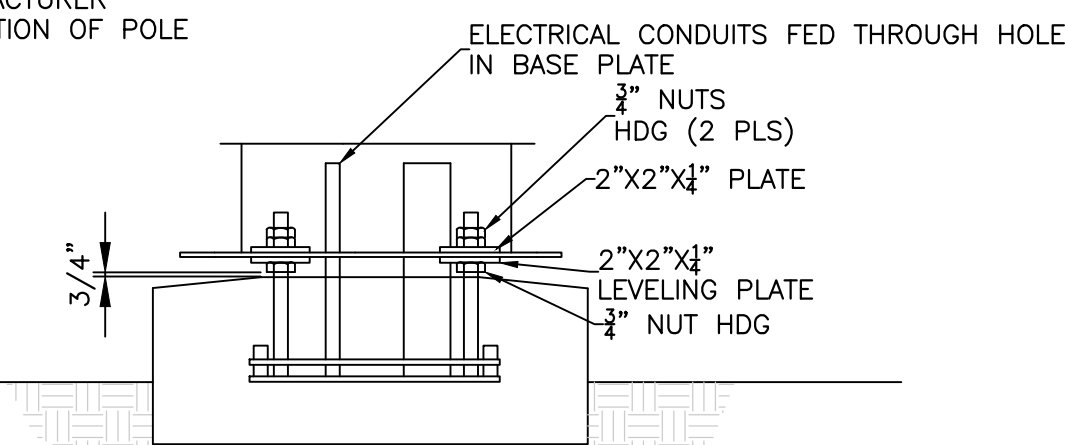
(A) FOUNDATION

NOTES:
• TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE
• ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE ENCLOSURE MANUFACTURER



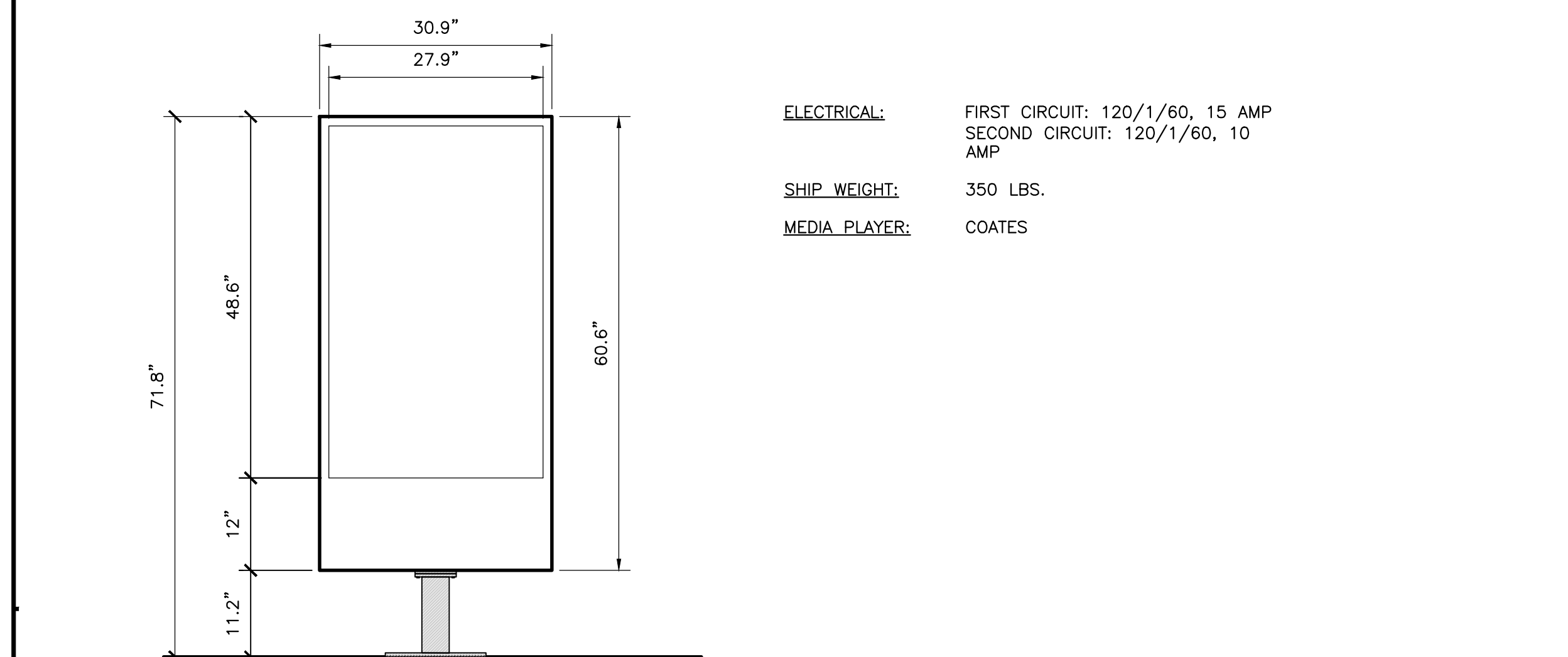
(B) ANCHOR BOLT PATTERN

NOTES:
• TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE
• ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE ENCLOSURE MANUFACTURER
• DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE



(C) CONNECTION DETAILS

1 DIGITAL MENU BOARD
SD1 SCALE: NONE



ELECTRICAL: FIRST CIRCUIT: 120/1/60, 15 AMP
SECOND CIRCUIT: 120/1/60, 10 AMP

SHIP WEIGHT: 350 LBS.

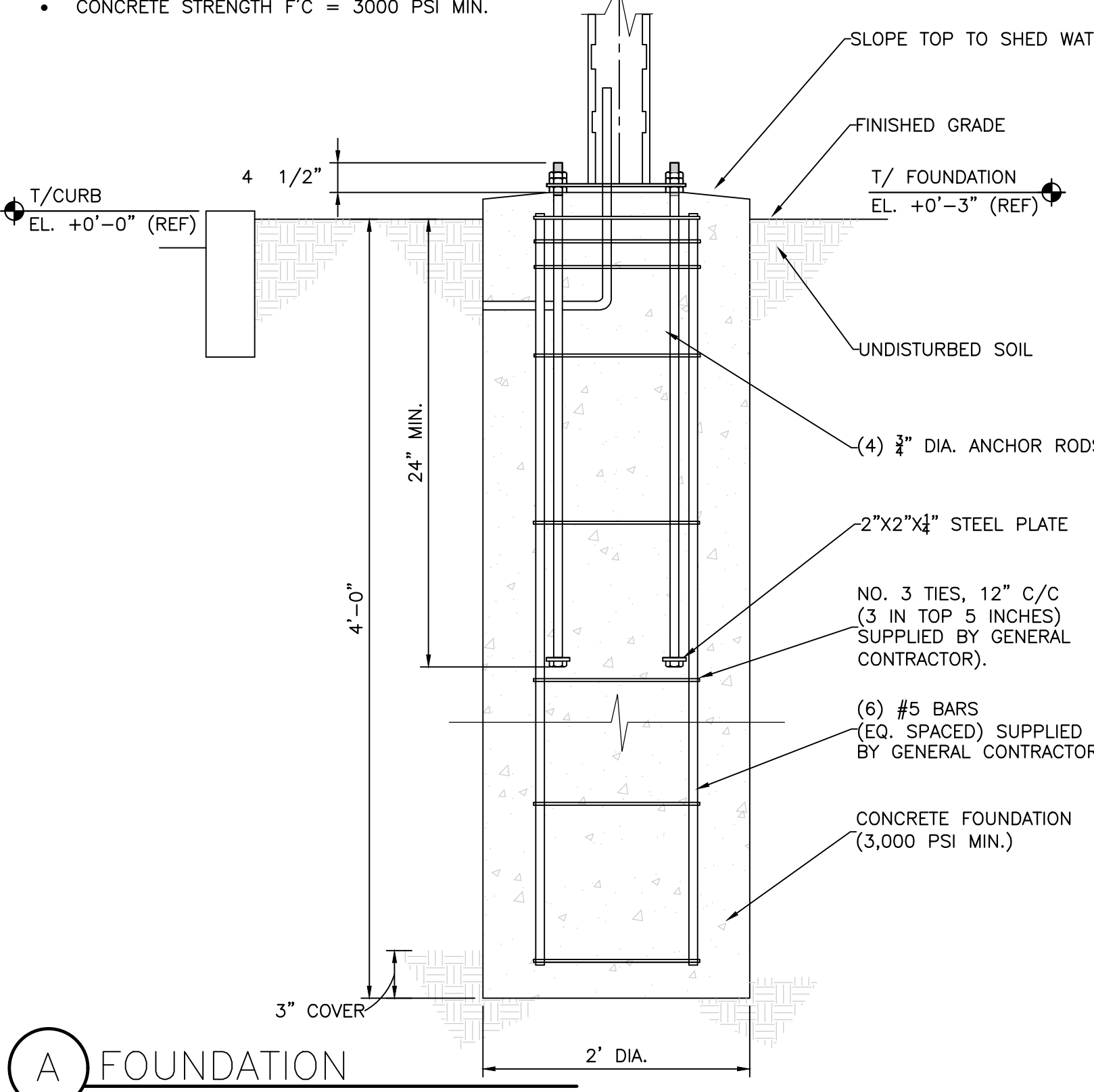
MEDIA PLAYER: COATES

GENERAL NOTES
-THE FOLLOWING CODES WERE USED IN DESIGN:
-IBC 2018 (WITH LOCAL AMENDMENTS)
-ASCE 7-16
-ACI 318-14
-AISC 360-16 AISC 341-16
-AWS D1.1
-WIND SPEED 110 MPH (ULTIMATE WIND SPEED)
-EXPOSURE C
-DESIGN LOADS DERIVED FROM THESE CODES AND FORCES
-AXIAL- 350 #
-SHEAR- 421 #
-MOMENT- 1,278 FT-#
-ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE
-MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100 PSF/FT (X2)
-SITE SOIL CONDITIONS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER, IF ASSUMED SOIL CONDITIONS ARE NOT PRESENT, FOUNDATION SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TAKING IN TO ACCOUNT ACTUAL SITE SOIL CONDITIONS
-TOP 6\"/>

CONCRETE:
-ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE
-ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION
-TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE
-MINIMUM CONCRETE STRENGTH (F'C=3,000 PSI) SHALL CONFORM WITH MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.6
-USE OF ADMIXTURES SHALL CONFORM TO MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 2.6
-AIR ENTERTAINMENT SHALL CONFORM WITH MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS 2.6-A AND 2.13-A
-WATER CONTENT RATIO SHALL CONFORM TO MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
-FOUNDATION CONCRETE TO BE TESTED PER MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 3.14
-PROVIDE A MINIMUM 3\"/>

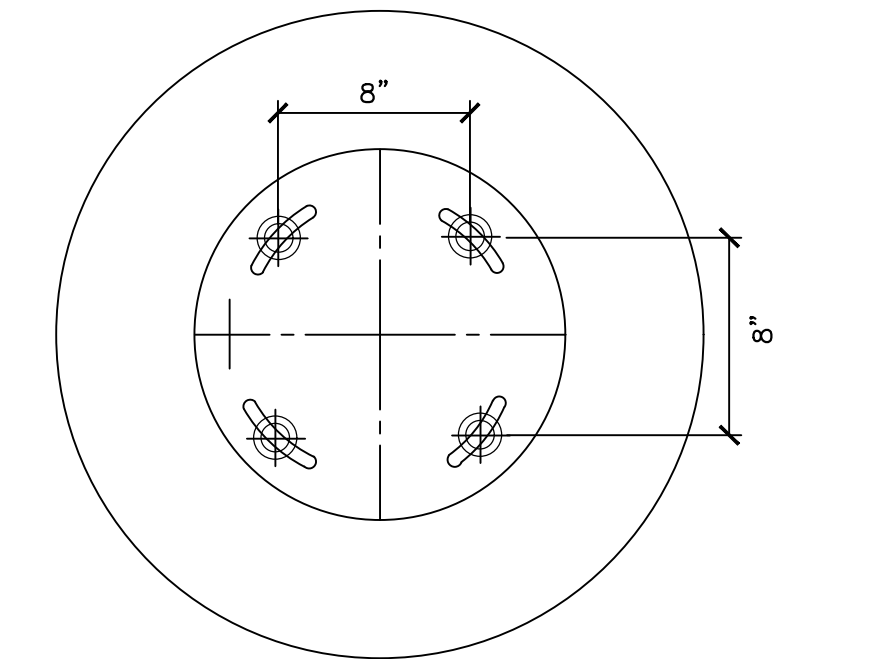
STEEL:
-STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE B (FY=35 KSI)
-HSS ROUND SECTION: ASTM A500 GRADE B (FY= 42 KSI)
-HSS SQUARE/RECTANGULAR SECTIONS: ASTM A500 GRADE B (FY= 46 KSI)
-HEADED ANCHOR RODS ASTM F1554 GR 55, AN ACCEPTABLE ALTERNATIVE IS ASTM F1554 GR 55, S1 WHEN THE EMBEDDED END OF THE ROD IS THREADED AND THE NUT TACK WELDED PRIOR TO GALVANIZATION.
-STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36
-REINFORCEMENT: ASTM A615 GRADE 60- BY GENERAL CONTRACTOR
-NUTS: ASTM A563A, HEAVY HEX
-WASHERS: ASTM F844 A36
-USE ASTM A153 CLASS C OT DIPPED GALVANIZED BOLTS AND FASTENERS.
-ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
-NO FIELD HEATING TO BEND STEEL SHALL BE ALLOWED WITHOUT ENGINEER'S APPROVAL
-DO NOT CUT ANCHOR RODS AFTER INSTALLATION OF POLE
-AFTER INSTALLATION, ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION
-ANY FIELD WELDING SHALL FIRST BE VERIFIED BY ENGINEER AND PERFORMED IN ACCORDANCE WITH AWS D1.1
-REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION

NOTES:
• PIER DEPTHS REQUIRED ARE MINIMUMS. ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
• TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
• MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE 100 PSF/FT OF DEPTH (X2)
• ALL REINFORCING STEEL BY GENERAL CONTRACTOR.
• CONCRETE STRENGTH f'c = 3000 PSI MIN.



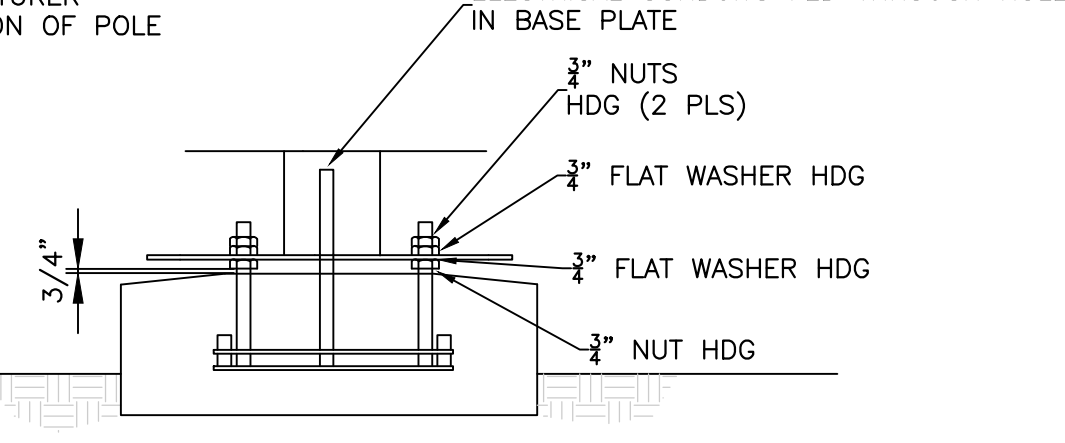
(A) FOUNDATION

NOTES:
• TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE
• ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE ENCLOSURE MANUFACTURER



(B) ANCHOR BOLT PATTERN

NOTES:
• TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE
• ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE ENCLOSURE MANUFACTURER
• DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE



(C) CONNECTION DETAILS

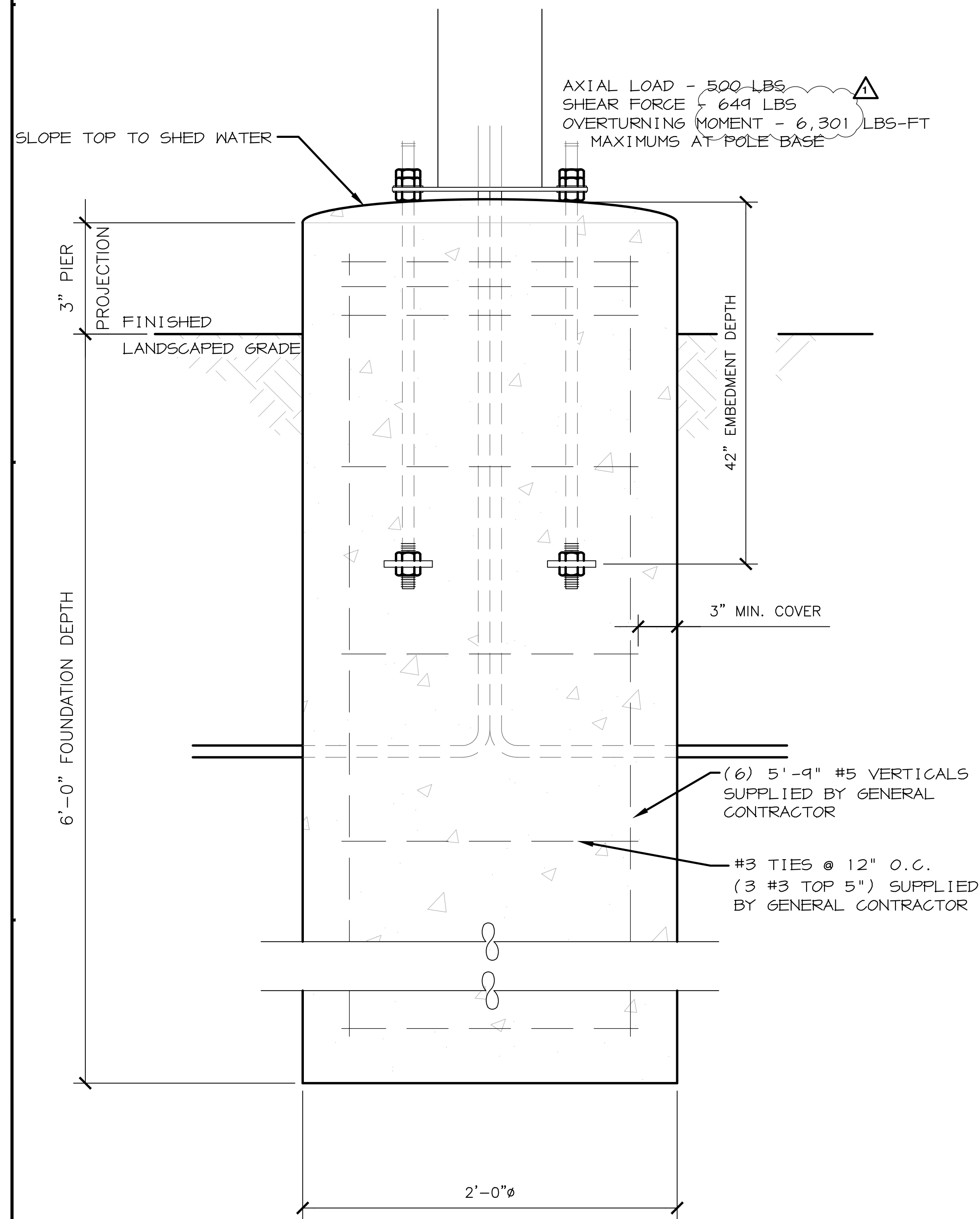
2 DIGITAL PRE-BROWSE BOARD
SD1 SCALE: NONE

ENGINEER
MZ
CHECKED BY
TT
DATE
01/16/23
REVISIONS
△ PLAN CHECK
△
△
△

PROJECT:
McDonald's - WAUKEE, IA.
2855 GRAND PRAIRIE PKWY
WAUKEE, IA. 50263

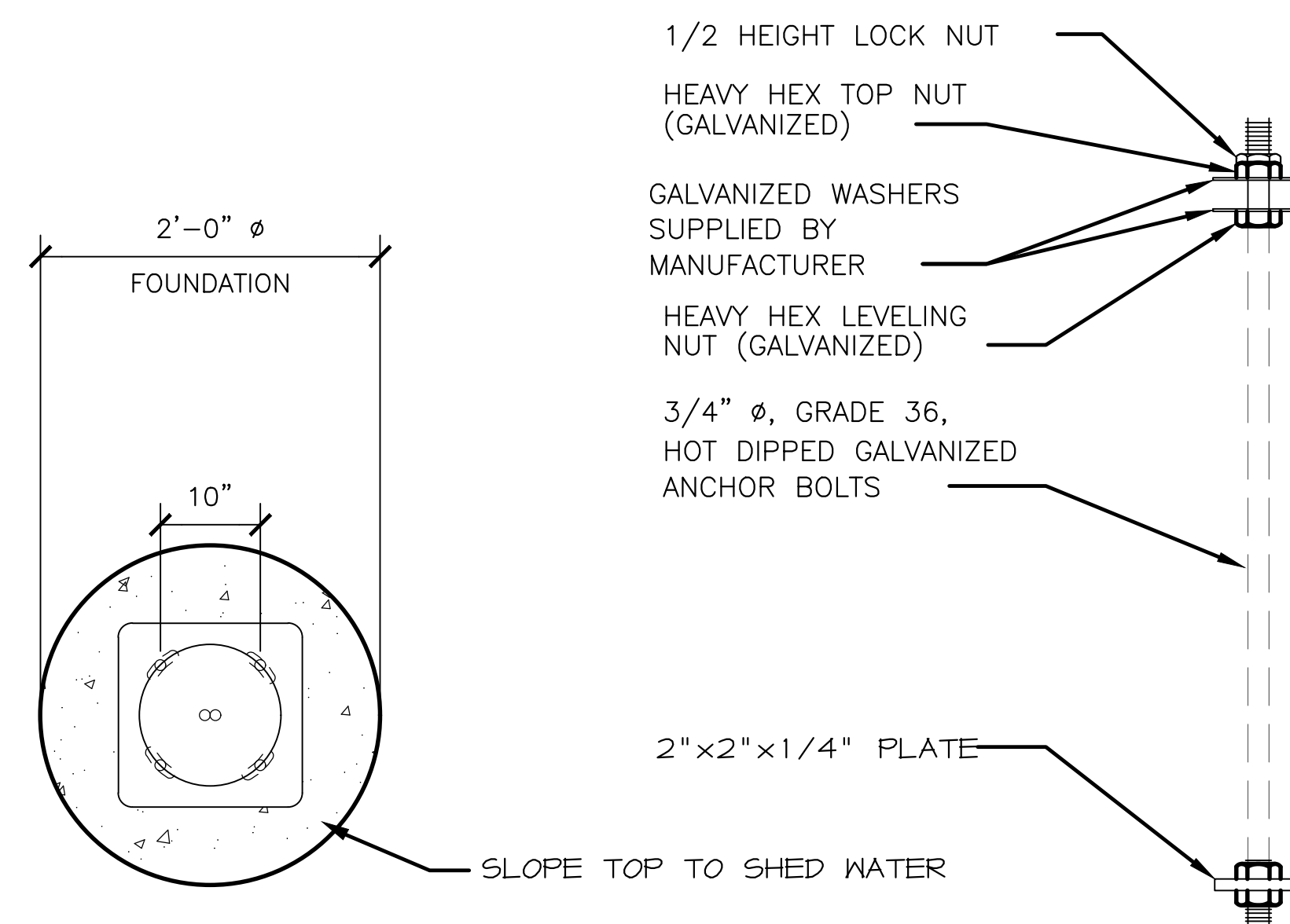
BRAD YOUNG & ASSOCIATES, INC.
STRUCTURAL ENGINEERING
345 POLLASKY
CLOVIS, CALIFORNIA 93612
PHONE: (559) 323-9600 FAX: (559) 323-9633

PROJECT NUMBER
BY#A 22662
DIGITAL MENU BOARD
SHEET NUMBER
FD1



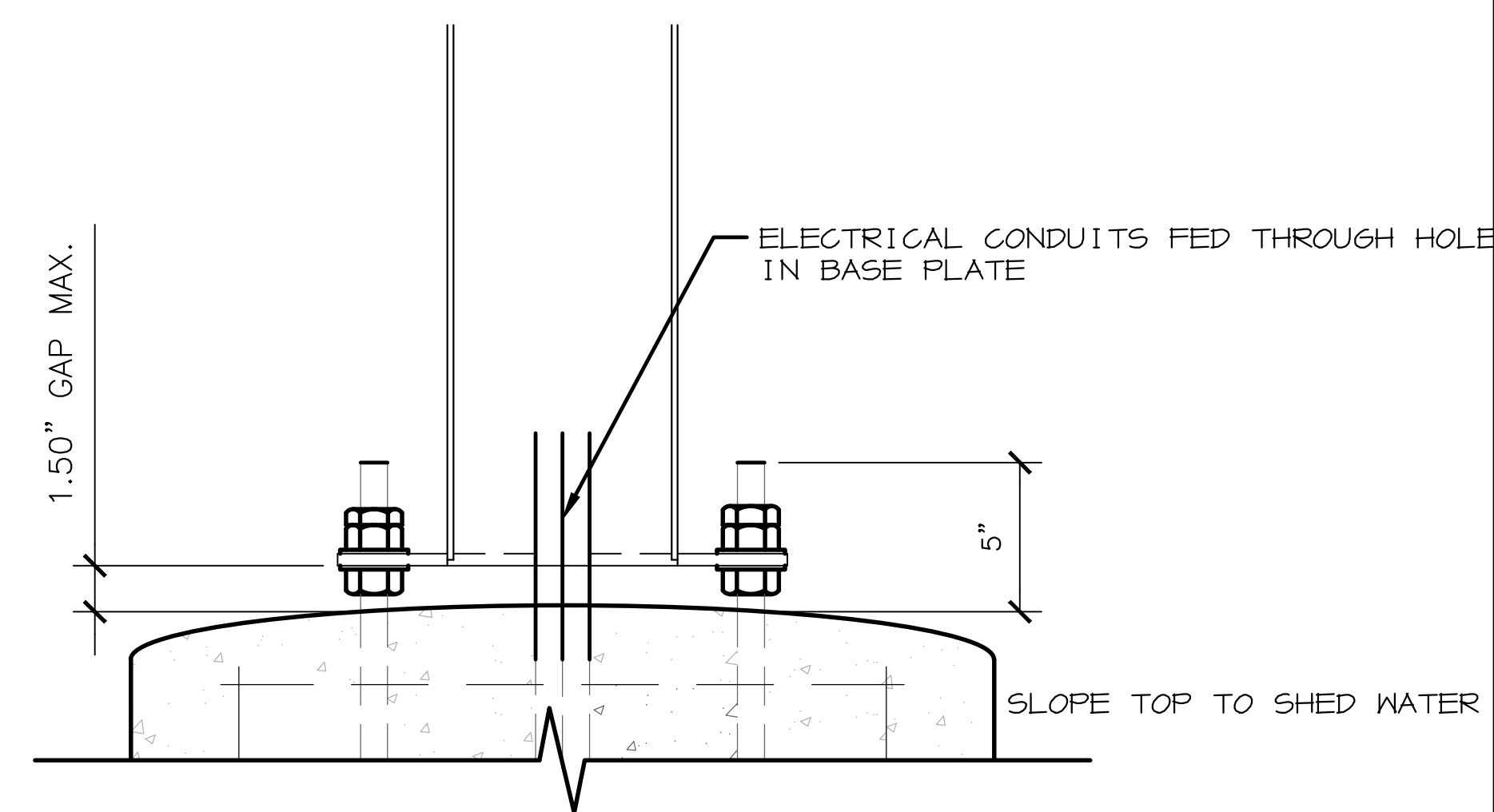
A CLEARANCE GATEWAY
NTS

NOTES:
 -TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
 -USE F1554 GRADE 36 BOLTS MINIMUM
 -USE HOT DIPPED GALVANIZED BOLTS
 -ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE
 -ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
 -DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE



B ANCHOR BOLT PATTERN
NTS

NOTES:
 -TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
 -ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
 -DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE



C CONNECTION DETAILS
NTS

GENERAL NOTES

-THE FOLLOWING CODES WERE USED IN DESIGN:
 -IBC 2018
 -ASCE 7-16
 -ACI 318-14
 -AISC 15th EDITION
 -AWS D1.1

-WIND SPEED 110 MPH (3-SEC.) ULT. GUST)
 -EXPOSURE C
 -DESIGN LOADS DERIVED FROM THESE CODES AND FORCES
 -AXIAL - 500 LBS
 -SHEAR - 649 LBS
 -MOMENT - 6,301 LBS-FT

-ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE
 -MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100PSF/FT (x2)
 -SITE SOIL CONDITIONS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER. IF ASSUMED SOIL CONDITIONS ARE NOT PRESENT, FOUNDATION SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TAKING INTO ACCOUNT ACTUAL SITE SOIL CONDITIONS.
 -TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE)

-ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.

CONCRETE:

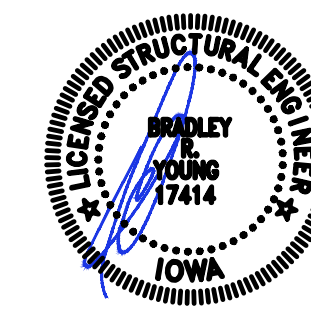
-ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE.
 -ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
 -TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
 -MINIMUM CONCRETE STRENGTH (F'c) SHOULD CONFORM WITH MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
 -USE OF ADMIXTURES SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 2.6
 -AIR ENTRAINMENT SHALL CONFORM WITH MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION SECTIONS 2.6-A & 2.13-A
 -WATER CONTENT RATIO SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
 -FOUNDATION CONCRETE TO BE TESTED PER MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 3.14
 -PROVIDE A MINIMUM 3" OF CONCRETE COVER OVER ALL EMBEDDED STEEL.
 -REINFORCEMENT PLACEMENT SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5. PERFORMED BY GENERAL CONTRACTOR.
 -ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE
 -DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION, SECTION 3.11-E.

STEEL:

-STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE B (Fy = 35ksi)
 -HSS ROUND SECTION: ASTM A500 GRADE B (Fy = 42ksi)
 -HSS SQUARE/RECTANGULAR SECTIONS: ASTM A500 GRADE B (Fy = 46ksi)
 -CONNECTION BOLTS A325
 -STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36
 -REINFORCEMENT: GRADE 60 - BY GENERAL CONTRACTOR
 -NUTS: A563DH OR A194-2H
 -WASHERS: F436
 -USE HOT DIPPED GALVANIZED BOLTS AND FASTENERS
 -ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
 -NO FIELD HEATING TO BEND STEEL SHALL BE ALLOWED WITHOUT ENGINEER'S APPROVAL.
 -DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE
 -AFTER INSTALLATION, ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION.
 -ANY FIELD WELDING SHALL FIRST BE VERIFIED BY ENGINEER AND PERFORMED IN ACCORDANCE WITH AWS D1.1.

-REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION.
 -CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION IN REGARDS TO JOBSITE SAFETY.
 -DETAILS AND STRUCTURAL MEMBERS NOT SHOWN DESIGNED BY OTHERS

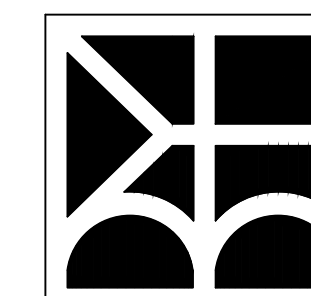
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| ENGINEER | MZ |
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PROJECT:
 McDonald's - WAUKEE, IA.
 2855 GRAND PRAIRIE PKWY
 WAUKEE, IA. 50263

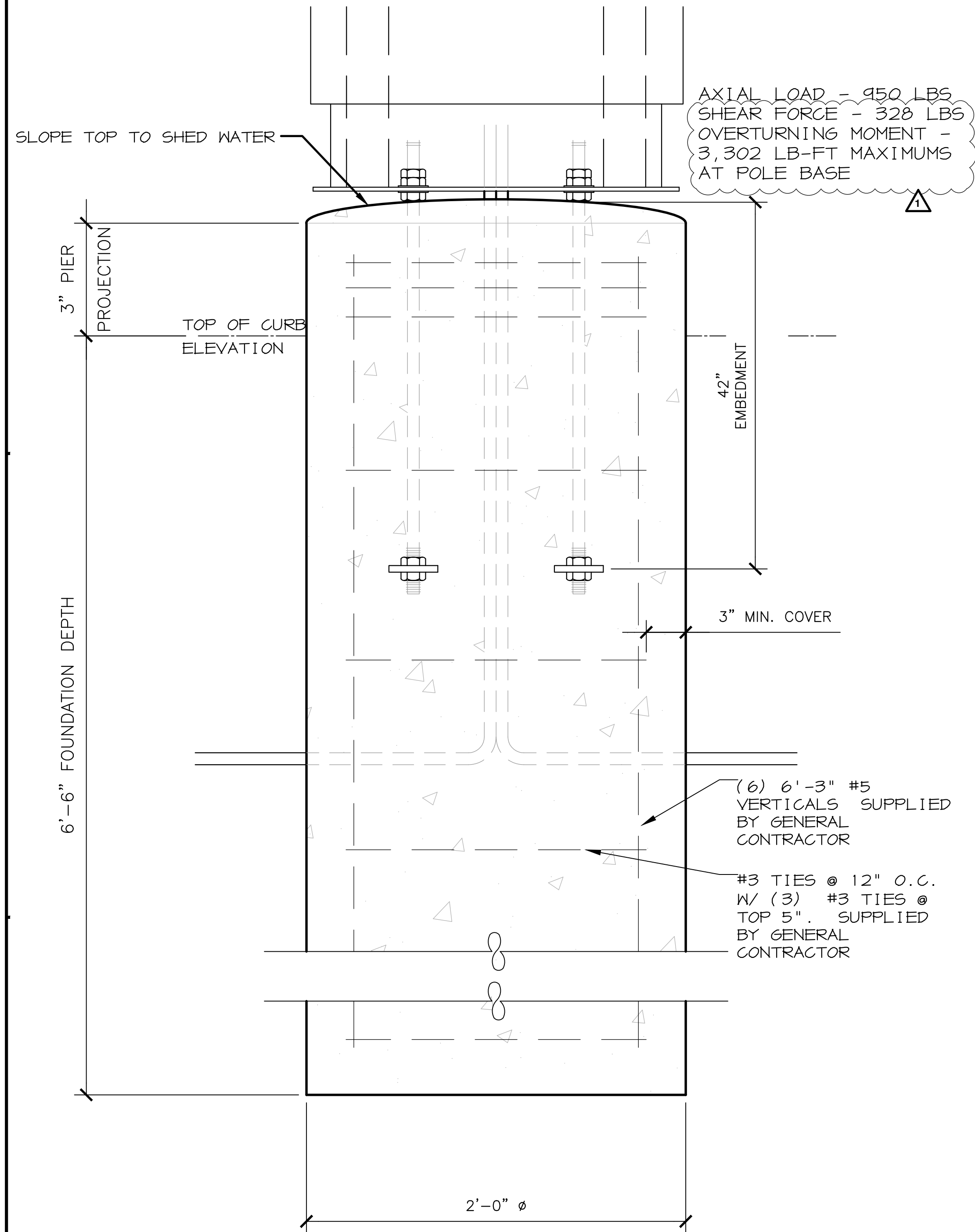
BRAD YOUNG & ASSOCIATES, INC.
 STRUCTURAL ENGINEERING

345 POLLASKY
 CLOVIS, CALIFORNIA 93612
 PHONE: (559) 323-9600 FAX: (559) 323-9633

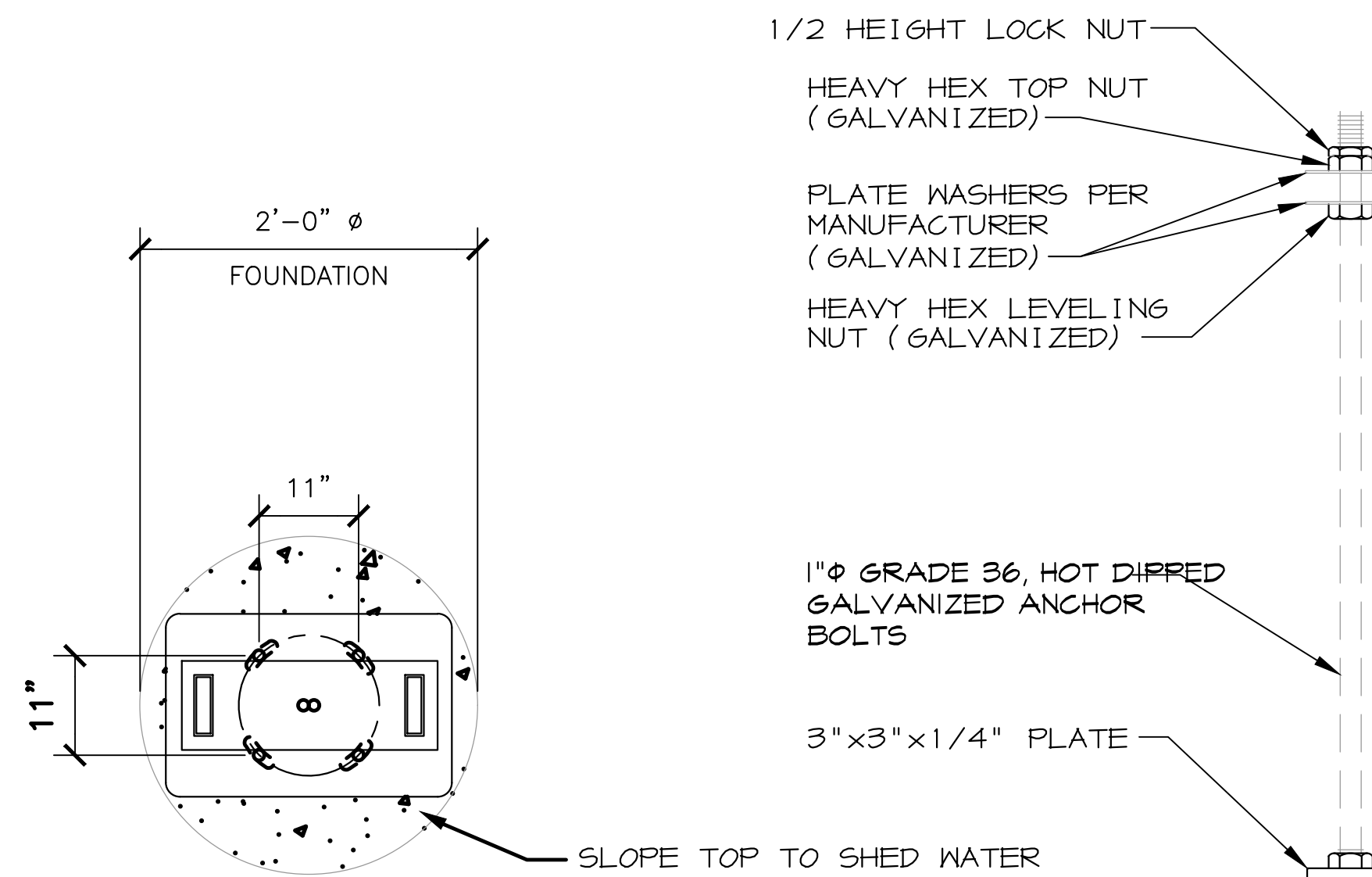


PROJECT NUMBER
 BYA# 22662
 CLEARANCE GATEWAY FOUNDATION
 SHEET NUMBER

NOTES:
 -TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
 -USE F1554 GRADE 36 BOLTS MINIMUM
 -USE HOT DIPPED GALVANIZED BOLTS
 -ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE
 -ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
 -DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE

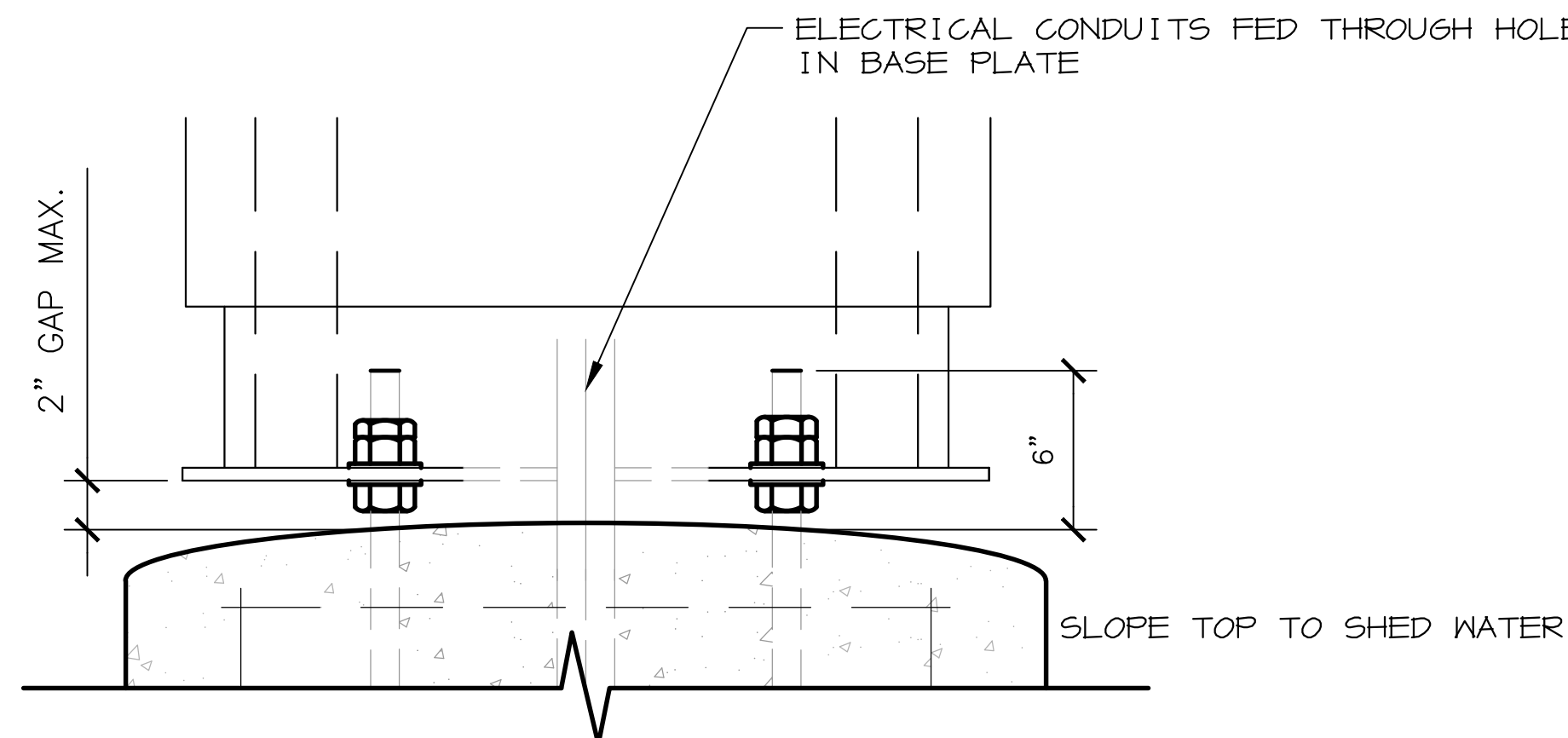


A ORDER HERE CANOPY
 NTS



B ANCHOR BOLT PATTERN
 NTS

NOTES:
 -TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
 -ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
 -DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE



C CONNECTION DETAILS
 NTS

GENERAL NOTES

-THE FOLLOWING CODES WERE USED IN DESIGN:
 -IBC 2018
 -ASCE 7-16
 -ACI 318-14
 -AISC 15th EDITION
 -AWS D1.1
 -WIND SPEED 110 MPH, (3 SEC. ULT. GUST)
 -EXPOSURE C
 -DESIGN LOADS DERIVED FROM THESE CODES AND FORCES:
 -AXIAL - 950 LBS
 -SHEAR - 328 LBS
 -MOMENT - 3,302 LB-FT

-ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE
 -MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100PSF/FT (x2)
 -SITE SOIL CONDITIONS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER.
 IF ASSUMED SOIL CONDITIONS ARE NOT PRESENT, FOUNDATION SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TAKING INTO ACCOUNT ACTUAL SITE SOIL CONDITIONS.
 -TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE)
 -ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.

CONCRETE:

-ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE.
 -ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
 -TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
 -MINIMUM CONCRETE STRENGTH (F'c) SHOULD CONFORM WITH MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
 -USE OF ADMIXTURES SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 2.6
 -AIR ENTRAINMENT SHALL CONFORM WITH MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION SECTIONS 2.6-A & 2.13-A
 -WATER CONTENT RATIO SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
 -FOUNDATION CONCRETE TO BE TESTED PER MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 3.14
 -PROVIDE A MINIMUM 3" OF CONCRETE COVER OVER ALL EMBEDDED STEEL.
 -REINFORCEMENT PLACEMENT SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5. PERFORMED BY GENERAL CONTRACTOR.
 -ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE
 -DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION, SECTION 3.11-E.

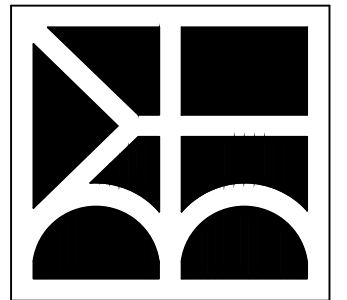
STEEL:

-STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE B (Fy = 35ksi)
 -HSS ROUND SECTION: ASTM A500 GRADE B (Fy = 42ksi)
 -HSS SQUARE/RECTANGULAR SECTIONS: ASTM A500 GRADE B (Fy = 46ksi)
 -CONNECTION BOLTS A325
 -STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36
 -REINFORCEMENT: GRADE 60 - BY GENERAL CONTRACTOR
 -NUTS: A563DH OR A194-2H
 -WASHERS: A36
 -USE HOT DIPPED GALVANIZED BOLTS AND FASTENERS
 -ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER

ENGINEER
 MZ
 CHECKED BY
 TT
 DATE
 01/16/23
 REVISIONS
 △ PLAN CHECK
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PROJECT:
 McDonald's - WAUKEE, IA.
 2855 GRAND PRAIRIE PKWY
 WAUKEE, IA. 50263

BRAD YOUNG & ASSOCIATES, INC.
 STRUCTURAL ENGINEERING



PROJECT NUMBER
 BYA# 22662

ORDER HERE CANOPY FOUNDATION
 SHEET NUMBER

FD3

GENERAL NOTES

THE FOLLOWING CODES WERE USED IN DESIGN:

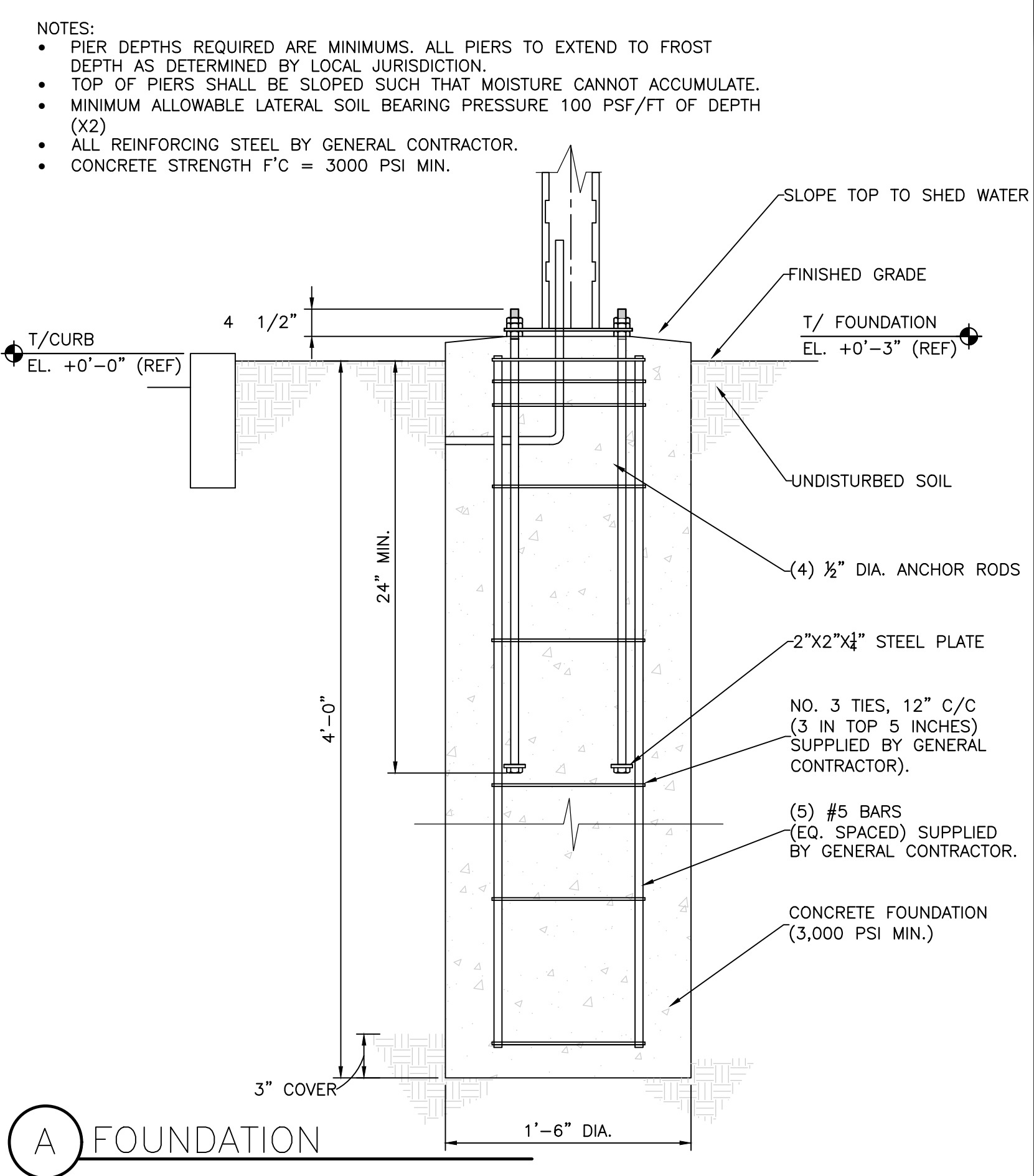
- IBC 2018 (WITH LOCAL AMENDMENTS)
- ASCE 7-16
- ACI 318-14
- AISC 360-16 & AISC 341-16
- AWS D1.1
- WIND SPEED 110 MPH (ULTIMATE WIND SPEED)
- EXPOSURE C
- DESIGN LOADS DERIVED FROM THESE CODES AND FORCES
- AXIAL- 200 #
- SHEAR- 180 #
- MOMENT- 368 FT-#
- ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE
- MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100 PSF/FT (X2)
- SITE SOIL CONDITIONS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER. IF ASSUMED SOIL CONDITIONS ARE NOT PRESENT, FOUNDATION SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TAKING IN TO ACCOUNT ACTUAL SITE SOIL CONDITIONS
- TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE)
- ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS

CONCRETE:

- ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE
- ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE
- MINIMUM CONCRETE STRENGTH (F'C=3,000 PSI) SHALL CONFORM WITH MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
- USE OF ADMIXTURES SHALL CONFORM TO MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 2.6
- AIR ENTERTAINMENT SHALL CONFORM WITH MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS 2.6-A AND 2.13-A
- WATER CONTENT RATIO SHALL CONFORM TO MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
- FOUNDATION CONCRETE TO BE TESTED PER MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 3.14
- PROVIDE A MINIMUM 3" OF CONCRETE COVER OVER ALL EMBEDDED STEEL
- REINFORCEMENT PLACEMENT SHALL CONFORM TO MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5 PERFORMED BY GENERAL CONTRACTOR
- ANCHOR RODS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE
- DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 3.11-E

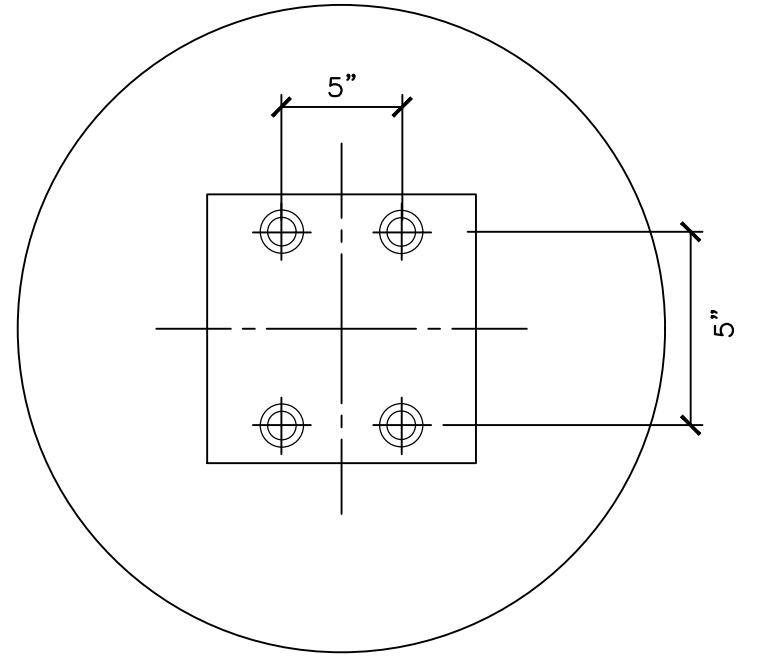
STEEL:

- STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE (Fy=35 KSI)
- HSS ROUND SECTION: ASTM A500 GRADE B (Fy= 42 KSI)
- HSS SQUARE/RECTANGULAR SECTIONS: ASTM A500 GRADE B (Fy= 46 KSI)
- HEADED ANCHOR RODS ASTM F1554 GR 55, AN ACCEPTABLE ALTERNATIVE IS ASTM F1554 GR 55, S1 WHEN THE EMBEDDED END OF THE ROD IS THREADED AND THE NUT TACK WELDED PRIOR TO GALVANIZATION.
- STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36
- REINFORCEMENT: ASTM A615 GRADE 60- BY GENERAL CONTRACTOR
- NUTS: ASTM A563A, HEAVY HEX
- WASHERS: ASTM F844 A36
- USE ASTM A153 CLASS C OT DIPPED GALVANIZED BOLTS AND FASTENERS.
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
- NO FIELD HEATING TO BEND STEEL SHALL BE ALLOWED WITHOUT ENGINEER'S APPROVAL
- DO NOT CUT ANCHOR RODS AFTER INSTALLATION OF POLE
- AFTER INSTALLATION, ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION
- ANY FIELD WELDING SHALL FIRST BE VERIFIED BY ENGINEER AND PERFORMED IN ACCORDANCE WITH AWS D1.1
- REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION



NOTES:

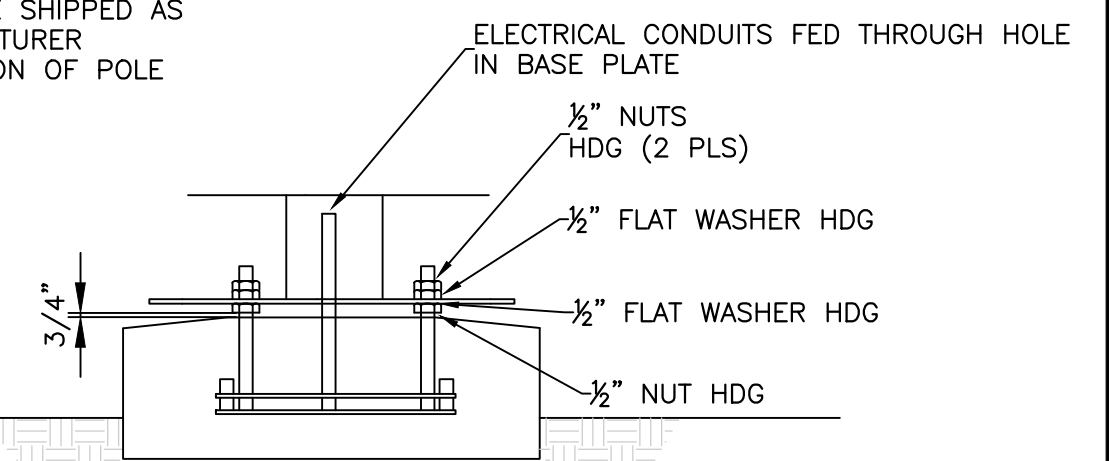
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE ENCLOSURE MANUFACTURER



B ANCHOR BOLT PATTERN

NOTES:

- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE ENCLOSURE MANUFACTURER
- DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE



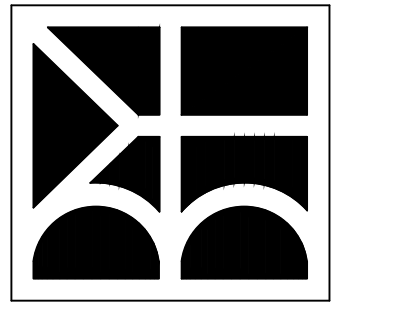
C CONNECTION DETAILS

1 DIRECTIONAL SIGN
SD4 SCALE: NONE

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01/16/23
REVISIONS
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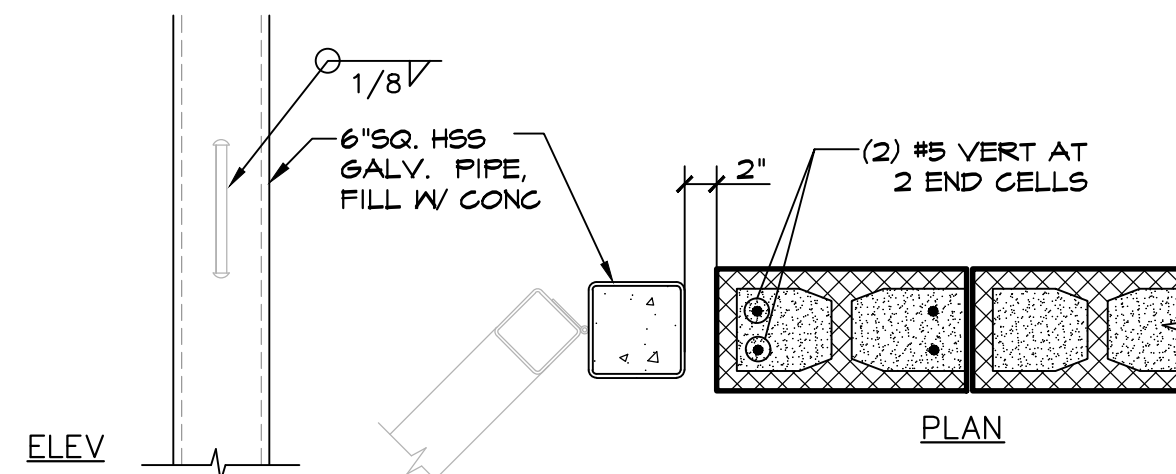
PROJECT:
McDonald's - WAUKEE, IA.
2855 GRAND PRAIRIE PKWY
WAUKEE, IA. 50263

BRAD YOUNG & ASSOCIATES, INC.
STRUCTURAL ENGINEERING
345 POLLASKY
CLOVIS, CALIFORNIA 93612
PHONE: (559) 323-9600 FAX: (559) 323-9633



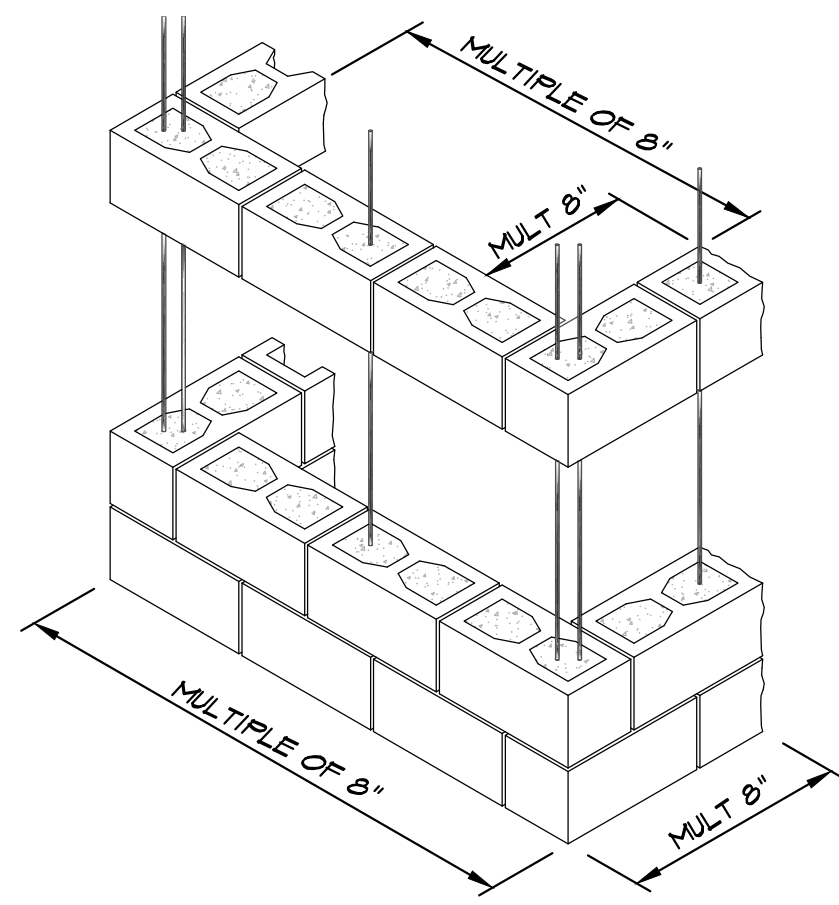
PROJECT NUMBER
BY# 22662
DIRECTIONAL SIGN
SHEET NUMBER

FD4



4 PIPE COLUMN DOOR SUPPORT

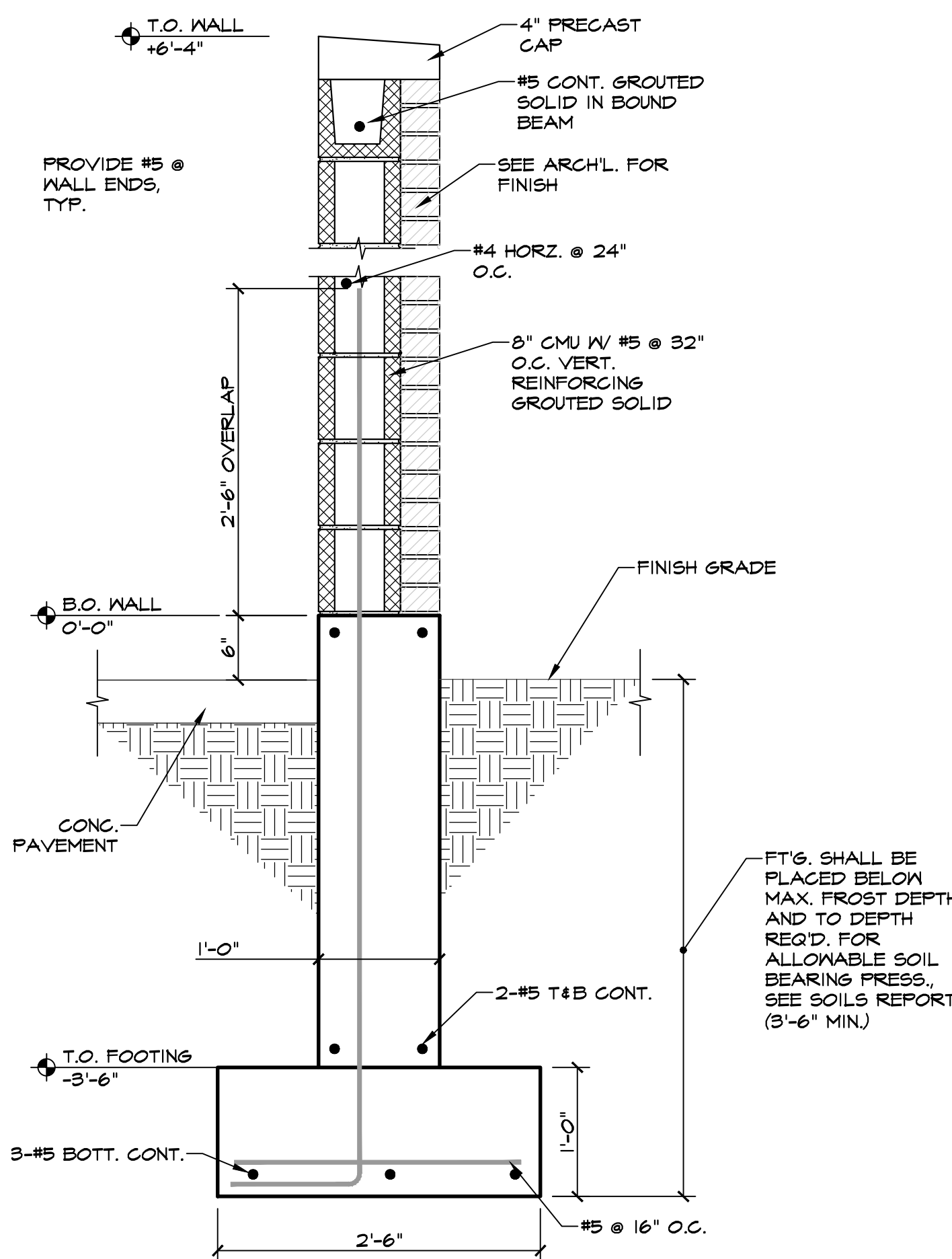
N.T.S.



TYPICAL 8" WALL

2 TYP. CMU CORNER DTLS.

SCALE: N.T.S.



3 CMU WALL AT TRASH ENCLOSURE

SCALE: 3/4" = 1'-0"

DESIGN AND LOADING

1. THE STRUCTURAL DESIGN OF THIS BUILDING WAS BASED ON THE DESIGN CRITERIA:

- A. BUILDING CODE: 2018 IBC W/ LOCAL AMMENDMENTS
- B. FLOOR: LIVE LOAD: 100 PSF
- C. ROOF: LIVE LOAD: N/A
DEAD LOAD: N/A
- D. SNOW: GROUND LOAD: 30 PSF
FLAT ROOF LOAD: N/A
EXPOSURE FACTOR, Ce: 1.0
IMPORTANCE FACTOR, I: 1.0
THERMAL COEFFICIENT, Ct: 1.0
- E. WIND: BASIC WIND SPEED: 110 MPH (3-SECOND GUST)
RISK CATEGORY: I
WIND EXPOSURE: C
PRESSURES PER ASCE7
- F. SEISMIC: OCCUPANCY CATEGORY: I
IMPORTANCE FACTOR: 1.00
SITE CLASS: D
Ss = 0.0619g, S1 = 0.051g
Sds = 0.065, Sd1 = 0.082
DESIGN CATEGORY: B
ORDINARY REINFORCED MASONRY SHEAR WALLS (R = 2.0)
Cs: SEE CALCS.
DESIGN BASE SHEAR = SEE CALCULATIONS
ANALYSIS PROCEDURE: EQUIVALENT PROCEDURE
- G. FLOOD LOAD: N/A
- H. SPECIAL LOADS: N/A

FOUNDATION NOTES

1. THE FOUNDATION DESIGN OF THIS BUILDING WAS BASED ON THE FOLLOWING CRITERIA:

- A. MAXIMUM ALLOWABLE SOIL BEARING CAPACITY = 1500 PSF.
- B. PER SOILS REPORT W/ RECOMMENDATION PROVIDED.
- 2. ALL EXTERIOR FOOTINGS SHALL EXTEND BELOW THE MAXIMUM ANTICIPATED DEPTH OF FROST.
- 3. ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY A SOILS TESTING LABORATORY PRIOR TO PLACEMENT OF CONCRETE.

CONCRETE AND REINFORCING

- 1. ALL CONCRETE SHALL BE IN ACCORDANCE WITH THE "AMERICAN CONCRETE INSTITUTE BUILDING CODE" (ACI 318) AND WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301) LATEST EDITIONS.
- 2. ALL NORMAL WEIGHT CONCRETE (145 PCF) SHALL OBTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI (3500 PSI FOR SLABS).
- 3. ALL CONCRETE SUBJECT TO EXTERIOR EXPOSURE SHALL BE AIR ENTRAINED AS RECOMMENDED BY ACI 318.
- 4. TEST CYLINDERS SHALL BE MADE AND TESTED AS OUTLINED IN CHAPTER 16 OF ACI-301.
- 5. REINFORCING BARS SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM A-615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. ALL REINFORCING AND ACCESSORIES SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 315 AND 315R.
- 6. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT AT POSITIONS SHOWN ON THE PLANS AND DETAILS. PLASTIC COATED ACCESSORIES SHALL BE USED IN ALL EXPOSED CONCRETE WORK.
- 7. THE GENERAL CONTRACTOR SHALL CHECK WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND THE SUB-CONTRACTORS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, INSERTS, SLAB DEPRESSIONS AND OTHER ITEMS RELATED TO THE CONCRETE WORK AND SHALL ASSUME RESPONSIBILITY FOR THEIR PROPER LOCATION.

SAWN LUMBER

- 1. ALL GRADES OF LUMBER INDICATED ON STRUCTURAL DRAWINGS SHALL BE RATED BY THE SOUTHERN PINE INSPECTION BUREAU (SPIB), OR THE WESTERN WOOD PRODUCTS ASSOCIATION (WWPA). LUMBER GRADES SHALL BE AS FOLLOWS, WITH A MAXIMUM MOISTURE CONTENT OF 19%:
 - A. SOUTHERN PINE NO. 1.
 - B. DOUGLAS FIR-LARCH NO. 1.
 - C. HEM-FIR NORTH NO. 1
- 2. BOLT HEADS AND NUTS BEARING ON WOOD SHALL BE PROVIDED WITH STANDARD CUT WASHERS. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- 3. MINIMUM NAILED CONNECTIONS FOR WOOD FRAMING MEMBERS SHALL BE IN ACCORDANCE WITH THE LOCAL BUILDING CODE OR TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE, IF NO OTHER CRITERIA IS GIVEN.
- 4. CONNECTORS SHOWN ON THE DETAILS ARE MANUFACTURED BY SIMPSON. WRITTEN APPROVAL BY ENGINEER REQUIRED FOR SUBSTITUTIONS.

MASONRY

- CONCRETE BLOCK DESIGN AND CONSTRUCTION SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES," TMS 402/ACI 530/ASCE 5 AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (TMS 602/ACI 530.1/ASCE 6)
- 5. MASONRY MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING SPECIFICATIONS:
 - A. HOLLOW LOAD BEARING CONCRETE BLOCK: ASTM C-90. MINIMUM COMPRESSIVE STRENGTH = 1900 PSI AT 28 DAYS.
 - B. MORTAR: ASTM C-270, TYPE S. MINIMUM COMPRESSIVE STRENGTH = 1800 PSI AT 28 DAYS.
 - C. MORTAR: ASTM C-270, TYPE M. MINIMUM COMPRESSIVE STRENGTH = 2500 PSI AT 28 DAYS. (USED FOR BELOW GRADE WORK)
 - D. GROUT: ASTM C-476. MINIMUM COMPRESSIVE STRENGTH = 2000 PSI AT 28 DAYS
 - E. MASONRY REINFORCEMENT: ASTM A-615 OR A-706 (WELDABLE)
 - F. MASONRY PRISM STRENGTH: Fm = 1500 PSI
- 3. PRIOR TO DELIVERY OF MASONRY UNITS TO THE JOB SITE, FURNISH TO THE OWNER AFFIDAVITS FROM AN APPROVED TESTING LABORATORY CERTIFYING THAT ALL UNITS CONFORM TO THEIR RESPECTIVE ASTM REQUIREMENTS.
- 4. GROUT ALL CAVITIES CONTAINING REINFORCEMENT IN LIFTS NOT TO EXCEED 5'-0".

1 STRUCTURE NOTES

N.T.S.

- 5. LABORATORY PREPARED MIXES SHALL BE PREPARED AND TESTED IN ACCORDANCE WITH ASTM C-270. FIELD MORTAR SHALL BE TESTED BY AN APPROVED TESTING LABORATORY IN ACCORDANCE WITH ASTM C-780. TWO SETS OF THREE MORTAR CUBES SHALL BE TAKEN DIRECTLY FROM THE MIXER FOR EACH DAY OF MASONRY WORK. TEST THE CUBES AT 28 DAYS. ACCEPTANCE OF THE MORTAR SHALL BE AT THE DISCRETION OF THE ENGINEER.
- 6. CALCIUM CHLORIDE AND/OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE INCLUDED IN MORTAR OR GROUT MIX, EXCEPT WHEN APPROVED IN WRITING BY THE STRUCTURAL ENGINEER. NO ANTI FREEZE COMPOUNDS SHALL BE USED TO LOWER THE MORTAR'S FREEZING POINT.
- 7. NO EXTERIOR MASONRY SHALL BE LAID WHEN THE OUTSIDE AIR TEMPERATURE IS LESS THAN 40 DEGREES FAHRENHEIT, UNLESS THE RECOMMENDATIONS SPECIFIED BY THE BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" TMS 402/ACI 530/ASCE 5 AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (TMS 602/ACI 530.1/ASCE 6) FOR COLD WEATHER CONSTRUCTION ARE STRICTLY FOLLOWED.
- 8. THE MASONRY CONTRACTOR SHALL PROVIDE BRACING TO WITHSTAND HORIZONTAL PRESSURES AS REQUIRED BY THE BUILDING CODE AND LOCAL ORDINANCE.

SHOP DRAWINGS

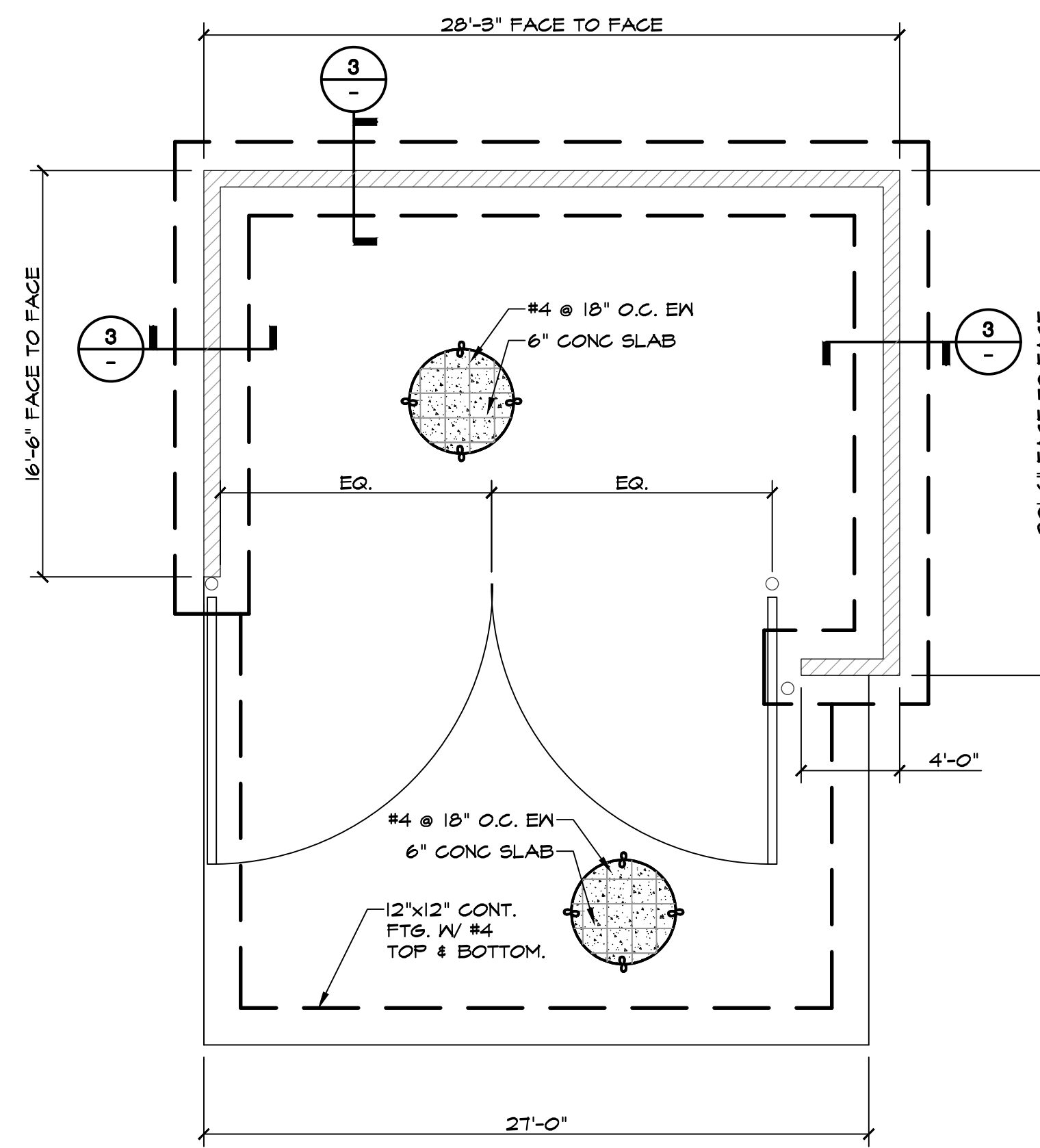
- 1. SHOP DRAWING SUBMITTALS SHALL CONSIST OF A MINIMUM OF 2 REPRODUCIBLES OF EACH DRAWING.
- 2. SHOP DRAWINGS SHALL BE REVIEWED BY CONTRACTOR TO VERIFY THAT SUBMITTAL IS COMPLETE PRIOR TO SUBMITTING TO ARCHITECT/ENGINEER.
- 3. DRAWINGS CREATED BY THE McDONALD'S CORPORATION CANNOT BE REPRODUCED AND/OR USED AS A SHOP DRAWING SUBMITTAL.
- 4. SHOP DRAWING SUBMITTALS SHALL INCLUDE THE FOLLOWING:
 - A. CONCRETE MIX DESIGN
 - B. FOUNDATION REINFORCING BARS
 - C. STRUCTURAL MASONRY

SPECIAL INSPECTIONS

- 1. SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 1704 OF IBC AND THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED UNDER SECTION 1704. THE FOLLOWING AREAS OF WORK REQUIRE SPECIAL INSPECTIONS IN ACCORDANCE WITH THE LISTED 2015 IBC (2016 CBC) SECTIONS/LOCATIONS:
 - A. SOILS - SECTION 1705.6 PER TABLE 1705.6
 - B. CONCRETE - SECTION 1705.3 PER TABLE 1705.3
 - C. STEEL - SECTION 1705.2
 - D. MASONRY - SECTION 1705.4

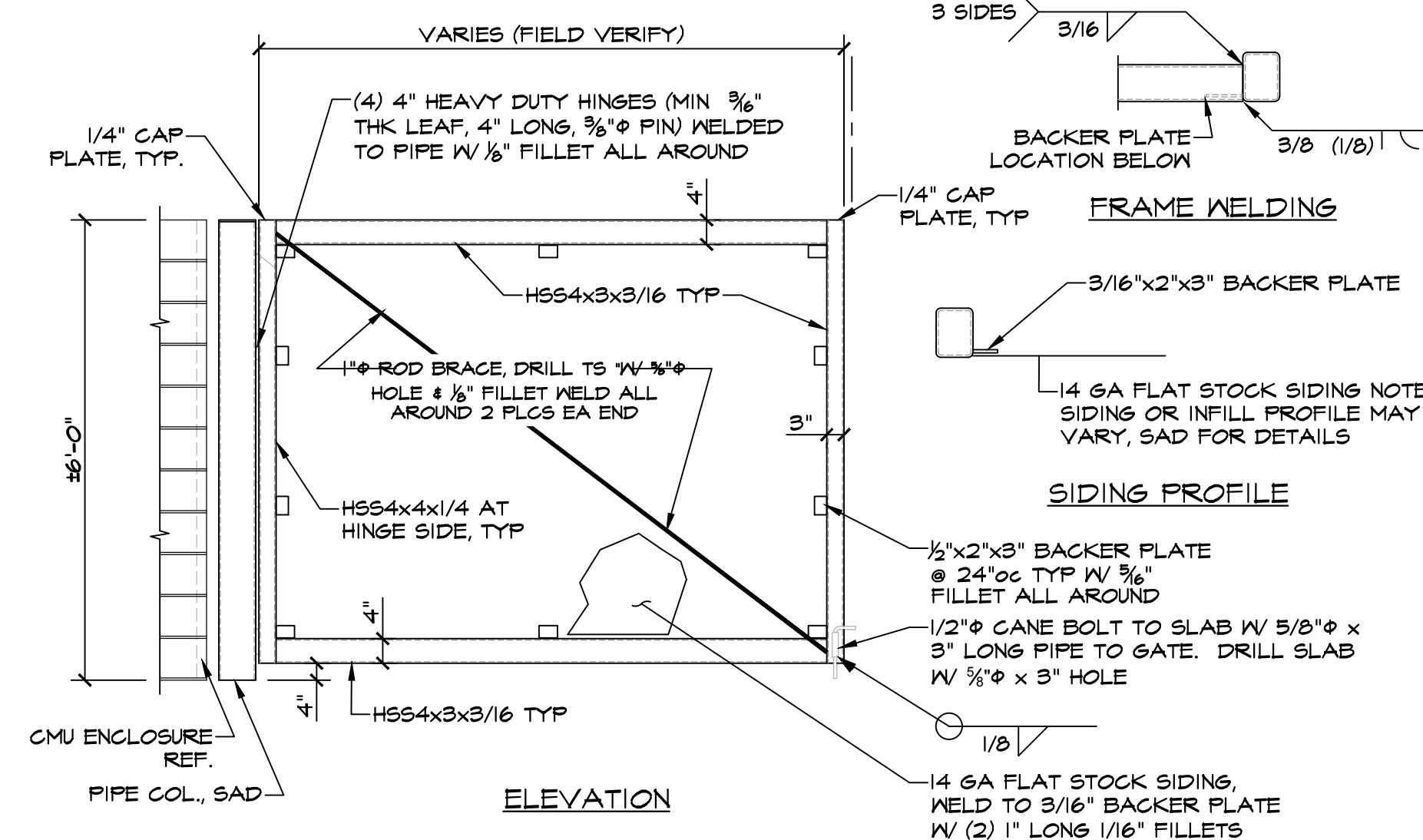
MISCELLANEOUS

- 1. ALL DIMENSIONS ON STRUCTURAL DRAWINGS TO BE CHECKED AGAINST ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS BY THE GENERAL CONTRACTOR AND ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- 2. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY, UNRELIEVED BY REVIEW OF SHOP DRAWINGS OR PERIODIC OBSERVATION OF CONSTRUCTION, FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS, FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES, AND FOR SAFE CONDITIONS ON THE JOB SITE.
- 3. DO NOT SCALE THE DRAWINGS.



A TRASH ENCLOSURE FOUNDATION PLAN

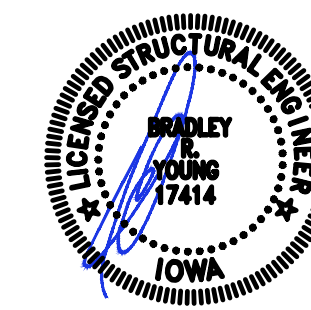
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B DOOR DETAIL

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

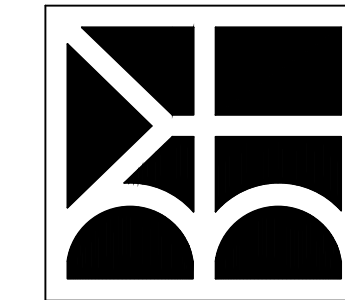
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| ENGINEER | MZ |
| CHECKED BY | TT |
| DATE | 01/16/23 |
| REVISIONS | |
| △ | PLAN CHECK |
| △ | |
| △ | |



PROJECT:
McDonald's - WAUKEE, IA.
2855 GRAND PRAIRIE PKWY
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CLOVIS, CALIFORNIA 95612
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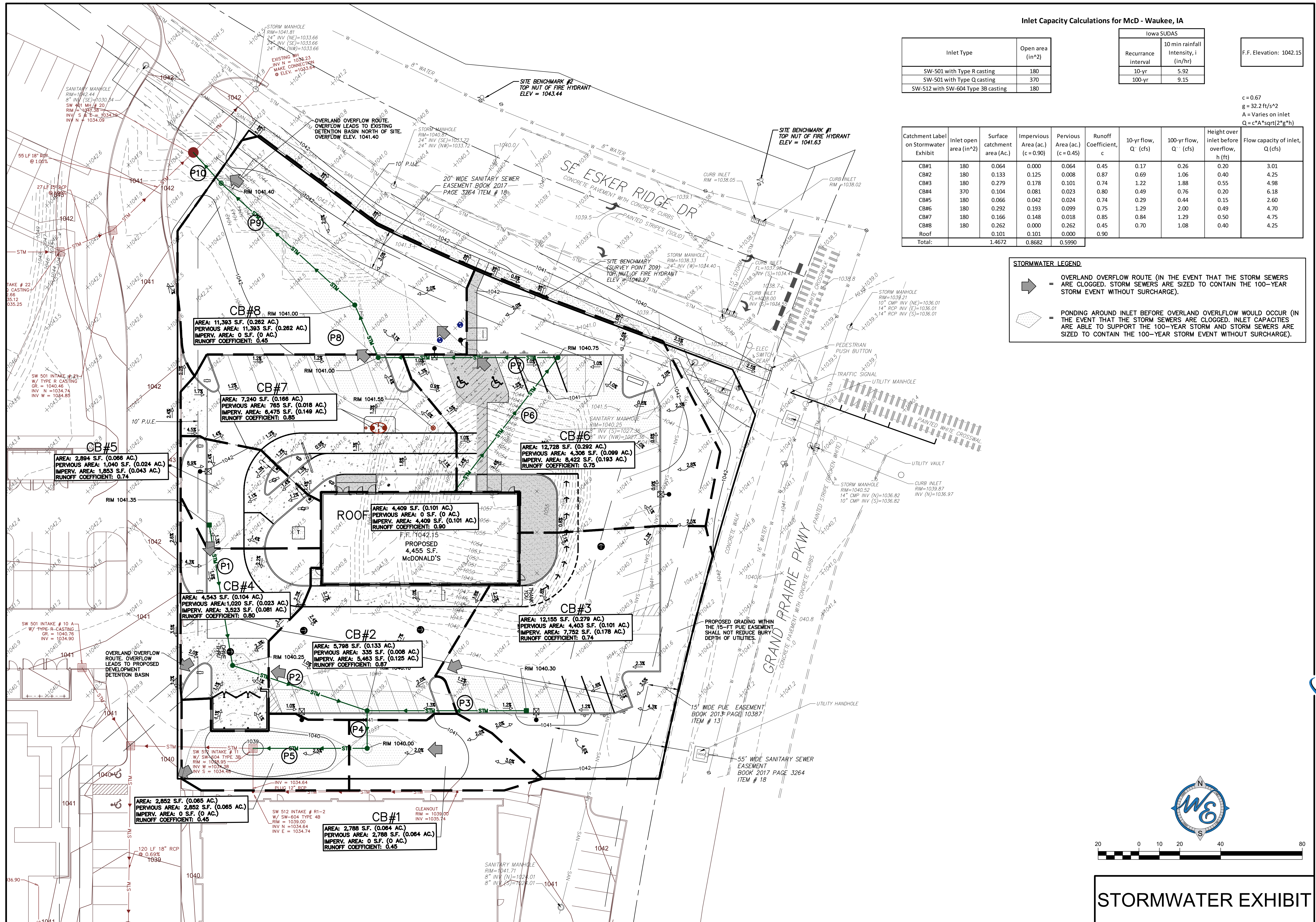


PROJECT NUMBER
BYA# 22662

TRASH ENCLOSURE FOUNDATION

SHEET NUMBER

TE1



Inlet Capacity Calculations for McD - Waukee, IA

| Inlet Type | Open area (in ²) |
|------------------------------------|------------------------------|
| SW-501 with Type R casting | 180 |
| SW-501 with Type Q casting | 370 |
| SW-512 with SW-604 Type 38 casting | 180 |

| Iowa SUDAS | |
|---------------------|--------------------------------------|
| Recurrence interval | 10 min rainfall Intensity, i (in/hr) |
| 10-yr | 5.92 |
| 100-yr | 9.15 |

F.F. Elevation: 1042.15
 $g = 0.67$
 $g = 32.2 \text{ ft/s}^2$
 $A = \text{Varies on inlet}$
 $Q = c \cdot A \cdot \text{sqrt}(2 \cdot g \cdot h)$

| Catchment Label on Stormwater Exhibit | Inlet open area (in ²) | Surface catchment area (Ac.) | Impervious Area (ac.) (c=0.90) | Pervious Area (ac.) (c=0.45) | Runoff Coefficient, c | 10-yr flow, Q' (cfs) | 100-yr flow, Q' (cfs) | Height over inlet before overflow, h (ft) | Flow capacity of inlet, Q (cfs) |
|---------------------------------------|------------------------------------|------------------------------|--------------------------------|------------------------------|-----------------------|----------------------|-----------------------|---|---------------------------------|
| CB#1 | 180 | 0.064 | 0.000 | 0.064 | 0.45 | 0.17 | 0.26 | 0.20 | 3.01 |
| CB#2 | 180 | 0.133 | 0.125 | 0.008 | 0.87 | 0.69 | 1.06 | 0.40 | 4.25 |
| CB#3 | 180 | 0.279 | 0.178 | 0.101 | 0.74 | 1.22 | 1.88 | 0.55 | 4.98 |
| CB#4 | 370 | 0.104 | 0.081 | 0.023 | 0.80 | 0.49 | 0.76 | 0.20 | 6.18 |
| CB#5 | 180 | 0.066 | 0.042 | 0.024 | 0.74 | 0.29 | 0.44 | 0.15 | 2.60 |
| CB#6 | 180 | 0.292 | 0.193 | 0.099 | 0.75 | 1.29 | 2.00 | 0.49 | 4.70 |
| CB#7 | 180 | 0.166 | 0.148 | 0.018 | 0.85 | 0.84 | 1.29 | 0.50 | 4.75 |
| CB#8 | 180 | 0.262 | 0.000 | 0.262 | 0.45 | 0.70 | 1.08 | 0.40 | 4.25 |
| Roof | | 0.101 | 0.101 | 0.000 | 0.90 | | | | |
| Total: | | 1.4672 | 0.8682 | 0.5990 | | | | | |

DATE: 3/21/23
 REVISIONS: N/A
 NO. 1
 PER COMMUNITY DEVELOPMENT DEPT. COMMENTS DATED 3/30/23

Prepared For:
 McDonald's
 711 Jorie Blvd., 3rd Floor
 Oak Brook, IL 60523
 McDONALD'S - WAUKEE, IA
 2820 Grand Prairie Parkway
 Waukee, Iowa

Prepared By:
 watermark-engineering.com | 2631 Ginger Woods Pkwy | Aurora, IL 60502 | (630) 375-1800

Checked by: J.MILLER
 Design by: H.WITTENKELLER
 Drawn by: D.OLSON
 Date: JANUARY 24, 2023
 Scale: 1" = 20'
 Project No.: 21-076

watermark engineering RESOURCES

1 of 1
 LC #14-0360

STORMWATER EXHIBIT