SLIM CHICKENS
SITE PLAN
WAUKEE, IOWA

SITE ADDRESS:
965 SE ALICE'S ROAD
WAUKEE, IOWA 50263

OWNER/APPLICANT:
DSDH WAUKEE, LLC
(F/K/A CORALVILLE AAP, LLC)
9251 WILLOW LANE
FREMONT, WISCONSIN 54940
(920)-428-9028

CIVIL ENGINEER:
McCLURE ENGINEERING COMPANY
1360 NW 121ST ST
CLIVE, IOWA 50325
TRENT SMITH
(515) 964-1229
TSMITH@MCCLUREVISION.COM

BUILDING SCHEDULE:
ESTIMATED CONSTRUCTION START: SPRING 2024
ESTIMATED CONSTRUCTION FINISH: FALL 2024

PRINCIPAL USES:
PRINCIPAL USES ARE FOR SPECULATIVE COMMERCIAL SPACE AS PERMITTED IN C-1 ZONING.

LEGAL DESCRIPTION:
WILLIAMS POINTE COMMERCIAL PLAT 3 LOT 3

BUILDING SUMMARY:
BUILDING PRIMARY AND SECONDARY USES: COMMERCIAL
TOTAL NUMBER OF BUILDINGS = 1
TOTAL NUMBER OF STORIES = 1
TOTAL BUILDING S.F. = 2,909 ± S.F.

PARKING:
REQUIRED = 44 TOTAL STALLS (15 STALL PER 1,000 SF)

PROVIDED = 47 TOTAL STALLS
= 2 ADA STALLS

REQUIRED = 5 QUEUING SPACES / DRIVE THROUGH

PROVIDED = 12 QUEUING SPACES / DRIVE THROUGH

ZONING:
C-1 (COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT)

BULK REGULATIONS:
FRONT SETBACK: 30'
REAR SETBACK: 30'
SIDE SETBACK: 0' (EXCEPT ADJACENT TO RESIDENTIAL, THEN 30')

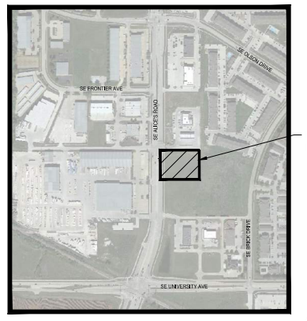
MAX. BLDG. HEIGHT: 40'; 2 STORIES

MIN. LOT AREA: NO MIN.

DEVELOPMENT SUMMARY:
GROSS LAND AREA: = 61,571± S.F. (1.41± AC.)

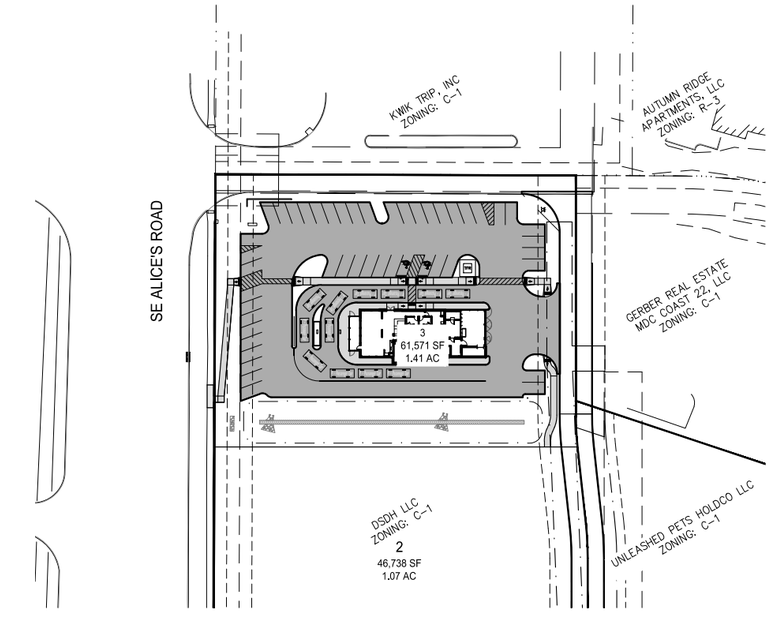
PROJECT IMPERVIOUS AREA:
PAVING AREA = 32,875± S.F. (53.4%)
BUILDING AREA = 2,909± S.F. (4.72%)
TOTAL = 35,784± S.F. (58.1%)

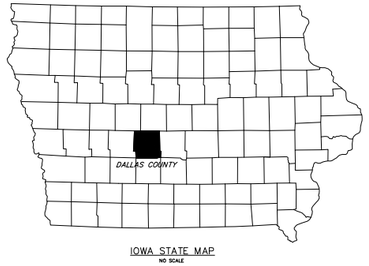
PROJECT OPEN SPACE:
REQUIRED = 12,314± S.F. (20.0%)
PROVIDED = 25,787± S.F. (41.9%)



VICINITY SKETCH
NTS

NORTH





IOWA STATE MAP
NO SCALE

IOWA ONE CALL
CALL - BEFORE - YOU - DIG
800/292-8989

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

0 30' 60' 120'
GRAPHIC SCALE

NORTH

Sheet List Table		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
01	GN-01	COVER SHEET
02	GN-02	GENERAL NOTES AND LEGEND
03	GN-03	EXISTING CONDITIONS AND REMOVALS
04	SP-01	SITE LAYOUT
05	GR-01	GRADING PLAN
06	GR-02	SWPPP
07	UT-01	UTILITY PLAN
08	LI-01	LIGHTING PLAN
09	SW-01	SIDEWALK DETOUR PLAN
10	LA-01	LANDSCAPE PLAN
11	DT-01	DETAILS
12	DT-02	DETAILS
13	DT-03	DETAILS

SUBMITTAL & REVISION TABLE		
SUBMITTAL	DATE	DESCRIPTION
1	02/19/2024	CITY SUBMITTAL #1
2	03/11/2024	CITY SUBMITTAL #2
3	04/04/2024	CITY SUBMITTAL #3
4	04/18/2024	CITY SUBMITTAL #4
5	05/02/2024	CITY SUBMITTAL #5

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

LICENSED PROFESSIONAL ENGINEER
TRENT LUNDY SMITH
26452
IOWA

PRELIMINARY

TRENT LUNDY SMITH, PE NO. 26452 DATE:

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

PAGES OR SHEETS COVERED BY THIS SEAL:

McCLURE ENGINEERING CO.
building strong communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

COVER SHEET

SLIM CHICKENS
SITE PLAN

WAUKEE, IOWA
2023001452
FEBRUARY 20, 2024

CURRENT VERSION DATE:
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ENGINEER T. SMITH
DRAWN BY D.SOTO
CHECKED BY
FIELD BOOK NO.

DRAWING NO. GN-01
SHEET NO. 01 / 13

P:\2023001452-000104-Drawings\Civil\Plans\Slim Chickens Site Plan\GNs.dwg 5/2/2024 9:39 AM

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2023 WAUKEE STANDARD SPECIFICATIONS AND THE 2024 EDITION OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS).
2. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY/EASEMENT/ AND OR ANY CONNECTION TO PUBLIC SEWERS, STREETS, OR UTILITIES, THE CONTRACTOR SHALL CONTACT PUBLIC WORKS AND MCCLURE ENGINEERING.
3. THE CONTRACTOR IS RESPONSIBLE FOR SETTING UP A PRE-CONSTRUCTION MEETING WITH WAUKEE PUBLIC WORKS AT LEAST ONE WEEK PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE TO THE SATISFACTION OF THE CITY AND OWNER.
5. AS-BUILT DRAWINGS SHALL BE PROVIDED TO PUBLIC WORKS THAT INCLUDES ALL UTILITIES, GRADES, FOR DRAINAGE SWALES, OVERFLOWS, ACCESSIBLE RAMPS, AND DETENTION FACILITIES. CONTRACTOR SHALL PROVIDE INFORMATION TO PROJECT ENGINEER FOR INCLUSION ON RECORD AS-BUILT DRAWINGS.
6. ALL FIELD TILES ENCOUNTERED SHALL BE REPAIRED AND CONNECTED TO STORM SEWERS WHERE POSSIBLE. LOCATIONS SHALL BE PROVIDED TO THE ENGINEER FOR NOTATION ON AS-BUILT DRAWINGS.
7. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
8. ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE W/ THE ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES, PROWAG, AND IOWA CODE. ACCESSIBLE RAMPS SHALL HAVE DETECTABLE WARNING.
9. STAKING BY CERTIFIED ENGINEER OR LAND SURVEYOR WITH VERIFICATION BY CONTRACTOR SHALL BE DONE PRIOR TO PLACEMENT OF ANY CONCRETE RAMPS.
10. CONTRACTOR SHALL PROVIDE SUBMITTALS ON ALL CONSTRUCTION MATERIALS PRIOR TO CONSTRUCTION.
11. CONTRACTOR IS TO PROTECT EXISTING PAVEMENT UNLESS DESIGNATED FOR REMOVAL. DAMAGED PAVEMENT SHALL BE REMOVED AND REPLACED AT CONTRACTORS EXPENSE.
12. ALL SEWERS AND DRAINAGEWAYS SHALL BE PROTECTED FROM ANY SLURRY GENERATED BY SAW CUTTING, CONCRETE GRINDING, OR ANY OTHER CONSTRUCTION ACTIVITY.
13. ANY DEBRIS THAT SPILLS INTO ROW SHALL BE REMOVED AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
14. THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFATION OF THE CITY AND THE OWNER.
15. CONTRACTOR TO CONFINE OPERATIONS TO PERMANENT AND TEMPORARY EASEMENTS AND DEVELOPER OWNED PROPERTY.
16. ALL TREES AND SHRUBS SHALL BE PROTECTED UNLESS DESIGNATED FOR REMOVAL IN THE PLANS.
17. CONTRACTOR SHALL SUBMIT ALL SUBGRADE AND PAVING MATERIAL TEST RESULTS TO THE PROJECT ENGINEER.
18. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING AND MAINTAINING A SET OF RECORD DRAWINGS. RECORD DRAWINGS SHALL SHOW ALL CHANGES TO PLANS, AND REPRESENT THE AS-BUILT CONDITION. SUBMIT RECORD DRAWINGS TO ENGINEER PRIOR TO FINAL PAYMENT. ALL PIPE ENDS, UTILITY SERVICES AND CONDUIT ENDS SHALL BE MARKED WITH STEEL FENCE POSTS.
19. THE PLANS SHOW UTILITIES LOCATED WITHIN THE LIMITS OF THE WORK UNDER THIS CONTRACT. THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS IS IN NO WAY IMPLIED OR GUARANTEED. THE CONTRACTOR SHALL OBTAIN THE LOCATION OF THE UTILITIES AND SERVICES FROM THE VARIOUS PUBLIC UTILITY COMPANIES BEFORE BEGINNING ANY EXCAVATION AND WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES AND SERVICES RESULTING FROM HIS OPERATIONS. ADDITIONAL COMPENSATION WILL NOT BE ALLOWED FOR THIS WORK AND SHALL BE CONSIDERED INCIDENTAL TO OTHER AREAS OF WORK.
20. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENT AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT STORM LAKE TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY.
21. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH 2023 WAUKEE STANDARD SPECIFICATIONS AND 2024 STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND THE STATEWIDE URBAN DESIGN SPECIFICATIONS.
22. RECONNECT ANY FIELD TILE THAT ARE INTERCEPTED DURING UTILITY CONSTRUCTION.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
24. ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE FIELD VERIFIED.
25. PROVIDE 1" EXPANSION MATERIAL WHERE CONCRETE IS POURED AGAINST BUILDING OR STRUCTURES. SET PRE-MOLDED MATERIAL TIGHT AGAINST BUILDING AND/OR STRUCTURES TO ELIMINATE VOIDS.
26. ALL H/C RAMPS IN PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE W/THE ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG), AND IOWA CODE. AS-BUILT DOCUMENTS OF H/C RAMPS TO BE SUBMITTED TO PUBLIC WORKS AND ENGINEERING
27. CONTRACTOR TO COORDINATE ANY GRADE ADJUSTMENTS WITH DESIGN ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
28. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTORS INVOLVED ON THE PROJECT.
29. CONTRACTOR TO PROVIDE TRAFFIC CONTROL ACCORDING TO MUTCD STANDARDS AND COORDINATE WITH THE CITY FOR ANY PERMITTING RELATED TO TRAFFIC CONTROL IN THE PUBLIC RIGHT-OF-WAY.
30. ALL AREAS DISTURBED BY CONSTRUCTION NOT DESIGNATED AS PLANTED SHALL BE SODDED.
31. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES NECESSARY TO PROTECT AGAINST SILTATION, EROSION, AND DUST POLLUTION ON THE PROJECT SITE COMPLYING WITH EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, FEDERAL REGULATIONS, AND LOCAL ORDINANCES.
32. NO PONDING OF WATER WILL BE ACCEPTED ON ANY NEW PAVEMENT OR OVERLAY AREAS. IT IS THE CONTRACTORS RESPONSIBILITY TO IDENTIFY ANY AREAS OF EXISTING OR PROPOSED PAVEMENT THAT HAVE POTENTIAL TO POND WATER AND MAKE ANY ADJUSTMENTS NECESSARY TO ENSURE THAT WATER WILL POSITIVELY DRAIN ACROSS THE PAVING OR OVERLAY.
33. ANY WORK REQUIRED TO COMPLETE THE SCOPE OF THE PROJECT BUT NOT SPECIFICALLY CALLED OUT SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR THE COMPLETION OF THIS WORK.
34. REPLACE ANY PROPERTY MONUMENTS REMOVED OR DESTROYED BY CONSTRUCTION. MONUMENTS SHALL BE SET BY A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF IOWA.
35. ALL OPEN EXCAVATIONS SHALL BE PROTECTED.
36. SITE CLEAN UP SHALL BE PREFORMED ON A DAILY BASIS, SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AND MAINTAINED AT ALL TIMES.
37. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
38. PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
39. THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTORS EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
40. NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER.
41. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
42. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES. IF PAVING IS NOT INSTALLED PRIOR TO BUILDING CONSTRUCTION COMMNECING AFTER FOOTINGS ARE INSTALLED, AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING TO EXTEND WITHIN 100-FEET OF ALL PORTIONS OF THE EXTERIOR WALLS SHALL BE PROVIDED AND COMPLY WITH THE REQUIREMENTS OF SECTION 503.2 OF THE IFC.

GRADING NOTES:

1. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
2. ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE FIELD VERIFIED.
3. CURB INTAKE RIM ELEVATIONS = PAVING TOP OF CURB ELEVATIONS.
4. CONTRACTOR TO ADJUST ALL TOP OF CASTING ELEVATIONS WITHIN THE PROJECT LIMITS TO THE FINAL ELEVATIONS SHOWN ON THE PLANS.
5. ALL SPOT ELEVATIONS ARE TO THE TOP OF FINISHED GRADE, UNLESS OTHERWISE NOTED.
6. ALL SLOPES IN UNPAVED AREAS SHALL BE GRADED TO DRAIN.
7. TURF REINFORCEMENT MATS TO BE PLACED ON ALL SLOPES STEEPER THAN 4:1.
8. THE CONTRACTOR SHALL HOLD A GENERAL PERMIT NUMBER 2 PRIOR TO CONSTRUCTION ACTIVITIES. THE GENERAL PERMIT NUMBER 2 HOLDER SHALL BE RESPONSIBLE FOR VERIFYING THAT TOP SOIL PRESERVATION REQUIREMENTS HAVE BEEN MET PRIOR TO ISSUANCE OF A CERTIFICATE OF COMPLETION. SAID TOPSOIL REQUIREMENTS ARE LISTED IN SUDAS STANDARD SPECIFICATIONS SECTION 2010.
9. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
10. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
11. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES TO PREVENT EROSION.
13. ALL STORM SEWER INTAKES THAT RECEIVE STORMWATER RUNOFF FROM DISTURBED AREAS SHALL BE PROVIDED WITH A FILTER SACK.

PLANTING NOTES:

1. ALL AREAS ON SITE AND WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE SODDED FOR PERMANENT STABILIZATION UNLESS APPROVED OTHERWISE.
2. REPAIR ALL EXISTING TURF AREAS WHICH ARE DISTURBED DURING CONSTRUCTION AT NO COST TO THE OWNER. REPAIR GRADE AND SOD AREAS AS SPECIFIED FOR NEW SODDING. ANY ESTABLISHED LAWNS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED WITH SOD AND WATERED UNTIL ESTABLISHED.
3. PLANT QUANTITIES LISTED IN THIS PLAN SET ARE FOR INFORMATIONAL PURPOSES ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS.
4. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES TO A MINIMUM DEPTH OF 3 INCHES.

UTILITY NOTES:

1. ALL UTILITIES ARE PRIVATE UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO ADJUST ALL TOP OF CASTING ELEVATIONS WITHIN THE PROJECT LIMITS TO THE FINAL ELEVATIONS SHOWN ON THE PLANS.
3. ALL UTILITY SERVICES, INCLUDING ELECTRIC, TELEPHONE, AND CABLE TO BE UNDERGROUND.
4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
5. ALL CONNECTIONS TO EXISTING PUBLIC SEWERS SHALL BE CORE DRILLED AND USE LINKSEAL.
6. ALL MANHOLES SHALL BE INSTALLED SO THAT THE CASTING IS SET OUTSIDE OF THE SIDEWALK SECTION.
7. THE CONTRACTOR SHALL NOTIFY THE CITY PRIOR TO ANY CONNECTION TO PUBLIC UTILITIES.
8. ALL STORM AND SANITARY SEWERS ARE TO BE CLEANED AND TELEVISED. ALL SANITARY SEWER MANHOLES ARE TO BE VACUUM TESTED. ALL CLEANING AND TELEVISING SHALL BE APPROVED AND WITNESSED BY THE CITY PRIOR TO PAVING. A COPY OF THE VIDEOS AND REPORTS SHALL BE PROVIDED TO THE CITY.

SANITARY SEWER:
1. ALL SANITARY SEWER SERVICES SHALL BE SDR 23.5.
2. MANHOLE STEPS ARE REQUIRED IN ALL SANITARY SEWER MANHOLES.
3. MANHOLE COVERS SHALL HAVE RAISED DIAMOND ROUGHNESS PATTERN.

STORM SEWER:
1. OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE PRIVATE STORM SEWER.
2. ALL INTAKE CASTINGS SHALL HAVE PHASE 2 ENVIRONMENTAL SYMBOLOGY OR TEXT.
3. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING STORM SEWER WITHIN THE PROJECT AREA AT THE COMPLETION OF THE PROJECT.
4. WHERE RCP STORM SEWER CROSSES THE WATER SERVICE, PROVIDE O-RING GASKETS AT JOINTS ONE FULL LENGTH OF SEWER PIPE ON EITHER SIDE OF THE CROSSING ACCORDING TO SUDAS REQUIREMENTS.

WATER MAIN:
1. HYDRANTS, MANHOLE COVERS, AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS.
2. WATER MAIN SHALL BE AWWA C900 CLASS 150 PVC.
3. HYDRANTS SHALL BE WATROUS WB-67-250 PRODUCTS.
3. WATER MAIN TO HAVE 5' 6" BURY, TYP. EXCEPT AT CRITICAL CROSSINGS IN WHICH IT SHALL BE NO SHALLOWER THAN 5' 6".
4. ALL VALVES SHALL HAVE A VALVE BOX ADAPTER INSTALLED TO MAINTAIN ALIGNMENT.
5. THE CONTRACTOR SHALL REMOVE CHAINS ON ALL HYDRANTS.
6. THE CONTRACTOR SHALL WORK WITH THE CITY OF WAUKEE WHEN OPERATING EXISTING VALVES. WATER SHALL NOT BE TURNED ON WITHOUT PRIOR APPROVAL.
7. WATER CAN NOT BE USED BY THE CONTRACTOR UNLESS IT IS PART OF THE PURIFICATION PROCESS OF THE NEW MAIN. WATER NEEDED FOR ANY REASON AFTER BACTERIA TESTING HAS BEEN COMPLETED AND PASSED WILL NEED PRIOR APPROVAL FROM THE CITY OF WAUKEE.
8. CONTRACTOR SHALL NOTIFY THE CITY OF WAUKEE ONE (1) WEEK PRIOR TO CONSTRUCTION OF WATER MAIN.
9. ALL FIRE PROTECTION RISERS SHALL UTILIZE THRUST BLOCKING AT ALL CHANGES IN DIRECTION AND ELEVATION, ON ALL WATERMAIN. STAINLESS STEEL RODDING SHALL BE EXTENDED ALONG THE NEXT FULL LENGTH PIPE AND ANCHORED ON THE PIPE BELL, OR MECHANICAL FITTING, ADDITIONALLY, AT ALL LOCATIONS OF THRUST BLOCKING. MEGA-LUGS ARE NOT TO BE ALLOWED.
10. WATER MAIN FLUSHING SHALL NOT OCCUR WITHOUT PRIOR APPROVAL FROM THE CITY. SEE 2024 CITY OF WAUKEE SUPPLEMENTAL SPECS.
11. WATER MAIN AND SEWER (SERVICE, SANITARY SEWER, STORM SEWER, OR DRAINAGE TILE) CROSSINGS SHALL HAVE A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION WHERE POSSIBLE UNLESS OTHERWISE NOTED. ALL STORM SEWER PIPE THAT CROSSES OVER THE WATER MAIN SHALL HAVE O-RING GASKETS INSTALLED.
12. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE EXACT LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES AND WHETHER ADDITIONAL UTILITIES EXIST.
13. CONTACT FIRE DEPARTMENT OF ANY CHANGES THAT AFFECT FIRE/EMERGENCY ACCESS TO THE SITE, BUILDING, FDC'S, PIV'S, HYDRANTS, AND FRONT DOORS.

UTILITY COMPANIES

SERVICE	SUPPLIER	PHONE
GAS	WAUKEE PUBLIC WORKS DEPARTMENT 805 UNIVERSITY AVENUE WAUKEE, IA 50263 CONTACT: TIM ROYER	515-978-7920
TELEPHONE	CENTURYLINK 2103 EAST UNIVERSITY DES MOINES, IA 50312 CONTACT: TOM STURMER	303-664-8090
ELECTRIC	MID-AMERICAN ENERGY CO. 500 EAST COURT AVENUE DES MOINES, IA 50309 CONTACT: NORM TRENTMANN	515-252-6621
CABLE TV	MEDIACOM CABLE 2205 INGERSOL AVENUE DES MOINES, IA 50312 CONTACT: PAUL MAY	515-246-2252
WATER	WAUKEE PUBLIC WORKS DEPARTMENT 805 UNIVERSITY WAUKEE, IA 50263 CONTACT: TIM ROYER	515-978-7920
SEWER	CITY OF WAUKEE PUBLIC WORKS DEPARTMENT 805 UNIVERSITY AVENUE WAUKEE, IA 50263 CONTACT: TIM ROYER	515-978-7920
ALL	IOWA ONE-CALL	800-292-8989

EXISTING UTILITIES NOTE

THESE EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCTION AND TO AVOID DAMAGING THEM. NO CLAIMS WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. PAYMENT WILL BE ALLOWED FOR UNCHARTED UTILITIES PER THE SPECIFICATIONS.

GENERAL LEGEND

EXISTING	PROPOSED		EXISTING	PROPOSED		EXISTING	PROPOSED	
	SS	SANITARY SEWER MAIN	(S)	(S)	SANITARY SEWER MANHOLE			BOLLARD (BUMPER POST)
SS	SS	SANITARY SEWER SERVICE	(C)	(C)	SANITARY SEWER CLEANOUT			ROADWAY SIGN
FM	FM	SANITARY SEWER FORCE MAIN	(A)	(A)	AIR RELEASE MANHOLE/DRAIN MANHOLE			MAILBOX
	ST	STORM SEWER MAIN OR CULVERT	(D)	(D)	STORM SEWER MANHOLE			WELL
ST		SECONDARY STORM SEWER MAIN	(C)		STORM SEWER CLEANOUT	15"	15"	DECIDUOUS TREE
ST		SECONDARY STORM SEWER SERVICE	(D)	□	STORM SEWER INTAKE	15"	15"	EVERGREEN TREE
	W	WATER MAIN			STORM SEWER BEEHIVE INTAKE		4'	SHRUB OR BUSH
	W	WATER SERVICE	>	>	FLARED END SECTION			TREE OR SHRUB LINE
E	E	UNDERGROUND ELECTRIC			FIRE HYDRANT		14"	STUMP
OHE	OHE	OVERHEAD ELECTRIC			WATER VALVE			MONITORING WELL
T		UNDERGROUND TELEPHONE	(M)	(M)	WATER VALVE MANHOLE	50	50	SOIL BORINGS
FO	FO	UNDERGROUND FIBER OPTIC			CURB STOP			FLAG POLE
TV	TV	UNDERGROUND CABLE TV	(M)	(M)	WATER METER MANHOLE			SATELLITE DISH
	G	GAS MAIN OR SERVICE			YARD HYDRANT			SLOPE INDICATORS
		CONTOUR LINES INTERMEDIATE	(E)	(E)	ELECTRIC MANHOLE / VAULT	1		CONTROL POINT
		CONTOUR LINES INDEX	□E	□E	ELECTRIC PEDESTAL / TRANSFORMER	100		BENCH MARK
		PROPERTY LINE / LOT LINE			OUTDOOR ELECTRIC POWER OUTLET			SECTION CORNER
		SECTION LINE	ø	ø	POWER POLE	•		IRON PIN SET
		EASEMENT	ø☼	ø☼	POWER POLE w/ STREET LIGHT	•		IRON PIN FOUND
		GUARD RAIL	☼	☼	STREET LIGHT POLE	DR-1		DRAWING NUMBER
X	X	FIELD FENCE			GUY WIRE			
O	O	CHAIN LINK FENCE	(TS)	(TS)	TRAFFIC SIGNAL	**ABBREVIATIONS**		
□	□	WOODEN FENCE	(TB)	(TB)	TRAFFIC SIGNAL BOX	T/S		TOP OF SLAB
		ROAD CENTERLINE	(TM)	(TM)	TRAFFIC SIGNAL MANHOLE / VAULT	BC		BACK OF CURB
		GRADING LIMITS	(RR)	(RR)	RAILROAD CROSSING SIGNAL	TC		TOP OF CURB
		CONSTRUCTION LIMITS	(T)	(T)	TELEPHONE MANHOLE / VAULT	FL		FLOWLINE
AG	AG	AG LINE	□T	□T	TELEPHONE PEDESTAL	CL		CENTERLINE
		WATERWAY FLOWLINE	(TV)	(TV)	CABLE TV MANHOLE / VAULT	C		CUT
		TOP OF SLOPE	□TV	□TV	CABLE TV PEDESTAL	F		FILL
		BOTTOM OF SLOPE			GAS VALVE	(S)		OFFSET
X	X	SILT FENCE				TOP		TOP OF SLOPE
						BOT		BOTTOM OF SLOPE
						EP		EDGE OF PAVING

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GENERAL NOTES AND LEGEND

SLIM CHICKENS SITE PLAN

WAUKEE, IOWA
2023001452
FEBRUARY 20, 2024

CURRENT VERSION DATE:
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ENGINEER	DRAWN BY
T. SMITH	D.SOTO
CHECKED BY	FIELD BOOK NO.

DRAWING NO.	SHEET NO.
GN-02	02 / 13

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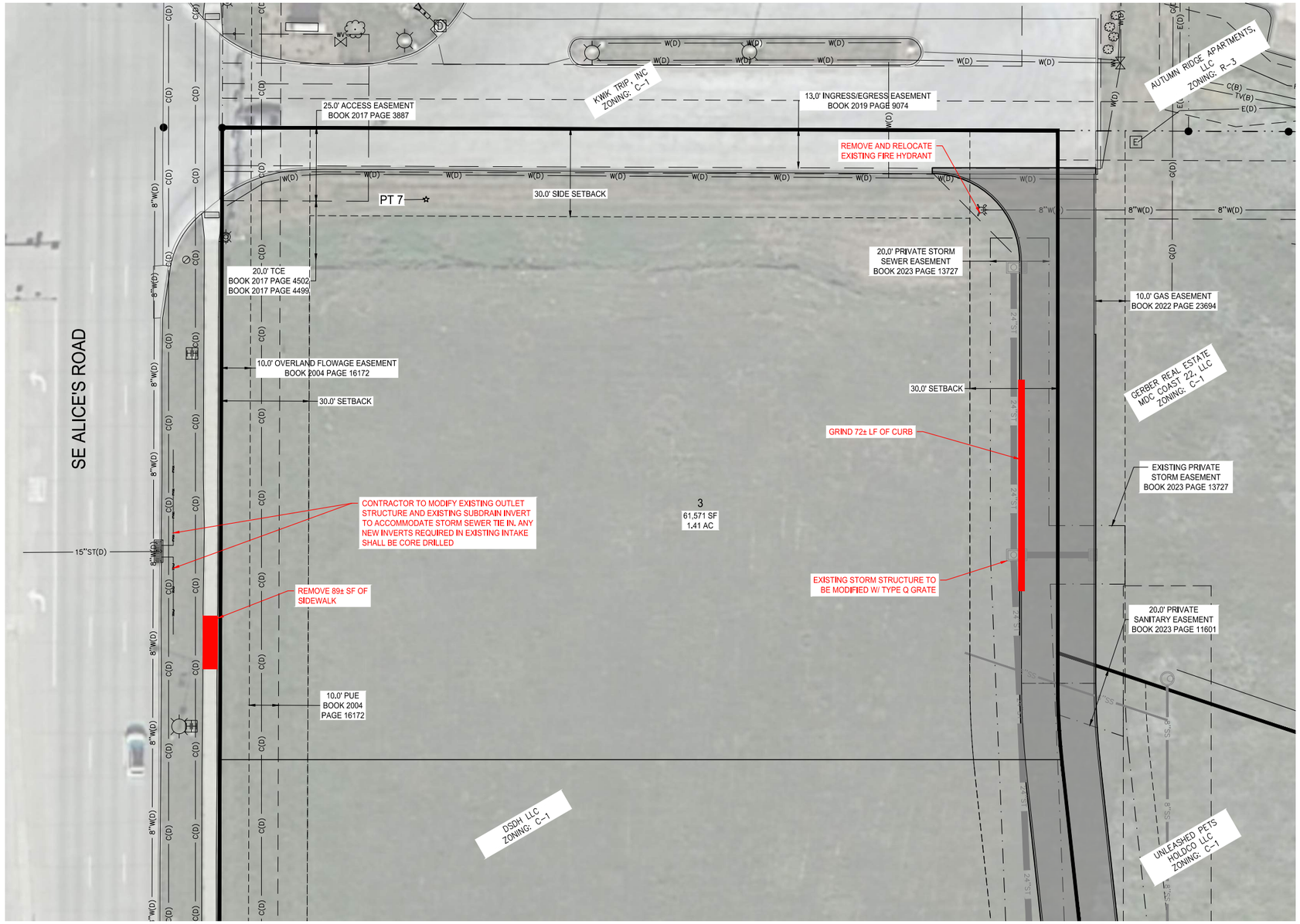
Control Point Table				
Point No.	Description	Easting	Northing	Elevation
1	CP- MAG NAIL IN CURB	18463280,02	7492599,40	1,051.11
2	CP- MAG NAIL IN CURB	18462815,73	7492638,38	1,046,12
5	CP- MAG NAIL IN CURB	18463570,35	7493106,91	1,053,17
6	CP- MAG NAIL IN CURB	18463502,73	7492618,98	1,055,73
7	CP- 1/2IN REBAR MEC BLUE CAP	18462880,68	7493193,49	1,047.30

NOTE: NOT ALL CONTROL POINTS SHOWN IN TABLE ABOVE ARE DISPLAYED IN PLAN VIEW BELOW.



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EXISTING CONDITIONS AND REMOVALS

NORTH

0 10' 20' 40'
GRAPHIC SCALE

SLIM CHICKENS SITE PLAN

WAUKEE, IOWA
2023001452
FEBRUARY 20, 2024

CURRENT VERSION DATE:
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ENGINEER	DRAWN BY
T. SMITH	D.SOTO
CHECKED BY	FIELD BOOK NO.

DRAWING NO.	SHEET NO.
GN-03	03 / 13

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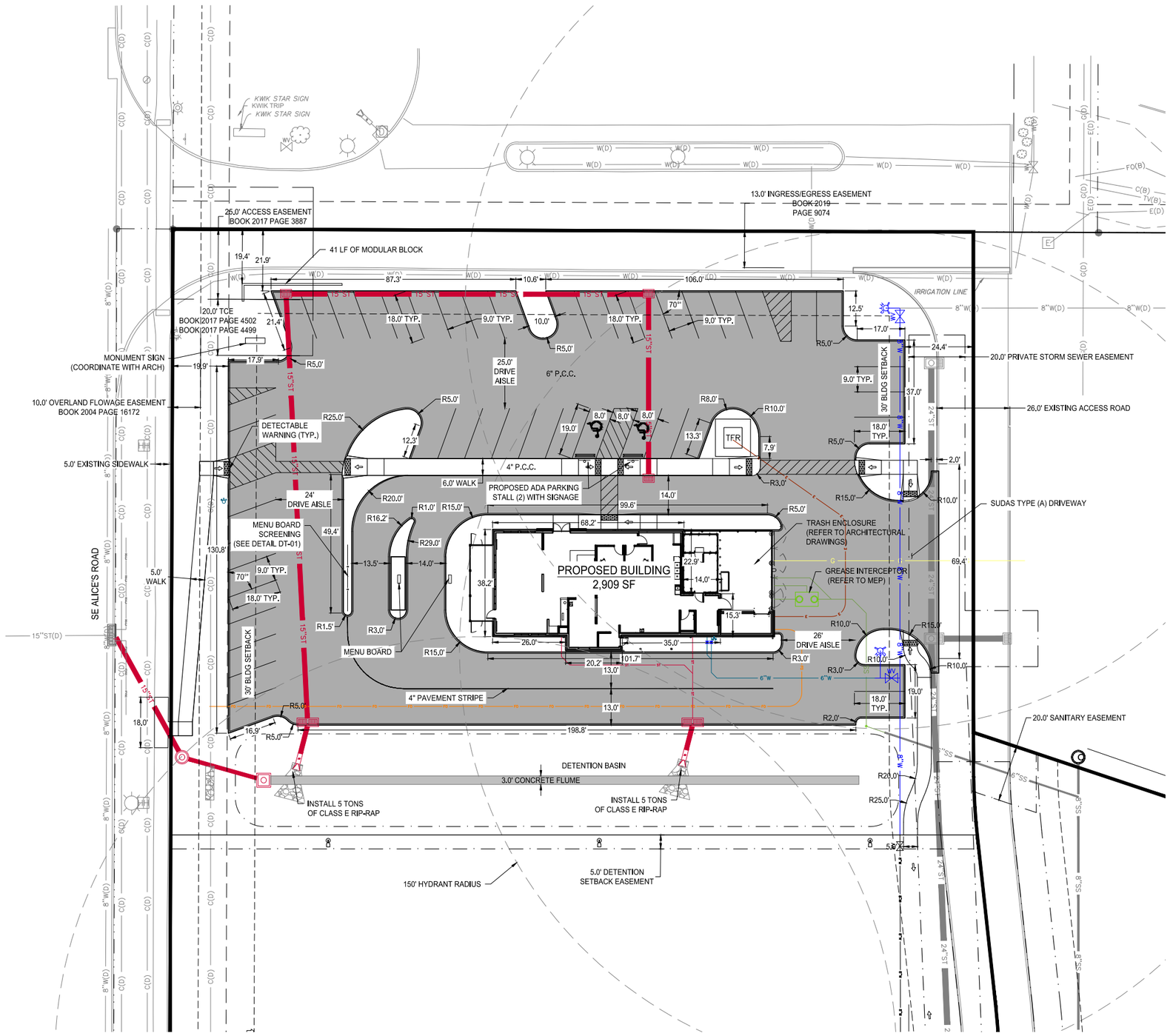
NOTE:
1. ALL SIDEWALK ABUTTING PARKING LOT SHALL UTILIZE DROP FACE CURB

PAVEMENT THICKNESS
1. SIDEWALKS 4" P.C.C.
2. PARKING AND DRIVEWAYS 6" P.C.C.



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NORTH

0 10' 20' 40'
GRAPHIC SCALE

SITE LAYOUT

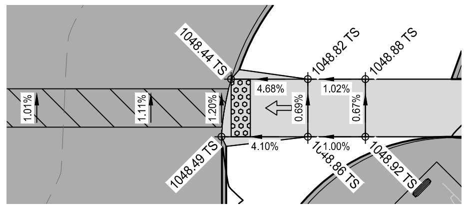
SLIM CHICKENS SITE PLAN

WAUKEE, IOWA
2023001452
FEBRUARY 20, 2024

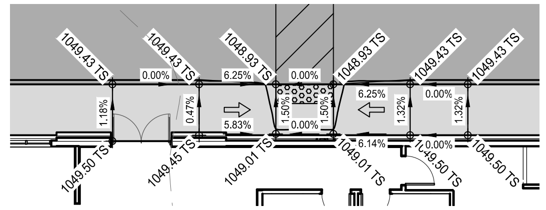
CURRENT VERSION DATE:

ENGINEER: T. SMITH
DRAWN BY: D.SOTO
CHECKED BY:
FIELD BOOK NO.:

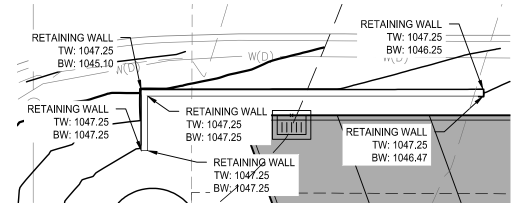
DRAWING NO.: SP-01
SHEET NO.: 04 / 13



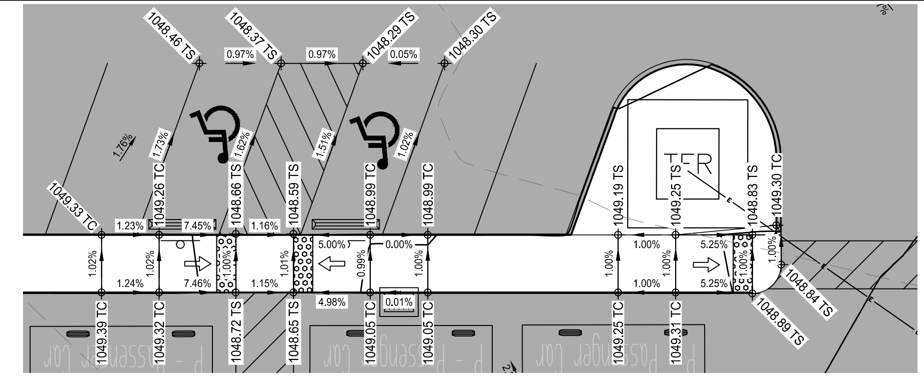
DETAIL G - ADA GRADING
SCALE: 1" = 10'



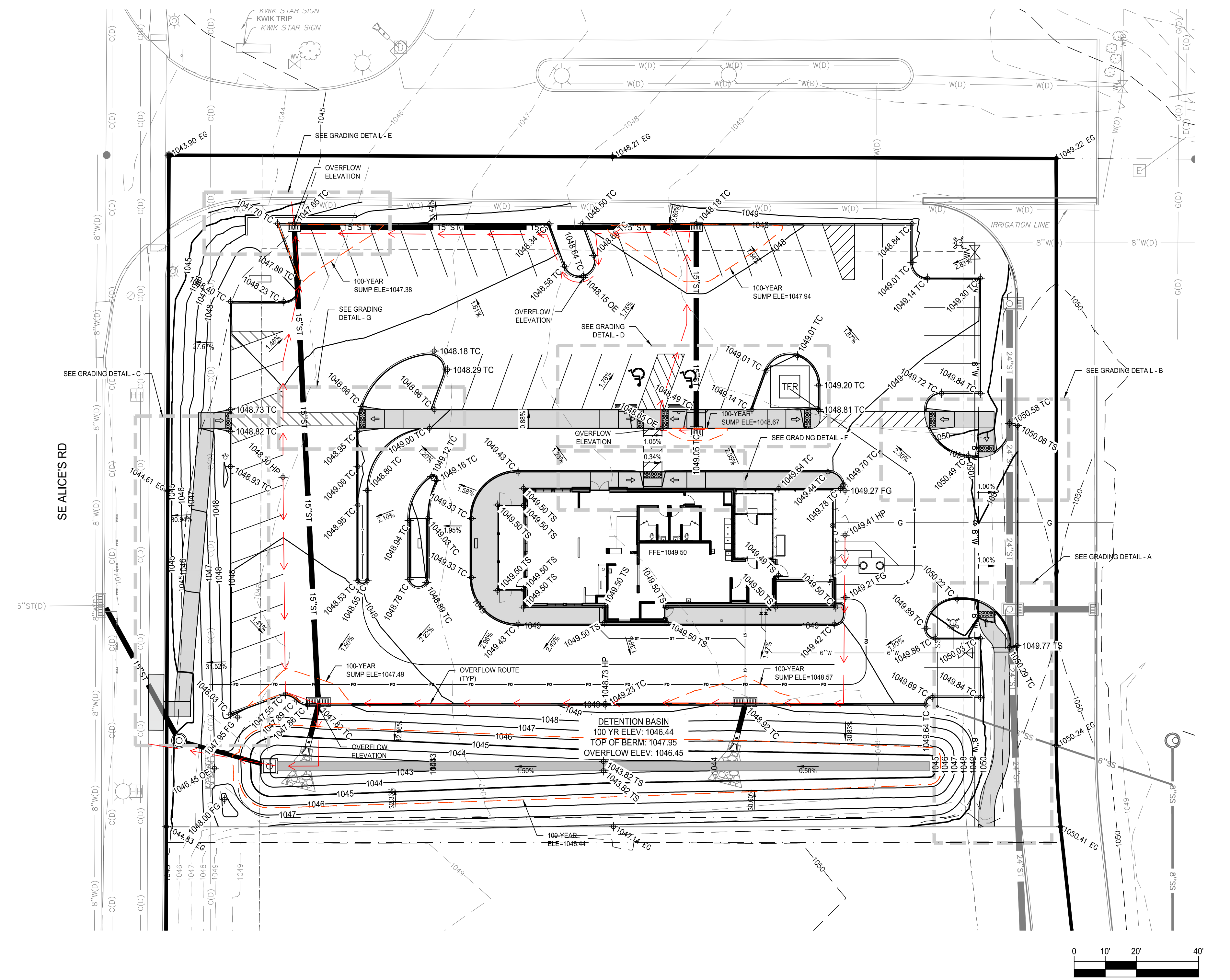
DETAIL F - ADA GRADING
SCALE: 1" = 10'

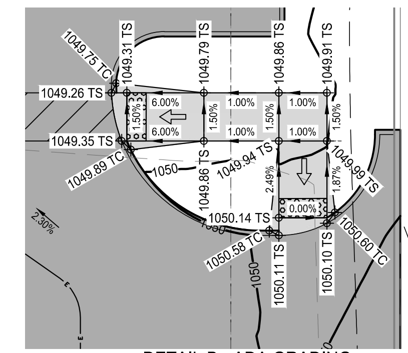


DETAIL E - RETAINING WALL
SCALE: 1" = 10'

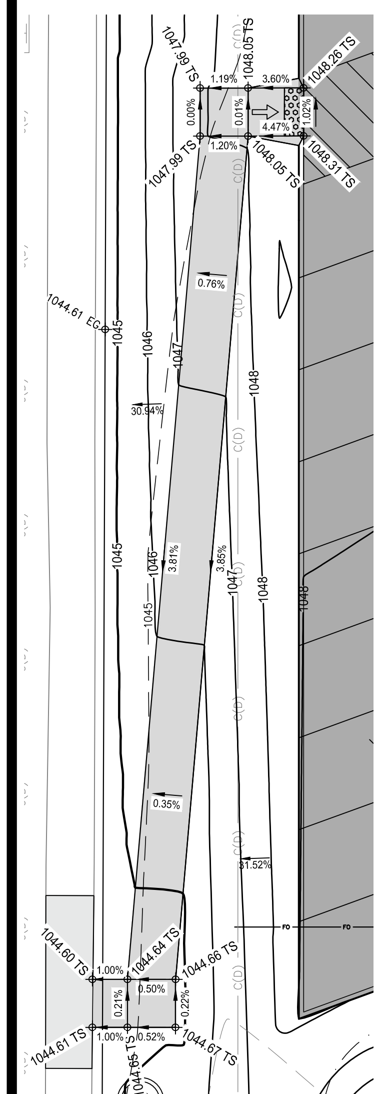


DETAIL D - ADA GRADING
SCALE: 1" = 5'

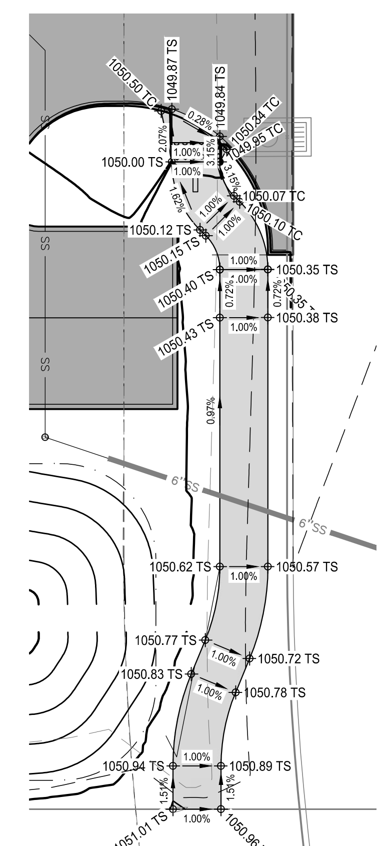




DETAIL B - ADA GRADING
SCALE: 1" = 10'



DETAIL C - ADA GRADING
SCALE: 1" = 10'



DETAIL A - ADA GRADING
SCALE: 1" = 10'

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GRADING PLAN

NORTH

SLIM CHICKENS
SITE PLAN

WAUKEE, IOWA
2023001452
FEBRUARY 20, 2024

CURRENT VERSION DATE:

ENGINEER: T. SMITH
DRAWN BY: D.SOTO
CHECKED BY:
FIELD BOOK NO.:

DRAWING NO.: GR-01
SHEET NO.: 05 / 13

DISCHARGE POINT SUMMARY

DISCHARGE PONT #1

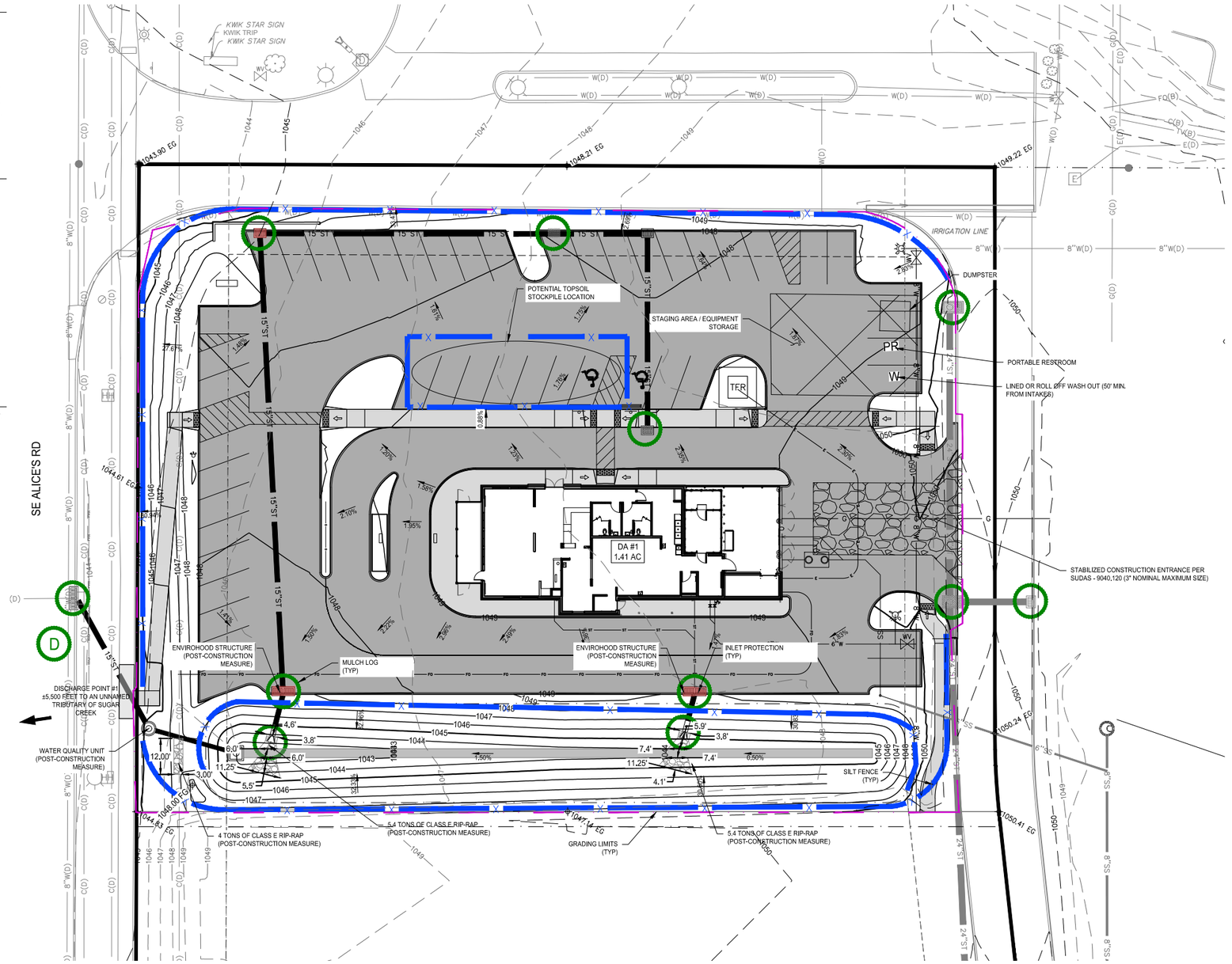
TOTAL AREA DISTURBED TO DISCHARGE POINT	1.41 ACRES
STORAGE VOLUME REQUIRED (1.41 OF ACRES/3600 CU FT)	5,076 CU FT
VOL PROVIDED IN SILT FENCE (751 LF @ 4.5 CU FT/LF OF FENCE)	3,380 CU FT
VOL PROVIDED IN SILT FENCE (280 LF @ 9.0 CU FT/LF OF FENCE)	2,520 CU FT
TOTAL VOLUME PROVIDED	5,900CU FT

STABILIZATION QUANTITIES

ITEM	QUANTITY	UNIT
SILT FENCE	1031	LINEAR FEET
SILT FENCE OR MULCH LOG	11	EACH
BELOW GRADE INTAKE PROTECTION (POST PAVING)	7	EACH
STAGING AREA	1	EACH
DUMPSTER	1	EACH
PORTABLE RESTROOM	1	EACH
WASH OUT	1	EACH
SOD / TYPE 4 TEMPORARY STABILIZATION	15105	SQFT

NOTES

1. ALL DEBRIS SPILLED ONTO THE STREET SHALL BE PICKED UP AT THE END OF EACH WORK DAY AND PRIOR TO THE RAIN EVENT.
2. MINIMUM TOPOSOIL RESPREAD REQUIREMENT OF GP#2 WILL BE MET WITH SUDAS SPEC 2010 FOR ON-SITE TOPSOIL FOR ALL DISTURBED AREAS REQUIRING TEMPORARY STABILIZATION, SODDING FOR EROSION CONTROL SHALL BE USED.
3. OWNER RESPONSIBLE FOR MAINTENANCE COSTS AND PRACTICES FOR ALL STORM WATER CONTROL BMPS INSTALLED ON SITE AS PART OF THIS PROJECT. MEASURES SHALL CONFORM TO PRODUCT MAINTENANCE MANUALS CURRENT AT THE TIME OF INSTALLATION.



LEGEND:

- SILT FENCE
- BELOW GRADE INTAKE PROTECTION (POST PAVING)
- SILT FENCE OR MULCH LOG
- (D) DISCHARGE LOCATION

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EROSION AND SEDIMENT CONTROL PLAN

NORTH

0 10' 20' 40'

GRAPHIC SCALE

SLIM CHICKENS
SITE PLAN

WAUKEE, IOWA
2023001452
FEBRUARY 20, 2024

CURRENT VERSION DATE:

ENGINEER: T. SMITH
DRAWN BY: D.SOTO
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FIELD BOOK NO.:

DRAWING NO.: GR-02
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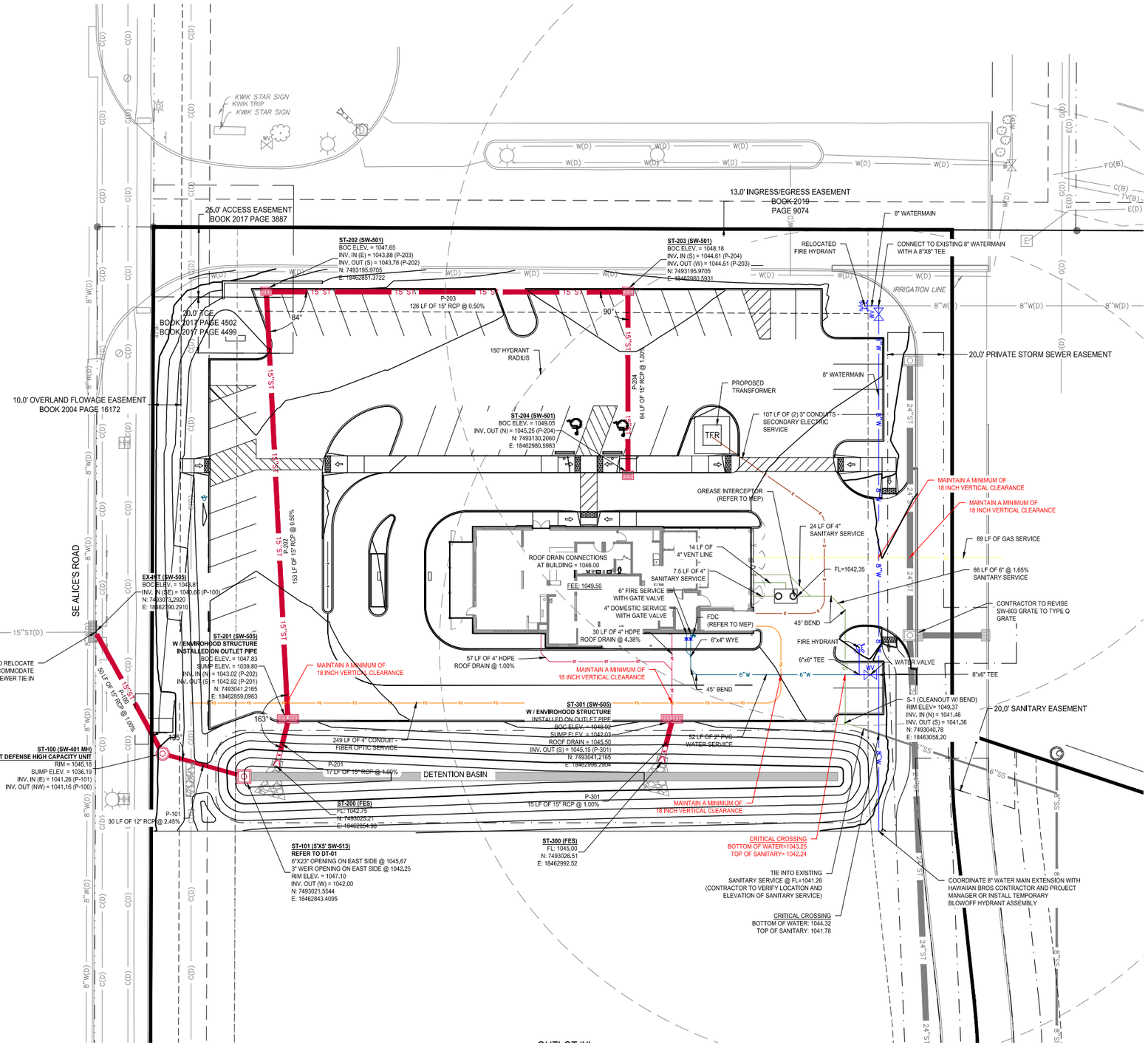

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UTILITY PLAN

NORTH

0 10' 20' 40'
GRAPHIC SCALE

SLIM CHICKENS
SITE PLAN

WAUKEE, IOWA
2023001452
FEBRUARY 20, 2024

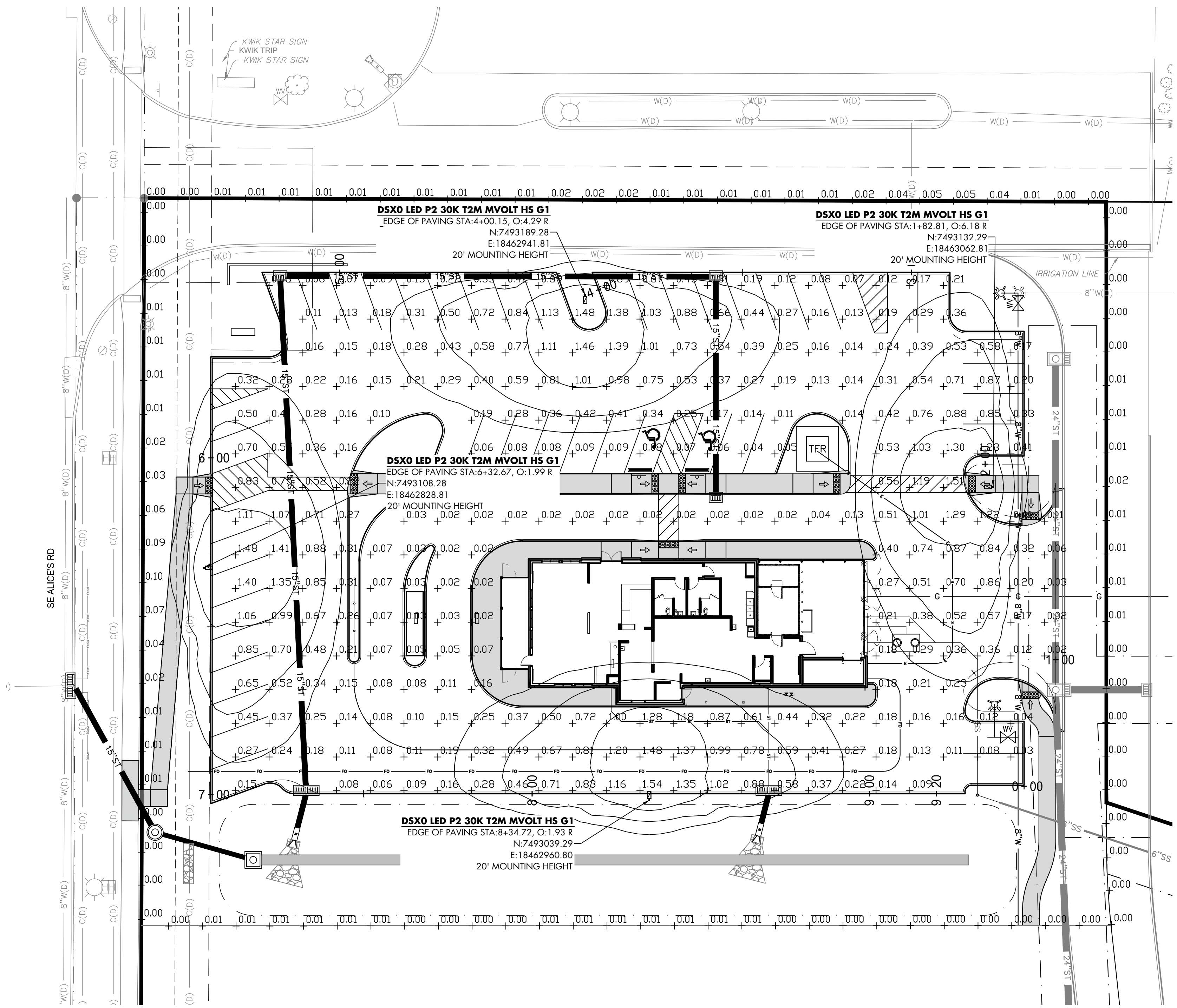
CURRENT VERSION DATE:

ENGINEER: T. SMITH
DRAWN BY: D.SOTO
CHECKED BY:
FIELD BOOK NO.:

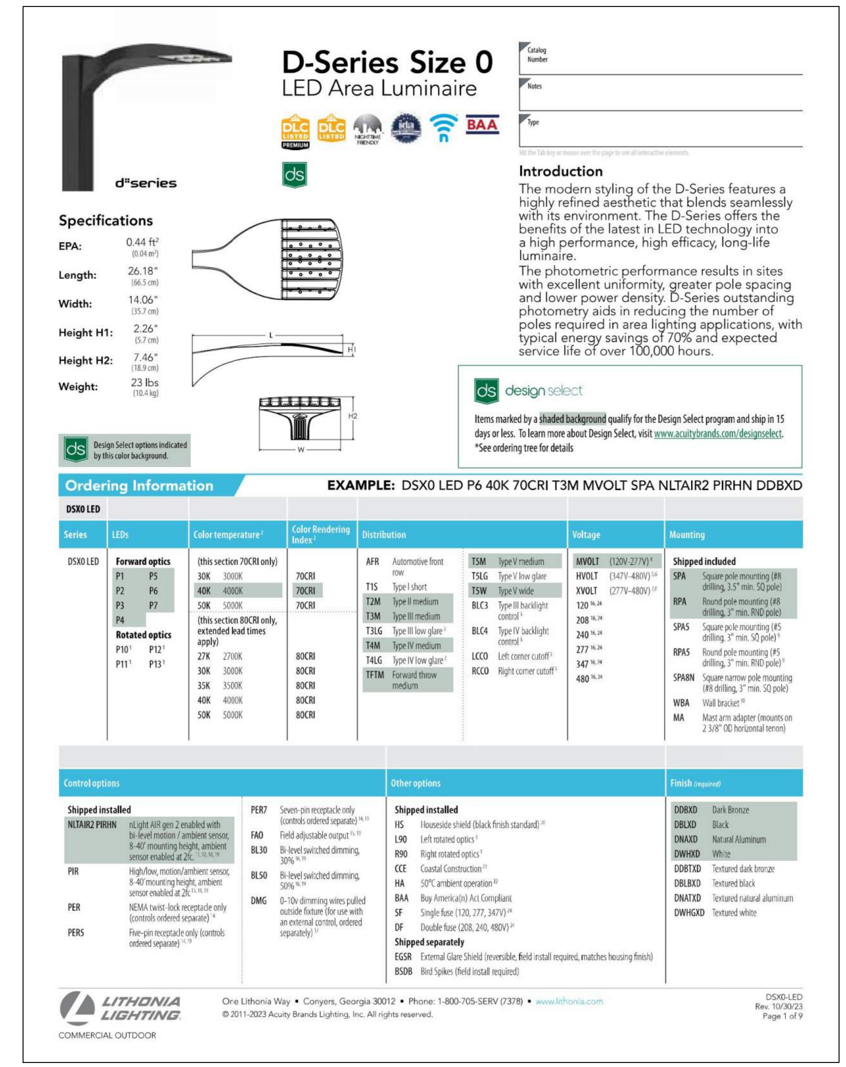
DRAWING NO.: UT-01
SHEET NO.: 07 / 13

Statistics				
Description	Avg	Max	Min	Avg/Min
Parking Lot	0.42 fc	1.54 fc	0.02 fc	21.0:1
Property Line	0.01 fc	0.10 fc	0.00 fc	N/A

Schedule								
Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
D	4	Lithonia Lighting	DSX0 LED P2 30K T2M MVOLT HS G1	DSX0 LED P2 30K T2M MVOLT with houseside shield	1	4559	0.85	49



KWIK STAR SIGN
KWIK TRIP
KWIK STAR SIGN
SE ALICE'S RD
DSX0 LED P2 30K T2M MVOLT HS G1
EDGE OF PAVING STA:4+00.15, O:4.29 R
N:7493189.28
E:18462941.81
20' MOUNTING HEIGHT
DSX0 LED P2 30K T2M MVOLT HS G1
EDGE OF PAVING STA:1+82.81, O:6.18 R
N:7493132.29
E:18463062.81
20' MOUNTING HEIGHT
IRRIGATION LINE
DSX0 LED P2 30K T2M MVOLT HS G1
EDGE OF PAVING STA:6+32.67, O:1.99 R
N:7493108.28
E:18462828.81
20' MOUNTING HEIGHT
TFR
DSX0 LED P2 30K T2M MVOLT HS G1
EDGE OF PAVING STA:8+34.72, O:1.93 R
N:7493039.29
E:18462960.80
20' MOUNTING HEIGHT



D-Series Size 0
LED Area Luminaire

Catalog Number
Notes
Type

Specifications

EPA:	0.44 ft² (0.04 m²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)

Design Select options indicated by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX0 LED	Forward optics: P1, P2, P3, P4, P5, P6, P7; Rotated optics: P10, P11, P12, P13	(this section 70CRI only) 30K 3000K, 40K 4000K, 50K 5000K; (this section 80CRI only, extended lead times apply) 27K 2700K, 30K 3000K, 35K 3500K, 40K 4000K, 50K 5000K	70CRI, 70CRI, 70CRI; 80CRI, 80CRI, 80CRI, 80CRI, 80CRI	AFR Automotive front row; T1S Type I short; T2M Type II medium; T3M Type III medium; T3LG Type III low glare; T4M Type IV medium; T4LG Type IV low glare; TFTM Forward throw medium; T5M Type V medium; T5LG Type V low glare; T5W Type V wide; BLC3 Type III backlight control; BLC4 Type IV backlight control; LCCO Left corner cutoff; RCCO Right corner cutoff	MVOLT (120V-277V); HVOLT (347V-480V); XVOLT (277V-480V); 120; 208; 240; 277; 347; 480	Shipped included: SPA Square pole mounting (#8 drilling, 3.5" min. SQ pole); RPA Round pole mounting (#8 drilling, 3" min. RND pole); SPA5 Square pole mounting (#5 drilling, 3" min. SQ pole); RPA5 Round pole mounting (#5 drilling, 3" min. RND pole); SPA8N Square narrow pole mounting (#8 drilling, 3" min. SQ pole); WBA Wall bracket; MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options	Finish (required)
Shipped installed: NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.; PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc; PER NEMA twist-lock receptacle only (controls ordered separate); PER5 Five-pin receptacle only (controls ordered separate)	PER7 Seven-pin receptacle only (controls ordered separate); FAO Field adjustable output; BL30 Bi-level switched dimming, 30%; BL50 Bi-level switched dimming, 50%; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)	Shipped installed: HS Houseside shield (black finish standard); L90 Left rotated optics; R90 Right rotated optics; CCE Coastal Construction; HA 50°C ambient operation; BAA Buy America(n) Act Compliant; SF Single fuse (120, 277, 347V); DF Double fuse (208, 240, 480V); Shipped separately: EGSR External Glare Shield (reversible, field install required, matches housing finish); BSDB Bird Spikes (field install required)	DDBXD Dark Bronze; DBLXD Black; DNAXD Natural Aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

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DSX0-LED
Rev. 10/30/23
Page 1 of 9

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LIGHTING PLAN

NORTH

0 10' 20' 40'
GRAPHIC SCALE

SLIM CHICKENS
SITE PLAN

WAUKEE, IOWA
2023001452
FEBRUARY 20, 2024

CURRENT VERSION DATE:

ENGINEER
T. SMITH

DRAWN BY
D.SOTO

CHECKED BY

FIELD BOOK NO.

DRAWING NO.
LI-01

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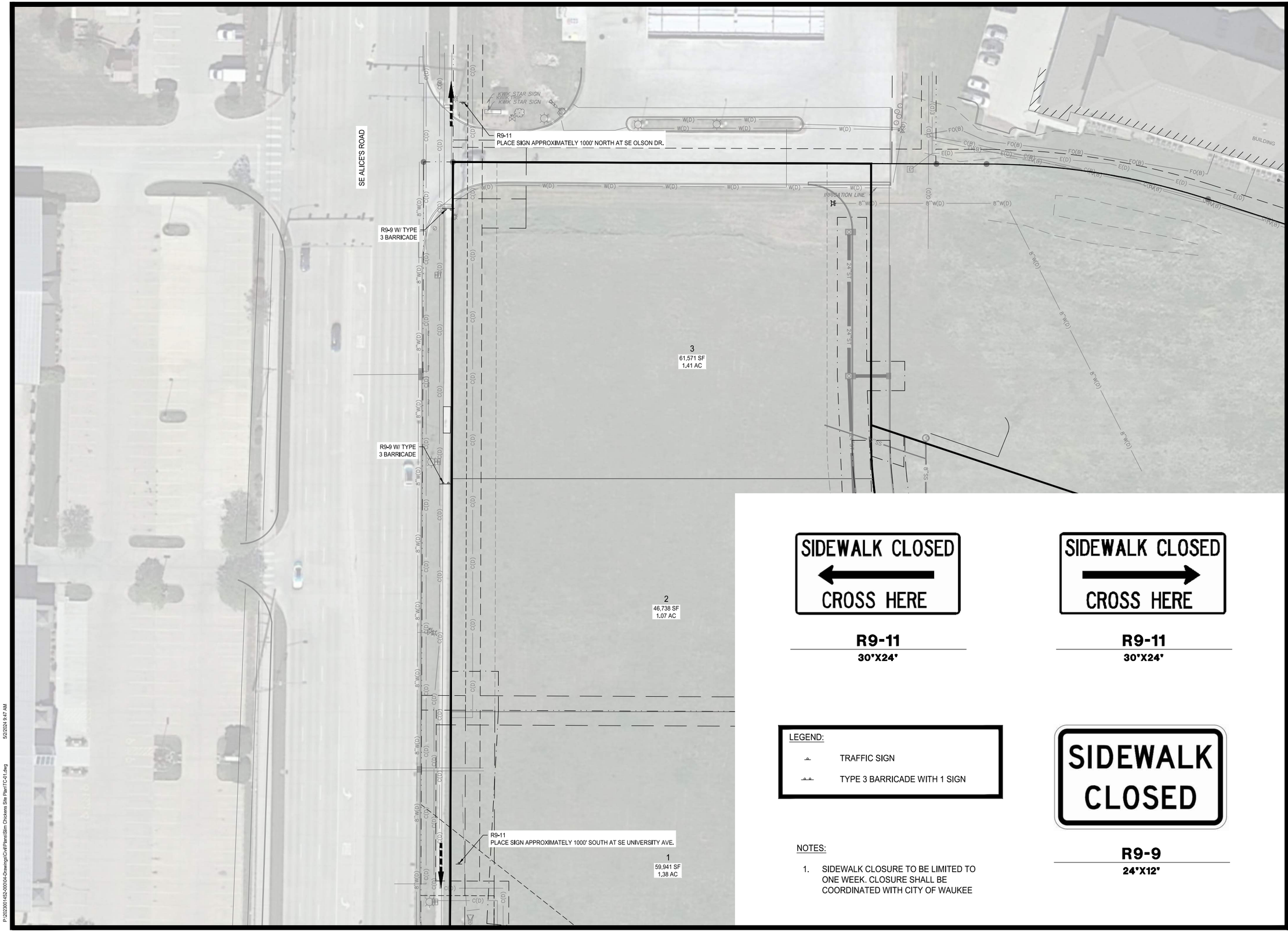

R9-11
30"X24"

R9-11
30"X24"

LEGEND:

- TRAFFIC SIGN
- TYPE 3 BARRICADE WITH 1 SIGN

NOTES:

1. SIDEWALK CLOSURE TO BE LIMITED TO ONE WEEK. CLOSURE SHALL BE COORDINATED WITH CITY OF WAUKEE

R9-9
24"X12"

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SIDEWALK DETOUR PLAN

NORTH

0 15' 30' 60'
GRAPHIC SCALE

SLIM CHICKENS SITE PLAN

WAUKEE, IOWA
2023001452
FEBRUARY 20, 2024

CURRENT VERSION DATE:

ENGINEER: T. SMITH
DRAWN BY: D.SOTO
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FIELD BOOK NO.

DRAWING NO.: SW-01
SHEET NO.: 09 / 13

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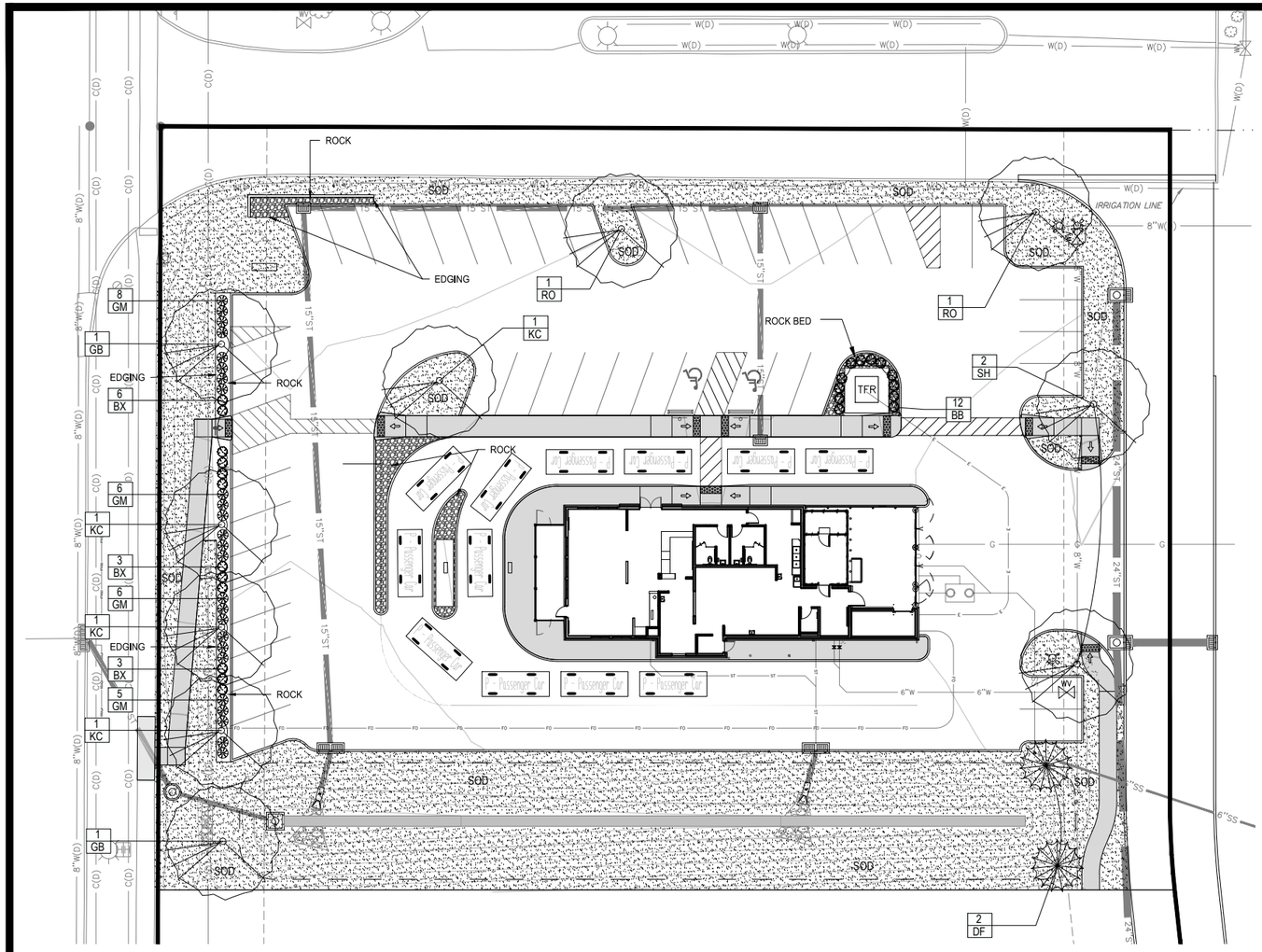
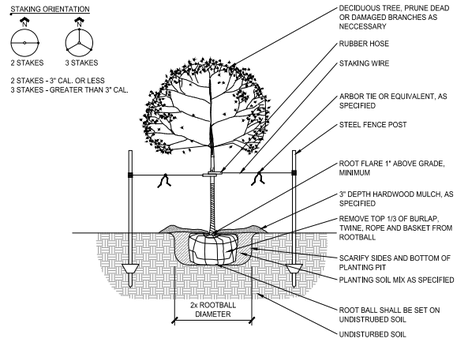
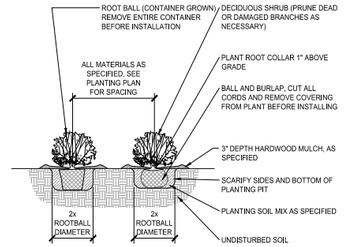
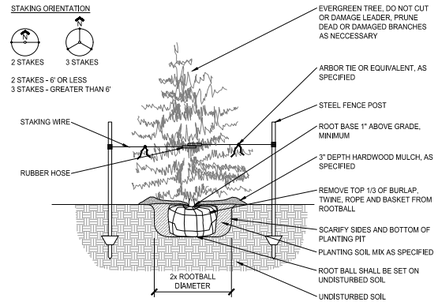




1 DETAIL: DECIDUOUS TREE PLANTING
1/2" = 1'-0"



2 DETAIL: SHRUB PLANTING
1/2" = 1'-0"



3 DETAIL: EVERGREEN TREE PLANTING
1/2" = 1'-0"

LANDSCAPING OPEN SPACE REQUIREMENTS

		CALCULATION		PLANTS **REQUIRED**	**TOTAL** PLANTS **PROPOSED**
1 TREE PER 1,000 SF OF REQ. OPEN SPACE	x	(6,157 / 1,000) = 6.1	=	6 TREES	6 TREES
MIN. 50% SHALL BE OVERSTORY		*6 x 50%*	=	*3 OVERSTORY*	*10 OVERSTORY*
MIN. 25% SHALL BE EVERGREEN		*6 x 25%*	=	*2 EVERGREEN*	*2 EVERGREEN*
					0 ORNAMENTAL
1 SHRUB PER 1,000 SF OF REQ. OPEN SPACE	x	(6,157 / 1,000) = 6.1	=	6 SHRUBS	55 SHRUBS
1 TREE PER 40 LF OF STREET FRONTAGE	x	(200 LF / 40) = 5.0	=	5 TREES	5 TREES

*CONTINUOUS SHRUB BUFFER OR 36" BERM REQUIRED ON STREET FACING PARKING STALLS

LANDSCAPE NOTES:

1. ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SOD ALL DISTURBED AREAS INCLUDING ROW WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO CALCULATE ALL QUANTITIES FOR THE WORK SHOWN.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
6. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE. .
7. FOR WARRANTY PURPOSES, THE DATE OF INITIAL ACCEPTANCE SHALL BE SUBMITTED IN WRITING TO THE OWNER AND/OR OWNER'S REPRESENTATIVE AFTER ALL PLANT MATERIALS HAVE BEEN INSTALLED AND REVIEWED BY OWNER OR OWNER'S REPRESENTATIVE. PLANT MATERIALS WILL ONLY BE ACCEPTED IF THEY ARE IN AN ALIVE AND THRIVING CONDITION.
8. CONDITIONAL ACCEPTANCE OF PLANT MATERIAL MAY BE GIVEN FOR PLANTS INSTALLED IN A DORMANT CONDITION WITH INITIAL ACCEPTANCE OCCURRING THE FOLLOWING SPRING ONCE THEY ARE SHOWN TO BE ALIVE AND THRIVING.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS (INCLUDING SIZING INFORMATION) MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
10. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
11. STAKING AND GUYING OF TREES SHALL BE AT THE DISCRETION OF THE CONTRACTOR BASED ON CURRENT ACCEPTED NURSERY STANDARDS. GENERALLY, TREES IN LARGE OPEN AREAS SUBJECT TO SIGNIFICANT WIND SHALL BE STAKED. STAKE AND WRAP TREES IMMEDIATELY AFTER PLANTING. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD. REMOVE ALL STAKES AND GUY WIRES NO MORE THAN ONE YEAR AFTER INSTALLATION.
12. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
13. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.
14. SPADE CUT PLANTING BEDS WHERE INDICATED, CUT 4" DEEP VERTICAL CUT WITH A 45 DEGREE BACK CUT.
15. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
16. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL BE MULCHED WITH 4" THICK SHREDDED HARDWOOD MULCH.
17. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.
18. AS NOTED ON PLAN, THE PARKING LOT ISLAND AREA ADJACENT TO THE ELECTRICAL TRANSFORMER SHALL INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 3" THICK LAYER OF WASHED RIVER ROCK (1.5" NOMINAL SIZE).

PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	*LATIN NAME*	SIZE	ROOT	NOTES
OVERSTORY TREES						
GB	2	AMERICAN HORNBEAM	*CARPINUS CAROLINIANA*	1.5" CAL	B&B	MATCHED SPECIMENS
SH	2	SKYLINE HONEYLOCUST	*GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE'*	1.5" CAL	B&B	MATCHED SPECIMENS
RO	2	RED OAK	*QUERCUS RUBRA*	1.5" CAL	B&B	MATCHED SPECIMENS
KC	4	KENTUCKY COFFEETREE	*GYMNOLCADUS DIOICUS*	1.5" CAL	B&B	MATCHED SPECIMENS
EVERGREEN TREES						
DF	2	DOUGLAS FIR	*PSEUDOTSUGA MENZIESII*	6'	B&B	FULL FORM TO GROUND
SHRUBS						
BX	12	CHICAGOLAND BOXWOOD	*BUXUS X 'GLENCOE'*	#3	CONT	FULL FORM - MATCHED
GM	25	GREEN MOUND ALPINE CURRANT	*RIBES ALPINUM 'GREEN MOUND'*	#3	CONT	FULL FORM - MATCHED
GRASSES						
BB	12	RED OCTOBER BIG BLUESTEM	*ANDROGOPON GERARDII 'RED OCTOBER'*	#1	CONT	FULL FORM - MATCHED

SOD: PROVIDE AND INSTALL SOD FROM LOCAL SUPPLIERS. AREAS TO BE SODDED MUST BE FREE OF ALL CONSTRUCTION DEBRIS AND ANY DIRT CLUMPS OVER 1" IN DIAMETER. THOROUGHLY WATER SOD UPON INSTALLATION. CONTRACTOR TO MAINTAIN WATERING UNTIL SOD IS ESTABLISHED (ROOTS KNITTED INTO SUBSURFACE)

IRRIGATION NOTES:

- FOR BIDDING PURPOSES, THIS PROJECT DOES NOT INCLUDE A SITE IRRIGATION SYTEM.
- CONTRACTOR SHALL SUBMIT TO THE OWNER OR OWNER'S REPRESENTATIVE A SEPARATE PROPOSAL FOR A SITE IRRIGATION SYSTEM. PROPOSAL SHALL BE DESIGN/BUILD FOR A COMPLETE OPERATIONAL IRRIGATION SYSTEM APPROPRIATE FOR THE SITE. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DESIGN, COORDINATION, TESTING, PERMITS, INSPECTIONS, ETC.

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building strong communities.
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Clive, Iowa 50325
515-964-1229
fax 515-964-2370

LANDSCAPE PLAN

NORTH

0 15' 30' 60'
GRAPHIC SCALE

SLIM CHICKENS
SITE PLAN

WAUKEE, IOWA
2023001452
FEBRUARY 20, 2024

CURRENT VERSION DATE:
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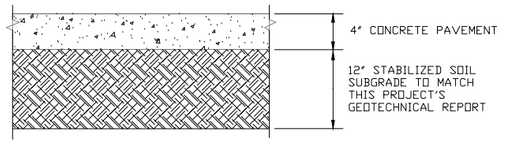
ENGINEER: T. SMITH
DRAWN BY: D.SOTO
CHECKED BY:
FIELD BOOK NO.

DRAWING NO.: LA-01
SHEET NO.: 10 / 13

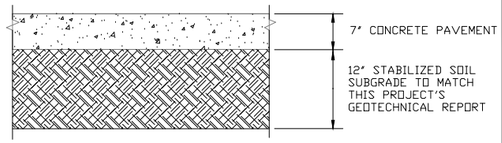
5/2/2024 9:48 AM
P:\2023001452-000104-Drawings\Civil\Plans\Slim Chickens Site Plan\la-01.dwg



NOTE:
PAVEMENT CROSS SECTIONS ARE SUBJECT TO RESULTS OF GEOTECHNICAL REPORT. CONTRACTOR TO VERIFY PAVING THICKNESS WITH PROJECT ENGINEER PRIOR TO INSTALLATION

SIDEWALK CROSS SECTION

NOT TO SCALE



NOTE:
PAVEMENT CROSS SECTIONS ARE SUBJECT TO RESULTS OF GEOTECHNICAL REPORT. CONTRACTOR TO VERIFY PAVING THICKNESS WITH PROJECT ENGINEER PRIOR TO INSTALLATION

PAVING CROSS SECTION

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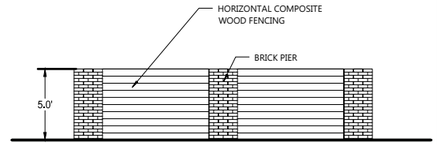
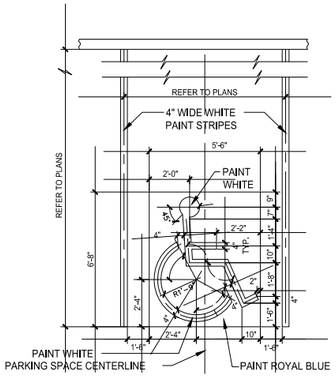
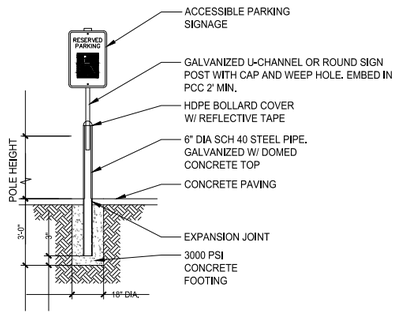


MENU BOARD SCREEN DETAIL

NOT TO SCALE



ACCESSIBLE PARKING SPACE PAINT DETAIL

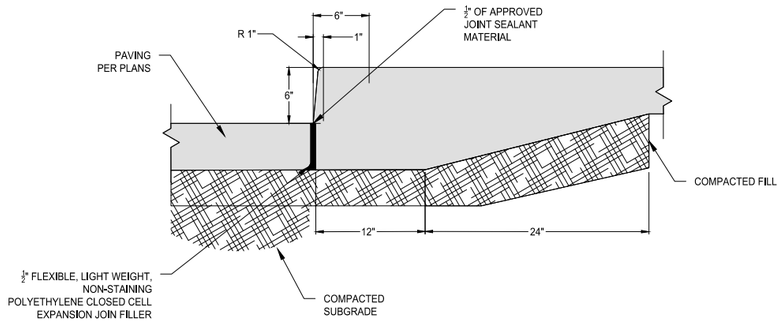


ACCESSIBLE PARKING SIGN DETAIL

NOTE: CENTER PAINTED SYMBOL IN THE MIDDLE OF PARKING SPACE OPENING.

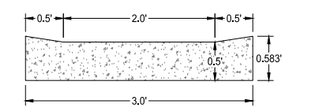
HANDICAPPED PARKING SPACE PAINT, ACCESSIBILITY AND SIGN DETAILS

NOT TO SCALE



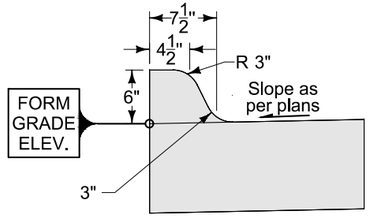
6" DROP FACE CURB

NOT TO SCALE



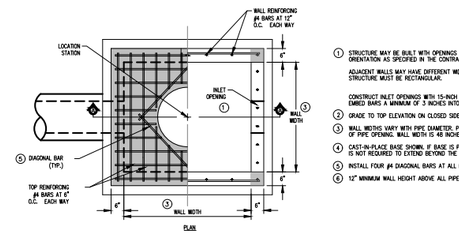
CONCRETE FLUME DETAIL

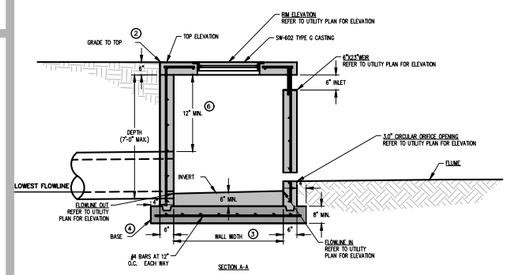
NOT TO SCALE



6" STANDARD CURB (SUDAS 7010.102)

NOT TO SCALE





SW-513 INTK (ST-101)

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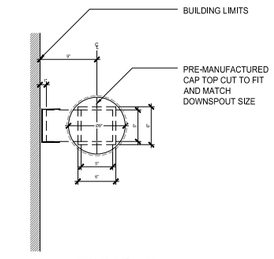
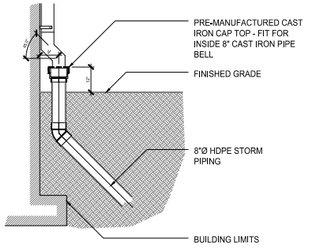


TOP VIEW



SIDE VIEW

DOWNSPOUT CONNECTION AT BUILDING

NOT TO SCALE

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515-964-1229
fax 515-964-2370

DETAILS

SLIM CHICKENS
SITE PLAN

WAUKEE, IOWA
2023001452
FEBRUARY 20, 2024

CURRENT VERSION DATE:

ENGINEER: T. SMITH
DRAWN BY: D.SOTO
CHECKED BY:
FIELD BOOK NO.:
DRAWING NO.: DT-01
SHEET NO.: 11 / 13

II. Model Sizes & Configurations

The First Defense® inlet and internal bypass arrangements are available in several model sizes and configurations. The components of the First Defense®-4HC and First Defense®-6HC have modified geometries as to allow greater design flexibility needed to accommodate various site constraints.

All First Defense® models include the internal components that are designed to remove and retain total suspended solids (TSS), gross solids, floatable trash and hydrocarbons (Fig.2a - 2b). First Defense® model parameters and design criteria are shown in Table 1.

First Defense® Components

1. **Built-in Bypass**
2. **Inlet Pipe**
3. **Inlet Chute**
4. **Floatables Draw-off Port**
5. **Outlet Pipe**
6. **Floatables Storage**
7. **Sediment Storage**
8. **Inlet Grate or Cover**

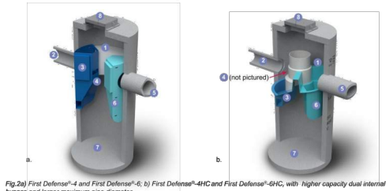

Fig.2a) First Defense®-4 and First Defense®-6; b) First Defense®-4HC and First Defense®-6HC, with higher capacity dual internal bypass and larger maximum pipe diameter.

Table 1. First Defense® Pollutant Storage Capacities and Maximum Clean out Depths

First Defense® Model Number	Diameter	Oil Storage Capacity	Oil Clean Out Depth	Maximum Sediment Storage Capacity[1]		Recommended Sediment Clean-out Capacity	
				Volume	Depth	Volume	Depth
	(ft / m)	(gal / L)	(in / cm)	(yd^3 / m^3)	(in / cm)	(yd^3 / m^3)	(in / cm)
FD-4	4 / 1.2	180 / 681	<23.5 / 60	1.3 / 1.0	33 / 84	0.7 / 0.5	18 / 46
FD-4HC		191 / 723	<24.4 / 62				
FD-6	6 / 1.8	420 / 1,590	<23.5 / 60	3.3 / 2.5	37.5 / 95	1.6 / 1.2	18 / 46
FD-6HC		496 / 1,878	<28.2 / 72				

NOTE

[1] Sediment storage capacity and clean out depth may vary, as larger sediment storage sump volumes are provided when required.

Hydro International (Stormwater), 94 Hutchins Drive, Portland ME 04102
Tel: (207) 756-6200 Fax: (207) 756-6212 Web: www.hydro-int.com

III. Maintenance

Overview

The First Defense® protects the environment by removing a wide range of pollutants from stormwater runoff. Periodic removal of these captured pollutants is essential to the continuous, long-term functioning of the First Defense®. The First Defense® will capture and retain sediment and oil until the sediment and oil storage volumes are full to capacity. When sediment and oil storage capacities are reached, the First Defense® will no longer be able to store removed sediment and oil. Maximum pollutant storage capacities are provided in Table 1.

The First Defense® allows for easy and safe inspection, monitoring and clean-out procedures. A commercially or municipally owned sump-vac is used to remove captured sediment and floatables. Access ports are located in the top of the manhole.

Maintenance events may include Inspection, Oil & Floatables Removal, and Sediment Removal. Maintenance events do not require entry into the First Defense®, nor do they require the internal components of the First Defense® to be removed. In the case of inspection and floatables removal, a vactor truck is not required. However, a vactor truck is required if the maintenance event is to include oil removal and/or sediment removal.

Maintenance Equipment Considerations

The internal components of the First Defense®-HC have a centrally located circular shaft through which the sediment storage sump can be accessed with a sump vac hose. The open diameter of this access shaft is 15 inches in diameter (Fig.3). Therefore, the nozzle fitting of any vactor hose used for maintenance should be less than 15 inches in diameter.

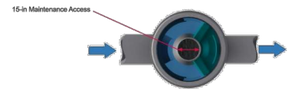

Fig.3 The central opening to the sump of the First Defense®-HC is 15 inches in diameter.

Determining Your Maintenance Schedule

The frequency of clean out is determined in the field after installation. During the first year of operation, the unit should be inspected every six months to determine the rate of sediment and floatables accumulation. A simple probe such as a Sludge-Judge® can be used to determine the level of accumulated solids stored in the sump. This information can be recorded in the maintenance log (see page 9) to establish a routine maintenance schedule.

The vactor procedure, including both sediment and oil / flotables removal, for a 6-ft First Defense® typically takes less than 30 minutes and removes a combined water/oil volume of about 765 gallons.

Inspection Procedures

1. Set up any necessary safety equipment around the access port or grate of the First Defense® as stipulated by local ordinances. Safety equipment should notify passing pedestrian and road traffic that work is being done.
2. Remove the grate or lid to the manhole.
3. Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities. Fig.4 shows the standing water level that should be observed.
4. Without entering the vessel, use the pole with the skimmer net to remove floatables and loose debris from the components and water surface.
5. Using a sediment probe such as a Sludge Judge®, measure the depth of sediment that has collected in the sump of the vessel.
6. On the Maintenance Log (see page 9), record the date, unit location, estimated volume of floatables and gross debris removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components or blockages.
7. Securely replace the grate or lid.
8. Take down safety equipment.
9. Notify Hydro International of any irregularities noted during inspection.

Floatables and Sediment Clean Out

Floatables clean out is typically done in conjunction with sediment removal. A commercially or municipally owned sump-vac is used to remove captured sediment and floatables (Fig.5).

Floatables and loose debris can also be netted with a skimmer and pole. The access port located at the top of the manhole provides unobstructed access for a vactor hose and skimmer pole to be lowered to the base of the sump.

Scheduling

- Floatables and sump clean out are typically conducted once a year during any season.
- Floatables and sump clean out should occur as soon as possible following a spill in the contributing drainage area.

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Tel: (207) 756-6200 Fax: (207) 756-6212 Web: www.hydro-int.com

Fig.4 Floatables are removed with a vactor hose (First Defense model FD-4, shown).

Recommended Equipment

- Safety Equipment (traffic cones, etc)
- Crow bar or other tool to remove grate or lid
- Pole with skimmer or net (if only floatables are being removed)
- Sediment probe (such as a Sludge Judge®)
- Vactor truck (flexible hose recommended)
- First Defense® Maintenance Log

Floatables and sediment Clean Out Procedures

1. Set up any necessary safety equipment around the access port or grate of the First Defense® as stipulated by local ordinances. Safety equipment should notify passing pedestrian and road traffic that work is being done.
2. Remove the grate or lid to the manhole.
3. Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities.
4. Remove oil and floatables stored on the surface of the water with the vactor hose (Fig.5) or with the skimmer or net (not pictured).
5. Using a sediment probe such as a Sludge Judge®, measure the depth of sediment that has collected in the sump of the vessel and record it in the Maintenance Log (page 9).
6. Once all floatables have been removed, drop the vactor hose to the base of the sump. Vactor out the sediment and gross debris off the sump floor (Fig.5).
7. Retract the vactor hose from the vessel.
8. On the Maintenance Log provided by Hydro International, record the date, unit location, estimated volume of floatables and gross debris removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components, blockages, or irregularly high or low water levels.
9. Securely replace the grate or lid.

Fig.5 Sediment is removed with a vactor hose (First Defense model FD-4, shown).

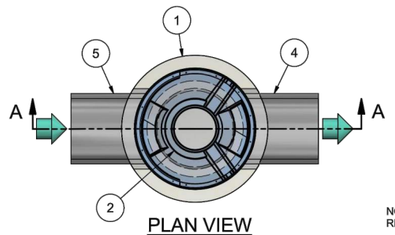
Maintenance at a Glance

Activity	Frequency
Inspection	- Regularly during first year of installation - Every 6 months after the first year of installation
Oil and Floatables Removal	- Once per year, with sediment removal - Following a spill in the drainage area
Sediment Removal	- Once per year or as needed - Following a spill in the drainage area

NOTE: For most clean outs the entire volume of liquid does not need to be removed from the manhole. Only remove the first few inches of oils and floatables from the water surface to reduce the total volume of liquid removed during a clean out.

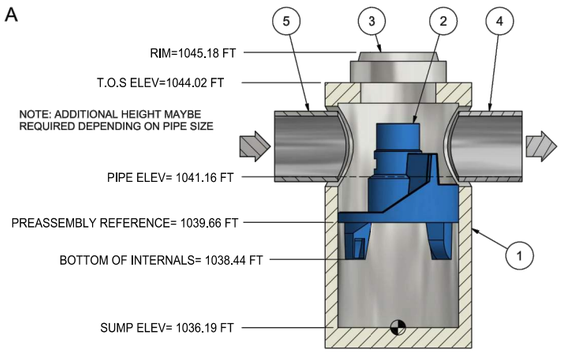
4' FDHC GA UNIT MAINTENANCE RECOMMENDATIONS

NOT TO SCALE



PLAN VIEW

HYDRO FRAME AND COVER (INCLUDED)
GRADE RINGS BY OTHERS AS REQUIRED



SECTION A-A

PRODUCT SPECIFICATION:

1. PEAK HYDRAULIC FLOW: 18.0 cfs (510 l/s)
2. MIN SEDIMENT STORAGE CAPACITY: 0.7 cu. yd. (0.5 cu. m.)
3. OIL STORAGE CAPACITY: 191 gal. (723 liters)
4. MAXIMUM INLET/OUTLET PIPE DIAMETERS: 24 in. (600 mm)
5. THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.
6. NJCAT VERIFIED FOR GREATER THAN 85% TSS AT 1.88 cfs (53.2 l/s) FOR OK 110 (50-150 MICRONS)
7. NJCAT VERIFIED FOR GREATER THAN 90% TSS AT 1.5 cfs (42.5 l/s) FOR DOWN TO 50 MICRONS (50-1,000 MICRONS)

GENERAL NOTES:

1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
2. The diameter of the inlet and outlet pipes may be no more than 24".
3. Multiple inlet pipes possible (refer to project plan).
4. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plan.s)
5. Peak flow rate and minimum height limited by available cover and pipe diameter.
6. Larger sediment storage capacity may be provided with a deeper sump depth.

PARTS LIST

ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	48	1200	I.D. PRECAST MANHOLE
2	1			INTERNAL COMPONENTS (PRE-INSTALLED)
3	1	30	750	FRAME AND COVER (ROUND)
4	1	15	600 (MAX)	OUTLET PIPE (BY OTHERS)
5	1	12	600 (MAX)	INLET PIPE (BY OTHERS)

PROJECTION

IF IN DOUBT ASK

COMMENTS:

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.
3. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

DATE: 10/7/2019 SCALE: 1:30
DRAWN BY: ER CHECKED BY: MRJ APPROVED BY
Title: 4-ft DIAMETER FIRST DEFENSE HIGH CAPACITY GENERAL ARRANGEMENT

Hydro International
hydro-int.com
HYDRO INTERNATIONAL

DO NOT SCALE DRAWING
STEEL FABRICATION TOLERANCES
UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN INCHES.

LINEAR	ANGULAR
000 - 012in = ±0.04in	000 - 120in = ±1°
012 - 024in = ±0.06in	120 - 240in = ±0.5°
024 - 048in = ±0.08in	240in >>>> = ±0.25°
048 - 120in = ±0.12in	
120in >>>> = ±0.20in	

WEIGHT: N/A MATERIAL:
STOCK NUMBER:
DRAWING NO.: FDHC GA-4
SHEET SIZE: B SHEET: 1 OF 1 Rev: -

4' FDHC GA UNIT (ST-100)

NOT TO SCALE

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515-964-1229
fax 515-964-2370

DETAILS

SLIM CHICKENS
SITE PLAN

WAUKEE, IOWA

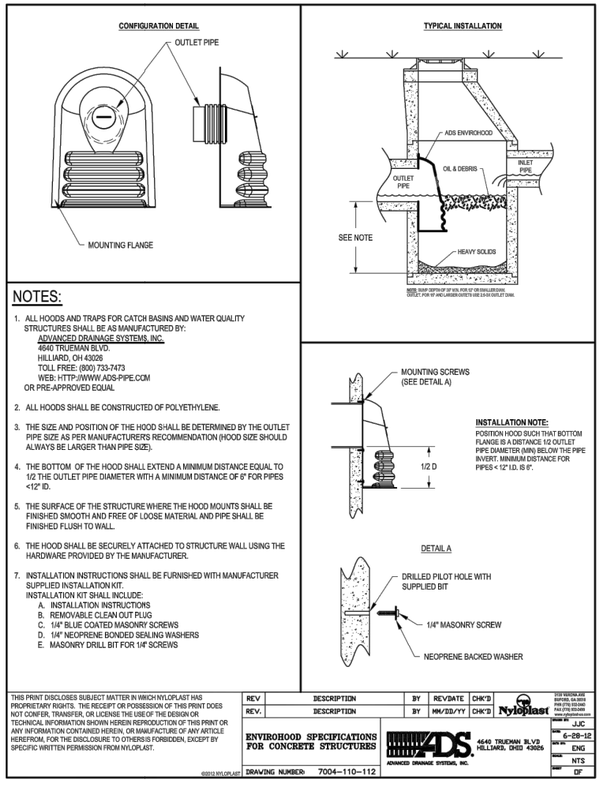
2023001452

FEBRUARY 20, 2024

CURRENT VERSION DATE:

ENGINEER: T. SMITH DRAWN BY: D.SOTO
CHECKED BY: FIELD BOOK NO.

DRAWING NO.: DT-02 SHEET NO.: 12 / 13

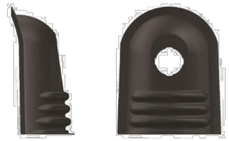


ENVIROHOOD SPECIFICATIONS (ST-201, ST-301)

NOT TO SCALE

ADS® Nyloplast® EnviroHood®

Maintenance Guide



The Nyloplast EnviroHood is an innovative stormwater quality device attached to the inside of a catch basin or manhole designed to prevent the outflow of floating debris and oil. It's a great device for course particle separation and ideal for a rough pretreatment device. The need for cleaner stormwater has caused municipal leaders to demand forward-thinking solutions to improve their overall water quality. The EnviroHood offers lower installed costs and less intrusive installations than competitive devices. These units come preinstalled in Nyloplast basins for fast, easy, hassle free, job site installation.

Installation shall be in accordance with Nyloplast installation procedures and those issues by local building/ construction regulations. The required minimum sump located in the typical installation is to allow for sediment to accumulate in the sump and allow the EnviroHood to properly function. Any sump larger than the recommended depth will allow more sediment to settle and require less maintenance due to the higher capacity below the EnviroHood structure.

Maintenance Recommendations

- Over the span of the first year of a new installation, monthly monitoring is recommended once the site has stabilized.
- Measurements should be taken using some sort of probe or other device as it may be difficult to determine how much sediment has accumulated.
- During the monitoring and removal process, check for evidence of restricted flow such as a high water level or clogging debris.
- After the monitoring period, it is best to continually schedule maintenance based on the amount of sediment accumulating in the sump of the structure and how much oil and debris is visible on the surface of the water over time.
- In case of a spill or other occasions where an abnormal amount of pollutants may accumulate in the structure, it is best to clean out the structure as quickly as possible.
- If another device that assists in the removal of pollutants and coarse debris is used, such as a Flexstorm product, it is best to follow the maintenance considerations for that product as their maintenance requirements may be stricter.
- A vacuum truck is best for the removal of debris and pollutants when necessary. After the collection of the waste, it shall be disposed of according to the local environment requirements.
- Once the waste has been removed, check seals and mounting hardware to ensure the EnviroHood can function properly.

ADS

adspipe.com
1-800-821-6710

ENVIROHOOD MAINTENANCE RECOMMENDATIONS

NOT TO SCALE

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building strong communities.

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Clive, Iowa 50325
515-964-1229
fax 515-964-2370

DETAILS

SLIM CHICKENS
SITE PLAN

WAUKEE, IOWA
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FEBRUARY 20, 2024

CURRENT VERSION DATE:
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ENGINEER
T. SMITH

DRAWN BY
D.SOTO

CHECKED BY

FIELD BOOK NO.

DRAWING NO.
DT-03

SHEET NO.
13 / 13