

CHARLOTTE'S KITCHEN- WAUKEE

SITE PLAN

LEGEND

—SAN—	SANITARY SEWER	⊠	ELECTRIC VAULT
—ST—	STORM SEWER	⊕	TRANSFORMER POLE
—W—	WATER LINE	⊕	TRANSFORMER POLE
—G—	GAS LINE	☆	LIGHT POLE
—U/E—	UNDERGROUND ELECTRIC	⊠	ELECTRIC JUNCTION BOX
—O/E—	OVERHEAD ELECTRIC	⊠	ELECTRIC PANEL
—TELE—	TELEPHONE LINE	⊠	TRANSFORMER
—F/O—	FIBER OPTIC	△	GROUND LIGHT
—CATV—	CABLE TV	⊕	GUY WIRE
⊕	STORM MANHOLE	⊠	ELECTRIC HANDHOLE
⊠	CURB INTAKE	⊕	GAS METER
⊕	SURFACE INTAKE	⊕	GAS VALVE
△	FLARED END SECTION	⊠	AIR CONDITIONING UNIT
⊠	ROOF DRAIN	⊠	TELEPHONE RISER
⊠	DOWNSPOUT	⊠	TELEPHONE VAULT
⊕	SANITARY MANHOLE	⊕	TELEPHONE MANHOLE
⊕	CLEANOUT	⊕	TRAFFIC SIGNAL MANHOLE
⊕	FIRE HYDRANT	⊕	FIBER OPTIC MANHOLE
⊕	SPRINKLER	⊕	FIBER OPTIC RISER
⊕	IRRIGATION CONTROL VALVE	⊕	FIBER OPTIC VAULT
⊕	WATER MANHOLE	⊕	CABLE TV RISER
⊕	WELL	—	SIGN
⊕	WATER VALVE	●	BOLLARDS
⊕	WATER SHUT OFF	⑦	DENOTES NUMBER OF PARKING STALLS
⊕	YARD HYDRANT	●	PROPERTY CORNER - FOUND AS NOTED
⊕	FLAGPOLE	○	PROPERTY CORNER- PLACED AS NOTED
⊕	ELECTRIC MANHOLE	⊕	SECTION CORNER - FOUND AS NOTED
⊕	ELECTRIC METER	▲	SITE CONTROL POINT - MONUMENT AS NOTED
⊕	ELECTRIC RISER		

ABBREVIATIONS

AC	ACRES	POC	POINT OF COMMENCEMENT
ASPH	ASPHALT	PRA	PREVIOUSLY RECORDED
BK	BOOK	AS	
CONC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
D	DECEDED DISTANCE	ROW	RIGHT OF WAY
EX	EXISTING	RPC	RED PLASTIC CAP
ENCL	ENCLOSURE	SF	SQUARE FEET
FF	FINISHED FLOOR	SAN	SANITARY
FL	FLOW LINE	TYP	TYPICAL
FRAC	FRACTIONAL	YPC	YELLOW PLASTIC CAP
M	MEASURED DISTANCE	N	NORTH
MH	MANHOLE	S	SOUTH
OPC	ORANGE PLASTIC CAP	E	EAST
P	PLATTED DISTANCE	W	WEST
PG	PAGE		
POB	POINT OF BEGINNING		

SITE CONTROL AND BENCHMARKS:

BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
 DATUM = NAD 83, IOWA SOUTH
 BENCHMARK DATUM = NAVD88, GEOID 18

POINT #9000, 5/8" IRON ROD WITH PINK PLASTIC CAP
 NORTHING = 583606.05
 EASTING = 1544428.92
 ELEVATION = 1055.32
 DESCRIPTION: APPROX. MID RADIUS OF ENTRY DRIVE IN THE SE CORNER OF LOT 4.

POINT #9001, CUT 'X' ON CONCRETE CURB
 NORTHING = 583378.91
 EASTING = 1544302.43
 ELEVATION = 1054.19
 DESCRIPTION: APPROX. END OF RADIUS OF ENTRY DRIVE ON SOUTH SIDE OF ENTRY DRIVE.

UTILITY MAPS PROVIDED BY:

1. ELECTRIC (MIDAMERICAN / 515-252-6972)
2. STORM AND SANITARY (CITY OF WAUKEE / 515-987-7920)
3. FIBER OPTIC (WINDSTREAM / 800-941-3430)
4. FIBER OPTIC (LUMEN / 918-547-0147)
5. FIBER OPTIC (AUREON / 515-830-0445)
6. FIBER OPTIC (CONSOLIDATED COMMUNICATIONS / 515-867-4769)
7. FIBER OPTIC (MI-FIBER / 515-897-8802)
8. FIBER OPTIC (NEXGEN / 515-369-7131)
9. GAS (MIDAMERICAN / 515-252-6972)
10. WATER (CITY OF WAUKEE / 515-987-7920)

UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2025 WAUKEE STANDARD SPECIFICATIONS AND 2025 SUDAS STANDARD SPECIFICATIONS. THE CITY OF WAUKEE MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
5. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
6. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
7. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
8. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
9. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
10. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
11. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
12. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF WAUKEE.
13. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
14. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
16. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

PAVING NOTES:

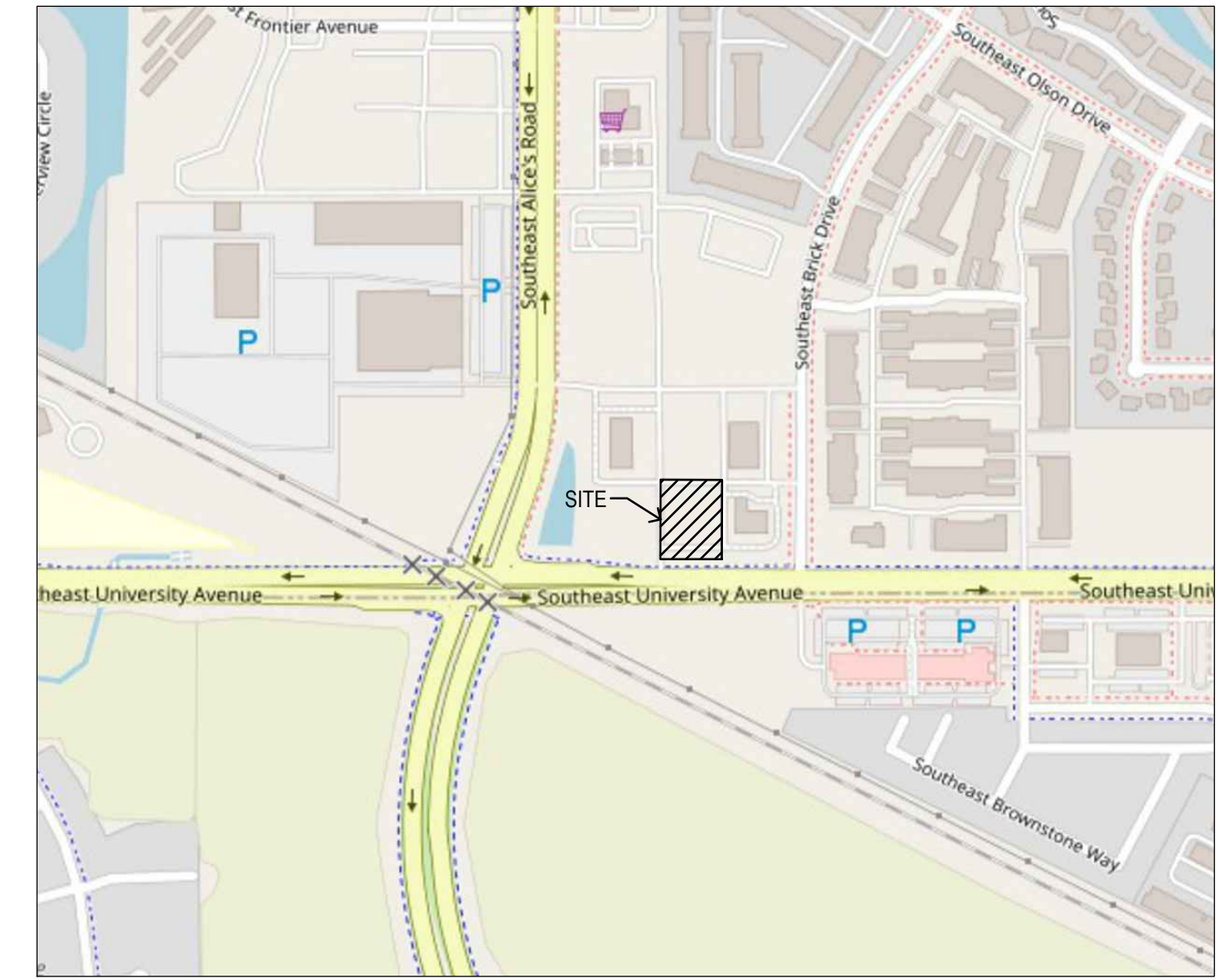
1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUB BASE PRIOR TO ANY PAVEMENT BEING PLACED.
3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
4. ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A D.A. DETECTABLE WARNING PANEL(S) AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
5. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

UTILITY NOTES:

1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND ALL COSTS ASSOCIATED WITH AS-BUILT TOPO OF DETENTION POND & DETENTION POND STORM SEWER. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING BISHOP ENGINEERING (DAVID BENTZ AT 515-276-0467) TO PERFORM SAID AS-BUILT SURVEY. IF DETENTION PONDS HAVE BEEN GRADED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT TOPO SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.
4. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
5. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
6. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
7. ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEER FABRIC AND INSTALLED PER SUDAS DETAIL 9040.110 OR 9040.111 DEPENDING ON CONDITION. TOP OF RIP-RAP SHALL BE INSTALL FLUSH OR LOWER THAN ADJACENT SURFACES. DEPTH OF RIP-RAP SHALL BE 1.5 TIMES MAX STONE DIAMETER.
8. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
9. MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISIONS OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
10. WATERMANS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
11. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
12. PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF WAUKEE.
13. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
14. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF WAUKEE WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
15. THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.

UTILITY CONFLICT NOTES:

1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION



VICINITY MAP
SCALE: 1" = 1,000'

PROPERTY DESCRIPTION:

(WARRANTY DEED BOOK 2023, PAGE 12056)
 LOT 2 IN WILLIAMS POINTE PLAT 15, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS, COUNTY, IOWA.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SITE AREA:

44,924 SF (1.03 AC)

ADDRESS:

1165 SE UNIVERSITY AVENUE
 WAUKEE, IOWA 50263

OWNER:

CHICKEN COOP REAL ESTATE, LLC
 6150 MERLE HAY ROAD
 JOHNSTON, IOWA 50131
 ATTN: MICHAEL HANSTAD
 515-554-5223

PREPARED FOR:

CHARLOTTE'S KITCHEN LLC
 ATTN: MICHAEL HANSTAD
 6150 MERLE HAY ROAD
 JOHNSTON, IOWA 50131
 515-554-5223

ZONING:

INFORMATION OBTAINED FROM CITY MAPS
 C-1A (NEIGHBORHOOD COMMERCIAL DISTRICT)
 PD-1 (PLANNED USE DISTRICT)
 ZONING REGULATIONS (PER C-1A)
 MINIMUM FRONT YARD SETBACK: 30 FEET
 MINIMUM REAR YARD SETBACK: 30 FEET
 MINIMUM SIDE YARD SETBACK: 0 FEET; 30 FEET IF ADJACENT TO R DISTRICT

PROPOSED USE: RESTAURANT (DINE-IN, DRIVE-THRU, OUTDOOR SEATING)

HEIGHT OF BUILDING: ONE-STORY / 2'

PARKING REQUIREMENTS:

15 SPACES PER 1,000 SF & 5 SPACES PER DRIVE-THRU
 REQUIRED : 2,425 SF X (15 SPACES / 1000SF) & 5 SPACES X 1 DRIVE-THRU= 37 SPACES
 PROVIDED: 46 SPACES (INCL 2 HC SPACES) & 8 QUEUING STALLS

OPEN SPACE REQUIREMENTS:

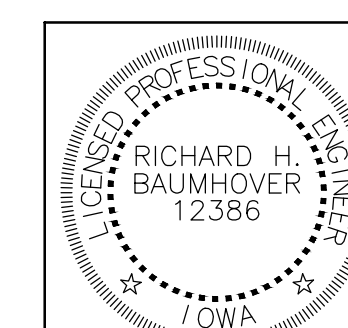
20% OPEN SPACE
 REQUIRED: 20% OF 1.03 AC = 8973 SF
 PROVIDED: 12,200 SF (0.28 AC) = 27%

IMPERVIOUS SURFACE:

32,644 SF (0.75 AC)

SHEET INDEX:

- C0.1 COVER SHEET
- C1.1 DEMO PLAN
- C2.1 LAYOUT PLAN
- C3.1 GRADING PLAN
- C4.1 UTILITY PLAN
- C5.1 LANDSCAPE PLAN
- C6.1 DETAIL SHEET
- C6.2 DETAIL SHEET
- C7.1 SWPPP



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.

SIGNED: RICHARD H. BAUMHOVER, P.E. 12386 DATE: _____
 LICENSE RENEWAL DATE: DEC. 31, 2025
 PAGES OR SHEETS COVERED BY THIS SEAL: C0.1 - C7.1



CHARLOTTE'S KITCHEN- WAUKEE
 1165 SE UNIVERSITY AVENUE
 WAUKEE, IOWA

REFERENCE NUMBER:

DRAWN BY:
CJC

REVISION DATE:
 11-19-25 CITY
 12-09-25 CITY
 12-23-25 CITY
 1-07-25 CITY
 1-20-26 CITY

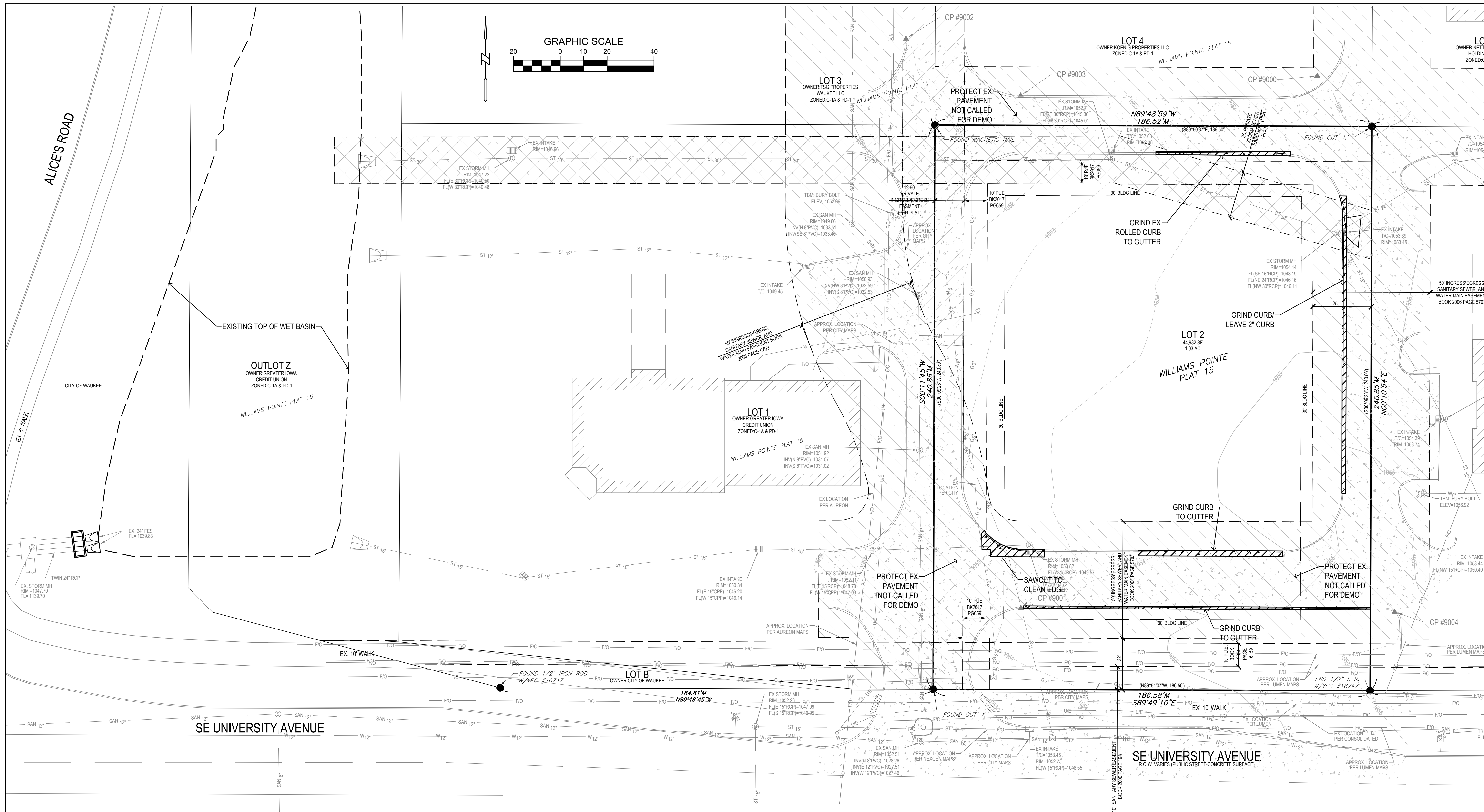
PROJECT NUMBER:
250270

SHEET NAME:
COVER SHEET

SHEET NUMBER:
C0.1



1/20/2026 5:09:29 AM L:\LAND PROJECTS\2025\20270 CHARLOTTE'S WAUKEE\DWG\1 DEMO.DWG



TRAFFIC CONTROL NOTES:

- The Contractor shall furnish, install, maintain, clean, repair, adjust and remove all traffic control devices on the project. All signs shall be reflector and conform to MUTCD (Manual on Uniform Traffic Control Devices) standards.
- Contractor shall protect all existing signs and poles. Damaged signs and poles shall be relocated and replaced at contractor's expense.
- All traffic control signing, except any road closed barrier, must be placed a minimum of 2' behind the face of the curb or 6' from the edge of the traveled way if no curb is present.
- The proposed signing may be modified to fit field conditions, prevent obstructions, and accommodate construction staging, upon approval of the Engineer.
- Flaggers must be provided when work temporarily obstructs traffic lanes adjacent to the project, incidental to other work on this project.
- Sidewalks along project shall be closed prior to commencement of any activities in the area.
- Orange safety fence shall be placed along sidewalk side of removal area.
- Contractor shall follow SUDAS Figures:
 - 8030.101 Traffic Control General Information;
 - 8030.102 Work Off Pavement with Minor Encroachment;
 - 8030.105 Land Closure for Short-Term, Single Flagger;
 - 8030.106 Land Closure on Two-Lane Road, Two Flagger;
- as appropriate, when construction activity involves operations needing to access from along the street.
- Contractor shall follow IA DOT Road Plan Standard TC-202 when curb has been removed and a drop off is present.
- Contractor shall place gravel fillet along removed curb line once curb is removed, prior to new paving.

DEMO NOTES:

- SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB. SLURRY FROM SAW CUTTING MUST BE CONTAINED AND NOT ENTER STORM SEWER.
- PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
- NOTIFY UTILITY COMPANIES WHO HAVE FACILITIES THAT ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN THE CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
- NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.
- ALL OPEN EXCAVATIONS SHALL BE PROTECTED.
- ANY WORK REQUIRED TO COMPLETE THE SCOPE OF THIS 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. THIS SHALL INCLUDE REMOVAL OF ABANDONED AND UN-USED UTILITIES AND STRUCTURES IN WAY OF NEW WORK.

DEMO LEGEND:

- REMOVE UTILITY
- REMOVE TREE
- PROTECT TREE
- REMOVE PAVEMENT



CHARLOTTE'S KITCHEN- WAUKEE
 1165 SE UNIVERSITY AVENUE
 WAUKEE, IOWA

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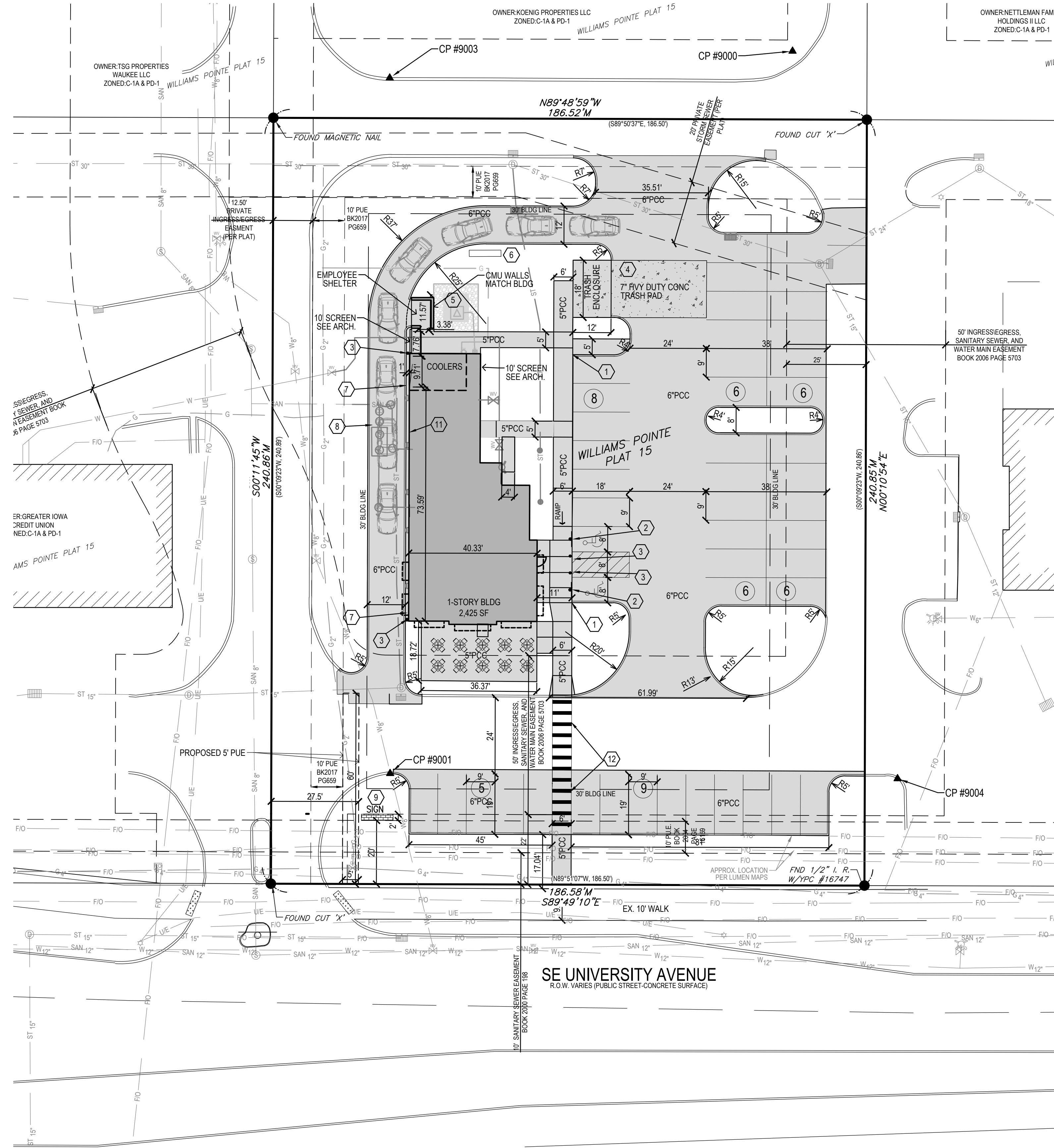
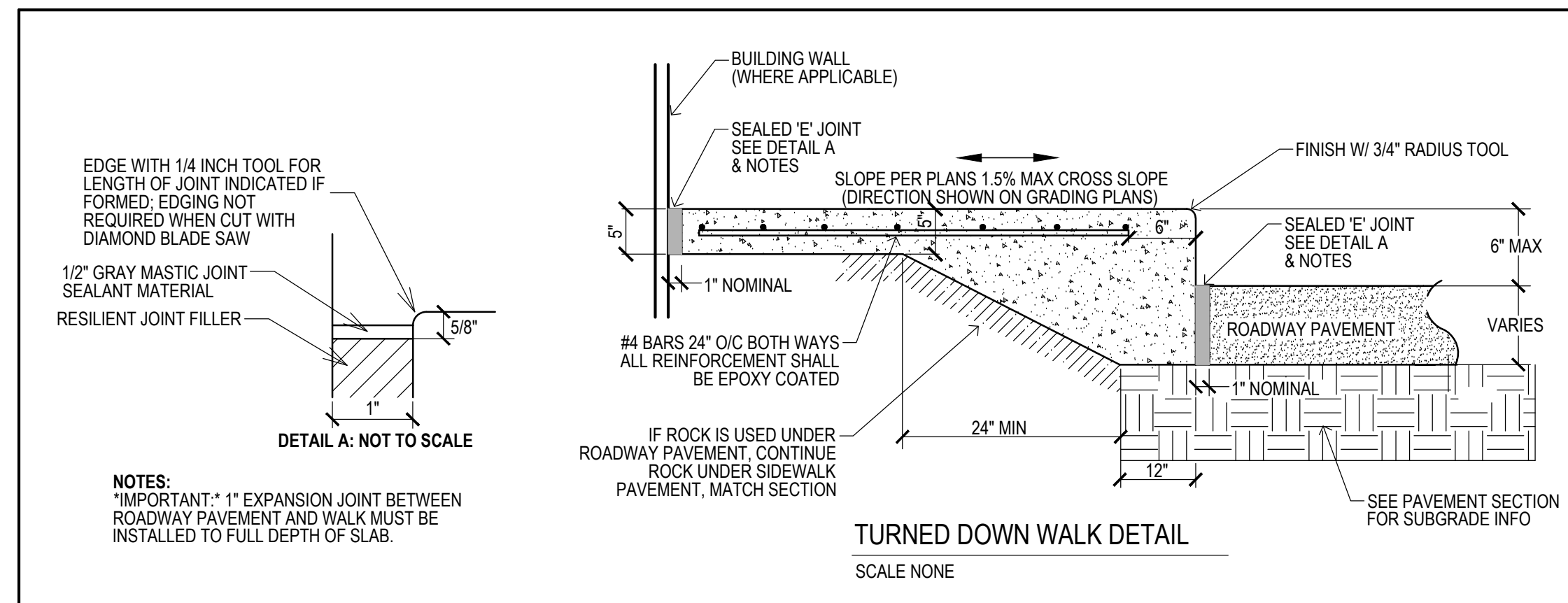
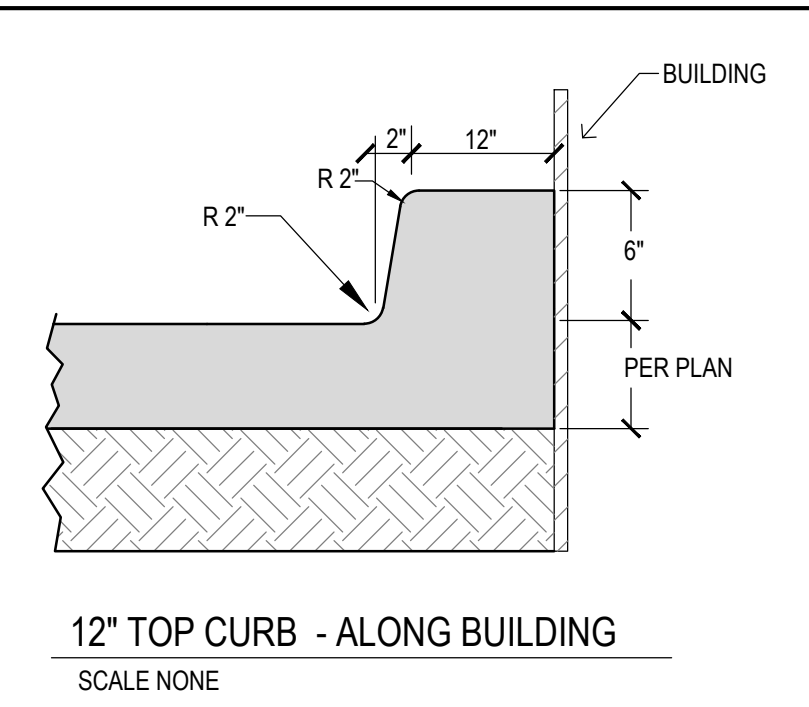
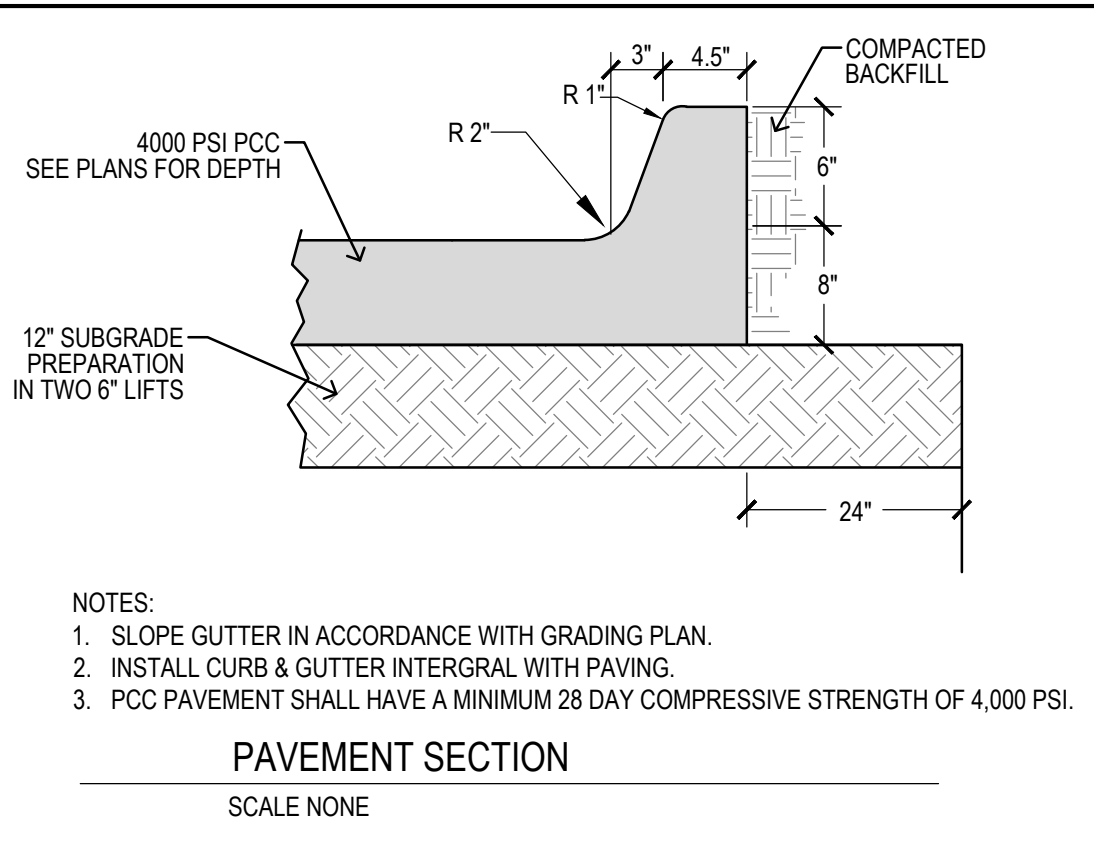
REVISION DATE:
 11-19-25 CITY
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 12-23-25 CITY
 1-07-25 CITY
 1-20-26 CITY

PROJECT NUMBER:
250270

SHEET NAME:
DEMO PLAN

SHEET NUMBER:
C1.1

3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467



TRAFFIC CONTROL:

- SEE NOTES AND DETAILS ON SHEET C1.1 WHEN WORKING IN STREET RIGHT OF WAY.

PAVING NOTES:

- SAWCUT NEW PAVEMENT TO MATCH EXISTING JOINTS.
- SAW NEW PAVEMENT INTO SECTIONS BETWEEN APPROXIMATELY 10' X 10' AND 15' X 15'. LENGTH SHALL NOT EXCEED 150% OF WIDTH.
- PLACE 1/2" EXPANSION JOINT MATERIAL (FIBERBOARD) AROUND ALL STRUCTURES (MANHOLES, JUNCTION BOXES, POLES, BOLLARDS, ETC.) IN PAVEMENT; NEXT TO BUILDING, ALONG ADJACENT SIDEWALKS, AND DROP-FACED WALK CURB.
- CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN TO OWNER OR OWNER'S REPRESENTATIVE PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
- PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED WITHOUT AN APPROVED JOINTING PLAN.
- ALL TRANSVERSE JOINTS SHALL BE TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

PAVEMENT MARKING NOTES:

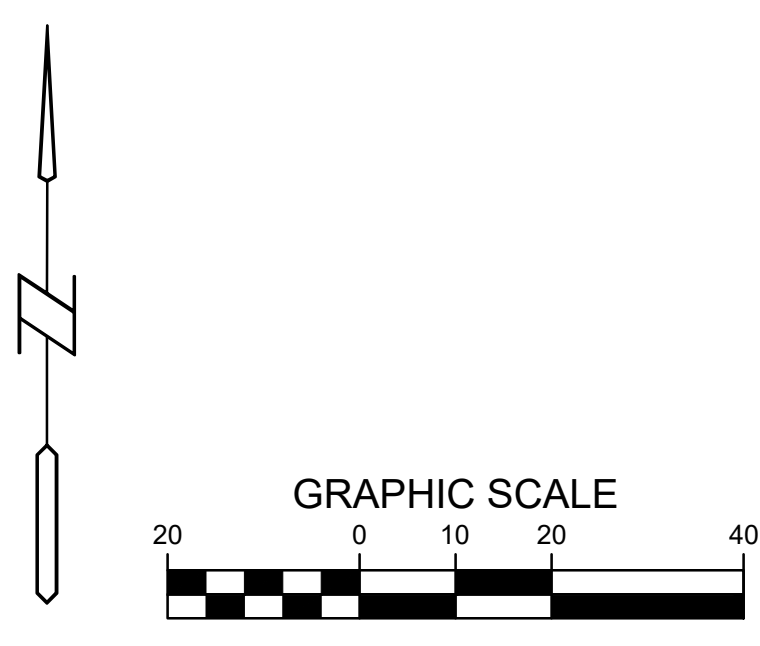
- PAINT 4" WHITE LINES FOR ALL NEW PARKING STALL LINES SHOWN.

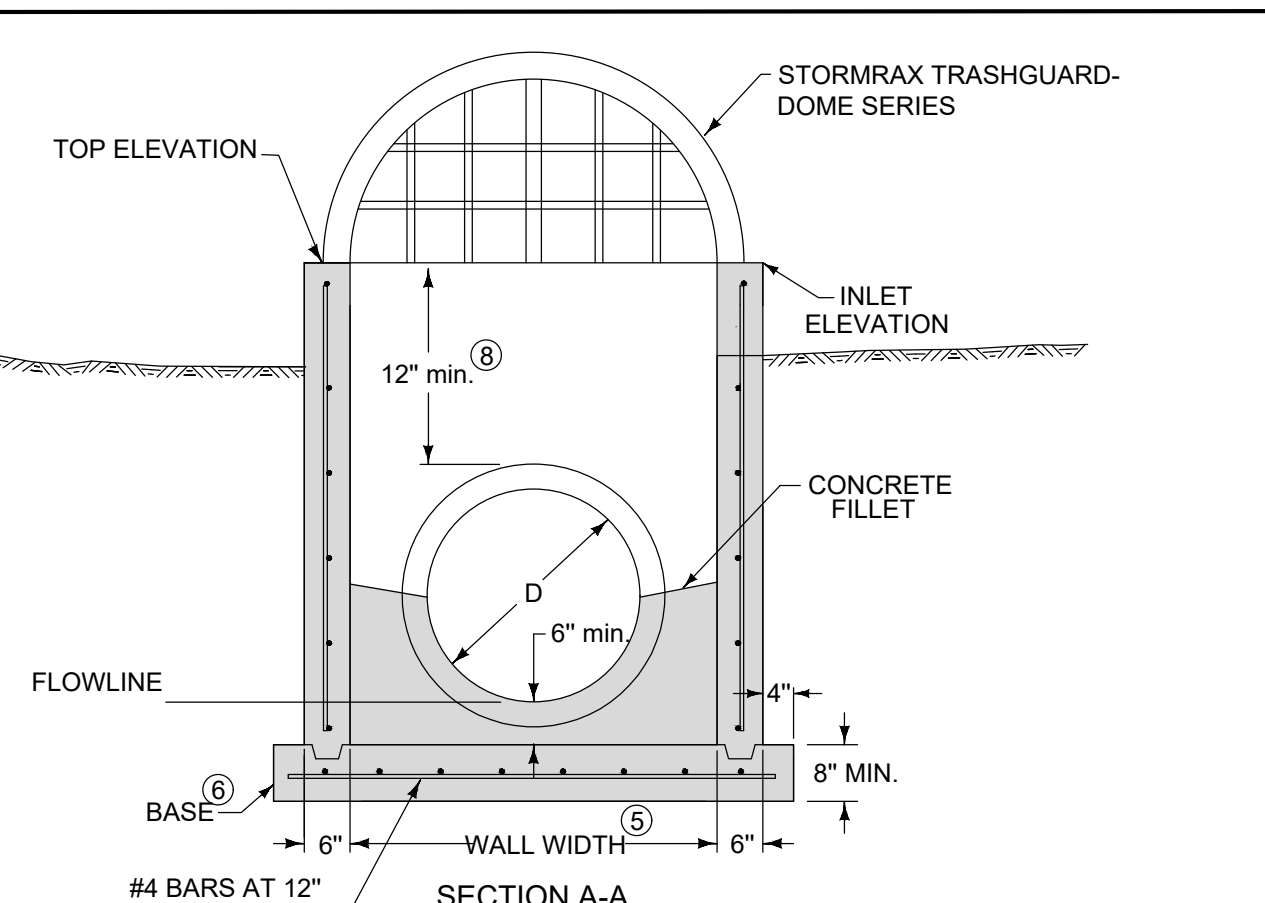
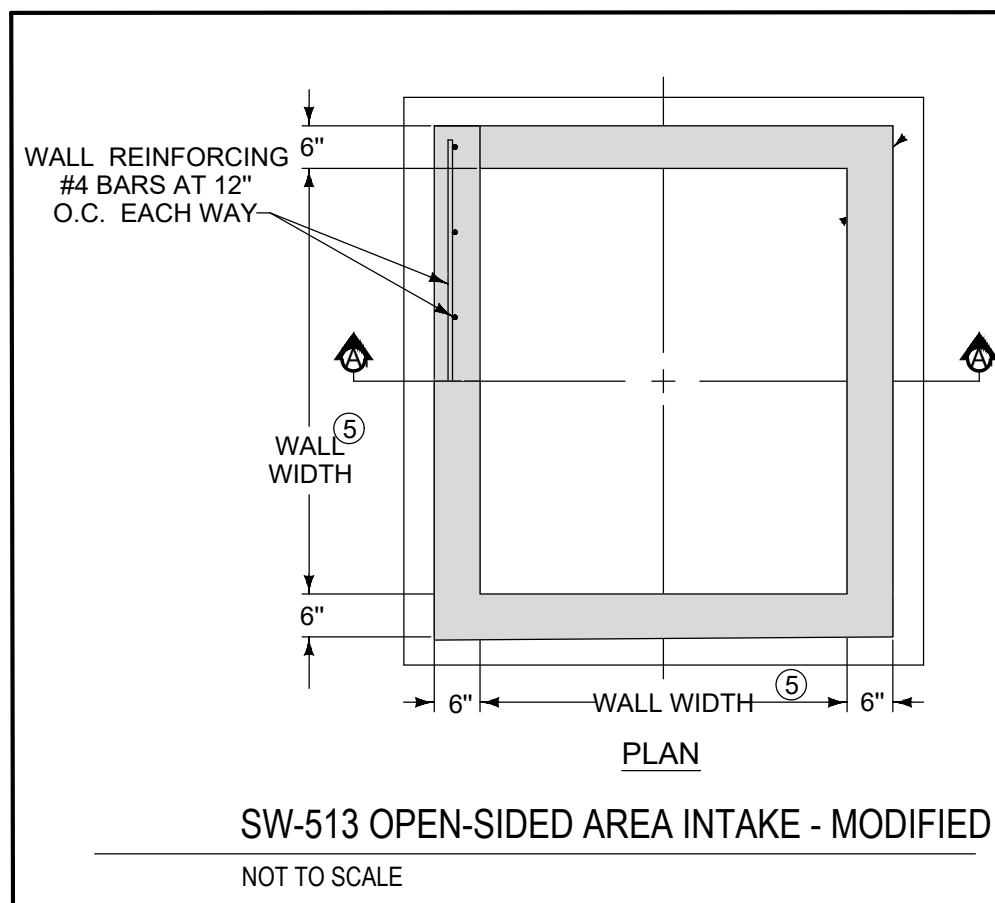
KEYED NOTES:

- SIDEWALK - TURNED DOWN CURB
- ADA PARKING SIGN (TYP.)
- BOLLARD
- TRASH ENCLOSURE (SEE ARCH. PLANS)
- ELECTRIC TRANSFORMER W/ MOAT (SEE ELEC. PLANS)
- MENU ORDER BOARD
- PROVIDE 12" WIDE CURB TOP ALONG BUILDING; DROP CURB AT DOOR
- GREASE INTERCEPTOR, 1000 GAL PER WRA (SEE PLUMBING PLANS)
- MONUMENT SIGN LOCATION (BY OTHERS, TO FIT IN 2' GAP IN EASEMENTS)
- (Not Used)
- DRIVE-THRU SLIDING DOOR - PROVIDE OPENING IN CURB, SEE ARCH.
- PAINTED CROSSWALK

LEGEND:

- 6" PCC PARKING LOT, 5" SIDEWALK
- 7" PCC - HEAVY DUTY CONCRETE AT TRASH PAD





NOTES:
 STRUCTURE MAY BE BUILT WITH OPENINGS ON ANY OR ALL SIDES. PROVIDE OPENINGS AND ORIENTATION AS SPECIFIED IN THE CONTRACT DOCUMENTS.
 ADJACENT WALL MAY HAVE DIFFERENT WIDTHS BASED UPON PIPE CONFIGURATION, BUT STRUCTURE MUST BE RECTANGULAR.
 ① CONSTRUCT INLET OPENINGS WITH 15-INCH #4 EPOXY-COATED BARS AT 8-INCHES ON CENTER. EMBED BARS A MINIMUM OF 3-INCHES INTO WALL AND TOP AT ALL OPENINGS.
 ② GRADE TO INLET ELEVATION ON OPEN SIDES. GRADE TO TOP ELEVATION ON CLOSED SIDES.
 ③ CORNER PIER REQUIRED BETWEEN OPENINGS OF TWO ADJACENT WALLS. EXTEND WALL REINFORCING VERTICALLY THROUGH PIER. INSTALL ONE ADDITIONAL 15-INCH #4 BAR IN PIER.
 ④ CENTER PIER REQUIRED AT CENTER OF ANY INLET OPENING WITH LENGTH OF 5 FEET OR GREATER. EXTEND WALL REINFORCING VERTICALLY THROUGH PIER. INSTALL ONE ADDITIONAL 15-INCH #4 BAR IN PIER.
 ⑤ WALL WIDTHS VARY WITH PIPE DIAMETER. PROVIDE 6 INCHES OF WALL WIDTH (MINIMUM) EACH SIDE OF PIPE OPENING. MINIMUM WALL WIDTH IS 72 INCHES.
 ⑥ CAST-IN-PLACE BASE SHOWN. IF BASE OR PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
 ⑦ INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.
 ⑧ 12 INCH MINIMUM WALL HEIGHT ABOVE ALL PIPES.

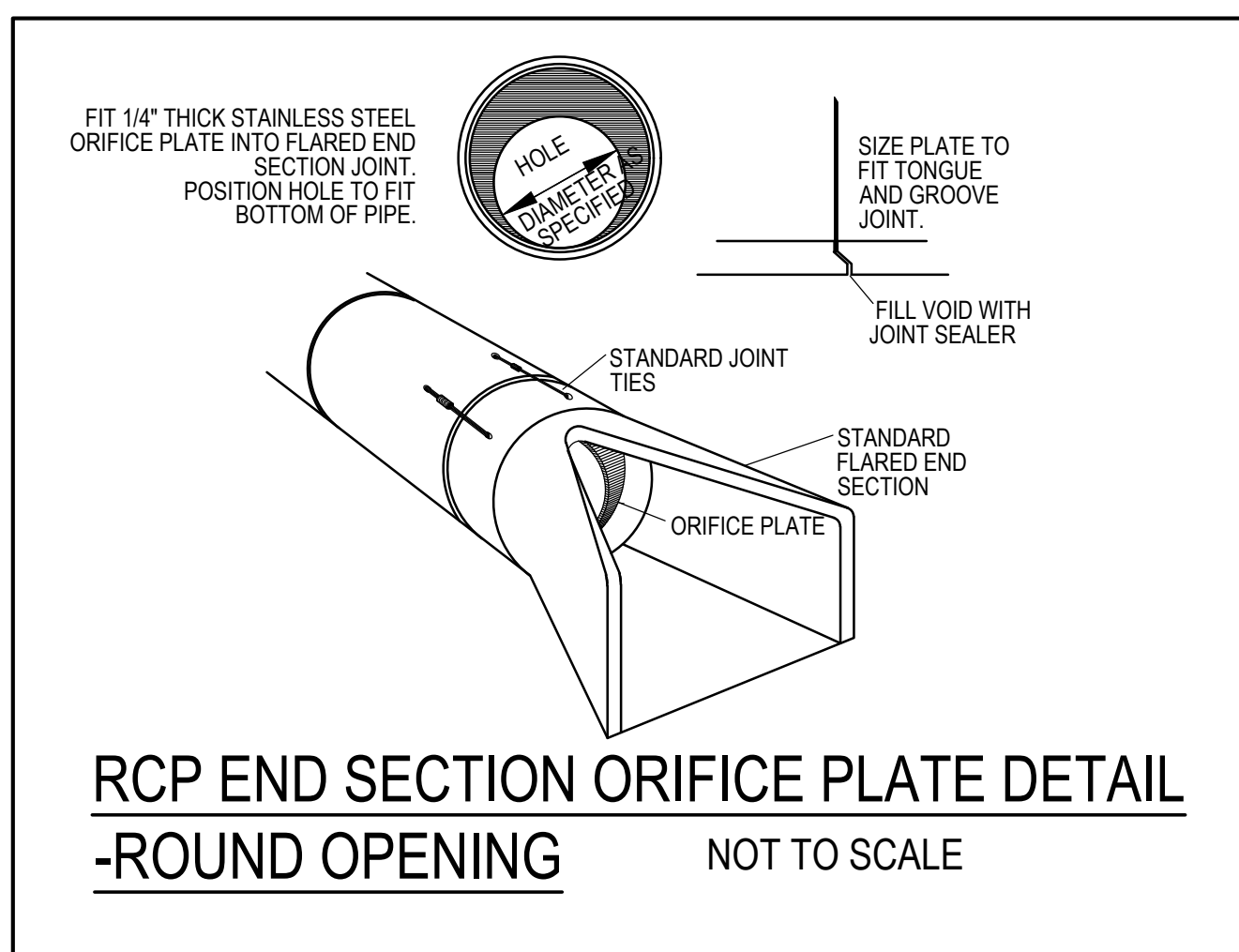
STORM WATER FACILITIES MAINTENANCE REQUIREMENTS:

- THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE OUTLET TRASH RACK AS FOLLOWS:
1. STORM WATER FACILITIES (INCLUDING PIPES, INLETS, AND OUTLETS) SHALL BE MAINTAINED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED STORM WATER MANAGEMENT PLAN.
 2. TRASH, LITTER, DEBRIS OR OBSTRUCTIONS SHALL BE PROMPTLY REMOVED FROM THE TRASH RACK.
 3. CONDUCT QUARTERLY INSPECTIONS FOR ANY DEFECTS, OBSTRUCTIONS, OR ANY CHANGES IN THE ORIGINAL DESIGN.
 4. MAINTAIN THE STORM WATER MANAGEMENT FACILITY TO ASSURE THE EFFECTIVENESS FOR STORM WATER RUNOFF FOR THE BENEFITED PROPERTY.

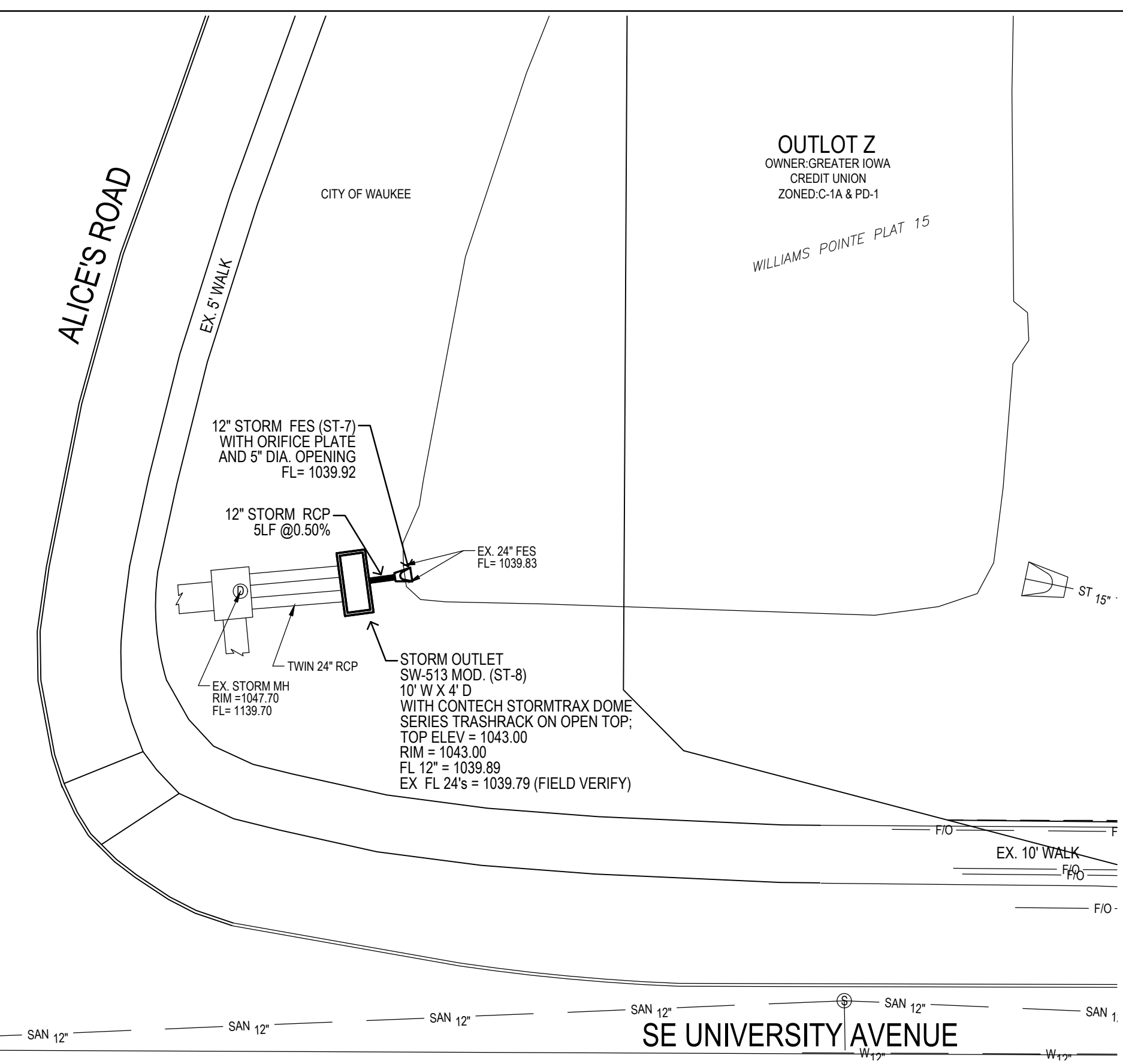
- UTILITY NOTES:**
1. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS AND VERIFY THAT THE SLOPE/LENGTH OF PIPE CALLOUTS MATCH WITH PIPE ELEVATIONS AT STRUCTURES. IF ANY DISCREPANCIES ARE FOUND, CONTRACTOR SHALL CONTACT THE ENGINEER BEFORE PLACING ANY PIPE. IF NOT CHECKED BEFORE INSTALLATION, THE REMOVAL AND REINSTALLATION OF INCORRECTLY PLACED PIPE SHALL BE AT CONTRACTOR'S EXPENSE.
 2. CONTRACTOR SHALL NOT RELY UPON PIPE LEVELS/LASERS FOR MEETING ELEVATIONS, BUT SHALL CHECK WITH AUTOMATIC LEVELS/TRANSITS AND LEVEL RODS.
 3. CONTRACTOR SHALL VERIFY PIPE MATERIAL TYPE WITH CITY PLUMBING INSPECTION BEFORE INSTALLATION.
 4. COSTS FOR CHECKING GRADES AND ELEVATIONS OF INCORRECTLY INSTALLED PIPE OR STRUCTURES SHALL BE PAID BY THE CONTRACTOR.
 5. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
 6. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5' OF COVER UNLESS NOTED OTHERWISE.
 7. TRACER WIRE SHALL BE INSTALLED WITH WATER PIPE AND BROUGHT UP TO SURFACE. SEE SPECIFICATIONS.
 8. DOMESTIC WATER LINE SHALL BE SPLIT 5' OUTSIDE BUILDING.
 9. WATER SERVICE LINE VALVES SHALL BE 5' OUTSIDE BUILDING.
 10. STORM PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
 11. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
 12. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
 13. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
 14. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.
 15. GREASE INTERCEPTOR AND ANY VENT LINES ARE SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. REFER TO PLUMBING PLANS FOR DETAILED DRAWINGS AND SPECIFICATIONS. PLUMBING PLANS SHALL TIE INTO SANITARY SERVICE AT LOCATION AND ELEVATION SHOWN ON PLANS.



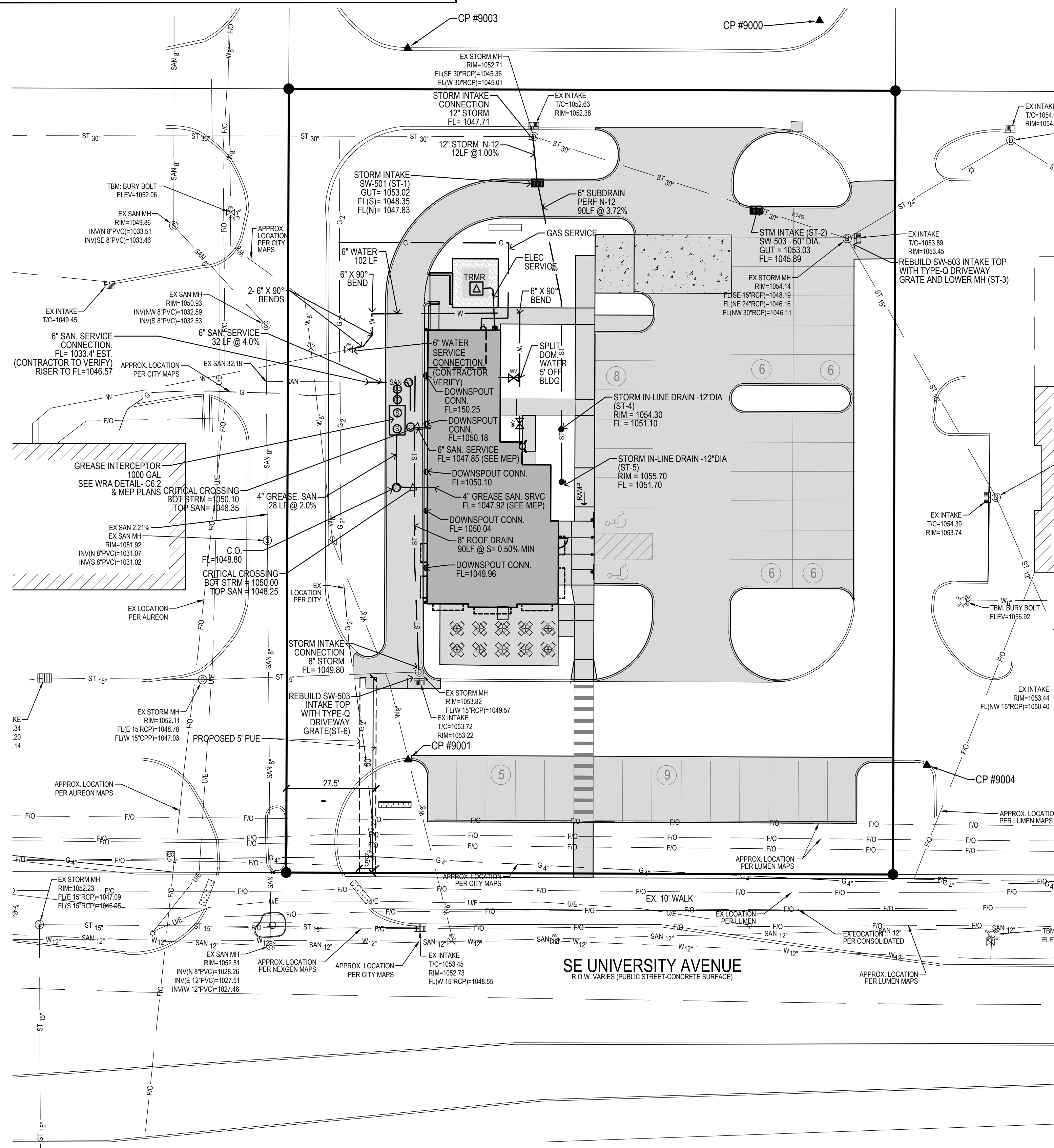
CHARLOTTE'S KITCHEN- WAUKEE
 1165 SE UNIVERSITY AVENUE
 WAUKEE, IOWA



RCP END SECTION ORIFICE PLATE DETAIL - ROUND OPENING NOT TO SCALE

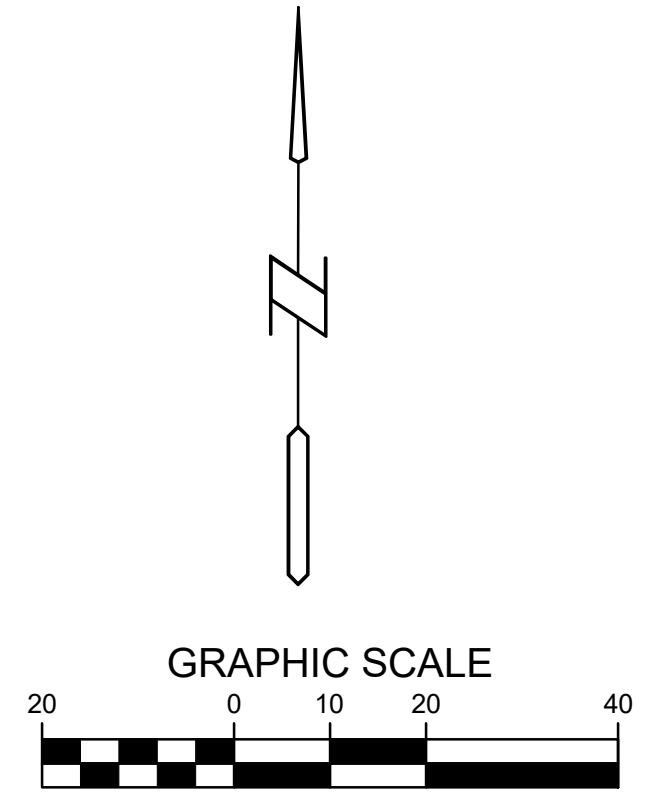


REGIONAL DETENTION BASIN MODIFICATION



CONTACT CITY:
 1. CONTACT CITY UTILITY DEPARTMENT FOR WATER MAIN & SANITARY SEWER CONNECTION.

PRIVATE UTILITIES NOTE:
 PROVIDE PROPER SEPARATION BETWEEN GAS AND ELECTRIC SERVICES TO COMPLY WITH GAS AND ELECTRICAL CODES.



REFERENCE NUMBER:	
DRAWN BY:	CJC
REVISION DATE:	11-19-25 CITY 12-09-25 CITY 12-23-25 CITY 1-07-25 CITY 1-20-26 CITY
PROJECT NUMBER:	250270
SHEET NAME:	UTILITY PLAN
SHEET NUMBER:	C4.1

LANDSCAPE NOTES:

- ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
- SOD ALL DISTURBED AREAS, INCLUDING RIGHT OF WAY, WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
- STAKE SOD ON ALL SLOPES 3:1 OR GREATER.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- CONTRACTOR SHALL WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
- 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.
- 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.
- NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
- ALL EDGING SHALL BE DURAEDEGE 3/16" STEEL EDGING - COLOR BLACK, OR APPROVED EQUAL.
- CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
- ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL BE MULCHED WITH 4" THICK SHREDDED HARDWOOD MULCH.
- ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 3" THICK LAYER OF WASHED RIVER ROCK (1.5" NOMINAL SIZE).
- ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH/ROCK IS INSTALLED.
- PLANTINGS AT TRANSFORMER SHALL HAVE A MINIMUM 1' OFFSET CLEAR ZONE FROM TRANSFORMER PAD. CONTRACTOR TO VERIFY UTILITIES AND DOOR LOCATION AT TRANSFORMER PRIOR TO SCREENING BEING PLANTED.

IRRIGATION NOTES:

- FOR BIDDING PURPOSES, THIS PROJECT DOES NOT INCLUDE A SITE IRRIGATION SYSTEM.
- 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.

LEGEND

- 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).
- ROCK MAINTENANCE AREA:** INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 4" THICK LAYER OF DRESSER TRAP ROCK (2.5" NOMINAL SIZE). CONTACT DRESSER TRAP DIRECT FOR PRICING AND SHIPPING (PHONE: 800-537-3573). EDGING BETWEEN ROCK MAINTENANCE AREAS AND SEEDED AREAS AND PLANTING BEDS IS TO BE DURAEDEGE 3/16" STEEL EDGING - COLOR BLACK, OR APPROVED EQUAL. DO NOT INSTALL EDGING BETWEEN PAVED SURFACES AND ROCK MAINTENANCE AREAS.
- PLANTING BED:** PLANTING BEDS SHALL INCORPORATE 4" DEPTH MINIMUM SHREDDED HARDWOOD MULCH NATURAL IN COLOR FREE FROM ALL DEBRIS. SHREDDED MULCH SHALL BE EVENLY SPREAD THROUGHOUT THE BED WITH WEED PREVENTATIVE GRANULAR AND BOUND BY SPADE CUT EDGE.

GENERAL LANDSCAPE REQUIREMENTS

TOTAL SQUARE FOOTAGE OF PROJECT AREA 44,932 SF
 REQUIRED OPEN SPACE (20%) 8,986 SF
 PROVIDED: 12,099 SF (27%)

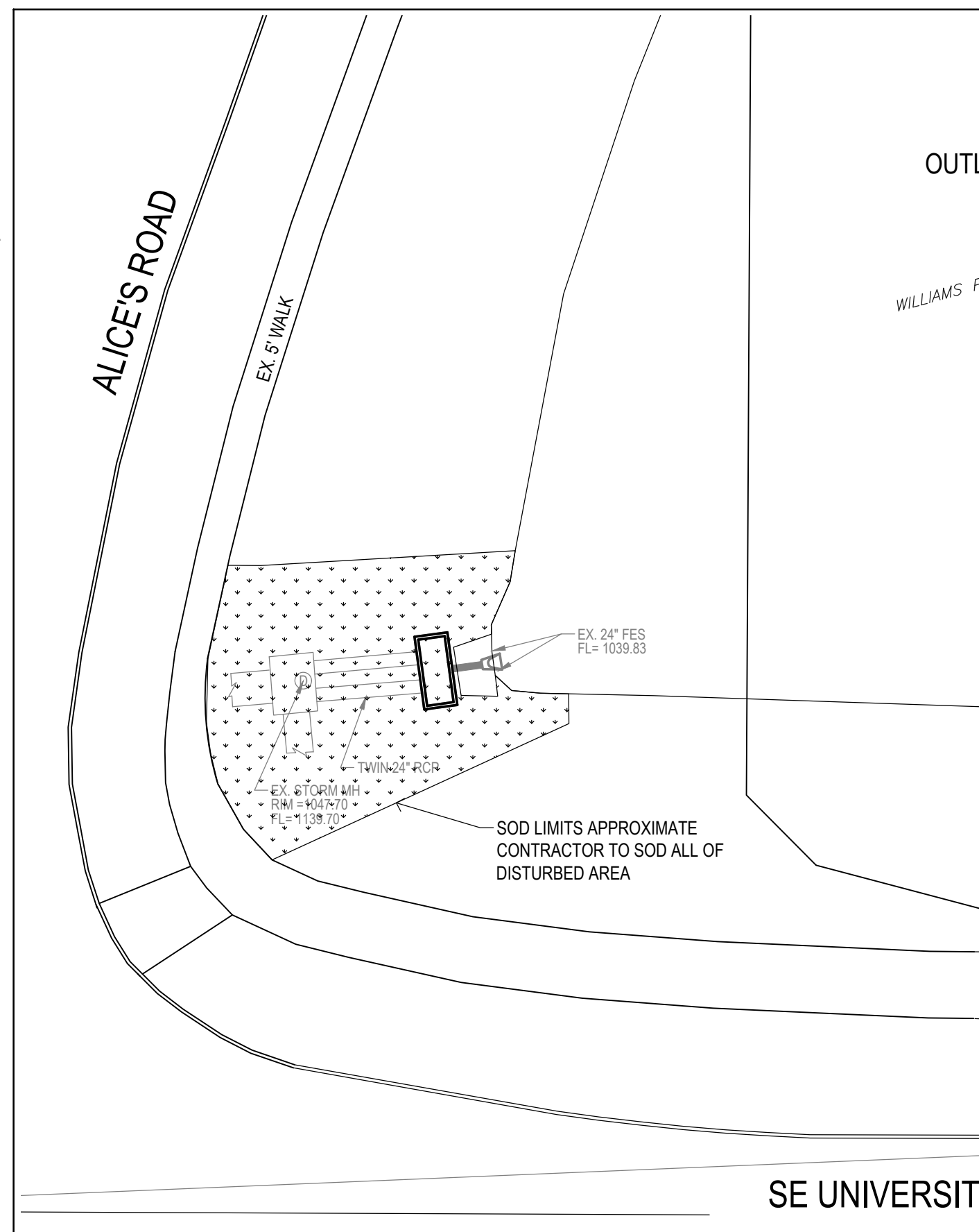
GENERAL OPEN SPACE REQUIREMENT
 REQUIRED TREES: (1 PER 1,000 SF OPEN SPACE; 50% MIN OVERSTORY)
 8,986 SF X 1/1000SF = 9 TREES
 50% OVERSTORY = 5 OVERSTORY TREES
 NON OVERSTORY(UNDERSTORY) = 4 NON-OVERTORY(UNDERSTORY) TREES
 REQUIRED SHRUBS: (1 PER 1,000 SF OPEN SPACE)
 8,986 SF X 1/1000 SF = 9 SHRUBS

INTERIOR PARKING LOT REQUIREMENTS
 REQUIRED TREES: (1 TREES PER ISLAND, 50% MIN. OVERSTORY)
 ISLANDS PROVIDED = 7
 7 ISLANDS X 1/ ISLAND = 7 TREES
 50% OVERSTORY = 4 OVERSTORY TREES
 NON OVERSTORY(UNDERSTORY) = 3 NON-OVERTORY(UNDERSTORY) TREES
 SHRUBS PROVIDED ADJACENT TO ROW OF PARKING FOR HEADLIGHTS SCREENING.

PARKING SETBACK ALONG STREET REQUIREMENTS (INCLUDED IN OPEN SPACE TREES)
 REQUIRED TREES: (1 OVERSTORY PER 40 LF FRONTAGE, EXCLUSIVE OF DRIVES)
 170 LF X 1/40 LF = 4 OVERSTORY TREES

SITE TOTALS:
 REQUIRED: 9 OVERSTORY TREES
 7 NON-OVERTORY (UNDERSTORY) TREES
 9 SHRUBS

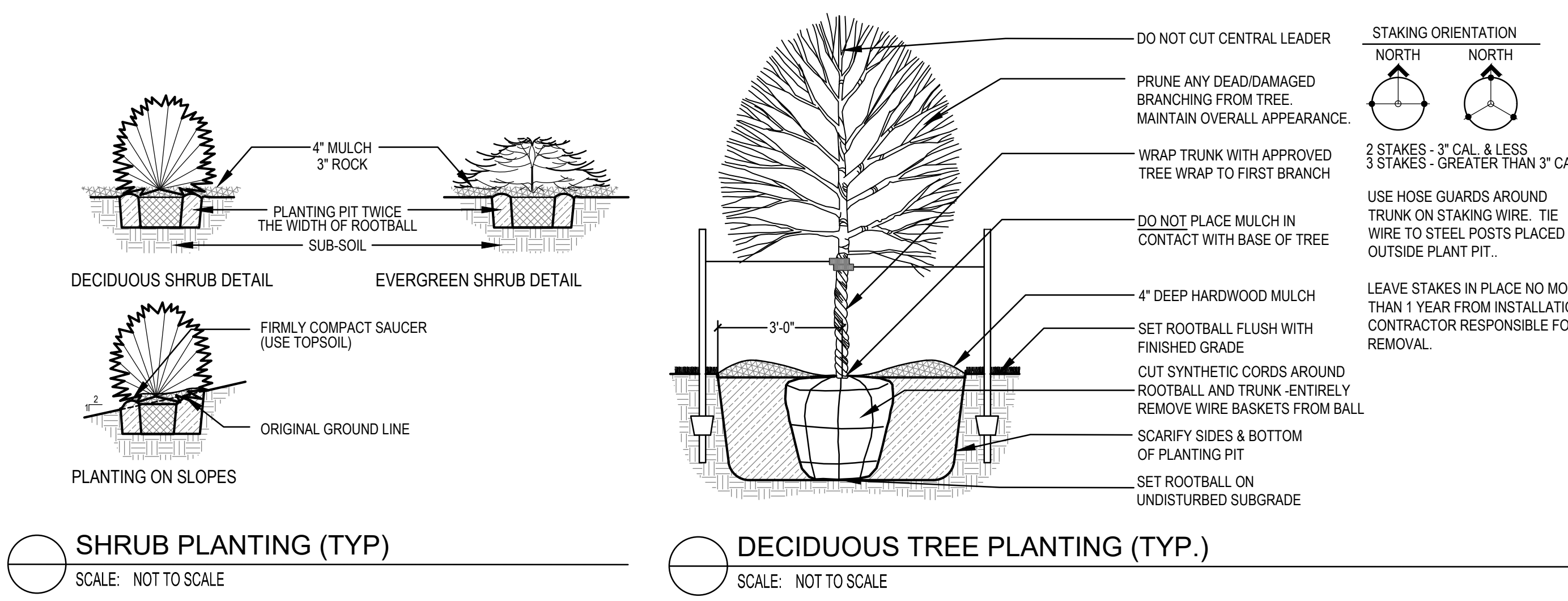
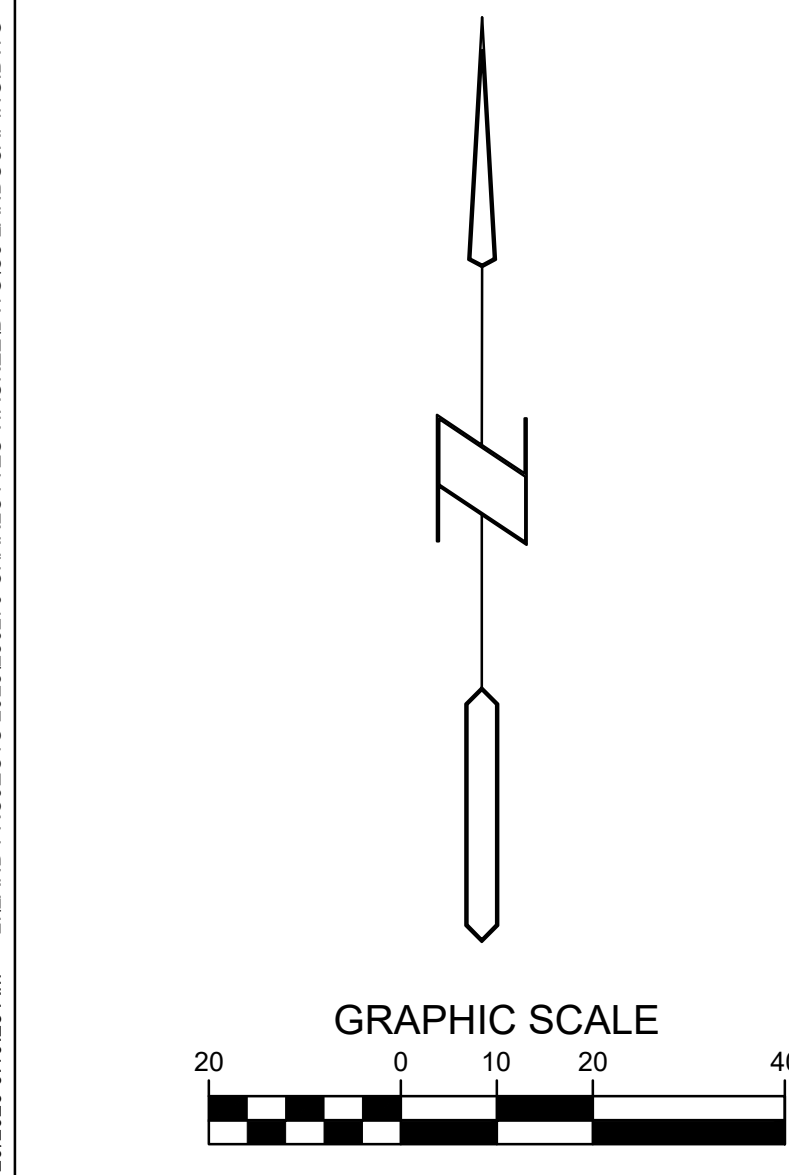
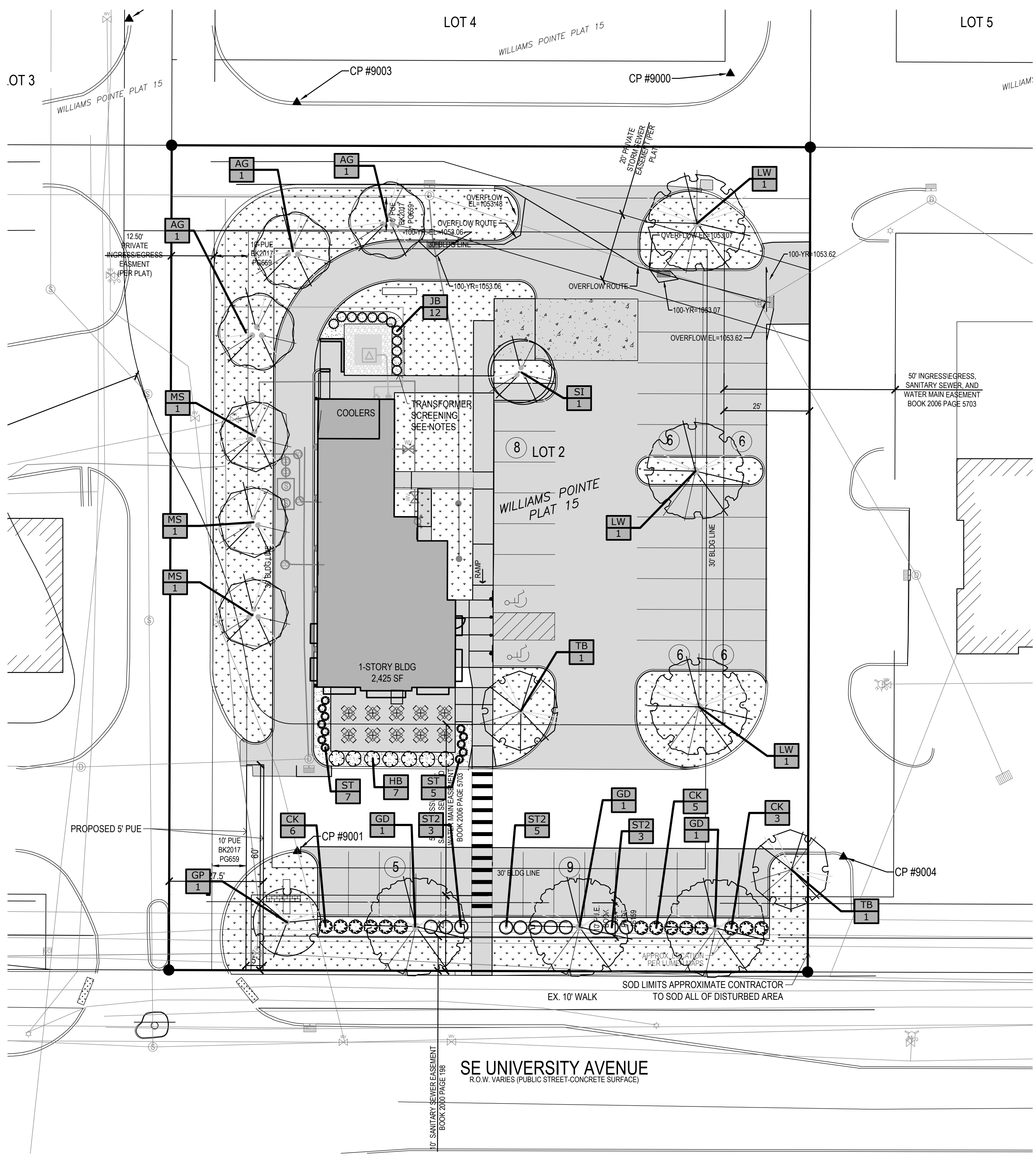
PROVIDED:
 9 OVERSTORY TREES
 7 NON OVERTORY (UNDERSTORY) TREES
 47 SHRUBS - INCLUDED SCREENING AT TRANSFORMER
 TRASH ENCLOSURE SCREENED BY WALL, AND PARKING LOT SCREENING

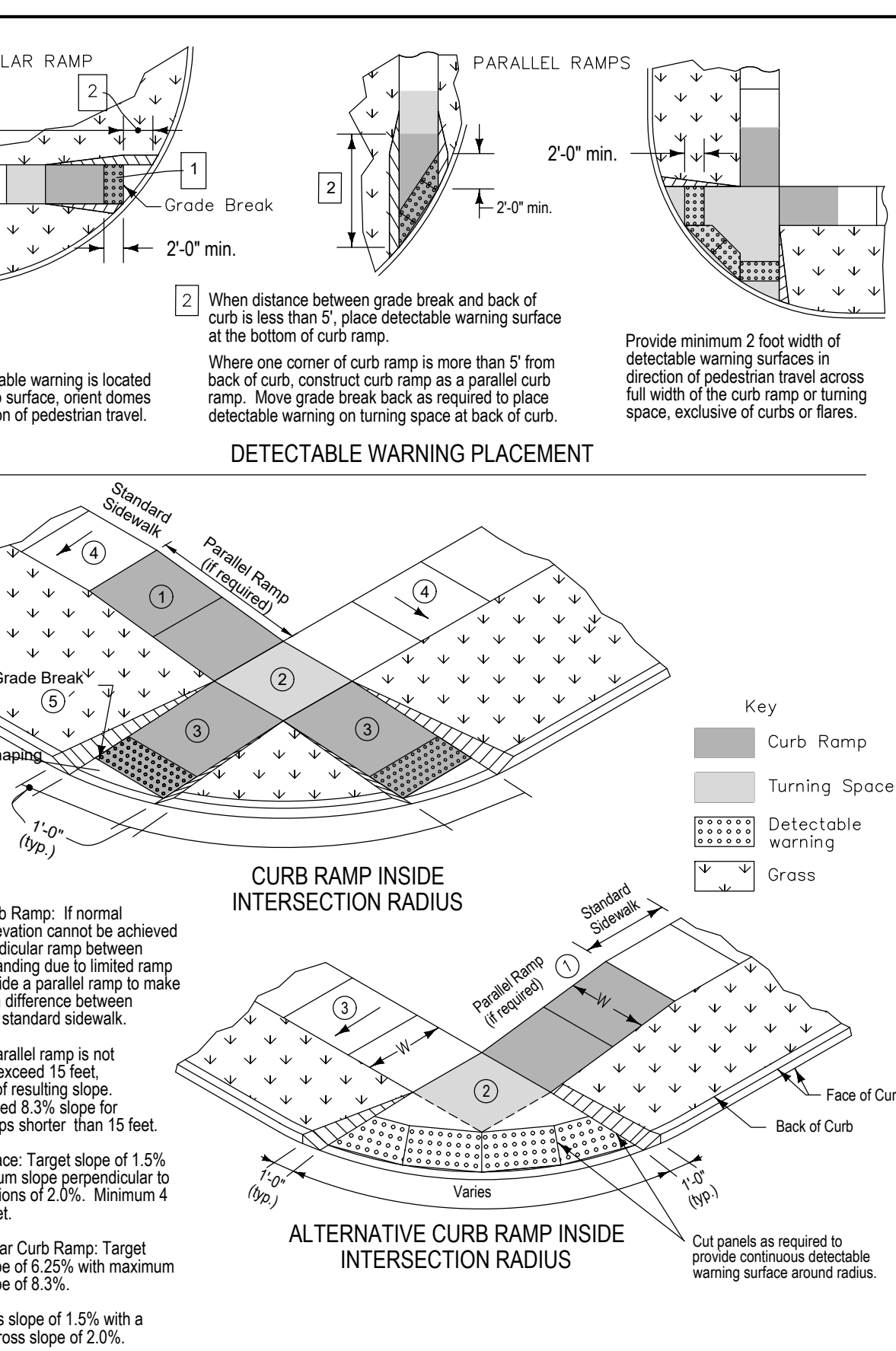
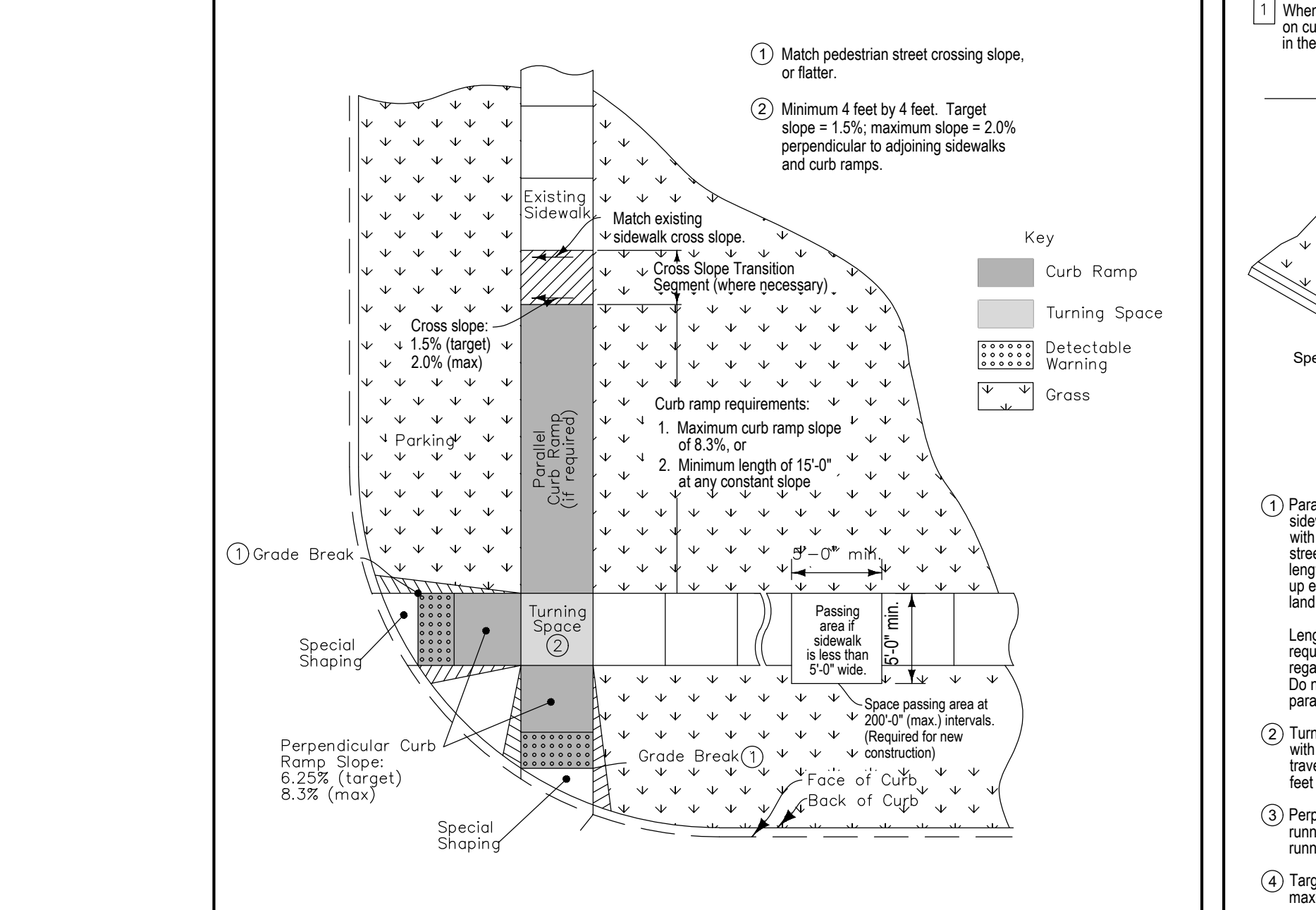
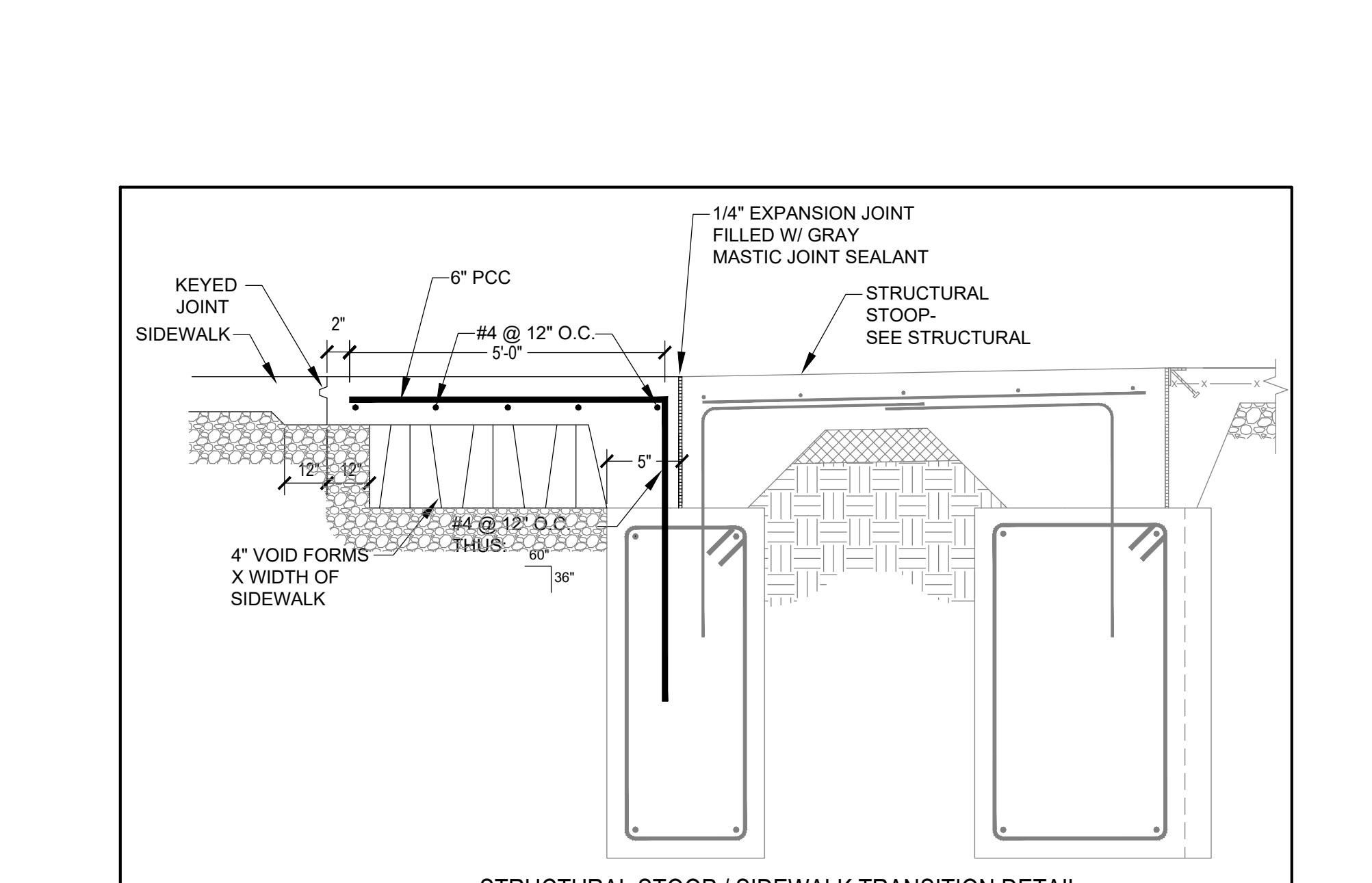
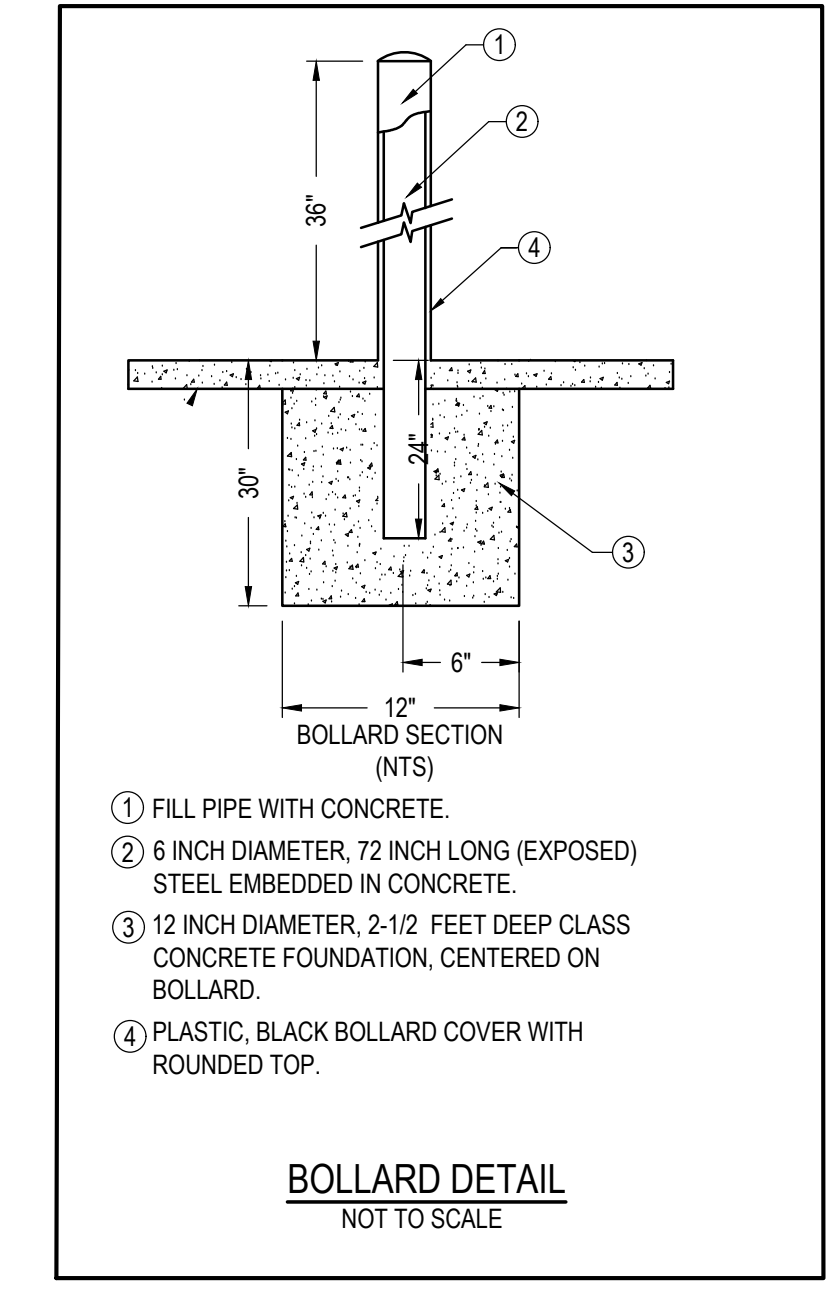
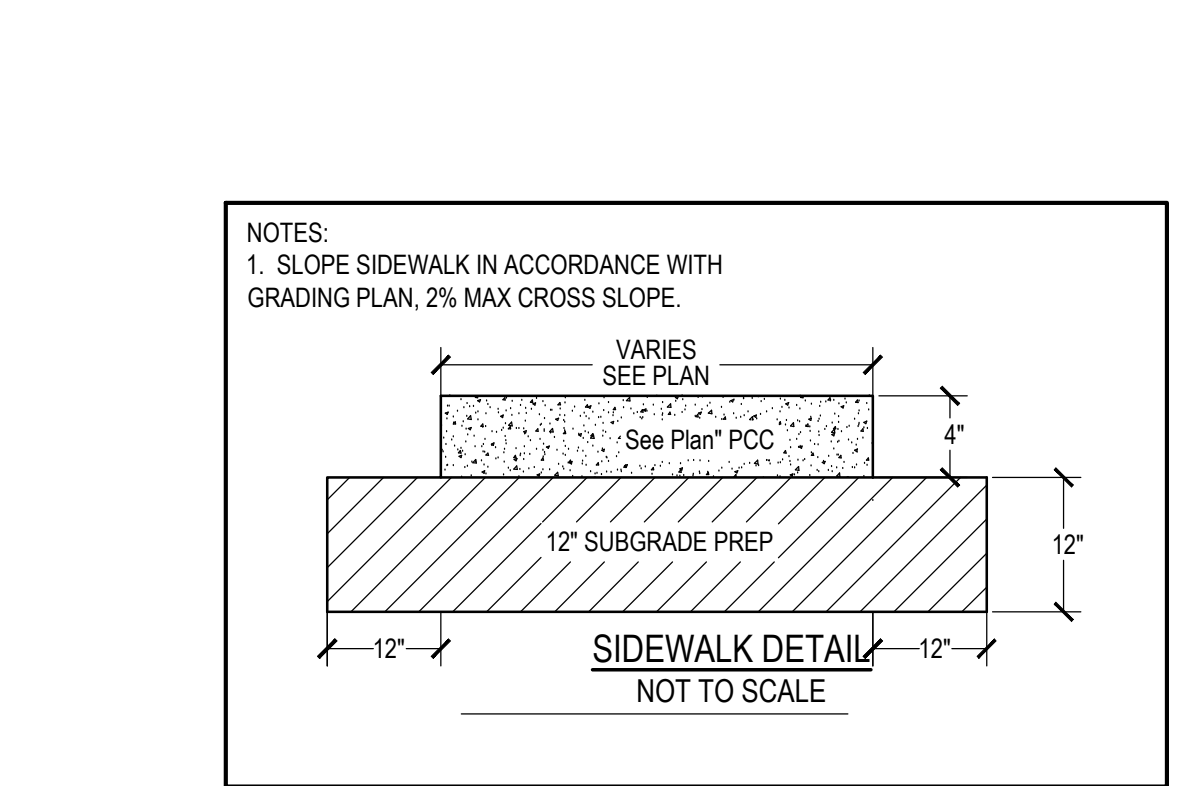
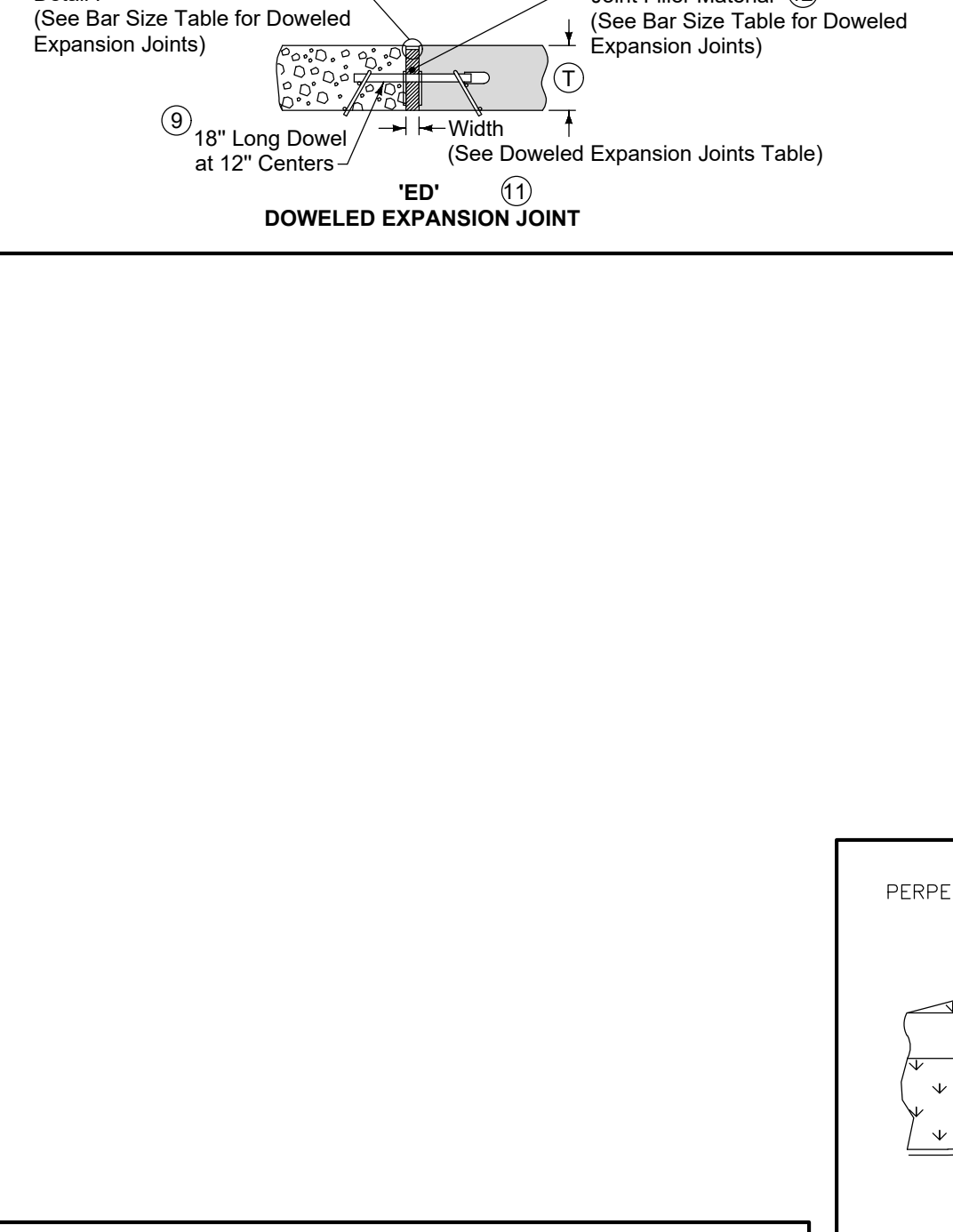
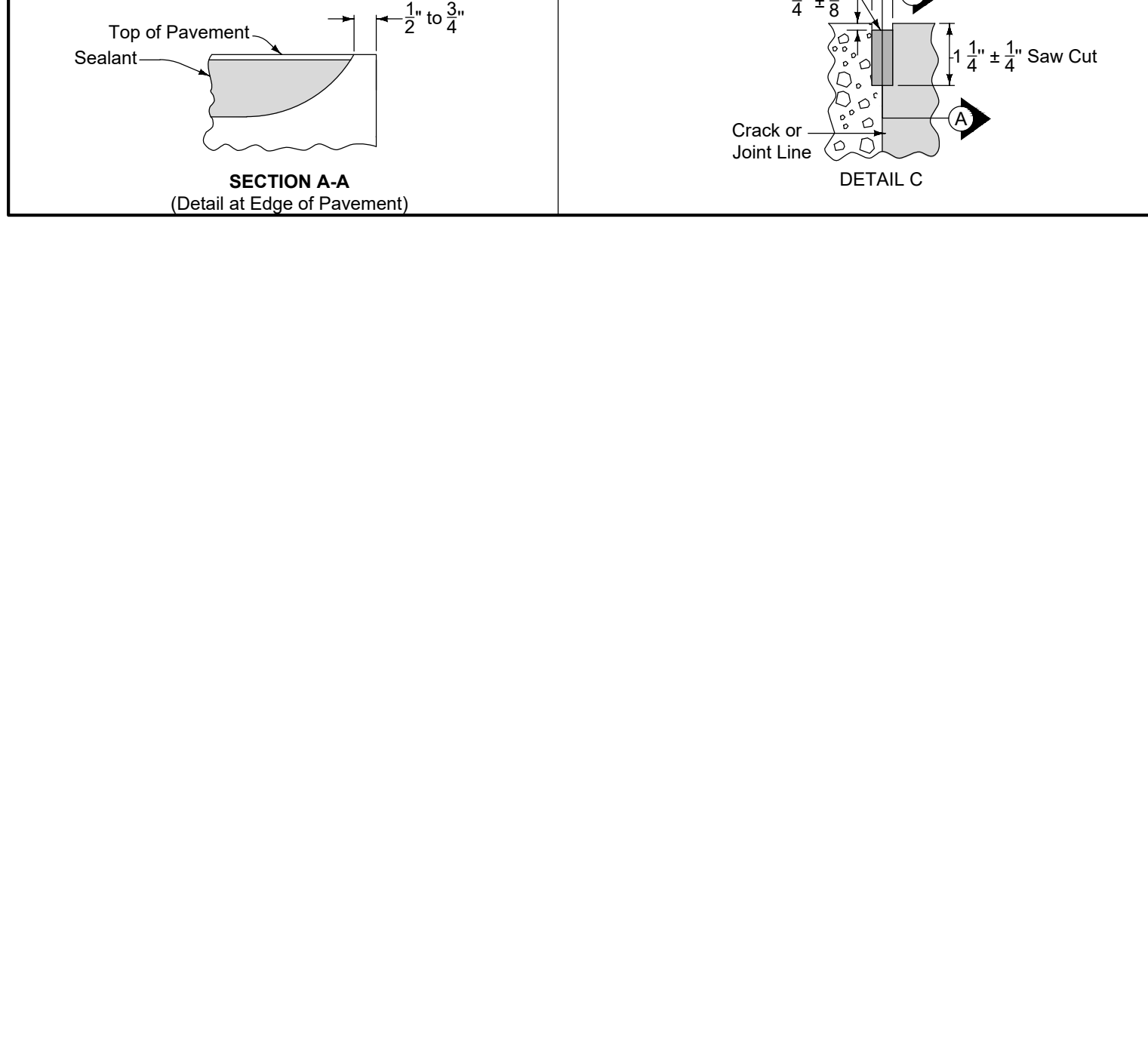
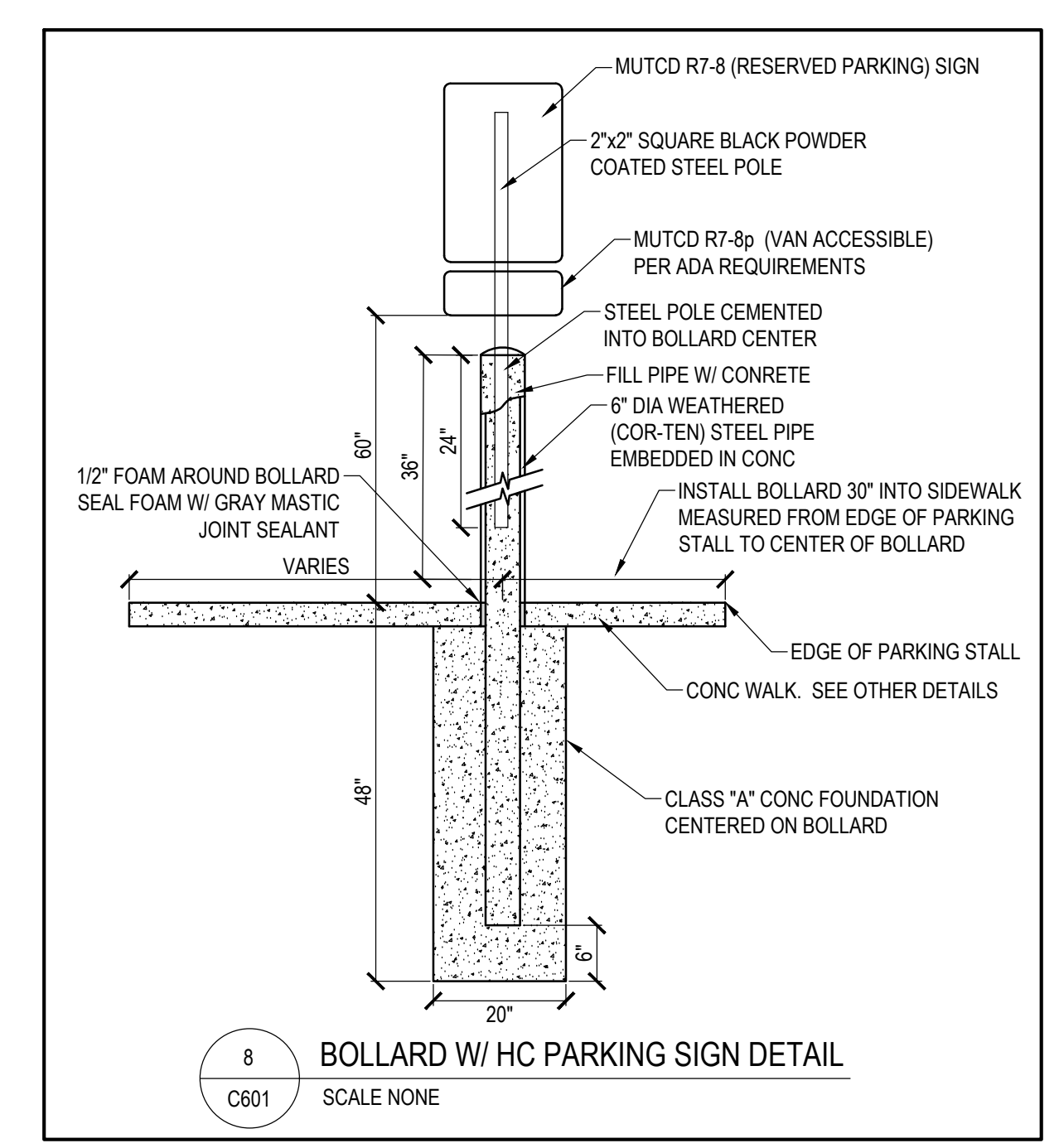
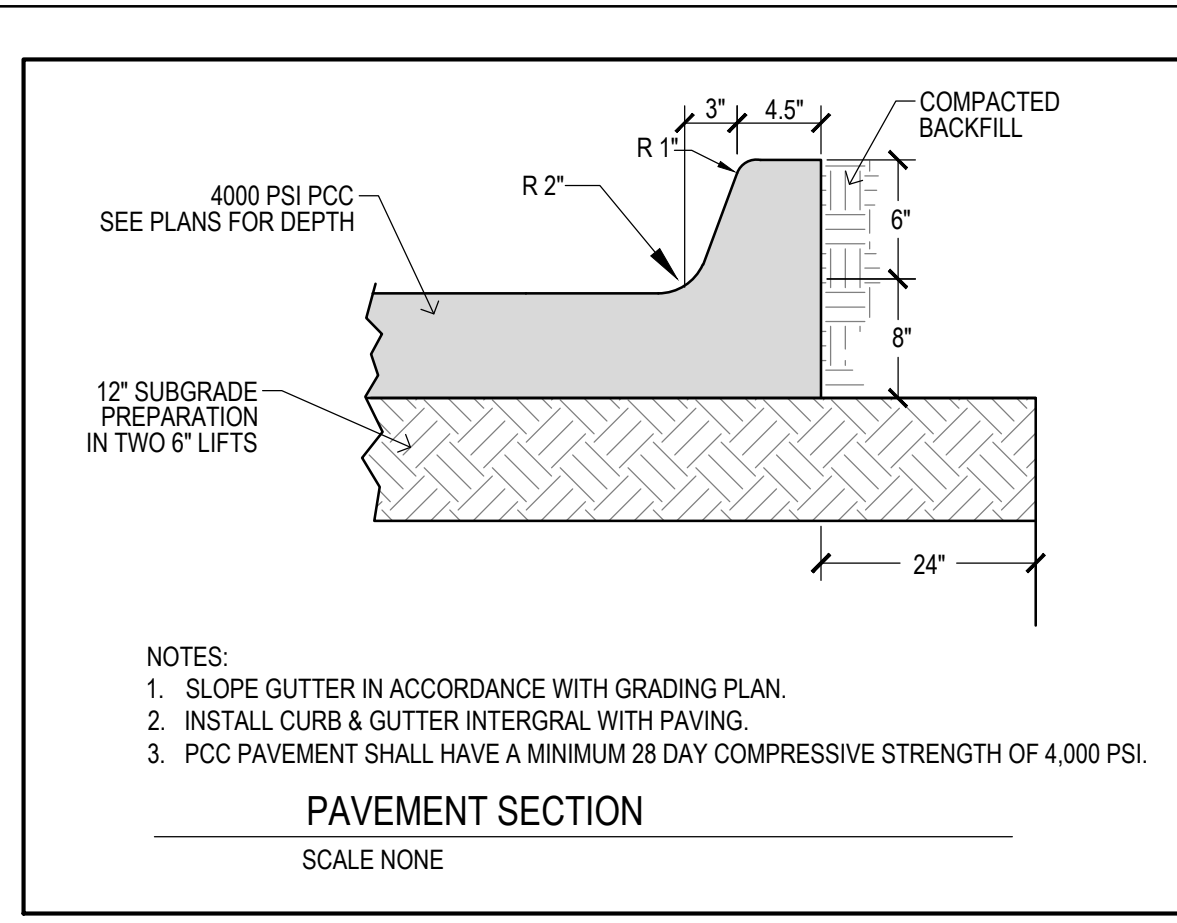
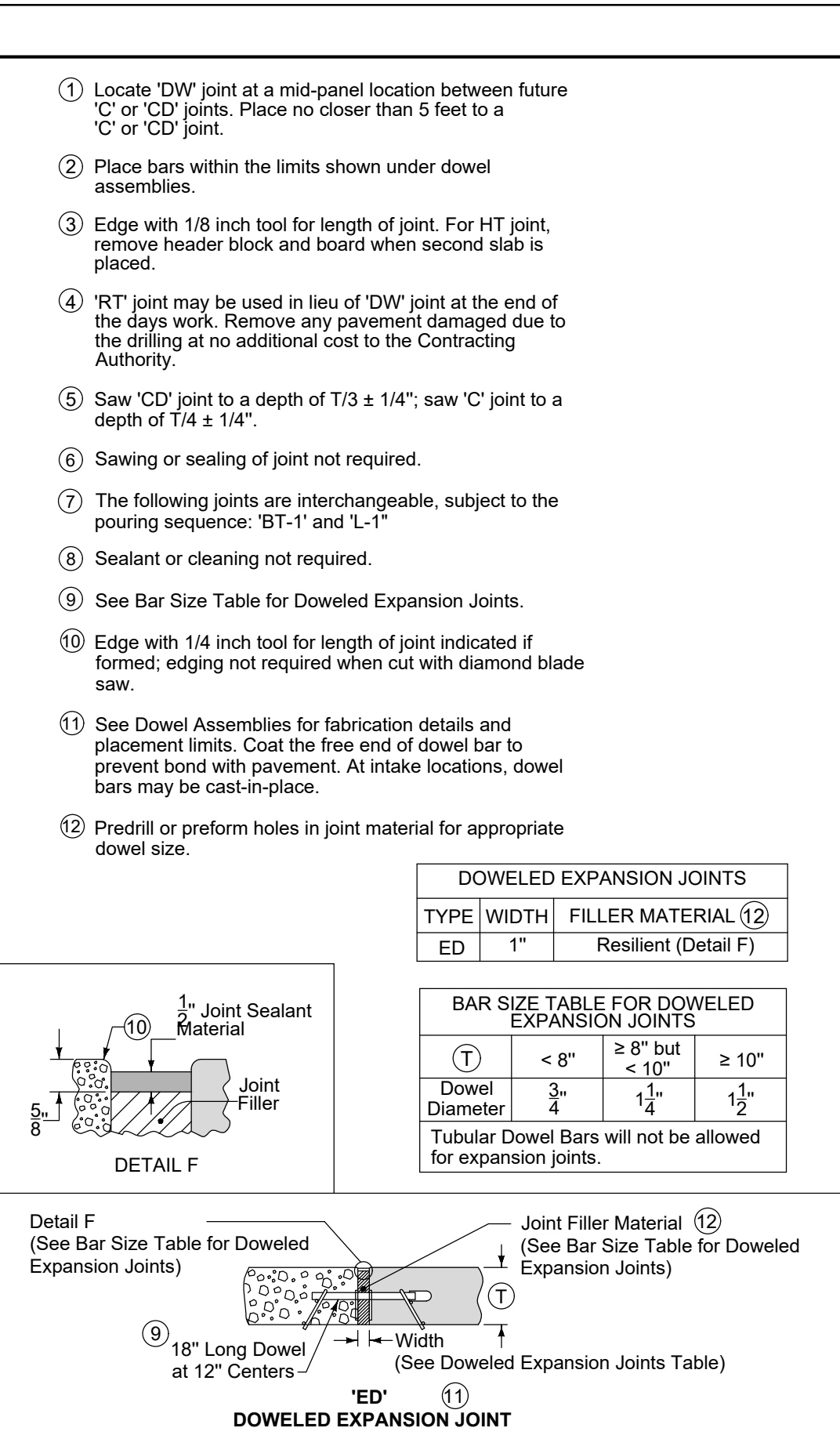
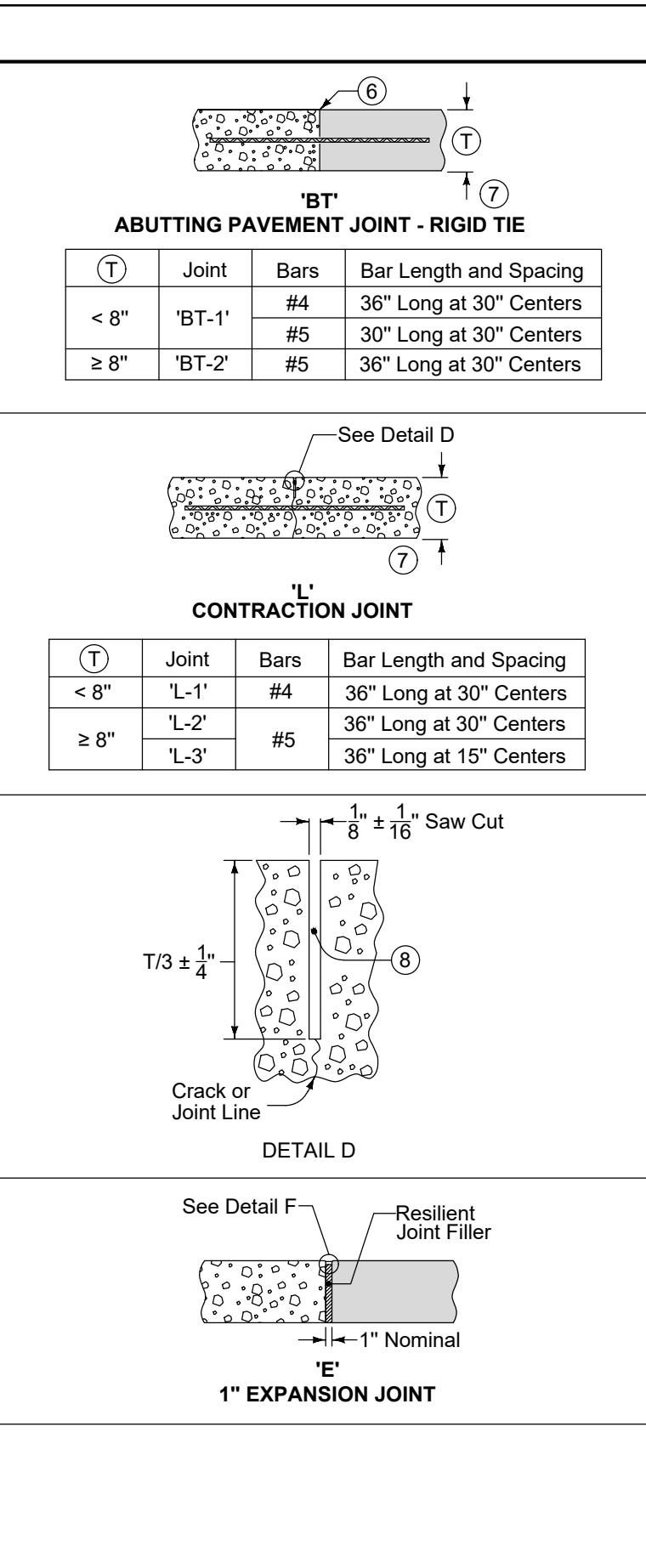
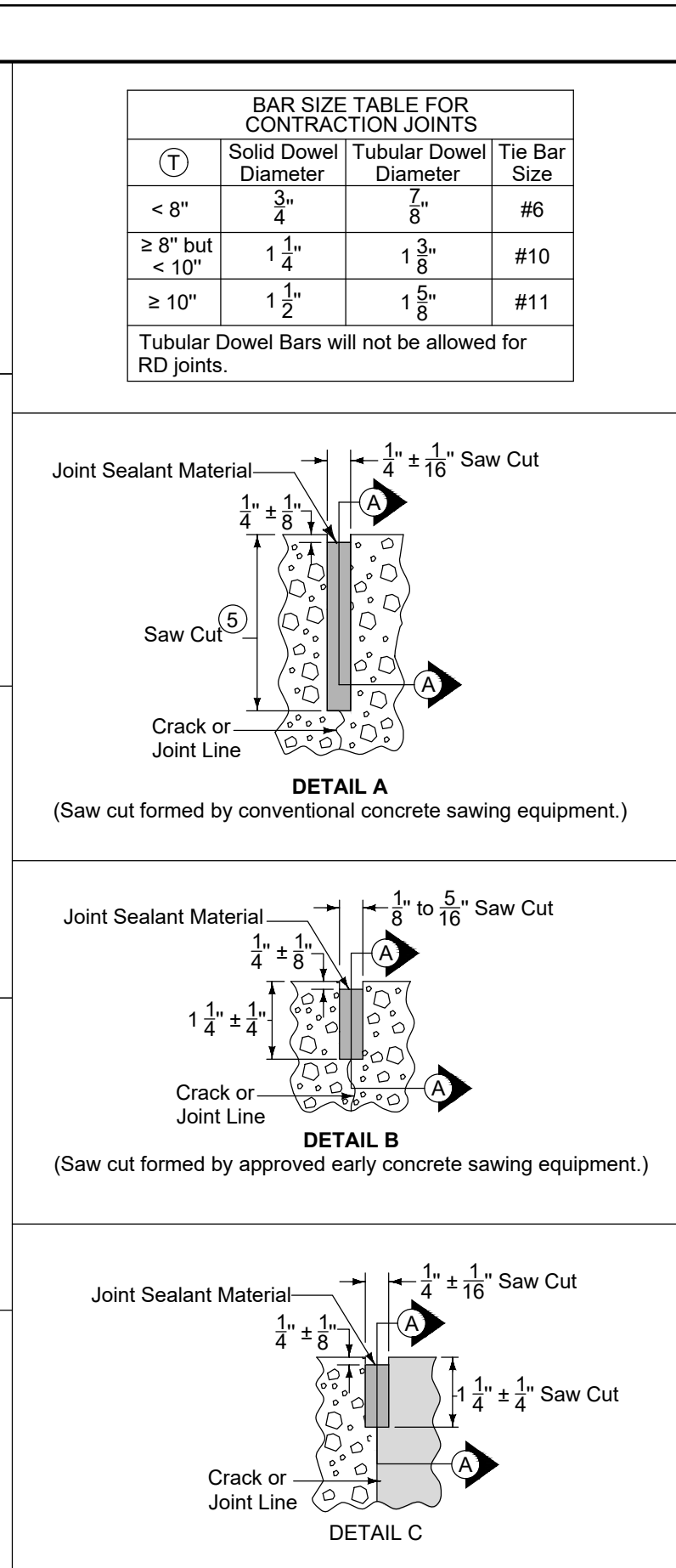
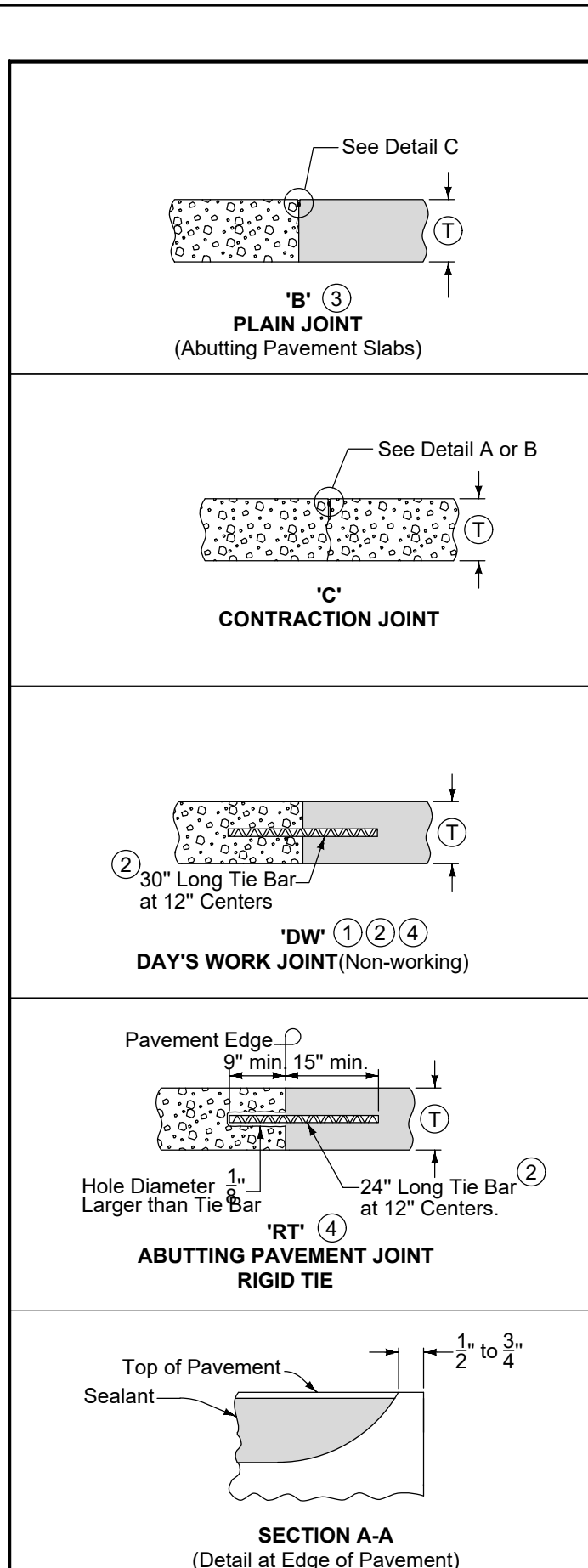
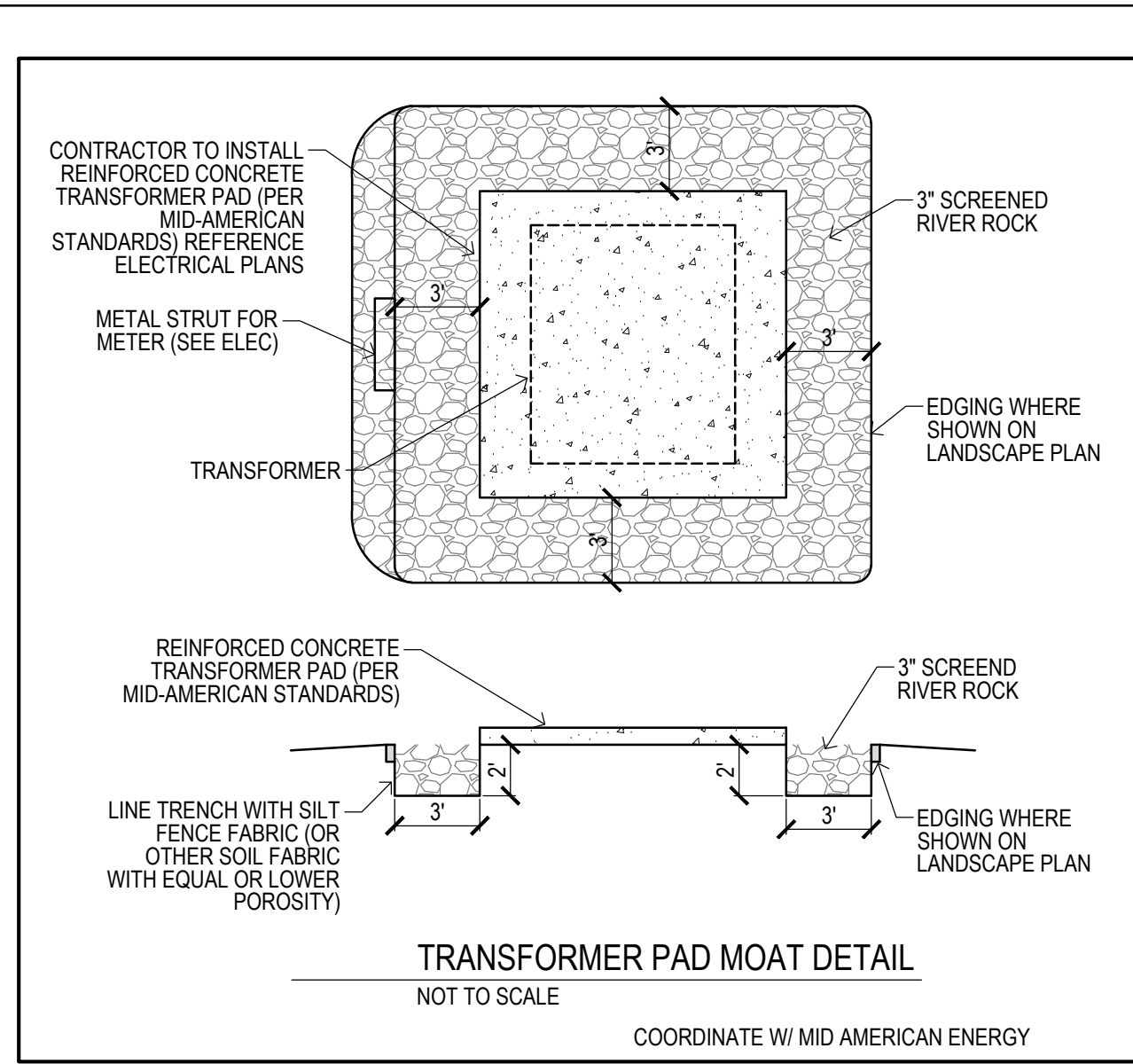


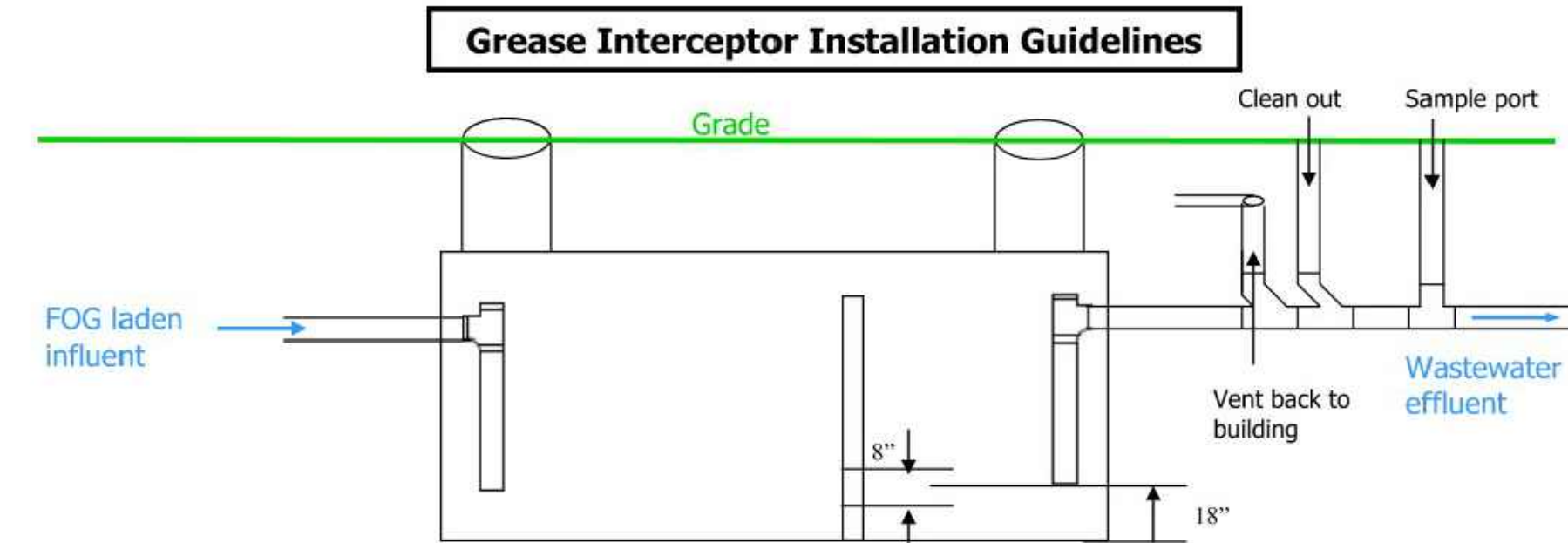
REGIONAL DETENTION BASIN MODIFICATION AREA

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER
OVERSTORY DECIDUOUS TREES				
GP	1	Ginkgo biloba 'PNI 2720' / Princeton Sentry® Maidenhair Tree	2' Cal.	B&B
GD	3	Gymnocladus dioicus 'Espresso' / Kentucky Coffeetree	2' Cal.	B&B
LW	3	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum	2' Cal.	B&B
TB	2	Tilia americana 'Boulevard' / Boulevard American Linden	2' Cal.	B&B
UNDERSTORY DECIDUOUS TREE				
AG	3	Aesculus glabra 'JN Select' / Early Glow™ Ohio Buckeye	2' Cal.	B&B
MS	3	Malus x 'Spring Snow' / Spring Snow Crabapple	2' Cal.	B&B
SI	1	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	2' Cal.	B&B
EVERGREEN SHRUB				
JB	12	Juniperus scopulorum 'Blue Arrow' / Blue Arrow Juniper	6' HT	3 Gal. Pot
GRASSES				
ST	12	Schizachyrium scoparium 'Twilight Zone' / Twilight Zone Little Bluestem	2' Ht.	1 Gal Pot
DECIDUOUS SHRUBS				
CK	14	Cornus sericea 'Kelsey' / Kelsey's Dwarf Red Twig Dogwood	2.5' Ht.	3 Gal. Pot
HB	7	Hydrangea paniculata 'LVOBO' / Bobo® Panicle Hydrangea	2' Ht.	3 Gal. Pot
ST2	11	Spiraea betulifolia 'Tor Gold' / Glow Girl® Birchleaf Spiraea	2' Ht.	3 Gal. Pot



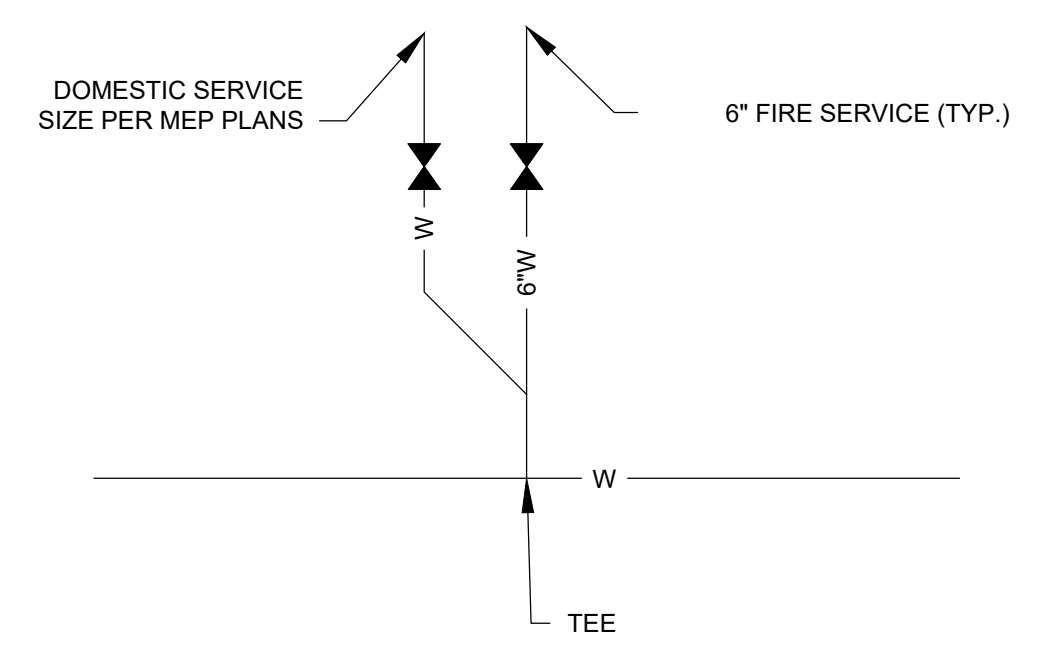




- 1,000 gallon minimum—5,000 gallon maximum.
- When greater than 5,000 gallons of capacity is required, the tanks shall be put in series. Each tank must be properly vented and have a clean out. A sample port is only necessary on the final effluent.
- Pipe shall be a minimum of 4" cast iron or PVC (PVC pipe must be bedded properly). Risers for C.O., & Test port must be Cast Iron, or sleeved to grade.
- Flow line must be below frost line (42").
- Lid covers shall be adjusted to grade (tar or tar rope may be used to seal risers and lids).
- Piping inside the tank shall be PVC; the outlet fitting shall be a sanitary tee and shall be accessible through the lid.
- The interior PVC piping shall terminate at approximately 18" off the bottom of the tank.
- Minimum vent size is 2"; the vent shall run back to the interior of the building and out through the roof; this will be a flat vent and will be allowed by inspectors. May tie into existing vent system.
- Sample port shall be 4" minimum and the fitting at the flow line shall be a vent tee.

Des Moines Metro Wastewater Reclamation Authority
 3000 Vandalia Road
 Des Moines, IA 50317
 (515) 323-8000
 www.dmmwra.org

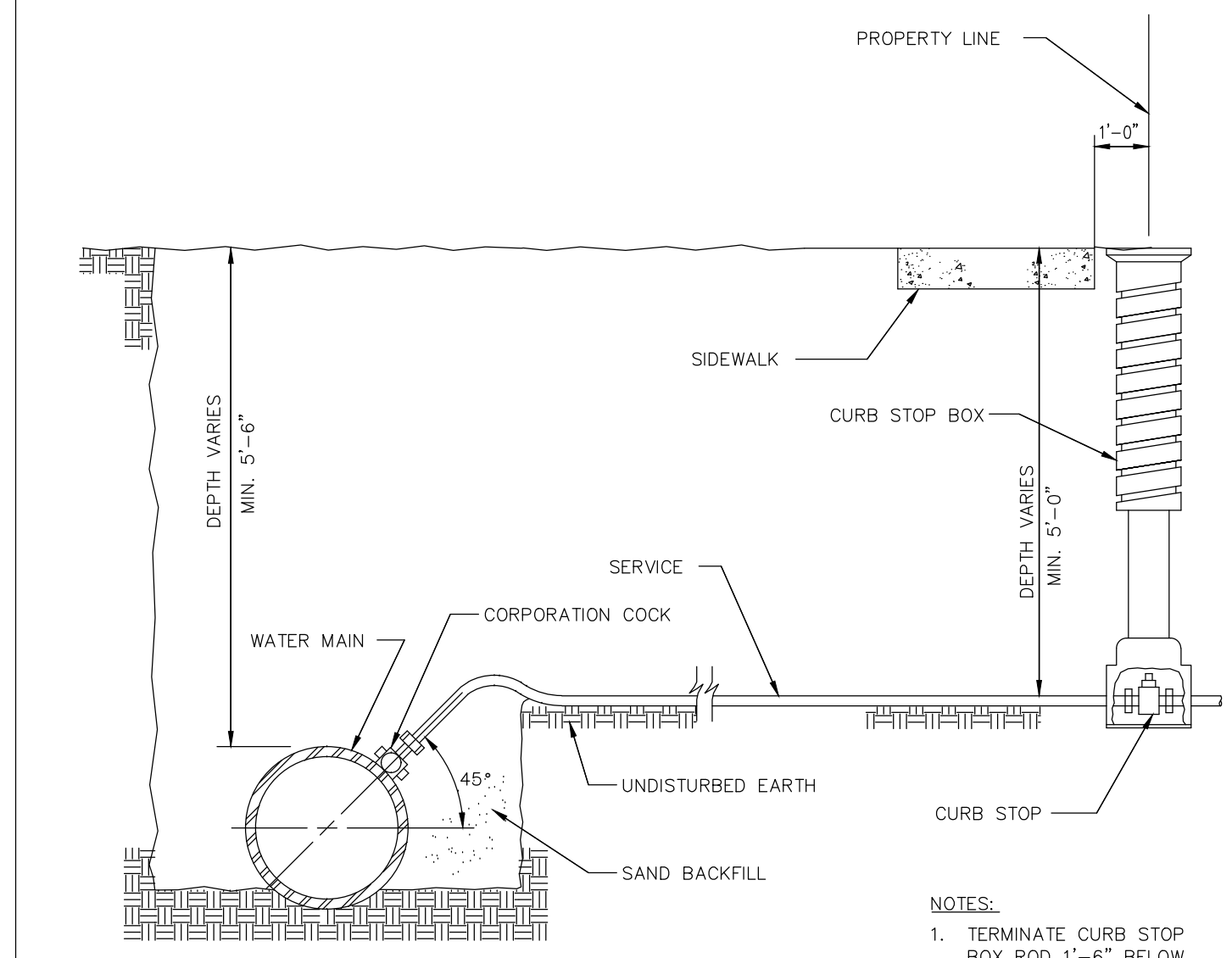
Suggested installation of a grease interceptor at a food service establishment. There are other installation options that can be discussed with the proper municipal building authority.



NOTES:

1. FIRE SERVICE SMALLER THAN 6" DIAMETER WILL REQUIRE APPROVAL FROM THE FIRE MARSHAL.
2. VALES SHALL BE 5" MINIMUM FROM EXTERIOR WALL OF STRUCTURE.
3. FIRE SERVICE WATER SUPPLY SHALL BE SIZED TO BE CAPABLE OF PROVIDING THE REQUIRED FLOW AND PRESSURE OF THE SPRINKLER DESIGN.

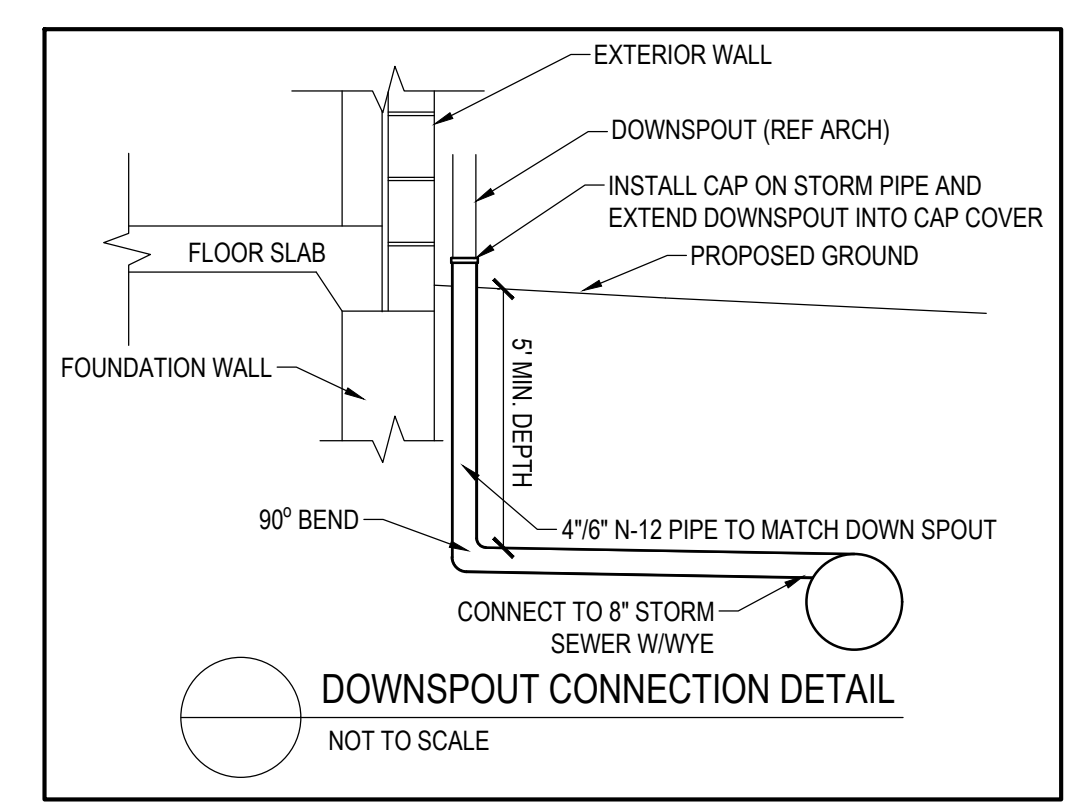
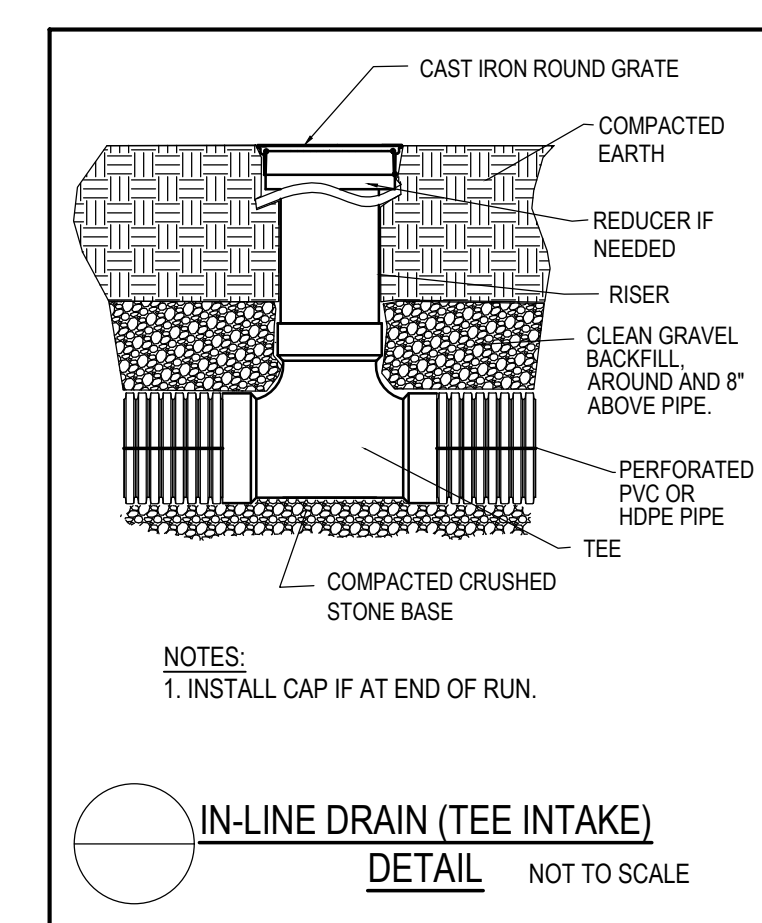
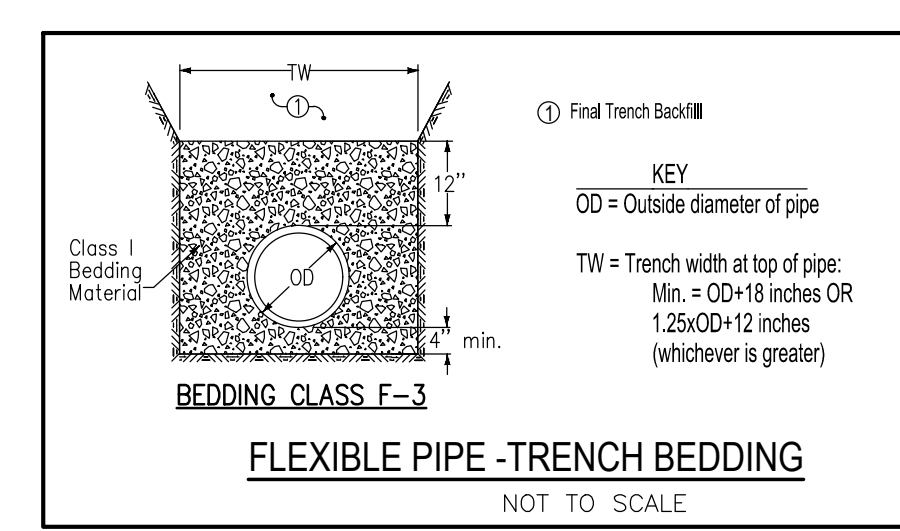
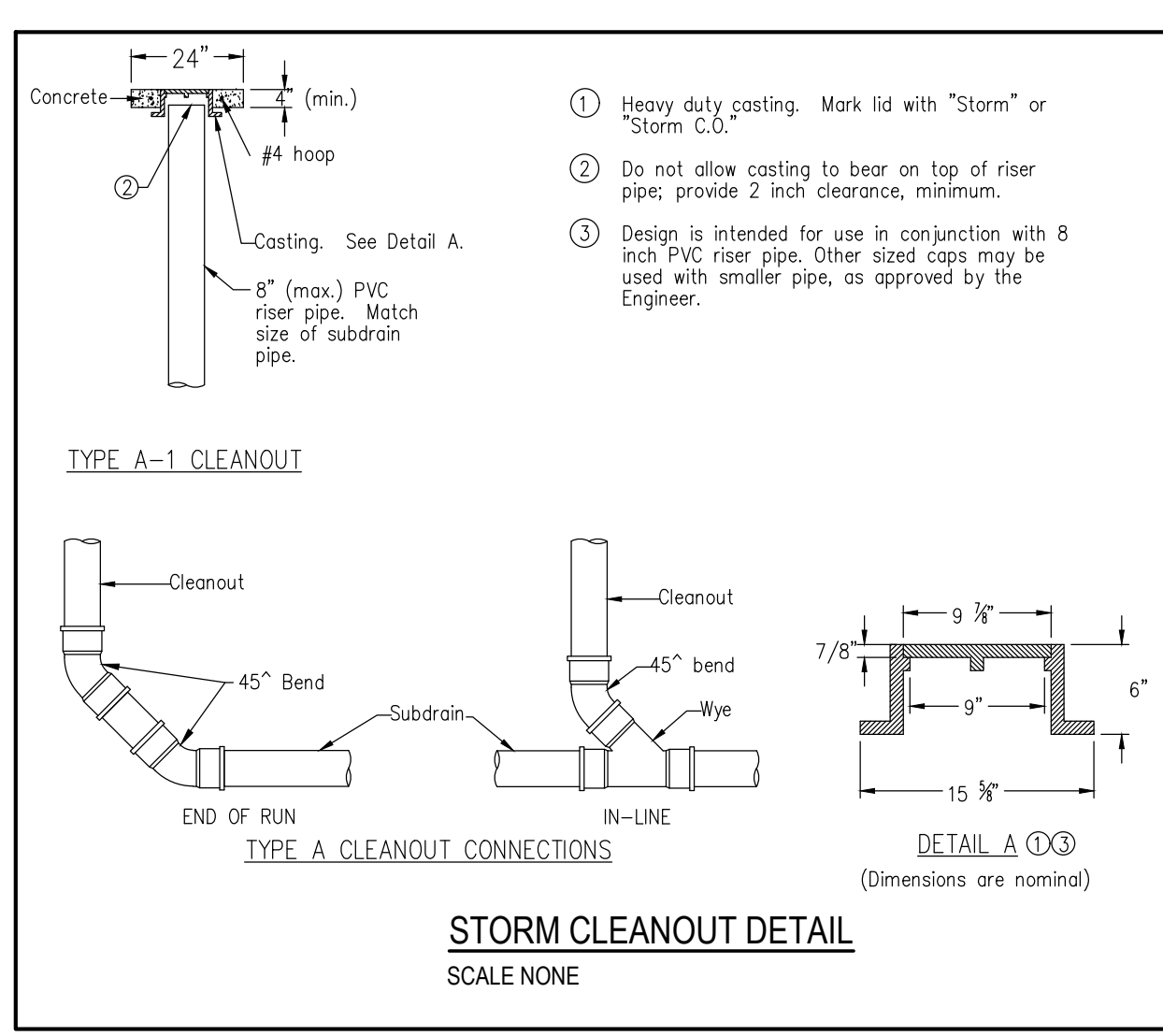
CITY OF WAUKEE
 WATER SERVICE FOR
 COMMERCIAL BUILDINGS
 STD.DWG.NO.53 REV. 1



NOTES:

1. TERMINATE CURB STOP BOX ROD 1'-6" BELOW FINISHED GRADE.

CITY OF WAUKEE SERVICE CONNECTION
 STD.DWG.NO.32 REV.1



1/20/2026 9:10:43 AM L:\LAND PROJECTS 2025\250270 CHARLOTTE'S WAUKEE\DWG\DETAILS.DWG

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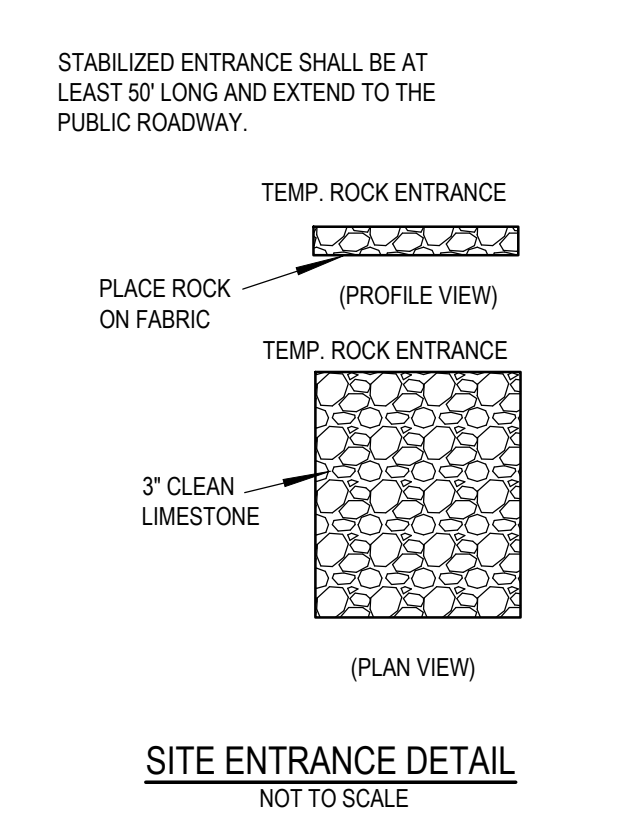
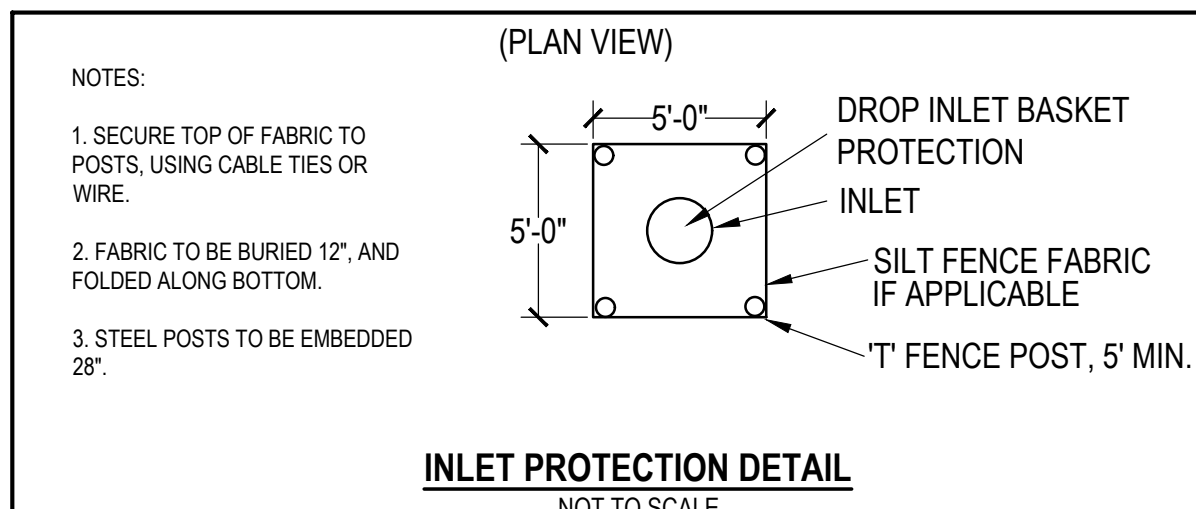
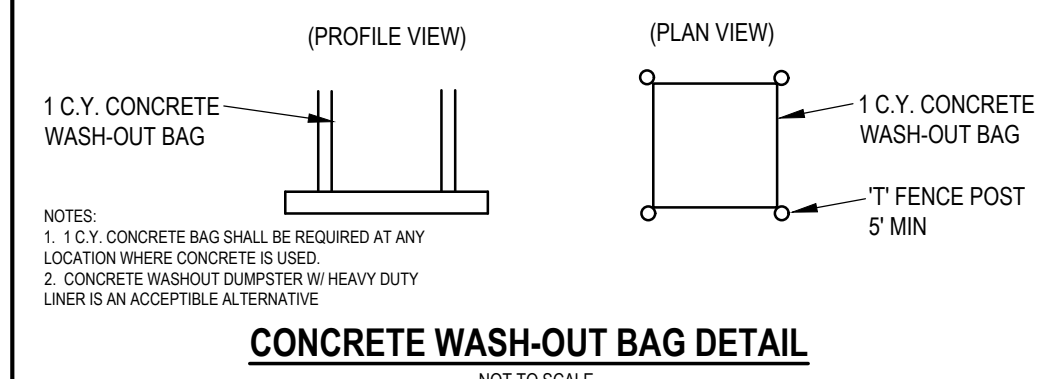
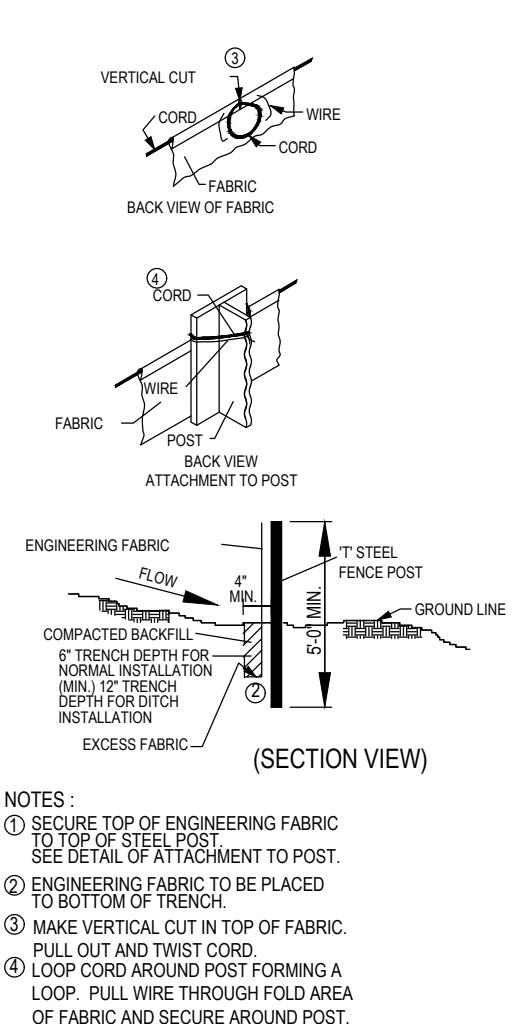
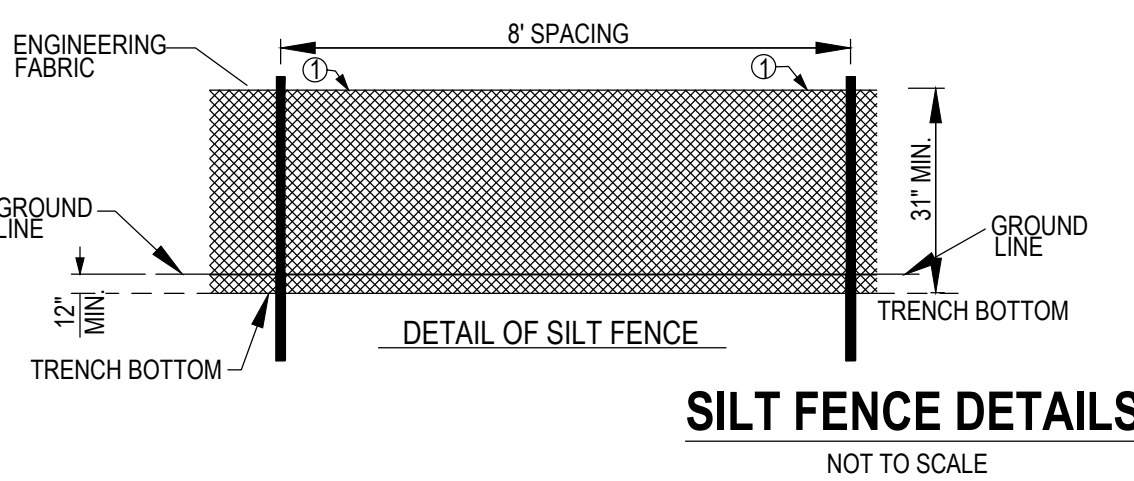
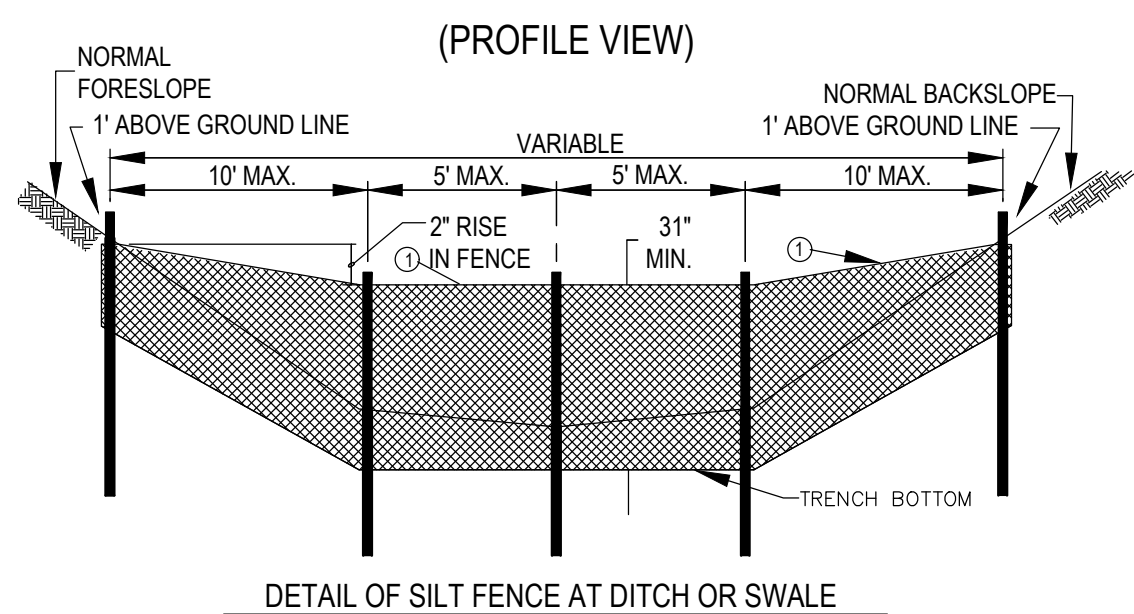
DRAWN BY:
 CJC

REVISION DATE:
 11-19-25 CITY
 12-09-25 CITY
 12-23-25 CITY
 1-07-25 CITY
 1-20-26 CITY

PROJECT NUMBER:
 250270

SITE NAME:
 SITE DETAILS SHEET

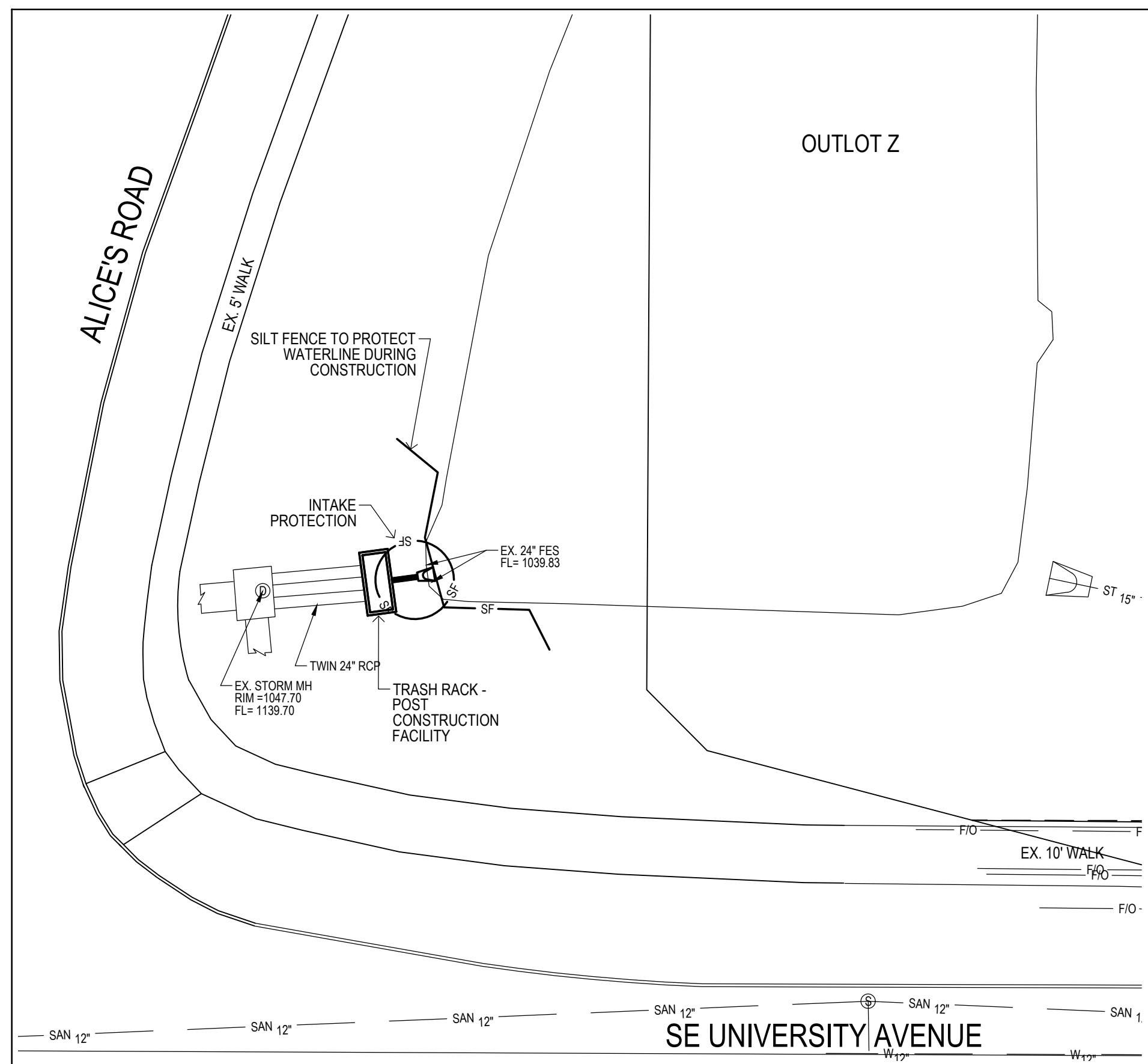
SHEET NUMBER:
 C6.2



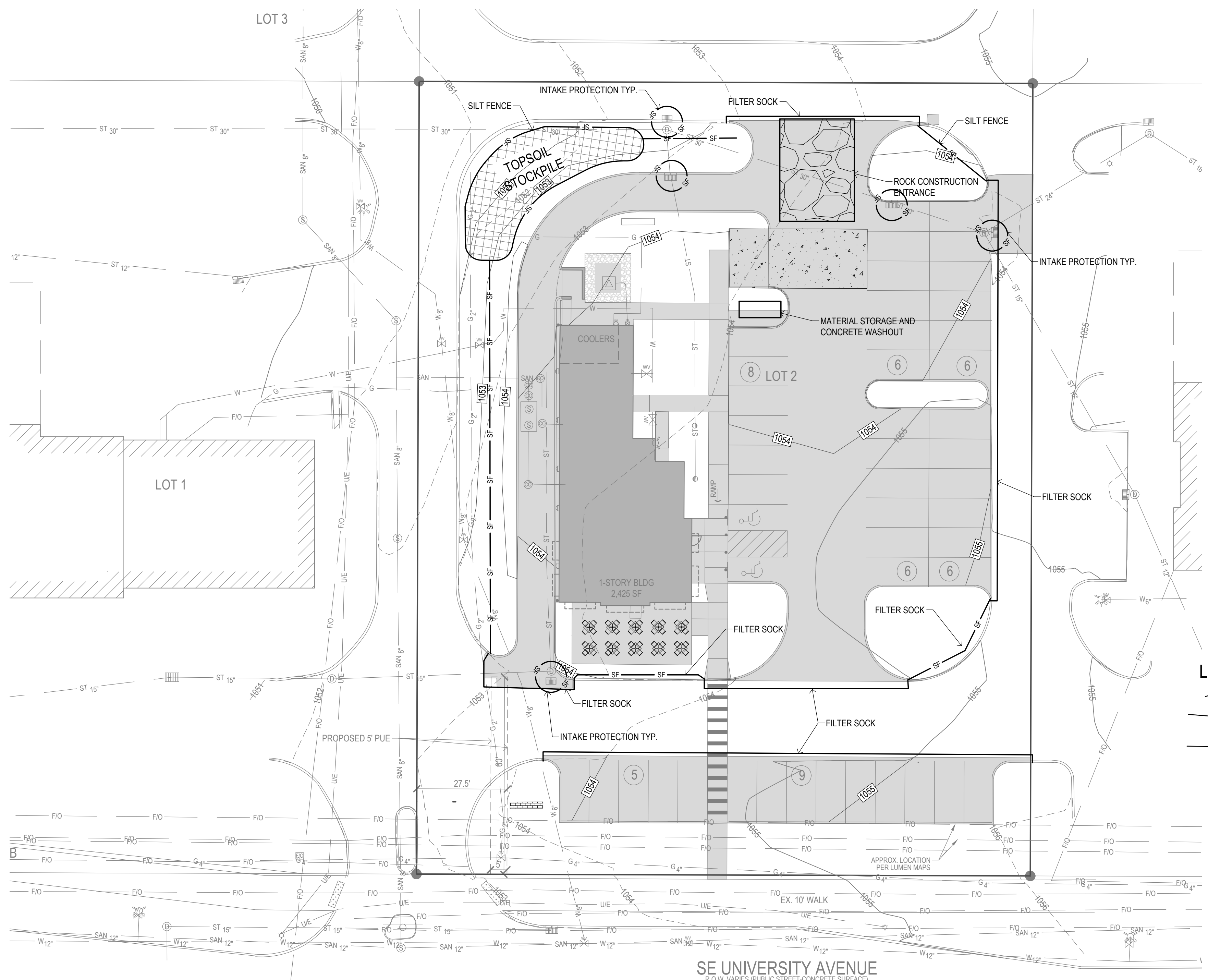
EROSION CONTROL QUANTITIES:

DISTURBED AREA	0.71 ACRES
FILTER SOCK	700 LF
SILT FENCE	150 LF
INLET PROTECTION	5 EA
CONSTRUCTION ENTRANCE	1 EA
CONCRETE WASHOUT	1 EA
PERMANENT SOD	12,425 SF

"SEE LANDSCAPE PLAN FOR SEEDING/SOD TYPES & LOCATIONS" TEMPORARY SEEDING (SUDAS TYPE 4) AS NECESSARY
 "NOTE: EROSION CONTROL QUANTITIES ARE PROVIDED FOR CITY REQUIREMENT ONLY AND ARE A ROUGH ESTIMATE. CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO MEET SITE CONDITIONS."

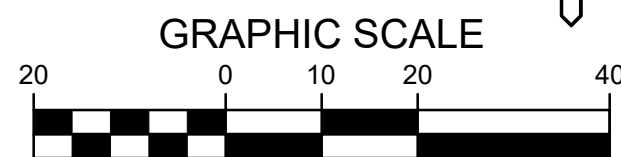


REGIONAL DETENTION BASIN MODIFICATION



LEGEND:

-SF-SF-SF	SOCK FILTER (TYP)
120	EXISTING CONTOUR
120	PROPOSED CONTOUR
[Symbol]	STABILIZED ENTRANCE 30'X90'-6"
[Symbol]	DEEP 2" CLEAN CRUSHED ROCK DRIVE ON GEOTEXTILE



- EROSION CONTROL NOTES:**
- SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES. ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
 - SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
 - INSTALL PERIMETER PROTECTION AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
 - INSTALL INTAKE PROTECTION IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
 - INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK. CONCRETE WASHOUT SHALL MEET SUDAS SPEC 11050.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
 - THIS PROJECT INCLUDES SAWCUTTING OR CONCRETE GRINDING SO PROTECTION OF STORM SEWERS AND DRAINAGE WAYS WILL NEED TO BE PROVIDED FROM SLURRY FROM THE CONCRETE OPERATIONS TO DISCHARGE OFFSITE. SEE SWPPP SHEET AND NARRATIVE FOR ADDITIONAL DETAILS.
 - CONTRACTOR SHALL PROVIDE APPROPRIATE CONTROLS TO PREVENT DISCHARGES FROM ANY AND ALL DEWATERING ACTIVITIES.
 - SEE LANDSCAPE PLAN FOR FINAL STABILIZATION INCLUDING SEEDING AND SODDING AREAS.
 - PER NPDES GENERAL PERMIT NO. 2, IF CONSTRUCTION ACTIVITY IS NOT PLANNED FOR AT LEAST 14 DAYS, ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY BY TEMPORARY EROSION CONTROL MEASURES.
 - THE FOLLOWING DISCHARGES ARE PROHIBITED: WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OIL, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS, FUEL, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE, AND SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING

- EROSION CONTROL REMOVAL NOTES:**
- AFTER FINAL STABILIZATION HAS OCCURRED, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.

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CHARLOTTE'S KTICHEN- WAUKEE
 1165 SE UNIVERSITY AVENUE
 WAUKEE, IOWA

REFERENCE NUMBER:

DRAWN BY:
CJC

REVISION DATE:
11-19-25 CITY
12-09-25 CITY
12-23-25 CITY
1-07-25 CITY
1-20-26 CITY

PROJECT NUMBER:
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SHEET NAME:
SWPPP

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C7.1