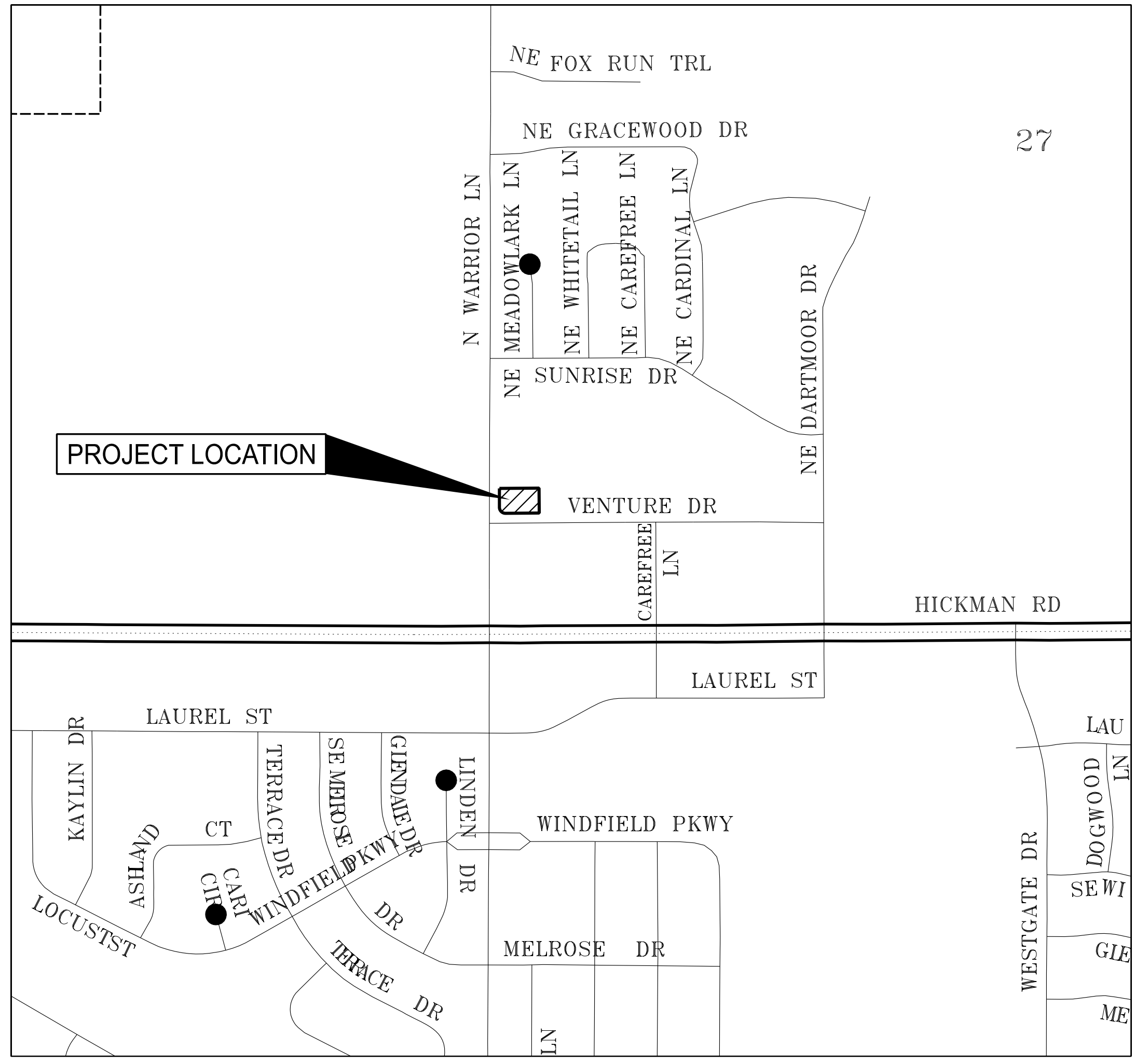


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SITE PLANS FOR JIMMY JOHN'S

105 N. WARRIOR LANE CITY OF WAUKEE, DALLAS COUNTY, IOWA

OWNER/DEVELOPER
 JOHN J. FORBES
 7641 DOUGLAS AVENUE
 URBAN DALE, IOWA

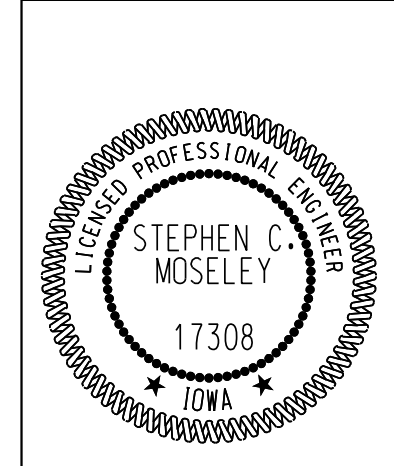


SCALE: 1" = 500'

VICINITY MAP

INDEX OF SHEETS

1. TITLE SHEET
2. PROJECT INFORMATION
3. DIMENSION AND UTILITY PLAN
4. GRADING AND EROSION CONTROL PLAN
5. DETAILS



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.

Stephen C. Moseley, P.E. Date _____
 License Number 17308
 My License Renewal Date is December 31, 2011
 Pages or sheets covered by this seal:
 Sheets 1 THROUGH 4

MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	07/07/11	AMS

Engineer:	CDD	Checked By:	SCM	Scale:	1"=20'
Technician:	SDB	Date:	06-28-11	Field Bk.:	
Project No.:	1110254				
File No.:	D-				

JIMMY JOHN'S

TITLE SHEET

SNYDER & ASSOCIATES

2727 S.W. SNYDER BLVD.
 ANKENY, IOWA 50023
 515-964-2020

WAUKEE, IOWA

ATLANTIC IA 712-243-6505
 CO. BLUFFS, IA 660-882-8888
 CEDAR RAPIDS, IA 712-322-3828
 ST. JOSEPH, MO 816-384-5222

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Sheet 1 of 5

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LEGEND

Features	Existing	Proposed
Spot Elevation	93.0	93.0
Contour Elevation	93	93
Fence (Barbed, Field, Hog)	-x-x-	-x-x-
Fence (Chain Link)	-x-x-	-x-x-
Fence (Wood)	-o-o-	-o-o-
Fence (Silt)	-o-o-	-o-o-
Tree Line	-w-w-	-w-w-
Tree Stump	-w-w-	-w-w-
Deciduous Tree or Shrub		
Coniferous Tree or Shrub		
Communication	---C(x)---	---C---
Overhead Communication	---OC(x)---	---OC---
Fiber Optic	---FO(x)---	---FO---
Underground Electric	---E(x)---	---E---
Overhead Electric	---OE(x)---	---OE---
Gas Main with Size	---4" G(x)---	---4" G---
High Pressure Gas Main with Size	---4" HPG(x)---	---4" HPG---
Water Main with Size	---8" W(x)---	---8" W---
Sanitary Sewer with Size	---8" S(x)---	---8" S---
Duct Bank	---DUCT(x)---	---DUCT---
Test Hole Location for SUE w/ID	⊗1	
(x) Denotes the survey quality service level for utilities		
Sanitary Manhole		
Storm Sewer with Size	12" ST	12" ST
Storm Manhole		
Single Storm Sewer Intake		
Double Storm Sewer Intake		
Fire Hydrant		
Fire Hydrant on Building		
Water Main Valve		
Water Service Valve		
Well		
Utility Pole		
Guy Anchor		
Utility Pole with Light		
Utility Pole with Transformer		
Street Light		
Yard Light		
Electric Box		
Electric Transformer		
Traffic Sign		
Communication Pedestal		
Communication Manhole		
Communication Handhole		
Fiber Optic Manhole		
Fiber Optic Handhole		
Gas Valve		
Gas Manhole		
Gas Apparatus		
Fence Post or Guard Post		
Underground Storage Tank		
Above Ground Storage Tank		
Sign		
Satellite Dish		
Mailbox		
Soil Boring		

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESSES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI/ ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY 'D' INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

UTILITY CONTACT INFORMATION

- C1 HICKORY TECH
JONI MCCABE
(507) 387-1770
JONI.MCCABE@HICKORYTECH.COM
- C2 QWEST LOCAL NET
JACK DUPILKA
(720) 962-1700
JACK.DUPILKA@QWEST.COM
- E1 MIDAMERICAN ENERGY COMPANY
NORM TRENTMANN
(515) 252-6621
NETRENTMANN@MIDAMERICAN.COM
- F01 HICKORY TECH
JONI MCCABE
(507) 387-1770
JONI.MCCABE@HICKORYTECH.COM
- G1 CITY OF WAUKEE
JOHN R. GIBSON
(515) 987-4363
JGIBSON@WAUKEE.ORG

GENERAL NOTES

- A. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- B. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- C. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- D. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
- E. NOTIFY OWNER, ENGINEER, AND CITY OF WAUKEE PUBLIC WORKS AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- F. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
- G. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- H. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
- I. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
- J. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- K. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
- L. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- M. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES AT THE END OF EACH WORK DAY.
- N. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTANENCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
- O. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
- P. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF WAUKEE, AND THE OWNER PRIOR TO CONSTRUCTION.
- Q. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.

HORIZONTAL CONTROL

- CP1, C3 - NW PROPERTY CORNER OF PROJECT SITE. N 74337.55 E 148672.06
- CP2, F7 - SE PROPERTY CORNER OF PROJECT SITE. N 74214.05 E 148872.00
- CP3, F8 - NE PROPERTY CORNER OF PROJECT SITE. N 74339.04 E 148871.07

BENCHMARKS

- 1. BURY BOLT ON HYDRANT AT SW CORNER OF SITE. ELEV.=1023.12

ZONING

C-1 - COMMUNITY AND HIGHWAY COMMERCIAL

PROPERTY DESCRIPTION

THE SOUTH 125' OF LOT 4 OF ENTERPRISE BUSINESS PARK PLAT 1, BEING AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

PROPERTY ADDRESS

105 N WARRIOR LANE

GENERAL USE

RESTAURANT

PARKING REQUIREMENTS:

6 SPACES PER 1,000 SF PLUS 3 QUEUING SPACES PER DRIVE-THROUGH LANE
 = 6 SPACES X 2 = 12 SPACES REQUIRED
 13 SPACES PROVIDED

AREA CALCULATIONS:

TOTAL SITE AREA = 24,743 SF
 PERVIOUS AREA = 9,157 SF
 IMPERVIOUS AREA = 15,586 SF

OPEN SPACE CALCULATIONS:

REQUIRED OPEN SPACE = 20% TOTAL SITE AREA
 = 20% OF 24,743 SF
 REQUIRED OPEN SPACE = 4,949 SF
 PROPOSED OPEN SPACE = 9,157 SF

LANDSCAPE CALCULATIONS:

REQUIRED LANDSCAPING = 1 TREE PER 1,500 SF OF REQUIRED OPEN SPACE AND 1 SHRUB PER 1,000 SF OF REQUIRED OPEN SPACE
 = 4 TREES AND 5 SHRUBS
 EXISTING LANDSCAPING = 9 TREES AND 6 SHRUBS

MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	07/07/11	ANS
Engineer:	Checked By:	Scale:	1"=
CDD	SCM	Field Bk:	
Technician:	Date:	Project No.:	Pg.:
SDB	06-28-11	110254	
File No.:	D-		

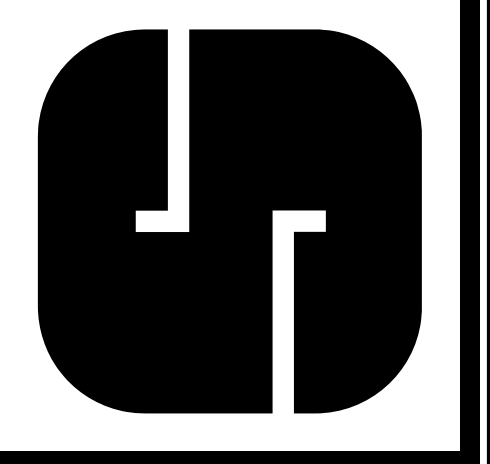
WAUKEE, IOWA

PROJECT INFORMATION

JIMMY JOHN'S

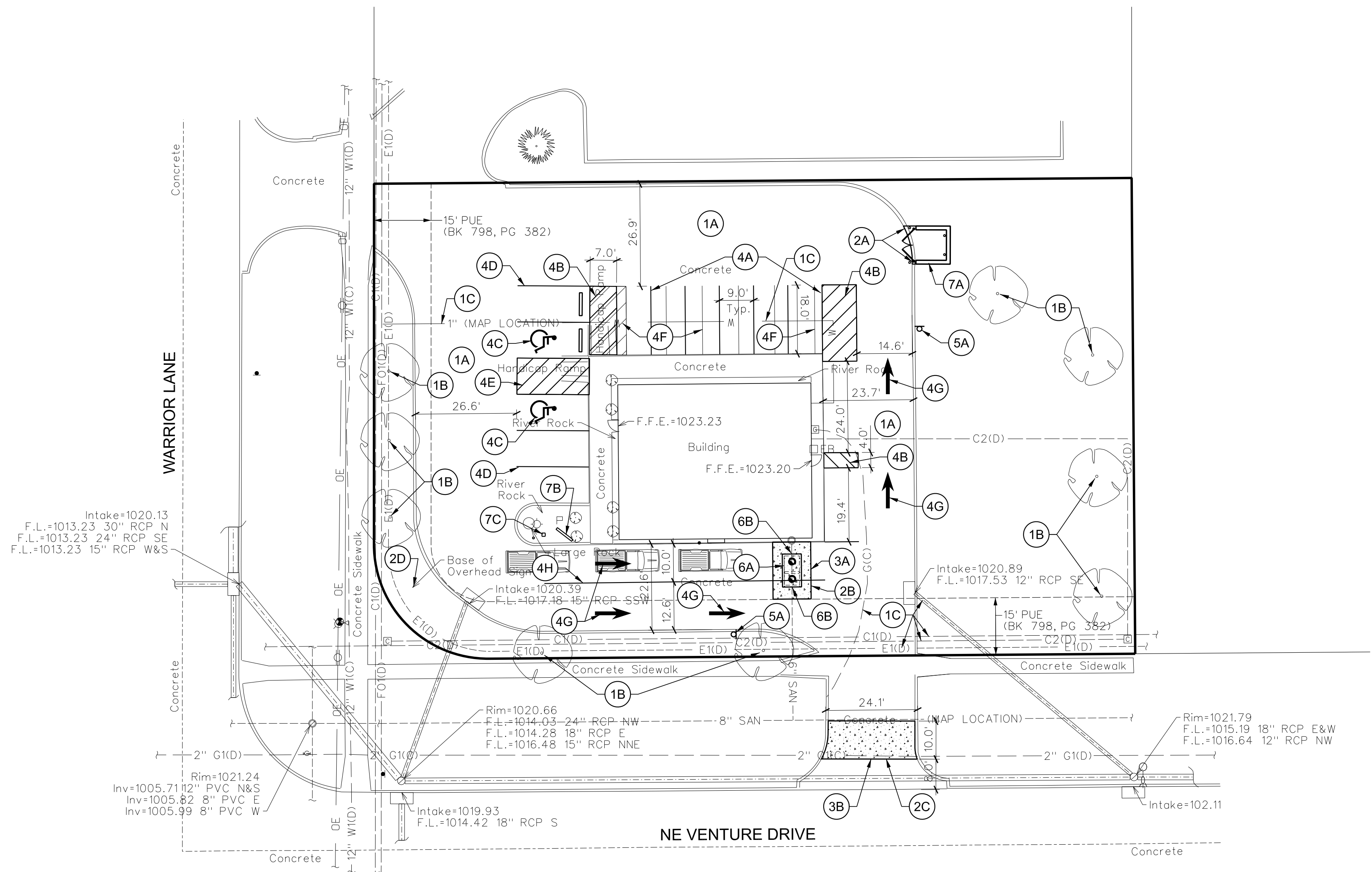
SNYDER & ASSOCIATES

ATLANTIC IA 2727 S.W. SNYDER BLVD.
 CO. BUENOS IA 712-243-8605 ANKENY, IOWA 50023
 CEDAR RAPIDS IA 712-325-3828 ST. JOSEPH, MO 816-364-5222
 515-964-2020



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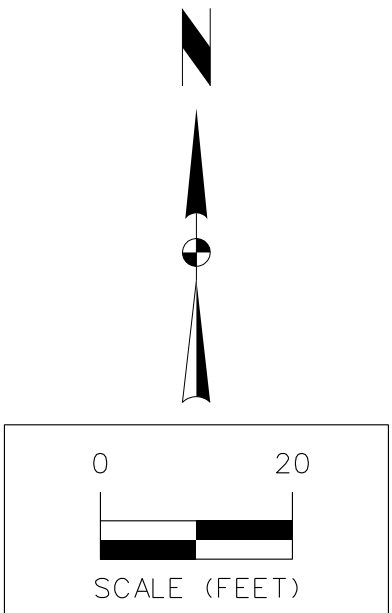


DIMENSION PLAN CONSTRUCTION NOTES

- EXISTING FEATURES, PROTECT THE FOLLOWING:
 - PAVEMENTS TO REMAIN.
 - PROTECT EXISTING TREES.
 - PROTECT EXISTING UTILITIES.
- DEMOLITION, REMOVE THE FOLLOWING:
 - CURBING (FOR TRASH ENCLOSURE INSTALLATION).
 - PAVEMENT (FOR GREASE INTERCEPTOR).
 - PAVEMENT (FOR APPROACH REPLACEMENT).
 - EXISTING POLE SIGN.
- PAVEMENTS, PROVIDE THE FOLLOWING:
 - PCC DRIVE, 6" DEPTH NON-REINFORCED PAVEMENT ON 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - PCC DRIVE, 8" DEPTH NON-REINFORCED PAVEMENT ON 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
 - PAINTED PARKING STALL LINE.
 - 45° STRIPING AT 3' ON CENTER SPACING.
 - REPAINT STATE OF IOWA APPROVED ACCESSIBLE SPACE SYMBOL.
 - REPAINT PARKING STALL LINE.
 - REPAINT 45° STRIPING AT 3' ON CENTER SPACING.
 - REMOVE EXISTING PARKING STALL LINES.
 - DIRECTIONAL ARROW.
 - 4" PAINTED DRIVE THROUGH LANE LINE.
- SIGNS, PROVIDE THE FOLLOWING:
 - "DO NOT ENTER", R5-1, 30" X 30" WITH POST.
- SANITARY SEWER SERVICES, PROVIDE THE FOLLOWING:
 - 1,000 GALLON GREASE INTERCEPTOR. SEE ARCHITECTURAL DETAILS.
 - MODIFY EXISTING 6" SANITARY SEWER SERVICE LINE FOR CONNECTIONS TO GREASE INTERCEPTOR.
- SITE AMENITIES, PROVIDE THE FOLLOWING:
 - TRASH ENCLOSURE. SEE DETAILS SHEET 5.
 - MENU BOARD. SEE ARCHITECTURAL DETAILS.
 - SPEAKER POST. SEE ARCHITECTURAL DETAILS.

DIMENSION PLAN GENERAL NOTES

- UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FEATURES WHICH ARE TO REMAIN. DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONSTRUCT ALL SITE IMPROVEMENTS AND UTILITIES IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 'MUTCD'. ALL PROPOSED SIGNS SHALL CONFORM TO THE 'MUTCD' MANUAL.
- THE CONTRACTOR SHALL LOAD AND TRANSPORT ALL MATERIALS NOT DESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- SAW-CUT AT TERMINATION TO FULL DEPTH ALL PAVEMENTS TO BE REMOVED.



1	REVISED PER CITY COMMENTS	07/07/11	ANS	DATE	BY
MARK			REVISION	DATE	BY
Engineer:	CDD	Checked By:	SCM	Scale:	1"=20'
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Project No.:	110254				
File No.:	D-				

JIMMY JOHN'S
DIMENSION AND UTILITY PLAN

SNYDER & ASSOCIATES

WAUKEE, IOWA

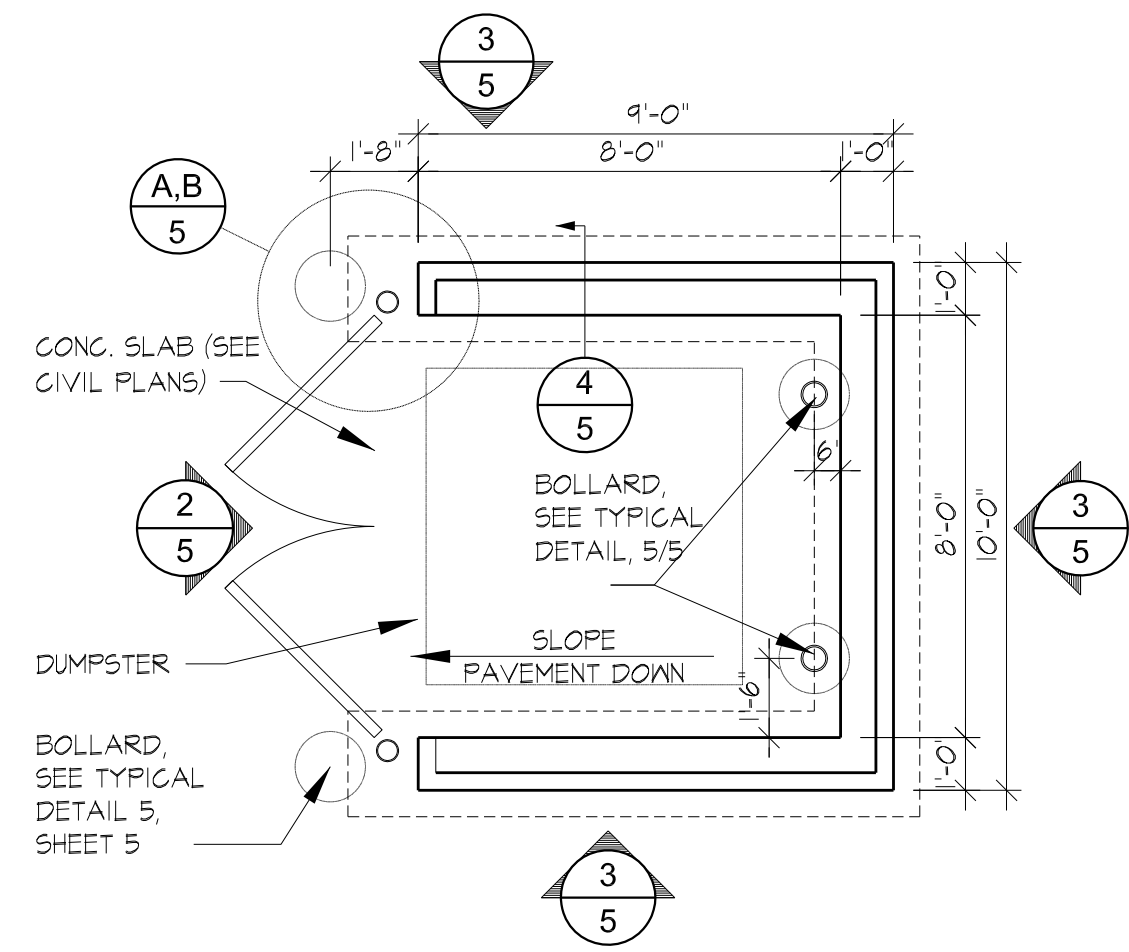
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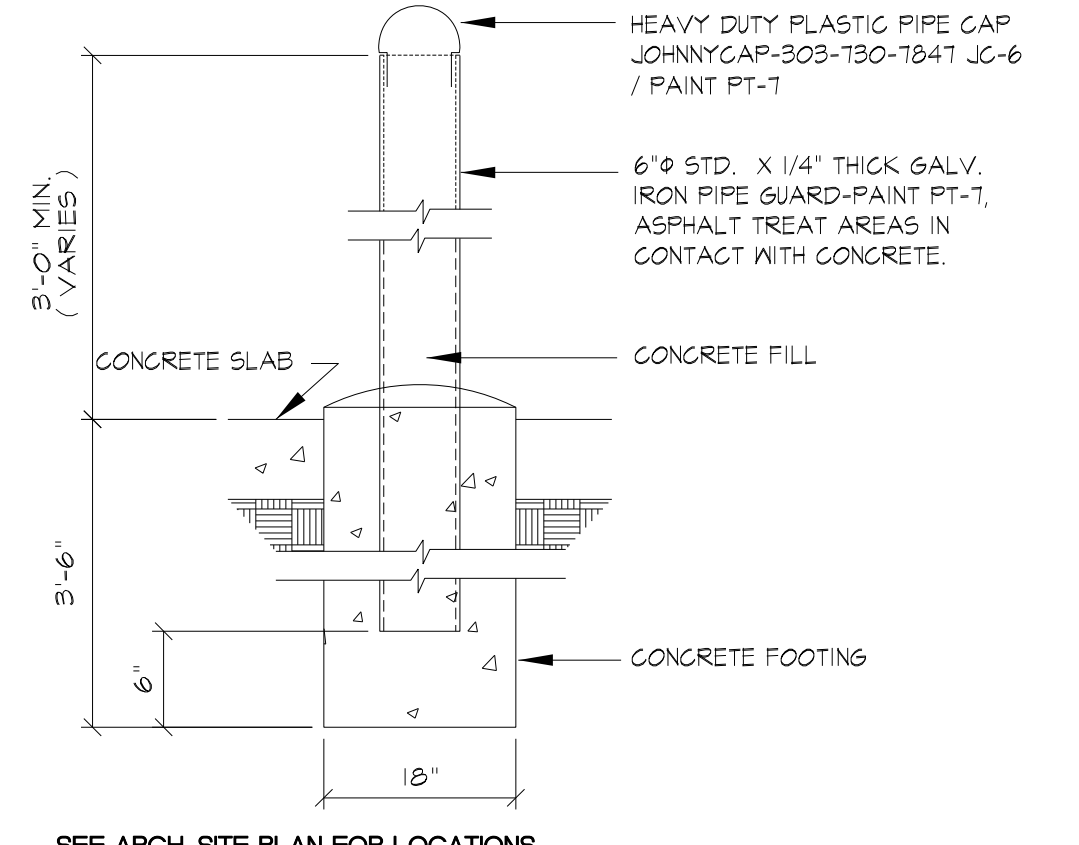
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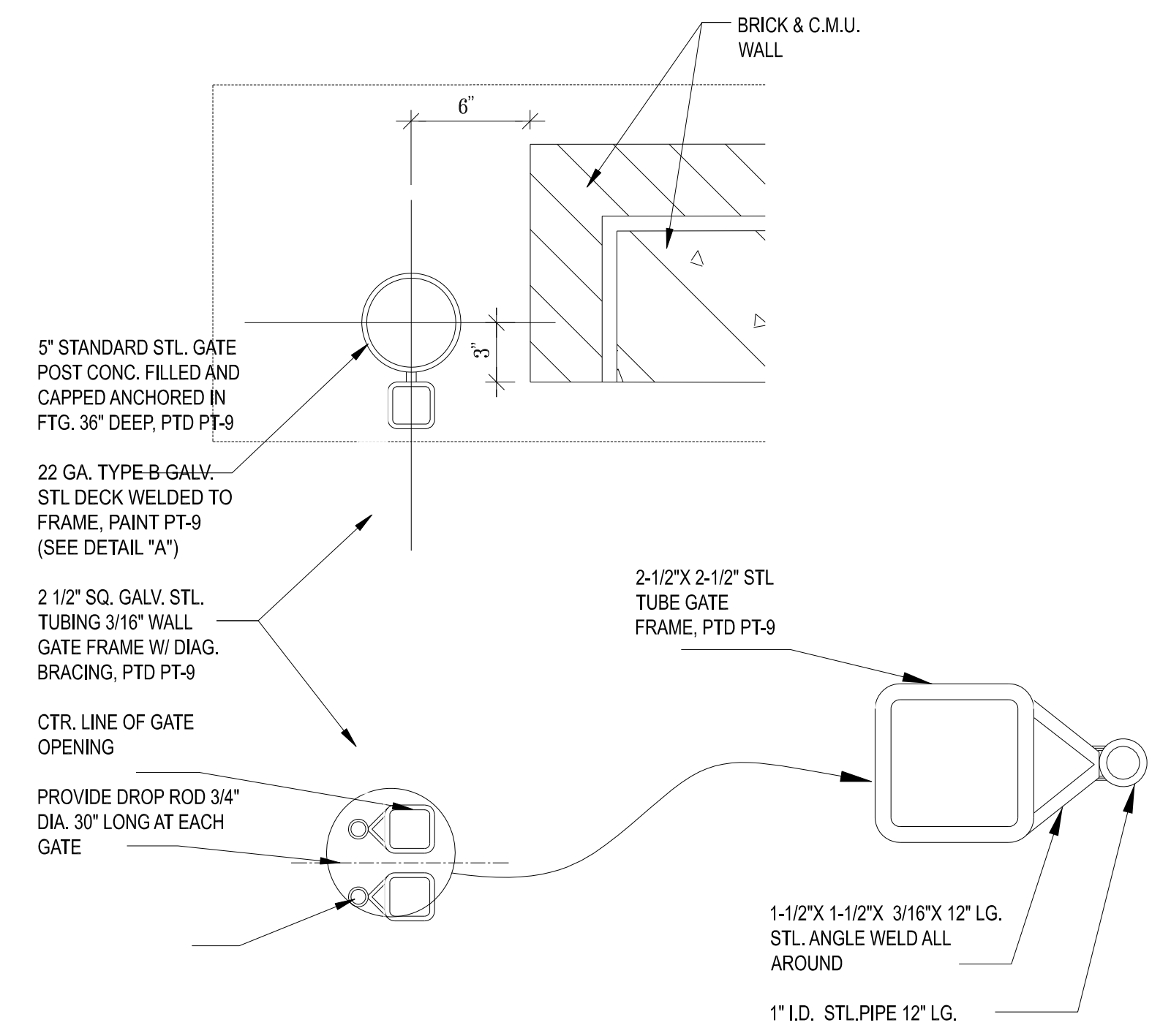
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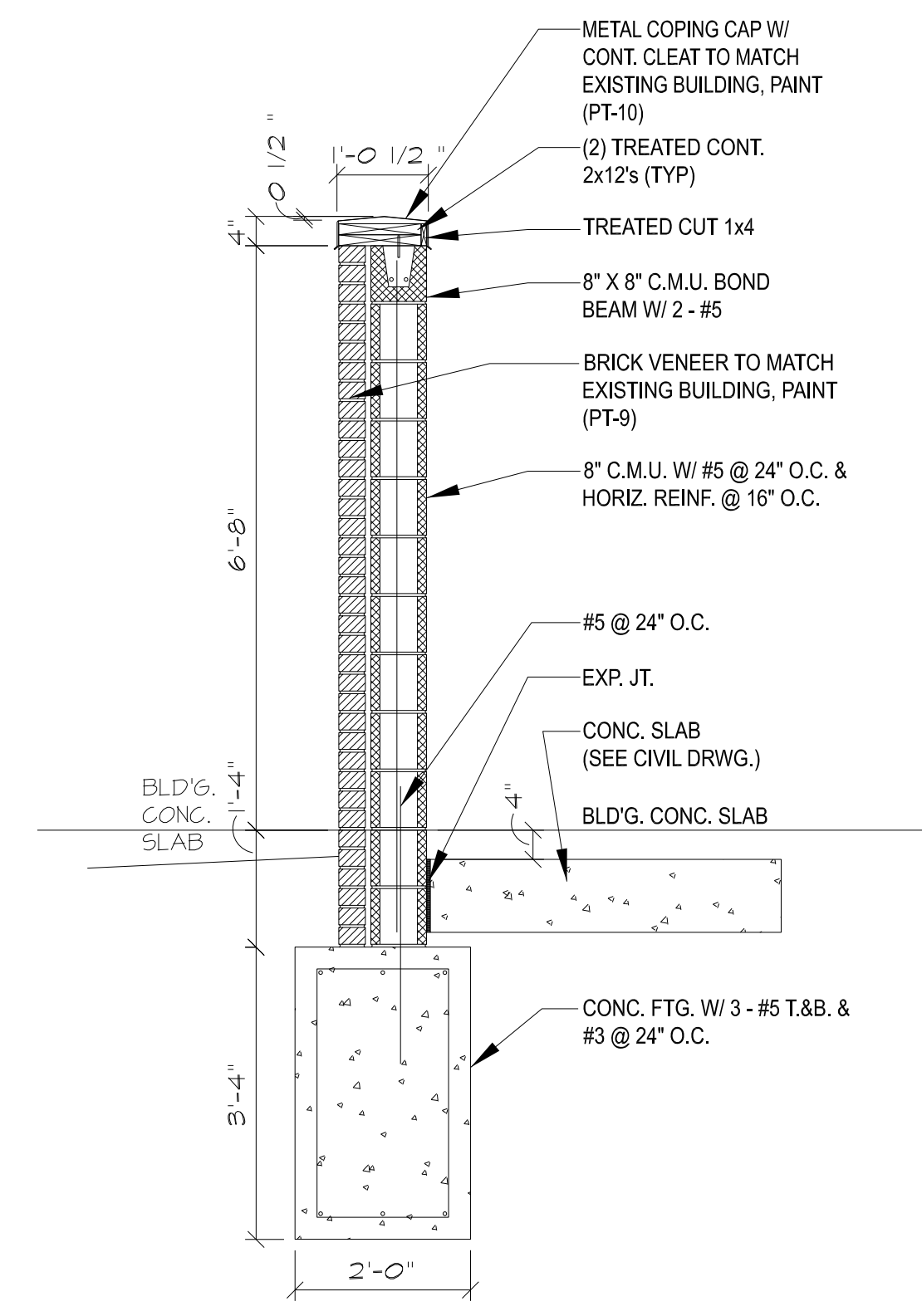
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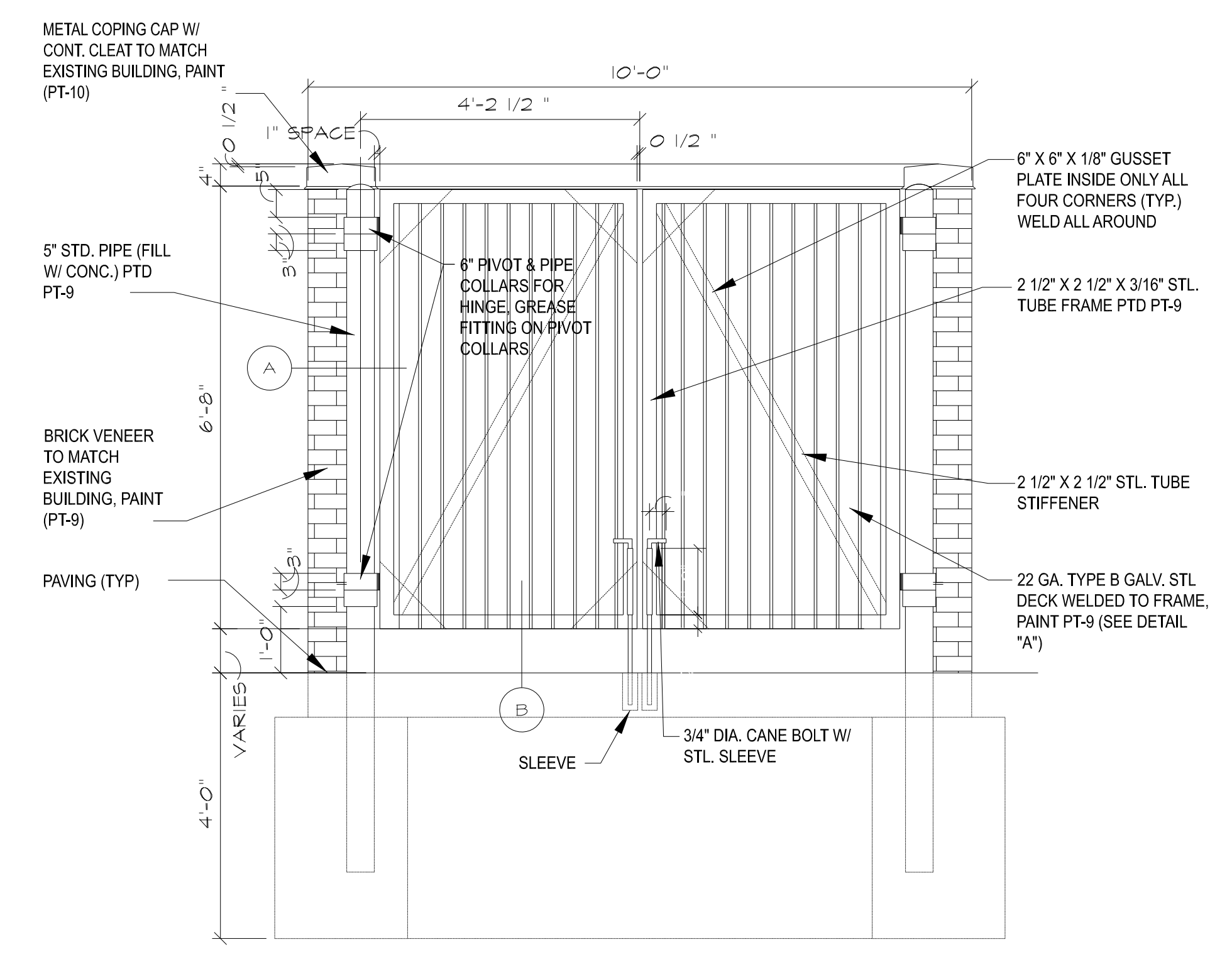
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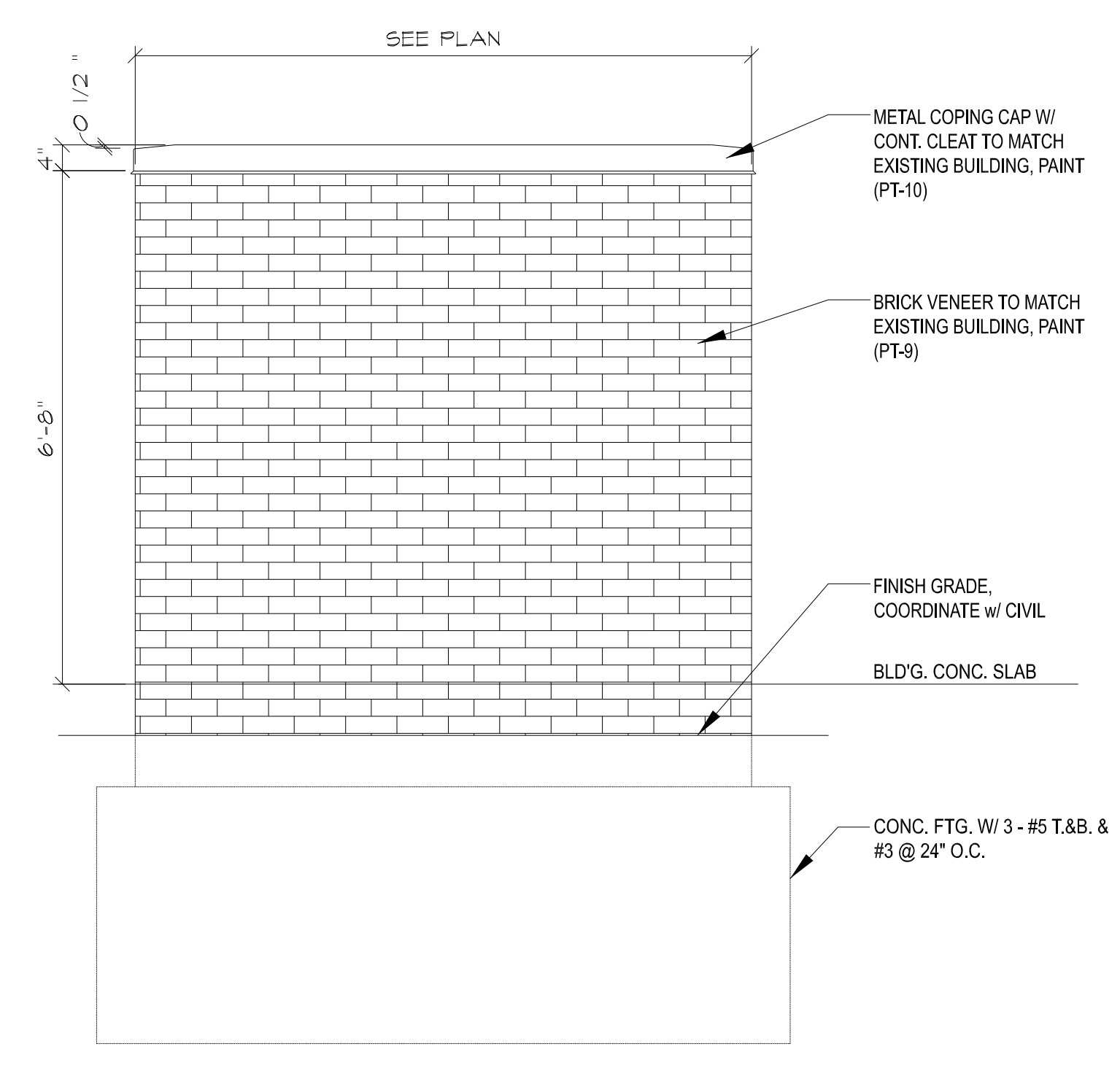
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B DETAIL NO SCALE



4 DUMPSTER ENCLOSURE WALL
NO SCALE



2 DUMPSTER ENCLOSURE GATE
NO SCALE



3 DUMPSTER ENCLOSURE WALL
NO SCALE

	1 REVISED PER CITY COMMENTS	07/07/11 AWS	DATE	BY	11=20	Pg.	Sheet 5 of 5
	MARK	REVISION	DATE	BY	11=20		
	Engineer: CDD	Checked By: SCM	Scale: 1"=20'	Field Bk:			
	Technician: SDB	Date: 06-28-11	Project No: 110254	File No: D-			

JIMMY JOHN'S

DETAILS

WAUKEE, IOWA

ATLANTIC IA 52201
 CO. BLUFFS, IA 52008
 CEDAR RAPIDS, IA 52402
 ST. JOSEPH, MO 64501

660-882-8888
 712-323-5322
 319-362-9394

SNYDER & ASSOCIATES

2727 S.W. SNYDER BLVD.
 ANKENY, IOWA 50023
 515-964-2020