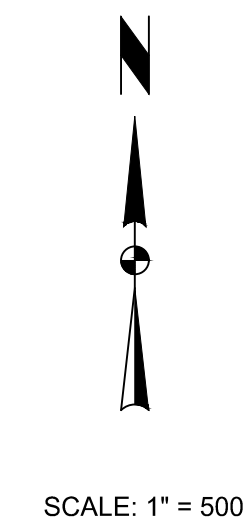


SITE PLAN FOR UNLEASHED PETS

LOT 1, WILLIAMS POINTE COMMERCIAL PLAT 2 970 SE BRICK DRIVE CITY OF WAUKEE, DALLAS COUNTY, IOWA



VICINITY MAP



OWNER
CORALVILLE AAP, LLC
9251 WILLOW LANE
FREMONT, WI 54940

DEVELOPER
DOWNING CONSTRUCTION, INC
509 E SCENIC VALLEY AVENUE
INDIANOLA, IA 50125
CONTACT: NICK WELTER
PHONE: (515) 961-5386

ENGINEER
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
(515)964-2020
JASON LEDDEN, PE

HOURS OF OPERATION
SUNDAY THROUGH SATURDAY:
DOGGIE DAYCARE: 6 AM TO 5 PM
OPEN PLAY: 5 PM TO 10 PM

Sheet List Table

C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	DIMENSION PLAN
C300	GRADING AND SEDIMENT CONTROL PLAN
C301	DETAILED GRADING PLAN
C400	UTILITY PLAN
C500	PLANTING PLAN
C600	SITE DETAILS

UNLEASHED PETS

TITLE SHEET

WAUKEE, IOWA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



Project No: 123.0192.01

Sheet C100

MARK	REVISION	DATE	BY
5	REVISED PER CITY COMMENTS	06-06-23	LJM
4	REVISED PER CITY COMMENTS	05-30-23	LJM
3	REVISED PER OWNER COMMENTS	03-17-23	LJM
2	REVISED PER CITY COMMENTS	03-07-23	LJM

Engineer: ENGR	Checked By: JAL	Scale: 1" = 500'
Technician: TLS	Date: 02/07/2023	T-R-S: TTN-RRW-SS

Project No: 123.0192.01

Sheet C100

LEGEND

Table with 2 columns: FEATURES and FOUND. Lists various survey features like Section Corner, ROW Marker, Control Point, etc., with their corresponding symbols.

Table with 3 columns: FEATURES, EXISTING, and PROPOSED. Lists features like Spot Elevation, Contour Elevation, Fence, etc., with symbols for both existing and proposed states.

(*) Denotes the survey quality service level for utilities

Table with 2 columns: FOUND and SET. Lists utility types like Sanitary Manhole, Storm Sewer, Water Main, etc., with symbols for found and set locations.

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES 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.

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.

NOTES

- 1. 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.

NOTES

- 1. BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.

PROPERTY DESCRIPTION

LOT 1, WILLIAMS POINTE COMMERCIAL PLAT 2

ZONING

C-1: COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

BULK REGULATIONS

FRONT YARD SETBACK: 30 FEET
SIDE YARD SETBACK: 0 FEET
REAR YARD SETBACK: 30 FEET

PARKING REQUIREMENTS

ANIMAL BOARDING/KENNEL
3 SPACES PER 1,000SF
5,950 SF/1000SF X 3 SPACES = 19 SPACES REQUIRED
19 SPACES PROVIDED
(INCLUDING 1 ACCESSIBLE SPACE)

LOT AREA

65,108 SF (1.49 AC)

SITE INFORMATION

PROPOSED BUILDING HEIGHT: 24'-0"
BUILDING: 5,970 SF
PAVEMENT: 10,534 SF
TOTAL IMPERVIOUS AREA: 16, 504 SF

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552300453.

Table with 2 columns: Utility Type and Contact Information. Lists various utility providers like COMMUNICATION EXPERTS, CENTURY LINK, MEDIACOM, etc.

CONTROL POINTS

Table with 2 columns: Control Point ID and Description. Lists control points CP1 through CP4 with their coordinates and locations.

BENCHMARKS

Table with 2 columns: Benchmark ID and Description. Lists benchmarks BM500 and BM501 with their coordinates and locations.

DATE OF SURVEY

JANUARY 24, 2023

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

- 1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE. THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT THE CLEAN WATER ACT AND ANY LOCAL ORDINANCES.

C. POLLUTION PREVENTION PLAN

- 1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.

Table with 4 columns: REVISED PER CITY COMMENTS, DATE, REVISION, and BY. Lists revision history for the document.

WAUKEE, IOWA
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
www.snyder-associates.com

UNLEASHED PETS
PROJECT INFORMATION
SNYDER & ASSOCIATES, INC.

UNLEASHED PETS
PROJECT INFORMATION
SNYDER & ASSOCIATES, INC.

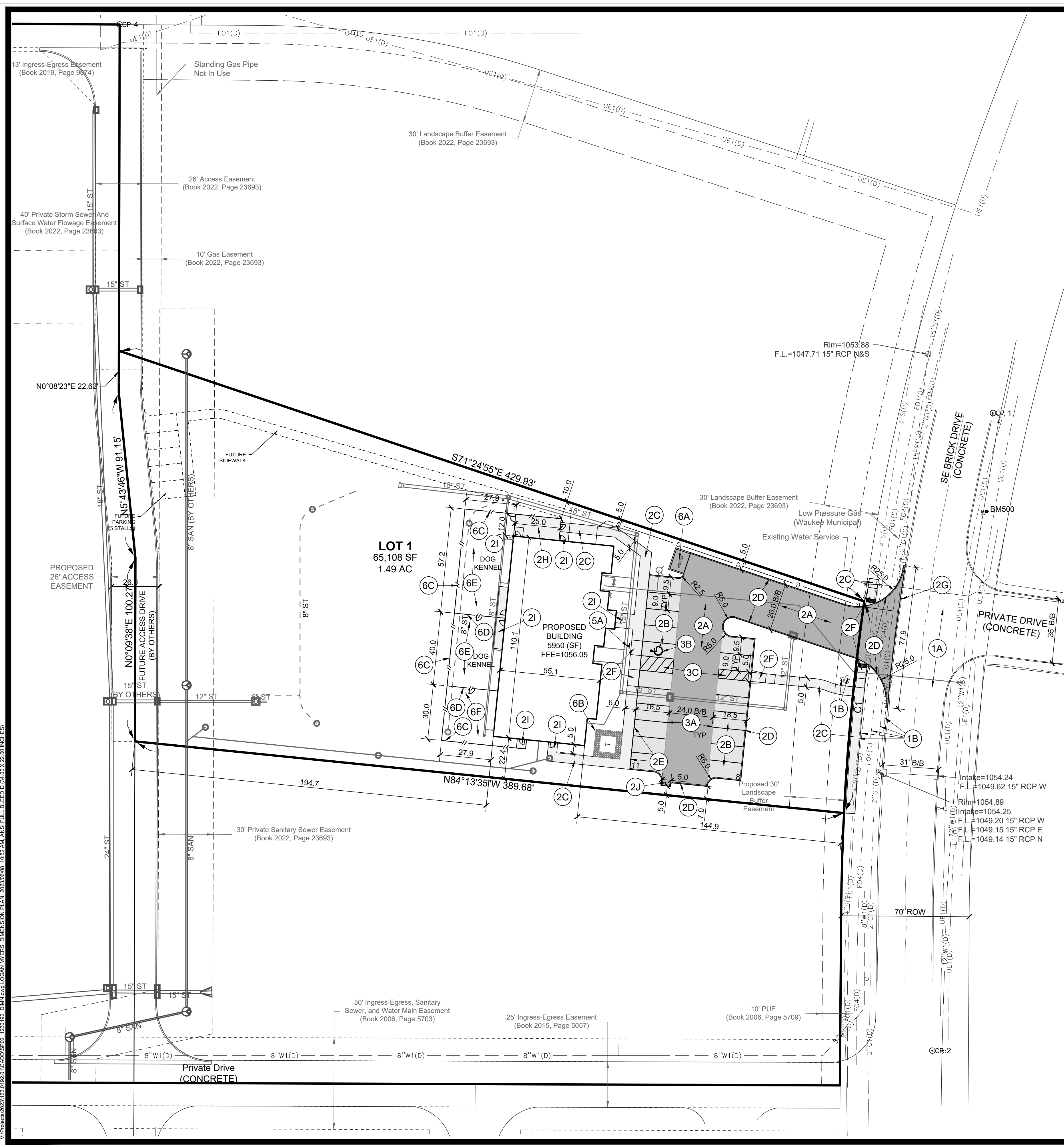
UNLEASHED PETS
PROJECT INFORMATION
SNYDER & ASSOCIATES, INC.

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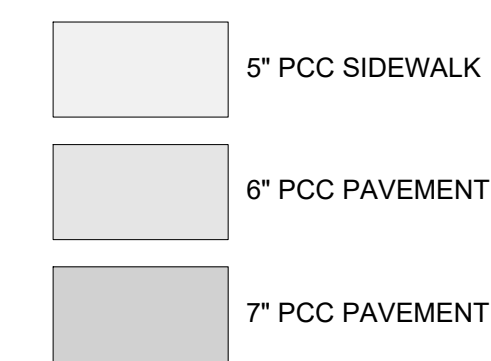
Project No: 123.0192.01
Sheet C101



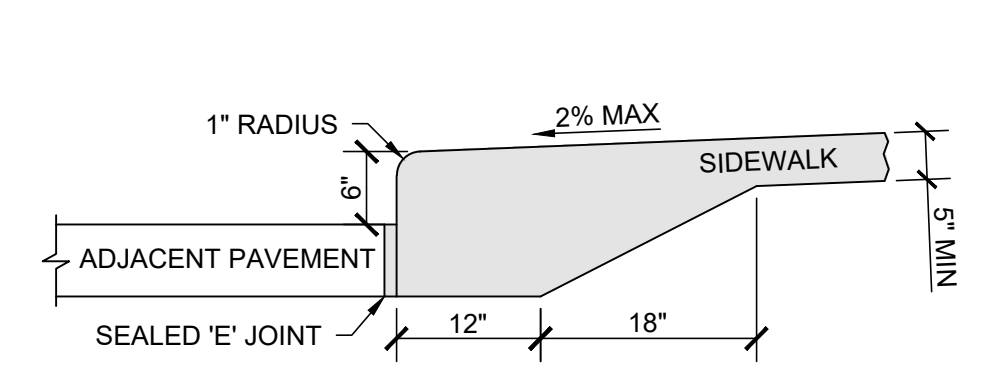
DIMENSION PLAN CONSTRUCTION NOTES

- EXISTING FEATURES, PROTECT THE FOLLOWING:
 - PAVEMENTS TO REMAIN.
 - PROTECT EXISTING UTILITIES, ANY DAMAGE TO THE EXISTING UTILITIES THAT ARE NOT SCHEDULED FOR MODIFICATION OR DEMOLITION SHALL BE REMEDIATED AT THE CONTRACTORS EXPENSE WITH WORK BEING PERFORMED TO THE UTILITY OWNER'S SPECIFICATION.
- PAVEMENTS, PROVIDE THE FOLLOWING:
 - PCC DRIVES, 7" DEPTH PAVEMENT ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - PCC PARKING, 6" DEPTH PAVEMENT ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - PCC SIDEWALKS, 5" DEPTH PAVEMENT.
 - 6" STANDARD CURB. SEE DETAIL THIS SHEET.
 - PCC INTEGRAL SIDEWALK AND CURB. SEE DETAIL THIS SHEET.
 - PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33%. PROVIDE DETECTABLE WARNING SYSTEM AT RAMPS WHERE PEDESTRIAN TRAFFIC MEETS VEHICULAR TRAFFIC.
 - CONNECT TO EXISTING PAVEMENT USING DRIVE 'TYPE A' CONNECTION.
 - UNCOVERED 5" PCC PATIO.
 - PCC STOOP. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS.
 - 5' X 5' PCC CUNETTE.
 - TAPER TO STANDARD CURB IN 3 FEET.
- PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
 - 4" WIDE PAINTED PARKING STALL LINES.
 - PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
 - 45" STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
- SIGNS, PROVIDE THE FOLLOWING:
 - PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
- COORDINATE BUILDING WITH ARCHITECTURAL PLANS.
- SITE AMENITIES, PROVIDE THE FOLLOWING:
 - TRASH ENCLOSURES. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - TRANSFORMER.
 - 6" TALL VINYL PRIVACY FENCE W/ COYOTE ROLLER. COLOR TO BE GREY.
 - 4" VINYL PRIVACY FENCE W/ COYOTE ROLLER. COLOR TO BE SELECTED BY OWNER.
 - FOREVERLAWN K9 GRASS CLASSIC
 - AIRING YARDS TO BE PEA GRAVEL.

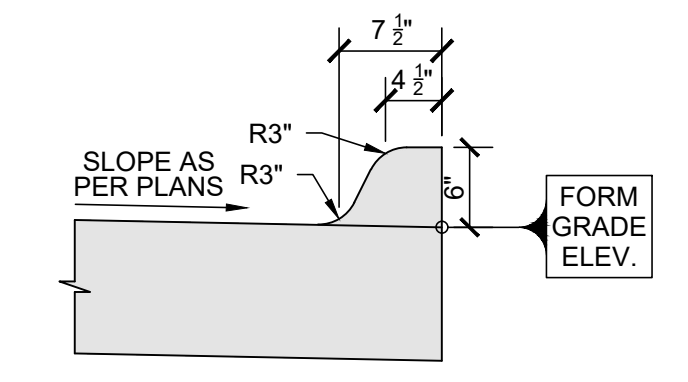
PAVEMENT LEGEND



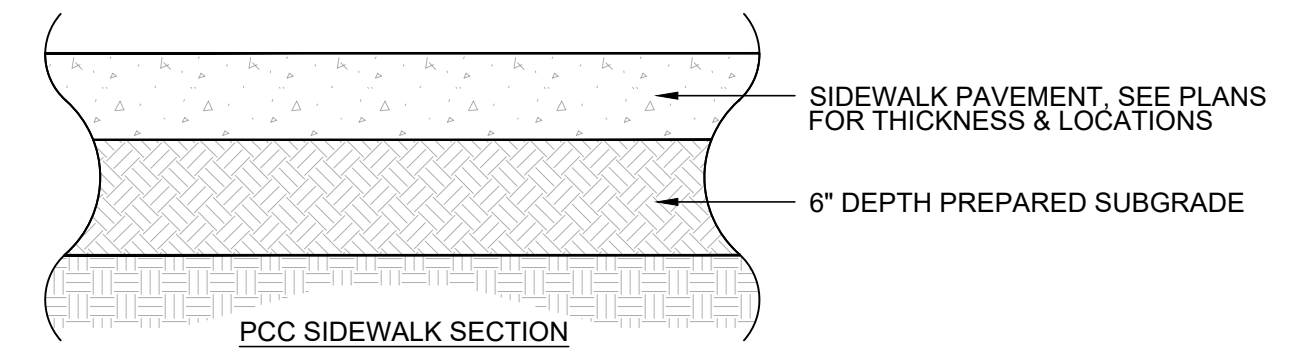
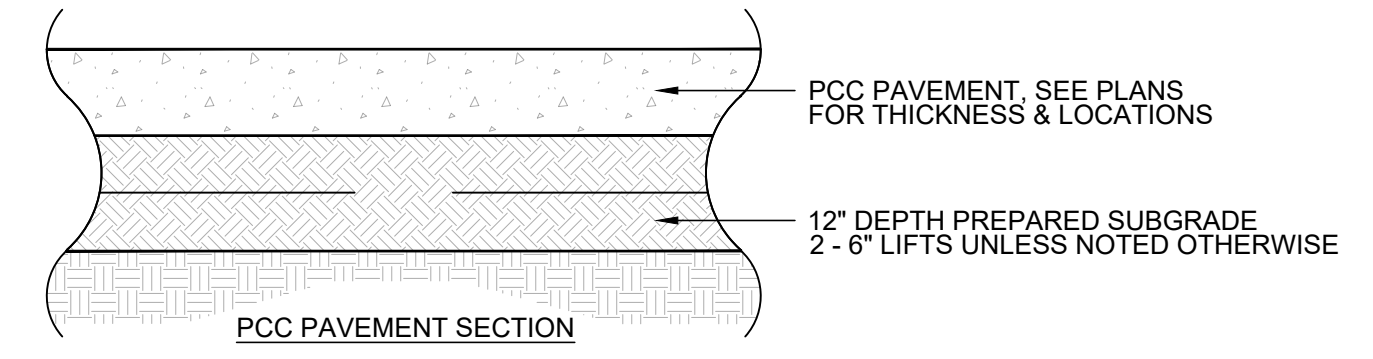
CURVE TABLE					
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	5°11'12"	1285.00'	116.32'	58.20'	S5°27'07"W 116.28'



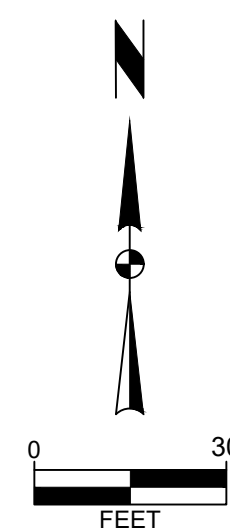
2 INTEGRAL SIDEWALK AND CURB DETAIL
C200 NO SCALE



1 6-INCH STANDARD CURB
C200 NO SCALE



3 TYPICAL PAVEMENT CROSS SECTIONS
C200 NO SCALE

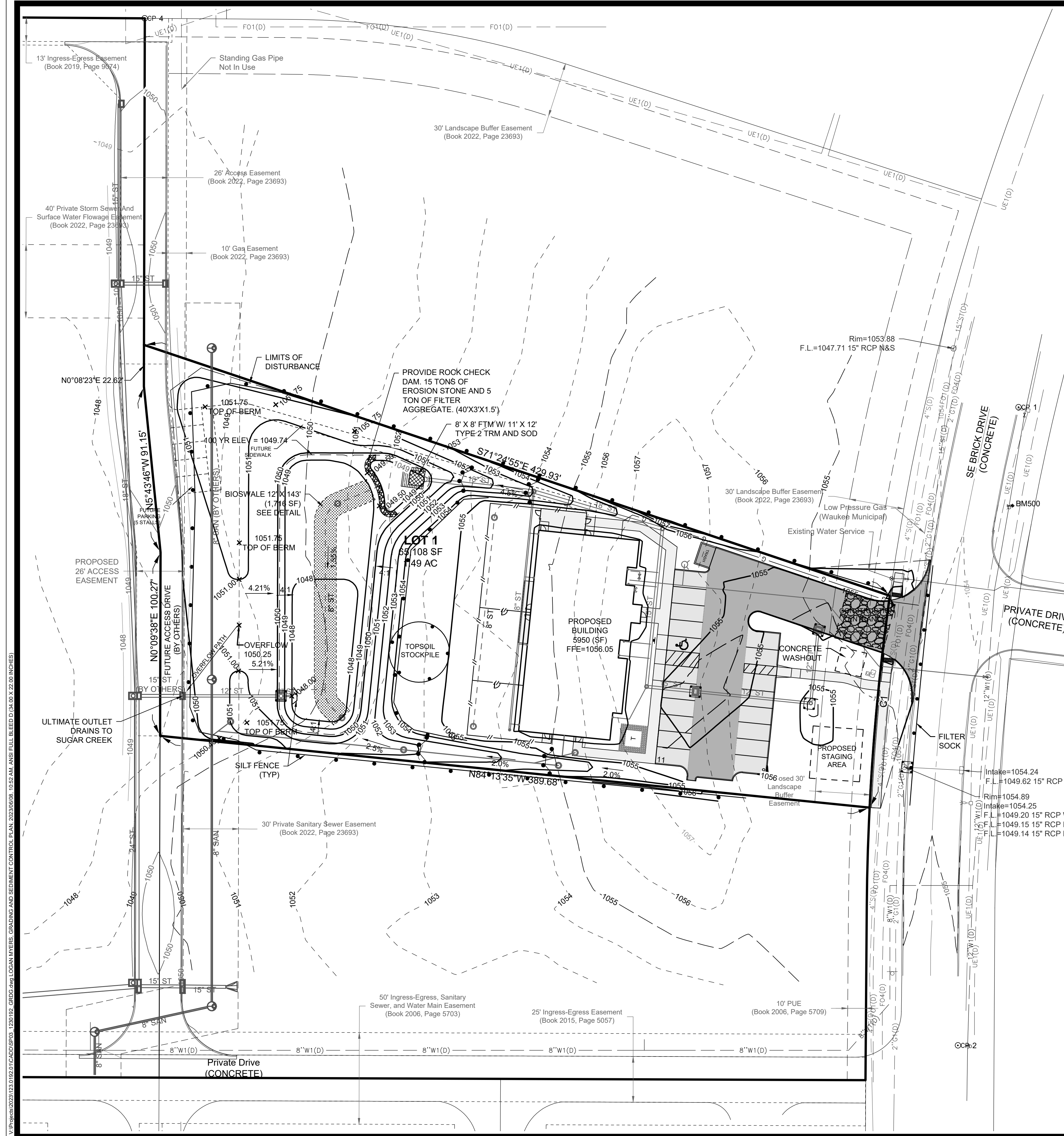


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4	REVISED PER CITY COMMENTS	05-30-23	LJM
3	REVISED PER OWNER COMMENTS	03-17-23	LJM
2	REVISED PER CITY COMMENTS	03-07-23	LJM

Engineer: ENGR. TLS
Checked By: JAL
Date: 02/07/2023
Scale: 1" = 30'
Technician: TLR
TTR-RRW-SS

UNLEASHED PETS
DIMENSION PLAN
WAUKEE, IOWA
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 123.0192.01
Sheet C200



GRADING NOTES

- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
- ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
- EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED WITH TYPE 4 SEED MIX. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH IDNR GENERAL PERMIT #2.
- PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS. INLETS NEED TO BE PROTECTED PRIOR TO PAVING AS WELL.
- THE VOLUME OF THE DETENTION BASIN WILL NEED TO BE VERIFIED AND PROVIDED TO THE CITY BEFORE A FINAL C.O. IS ISSUED.

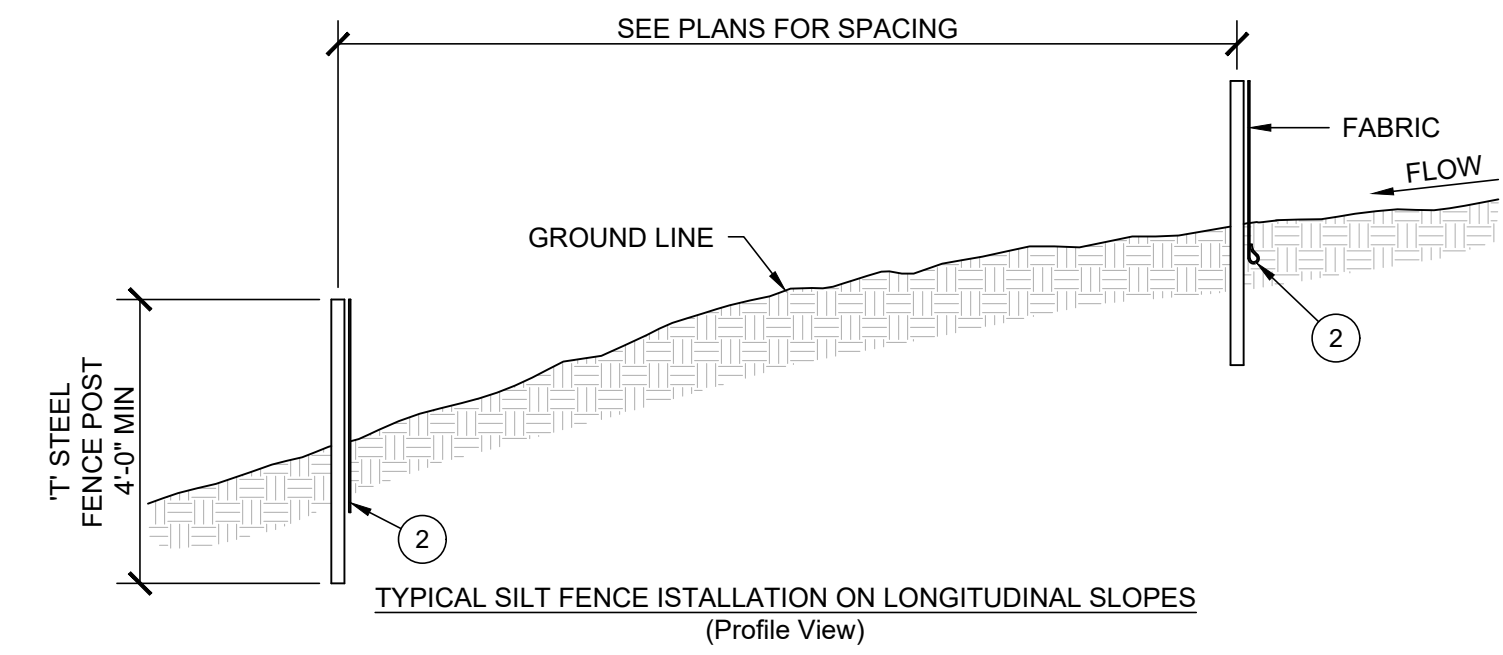
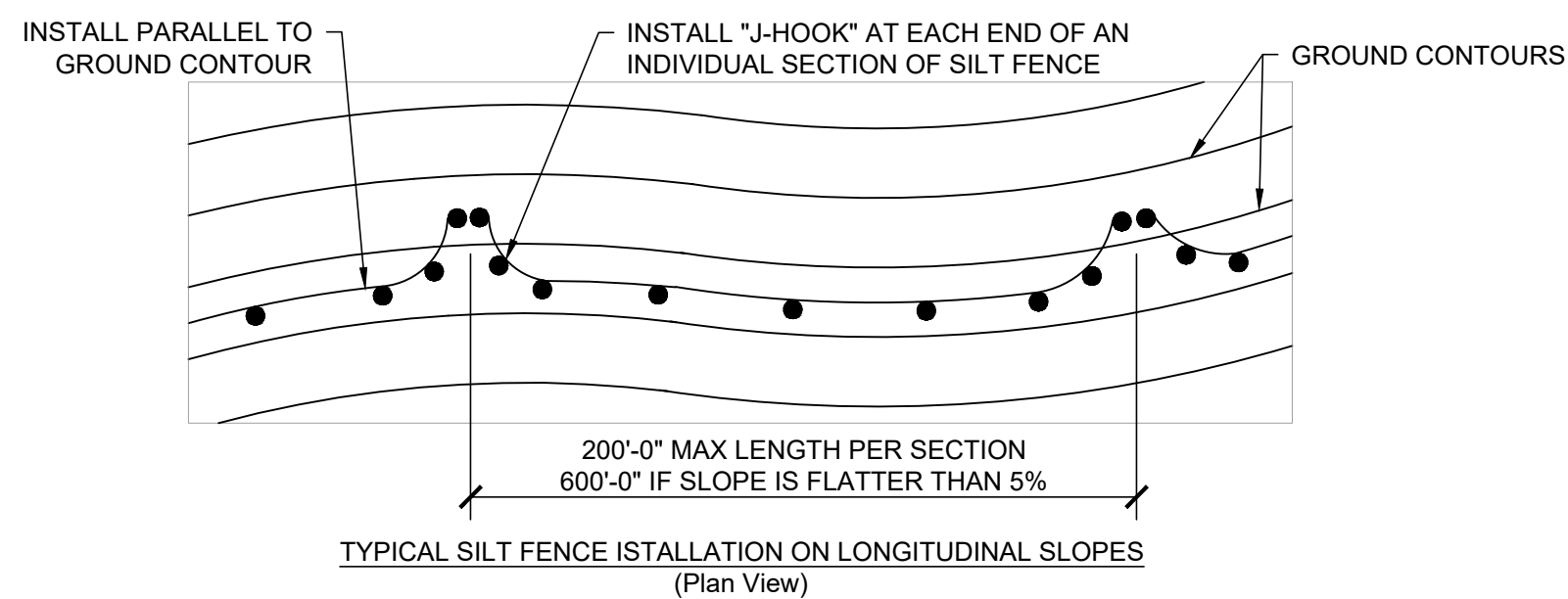
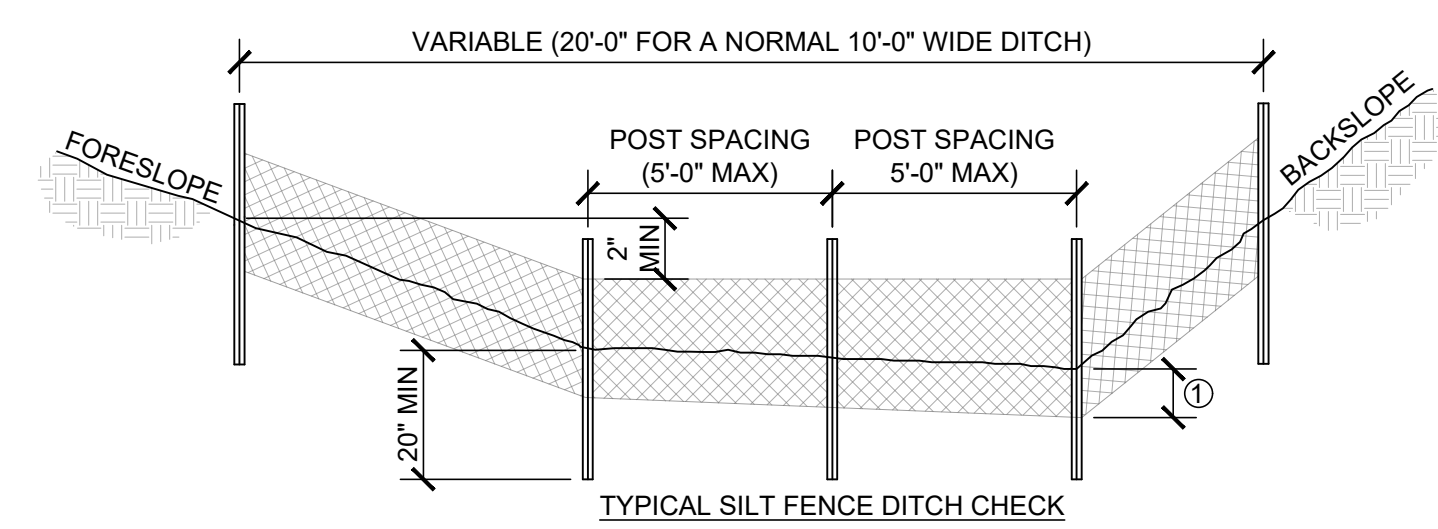
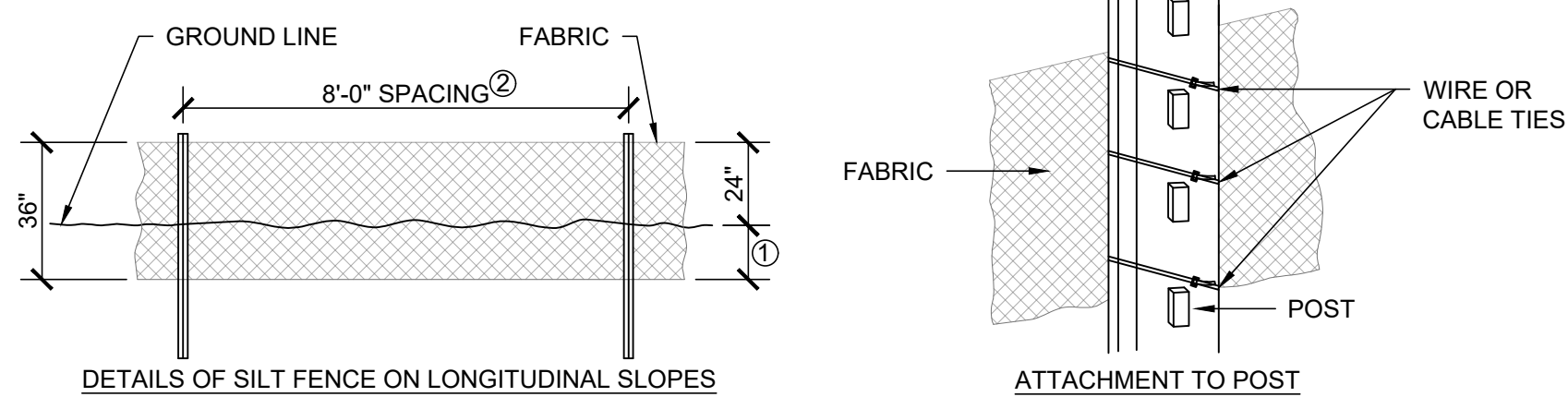
QUANTITIES

SEEDING AND MULCHING	=1.49 AC
SILT FENCE	=1300 LF
BELOW GRADE INLET PROTECTION	=5 EA
DISTURBED AREA	=1.49 AC
SOD	=1.10 AC
NATIVE SEEDING	=5,587 SF
TRM	=48 SF

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
 IARTN DERIVED - US SURVEY FEET
 BM500 N=584176- E=1544733- Z=1055.37
 BURY BOLT ON HYDRANT LOCATED EAST SIDE BRICK ROAD, NORTH OF DRIVE. (AS SHOWN ON SURVEY)

- INSERT 12 INCHES OF FABRIC A MINIMUM OF 6 INCHES DEEP (FABRIC MAY BE FOLDED BELOW THE GROUND LINE).
- REDUCE POST SPACING TO 5'-0" AT WATER CONCENTRATION AREAS, OR AS REQUIRED TO ADEQUATELY SUPPORT FENCE.



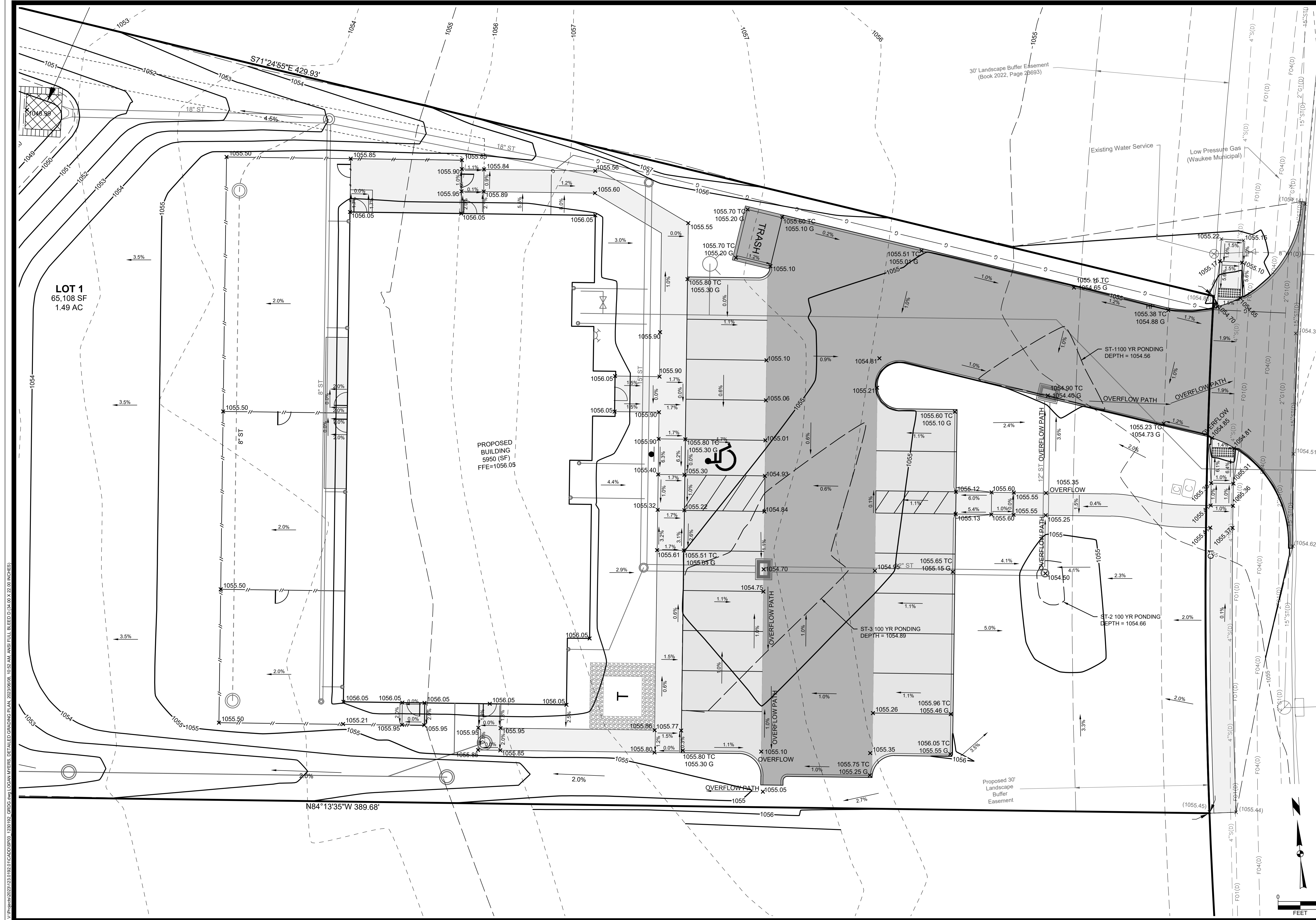
1 SILT FENCE DETAIL
 C300 NO SCALE

5	REVISED PER CITY COMMENTS	06-06-23	LJM
4	REVISED PER CITY COMMENTS	05-30-23	LJM
3	REVISED PER OWNER COMMENTS	03-17-23	LJM
2	REVISED PER CITY COMMENTS	03-07-23	LJM

MARK	REVISION	DATE	BY
ENGR	ENGR	JAL	JAL
Checked By:	JAL	Date:	02/07/2023
Engineer:	TLS	T-R-S:	TTN-RRV-SS
Scale:	1" = 30'		
Project No.:	123.0192.01		
Sheet	C300		

UNLEASHED PETS
GRADING AND SEDIMENT CONTROL PLAN
SNYDER & ASSOCIATES, INC.
 WAUKEE, IOWA
 2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com





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LOT 1
 65,108 SF
 1.49 AC

PROPOSED
 BUILDING
 5950 (SF)
 FFE=1056.05



T

TRASH

UNLEASHED PETS
DETAILED GRADING PLAN



Project No: 123.0192.01
 Sheet C301

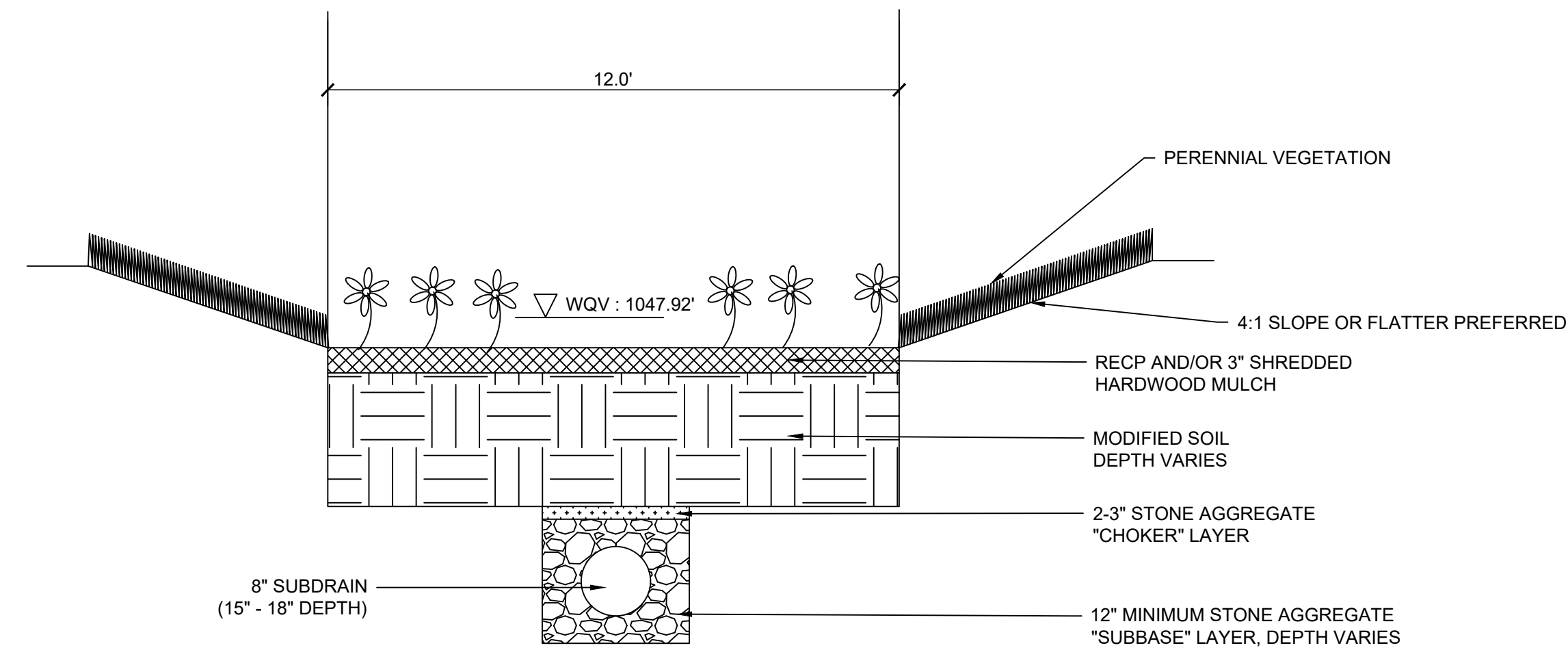
WAUKEE, IOWA

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SNYDER & ASSOCIATES, INC.

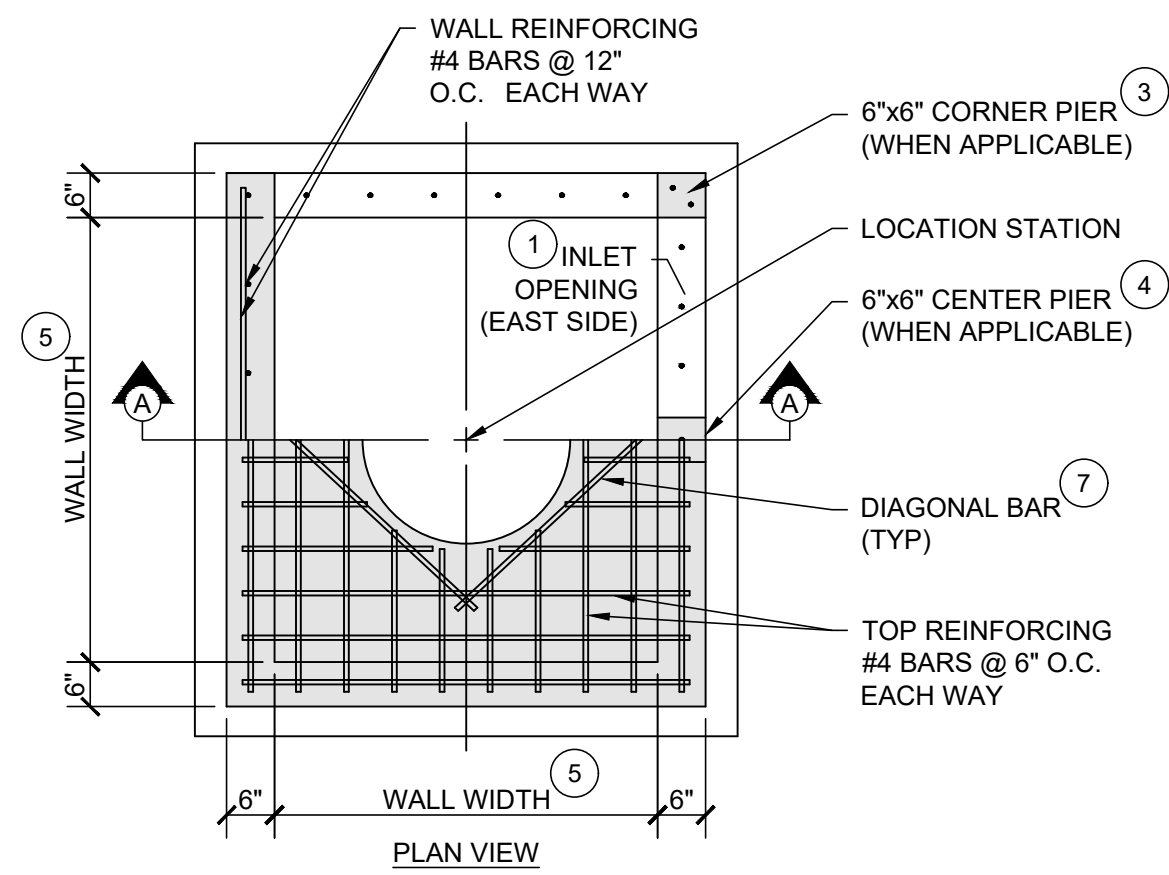
MARK	REVISION	DATE	BY
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Engineer: ENGR. JAL
 Checked By: JAL
 Scale: 1" = 10'
 Technician: TLS
 Date: 02/07/2023
 T-R-S: TTN-RRW-SS
 Project No: 123.0192.01
Sheet C301



- MAINTENANCE REQUIREMENTS:**
1. NEED ROUTINE LANDSCAPE MAINTENANCE; MAINTAIN GRASS HEIGHT OF APPROXIMATELY 4 TO 6 INCHES.
 2. INSPECT ANNUALLY FOR EROSION PROBLEMS; REMOVE ACCUMULATED TRASH AND DEBRIS.
 3. REMOVE SEDIMENT FROM FOREBAY AND CHANNEL.

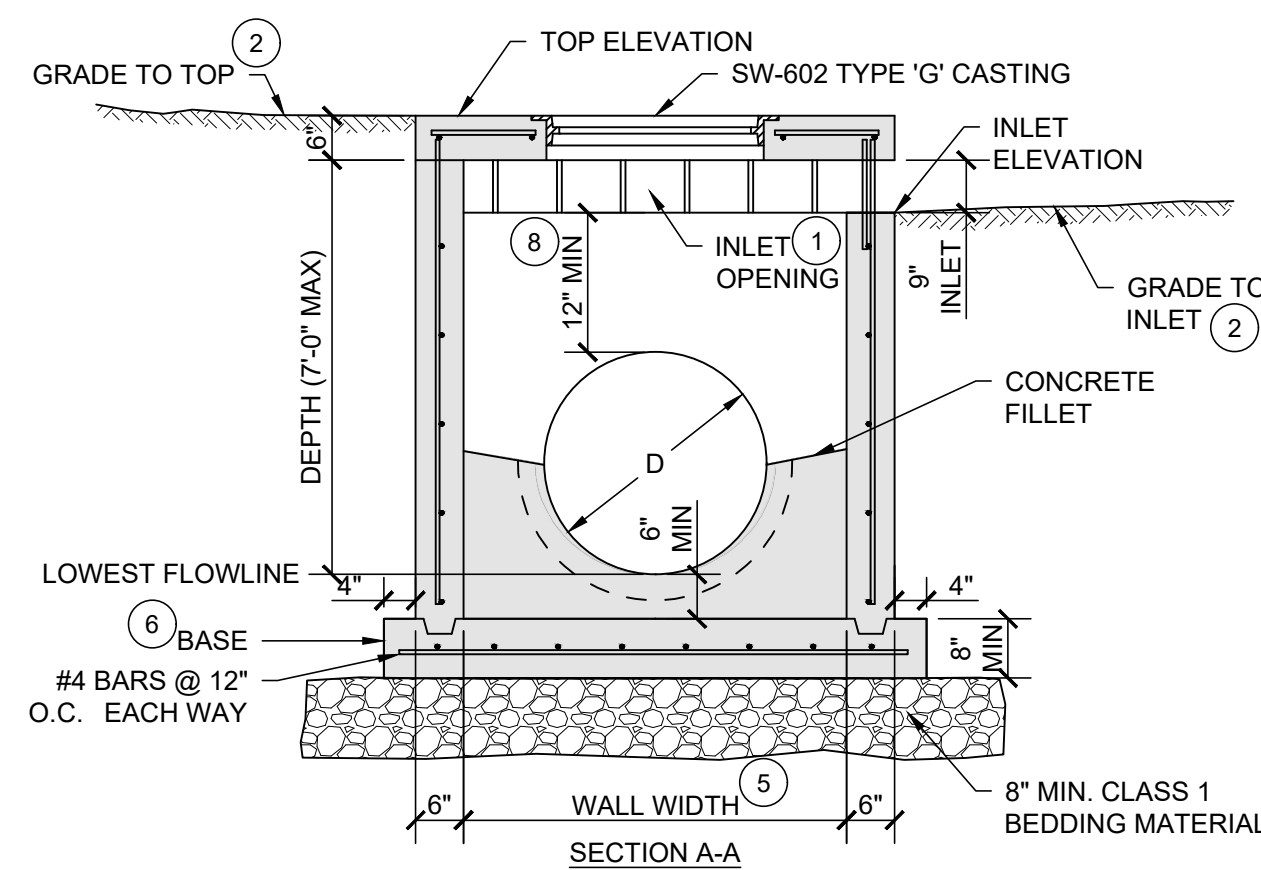
1
C600
BIOSWALE DETAIL
NO SCALE



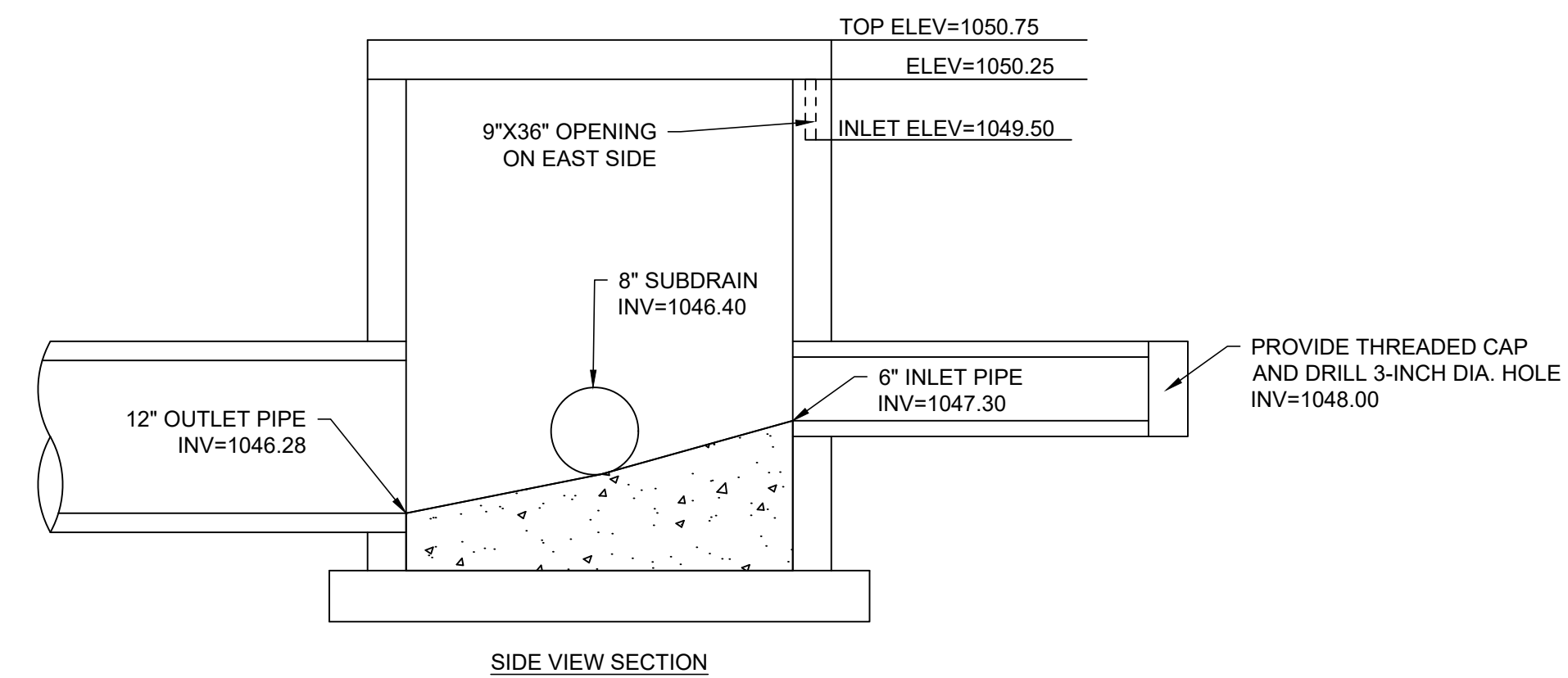
STRUCTURE MAY BE BUILT WITH OPENINGS ON ANY OR ALL SIDES. PROVIDE OPENINGS AND ORIENTATION AS SPECIFIED IN THE CONTRACT DOCUMENTS.

ADJACENT WALLS MAY HAVE DIFFERENT WIDTHS BASED UPON PIPE CONFIGURATION, BUT STRUCTURE MUST BE RECTANGULAR.

- 1 CONSTRUCT INLET OPENING WITH 15-INCH #4 EPOXY-COATED BARS AT 8 INCHES ON CENTER. EMBED BARS A MINIMUM OF 3 INCHES INTO WALLS 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 PIPING OPENING. MINIMUM WALL WIDTH IS 36 INCHES. MAXIMUM WALL WIDTH IS 72 INCHES.
- 6 CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALL, 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" MINIMUM WALL HEIGHT ABOVE ALL PIPES.



2
C600
SW-513 OPEN-SIDED AREA INTAKE (ST-5A)
NO SCALE



3
C600
BASIN OUTLET STRUCTURE DETAIL (ST-5A)
NO SCALE

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Engineer: ENGR Checked By: JAL Scale: 1" = NONE
 Technician: TLS Date: 02/07/2023 T-R-S: TTN-RRW-SS
 Project No.: 123.0192.01

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