

WAUKEE FAMILY TOWNHOMES SITE PLAN

SHEET INDEX:

- C0.1 COVER SHEET
- C1.1 EXISTING CONDITIONS & DEMO
- C2.1 LAYOUT PLAN
- C3.1 GRADING PLAN
- C4.1 UTILITY PLAN
- C5.1 EROSION CONTROL PLAN

PROPERTY DESCRIPTION:
 (WARRANTY DEED BOOK 2010, PAGE 12905)
 WAUKEE FAMILY TOWNHOMES PLAT 1, AN OFFICIAL PLAT,
 NOW INCLUDED AND FORMING A PART IN THE CITY OF
 WAUKEE, DALLAS COUNTY, IOWA

ADDRESS:
 1300 JACOB DRIVE,
 WAUKEE, IOWA, 50263

OWNER:
 JNB FAMILY WAUKEE LP
 65 N ELM ST P. O. BOX 703
 PLATTEVILLE, WI, 53818

PREPARED FOR:
 FIRESON DEVELOPMENT GROUP
 ATTN: ANDREW JOHNSON

ZONING:
 INFORMATION OBTAINED FROM
 THE CITY OF WAUKEE GIS
 ZONED: R-4 (ROW) DWELLING & TOWNHOME DWELLING
 DISTRICT)

FOR AN OFFICIAL ZONING REPORT PLEASE CALL CITY OF
 WAUKEE AT 515-978-7897

SITE CONTROL AND BENCHMARKS:
 BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
 DATUM = NAD 83, IOWA SOUTH
 BENCHMARK DATUM = NAVD88, GEOID 18

POINT #9003, BURY BOLT ON HYDRANT
 NORTHING = 587122.37
 EASTING = 154552.33
 ELEVATION = 1034.97
 DESCRIPTION: HYDRANT ON SOUTH SIDE OF SE LAUREL

POINT # 9001, BURY BOLT ON HYDRANT
 NORTHING = 586751.79
 EASTING = 1545524.17
 ELEVATION = 1038.06
 DESCRIPTION: SOUTH OF PARKING AREA ON SE JACOB
 DRIVE

IMPERVIOUS SURFACE:
 EXISTING IMPERVIOUS SURFACE REMOVED = 95 SF
 PROPOSED IMPERVIOUS SURFACE ADDED = 6,490 SF
 NET INCREASE IN IMPERVIOUS SURFACE = 5,395 SF

UTILITY MAPS PROVIDED BY:

1. ELECTRIC (MID AMERICAN / 515-252-6972)
2. STORM AND SANITARY (CITY OF WAUKEE / 515-987-4363)
3. FIBER OPTIC (CENTURYLINK / 918-547-0147)
4. FIBER OPTIC (MI-FIBER / 515-897-9192)
5. CABLE (MEDIACOM / 515-246-6668)
6. GAS (CITY OF WAUKEE / 515-987-4363)
7. WATER (CITY OF WAUKEE / 515-987-4363)



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:

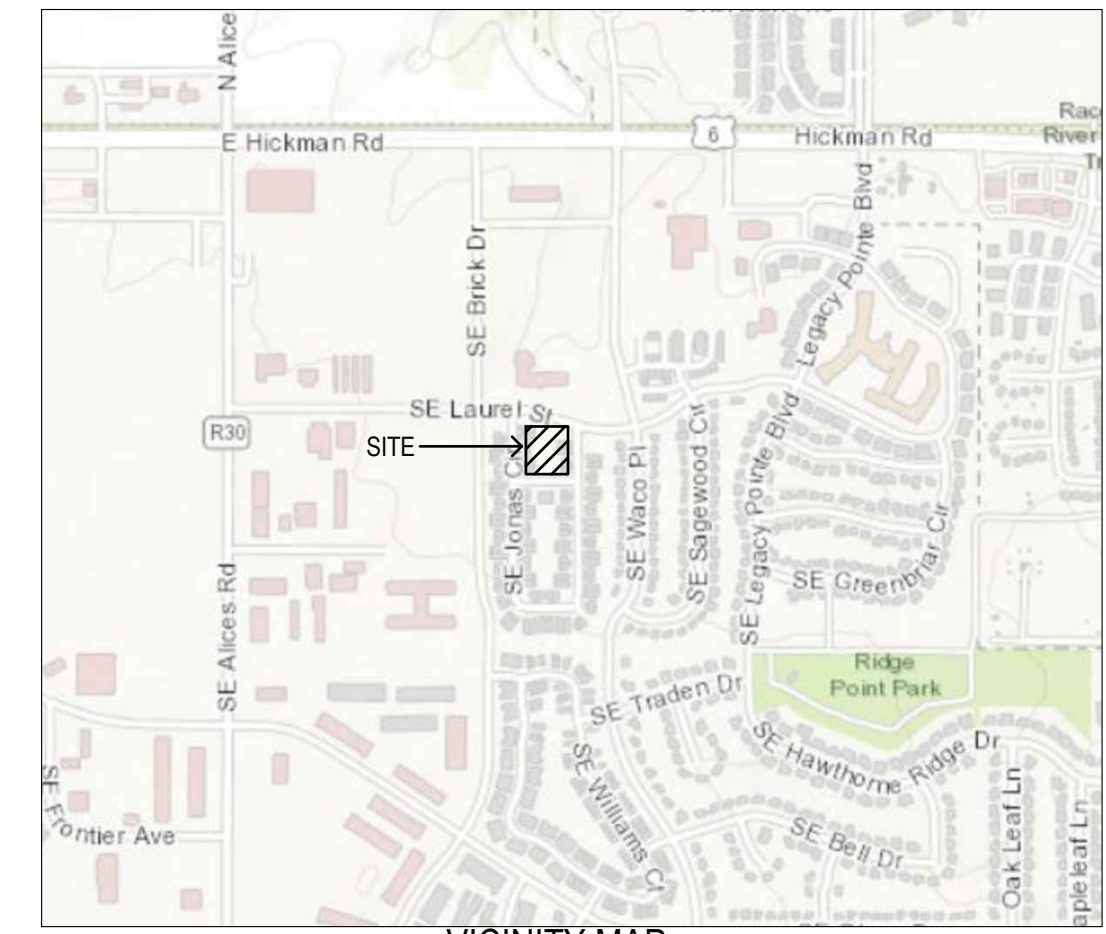
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2020 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2023 SUDAS STANDARD SPECIFICATIONS, AND ANY COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF WAUKEE MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. IN EVENT OF A DISCREPANCY 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 PLAN, 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 BENITZ 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.



VICINITY MAP
 SCALE: 1" = 1,000'

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

WETLAND NOTES:

1. BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SURVEY NOTES:

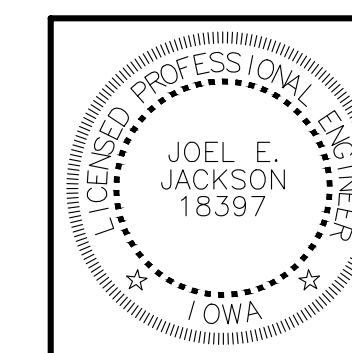
1. SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 12-6-2022. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

ABBREVIATIONS:

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

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	⊞	⊞	DENOTES NUMBER OF PARKING STALLS
⊞	YARD HYDRANT	⊞	●	PROPERTY CORNER - FOUND AS NOTED
⊞	FLAGPOLE	⊞	○	PROPERTY CORNER - PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
⊞	ELECTRIC MANHOLE	⊞	⊞	SECTION CORNER - FOUND AS NOTED
⊞	ELECTRIC METER	⊞	▲	SITE CONTROL POINT - MONUMENT AS NOTED
⊞	ELECTRIC RISER			

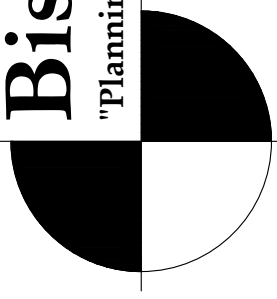


I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: JOEL E. JACKSON, P.E. 18397 DATE: _____
 LICENSE RENEWAL DATE: DEC. 31, 2024
 PAGES OR SHEETS COVERED BY THIS SEAL: C0.1 - C5.1

WAUKEE FAMILY TOWNHOMES
 MAINTENANCE BUILDING

Bishop Engineering
 "Planning Your Successful Development"



3501 104th Street
 Des Moines, Iowa 50322-3825
 Phone: (515)276-0467 Fax: (515)276-0217
 Civil Engineering & Land Surveying Established 1959

REFERENCE NUMBER:

DRAWN BY:
MDH

CHECKED BY:
JEJ

REVISION DATE:
 02/14/23 1ST CITY SET
 03/14/23 2ND CITY SET

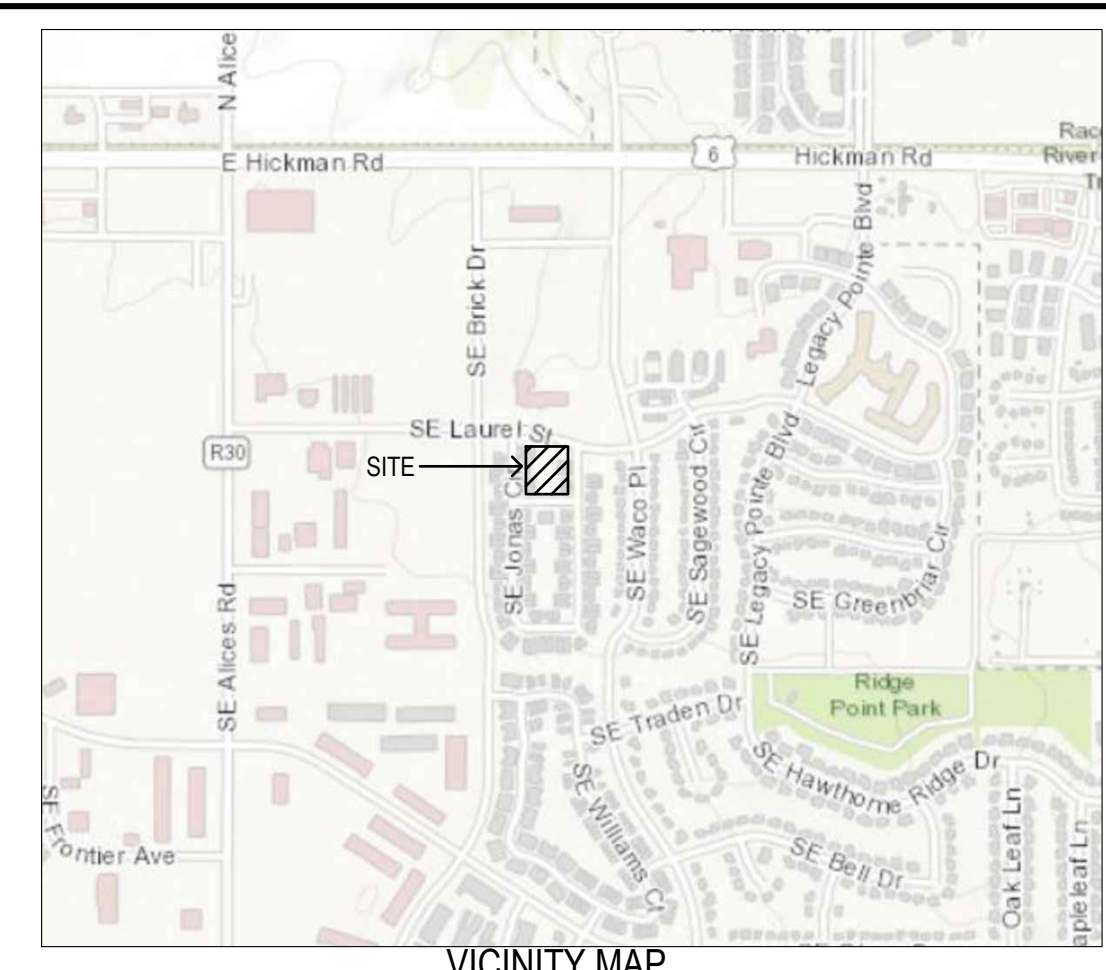
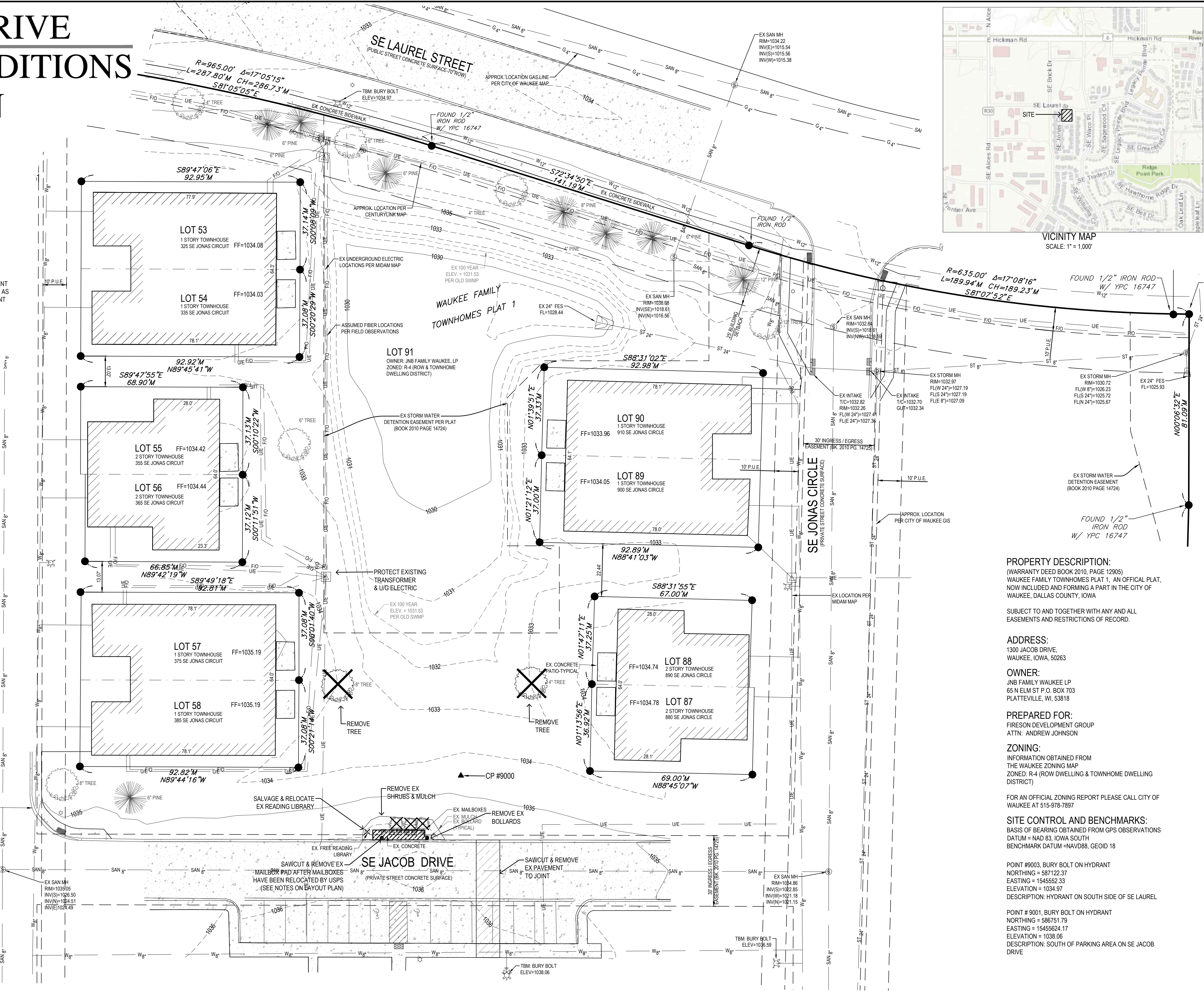
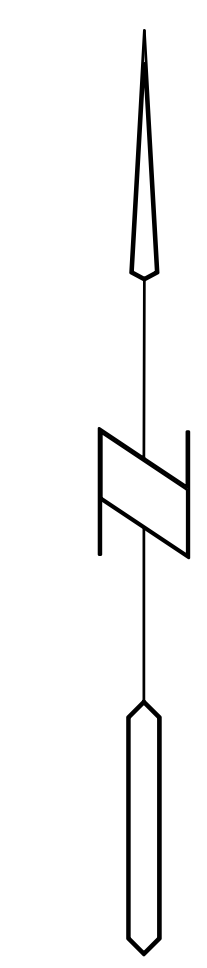
PROJECT NUMBER:
220501

SHEET NUMBER:
C0.1

1300 JACOBS DRIVE EXISTING CONDITIONS & DEMOLITION

- LEGEND:**
- SAN — SANITARY SEWER
 - ST — STORM SEWER
 - W — WATER LINE
 - G — GAS LINE
 - UE — UNDERGROUND ELECTRIC
 - OE — OVERHEAD ELECTRIC
 - TELE — TELEPHONE LINE
 - F/O — FIBER OPTIC
 - CATV — CABLE TV
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 - ⊞ SANITARY MANHOLE
 - ⊞ CLEANOUT
 - ⊞ FIRE HYDRANT
 - ⊞ SPRINKLER
 - ⊞ IRRIGATION CONTROL VALVE
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 - ⊞ GUY WIRE
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 - ⊞ GAS VALVE
 - ⊞ AIR CONDITIONING UNIT
 - ⊞ TELEPHONE RISER
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 - ⊞ DENOTES NUMBER OF PARKING STALLS
 - PROPERTY CORNER - FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP ID #16747 UNLESS OTHERWISE NOTED
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WAUKEE FAMILY TOWNHOMES PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED AND FORMING A PART IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA

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

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WAUKEE, IOWA, 50263

OWNER:
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65 N ELM ST P.O. BOX 703
PLATTEVILLE, WI, 53818

PREPARED FOR:
FIRESON DEVELOPMENT GROUP
ATTN: ANDREW JOHNSON

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INFORMATION OBTAINED FROM THE WAUKEE ZONING MAP
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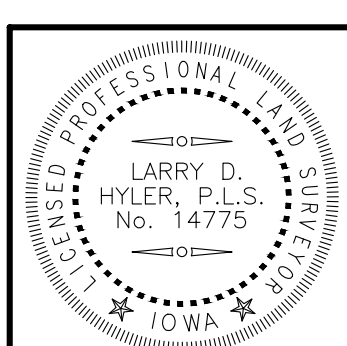
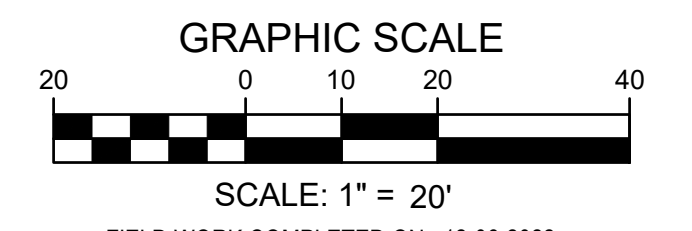
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NOTES:

- ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM DALLAS COUNTY ASSESSORS WEB PAGE
- PARENTHESES () DENOTES PREVIOUSLY RECORDED BEARINGS AND DISTANCES

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

SIGNED: LARRY D. HYLER, P.L.S. 14775 DATE: _____
LICENSE RENEWAL DATE: DEC. 31, 2022 C1.1
PAGES OR SHEETS COVERED BY THIS SEAL: _____

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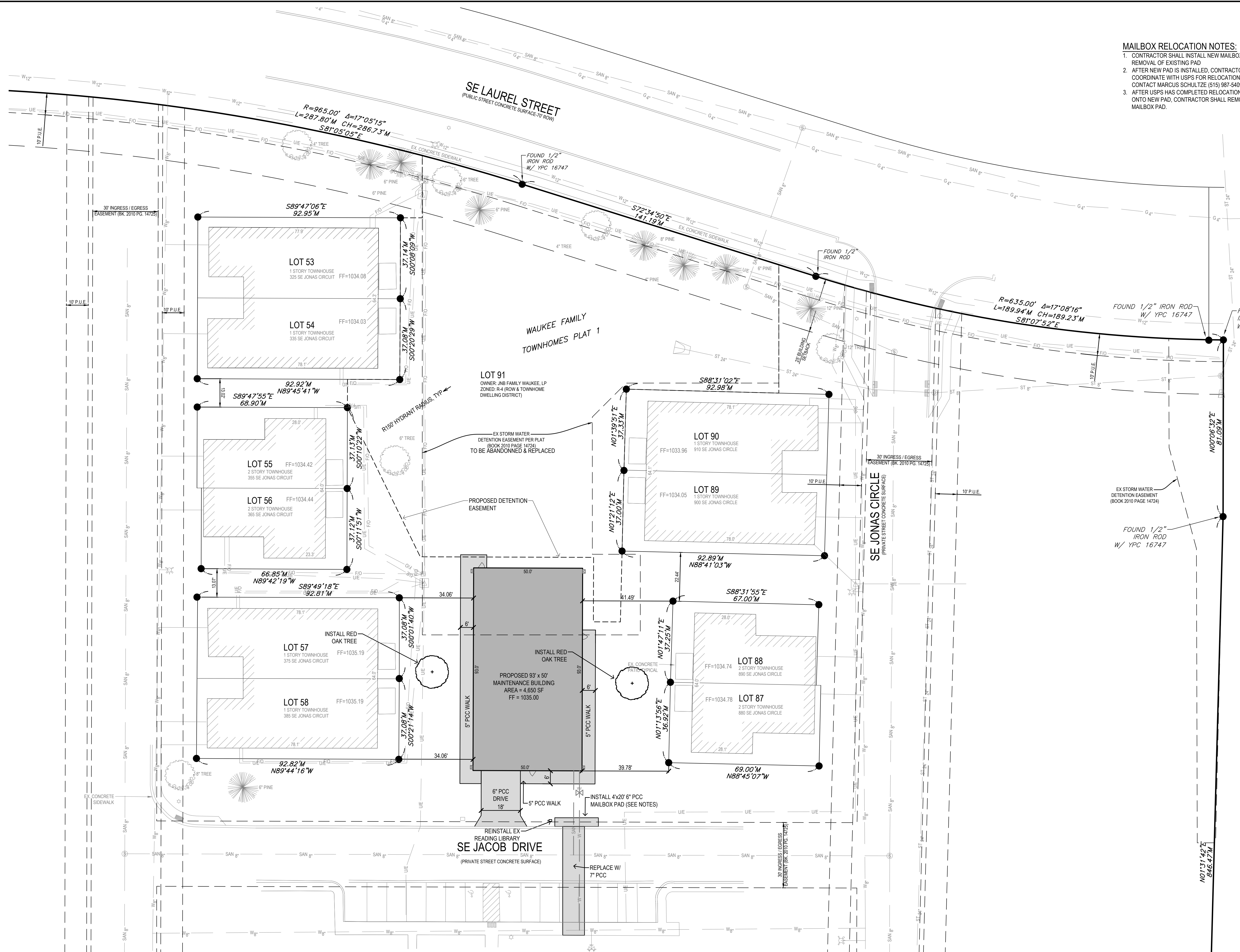
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515) 276-0467 Fax: (515) 276-0217
Civil Engineering & Land Surveying Established 1959

WAUKEE FAMILY TOWNHOMES MAINTENANCE BUILDING EXISTING CONDITIONS AND DEMO.

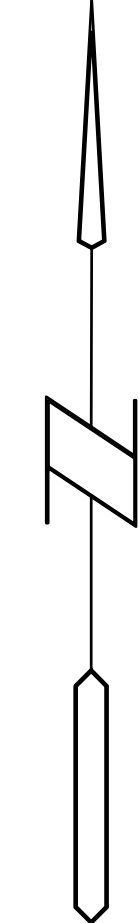
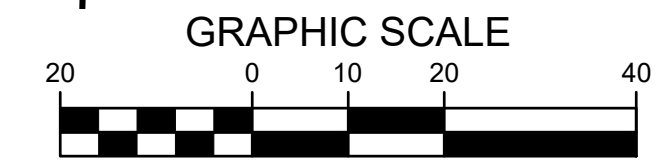
REFERENCE NUMBER:	
DRAWN BY:	JPN
CHECKED BY:	MH
REVISION DATE:	
PROJECT NUMBER:	220501
SHEET NUMBER:	C1.1

PRELIMINARY - NOT FOR CONSTRUCTION

3/13/2023 6:12:50 PM L:\LAND PROJECTS 2022\20501 WAUKEE FAMILY TOWNHOMES - MAINTENANCE BLDG\DWG\C2 LAYOUT.DWG



- MAILBOX RELOCATION NOTES:**
1. CONTRACTOR SHALL INSTALL NEW MAILBOX PAD PRIOR TO REMOVAL OF EXISTING PAD
 2. AFTER NEW PAD IS INSTALLED, CONTRACTOR SHALL COORDINATE WITH USPS FOR RELOCATION OF MAILBOXES. CONTACT MARCUS SCHULTZE (515) 987-5409
 3. AFTER USPS HAS COMPLETED RELOCATION OF MAILBOXES ONTO NEW PAD, CONTRACTOR SHALL REMOVE EXISTING MAILBOX PAD.



**WAUKEE FAMILY TOWNHOMES
MAINTENANCE BUILDING
LAYOUT PLAN**

REFERENCE NUMBER:	
DRAWN BY:	MDH
CHECKED BY:	JEJ
REVISION DATE:	02/14/23 1ST CITY SET 03/14/23 2ND CITY SET
PROJECT NUMBER:	220501
SHEET NUMBER:	C2.1

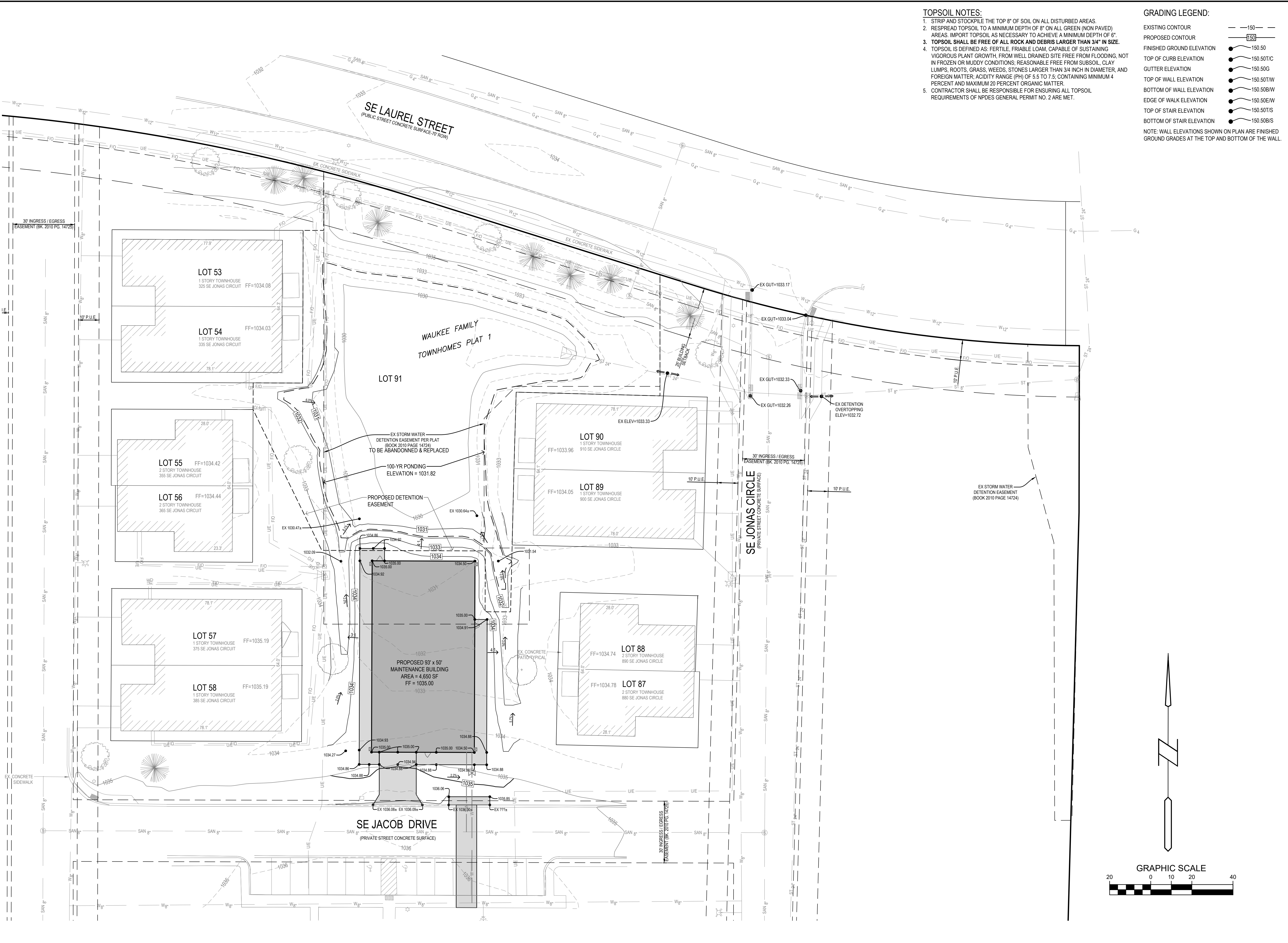
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Civil Engineering & Land Surveying
Established 1959

PRELIMINARY - NOT FOR CONSTRUCTION

3/13/2023 6:12:59 PM L:\LAND PROJECTS 2022\20501 WAUKEE FAMILY TOWNHOMES - MAINTENANCE BLDG\DWG3 GRADING.DWG



TOPSOIL NOTES:

1. STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
4. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5, CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

GRADING LEGEND:

- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - FINISHED GROUND ELEVATION
 - TOP OF CURB ELEVATION
 - GUTTER ELEVATION
 - TOP OF WALL ELEVATION
 - BOTTOM OF WALL ELEVATION
 - EDGE OF WALK ELEVATION
 - TOP OF STAIR ELEVATION
 - BOTTOM OF STAIR ELEVATION
- NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

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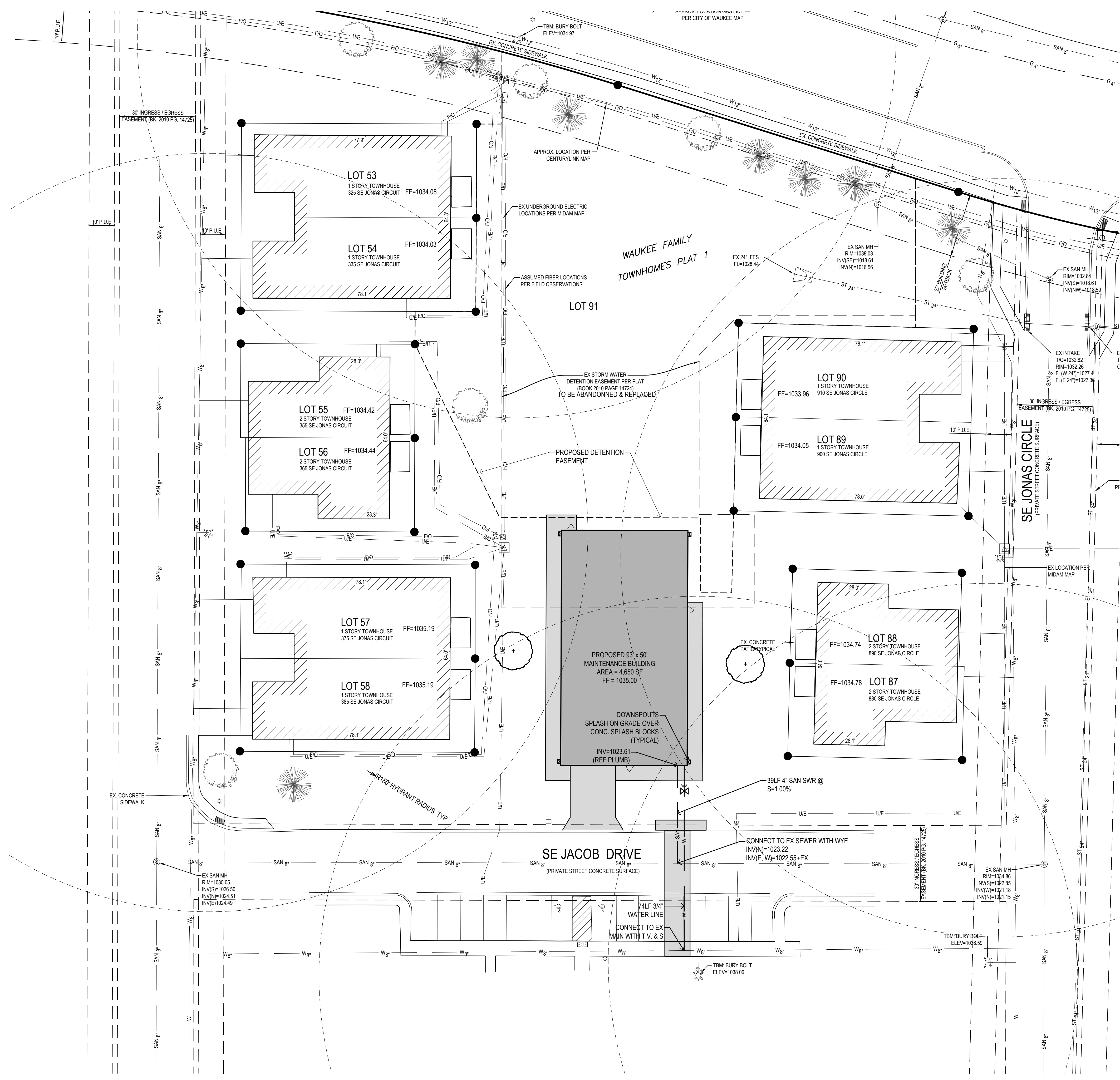
**WAUKEE FAMILY TOWNHOMES
MAINTENANCE BUILDING**

GRADING PLAN

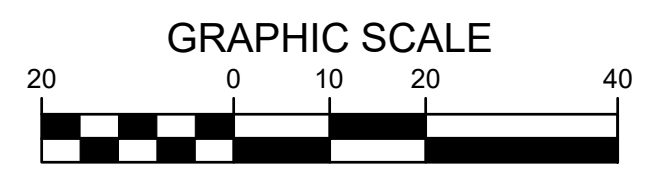
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DRAWN BY:	MDH
CHECKED BY:	JEJ
REVISION DATE:	02/14/23 1ST CITY SET 03/14/23 2ND CITY SET
PROJECT NUMBER:	220501
SHEET NUMBER:	C3.1

PRELIMINARY - NOT FOR CONSTRUCTION

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- UTILITY NOTES:**
1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
 2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5' OF COVER UNLESS NOTED OTHERWISE.
 3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH, VALVE AND HYDRANT.
 4. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
 5. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
 6. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
 7. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
 8. ALL NYLOPLAST BASINS SHALL HAVE CASTINGS SECURELY FASTENED TO THE BASIN BODY, AND ALL GRATES/LIDS SHALL BE BOLTED DOWN TO THE CASTINGS.
 9. 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.
 10. 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 SHALL TIE INTO SANITARY SERVICE AT LOCATION AND ELEVATION SHOWN ON PLANS.



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**WAUKEE FAMILY TOWNHOMES
MAINTENANCE BUILDING**

UTILITY PLAN

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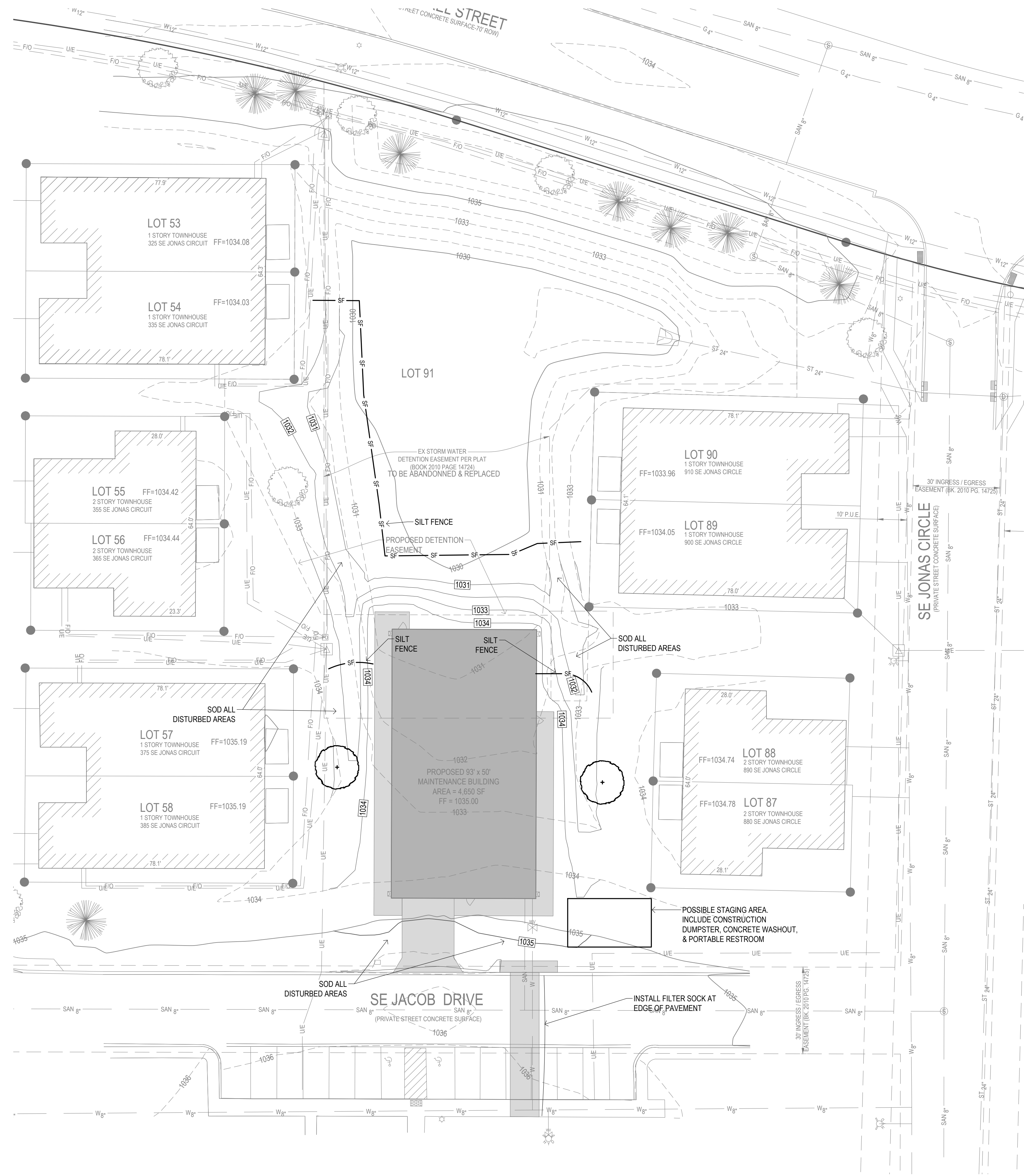
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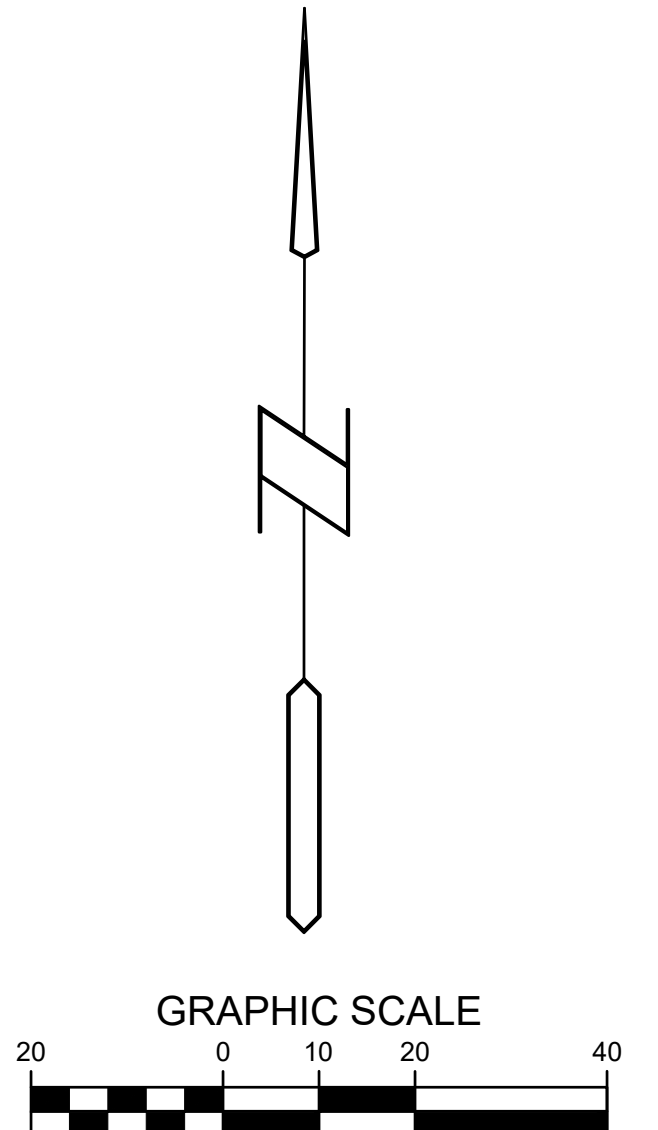
EROSION CONTROL PLAN



- EROSION CONTROL NOTES:**
1. EROSION CONTROL PLAN IS CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY.
 2. INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
 3. INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
 4. INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
 5. OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
 6. 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.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
 8. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
 9. 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.
 10. CONTRACTOR SHALL PROVIDE APPROPRIATE CONTROLS TO PREVENT DISCHARGES FROM ANY AND ALL DEWATERING ACTIVITIES.
 11. CONTRACTOR SHALL BE RESPONSIBLE FOR SODDING ALL DISTURBED AREAS.
 12. IF CONSTRUCTION ACTIVITY IS NOT PLANNED FOR AT LEAST 14 DAYS, ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY BY TEMPORARY EROSION CONTROL MEASURES.
 13. 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:**
1. AFTER FINAL STABILIZATION HAS OCCURED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, 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.

DISTURBANCE AREA CALCULATION:
 PROPOSED DISTURBANCE AREA: 15,000± SF.



UTILITY NOTE:
 THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

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**WAUKEE FAMILY TOWNHOMES
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 EROSION CONTROL PLAN**

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