

# ABUNDANT LIFE CHURCH SITE PLAN/PRELIMINARY PLAT

## WACO PLACE, WAUKEE

### SHEET INDEX:

- C0.1 COVER SHEET
- C0.2 SITE SURVEY
- C1.1 DEMO PLAN
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- C3.1 GRADING PLAN
- C4.1 UTILITY PLAN
- C5.1 LANDSCAPE PLAN
- C6.1 DETAILS SHEET
- C7.1 SWPPP

### PROPERTY DESCRIPTION:

THE NORTH 264.0 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 EXCEPT THE WEST 60.0 RODS ALL IN SECTION 3, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA, SUBJECT TO ROAD EASEMENTS ALONG THE EAST SIDE THEREOF AND CONTAINING 2.0 ACRES, MORE OR LESS.

### ADDRESS:

2720 SE WACO PLACE  
WAUKEE, IOWA 50263

### OWNER/PREPARED FOR:

ABUNDANT LIFE CHURCH  
ATTN: MIKE HEASLEY  
515-554-4057  
REVHEASLEY@ABUNDANTLIFEWAUKEE.ORG  
PO BOX 715  
WAUKEE IOWA 50263

### PROJECT ENGINEER:

BISHOP ENGINEERING  
ATTN: DREW LEWIS  
PHONE: 515-276-0467  
EMAIL: DLEWIS@BISHOPENGR.COM  
3501 104TH STREET  
URBANDALE, IOWA 50322

### ZONING:

INFORMATION OBTAINED FROM WAUKEE ZONING MAP  
ZONING CLASS: A-1 AGRICULTURAL DISTRICT

### BULK REGULATIONS:

MIN. FRONT YARD DEPTH: 75' FOR SINGLE FAMILY DWELLING. 35' FOR OTHER PERMITTED USES.

MIN. REAR YARD DEPTH: 50' FOR SINGLE FAMILY DWELLING. 35' FOR OTHER PERMITTED USES.

MIN. SIDE YARD DEPTH: 50' TOTAL SIDE YARD, MIN. 20' ON ONE SIDE FOR SINGLE FAMILY DWELLING. 35' ON EACH SIDE FOR OTHER PERMITTED USES.

MIN. HEIGHT: 3 STORIES OR 40 FEET - PRINCIPAL BUILDING  
1 STORY OR 20 FEET - ACCESSORY BUILDING  
(LOTS LESS THAN 10 ACRES)

1 STORY OR 30 FEET - ACCESSORY BUILDING (LOTS GREATER THAN 10 ACRES)  
MIN. FLOOR AREA: 1,050 SQUARE FEET FOR DWELLING; IF BUILDING IS TWO OR MORE STORIES, FIRST FLOOR SHALL BE A MINIMUM OF 800 SQUARE FEET.

### PROPOSED BUILDING HEIGHTS:

NORTH HALF = 16 FEET  
SOUTH HALF = 20 FEET  
SLOPED ROOF ENTRY = 34 FEET TO 26 FEET

FOR AN OFFICIAL ZONING REPORT PLEASE CALL CITY OF WAUKEE AT 515-978-7900

### PARKING REQUIREMENTS:

1 SPACE PER 4 FIXED SEATS  
125 SEATS  
SPACES REQUIRED = 32  
SPACES PROVIDED = 38 (INCLUDING 2 ADA SPACES)

### OPEN SPACE REQUIREMENTS:

20% REQUIRED OPEN SPACE  
16,857 SF REQUIRED  
55,012 SF PROVIDED (65%)  
TOTAL SITE = 84,281 SF

### IMPERVIOUS SURFACE:

80% MAXIMUM IMPERVIOUS  
67,426 SF MAXIMUM  
29,269 SF PROVIDED (35%)  
TOTAL SITE = 84,281 SF

### BENCHMARK:

BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS  
DATUM = NAD 83, IOWA SOUTH  
BENCHMARK DATUM = CITY DATUM OR NAVD83, GEOID 12A)

### GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2022 SUDAS STANDARD SPECIFICATIONS AND 2020 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. THE CITY OF WAUKEE MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- 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.
- 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."
- 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.
- 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.
- 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.
- 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.
- SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- 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.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
- 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 BEFORE ANY RAIN EVENTS.
- 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.
- 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.
- THE CONTRACTOR MUST GET WRITTEN APPROVAL FROM THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO MAKING ANY CHANGES. THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE WITHOUT APPROVAL FROM THE CITY OF WAUKEE.

### PAVING NOTES:

- 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 2020 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND 2021 SUDAS.
- SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBBASE PRIOR TO ANY PAVEMENT BEING PLACED.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- 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.
- ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMP, 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:

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
- 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.
- 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.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
- 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.
- ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
- 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.
- MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISION OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
- WATERMANS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
- PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF WAUKEE.
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- 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.
- THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.

### UTILITY CONFLICT NOTES:

- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- 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:

- 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:

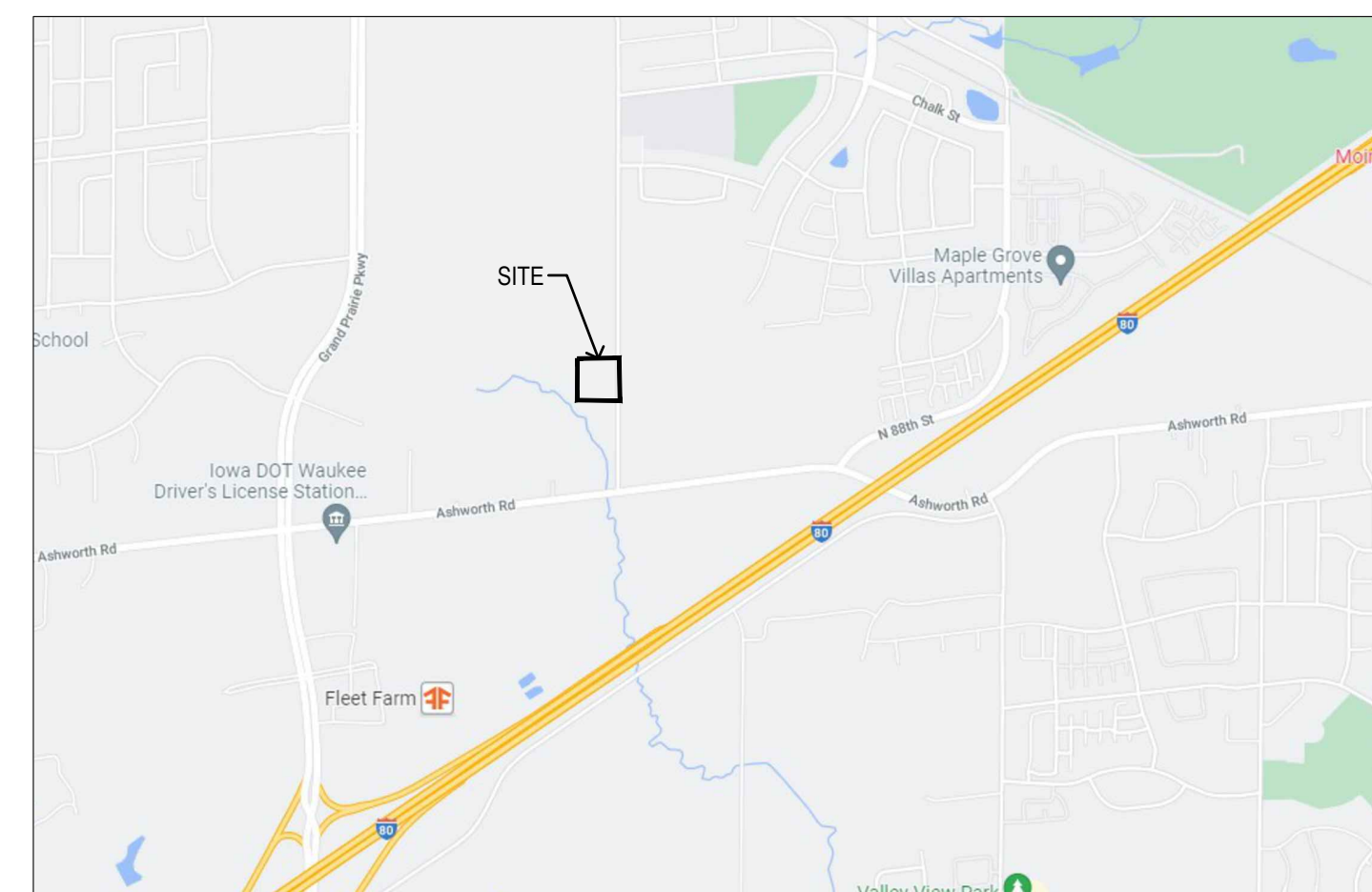
- SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 7/9/2021. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

### BIO-RETENTION CONSTRUCTION NOTES:

- THIS SITE CONTAINS ONE BIO-RETENTION BASIN WITH AMENDED SOILS. EXTREME CAUTION MUST BE TAKEN TO ENSURE AMENDED SOILS ARE NOT OVERLY COMPACTED, OR SILT ENTERS THE BIO-RETENTION AREA AND COMPROMISES THE AMENDED SOILS OR ROCK STORAGE AREAS.
- CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEASURES TO PROTECT SAID AREAS FROM SILT.
- CONTRACTORS SHALL STAGE BIO-RETENTION AREAS SUCH THAT ROCK, AMENDED SOILS AND SUBDRAIN WITHIN BIORETENTION FOOTPRINT ARE PLACE AFTER ALL SITE PAVING IS COMPLETE AND NO SOONER THAN IMMEDIATELY PRECEDING TOPSOIL RESPREAD.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING BIO-RETENTION AREAS FROM ALL CONSTRUCTION TRAFFIC AND SILT AFTER ROCK AND AMENDED SOILS HAVE BEEN PLACED.
- NO HEAVY EQUIPMENT SHALL BE ALLOWED WITHIN ANY BIO-RETENTION OR AMENDED SOILS FOOTPRINT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL RE-WORK NECESSARY IF BIO-RETENTION AREAS HAVE BEEN COMPROMISED BY OVER-COMPACTION OR SILTATION AND DO NOT DRAIN PROPERLY. THIS INCLUDES, BUT IS NOT LIMITED TO, COMPLETE REMOVAL AND REPLACEMENT OF AMENDED SOILS AND ROCK STORAGE AREAS.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE BIO-RETENTION BASIN.

### FIRE SAFETY CONSTRUCTION NOTE:

- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES. IF PAVING IS NOT INSTALLED PRIOR TO BUILDING CONSTRUCTION COMMENCING, AFTER FOOTINGS ARE INSTALLED, AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING TO EXTEND WITHIN 100-FEET OF ALL PORTIONS OF THE EXTERIOR WALLS SHALL BE PROVIDED AND COMPLY WITH THE REQUIREMENTS OF SECTION 503.2 OF THE IFC.



VICINITY MAP  
NO SCALE

### 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
- ⊙ STORM MANHOLE
- ⊠ CURB INTAKE
- ⊙ SURFACE INTAKE
- ⊠ FLARED END SECTION
- ⊙ SANITARY MANHOLE
- ⊠ CLEANOUT
- ⊙ FIRE HYDRANT
- ⊠ SPRINKLER
- ⊙ IRRIGATION CONTROL VALVE
- ⊠ WATER MANHOLE
- ⊙ WELL
- ⊠ WATER VALVE
- ⊙ WATER SHUT OFF
- ⊠ YARD HYDRANT
- ⊙ ELECTRIC MANHOLE
- ⊠ ELECTRIC METER
- ⊙ ELECTRIC RISER
- ⊠ ELECTRIC VAULT
- ⊙ POWER POLE
- ⊠ TRANSFORMER POLE
- ⊙ LIGHT POLE
- ⊠ ELECTRIC JUNCTION BOX
- ⊙ ELECTRIC PANEL
- ⊠ TRANSFORMER
- ⊙ GROUND LIGHT
- ⊠ GUY WIRE
- ⊙ ELECTRIC HANDHOLE
- ⊠ GAS METER
- ⊙ GAS VALVE
- ⊠ AIR CONDITIONING UNIT
- ⊙ TELEPHONE RISER
- ⊠ TELEPHONE VAULT
- ⊙ TELEPHONE MANHOLE
- ⊠ TRAFFIC SIGNAL MANHOLE
- ⊙ FIBER OPTIC MANHOLE
- ⊠ FIBER OPTIC RISER
- ⊙ FIBER OPTIC VAULT
- ⊠ CABLE TV RISER
- SIGN
- BOLLARD
- ⑦ DENOTES NUMBER OF PARKING STALLS
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER- PLACED AS NOTED
- ⊙ SECTION CORNER - FOUND AS NOTED

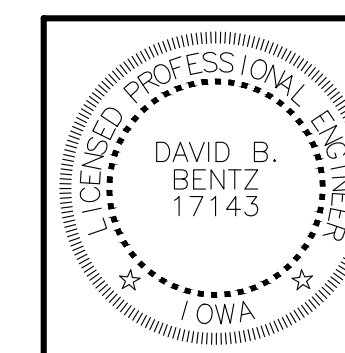
### ABBREVIATIONS:

- 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

### UTILITY MAPS PROVIDED BY:

- ELECTRIC (MIDAMERICAN / 515-262-6632)
- STORM AND SANITARY (CITY OF WAUKEE / 515-987-4363)
- FIBER OPTIC (MI FIBER / 515-897-9192)
- CABLE (MEDIACOM / 515-246-2252)
- WATER (WDMWW / 515-222-3510)

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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: DAVID B. BENTZ, PE. 17143 DATE: \_\_\_\_\_  
LICENSE RENEWAL DATE: DEC. 31, 2023  
PAGES OR SHEETS COVERED BY THIS SEAL: C0.1 - C7.1

**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

ABUNDANT LIFE CHURCH  
2720 SE WACO PLACE, WAUKEE IA 50263

COVER SHEET

REFERENCE NUMBER:

DRAWN BY:

DRL

CHECKED BY:

DBB

REVISION DATE:

1ST SUBMITTAL - 1-2-21  
2ND SUBMITTAL - 1-4-22  
3RD SUBMITTAL - 1-18-22  
4TH SUBMITTAL - 6-1-22

PROJECT NUMBER:

190617

SHEET NUMBER:

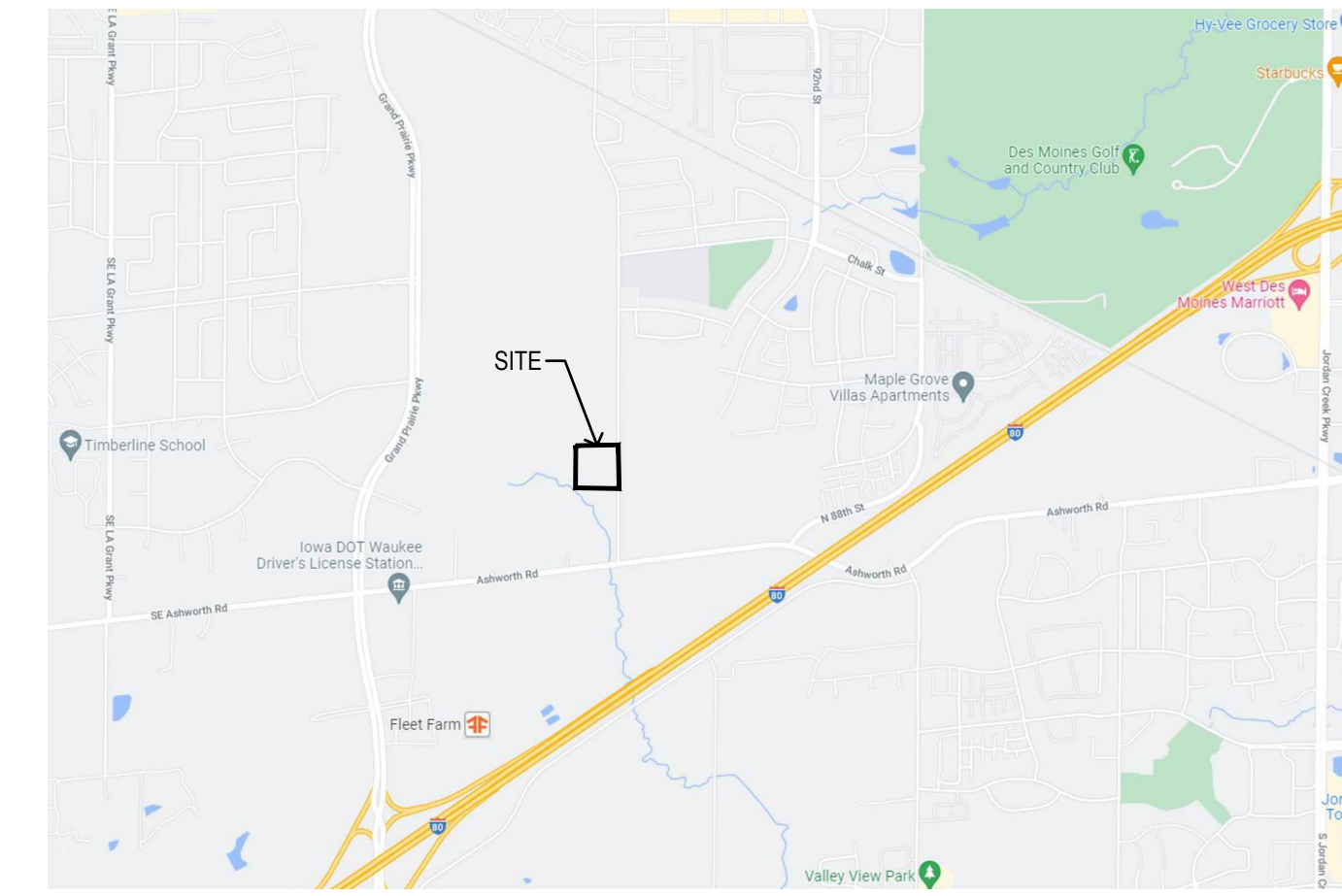
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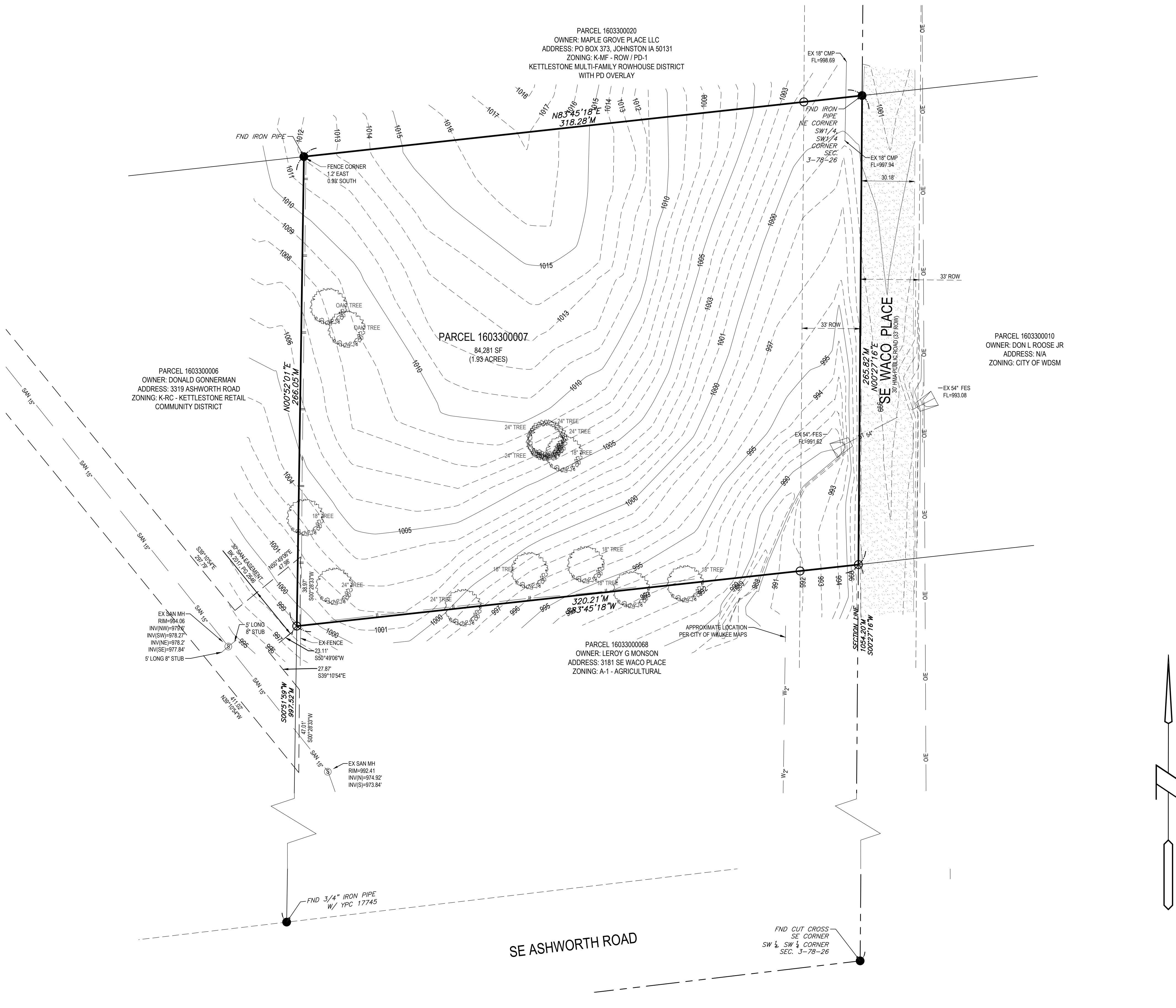
### UTILITY NOTE:

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.

# ABUNDANT LIFE CHURCH OF WAUKEE SITE SURVEY



VICINITY MAP  
NO SCALE



**PROPERTY DESCRIPTION:**

(WARRANTY DEED BOOK 2017, PAGE 5208)  
THE NORTH 264.0 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 EXCEPT THE WEST 60.0 RODS ALL IN SECTION 3, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA, SUBJECT TO ROAD EASEMENTS ALONG THE EAST SIDE THEREOF AND CONTAINING 2.0 ACRES, MORE OR LESS

**ADDRESS:**  
2720 SE WACO PLACE  
WAUKEE, IOWA 50623

**OWNER:**  
ABUNDANT LIFE CHURCH OF WAUKEE

**PREPARED FOR:**  
ABUNDANT LIFE CHURCH OF WAUKEE  
405 MAPLE ST., WAUKEE, IOWA 50263  
PHONE 515-978-7045

**ZONING:**  
INFORMATION OBTAINED FROM WAUKEE ZONING MAP  
ZONING CLASS: A-1 AGRICULTURAL DISTRICT

**BULK REGULATIONS:**  
MIN. FRONT YARD DEPTH: 75' FOR SINGLE FAMILY DWELLING. 35' FOR OTHER PERMITTED USES.

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FOR AN OFFICIAL ZONING REPORT PLEASE CALL CITY OF WAUKEE AT 515-978-7900

**SITE CONTROL AND BENCHMARKS:**

BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS DATUM = NAD 83, IOWA SOUTH  
BENCHMARK DATUM = CITY DATUM OR NAVD88, GEOID 12A)

**NOTES:**

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

**ABBREVIATIONS:**

- AC ACRES
- ASPH ASPHALT
- BK BOOK
- CONC CONCRETE
- D DEEDED DISTANCE
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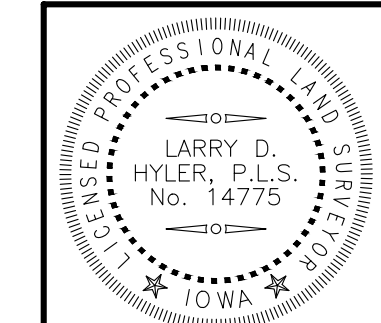
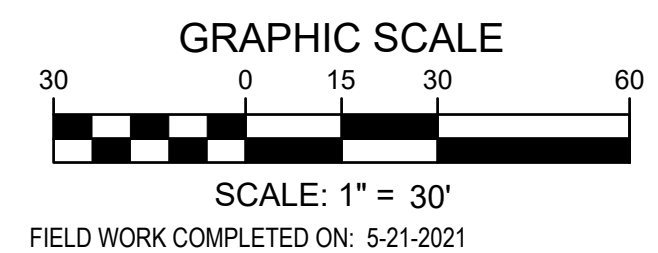
**LEGEND:**

- SAN SANITARY SEWER
- ST STORM SEWER
- W WATER LINE
- G GAS LINE
- U/E UNDERGROUND ELECTRIC
- O/E OVERHEAD ELECTRIC
- TELE TELEPHONE LINE
- F/O FIBER OPTIC
- CATV CABLE TV
- SM STORM MANHOLE
- CI CURB INTAKE
- SI SURFACE INTAKE
- FE FLARED END SECTION
- SM SANITARY MANHOLE
- CO CLEANOUT
- FH FIRE HYDRANT
- SP SPRINKLER
- ICV IRRIGATION CONTROL VALVE
- WM WATER MANHOLE
- W WELL
- WV WATER VALVE
- WSO WATER SHUT OFF
- YH YARD HYDRANT
- EM ELECTRIC MANHOLE
- ER ELECTRIC RISER
- EV ELECTRIC VAULT
- PP POWER POLE
- TP TRANSFORMER POLE
- LP LIGHT POLE
- EJB ELECTRIC JUNCTION BOX
- EP ELECTRIC PANEL
- TR TRANSFORMER
- GL GROUND LIGHT
- GW GUY WIRE
- EHC ELECTRIC HANDHOLE
- GM GAS METER
- GV GAS VALVE
- AUC AIR CONDITIONING UNIT
- TRR TELEPHONE RISER
- TV TELEPHONE VAULT
- FOM FIBER OPTIC MANHOLE
- FOR FIBER OPTIC RISER
- FIV FIBER OPTIC VAULT
- CTV CABLE TV RISER
- S SIGN
- B BOLLARDS
- PNS DENOTES NUMBER OF PARKING STALLS
- PC PROPERTY CORNER - FOUND AS NOTED
- PCO PROPERTY CORNER OR SET ROW - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
- SC SECTION CORNER - FOUND AS NOTED
- SMC SITE CONTROL POINT - MONUMENT AS NOTED



**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.

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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 C0.2  
PAGES OR SHEETS COVERED BY THIS SEAL: C0.2

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

**ABUNDANT LIFE CHURCH  
WAUKEE, IOWA**

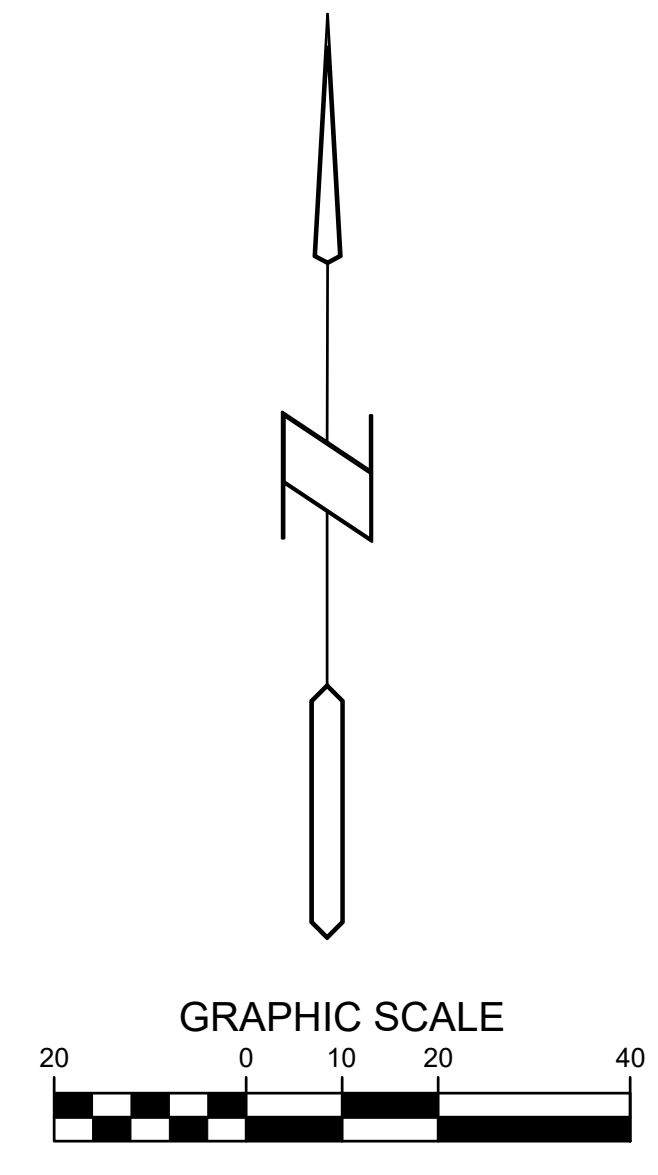
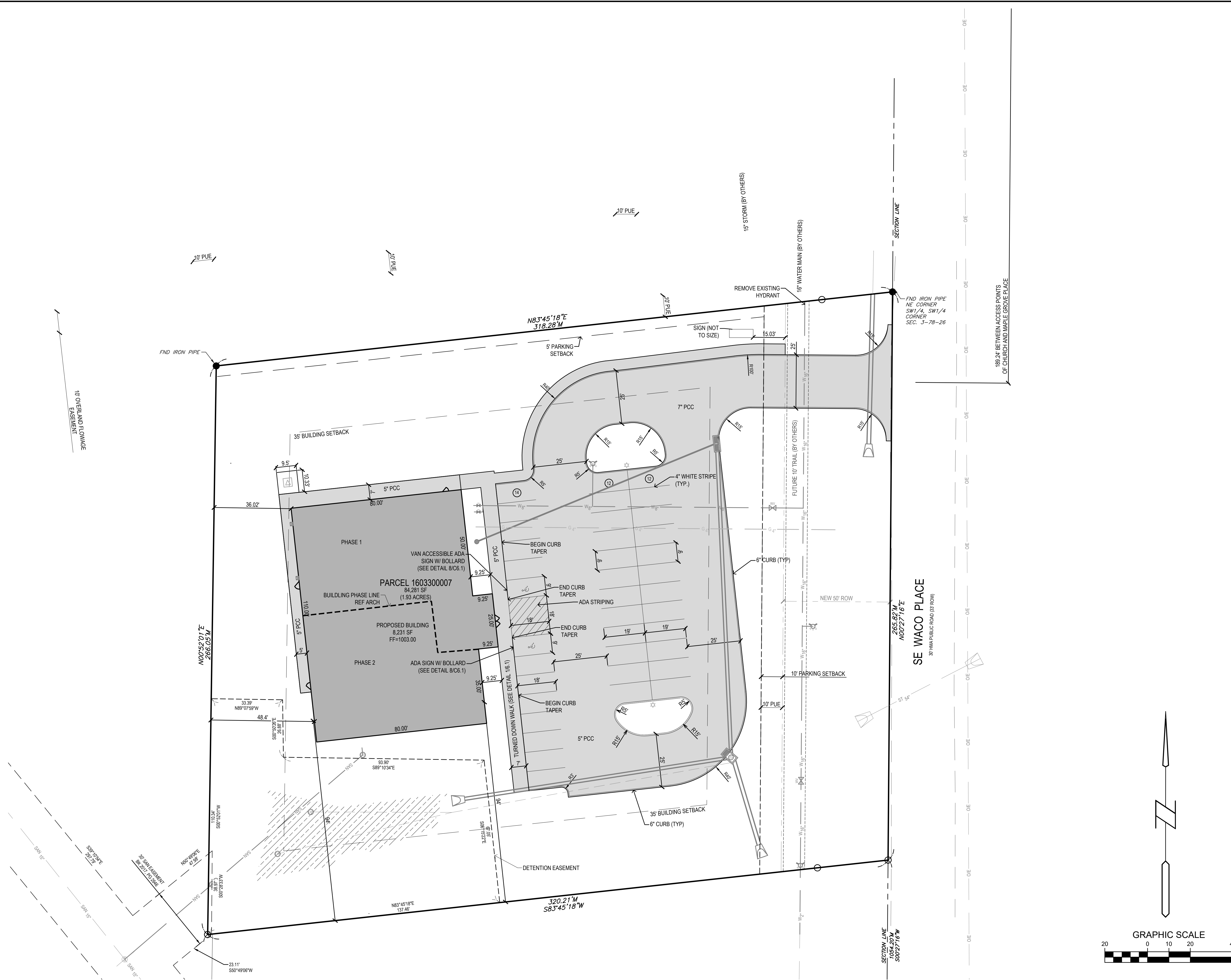
**SITE SURVEY**

REFERENCE NUMBER:	
DRAWN BY:	MDH
CHECKED BY:	
REVISION DATE:	
PROJECT NUMBER:	190617
SHEET NUMBER:	C0.2



PRELIMINARY- NOT FOR CONSTRUCTION

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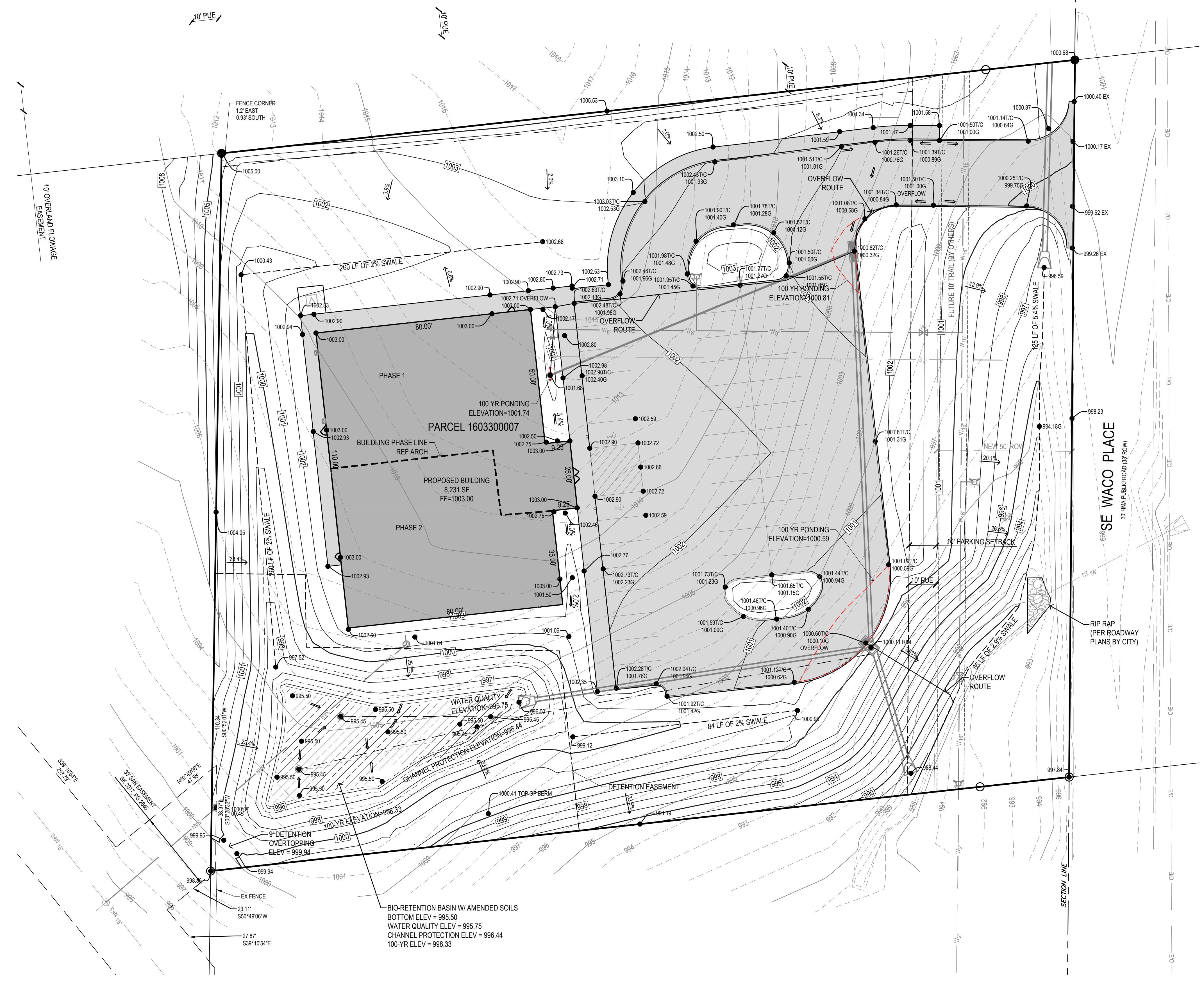
**ABUNDANT LIFE CHURCH**  
**2720 SE WACO PLACE, WAUKEE IA 50263**  
**LAYOUT PLAN**

REFERENCE NUMBER:	
DRAWN BY:	DRL
CHECKED BY:	DBB
REVISION DATE:	1ST SUBMITTAL - 12-2-21 2ND SUBMITTAL - 1-4-22 3RD SUBMITTAL - 1-18-22 4TH SUBMITTAL - 6-1-22
PROJECT NUMBER:	190617
SHEET NUMBER:	C2.1

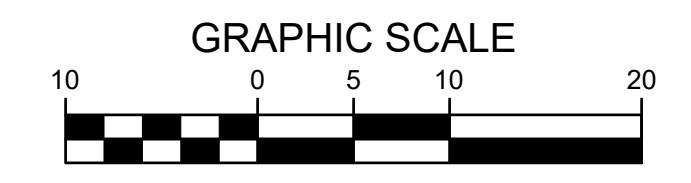
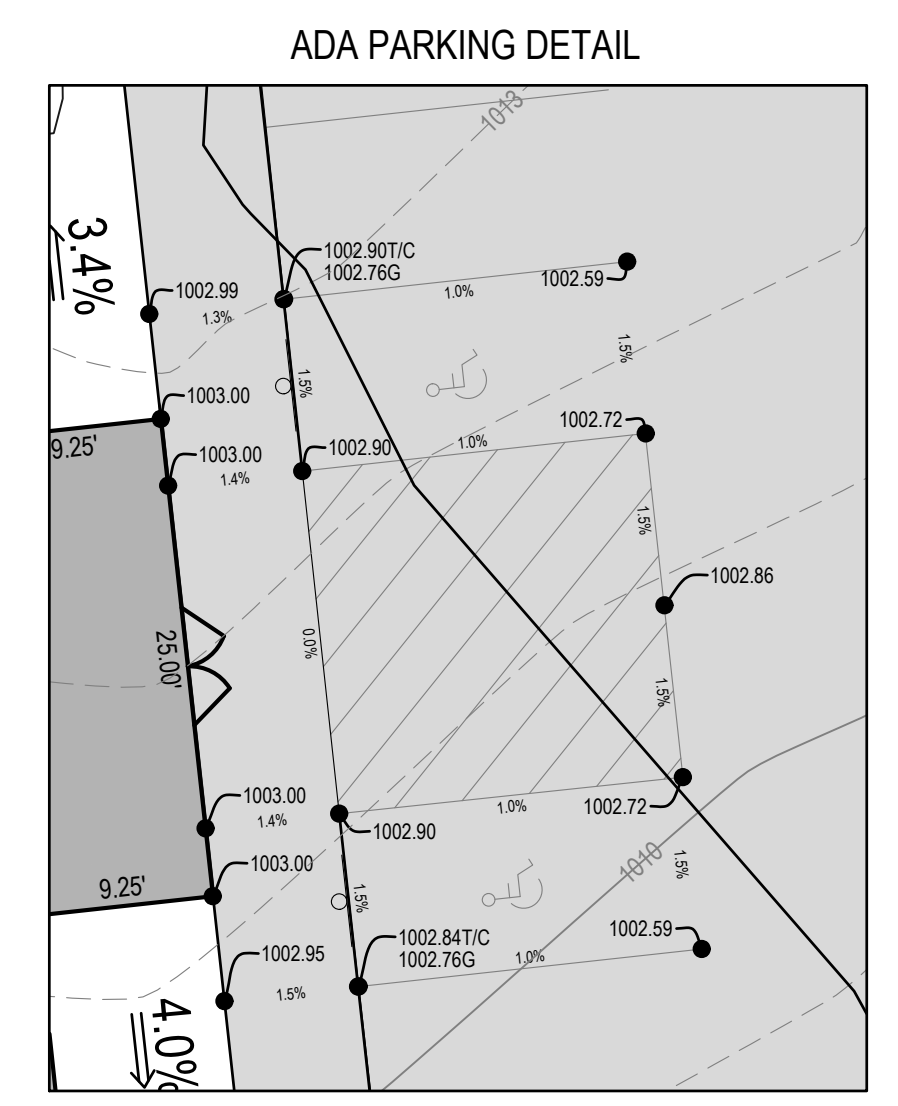
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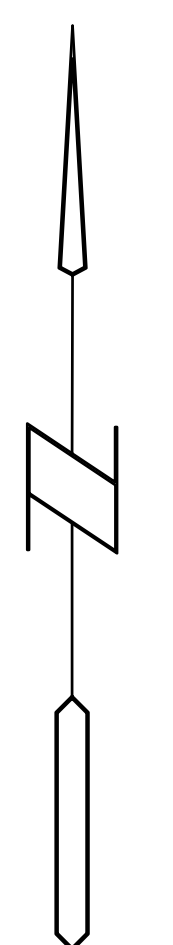
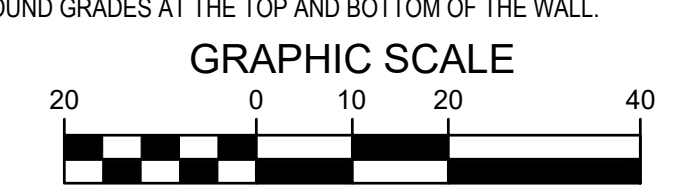
6/26/2023 8:02:38 AM M:\LAND PROJECTS 2019\190617\DWG\C3 GRADING.DWG



- TOPSOIL NOTES:**
- STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
  - RESPIREAD TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS.
  - TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
  - 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; REASONABLY 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.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.



- GRADING LEGEND:**
- EXISTING CONTOUR: --- 150 ---
  - PROPOSED CONTOUR: [150]
  - FINISHED GROUND ELEVATION: ● 150.50
  - TOP OF CURB ELEVATION: ● 150.50T/C
  - GUTTER ELEVATION: ● 150.50G
  - TOP OF WALL ELEVATION: ● 150.50T/W
  - BOTTOM OF WALL ELEVATION: ● 150.50B/W
  - EDGE OF WALK ELEVATION: ● 150.50E/W
  - TOP OF STAIR ELEVATION: ● 150.50T/S
  - BOTTOM OF STAIR ELEVATION: ● 150.50B/S
- NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.



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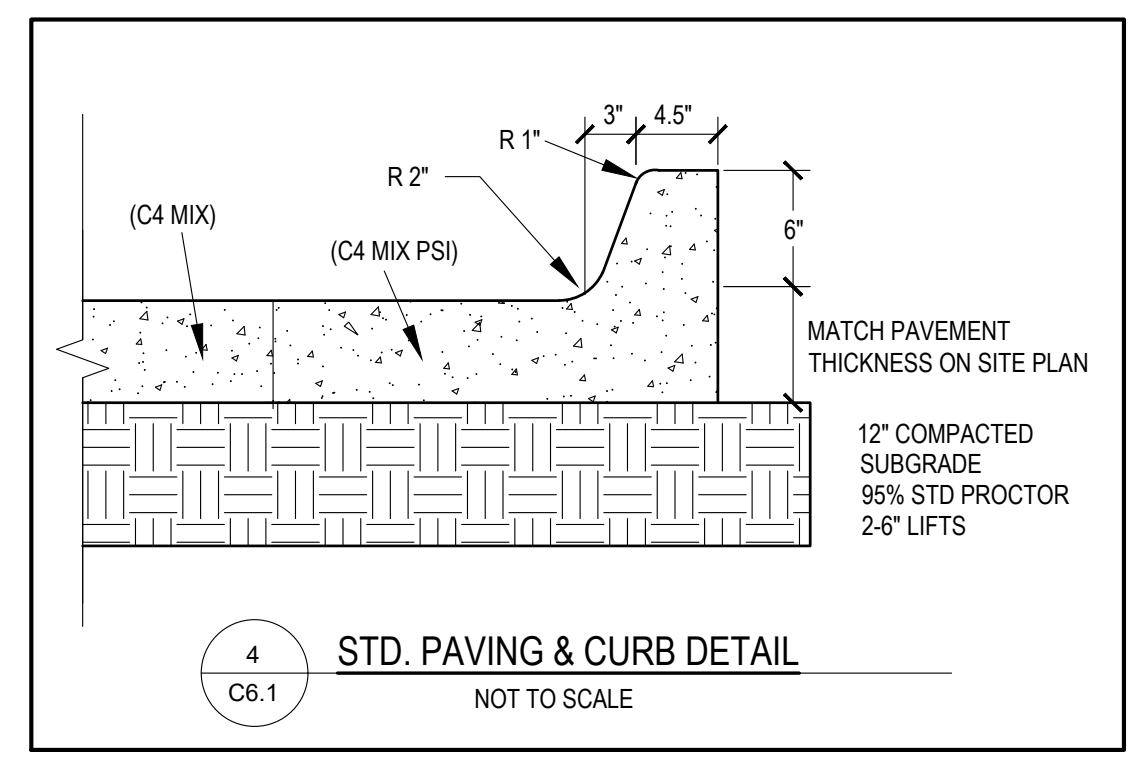
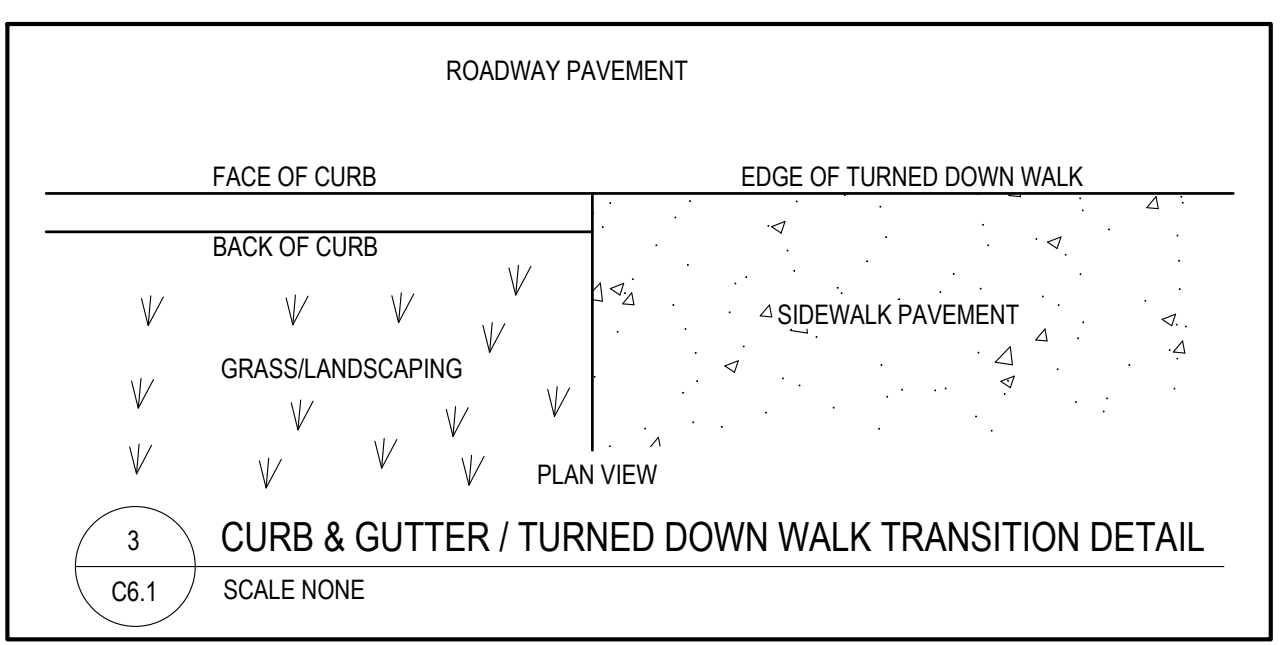
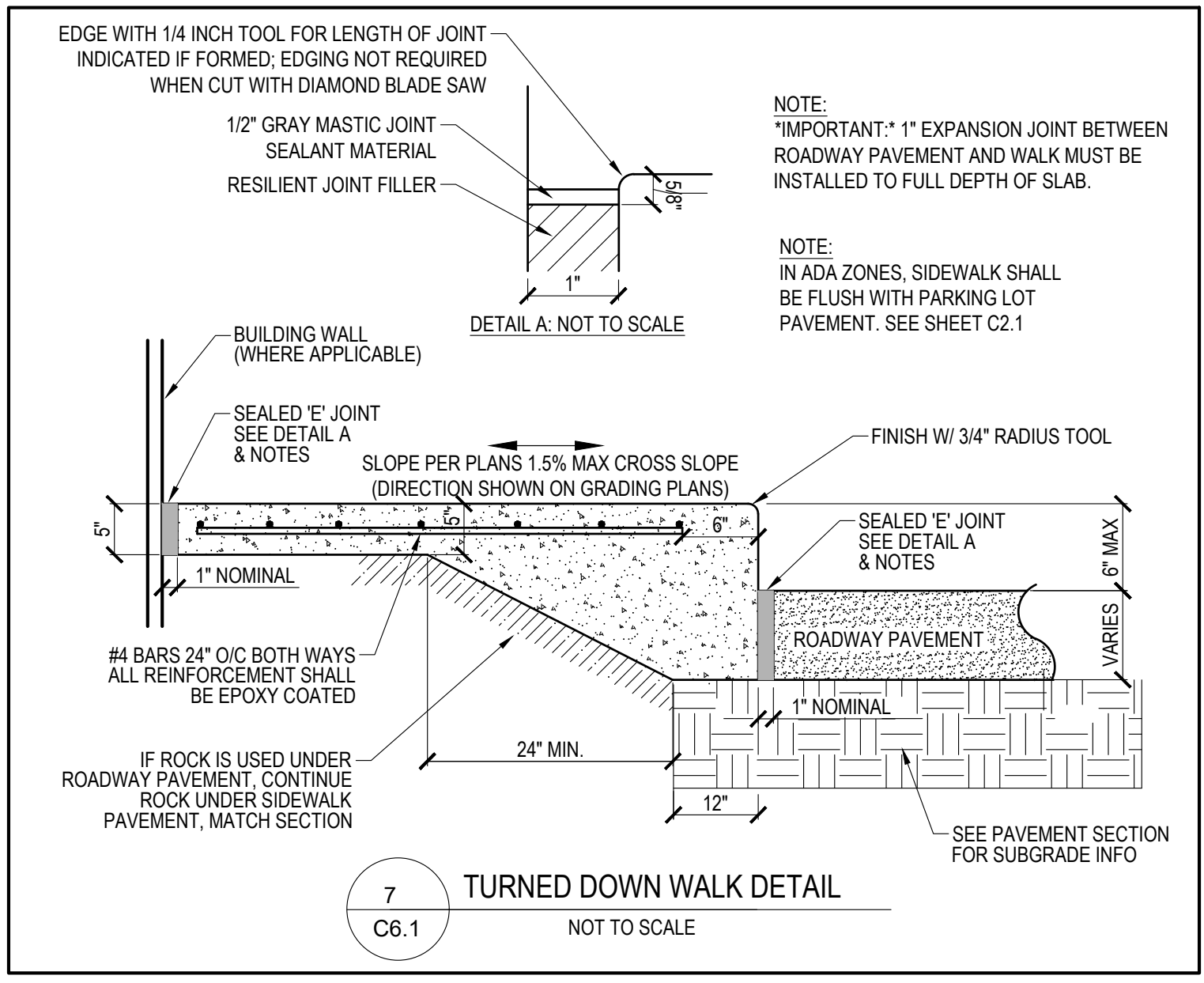
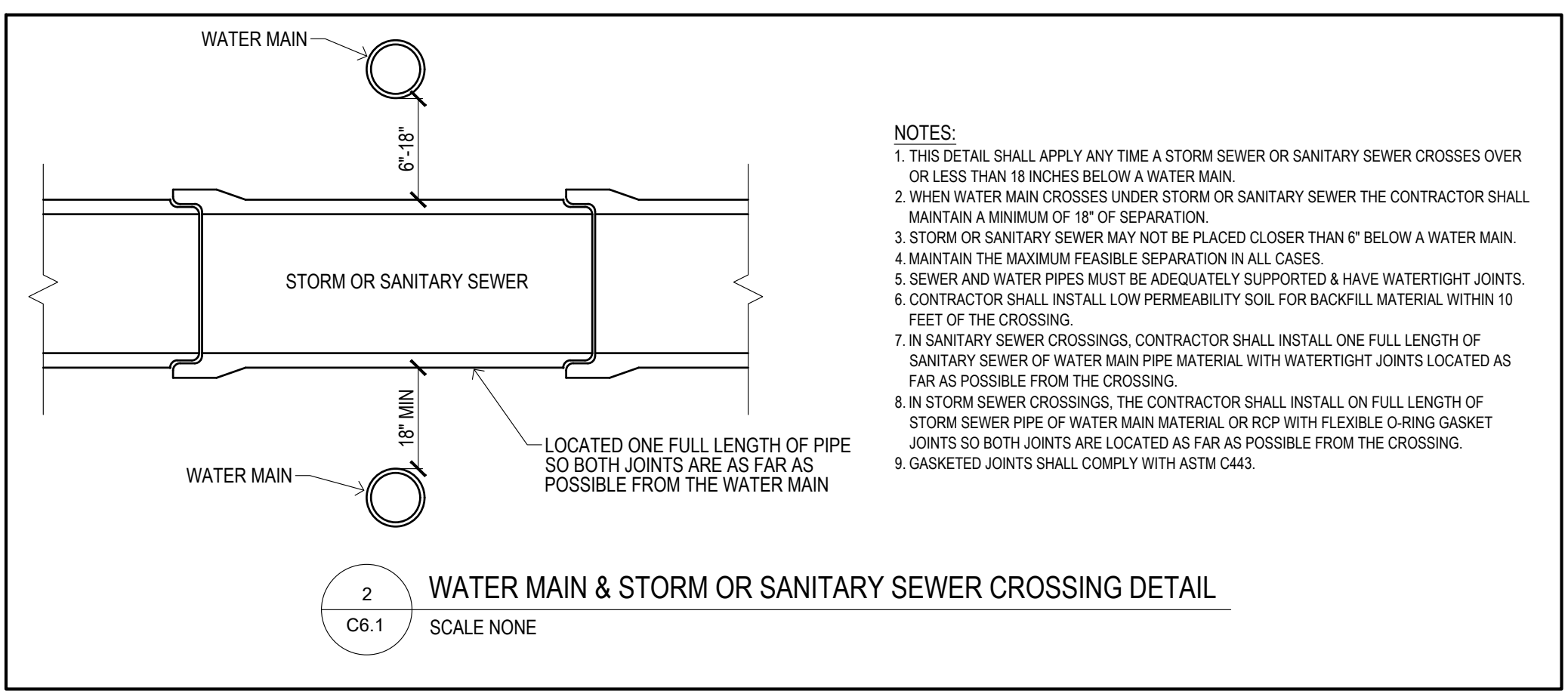
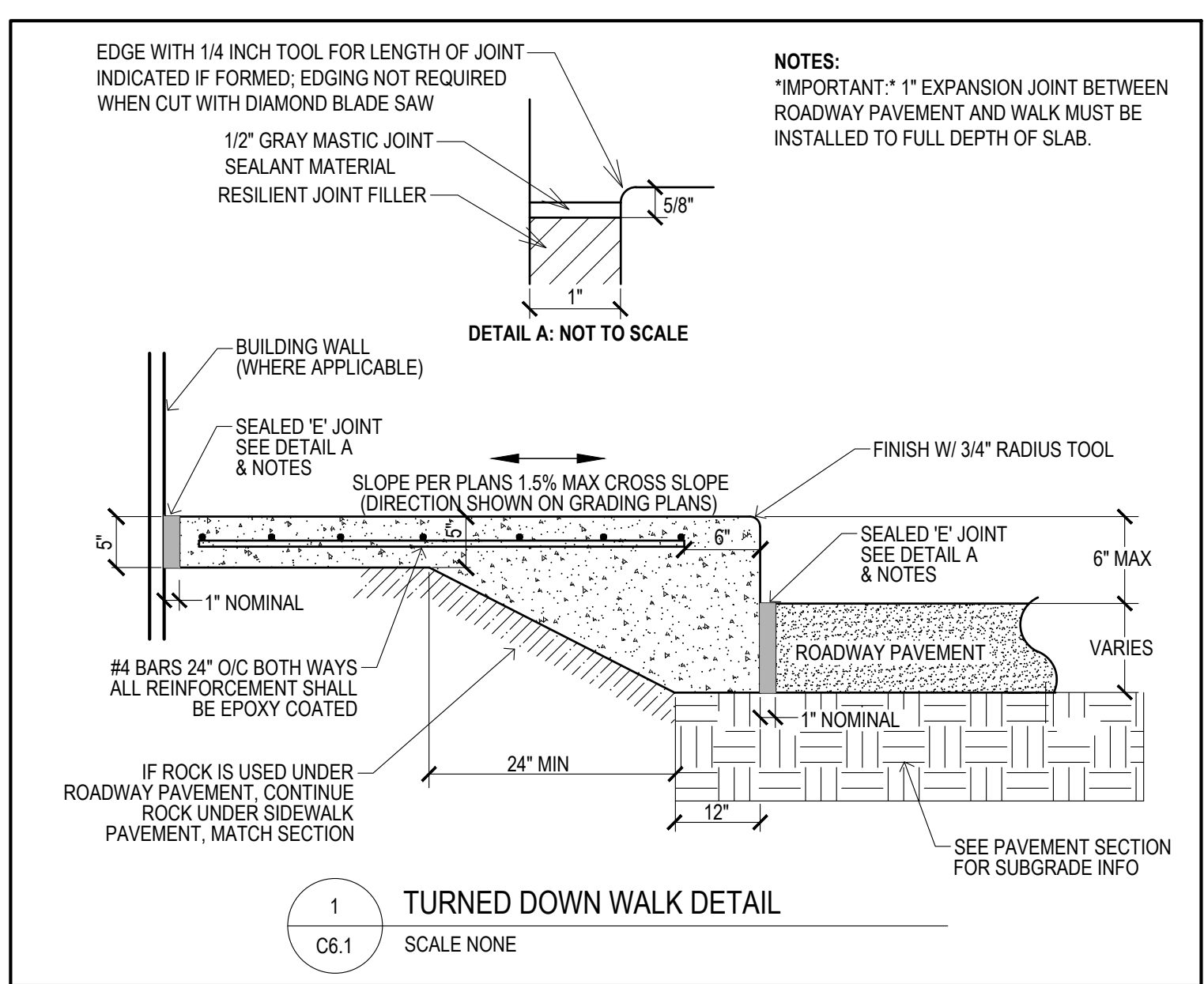
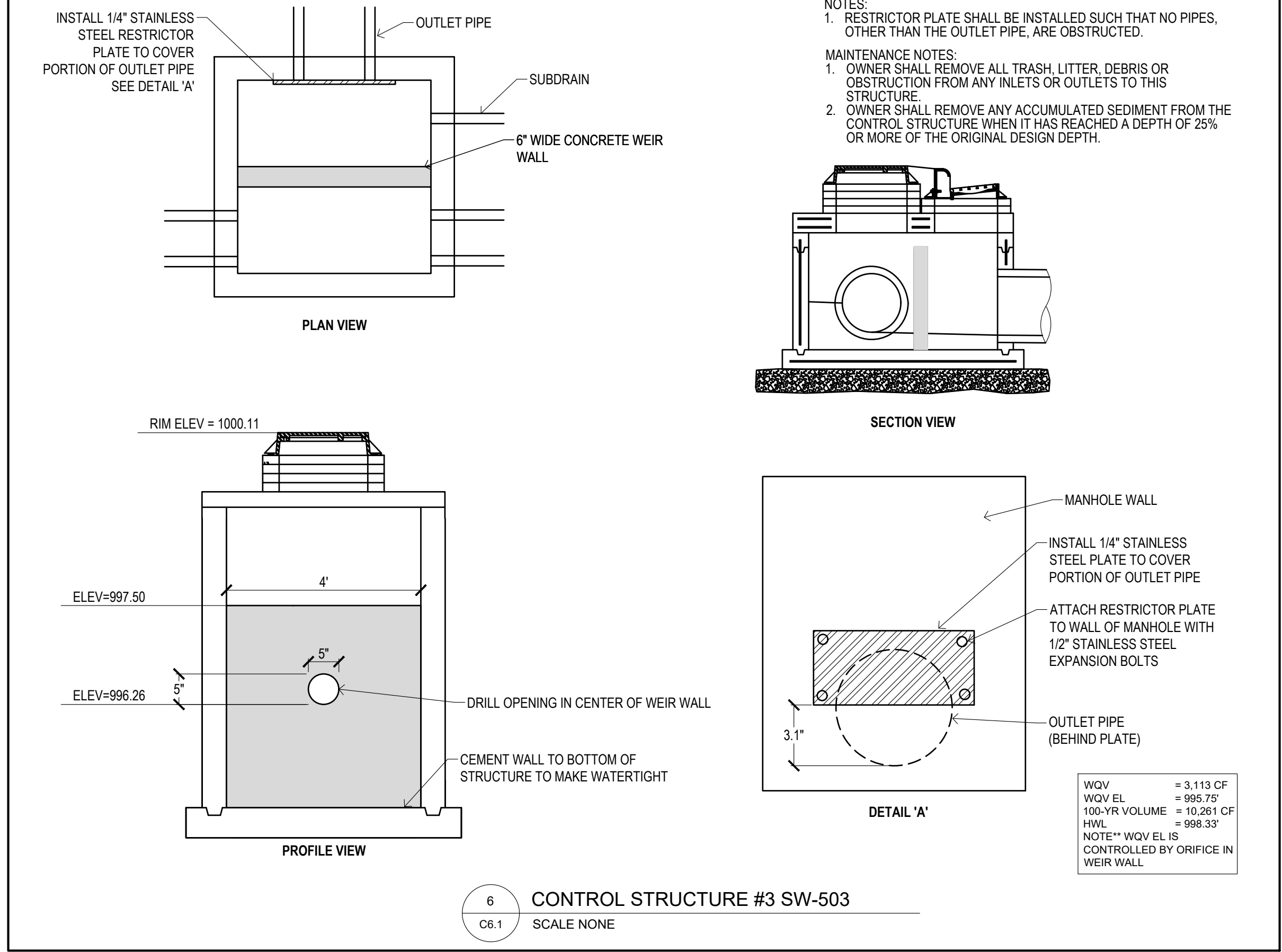
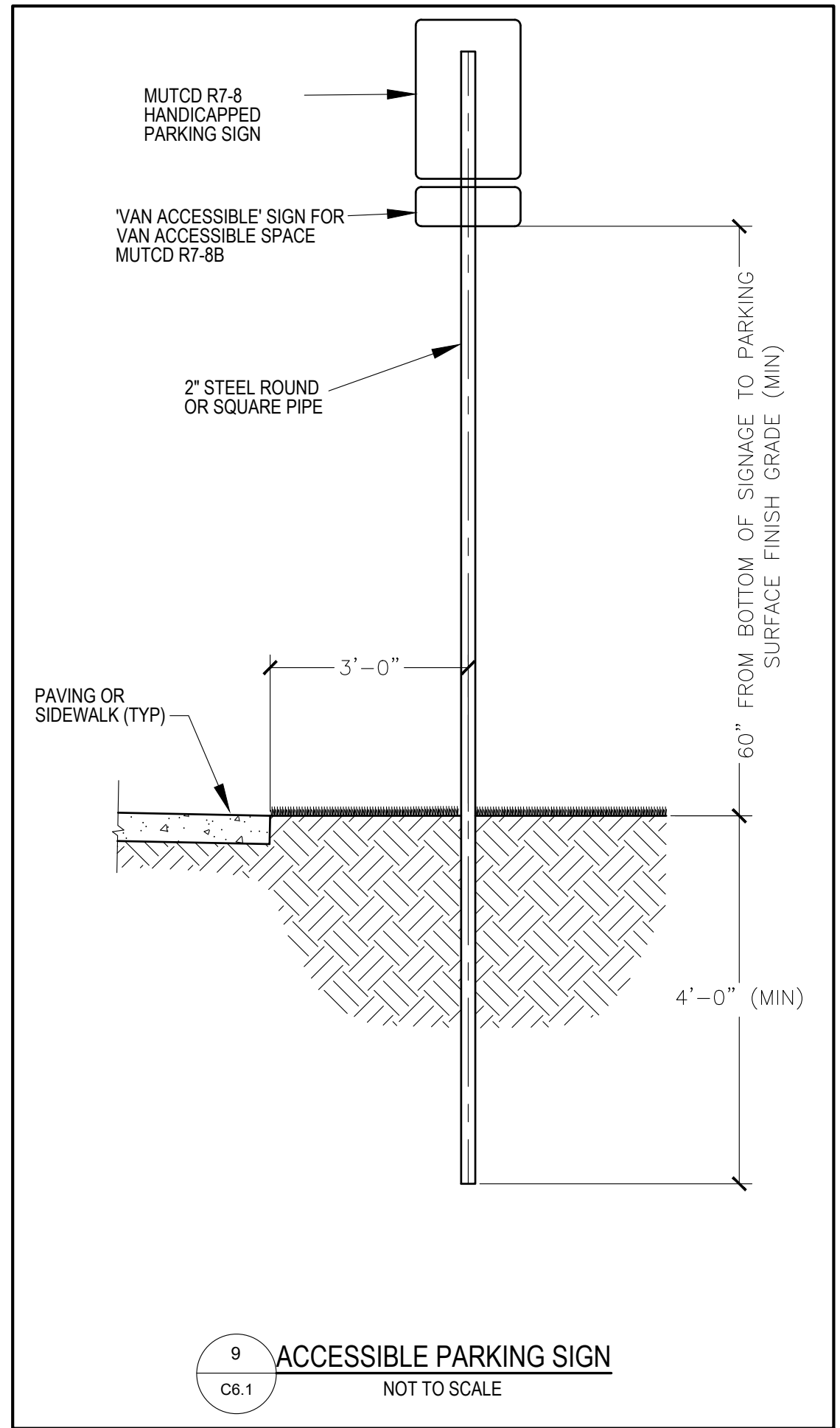
**ABUNDANT LIFE CHURCH**  
 2720 SE WACO PLACE, WAUKEE IA 50263  
**GRADING PLAN**

REFERENCE NUMBER:  
 DRAWN BY: DRL  
 CHECKED BY: DBB  
 REVISION DATE:  
 1ST SUBMITTAL - 12-2-21  
 2ND SUBMITTAL - 1-4-22  
 3RD SUBMITTAL - 1-18-22  
 4TH SUBMITTAL - 6-1-22  
 PROJECT NUMBER:  
**190617**  
 SHEET NUMBER:  
**C3.1**





MILAND PROJECTS 2019/10/16/17/DWG/C6.1 DETAILS DWG 6/26/2023 8:02:59 AM

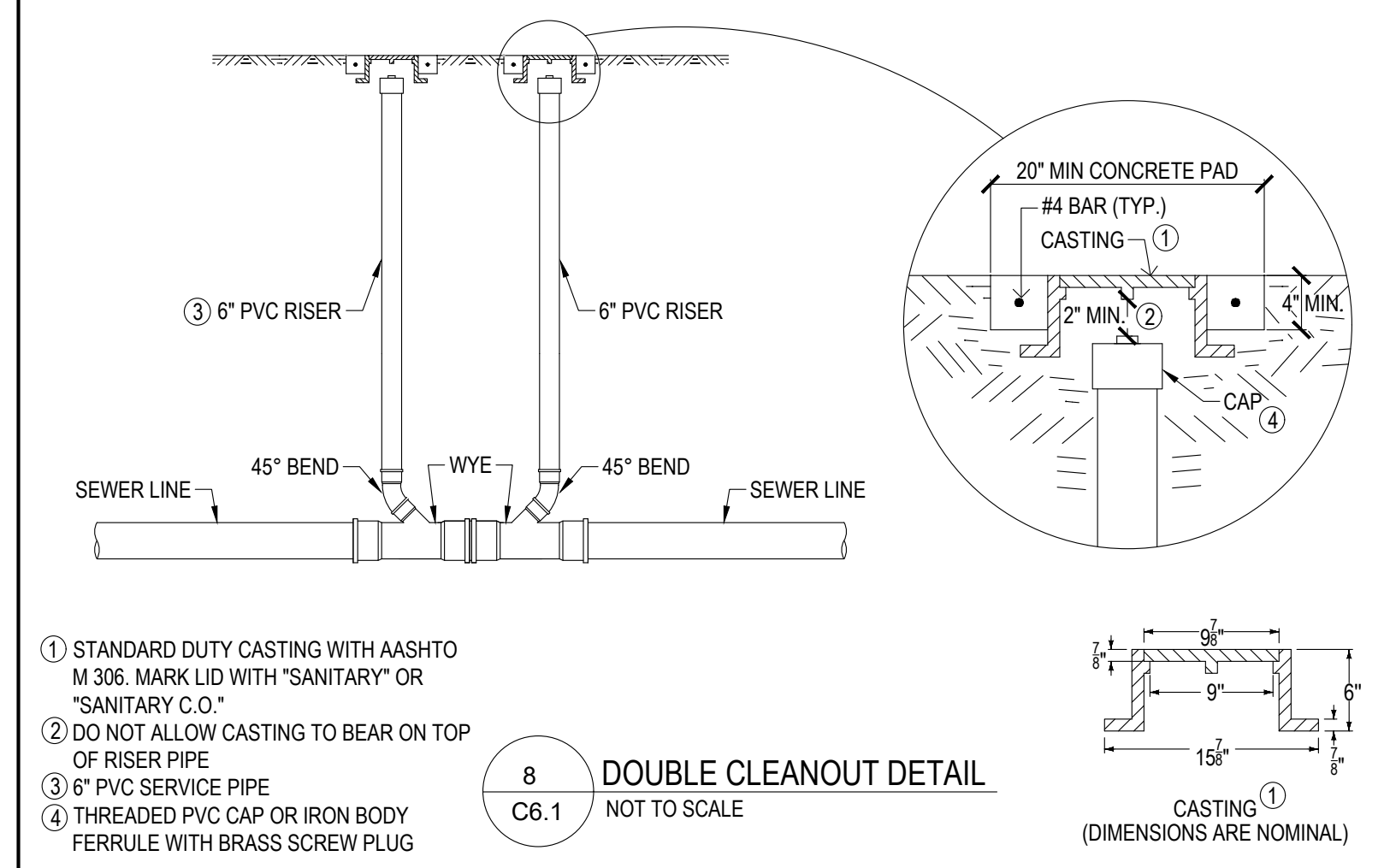
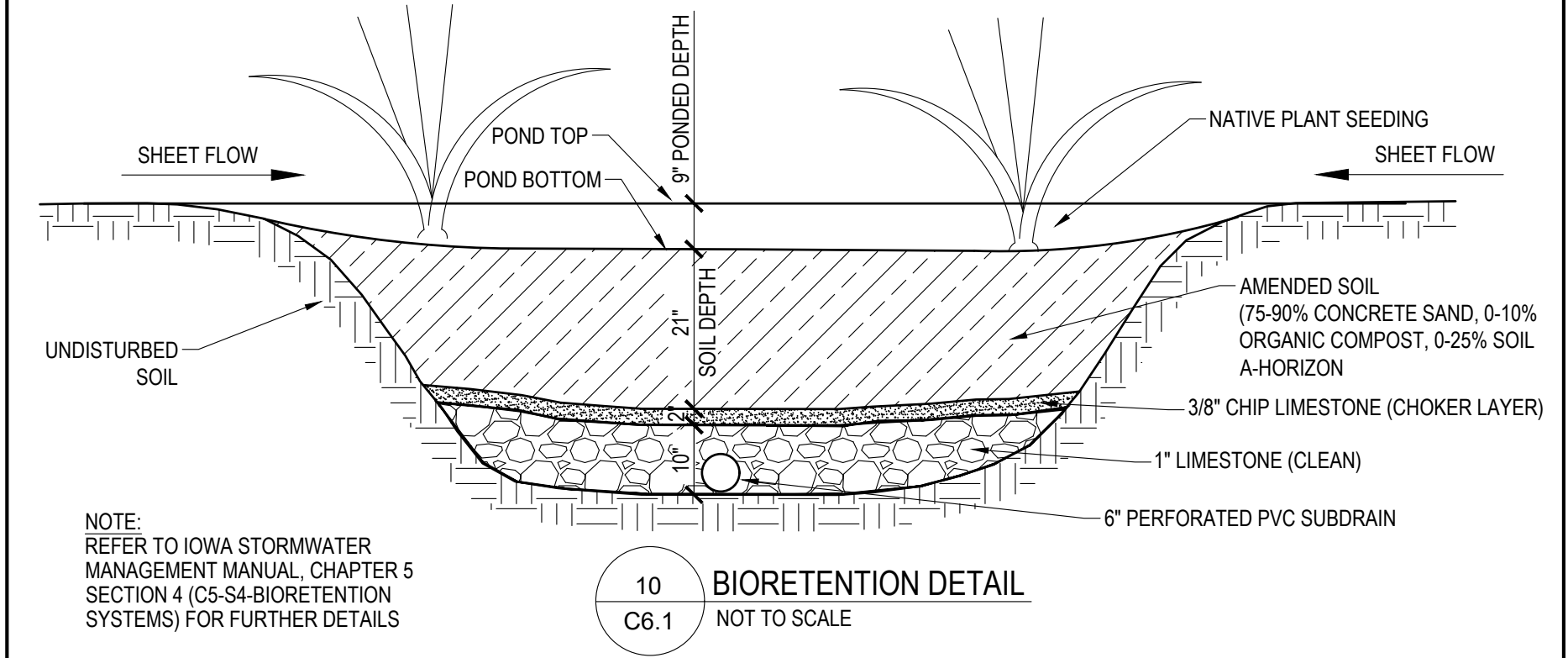


**BIORETENTION MAINTENANCE NOTES (I.S.W.M. CH. 5 SEC 4)**

Maintenance. Bioretention cells require seasonal maintenance. It is imperative that they be maintained to function properly and provide continuous visual aesthetics.

Activity	Schedule
Prune and thin out plants when needed. Remove weeds throughout the growing season, preferably by pulling or trimming. Replace plants when needed.	Fall, spring, as needed
Replace mulch when erosion is evident and/or weed growth is excessive.	
Remove trash and debris from pretreatment area and bioretention cell.	
Inspect inflow points for clogging (off-line systems). Remove any sediment.	
Inspect filter strip/grass channel for erosion or gullying. Re-seed or sod as necessary.	Semi-annually
Trees and shrubs should be inspected to evaluate their health and remove any dead or severely diseased vegetation.	Annually
Look for evidence of standing water in the observation port. This may be a sign of hydraulic failure.	
Replace pea gravel diaphragm when necessary.	As necessary
Replace modified soil layer when ponding greatly exceeds the design drainage time.	

- GENERAL NOTES:**
- FURTHER DETAILS AND DESCRIPTIONS OF BIORETENTION SYSTEMS CAN BE FOUND IN THE IOWA STORM WATER MANAGEMENT MANUAL, CHAPTER 5, SECTION 4.
  - CONTRACTOR TO CONTACT BISHOP ENGINEERING (515-276-0467) WITH 10 BUSINESS DAY LEAD TIME FOR THE AS-BUILT SURVEY OF THE ABOVE GROUND BIORETENTION AREA. THE CONTRACTOR IS TO VERIFY WITH THE CITY THAT THE BIORETENTION CELL WAS INSTALLED PER REQUIREMENTS LAID OUT IN THE IOWA STORM WATER MANAGEMENT MANUAL, CHAPTER 5 SECTION 4.



PRELIMINARY - NOT FOR CONSTRUCTION

# STORM WATER POLLUTION PREVENTION PLAN

### PROPERTY DESCRIPTION:

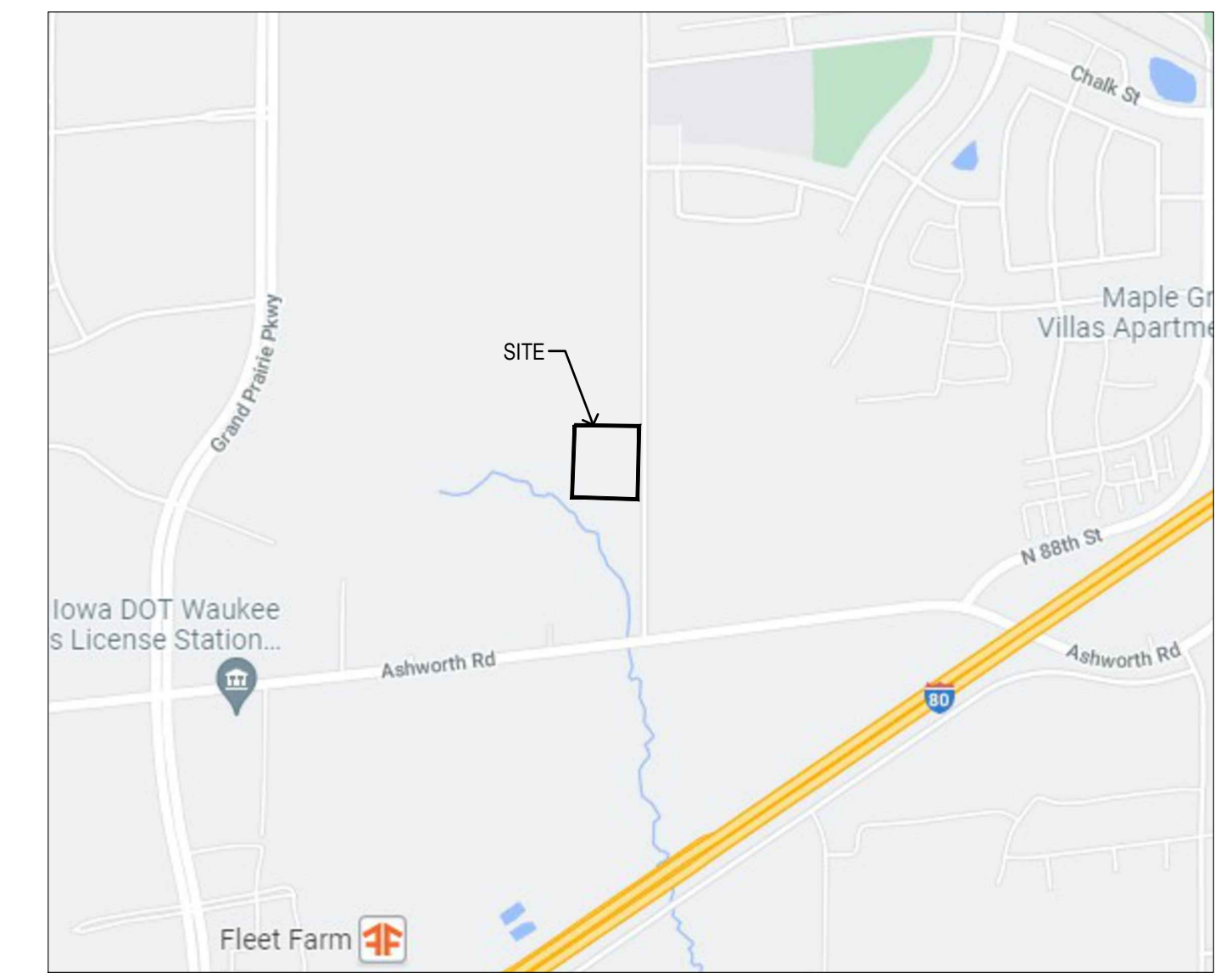
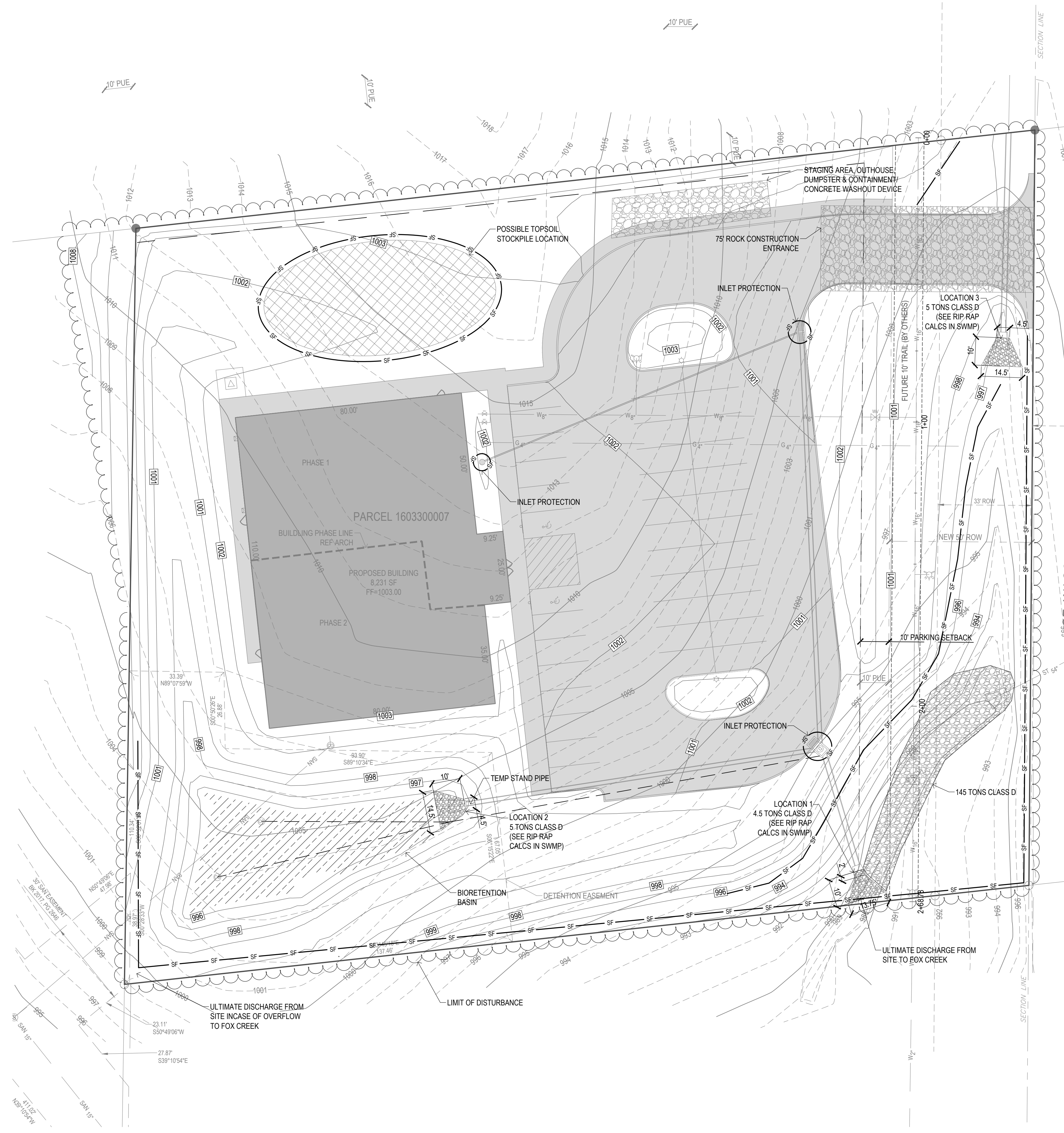
THE NORTH 264.0 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 EXCEPT THE WEST 60.0 RODS ALL IN SECTION 3, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA, SUBJECT TO ROAD EASEMENTS ALONG THE EAST SIDE THEREOF AND CONTAINING 2.0 ACRES, MORE OR LESS.

**ADDRESS:**  
2720 SE WACO PLACE  
WAUKEE, IOWA 50263

**OWNER:**  
ABUNDANT LIFE CHURCH  
ATTN: MIKE HEASLEY  
515-554-4057  
REVHEASLEY@ABUNDANTLIFEWAUKEE.ORG  
PO BOX 715  
WAUKEE, IOWA 50263

**SITE AREA:**  
TOTAL AREA = 84,281 SF

**BENCHMARK:**  
BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS  
DATUM = NAD 83, IOWA SOUTH  
BENCHMARK DATUM = CITY DATUM OR NACD88, GEOID 12A)



VICINITY MAP  
NO SCALE

### 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 SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
- INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
- INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
- OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER CONTAINMENT AND DISPOSAL OF SAWCUTTING/GRINDING SLURRY.

### EROSION CONTROL REMOVAL NOTES:

- AFTER FINAL STABILIZATION HAS OCCURRED, 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.

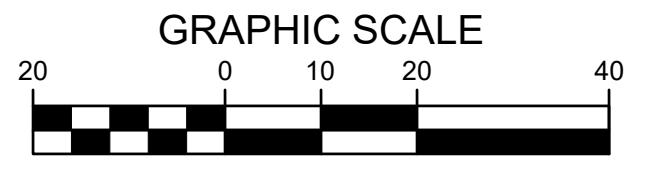
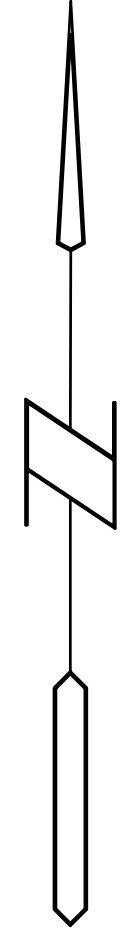
### EROSION CONTROL QUANTITIES:

DISTURBED AREA	2.00 ACRES (NPDES PERMIT IS REQUIRED)
SILT FENCE	800 LF
INLET PROTECTION	3 EA
CONSTRUCTION ENTRANCE	1 EA
CONCRETE WASHOUT	1 EA
SEEDS/SOD	1.15AC

\*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.

### LEGEND:

- 120 --- EXISTING CONTOUR
- - - 120 - - - PROPOSED CONTOUR
- SF --- SILT FENCE
- SAN --- SANITARY SEWER
- ST --- STORM SEWER
- W --- WATER LINE
- G --- GAS LINE
- UE --- UNDERGROUND ELECTRIC
- O/E --- OVERHEAD ELECTRIC
- TELE --- TELEPHONE LINE
- F/O --- FIBER OPTIC
- CATV --- CABLE TV
- ⊕ --- STORM MANHOLE
- ⊕ --- CURB INTAKE
- ⊕ --- SURFACE INTAKE
- ⊕ --- FLARED END SECTION
- ⊕ --- SANITARY MANHOLE
- ⊕ --- CLEANOUT
- ⊕ --- FIRE HYDRANT
- ⊕ --- SPRINKLER
- ⊕ --- IRRIGATION CONTROL VALVE
- ⊕ --- WATER MANHOLE
- ⊕ --- WELL
- ⊕ --- WATER VALVE
- ⊕ --- WATER SHUT OFF
- ⊕ --- YARD HYDRANT
- ⊕ --- ELECTRIC MANHOLE
- ⊕ --- ELECTRIC METER
- ⊕ --- ELECTRIC RISER
- ⊕ --- ELECTRIC VAULT
- ⊕ --- POWER POLE
- ⊕ --- TRANSFORMER POLE
- ⊕ --- LIGHT POLE
- ⊕ --- ELECTRIC JUNCTION BOX
- ⊕ --- ELECTRIC PANEL
- ⊕ --- TRANSFORMER
- ⊕ --- GROUND LIGHT
- ⊕ --- GUY WIRE
- ⊕ --- ELECTRIC HANDHOLE
- ⊕ --- GAS METER
- ⊕ --- GAS VALVE
- ⊕ --- AIR CONDITIONING UNIT
- ⊕ --- TELEPHONE RISER
- ⊕ --- TELEPHONE VAULT
- ⊕ --- TELEPHONE MANHOLE
- ⊕ --- TRAFFIC SIGNAL MANHOLE
- ⊕ --- FIBER OPTIC RISER
- ⊕ --- FIBER OPTIC FAULT
- ⊕ --- CABLE TV RISER
- ⊕ --- SIGN



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**SWPPP**

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PROJECT NUMBER:	190617
SHEET NUMBER:	C7.1



**UTILITY NOTE:**  
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