

City of Carlisle, Iowa
Planning and Zoning Commission
Regular Meeting
April 19, 2021
7:00 P.M.
Carlisle City Hall

Join Zoom Meeting - <https://us02web.zoom.us/j/9951930479>

Meeting ID: 995 193 0479

One tap mobile – Call 1-929-205-6099, enter 995-193-0479# when prompted

We encourage all videoconferencing or calling in to let staff know who you are for the record and then mute your microphone or phone until you would like to speak to provide a better overall experience.

Call to order

Determine quorum

New Business and Action Items

1. Discussion and Possible Action on Recommendation for Updated Preliminary Plat and Site Plan for Summertime Potato Company
2. Discussion on Possible Duplex Near 521 South 8th Street (Parcel #39380000418)

Administrator/Engineer/Commission Reports

Adjournment

**** PLEASE NOTE THAT THIS AGENDA MAY CHANGE UP TO 24 HOURS PRIOR TO THE MEETING ****

April 16, 2021

Att: Jeffrey Gaddis, PLS

Civil Engineering Consultants, Inc.
2400 86th Street, Suite #12
Des Moines, Iowa 50322

RE: **Summertime Potato Company – Preliminary Plat & Site Plan**

Carlisle, Iowa

FOX Ref No: 8666-20B.240

Thank you for submitting your project for review. The City is committed to assisting you with the completion of this project. FOX Engineering and the City Staff have completed the 7th review for the Summertime Potato Preliminary Plat & Site Plan dated April 15, 2021 and have the following comments:

General Comments

1. Several items have been revised since approval by Council on October 19, 2020. The following changes (excluding stormwater, lighting and other minor utility modifications) shall be reviewed by P&Z and Council in April for approval:
 - a. **Change in structure size and orientation (warehouse & wash plant).**
 - b. **Change in future building footprint.**
 - i. Future structures will not extend as far north as originally proposed.
 - ii. Gravel access moved further south to stay in close proximity to newly defined north edge of future structures.
 - c. **Elimination of the loading dock and HD PCC paving for loading stalls.** 45'x55' of hard-surfaced parking (the only hard surfacing as part of Phase 1) is being eliminated. See waiver request.
 - d. **Change in orientation of loading stalls.** Loading Stalls will have tractor cab face north instead of west, as was originally proposed.
 - e. **Generator Pad & Transformer Pad change.** Units moved from east side of proposed Phase 1 buildings to the west side of proposed Phase 1 buildings. Currently no screening for these units to the west.
 - f. **Water Main/Service** - Fire protection water main does not extend as far north.
 - g. **Sanitary Sewer** – Ends at Phase 1 Buildings.
 - h. **Waiver Request** – for screening of transformer and deferring paving of loading dock area.
2. The sanitary sewer manhole at the connection to public sewer is now shown as an SW-301 (previously shown as an SW-303). The Owner should know that this manhole will require bypass pumping of an 18" sewer during installation and will require manhole vacuum testing.

Storm Water Management Plan

3. Please provide a signed SWMP.

SITE PLAN REVIEW SCHEDULE:

PLANNING & ZONING: April 19, 2021 at 7:00pm at the Carlisle City Hall

COUNCIL MEETING: April 26, 2021 at 6:30pm at the Carlisle City Hall

If you have any questions or concerns, please contact Mitch Holtz (515) 231-6005.

FOX ENGINEERING ASSOCIATES, INC.



Mitch Holtz, P.E.

Copy to: Deven Markley, City Administrator

PRELIMINARY PLAT & SITE PLAN OF SUMMERTIME PLAT I 1105 SE 72ND AVENUE, CARLISLE, IA 50047



GENERAL NOTES:

- ***** ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF CARLISLE SUPPLEMENTAL SPECIFICATIONS. *****
- CIVIL ENGINEERING CONSULTANTS, INC SHALL NOT BE HELD LIABLE FOR ANY INJURIES, DAMAGES, OR GRIEVANCES THAT OCCUR WITH THIS PROJECT CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH FAILURES FROM VARYING SOIL STRATA OR INJURIES CAUSED BY UNDERGROUND UTILITIES THAT ARE NOT SHOWN ON THE PRELIMINARY PLAT & SITE 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 ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
 - CITY OF CARLISLE, DEVEN MARKLEY 515-484-5224
 - CITY OF CARLISLE PUBLIC WORKS, 515-484-4012
 - RON PETERSON, OWNER, 515-240-2124
 - JASON KEGNER, GENERAL CONTRACTOR ABSOLUTE GROUP, 515-657-3438
 - CIVIL ENGINEERING CONSULTANTS, INC. 515-276-4884
 - IOWA ONE-CALL 1-800-242-8484
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LEASES NEEDED TO CONSTRUCT THIS PROJECT.
- THE CONTRACTOR OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE THE ACCURACY OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING THIS AREA, AND IOWA ONE CALL, TO DETERMINE THE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
- THE CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM THE CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE UTILITY'S OWNER.
- NO GEOTECHNICAL REPORT WAS PROVIDED FOR THIS PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE EXCAVATION SAFETY AND COMPLIANCE WITH OSHA REGULATIONS.
- TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH MUTCD.
- IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE QUANTITIES AND THE PLANS, THE DETAILED PLANS SHALL GOVERN.
- ALL SITE UTILITY WORK SHALL HAVE A PLUMBING PERMIT AND BE INSPECTED AS PER CITY OF CARLISLE ENGINEERING SPECIFICATIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR INSPECTIONS.
- ENGINEERING AND TECHNICAL DECISIONS MADE BY THE JURISDICTIONAL REPRESENTATIVE IDENTIFIED IN THE CURRENT VERSION OF THE URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF CARLISLE SUPPLEMENTAL SPECIFICATIONS SHALL BE MADE UNDER THE ADVICE AND CONCURRENCE OF A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF IOWA. THESE DECISIONS SHALL BE DOCUMENTED AND FILED AS PART OF THE CITY'S RECORDS.
- ADDITIONAL RIP RAP MAY BE REQUIRED BY CITY OF CARLISLE.

DEMOLITION NOTES:

- ALL DEMOLITION WORK SHALL COMPLY WITH SECTION 10.010 OF THE CURRENT EDITION OF THE SUDAS SPECS.

HORIZONTAL & VERTICAL DIMENSION NOTES:

- ALL DIMENSIONS ARE TO BACK OF CURB, EDGE OF PAVEMENT TO EDGE OF PAVEMENT, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- ALL ELEVATIONS ARE TO THE GUTTER, TOP OF SLAB (AKA TOP OF PAVEMENT FORM GRADE) OR FINISHED GRADE UNLESS NOTED OTHERWISE.

UTILITY PROVIDERS

ELECTRIC - CARLISLE MUNICIPAL ELECTRIC
 NATURAL GAS - MIDAMERICAN ENERGY COMPANY
 COMMUNICATIONS - MEDIACOM, CENTURYLINK, IOWA COMMUNICATIONS NETWORK, UPN
 SANITARY - CITY OF CARLISLE
 STORM - CITY OF CARLISLE
 WATER - CITY OF CARLISLE

SHEET INDEX

SHEET #	SHEET TITLE
1	COVER
2	LEGEND & CONTROL POINTS
3	PRELIMINARY PLAT - DIMENSION
4	PRELIMINARY PLAT - TOPOGRAPHIC SURVEY
5	OVERALL SHEET INDEX
6	CONCEPT MASTER PLAN PHASING & SURFACING
7	DEMOLITION PLAN
8	DIMENSION PLAN - SOUTHEAST
9	DIMENSION PLAN - NORTHWEST
10	DIMENSION PLAN - NORTHWEST
11	GRADING & PAVING DETAILS
12	CONSTRUCTION STAGING PLAN
13	GRADING PLAN - SOUTHEAST
14	GRADING PLAN-SOUTHWEST
15	GRADING PLAN - NORTHWEST
16	SANITARY DETAILS
17	STORM DETAILS
18	STORM DETAILS
19	STORM DETAILS - CASTINGS
20	WATER MAIN DETAILS
21	UTILITY PLAN - SOUTHEAST
22	UTILITY PLAN - SOUTHWEST
23	UTILITY PLAN - NORTHWEST
24	LANDSCAPING - NORTH HALF
25	LANDSCAPING - SOUTH HALF
26	SITE PHOTOMETRIC PLAN

PARKING:
 WHOLESALE ESTABLISHMENT OR WAREHOUSE
 1 SPACE PER EMPLOYEE; 34 EMPLOYEES

34 SPACES TO BE PROVIDED IN FUTURE CORPORATE OFFICE CONSTRUCTION

CITY PLANNING NOTES

- THE OWNER OF THE LOT IS RESPONSIBLE FOR THE COSTS ASSOCIATED WITH PLACING FUTURE SIDEWALKS (ALONG SE 72ND AVENUE AND SE 52ND STREET). THE SIDEWALKS SHALL BE INSTALLED WITHIN 3 MONTHS OF NOTIFICATION FROM THE CITY.
- ALL FUTURE PAVEMENT/GRANULAR SURFACING SHALL BE REVIEWED AND APPROVED BY STAFF PRIOR TO CONSTRUCTION. ANY FUTURE STRUCTURE IMPROVEMENTS SHALL BE APPROVED BY PLANNING AND ZONING COMMISSION AND CARLISLE CITY COUNCIL PRIOR TO CONSTRUCTION.
- THE CITY RESERVES THE RIGHT TO REQUIRE MODIFICATION OF THE TRASH ENCLOSURE AT SUCH TIME WHEN GATEWAY DRIVE IS EXTENDED NORTH TO PROVIDE THE CONSISTENT ARCHITECTURAL LOOK AS SEEN FROM PUBLIC RIGHT OF WAY PER THE INTENT OF THE CODE

CITY COUNCIL APPROVAL REQUIREMENTS AND RESTRICTIONS:

- CITY COUNCIL HAS DEFERRED THE PAVEMENT CONNECTION REQUIREMENT TO GATEWAY DRIVE UNTIL SUCH TIME THAT GATEWAY DRIVE IS CONSTRUCTED. UPON COMPLETION OF GATEWAY DRIVE, THE OWNER IS REQUIRED TO PAVE FROM THE NEWLY PROVIDED DRIVEWAY APPROACH TO THE EAST SIDE OF THE WESTERN INTERNAL 'T' INTERSECTION. SEE DIMENSION SHEETS.
- PARKING AND INTERNAL SIDEWALKS DURING PHASE 1 & 2 HAS BEEN DEFERRED UNTIL SUCH TIME THAT THE MAIN CORPORATE OFFICE IS RELOCATED TO THIS SITE. THE CORPORATE OFFICE SITE PLAN SHALL INCLUDE BUILDING ARCHITECTURAL FEATURES, PARKING LOT PAVING, INTERNAL SIDEWALKS, AND PARKING LOT LANDSCAPING.
- GRAVEL DRIVEWAY CONNECTION AND INTERNAL GRAVEL DRIVE ISLES IS ALLOWED DURING PHASE 1 & 2 (STORAGE BUILDINGS ONLY). PAVING SHALL BE INCORPORATED IN THE CORPORATE OFFICE BUILDING RELOCATION SITE PLAN. METAL SIDING FOR STORAGE BUILDINGS IS ALLOWED FOR STORAGE BUILDING CONSTRUCTION PHASES 1 & 2.
- RIGHT-OF-WAY EARTHWORK AND LANDSCAPING PLANTING REQUIREMENT ELIMINATION HAS BEEN APPROVED DUE TO DRAINAGE WAY PROXIMITY.

PUBLIC RIGHT-OF-WAY & EASEMENT VACATION NOTES:

- LOTS B & 1 D, KENNETH MILLER SUBDIVISION SHALL BE VACATED WITH THE RECORDING OF THE FINAL PLAT AND HAVING BEEN FORMERLY APPROVED BY THE CITY OF CARLISLE CITY COUNCIL.
- THE PUBLIC UTILITY EASEMENTS AS SHOWN ON LOTS 2, 9-26, KENNETH MILLER SUBDIVISION SHALL BE VACATED WITH THE RECORDING OF THE FINAL PLAT AND HAVING BEEN FORMERLY APPROVED BY THE CITY OF CARLISLE CITY COUNCIL.
- THE LOT 'C' & LOT 26 RESTRICTION AS NOTED ON THE FACE OF THE PLAT SHALL BE VACATED AND/OR RELEASED WITH THE RECORDING OF THE FINAL PLAT.

FEMA F.I.R.M. CLASSIFICATION

THIS PARCEL LIES WITHIN FLOOD ZONE 'X', 'X' (SHADED) & 'A' ALL BEING IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP NO. 1418IC00646 WITH EFFECTIVE DATE OF NOVEMBER 16, 2018

COMMUNITY	NUMBER	PANEL	SUFFIX
CITY OF CARLISLE	190214	0069	G
WARREN COUNTY	190912	0069	G

*** FEMA MAPS ARE SUBJECT TO CHANGE ***
 PLEASE SEE FEMA FLOOD MAP SERVICE CENTER FOR CURRENT MAPS
 WEB: WWW.FEMA.GOV
 MAIL: FEMA REGION VII, 4221 WARD PARKWAY, KANSAS CITY, MO 64114
 PHONE: 1-877-336-2627
 EMAIL: FEMAMAPSPECIALIST@RISKMAPCDS.COM

PHASING SCHEDULE

- PHASE 1 (2020-2021)**
- AGRICULTURAL EQUIPMENT STORAGE BUILDING
 - WASH PLANT & COOL STORAGE BUILDING
 - TEMPORARY GRAVEL DRIVE AISLE
 - PERMANENT GRAVEL EMS ENTRANCE DRIVE TO THE NORTH
- PHASE 2 (2022-2024)**
- COLD STORAGE BUILDING ADDITIONS ONLY
- PHASE 3 (2026)**
- (CITY PROVIDES BITTERSWEET DRIVE CONNECTION AT THE SW PROPERTY CORNER)
 THE FUTURE CORPORATE OFFICE SITE PLAN WILL INCLUDE:
- CORPORATE OFFICE BUILDING
 - COLD STORAGE BUILDING ADDITION
 - PARKING LOT AND DRIVEWAY PAVING

PROPERTY OWNER:
 SUMMERTIME POTATO COMPANY
 ATTN: RON & BECKY PETERSON
 2001 EAST GRAND AVENUE
 DES MOINES, IA 50317

APPLICANT:
 SUMMERTIME POTATO COMPANY
 ATTN: RON & BECKY PETERSON
 2001 EAST GRAND AVENUE
 DES MOINES, IA 50317
 515-265-4865

PROPERTY LOCATION:
 1105 SE 72ND AVENUE
 CARLISLE, IA 50047

PROJECT MANAGER:
 JEFFREY A. GADDIS, PLS
 CIVIL ENGINEERING CONSULTANTS, INC
 2400 86TH STREET, SUITE 12
 URBANDALE, IA 50322
 515-276-4884 EXT 221

PROFESSIONAL LAND SURVEYOR:
 JEFFREY A. GADDIS, PLS
 CIVIL ENGINEERING CONSULTANTS, INC
 2400 86TH STREET, SUITE 12
 URBANDALE, IA 50322
 515-276-4884 EXT 221

PROFESSIONAL ENGINEER:
 JEFFREY A. GADDIS, PLS
 CIVIL ENGINEERING CONSULTANTS, INC
 2400 86TH STREET, SUITE 12
 URBANDALE, IA 50322
 515-276-4884

LEGAL DESCRIPTION:
 LOTS B, C, D, AND LOTS 2, 9, 11 THROUGH 26, KENNETH MILLER SUBDIVISION, AN OFFICIAL PLAT RECORDED IN BOOK 'R', PAGE 58 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF CARLISLE, POLK COUNTY, IOWA

LAND AREA:
 1,127,603 SQUARE FEET
 25.84 ACRES

LAND USE:
 EXISTING: AGRICULTURAL
 PROPOSED: AGRICULTURAL / STORAGE

ZONING:
 M-1: LIGHT INDUSTRIAL DISTRICT

ZONING BULK REGULATIONS:
 LOT AREA MINIMUM: 10,000 SF.
 LOT WIDTH MINIMUM: 15'
 SETBACKS:
 • FRONT: 45'
 • REAR: 45' **
 • SIDEYARD: 10' **

** ALL YARDS IN THE M-1 DISTRICT ABUTTING A PUBLIC THOROUGHFARE SHALL BE CONSIDERED FRONT YARDS AND SHALL COMPLY WITH THE REQUIREMENTS FOR A FRONT YARD.
 ** (M-1 DISTRICT ADJACENT TO ANY R DISTRICT, THE MINIMUM SETBACK SHALL BE 50 FEET FROM THE M-1 DISTRICT BOUNDARY LINE, EXCEPT IN SUCH CASES WHERE THE DISTRICT LINE IS CONSTRICTED TO FOLLOWING THE CENTERLINE OF A PUBLIC THOROUGHFARE, WHEREIN SUCH CASES SHALL BE DETERMINED BY THE PROVISIONS FOR THE REQUIRED MINIMUM FRONT YARD DEPTH.
 MAXIMUM BUILDING HEIGHT: 45'

NOTES:

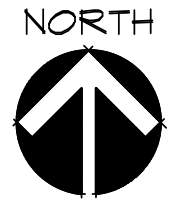
- THE BEARINGS SHOWN ON THIS PRELIMINARY PLAT & SITE PLAN ARE BASED ON THE WEST LINE OF NE 54th OF SECTION 33-78-23 HAVING AN BEARING ASSUMED AS S87°07'09"E AS DETERMINED FROM THE IOWA STATE PLANE 1483 SOUTH ZONE CALCULATED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK.
- THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1:10000 FOR SUBDIVISION BOUNDARIES AND IS NOT GREATER THAN 1:5000 FOR INDIVIDUAL LOTS.
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
- MONUMENTS TO BE SET WITHIN 1 YEAR OF RECORDING DATE.
- EASEMENTS SHOWN WERE TRANSCRIBED FROM THE FOLLOWING RECORDED DOCUMENTS:
 - KENNETH MILLER SUBDIVISION, AN OFFICIAL PLAT RECORDED IN BOOK 'R', PAGE 58 AT THE POLK COUNTY RECORDER'S OFFICE.
 - KENNETH MILLER ACRES, AN OFFICIAL PLAT RECORDED IN BOOK 'R' PAGE 52 AT THE POLK COUNTY RECORDER'S OFFICE.

PURPOSE OF SURVEY

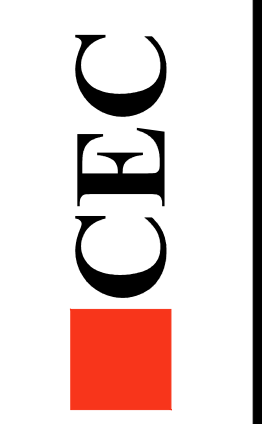
THIS IS A SUBDIVISION PLAT FOR THE PURPOSE OF CREATING ONE COMMERCIAL DEVELOPMENT LOT, AN AGRICULTURAL LOT, AND AN ACCESS, UTILITY & DRAINWAY OUTLOT. THIS PLAT INCLUDES VACATING UNUSED STREET LOTS & PUBLIC UTILITY EASEMENTS, AND THE LOT 'C' & LOT 26 RESTRICTIONS NOTED ON THE FACE OF THE PLAT.

	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. April 15, 2021 DATE SHANE J. DEWICK, IOWA LIC. NO. 16507 DATE MY LICENSE RENEVAL DATE IS DECEMBER 30, 2022 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 - 26
	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. April 15, 2021 DATE JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE MY LICENSE RENEVAL DATE IS DECEMBER 31, 2022 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 - 26

SCALE: 1"=2000' (11"x17")
 SCALE: 1"=1000' (22"x34")



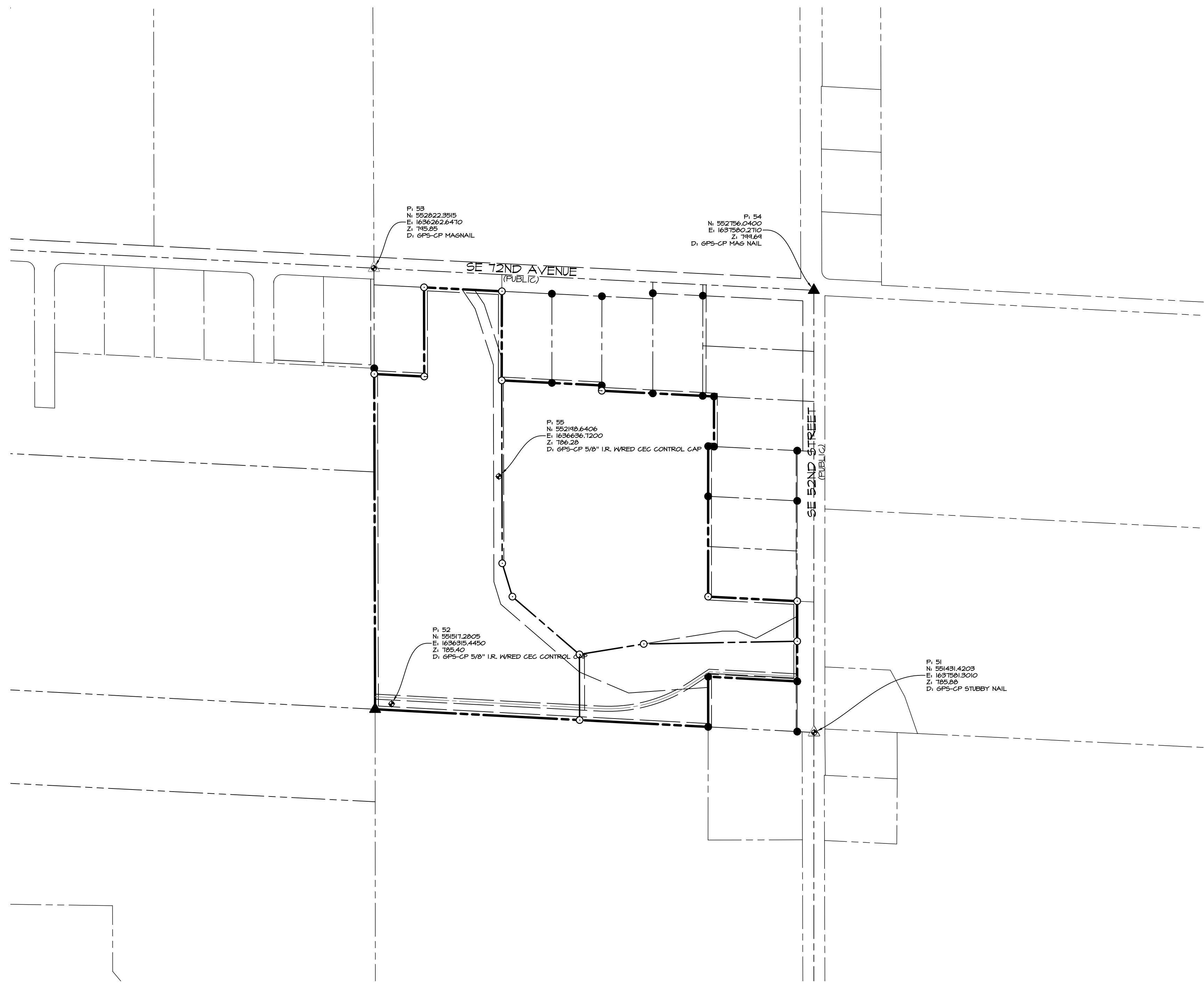
C:\15-FILES\4800\9301_CED Drawings\Construction\Drawings\Site\Plan\9301-01 PRELIMINARY NOTES.dwg, 4/15/2021, 2:40:09 PM, jgaddis, 11



DATE: _____
 DATE OF SURVEY: JAS
 DESIGNED BY: JAS
 DRAWN BY: JAS

SUMMERTIME PLAT I
 1105 SE 12ND AVENUE, CARLISLE, IA 50047
LEGEND & CONTROL POINTS

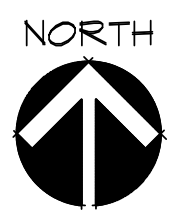
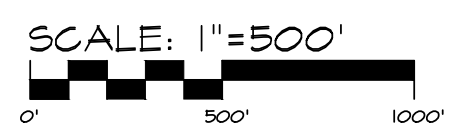
SHEET
 OF 26
 E-8303



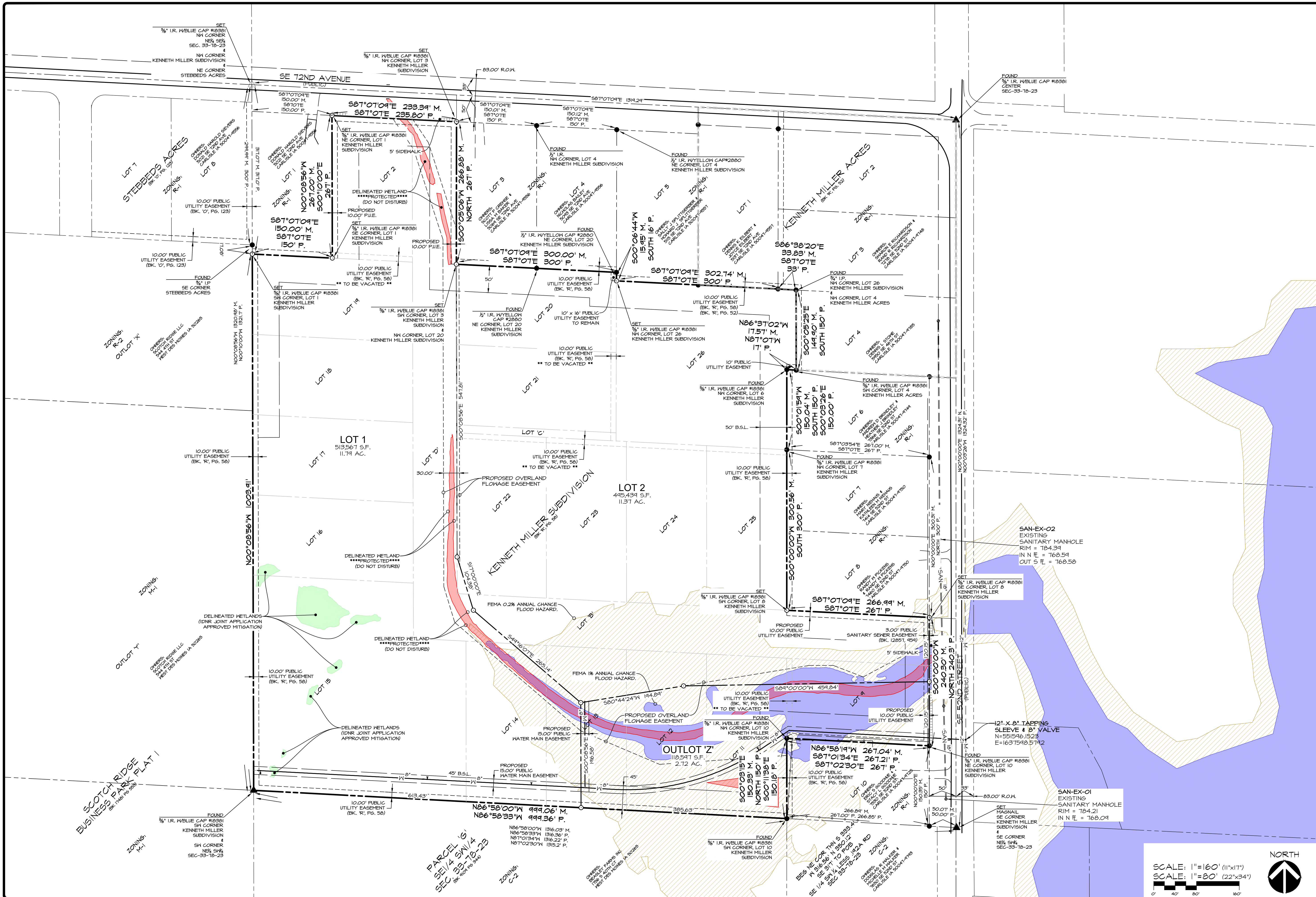
POINT NUMBER	NORTHING	EASTING	ELEVATION	FULL DESCRIPTION
51	551431.4203	1637501.3010	785.88	GPS-CP STUBBY NAIL
52	551517.2805	1636315.4450	785.40	GPS-CP 5/8" I.R. WRED CEG CONTROL CAP
53	552822.3515	1636262.6470	795.85	GPS-CP MAGNAIL
54	552756.0400	1637580.2710	799.69	GPS-CP MAG NAIL
55	552198.6406	1636636.1200	786.28	GPS-CP 5/8" I.R. WRED CEG CONTROL CAP

- LEGEND**
 (NOT ALL ITEMS IN LEGEND EXIST ON SUBJECT PROPERTY)
- C.E.C. CONTROL POINT & BENCHMARKS
 - FOUND CORNERS
 - SET PROPERTY CORNER (5/8" I.R. WRELD CAP #10381 UNLESS OTHERWISE NOTED)
 - PROPERTY BOUNDARY
 - LOT LINES
 - ORIGINAL PLATTED LOT LINES
 - TREE LINE
 - EDGE OF ASPHALTIC CEMENT CONCRETE (HOT MIX ASPHALT - HMA)
 - BACK OF PORTLAND CEMENT CONCRETE (P.C.C.) CURB & EDGE OF PORTLAND CEMENT CONCRETE SLAB
 - GUTTER
 - CENTERLINE STREET
 - SIDEWALK
 - EXISTING CHAIN LINK FENCE
 - EXISTING PIPE FENCE
 - EXISTING WIRE FENCE
 - OVERHEAD WIRES (X = NUMBER OF WIRES)
 - UNDERGROUND FIBER OPTIC LINES (UGFO)
 - STORM SEWER AND SIZE (ST XX")
 - SANITARY SEWER AND SIZE (SAN XX")
 - WATER MAIN AND SIZE (W XX")
 - GAS MAIN AND SIZE (G XX")
 - UNDERGROUND ELECTRIC (UG)
 - UNDERGROUND CABLE TELEVISION LINE (-CATV-)
 - UNDERGROUND TELEPHONE LINE (-UGT-)
 - RETAINING WALL
 - EXISTING BUILDING

- SANITARY & STORM MANHOLE
- OPEN THROAT INTAKE OR M6 INTAKE
- SINGLE & DOUBLE BACK OF CURB(B/C) INTAKE
- STORM AREA INTAKE
- COMMUNICATIONS RISER
- COMMUNICATIONS RISER
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- ELECTRIC BOX
- WOOD POWER POLE WITH LIGHT
- POWER POLE
- STEEL STREET LIGHT POLE
- METAL LIGHT POLE
- GUYWIRE ANCHOR
- FIRE HYDRANT
- WATER MAIN GATE VALVE
- WATER MAIN STOP BOX VALVE
- SIGN
- DEEDED BEARINGS & DISTANCE
- PREVIOUSLY RECORDED BEARINGS & DISTANCE
- MEASURED BEARINGS & DISTANCE
- FINISHED FLOOR ELEVATION
- PORTLAND CEMENT CONCRETE (P.C.C.)
- ASPHALTIC CEMENT CONCRETE (A.C.C.)
- CONCRETE MASONRY UNIT (C.M.U.)
- FLAGPOLE
- IRON ROD (I.R.)
- IRON PIPE (I.P.)
- COUNTY RECORDER'S INDEXING BOOK AND PAGE (BK. ???, Pg. ????)
- EXISTING DECIDUOUS TREE & CALIFER SIZE (GRAPHIC TREE SIZE IS REPRESENTATIVE OF APPROXIMATE DRIP LINE)
- EXISTING EVERGREEN TREE & CALIFER SIZE (GRAPHIC TREE SIZE IS REPRESENTATIVE OF APPROXIMATE DRIP LINE)
- BUILDING HEIGHT MEASURED FROM THE EXISTING GROUND TO PEAK (HEIGHT ACCURACY = +/- 0.5 FEET)
- PROPERTY ADDRESS (777)



O:\15 RELEASE\800018303_CED Drawings\Construction\Drawings\Site\Plan\150301 COVER LEGEND.dwg - 4/15/2011 2:34:17 PM - jpk@cec.com



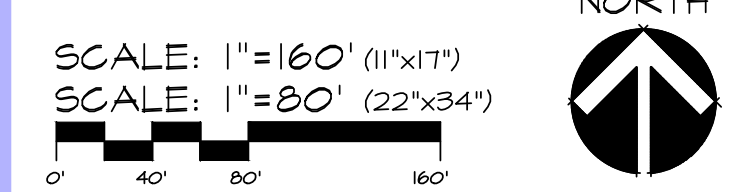
DATE: APR. 15, 2021
 5TH SUB. MAR. 05, 2021
 4TH SUB. DEC. 23, 2020
 DATE OF SURVEY: 4TH SUB. NOV. 23, 2020
 DESIGNED BY: JAG
 DRAWN BY: JAG

SUMMERTIME PLAT I
 1105 SE 72ND AVENUE, CARLISLE, IA 50047
 PRELIMINARY PLAT - DIMENSION

SHEET 3 OF 26
 E-8303

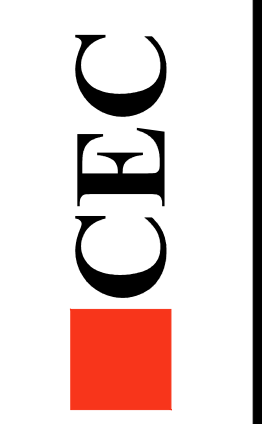
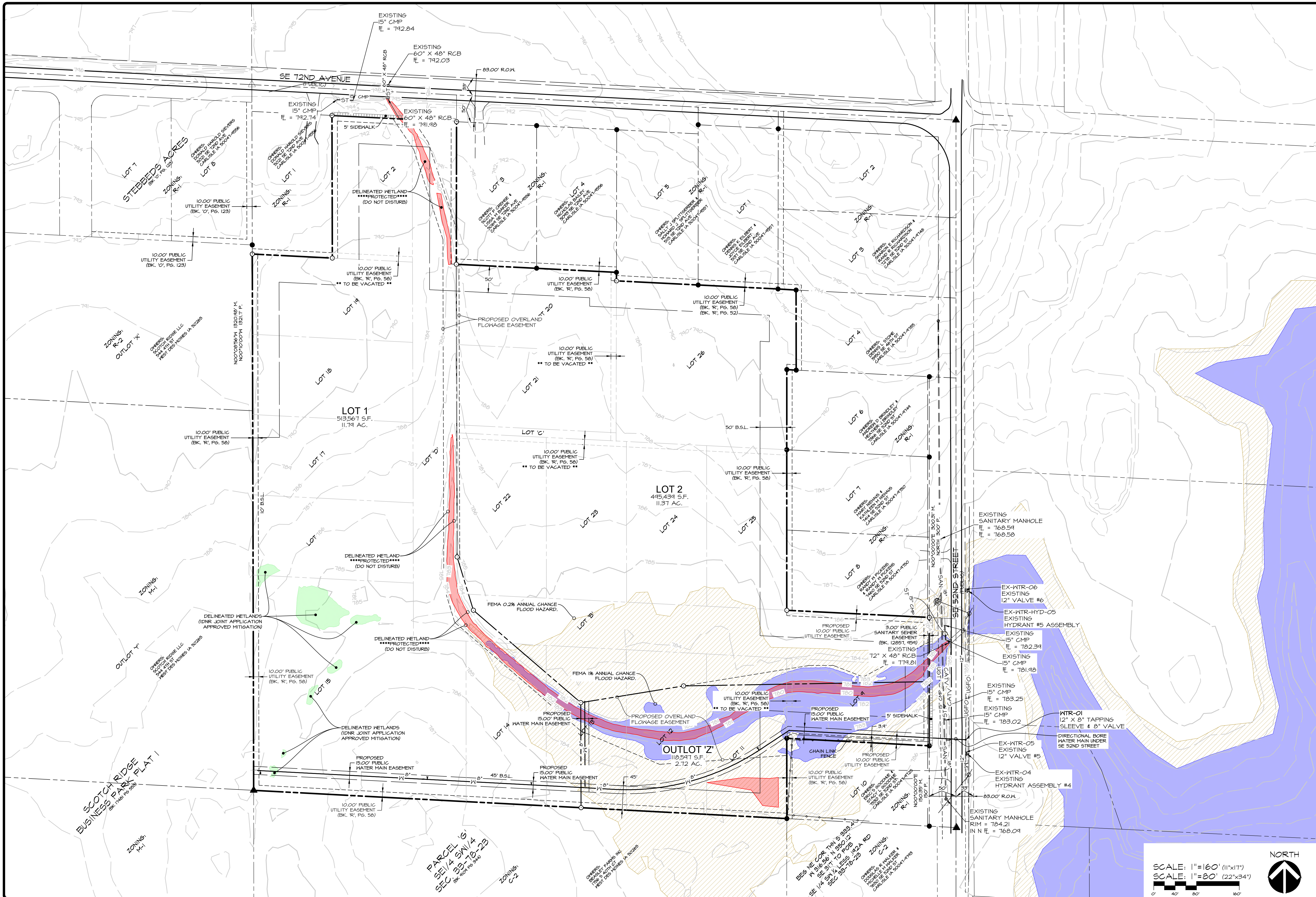
Civil Engineering Consultants, Inc.
 2400 86th Street Unit 12 Des Moines, Iowa 50322
 515.276.4884 mail@cecinc.com

Civil Engineering Consultants, Inc. (CEC) logo



SCALE: 1"=160' (11"x17")
 SCALE: 1"=80' (22"x34")

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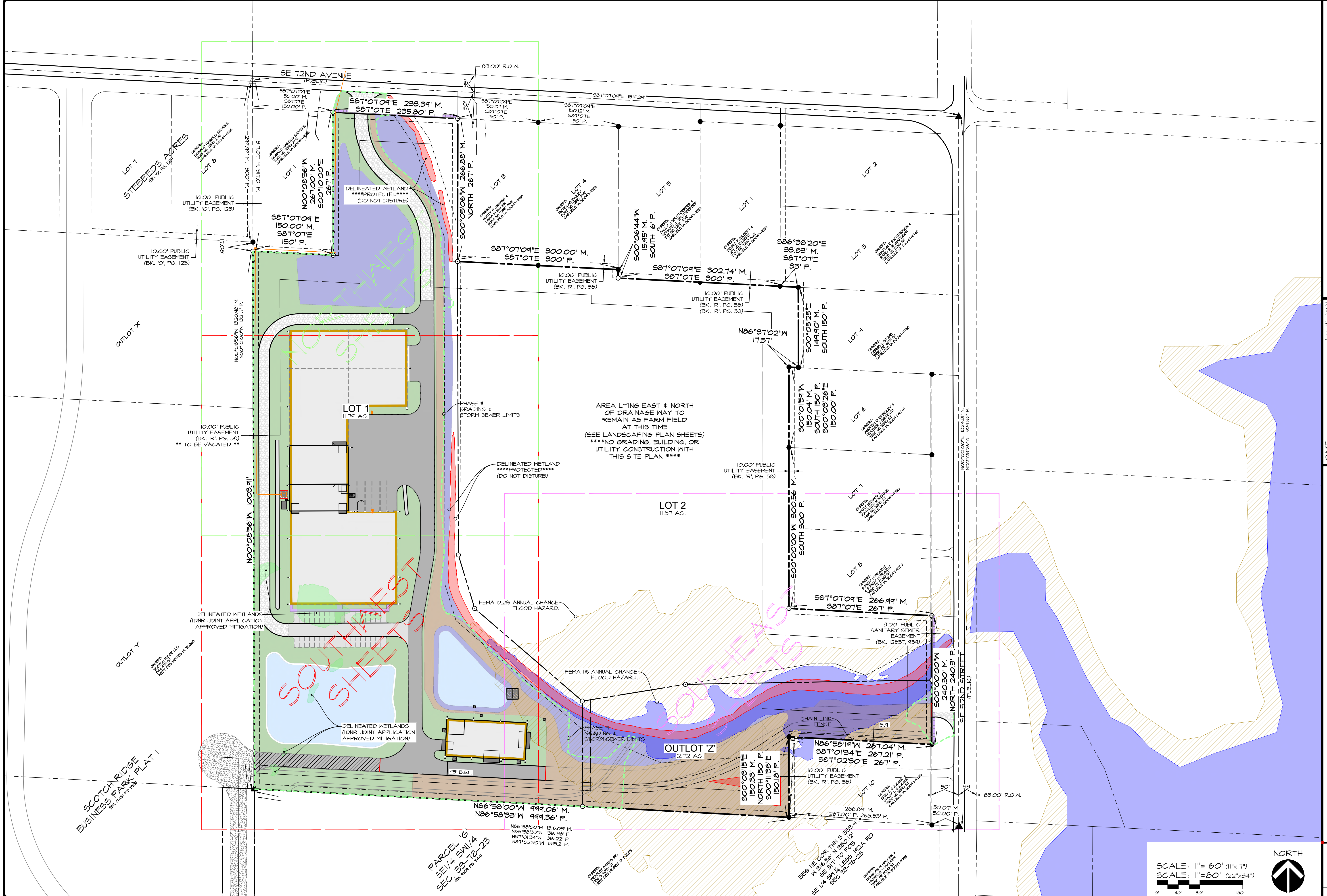


DATE:	APR. 15, 2021
DATE OF SURVEY:	7TH SUB. MAR. 05, 2021 5TH SUB. DEC. 23, 2020 4TH SUB. NOV. 23, 2020
DESIGNED BY:	AUG. 28, 2020 JAG
DRAWN BY:	JAG

SUMMERTIME PLAT I
 1105 SE 72ND AVENUE, CARLISLE, IA 50047
PRELIMINARY PLAT - TOPOGRAPHIC SURVEY

SCALE: 1"=160' (11"x17")
 SCALE: 1"=80' (22"x34")

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Civil Engineering Consultants, Inc.
2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 mail@cecinc.com

CEC

DATE: APR. 15, 2021
5TH SUB. MAR. 05, 2021
4TH SUB. NOV. 23, 2020
DESIGNED BY: JAG
DRAWN BY: JAG

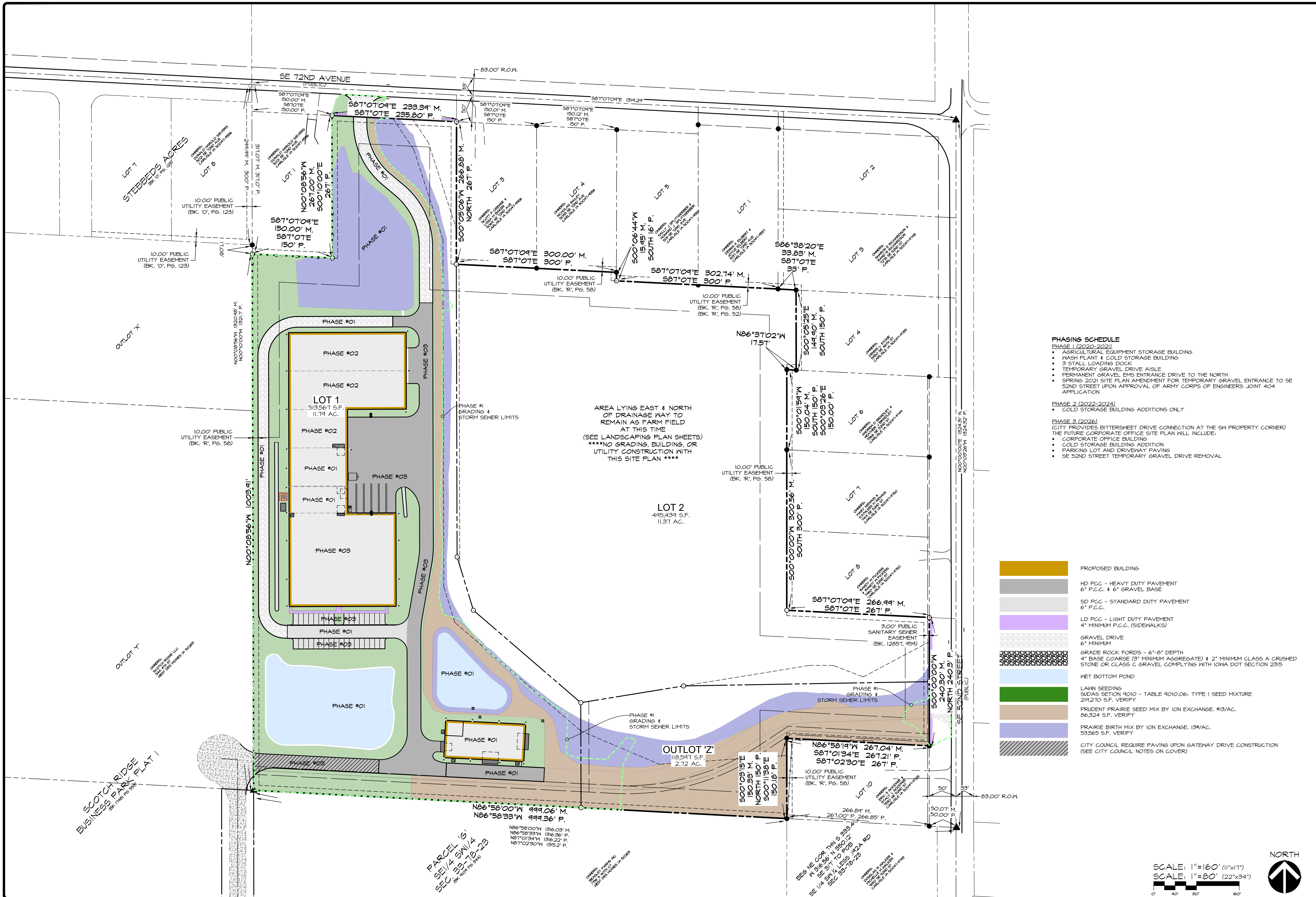
SUMMERTIME FLAT I
1105 SE T2ND AVENUE, CARLISLE, IA 50047

OVERALL SHEET INDEX

SHEET
1
OF 26
E-8303

SCALE: 1"=160' (11"x17")
SCALE: 1"=80' (22"x34")

O:\15-FILES\600150301_CED Drawings\Construction\Drawings\Sites\Plan\150301 OVERALL SHEET LAYOUT.dwg, 4/15/2021 2:31:39 PM, jgagah, 1:1



- PHASING SCHEDULE**
- PHASE 1 (2020-2021)**
- AGRICULTURAL EQUIPMENT STORAGE BUILDING
 - WASH PLANT & COLD STORAGE BUILDING
 - 3 STALL LOADING DOCK
 - TEMPORARY GRAVEL DRIVE AISLE
 - PERMANENT GRAVEL DRIVE ENTRANCE DRIVE TO THE NORTH
 - SPRING 2021 SITE PLAN AMENDMENT FOR TEMPORARY GRAVEL ENTRANCE TO SE 52ND STREET UPON APPROVAL OF ARMY CORPS OF ENGINEERS JOINT 404 APPLICATION
- PHASE 2 (2022-2024)**
- COLD STORAGE BUILDING ADDITIONS ONLY
- PHASE 3 (2026)**
(CITY PROVIDES BITTERSHEET DRIVE CONNECTION AT THE SW PROPERTY CORNER)
THE FUTURE CORPORATE OFFICE SITE PLAN WILL INCLUDE:
- CORPORATE OFFICE BUILDING
 - COLD STORAGE BUILDING ADDITION
 - PARKING LOT AND DRIVEWAY PAVING
 - SE 52ND STREET TEMPORARY GRAVEL DRIVE REMOVAL

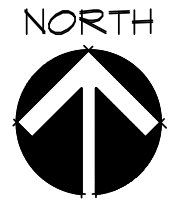
- PROPOSED BUILDING
- HD PCC - HEAVY DUTY PAVEMENT
6" P.C.C. & 6" GRAVEL BASE
- SD PCC - STANDARD DUTY PAVEMENT
6" P.C.C.
- LD PCC - LIGHT DUTY PAVEMENT
4" MINIMUM P.C.C. (SIDEWALKS)
- GRAVEL DRIVE
6" MINIMUM
- GRADE ROCK FORDS - 6"-8" DEPTH
4" BASE COURSE (3" MINIMUM AGGREGATE) & 2" MINIMUM CLASS A CRUSHED STONE OR CLASS C GRAVEL COMPLYING WITH IOWA DOT SECTION 2315
- WET BOTTOM POND
- LAWN SEEDING
SUDAS SECTION 9010 - TABLE 9010.06; TYPE 1 SEED MIXTURE
219,270 S.F. VERIFY
- PRUDENT PRAIRIE SEED MIX BY ION EXCHANGE, #13/AC.
86,324 S.F. VERIFY
- PRAIRIE BIRTH MIX BY ION EXCHANGE, #13/AC.
53,565 S.F. VERIFY
- CITY COUNCIL REQUIRE PAVING UPON GATEWAY DRIVE CONSTRUCTION
(SEE CITY COUNCIL NOTES ON COVER)

NORTH

SCALE: 1"=160' (11"x17")
SCALE: 1"=80' (22"x34")



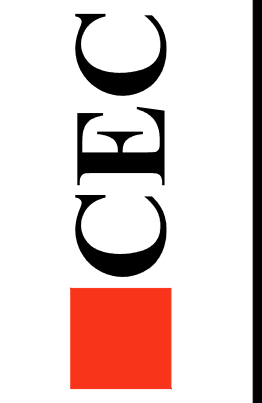
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DATE:	APR. 15, 2021
	7TH SUB. MAR. 05, 2021
	5TH SUB. DEC. 23, 2020
	4TH SUB. NOV. 23, 2020
DATE OF SURVEY:	AUG. 28, 2020
DESIGNED BY:	JAG
DRAWN BY:	JAG

SUMMERTIME PLAT I
 1109 SE T2ND AVENUE, CARLISLE, IA 50047
DEMOLITION PLAN

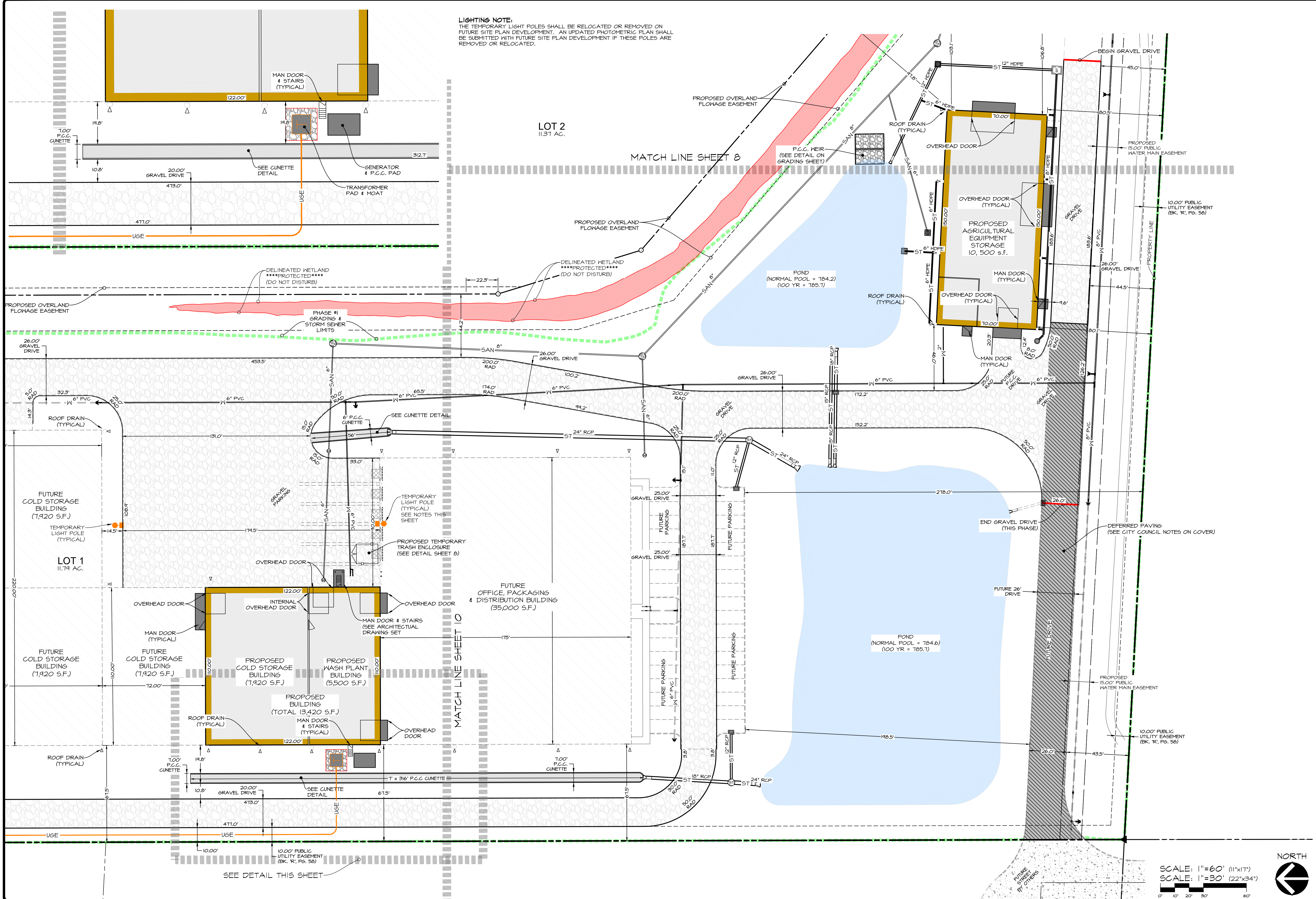
SHEET
 OF 26
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 515.276-8884 · mail@ceclac.com

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LIGHTING NOTE:
 THE TEMPORARY LIGHT POLES SHALL BE RELOCATED OR REMOVED ON FUTURE SITE PLAN DEVELOPMENT. AN UPDATED PHOTOMETRIC PLAN SHALL BE SUBMITTED WITH FUTURE SITE PLAN DEVELOPMENT IF THESE POLES ARE REMOVED OR RELOCATED.

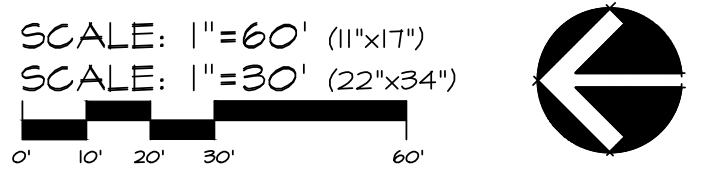


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DATE OF SURVEY:	AUG. 28, 2020
DATE OF SUB.:	NOV. 23, 2020
DATE OF SUB.:	DEC. 23, 2020
DATE OF SUB.:	MAR. 05, 2021
DATE OF SUB.:	APR. 15, 2021

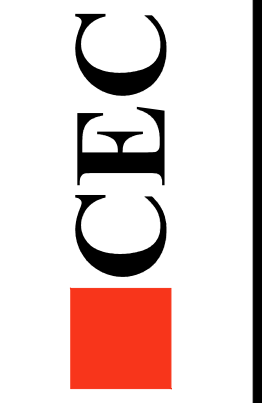
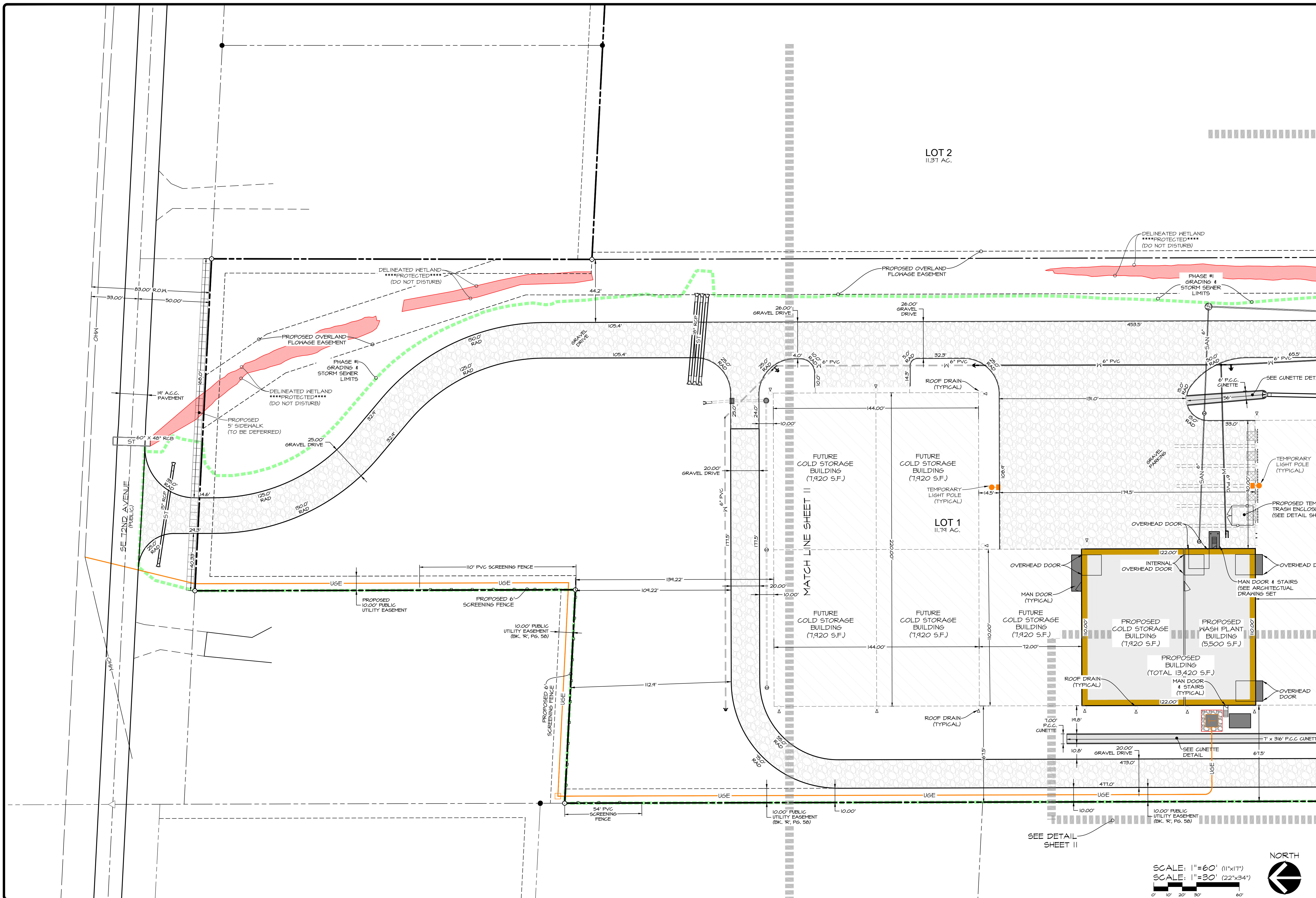
SUMMERTIME PLAT 1
 1105 SE T2ND AVENUE, CARLISLE, IA 50047
DIMENSION PLAN - SOUTHWEST

SHEET OF 26
 E-8303

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 515.276.4884 · mail@cecinc.com

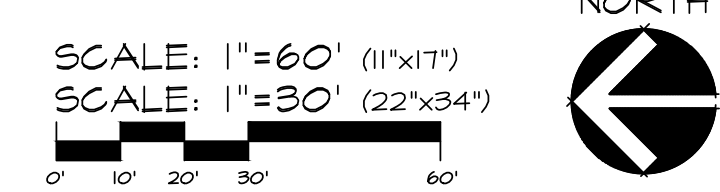


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DATE: APR. 15, 2021
 1TH SUB. MAR. 05, 2021
 5TH SUB. DEC. 23, 2020
 4TH SUB. NOV. 23, 2020
 DATE OF SURVEY: AUG. 28, 2020
 DESIGNED BY: JAG
 DRAWN BY: JAG

SUMMERTIME FLAT I
 1109 SE T2ND AVENUE, CARLISLE, IA 50047
DIMENSION PLAN - NORTHWEST



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GENERAL NOTES:

- ***** ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF CARLISLE SUPPLEMENTAL SPECIFICATIONS. *****
- CIVIL ENGINEERING CONSULTANTS, INC. SHALL NOT BE HELD LIABLE FOR ANY INJURIES, DAMAGES, OR GRIEVANCES THAT OCCUR WITH THIS PROJECT CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH FAILURES FROM VARYING SOIL STRATA OR INJURIES CAUSED BY UNDERGROUND UTILITIES THAT ARE NOT SHOWN ON THE PRELIMINARY PLAT & SITE 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 ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
 - CITY OF CARLISLE DEVEN MARKLEY 515-484-3224
 - CITY OF CARLISLE PUBLIC WORKS, 515-484-4012
 - RON PETERSON, OWNER, 515-240-2124
 - JASON WEGNER, GENERAL CONTRACTOR ABSOLUTE GROUP, 515-651-3430
 - CIVIL ENGINEERING CONSULTANTS, INC. 515-216-4884
 - IOWA ONE-CALL 1-800-242-8484
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LEASES NEEDED TO CONSTRUCT THIS PROJECT.
- THE LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE THE ACCURACY OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING THIS AREA, AND IOWA ONE CALL, TO DETERMINE THE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
- THE CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM THE CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE UTILITY'S OWNER.
- NO GEOTECHNICAL REPORT WAS PROVIDED FOR THIS PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE/EXCAVATION SAFETY AND COMPLIANCE WITH OSHA REGULATIONS.
- TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH MUTCD.
- IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE QUANTITIES AND THE PLANS, THE DETAILED PLANS SHALL GOVERN.
- ALL SITE UTILITY WORK SHALL HAVE A PLUMBING PERMIT AND BE INSPECTED AS PER CITY OF CARLISLE ENGINEERING SPECIFICATIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR INSPECTIONS.
- ENGINEERING AND TECHNICAL DECISIONS MADE BY THE JURISDICTIONAL REPRESENTATIVE IDENTIFIED IN THE CURRENT VERSION OF THE URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF CARLISLE SUPPLEMENTAL SPECIFICATIONS SHALL BE MADE UNDER THE ADVICE AND CONCURRENCE OF A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF IOWA. THESE DECISIONS SHALL BE DOCUMENTED AND FILED AS PART OF THE CITY'S RECORDS.
- ADDITIONAL RIP RAP MAY BE REQUIRED BY CITY OF CARLISLE.

DEMOLITION NOTES:

- ALL DEMOLITION WORK SHALL COMPLY WITH SECTION 10.010 OF THE CURRENT EDITION OF THE SUDAS SPECS.

HORIZONTAL & VERTICAL DIMENSION NOTES:

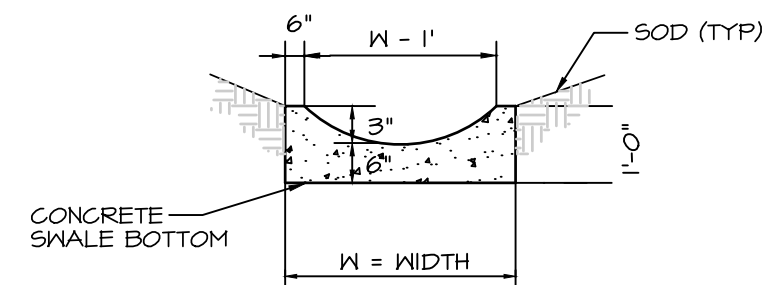
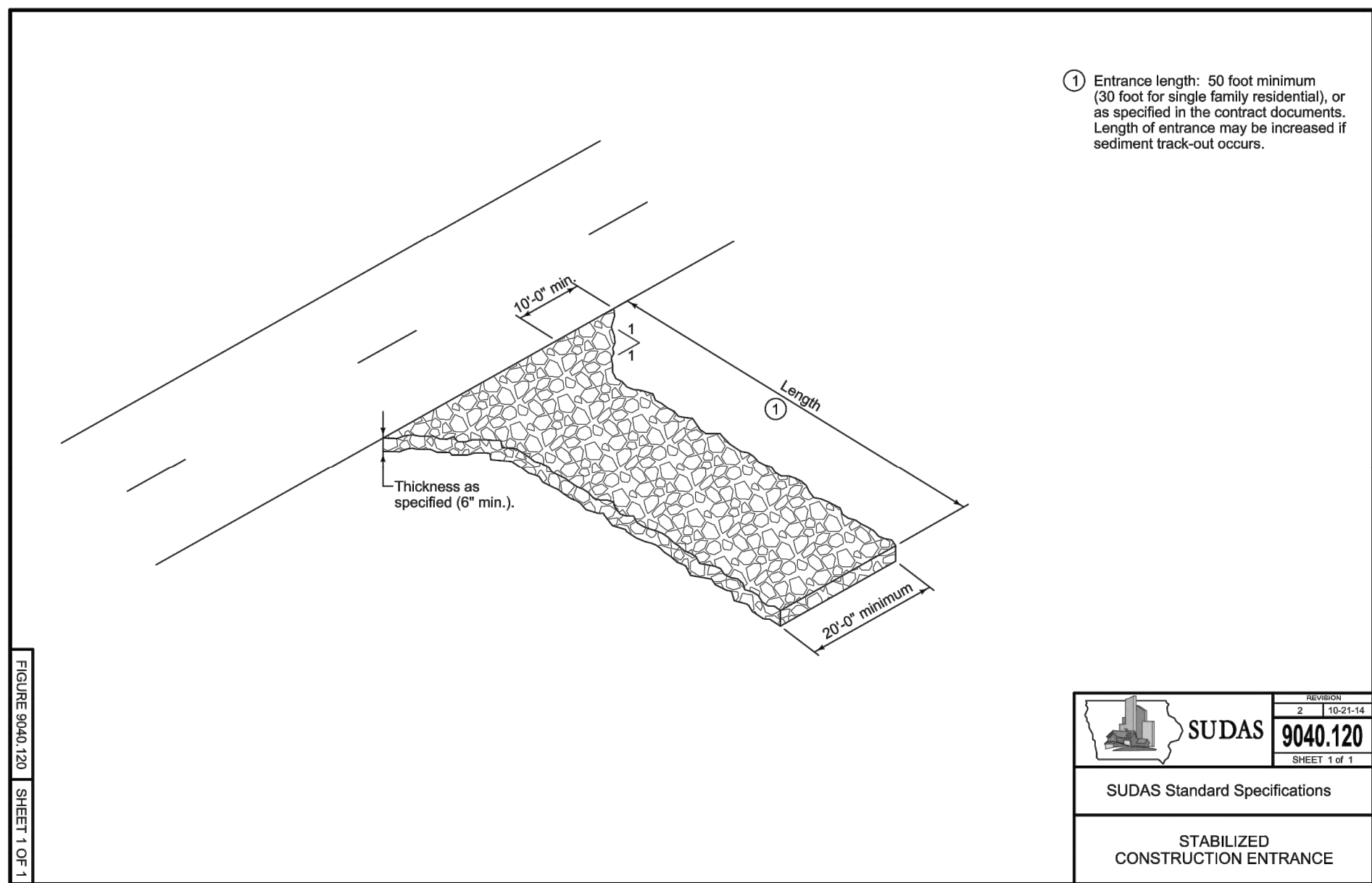
- ALL DIMENSIONS ARE TO BACK OF CURB, EDGE OF PAVEMENT TO EDGE OF PAVEMENT, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- ALL ELEVATIONS ARE TO THE GUTTER, TOP OF SLAB (AKA TOP OF PAVEMENT FORM GRADE) OR FINISHED GRADE UNLESS NOTED OTHERWISE.

UTILITY PROVIDERS

ELECTRIC - CARLISLE MUNICIPAL ELECTRIC
 NATURAL GAS - MIDAMERICAN ENERGY COMPANY
 COMMUNICATIONS - MEGACOM, CENTURYLINK, IOWA COMMUNICATIONS NETWORK, UPN
 SANITARY - CITY OF CARLISLE
 STORM - CITY OF CARLISLE
 WATER - CITY OF CARLISLE

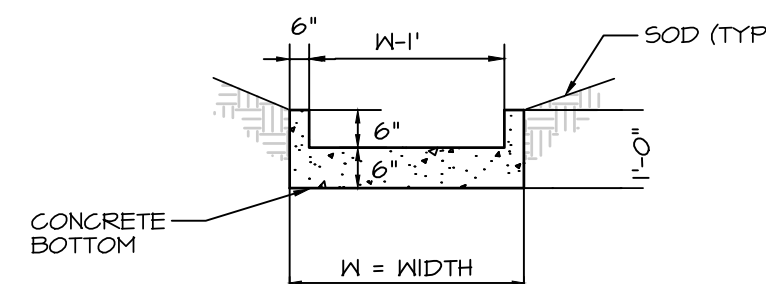
GRADING NOTES:

- STRIP A MINIMUM OF 6" OF TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT, INCLUDING WASTE AND/OR BORROW AREAS. ADDITIONAL STRIPPING MAY BE REQUIRED TO ADEQUATELY REMOVE THE ORGANICS AND SOFT SEDIMENTS.
- ALL AREAS WHICH ARE TO RECEIVE EMBANKMENT SHALL HAVE THE TOP 12-INCHES DISCED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED.
- ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL MATERIAL.
- ALL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95.0% OF STANDARD PROCTOR DENSITY WITH MOISTURE LIMITS SET FORTH IN THE SOILS REPORT.
- MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
- GRADING CONTRACTOR SHALL STOCKPILE TOP SOIL FOR SHOULDERING & SEED/SOD BEDS.
- FINISHED GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FOOT OF PLAN GRADE. PAVED AREAS SHALL BE WITHIN 0.10 FOOT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE UTILITY OWNER.
- TOPSOIL SHALL BE SPREAD TO A MINIMUM THICKNESS OF 6-INCHES ON ALL LANDSCAPED AREAS AND 8-INCHES INSIDE RIGHT OF WAY.
- BACKFILL TO THE TOP OF ALL CURBS.
- ALL ELEVATIONS ARE TO THE GUTTER OR TOP OF PAVEMENT FORM GRADE/SLAB GRADE UNLESS NOTED OTHERWISE.
- ALL DEBRIS SPILLED ON CITY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY OWNER/CONTRACTOR IN A TIMELY FASHION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
- ALL EXISTING TILE LINES ENCOUNTERED SHALL BE RESTORED OR ROUTED TO A STORM SEWER WHETHER ACTIVE OR NOT. NOTIFY THE CITY OF CARLISLE AND SHOW ON THE AS-BUILTS.



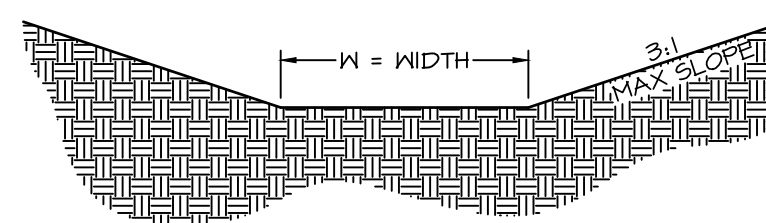
CONCRETE FLUME DETAIL

NO SCALE



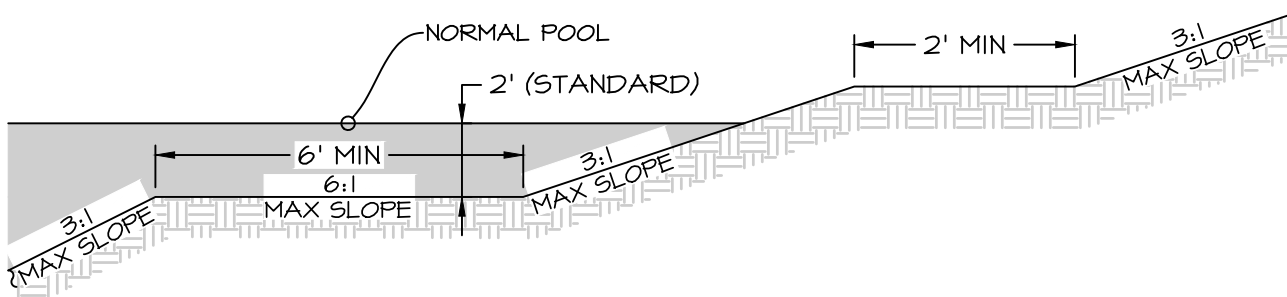
CONCRETE FLUME (CUNETTE) DETAIL

NO SCALE



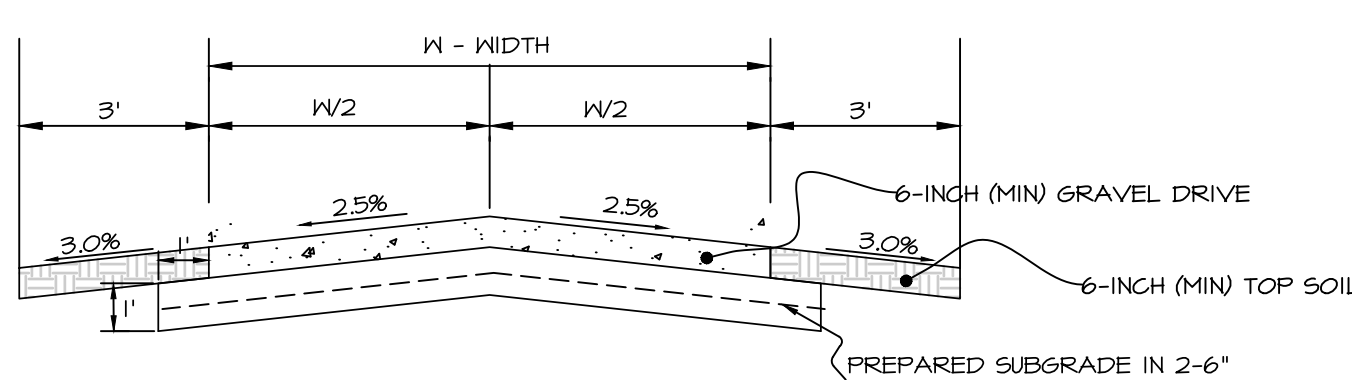
TYPICAL SWALE SECTION

NO SCALE



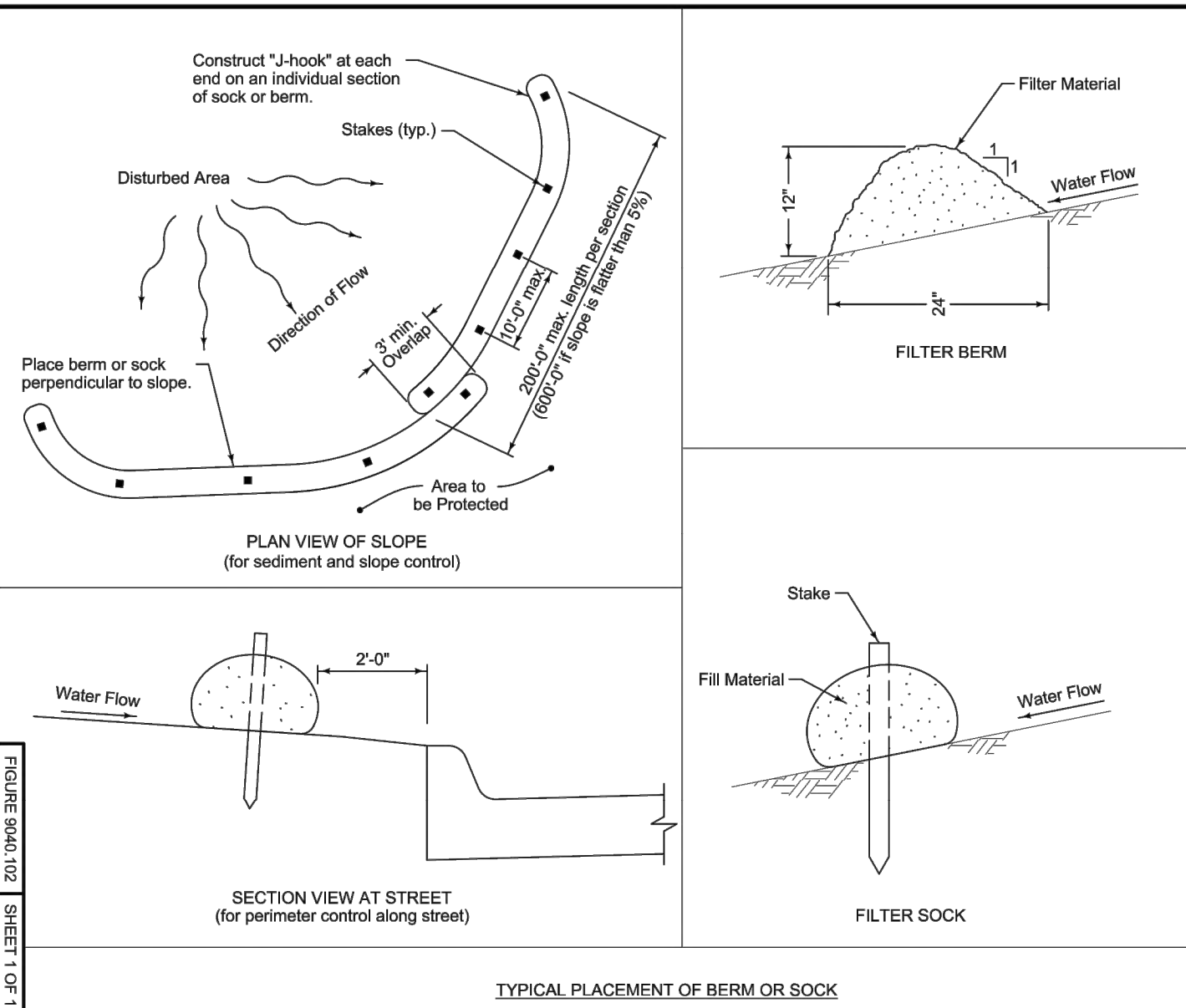
POND CROSS SECTION

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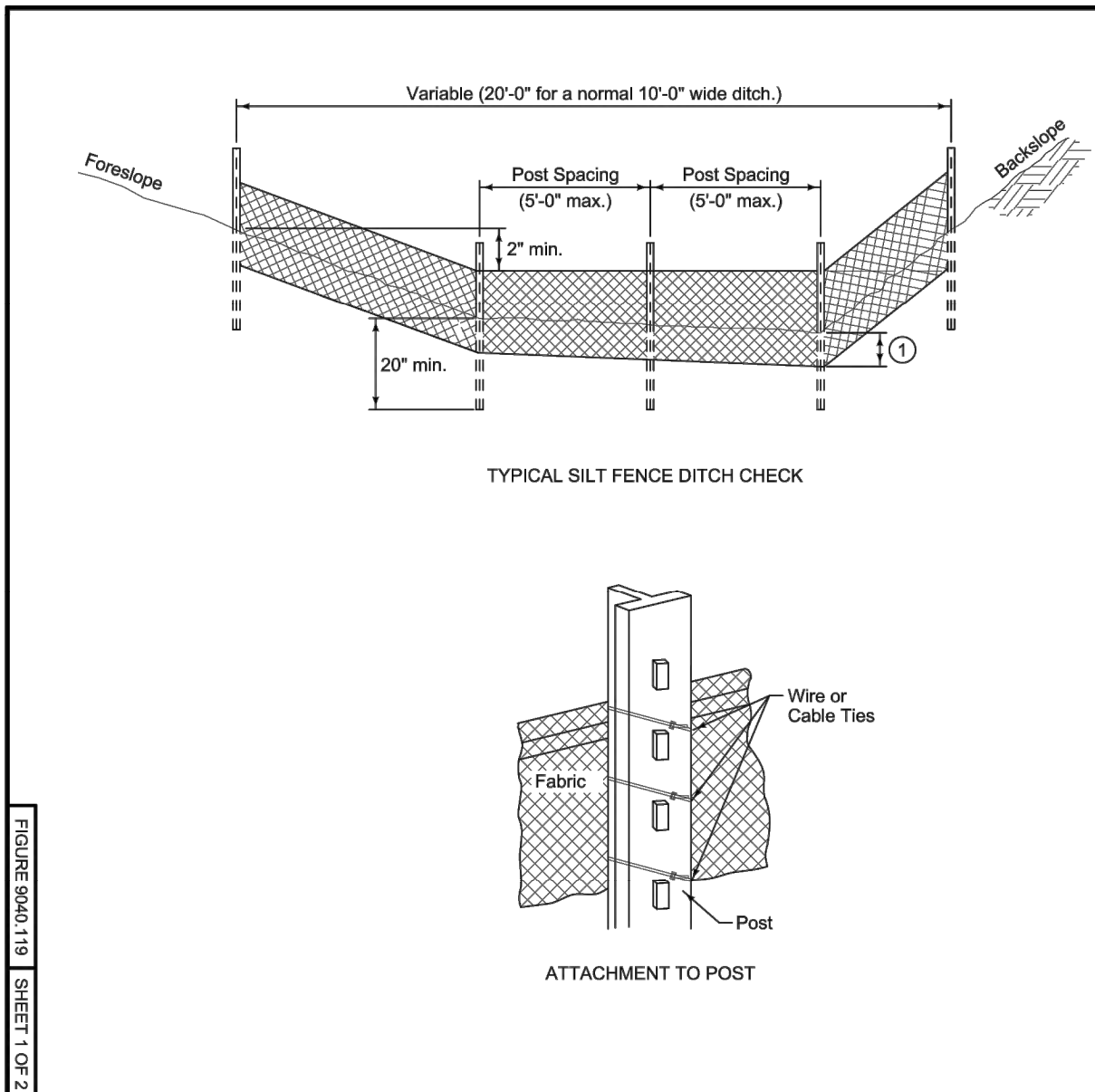
TYPICAL GRAVEL DRIVE CROSS SECTION

NO SCALE



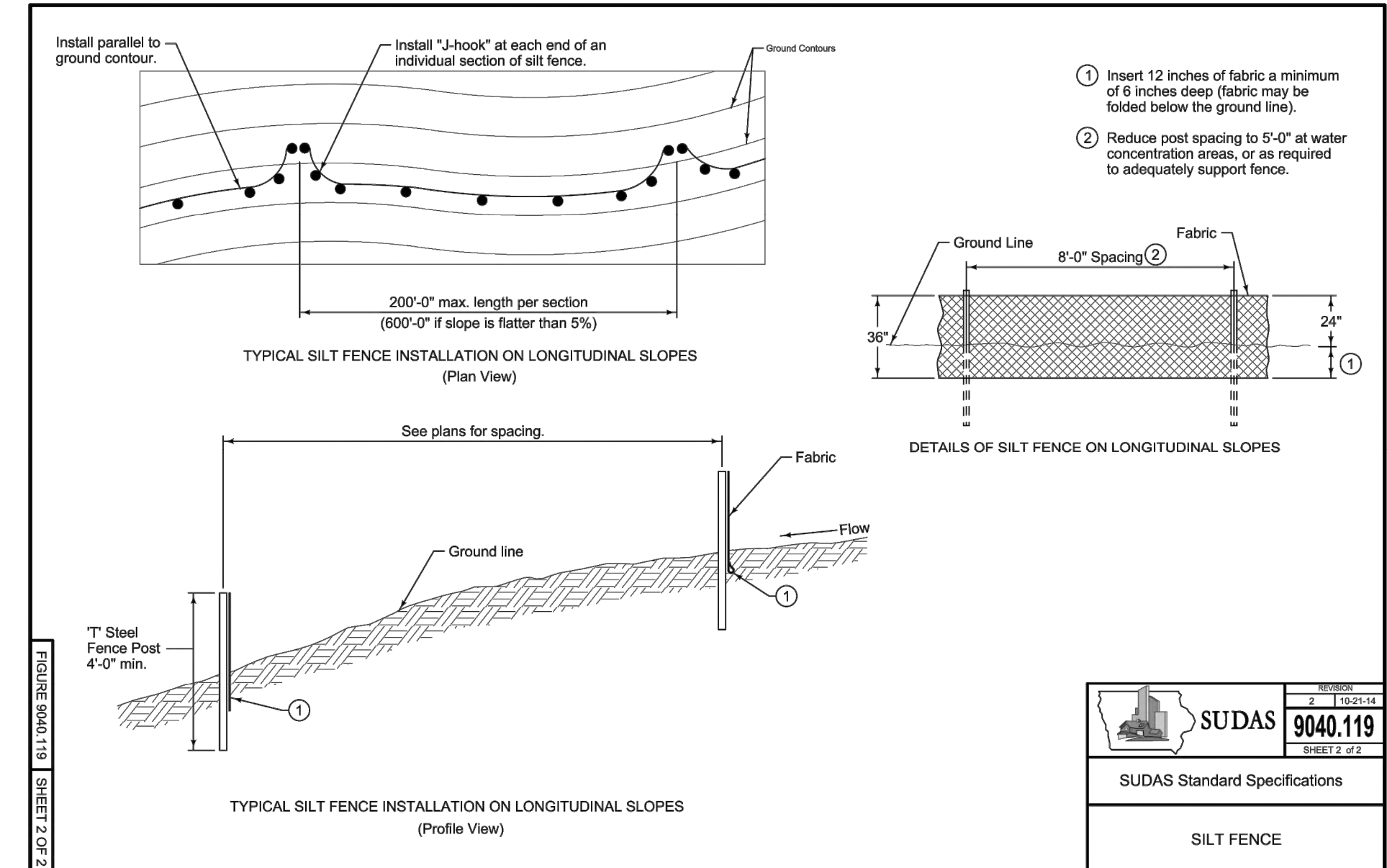
Berm shown is typical for slopes flatter than 3:1. For steeper slopes, increase berm size as directed by the Engineer.
 Place berm in uncompacted windrow perpendicular to the slope at locations specified in the contract documents.
 Filter sock diameter as specified in the contract documents.

	SUDAS	9040.102
SUDAS Standard Specifications		
FILTER BERM AND FILTER SOCK		



Insert 12 inches of fabric a minimum of 6 inches deep (fabric may be folded below the ground line).

	SUDAS	9040.119
SUDAS Standard Specifications		
SILT FENCE		



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.

	SUDAS	9040.119
SUDAS Standard Specifications		
SILT FENCE		

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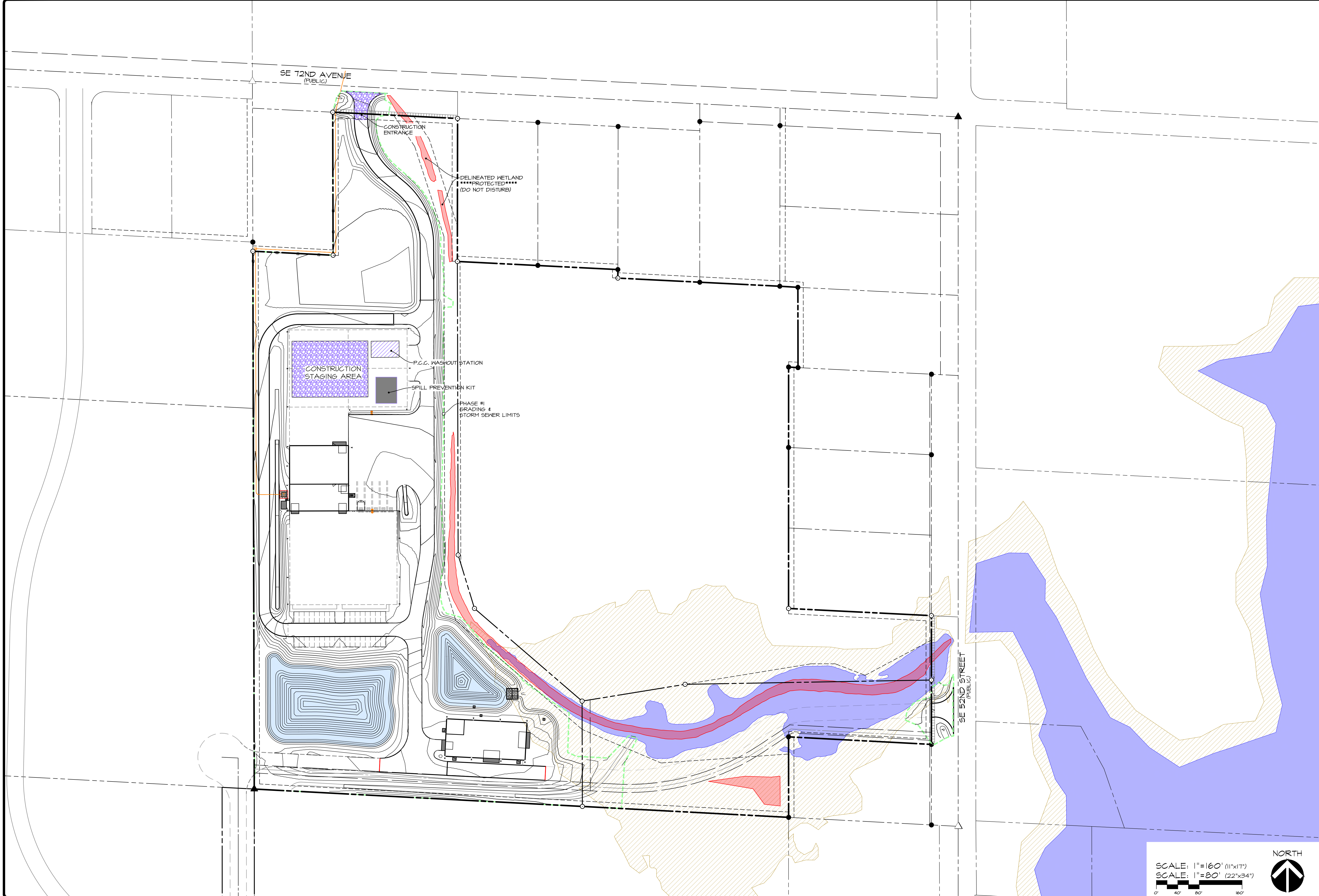
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DATE: APR. 15, 2021
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 DATE OF SURVEY: AUG. 28, 2020
 DESIGNED BY: JAG
 DRAWN BY: JAG

SUMMERTIME PLAT I
 1105 SE 12ND AVENUE, CARLISLE, IA 50047

GRADING & PAVING DETAILS

SHEET
 OF 26



DATE:	APR. 15, 2021
	7TH SUB. MAR. 05, 2021
	5TH SUB. DEC. 23, 2020
	4TH SUB. NOV. 23, 2020
DATE OF SURVEY:	AUG. 28, 2020
DESIGNED BY:	JAG
DRAWN BY:	JAG

SUMMERTIME FLAT I
 1105 SE 72ND AVENUE, CARLISLE, IA 50047
CONSTRUCTION STAGING PLAN

SHEET
 OF 26
 E-8303

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SCALE: 1"=160' (11"x17")
 SCALE: 1"=80' (22"x34")

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GRADING NOTES:

1. STRIP A MINIMUM OF 6" OF TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT, INCLUDING WASTE AND/OR BORROW AREAS. ADDITIONAL STRIPPING MAY BE REQUIRED TO ADEQUATELY REMOVE THE ORGANICS AND SOFT SEDIMENTS.
2. ALL AREAS WHICH ARE TO RECEIVE EMBANKMENT SHALL HAVE THE TOP 12-INCHES DISCED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
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6. MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
7. GRADING CONTRACTOR SHALL STOCKPILE TOP SOIL FOR SHOULDERING & SEED/SOD BEDS.
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10. TOPSOIL SHALL BE SPREAD TO A MINIMUM THICKNESS OF 6-INCHES ON ALL LANDSCAPED AREAS AND 8-INCHES INSIDE RIGHT OF WAY.
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13. ALL DEBRIS SPILLED ON CITY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY OWNER/CONTRACTOR IN A TIMELY FASHION.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
15. ALL EXISTING TILE LINES ENCOUNTERED SHALL BE RESTORED OR ROUTED TO A STORM SEWER WHETHER ACTIVE OR NOT. NOTIFY THE CITY OF CARLISLE AND SHOW ON THE AS-BUILTS.

DEMOLITION NOTES:

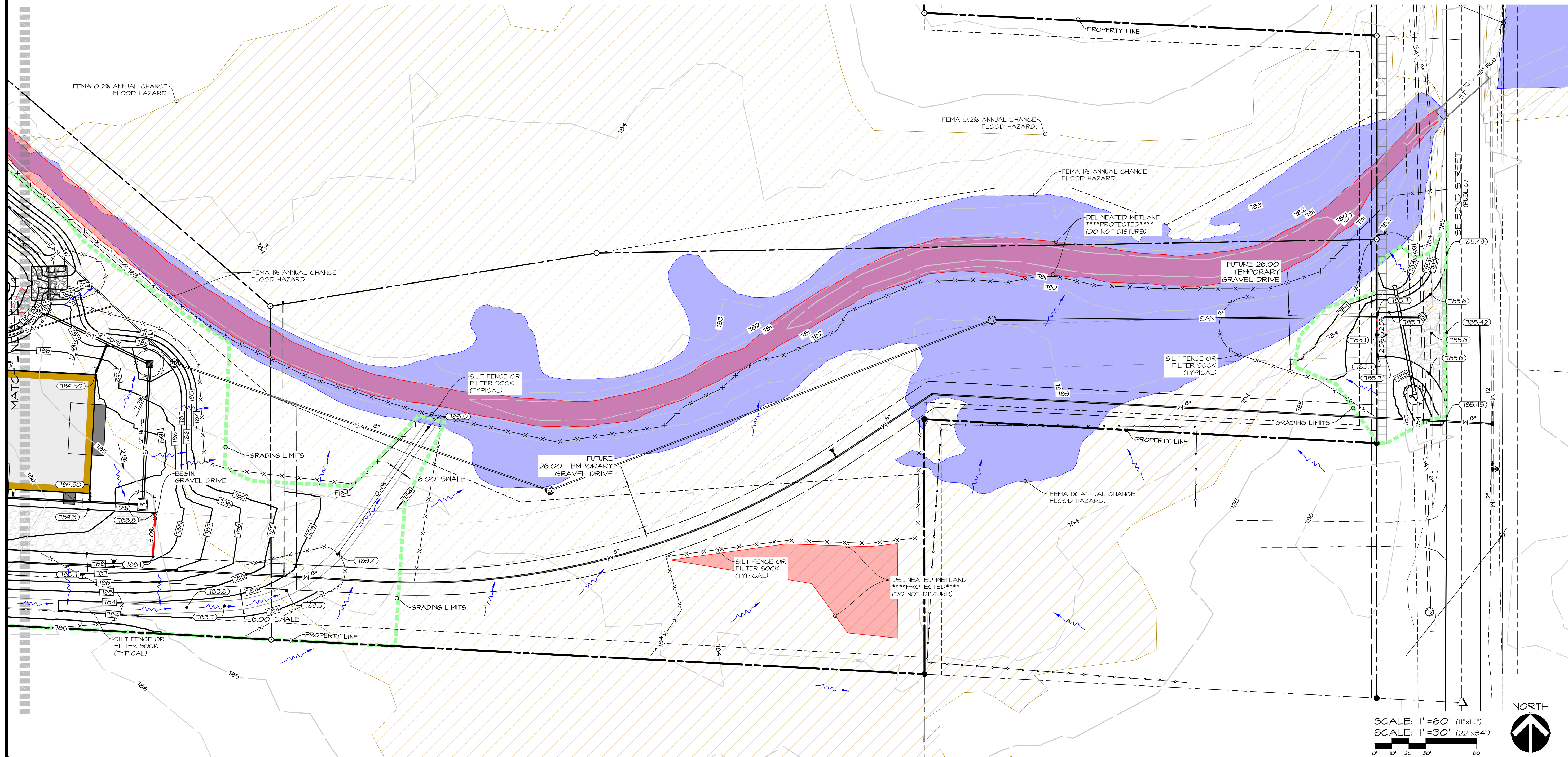
1. ALL DEMOLITION WORK SHALL COMPLY WITH SECTION 10.010 OF THE CURRENT EDITION OF THE SUDAS SFECS.

HORIZONTAL & VERTICAL DIMENSION NOTES:

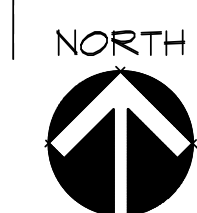
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 SANITARY - CITY OF CARLISLE
 STORM - CITY OF CARLISLE
 WATER - CITY OF CARLISLE



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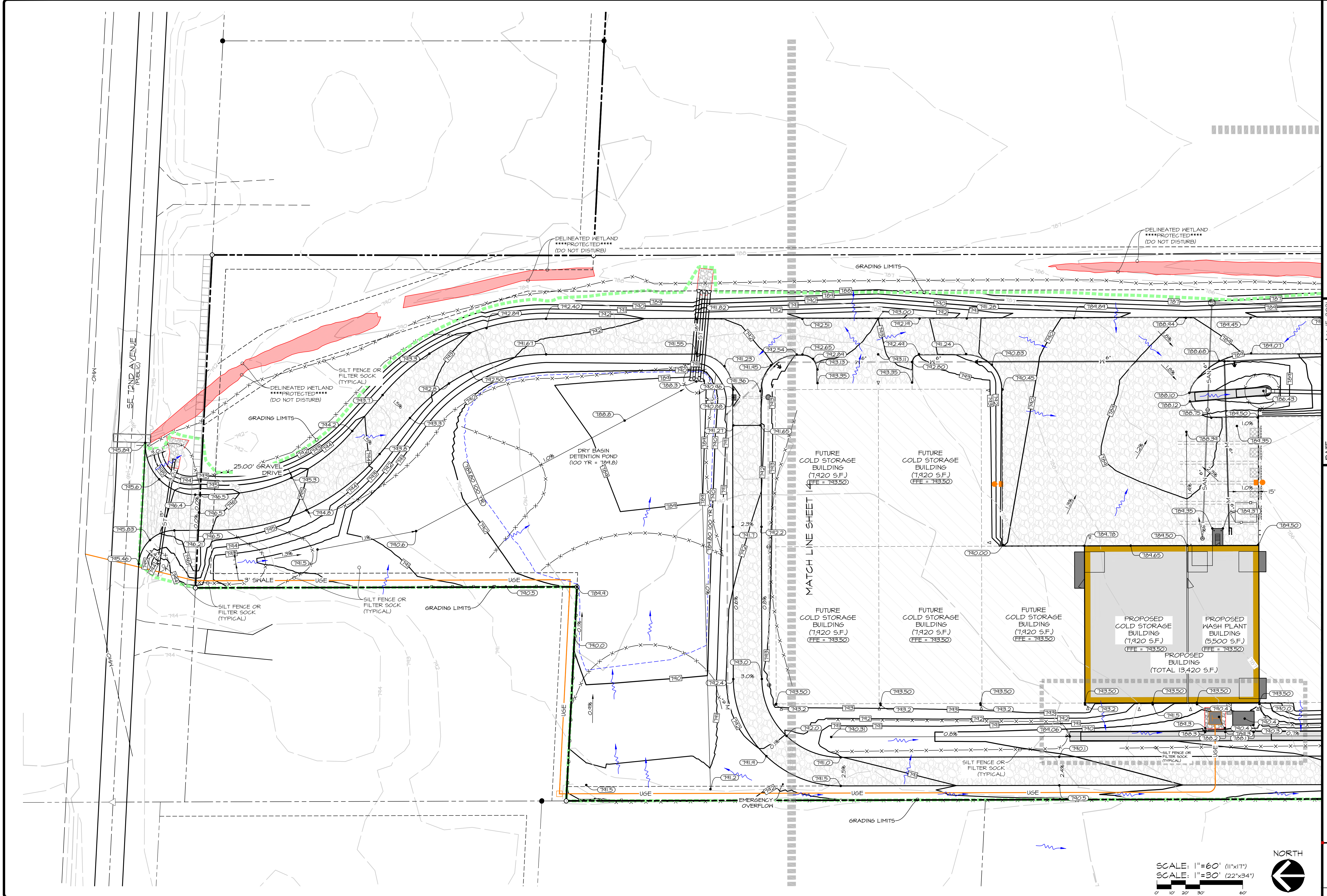
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SUMMERTIME PLAT I
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GRADING PLAN - SOUTHEAST

SHEET
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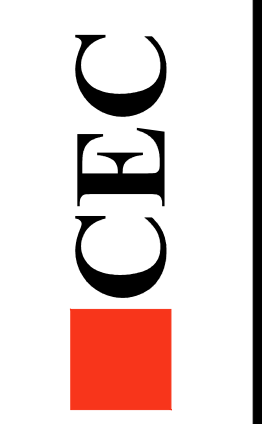
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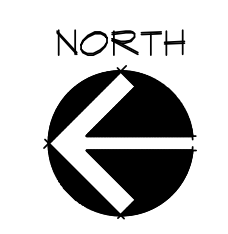
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SUMMERTIME PLANT
 1105 SE T2ND AVENUE, CARLISLE, IA 50047
GRADING PLAN - NORTHWEST
 SHEET 1 OF 26
 E-8303

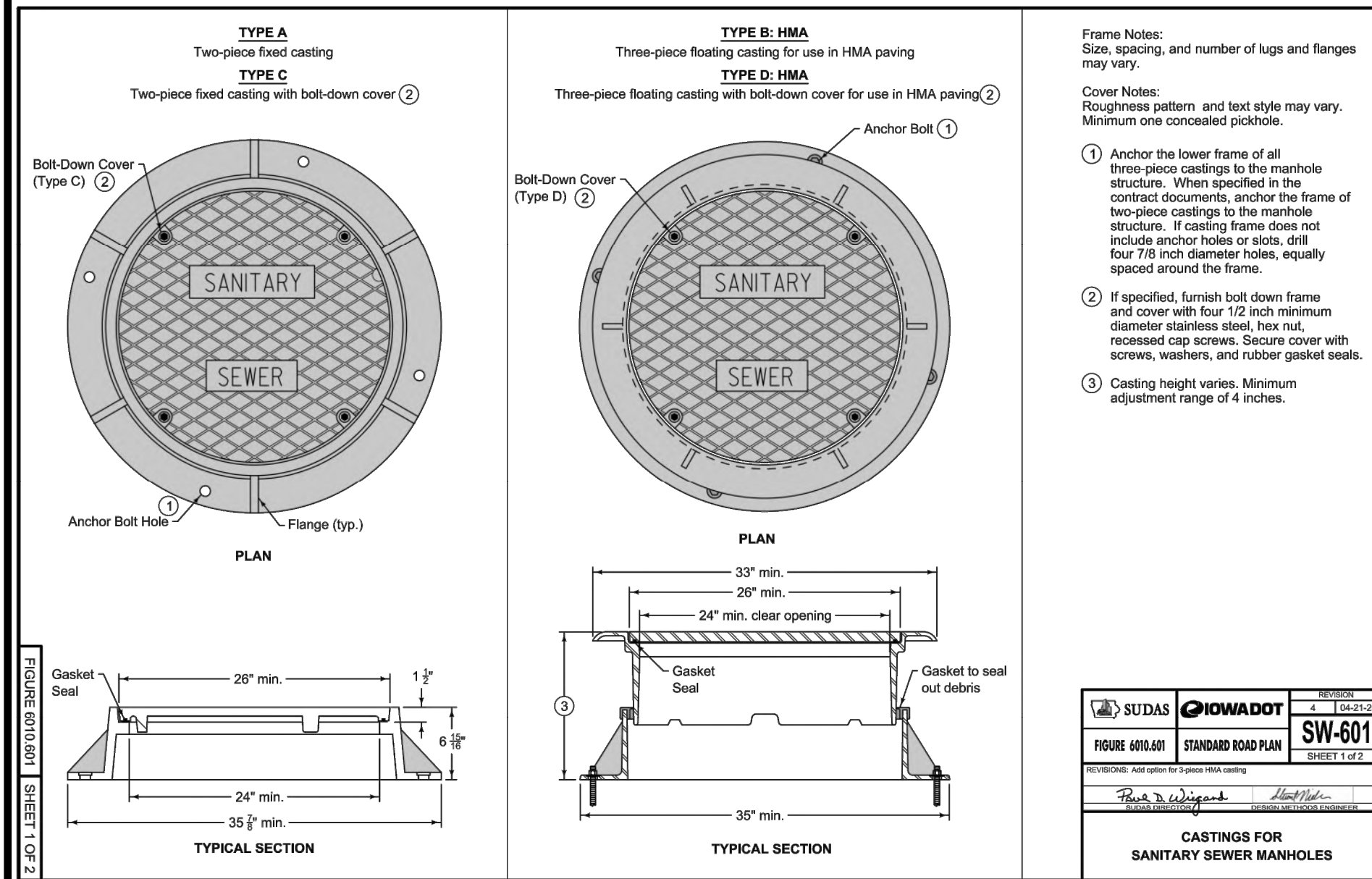
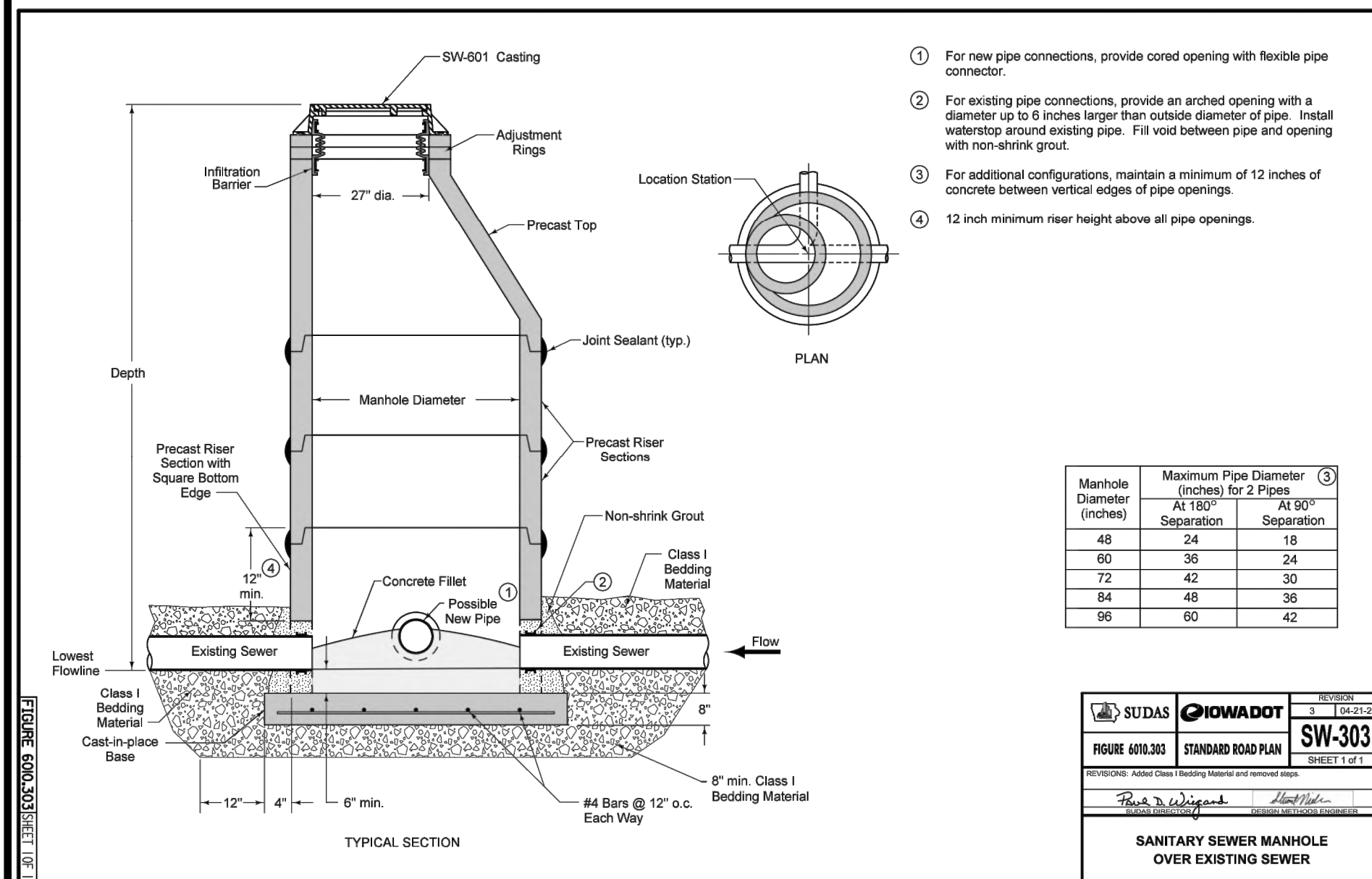
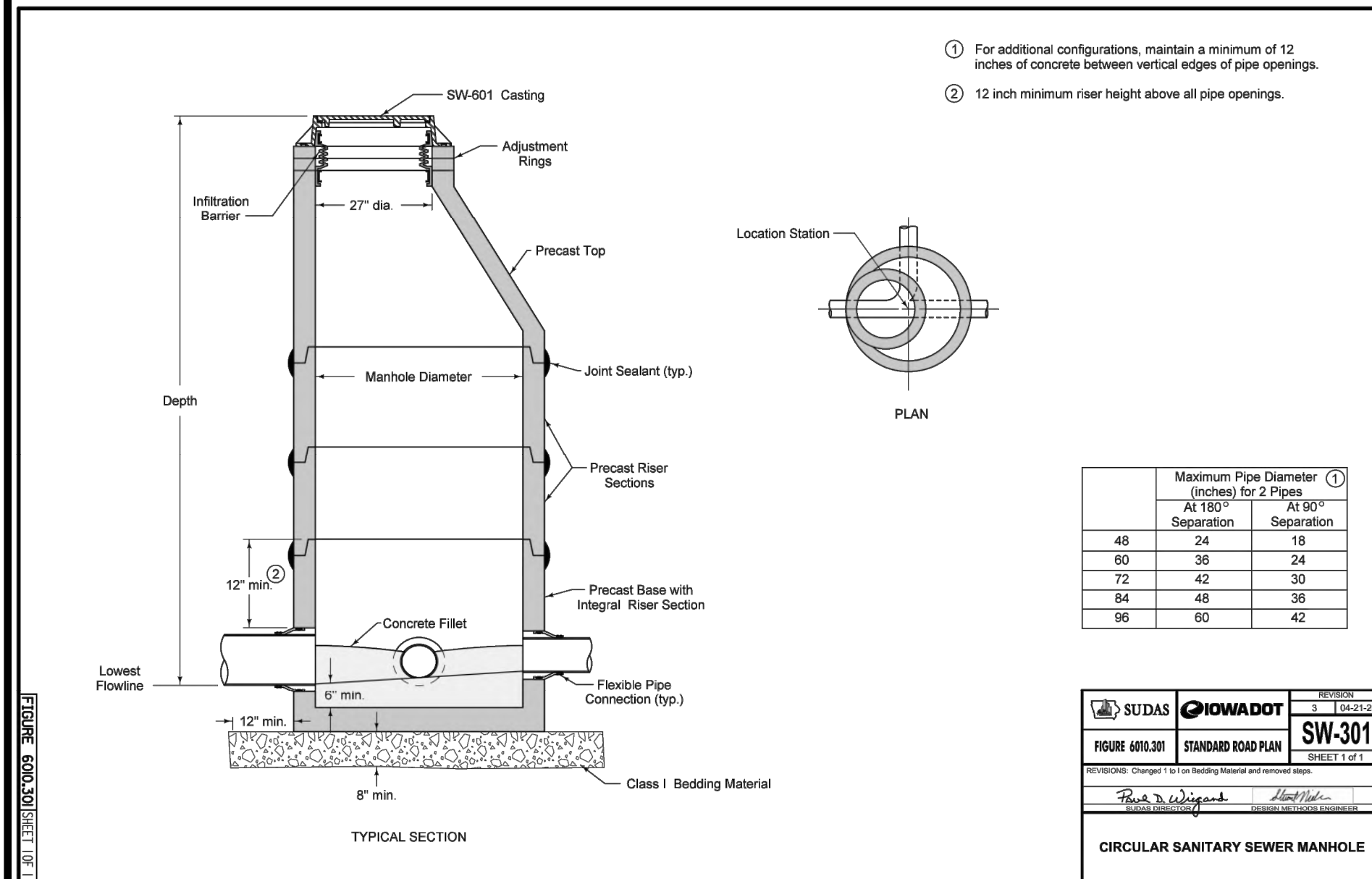
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SCALE: 1"=60' (11"x17")
 SCALE: 1"=30' (22"x34")
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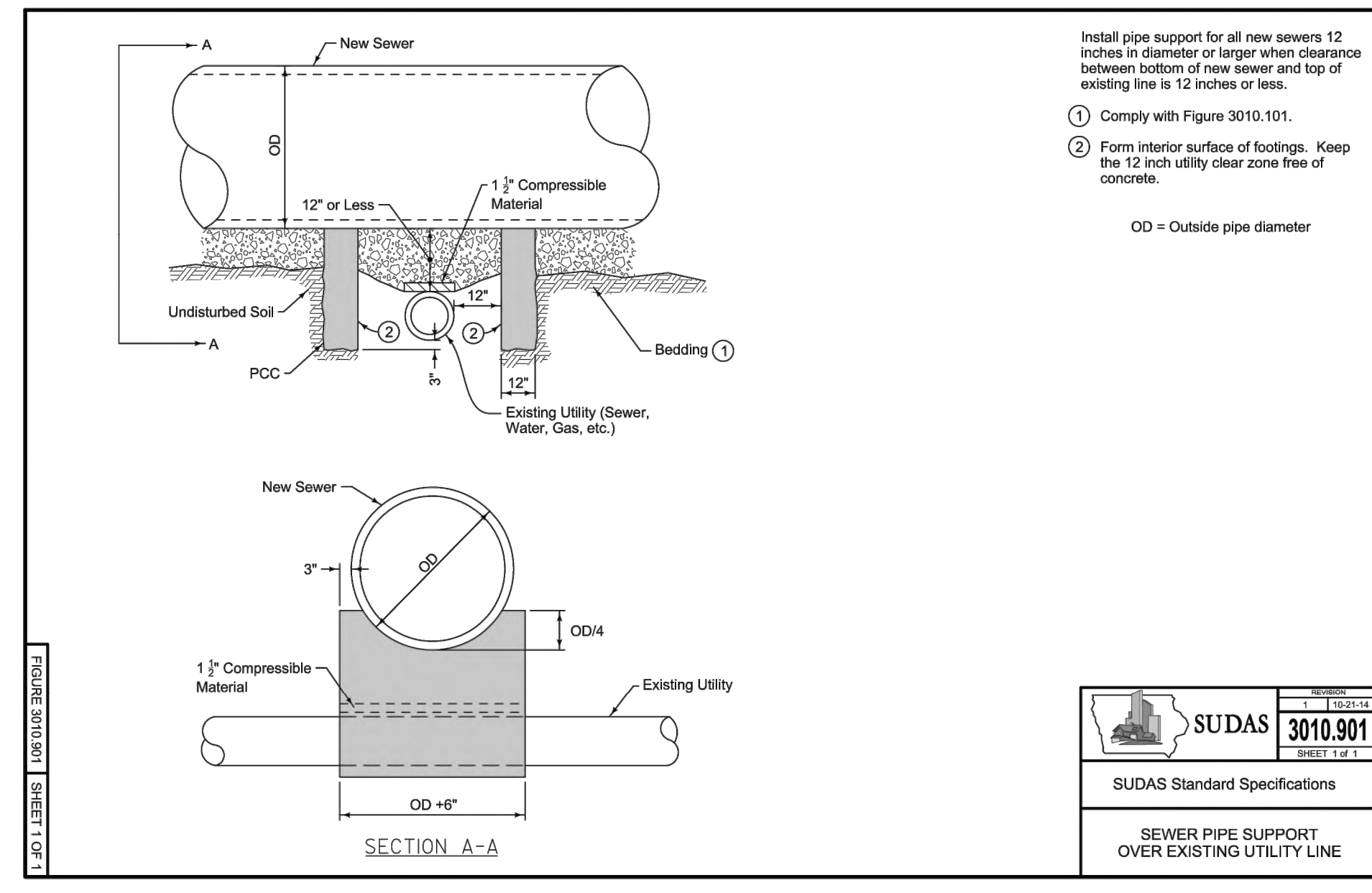
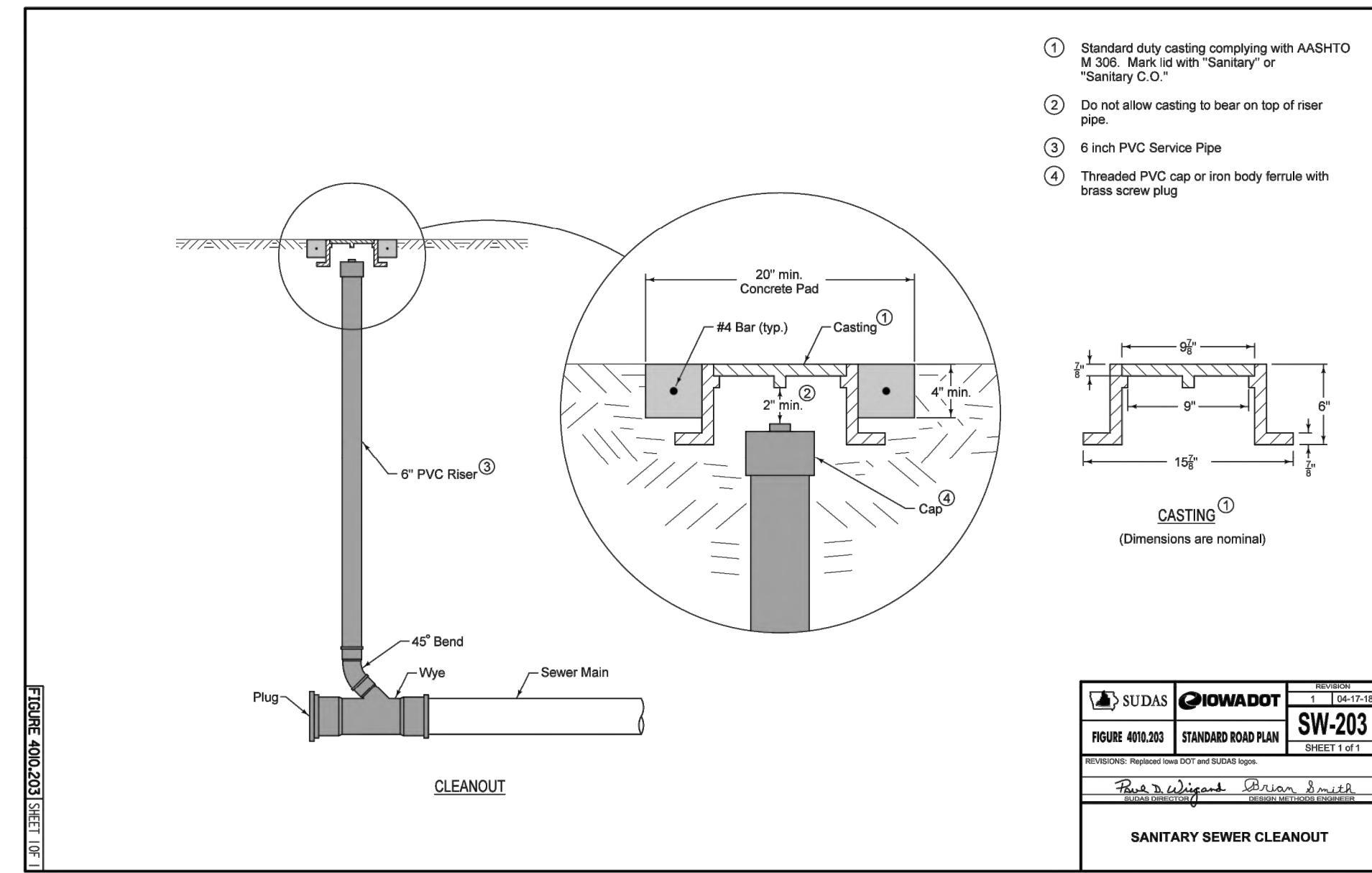


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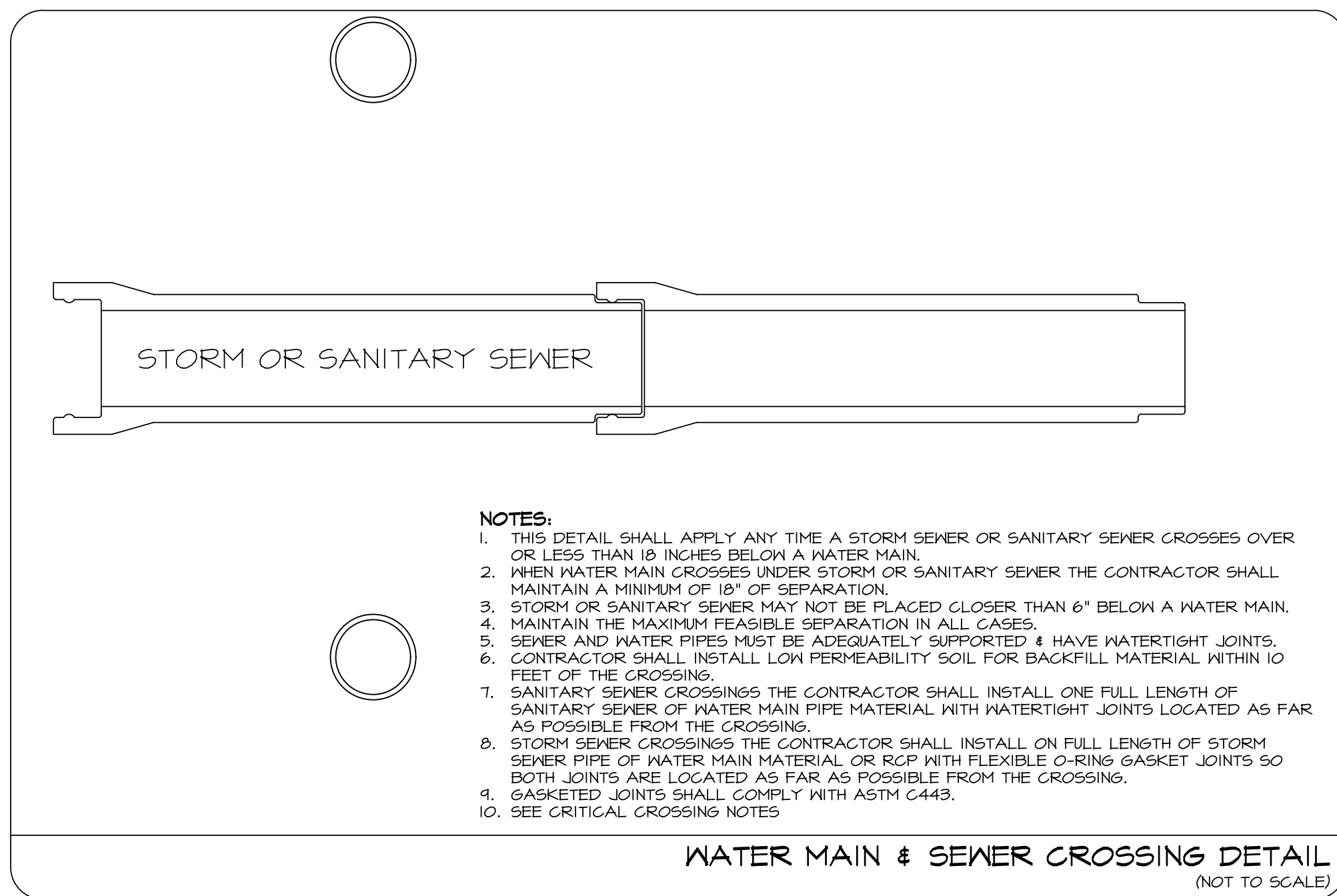
SANITARY NOTES

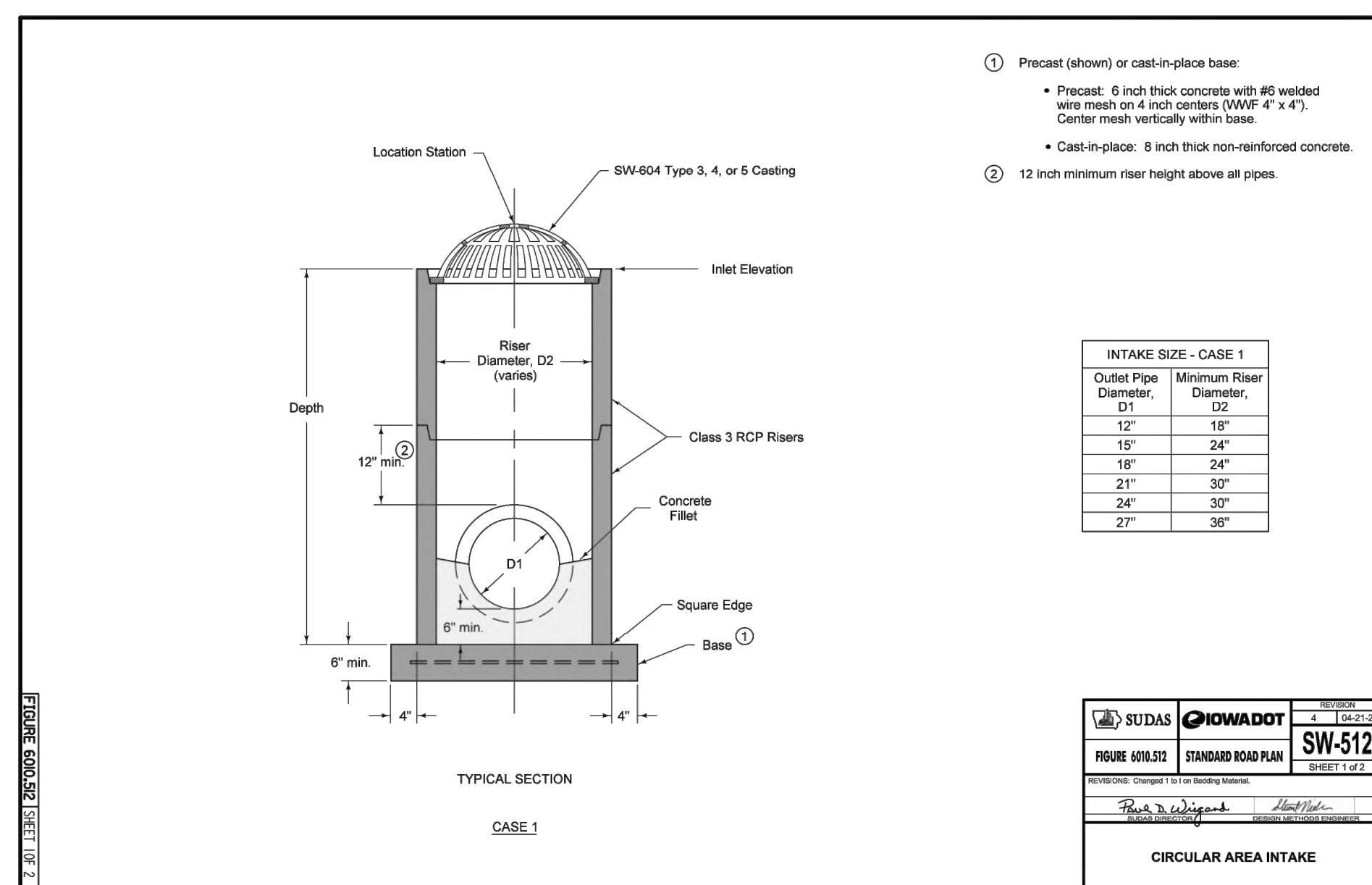
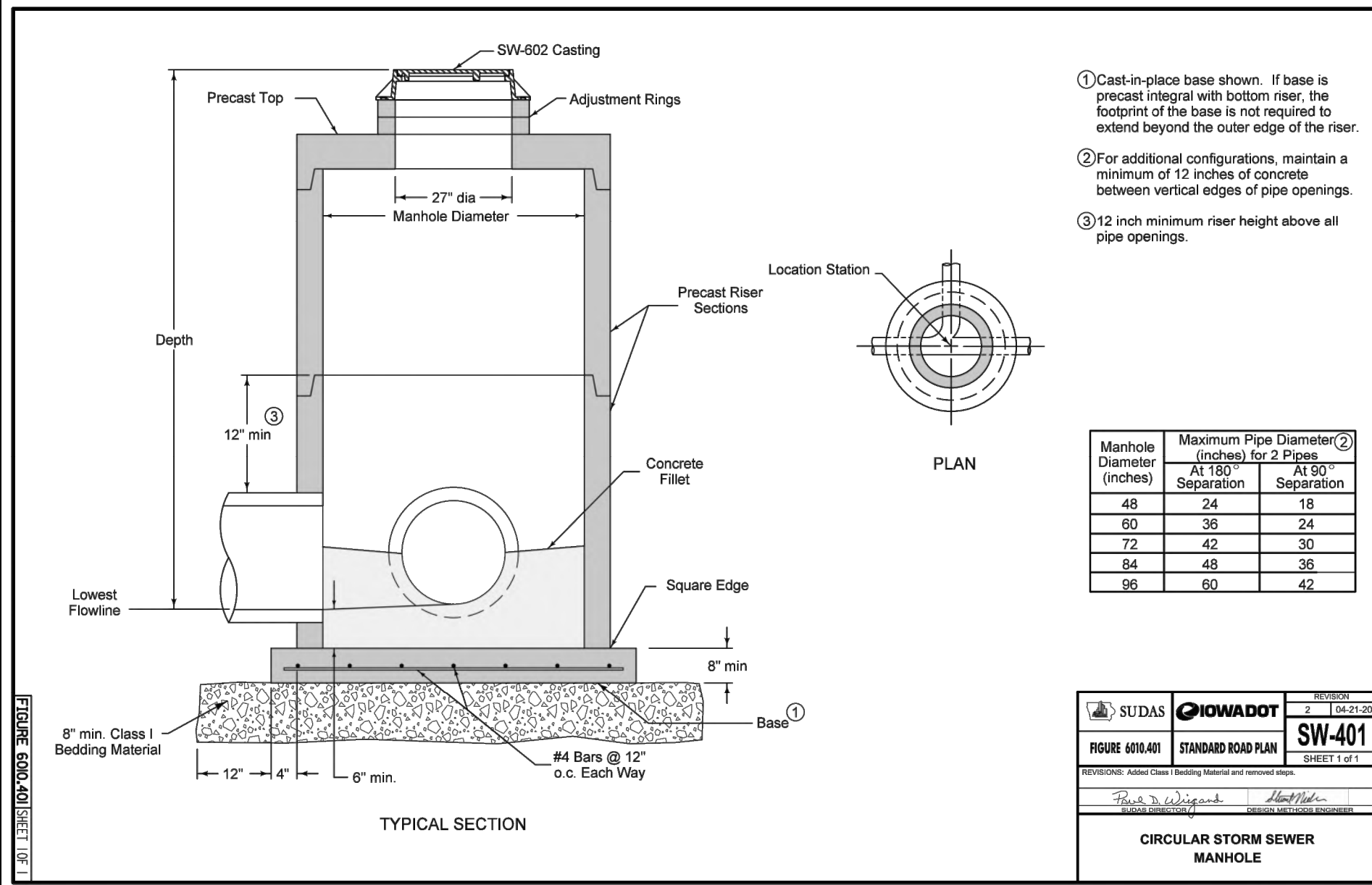
- THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE DOWNSTREAM SANITARY MANHOLE PRIOR TO START OF CONSTRUCTION. THE PLUG SHALL BE REMOVED UPON CITY OF CARLISLE APPROVAL OF THE SANITARY SEWER MAIN CONSTRUCTION.
- ALL 4"-16" SANITARY SEWER SERVICE PIPE MATERIAL SHALL BE SDR 29.5.
- ALL 8"-16" SANITARY SEWER PIPE MATERIAL SHALL BE PVC SDR 26 TRUSS PIPE WITH CLASS "B" BEDDING UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL MANHOLES SHALL HAVE INTERNAL CHIMNEY SEALS.
- ALL MANHOLES SHALL HAVE A MINIMUM 4" SPACER RING AND THE TOTAL SPACER RING HEIGHT SHALL NOT EXCEED 12" TOTAL.
- ALL MANHOLES WITHIN PAVEMENT SHALL BE BOXED OUT.
- MANHOLE STEPS ARE REQUIRED IN ALL SANITARY SEWER MANHOLES.
- SEE SUDAS FOR TYPICAL SANITARY SEWER AND MANHOLE DETAILS.
- ALL MANHOLES AND MANHOLE CASTINGS MUST BE ROTATED AS REQUIRED TO AVOID MANHOLE CONFLICTS WITH SURFACE PAVING, GRAVEL DRIVE, OR SIDEWALKS.
- SANITARY SEWER LINES 8" AND LARGER SHALL HAVE A DEFLECTION MANDREL TEST, PRESSURE TEST, AND TELEVIEWED. THE SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVIEWING.



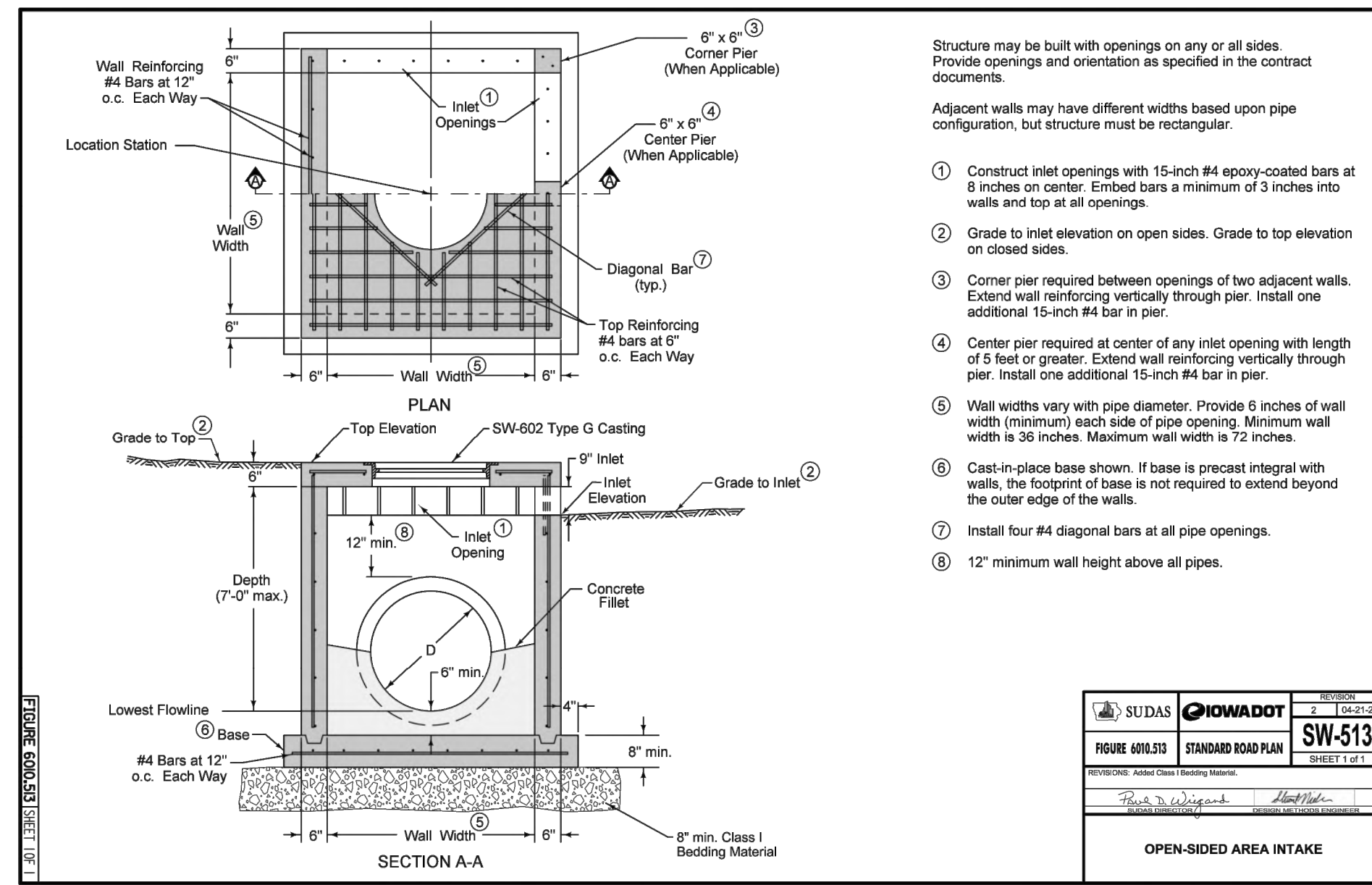
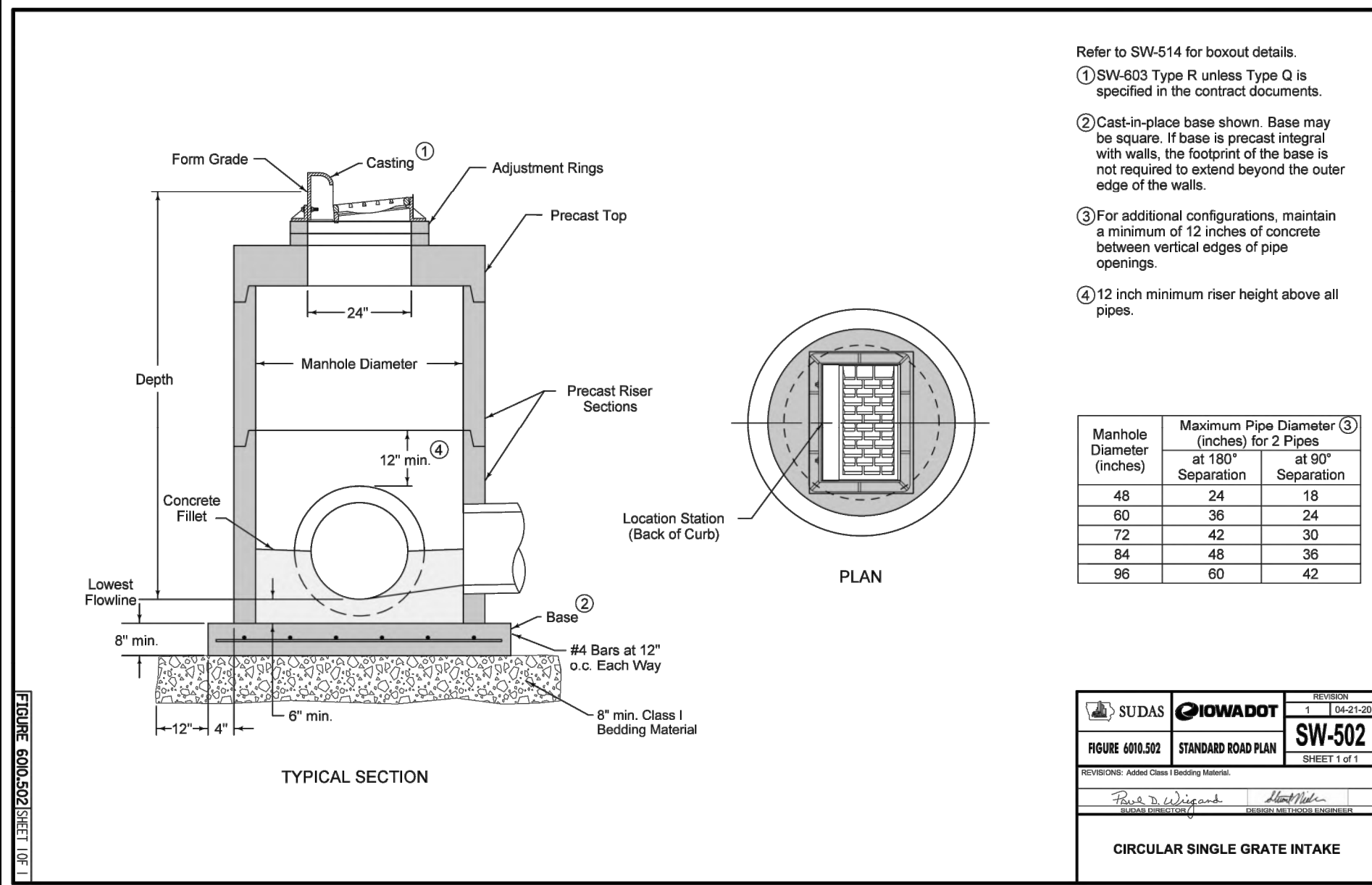
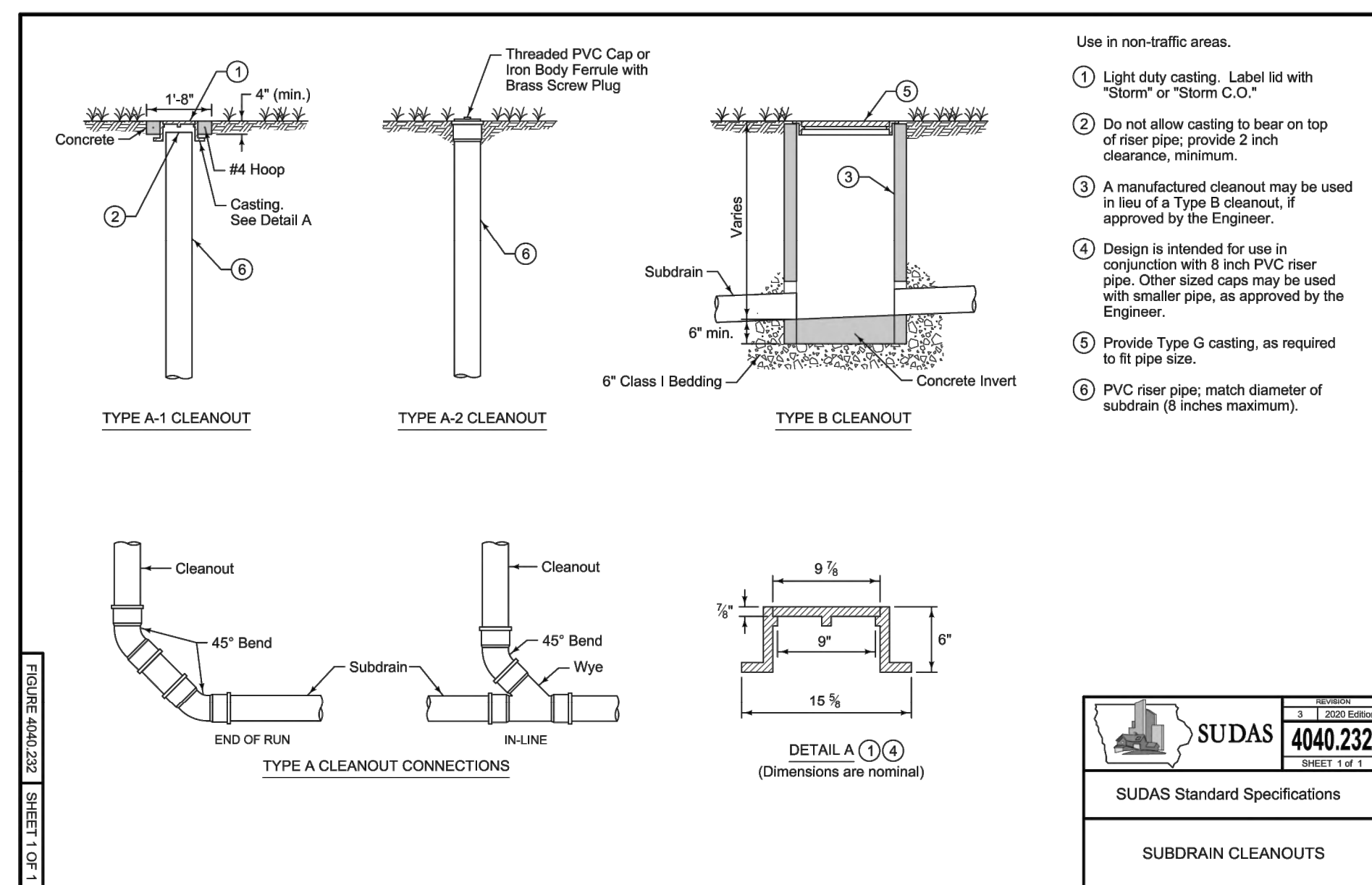
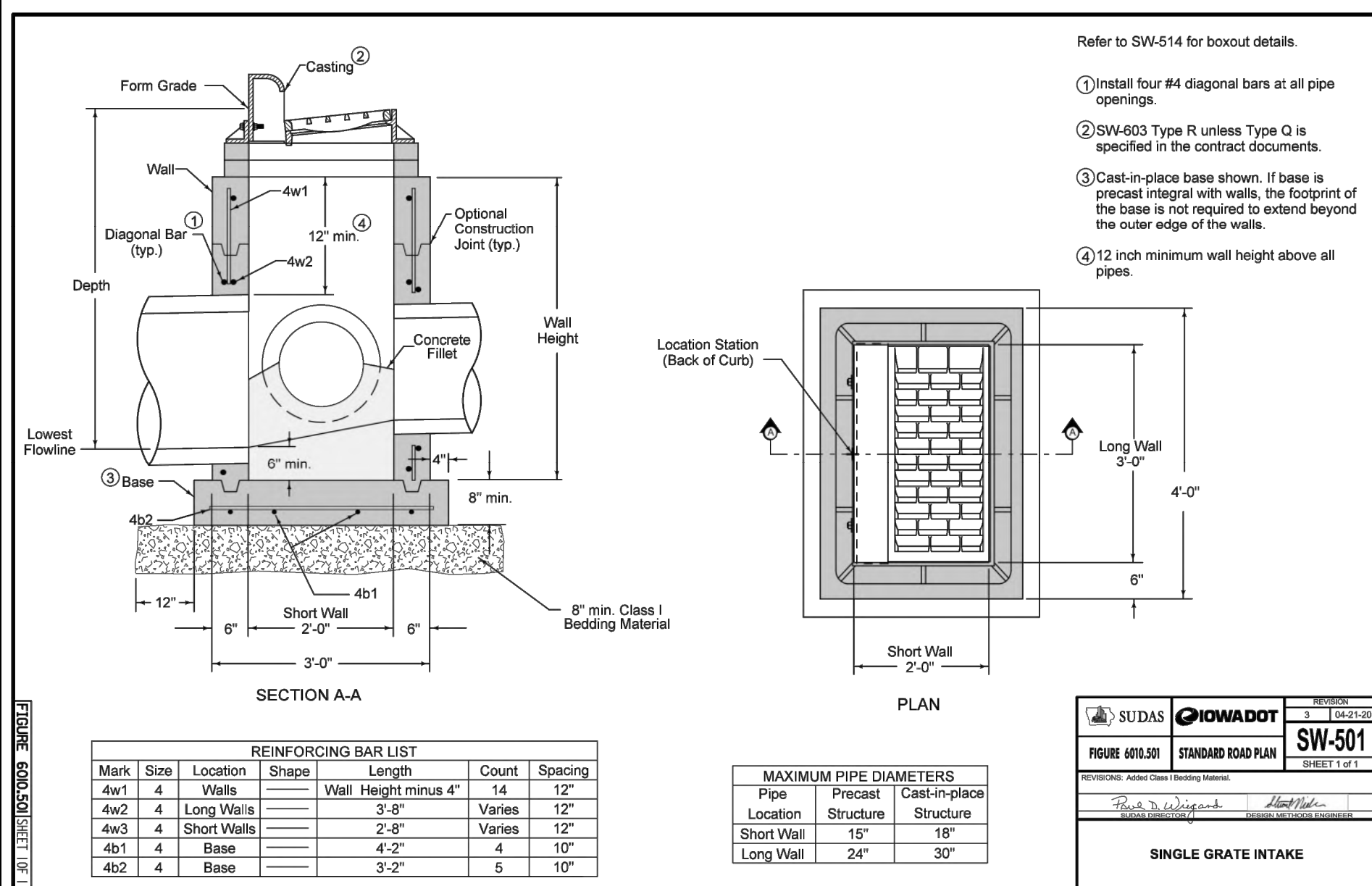
CRITICAL CROSSING NOTES:

- THE HORIZONTAL SEPARATION DISTANCE BETWEEN A WATER MAIN AND A SANITARY SEWER OR STORM SEWER MUST BE AT LEAST 10 FEET, UNLESS:
- TOP OF SEWER IS AT LEAST 18 INCHES BELOW BOTTOM OF WATER MAIN, AND
 - THE SEWER IS PLACED IN SEPARATE TRENCH OR IN SAME TRENCH ON A BENCH OF UNDISTURBED EARTH AT MINIMUM HORIZONTAL SEPARATION OF 3 FEET FROM WATER MAIN
 - WHEN IT IS IMPOSSIBLE TO OBTAIN REQUIRED HORIZONTAL CLEARANCE OF 3 FEET AND VERTICAL CLEARANCE OF 18 INCHES BETWEEN SEWERS AND WATER MAINS, SEWERS MUST BE CONSTRUCTED OF WATER MAIN MATERIAL MEETING REQUIREMENTS OF SUDAS SPECIFICATIONS SECTION 5010, 2.01. HOWEVER PROVIDE LINEAR SEPARATION OF AT LEAST 2 FEET.
- THE VERTICAL SEPARATION DISTANCE BETWEEN A WATER MAIN AND A SANITARY SEWER OR STORM SEWER SHALL BE AT LEAST 18 INCHES WHEN MEASURED FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATER MAIN.
- WHERE THE SANITARY SEWER MUST CROSS OVER THE WATER MAIN OR BELOW THE WATER MAIN BUT AT LESS THAN 18 INCHES, THE SANITARY SEWER MUST BE REPLACED WITH WATER MAIN MATERIAL 20 FEET CENTERED OVER THE WATER MAIN AND MUST MAINTAIN A MINIMUM VERTICAL CLEARANCE OF 18 INCHES OVER THE WATER MAIN OR 6 INCHES BELOW THE WATER MAIN.
 - WHERE THE STORM SEWER MUST CROSS OVER THE WATER MAIN OR BELOW THE WATER MAIN BUT AT LESS THAN 18 INCHES, THE STORM SEWER MUST BE REPLACED WITH WATER MAIN MATERIAL OR RCP WITH O-RING GASKETS 20 FEET CENTERED OVER THE WATER MAIN, AND MUST MAINTAIN A MINIMUM VERTICAL CLEARANCE OF 18 INCHES OVER THE WATER MAIN OR 6 INCHES BELOW THE WATER MAIN.





- STORM NOTES**
- ALL REINFORCE CONCRETE PIPE (RCP) IS CLASS III RCP
 - ALL FLARED END SECTIONS SHALL HAVE SUDAS 4030.221 FOOTING & APRON GUARDS SUDAS 4030.224. THE LAST THREE SECTIONS OF PIPE SHALL BE TIED.
 - ALL PVC PIPE IS TO BE SDR 35
 - ALL PAVEMENT INTAKES SHALL HAVE VANE GRATES.
 - 8-INCH STORM SEWER TO BE PVC SDR 35.
 - SW-513 AREA INTAKES SHALL HAVE STANDARD OPENINGS UNLESS OTHERWISE SPECIFIED ON THIS PLAN SET.
 - INTAKE CASTING TYPES SHALL FOLLOW THE SUDAS SW-603 SPECIFICATION. MANHOLE CASTING TYPES SHALL FOLLOW THE SUDAS SW-602 SPECIFICATION.
 - ALL STORM SEWER IS TO BE PRIVATE EXCEPT THOSE STORM SEWER DRIVEWAY CONNECTIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR LABELED AS PUBLIC.
 - PAVEMENT REINFORCEMENT IS REQUIRED WHERE EARTH COVER OVER STORM SEWERS IS LESS THAN 2 FEET.



REINFORCING BAR LIST

D	W	Mark	Size	Length	Count
12"	2'-4"	4F1	4	2'-0"	3
		4F2	4	3'-8"	2
15"	2'-10 1/2"	4F1	4	2'-6 1/2"	3
		4F2	4	3'-8"	2
18"	3'-5"	4F1	4	3'-1"	3
		4F2	4	3'-8"	3
24"	4'-6"	4F1	4	4'-2"	3
		4F2	4	3'-8"	3
30"	5'-7"	4F1	4	5'-3"	3
		4F2	4	3'-8"	4
36"	6'-8"	4F1	4	6'-4"	3
		4F2	4	3'-8"	5
42"	7'-3"	4F1	4	6'-11"	3
		4F2	4	3'-8"	5

SUDAS 4030.221
SUDAS Standard Specifications
RCP APRON SECTION FOOTING

TYPE 1 APRONS

DIAM	SLOPE	A	B	MINIMUM	F
12"	2.41	4"	2'-0"	4'-4"	2'-0"
15"	2.41	6"	2'-3"	3'-10"	2'-0"
18"	2.31	9"	2'-3"	3'-10"	3'-0"
21"	2.41	9"	2'-3"	3'-10"	3'-0"
24"	2.51	10"	4'-1"	2'-0"	6'-1"
27"	2.51	10"	4'-1"	2'-0"	6'-1"
30"	2.51	12"	4'-6"	1'-7"	6'-1"
36"	1.81	15"	5'-3"	2'-0"	6'-0"
42"	2.51	21"	5'-3"	2'-0"	6'-0"
48"	2.51	24"	6'-0"	2'-0"	6'-0"
54"	1.81	27"	5'-0"	3'-0"	7'-0"
60"	1.81	28"	5'-0"	3'-0"	8'-0"
66"	1.71	30"	6'-0"	2'-3"	6'-0"
72"	1.61	30"	6'-0"	1'-8"	6'-0"
78"	1.81	30"	7'-0"	1'-0"	6'-0"
84"	1.31	28"	6'-0"	2'-0"	10'-0"

SUDAS 4030.222
SUDAS Standard Specifications
CIRCULAR CONCRETE APRONS

BAR SIZES

PIPE SIZE (DIA. or HOLE DIA.)	HOLE DIA. (HOLE DIA.)	BOLT DIA.	BAR SIZE
12" - 24"	1/2"	1/2"	1"
30" to 48"	3/4"	3/4"	1 1/2"
54" to 60"	1"	1"	1 1/2"
66" to 72"	1 1/4"	1 1/4"	2"
78" to 84"	1 1/2"	1 1/2"	2"
90" to 96"	1 3/4"	1 3/4"	2 1/2"
102" to 108"	2"	2"	3"

SUDAS 4030.224
SUDAS Standard Specifications
CONCRETE PIPE APRON GUARD

SUDAS 9040.110
SUDAS Standard Specifications
RIP RAP FOR PIPE OUTLET ONTO FLAT GROUND

NOTES:

- THIS DETAIL SHALL APPLY ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18 INCHES BELOW A WATER MAIN.
- WHEN WATER MAIN CROSSES UNDER STORM OR SANITARY SEWER THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" OF SEPARATION.
- STORM OR SANITARY SEWER MAY NOT BE PLACED CLOSER THAN 6" BELOW A WATER MAIN.
- MAINTAIN THE MAXIMUM FEASIBLE SEPARATION IN ALL CASES.
- SEWER AND WATER PIPES MUST BE ADEQUATELY SUPPORTED & HAVE WATERTIGHT JOINTS.
- CONTRACTOR SHALL INSTALL LOW PERMEABILITY SOIL FOR BACKFILL MATERIAL WITHIN 10 FEET OF THE CROSSING.
- SANITARY SEWER CROSSINGS THE CONTRACTOR SHALL INSTALL ONE FULL LENGTH OF SANITARY SEWER OF WATER MAIN PIPE MATERIAL WITH WATERTIGHT JOINTS LOCATED AS FAR AS POSSIBLE FROM THE CROSSING.
- STORM SEWER CROSSINGS THE CONTRACTOR SHALL INSTALL ON FULL LENGTH OF STORM SEWER PIPE OF WATER MAIN MATERIAL OR RCP WITH FLEXIBLE O-RING GASKET JOINTS SO BOTH JOINTS ARE LOCATED AS FAR AS POSSIBLE FROM THE CROSSING.
- GASKETED JOINTS SHALL COMPLY WITH ASTM C443.
- SEE CRITICAL CROSSING NOTES.

WATER MAIN & SEWER CROSSING DETAIL
(NOT TO SCALE)

SUDAS 3010.901
SUDAS Standard Specifications
SEWER PIPE SUPPORT OVER EXISTING UTILITY LINE

SUDAS 9040.111
SUDAS Standard Specifications
RIP RAP APRON FOR PIPE OUTLET INTO CHANNEL

CRITICAL CROSSING NOTES:

THE HORIZONTAL SEPARATION DISTANCE BETWEEN A WATER MAIN AND A SANITARY SEWER OR STORM SEWER MUST BE AT LEAST 10 FEET UNLESS:

- TOP OF SEWER IS AT LEAST 18 INCHES BELOW BOTTOM OF WATER MAIN, AND THE SEWER IS PLACED IN SEPARATE TRENCH OR IN SAME TRENCH ON A BENCH OF UNDISTURBED EARTH AT MINIMUM HORIZONTAL SEPARATION OF 3 FEET FROM WATER MAIN.
- WHEN IT IS IMPOSSIBLE TO OBTAIN REQUIRED HORIZONTAL CLEARANCE OF 3 FEET AND VERTICAL CLEARANCE OF 18 INCHES BETWEEN SEWERS AND WATER MAINS, SEWERS MUST BE CONSTRUCTED OF WATER MAIN MATERIAL MEETING REQUIREMENTS OF SUDAS SPECIFICATIONS SECTION 5010, 2.01. HOWEVER PROVIDE LINEAR SEPARATION OF AT LEAST 2 FEET.

THE VERTICAL SEPARATION DISTANCE BETWEEN A WATER MAIN AND A SANITARY SEWER OR STORM SEWER SHALL BE AT LEAST 18 INCHES WHEN MEASURED FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATER MAIN:

- WHERE THE SANITARY SEWER MUST CROSS OVER THE WATER MAIN OR BELOW THE WATER MAIN BUT AT LESS THAN 18 INCHES, THE SANITARY SEWER MUST BE REPLACED WITH WATER MAIN MATERIAL 20 FEET CENTERED OVER THE WATER MAIN AND MUST MAINTAIN A MINIMUM VERTICAL CLEARANCE OF 18 INCHES OVER THE WATER MAIN.
- WHERE THE STORM SEWER MUST CROSS OVER THE WATER MAIN OR BELOW THE WATER MAIN BUT AT LESS THAN 18 INCHES, THE STORM SEWER MUST BE REPLACED WITH WATER MAIN MATERIAL OR RCP WITH O-RING GASKETS 20 FEET CENTERED OVER THE WATER MAIN, AND MUST MAINTAIN A MINIMUM VERTICAL CLEARANCE OF 18 INCHES OVER THE WATER MAIN OR 6 INCHES BELOW THE WATER MAIN.

SUDAS 4040.233
SUDAS Standard Specifications
SUBDRAIN OUTLETS

Civil Engineering Consultants, Inc.
2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 mail@cecinc.com

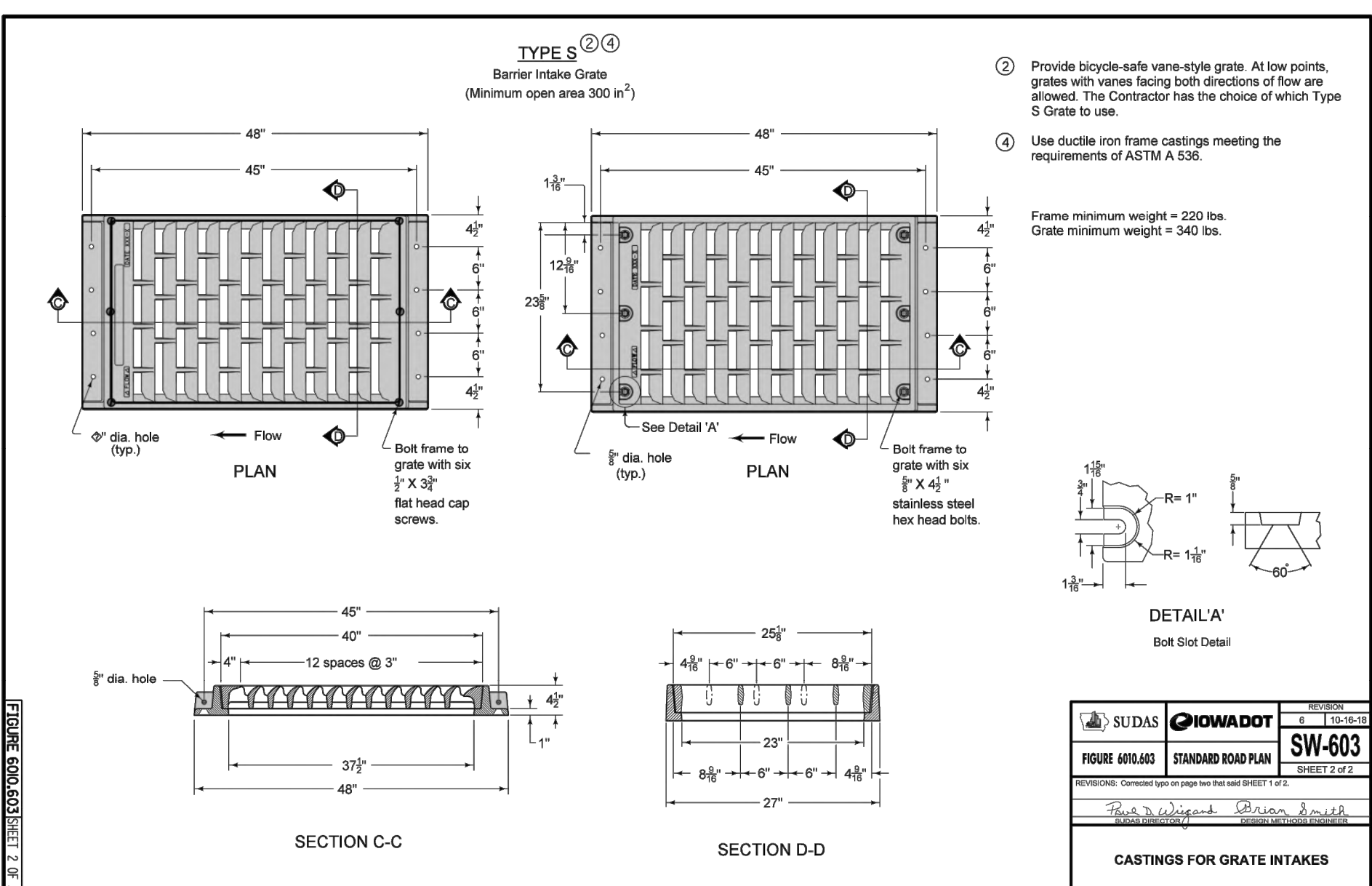
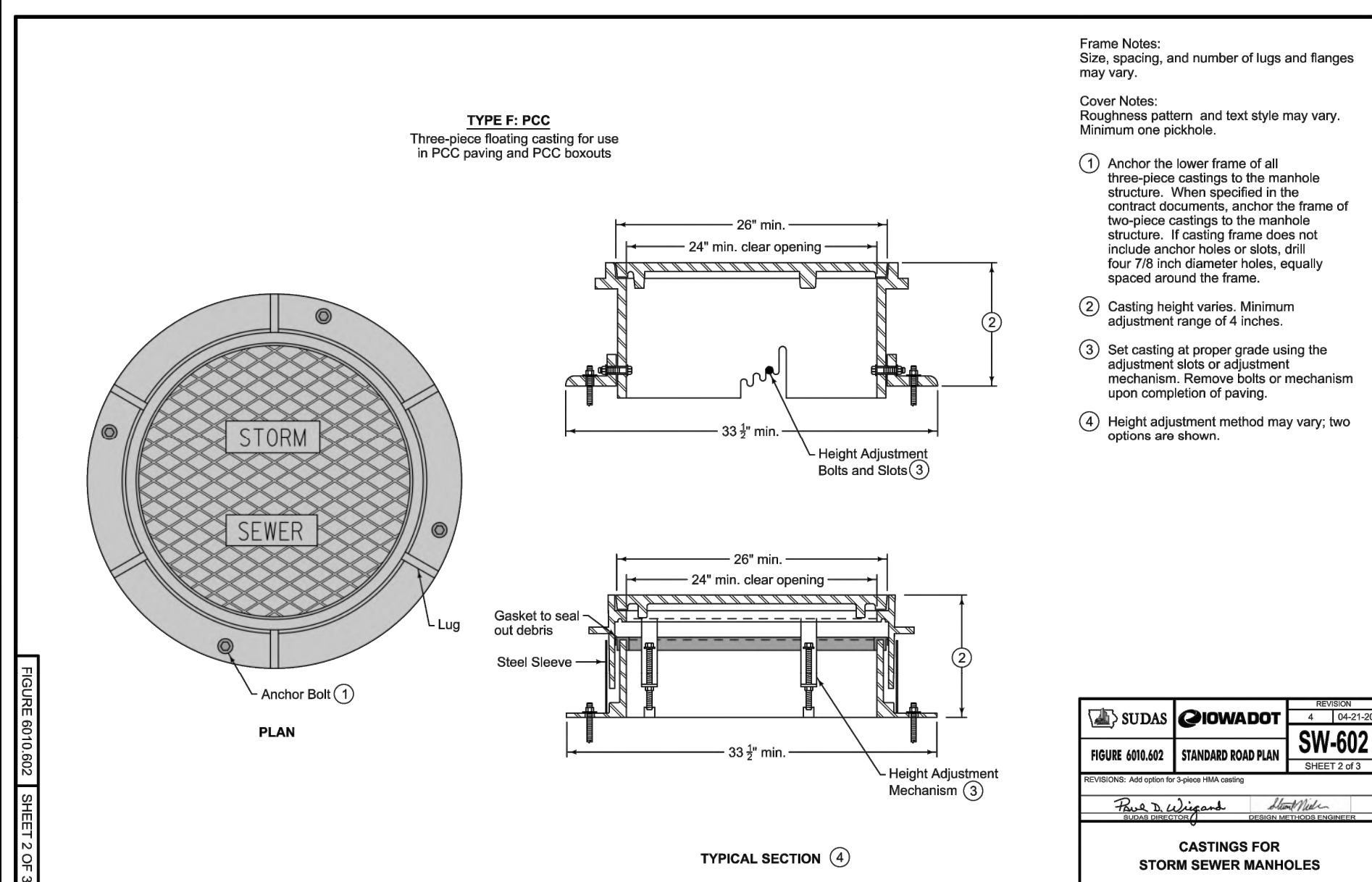
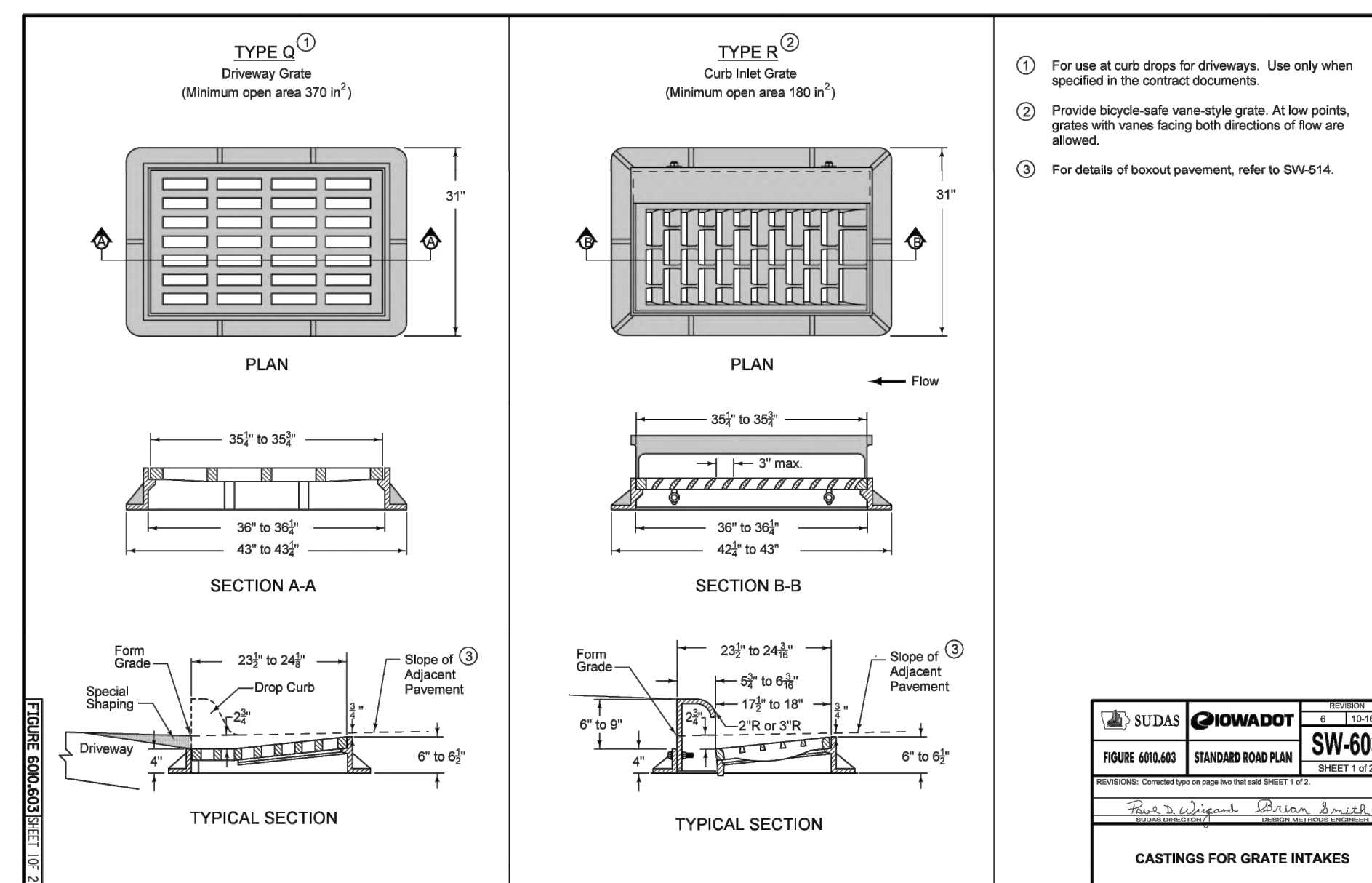
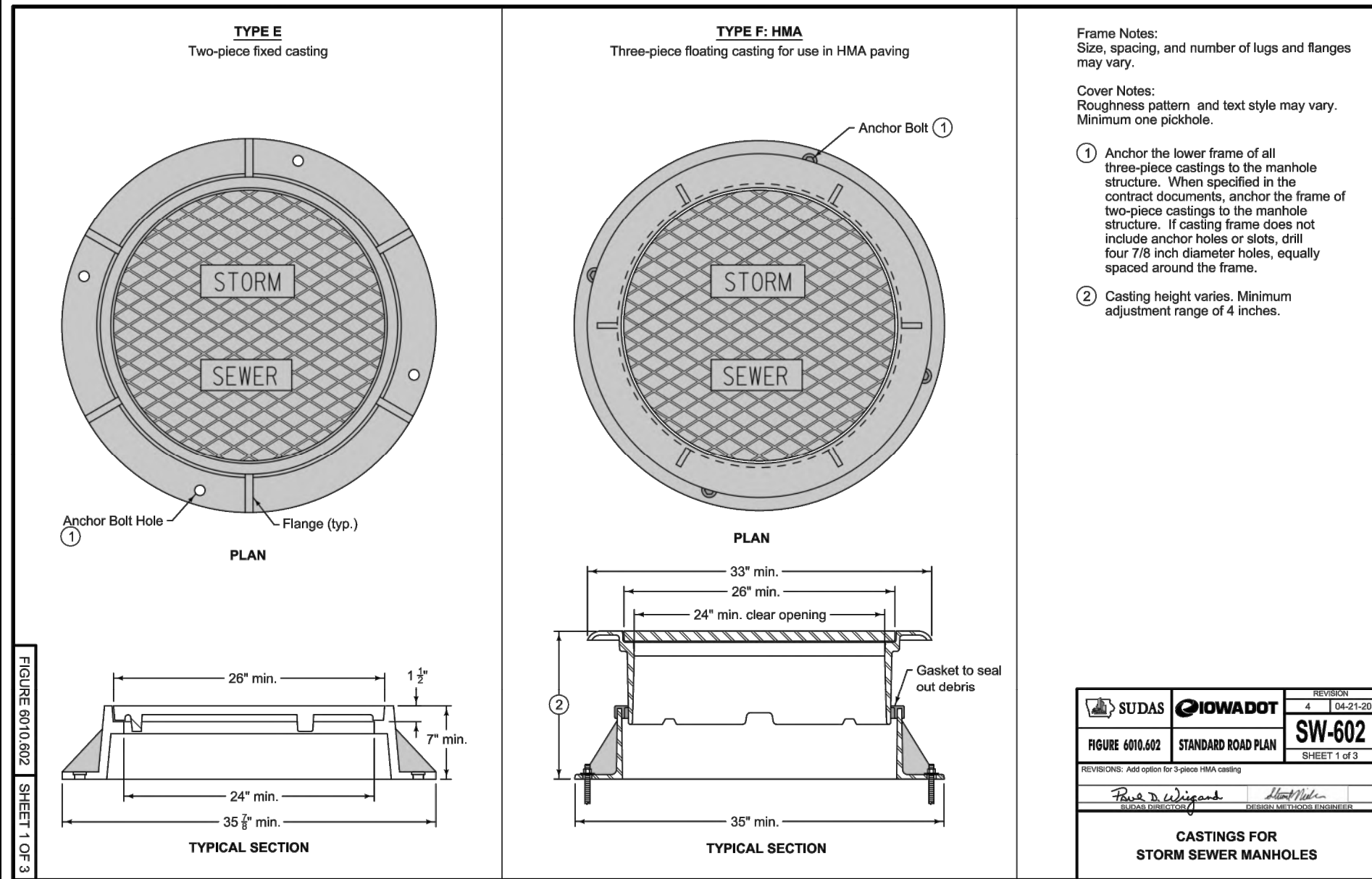
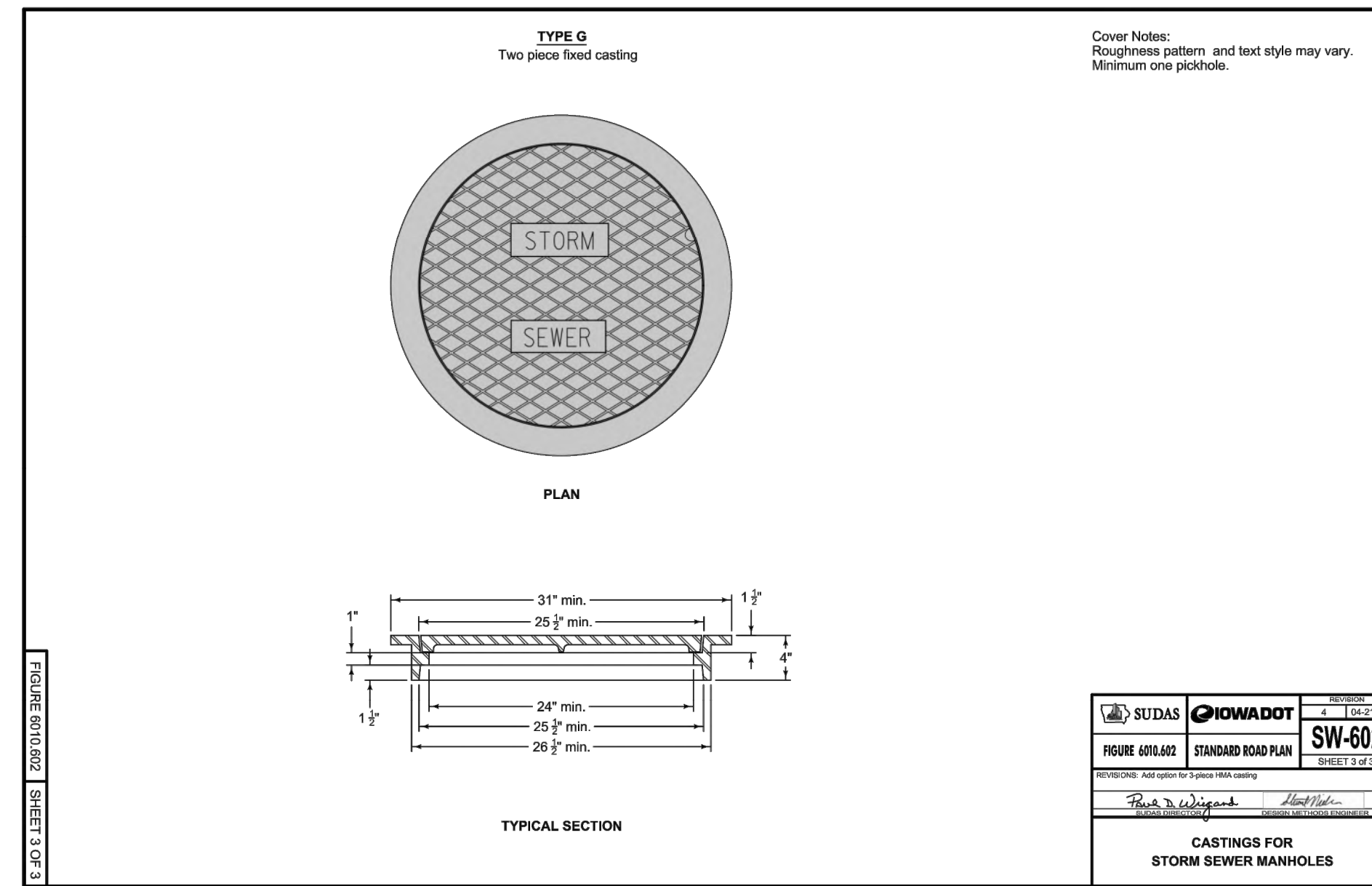
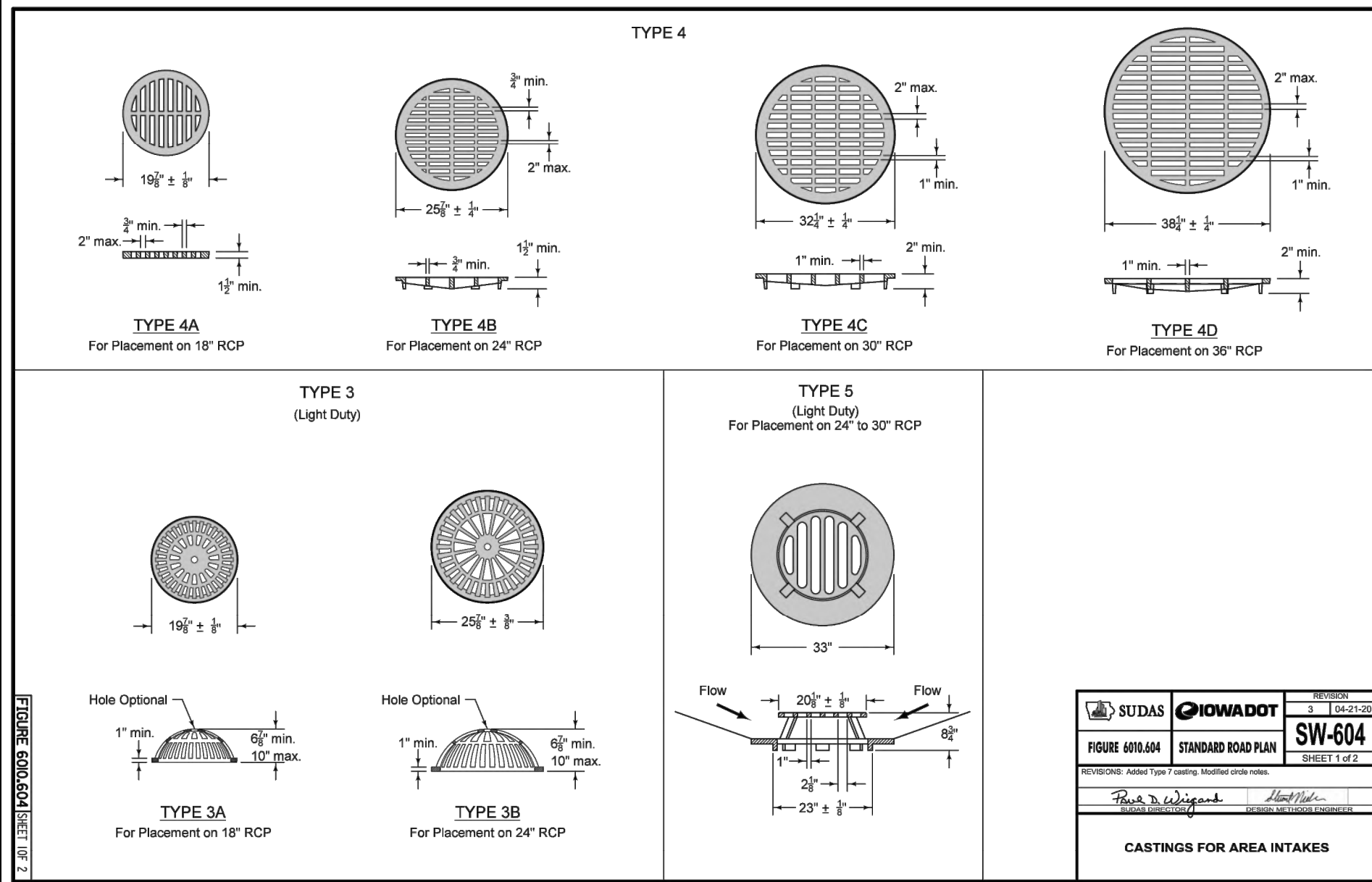
CEC

SUMMERTIME PLAT
1105 SE 12ND AVENUE, CARLISLE, IA 50047

STORM DETAILS

DATE: APR. 15, 2021
TTH SUB. MAR. 05, 2021
5TH SUB. DEC. 23, 2020
4TH SUB. NOV. 23, 2020
DESIGNED BY: JAG
DRAWN BY: JAG

SHEET 10 OF 26
E-8303



Cover Notes:
Roughness pattern and text style may vary.
Minimum one pickhole.

- For use at curb drops for driveways. Use only when specified in the contract documents.
- Provide bicycle-safe vane-style grate. At low points, grates with vanes facing both directions of flow are allowed.
- For details of boxout pavement, refer to SW-614.

- Anchor the lower frame of all three-piece castings to the manhole structure. When specified in the contract documents, anchor the frame of two-piece castings to the manhole structure. If casting frame does not include anchor holes or slots, drill four 7/8 inch diameter holes, equally spaced around the frame.
- Casting height varies. Minimum adjustment range of 4 inches.
- Set casting at proper grade using the adjustment slots or adjustment mechanism. Remove bolts or mechanism upon completion of paving.
- Height adjustment method may vary; two options are shown.

Frame Notes:
Size, spacing, and number of lugs and flanges may vary.

Cover Notes:
Roughness pattern and text style may vary.
Minimum one pickhole.

- Provide bicycle-safe vane-style grate. At low points, grates with vanes facing both directions of flow are allowed. The Contractor has the choice of which Type S Grate to use.
- Use ductile iron frame castings meeting the requirements of ASTM A 536.

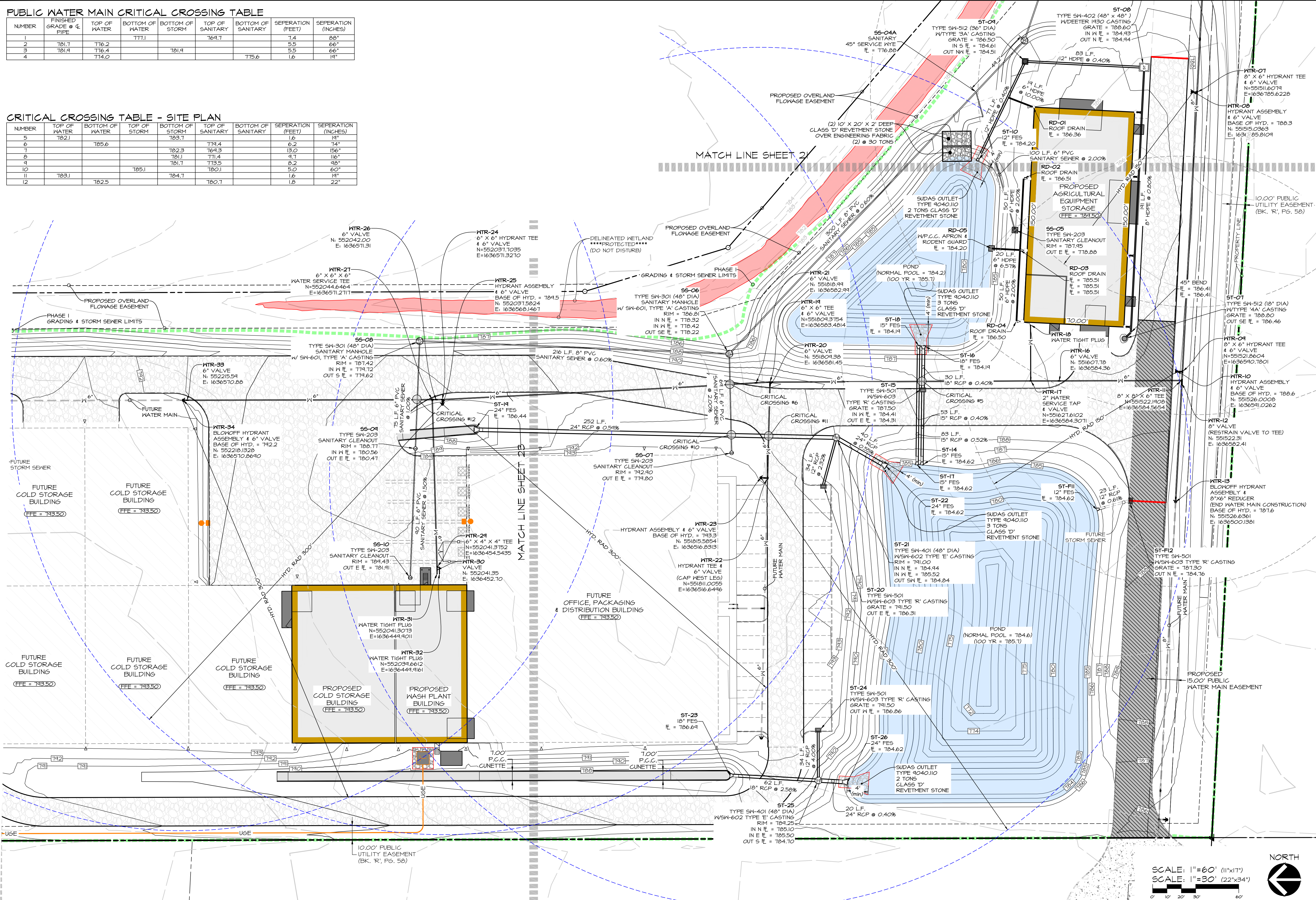
Frame minimum weight = 220 lbs.
Grate minimum weight = 340 lbs.

PUBLIC WATER MAIN CRITICAL CROSSING TABLE

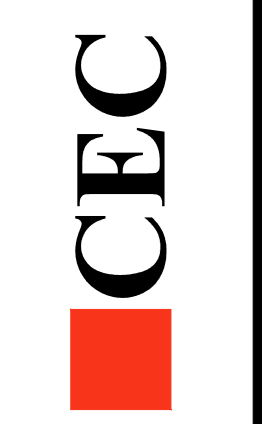
NUMBER	FINISHED GRADE @ C.C. PIPE	TOP OF WATER	BOTTOM OF WATER	BOTTOM OF STORM	TOP OF SANITARY	BOTTOM OF SANITARY	SEPERATION (FEET)	SEPERATION (INCHES)
1							1.4	88"
2	T81.7	T16.2			T84.7		5.5	66"
3	T81.4	T16.4		T81.4			5.5	66"
4		T14.0				T15.6	1.6	14"

CRITICAL CROSSING TABLE - SITE PLAN

NUMBER	TOP OF WATER	BOTTOM OF WATER	TOP OF STORM	BOTTOM OF STORM	TOP OF SANITARY	BOTTOM OF SANITARY	SEPERATION (FEET)	SEPERATION (INCHES)
5							1.6	14"
6		T85.6			T14.4		6.2	74"
7				T82.3	T14.3		13.0	156"
8				T81.1	T11.4		4.1	116"
9				T81.7	T13.5		8.2	98"
10			T85.1		T80.1		5.0	60"
11	T83.1				T84.7		1.6	14"
12		T82.5			T80.7		1.8	22"



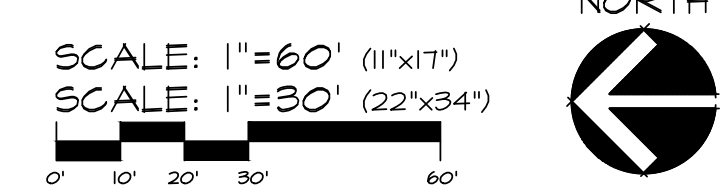
Civil Engineering Consultants, Inc.
 2400 86th Street Unit 12 · Des Moines, Iowa 50322
 515.276.4884 · mail@cecinc.com



DATE: APR. 15, 2021
 7TH SUB. MAR. 05, 2021
 5TH SUB. DEC. 23, 2020
 4TH SUB. NOV. 23, 2020
 DATE OF SURVEY: AUG. 28, 2020
 DESIGNED BY: JAG
 DRAWN BY: JAG

SUMMERTIME FLAT I
 1105 SE T2ND AVENUE, CARLISLE, IA 50047
UTILITY PLAN - SOUTHWEST

SHEET 22 OF 26
 E-8303

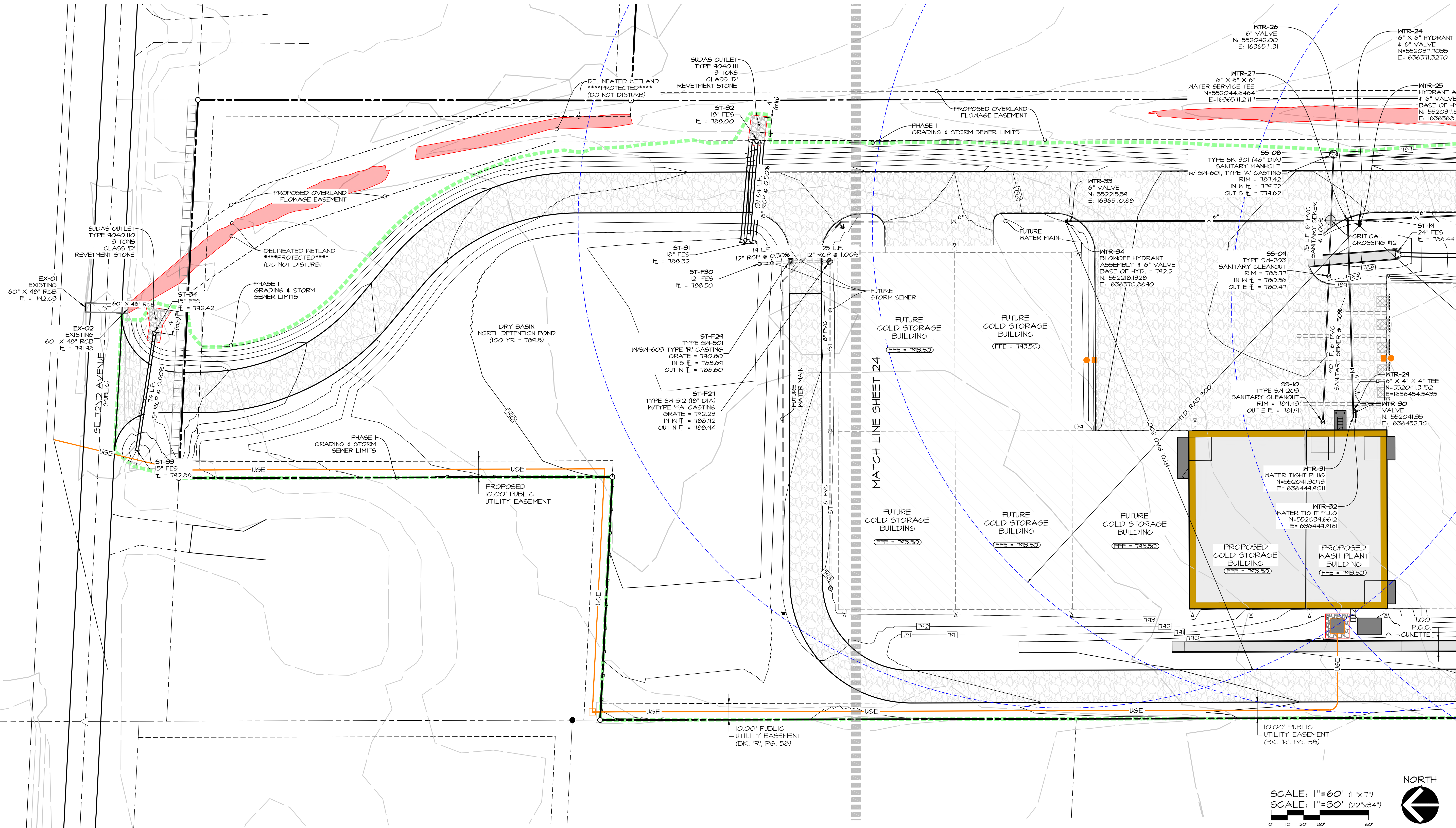


PUBLIC WATER MAIN CRITICAL CROSSING TABLE

NUMBER	FINISHED GRADE @ E PIPE	TOP OF WATER	BOTTOM OF WATER	BOTTOM OF STORM	TOP OF SANITARY	BOTTOM OF SANITARY	SEPERATION (FEET)	SEPERATION (INCHES)
1							1.4	36"
2	781.7	776.2					5.5	66"
3	781.9	776.4		781.9			5.5	66"
4		774.0				775.6	1.6	14"

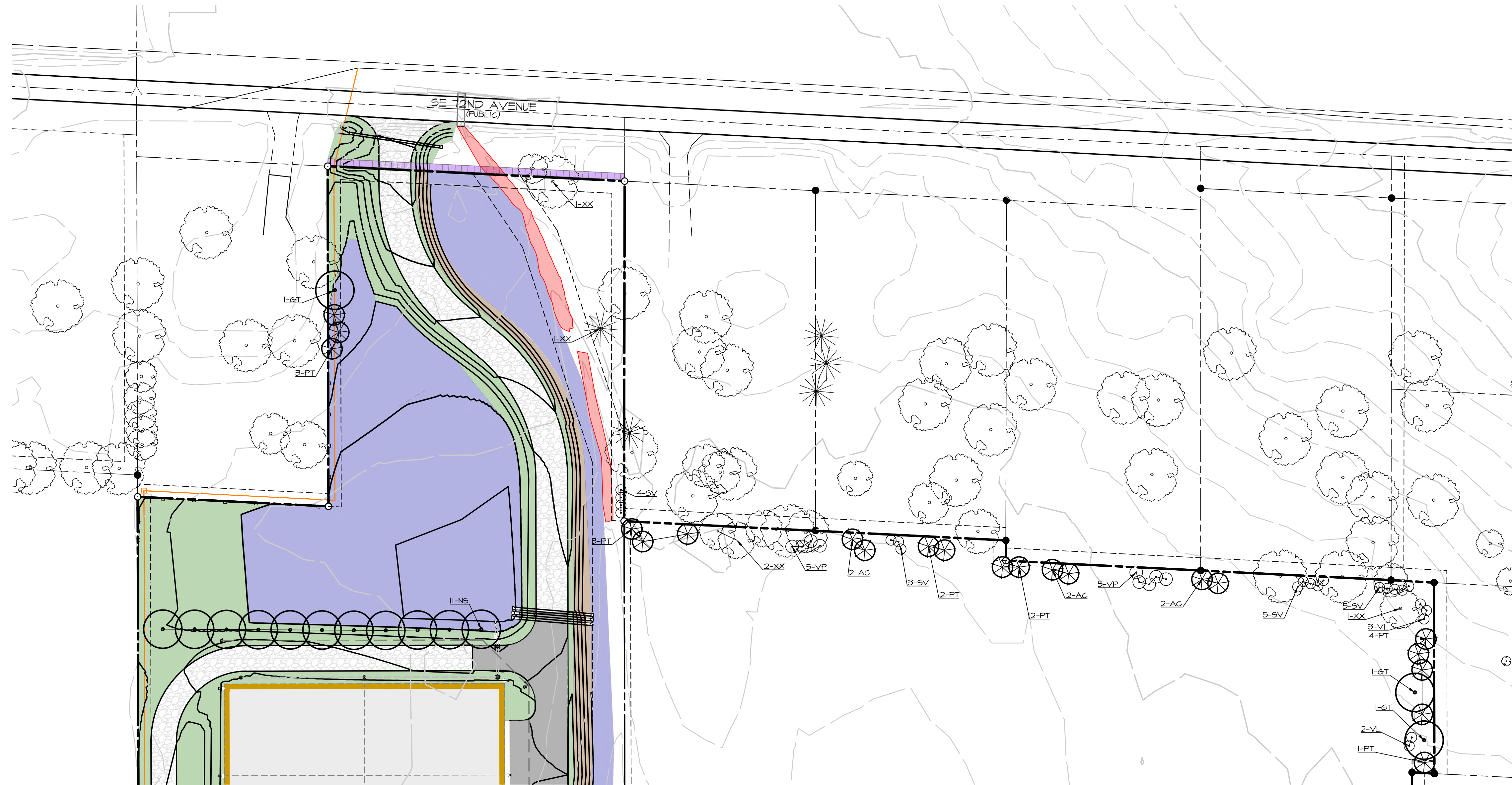
CRITICAL CROSSING TABLE - SITE PLAN

NUMBER	TOP OF WATER	BOTTOM OF WATER	TOP OF STORM	BOTTOM OF STORM	TOP OF SANITARY	BOTTOM OF SANITARY	SEPERATION (FEET)	SEPERATION (INCHES)
5							1.6	14"
6	782.1						6.2	74"
7		785.6			779.4	769.3	13.0	156"
8				782.3	781.1	771.4	9.1	116"
9				781.7	773.5		8.2	98"
10			785.1		780.1		5.0	60"
11	783.1						1.8	14"
12		782.5			780.7		1.8	22"



DATE: APR. 15, 2021
 5TH SUB. MAR. 05, 2021
 4TH SUB. DEC. 23, 2020
 DATE OF SURVEY: 4TH SUB. NOV. 23, 2020
 DESIGNED BY: JAG
 DRAWN BY: JAG

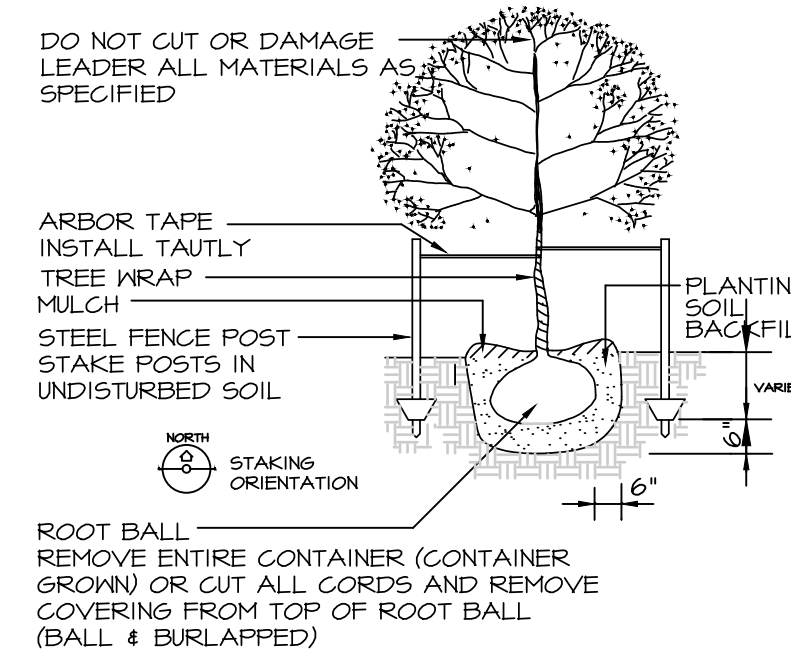
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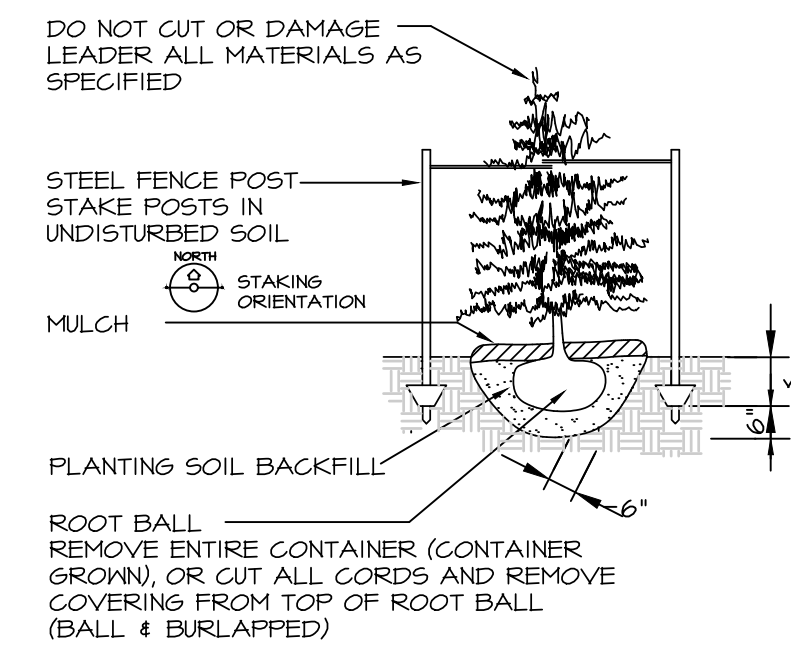
PLANT SCHEDULE

MARK	Botanical name	QUAN.	SIZE	ROOT	REMARKS	PROBABLE HT.
	COMMON NAME					AT MATURITY
AC	Abies concolor	15	7' HT.	CONT.	MATCHED, SPECIMEN, 13' OC	40'
	WHITE FIR					
BN	Betula nigra	1	1.5" CAL.	CONT.	MATCHED, SPECIMEN, 3 STEM MIN.	40'
	RIVER BIRCH					
CO	Celtis occidentalis 'Prairie Pride'	4	1.5" CAL.	B&B	MATCHED, SPECIMEN	40'
	PRAIRIE PRIDE HACKBERRY					
GT	Gleditsia triacanthos 'Inermis 'Skycole'	10	1.5" CAL.	B&B	MATCHED, SPECIMEN	35'
	SKYLINE HONEYLOCUST					
MS	Malus 'Sutyzam'	12	1.5" CAL.	B&B	MATCHED, SPECIMEN, 12' OC, 10' FROM PAVING	18'
	SUGAR TYME CRABAPPLE					
NS	Nyssa silvatica	15	1.5" CAL.	B&B	MATCHED, SPECIMEN, 25' OC	40'
	BLACK GUM					
PT	Pseudotsuga taxifolia	20	7' HT.	B&B	MATCHED, SPECIMEN, 13' OC	40'
	DOUGLASFIR					
SV	Syringa vulgaris	28	4' HT.	CONT.	MATCHED, SPECIMEN, 6' OC	14'
	COMMON LILAC					
VC	Viburnum cassinoides	36	4' HT.	CONT.	MATCHED, SPECIMEN, 6' OC	8'
	WITHEROD VIBURNUM				2' FROM PROP. LINE, 3.5' FROM FENCE	
VL	Viburnum lentago	28	4' HT.	CONT.	MATCHED, SPECIMEN, 7' OC	14'
	NANNYBERRY VIBURNUM					
VP	Viburnum plicatum f. tomentosum 'Mariesii'	10	4' HT.	CONT.	MATCHED, SPECIMEN, 8' OC	10'
	MARIESII DOUBLEFILE VIBURNUM					
XX	Existing trees to be retained	16				

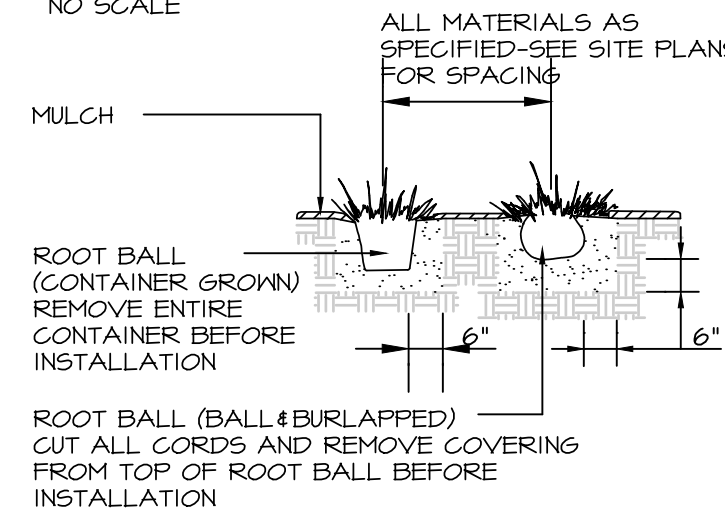
- WET BOTTOM POND
- LAWN SEEDING
SUDAS SECTION 9010 - TABLE 9010.06; TYPE 1 SEED MIXTURE 225350 S.F. VERIFY
- PRUDENT PRAIRIE SEED MIX BY ION EXCHANGE. #13/AC. 87,531 S.F. VERIFY
- PRAIRIE BIRTH MIX BY ION EXCHANGE. 13#/AC. 94,785 S.F. VERIFY



DECIDUOUS TREE PLANTING AND STAKING DETAIL
NO SCALE

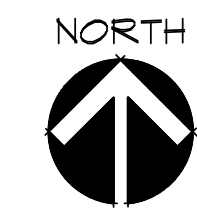


EVERGREEN TREE PLANTING AND STAKING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

SCALE: 1"=100' (11"x17")
SCALE: 1"=50' (22"x34")



OPEN SPACE REQUIREMENTS
REQUIRED: 1 PLANT UNIT = 1 TREE, & 1 SHRUB/1500 SF OF
REQUIRED OPEN SPACE
(1/21,603 SF x 0% = 0 SF)

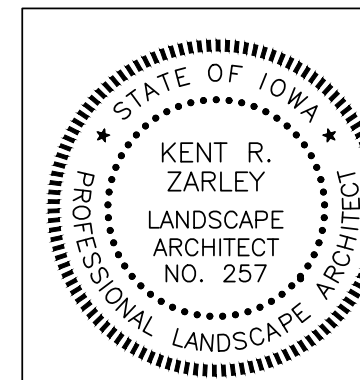
MIN. OPEN SPACE LANDSCAPING REQUIRED:
2 TREES; 6 SHRUBS.

PARKING LOT/LOADING DOCK REQUIREMENTS
REQUIRED: 1 TREE PER 50 LF PARKING LOT.
EFFECTIVELY SCREEN LOADING DOCK FROM PUBLIC STREET.

BUFFER-YARD REQUIREMENTS
EFFECTIVELY SCREEN RESIDENTIAL USES EITHER WITH 6'
TALL PRIVACY FENCE OR PLANT MATERIALS.

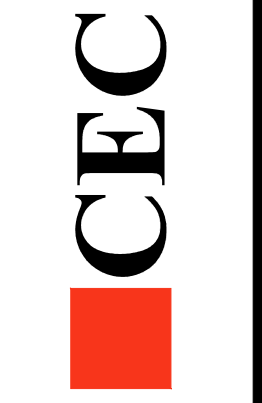
TOTAL REQUIREMENTS
OPEN SPACE TREES: 2
OPEN SPACE SHRUBS: 6
DOCK AND PARKING LOT: 4 TREES
SCREENING OF RESIDENTIAL USES: (UNQUANTIFIED)

TOTAL PROVIDED
TREES: 111
SHRUBS: 102

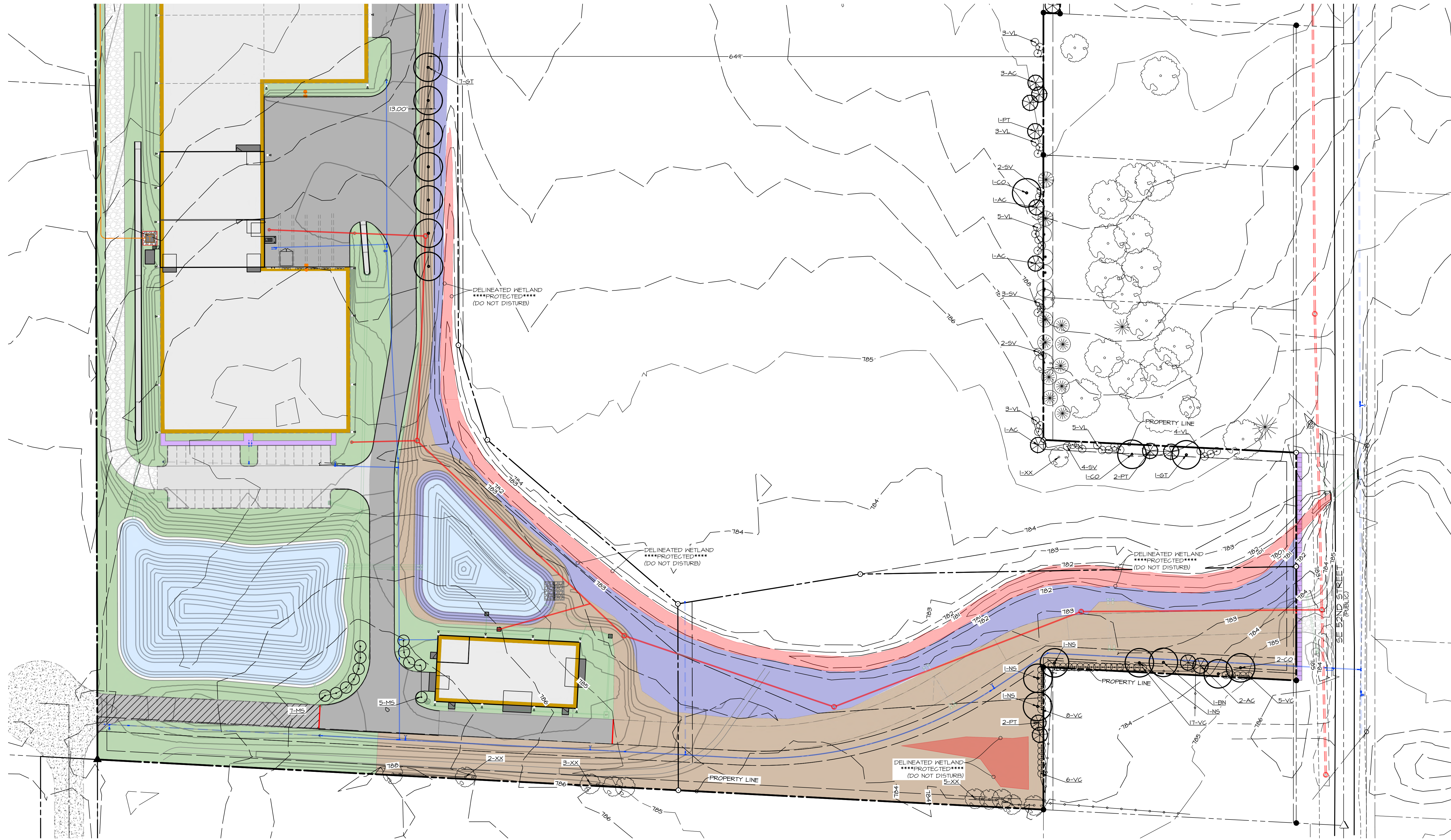


I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

BY: _____ DATE: _____
KENT R. ZARLEY, IOWA REG. NO. 257
MY LICENSE RENEWAL DATE IS: JUNE 30, 2021
PAGES OR SHEETS COVERED BY THIS SEAL:
LANDSCAPING SHEETS 24 - 25



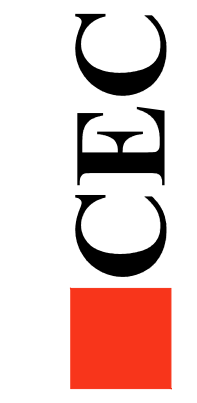
DATE: Apr. 15, 2021
7TH SUB. MAR. 05, 2021
5TH SUB. DEC. 23, 2020
4TH SUB. NOV. 23, 2020
DATE OF SURVEY: _____
DESIGNED BY: JAG
DRAWN BY: JAG



DATE: APR. 15, 2021
 7TH SUB. MAR. 05, 2021
 5TH SUB. DEC. 23, 2020
 4TH SUB. NOV. 23, 2020
 DATE OF SURVEY: AUG. 28, 2020
 DESIGNED BY: JAG
 DRAWN BY: JAG

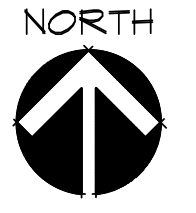
SUMMERTIME PLAT
 1109 SE T2ND AVENUE, CARLISLE, IA 50047
LANDSCAPING - SOUTH HALF

SHEET
26
 OF
 26
 E-8303



Civil Engineering Consultants, Inc.
 2400 86th Street Unit 12 · Des Moines, Iowa 50322
 515.276.4884 · mail@cecinc.com

SCALE: 1"=100' (11"x17")
 SCALE: 1"=50' (22"x34")

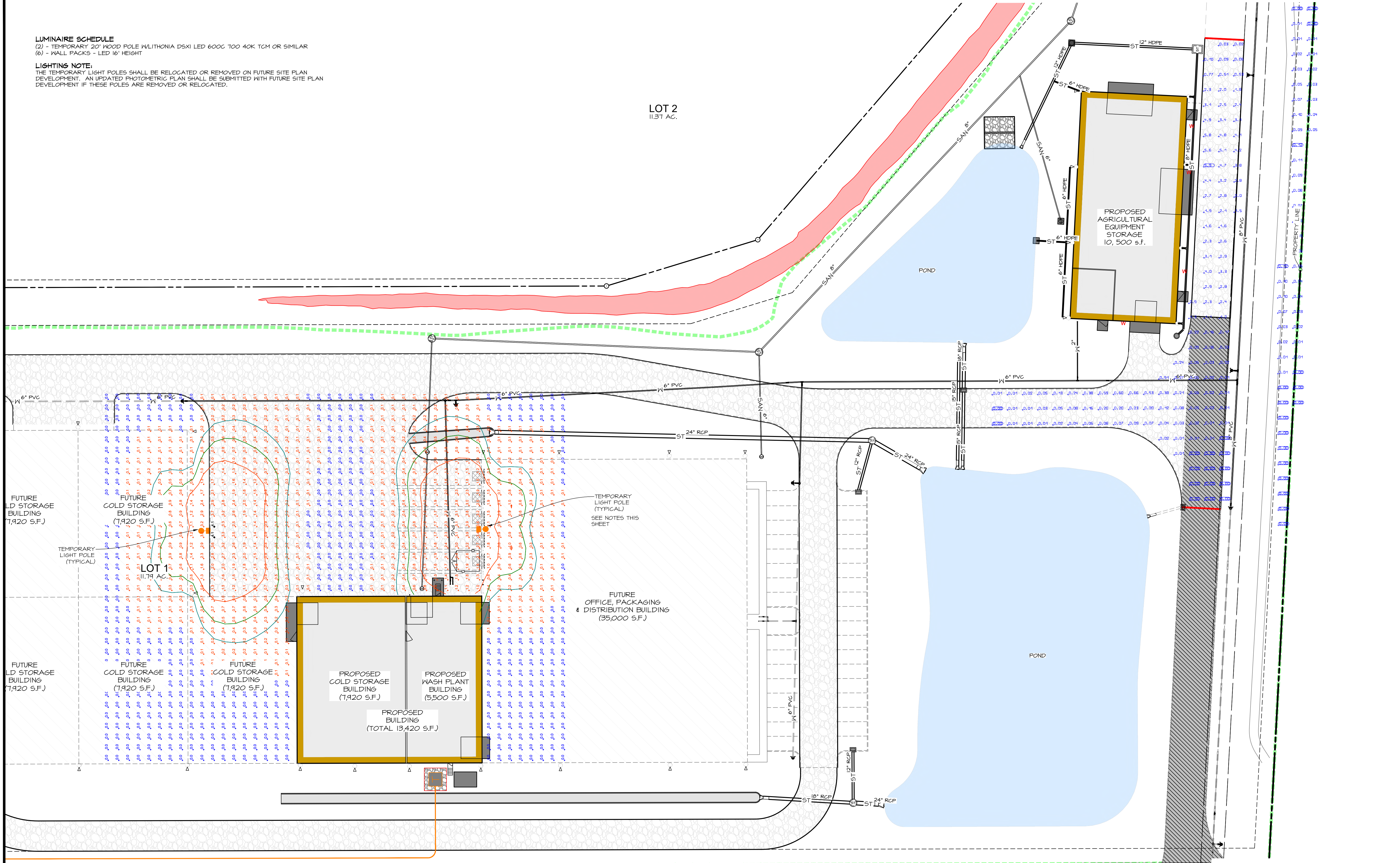


O:\FILES\830303_CED Drawings\Construction Documents\Site Plan\1109 SE T2ND AVENUE, CARLISLE, IA 50047 - SOUTH HALF.dwg, 4/15/2021 2:38:51 PM, jgk@cec.com, 1:1

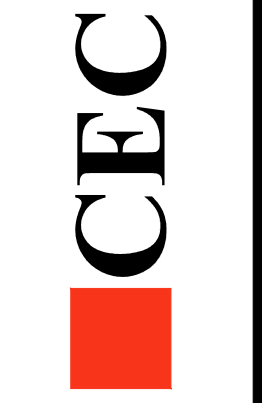
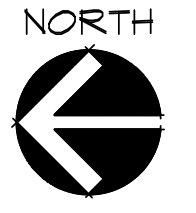
LUMINAIRE SCHEDULE
 (2) - TEMPORARY 20' WOOD POLE W/ LITHONIA D5X1 LED 6000 700 40K TCM OR SIMILAR
 (6) - WALL PACKS - LED 16' HEIGHT

LIGHTING NOTE:
 THE TEMPORARY LIGHT POLES SHALL BE RELOCATED OR REMOVED ON FUTURE SITE PLAN DEVELOPMENT. AN UPDATED PHOTOMETRIC PLAN SHALL BE SUBMITTED WITH FUTURE SITE PLAN DEVELOPMENT IF THESE POLES ARE REMOVED OR RELOCATED.

LOT 2
 11.31 AC.



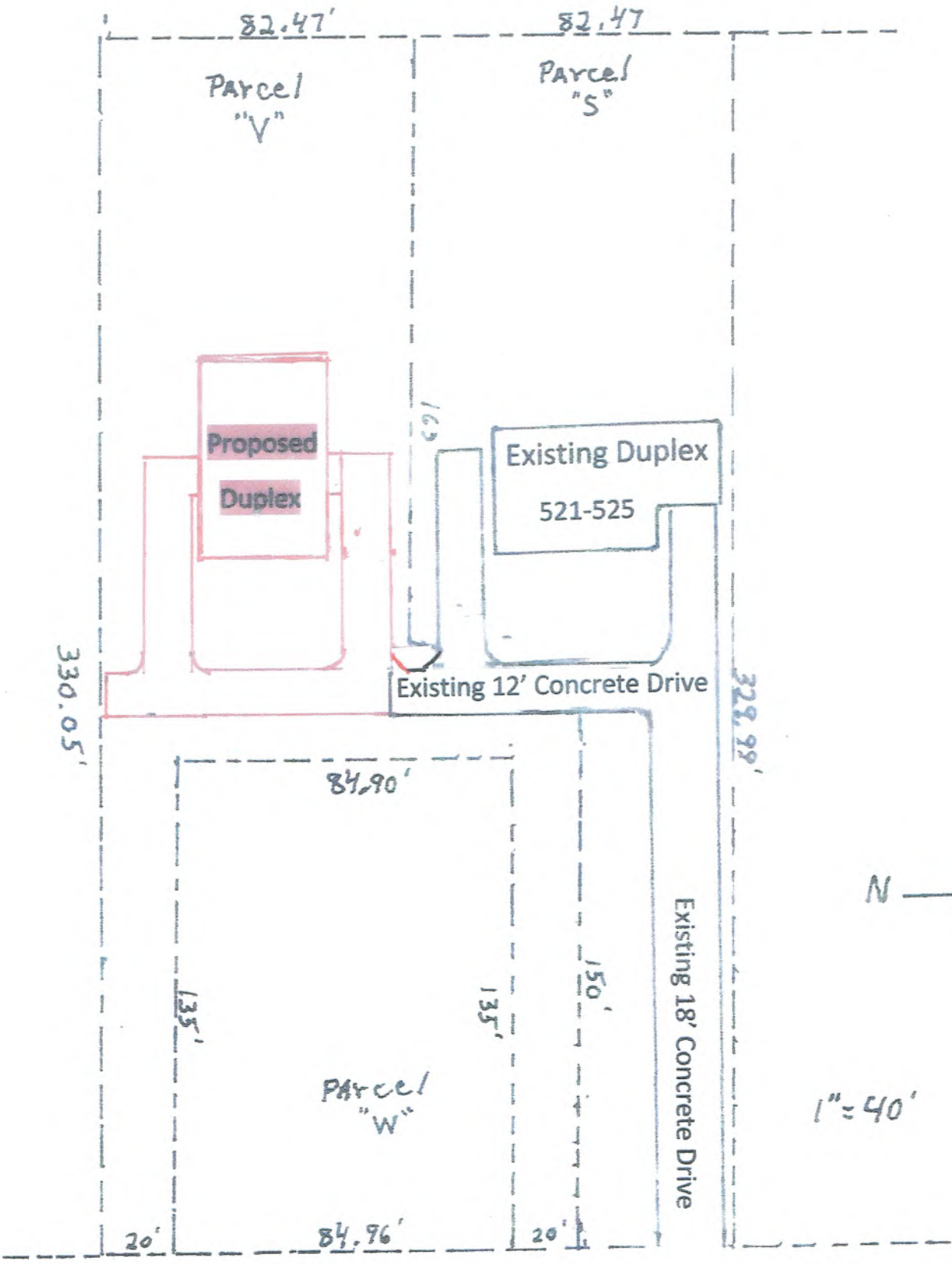
SCALE: 1"=60' (11"x17")
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DATE:	APR. 15, 2021
DATE OF SURVEY:	TTH SUB. MAR. 05, 2021 5TH SUB. DEC. 23, 2020 4TH SUB. NOV. 23, 2020
DESIGNED BY:	JAG
DRAWN BY:	JAG

O:\FILES\600015031_CED Drawings\Construction\Drawings\Sites\Plan\5031 LIGHTING\PLAN.dwg, 4/15/2021 2:29:39 PM, jgadske, 1:1

771



SOUTH 8th Street