

City of Carlisle, Iowa
Planning and Zoning Commission
Regular Meeting
December 20, 2021
7:00 P.M.
City Council Chambers – 100 N. 1st Street

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

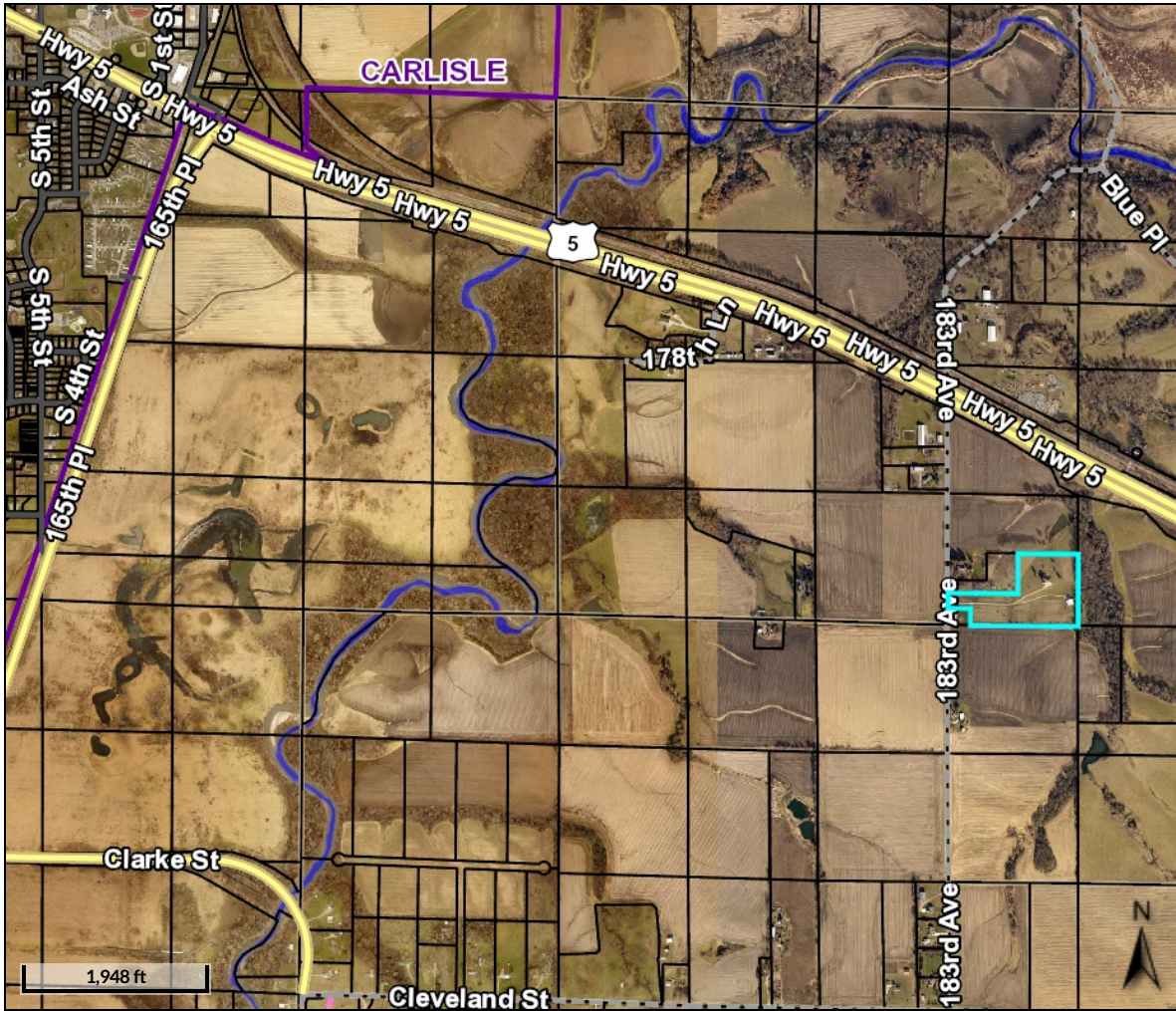
New Business and Action Items

1. Discussion and Possible Action on Recommendation for Plat of Survey for Parcel J at 2957 183rd Avenue
2. Discussion and Possible Action on Recommendation for Plat of Survey for Parcels AB and AC at the Southwest Corner of the Intersection of Delaware Street and 170th Avenue
3. Discussion and Possible Action on Site Plan for 11 Elm Street

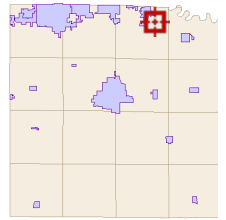
Administrator/Engineer/Commission Reports

Adjournment

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





















Overview



Legend

Roads

-  <all other values>
 -  Interstate
 -  Highway
 -  Ramp
 -  County Gravel
 -  County Level B
 -  County Level C
 -  City Gravel
 -  City Street
 -  Private Street
 -  Corporate Limits
 -  Parcels
 -  Political Township
- Major Roads**
-  County Hwy
 -  State Hwy
 -  US Hwy
 -  Interstate
 -  Water

Parcel ID	21000120686	Alternate ID	21000120687	Owner Address	DAVIDSON, SAMUEL E/DEE ANN
Sec/Twp/Rng	12-77-23	Class	A		2957 183RD AVE
Property Address	2957 183RD AVE	Acres	14.94		CARLISLE, IA 50047
	CARLISLE				
District	21152				
Brief Tax Description	12-77-23 S 22.6A EX NW 6.6A SE SW & EX PCL E				
	(Note: Not to be used on legal documents)				

Disclaimer:

The maps included in this website do not represent a survey and are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contain information required for government purposes. No warranties, expressed or implied, are provided for the data herein, its use or its interpretation. Warren County assumes no responsibility for use or interpretation of the data. Any person that relies on any information obtained from this site does so at his or her own risk. All critical information should be independently verified.

The 2,000 Foot Buffers layer is for law enforcement guidance only, and is based on the best information available at the time it was prepared. This layer should not be considered to be a complete and accurate representation of the locations of every school or child care facility, and will be changed as new information is available. The registered offender is responsible for ensuring that proposed residence is in compliance with the law, and may not rely solely on this layer. The registered offender should seek legal advice from a licensed attorney if needed.

Date created: 12/10/2021
Last Data Uploaded: 12/9/2021 10:40:14 PM

INDEX LEGEND

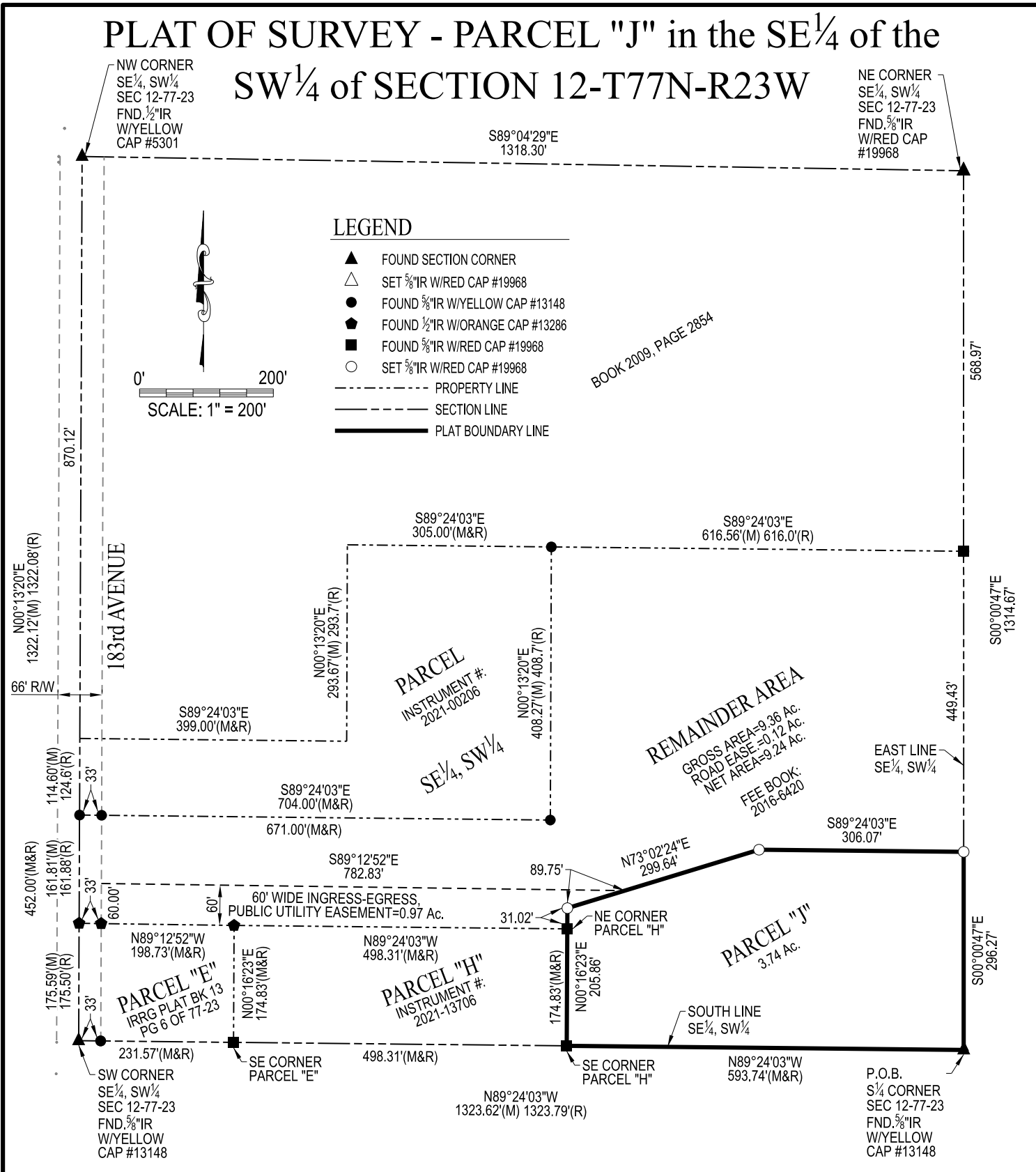
COUNTY: WARREN
 LOCATION: PARCEL "J" OF THE SE¹/₄ OF THE SW¹/₄ IN SECTION 12,
 TOWNSHIP 77 NORTH, RANGE 23 WEST

SURVEY FOR PROPRIETOR:
 SAMUEL E. DAVIDSON and DEE ANN DAVIDSON
 2957 183rd AVENUE, CARLISLE, IA 50047

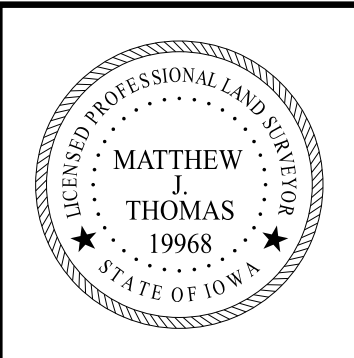
RETURN TO AND PREPARED BY:
 THOMAS LAND SURVEYING, LLC
 MATT THOMAS, 6230 90th AVENUE,
 INDIANOLA, IOWA 50125
 (515) 494-6663

DATE OF SURVEY: 11/22/2021

PLAT OF SURVEY - PARCEL "J" in the SE¹/₄ of the SW¹/₄ of SECTION 12-T77N-R23W



TLS
 THOMAS LAND SURVEYING, LLC
 6230 90th AVENUE
 INDIANOLA, IA 50125
 TELE.: 515.494.6663



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.

Signature: *Matthew J. Thomas* Date: 12/07/2021

Name: (Printed or typed) Matthew J. Thomas
 License Number: 19968
 My license renewal date is December 31, 2021
 Pages or sheets covered by this seal: 1 - 2

PROJECT NUMBER	21049_J	COUNTY	DATE DRAWN	YEAR	SHEET NO.
		WARREN	12/07/2021	2021	1 OF 2

PLAT OF SURVEY - PARCEL "J" in the SE¹/₄ of the SW¹/₄ of SECTION 12-T77N-R23W

LEGAL DESCRIPTION: PARCEL "J"

A parcel of land now included in and forming a part of the Southeast Quarter of the Southwest Quarter of Section 12, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa, more particularly described as follows:

Beginning at the South Quarter Corner of Section 12, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa; thence North 89°24'03" West along the South Line of the Southeast Quarter of the Southwest Quarter of said Section 12, a distance of 593.74 feet to the Southeast Corner of said PARCEL "H", as recorded in Instrument #: 2021-13706 of the Office of the Warren County Recorder; thence North 00°16'23" East along the East Line of said PARCEL "H", a distance of 205.86 feet; thence North 73°02'24" East, a distance of 299.64 feet; thence South 89°24'03" East, a distance of 306.07 feet to a point on the East Line of the Southeast Quarter of the Southwest Quarter of said Section 12; thence South 00°00'47" East along the East Line of the Southeast Quarter of the Southwest Quarter of said Section 12, a distance of 296.27 feet to the Point of Beginning, containing 3.74 Acres, subject to all easements, restrictions and covenants of record.

LEGAL DESCRIPTION: 60' WIDE INGRESS-EGRESS and PUBLIC UTILITY EASEMENT

A parcel of land now included in and forming a part of the Southeast Quarter of the Southwest Quarter of Section 12, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa, more particularly described as follows:

Beginning at the Northeast Corner of PARCEL "H", as recorded in Instrument #: 2021-13706 of the Office of the Warren County Recorder; thence North 89°24'03" West along the North Line of said PARCEL "H", a distance of 498.31 feet to the Northeast Corner of PARCEL "E", as recorded in Irregular Plat Book 13, Page 6 of 77-23 of the Office of the Warren County Recorder; thence North 89°12'52" West along the North Line of said PARCEL "E", a distance of 198.73 feet to a point on the East Right-of-Way Line of 183rd Avenue; thence North 00°13'20" East along the East Right-of-Way Line of 183rd Avenue, a distance of 60.00 feet; thence South 89°12'52" East, a distance of 782.83 feet; thence South 73°02'24" West, a distance of 89.75 feet; thence South 00°16'23" West, a distance of 31.02 feet to the Point of Beginning, containing 0.97 Acres.

CITY OF CARLISLE APPROVAL SEAL



PROJECT NUMBER	21049_J	COUNTY	DATE DRAWN	YEAR	SHEET NO.
		WARREN	12/07/2021	2021	2 OF 2

LEGAL DESCRIPTION: PARCEL "J"

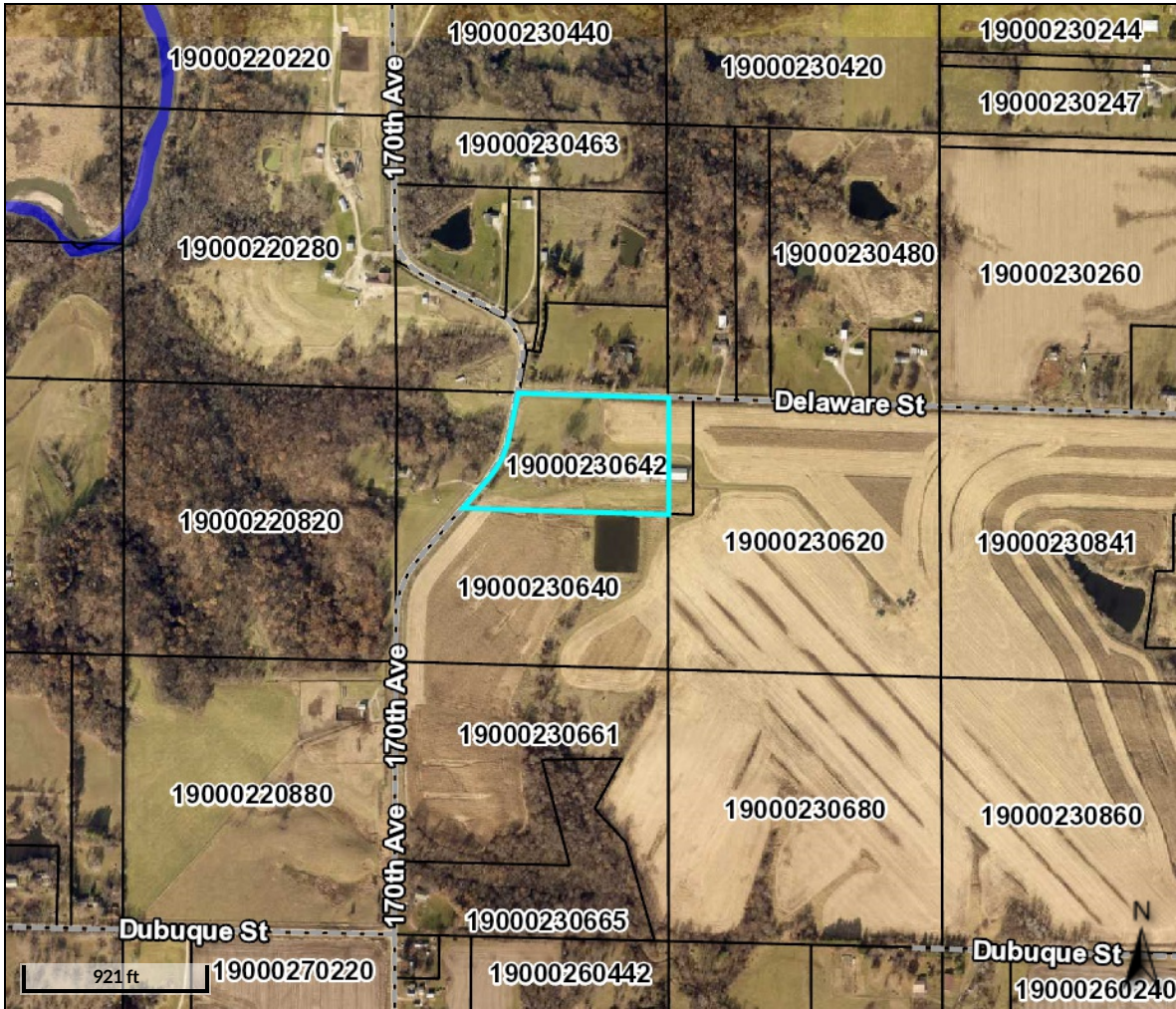
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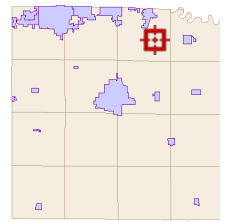
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Overview



Legend

Roads

-  <all other values>
 -  Interstate
 -  Highway
 -  Ramp
 -  County Gravel
 -  County Level B
 -  County Level C
 -  City Gravel
 -  City Street
 -  Private Street
 -  Corporate Limits
 -  Parcels
 -  Political Township
- Major Roads**
-  County Hwy
 -  State Hwy
 -  US Hwy
 -  Interstate
 -  Water

Parcel ID	19000230642	Alternate ID	n/a	Owner Address	SANDRIDGE FARMS CO
Sec/Twp/Rng	23-77-23	Class	A		7201 SE 52ND ST
Property Address	4587 170TH AVE CARLISLE	Acreeage	9.35		CARLISLE, IA 50047
District	19152				
Brief Tax Description	23-77-23 N 564.01' NW SW E OF RD				
	(Note: Not to be used on legal documents)				

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Date created: 12/17/2021
Last Data Uploaded: 12/16/2021 10:39:45 PM

INDEX LEGEND

Location:: S23-T77N-R23W of the 5th P.M.
Requestor: Nicholas Goodhue
Proprietor: Sandridge Farms Company
Project: 21069 Date of Survey: 12/02/21
Surveyor Co: Boldman Surveying Consultants
Prepared by/Return to: Craig S.Boldman
521 West Green Street, Winterset, Ia 50273
Phone/fax: 515-462-9242

PLAT OF SURVEY

Parcel "AB" part of the NW ¼ of the SW ¼ of Section 23, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows:

Beginning at the SW corner of Parcel "E" as shown by Plat of Survey recorded in Irregular Plat Book 8 Page 10 of 77-23, Warren County Recorder; thence S 88°17'50" E, along the North line of said SW 1/4, a distance of 287.38'; thence S 01°43'49" W a distance of 454.02'; thence N 88°16'11" W a distance of 437.29'; thence N 39°40'21" E a distance of 58.81'; thence Northeasterly along a 383.10' radius curve concave Northwesterly, an arc length of 196.54', and whose chord bears N 25°12'20" E, a chord distance of 194.39'; thence N 10°43'59" E a distance of 232.06' to the point of beginning.

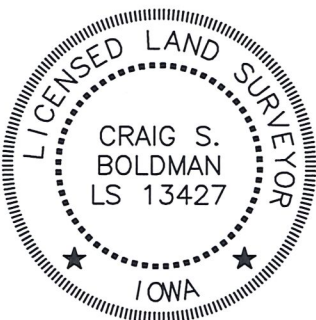
Containing 3.500 acres including 0.61 acres of county road right of way easement.

Parcel "AC" part of the NW ¼ of the SW ¼ and part of the NE ¼ of the SE ¼ of Section 23, Township 77 North, Range 23 West of the 5th P.M, Warren County, described as follows:

Commencing at the SE corner of Parcel "E" as shown by Plat of Survey recorded in Irregular Plat Book 8 Page 10 of 77-23, Warren County Recorder; thence S 88°17'50" E, along the North line of said SW 1/4, a distance of 287.38' to the point of beginning; thence continuing S 88°17'50" E, along said North line, a distance of 596.16'; thence S 00°40'07" W a distance of 540.30'; thence S 62°41'51" W a distance of 154.52'; thence S 39°03'45" W a distance of 98.43'; thence S 19°05'09" W a distance of 217.12'; thence N 87°46'47" W a distance of 279.68'; thence N 01°43'49" E a distance of 443.99'; thence N 88°16'11" W a distance of 66.95'; thence N 01°43'49" E a distance of 454.02' to the point of beginning.

Containing 10.282 acres including 0.403 acres of county road right of way easement

EASEMENT
PROPERTY
1/2" IRON ROD w/OPC #13427 SET O
5/8" IRON ROD FOUND w/YPC #3754 FOUND ●
PLSS CORNER FOUND ▲
OPC-ORANGE PLASTIC CAP
YPC-YELLOW PLASTIC CAP
RECORD OR DEED DIMENSION (xxx)



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

Signature Craig S. Boldman Date 12/5/21

Name Craig S. Boldman P.L.S No. 13427

Renewal date is December 31, 2022

Pages or sheets covered by this seal All

P.O.B. "AB"
SW CORNER
Parcel "E"
Found 5/8" YCIR #3754

P.O.B. "AC" DELAWARE STREET (66' R.O.W. BY IOWA STATUTE)

SE COR PAR "E" being also the
NE COR of NW 1/4 SW 1/4 by Hiller #3754

CENTER OF
23-77-23
FOUND 1/2" YPC#5301

CURVE DATA
A196.54'
R(383.10')
CBN 25°12'20" E
CD194.39'

PARCEL "AB"
NW 1/4 SW 1/4
3,500 Acres (Gross)
2,890 Acres (Net)

PARCEL "AC"

NW 1/4 SW 1/4
7,996 Acres (Gross)
7,704 Acres (Net)

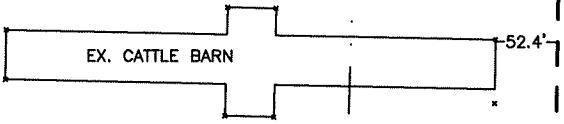
NE 1/4 SW 1/4
2,286 Acres (Gross)
2,175 Acres (Net)

SANDRIDGE FARMS

N 39°40'21" E
58.81'

P.I. Sta 74+47.10
Found 5/8" YCIR #3754

EX. GARAGE



EX. CATTLE BARN

SANDRIDGE FARMS

437.29'

N 88°16'11" W

526.84'

N 01°43'49" E
443.99'

N 87°46'47" W
279.68'

S 39°03'45" W
98.43'

217.12'

154.52'
S 62°41'51" W



232.06'
N 10°43'59" E

287.38'

S 88°17'50" E
883.54'

596.16'

N 88°17'50" W
1170.89'

S 01°43'49" W
454.02'

S 00°40'07" W
540.30'

66.95'

52.4'

December 15, 2021

Brad Kuehl

Bishop Engineering Company, Inc.
3501 104th Street
Des Moines, IA 50322

11 Elm Street – Site Plan Review

City of Carlisle, Iowa
FOX P.N. 8666-21B.240

FOX Engineering & City Staff have completed the second review for the 11 Elm Street Site Plan dated December 14, 2021 and as sent via email on December 15, 2021 and offer the following comments:

General Site Plan Comments for P&Z and Council:

1. The planned use for the site is warehouse/storage with no employees.
2. The existing site is used for warehouse/storage and is accessed via 20-ft lane off of Elm Street via gravel driveway/surfacing.
3. The Developer has submitted a waiver request to allow the use of gravel surfacing from the front yard to the front face of the building. Per 165.06, 5, C, 2:
In Industrial properties, the area from the front yard to the front face of the building shall be hard surfaced. The remaining area could be gravel surfaced. Please provide a request for waiver for this requirement for consideration by Council.

Discussion is necessary whether the requested waiver shall be granted by Council.

General Site Plan Comments

4. The Building Inspector has the following comments:
 - a. What is the proposed use/occupancy of the building?
 - b. What material and in what quantity will materials be stored in these buildings.

Sheet C3.1 – Grading & Utility Plan

5. Please show 150-ft hydrant coverage radii centered on the existing hydrant.

Architectural Requirements

6. No structure information was given. Note that there are architectural requirements per 165.12. Specifically, the following is required:
The use of metal panels or sheet metal will not be considered an acceptable material for any primary or accessory building in any residential or commercial district. Metal panels may be used on the walls of buildings in M-1, M-2, MM-1 and RM-1 districts that do not face or that are not visible from a public right-of-way. Contrary to the above, standing seam metal colored roofing material may be used in any zoning district.
7. It is highly recommended that you bring detailed building materials and color schemes with you to P & Z and Council for discussion.

Storm Water Management Plan

8. FOX has yet to review the resubmitted storm water management plan. Additional comments, if necessary, will be forthcoming under separate cover.

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN REVIEW SCHEDULE:

PLANNING & ZONING:

December 20, 2021 at 7:00pm at the Carlisle City Hall

COUNCIL MEETING:

December 27, 2021 at 6:30pm at the Carlisle City Hall

If you have any questions or concerns, please contact Mitch Holtz (515) 233-0000. The City reserves the right to modify or add to these comments.

FOX ENGINEERING ASSOCIATES, INC.



Mitch Holtz, P.E.

Copy to: Deven Markley, City Administrator

PRELIMINARY- NOT FOR CONSTRUCTION

11 ELM STREET SITE PLAN

SHEET INDEX:

- C0.1 COVER SHEET
- C1.1 SITE SURVEY / REMOVALS
- C2.1 LAYOUT & LANDSCAPE PLAN
- C3.1 GRADING & UTILITY PLAN

PROPERTY DESCRIPTION:

(QUIT CLAIM DEED BOOK 2013, PAGE 10589)
 PARCEL "F" OF THE SURVEY OF A PARCEL OF LAND BEING PART OF AUDITOR'S OUTLOT SIXTEEN (16), AUDITOR'S PLAT OF OUTLOTS TO THE TOWN OF CARLISLE, WARREN COUNTY, IOWA, AS SHOWN IN IRREGULAR PLAT BOOK 13, PAGE 7 OF CARLISLE IN THE OFFICE OF THE WARREN COUNTY RECORDER AND THE WEST 20 FEET OF LOT EIGHT (8) OF BETZER SUBDIVISION, PHASE 1, CARLISLE, WARREN COUNTY, IOWA

ADDRESS:

11 ELM STREET
 CARLISLE, IOWA 50047

OWNER / PREPARED FOR:

THUNDER ROAD LLC
 15224 BLUE STREET
 CARLISLE, IOWA 50047
 GARY WITT

ZONING:

M-1 (LIGHT INDUSTRIAL DISTRICT)

BULK REGULATIONS:

MAXIMUM BUILDING HEIGHT: 45 FEET
 MINIMUM LOT AREA: 10,000 SF
 MINIMUM LOT WIDTH: 75 FEET

SETBACKS:

45' FRONT YARD
 10' SIDE YARD OR 50' ADJ RESIDENTIAL
 45' REAR YARD OR 50' ADJ RESIDENTIAL

IMPERVIOUS AREA:

SITE AREA = 1.35 ACRES (58,959 SF)
 EXISTING IMPERVIOUS = 24,060 SF
 - BUILDINGS (9,723 SF)
 - GRAVEL (14,337 SF)
 PROPOSED IMPERVIOUS = 9,780 SF (+9,780 SF)
 - BUILDINGS (5,360 SF)
 - GRAVEL (4,420 SF)
 TOTAL IMPERVIOUS = 33,840 SF (57.4%)

OPEN SPACE = 25,119 SF (42.6%)

DISTURBED AREA = 20,000 SF

PARKING:

REQUIRED PARKING:
 WAREHOUSE OR STORAGE
 1 SPACE PER EMPLOYEE (0) = 0 SPACES

TOTAL REQUIRED SPACES = 0 SPACES

PROPOSED PARKING SPACES = 0 SPACES

ANTICIPATED SCHEDULE:

- | | |
|-------------------------------|--------------------|
| 1. BEGIN SITE CONSTRUCTION | FALL/WINTER 2021 |
| 2. COMPLETE SITE CONSTRUCTION | SPRING/SUMMER 2022 |



UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT, A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH CARLISLE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF CARLISLE 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 CARLISLE.
- 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 PRIOR TO A RAIN EVENT.
- 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.
- ANY PROPOSED CHANGES TO THE PLAN SET SHALL BE APPROVED IN WRITING BY THE CITY OF CARLISLE DEVELOPMENT SERVICES DEPARTMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING BY THE CITY OF CARLISLE DEVELOPMENT SERVICES DEPARTMENT.
- SURFACED ACCESS TO PAVEMENT WILL BE REQUIRED IF DEVELOPER DOES NOT PROVIDE PAVED ROAD PRIOR TO THIS SITE BEGINNING CONSTRUCTION.

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 SODDED IN ACCORDANCE WITH CITY OF CARLISLE STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
- SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBASE 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, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

UTILITY NOTES:

- 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 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.
- 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 CARLISLE.
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.

FIELD TILE NOTES:

- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE. CONNECT TO STORM SEWER WITH AN INSERT-A-TEE OR DIRECTLY TO A STORM STRUCTURE.
- IT IS ANTICIPATED THAT THE SITE CONTAINS FIELD TILES. HOWEVER, LIMITED INFORMATION IS AVAILABLE.
- THIS WORK WILL BE ELIGIBLE FOR A CHANGE ORDER IF, AND ONLY IF, PROPOSED SITE STORM SEWER IS NOT WITHIN 50 FEET OF THE FIELD TILE.
- CONTRACTOR SHALL PROVIDE AS-BUILTS OF FIELD TILES TO BISHOP ENGINEERING.

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

CITY OF CARLISLE NOTES:

1. GENERAL NOTES:

- ALL WORK SHALL BE DONE 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.
- A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING WITH THE CITY OF CARLISLE & FOX ENGINEERING.
- THE CITY OF CARLISLE MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK. CALL CITY OF CARLISLE (TOMMY THOMPSON 515-505-4299) & FOX ENGINEERING (MITCH HOLTZ 515-233-0000).
- ALL PERMITS (IDNR, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- ALL UTILITY CONTRACTORS AND/OR OWNERS SHALL BE RESPONSIBLE TO PROVIDE THE CITY OF CARLISLE WITH "AS-BUILT" DRAWINGS OF ALL IMPROVEMENTS.
- A SIGNAGE LIST SHOULD BE SUBMITTED BY THE CONTRACTOR TO THE CITY OF CARLISLE. PUBLIC WORKS WILL VERIFY THE LIST AND ORDER THE SIGNS FROM A LIST OF APPROVED VENDORS. THE CONTRACTOR WILL THEN BE RESPONSIBLE FOR PICKING UP THE SIGNS ONCE DELIVERED TO PUBLIC WORKS AND PLACING THEM IN THE LOCATIONS IDENTIFIED ON THE SIGNAGE PLAN. THE COST OF SIGNS AND RELATED HARDWARE WILL BE BILLED TO THE CONTRACTOR.
- ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
- WE ENCOURAGE YOU TO CONTACT THE CITY OF CARLISLE WITH INFORMATION ON ANY SIGNIFICANT WORK BEING DONE OR POTENTIAL ISSUES AS THEY GENERALLY GET THE FIRST CALLS FROM NEIGHBORS WITH QUESTIONS OR CONCERNS. KEEPING THE CITY INFORMED OF PROGRESS OR SIGNIFICANT ISSUES CAN HELP YOU AVOID POTENTIAL CONFLICTS OR ISSUES WITH SURROUNDING PROPERTY OWNERS.

2. SANITARY SEWER NOTES:

- THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE PLUG SHALL BE REMOVED FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF CARLISLE.
- SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
- SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
- ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH INTERIOR CHIMNEY SEALS.
 - 3-PIECE CASTINGS SHALL HAVE INTERIOR CHIMNEY SEALS.
 - 2-PIECE CASTINGS SHALL HAVE 1&1 BARRIER (AKA TOP HAT) CHIMNEY SEALS, OR EQUAL.
 IN ADDITION, THE MINIMUM SPACER RING SIZE IS 4-INCHES AND THE MAXIMUM NUMBER OF SPACER RINGS SHALL NOT EXCEED 12-INCHES.
- ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
- ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE BOXED OUT.
- MANDREL AND PRESSURE TESTS ARE REQUIRED FOR ALL SANITARY SEWER LINES (8" AND ABOVE) PRIOR TO PAVING. IN ADDITION, ALL SANITARY SEWER LINES SHALL BE TELEVISED. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISIONING.

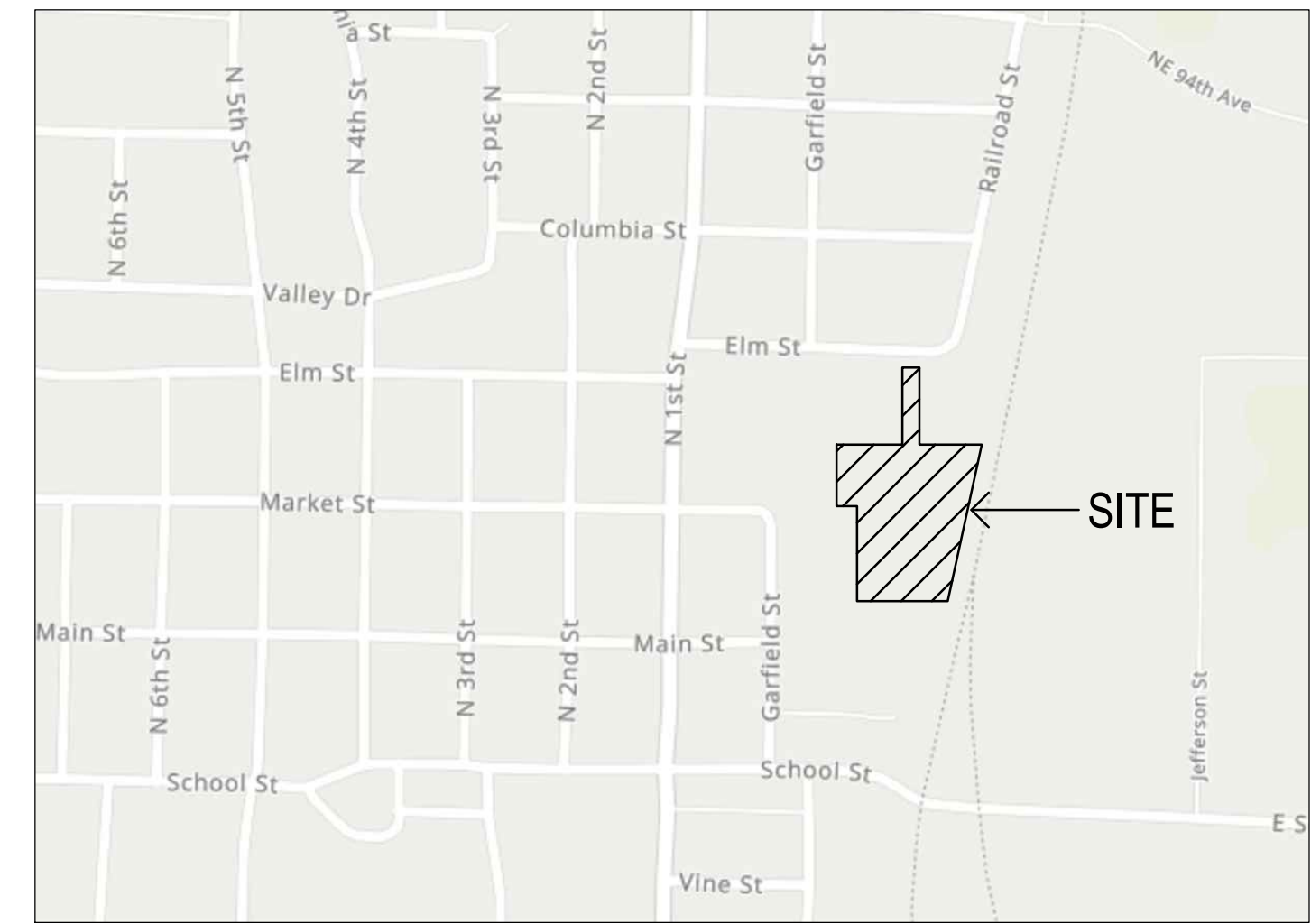
3. WATER MAIN NOTES:

- ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2" BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
- ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF CARLISLE WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT (FLUSH MOUNT VALVCO OR APPROVED EQUAL).
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN.
- ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
- WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
- THE CONTRACTOR IS RESPONSIBLE FOR PRESSURE TESTING, CHLORINATION, AND BACTERIA TEST.

4. STORM SEWER NOTES:

- ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
- ALL SUMP SERVICE LINES SHALL HAVE TRACER WIRE.
- ALL RIP-RAP SHALL BE UNDERLAIN WITH ENGINEERING FABRIC AS SPECIFIED IN THE URBAN SPECIFICATIONS.

CARLISLE NOTES UPDATED 5/5/21



VICINITY MAP
 SCALE: 1" = 500'

ABBREVIATIONS:

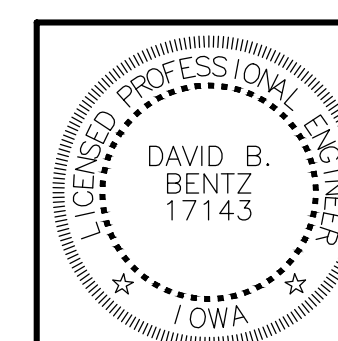
AC ACRES
 ASPH ASPHALT
 BK BOOK
 CONC CONCRETE
 D DEEDED DISTANCE
 EX EXISTING
 ENCL ENCLOSURE
 FF FINISHED FLOOR
 FL FLOW LINE
 FRAC FRACTIONAL
 M MEASURED DISTANCE
 MH MANHOLE
 OPC ORANGE PLASTIC CAP
 P PLATTED DISTANCE
 PG PAGE
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 PRA PREVIOUSLY RECORDED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

LEGEND:

- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- OIE — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- FIO — 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
- BOLLARD
- ⑦ DENOTES NUMBER OF PARKING STALLS
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- ⊙ SECTION CORNER - FOUND AS NOTED

SURVEY NOTES:

- SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 10/19/2021. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.



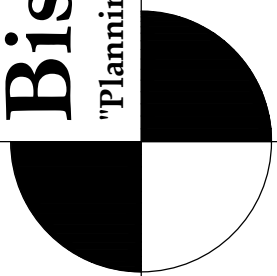
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: **PRELIMINARY** DATE: _____
 DAVID B. BENTZ, PE. 17143

LICENSE RENEWAL DATE: DEC. 31, 2021
 PAGES OR SHEETS COVERED BY THIS SEAL: **ALL SHEETS**

11 ELM STREET
 CARLISLE, IOWA

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

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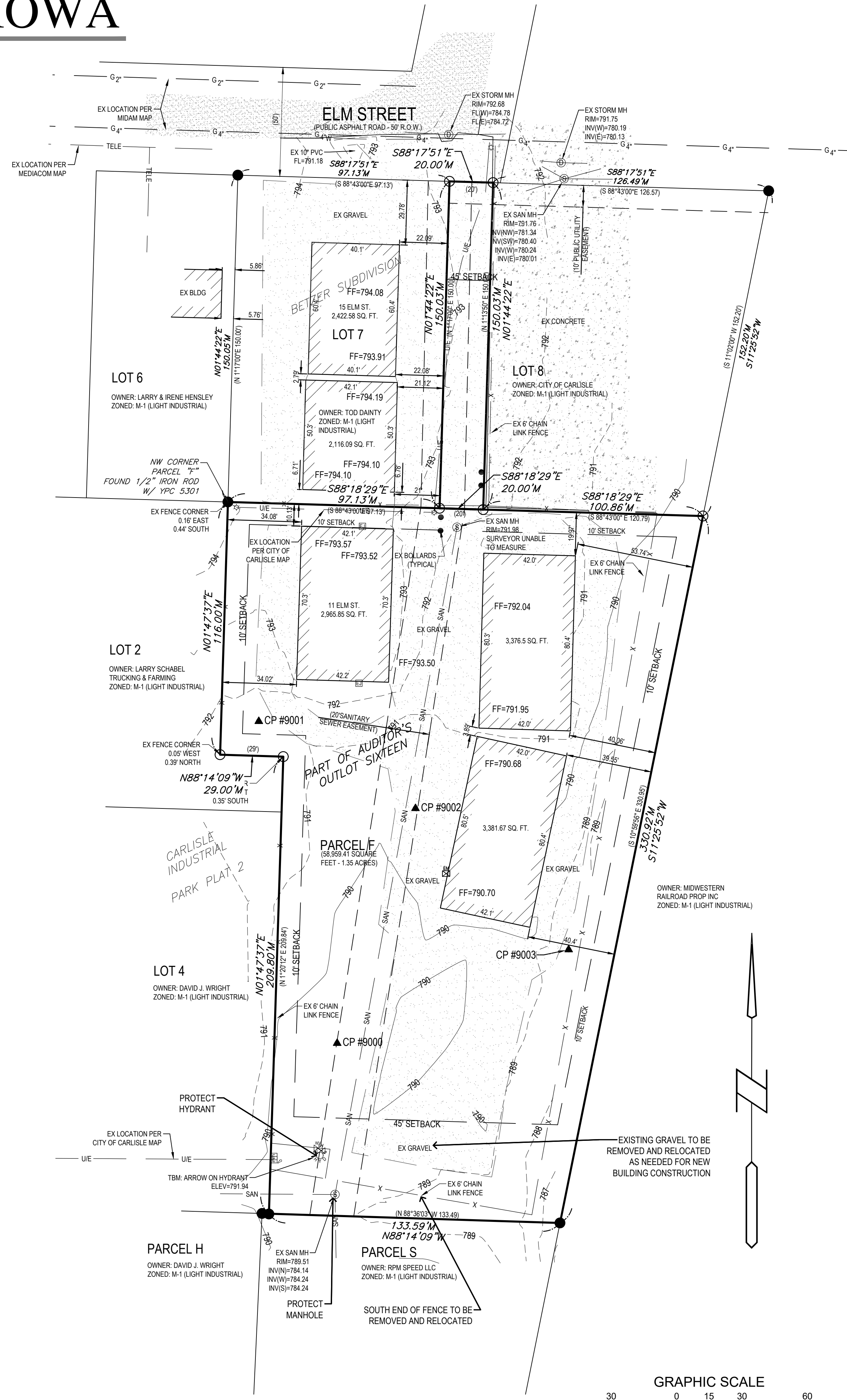
REVISION DATE:
 10/25/2021 CHECK
 11/23/2021 CITY
 12/14/2021 CITY

PROJECT NUMBER:
210501

SHEET NUMBER:
C0.1

11 ELM STREET, CARLISLE, IOWA

SITE SURVEY & REMOVALS



LEGEND:

- | | | | |
|----------|--------------------------|---|--|
| — SAN — | SANITARY SEWER | ⊕ | TRANSFORMER POLE |
| — ST — | STORM SEWER | ⊙ | LIGHT POLE |
| — W — | WATER LINE | ⊞ | ELECTRIC JUNCTION BOX |
| — G — | GAS LINE | ⊞ | ELECTRIC PANEL |
| — U/E — | UNDERGROUND ELECTRIC | ⊞ | TRANSFORMER |
| — O/E — | OVERHEAD ELECTRIC | ⊙ | GROUND LIGHT |
| — TELE — | TELEPHONE LINE | ⊙ | GUY WIRE |
| — F/O — | FIBER OPTIC | ⊞ | ELECTRIC HANDHOLE |
| — CATV — | CABLE TV | ⊞ | GAS METER |
| ⊙ | STORM MANHOLE | ⊞ | GAS VALVE |
| ⊞ | CURB INTAKE | ⊞ | AIR CONDITIONING UNIT |
| ⊙ | SURFACE INTAKE | ⊞ | TELEPHONE RISER |
| ⊞ | FLARED END SECTION | ⊞ | TELEPHONE VAULT |
| ⊞ | SANITARY MANHOLE | ⊞ | TELEPHONE MANHOLE |
| ⊞ | CLEANOUT | ⊞ | TRAFFIC SIGNAL MANHOLE |
| ⊞ | FIRE HYDRANT | ⊞ | FIBER OPTIC MANHOLE |
| ⊞ | SPRINKLER | ⊞ | FIBER OPTIC RISER |
| ⊞ | IRRIGATION CONTROL VALVE | ⊞ | FIBER OPTIC VAULT |
| ⊞ | WATER MANHOLE | ⊞ | CABLE TV RISER |
| ⊞ | WELL | ⊞ | SIGN |
| ⊞ | WATER VALVE | ⊞ | BOLLARDS |
| ⊞ | WATER SHUT OFF | ⊞ | DENOTES NUMBER OF PARKING STALLS |
| ⊞ | YARD HYDRANT | ⊞ | PROPERTY CORNER - FOUND 1/2" IRON ROD W/ YPC 3754 OR AS NOTED |
| ⊞ | ELECTRIC MANHOLE | ⊞ | PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED |
| ⊞ | ELECTRIC METER | ⊞ | SECTION CORNER - FOUND AS NOTED |
| ⊞ | ELECTRIC RISER | ⊞ | ▲ SITE CONTROL POINT - MONUMENT AS NOTED |
| ⊞ | ELECTRIC VAULT | | |
| ⊞ | POWER POLE | | |

ABBREVIATIONS:

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

NOTES:

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

UTILITY MAPS PROVIDED BY:

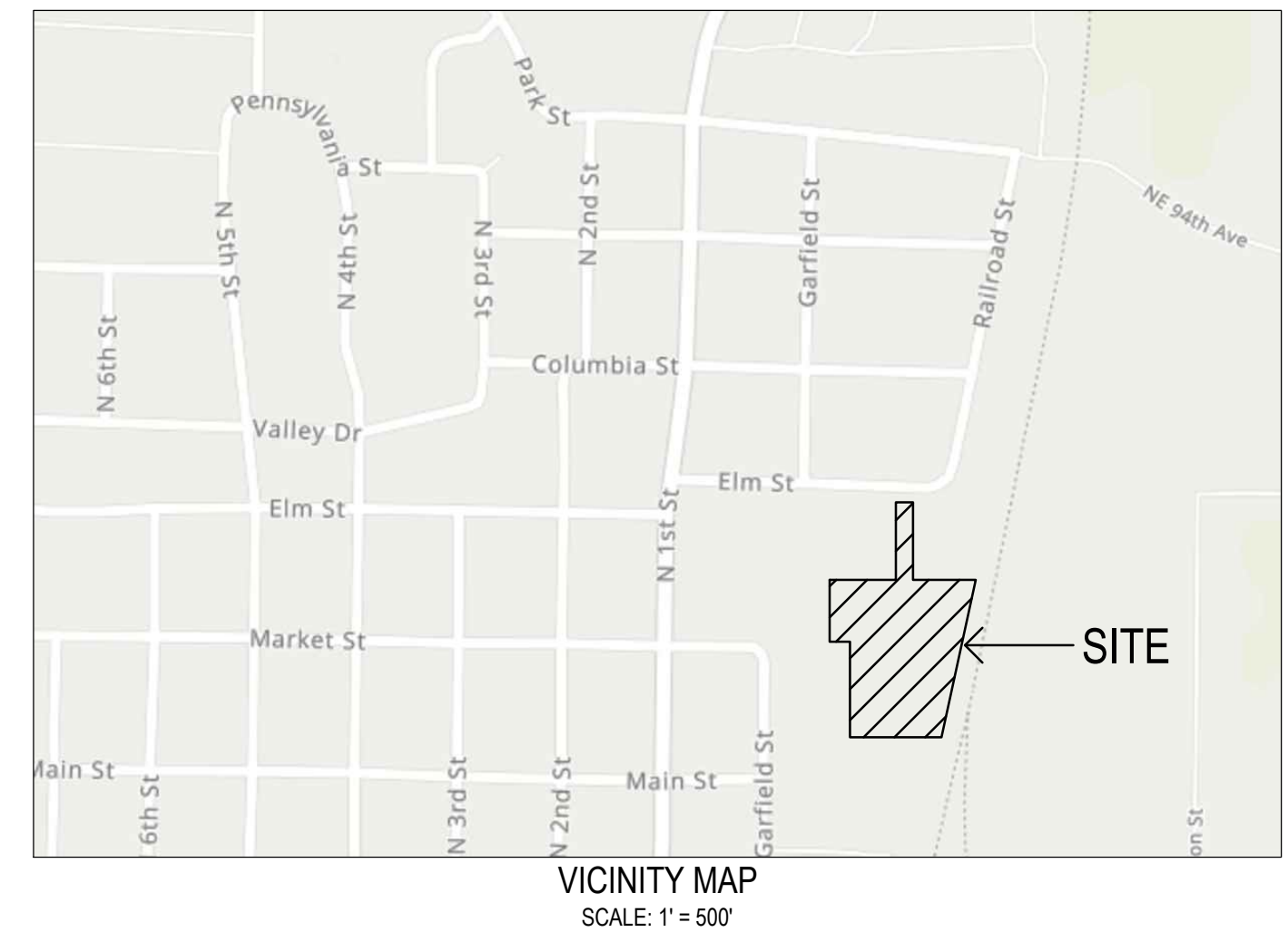
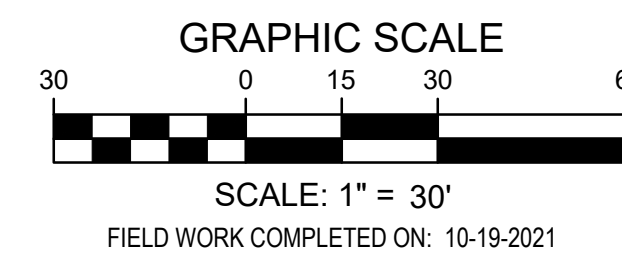
- ELECTRIC (CITY OF CARLISLE / 515-229-9448)
- FIBER OPTIC (MEDIACOM / 515-867-3527)
- ELECTRIC & GAS (MIDAM / 515-252-6632)

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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PROPERTY DESCRIPTION:

(QUIT CLAIM DEED BOOK 2013, PAGE 10589)
 PARCEL "F" OF THE SURVEY OF A PARCEL OF LAND BEING PART OF AUDITOR'S OUTLOT SIXTEEN (16), AUDITOR'S PLAT OF OUTLOTS TO THE TOWN OF CARLISLE, WARREN COUNTY, IOWA, AS SHOWN IN IRREGULAR PLAT BOOK 13, PAGE 7 OF CARLISLE IN THE OFFICE OF THE WARREN COUNTY RECORDER AND THE WEST 20 FEET OF LOT EIGHT (8) OF BETZER SUBDIVISION, PHASE 1, CARLISLE, WARREN COUNTY, IOWA

ADDRESS:
 11 ELM STREET
 CARLISLE, IOWA 50047

OWNER:
 THUNDER ROAD LLC
 15224 BLUE STREET
 CARLISLE, IOWA 50047

PREPARED FOR:
 GARY WITT
 THUNDER ROAD LLC
 15224 BLUE STREET
 CARLISLE, IOWA 50047

AREA:
 1.35 ACRES (58,959.41 SQUARE FEET)

ZONING:
 INFORMATION OBTAINED FROM:
 CARLISLEIOWA.ORG
 ZONED: M-1 (LIGHT INDUSTRIAL)
 BUILDING SETBACKS:
 FRONT: 45 FEET
 SIDE: 10 FEET
 REAR: 45 FEET

FOR AN OFFICIAL ZONING REPORT PLEASE CALL:
 THE CITY OF CARLISLE AT 515-989-3224

SITE CONTROL AND BENCHMARKS:
 BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
 DATUM = NAD 83, IOWA SOUTH
 BENCHMARK DATUM = NAVD83, GEOID 18)

POINT # 9000
 NORTHING = 546,786.12
 EASTING = 1,644,862.11
 ELEVATION = 789.58
 DESCRIPTION: 3/4" IRON PIPE WITH RED PLASTIC CAP

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

11 ELM STREET
 CARLISLE, IOWA

SITE SURVEY & REMOVALS

REFERENCE NUMBER:

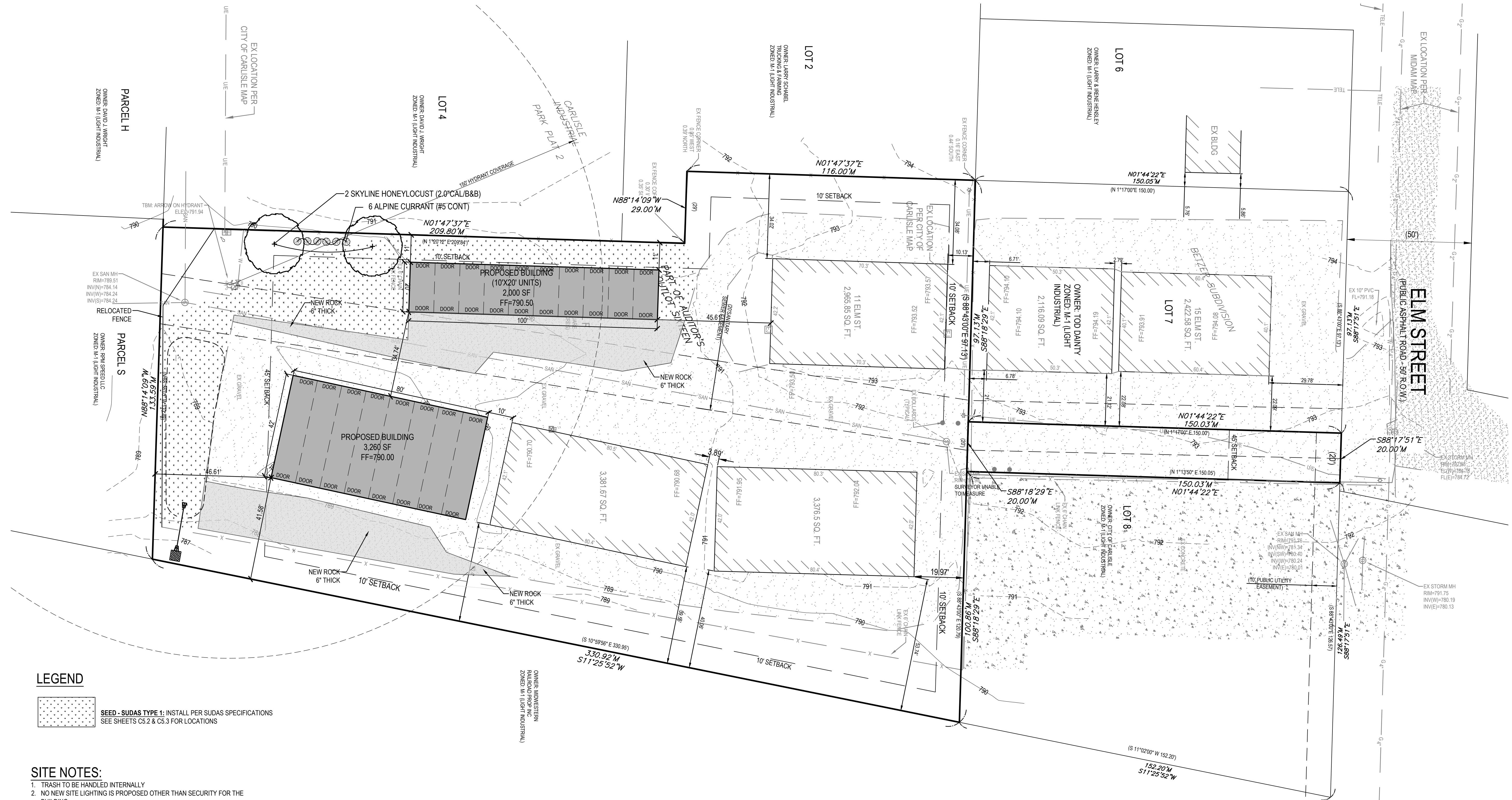
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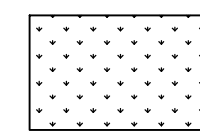
REVISION DATE:

PROJECT NUMBER:
 210501

SHEET NUMBER:
 C1.1



LEGEND

 SEED - SUDAS TYPE 1: INSTALL PER SUDAS SPECIFICATIONS SEE SHEETS C5.2 & C5.3 FOR LOCATIONS

SITE NOTES:

1. TRASH TO BE HANDLED INTERNALLY
2. NO NEW SITE LIGHTING IS PROPOSED OTHER THAN SECURITY FOR THE BUILDING

LAYOUT NOTES:

1. SEE FINAL ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
2. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING CONSTRUCTION INFORMATION.
3. CONTRACTOR TO REFER TO STRUCTURAL PLANS FOR DETAILED BUILDING FOUNDATION AND STOOP LOCATIONS AND DETAILED CONSTRUCTION INFORMATION.
4. CONTRACTOR TO CONNECT TO EXISTING PCC PAVEMENTS WITH IOWA SUDAS TYPICAL BT JOINT.

LANDSCAPE REQUIREMENTS:

NO REQUIRED OPEN SPACE IN "M-1" DISTRICT

LANDSCAPING TREES REQUIRED - MINIMUM	2
LANDSCAPING SHRUBS REQUIRED - MINIMUM	6
TOTAL TREES PROVIDED	2
TOTAL SHRUBS PROVIDED	6



**11 ELM STREET
CARLISLE, IOWA**

LAYOUT AND LANDSCAPE PLAN

REFERENCE NUMBER:

DRAWN BY:
BK

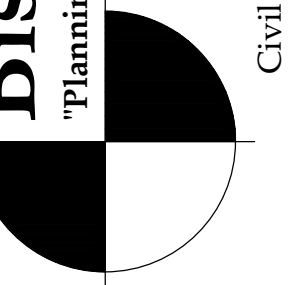
CHECKED BY:
DB

REVISION DATE:
10/25/2021 CHECK
11/23/2021 CITY
12/14/2021 CITY

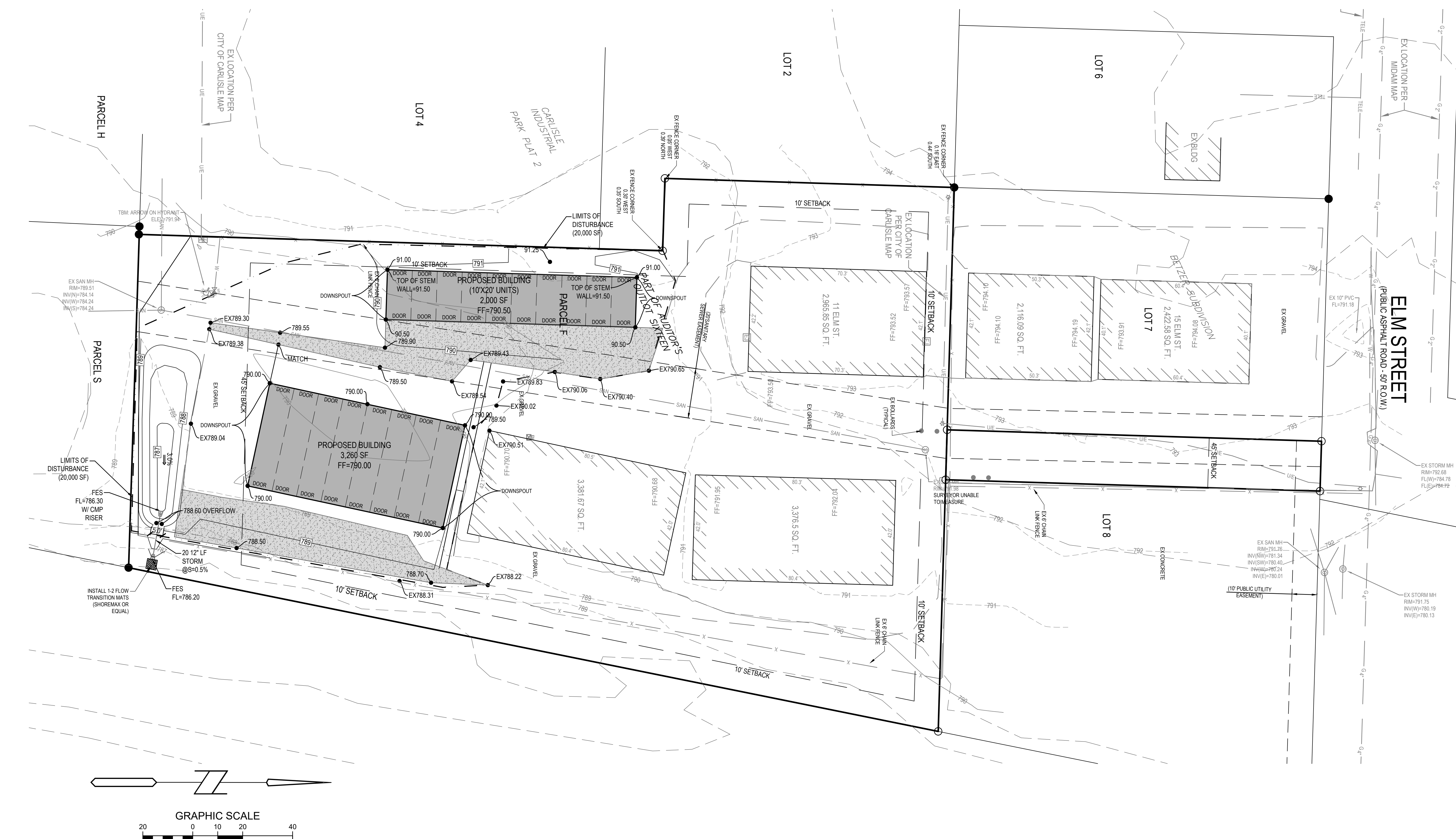
PROJECT NUMBER:
210501

SHEET NUMBER:
C2.1

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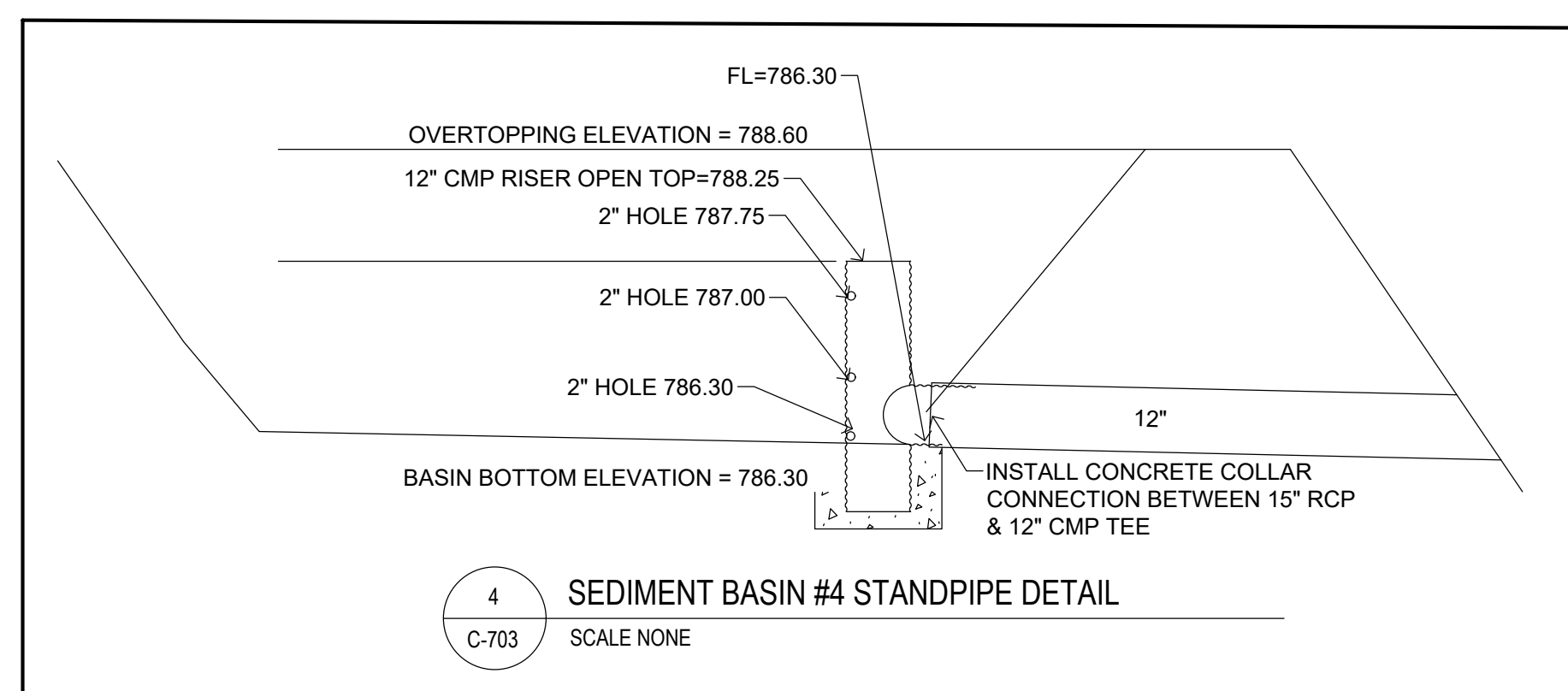


GRADING LEGEND:

EXISTING CONTOUR	---
PROPOSED CONTOUR	---
FINISHED GROUND ELEVATION	150.50
TOP OF CURB ELEVATION	150.50/T/C
GUTTER ELEVATION	150.50/G
TOP OF WALL ELEVATION	150.50/W
BOTTOM OF WALL ELEVATION	150.50/B/W
EDGE OF WALK ELEVATION	150.50/E/W
TOP OF STAIR ELEVATION	150.50/T/S
BOTTOM OF STAIR ELEVATION	150.50/B/S

NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL

- 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. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
 - 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; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.



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

**11 ELM STREET
CARLISLE, IOWA**

GRADING AND UTILITY PLAN

REFERENCE NUMBER:	
DRAWN BY:	BK
CHECKED BY:	DB
REVISION DATE:	10/25/2021 CHECK 11/23/2021 CITY 12/14/2021 CITY
PROJECT NUMBER:	210501
SHEET NUMBER:	C3.1

December 14, 2021

Honorable Mayor, City Council and Plan and Zoning Commission
195 N. 1st Street
Carlisle, Iowa 50047
ATTN: Deven Markley



Re: Waiver Request
501 Elm Street (BE #210501)

Dear Honorable Mayor, City Council and Plan and Zoning Commission Members:

On behalf of Thunder Road LLC, we respectfully request a permanent waiver from Section 165.06,5,C,2 stating that In Industrial properties, the area from the front yard to the front face of the building shall be hard surfaced.

The existing site contains a gravel surface to access drive-up self-storage units and the proposed building additions are to be located at the far end of the site, furthest from Elm Street. There is a security gate to access the site as well so traffic is very low with no thru traffic, thus minimal dust control concerns.

We appreciate your time and consideration of this waiver request and look forward to any further discussion at your regular meetings. Please do not hesitate to contact me if you have any questions or concerns.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Brad Kuehl", is written over a light blue rectangular background.

Brad Kuehl, Project Manager
Bishop Engineering

Cc: Gary Witt, Thunder Road, LLC