City of Carlisle, Iowa Planning and Zoning Commission Regular Meeting <u>July 18, 2022</u> 7:00 P.M. City Council Chambers – 100 N. 1st Street

Join Zoom Meeting - https://zoom.us/j/9951930479Meeting ID: 995 193 0479One tap mobile - Call 1-312-626-6799, enter 995 193 0479# when promptedWe 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 P & Q in SW ¹/₄ of SE ¹/₄ of Section 16 T 77N, R 23W, Warren County, Iowa
- 2. Discussion and Possible Action on Recommendation for Plat of Survey for Parcel N, P, Q, &R in SE ¹/₄ of SW ¹/₄ of Section 8 T 77N, R 23W, Warren County, Iowa
- 3. Discussion and Possible Action on Construction Drawings for Ridgewood Valley Plat 1
- 4. Discussion and Possible Action on Final Plat for Ridgewood Valley Plat 1

Administrator/Engineer/Commission Reports

Adjournment

<u>** PLEASE NOTE THAT THIS AGENDA MAY CHANGE UP TO 24 HOURS PRIOR TO</u> <u>THE MEETING **</u>

	PLAT OF SURVEY	<u>SURVEY LEGEND</u> () - Recorded Distance/Bearing
LOCATION:	INDEX LEGEND SW ¼ OF SE ¼ OF SECTION 16 T 77N, R 23W, WARREN COUNTY, IOWA	 — — — 33' Road Easement — — — Section line — * — Fence line Monuments
OWNER:	DENNIS & PATRICIA VANRYSWYK 15018 SCOTCH RIDGE RD., CARLISLE IA 50047	 ▲ - Found section corner ● - Set 1/2" red plastic capped rebar, #17532 ○ - Set 12" spike
SURVEY FOR:	(OWNER)	w/ brass washer, #17532 ■ - Found 1/2" Yellow CR #6808
PREPARED BY RETURN TO:	CHAD A. DANIELS DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210 515-577-2583	BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL P:

That part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows; Beginning at the South Quarter corner of said Section 16; thence North 00 degrees 31 minutes 20 seconds West, 971.57 feet along the West line of said Southwest Quarter of the Southeast Quarter; thence South 87 degrees 40 minutes 01 seconds East, 1345.27 feet to the East line of said Southwest Quarter of the Southeast Quarter; thence South 00 degrees 26 minutes 43 seconds East, 749.52 feet along said East line; thence North 87 degrees 32 minutes 18 seconds West, 580.80 feet; thence South 00 degrees 26 minutes 43 seconds East, 225.00 feet to the South line of said Southwest Quarter of the Southeast Quarter; thence North 87 degrees 32 minutes 18 seconds West, 763.32 feet to the Point of Beginning, having an area of 27.00 Acres including 0.56 Acres of Road Easement.

DESCRIPTION - PARCEL Q:

That part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows; Beginning at the Southeast corner of said Southwest Quarter of the Southeast Quarter; thence North 00 degrees 26 minutes 43 seconds West, 225.00 feet along the East line of said Southwest Quarter of the Southeast Quarter; thence North 87 degrees 32 minutes 18 seconds West, 580.80 feet; thence South 00 degrees 26 minutes 43 seconds East, 225.00 feet to the South line of said Southwest Quarter of the Southeast Quarter; thence South 87 degrees 32 minutes 18 seconds East, 580.80 feet to the Point of Beginning, having an area of 3.00 Acres including 0.17 Acres of Road Easement.

CHAD A. EYOR DANIELS RAEYOR 17532	I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa. Signed Chad A. Daniels Date
O W Amin	Iowa License No. 17532 My license renewal date is 12-31-2022 Page No.'s covered by this seal: 1 and 2

DATE OF SURVEY: 16 JUN 2022

PAGE 1 of 2



	PLAT OF SURVEY	<u>SURVEY LEGEND</u> () - Recorded Distance/Bearing
LOCATION:	INDEX LEGEND SE ¼ OF SW ¼ OF SECTION 8 T 77N, R 23W, WARREN COUNTY, IOWA	— — — — Road Easement — · — · — Section line — * — * Fence line Monuments
OWNER:	JACOB & HANNAH SICKELS 2845 143RD AVE., CARLISLE IA 50047	 Found section corner - Set 1/2" red plastic
SURVEY FOR:	(OWNER)	capped rebar, #17532 o - Set 12" spike
PREPARED BY RETURN TO:	CHAD A. DANIELS DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210 515-577-2583	w/ brass washer, #17532 ■ - Found 1/2" Yellow CR #5041 BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL N:

That part of the North Half of the Southeast Quarter of the Southwest Quarter of Section 8, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows;

Beginning at the Northeast corner of said North Half of the Southeast Quarter of the Southwest Quarter; thence North 88 degrees 15 minutes 19 seconds West, 331.73 feet along the North line of said North Half of the Southeast Quarter of the Southwest Quarter; thence South 00 degrees 11 minutes 01 seconds West, 658.30 feet to the South line of said North Half of the Southeast Quarter; thence South 00 degrees 11 minutes 01 seconds West, 658.30 feet to the South line of said North Half of the Southeast Quarter; thence South 88 degrees 22 minutes 07 seconds East, 332.97 feet to the Southeast corner of said North Half of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of the Southwest Quarter; thence North 00 degrees 04 minutes 28 seconds East, 657.68 feet to the Point of Beginning, having an area of 5.02 Acres including 0.36 Acres of Road Easement.

DESCRIPTION - PARCEL P:

That part of the North Half of the Southeast Quarter of the Southwest Quarter of Section 8, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows;

Commencing at the Northeast corner of said North Half of the Southeast Quarter of the Southwest Quarter; thence North 88 degrees 15 minutes 19 seconds West, 331.73 feet along the North line of said North Half of the Southeast Quarter of the Southwest Quarter to the Point of Beginning; thence South 00 degrees 11 minutes 01 seconds West, 658.30 feet to the South line of said North Half of the Southeast Quarter of the Southwest Quarter; thence North 88 degrees 22 minutes 07 seconds West, 335.42 feet along said South line; thence North 00 degrees 18 minutes 00 seconds West, 659.14 feet to said North line; thence South 88 degrees 15 minutes 19 seconds East, 341.00 feet to the Point of Beginning, having an area of 5.11 Acres including 0.31 Acres of Road Easement.

DESCRIPTION - PARCEL Q:

That part of the North Half of the Southeast Quarter of the Southwest Quarter of Section 8, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows;

Beginning at the Northwest corner of said North Half of the Southeast Quarter of the Southwest Quarter; thence South 00 degrees 30 minutes 12 seconds West, 374.99 feet along the West line of said North Half of the Southeast Quarter of the Southwest Quarter; thence South 88 degrees 18 minutes 57 seconds East, 659.43 feet; thence North 00 degrees 18 minutes 00 seconds West, 374.45 feet to the North line of said North Half of the Southeast Quarter of the Southwest Quarter; thence South 88 degrees 15 minutes 19 seconds West, 654.19 feet to the Point of Beginning, having an area of 5.65 Acres including 0.86 Acres of Road Easement.

DESCRIPTION - PARCEL R:

That part of the North Half of the Southeast Quarter of the Southwest Quarter of Section 8, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows;

Beginning at the Southwest corner of said North Half of the Southeast Quarter of the Southwest Quarter; thence North 00 degrees 30 minutes 12 seconds East, 285.19 feet along the West line of said North Half of the Southeast Quarter of the Southwest Quarter; thence South 88 degrees 18 minutes 57 seconds East, 659.43 feet; thence South 00 degrees 18 minutes 00 seconds East, 284.69 feet to the South line of said North Half of the Southeast Quarter of the Southwest Quarter; thence North 88 degrees 22 minutes 07 seconds West, 663.41 feet to the Point of Beginning, having an area of 4.32 Acres including 0.17 Acres of Road Easement.

CHAD A. EXORALIZED CHAD A. EXORA	I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa. Signed Chad A. Daniels Date Iowa License No. 17532 My license renewal date is 12-31-2022 Page No.'s covered by this seal: 1 and 2
DATE OF SURVEY 5 111 2	PAGE 1 of 2







DATE: July 13, 2022

- TO: Deven Markley City Administrator, City of Carlisle 100 N. 1st Street Carlisle, IA 50047
- RE: Ridgewood Valley Plat 1 Construction Drawing Review PROJECT #7023.057

FOX Strand has completed the first review for the Ridgewood Valley Plat 1 Construction Drawings as sent to FOX Strand on July 3, 2022 with date stamp dated June 30, 2022 and have the following comments:

General Notes (for P&Z/Council):

 This plat is subject to review by the City of Carlisle per Iowa Code Section 354.9, Subsections 1 and 2 (Review of plats within two miles of a city) and Carlisle Code Section 180.02 (Jurisdiction) since the subject parcel is within two miles of the corporate limits. Per Iowa Code:

"The standards and conditions applied by a city or county for review and approval of the subdivision shall be the same standards and conditions used for review and approval of subdivisions within the city limits or shall be the standards and conditions for review and approval established by agreement of the city and county pursuant to chapter 28E."

- 2. The Construction Drawings and Final Plat are being submitted concurrently.
- 3. Sheet C200 states that "Street Lights, Sidewalks and Trails shall be the responsibility of the individual lot owners if required upon the annexation into the city of Carlisle". Therefore, a street lighting plan, trail plan and/or sidewalk plan is not provided at this time.

Construction Drawings General Comments:

- 4. Was a geotechnical study done for this roadway extension to verify that the roadway pavement thickness and subgrade treatments are adequate for the existing conditions and traffic loadings? There is significant "cut" in a portion of the roadway which could require subdrain to mitigate groundwater pumping.
- 5. Please label the proposed easements on all sheets.
- 6. Please review the vertical curves along this roadway. The 'K' values proposed are less than acceptable for 25 mph design speed (which is typically a 20mph posted speed) per SUDAS. Is this your intent?

Sheet C301 – North Grading Plan:

- 7. Please label the typical longitudinal slope for the ditches on each side of the roadway. The Typical Cross Section states that the longitudinal slope is a minimum of 1%, however, our experience is that slopes under 1.5% will require subdrain or will be prone to wet conditions. Please review whether it will be possible to achieve a minimum of 1.5% longitudinal slope in the ditch areas.
- 8. Please provide a minimum of a 6-ft earthen or granular shoulder outside of the pavement at the returns for the entrance to the subdivision.

Sheet C302 – South Grading Plan:

9. Please clarify the typical grading backslopes/foreslopes on this sheet. The Typical Cross Section is not representative of how areas outside of the

Sheet C400 - Pavement, Water & Storm Sewer Plan & Profile:

- 10. Please revise the connection note to be an existing 6-inch water main.
- 11. Please consider providing entrance tapers per the attached example from Danamere Farms (also on Scotch Ridge Road, within Carlisle City Limits).
- 12. Please label the roadway centerline alignment radii.
- 13. Will water services be extended to the east side of the roadway? Please show where curb stops will be installed. If none are planned at this time, please provide a typical detail that shows the curb stops at the edge of the Ingress/Egress Easement (or where it makes sense based on grading) to have consistent placement throughout the subdivision.
- 14. It is understood that hydrants are being eliminated to save cost and to prevent collapse of the Rural Warren water main. However, it is going to be advisable to provide a blowoff of some sort near STA 14+50 as it is a high point and will collect air.

Sheet C401 – Pavement, Water & Storm Sewer Plan & Profile:

- 15. Please review the grading from STA 21+00 to STA 24+50 as there looks to be approximately 5.5' of cut in this area. Will subdrains be necessary to mitigate the effect of groundwater in this area? FOX Strand recommends subdrain in this area to help divert groundwater in cut areas.
- 16. Please provide an in-line 6-inch valve at the mid-point of the water main and no less than 20-ft from the fire hydrant. Maximum valve spacing per SUDAS is 800-ft in residential areas. Also, a valve will be needed for future connections/extensions to the south.
- 17. Please review the vertical profile over the 18-inch pipe at STA 24+50. It appears that the roadway will rest directly on the 18-inch pipe (may be in direct conflict). Please provide a minimum of 1-ft of fill over the pipe and under the pavement per SUDAS.
- 18. Please modify the water main profile near STA 26+00 to eliminate the high point.

Sheet C500 – Intersection & Miscellaneous Details:

- 19. Please label the pavement removal along Scotch Ridge Road. What is the double line along the south side of said roadway representing?
- 20. Please label the intersection return radii.

Storm Water Management Plan Comments

- 21. Please provide more information in the narrative and provide calculations to demonstrate the culverts meet SUDAS 2A-3, and 2E-1.I. Depending on the overtopping, additional shoulder/slope protection may be warranted. Rip rap and erosion control measures should be provided at outlets, and be sized appropriately for the flows and velocities being proposed. Should additional riprap be provided down the slopes from the outlets to mitigate erosion of the newly graded areas?
- 22. Is there a need for ditch checks once the water is channelized? Please verify.

<u>Signage Plan</u>

23. Please provide no parking and speed limit signage with a stop sign at the entrance to the subdivision. If this conflicts with Warren County ordinances, it may be omitted until such time as the land is annexed into Carlisle.

Please provide a response letter addressing all comments from this review letter and/or state what was modified to address comments.

SITE PLAN REVIEW SCHEDULE:

PLANNING & ZONING:

July 18, 2022 at 7:00 at the Carlisle City Hall

COUNCIL MEETING: July 25, 2022 at 6:30 at the Carlisle City Hall

If you have any questions or concerns, please contact Mitch Holtz. We reserve the right to modify and/or add to these comments.

Mit He

Mitch Holtz, P.E.

Attachments: Danamere Farms Plat 10 Sheet 16

Copy to: Deven Markley, City Administrator

CONSTRUCTION PLANS FOR **RIDGEWOOD VALLEY PLAT 1** WARREN COUNTY, IOWA



OWNER / DEVELOPER

DENNIS AND PATRICIA VAN RYSWYK 15018 SCOTCH RIDGE ROAD CARLISLE, IA 50047 (515)-250-7512

INDEX OF SHEETS

C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	PRELIMINARY PLAT - 2022 OVERALL LAYOUT
C300	OVERALL GRADING PLAN
C301	NORTH GRADING PLAN
C302	SOUTH GRADING PLAN
C400	PAVEMENT, WATER, & STORM SEWER PLAN
C401	PAVEMENT, WATER, & STORM SEWER PLAN
C500	INTERSECTION & MISCELLANEOUS DETAILS

VICINITY MAP



FORMATION Y PLAT - 2022 OVERALL LAYOUT PLAN RADING PLAN DING PLAN DING PLAN WATER, & STORM SEWER PLAN & PROFILE WATER, & STORM SEWER PLAN & PROFILE

> 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.

Chad D. DeVore, P.E. License Number P16007

My License Renewal Date is December 31, 2023 Pages or sheets covered by this seal:

Date

C100-C500



Sheet	C100
Project No:	121.0728.01



EGEND

FEATURES Section Corner	FOUND	<u>SET</u>
1/2" Rebar, Cap # 11579	•	0
(Unless Otherwise Noted)	_	_
ROW Marker ROW Rail	Ĩ	
Control Point	⊙CP	_
Bench Mark	\mathbf{e}	
Measured Bearing & Distance	P M	
Recorded As	R	
Deed Distance Calculated Distance	D C	
Minimum Protection Elevation	MPE	
Centerline		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		
FEATURES	EXISTING	PROPOSED
Spot Elevation	X 1225.25	X 1225.25
Contour Elevation	7235	225
Fence (Chain Link)	X //	X //
Fence (Wood)	O <i></i>	o
Fence (Silt) Tree Line	0	uuu
Tree Stump	A	
Deciduous Tree \\ Shrub	$\left(\begin{array}{c} \cdot \\ \cdot \\ \cdot \end{array} \right) \bigcirc$	$(\cdot) \bigcirc \bigcirc_{\odot}$
Coniferous Tree \\ Shrub	MMM Street	
Communication Overhead Communication	OC(*)	0C
Fiber Optic	— FO(*) — —	FO
Underground Electric	—— E(*) —— ——	——— Е ——— ——— ОЕ ————
Gas Main with Size	G(*)	G
High Pressure Gas Main with Size	• — HPG(*) — — — — — — — — — — — — — — — — — — —	———— HPG ————
Sanitary Sewer with Size	S(*)	S
Duct Bank	— DUCT(*) — —	DUCT
(*) Denotes the survey quality served	vice level for utilities	
Sanitary Manhole	\bigotimes	\oslash
Storm Sewer with Size	—— ST(*) —— ——	
Storm Manhole Single Storm Sewer Intake		
Double Storm Sewer Intake		
Fire Hydrant Fire Hydrant on Building	Q A	<u></u> ,
Water Main Valve	\bowtie	к, М
Water Service Valve	\bigotimes	8 0
Utility Pole	₩ ———	₩ —
Guy Anchor	\uparrow	\uparrow
Utility Pole with Light Utility Pole with Transformer		
Street Light	Ē	
Yard Light	X	X B
Electric Transformer	Ē	E
Traffic Sign	_0_	_ _
Communication Pedestal	C)	C C
Communication Handhole	Č	Č
Fiber Optic Manhole	(EO) (FO)	(E) (FO)
Gas Valve	₽Ĝ∢	-C-
Gas Manhole	ت	G
Gas Apparatus Fence Post or Guard Post		
Underground Storage Tank	(UST)	
Above Ground Storage Tank Sign		_
Satellite Dish	Q	Ŕ
Mailbox Sprinkler Head	• •	● □ ⊥
Irrigation Control Valve	+ MICV	+ ⋈ICV

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS. QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING

VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

NOTES

- NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- 2. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2022 SUDAS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE SOILS REPORTS PREPARED BY OTHERS.
- 3. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
- NOTIFY OWNER, ENGINEER, WARREN COUNTY WATER, AND WARREN COUNTY ENGINEERS OFFICE AT LEAST 48 HOURS PRIOR TO BEGINNING WORK
- CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. 6 BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY
- 7. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
- DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
- 10. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- 11. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
- 12. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- 13. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
- 14. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
- 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
- 16. CONTRACTOR TO COORDINATE NATURAL GAS. ELECTRICAL. TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, WARREN COUNTY, AND THE OWNER PRIOR TO CONSTRUCTION.
- 17. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.

NOTES

- BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
- FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
- FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
- 4. UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DESIGNATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
- UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
- BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO 6. FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SFT

PLAT DESCRIPTION

A PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 AND A PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 77 NORTH, RANGE 23 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 16; THENCE NORTH 0°39'48" WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 825.30 FEET; THENCE NORTH 80°22'15" EAST, 302.27 FEET TO THE NORTHWEST CORNER OF PARCEL "N" RECORDED IN INSTRUMENT NUMBER 2021-04739 OF THE WARREN COUNTY RECORDER'S OFFICE; THENCE SOUTH 06°47'08" EAST ALONG THE WEST LINE OF SAID PARCEL "N", 465.16 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "N"; THENCE NORTH 80°20'48" EAST ALONG THE SOUTH LINE OF SAID PARCEL "N", 215.16 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "N"; THENCE NORTH 06°48'04" WEST ALONG THE EAST LINE OF SAID PARCEL "N", 465.06 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "N"; THENCE NORTH 80°22'15" EAST, 1379.90 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 716.50 FEET, WHOSE ARC LENGTH IS 189.78 FEET AND WHOSE CHORD BEARS NORTH 72°46'58" EAST, 189.23 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4; THENCE SOUTH 87°12'04" EAST ALONG SAID NORTH LINE, 132.21 FEET TO THE NORTHWEST CORNER OF PARCEL "H" RECORDED IN INSTRUMENT NUMBER 2002-2171 OF THE WARREN COUNTY RECORDER'S OFFICE; THENCE SOUTH 0°33'59" EAST ALONG THE WEST LINE OF SAID PARCEL "H", 1312.82 FEET; THENCE SOUTH 0°50'51" EAST, 352.44 FEET; THENCE SOUTH 86°49'39" EAST, 495.00 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 0°31'15" EAST ALONG SAID EAST LINE, 959.13 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4; THENCE NORTH 87°08'56" WEST ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 2697.71 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4: THENCE NORTH 0°01'16" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 1325.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 128.87 ACRES (5,613,452 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER

DENNIS AND PATRICIA VAN RYSWYK 15018 SCOTCH RIDGE ROAD CARLISLE, IA 50047

DATE OF SURVEY MARCH 28, 2022

SITE AREA GROSS AREA= 128.87 AC (5,613,452 SF)

ZONING

RR-1: RURAL RESIDENTIAL DISTRICT

BULK REGULATIONS

RR-1 RURAL RESIDENTIAL DISTRICT: FRONT YARD SETBACK= 50' REAR YARD SETBACK= 50' SIDE YARD SETBACK= 15' MINIMUM LOT WIDTH= 150' MINIMUM LOT AREA= 2 AC.

FO2- FIBER OPTIC

NO RESPONSE

FO1-FIBER OPTIC

W1-WATER MAIN

OE1-OVERHEAD ELECTRIC

UTILITY CONTACT INFORMATION

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (AMES-DES MOINES) NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

- CP1 N=7446064.49 E=18554255.12 Z=900.94 1/2" REBAR WITH RED CAP, SOUTH EDGE BERM, +/-60' EAST OF TREE, +/-150' NE OF NE GARAGE CORNER, @ SW CORNER POND
- CP2 N=7444786.59 E=18554819.10 Z=850.65 1/2" REBAR WITH RED CAP, +/-10' E. OF FENCE LINE, CL TERRACE EXTENDED E., SW CORNER SITE.
- CP3 N=7445432.66 E=18556028.22 Z=861.38 1/2" REBAR WITH RED CAP, TOP TERRACE, +/-15' E. OF FIELD TILE INTAKE, SE CORNER SITE
- CP4 N=7447305.64 E=18555948.94 Z=920.35 MAG NAIL IN ASPHALT SHOULDER, N. SIDE SCOTCH RIDGE ROAD, +/-30' S. OF UNITE F/O WARNING SIGN.
- CP5 N=7447132.30 E=18555439.58 Z=909.62 MAG NAIL IN ASPHALT SHOULDER, N. SIDE SCOTCH RIDGE ROAD OVER TOP OF REINFORCED CONCRETE BOX CULVERT.
- CP6 N=7447067.47 E=18555058.67 Z=919.51 MAG NAIL IN ASPHALT SHOULDER, N. SIDE SCOTCH RIDGE ROAD @ 1ST DRIVEWAY W. OF REINFORCED CONCRETE BOX CULVERT
- CP7 N=7447004.32 E=18554686.74 Z=918.95 MAG NAIL IN ASPHALT SHOULDER, N. SIDE SCOTCH RIDGE ROAD, +/-40' S. OF CORNER POST WITH FENCE N. & W.
- CP8 N=7446929.83 E=18554246.80 Z=919.01 MAG NAIL IN ASPHALT SHOULDER, N. SIDE SCOTCH RIDGE ROAD +/-15 WEST OF MAILBOX.

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A) IARTN DERIVED - US SURVEY FEET

BM500 BM501

N= 7447097 E= 18555445 ELEV=904.97 CUT 'X' TOP OF REINFORCED CONCRETE BOX CULVERT, SOUTH SIDE SCOTCH RIDGE ROAD. N= 7445963 E= 18554218 ELEV=904.92

CUT 'X' TOP CONCRETE WATER TROUGH, NW CORNER, EAST SIDE OF GARAGE.

CENTURYLINK SADIE HULL

> MIDAMER-ENERGY JAMIE NEER (515)-252-6972 MECDSMDESIGNLOCATES@MIDAMERICAN.COM WINDSTREAM COMMUNICATIONS LOCATE DESK (800)-289-1901 LOCATE.DESK@WINDSTREAM.COM WARREN WATER DISTRICT STAN RIPPERGER

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552201166. (918)-547-0147 SADIE.HULL@LUMEN.COM MEDIACOM **KEVIN COLLINS** (515)-246-6668 KCOLLINS1@MEDIACOMCC.COM

(515)-208-5352 WWD@WARRENWATERDISTRICT.COM

QUANTITIES	
WATER MAIN (BY OTHERS) 6" WATER MAIN (C900) BLOWOFF HYDRANT CONNECT TO EXISTING W// TAPPING	1,830 LF 1 EA
SLEEVE AND VALVE	1 EA
<u>STORM SEWER</u> 18" RCP 18" FES W/ FOOTING 18" FES W/ FOOTING & APRON GUARD	105 LF 2 EA 2 EA
<u>PAVEMENTS</u> 7" PCC ROADWAY SUBGRADE PREP GRANULAR SHOULDER	4,875 SY 5,745 SY 320 TONS
EROSION CONTROL SILT FENCE	3,018 LF

20 TON

RIP RAP

Sheet C101





PLAT DESCRIPTION

THE NORTH 1/2 OF THE SOUTI AT THE SOUTHWEST CORNER 9 LINKS; THENCE WEST 30 RO THE PLACE OF BEGINNING. AND

THE SOUTH 1/2 OF THE NORTH THE EAST 15 ACRES AND EXCL COUNTY RECORDER'S OFFICE THE WARREN COUNTY RECOR NO. 2021-04739 OF THE WARRE ALL BEING IN SECTION 16, TOW COUNTY, IOWA.

SURVEYOR/ENGIN

SNYDER AND ASSOCIATES, II 2727 SW SNYDER BLVD. ANKENY, IOWA 50023 CHAD D. DEVORE, P.E. ERIN D. GRIFFIN, P.L.S. (515)-964-2020

ZONING

RR-1 RURAL RESIDENTIAL DIS

AREA SUMMARY GROSS AREA = 128.87 ACRES

NOTES

- 1. STREET LIGHTS, SIDEW THE INDIVIDUAL LOT OV
- CITY OF CARLISLE. 2. THE ROADWAY AND SAI
- INTENDED TO BE IN FAV 3. WATER MAIN TO BE 6-IN
- COUNTY RURAL WATER 4. IMPROVEMENTS TO TH
- SUBDIVISION SHALL BE OWNERS IF REQUIRED

BENCHMARKS

NORTH AMERICAN VERTICAL IARTN DERIVED - US SURVEY

BM500	N= 7447097
	CUT 'X' TOP
	SOUTH SIDE
BM501	N= 7445963
	CUT 'X' TOP
	EAST SIDE (

CONTROL POINTS

IOWA REGIONAL COORDINATI NAD83(2011)(EPOCH 2010.00)

CP1	N=7446064.49 E= 1/2" REBAR WITH TREE, +/-150' NE
CP2	N=7444786.59 E= 1/2" REBAR WITH EXTENDED E., SV
CP3	N=7445432.66 E= 1/2" REBAR WITH INTAKE, SE CORM
CP4	N=7447305.64 E= MAG NAIL IN ASP +/-30' S. OF UNITE
CP5	N=7447132.30 E= MAG NAIL IN ASP OVER TOP OF RE
CP6	N=7447067.47 E= MAG NAIL IN ASP @ 1ST DRIVEWA
CP7	N=7447004.32 E= MAG NAIL IN ASP +/-40' S. OF CORM
CP8	N=7446929.83 E=

CP8 N=7446929.83 E=18 MAG NAIL IN ASPH +/-15 WEST OF MA

UTILITY CONTACT

UTILITY CONTACT FOR MAPPI THE IOWA ONE CALL DESIGN

FO2- FIBER OPTIC

NO RESPONSE

OE1-OVERHEAD ELECTRIC

FO1-FIBER OPTIC

W1-WATER MAIN

KEVIN COLLINS (515)-246-6668 KCOLLINS1@MEDIACOMCC.COM MIDAMER-ENERGY JAMIE NEER (515)-252-6972 MECDSMDESIGNLOCATES@MIDAMERICAN.CO WINDSTREAM COMMUNICATIONS LOCATE DESK (800)-289-1901 LOCATE.DESK@WINDSTREAM.COM WARREN WATER DISTRICT STAN RIPPERGER (515)-208-5352 WWD@WARRENWATERDISTRICT.COM	CENTURYLINK SADIE HULL (918)-547-0147 SADIE.HULL@LUMEN.COM MEDIACOM	INFORMATION ING INFORMATION SHOWN AS RECEIVED FROM	8554246.80 Z=919.01 HALT SHOULDER, N. SIDE SCOTCH RIDGE ROAD, AILBOX.	8554686.74 Z=918.95 HALT SHOULDER, N. SIDE SCOTCH RIDGE ROAD, ER POST WITH FENCE N. & W.	8555058.67 Z=919.51 HALT SHOULDER, N. SIDE SCOTCH RIDGE ROAD, W. OF REINFORCED CONCRETE BOX CULVERT.	.8555439.58 Z=909.62 HALT SHOULDER, N. SIDE SCOTCH RIDGE ROAD INFORCED CONCRETE BOX CULVERT.	8555948.94 Z=920.35 HALT SHOULDER, N. SIDE SCOTCH RIDGE ROAD, F/O WARNING SIGN.	/ CORNER SITE. 18556028.22 Z=861.38 RED CAP, TOP TERRACE, +/-15' E. OF FIELD TILE JER SITE	OF NE GARAGE CORNER, @ SW CORNER POND 8554819.10 Z=850.65 RED CAP, +/-10' E. OF FENCE LINE, CL TERRACE	IARTN DERIVED - US SURVEY FEET 8554255.12 Z=900.94 RED CAP, SOUTH EDGE BERM, +/-60' EAST OF	E SYSTEM ZONE 8 (AMES-DES MOINES)	E = 18554218 ELEV=904.92 CONCRETE WATER TROUGH, NW CORNER, OF GARAGE.	FEET E= 18555445 ELEV=904.97 OF REINFORCED CONCRETE BOX CULVERT, E SCOTCH RIDGE ROAD	DATUM OF 1988 (NAVD88 - GEOID12A)	NCH C900 MATERIAL, AND INSTALLED BY WARREN R. E EXISTING PRIVATE ROADWAY WITHIN THE THE RESPONSIBILITY OF THE INDIVIDUAL PROPER UPON ANNEXATION INTO THE CITY OF CARLISLE.	WNERS IF REQUIRED UPON THE ANNEXATION INTO NITARY SEWER EASEMENTS SHOWN ON THIS PLAT VOR OF THE CITY OF CARLISLE IF ANNEXED.	VALKS AND TRAILS SHALL BE THE RESPONSIBILITY	STRICT FRONT YARD SETBACK = 50' SIDE YARD SETBACK = 50' SIDE YARD SETBACK = 15' MINIMUM LOT WIDTH = 150' MINIMUM LOT AREA = 2 AC	(515)-250-7512 BULK REGULATIONS	IEER NC. DENNIS AND PATRICIA VAN RYS 15018 SCOTCH RIDGE ROAD CARLISLE, IOWA 50047	EPT PARCEL "H" AS FILED IN BOOK 2002, PAGE 217 E AND EXCEPT PARCEL "J" AS FILED IN BOOK 2002, RDER'S OFFICE AND EXCEPT PARCEL "N" AS FILED REN COUNTY RECORDER'S OFFICE WNSHIP 77 NORTH, RANGE 23 WEST OF THE 5TH P	THENCE NORTH 21 RODS, 9 LINKS; THENCE EA	N HWEST 1/4 EXCEPT 4 ACRES BEING DESCRIBED AS
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Y Soc No: 12	PRELIN	NIN NIN	ARY	PL/	-	2022	0	ERA		AY		PLA	z	WAR	REN C	NNO	TY, IC	MA	MARK Engineer: MI	LS Checke	VISION 1 By: BKC	Scale: 1" =	DATE BY 200'
DER ATES 1.0728.01	SNΥ	DE	2	8	AS	SC		AT	Ш	, O	Ν	C.		515-964-20	2727 S.W. ANKENY 220 WWW.S	SNYDER 10WA 5i snyder-	BLVD 0023 associate:	s.com	Technician:N Project No:1	ALS Date: 0 21.0728.01	7-01-2022	T-R-S: 77N Sheet C	-23W-16 200

Sheet C200

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FEET



POLLUTION PREVENTION NOTES A. POLLUTION PREVENTION AND EROSION PROTECTION

1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE. THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF

2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY. INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER. IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY. THE OWNER MAY, BUT NEED NOT. REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE

1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.

2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.

3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

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

2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.

3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.

4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:

a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.

b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.

c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.

d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.

e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.

f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE

g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.

h. RESPREAD A MINIMUM OF 8 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.

i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.

COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.

k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

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No:				MARK	REVISION	DATE RV
			WARREN COUNTY IOWA		. INEVISION	
12 C				Engineer: MLS	Checked By: CDD	Scale: 1" = 100'
1.07 30				Technician:MLS	Date: 07-01-2022	T-R-S: 77N-23W-16
728.01 00	E R res	SNYDER & ASSOCIATES, INC	2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com	Project No:121.0	728.01	Sheet C300









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SN & AS Project I She	RIDGEWOOD VALLEY PLAT 1			
YC soc 12 et C	PAVEMENT, WATER, & STORM SEWER PLAN & PROFILE WARREN COUNTY, IOWA	MARK F Engineer: MLS Checl	REVISION sked By: CDD	DATE BY Scale: 1" 5 0
DER ATES 1.0728.01 401	SNYDER & ASSOCIATES, INC. 1 315-964-2020 (WWN.SNYDERBLVD 515-964-2020) (WWN.SNYDERBLVD 515-964-2	Technician:MLS Date: Project No:121.0728.01	: 07-01-2022	T-R-S: 77N-23W-16







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DATE: July 13, 2022

TO: Deven Markley City Administrator, City of Carlisle 100 N. 1st Street Carlisle, IA 50047

RE: Ridgewood Valley Plat 1 – Final Plat Review PROJECT #7023.058

Thank you for submitting your project for review. The City is committed to assisting you with the completion of this project. FOX Strand has completed the first review of the Ridgewood Valley Plat 1 Final Plat, as sent to FOX Strand on July 3, 2022 with date stamp dated June 30, 2022, and offer the following comments:

- 1. Final Plat comments:
 - a. The plat is missing the name of the private street. (Carlisle 180.09(2)(N))
 - b. Please add basis of bearing to the plat notes. (Carlisle 180.09(2)(O)(1))
 - c. Please label recorded bearing and distance on the segment of 1/4, 1/4 line between the NW Corner of Parcel H and the NE Corner SE1/4, NW1/4. (North line of Parcels H & J) (Iowa 355.8(a))
 - d. Please label the acreage for each 1/4, 1/4 section in which this plat lies, including existing ROW acres. (Iowa 354.6(3))
 - e. Please reconcile the bearings along the north line of the S1/2, NW1/4. The plat shows three different bearings along that line, including line L1 from the line table. The plat description should be revised accordingly (L1 call).
 - f. The NE Corner of the subdivision is also the NW Corner of Parcel H. Please revise the corner label accordingly to show common corner. Likewise, please modify the labels at the corners of Parcel N accordingly to match the plat description.
 - g. The plat shows a 30' wide surface water flowage easement following the common line between Lots 13 and 14. Please add to the label that the easement is taken 15' from each lot.
 - h. For the bearings shown running along government lines outside of the subdivision, please consider using a darker text for measured dimensions. This text will be lost with subsequent scanning and photocopies of the plat.
 - i. Please consider using a heavier, darker line for the symbols of set corner monuments. This detail will be lost with subsequent scanning and photocopies of the plat.
 - j. Please add acres of existing public right of way contained within this development to the plat description.
 - k. Please add a note pertaining to the purpose of Outlots X, Y and Z.
 - 1. Please add set corner monument labels to each location where the lot lines intersect the proposed right of way of the private ingress/egress easement. (Iowa 355.6(2))
 - m. Please consider revising the corner monument symbols for the lot corners running down the center of the proposed private street to reflect a monument other than a set pin as the intention is to pave the road surface.

- 2. The following documents must be filed with the final plat in accordance with the Council approval of the Preliminary Plat of Ridgewood Valley:
 - a. Covenant and Agreement for Annexation
 - b. Covenant for Assessment of Costs of Improvements
 - c. Covenant for Water Service

Per City Code (180.09.03.B), please submit any additional covenants or restrictions to be imposed upon the plat.

- 3. 180.09.04.C, please provide a certificate/statement by the Owner that the subdivision is free of consent and is in accordance with the desires of the owner.
- 4. Please provide an Easement Dedication document which states the restrictions on the easements (ex. sanitary sewer easements, storm sewer easements, PUE's) as shown on the Final Plat. This document should be recorded with the Final Plat. In the provided examples, the City of Carlisle would need to be changed to Warren County as the Grantee, and there would be language in each easement to assign to the City of Carlisle upon annexation. Attached are example easement forms for your use. This comment is subject to legal review by Warren County.
- 5. As-built record drawings shall be submitted within 30 days after the completion of construction. The Engineer shall field verify all structures and flowlines.

FINAL PLAT SCHEDULE:

PLANNING & ZONING:	July 18, 2022 at 7:00 at the Carlisle City Hall

COUNCIL MEETING: July 25, 2022 at 6:30 at the Carlisle City Hall

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

FOX Strand

Mit the

Mitch Holtz, P.E.

R. Belly St. Brad Stumbo, P.L.S.

Attachments: Easement Document Examples

Copy to: Deven Markley, City Administrator, Carlisle

RIDGEWOOD VALLEY PLAT 1 FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND

SURVEYOR'S NAME: ERIN D. GRIFFIN SNYDER & ASSOCIATES, INC. 2727 SW SNYDER BOULEVARD ANKENY, IOWA 50023 515-964-2020 EGRIFFIN@SNYDER-ASSOCIATES. COM

- SURVEY LOCATED: PT. S1/2 NW1/4
- PT. N1/2 SW1/4 SEC. 16-77-23
- **REQUESTED BY:** DENNIS AND PATRICIA VAN RYSWYK RETURN TO: ERIN D. GRIFFIN

SNYDER & ASSOCIATES, INC. 2727 SW SNYDER BOULEVARD ANKENY, IOWA 50023





LEGEND

FEATURES	FOUND
Section Corner	
1/2" Rebar, Yellow Plastic Cap #19710	•
(Unless Otherwise Noted)	
ROW Marker	
ROW Rail	I
Control Point	OCP
Bench Mark	\bigcirc
Platted Distance	Р
Measured Bearing & Distance	Μ
Recorded As	R
Deed Distance	D
Calculated Distance	С
Minimum Protection Elevation	MPE
Centerline	
Section Line	
1/4 Section Line	
1/4 1/4 Section Line	
Easement Line ——	

SET ☆ 53

VICINITY MAP WARREN COUNTY, IA PLAT DESCRIPTION

A PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 AND A OF SECTION 16, TOWNSHIP 77 NORTH, RANGE 23 WEST O DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 825 ROAD; THENCE NORTH 80°22'15" EAST ALONG SAID CENT OF PARCEL "N" RECORDED IN INSTRUMENT NUMBER 202 OFFICE; THENCE SOUTH 06°47'08" EAST ALONG THE WES SOUTHWEST CORNER OF SAID PARCEL "N"; THENCE NOR SAID PARCEL "N", 215.16 FEET TO THE SOUTHEAST CORN WEST ALONG THE EAST LINE OF SAID PARCEL "N", 465.06 PARCEL "N" AND TO THE CENTERLINE OF SAID SCOTCH F ALONG SAID CENTERLINE, 1379.90 FEET: THENCE NORTH AND ALONG A CURVE CONCAVE NORTHWESTERLY WHOS 189.78 FEET AND WHOSE CHORD BEARS NORTH 72°46'58" LINE OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4; THENC 132.21 FEET TO THE NORTHWEST CORNER OF PARCEL "H OF THE WARREN COUNTY RECORDER'S OFFICE: THENCE SAID PARCEL "H" AND ALONG THE WEST LINE OF THE EAS NORTHWEST 1/4, A DISTANCE OF 1312.82 FEET; THENCE 86°49'39" EAST, 495.00 FEET TO THE EAST LINE OF SAID N 0°31'15" EAST ALONG SAID EAST LINE, 959.13 FEET TO TH SOUTHWEST 1/4; THENCE NORTH 87°08'56" WEST ALONG SOUTHWEST 1/4, A DISTANCE OF 2697.71 FEET TO THE SC SOUTHWEST 1/4; THENCE NORTH 0°01'16" WEST ALONG SOUTHWEST 1/4, A DISTANCE OF 1325.30 FEET TO THE PC ACRES (5,613,452 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RE

OWNER

DENNIS AND PATRICIA VAN RYSWYK 15018 SCOTCH RIDGE ROAD CARLISLE, IA 50047 (515)-250-7512

DATE OF SURVEY MARCH 28, 2022

SITE AREA GROSS AREA= 128.87 AC (5,613,452 SF)

ZONING RR-1: RURAL RESIDENTIAL DISTRICT

BULK REGULATIONS RR-1 RURAL RESIDENTIAL DISTRICT: FRONT YARD SETBACK= 50' REAR YARD SETBACK= 50' SIDE YARD SETBACK= 15' OTHER PERMITTED USES 25' UNLESS OTHERWISE SPECIF MINIMUM LOT WIDTH= 150' OTHER PERMITTED USES 200' UNLESS OTHERWISE SPECI MINIMUM LOT AREA= 2 AC.

NOTES

OWNERS IF REQUIRED UPON THE ANNEXATION INTO THE 2.)THE ROADWAY AND SANITARY SEWER EASEMENTS SH FAVOR OF THE CITY OF CARLISLE IF ANNEXED. OF CARLISLE.

ASSOCIATES INC. PLAT 1 ASSOCIATES INC. MARK NCOUNTY, IA ASSOCIATES INC. 2727 s.W. SNVDER BLVD ASSOCIATES INC. 2727 s.W. SNVDER BLVD Association Date: 06-21-2022 1-7-8: 77N-23W-16	FIED CIFIED	16; THENCE NORTH 0°39'48" WEST ALONG THE 5.30 FEET TO THE CENTERLINE OF SCOTCH RIDGE FERLINE, 302.27 FEET TO THE NORTHWEST CORNER 1-04739 OF THE WARREN COUNTY RECORDER'S 5T LINE OF SAID PARCEL "N", 465.16 FEET TO THE RTH 80°20'48" EAST ALONG THE SOUTH LINE OF NER OF SAID PARCEL "N"; THENCE NORTH 06°48'04" 5 FEET TO THE NORTHEAST CORNER OF SAID RIDGE ROAD; THENCE NORTH 80°22'15" EAST HEASTERLY CONTINUING ALONG SAID CENTERLINE SE RADIUS IS 716.50 FEET, WHOSE ARC LENGTH IS " EAST, 189.23 FEET TO A POINT ON THE NORTH CE SOUTH 87°12'04" EAST ALONG SAID NORTH LINE, 4" RECORDED IN INSTRUMENT NUMBER 2002-2171 E SOUTH 0°33'59" EAST ALONG THE WEST LINE OF ST 15 ACRES OF SAID SOUTH 1/2 OF THE SOUTH 0°50'51" EAST, 352.44 FEET; THENCE SOUTH NORTH 1/2 OF THE SOUTHWEST 1/4; THENCE SOUTH NORTH 1/2 OF THE SOUTHWEST 1/4; THENCE SOUTH E SOUTH LINE OF SAID NORTH 1/2 OF THE OUTHWEST CORNER OF SAID NORTH 1/2 OF THE THE SOUTH LINE OF SAID NORTH 1/2 OF THE OUTHWEST CORNER OF SAID NORTH 1/2 OF THE OUTHWEST LINE OF SAID NORTH 1/2 OF THE THE WEST LINE OF SAID NORTH 1/2 OF THE OUTHWEST CORNER OF SAID NORTH 1/2 OF THE OUTHWEST CORNER OF SAID NORTH 1/2 OF THE	A PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE 5TH P.M., WARREN COUNTY, IOWA AND	
ASSOCIATES Varencounty, IA Mark Revision Date: Date: <thdate:< th=""> Date: Date: <th< th=""><th>VALLEY PLAT 1</th><th></th><th></th><th></th></th<></thdate:<>	VALLEY PLAT 1			
MARK NOUNTY, IA MARK REVISION DATE BY MARK NOUNTY, IA Engineer: Checked By: EDG Scale: 1" = 1000' A S S O C I A T E S I N C 2727 S.W. SNYDER BLVD Technician: AJD Date: 06-21-2022 T-R-S: 77N-23W-16 A S S O C I A T E S I N C ANKENY, IOWA 50023 Project No: 121.0728.01 Sheet 1 of 3				
ASSOCIATES INC. ASSOCIATES INC. ANKENY, IOWA 50023 Project No. 121.0728.01 Sheef 1 of 3 Sheef 1 of 3 Sheef 1 of 3 Sheef 1 of 3 Sheef 1 of 3		WADDEN COUNTY IN	MARK REVISION	DATE BY
ASSOCIATES INC. ANKENY, IOWA 50023 Project No: 121.0728.01 Sheet 1.05 3		WARKEN COUNTT, IA	Engineer: Checked By: ED(G Scale: 1" = 1000'
ASSOCIATES INC Arkeny, IOWA 50023 Project No: 121.0728.01 Sheef 1 of 3			Technician: AJD Date: 06-21-202	2 T-R-S: 77N-23W-16
	ASSOCIATES INC.	2727 S.W. SNYDER BLVD ANKENY, IOWA 50023	Project No: 121 0728 01	Sheet 1 of 3

1.) STREET LIGHTS, SIDEWALKS AND TRAILS SHALL BE TH 3.) WATER MAIN TO BE 6-INCH C900 MATERIAL, AND INSTALLED BY WARREN COUNTY RURAL WATER.

4.) IMPROVEMENTS TO THE EXISTING PRIVATE ROADWAY WITHIN THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS IF REQUIRED UPON ANNEXATION INTO THE CITY

5.) FRONT YARD SETBACK LINES MEASURE 50-FEET FROM THE INGRESS/EGRESS EASEMENT.

STROTES IONAL LYNG WEI	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.
ERIN D.	Erin D. Griffin, PLS Date
	License Number 19710
19710	My License Renewal Date is December 31, 2023
THE X LOWIN X SE	Pages or sheets covered by this seal:
A A A A A A A A A A A A A A A A A A A	Sheets 1-3, of 3

ject No:	121.0728.01
heet	1 of 3

RIDGEWO

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PLAT

FINAL

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C4	9°44'41"	1000.00'	170.08'	85.25'	S27°23'34"E 169.87'
C5	14°20'51"	1000.00'	250.41'	125.87'	S29°41'39"E 249.76'
C6	10°47'52"	1000.00'	188.46'	94.51'	S17°07'17"E 188.18'
C7	12°53'28"	1000.00'	224.99'	112.97'	S16°04'29"E 224.52'
C8	2°05'36"	1000.00'	36.54'	18.27'	S10°40'33"E 36.54'
C9	6°48'48"	500.00'	59.46'	29.76'	S6°13'21"E 59.42'
C10	6°00'22"	500.00'	52.41'	26.23'	S6°37'34"E 52.39'
C11	17°51'44"	500.00'	155.88'	78.58'	S5°18'29"W 155.25'
C12	21°46'59"	500.00'	190.09'	96.21'	S8°04'32"W 188.95'
C13	7°09'02"	500.00'	62.40'	31.24'	S17°48'51"W 62.36'
C14	13°33'40"	500.00'	118.34'	59.45'	N14°36'33"E 118.07'
C15	2°25'21"	500.00'	21.14'	10.57'	S20°10'42"W 21.14'
C16	17°07'55"	500.00'	149.51'	75.31'	N12°49'25"E 148.95'
C17	17°27'27"	500.00'	152.35'	76.77'	N0°54'01"W 151.76'