

City of Carlisle, Iowa
Planning and Zoning Commission
Regular Meeting
July 18, 2022

7:00 P.M.

City Council Chambers – 100 N. 1st Street

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

Meeting ID: 995 193 0479

One tap mobile – Call 1-312-626-6799, 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 P & Q in SW ¼ of SE ¼ 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 ¼ of SW ¼ 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

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

PLAT OF SURVEY

INDEX LEGEND

LOCATION: SW 1/4 OF SE 1/4 OF SECTION 16
T 77N, R 23W, WARREN COUNTY, IOWA

OWNER: DENNIS & PATRICIA VANRYSWYK
15018 SCOTCH RIDGE RD., CARLISLE IA 50047

SURVEY FOR: (OWNER)

PREPARED BY CHAD A. DANIELS
DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210
RETURN TO: 515-577-2583

SURVEY LEGEND

- () - Recorded Distance/Bearing
- — — — 33' Road Easement
- · — · — Section line
- x — x — Fence line

Monuments

- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Set 12" spike w/ brass washer, #17532
- - Found 1/2" Yellow CR #6808

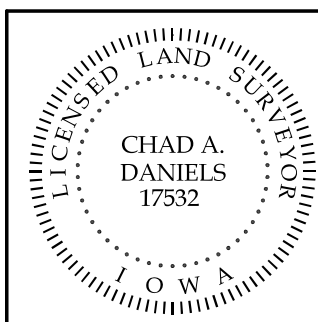
BASIS OF BEARINGS IS IA RCS ZONE 8

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:

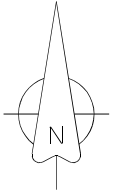
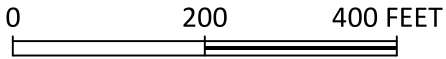
That part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows; Beginning at the Southeast corner of said Southwest Quarter of the Southeast Quarter; thence North 00 degrees 26 minutes 43 seconds West, 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.



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 16 JUN 22
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



▲ CENTER, SEC. 16
1/2" yellow plastic
cap rebar, #13286

NE COR. SW 1/4
SE 1/4 SEC. 16
1/2" yellow plastic
cap rebar, #6808

N 00°31'20" W 1674.22'

S 00°26'43" E
345.60'

S 87°40'01" E 1345.27'

33.04'

Parcel P
27.00 Acres

S 00°26'43" E 749.52'

749.44'

N 00°31'20" W 971.57'

33.04'

N 87°32'18" W 580.80'

Flood Zone Limits
(Not buildable inside)

S 00°26'43" E
225.00'

N 00°26'43" W
225.00'

S 1/4 COR. SEC. 16
1/2" yellow plastic
cap rebar, #6808

Parcel Q
3.00 Acres

N 87°32'18" W 763.32'

178'

S 87°32'18" E 580.80'

0.93' online West

N 87°32'18" W 1344.12'

SE COR. SW 1/4
SE 1/4 SEC. 16
1/2" yellow plastic
cap rebar, #6808

PLAT OF SURVEY

INDEX LEGEND

LOCATION: SE ¼ OF SW ¼ OF SECTION 8
T 77N, R 23W, WARREN COUNTY, IOWA

OWNER: JACOB & HANNAH SICKELS
2845 143RD AVE., CARLISLE IA 50047

SURVEY FOR: (OWNER)

PREPARED BY CHAD A. DANIELS
DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210

RETURN TO: 515-577-2583

SURVEY LEGEND

- () - Recorded Distance/Bearing
- — — — Road Easement
- · — · — Section line
- x — x — Fence line
- Monuments
- ▲ - Found section corner
 - - Set 1/2" red plastic capped rebar, #17532
 - - Set 12" spike 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 of the Southwest 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 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:

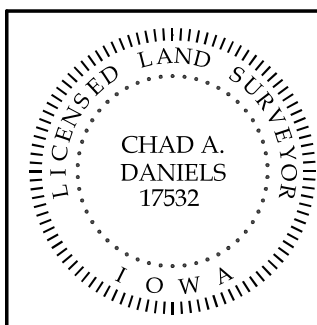
That part of the North Half of the Southeast Quarter of the Southwest Quarter of Section 8, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows;
Commencing at the Northeast corner of said North Half of the Southeast Quarter of the Southwest Quarter; thence North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

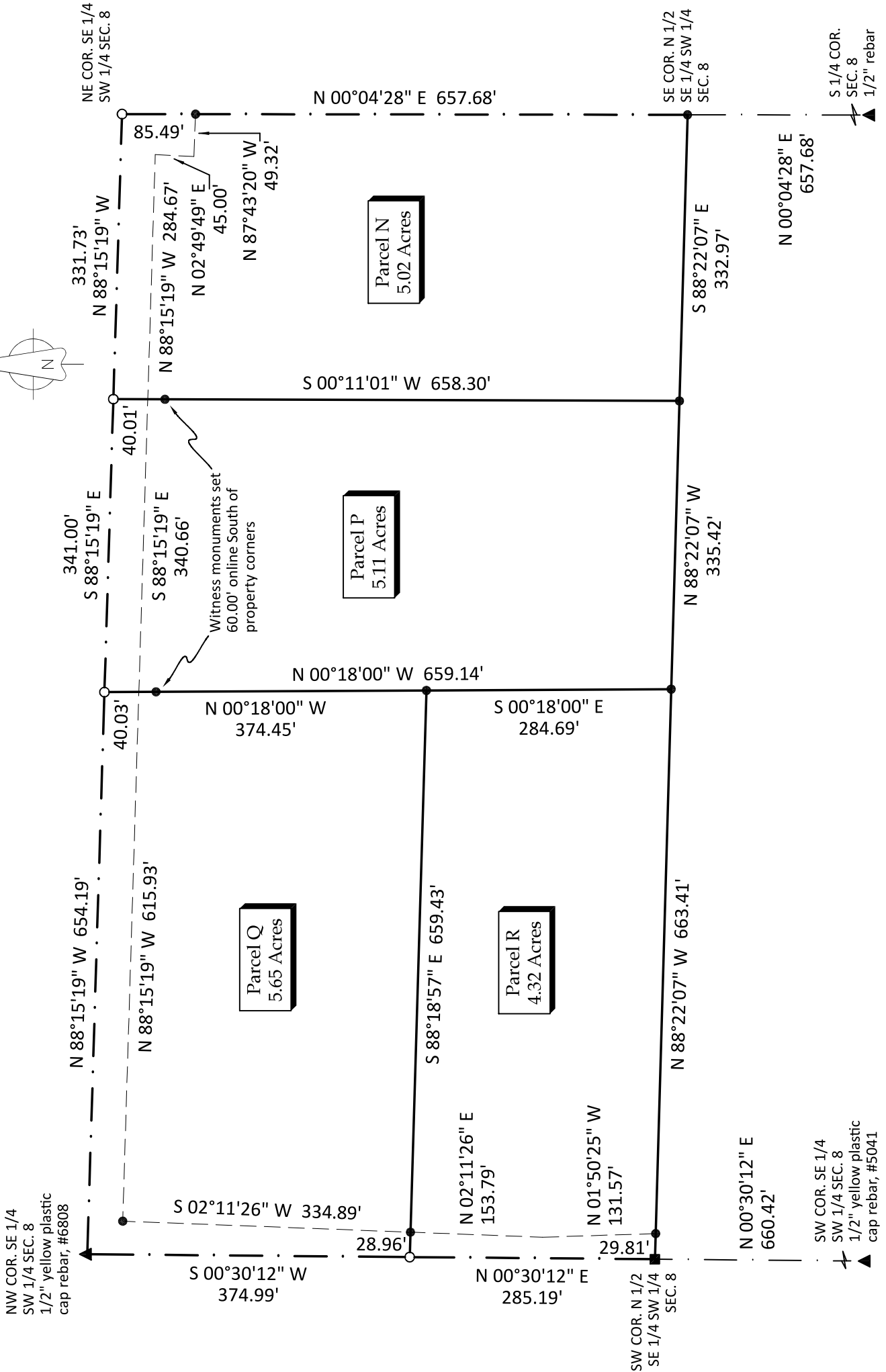
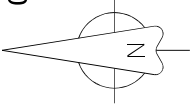
That part of the North Half of the Southeast Quarter of the Southwest Quarter of Section 8, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows;
Beginning at the Southwest corner of said North Half of the Southeast Quarter of the Southwest Quarter; thence North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



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 12 JUL 22
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





FOX Strand, Inc.
414 South 17th Street, Suite 107
Ames, IA 50010
(P) 513.233.0000
www.strand.com

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):

1. 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.

Signage Plan

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.



Mitch Holtz, P.E.

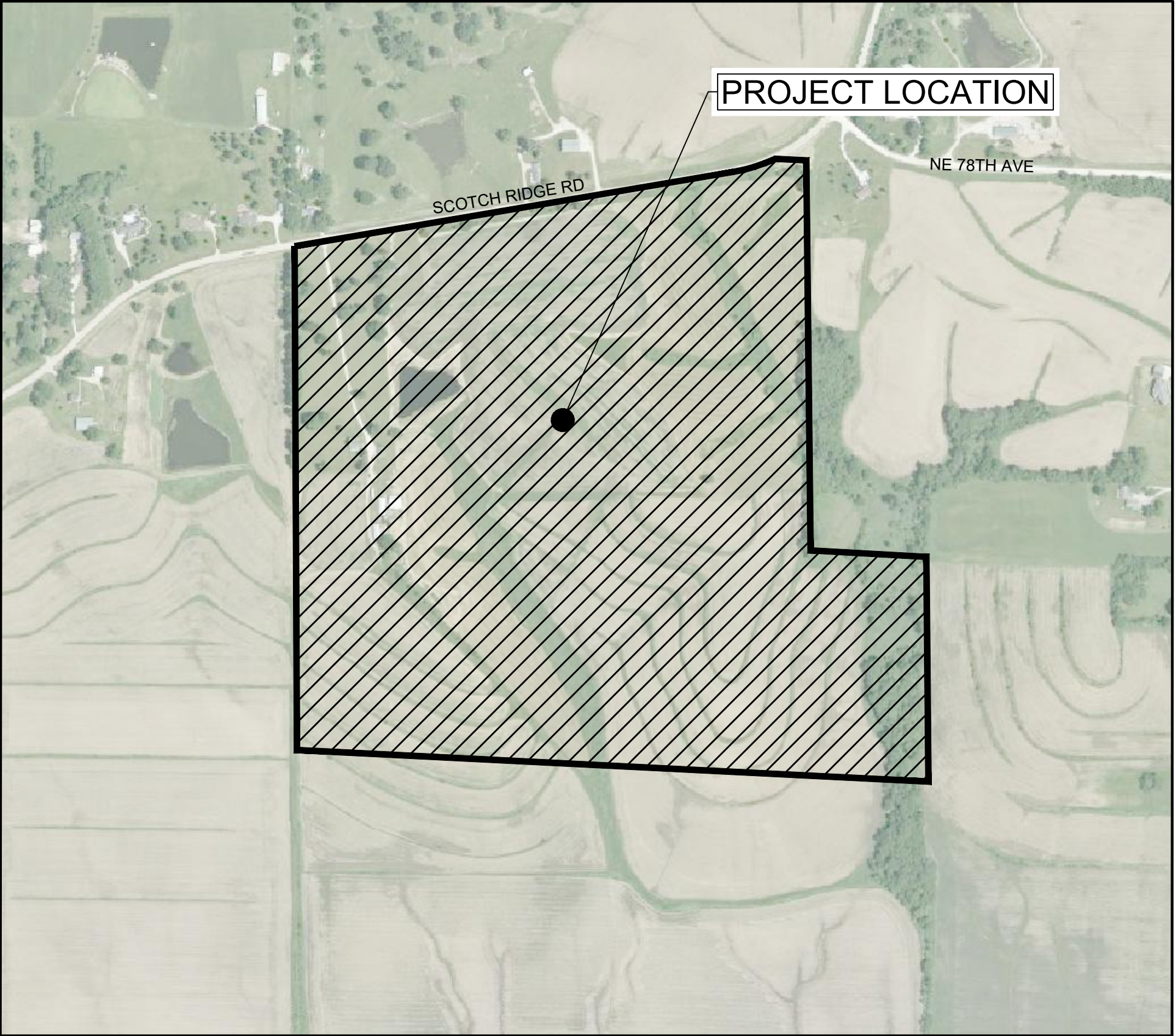
Attachments: Danamere Farms Plat 10 Sheet 16

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



VICINITY MAP

INDEX OF SHEETS

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



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. _____ Date _____
 License Number P16007
 My License Renewal Date is December 31, 2023

Pages or sheets covered by this seal:
 C100-C500



Project No: 121.0728.01
 Sheet C100

RIDGEWOOD VALLEY PLAT 1

TITLE SHEET

SNYDER & ASSOCIATES, INC. |

WARREN COUNTY, IOWA

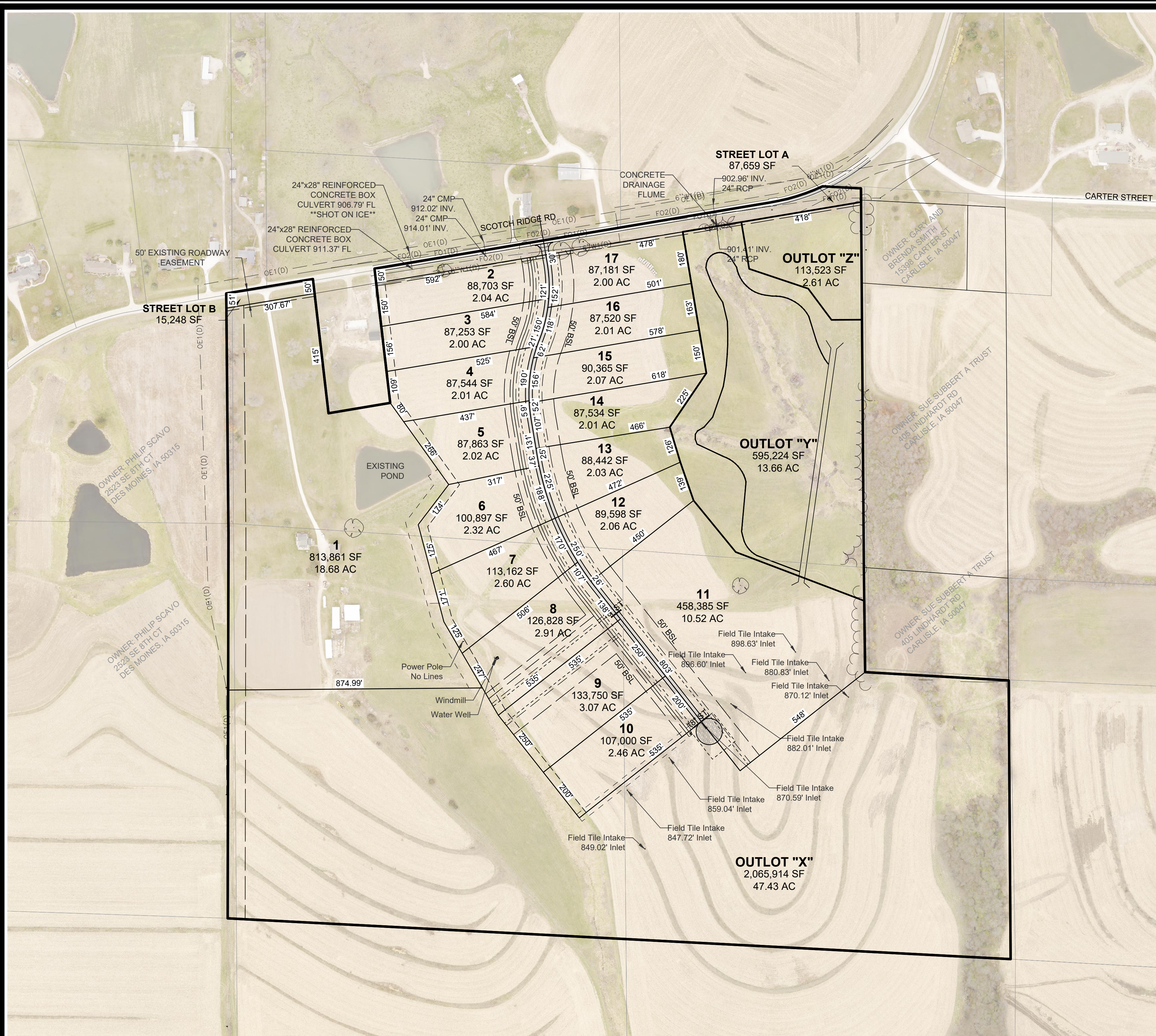
2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY

Engineer:MLS	Checked By: CDD	Scale: 1" =
Technician:MLS	Date: 07-01-2022	T-R-S: 77N-23W-16
Project No: 121.0728.01		Sheet C100

V:\projects\2023\121.0728.01\CADD\CDD-01-1210728-01.dwg MATTHEW STEDING, TITLE SHEET, 20230830, 12:16 PM, ANS\FULL BLEED D (34.00 X 22.00 INCHES)

D:\projects\2021\121.0728.01\CAD\2021.0728.01\PRELIMINARY PLAT - 2022 OVERALL LAYOUT PLAN - 2022.06.03.12:17 PM. XREF FULL BLEED TO (34.00 X 22.00 INCHES)



PLAT DESCRIPTION

THE NORTH 1/2 OF THE SOUTHWEST 1/4 EXCEPT 4 ACRES BEING DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 16; THENCE SOUTH 21 RODS, 9 LINKS; THENCE WEST 30 RODS; THENCE NORTH 21 RODS, 9 LINKS; THENCE EAST 30 RODS TO THE PLACE OF BEGINNING.

AND

THE SOUTH 1/2 OF THE NORTHWEST 1/4 LYING SOUTH OF SCOTCH RIDGE ROAD CENTERLINE EXCEPT THE EAST 15 ACRES AND EXCEPT PARCEL "H" AS FILED IN BOOK 2002, PAGE 2171 OF THE WARREN COUNTY RECORDER'S OFFICE AND EXCEPT PARCEL "J" AS FILED IN BOOK 2002, PAGE 2171 OF THE WARREN COUNTY RECORDER'S OFFICE AND EXCEPT PARCEL "N" AS FILED IN INSTRUMENT NO. 2021-04739 OF THE WARREN COUNTY RECORDER'S OFFICE

ALL BEING IN SECTION 16, TOWNSHIP 77 NORTH, RANGE 23 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA.

SURVEYOR/ENGINEER

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

OWNER/DEVELOPER

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

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.

ZONING

RR-1 RURAL RESIDENTIAL DISTRICT

AREA SUMMARY

GROSS AREA = 128.87 ACRES (5,613,577 S.F.)

NOTES

- STREET LIGHTS, SIDEWALKS AND TRAILS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS IF REQUIRED UPON THE ANNEXATION INTO THE CITY OF CARLISLE.
- THE ROADWAY AND SANITARY SEWER EASEMENTS SHOWN ON THIS PLAT ARE INTENDED TO BE IN FAVOR OF THE CITY OF CARLISLE IF ANNEXED.
- WATER MAIN TO BE 6-INCH C900 MATERIAL, AND INSTALLED BY WARREN COUNTY RURAL WATER.
- 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 OF CARLISLE.

BENCHMARKS

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

- BM500 N=7447097 E=18555445 ELEV=904.97
CUT 'X' TOP OF REINFORCED CONCRETE BOX CULVERT, SOUTH SIDE SCOTCH RIDGE ROAD.
- BM501 N=7445963 E=18554218 ELEV=904.92
CUT 'X' TOP CONCRETE WATER TROUGH, NW CORNER, EAST SIDE OF GARAGE.

CONTROL POINTS

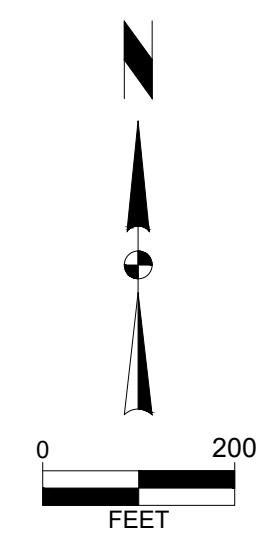
IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (AMES-DES MOINES)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

- 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.

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552201166.

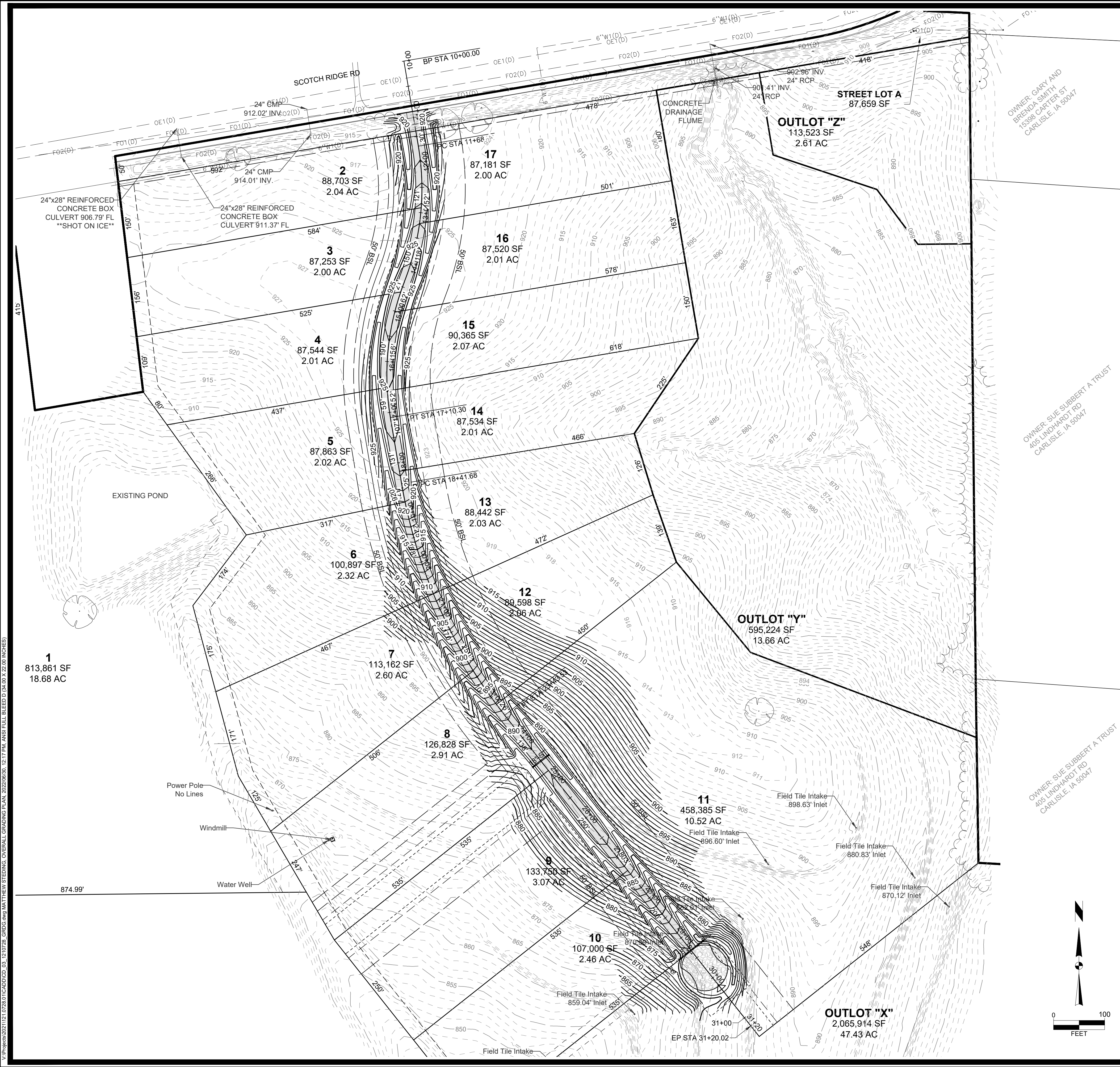
- F02- FIBER OPTIC CENTURYLINK
SADIE HULL
(918)-547-0147
SADIE.HULL@LUMEN.COM
- NO RESPONSE MEDIACOM
KEVIN COLLINS
(515)-246-6668
KCOLLINS1@MEDIACOMCC.COM
- OE1-OVERHEAD ELECTRIC MIDAMER-ENERGY
JAMIE NEER
(515)-252-6972
MECDSDSIGNLOCATES@MIDAMERICAN.COM
- FO1-FIBER OPTIC WINDSTREAM COMMUNICATIONS
LOCATE DESK
(800)-289-1901
LOCATE.DESK@WINDSTREAM.COM
- W1-WATER MAIN WARREN WATER DISTRICT
STAN RIPPERGER
(515)-208-5352
WWW@WARRENWATERDISTRICT.COM



MARK	REVISION	DATE	BY
	Checked By: BKC	Scale: 1" = 200'	
	Engineer: M.S.	T-R-S: 77N-23W-16	
	Technician: M.S.	Date: 07-01-2022	
		Project No: 121.0728.01	Sheet C200

RIDGEWOOD VALLEY
PRELIMINARY PLAT - 2022 OVERALL LAYOUT PLAN
WARREN COUNTY, IOWA
SNYDER & ASSOCIATES, INC.
 2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com





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 PERFORMANCE.

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 CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

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.

C. POLLUTION PREVENTION PLAN

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 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 PREVENTION.
- 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.
- j. 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".

MARK	REVISION	DATE	BY

Checked By: CDD
Engineer: M.S.
Technician: M.S.
Scale: 1" = 100'
T-R-S: 77N-23W-16
Date: 07-01-2022
Project No: 121.0728.01
Sheet C300

RIDGEWOOD VALLEY PLAT 1
OVERALL GRADING PLAN
WARREN COUNTY, IOWA
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



GRADING NOTES

1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
2. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
3. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
4. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.
5. PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.



MARK	REVISION	DATE	BY
Engineer: M.L.S.	Checked By: CDD	Scale: 1" = 50'	
Technician: M.L.S.	Date: 07-01-2022	T-R-S: 77N-23W-16	

WARREN COUNTY, IOWA

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

RIDGEWOOD VALLEY PLAT 1

NORTH GRADING PLAN

SNYDER & ASSOCIATES, INC.



Project No: 121.0728.01

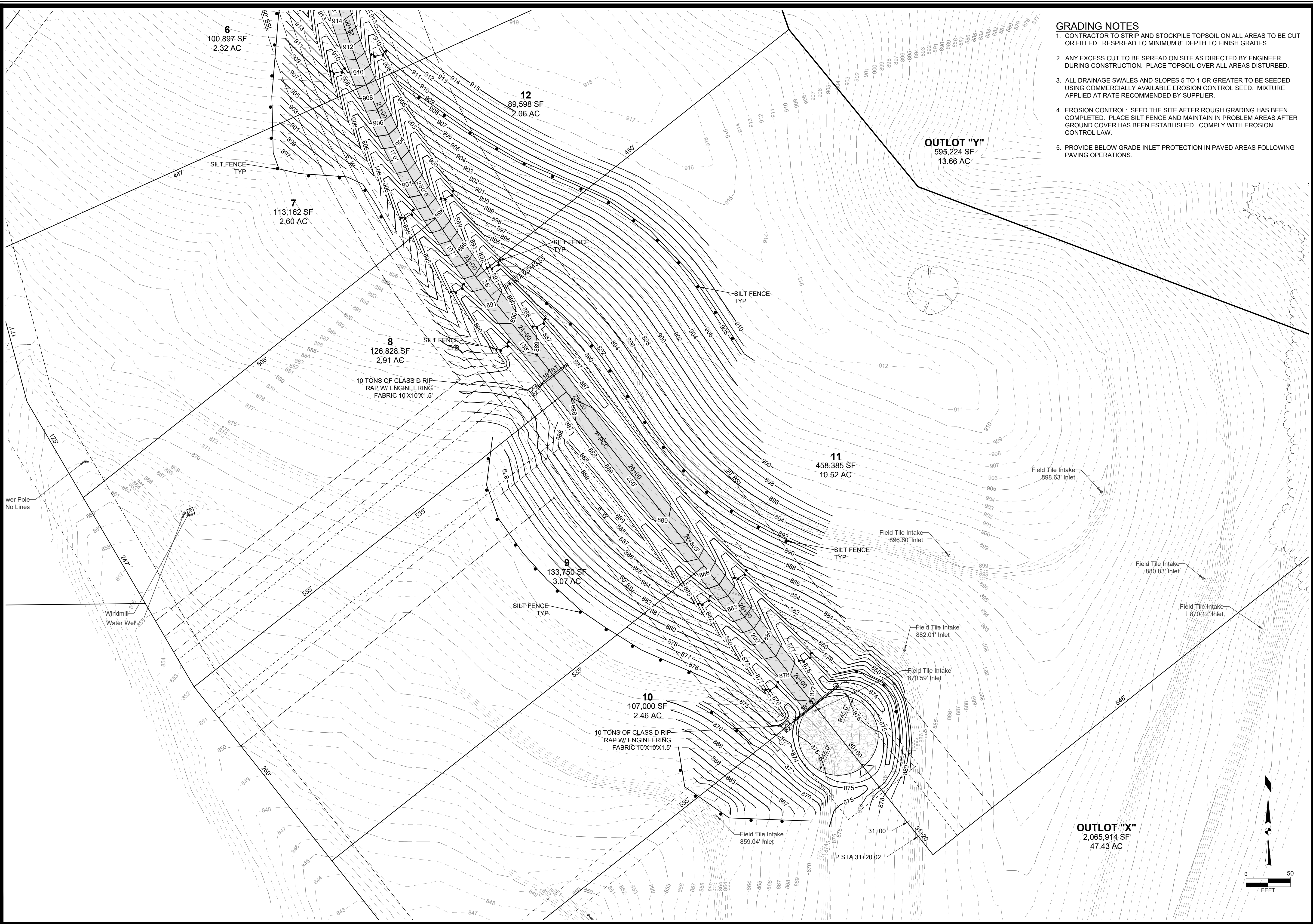
Sheet C301

Sheet C301

Project No: 121.0728.01

V:\p\98102\121.0728.01\CADD\CD_1210728.GRD.GRD.002 MATTHEW STEVENS, NORTH GRADING PLAN, 2/22/2022, 12:19 PM, A3S FULL BLEED D (34.00 X 22.00 INCHES)

V:\9100\0210210728\1210728_01\CD\DWG\3. SOUTH GRADING PLAN.dwg MATTHEW STEINBERG: 3/22/2022 9:50:12 AM. ANSI FULL BLEED D (34.00 X 22.00 INCHES)



GRADING NOTES

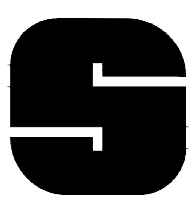
1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
2. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
3. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
4. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.
5. PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.

RIDGEWOOD VALLEY PLAT 1

SOUTH GRADING PLAN

WARREN COUNTY, IOWA

SNYDER & ASSOCIATES, INC.



SNYDER & ASSOCIATES

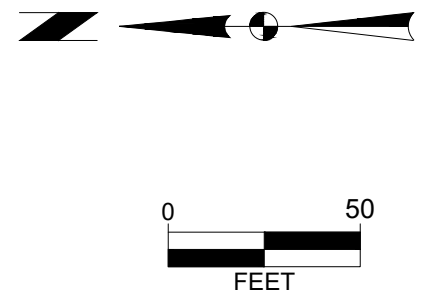
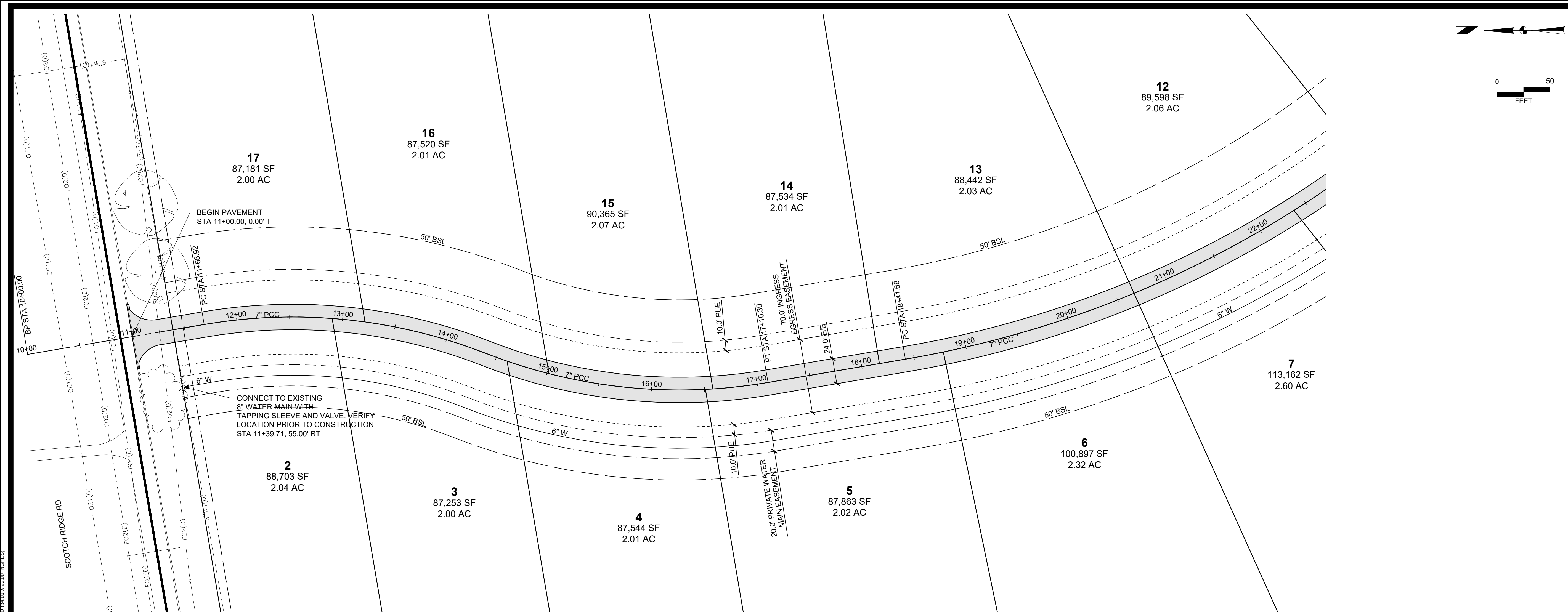
Project No: 121.0728.01

Sheet C302

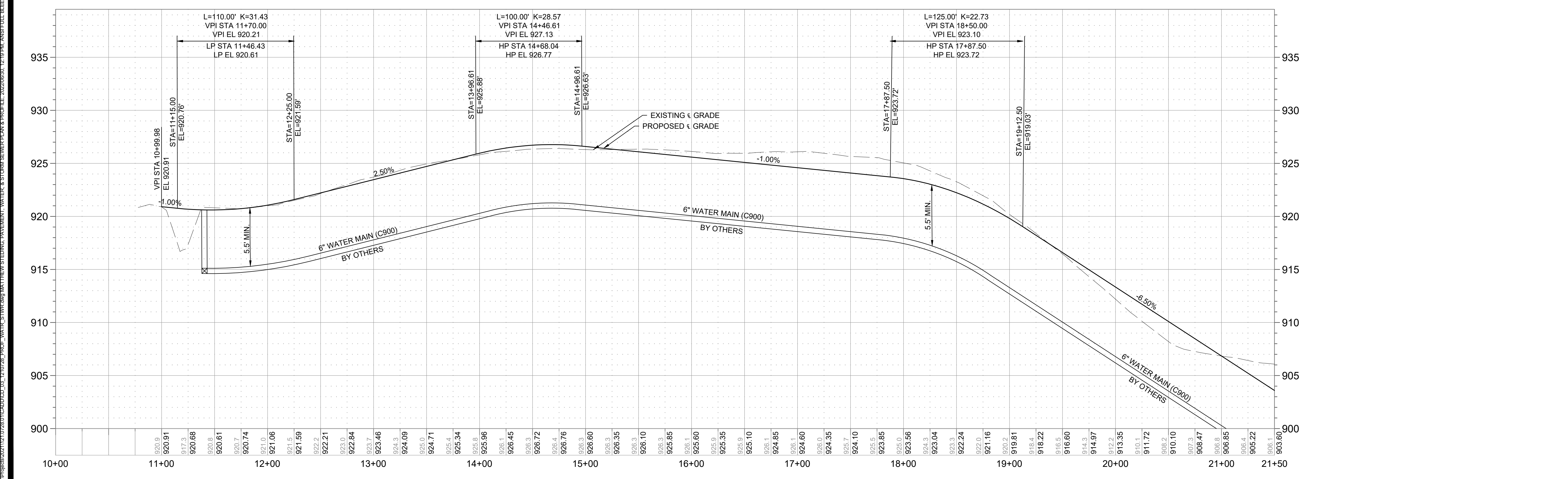
MARK	REVISION	DATE	BY
Engineer: M.L.S.	Checked By: CDD	Scale: 1" = 50'	
Technician: M.L.S.	Date: 07-01-2022	TR-S: 77N-23W-16	

Project No: 121.0728.01

Sheet C302

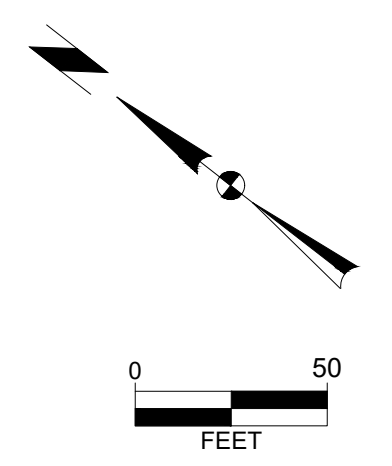
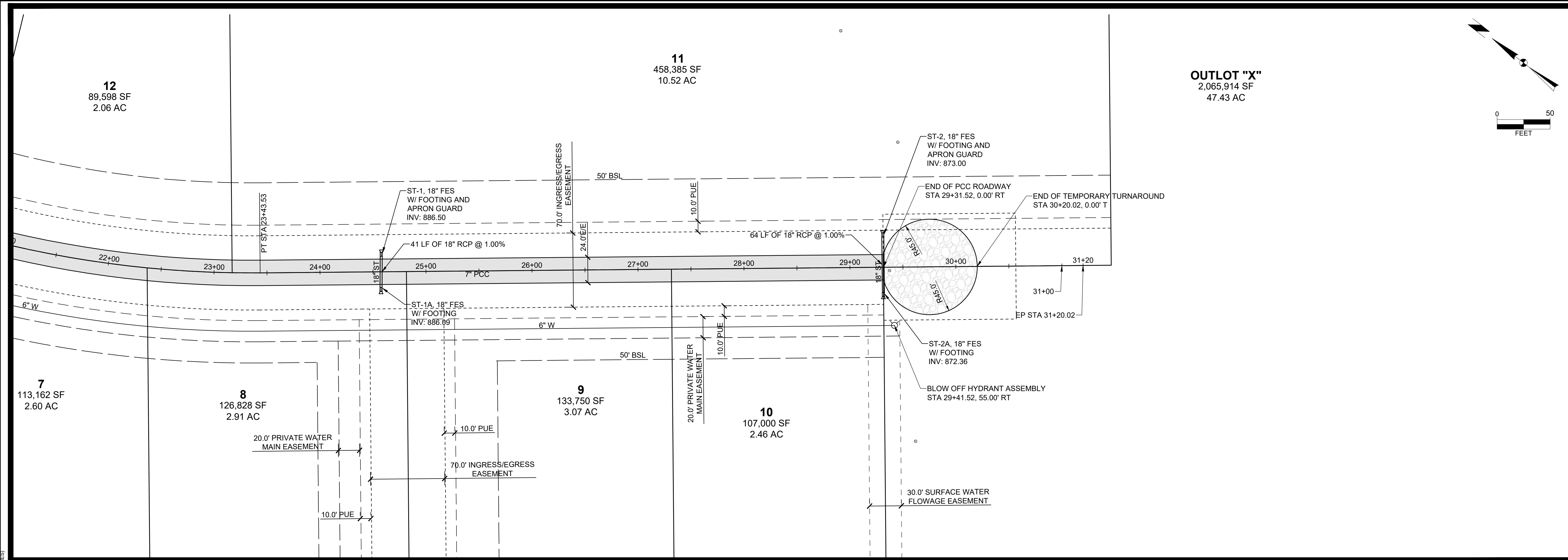


MARK	REVISION	DATE	BY
	Checked By: CDD	Scale: 1" =	
	Engineer: MLS	Date: 07-01-2022	
	Technician: MLS	T-R-S: 77N-23W-16	
Project No: 121.0728.01			Sheet C400



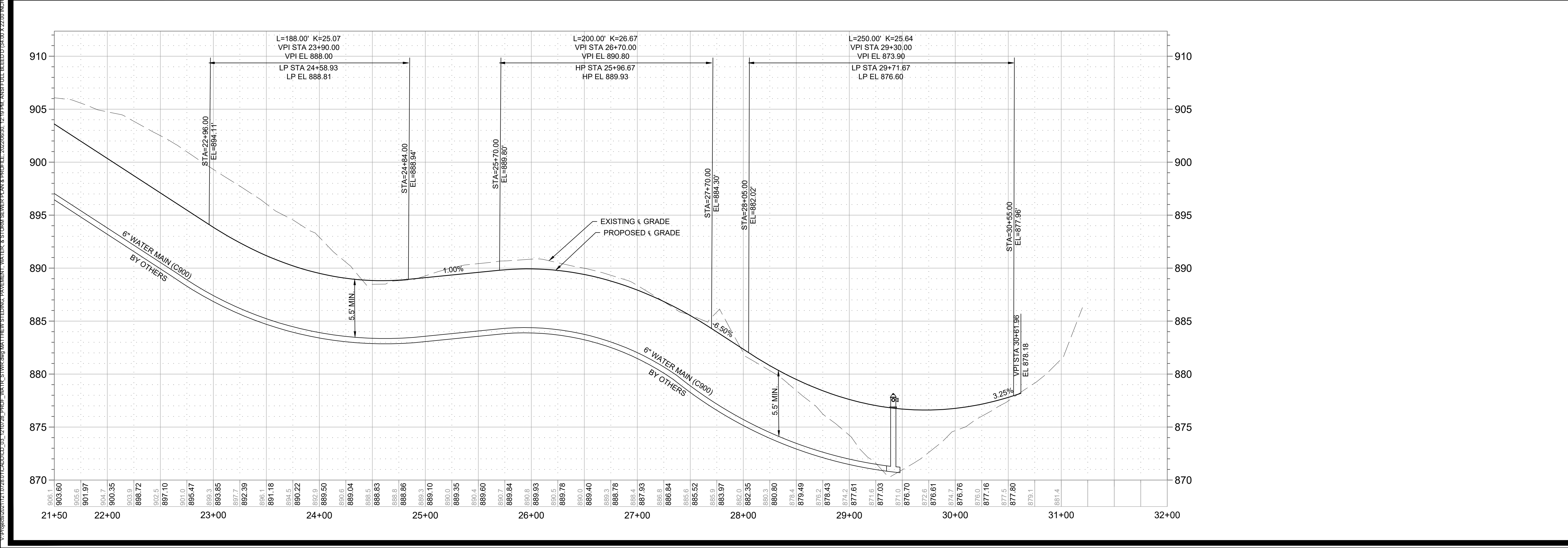
RIDGEWOOD VALLEY PLAT 1
PAVEMENT, WATER, & STORM SEWER PLAN & PROFILE WARREN COUNTY, IOWA
SNYDER & ASSOCIATES, INC.





MARK	REVISION	DATE	BY
Engineer: M.L.S.	Checked By: CDD	Scale: 1"=50'	
Technician: M.L.S.	Date: 07-01-2022	T-R-S: 77N-23W-16	

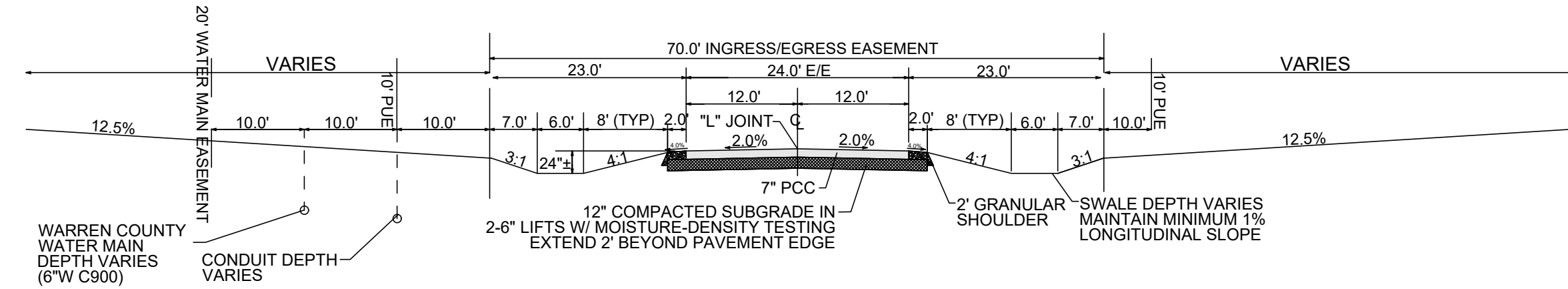
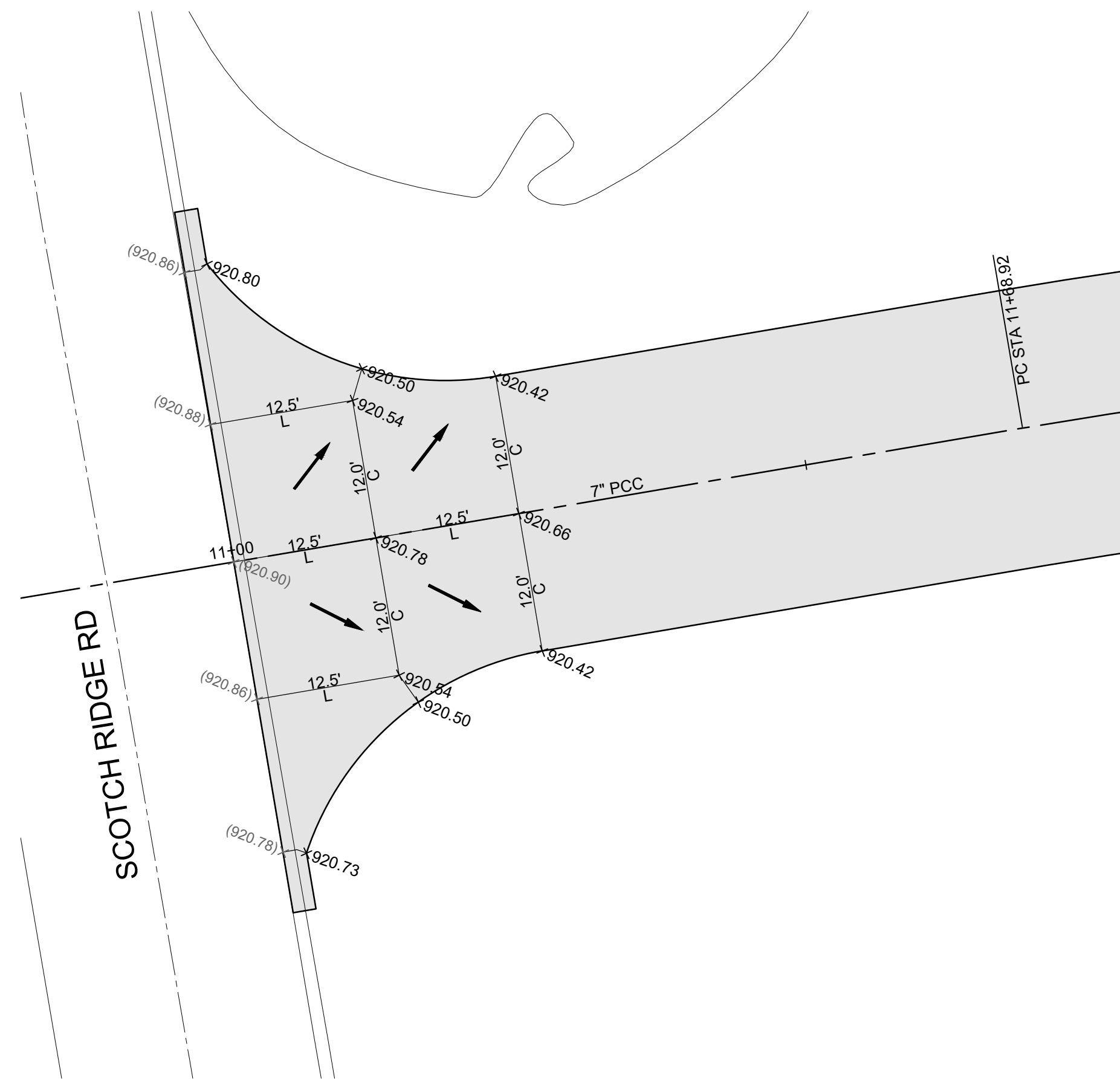
Project No: 121.0728.01
Sheet C401



RIDGEWOOD VALLEY PLAT 1
PAVEMENT, WATER, & STORM SEWER PLAN & PROFILE WARREN COUNTY, IOWA
SNYDER & ASSOCIATES, INC.

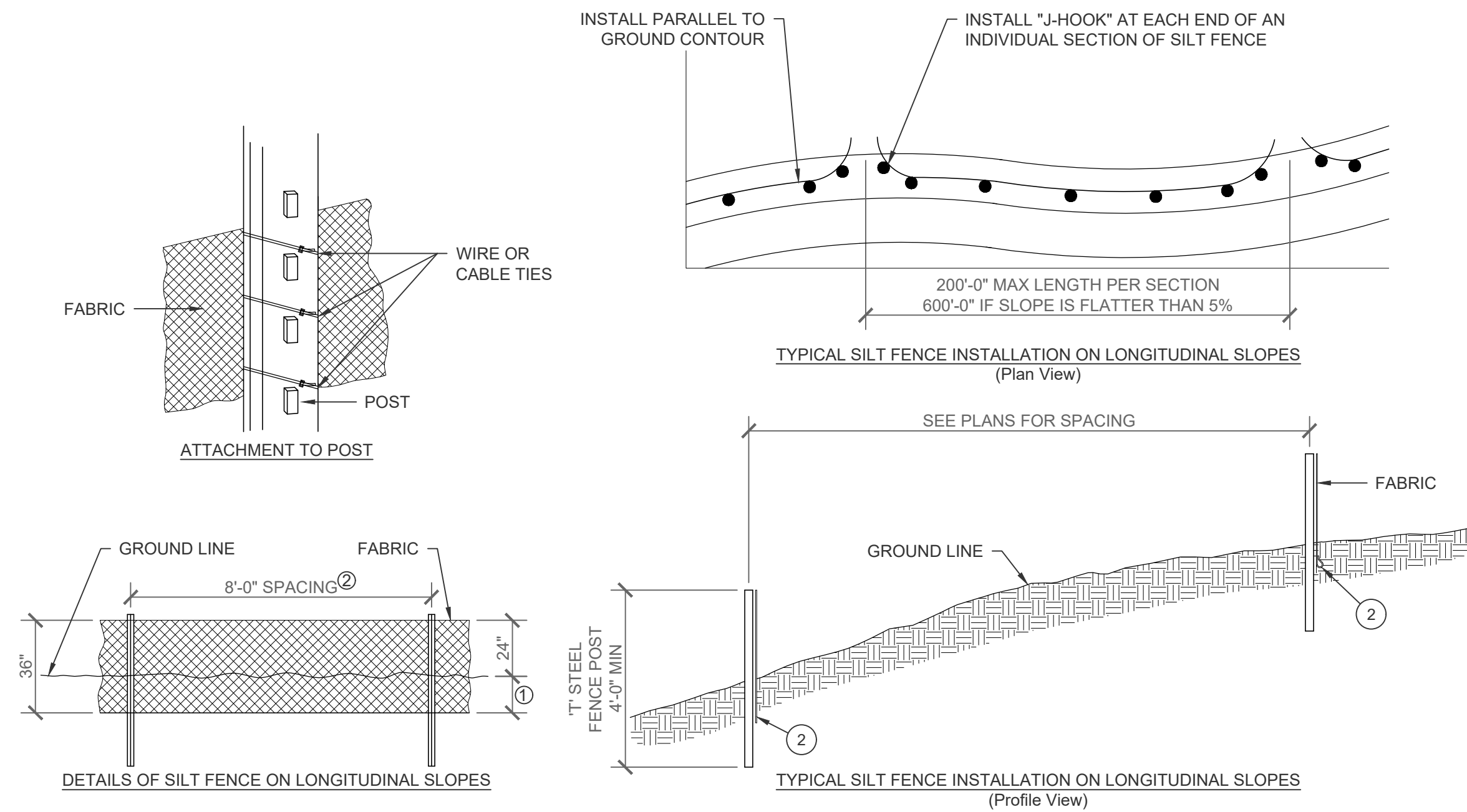


D:\p\98162\10210728\01\CADD\DWG_05_1210728_INTDTEL.dwg MATTHEW STEDING, INTERSECTION & MISCELLANEOUS DETAILS, 20220620, 12:18 PM, ANSI FULL BLEED D (2400 X 2200 INCHES)



1
C500
NO SCALE

TYPICAL PRIVATE STREET CROSS SECTION



2
C500
NO SCALE

SILT FENCE DETAIL

RIDGEWOOD VALLEY PLAT 1

INTERSECTION & MISCELLANEOUS DETAILS

WARREN COUNTY, IOWA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



Project No: 121.0728.01
Sheet C500

MARK	REVISION	DATE	BY
Engineer: MLS	Checked By: CDD	Scale: 1" = 10'	
Technician: MLS	Date: 07-01-2022	T-R-S: 77N-23W-16	
Project No: 121.0728.01			Sheet C500



FOX Strand, Inc.
414 South 17th Street, Suite 107
Ames, IA 50010
(P) 513.233.0000
www.strand.com

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.
- l. 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 ServicePer 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

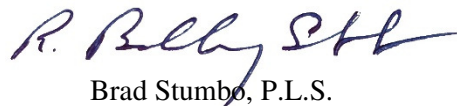
COUNCIL MEETING: July 25, 2022 at 6:30 at the Carlisle City Hall

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



Mitch Holtz, P.E.



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

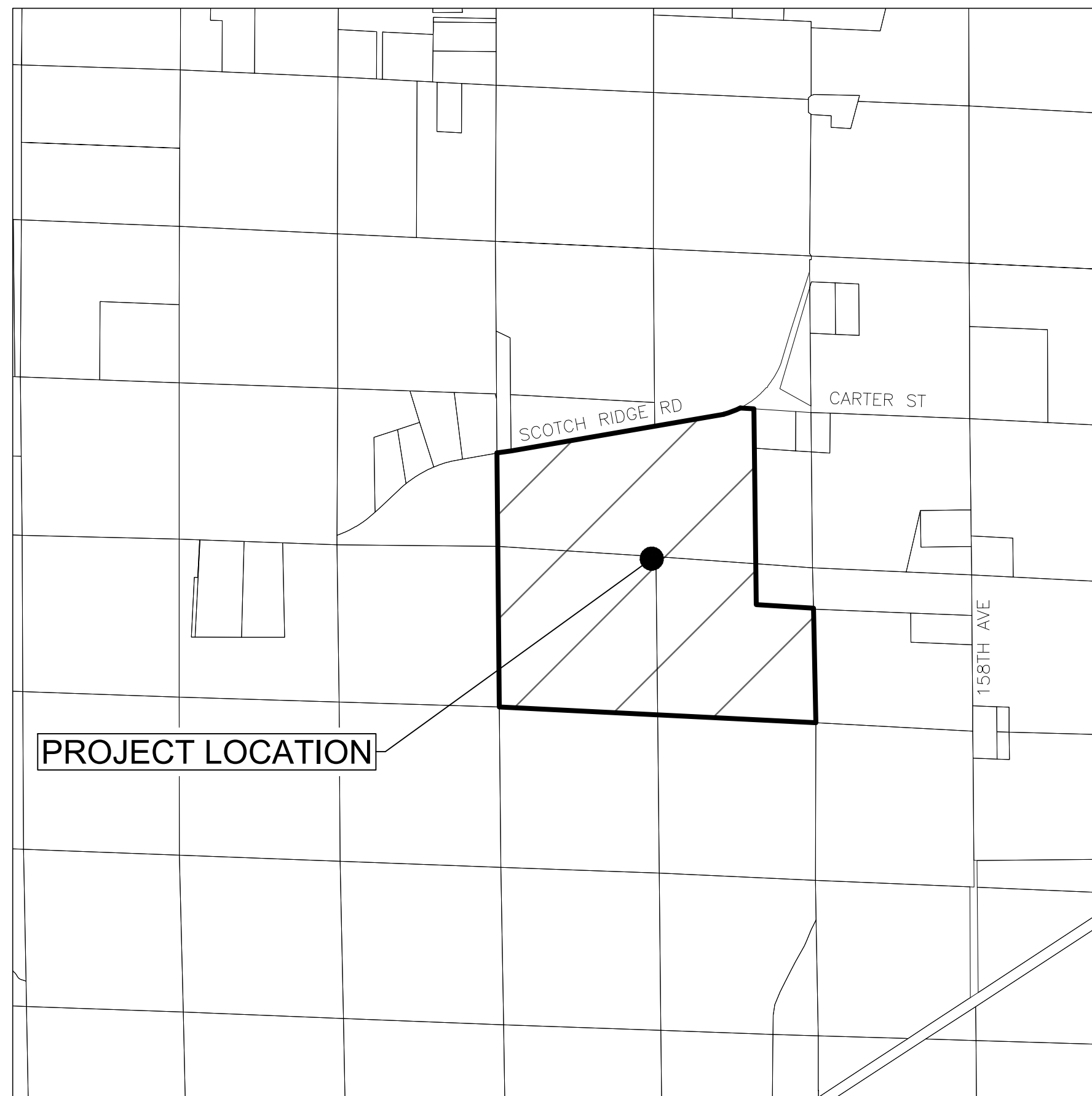
INDEX LEGEND

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

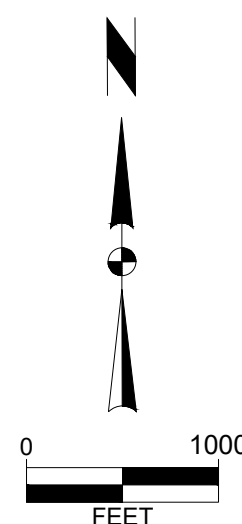
SURVEY LOCATED:
PT. S1/2 NW1/4
PT. N1/2 SW1/4
SEC. 16-77-23

REQUESTED BY:
DENNIS AND PATRICIA VAN RYSWYK

RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023



VICINITY MAP
WARREN COUNTY, IA



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 TO THE CENTERLINE OF SCOTCH RIDGE ROAD; THENCE NORTH 80°22'15" EAST ALONG SAID CENTERLINE, 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" AND TO THE CENTERLINE OF SAID SCOTCH RIDGE ROAD; THENCE NORTH 80°22'15" EAST ALONG SAID CENTERLINE, 1379.90 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID CENTERLINE AND 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" AND ALONG THE WEST LINE OF THE EAST 15 ACRES OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4, A DISTANCE OF 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 NORTH 1/2 OF THE 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 SAID NORTH 1/2 OF THE SOUTHWEST 1/4, 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
(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

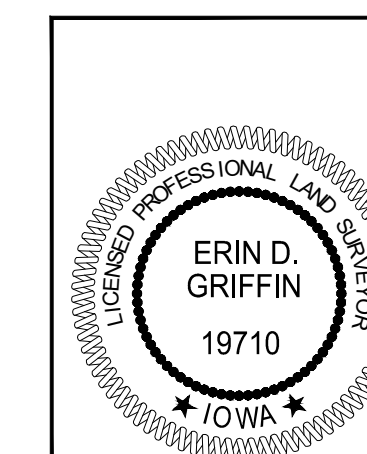
RR-1 RURAL RESIDENTIAL DISTRICT:
FRONT YARD SETBACK= 50'
REAR YARD SETBACK= 50'
SIDE YARD SETBACK= 15'
OTHER PERMITTED USES 25' UNLESS OTHERWISE SPECIFIED
MINIMUM LOT WIDTH= 150'
OTHER PERMITTED USES 200' UNLESS OTHERWISE SPECIFIED
MINIMUM LOT AREA= 2 AC.

NOTES

- 1.) STREET LIGHTS, SIDEWALKS AND TRAILS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS IF REQUIRED UPON THE ANNEXATION INTO THE CITY OF CARLISLE.
- 2.) THE ROADWAY AND SANITARY SEWER EASEMENTS SHOWN ON THIS PLAT ARE INTENDED TO BE IN FAVOR OF THE CITY OF CARLISLE IF ANNEXED.
- 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 OF CARLISLE.
- 5.) FRONT YARD SETBACK LINES MEASURE 50-FEET FROM THE INGRESS/EGRESS EASEMENT.

LEGEND

FEATURES	FOUND	SET
Section Corner	●	○
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	▲	□
ROW Marker	■	
ROW Rail	—	
Control Point	○	
Bench Mark	⊕	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline	—	
Section Line	---	
1/4 Section Line	----	
1/4 1/4 Section Line	-----	
Easement Line	----	



I hereby certify that this land surveying document was prepared 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. Griffin, PLS _____ Date _____
License Number 19710
My License Renewal Date is December 31, 2023
Pages or sheets covered by this seal:
Sheets 1-3, of 3

RIDGEWOOD VALLEY PLAT 1

FINAL PLAT

WARREN COUNTY, IA

SNYDER & ASSOCIATES, INC.

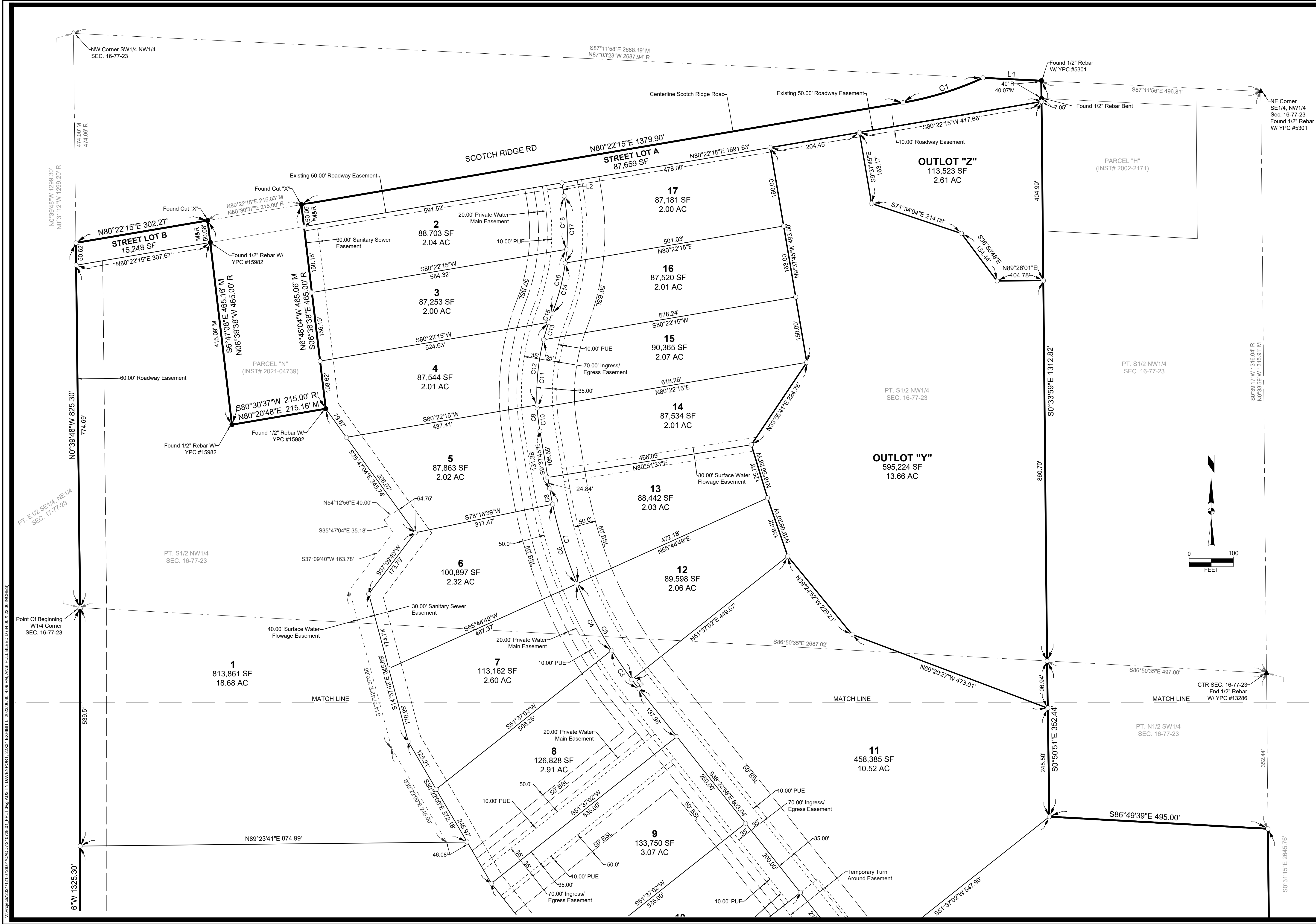
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



Project No: 121.0728.01

Sheet 1 of 3

MARK	REVISION	DATE	BY
Engineer: AJD	Checked By: EDG	Scale: 1" = 1000'	
Technician: AJD	Date: 06-21-2022	T-R-S: 77N-23W-16	
Project No: 121.0728.01			Sheet 1 of 3



MARK	REVISION	DATE	BY
	Checked By: EDG	Scale: 1" = 100'	
	Date: 06-20-2022	T-R-S: 77N-23W-16	
	Engineer: A.J.D		
	Technician: A.J.D		
	Project No: 121.0728.01		

WARREN COUNTY, IA

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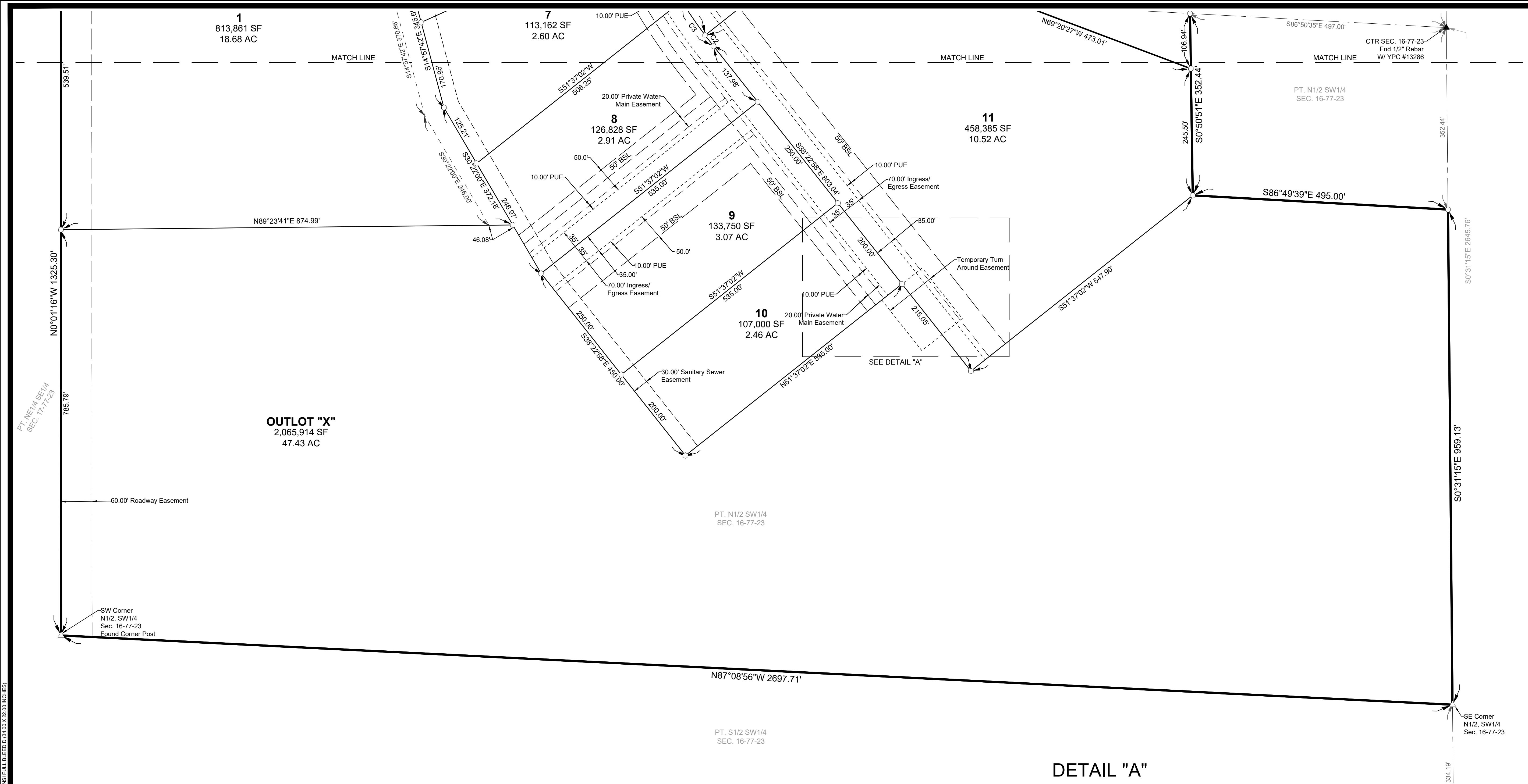
RIDGEWOOD VALLEY PLAT 1

FINAL PLAT

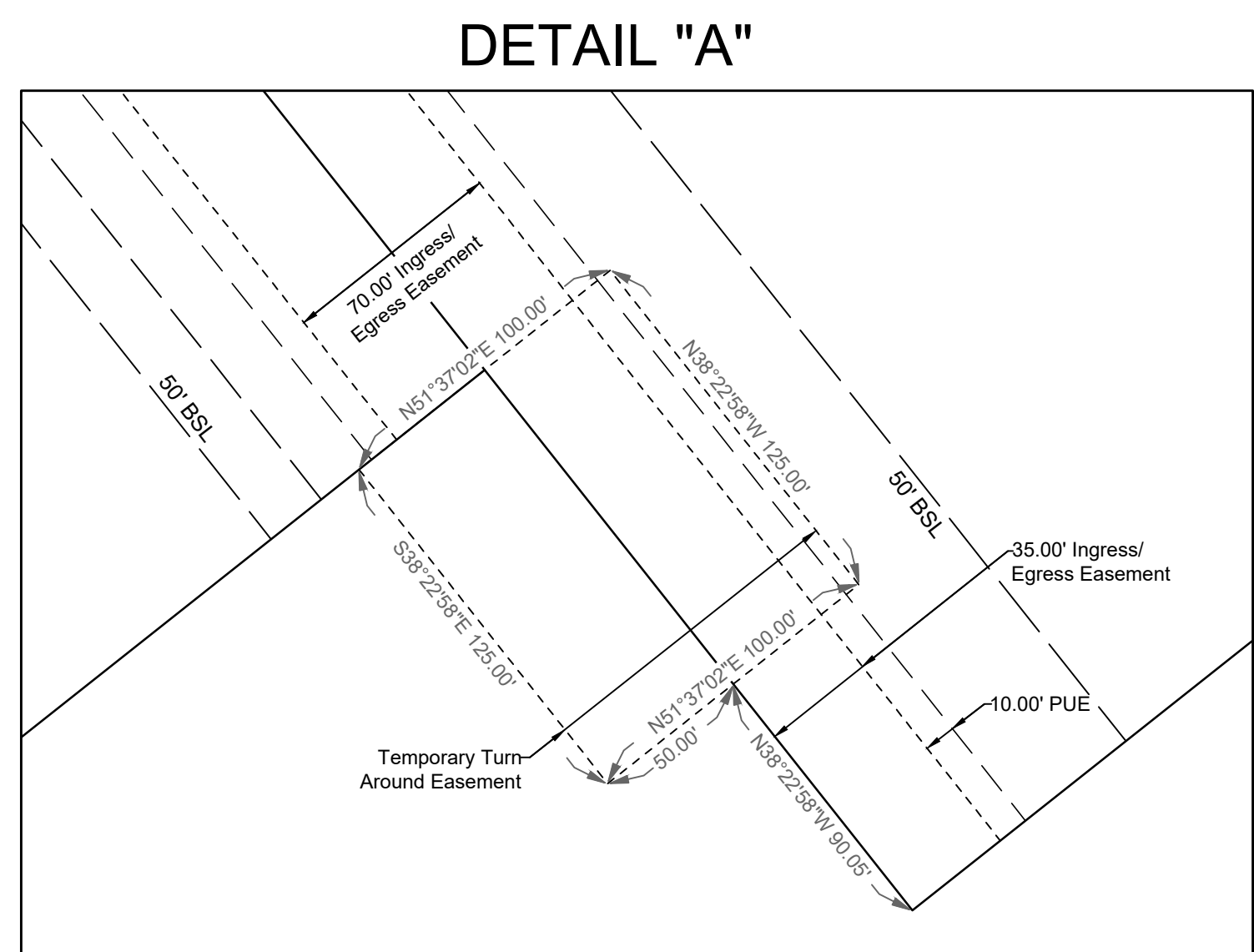
SNYDER & ASSOCIATES, INC.

Project No: 121.0728.01

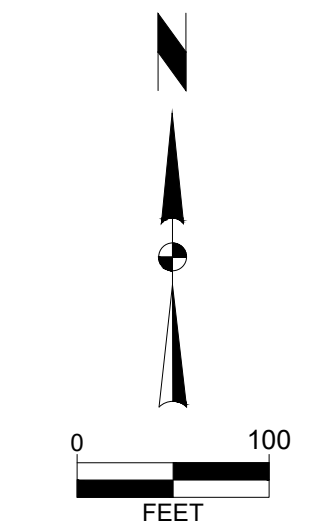
Sheet 2 of 3



CURVE TABLE					LINE TABLE			
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH	LINE #	LENGTH (FT)	DIRECTION
C1	15°10'35"	716.50'	189.78'	95.45'	N72°46'58"E 189.23'	L1	132.21	S87°12'04"E
C2	1°30'54"	1000.00'	26.44'	13.22'	S37°37'31"E 26.44'	L2	30.00	S09°37'45"E
C3	6°07'04"	1000.00'	106.77'	53.44'	S35°19'26"E 106.72'			
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'			
C18	13°53'12"	500.00'	121.18'	60.89'	N2°41'09"W 120.89'			



S1/4 Corner
SEC. 16-77-23
Fnd 1/2" Rebar
W/ YPC #6808



MARK	REVISION	DATE	BY
	Checked By: EDG	Scale: 1" = 100'	
	Engineer: A.J.D	Date: 06-20-2022	
	Technician: A.J.D	T-R-S: 77N-23W-16	

Project No: 121.0728.01
Sheet 3 of 3

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Project No: 121.0728.01
Sheet 3 of 3

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