

City of Carlisle, Iowa
Planning and Zoning Commission
Regular Meeting
June 20, 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 “M” on 143rd Avenue Within Carlisle’s 2-Mile Jurisdiction
2. Discussion and Possible Action on Recommendation for Plat of Survey for Parcels “S”, “T”, and “U” on 143rd Avenue Within Carlisle’s 2-Mile Jurisdiction
3. Discussion and Possible Action on Construction Drawings for Scotch Ridge Plat 3
4. Discussion and Possible Action on Final Plat for Scotch Ridge Plat 3
5. Discussion and Possible Action on Site Plan for Carlisle United Methodist Church Expansion
6. Discussion and Possible Action on Rezoning Application for Property Located at 4923 SE 64th Avenue
7. Discussion and Possible Action on Rezoning Application for Property Located at 4923 SE 64th Avenue

Administrator/Engineer/Commission Reports

Adjournment

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

DATE	06/06/2022
REVISIONS	
ENGINEER	
TECH	
REVIEW	

4121 NW URBAN DALE DRIVE
 URBAN DALE, IOWA 50322
 PHONE: (515) 369-4400



CIVIL DESIGN ADVANTAGE
 WARREN COUNTY, IA

PLAT OF SURVEY - PARCEL "M"
 Part of the SW¹/₄, SW¹/₄ IN SECTION 08-T77N-R23W
 and the NW¹/₄, NW¹/₄ IN SECTION 17-T77N-R23W

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 and the NW¹/₄, NW¹/₄ IN SECTION 17-T77N-R23W

INDEX LEGEND
 LOCATION: WARREN COUNTY
 SW¹/₄, SW¹/₄ IN SECTION 08-T77N-R23W &
 NW¹/₄, NW¹/₄ IN SECTION 17-T77N-R23W

SURVEY REQUESTED BY:
 JAMES ROBINSON

PROPRIETOR:
 MARGARET J CUMMINGS
 IRREVOCABLE TRUST
 215 SCHOOL ST
 CARLISLE, IA 50047

PREPARED BY & RETURN TO:
 MATTHEW J. THOMAS, PLS
 CIVIL DESIGN ADVANTAGE, LLC
 4121 NW URBAN DALE DRIVE
 URBAN DALE, IOWA 50322
 PH:515-369-4400

DATE OF SURVEY: 04/01/2022 THRU 04/13/2022

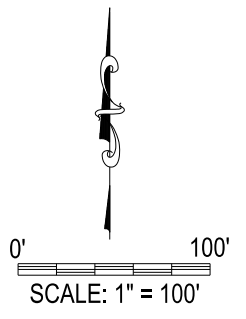
PROPERTY DESCRIPTION: PARCEL "M"

A parcel of land now included in and forming a part of the Southwest Quarter of the Southwest Quarter of Section 08 and the Northwest Quarter of the Northwest Quarter of Section 17, All in Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa, more particularly described as follows:

Beginning at the Southeast Corner of the Southwest Quarter of the Southwest Quarter of Section 08 and the Northeast Corner of the Northwest Quarter of the Northwest Quarter of Section 17, All in Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa; thence South 00°05'54" East along the East Line of the Northwest Quarter of the Northwest Quarter of said Section 17, a distance of 111.27 feet; thence North 89°21'03" West, a distance of 486.39 feet; thence North 00°38'57" East, a distance of 290.80 feet; thence South 89°21'03" East, a distance of 484.94 feet to a point on the East Line of the Southwest Quarter of the Southwest Quarter of said Section 08; thence South 00°38'57" West along the East Line of the Southwest Quarter of the Southwest Quarter of said Section 08, a distance of 179.54 feet to the Point of Beginning, containing 3.24 Acres, which includes 0.32 Acres for Public Highway Easement, subject to all easements, restrictions and covenants of record.

CITY OF CARLISLE APPROVAL SEAL

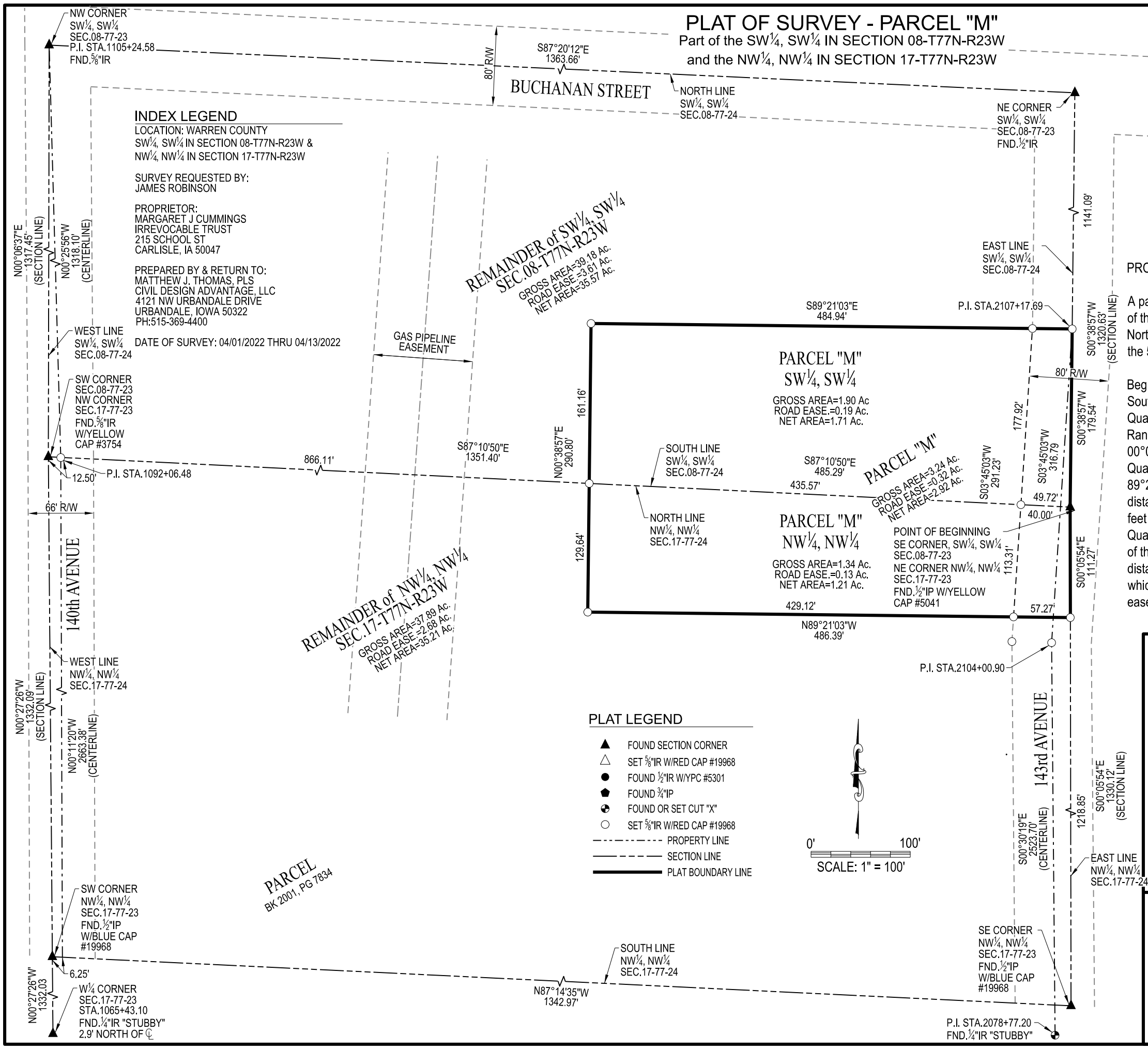
- PLAT LEGEND**
- ▲ FOUND SECTION CORNER
 - △ SET 3/8" IR WIRED CAP #19968
 - FOUND 1/2" IR W/IPC #5301
 - FOUND 3/4" IP
 - FOUND OR SET CUT "X"
 - SET 3/8" IR WIRED CAP #19968
 - - - - - PROPERTY LINE
 - - - - - SECTION LINE
 - PLAT BOUNDARY LINE



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.

Matthew J. Thomas
 MATTHEW J. THOMAS, P.L.S. DATE: 06/06/2022

LICENSE NUMBER 19968
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
 PAGES OR SHEETS COVERED BY THIS SEAL: 1-2



PARCEL
 BK 2001, PG 7834

REMAINDER of SW¹/₄, SW¹/₄
 SEC. 08-T77N-R23W
 GROSS AREA=39.18 Ac.
 ROAD EASE=3.61 Ac.
 NET AREA=35.57 Ac.

REMAINDER of NW¹/₄, NW¹/₄
 SEC. 17-T77N-R23W
 GROSS AREA=37.89 Ac.
 ROAD EASE=2.68 Ac.
 NET AREA=35.21 Ac.

PARCEL "M"
 SW¹/₄, SW¹/₄
 GROSS AREA=1.90 Ac.
 ROAD EASE=0.19 Ac.
 NET AREA=1.71 Ac.

PARCEL "M"
 NW¹/₄, NW¹/₄
 GROSS AREA=1.34 Ac.
 ROAD EASE=0.13 Ac.
 NET AREA=1.21 Ac.

PARCEL "M"
 GROSS AREA=3.24 Ac.
 ROAD EASE=0.32 Ac.
 NET AREA=2.92 Ac.

POINT OF BEGINNING
 SE CORNER, SW¹/₄, SW¹/₄
 SEC. 08-T77-23
 NE CORNER NW¹/₄, NW¹/₄
 SEC. 17-T77-23
 FND. 1/2" IP W/YELLOW
 CAP #5041

DATE	06/06/2022
REVISIONS	
ENGINEER	CIVIL DESIGN ADVANTAGE
TECH	
REVIEW	
FIRST SUBMITTAL	

4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400



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 Part of the SW¹/₄, SW¹/₄ IN SECTION 08-T77N-R23W
 and the NW¹/₄, NW¹/₄ IN SECTION 17-T77N-R23W
 WARREN COUNTY, IA

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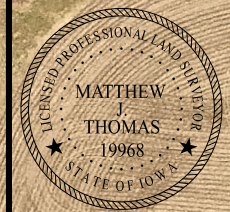
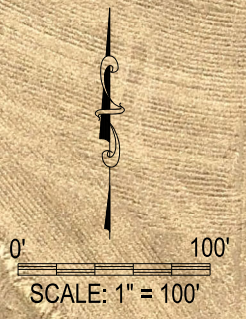
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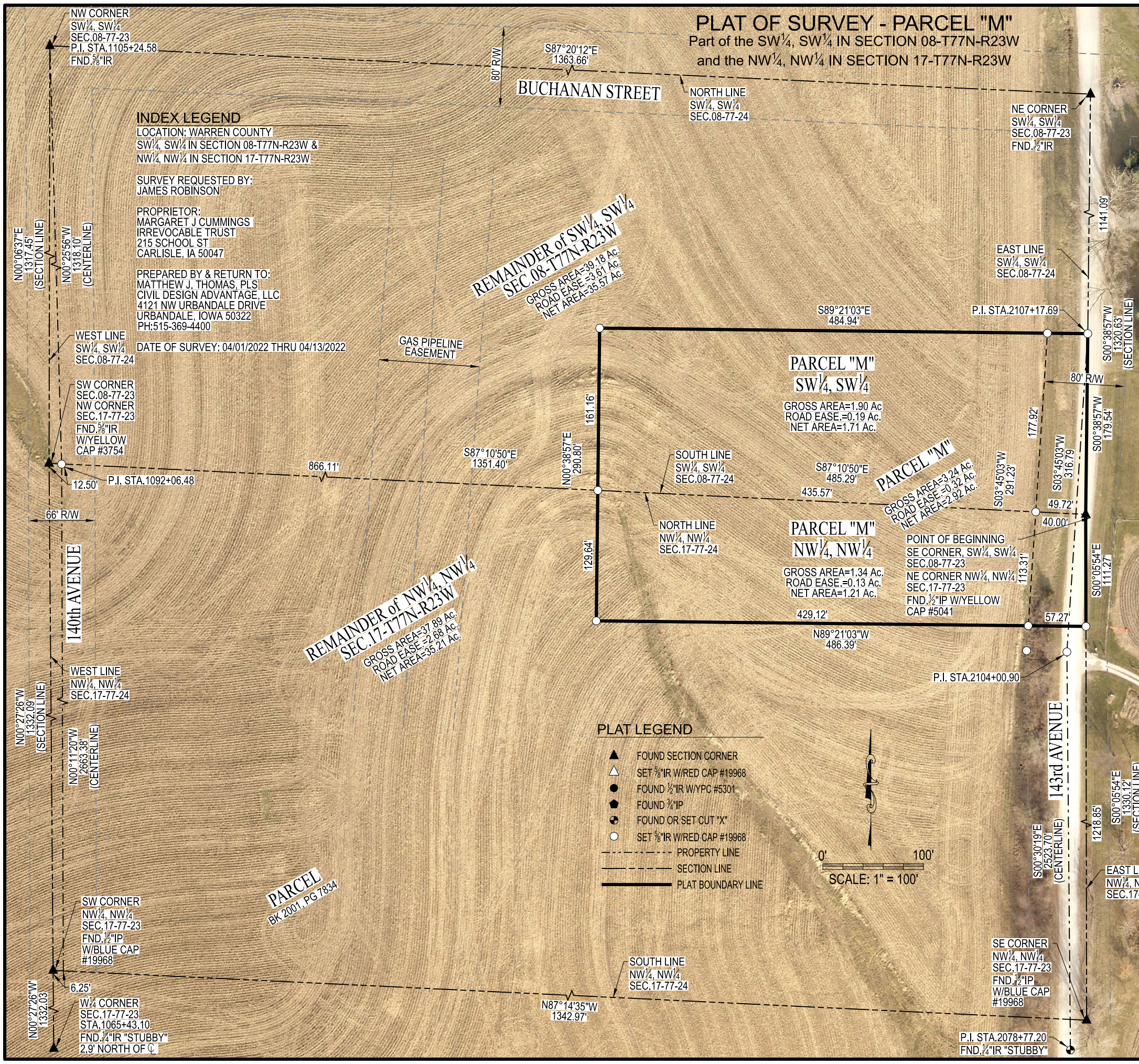
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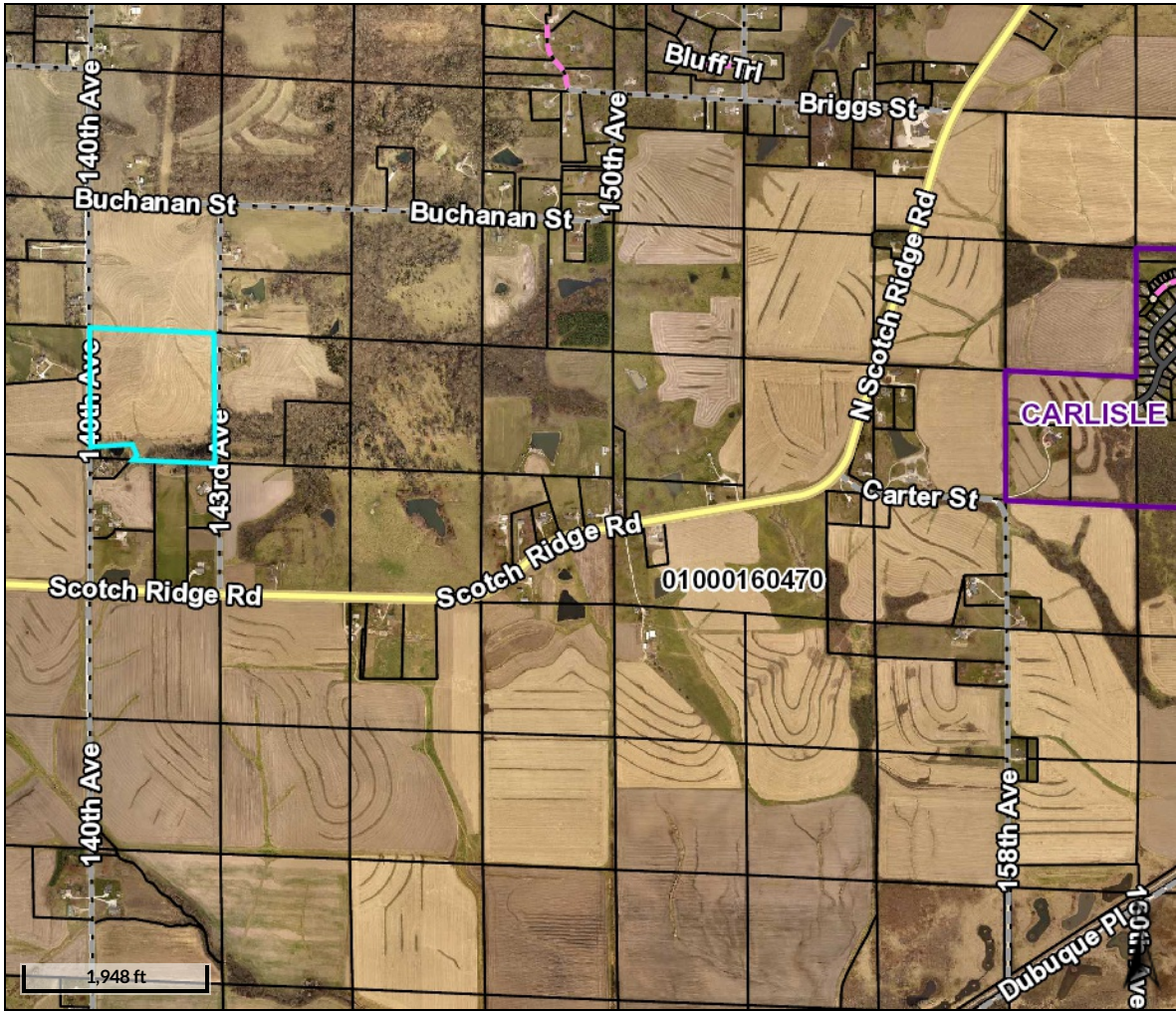
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Matthew J. Thomas
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 DATE

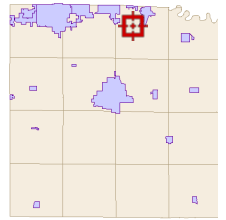
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 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
 PAGES OR SHEETS COVERED BY THIS SEAL:
 1-2



CITY OF CARLISLE APPROVAL SEAL





















Overview



Legend

Roads

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

Parcel ID	01000170440	Alternate ID	n/a	Owner Address	CUMMINGS, MARGARET J IRREV TST
Sec/Twp/Rng	17-77-23	Class	A		215 SCHOOL ST
Property Address		Acreage	35.23		CARLISLE, IA 50047
District	01151				
Brief Tax Description	17-77-23 W 39A NW NW EX 1.69A SW COR				
	<i>(Note: Not to be used on legal documents)</i>				

Disclaimer:

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

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

Date created: 6/7/2022
Last Data Uploaded: 6/6/2022 11:58:25 PM

PLAT OF SURVEY

INDEX LEGEND

LOCATION: SE ¼ OF SW ¼ OF SECTION 14
T 77N, R 23W, WARREN COUNTY, IOWA

OWNER: ZACHERY & PAIGE MOORMAN
6320 SE 60TH ST., 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 5/8" Yellow CR #3754

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL S:

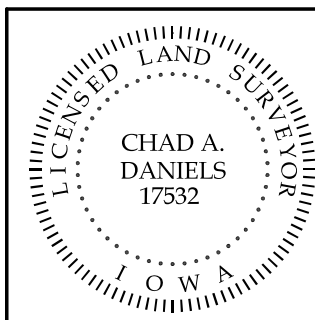
That part of Parcel Z, recorded 2021-13707, of the Southeast Quarter of the Southwest Quarter of Section 14, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows;
Beginning at the Southeast corner of said Southeast Quarter of the Southwest Quarter; thence North 88 degrees 23 minutes 18 seconds West, 280.00 feet along the South line of said Southeast Quarter of the Southwest Quarter; thence North 14 degrees 23 minutes 57 seconds West, 487.51 feet; thence North 62 degrees 45 minutes 27 seconds West, 242.88 feet; thence North 02 degrees 41 minutes 06 seconds West, 749.06 feet to the North line of said Southeast Quarter of the Southwest Quarter; thence South 88 degrees 35 minutes 12 seconds East, 254.14 feet to the Northwest corner of a tract of land described on a Warranty Deed recorded 2012-5533; thence South 00 degrees 18 minutes 46 seconds East, 229.01 feet to the Southwest corner of said tract; thence South 88 degrees 35 minutes 14 seconds East, 391.00 feet to the Southeast corner of said tract also being on the East line of said Southeast Quarter of the Southwest Quarter; thence South 00 degrees 18 minutes 44 seconds East, 1094.59 feet to the Point of Beginning, having an area of 13.63 Acres including 0.19 Acres of Road Easement.

DESCRIPTION - PARCEL T:

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DESCRIPTION - PARCEL U:

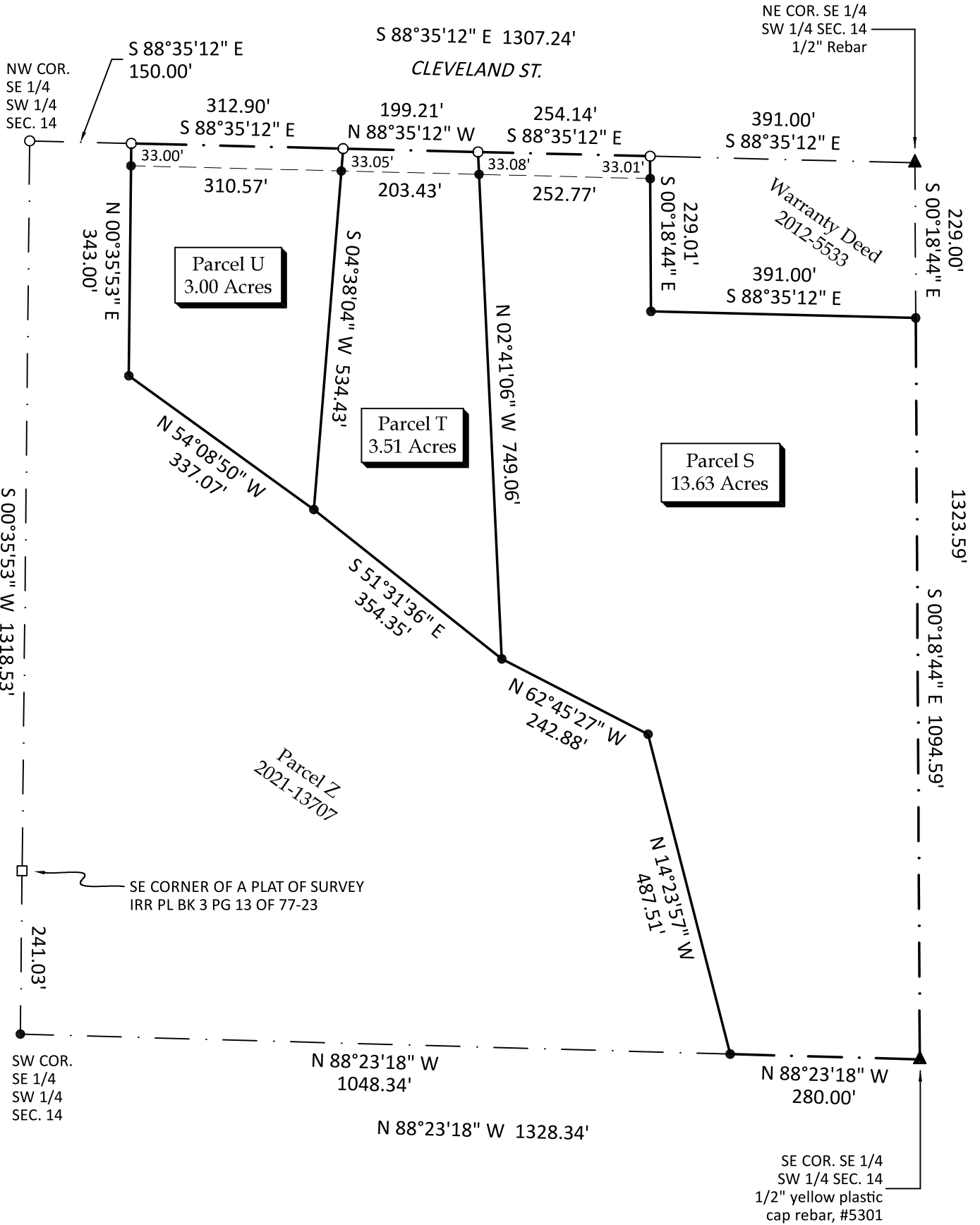
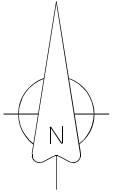
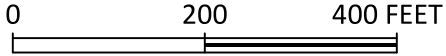
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Commencing at the Northwest corner of said Southeast Quarter of the Southwest Quarter; thence South 88 degrees 35 minutes 12 seconds East, 150.00 feet along the North line of said Southeast Quarter of the Southwest Quarter to the Point of Beginning; thence South 88 degrees 35 minutes 12 seconds East, 312.90 feet along said North line; thence South 04 degrees 38 minutes 04 seconds West, 534.43 feet; thence North 54 degrees 08 minutes 50 seconds West, 337.07 feet; thence North 00 degrees 35 minutes 53 seconds East, 343.00 feet to the Point of Beginning, having an area of 3.00 Acres including 0.24 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 20 MAY 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



NOTE: NONE OF THE MONUMENTS SAID TO BE SET FOR PARCEL Z ON THE ORIGINAL PLAT WERE FOUND.



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

DATE: June 16, 2022

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

RE: Scotch Ridge Plat 3 – Construction Drawing Review
PROJECT #7023.054

FOX Strand has completed the first review for the Scotch Ridge Plat 3 Construction Drawings dated June 16, 2022 and have the following comments:

General Notes (for P&Z/Council):

1. This construction planset fulfills the public improvement requirements for the platting of Parcel 2022-8 (Snap-On) and future Scotch Ridge Plat 3 lots 1 & 2.

Construction Drawings General Comments:

2. Please provide an IDNR Permit Application for review/signature for all public water and sanitary sewer main provided for this plat.
3. 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?
4. There are currently discussions happening between Scotch Ridge LLC and MidAmerican Energy regarding gas service for this area. It is likely that a gas main will need to be routed through this area to service areas to the south. Has there been any thought as to which side of the roadway this gas main will go and specifically how far off of the roadway it will be placed? Would an additional easement be necessary for this gas main? Please review and address the placement of a future gas main as it relates to the proposed infrastructure.
5. Please verify that the temporary easement has been granted by Beasley Farms.

Sheet 2 – Typical Sections and Details:

6. Since subdrain is required, please provide a detail for the rock chimney as described by Bid Item Reference Note for items 7-11.
7. Please “whiteout” the Strand logo on the PV-103X detail. I didn’t mean to leave that on there when I sent it.

Lighting Plan

8. Please provide a street lighting plan. Street lighting is the responsibility of the developer.

Signage Plan

9. Please provide no parking and speed limit signage.

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: June 20, 2022 at 7:00 at the Carlisle City Hall

COUNCIL MEETING: June 27, 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.

Copy to: Deven Markley, City Administrator

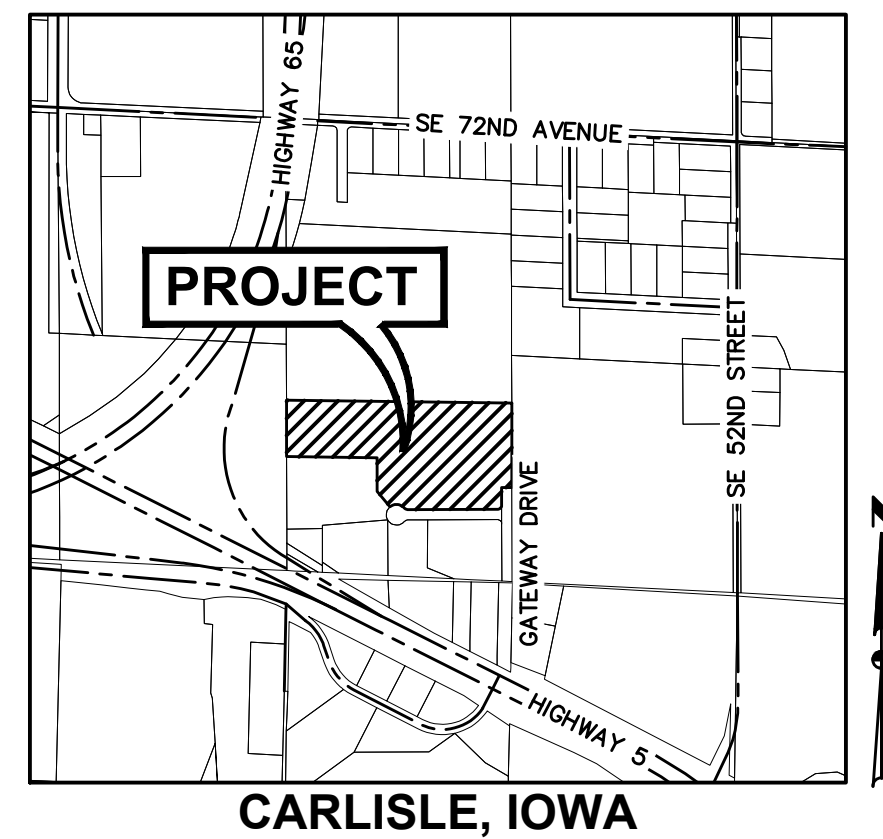
CONSTRUCTION PLANS FOR:

SCOTCH RIDGE PLAT 3

CARLISLE, IOWA

VICINITY MAP

NOT TO SCALE



CARLISLE, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
1	TITLE SHEET
2	TYPICAL SECTIONS AND DETAILS
3	QUANTITIES, GENERAL NOTES, AND BID ITEM REFERENCE NOTES
4	HYDRANT COVERAGE PLAN
5	GRADING AND EROSION AND SEDIMENT CONTROL PLAN
6-7	STORM AND SANITARY SEWER PLAN AND PROFILE
8	WATERMAIN PLAN AND PROFILE

GENERAL LEGEND

PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
SECTION LINE	WATER VALVE BOX
CENTER LINE	FIRE HYDRANT
RIGHT OF WAY	WATER CURB STOP
BUILDING SETBACK	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-502 STORM INTAKE	FLARED END SECTION
TYPE SW-503 STORM INTAKE	DECIDUOUS TREE
TYPE SW-505 STORM INTAKE	CONIFEROUS TREE
TYPE SW-506 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-512 STORM INTAKE	CONIFEROUS SHRUB
TYPE SW-513 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-401 STORM MANHOLE	GUY ANCHOR
TYPE SW-402 STORM MANHOLE	STREET LIGHT
FLARED END SECTION	POWER POLE W/ TRANSFORMER
TYPE SW-301 SANITARY MANHOLE	UTILITY POLE W/ LIGHT
STORM/SANITARY CLEANOUT	ELECTRIC BOX
WATER VALVE	ELECTRIC TRANSFORMER
FIRE HYDRANT ASSEMBLY	ELECTRIC MANHOLE OR VAULT
SIGN	TRAFFIC SIGN
DETECTABLE WARNING PANEL	TELEPHONE JUNCTION BOX
WATER CURB STOP	TELEPHONE MANHOLE/VAULT
STORM SEWER STRUCTURE NO.	TELEPHONE POLE
STORM SEWER PIPE NO.	GAS VALVE BOX
SANITARY SEWER STRUCTURE NO.	CABLE TV JUNCTION BOX
SANITARY SEWER	CABLE TV MANHOLE/VAULT
SANITARY SERVICE	MAIL BOX
STORM SEWER	BENCHMARK
STORM SERVICE	SOIL BORING
WATERMAIN WITH SIZE	UNDERGROUND TV CABLE
WATER SERVICE	GAS MAIN
SAWCUT (FULL DEPTH)	FIBER OPTIC
SILT FENCE	UNDERGROUND TELEPHONE
USE AS CONSTRUCTED (UAC)	OVERHEAD ELECTRIC
MINIMUM OPENING ELEVATION (MOE)	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER WITH SIZE
	STORM SEWER WITH SIZE
	WATER MAIN WITH SIZE

OWNER

SCOTCH RIDGE LLC
544 4TH STREET
WEST DES MOINES, IA 50265-4620

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
CONTACT: ERIN OLLENDIKE
EMAIL: ERINO@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

ZONING

M-1: LIGHT INDUSTRIAL DISTRICT

BULK REGULATIONS

LIGHT INDUSTRIAL DISTRICT (M-1):
MIN. LOT WIDTH: 75'
FRONT SETBACK: 45'
SIDE SETBACK: 10', UNLESS ADJACENT TO ANY R DISTRICT, THEN NO LESS THAN 50'
REAR SETBACK: 45', UNLESS ADJACENT TO ANY R DISTRICT, THEN NO LESS THAN 50'
MIN. LOT SIZE: 10,000 SF

BENCHMARKS

- NW CORNER, NE 1/4, SW 1/4 SEC 33-78-23
ELEVATION=786.36
- NE CORNER, SW 1/4, SW 1/4 SEC 33-78-23
ELEVATION=785.72
- SE CORNER, SW 1/4, SW 1/4 SEC 33-78-23
ELEVATION=649.10
- DES MOINES CITY BM#5795, 8" REBAR WITH 5" PVC SLEEVE COVERED BY AN ALUMINUM HINGE CAP @ NE CORNER E PINE AVENUE AND SE 45TH STREET. POLK COUNTY CAL W/IA RTN 12A
ELEVATION=837.70
- BURY BOLT ON HYDRANT AT NW CORNER OF NORGARD CIRCLE CULD-DE-SAC.
ELEVATION=792.69

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

DATE OF SURVEY

APRIL 25, 2022

SUBMITTAL DATES

FIRST SUBMITTAL: 04/29/2022
SECOND SUBMITTAL: 06/16/2022

CDA
CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322
PH: (515) 369-4400 Fax: (515) 369-4410
2201.023

IOWA
ONE CALL
1-800-292-8989
www.iowaonecall.com

THIS PROJECT REQUIRES AN IOWA NPDES PERMIT #2. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.

THE 2022 EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

PRELIMINARY
NOT FOR CONSTRUCTION

ERIN A. OLLENDIKE, P.E. DATE _____
LICENSE NUMBER 16926
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS

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 PLOTTED BY: ERIN OLLENDIKE

CITY OF CARLISLE STANDARD NOTES FOR PUBLIC IMPROVEMENT PLANS

1. GENERAL NOTES:

- A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF CARLISLE SUPPLEMENTAL SPECIFICATIONS.
- B. A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING WITH THE CITY OF CARLISLE & FOX ENGINEERING.
- C. THE CITY OF CARLISLE MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK. PLEASE CONTACT THE FOLLOWING STAFF:
TOMMY THOMPSON – PUBLIC WORKS SUPERINTENDENT – 515-505-4299; OR,
TONY RHINEHART – WATER/SEWER FOREMAN – 515-249-2055
MITCH HOLTZ – FOX STRAND (ENGINEERING) – 515-233-0000
- D. ALL PERMITS (IDNR, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- E. ALL UTILITY CONTRACTORS AND/OR OWNERS SHALL BE RESPONSIBLE TO PROVIDE THE CITY OF CARLISLE WITH "AS-BUILT" DRAWINGS OF ALL IMPROVEMENTS.
- F. ALL SERVICES SHOULD BE MARKED WITH A PAINTED POST. (WATER-BLUE, STORM-WHITE, SANITARY-GREEN). POSTS SHOULD BE A 6-FOOT POST WITH FOUR- FEET EXPOSED ABOVE GROUND.
- G. A SIGNAGE LIST SHOULD BE SUBMITTED BY THE CONTRACTOR TO THE CITY OF CARLISLE. PUBLIC WORKS WILL VERIFY THE LIST AND ORDER THE SIGNS FROM A LIST OF APPROVED VENDORS. THE CONTRACTOR WILL THEN BE RESPONSIBLE FOR PICKING UP THE SIGNS ONCE DELIVERED TO PUBLIC WORKS AND PLACING THEM IN THE LOCATIONS IDENTIFIED ON THE SIGNAGE PLAN. THE COST OF SIGNS AND RELATED HARDWARE WILL BE BILLED TO THE CONTRACTOR.
- H. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
- I. COORDINATION OF INSTALLATION OF LIGHTING WITH MIDAMERICAN ENERGY OR CARLISLE MUNICIPAL ELECTRIC IS THE CONTRACTOR'S RESPONSIBILITY. THE PROPOSED TIMELINE FOR THAT COORDINATION AND INSTALLATION SHOULD BE COMMUNICATED TO THE CITY OF CARLISLE AND FOX ENGINEERING ONCE THE CONTRACTOR HAS BEEN IN CONTACT WITH THE UTILITY COMPANY.
- J. WE ENCOURAGE YOU TO CONTACT THE CITY OF CARLISLE WITH INFORMATION ON ANY SIGNIFICANT WORK BEING DONE OR POTENTIAL ISSUES AS THEY GENERALLY GET THE FIRST CALLS FROM NEIGHBORS WITH QUESTIONS OR CONCERNS. KEEPING THE CITY INFORMED OF PROGRESS OR SIGNIFICANT ISSUES CAN HELP YOU AVOID POTENTIAL CONFLICTS OR ISSUES WITH SURROUNDING PROPERTY OWNERS.

2. SANITARY SEWER NOTES:

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

3. WATER MAIN NOTES:

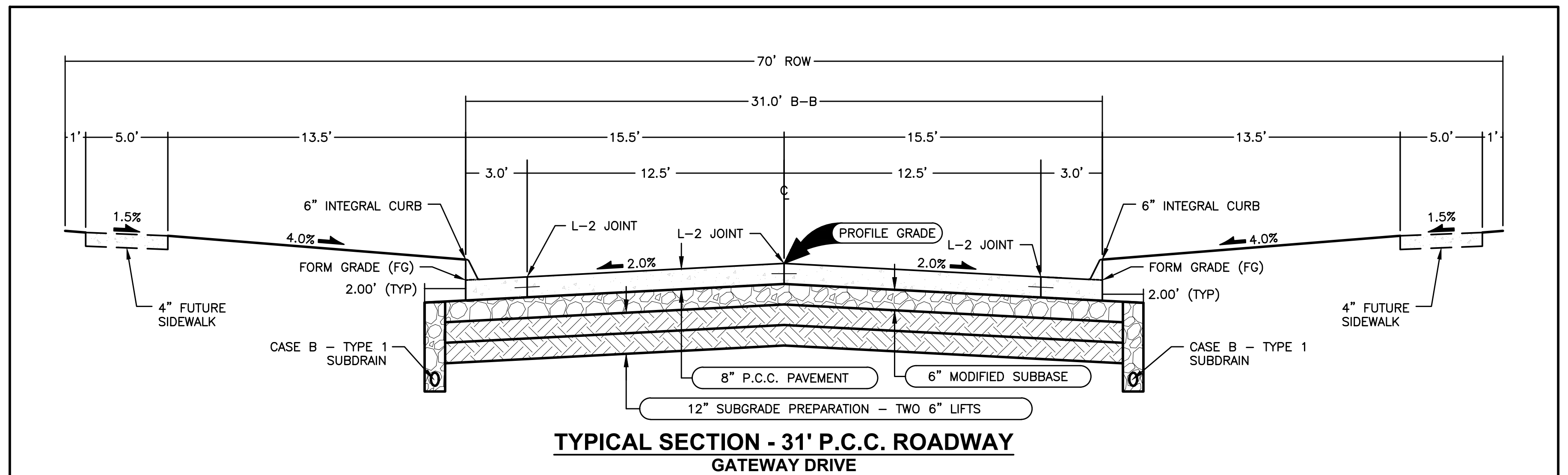
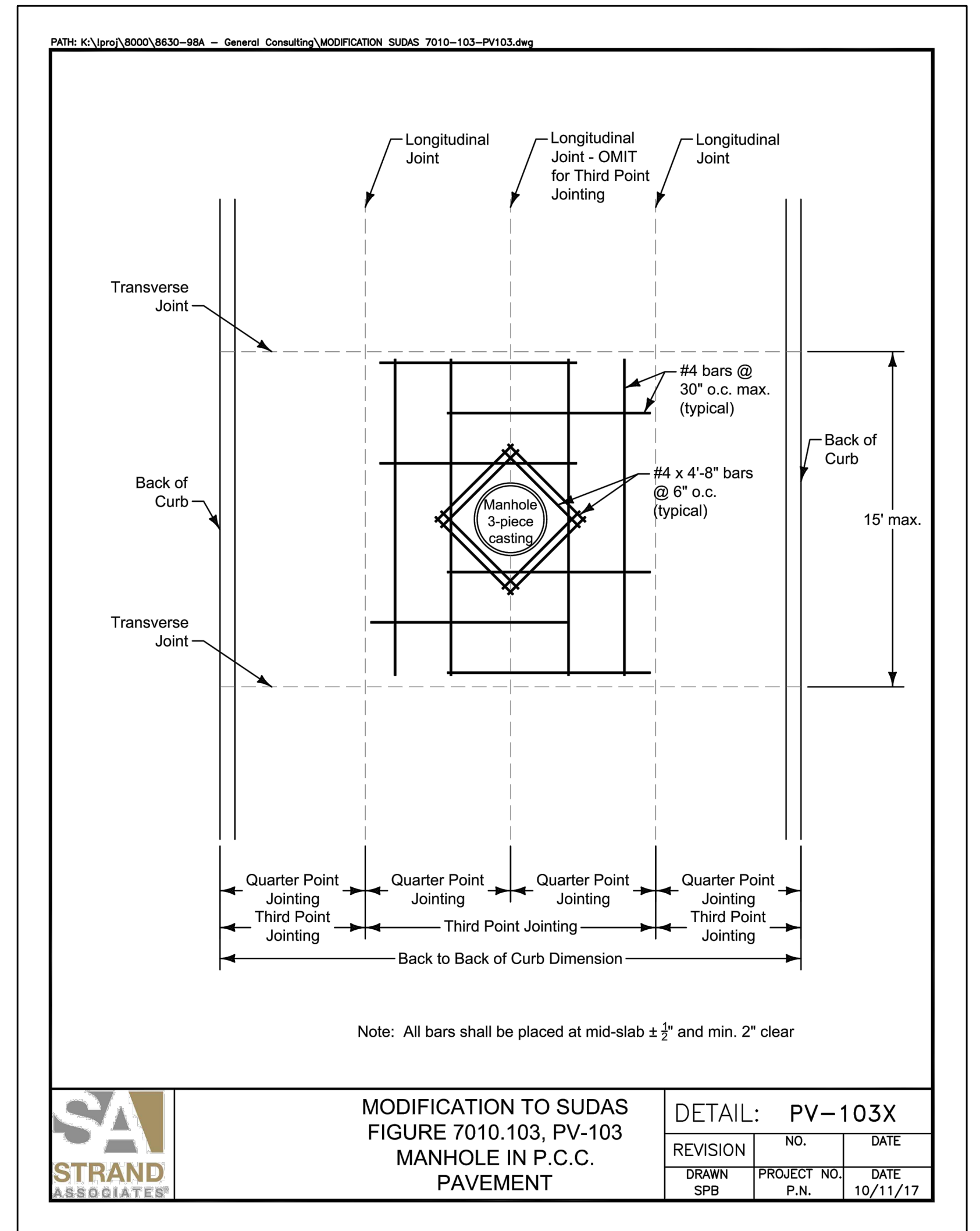
- A. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT,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

4. STORM SEWER NOTES:

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

5. SIGNAGE NOTES:

- A. ALL SIGN BLADES SHALL BE ORDERED/SUPPLIED BY THE CITY OF CARLISLE AND INSTALLED BY THE DEVELOPER. THE CITY WILL BILL THE DEVELOPER FOR THE COSTS ASSOCIATED WITH THE SIGNAGE.
- B. PLEASE CONTACT SHAWN MCKEEVER – STREET FOREMAN – 515-229-3591, FOR ORDERING THE SIGNS.
- C. THE HEIGHT OF SIGNS SHALL BE 7- FEET FROM THE BASE OF THE SIGN TO THE GROUND.
- D. ALL SIGNS SHALL BE NOT LESS THAN 1.5' FROM EDGE OF SIGN TO BACK OF CURB.



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DATE	REVISIONS
06/16/2022	SECOND SUBMITTAL
04/29/2022	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: EKO ENGINEER: JWM



CIVIL DESIGN ADVANTAGE
CARLISLE, IOWA

SCOTCH RIDGE PLAT 3
TYPICAL SECTIONS AND DETAILS



ESTIMATED PROJECT QUANTITIES			
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
1	COMBINED CLEARING AND GRUBBING	AC	1.36
2	STRIPPING, SALVAGING AND SPREAD TOPSOIL	LS	1
3	CLASS 10 EXCAVATION	LS	1
4	SUBGRADE PREPARATION	SY	2,013
5	SANITARY SEWER GRAVITY MAIN, 8" DIA	LF	505
6	SANITARY SEWER SERVICE STUB, 4" DIA	EA	1
7	SUBDRAIN, 6" PERFORATED PVC	LF	509
8	STORM SEWER, TRENCHED, 15" RCP	LF	43
9	STORM SEWER, TRENCHED, 24" RCP	LF	312
10	STORM SEWER, TRENCHED, 30" RCP	LF	330
11	STORM SEWER, TRENCHED, 36" REIN. CONCRETE ARCH PIPE	LF	171
12	STORM SEWER, 15" RCP APRON W/ APRON GUARD	EA	2
13	STORM SEWER, 24" RCP APRON W/ APRON GUARD	EA	1
14	STORM SEWER, 30" RCP APRON W/ APRON GUARD	EA	1
15	WATER MAIN SERVICE, 6" DIA	LF	50
16	WATER MAIN, 8" DIA	LF	513
17	FIRE HYDRANT ASSEMBLY	EA	1
18	TEMPORARY FIRE HYDRANT ASSEMBLY (RELOCATE)	EA	1
19	MANHOLE, SW-301, 48" (SANITARY SEWER)	EA	1
20	MANHOLE, SW-401, 60" (STORM SEWER)	EA	1
21	INTAKE, SW-501	EA	1
22	INTAKE, SW-503 MOD	EA	1
23	PAVEMENT, 8" P.C.C.	SY	1,769
24	SEEDING, FERTILIZING, AND MULCHING	AC	0.99
25	PERMANENT ROAD CLOSURE, URBAN, SI-182 (RELOCATE)	EA	5
26	EROSION CONTROL	LS	1
27	TRAFFIC CONTROL	LS	1
28	SANITARY SEWER CLEANOUT	EA	1
29	36 REIN. CONCRETE ARCH PIPE CONCRETE COLLAR	EA	1

ESTIMATE REFERENCE INFORMATION	
Data listed below is for informational purpose only and shall not constitute a basis for any extra work orders.	
ITEM NO.	DESCRIPTION
	THE 2022 EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.
	ALL REFERENCES TO SECTIONS AND FIGURES ARE TO THE SUDAS STANDARD SPECIFICATIONS.
1	CLEAR AND GRUB ALL AREAS AFFECTED BY GRADING OPERATIONS. THE CONTRACTOR SHALL FIELD VERIFY CLEARING AND GRUBBING NEEDS PRIOR TO BIDDING. INCLUDES REMOVAL OF ANY EXISTING FIELD FENCE. ALL MATERIAL THAT IS REMOVED FROM THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR. INCLUDED REMOVAL OF EXISTING CROPS FOR CONSTRUCTION OF TEMPORARY ACCESS. DO NOT DISTURB CROPS OUTSIDE OF THE PROJECT LIMITS. AREA SHOWN FOR REFERENCE ONLY.
2	STRIP, SALVAGE AND RE-SPREAD TOPSOIL PER SECTION 2010 OF SUDAS STANDARD SPECIFICATIONS OR PROVIDE THE CITY WITH A TOPSOIL PRESERVATION PLAN. TOPSOIL TO BE RESPREAD SHALL BE FREE OF ROCK AND DEBRIS AND BE SUITABLE FOR THE GROWTH OF GRASS. COORDINATE LOCATION OF STOCKPILE WITH OWNER.
3	EXCAVATION INCLUDES ALL WORK NECESSARY TO ACHIEVE PROPER GRADES AS SHOWN IN THE PLANS. NO PAYMENT FOR OVERHAUL SHALL BE ALLOWED.
4	REFER TO SHEET 2 FOR TYPICAL LOCATIONS AND THICKNESS.
5	SANITARY SEWER SHALL BE PVC SDR 26 PIPE OR PVC TRUSS PIPE. ANY CONNECTIONS TO EXISTING SANITARY SEWER SHALL BE CONSIDERED INCIDENTAL. REFER TO FIG. 3010.101 AND 3010.103 FOR PIPE EMBEDMENT DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. EXISTING SANITARY SEWER WILL NEED TO BE RETESTED AFTER SADDLE WYE INSTALLATION.
6,15	REFER TO PLAN AND PROFILE SHEETS FOR LOCATION AND DEPTH.
7-11	REFER TO FIGURE 3010.102 FOR TRENCH BEDDING AND BACKFILL ZONE DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. CONNECTIONS TO EXISTING STORM SEWER PIPE AND STRUCTURES SHALL BE CONSIDERED INCIDENTAL. WRAP ALL PIPE JOINTS IN ENGINEERING FABRIC. CLEAN AND TELEVISION SANITARY AND STORM SEWER PRIOR TO PAVING AND PROVIDE TELEVISION REPORT TO CITY IN HARD COPY AND DISC FORMAT. TELEVISION SHALL BE CONSIDERED INCIDENTAL. ALL STORM SEWER PIPE THAT CROSSES OVER WATERMAIN SHALL HAVE O-RING GASKETS JOINT RATED AT 13 PSI OR GREATER. O-RING GASKET JOINTS SHALL BE INSTALLED ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATER TO THE SEWER IS AT LEAST 10 FEET. THE ROCK CHIMNEY IS INCIDENTAL TO STORM SEWER CONSTRUCTION WHEN THE STORM SEWER HAS DUAL PURPOSE OF STORM SEWER AND SUBDRAIN.
12-14	THE LAST THREE SECTIONS AND APRON SHALL BE CONNECTED WITH PIPE CONNECTORS. REFER TO FIG. 4030.221 - RCP APRON SECTION FOOTING FOR FOOTING CONSTRUCTION DETAILS. APRON GUARD REQUIRED ON ALL APRONS. RCP APRON FOOTING, PIPE APRON GUARD AND PIPE CONNECTORS TO BE CONSIDERED INCIDENTAL. INSTALL CLAY WATERSTOPS AT ALL RCP APRONS, MIN. 3' LONG.
15-18	REFER TO FIG. 3010.101 AND FIG. 3010.104 FOR TRENCH BEDDING AND BACKFILL ZONE DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. REFER TO FIG. 5010.101 FOR THRUST BLOCK DETAILS. REFER TO FIG. 5010.102 FOR TRACER SYSTEM DETAILS. ALL FITTINGS, POLYETHYLENE WRAP, THRUST BLOCKS, AND TRACER WIRE SYSTEM SHALL BE CONSIDERED INCIDENTAL.
17	REFER TO FIG. 5020.201 - FIRE HYDRANT ASSEMBLY FOR FIRE HYDRANT CONSTRUCTION DETAILS. INCLUDES ANCHORING TEE, ANCHORING ELBOW, GATE VALVE, VALVE BOX, ANCHORING PIPE, ANCHORING COUPLING, ELBOWS, 5" STORZ FITTINGS, POLYETHYLENE WRAP, THRUST BLOCK AND TRACER WIRE SYSTEM AND FIRE HYDRANT.
17-18	REFER TO WATERMAIN PLAN AND PROFILE SHEETS FOR LOCATIONS OF HYDRANTS.
19	REFER TO FIG.6010.301 - CIRCULAR SANITARY SEWER MANHOLE (SW-301) FOR CONSTRUCTION DETAILS. WHEN CASTINGS ARE NOT IN PAVEMENT, INSTALL MANHOLE CONE SECTION, MANHOLE STEPS, AND RING/COVER CASTING SUCH THAT SEPARATION IS MAINTAINED BETWEEN MANHOLE COVERS AND PAVED AREAS (BACK OF CURB, SIDEWALK PAVEMENT, SIDEWALK APPROACHES/RAMPS). ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED.

ESTIMATE REFERENCE INFORMATION	
Data listed below is for informational purpose only and shall not constitute a basis for any extra work orders.	
ITEM NO.	DESCRIPTION
20	REFER TO FIG. 6010.401 - CIRCULAR STORM SEWER MANHOLE (SW-401) FOR CONSTRUCTION DETAILS. MANHOLE INSIDE DIAMETERS GREATER THAN 48" SHALL BE CONSIDERED INCIDENTAL.
20-22	REFER TO FIG. 6010.514 - BOXOUTS FOR GRATE INTAKES. REFER TO FIG. 6010.603 - CASTINGS FOR GRATE INTAKES FOR TYPE R GRATE DETAILS AND FIG. 6010.602 - CASTINGS FOR STORM SEWER MANHOLES FOR TYPE E CASTING DETAILS. THE MAXIMUM HEIGHT OF ADJUSTING RINGS ALLOWED FOR INTAKE CASTINGS IS 6". THE MAXIMUM HEIGHT OF ADJUSTING RINGS ALLOWED FOR MANHOLE CASTINGS IS 12".
21	REFER TO FIG. 6010.501 - SINGLE GRATE INTAKE (SW-501) FOR CONSTRUCTION DETAILS.
22	REFER TO FIG. 6010.503 - SINGLE GRATE INTAKE WITH MANHOLE (SW-503) FOR CONSTRUCTION DETAILS.
23	REFER TO FIG. 7010.101 - JOINTS (PV-101) FOR JOINT DETAILS. MAXIMUM CD JOINT SPACING IS 15 FEET.
24	THE SITE SEEDING SHALL CONFORM TO THE SPECIFICATION FOR TYPE (1) PERMANENT LAWN MIXTURE AND TYPE (4) URBAN TEMPORARY EROSION CONTROL SEED MIXTURE. SEEDING QUANTITIES -TYPE 1 PERMANENT LAWN MIXTURE = 0.33 AC -TYPE 4 URBAN TEMPORARY EROSION CONTROL MIXTURE = 0.66 AC
25	REFER TO SHEET 6 FOR LOCATIONS.
26	REFER TO SHEET 5 OF THE CONSTRUCTION DRAWINGS FOR EROSION AND SEDIMENT CONTROLS. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR SPECIFIC DETAILS.
27	ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ROAD BARRICADES AT THE END OF EXISTING PAVEMENTS UNTIL THE PROJECT IS ACCEPTED.
28	REFER TO SHEET 6 FOR LOCATION.
29	REFER TO SHEET 6 FOR LOCATION.

GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE 2022 EDITION OF SUDAS STANDARD SPECIFICATIONS.
- WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.
- THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING HIS EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN ALL SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT. INCLUDING STAGING OF CONSTRUCTION DETAILS.
- THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE PROPOSED AND EXISTING RIGHT OF WAY, CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
 - CITY OF CARLISLE
 - APPROPRIATE UTILITY COMPANIES
 - OWNER
 - CIVIL DESIGN ADVANTAGE
- SPECIAL CARE SHALL BE TAKEN WHEN FORMING AT INTERSECTIONS SO THE PROFILES SHOWN ON THE PLANS AND THE ELEVATIONS SHOWN ON THE INTERSECTION DETAILS ARE OBTAINED. SHORT LENGTHS OF FORMS OR FLEXIBLE FORMS MAY BE NECESSARY AT THESE LOCATIONS.
- TO OBTAIN THE CORRECT FORM GRADES AT LOW POINTS WHERE INTAKES ARE LOCATED, THE CONTRACTOR MUST EXERCISE ADDITIONAL CARE WHEN PAVING FULL WIDTH PAVEMENTS. THIS MAY REQUIRE POURING ONE HALF OF THE PAVEMENT AT A TIME OR OTHER METHODS APPROVED BY THE ENGINEER.
- THE CONTRACTOR MAY BE REQUIRED AS DIRECTED BY THE ENGINEER OR THE CITY, TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY. THIS SHALL BE INCIDENTAL TO THE BID ITEM TRAFFIC CONTROL. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ROAD BARRICADES AT END OF EXISTING PAVEMENTS UNTIL THE PROJECT IS ACCEPTED.

- PLAN AND PROFILE SHEETS INCLUDED IN THE PROJECT ARE FOR THE PURPOSE OF ALIGNMENT, LOCATION AND SPECIFIC DIRECTIONS FOR WORK TO BE PERFORMED UNDER THIS CONTRACT. IRRELEVANT DATA ON THESE SHEETS IS NOT TO BE CONSIDERED A PART OF THIS CONTRACT.
- THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
- THE CONTRACTOR IS REQUIRED TO BE FAMILIAR WITH AND COMPLY WITH OSHA STANDARDS. NOTHING WITHIN THESE PLANS SHALL RELIEVE THE CONTRACTOR OF THIS REQUIREMENT.
- ALL MATERIAL TESTING SHALL BE CONSIDERED INCIDENTAL TO OTHER CONSTRUCTION.
- PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. (MUTCD)
- ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- SIDEWALKS, ACCESSIBLE CURB RAMPS AND SIDEWALK RAMPS INCLUDING RAISED TRUNCATED DOME AND DETECTABLE WARNINGS AND WARNING PANELS SHALL BE DESIGNED AND INSTALLED TO THE LATEST P.R.O.W.A.G. AND A.D.A. REQUIREMENTS.
- PLACE 3/4" EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDINGS. PLACE 1/2" EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C PAVEMENT. THE PCC RAMP JOINT LOCATED AT THE BACK OF CURB AND ALL EXPANSION JOINTS SHALL BE SEALED.
- REMOVE DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY AND BEFORE RAIN EVENTS.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE R.O.W.
- ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- IN THE EVENT OF A DISCREPANCY BETWEEN DETAILED PLANS AND QUANTITIES, THE DETAILED PLANS SHALL GOVERN.
- ALL FIELD TILES ENCOUNTERED SHALL BE REPAIRED AND CONNECTED TO STORM SEWERS WHERE POSSIBLE. LOCATIONS SHALL BE PROVIDED TO THE ENGINEER FOR NOTATION ON AS-BUILTS.
- ALL CONSTRUCTION STAKING TO BE COMPLETED UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR. ALL CURB DROPS AND SIDEWALK/SHARED USE PATH SHALL ALSO BE STAKED UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR
- A GEOTECHNICAL ENGINEER SHALL BE ONSITE DURING CONSTRUCTION AND FOR PROOF ROLLING TO INSPECT SOILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE GEOTECHNICAL ENGINEER IS PRESENT.

- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING AND TELEVISION ALL STORM AND SANITARY SEWERS. ALL SANITARY SEWER MANHOLES ARE TO BE VACUUM TESTED.
- ALL FIRE HYDRANTS INCLUDING ANY RELOCATED HYDRANTS SHALL HAVE 5-INCH STORZ FITTINGS.
- ALL PROPOSED PEDESTRIAN CROSSINGS SHALL BE INSTALLED AS PART OF THE PLAT IMPROVEMENTS.
- ALL CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE DRILLED AND USE A LINK SEAL.
- ANY FIELD FENCE LOCATED WITHIN THE PROPERTY IS TO BE REMOVED.
- ALL EXISTING AND PROPOSED MANHOLES SHALL HAVE A MINIMUM OF 1 - 4" ADJUSTING RING TO ALLOW FOR FUTURE ADJUSTMENT SHOULD THE STRUCTURE END UP IN A DRIVEWAY.
- THIS SITE WILL HAVE SAWCUTTING AND CONCRETE GRINDING SO PROTECTION OF STORM SEWERS AND DRAINAGE WAYS FROM SLURRY WILL NEED TO OCCUR FOR ALL OFFSITE DISCHARGE.
- THE OWNERS OF THE LOTS ARE RESPONSIBLE FOR THE COSTS ASSOCIATED WITH PLACING FUTURE SIDEWALKS. THE SIDEWALKS SHALL BE INSTALLED WITHIN 3 MONTHS OF NOTIFICATION FROM THE CITY.

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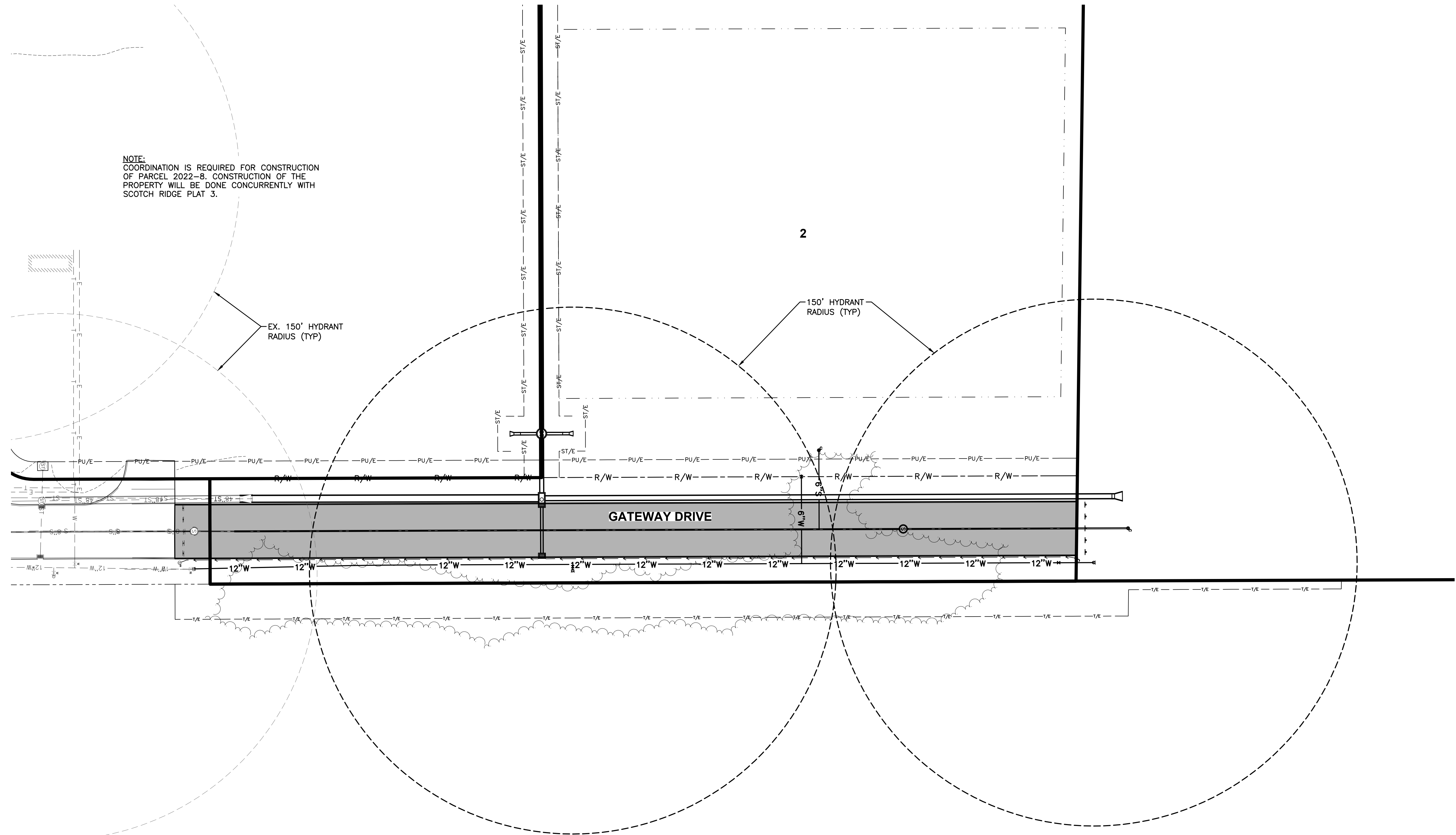
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 CIVIL DESIGN ADVANTAGE
 CARLISLE, IOWA

SCOTCH RIDGE PLAT 3
 QUANTITIES, GENERAL NOTES AND
 BID ITEM REFERENCE NOTES

3/8
 2201.023



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 DATE: 6/16/2022



NOTE:
 COORDINATION IS REQUIRED FOR CONSTRUCTION
 OF PARCEL 2022-8. CONSTRUCTION OF THE
 PROPERTY WILL BE DONE CONCURRENTLY WITH
 SCOTCH RIDGE PLAT 3.

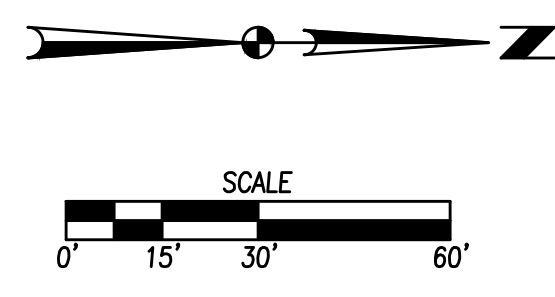
EX. 150' HYDRANT
 RADIUS (TYP)

2

150' HYDRANT
 RADIUS (TYP)

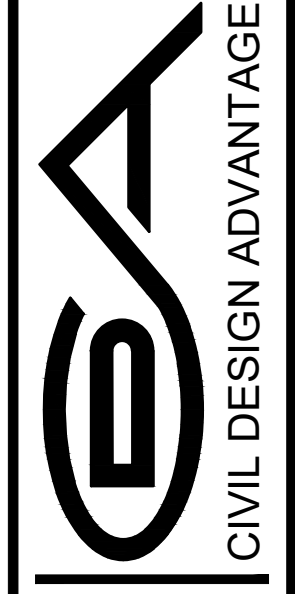
GATEWAY DRIVE

12" W 12" W 12" W 12" W 12" W 12" W 12" W 12" W 12" W 12" W 12" W 12" W 12" W 12" W 12" W 12" W 12" W 12" W



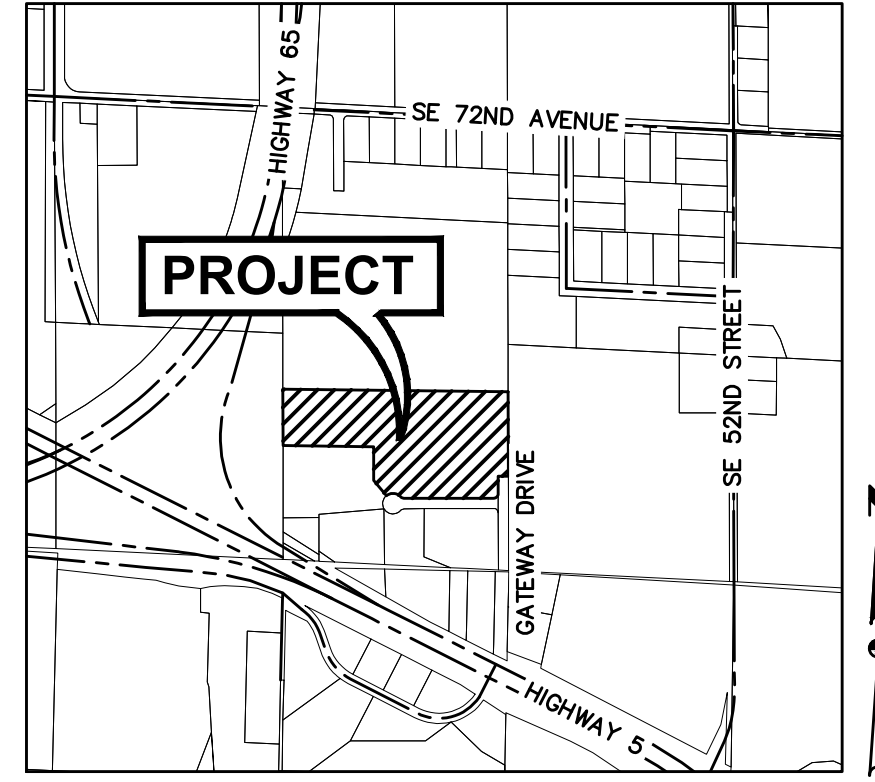
DATE	06/16/2022
REVISIONS	
SECOND SUBMITTAL	
FIRST SUBMITTAL	04/29/2022

4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: EKO ENGINEER: JWM



SCOTCH RIDGE PLAT 3
 HYDRANT COVERAGE PLAN

VICINITY MAP
NOT TO SCALE



CARLISLE, IOWA

SCOTCH RIDGE PLAT 3

GRADING AND EROSION AND SEDIMENT CONTROL PLAN

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	824
2	SEEDING, FERTILIZING, AND MULCHING	AC	0.99
3	INLET PROTECTION DEVICES	EA	2
4	CONCRETE WASHOUT PIT	EA	1

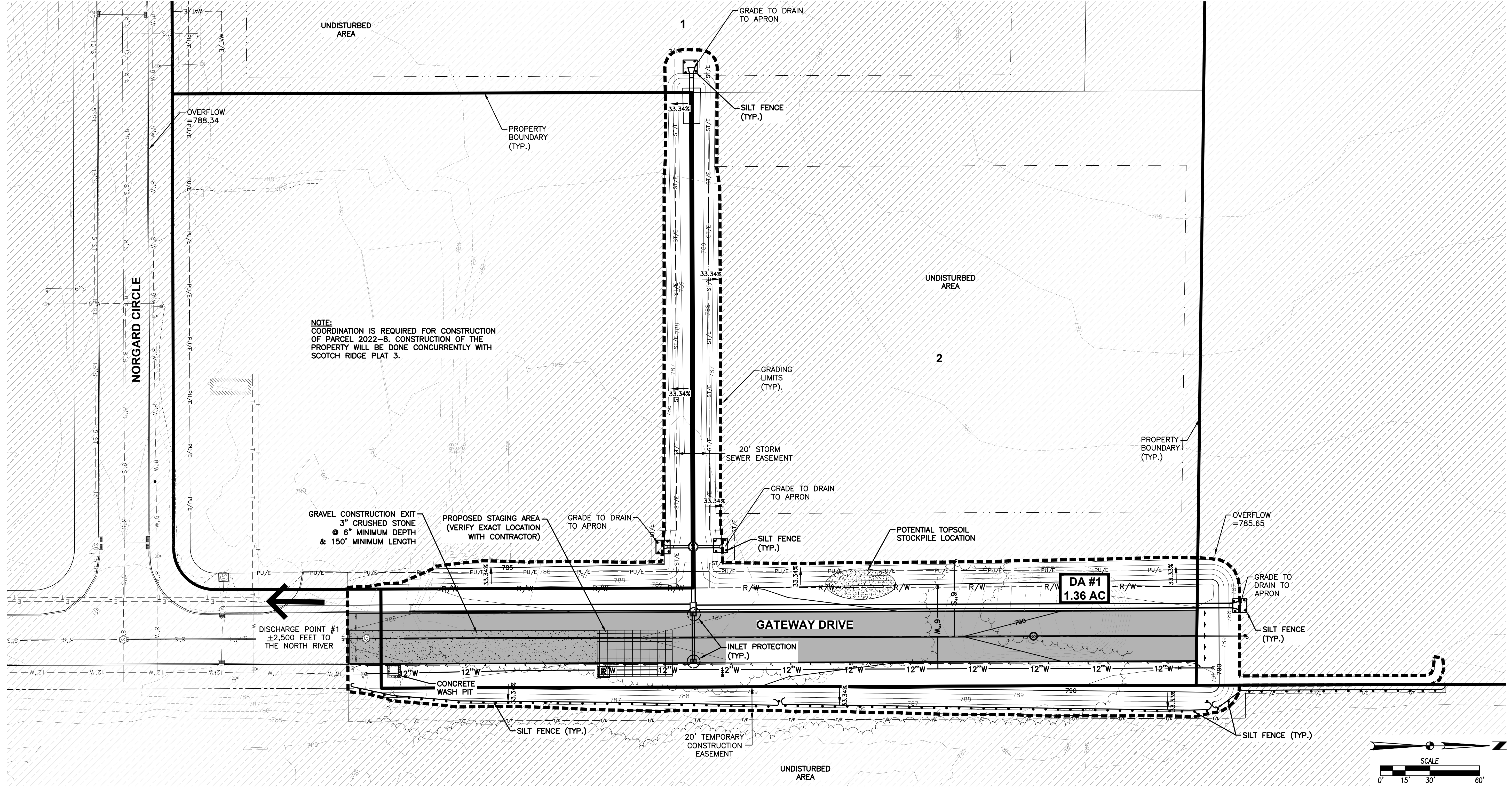
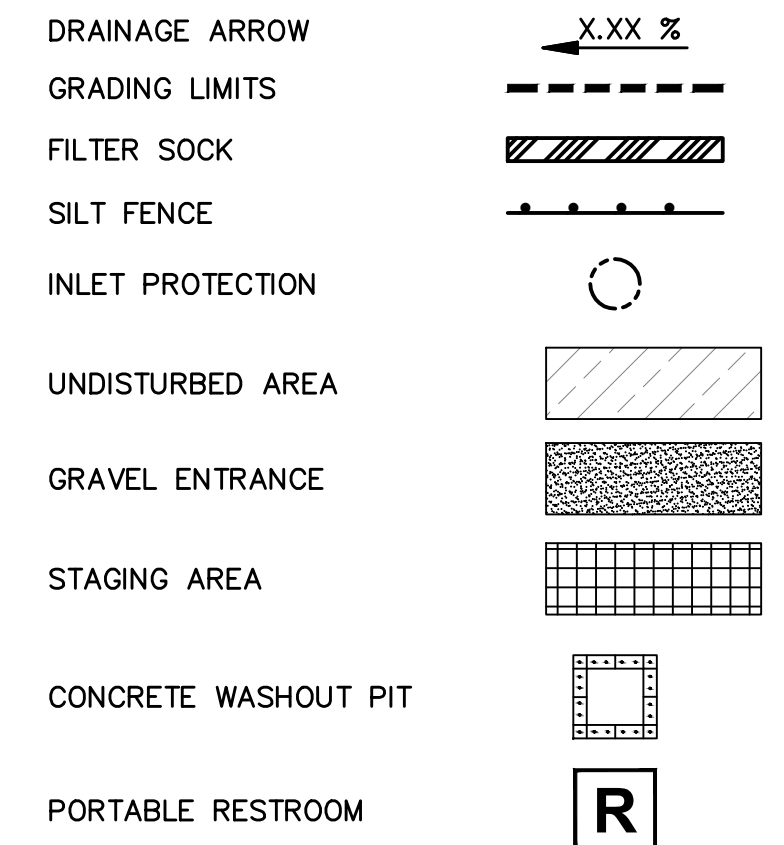
NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO THE NORTH RIVER ±2,500 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	1.36 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	4,896 CU FT
VOLUME PROVIDED IN SILT FENCE (824 LF @ 9.0 CU FT/LF OF FENCE)	7,416 CU FT
TOTAL VOLUME PROVIDED	7,416 CU FT

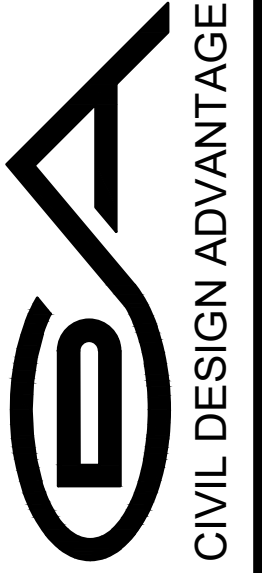
SWPPP LEGEND



NOTE:
COORDINATION IS REQUIRED FOR CONSTRUCTION OF PARCEL 2022-B. CONSTRUCTION OF THE PROPERTY WILL BE DONE CONCURRENTLY WITH SCOTCH RIDGE PLAT 3.

COMMENT: SWPPP.DWG
 DATE: 6/16/2022 8:54 AM
 PLOTTED BY: BVA HEROLD
 FILE: H:\2022\2201023\SWPPP\2201023-GRADING & SWPPP.DWG

4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: EKO ENGINEER: JWM

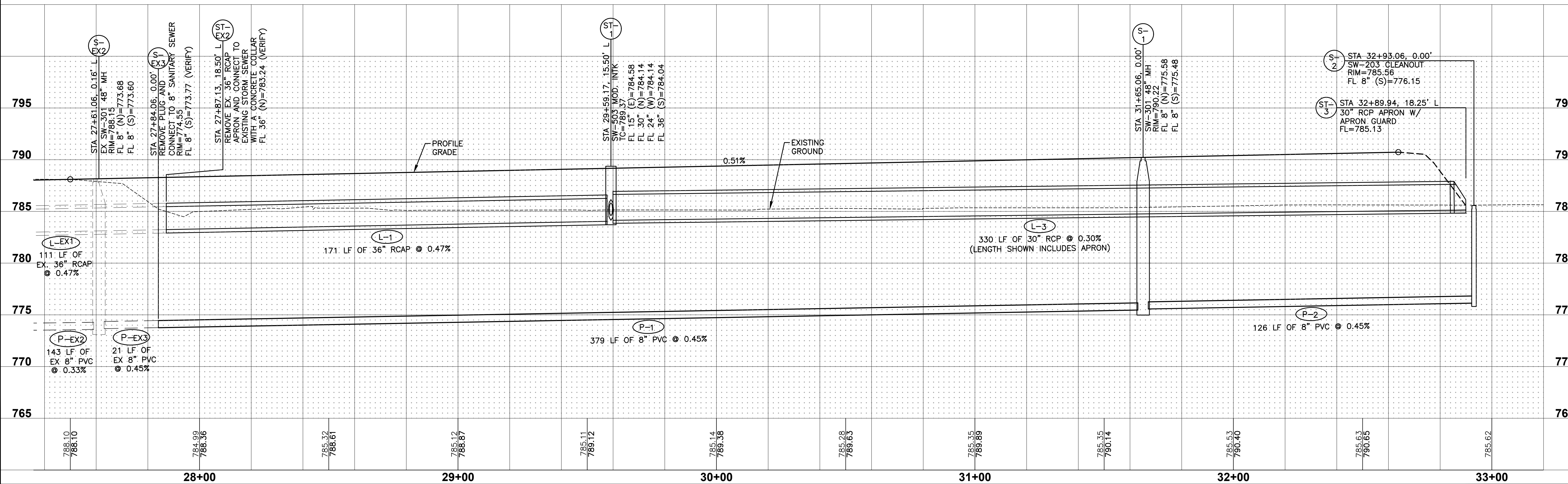
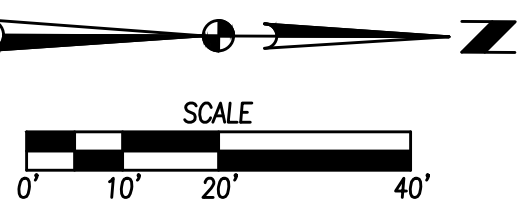
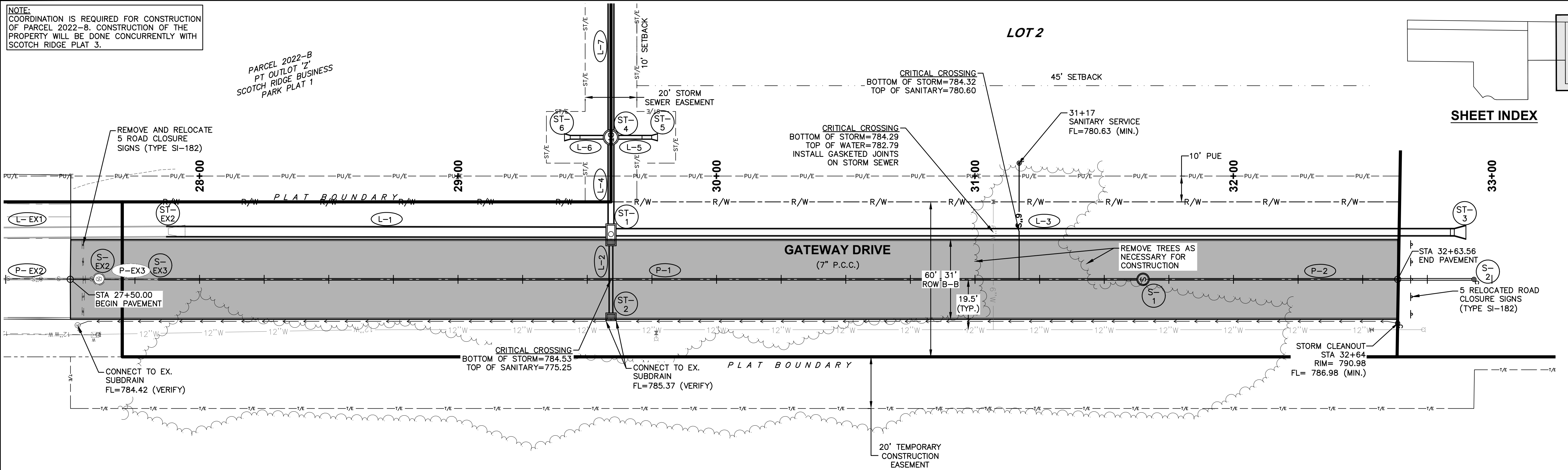


SCOTCH RIDGE PLAT 3
GRADING & EROSION AND SEDIMENT CONTROL PLAN
 CARLISLE, IOWA

5/8
 2201.023

NOTE:
COORDINATION IS REQUIRED FOR CONSTRUCTION OF PARCEL 2022-8. CONSTRUCTION OF THE PROPERTY WILL BE DONE CONCURRENTLY WITH SCOTCH RIDGE PLAT 3.

PARCEL 2022-B
PT OUTLOT "Z"
SCOTCH RIDGE BUSINESS
PARK PLAT 1



FILE: H:\2022\2201023\WORK\2201023-PROP.DWG
 COMMENT: SCOTCH RIDGE BUSINESS PARK PLAT 1
 PLOTTED BY: GVA/HEROLD
 DATE: 6/16/2022 8:54 AM

DATE: _____
 REVISIONS: _____
 SECOND SUBMITTAL: _____
 FIRST SUBMITTAL: _____

06/16/2022
 04/29/2022

4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JWM
 ENGINEER: EKO

CIVIL DESIGN ADVANTAGE

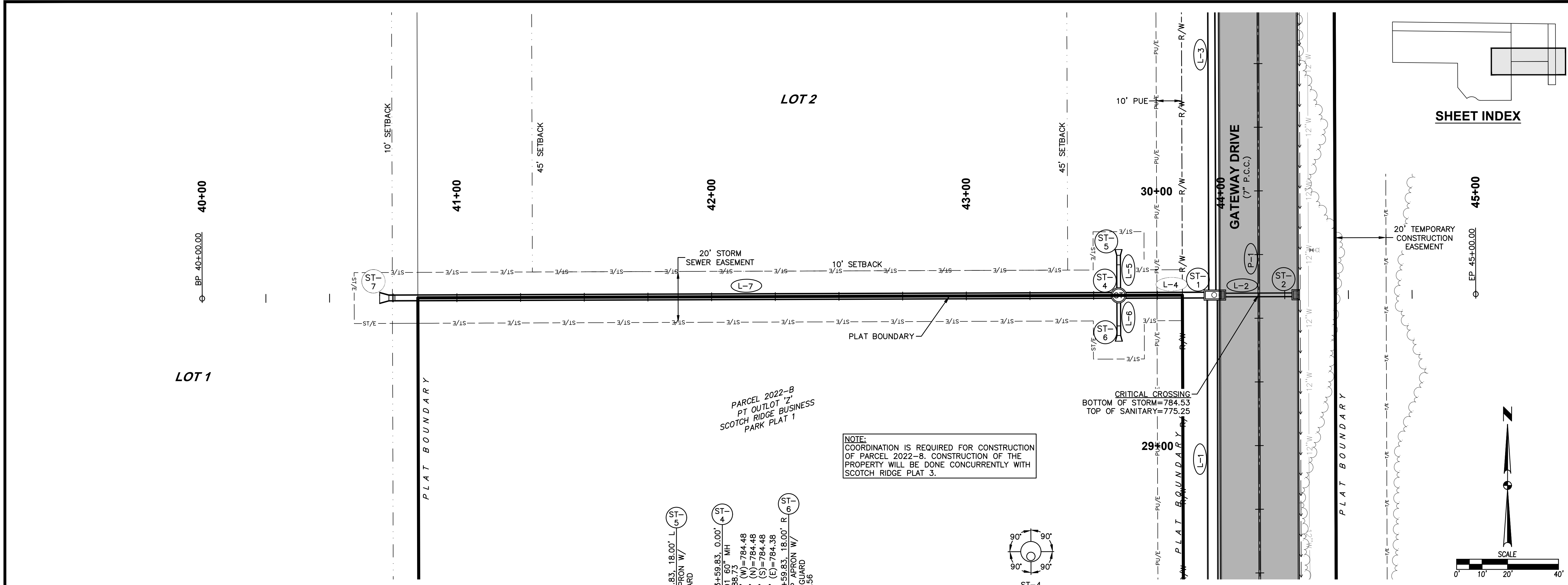
SCOTCH RIDGE PLAT 3

STORM & SANITARY SEWER PLAN AND PROFILE

2201.023

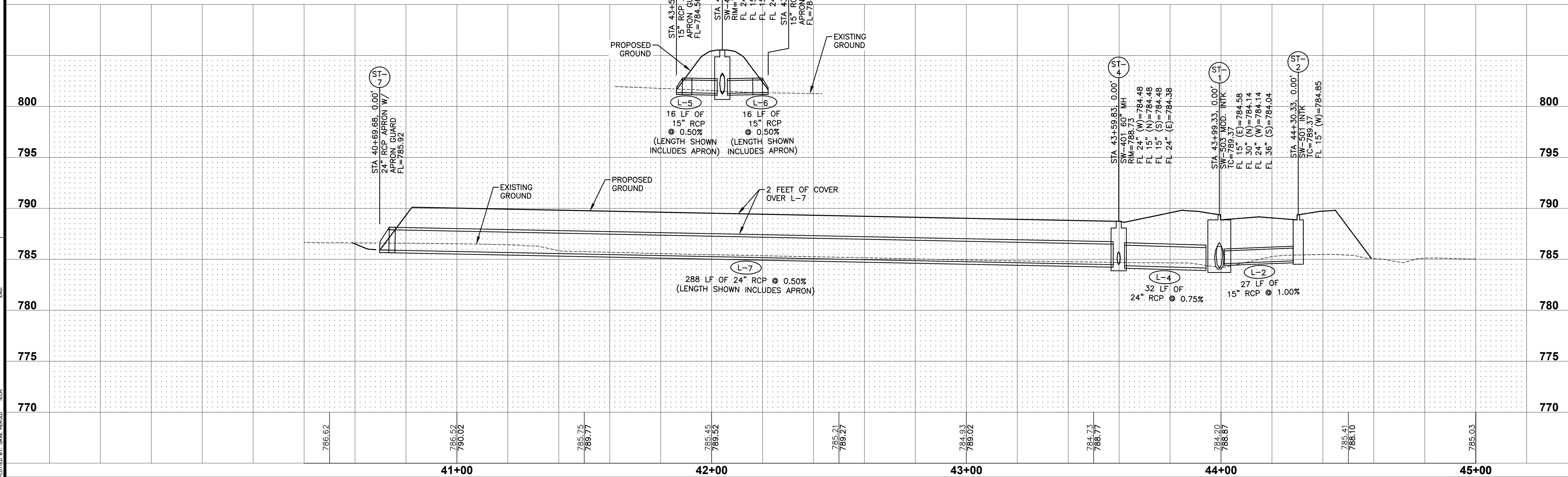
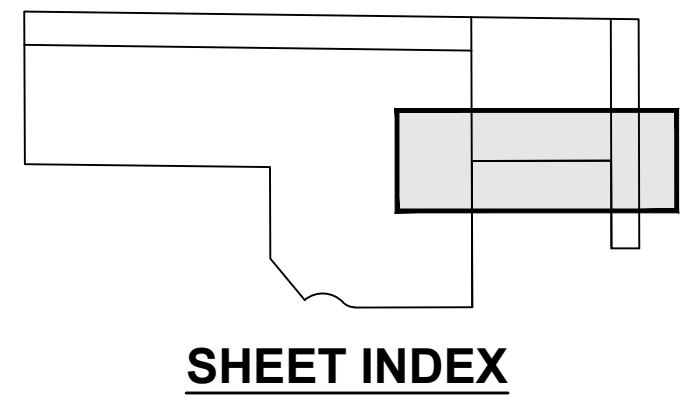
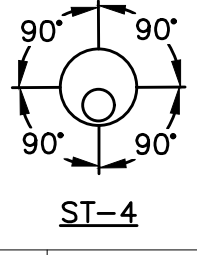
CARLISLE, IOWA

FILE: H:\2022\2201023\WMS\2201023-PROP.DWG
 COMMENT: 24" RCP APRON W/ APRON GUARD
 PLOTTED BY: GVAE HEROLD
 DATE: 6/16/2022 8:54 AM



PARCEL 2022-B
 PT OUTLOT '12'
 SCOTCH RIDGE BUSINESS
 PARK PLAT 1

NOTE:
 COORDINATION IS REQUIRED FOR CONSTRUCTION
 OF PARCEL 2022-8. CONSTRUCTION OF THE
 PROPERTY WILL BE DONE CONCURRENTLY WITH
 SCOTCH RIDGE PLAT 3.



SCOTCH RIDGE PLAT 3
STORM & SANITARY SEWER PLAN AND PROFILE

CARLISLE, IOWA

DATE: 06/16/2022

REVISIONS:

SECOND SUBMITTAL

FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410

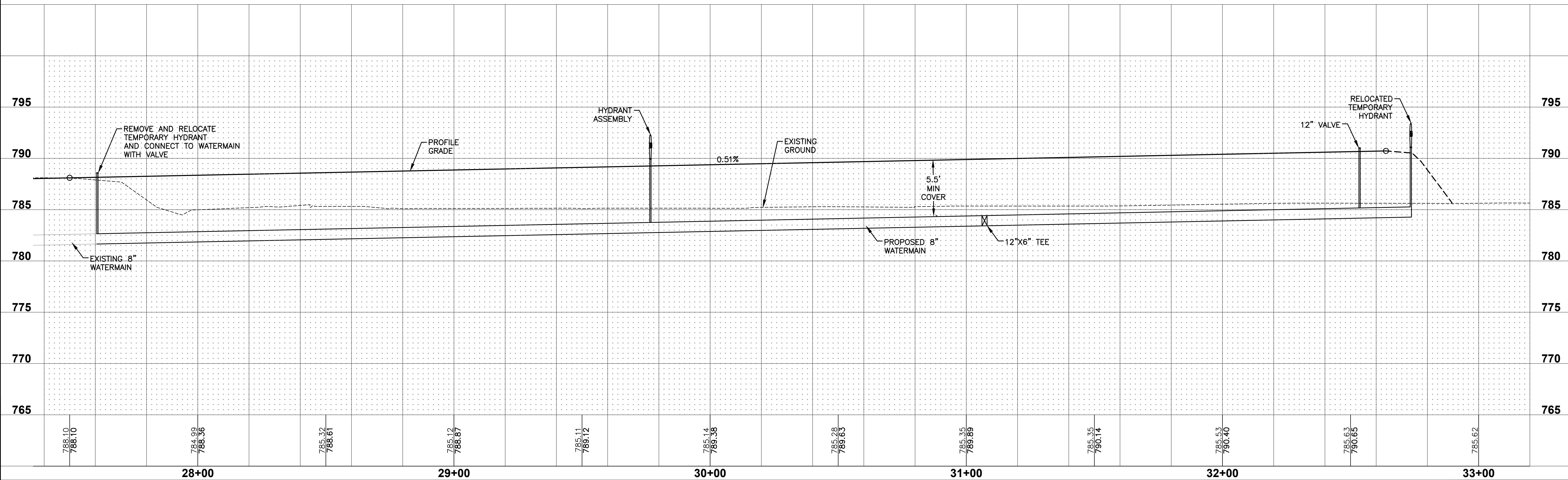
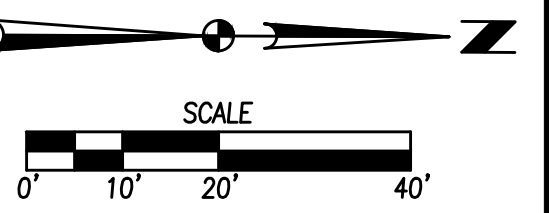
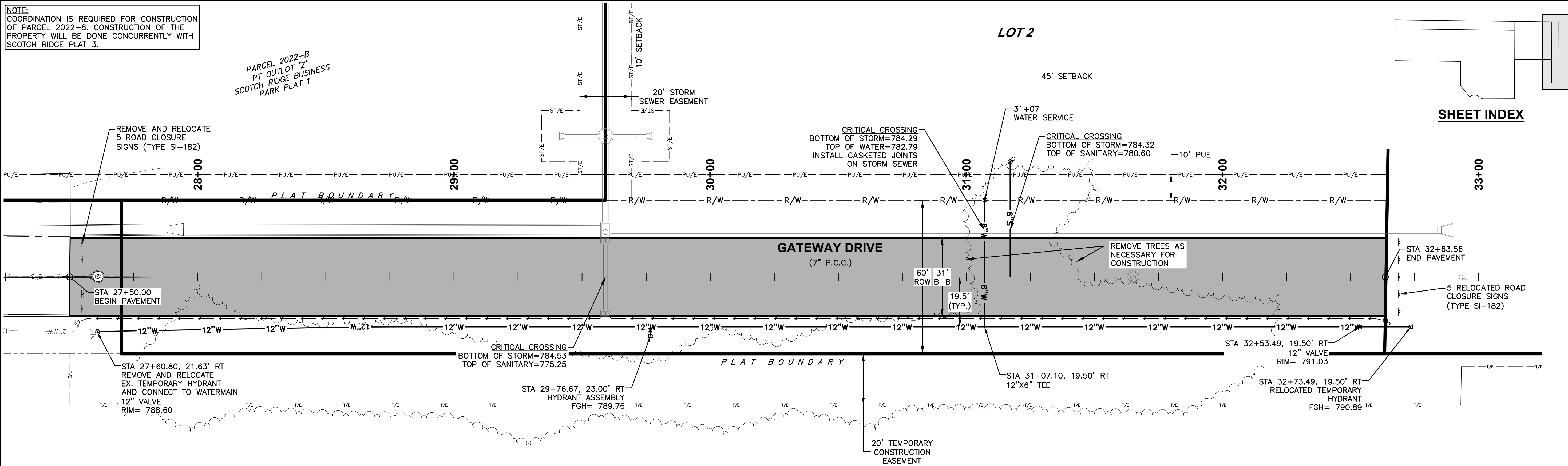
ENGINEER: EKO ENGINEER: JWM

78

2201.023

NOTE:
COORDINATION IS REQUIRED FOR CONSTRUCTION
OF PARCEL 2022-8. CONSTRUCTION OF THE
PROPERTY WILL BE DONE CONCURRENTLY WITH
SCOTCH RIDGE PLAT 3.

PARCEL 2022-B
PT OUTLOT "Z"
SCOTCH RIDGE BUSINESS
PARK PLAT 1

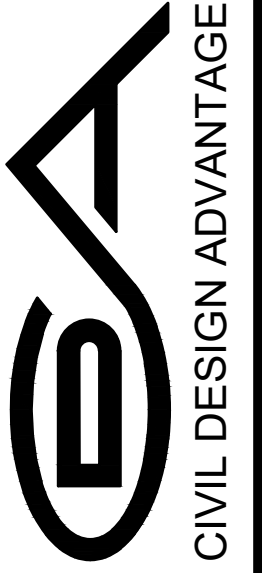


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 COMMENT: ENR
 PLOTTED BY: GVA
 PLOTTED: 6/16/2022 8:54 AM
 TECH:

SHEET INDEX

DATE	REVISIONS
06/16/2022	SECOND SUBMITTAL
04/29/2022	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO ENGINEER: JWM



CARLISLE, IOWA

SCOTCH RIDGE PLAT 3
WATERMAIN PLAN AND PROFILE



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

DATE: June 16, 2022

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

RE: Scotch Ridge Plat 3 – Final Plat Review
PROJECT #7023.055

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 second review of the Scotch Ridge Plat 3 Final Plat, as submitted to FOX Strand via email on June 15, 2022, and offer the following comments:

1. Final Plat comments:
 - a. Add street addresses to the plat once the City assigns them.
 - b. Please revise the “Existing” and “Proposed” zoning information and replace with “M-1: Light Industrial District” since the property has already been rezoned.
2. 180.09.03.A, please provide a warranty deed to the City properly executed for all street intended as public streets and any other property intended for public use.
3. 180.09.03.B, please submit any covenants or restrictions to be imposed upon the plat. These should be the Final Development Plan Documents that have already been approved that defines the by-laws of the common areas that are NOT dedicated to the City. These documents need to be recorded in the office of the County Recorder.
4. 180.09.03.D, please provide a performance bond for remaining work that has yet to be accepted by the City. The bond amount shall be approved by the City Engineer prior to submittal. This would include all public improvements included with the Scotch Ridge Plat 3 Construction Drawings.
5. 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.
6. 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.

7. Please provide all off-site easement documents as required for this plat. The Parcel 2022-8 off-site easements have been agreed to in concept by the Owner of said parcel with approval of their site plan. These off-site easements should be executed prior to the release of the city's resolution for approval of the final plat. Temporary easements for completion of public improvements should also be obtained, but this requirement of the construction of the street since said easements will not be filed at the County.
8. As-built record drawings shall be submitted within 30 days after the completion of construction. The Engineer shall field verify all structures (manholes, valves, hydrants) and flowlines.
9. Please provide maintenance bonds for all utilities to be dedicated to the city of Carlisle. The bond period shall begin once all infrastructure is installed and accepted. City Engineer shall review the bond amounts prior to submission of for bond documents.

FINAL PLAT SCHEDULE:

PLANNING & ZONING: June 20, 2022, at 7:00 at the Carlisle City Hall

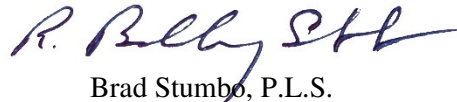
COUNCIL MEETING: June 27, 2022, at 6:30 at the Carlisle City Hall

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.

Copy to: Deven Markley, City Administrator, Carlisle

SCOTCH RIDGE PLAT 3

FINAL PLAT

INDEX LEGEND

LOCATION: OUTLOT 'Z', SCOTCH RIDGE BUSINESS PARK PLAT 1 EXCEPT PARCEL '2022-8'

REQUESTOR: SCOTCH RIDGE LLC

PROPRIETOR: SCOTCH RIDGE LLC
544 4TH STREET
WEST DES MOINES, IA 50265-4620

SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400

OWNER / APPLICANT

SCOTCH RIDGE LLC
544 4TH STREET
WEST DES MOINES, IA 50265-4620

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

DATE OF SURVEY

APRIL 25, 2022

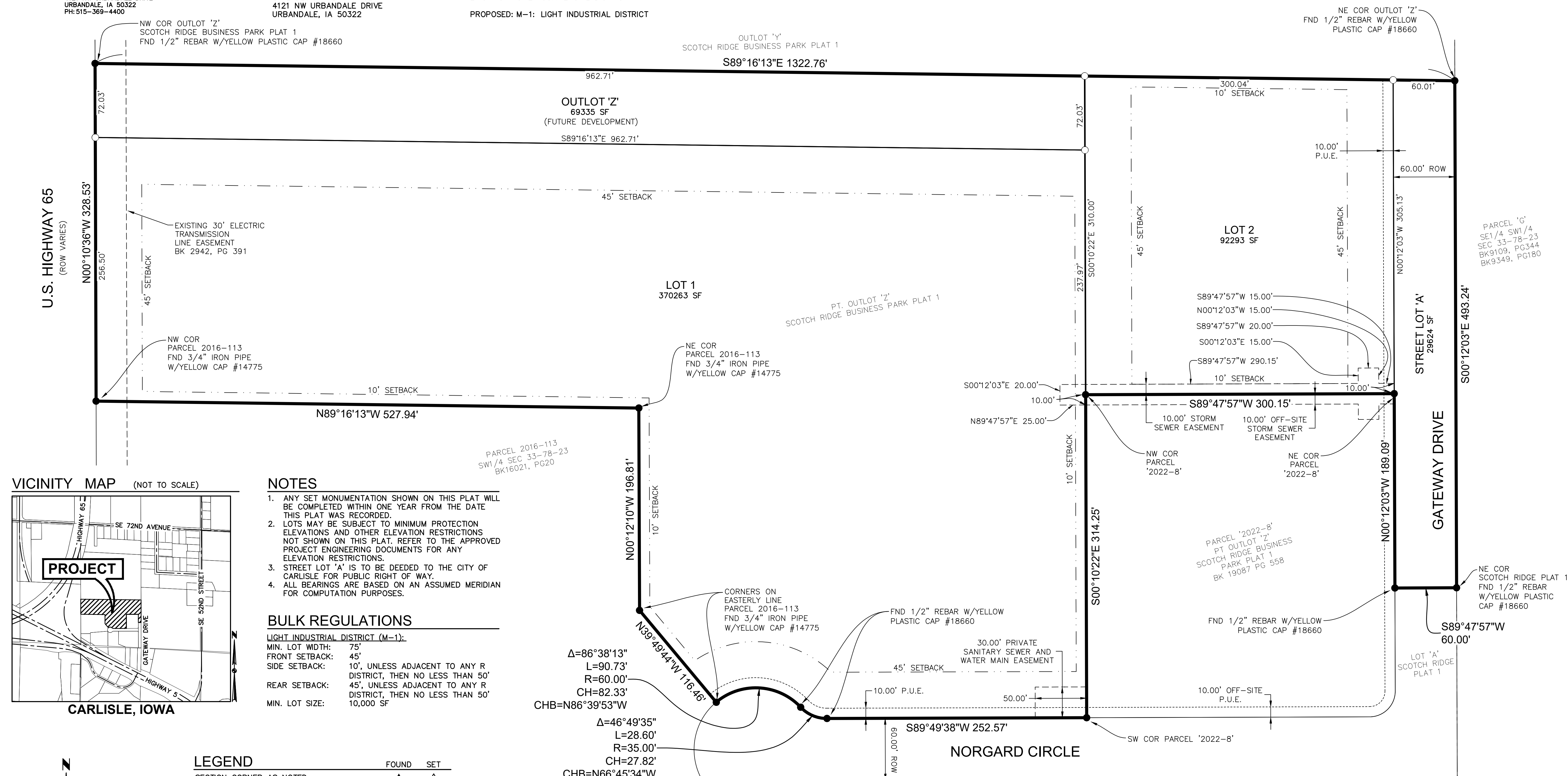
ZONING

EXISTING: C-2: COMMERCIAL DISTRICT
PROPOSED: M-1: LIGHT INDUSTRIAL DISTRICT

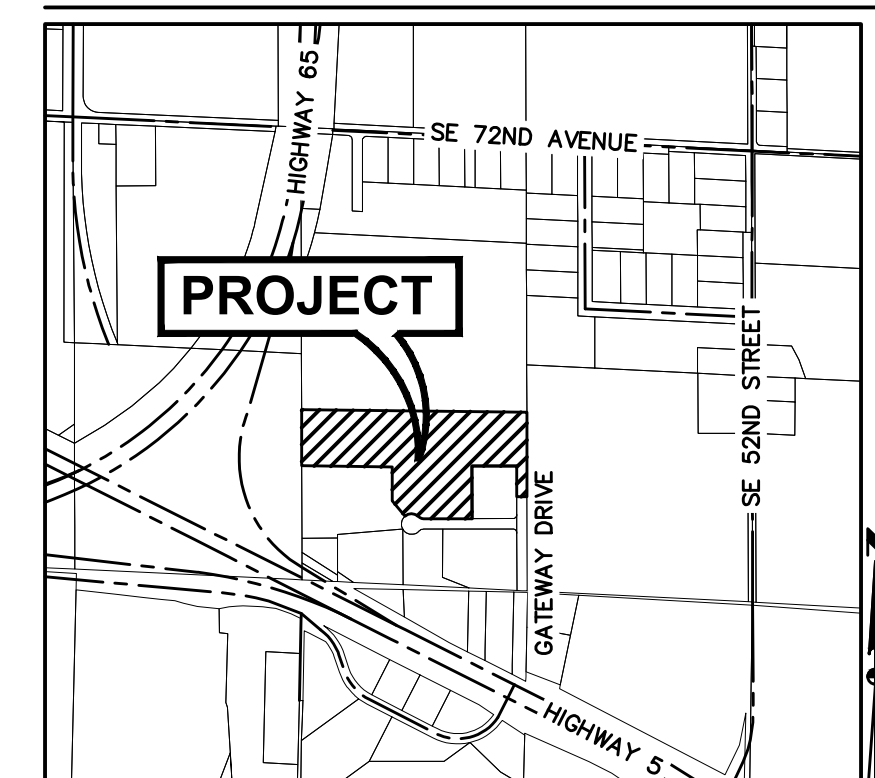
PLAT DESCRIPTION

OUTLOT 'Z', SCOTCH RIDGE BUSINESS PARK PLAT 1, AN OFFICIAL PLAT IN THE CITY OF CARLISLE, POLK COUNTY, IOWA, EXCEPT PARCEL '2022-8' OF SAID OUTLOT 'Z' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19087, PAGE 558.

THE PROPERTY CONTAINS 12.89 ACRES (561,515 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



VICINITY MAP (NOT TO SCALE)



NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. STREET LOT 'A' IS TO BE DEEDED TO THE CITY OF CARLISLE FOR PUBLIC RIGHT OF WAY.
4. ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.

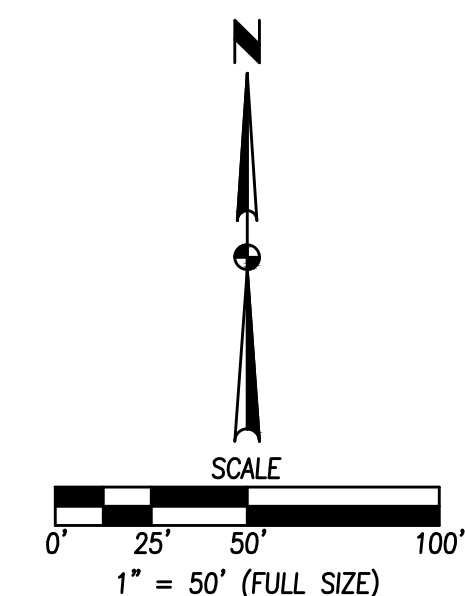
BULK REGULATIONS

LIGHT INDUSTRIAL DISTRICT (M-1):

MIN. LOT WIDTH: 75'
FRONT SETBACK: 45'
SIDE SETBACK: 10', UNLESS ADJACENT TO ANY R DISTRICT, THEN NO LESS THAN 50'
REAR SETBACK: 45', UNLESS ADJACENT TO ANY R DISTRICT, THEN NO LESS THAN 50'
MIN. LOT SIZE: 10,000 SF

LEGEND

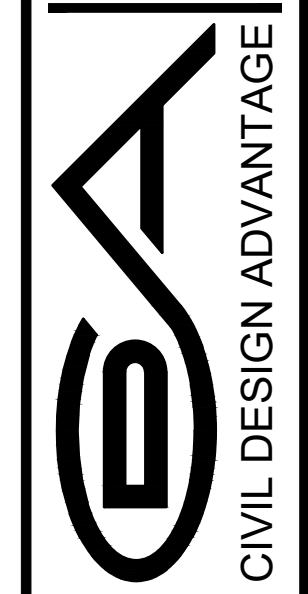
	FOUND	SET
SECTION CORNER AS NOTED	●	△
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	



COMMENT: ENC.
 DATE: 6/15/2022 2:29 PM
 FILE: H:\2022\2201023\2201023-FINAL PLAT.DWG
 PLOTTED BY: CDM, ERDHAL
 DATE: 6/15/2022 2:29 PM

REVISIONS	DATE	FIRST SUBMITTAL
		04/29/22

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400



CIVIL DESIGN ADVANTAGE
ENGINEER:
TECH:
REVIEW:

SCOTCH RIDGE PLAT 3
FINAL PLAT

2201.023

PRELIMINARY

NOT FOR CONSTRUCTION

MICHAEL A. BROONER, P.L.S.
LICENSE NUMBER 15980
DATE

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.

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET



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

DATE: June 16, 2022

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

RE: Carlisle Methodist Expansion – Site Plan Review
PROJECT #7023.053

FOX Strand has completed the second review for the Carlisle United Methodist Church Site Plan dated June 14, 2022 and have the following comments:

General Notes (for P&Z/Council):

1. **Approval of this site plan shall be contingent to a variance (and any subsequent conditions) granted by the Zoning Board of Adjustment for reduction in required side yard setback (167.04, 4) and for impervious surface density as a percentage of total lot area (167.04, 5).** Also, the Owner is requesting a variance to allow wood slats for dumpster enclosure in lieu of materials that match the proposed structure (165.06, 5, G). The Owner is requesting a conditional approval of the site plan so that the process of City review/approval can continue forward. Attached is a draft Variance Application that has been submitted by the Owner.
2. The Carlisle Methodist Church resides within the R-2 Zone. In Carlisle, typically, special use permits are required for churches within residential zoning. This review assumes the existing church has been permitted and so an expansion of the church is allowed with a site plan submittal/approval.
3. This letter does not comment on issues regarding electrical service. It is our understanding that there may be unresolved electrical service items that will need to be addressed as part of the site plan construction that are being worked through.
4. The Developer has stated that no fire sprinkling is required for the new structure, and thus no new water service is necessary.

Site Plan General Comments:

5. The building official has yet to review the second submittal of the site plan and/or the provided responses to the 1st review comments. Additional comments may be coming.

Sheet 2 – Demolition Plan Comments:

6. Please show the dimensions for the parking area east of the site.
7. Please show removal/replacement of pavement for the hydrant connection at the north end of the site.

Sheet 3 – Dimension Plan Comments:

8. Please clarify what the linework is representing east of the proposed parking area that is shown “by others.” Is this a sidewalk “switchback” and stairs? This is not shown as being constructed in the site plan or the draft public improvement plans that have yet to be formally reviewed.

9. Please provide a curbed parking lot island around the existing storm sewer intake in N 4th Street. This island does not need to be the full length of the public parking stalls but should protect the intake and should take into account the intersection radius at the SW corner of the intersection. This island does not need to be surfaced with grass but could be surfaced with landscaping rock to help the maintenance burden. See attached parking island markup of the demolition sheet for clarity on the request.
10. **Discussion is necessary** regarding screening of the transformer. Per Section 165.06, 5, H: *Mechanical Equipment. All mechanical equipment located on the ground shall be screened from the street and any abutting residential property. Mechanical equipment on roofs shall be completely screened from the ground level of any abutting residentially zoned lot and substantially screened from all adjacent properties. The electric transformer shall be screened.* Please be prepared to discuss the transformer screening at P&Z and Council.
11. Please clarify the depth of proposed pavement on this plan. Note that any driveway pavement in public right of way shall be 7" PCC (minimum).

Sheet 4 – Grading & Utility Plan Comments:

12. Discussion is necessary with City legal counsel whether a separate sidewalk easement should be filed at the County to formally adopt and memorialize the proposed easement shown on the site plan.
13. Please clarify how the proposed grease interceptor will connect to the sanitary sewer system.
14. Please provide truncated domes and a ramp to the street at the north end of the proposed sidewalk at the NW corner of the building. The NW man door exits to the public street and must be provided ADA access.
15. Please clarify that the pavement in the vicinity of the trash enclosure and the NW corner of the structure provides minimal cross slopes in the N-S and E-W directions for ADA accessibility.
16. Please remove and replace the existing storm sewer grate with a beehive casting. Note that this replacement coincides with the parking lot island comment, above.
17. Please show 150-ft hydrant coverage around the new hydrant.
18. Please dimension the distance from hydrant to roadway edge.
19. Please clarify what erosion control is being used and/or how you are getting the storm water from the roof drain adjacent to the building to the detention area. There are no labels on the linework shown.
20. Please review the sidewalk grading along the east side of the site. Maximum cross slope on sidewalks is 2% to meet ADA compliance. It appears that the new sidewalk in the NE corner of the development exceeds the allowed cross slope. Please revise as necessary.

Landscape Plan Comments:

21. Please clarify the location of all mechanical equipment for the site and verify that it is screened from the street (165,.06, 5, H).

Building Elevations Comments

22. It is highly recommended that you bring detailed building materials and color schemes with you to P & Z and Council for discussion.

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: June 20, 2022 at 7:00 at the Carlisle City Hall

COUNCIL MEETING: June 27, 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: Draft Variance Application
Parking Island Markup

Copy to: Deven Markley, City Administrator

SITE PLAN OF CARLISLE UNITED METHODIST CHURCH

130 N 4TH STREET, CARLISLE, IOWA



VICINITY SKETCH
SCALE 1"=200'

SHEET INDEX	
SHEET #	SHEET TITLE
1	COVER
2	DEMOLITION PLAN
3	DIMENSION PLAN
4	GRADING & UTILITY PLAN



PROPERTY OWNER:
CARLISLE UNITED METHODIST CHURCH
405 SCHOOL STREET
CARLISLE IA 50047-8752

APPLICANT:
CARLISLE UNITED METHODIST CHURCH
405 SCHOOL STREET
CARLISLE IA 50047-8752

PROJECT MANAGER:
SHANE DEVICK
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
URBANDALE, IOWA 50322
PHONE: 515-276-4884, EXT. 222
EMAIL: DEVICK@CECLAC.COM

LAND USE
EXISTING: CHURCH
PROPOSED: CHURCH

ZONING
R-2 MEDIUM DENSITY RESIDENTIAL

LEGAL DESCRIPTION:
LOTS 1 & 2, BLOCK 'U' YOUNTS ADDITION TO CARLISLE, AN OFFICIAL PLAT RECORDED IN DEED BOOK 4, PAGE 264 AT THE WARREN COUNTY RECORDER'S OFFICE, CITY OF CARLISLE, WARREN COUNTY, IOWA.

R-2 BULK REGULATIONS:

LOT AREA:	1 AC.
LOT FRONTAGE:	150 FEET
FRONT YARD SETBACK:	50 FEET
SIDE YARD SETBACK:	25 FEET
MIN. SUM OF SIDE YARDS:	50 FEET
REAR YARD SETBACK:	50 FEET
FLOOR AREA RATIO:	
1 STORY:	0.30
2 STORY:	0.50
2.5 STORY:	0.60

LEGEND

●	FOUND CORNERS
○	SET PROPERTY CORNER (5/8" I.R. IN ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
---	PROPERTY BOUNDARY
---	LOT LINES
---	ORIGINAL PLATTED LOT LINES
---	TREE LINE
---	EXISTING PARKING STALL PAINT LINES
---	BACK OF PORTLAND CEMENT CONCRETE (P.C.C.) CURB & EDGE OF PORTLAND CEMENT CONCRETE SLAB
---	GUTTER
---	CENTERLINE STREET
---	SIDEWALK
---	EXISTING CHAIN LINK FENCE
---	EXISTING PIPE FENCE
---	EXISTING WIRE FENCE
---	OVERHEAD WIRES (X = NUMBER OF WIRES)
---	UNDERGROUND FIBER OPTIC LINES
---	STORM SEWER AND SIZE
---	SANITARY SEWER AND SIZE
---	WATER MAIN AND SIZE
---	GAS MAIN AND SIZE
---	UNDERGROUND ELECTRIC
---	UNDERGROUND CABLE TELEVISION LINE
---	UNDERGROUND TELEPHONE LINE
---	RETAINING WALL
---	EXISTING BUILDING

○	SANITARY & STORM MANHOLE
○	OPEN THROAT INTAKE OR MG INTAKE
○	SINGLE & DOUBLE BACK OF CURB(B/C) INTAKE
○	STORM AREA INTAKE
○	MEDIA/COM COMMUNICATIONS RISER
○	COMMUNICATIONS RISER
○	ELECTRIC TRANSFORMER
○	ELECTRIC METER
○	ELECTRIC BOX
○	HOOD POWER POLE WITH LIGHT
○	POWER POLE
○	STEEL STREET LIGHT POLE
○	METAL LIGHT POLE
○	GUYWIRE ANCHOR
○	FIRE HYDRANT
○	WATER MAIN GATE VALVE
○	WATER MAIN STOP BOX VALVE
○	SIGN
○	DEEDED BEARING & DISTANCE
○	PREVIOUSLY RECORDED BEARING & DISTANCE
○	MEASURED BEARING & DISTANCE
○	FINISHED FLOOR ELEVATION
○	PORTLAND CEMENT CONCRETE
○	ASPHALTIC GEMENT CONCRETE
○	CONCRETE MASONRY UNIT
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○	IRON PIPE
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 - Sanitary gravity service pipe material shall be PVC SDR 23.5 (4" to 6").
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 - 3-piece castings shall have interior chimney seals.
 - 2-piece castings shall have I&I Barrier (aka top hat) chimney seals, or equal. In addition, the minimum spacer ring size is 4-inches and the maximum number of spacer rings shall not exceed 12-inches.
 - All sanitary sewer manholes shall have steps.
 - All sanitary sewer manhole castings located within pavement shall be boxed out.
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- All hydrants shall be painted red.
- All hydrants will immediately be covered with a black plastic bag (or equivalent) once the hydrant is installed. The City of Carlisle will notify the Contractor when the bags can be removed.
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- The Contractor is responsible for pressure testing, chlorination, and bacteria test.

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- All sump service lines shall have tracer wire.
- All rip-rap shall be underlain with engineering fabric as specified in the Urban Specifications.
- Contractor should develop and communicate their plan and timeline to the City for both installation and removal of all SWPP protection.

CERTIFICATION

	<p>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.</p> <p>SHANE J. DEVICK, IOWA LIC. NO. 16507 DATE MY LICENSE RENEWAL DATE IS DECEMBER 30, 2022</p> <p>PAGES OR SHEETS COVERED BY THIS SEAL:</p> <p style="text-align: center;">ALL DRAWINGS</p>
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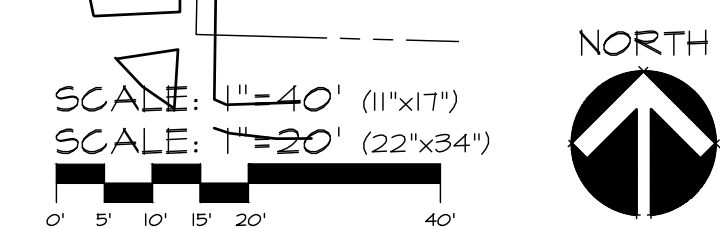
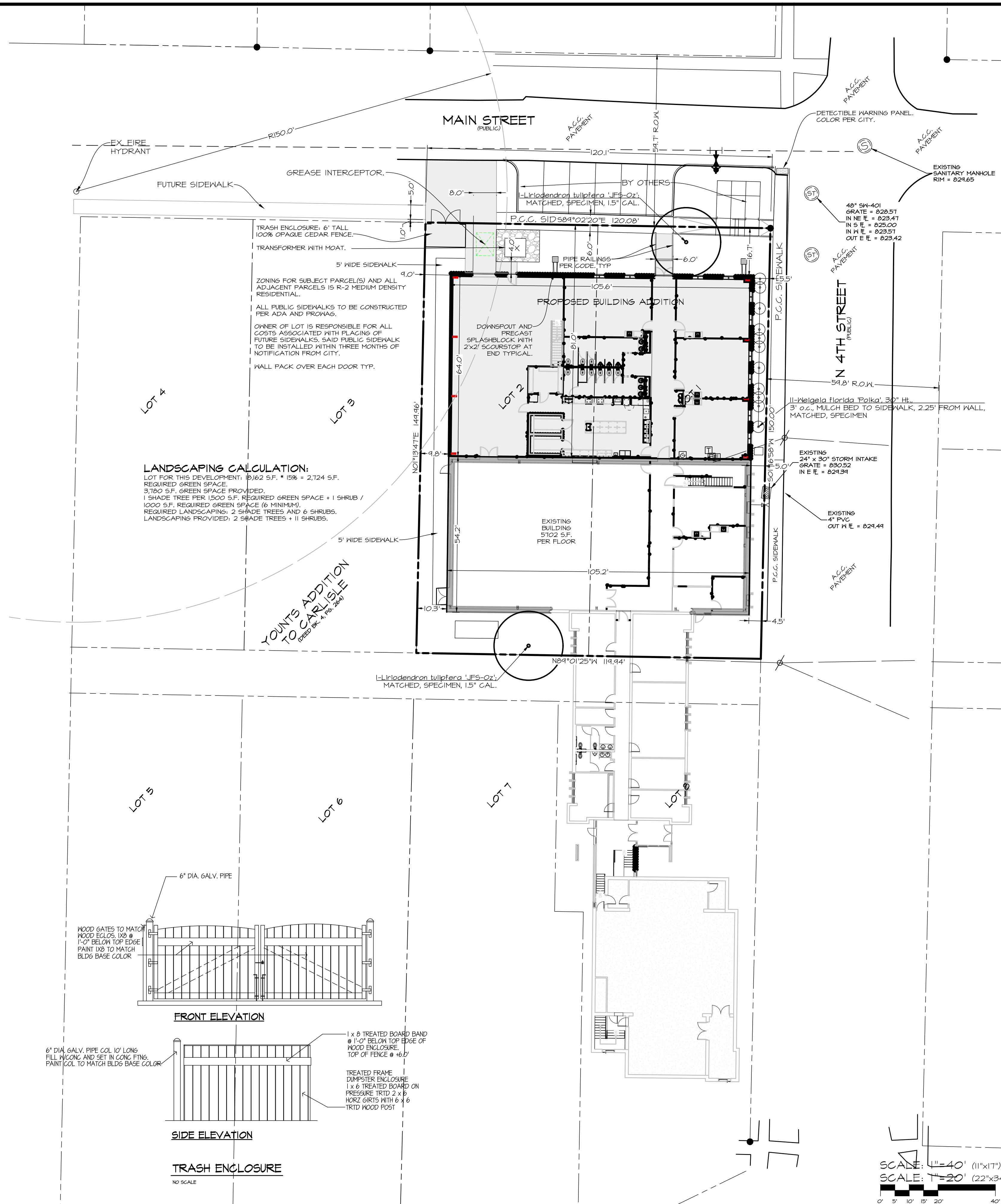




DATE:	05-27-2022
DATE OF SURVEY:	
DESIGNED BY:	BAT
DRAWN BY:	MM

CARLISLE UNITED METHODIST CHURCH
 130 N 4TH STREET, CARLISLE, IOWA
DEMOLITION PLAN

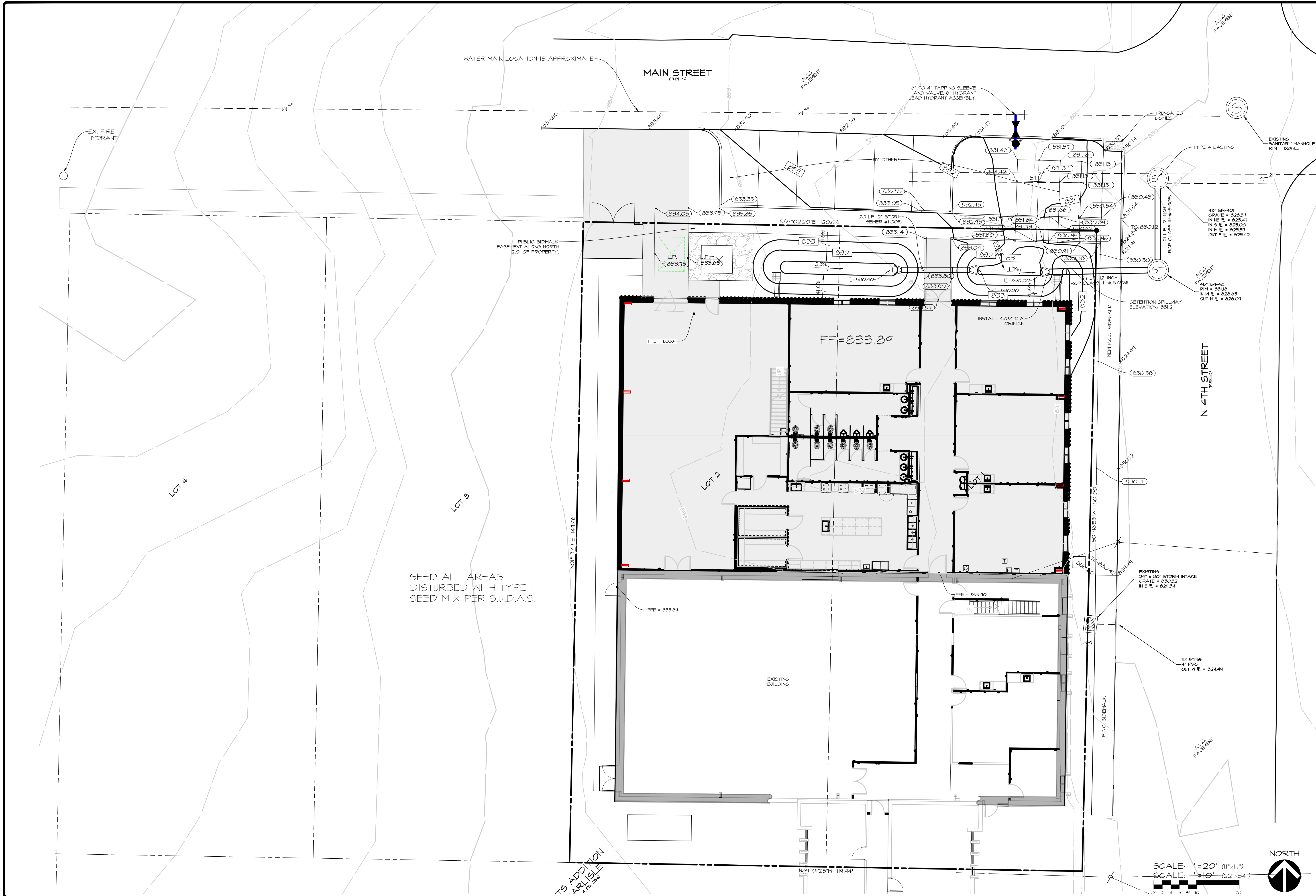
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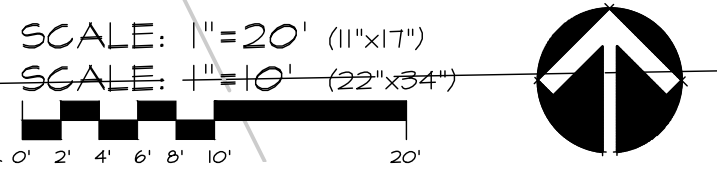
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CARLISLE UNITED METHODIST CHURCH
 130 N 4TH STREET, CARLISLE, IOWA
DIMENSION PLAN

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SEED ALL AREAS DISTURBED WITH TYPE I SEED MIX PER S.U.D.A.S.



DATE:	05-27-2022
DATE OF SURVEY:	
DESIGNED BY:	BAT
DRAWN BY:	MM

CARLISLE UNITED METHODIST CHURCH
 130 N 4TH STREET, CARLISLE, IOWA
GRADING & UTILITY PLAN

SHEET 4 OF 4
 E-8807

CEC
 Civil Engineering Consultants, Inc.
 2400 86th Street Unit 12 · Des Moines, Iowa 50322
 515.276.8884 · mail@cecinc.com

PUBLIC IMPROVEMENTS OF CARLISLE UNITED METHODIST CHURCH

130 N 4TH STREET, CARLISLE, IOWA



VICINITY SKETCH
SCALE 1"=200'

SHEET INDEX	
SHEET #	SHEET TITLE
1	COVER
2	DEMOLITION PLAN
3	DIMENSION PLAN
4	GRADING & UTILITY PLAN



PROPERTY OWNER:
CARLISLE UNITED METHODIST CHURCH
405 SCHOOL STREET
CARLISLE IA 50047-8752

APPLICANT:
CARLISLE UNITED METHODIST CHURCH
405 SCHOOL STREET
CARLISLE IA 50047-8752

PROJECT MANAGER:
SHANE DEVICK
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
URBANDALE, IOWA 50322
PHONE: 515-276-4884, EXT. 222
EMAIL: DEVICK@CECLAC.COM

LAND USE
EXISTING: CHURCH
PROPOSED: CHURCH

ZONING
R-2 MEDIUM DENSITY RESIDENTIAL

LEGAL DESCRIPTION:
LOTS 1 & 2, BLOCK 'U' YOUNTS ADDITION TO CARLISLE, AN OFFICIAL PLAT RECORDED IN DEED BOOK 4, PAGE 264 AT THE WARREN COUNTY RECORDER'S OFFICE, CITY OF CARLISLE, WARREN COUNTY, IOWA.

R-2 BULK REGULATIONS:

LOT AREA:	1 AC.
LOT FRONTAGE:	150 FEET
FRONT YARD SETBACK:	50 FEET
SIDE YARD SETBACK:	25 FEET
MIN. SUM OF SIDE YARDS:	50 FEET
REAR YARD SETBACK:	50 FEET
FLOOR AREA RATIO:	
1 STORY:	0.30
2 STORY:	0.50
2.5 STORY:	0.60

BENCHMARK:

SITE BENCHMARK #1: SANITARY MANHOLE RIM AT INTERSECTION OF MAIN STREET AND NORTH 4th STREET. ELEV. 824.65
SITE BENCHMARK #2: FINISHED FLOOR ELEVATION AT DOOR ON NORTH SIDE OF EXISTING CHURCH BUILDING. ELEV. 833.40

PROPOSED CONSTRUCTION SCHEDULE:

DEMOLITION: AUGUST 1, 2022.
UTILITIES: AUGUST 15, 2022.
PAVING: SEPTEMBER 1, 2022.
FINAL EARTHWORK: SEPTEMBER 15, 2022.
PUNCH LIST ITEMS: OCTOBER 1, 2022.

LEGEND

●	FOUND CORNERS
○	SET PROPERTY CORNER (5/8" I.R. IN ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
---	PROPERTY BOUNDARY
---	LOT LINES
---	ORIGINAL PLATTED LOT LINES
---	TREE LINE
---	EXISTING PARKING STALL PAINT LINES
---	BACK OF PORTLAND CEMENT CONCRETE (P.C.C.) CURB & EDGE OF PORTLAND CEMENT CONCRETE SLAB
---	GUTTER
---	CENTERLINE STREET
---	SIDEWALK
---	EXISTING CHAIN LINK FENCE
---	EXISTING PIPE FENCE
---	EXISTING WIRE FENCE
---	OVERHEAD WIRES (X = NUMBER OF WIRES)
---	UNDERGROUND FIBER OPTIC LINES
---	STORM SEWER AND SIZE
---	SANITARY SEWER AND SIZE
---	WATER MAIN AND SIZE
---	GAS MAIN AND SIZE
---	UNDERGROUND ELECTRIC
---	UNDERGROUND CABLE TELEVISION LINE
---	UNDERGROUND TELEPHONE LINE
---	RETAINING WALL
---	EXISTING BUILDING

○	SANITARY & STORM MANHOLE
○	OPEN THROAT INTAKE OR MG INTAKE
○	SINGLE & DOUBLE BACK OF CURB(B/C) INTAKE
○	STORM AREA INTAKE
○	MEDIA/COM COMMUNICATIONS RISER
○	COMMUNICATIONS RISER
○	ELECTRIC TRANSFORMER
○	ELECTRIC METER
○	ELECTRIC BOX
○	HOOD POWER POLE WITH LIGHT
○	POWER POLE
○	STEEL STREET LIGHT POLE
○	METAL LIGHT POLE
○	GUYWIRE ANCHOR
○	FIRE HYDRANT
○	WATER MAIN GATE VALVE
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○	SIGN
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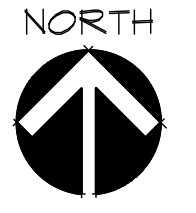
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	SHANE J. DEVICK, IOWA LIC. NO. 16507 DATE MY LICENSE RENEWAL DATE IS DECEMBER 30, 2022 PAGES OR SHEETS COVERED BY THIS SEAL: _____ ALL DRAWINGS





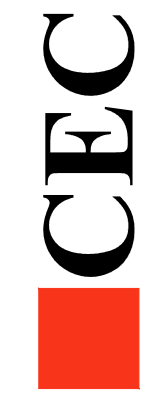
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 SCALE: 1"=20' (22"x34")



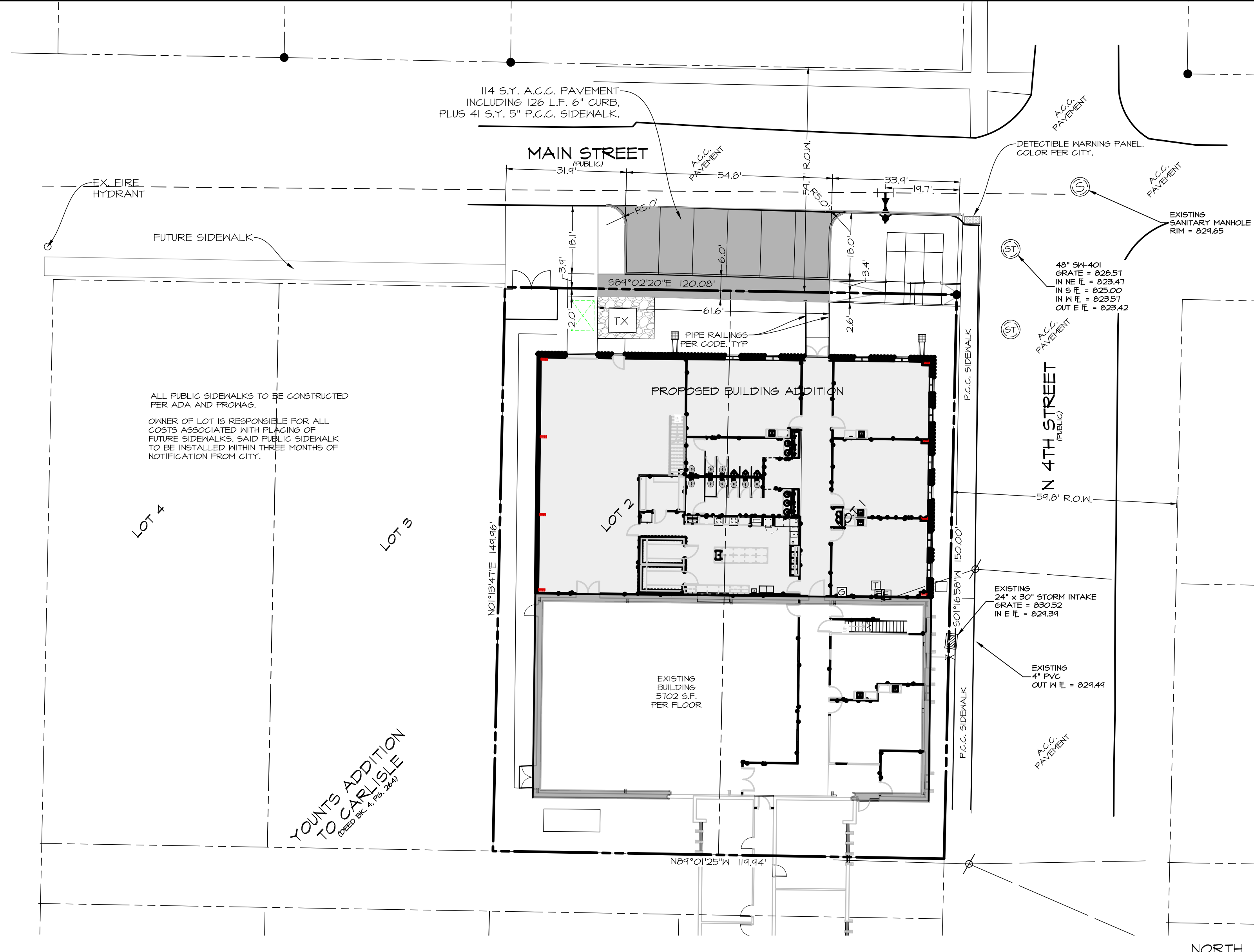
SHEET
 OF 4
 E-8807

CARLISLE UNITED METHODIST CHURCH
 130 N 4TH STREET, CARLISLE, IOWA
DEMOLITION PLAN

DATE: 05-27-2022
 DATE OF SURVEY:
 DESIGNED BY: SJD
 DRAWN BY: KRZ

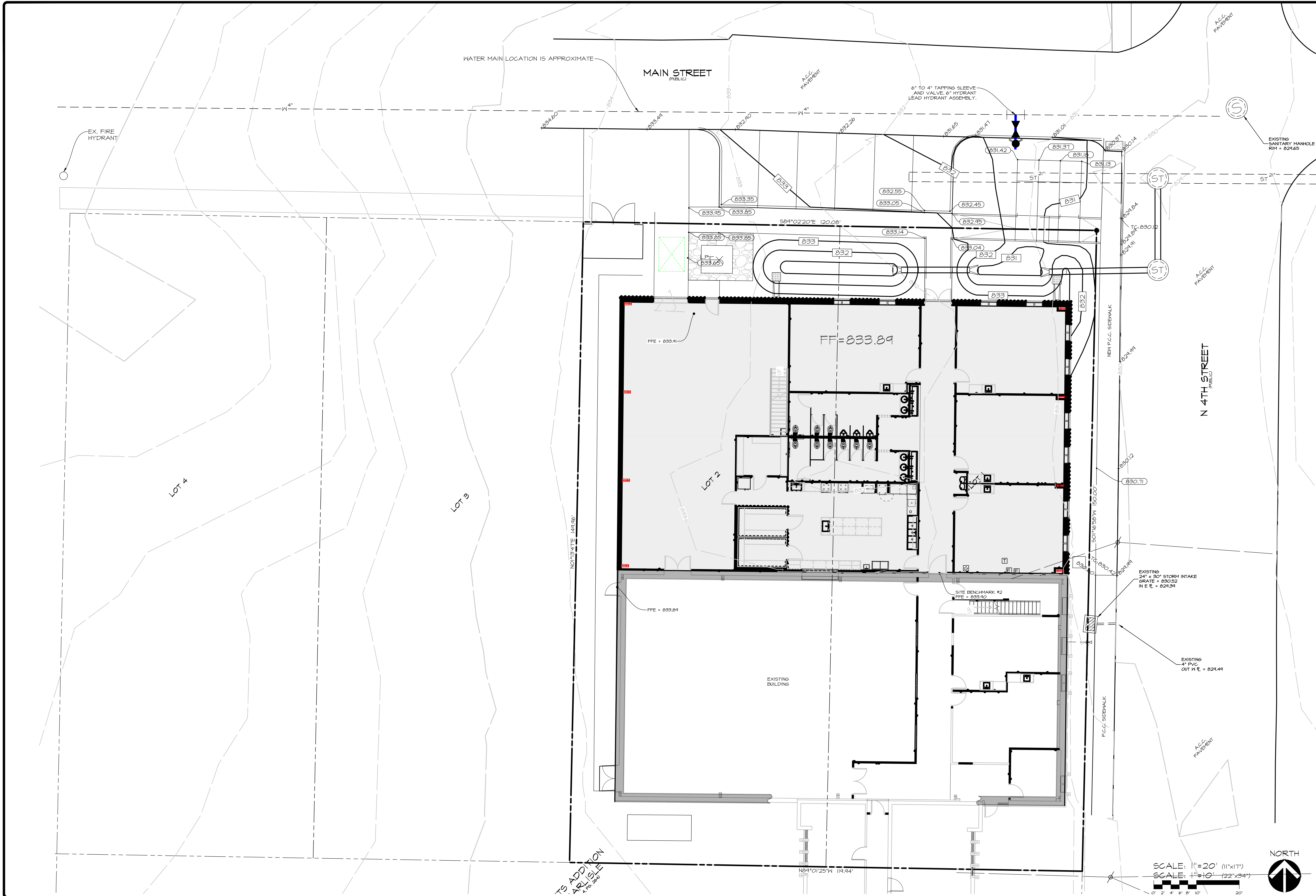


Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12 · Des Moines, Iowa 50322
 515.276-4884 · mail@cecinc.com

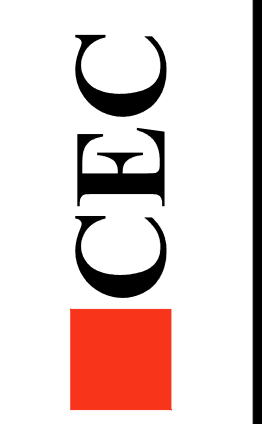


CEC		Civil Engineering Consultants, Inc.	
2400 86th Street, Unit 12		Des Moines, Iowa 50322	
515.276-4884		mail@cecinc.com	
DATE:	05-27-2022	SHEET	3 OF 4
DATE OF SURVEY:		DESIGNED BY:	SRZ
DESIGNED BY:		DRAWN BY:	SRZ
CARLISLE UNITED METHODIST CHURCH			
130 N 4TH STREET, CARLISLE, IOWA			
DIMENSION PLAN			
E-8807			

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Civil Engineering Consultants, Inc.
 2400 86th Street Unit 12 · Des Moines, Iowa 50322
 515.276.8884 · mail@cecinc.com



DATE:	05-27-2022
DATE OF SURVEY:	
DESIGNED BY:	SJD
DRAWN BY:	KRZ

CARLISLE UNITED METHODIST CHURCH
 130 N 4TH STREET, CARLISLE, IOWA
GRADING PLAN



CITY OF CARLISLE, IOWA
VARIANCE APPLICATION

(Please print. Any Non-Legible Application Can Be Rejected.)

1. \$10.00 Fee Receipt No. _____
2. Applicant: Carlisle United Methodist Church, Attn: Peggy Fogle
3. Address: 405 School St. Carlisle, IA 50047
4. Phone: 515-314-8696
5. Legal Description: LOTS 1 & 2, BLOCK 'U' YOUNTS ADDITIONS TO
CARLISLE, AN OFFICIAL PLAT RECORDED IN DEED BOOK 4, PAGE 264 AT
THE WARREN COUNTY RECORDER'S OFFICE, CITY OF CARLISLE,
WARREN COUNTY, IOWA__
6. On _____, 20__ the undersigned property owner made application to the
Carlisle Zoning Administrator for the following:

A variance to Zoning Regulations 167.04, 4. Lot Area, Frontage and Yard
Requirements: Front Yard setback 50', Side Yard setback 25', Rear Yard setback 35'
Proposed: Front Yard – east frontage, along N 4th St. match existing building, at 4'
Front Yard – north frontage, along Main St., 16'
Side Yard – west frontage, along lot 3, 8'

A variance to Zoning Regulations 167.04, 5. Building Floor Area to Lot Area Ratio:
Requirements: 2 story, (existing building is 2 story, addition is 1 story) 0.50
Proposed: 0.72

A variance to Zoning Regulations 165.06, 5. G. Garbage Collection Areas
Requirements: "shall be of similar building material as the primary building"
Proposed: "shall be constructed of 6' wooden fence material"
7. Applicant hereby appeals the denial to the Carlisle Board of Adjustment and requests
the following variance so as to allow the use applied for:

8. Names and Addresses of all Property Owners within 300 Feet of Property for Which the Variance is Being Requested. (Use Extra Sheet if Needed)

Printed Name	Address	Signature

Printed Name	Address	Signature

9. Attach a drawing or plat showing the requested variances and the properties immediately adjacent to the property for which the variance is being requested.

DATE

APPLICANT'S SIGNATURE



CITY OF CARLISLE, IOWA
REZONING APPLICATION

(Please print. Any Non-Legible Application Can Be Rejected.)

- 1. \$50.00 Fee Receipt No.
2. Applicant: ATI Group, LLC
3. Contact Name: Tyler Leo
4. Phone number: 515-419-6040 E-Mail: tyler@atirealty.com
5. Property Address: 4923 SE 64th Ave, Carlisle, IA 50047
6. Legal Description:
7. Present Zoning: R- C- 2 M- A- Other:
8. Proposed Zoning: R- C- M- 1 A- Other:
9. Present Use: Agriculture
10. Proposed Use: Light Industrial
11. At Least 50 Percent of Property Owners in Area to be Rezoned Must Sign Petition (Use Extra Sheet if Needed)

Printed Name Address Signature
David J Wright & Ida M Wright Revocable Living Trust POB 554, Carlisle, IA 50047

- 12. At Least 50 Percent of Property Owners within 300 Feet of Area to be Rezoned Must Sign Petition (Use Extra Sheet if Needed)

Printed Name Address Signature
Wilbur E Goodhue Inc 1900 Normandy Dr., Carlisle, IA 50047



CITY OF CARLISLE, IOWA
REZONING APPLICATION

(Please print. Any Non-Legible Application Can Be Rejected.)

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Printed Name Address Signature
David J Wright & Ida M Wright Revocable Living Trust POB 554, Carlisle, IA 50047

- 12. At Least 50 Percent of Property Owners within 300 Feet of Area to be Rezoned Must Sign Petition (Use Extra Sheet if Needed)

Printed Name Address Signature
Wilbur E Goodhue Inc 1900 Normandy Dr., Carlisle, IA 50047 [Handwritten Signature]

Printed Name

Address

Signature

13. Attach a statement of reasons why the present zoning classification is no longer valid.

14. Attach a drawing or plat showing

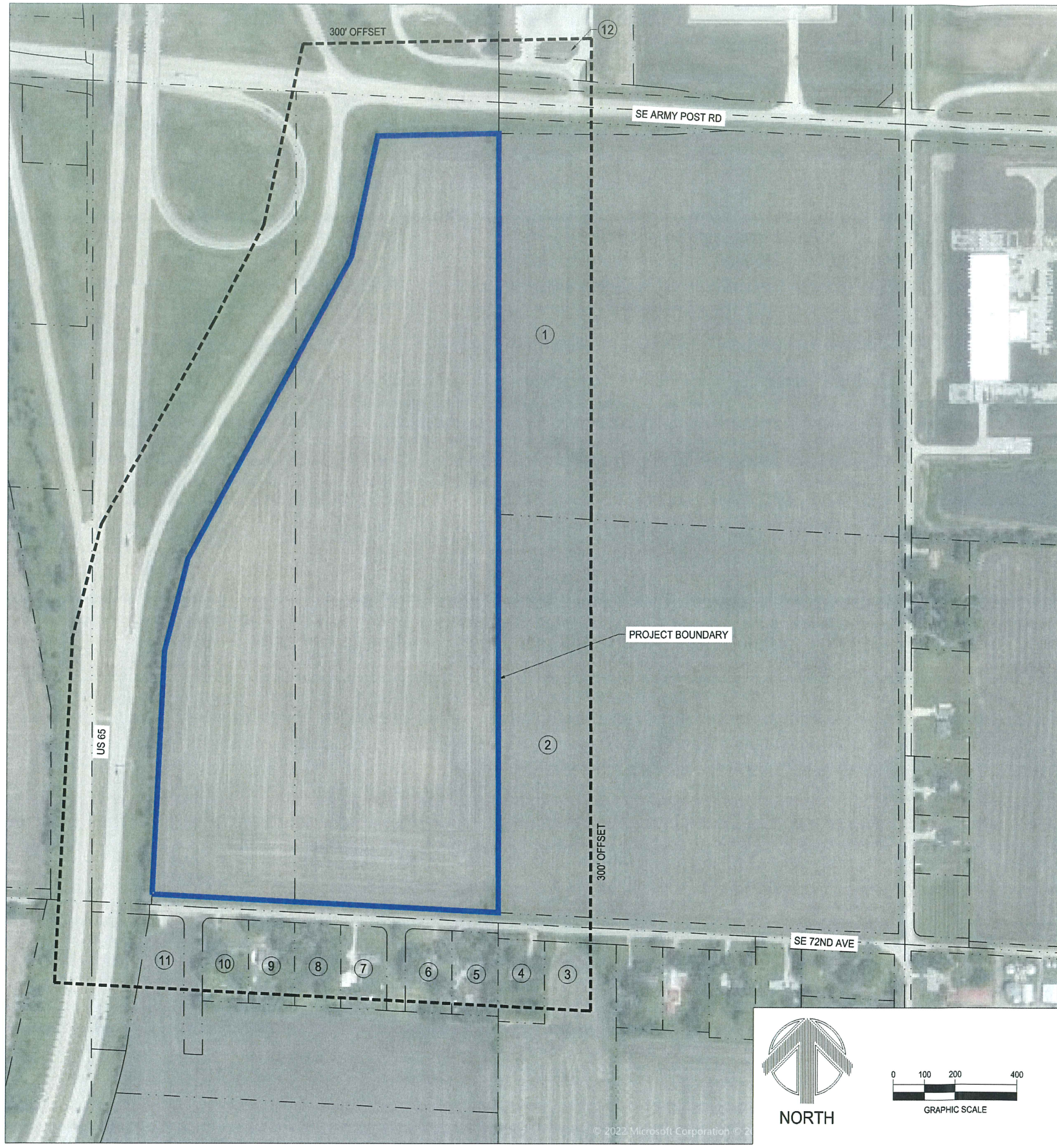
- o Location
- o Dimensions
- o Use(s) of the applicant's property and all properties within 300' of the property to be rezoned.
- o Please include all streets, alleys, railroads, utility easements and other physical features.

4-28-22
DATE



APPLICANT'S SIGNATURE

*Can use Assessor's website for property information and map requirements.



Rezoning Exhibit

FOR CARLISLE INDUSTRIAL

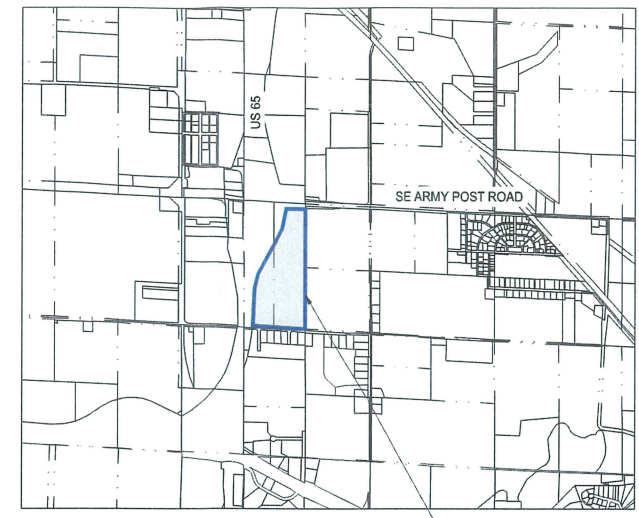
CARLISLE, IOWA

Owner
 DAVID J WRIGHT & IDAM WRIGHT
 REVOCABLE LIVING TR
 POB 554
 CARLISLE, IA 50047

Applicant
 ATI GROUP LLC
 1615 SW MAIN STREET
 SUITE #207
 ANKENY, IA 50023

Engineer
 McClure Engineering Company
 1360 NW 121st Street
 Clive, IA 50325

Zoning
 Existing - C-2 (48.55± acres)
 Proposed - M-1 (48.55± acres)



Vicinity Sketch
 Scale: 1" = 2,000'

Rezoning Table

Parcel Number	Name of Property Owner	Legal Description	Parcel Number	Mailing Address	Total Area of Property	Area within 300' of rezoning	% of Area within 300' of rezoning
1	WILBUR E GOODHUE INC	EX BEG 515.7F NW & 50F S OF NE COR THN NW745.5F S 49.8F E 543.4F NE201.5F TO POB NE 1/4 NW 1/4 LESS 2.52A RD SEC 33-78-23	7823-33-100-003	1900 NORMANDY DR CARLISLE, IA 50047	1,609,977 sf	369,273 sf	34.3%
2	WILBUR E GOODHUE INC	SE 1/4 NW 1/4 LESS 2 A RD SEC 33-78-23	7823-33-100-004	1900 NORMANDY DR CARLISLE, IA 50047	1,655,280 sf	384,186 sf	35.6%
3	SUMMERTIME FARMS LLC	LOT 1 SUMMERTIME PLAT 1	7823-33-326-011	2020 NORMANDY DR CARLISLE, IA 50047	513,567 sf	32,596 sf	3.0%
4	DONALD H SIEVERS	LT 1 KENHETH MILLER SUB DIV	7823-33-326-001	5021 SE 72ND AVE CARLISLE, IA 50047	40,050 sf	32,577 sf	3.0%
5	DEHNIS L & NANCY A ALEXANDER	LOT 8 STEBBEDS ACRES	7823-33-301-007	4989 SE 72ND AVE CARLISLE, IA 50047	40,050 sf	34,955 sf	3.2%
6	PATRICIA L BARTHOLOMEW	LOT 7 STEBBEDS ACRES	7823-33-301-006	4969 SE 71ND AVE CARLISLE, IA 50047	39,916 sf	34,804 sf	3.2%
7	DAVID T MC DANIEL	LOT 6 STEBBEDS ACRES	7823-33-301-005	4949 SE 72ND AVE CARLISLE, IA 50047	39,916 sf	34,837 sf	3.2%
8	BRAD L & SANDRA K BALES	LOT 5 STEBBEDS ACRES	7823-33-301-004	4929 SE 72ND AVE CARLISLE, IA 50047	40,050 sf	34,955 sf	3.2%
9	DALE PETTUJOHN	LOT 4 STEBBEDS ACRES	7823-33-301-003	4959 SE 72ND AVE CARLISLE, IA 50047	40,050 sf	34,955 sf	3.2%
10	MICHAEL HEWBY	LOT 3 STEBBEDS ACERS	7823-33-301-002	4865 SE 72ND AVE CARLISLE, IA 50047	39,916 sf	34,784 sf	3.2%
11	SCOTCH RIDGE LLC	OUTLOT X SCOTCH RIDGE BUSINESS PARK PLAT 1	7823-33-301-009	544 4TH ST WEST DES MOINES, IA 50265	402,340 sf	30,900 sf	2.9%
12	CTI READY MIX INC	PARCEL 2018-144 BK 17027 PG 362 COM SW COR SE 1/4 SW 1/4 SEC 28 THN N 150.5F TO POB THN N 867.88F E 432.18F S 964.44F W 153.43F N 67.7F W 286.87F TO POB BHG PRT S 60AE 1/2 SW 1/4 SEC 28-78-23	7823-28-300-017	1001 SE 37TH ST GRIMES, IA 50111	392,266 sf	19,296 sf	1.8%

Rezoning Area Description

EX BEG 661F SE OF NW COR OF SEC THN SE ALNG N LN 661F S 100.7F SW 389.8F SWLY 787.9F N 875.7F TO POB - E 1/2 W 1/2 NW 1/4 SEC 33-78-23
 &
 PARCEL C BEG 192.5F E OF SW COR THN E 469.4F N 1768.8F SWLY 1031.1F S 815.2F TO POB NW 1/4 LESS .36A RD SEC 33-78-23

ZONING TABLE NOTES:
 1) RIGHT-OF-WAY AREA IS NOT INCLUDED
 2) OWNERSHIP INFORMATION PROVIDED VIA POLK COUNTY ASSESSOR
 3) AREA WITHIN 300' OF REZONING IS PROVIDED BASED ON GIS PARCEL LINE DATA



building strong communities.

1360 NW 121ST. Street
 Clive, Iowa 50325
 515-964-1229
 fax 515-964-2370

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PRELIMINARY

REZONING EXHIBIT

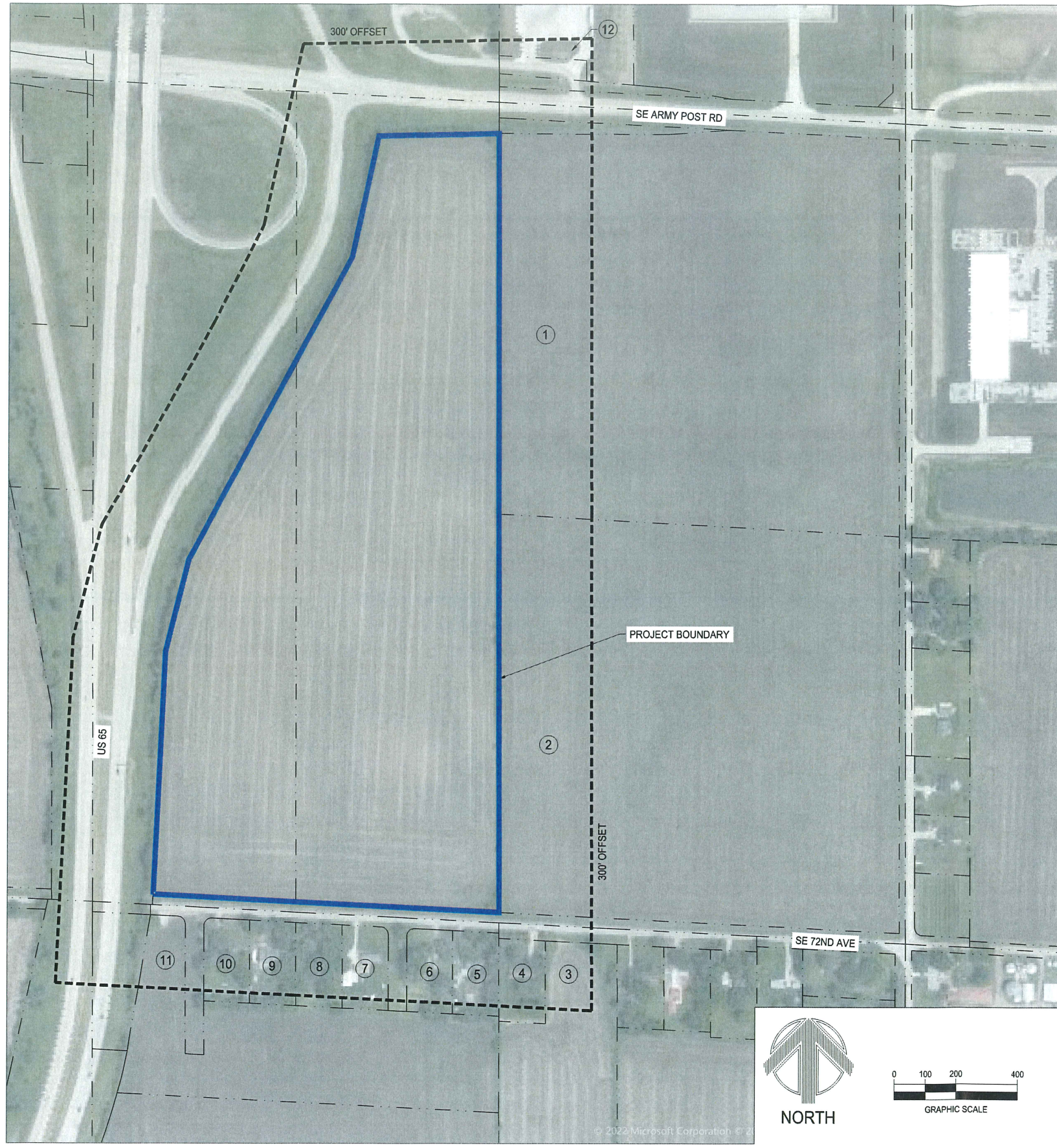


CARLISLE INDUSTRIAL REZONING

CARLISLE, IA
 TBD
 MARCH 2022
 REVISIONS

ENGINEER
 T. SMITH
 CHECKED BY
 .
 DRAWING NO.
 1

DRAWN BY
 .
 FIELD BOOK NO.
 .
 SHEET NO.
 1 / 1



Rezoning Exhibit

FOR

CARLISLE INDUSTRIAL

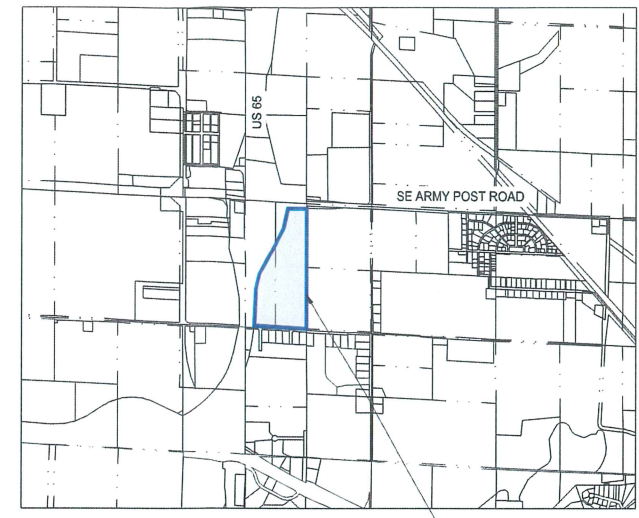
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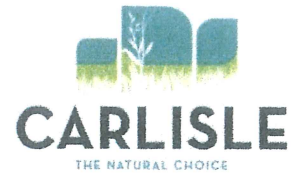
CARLISLE, IA
 TBD
 MARCH 2022
 REVISIONS

ENGINEER: T. SMITH
 DRAWN BY: .
 CHECKED BY: .
 FIELD BOOK NO.: .
 DRAWING NO.: 1
 SHEET NO.: 1 / 1

Rezoning Area Description

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4/6/2022 10:03 AM
 M:\McClure Drive\Project\Land Development\Team Members\T_Smith\Carlisle\Rezoning Exhibit.dwg



CITY OF CARLISLE, IOWA
REZONING APPLICATION

(Please print. Any Non-Legible Application Can Be Rejected.)

- 1. \$50.00 Fee Receipt No.
2. Applicant: ATI Group, LLC
3. Contact Name: Tyler Leo
4. Phone number: 515-419-6040 E-Mail: tyler@atirealty.com
5. Property Address: 6600 SE 52nd St., Carlisle, IA 50047
6. Legal Description: EX BEG 575.7F NW & 50F S OF NE COR THN NW745.5F S 49.8F E 543.4F NE 201.5F TO POB- NE 1/4 NW 1/4 LESS 2.52A RD SEC 33-78-23 & SE 1/4 NW 1/4 LESS 2 A RD SEC 33-78-23
7. Present Zoning: R- C- M- A- 1 Other:
8. Proposed Zoning: R- C- M- 1 A- Other:
9. Present Use: Agriculture
10. Proposed Use: Light Industrial
11. At Least 50 Percent of Property Owners in Area to be Rezoned Must Sign Petition (Use Extra Sheet if Needed)

Printed Name Address Signature
Wilbur E Goodhue Inc 1900 Normandy Dr., Carlisle, IA 50047 Carroll Hunter president

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Printed Name Address Signature
David J Wright & Ida M Wright Revocable Living Trust POB 554, Carlisle, IA 50047
NMDP Holdings, LLC 220 SE 6th St. Ste 100, Des Moines, IA 50309
Eric Nixt, CFO



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Eric Nixt, CFO

Printed Name

Address

Signature

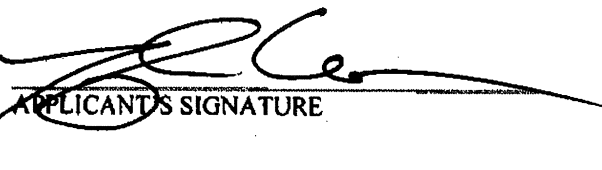
13. Attach a statement of reasons why the present zoning classification is no longer valid.

14. Attach a drawing or plat showing

- o Location
- o Dimensions
- o Use(s) of the applicant's property and **all properties within 300'** of the property to be rezoned.
- o Please include all streets, alleys, railroads, utility easements and other physical features.

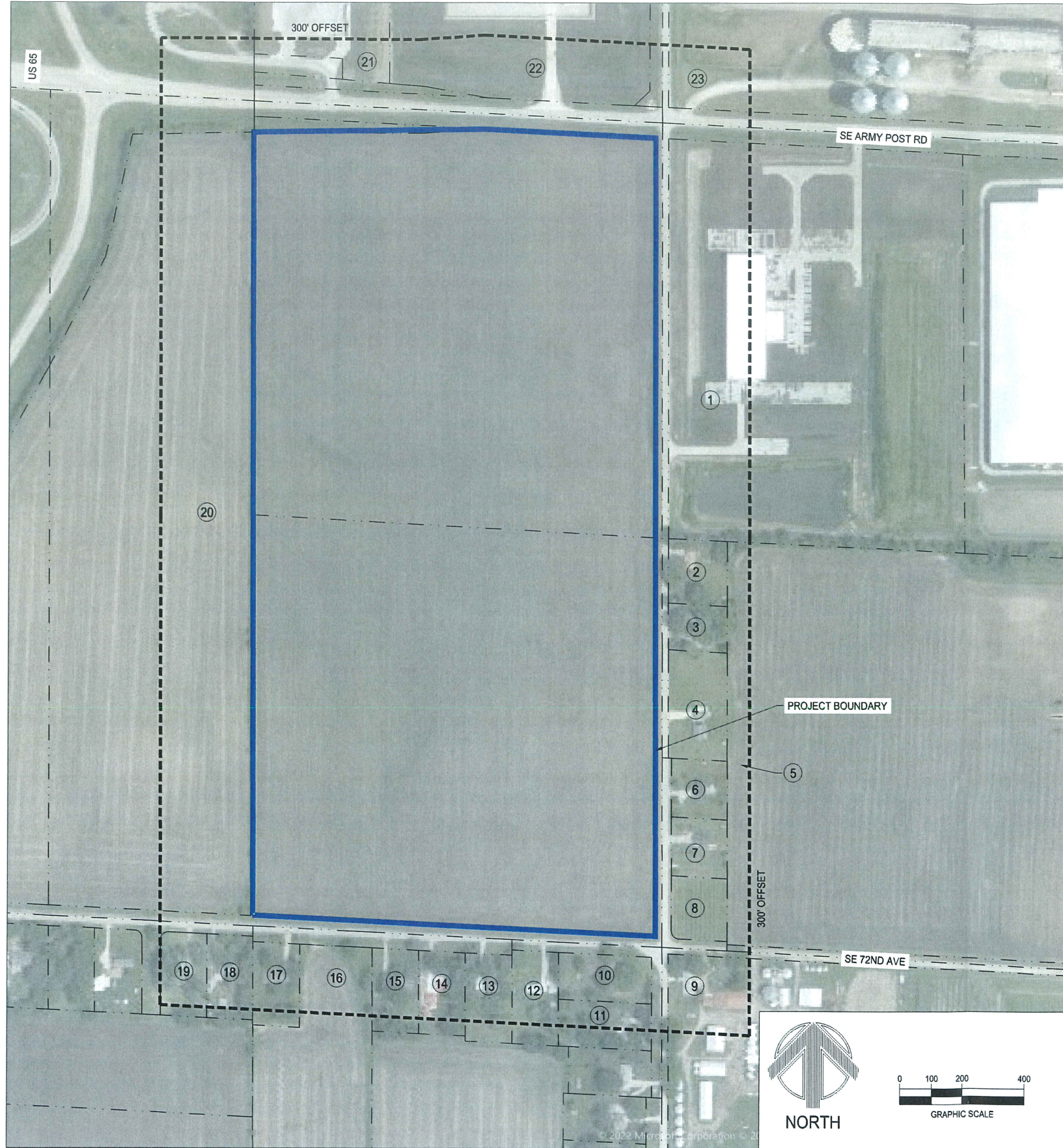
4.28.22

DATE



APPLICANT'S SIGNATURE

*Can use Assessor's website for property information and map requirements.



Rezoning Exhibit

FOR

CARLISLE INDUSTRIAL

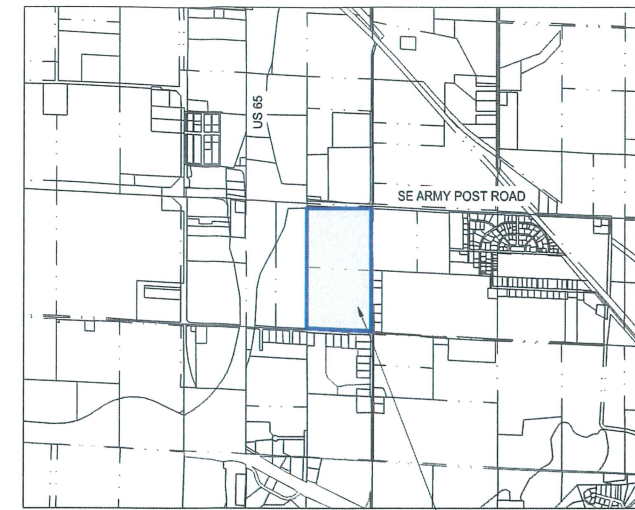
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 Clive, IA 50325

Zoning
 Existing - A-1 (74.96± acres)
 Proposed - M-1 (74.96± acres)



Vicinity Sketch
 Scale: 1" = 2,000'

Rezoning Table

Parcel Number	Name of Property Owner	Legal Description	Parcel Number	Mailing Address	Total Area of Property	Area within 300' of rezoning	% of Area within 300' of rezoning
1	NMDP HOLDINGS LLC	EX PARCEL 2017-185 BK 1 6690 PG 114- & -EXS 17F N 50F E 223F W 256F RD- NW 1/4 NE 1/4 LESS RD SEC 33-78-23	7823-33-201-002	220 SE 6TH ST STE 100 DES MOINES, IA 50309	1,205,741 sf	332,063 sf	16.1%
2	BEVERLY A STEUERWALD	1 SQUARE A IN NW COR S 1/2 NE 1/4 SEC 33-78-23	7823-33-251-001	6825 SE 52ND ST CARLISLE, IA 50047	36,671 sf	36,671 sf	1.8%
3	AMANDA K GLADSON	S 150.6F N 359.35F W 208.75F S 1/2 NE 1/4 LESS .11A RD SEC 33-78-23	7823-33-251-002	6895 SE 52ND ST CARLISLE, IA 50047	26,571 sf	26,571 sf	1.3%
4	GAYLE R & CELESTE R HOLLINGSHEAD	S 350F N 709.35 E 188.72F W 208.75F SW 1/4 NE 1/4 SEC 33-78-23	7823-33-251-003	6975 SE 52ND ST CARLISLE, IA 50047	60,880 sf	60,880 sf	2.9%
5	SAHDRIIDGE FARMS COMPANY	EX N 709.35F W 208.75F & BEG 250F S OF NE COR THN S 206.7F W 206.2F N 204.83F E 205.5F TO POB & NOVA PARK PLT 1 & SAHDRIIDGE ESTATES- S 1/2 NE 1/4 LESS RD SEC 33-78-23	7823-33-251-005	7201 SE 52ND ST CARLISLE, IA 50047	3,076,381 sf	92,151 sf	4.5%
6	ROBERT J & LAURA L BELZER	LT 1 SAHDRIIDGE ESTATES	7823-33-251-006	7075 SE 52ND ST CARLISLE, IA 50047	33,909 sf	33,909 sf	1.6%
7	CHRISTOPHER R KING	LT 2 SAHDRIIDGE ESTATES	7823-33-251-007	7105 SE 52ND ST CARLISLE, IA 50047	33,909 sf	33,909 sf	1.6%
8	SAHDRIIDGE FARMS COMPANY	LT 3 SAHDRIIDGE ESTATES	7823-33-251-008	7201 SE 52ND ST CARLISLE, IA 50047	36,116 sf	36,116 sf	1.7%
9	SAHDRIIDGE FARMS COMPANY	N 1/2 NW 1/4 SE 1/4 LESS .90A RD SEC 33-78-23	7823-33-400-013	7201 SE 52ND ST CARLISLE, IA 50047	831,996 sf	64,322 sf	3.1%
10	MICHAEL J WEST & CHAD R REDMAN	LT 2 LESS ST KEHNETH MILLER ACRES	7823-33-327-013	5165 SE 72ND AVE CARLISLE, IA 50047	45,000 sf	45,000 sf	2.2%
11	SHARON E & RAND R RICHARDSON	LT 3 LESS RD KEHNETH MILLER ACRES	7823-33-327-014	7278 SE 52ND ST CARLISLE, IA 50047	45,000 sf	25,366 sf	1.2%
12	DEHNIS K & JOYCE E EILBERT	LT 1 LESS ST KEHNETH MILLER ACRES	7823-33-327-004	5137 SE 72ND AVE CARLISLE, IA 50047	45,000 sf	35,005 sf	1.7%
13	SALLY J & HOWARD S SPLITZGER	LT 5 KEHNETH MILLER SUB DIV	7823-33-327-003	5115 SE 72ND AVE CARLISLE, IA 50047	42,129 sf	32,460 sf	1.6%
14	NICHOLAS BAILEY	LT 4 KEHNETH MILLER SUB DIV	7823-33-327-002	5093 SE 72ND AVE CARLISLE, IA 50047	40,050 sf	32,576 sf	1.6%
15	LISSA M BAKER	LT 3 KEHNETH MILLER SUB DIV	7823-33-327-001	5069 SE 72ND AVE CARLISLE, IA 50047	40,050 sf	32,576 sf	1.6%
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21	CTI READY MIX INC	PARCEL 2018-144 BK 17027 PG 362 COM SW COR SE 1/4 SW 1/4 SEC 28 THN N 150.5F TO POB THN N 867.88F E 432.18F S 964.44F W 153.43F N 67.7F W 286.87F TO POB BNG PRT S 60A E 1/2 SW 1/4 SEC 28-78-23	7823-28-300-017	1001 SE 37TH ST GRIMES, IA 50111	392,266 sf	36,542 sf	1.8%
22	MIDAMERICAN ENERGY COMPANY	LOT 1 MEC - CARLISLE PLAT 1	7823-28-376-001	PO 657 DES MOINES, IA 50306	963,307 sf	155,261 sf	7.5%
23	HEARTLAND CO-OP	S 485 F S 1/2 SE 1/4 LESS 3.97 A RD SEC 28-78-23	7823-28-451-002	POB 71399 DES MOINES, IA 50325	1,107,295 sf	51,990 sf	2.5%

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ENGINEER
 T. SMITH

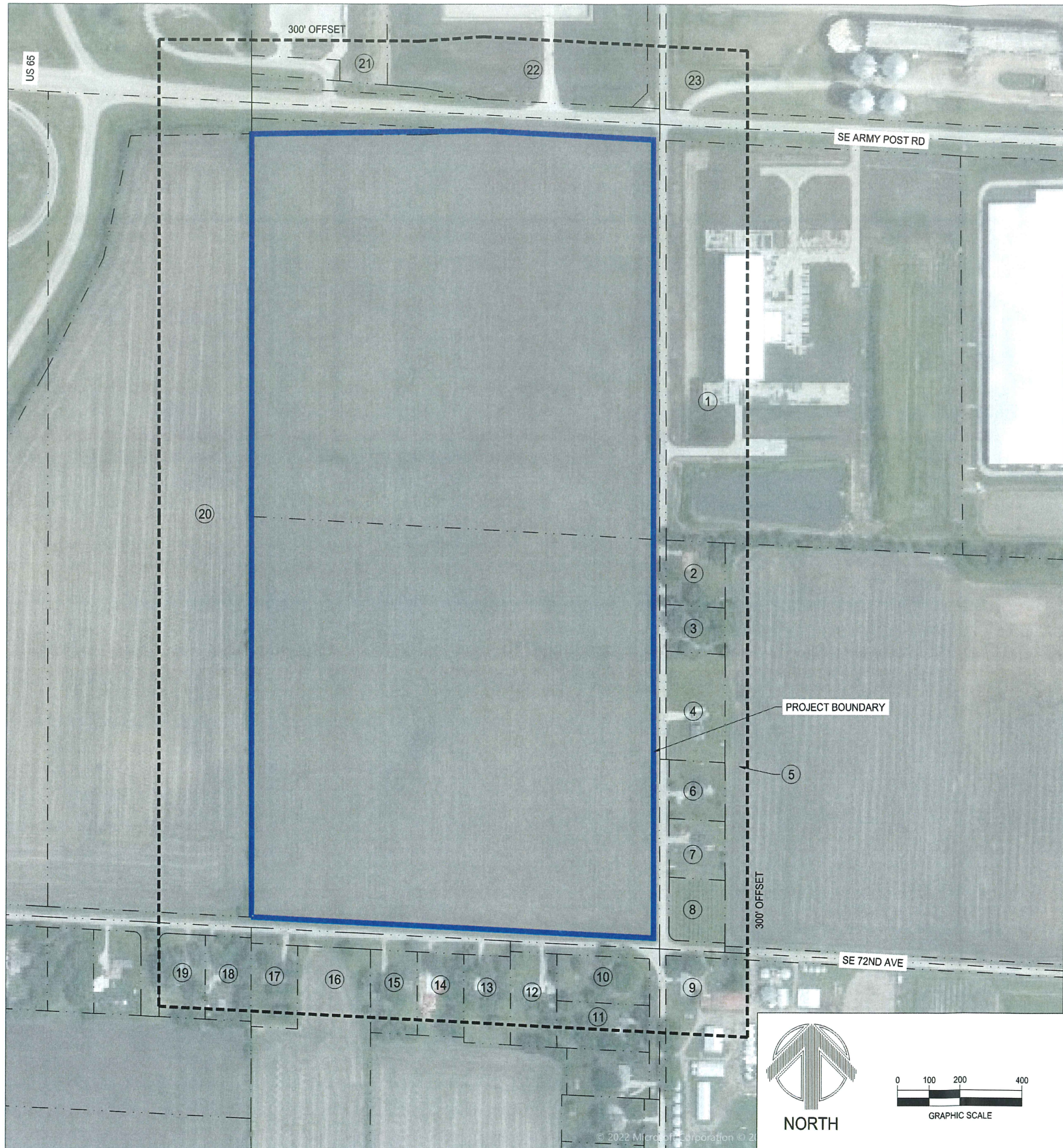
CHECKED BY

DRAWING NO. SHEET NO.

1 / 1

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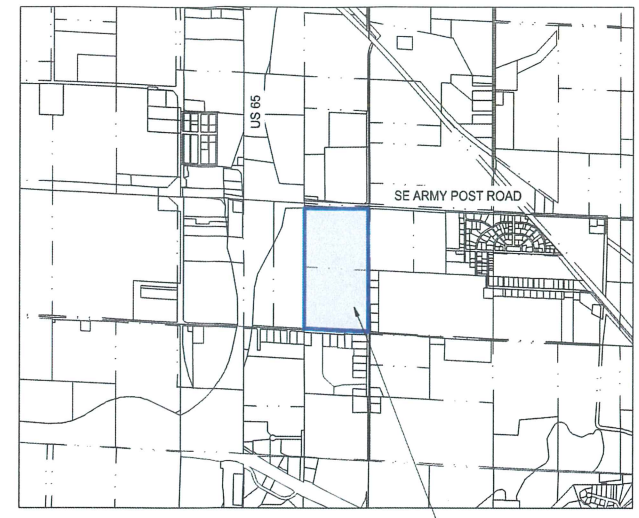
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Rezoning Table

Parcel Number	Name of Property Owner	Legal Description	Parcel Number	Mailing Address	Total Area of Property	Area within 300' of rezoning	% of Area within 300' of rezoning
1	NMDP HOLDINGS LLC	EX PARCEL 2017-185 BK 16690 PG 114- & -EXS 17F N 50F E 223F W 256F RD- NW 1/4 NE 1/4 LESS RD SEC 33-78-23	7823-33-201-002	220 SE 6TH ST STE 100 DES MOINES, IA 50309	1,205,741 sf	332,063 sf	16.1%
2	BEVERLY A STEUERWALD	1 SQUARE A IN HW COR S 1/2 NE 1/4 SEC 33-78-23	7823-33-251-001	6825 SE 52ND ST CARLISLE, IA 50047	36,671 sf	36,671 sf	1.8%
3	AMANDA K GLADSON	S 150.6F N 359.35F W 208.75F S 1/2 NE 1/4 LESS .11A RD SEC 33-78-23	7823-33-251-002	6895 SE 52ND ST CARLISLE, IA 50047	26,571 sf	26,571 sf	1.3%
4	GAYLE R & CELESTE R HOLLINGSHEAD	S 350F N 709.35 E 188.72F W 208.75F SW 1/4 NE 1/4 SEC 33-78-23	7823-33-251-003	6975 SE 52ND ST CARLISLE, IA 50047	60,880 sf	60,880 sf	2.9%
5	SAHRIDRIDGE FARMS COMPANY	EX N 709.35F W 208.75F & BEG 250F S OF NE COR THN S 206.7F W 206.2F N 204.83F E 205.5F TO POB & HOVA PARK PLT 1 & SAHRIDRIDGE ESTATES- S 1/2 NE 1/4 LESS RD SEC 33-78-23	7823-33-251-005	7201 SE 52ND ST CARLISLE, IA 50047	3,076,381 sf	92,151 sf	4.5%
6	ROBERT J & LAURA L BELZER	LT 1 SAHRIDRIDGE ESTATES	7823-33-251-006	7075 SE 52ND ST CARLISLE, IA 50047	33,909 sf	33,909 sf	1.6%
7	CHRISTOPHER R KING	LT 2 SAHRIDRIDGE ESTATES	7823-33-251-007	7105 SE 52ND ST CARLISLE, IA 50047	33,909 sf	33,909 sf	1.6%
8	SAHRIDRIDGE FARMS COMPANY	LT 3 SAHRIDRIDGE ESTATES	7823-33-251-008	7201 SE 52ND ST CARLISLE, IA 50047	36,116 sf	36,116 sf	1.7%
9	SAHRIDRIDGE FARMS COMPANY	N 1/2 HW 1/4 SE 1/4 LESS .90A RD SEC 33-78-23	7823-33-400-013	7201 SE 52ND ST CARLISLE, IA 50047	831,996 sf	64,322 sf	3.1%
10	MICHAEL J WEST & CHAD R REDMAN	LT 2 LESS ST KEHNETH MILLER ACRES	7823-33-327-013	5165 SE 72ND AVE CARLISLE, IA 50047	45,000 sf	45,000 sf	2.2%
11	SHARON E & RAHID R RICHARDSON	LT 3 LESS RD KEHNETH MILLER ACRES	7823-33-327-014	7278 SE 52ND ST CARLISLE, IA 50047	45,000 sf	25,366 sf	1.2%
12	DEHNIS K & JOYCE E EILBERT	LT 1 LESS ST KEHNETH MILLER ACRES	7823-33-327-004	5137 SE 72ND AVE CARLISLE, IA 50047	45,000 sf	35,005 sf	1.7%
13	SALLY J & HOWARD J SPLITZGERBER	LT 5 KEHNETH MILLER SUB DIV	7823-33-327-003	5115 SE 72ND AVE CARLISLE, IA 50047	42,129 sf	32,460 sf	1.6%
14	NICHOLAS BAILEY	LT 4 KEHNETH MILLER SUB DIV	7823-33-327-002	5093 SE 72ND AVE CARLISLE, IA 50047	40,050 sf	32,576 sf	1.6%
15	LISSA M BAKER	LT 3 KEHNETH MILLER SUB DIV	7823-33-327-001	5069 SE 72ND AVE CARLISLE, IA 50047	40,050 sf	32,576 sf	1.6%
16	SUMMERTIME FARMS LLC	LOT 1 SUMMERTIME PLAT 1	7823-33-326-011	2020 NORMANDY DR CARLISLE, IA 50047	513,567 sf	50,682 sf	2.5%
17	DONALD H SIEVERS	LT 1 KEHNETH MILLER SUB DIV	7823-33-326-001	5021 SE 72ND AVE CARLISLE, IA 50047	40,050 sf	32,576 sf	1.6%
18	DEHNIS L & NANCY A ALEXANDER	LOT 8 STEBBES ACRES	7823-33-301-007	4989 SE 72ND AVE CARLISLE, IA 50047	40,050 sf	34,955 sf	1.7%
19	PATRICIA L BARTHOLOMEW	LOT 7 STEBBES ACRES	7823-33-301-006	4969 SE 7ND AVE CARLISLE, IA 50047	39,916 sf	34,804 sf	1.7%
20	DAVID J WRIGHT & IDA M WRIGHT REVOCABLE LIVING TR	EX BEG 661F SE OF HW COR OF SEC THN SE ALNG N LN 661F S 100.7F SW 389.8F SWLY 787.9F N 875.7F TO POB- E 1/2 W 1/2 HW 1/4 SEC 33-78-23	7823-33-100-006	POB 554 CARLISLE, IA 50047	1,539,846 sf	748,263 sf	36.2%
21	CTI READY MIX INC	PARCEL 2018-144 BK 17027 PG 362 COM SW COR SE 1/4 SW 1/4 SEC 28 THN N 150.5F TO POB THN N 867.88F E 432.18F S 964.44F W 153.43F N 67.7F W 286.87F TO POB BNG PRT S 60A E 1/2 SW 1/4 SEC 28-78-23	7823-28-300-017	1001 SE 37TH ST GRIMES, IA 50111	392,266 sf	36,542 sf	1.8%
22	MIDAMERICAN ENERGY COMPANY	LOT 1 MEC - CARLISLE PLAT 1	7823-28-376-001	PO 657 DES MOINES, IA 50306	963,307 sf	155,261 sf	7.5%
23	HEARTLAND CO-OP	S 485 F S 1/2 SE 1/4 LESS 3.97 A RD SEC 28-78-23	7823-28-451-002	POB 71399 DES MOINES, IA 50325	1,107,295 sf	51,990 sf	2.5%

ZONING TABLE NOTES:
1) RIGHT-OF-WAY AREA IS NOT INCLUDED
2) OWNERSHIP INFORMATION PROVIDED VIA POLK COUNTY ASSESSOR
3) AREA WITHIN 300' OF REZONING IS PROVIDED BASED ON GIS PARCEL LINE DATA



building strong communities.

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PRELIMINARY

REZONING EXHIBIT



CARLISLE INDUSTRIAL REZONING

CARLISLE, IA
TBD
MARCH 2022
REVISIONS

ENGINEER: T. SMITH
DRAWN BY: .
CHECKED BY: .
FIELD BOOK NO.: .
DRAWING NO.: 1
SHEET NO.: 1 / 1

Rezoning Area Description

EX BEG 575.7F NW & 50F S OF NE COR THN NW745.5F S 49.8F E 543.4F NE 201.5F TO POB- NE 1/4 NW 1/4 LESS 2.52A RD SEC 33-78-23
&
SE 1/4 NW 1/4 LESS 2 A RD SEC 33-78-23

M:\McClure Drive\Projects\Land Development\Team Members\T_Smith\Carlisle\Rezoning Exhibit.dwg 4/4/2022 8:59 AM