

City of Carlisle, Iowa
Planning and Zoning Commission
Regular Meeting
November 15, 2021
7:00 P.M.
City Council Chambers – 100 N. 1st Street

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

Meeting ID: 995 193 0479

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

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

Call to order

Determine quorum

New Business and Action Items

1. Discussion and Possible Action on Parking Lot Specialties Expansion Site Plan

Administrator/Engineer/Commission Reports

Adjournment

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

November 11, 2021

Att: Brad Kuehl

Bishop Engineering
3501 104th Street
Des Moines, IA 50322

Parking Lot Specialties Expansion – Site Plan

City of Carlisle, Iowa

FOX P.N. 8666-19A.241

FOX Engineering & City Staff have completed the second review for the Parking Lot Specialties Site Plan submittal dated 11/9/21 and submitted by email on 11/10/21 and offer the following comments:

General Site Plan Comments for P&Z and Council

1. This site plan shall be subject to any comments from the Iowa DNR as part of their IDNR Floodplain Development Permit. Once the IDNR has approved and issued a permit, or determined that a permit is not required, the City will issue a local floodplain permit.
2. The Developer has stated that the items listed in the email from Mitch Holtz to Brad Kuehl on May 19th, 2021 regarding issues at the existing Parking Lot Specialties site (attached) will be rectified with the proposed site plan.
 - a. It should be noted that these issues will need to be addressed whether the proposed Parking Lot Specialties Addition Site Plan is approved or not.
 - b. If the Addition site plan is approved, many of the items listed in the email will need to be contingent to an occupancy permit since the items will be rectified during the construction process of the Addition site plan construction.
 - c. The Developer installed water/sewer piping from the “Phase 1” structure to the “Addition” structure which was not shown in the 2020 site plan drawings. This is shown as “existing” on the current site plan.
3. The Developer has stated that only minor traffic will be generated by this addition.
4. The Developer has stated that there will be no servicing or washing of vehicles in the new structure.
5. Please clarify on the cover what the new structure will be used for to verify compliance.

Sheet C2.1 – Layout Plan

6. Please provide screening of outdoor storage areas from adjacent property per Section 165.06, 1, E. Please be prepared to discuss this at the P&Z/Council meetings since it is not currently shown on the site plan.
7. Please clarify the type of all proposed outdoor lighting including wallpacks. Please verify it meets 165.06, 5, I of the Carlisle Code. Please verify pole height and that the fixtures are sharp cutoff.
8. Will any fencing be proposed for this site? If so, please show on the site plan and state type/size/etc. Also show any gates that will be provided on the site. Please be prepared to discuss with P&Z/Council.
9. Please show the 100-yr floodplain on this sheet.
10. Please provide a cross section for the rock area. Note that per Code, the minimum thickness for gravel parking or storage shall be 6 inches. Asphalt millings are encouraged in lieu of rock to provide dust control.

Sheet C3.1 – Grading & Utility Plan

11. Please label and dimension the width of the overflows for the detention area in the front yard (including elevation).
12. Please label the sanitary cleanout rip and flowline. Also, please label the storm/sanitary conflict.
13. Please show hydrant coverage radii (150-ft). It appears that another hydrant is required to cover the new structure to meet 165.06, 5, L, 2 of the Code.

Building Elevations

14. The west elevation shows a man door (NW corner) that is not shown on the site plan. Please revise as necessary.
15. Please state the color and type of building materials for all structures. Please clarify that this building will match the first structure.
16. It is highly recommended that you bring detailed building materials and color schemes with you to P & Z and Council for discussion.

Storm Water Management Plan

17. FOX has yet to receive the 2nd submittal of the SWMP.

SITE PLAN SUBMITTAL SCHEDULE:

PLANNING & ZONING: November 15, 2021 at 7:00 at the Carlisle City Hall

COUNCIL MEETING: November 22, 2021 at 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.

Sincerely,
FOX ENGINEERING ASSOCIATES, INC.



Mitch Holtz, P.E.

Attachments: Email from Mitch Holtz to Brad Kuehl dated May 19, 2021

Copy to: Deven Markley, City Administrator

Re: Carlisle Commons

From : Mitch Holtz <msh@foxeng.com>

Wed, May 19, 2021 02:28 PM

Subject : Re: Carlisle Commons**To :** Brad Kuehl <bkuehl@bishopengr.com>**Cc :** Tom Thompson <tthompson@carlisleiowa.org>, Tony Rhinehart <trhinehart@carlisleiowa.org>, Deven Markley <dmarkley@carlisleiowa.org>**Bcc :** John Gade <jmg@foxeng.com>External images are not displayed. [Display images below](#)

Brad,

After review of the site (walkthru on the morning of 5/12), I have the following comments:

1) The existing site is different than what was approved by Council. Notably:

a) Floodplain Issues - Much of the floodplain has been filled in. No Carlisle Floodplain Development Permit was filed for the southern fill area. This additional fill may be in violation of other jurisdictional requirements, including IDNR & Army Corps of Engineers. Prior to moving forward, this fill placement must be permitted, and other jurisdictional permissions must be granted before a floodplain development permit will be issued by the City of Carlisle.

b) Front Yard Hydrant - Hydrant in front yard must be raised to grade and properly backfilled.

c) Incorrect Access Culvert - Culvert under driveway was installed as CMP. Site plan shows RCP. No flared ends were provided. No erosion control matting (scourstop) was provided west of culvert. No letdown flume was provided from pavement to ditch.

d) Storm Water Issues:

i) No front yard site storm sewer - No storm sewer installed in front yard to collect entrance and parking lot storm water runoff. No intakes provided.

ii) No storm water detention provided in front - The detention area was not graded. No storm sewer or orifice plate was provided to reduce site discharges.

iii) No rear yard site storm sewer - No storm sewer installed behind the building to collect and discharge storm water to the detention pond or to release from the detention pond.

iv) No storm water detention provided in rear - The rear detention area was not constructed with an outlet. There is also no restriction to limit the site discharges. It is unknown where storm water runoff from the site is directed as no storm sewer was installed and it is unknown how close to proposed contours the site was graded to. The pond outlet swale was never graded.

All items under d) put the site in non-compliance for storm water management.

e) Landscaping - Landscaping not provided as shown on site plan.

f) Surfacing - Substantially more gravel is surfacing the site than what is shown on the site plan. This could add to the storm water management non-compliance as gravel is considered non-pervious.

g) Storage issues - Per Code:

i) Screening from adjacent property - Provide for suitable screening of parking, truck loading, refuse disposal, and outdoor storage from adjacent property.

ii) Screening from Public - Any storage area, garbage storage, junk storage or loading docks, and loading areas in any district shall be screened from public street view by a buffer.

iii) Surfacing is required for storage - The minimum thickness for gravel parking or storage shall be 6 inches. Asphalt millings are encouraged in lieu of rock to provide dust control.

iv) Storm Water Pollution - While it is not necessarily fully the City's jurisdiction to comment, it appears that there are several items on the site that would put the site in violation of IDNR General permit No. 2. Specifically with regard to preventing spills that could get into groundwater. Placement of hazards (or anything for that matter) in the floodplain is prohibited. Furthermore, any vehicle, tar kettles, gas cans, etc. shall be situated on the site such that any spill can be contained on the site in an area where cleanup can be readily accomplished in all weather conditions. Minor spills shall be cleaned up by collecting the contaminated soil and removing it from the site and disposing of it properly. Major spills will require the owner and operator to comply with spill notification requirements as specified in 455B/.386 of the Iowa Code. The law requires that as soon as possible (maximum limit of 6 hours) the Iowa DNR, 515-725-8694, and the local sheriff's office, 515-286-3333, be notified of any "hazardous condition". Clean up procedures will depend on the severity of the spill.

1. Store new and used petroleum products for vehicles in covered areas with berms or dikes in place to contain any spills.
2. Immediately contain and clean up any spills with absorbent materials.
3. Have equipment available in fuel storage areas and in vehicles to contain and clean up any spills that occur.

Generally speaking, all storage of materials should be done on gravel surfacing and shall be screened.

h) Public Improvements Issues - The following items were noted regarding the public sanitary sewer:

- i) No record drawings or televising tapes have been provided to the City for the sewer.
- ii) No record of pressure testing, mandrel or vacuum testing has been provided to the City.
- iii) Pavement of Gateway Drive was not put back in the area of the connection manhole.
- iv) It is unknown whether proper chimney seals were provided for new manhole.

The City of Carlisle requires the existing site be brought into compliance per the approved Site Plan and Public Improvements and prior to considering Richard's expansion.

Please develop a schedule for this work to be completed. Please inform the City (assuming this would be Deven) prior to the start of work.

As constructed, the site is subject to municipal infractions, especially knowing that storm water is not being managed at all at the site. Please advise Richard that cleanup of this site will be important to keep it current with the approved site plan to meet City requirements, but also so that other jurisdictions do not shut him down and/or fine him as well.

Please let me know your thoughts or what else you might need from me.

Thanks,

Mitch Holtz, P.E.

FOX Engineering Associates, Inc.

414 South 17th Street | Suite 107 | Ames, IA 50010

Office | 515.233.0000 | Cell | 515.231.6005

www.foxeng.com

From: "Mitch Holtz" <msh@foxeng.com>

To: "Brad Kuehl" <bkuehl@bishopengr.com>

Cc: "Tom Thompson" <tthompson@carlisleiowa.org>, "Tony Rhinehart" <trhinehart@carlisleiowa.org>, "Deven Markley" <dmarkley@carlisleiowa.org>

Sent: Thursday, May 6, 2021 10:43:36 AM

Subject: Re: Carlisle Commons

Brad,

I'll try to take a look at the site next week and get a response put together.

Thanks,

Mitch Holtz, P.E.

FOX Engineering Associates, Inc.

414 South 17th Street | Suite 107 | Ames, IA 50010

Office | 515.233.0000 | Cell | 515.231.6005

www.foxeng.com

From: "Brad Kuehl" <bkuehl@bishopengr.com>

To: "Mitch Holtz" <msh@foxeng.com>

Sent: Thursday, May 6, 2021 10:40:22 AM

Subject: FW: Carlisle Commons

Hey Mitch, just following up on this related to the Parking Lot Specialties Site Plan Amendment. We will likely be working on getting this to you sometime next week after Carlisle Commons. Thanks. Brad

From: Brad Kuehl

Sent: Tuesday, May 4, 2021 2:20 PM

To: Mitch Holtz <msh@foxeng.com>

Subject: RE: Carlisle Commons

That's okay Mitch, I have been trying to get the attached Final Plat to you as well. Would we be able to rename the PUD Site Plan Layout Sheet as our Preliminary Plat, obviously adding any other PP items that are needed?

Also, as a side note, semi-related to Richard Brown, I am meeting him at his shop tomorrow late morning as we are also trying to get his Site Plan Amendment to you for the Future 6,000 sf addition in the back. We completed a follow-up survey and noticed some items from the previously approved Site Plan that may need to be addressed with this Amendment. Would that be appropriate? Also, Richard would like to consider relocating his access drive to the west end (per the attached) to allow a more direct route for trucks to get to the back. Do you foresee any issues with this other than maintaining stormwater management as previously proposed?

Thanks.

Brad Kuehl | Bishop Engineering Company, Inc.

3501 104th Street | Des Moines, Iowa 50322

O: 515-276-0467 | M: 515-208-9021

From: Mitch Holtz <msh@foxeng.com>

Sent: Tuesday, May 4, 2021 12:15 PM

To: Brad Kuehl <bkuehl@bishopengr.com>

Subject: Re: Carlisle Commons

Brad,

Sorry for the delay. I'm getting through your submittal today. You should have it (barring fires that come up today) tonight. One big comment is that a Preliminary Plat sheet is necessary (can be included in the site plan). It will need to contain all of the necessary information per 180.08 of

the Code. I don't see this being much different than what is provided, however, it was not in your submittal, formally.

Thanks,

Mitch Holtz, P.E.



FOX Engineering Associates, Inc.

414 South 17th Street | Suite 107 | Ames, IA 50010

Office | 515.233.0000 | Cell | 515.231.6005

www.foxeng.com

From: "Brad Kuehl" <bkuehl@bishopengr.com>

To: "Deven Markley" <dmarkley@carlisleiowa.org>, "Mitch Holtz" <msh@foxeng.com>

Sent: Thursday, April 22, 2021 10:20:56 AM

Subject: Carlisle Commons

Deven and Mitch, hoping to get the review process started with the attached Site Plan, SWMP and Construction Drawings for the public sanitary sewer and water main. Please let me know what else you may need in terms of an application and/or submittal fee or we can address with review comments. Thank you

Brad Kuehl | Bishop Engineering Company, Inc.

3501 104th Street | Des Moines, Iowa 50322

O: 515-276-0467 | M: 515-208-9021

November 9, 2021



Parking Lot Specialties – SITE PLAN - 210106

Response to City Review Comments for Site Plan received 11/05/2021

General Comments

1. We understand that a flood plain development permit is required from the IDNR, and they need an approved certified plan to be submitted to complete the permit process
2. We understand there are previous items to be addressed and resolved with the completion of this site plan. The Owner will coordinate with City staff
3. The NPDES has been updated to include the additional area. The SWPPP has been updated and included with the Site Plan
4. We understand review comments may be forthcoming from the Fire Department
5. We understand review comments may be forthcoming from the Building Official
6. Any signage will be coordinated by the Owner through the separate sign permit process
7. The Owner does not anticipate much increased traffic with the new addition
8. The use of the new structure is additional support warehouse/workshop space with one small office

Sheet C0.1 – Cover Sheet

9. The certification block has been updated
10. The one additional office has been added to the parking calculations

Sheet C2.1 – Layout Plan

11. The existing driveway pavement will be removed once the new driveway to the west has been constructed and open. Associated parking will be modified
12. An ADA compliant parking space has been added near the office door of the new building
13. The proposed height of the building has been added
14. The outdoor storage area is intended for immediate use with this plan approval. The label "future" has been removed
15. Proposed site lighting is via wallpacks. Additional information to be provided by the Owner
16. Locations of man doors and overhead doors have been called out
17. There is no servicing or washing of vehicles proposed in the new building/workshop area
18. The existing fence will be expanded to include the new building area and approach
19. The 100-year floodplain line has been shown on the Grading Plan. A LOMR was completed and approved in 2020 for the proposed buildings
20. There are existing trees along the west fence line and drainage way to the west. A callout has been provided. The trees can be seen in current aerial imagery
21. The paving in front of the new building is to serve as the building approach. No outdoor storage is proposed in that area. The existing HMA milling drive from the parking to the new addition is proposed to be replaced with concrete

Sheet C3.1 – Grading & Utility Plan

22. The referenced water/sewer pipes were installed as part of the Phase 1 project for the future addition
23. The downspout locations have been noted and will discharge to splash block and directed to onsite detention
24. The proposed overflows have been labeled and dimensioned
25. Typical longitudinal grades/slope arrows for the detention areas have been called out
26. A 6-foot earthen shoulder has been provided with spot elevations added
27. The rim and approximate inverts have been called out for the existing sanitary cleanouts
28. Hydrant coverage radii have been provided for the existing hydrants
29. Erosion control (scour stop) has been called out for the 12" FES within the public right-of-way
30. A note has been added calling out footings and apron guards for the flared ends
31. An orifice detail has been added

Building Elevations

32. The elevations have been corrected
33. The Owner will provide more information regarding color and building materials
34. We understand it is highly recommended to bring detailed building materials and color schemes to P&Z and Council for discussion

Storm Water Management Plan

35. The NRCS Soil Survey has been provided and will be added to the updated SWMP
36. The updated SWMP will include the detention calculations
37. The updated SWMP will include the revised drainage maps
38. A detention area has been added at the south end of the property to manage storm water runoff from the outdoor storage area

PARKING LOT SPECIALTIES - ADDITION SITE PLAN AMENDMENT

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2019 SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF CARLISLE MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF CARLISLE.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

SHEET INDEX:

- C0.1 COVER SHEET
- C2.1 LAYOUT PLAN
- C3.1 OVERALL GRADING PLAN
- C3.2 GRADING & UTILITY PLAN
- C5.1 LANDSCAPE PLAN
- C7.1 SWPPP

PROPERTY DESCRIPTION:

(QUIT CLAIM DEED BOOK 2017, PAGE 05299)
LOT 1, SCHRIER SUBDIVISION, AN OFFICIAL PLAT IN WARREN COUNTY, IOWA EXCEPT THAT PART THEREOF DEEDED TO THE STATE OF IOWA AS SHOWN IN WARRANTY DEED FILED IN BOOK 259 PAGE 510 IN THE OFFICE OF THE WARREN COUNTY RECORDER.

EXCEPT ROADS (BOOK 85, PAGE 285)
SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENT OF RECORD

AREA: 489,124 SQUARE FEET, 11.23 ACRES

ADDRESS:
1054 150TH AVE
CARLISLE, IOWA

OWNER:
BROWN'S ENTERPRISES LLC
600 HOLCOMB AVE, SUITE A
DES MOINES, IA 50313
515-262-1155

PREPARED FOR:
PARKING LOT SPECIALTIES, LLC
600 HOLCOMB AVE, SUITE A
DES MOINES, IA 50313
515-262-1155

ZONING:
INFORMATION OBTAINED FROM CITY OF CARLISLE WEB PAGE
M-1 - LIGHT INDUSTRIAL DISTRICT
FOR AN OFFICIAL ZONING REPORT PLEASE CALL CITY OF CARLISLE AT 515-989-3224

SETBACKS:
FRONT YARD 45 FEET
REAR YARD 45 FEET/50 FEET ADJ. TO R DISTRICT
SIDE YARD 10 FEET/50 FEET ADJ. TO R DISTRICT
PARKING 10 FEET MIN. ADJ. TO R DISTRICT

PARKING REQUIREMENTS:
REQUIRED PARKING: 1 SPACE PER 200 S.F. OFFICE SPACE PLUS 1 PER OFFICE, AND 1 SPACE PER 1,000 S.F. FLOOR AREA (INDUSTRIAL USE)
1 PER OFFICE = 5 SPACES
1,115 S.F. OFFICE SPACE: 1,115/200 = 6 SPACES
8,005 S.F. INDUSTRIAL SPACE: 8,005/1,000 = 9 SPACES
6,000 S.F. INDUSTRIAL SPACE: 6,000/1,000 = 6 SPACES
TOTAL REQUIRED SPACES = 26 SPACES

PROPOSED PARKING: 34 SPACES INCL. 2 ADA SPACES

OPEN SPACE REQUIREMENTS:
TOTAL AREA 489,124 S.F. (11.23 AC)
EXISTING OPEN SPACE
PROPOSED OPEN SPACE 419,463 S.F. (85.8%)

IMPERVIOUS SURFACE:
EXISTING IMPERVIOUS 50,731 S.F.
- HOMESTEAD AND ASSOCIATED IMPERVIOUS (4,500 S.F.)
- MAIN BUILDING, PARKING AND STORAGE (46,231 S.F.)
PROPOSED IMPERVIOUS 18,930 S.F.
- BUILDING (6,000 S.F.)
- PAVEMENT (12,930 S.F.)
TOTAL IMPERVIOUS 69,661 S.F.
PROPOSED CHANGE +18,930 S.F.

PAVING NOTES:

- THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH CITY OF CARLISLE STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
- SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBBASE PRIOR TO ANY PAVEMENT BEING PLACED.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A D.A. DETECTABLE WARNING PANEL(S) AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
- ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

UTILITY NOTES:

- QUANTITY CALL OUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND ALL COSTS ASSOCIATED WITH AS-BUILT TOPO OF DETENTION POND & DETENTION POND STORM SEWER. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING BISHOP ENGINEERING (DAVID BENTZ AT 515-276-0467) TO PERFORM SAID AS-BUILT SURVEY. IF DETENTION POND HAS BEEN GRADED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT TOPO SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
- ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND APRON TRASH GUARD.
- ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
- SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
- MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISION OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
- WATERMANS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
- PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF CARLISLE.
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- 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.
- THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.

SIDEWALK NOTE:

THE OWNER OF THE LOT IS RESPONSIBLE FOR THE COSTS ASSOCIATED WITH PLACING FUTURE SIDEWALKS. THE SIDEWALKS SHALL BE INSTALLED WITHIN 3 MONTHS OF NOTIFICATION FROM THE CITY.

LIGHTING NOTE:

THE LIGHTING FIXTURES SHALL BE SODIUM HALOGEN OR METAL HALIDE, AND SHALL BE SHARP CUT OF FIXTURES. MAXIMUM POLE HEIGHT SHALL BE 35 FEET PER THE CARLISLE CITY CODE SECTION 165.06.5.I.

SIGNAGE NOTE:

SIGN PERMIT IS A SEPARATE PERMIT, AND IS NOT INCLUDED WITH THIS SITE PLAN.

DUMPSTER NOTE:

DUMPSTER WILL BE LOCATED INSIDE THE BUILDING, AND ROLLED OUT FOR PICK-UP.

UTILITY CONFLICT NOTES:

- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION

WETLAND NOTES:

- BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SURVEY NOTES:

- SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 5/9/2019. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

FEMA NOTE:

FEMA ZONES AS INDICATED ON MAP NO. 19181C0069G. THE FLOOD ELEVATION AT THE WEST PROPERTY LINE OF THE SITE IS 785.60, PER THE FEMA FLOOD MAP.

CITY OF CARLISLE STANDARD NOTES: GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF CARLISLE SUPPLEMENTAL SPECIFICATIONS.
- A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING WITH THE CITY OF CARLISLE & FOX ENGINEERING.
- THE CITY OF CARLISLE MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK. CALL CITY OF CARLISLE (TOMMY THOMPSON 515-505-4299) & FOX ENGINEERING (JOHN GADE 515-233-0000).
- ALL PERMITS (IDNR, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- ALL UTILITY CONTRACTORS AND/OR OWNERS SHALL BE RESPONSIBLE TO PROVIDE THE CITY OF CARLISLE WITH "AS-BUILT" DRAWINGS OF ALL IMPROVEMENTS.
- ALL SIGNAGE SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.
- ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.

SANITARY SEWER NOTES:

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

WATER MAIN NOTES:

- ALL FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURION 250 (3-WAY A-423), 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, AND FACTORY PAINTED RED. THE MINIMUM HYDRANT LEAD SHALL BE 2-FEET.
- ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF CARLISLE WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT (FLUSH MOUNT VALVCO OR APPROVED EQUAL).
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN.
- ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
- WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
- THE CONTRACTOR IS RESPONSIBLE FOR PRESSURE TESTING, CHLORINATION, AND BACTERIA TEST.

STORM SEWER NOTES:

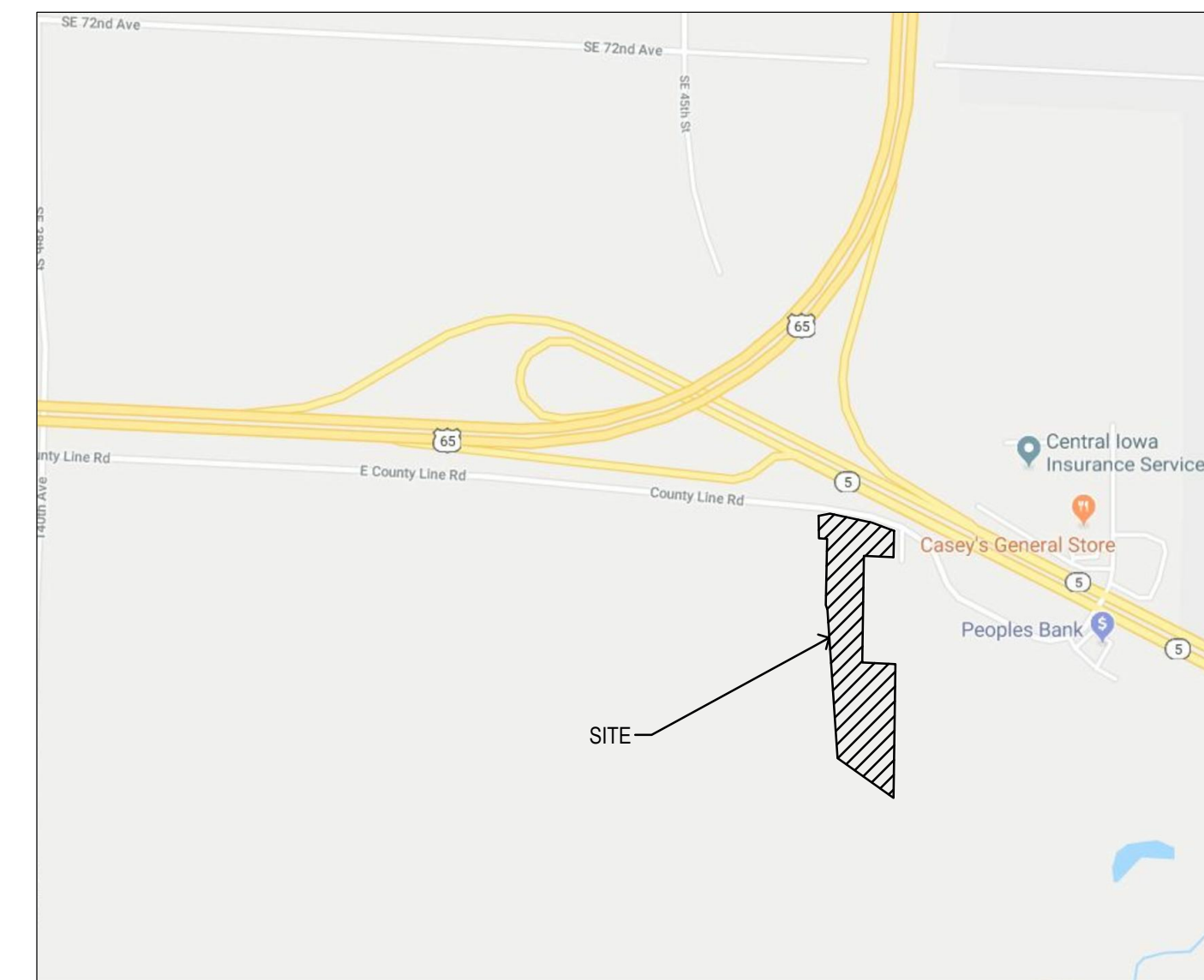
- ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
- THE CONTRACTOR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

SITE CONTROL AND BENCHMARKS:

BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = NAVD88

CP # 9000
NORTHING = 550010.00
EASTING = 1634996.19
ELEVATION = 788.51
DESCRIPTION: NAIL SET IN CONCRETE, CENTRALLY BETWEEN THE THREE BUILDINGS.

TEMPORARY BENCHMARK - OFFSITE
ELEVATION = 791.33
DESCRIPTION: ARROW ON HYDRANT LOCATED APPROXIMATELY 90 FEET NORTHEASTERLY FROM NORTHEAST CORNER OF PROPERTY, ALONG NORTH ROW OF COUNTY LINE ROAD, NEAR THE END OF THE PAVED STREET



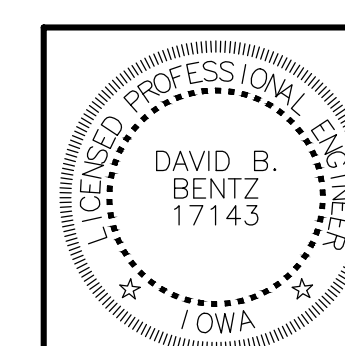
VICINITY MAP
SCALE: 1" = 1,000'

LEGEND:

- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- OE — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- F/O — FIBER OPTIC
- CATV — CABLE TV
- ⊙ STORM MANHOLE
- ▣ CURB INTAKE
- SURFACE INTAKE
- ⏏ FLARED END SECTION
- ⊙ SANITARY MANHOLE
- ⊙ CLEANOUT
- ⊙ FIRE HYDRANT
- ⊙ SPRINKLER
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ WATER MANHOLE
- ⊙ WELL
- ⊙ WATER VALVE
- ⊙ WATER SHUT OFF
- ⊙ YARD HYDRANT
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC RISER
- ⊙ ELECTRIC VAULT
- ⊙ POWER POLE
- ⊙ TRANSFORMER POLE
- ⊙ LIGHT POLE
- ⊙ ELECTRIC JUNCTION BOX
- ⊙ ELECTRIC PANEL
- ⊙ TRANSFORMER
- ⊙ GROUND LIGHT
- ⊙ GUY WIRE
- ⊙ ELECTRIC HANDHOLE
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ AIR CONDITIONING UNIT
- ⊙ TELEPHONE RISER
- ⊙ TELEPHONE VAULT
- ⊙ TELEPHONE MANHOLE
- ⊙ TRAFFIC SIGNAL MANHOLE
- ⊙ FIBER OPTIC RISER
- ⊙ FIBER OPTIC FAULT
- ⊙ CABLE TV RISER
- SIGN
- BOLLARD
- ⊙ DENOTES NUMBER OF PARKING STALLS
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- ⊙ SECTION CORNER - FOUND AS NOTED

ABBREVIATIONS:

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



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

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

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

PARKING LOT SPECIALTIES - ADDITION CARLISLE, IOWA

Bishop Engineering
 "Planning Your Successful Development"
 3501 104th Street
 Des Moines, Iowa 50322-3825
 Phone: (515)276-0467 Fax: (515)276-0217
 Civil Engineering & Land Surveying
 Established 1959

REFERENCE NUMBER: 190178
DRAWN BY: BK
CHECKED BY: DB
REVISION DATE: 08/02/2021 CHECK 08/05/2021 CITY#1 11/09/2021 CITY#2
PROJECT NUMBER: 210106
SHEET NUMBER: C0.1

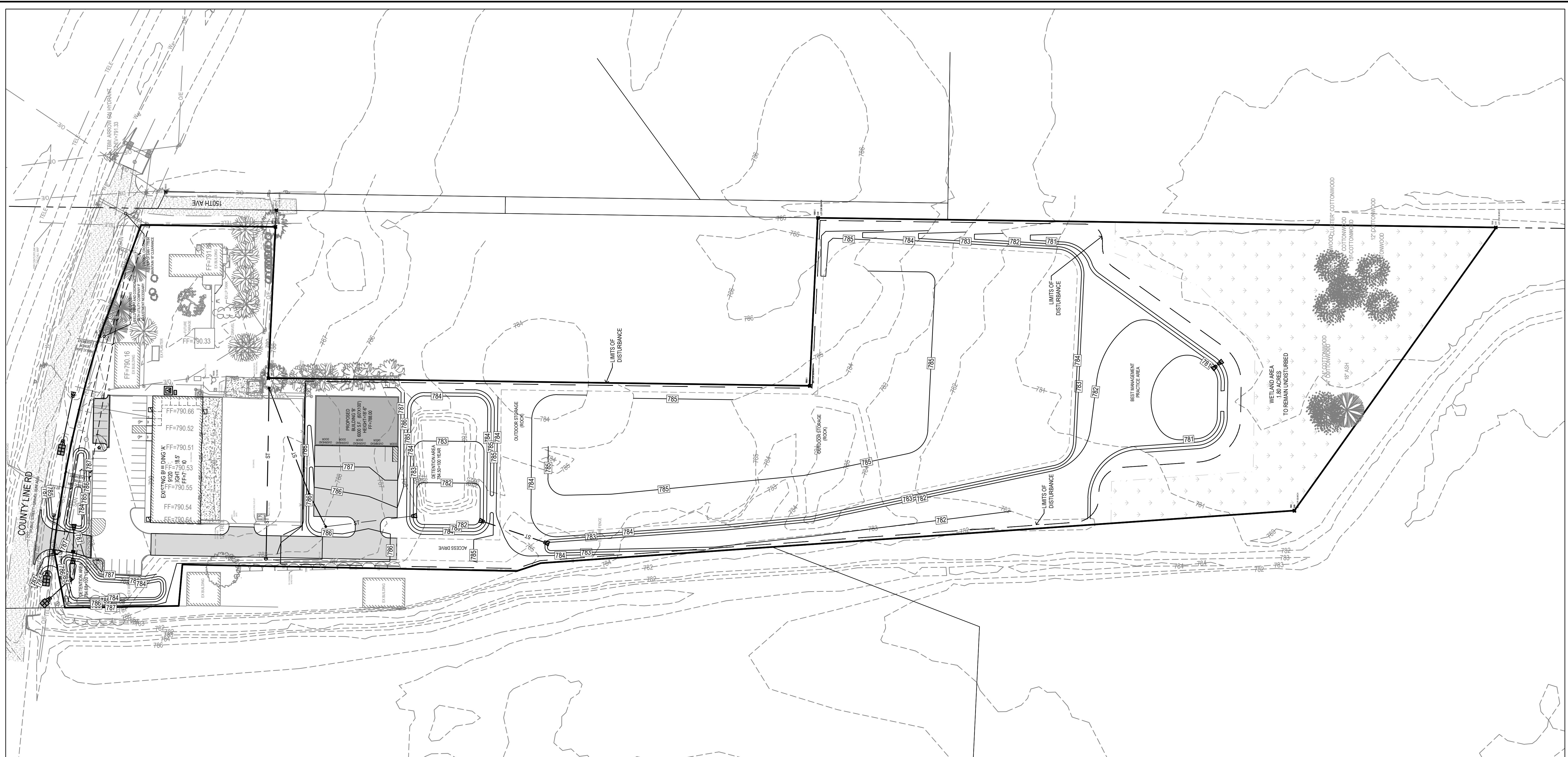


UTILITY NOTE:
 THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE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

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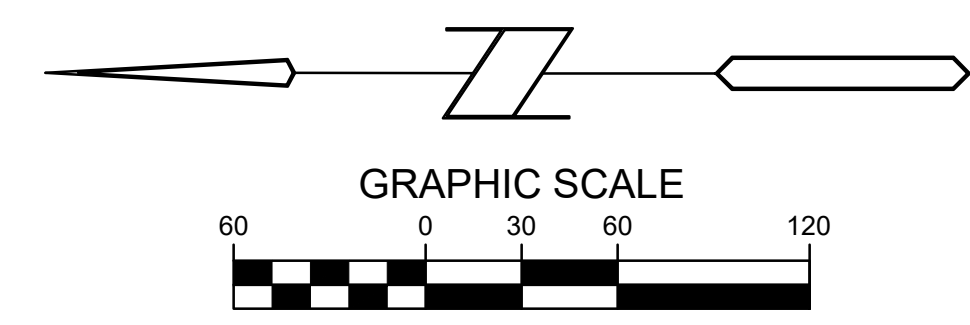
PRELIMINARY - NOT FOR CONSTRUCTION

11/10/2021 4:15:46 PM L:\LAND PROJECTS 2021\210106 PARKING LOT SPECIALTIES - FUTURE BUILDING\DWG\C3 GRADING.DWG



GRADING LEGEND:

- EXISTING CONTOUR 150
 - PROPOSED CONTOUR 150
 - FINISHED GROUND ELEVATION 150.50
 - TOP OF CURB ELEVATION 150.50/C
 - GUTTER ELEVATION 150.50/G
 - TOP OF WALL ELEVATION 150.50/TW
 - BOTTOM OF WALL ELEVATION 150.50/BW
 - EDGE OF WALK ELEVATION 150.50/EW
 - TOP OF STAIR ELEVATION 150.50/TS
 - BOTTOM OF STAIR ELEVATION 150.50/BS
- NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.



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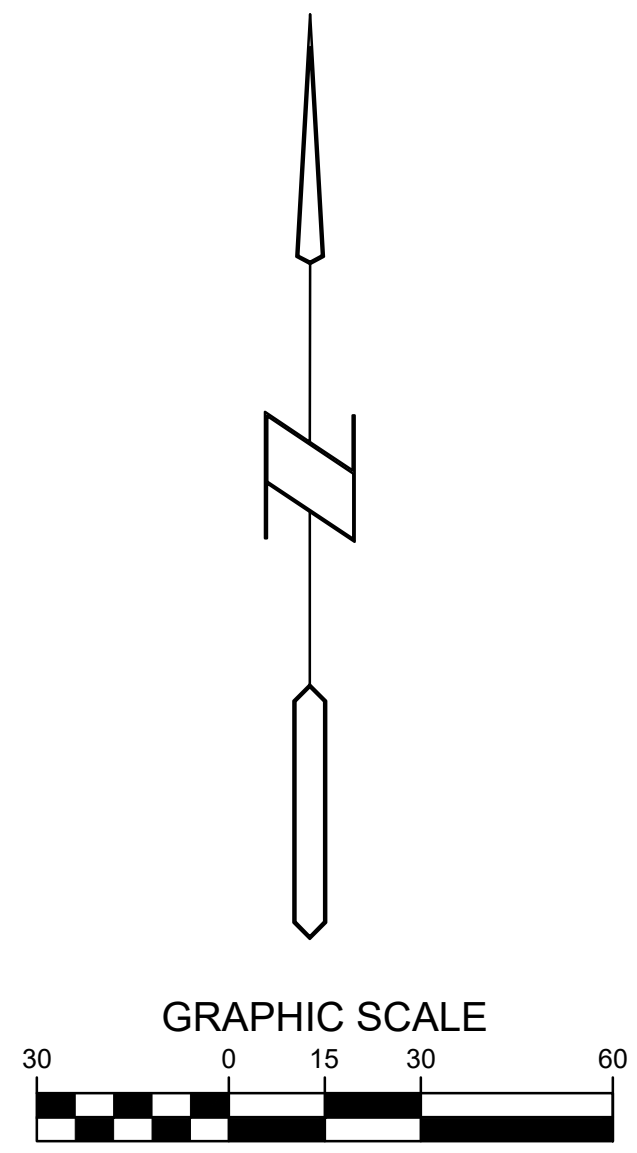
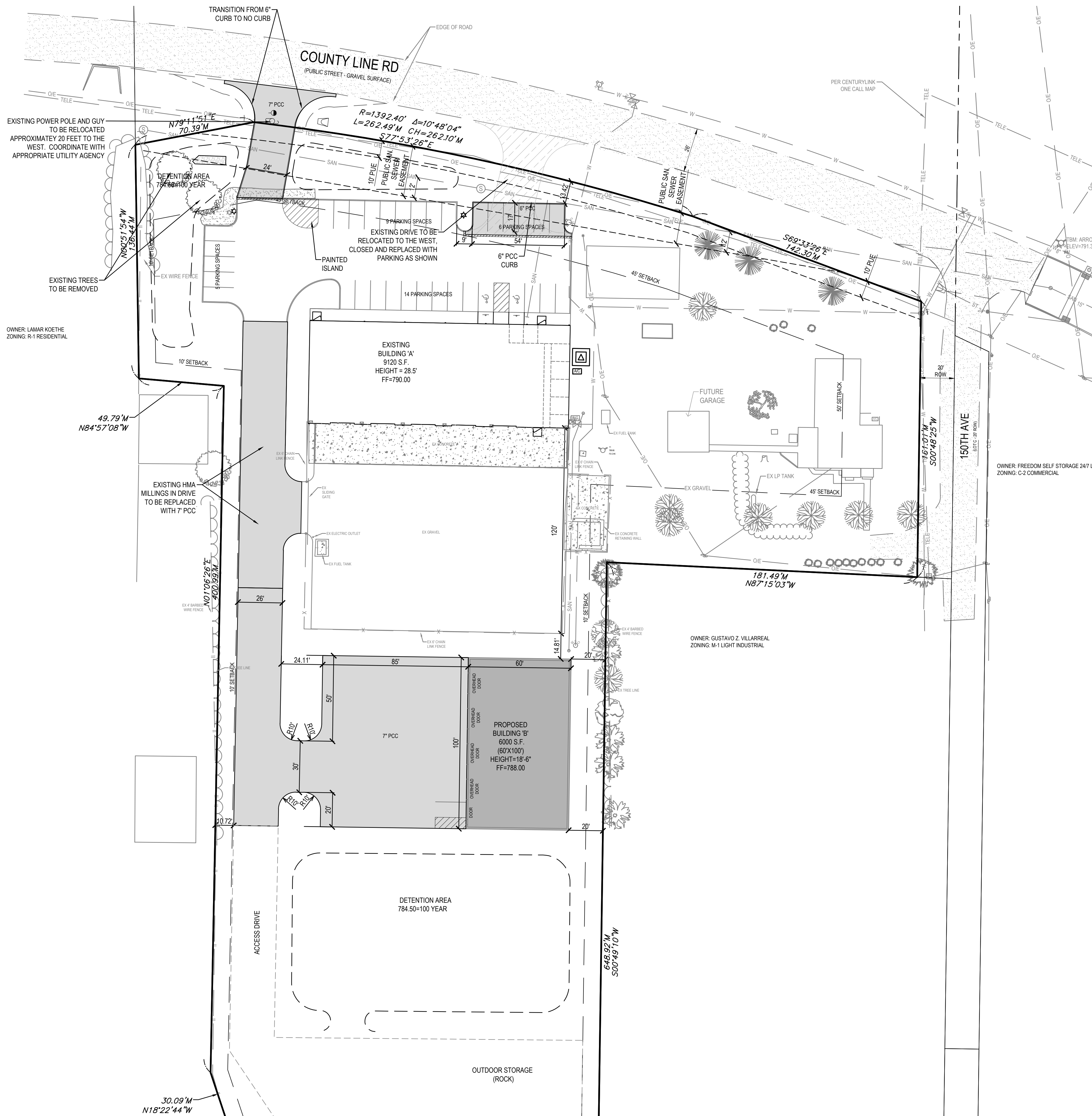
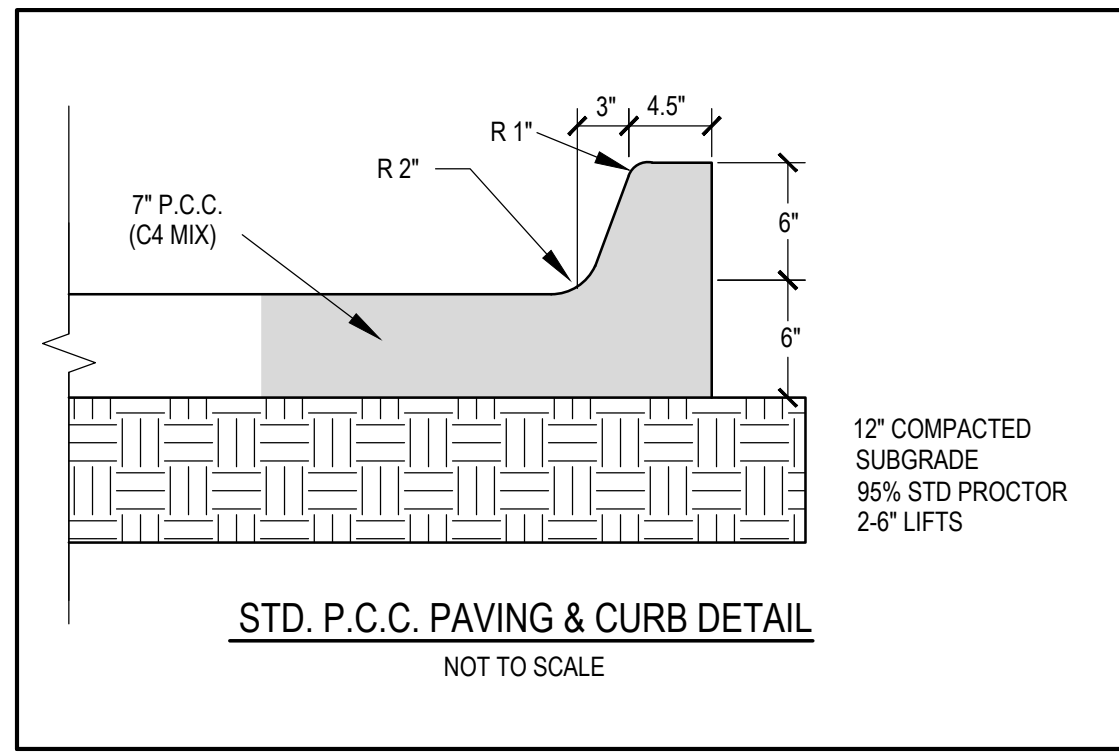
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 Des Moines, Iowa 50322-3825
 Phone: (515)276-0467 Fax: (515)276-0217
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PARKING LOT SPECIALTIES - ADDITION
CARLISLE, IOWA
OVERALL GRADING PLAN

REFERENCE NUMBER: 190178
DRAWN BY: BK
CHECKED BY: DB
REVISION DATE: 08/02/2021 CHECK 08/05/2021 CITY#1 11/09/2021 CITY#2
PROJECT NUMBER: 210106
SHEET NUMBER: C3.1

GENERAL NOTES:

- BUILDER SHALL PLACE CONCRETE AROUND BUILDING AND SIDING TO ENSURE FROST HEAVE WILL NOT BUCKLE SIDING.
- PAVEMENT JOINTING PER SUDAS. TRANSVERSE JOINT SHALL BE 'CD' AND LONGITUDINAL JOINTS SHALL BE 'L-2' OR 'KD-2'
- REFER TO ORIGINAL PARKING LOT SPECIALTIES SITE PLAN FOR ADDITIONAL DETAILS (BISHOP PROJECT NUMBER 190178)



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PARKING LOT SPECIALTIES - ADDITION
CARLISLE, IOWA

LAYOUT PLAN

REFERENCE NUMBER: 190178
DRAWN BY: BK
CHECKED BY: DB
REVISION DATE: 08/02/2021 CHECK 08/05/2021 CITY#1 11/09/2021 CITY#2
PROJECT NUMBER: 210106
SHEET NUMBER: C2.1

- TOPSOIL NOTES:**
1. STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
 2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
 3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
 4. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING. NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

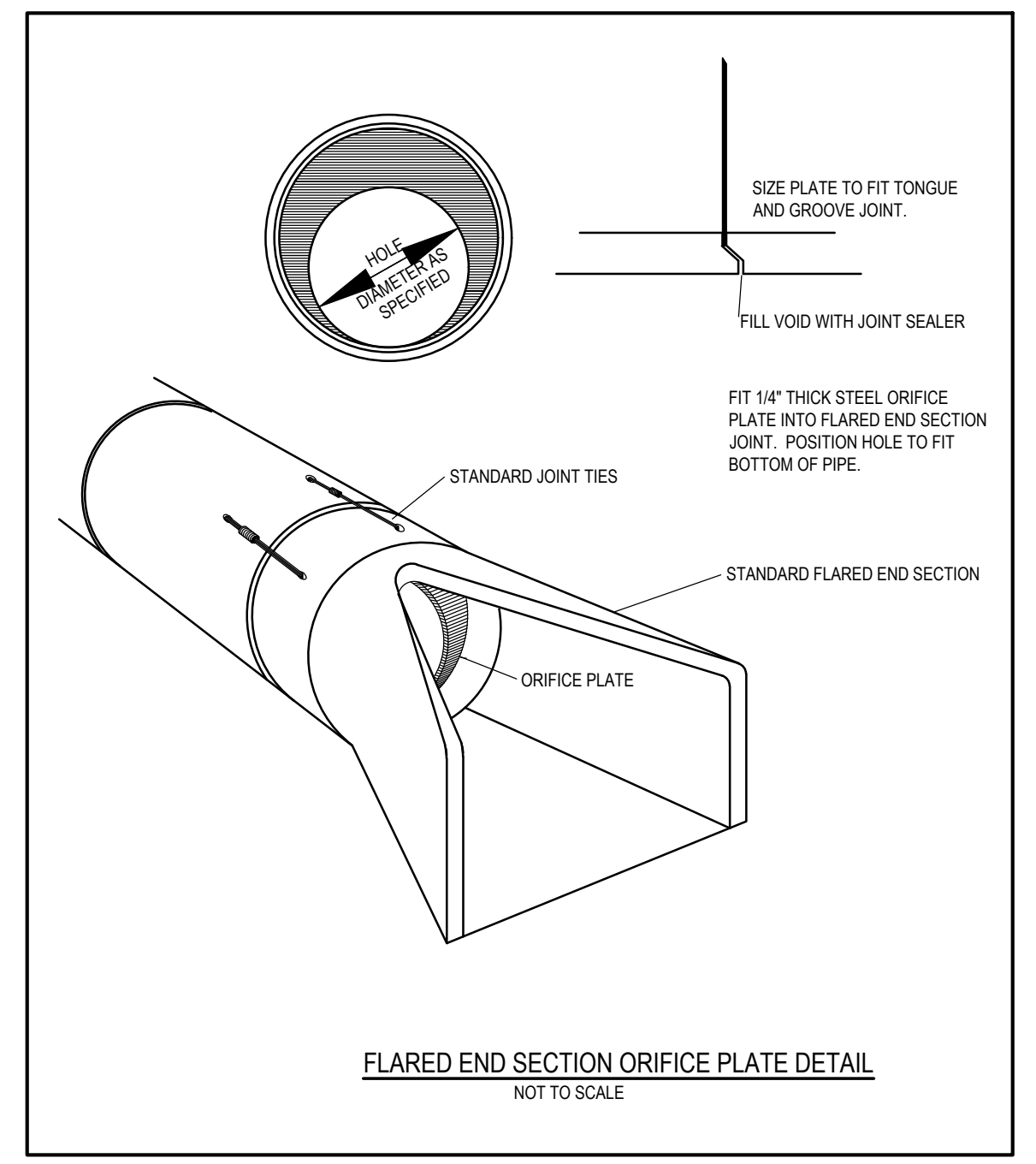
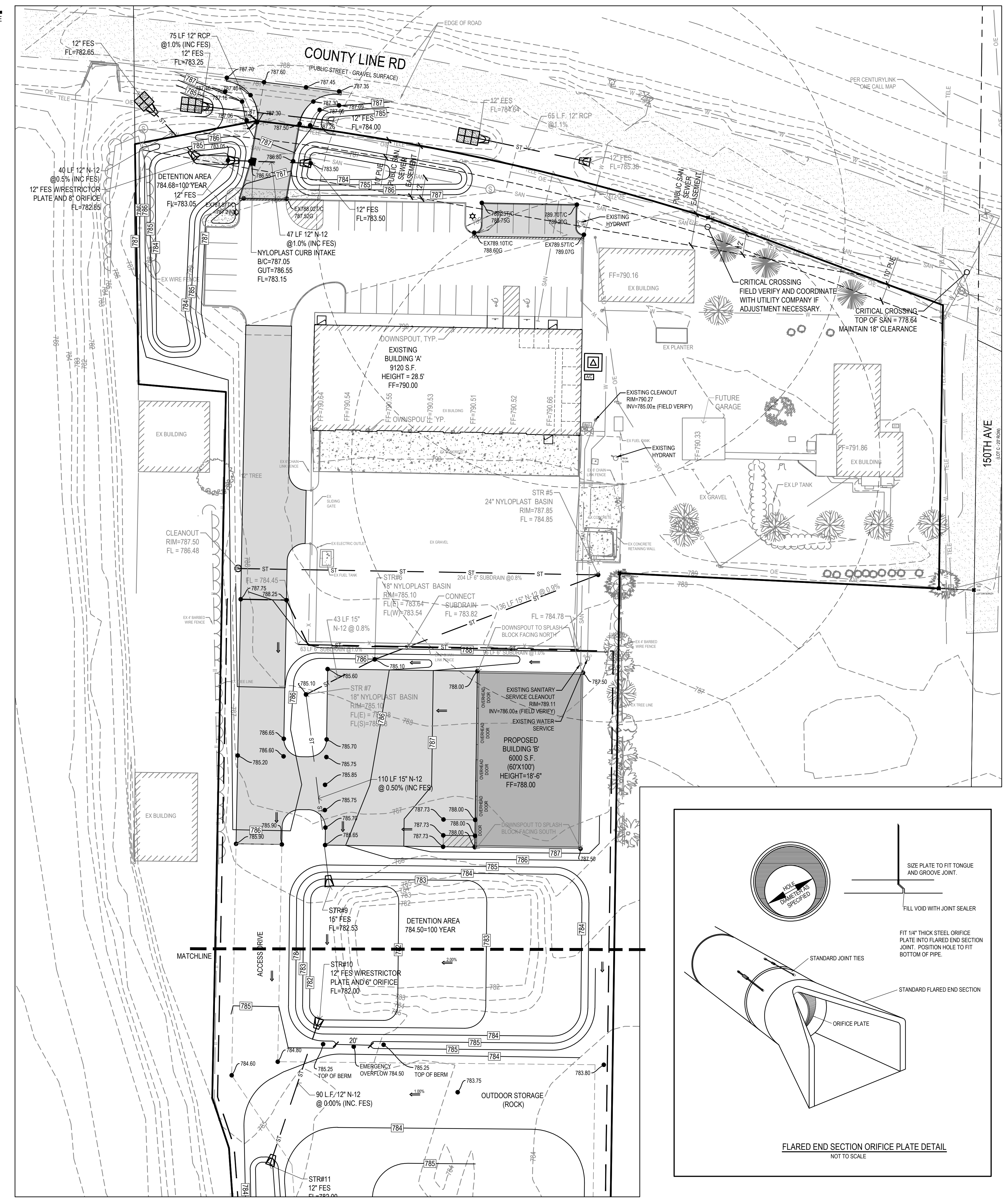
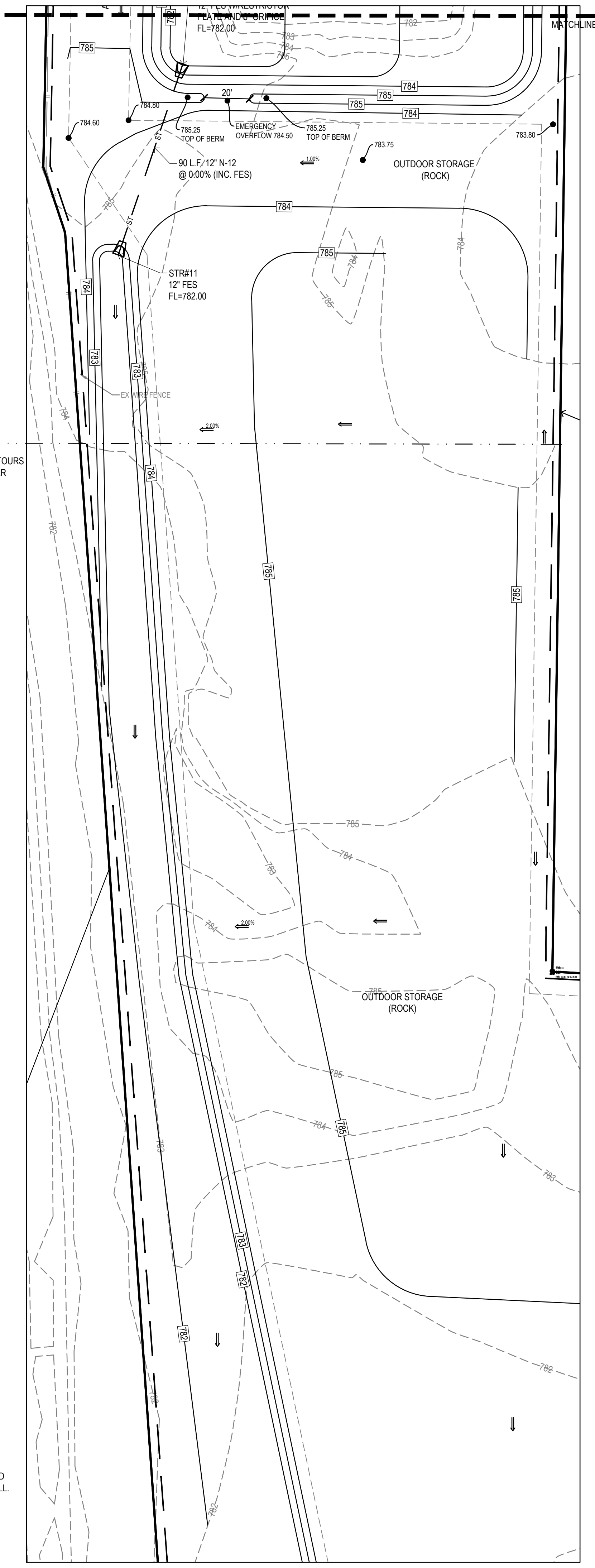
- UTILITY NOTES:**
1. ALL STORM SEWER FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GUARDS.
 2. REFER TO ORIGINAL PARKING LOT SPECIALTIES SITE PLAN FOR ADDITIONAL DETAILS (BISHOP PROJECT NUMBER 190178)

GRADING LEGEND:

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

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

GRAPHIC SCALE



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PARKING LOT SPECIALTIES - ADDITION
CARLISLE, IOWA

GRADING & UTILITY PLAN

REFERENCE NUMBER:
190178

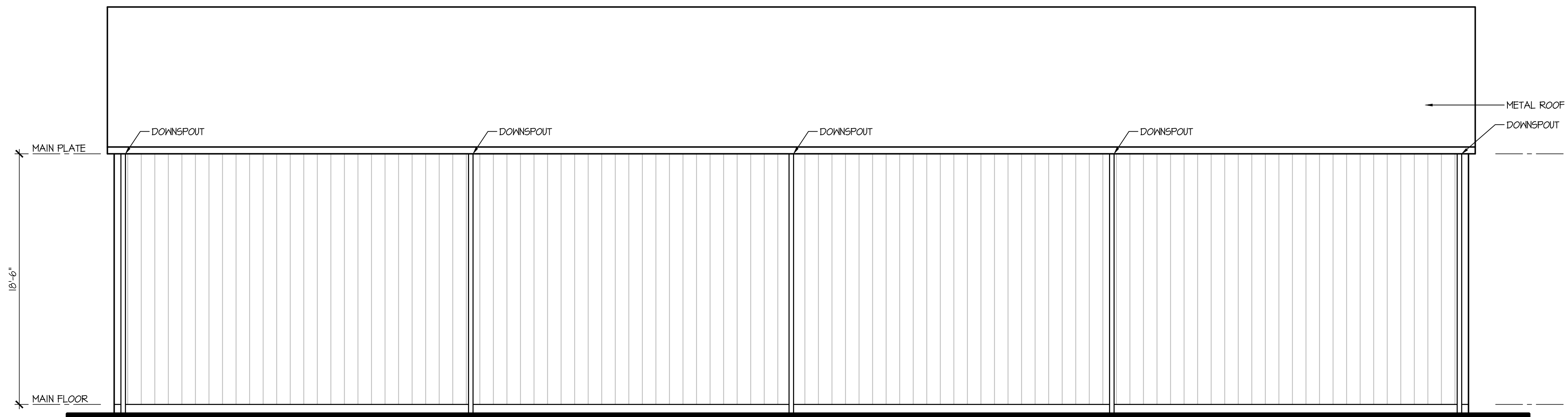
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08/02/2021 CHECK
08/05/2021 CITY#1
11/09/2021 CITY#2

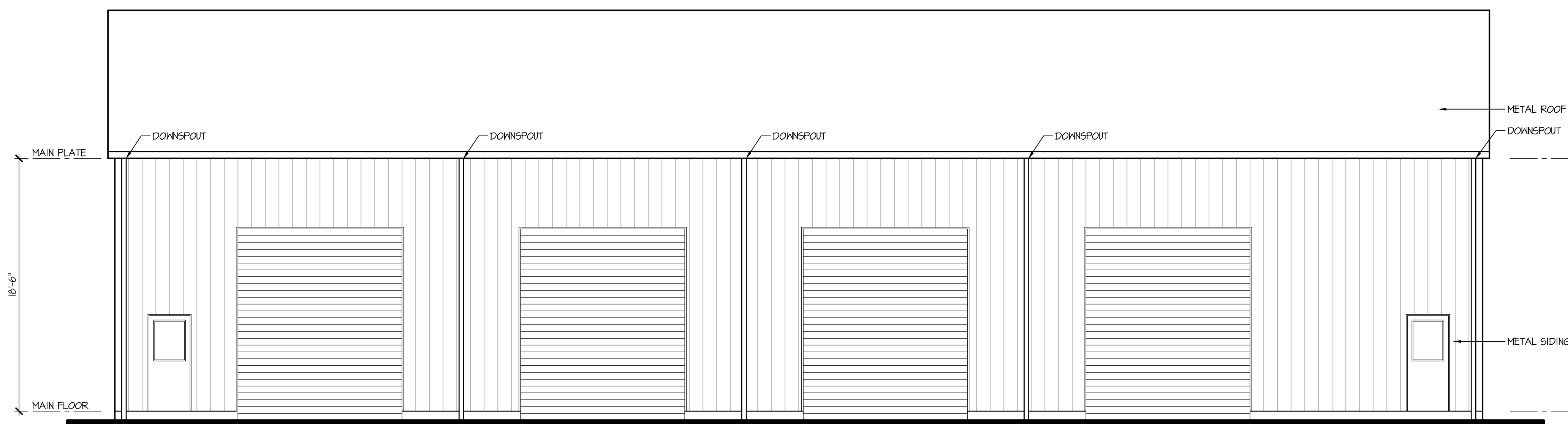
PROJECT NUMBER:
210106

SHEET NUMBER:
C3.2



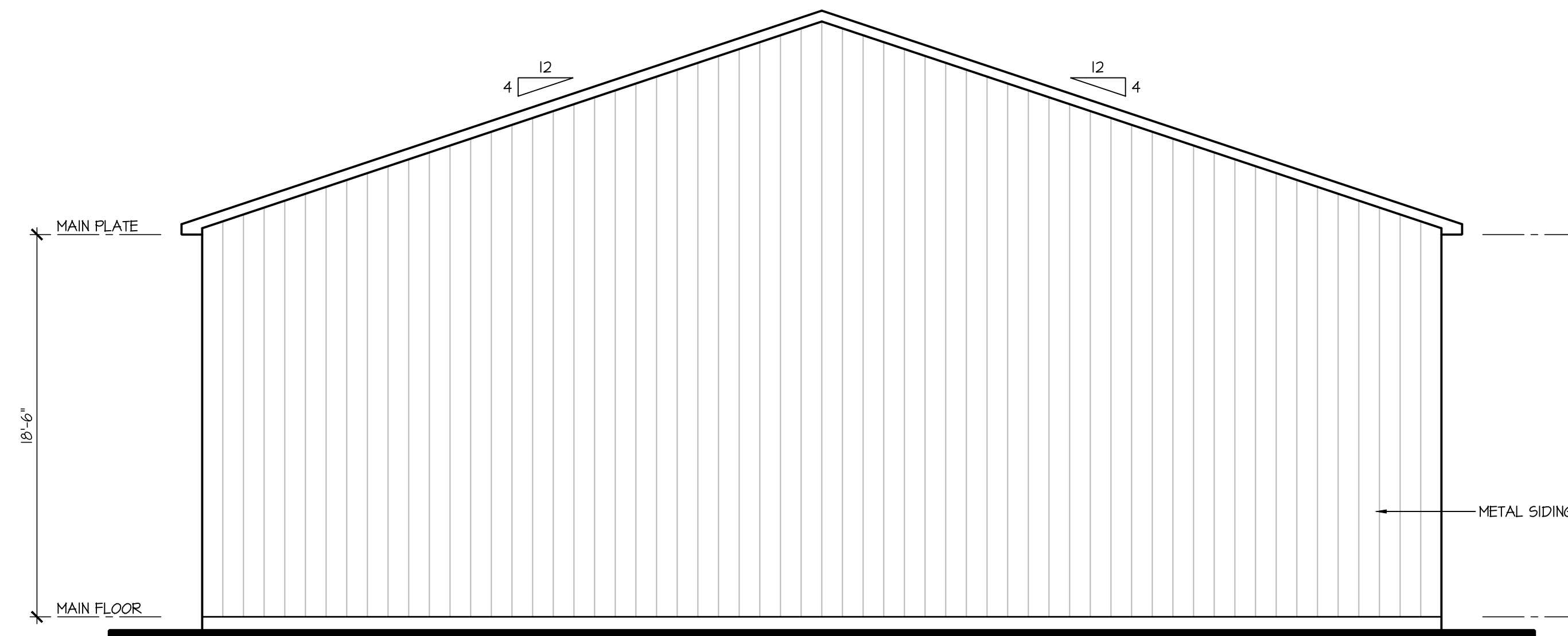
East Elevation

SCALE: 3/16"=1'-0" (24x36) N.T.S. (11x17)



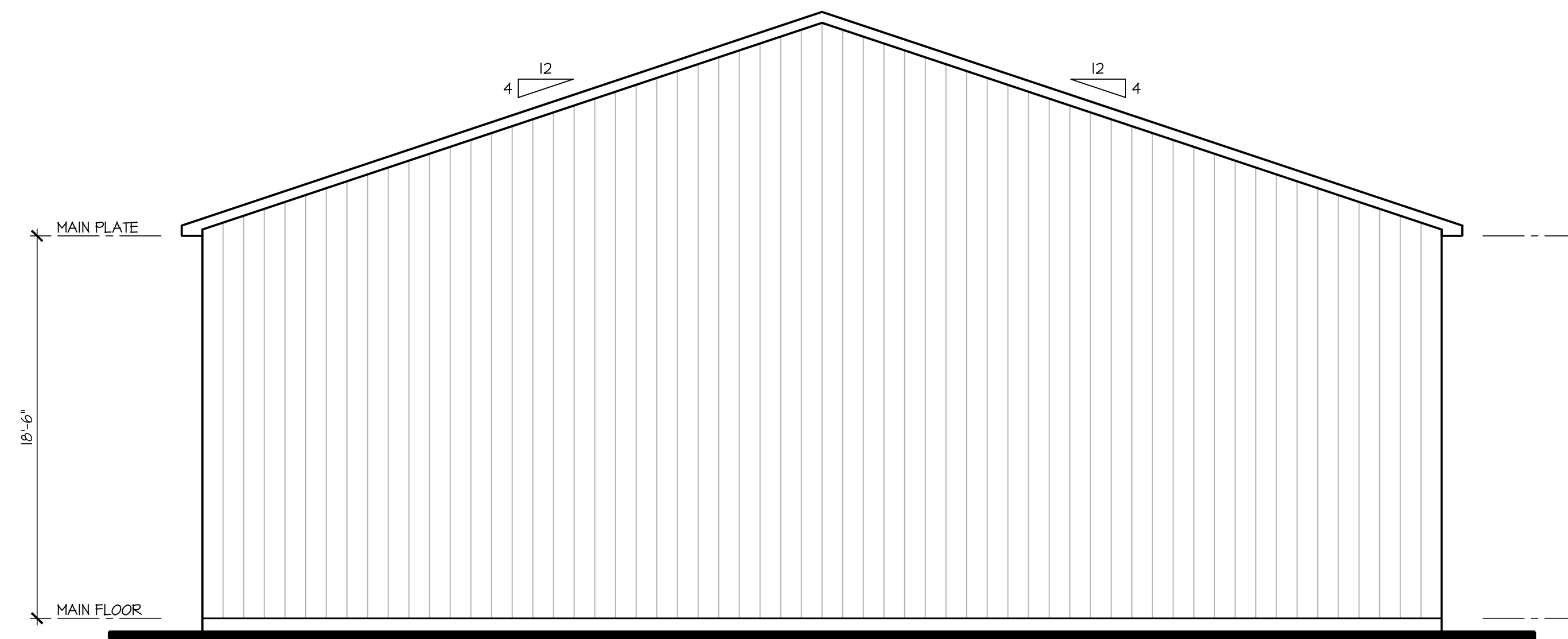
West Elevation

SCALE: 3/16"=1'-0" (24x36) N.T.S. (11x17)



North Elevation

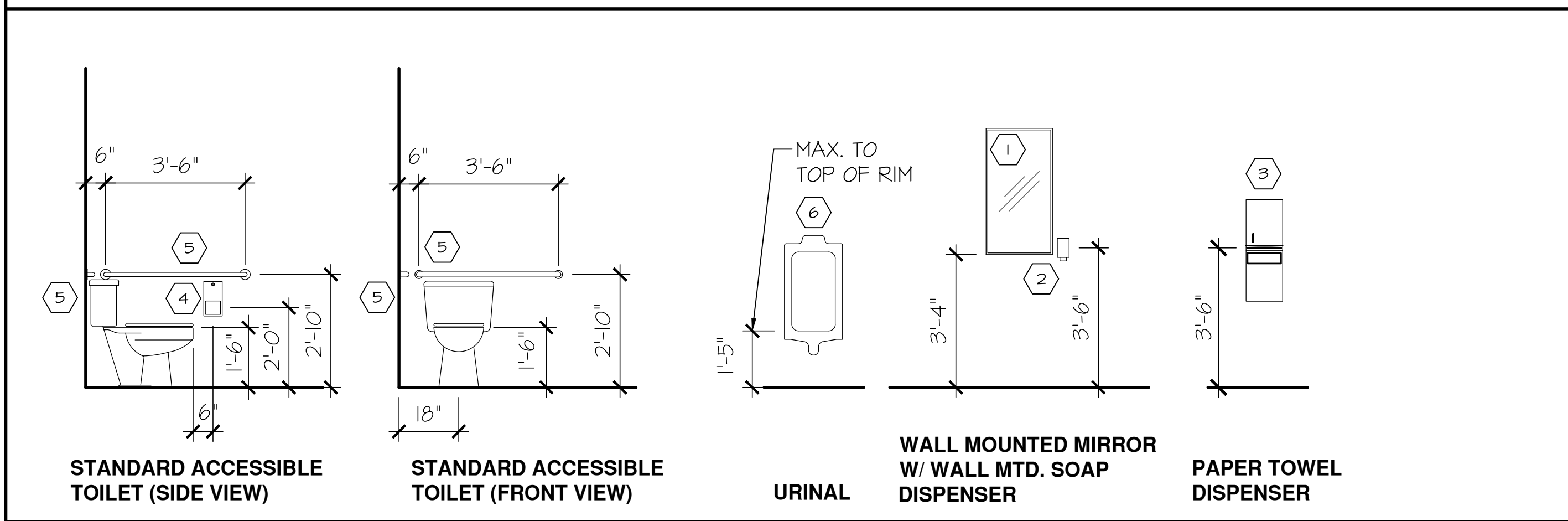
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South Elevation

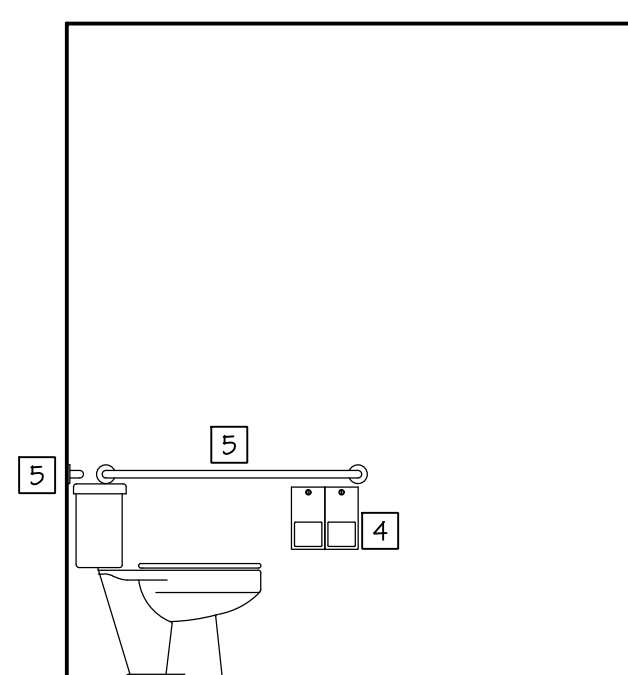
SCALE: 3/16"=1'-0" (24x36) N.T.S. (11x17)

TOILET FIXTURE AND ACCESSORY LAYOUT ELEVATIONS

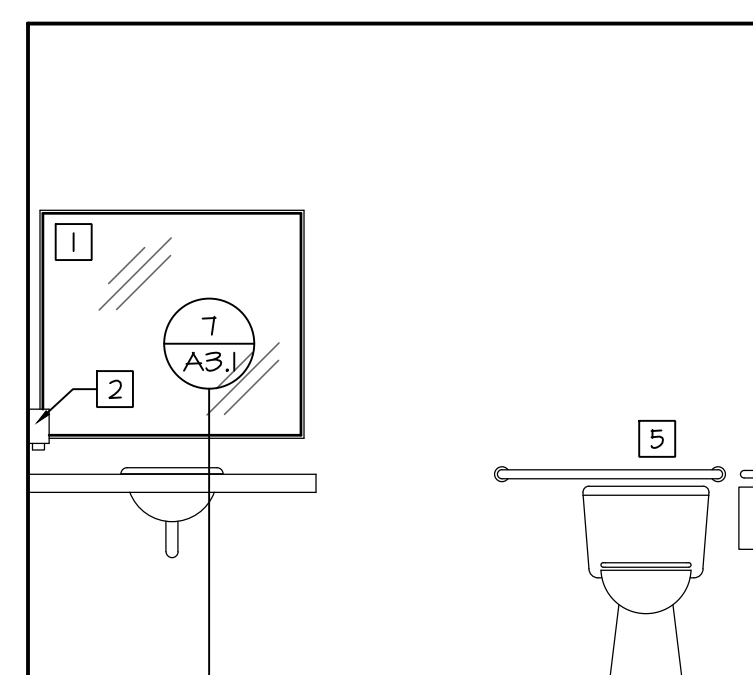


TOILET ACCESSORY SCHEDULE

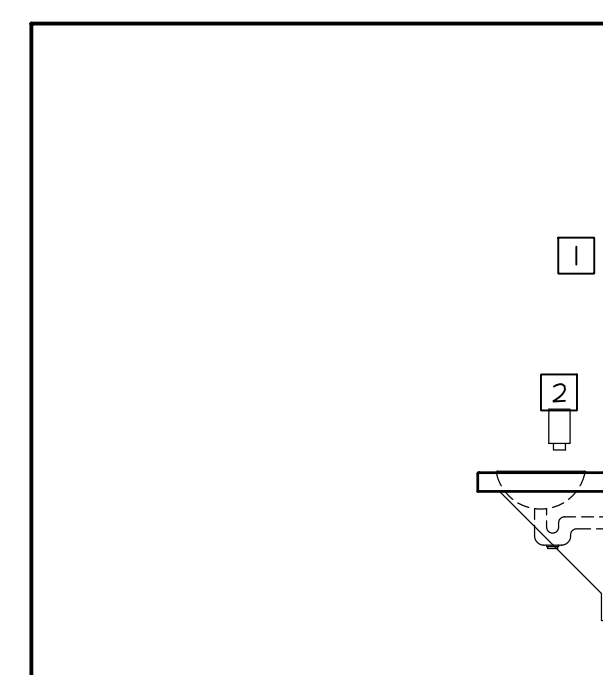
KEY	DESCRIPTION	MOUNTING HEIGHT (AFF)
①	MIRROR	3'-4" TO BOTTOM OF REFLECTIVE SURFACE
②	SOAP DISPENSER	3'-6" TO CENTERLINE OF DISPENSER
③	URINAL	
④	TOILET TISSUE DISPENSER	2'-0" TO CENTERLINE OF DISPENSER
⑤	36" GRAB BAR BEHIND TOILET 42" GRAB BAR ON SIDE OF TOILET	2'-10" TO CENTERLINE OF BAR



1 Restroom
SCALE: 3/8" = 1'-0"



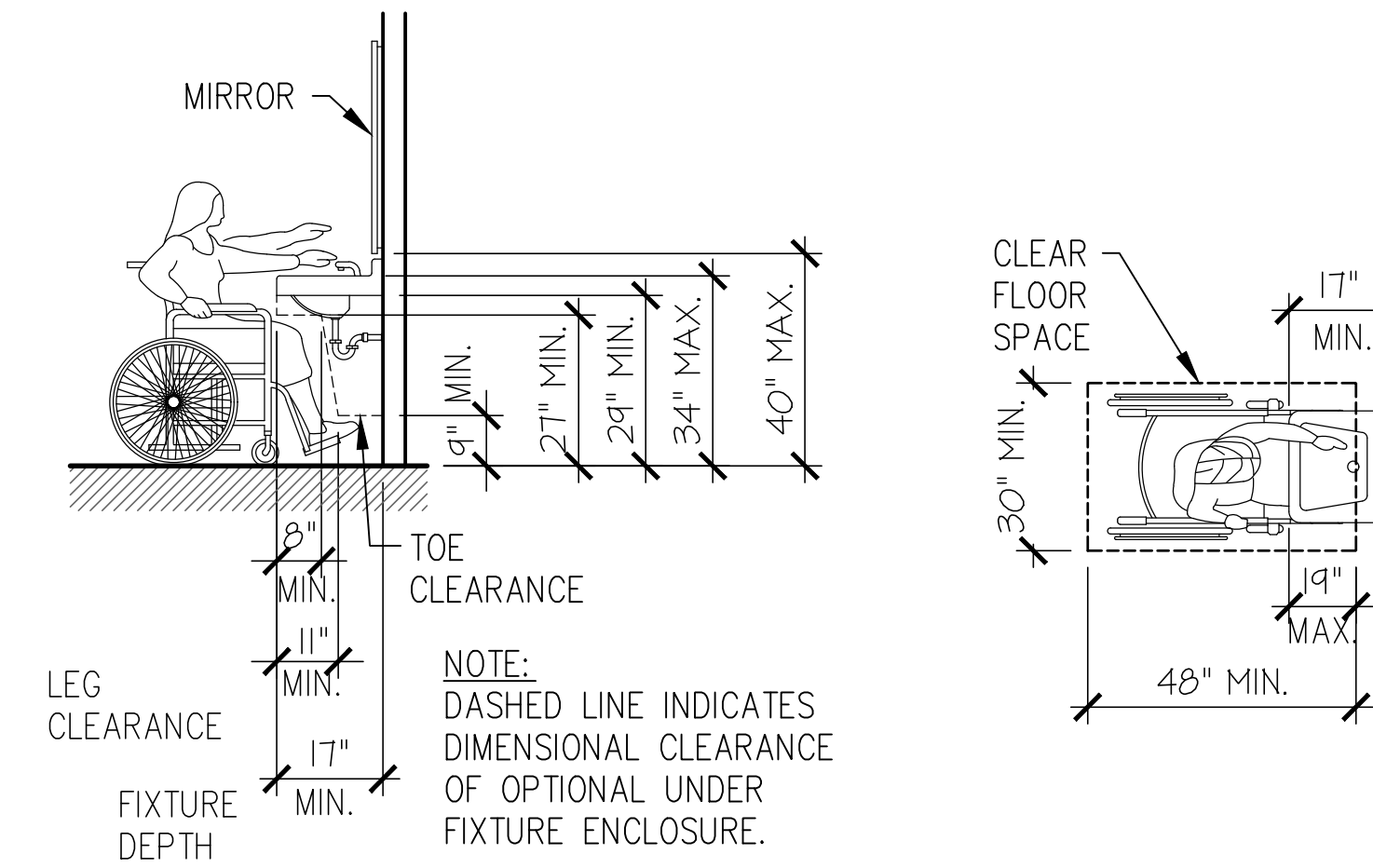
2 Restroom
SCALE: 3/8" = 1'-0"



3 Restroom
SCALE: 3/8" = 1'-0"

Interior Elevations

SCALE: 3/8"=1'-0" (24x36) N.T.S. (11x17)



-LAVATORY FIXTURES.

THE REQUIREMENTS OF THIS SUBSECTION SHALL APPLY TO LAVATORY FIXTURES, VANITIES AND BUILT-IN LAVATORIES.

-(1) A CLEAR FLOOR SPACE 30 IN. BY 48 IN. SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. SUCH CLEAR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY.

-(2) MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40 INCHES FROM THE FLOOR AND 74" HIGH MINIMUM IF INTENDED FOR BOTH AMBULATORY AND WHEELCHAIR USERS.

-SINKS.

SINKS SHALL BE 6-1/2 IN. (165 mm) DEEP MAXIMUM. FRONT OF SINK SHALL BE 34" MAX. ABOVE FINISHED FLOOR. MULTIPLE COMPARTMENT SINKS SHALL HAVE AT LEAST 1 COMPARTMENT COMPLYING WITH THIS REQUIREMENT.

-EXPOSED PIPES AND SURFACES.

WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

-FAUCETS.

FAUCETS SHALL BE HAND-OPERATED AND SELF-CLOSING. WHEN USED, THEY SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.

7 LAVATORIES AND SINKS SCALE: N/A