

City of Carlisle, Iowa
Planning and Zoning Commission
Regular Meeting
September 18, 2023

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

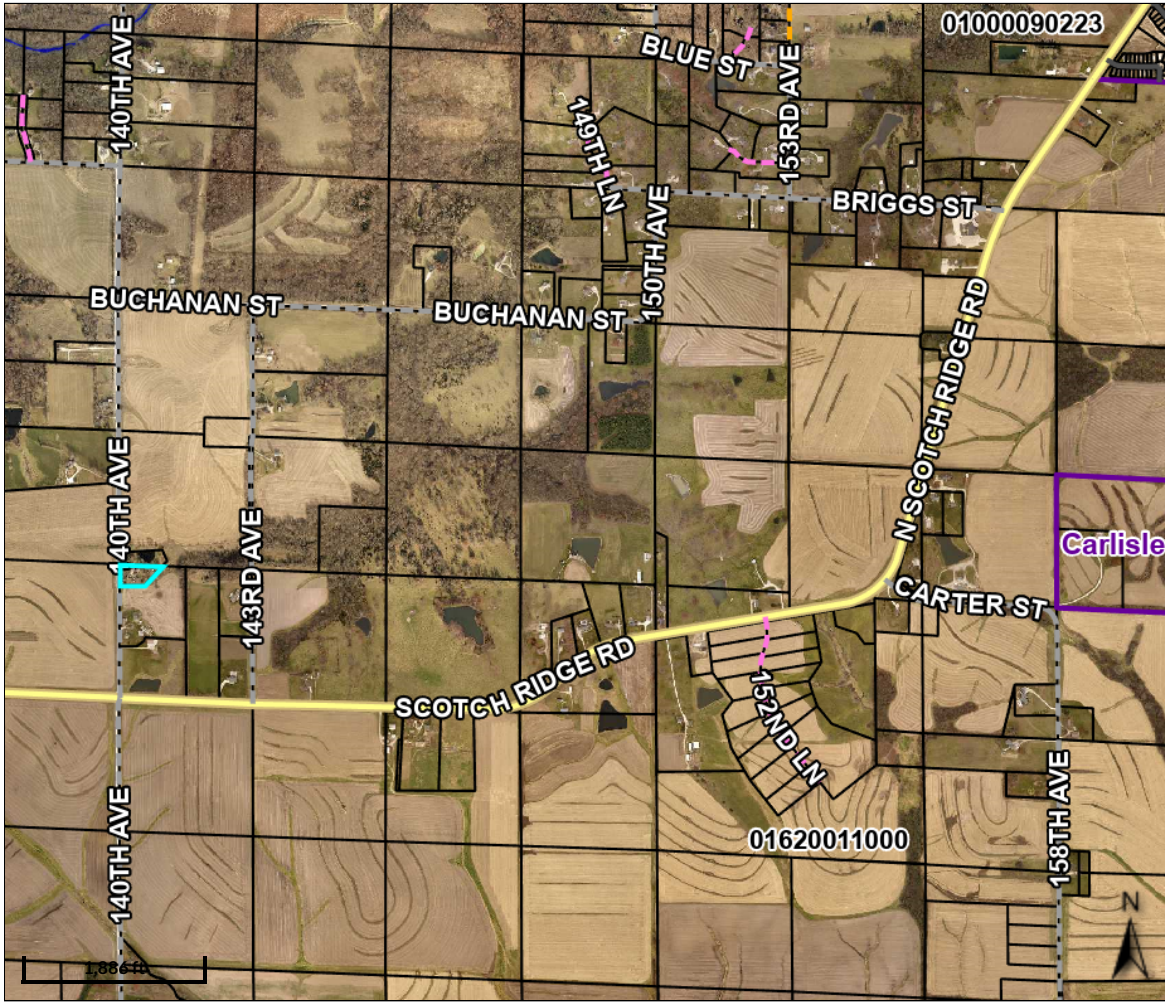
New Business and Action Items

1. Discussion and Possible Action on Site Plan For Plat of Survey for Parcel “F” In Part of the West ½ of the Northwest ¼ in Section 17-T77N-R23W
2. Discussion and Possible Action on Site Plan For PDM Metals 2023 Granular Surfacing Expansion

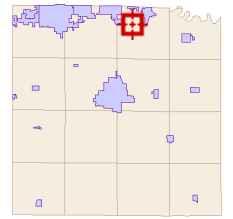
Administrator/Engineer/Commission Reports

Adjournment

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













Overview








Legend

Roads

-  Interstate
-  Highway
-  Ramp
-  County Gravel
-  County Level B
-  County Level C
-  City Gravel
-  City Street
-  Private Street
-  <all other values>

-  Corporate Limits
-  Parcels
-  Political Townships

Major Roads

-  County Hwy
-  State Hwy
-  US Hwy
-  Interstate
-  Water

Parcel ID	01000170464	Alternate ID	n/a	Owner Address	FERRARI, MILO JOE/ RAMONA R
Sec/Twp/Rng	17-77-23	Class	R		3281 140TH AVE
Property Address	3281 140TH AVE	Acreage	n/a		CARLISLE, IA 50047
	CARLISLE				
District	01151				
Brief Tax Description	17-77-23 1.64 AC NW COR SW NW				
	(Note: Not to be used on legal documents)				

Disclaimer:

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

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

Date created: 9/6/2023
 Last Data Uploaded: 9/5/2023 10:34:39 PM

INDEX LEGEND

LOCATION: WARREN COUNTY
W1/2 NW1/4 IN SECTION 17-T77N-R23W

PROPRIETOR/GRANTEE:
MILO J. FERRARI and RAMONA R. FERRARI
3281 140th AVENUE
CARLISLE, IOWA 50047

GRANTOR:
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 URBANDALE DRIVE
URBANDALE, IOWA 50322
PH:515-369-4400

DATE OF SURVEY: 08/05/2022 THRU 08/11/2022

PLAT OF SURVEY - PARCEL "F"
Part of the W1/2 of the NW1/4 in SECTION 17-T77N-R23W

PARCEL "F" - Property Description:

A parcel of land located in and forming a part of the West Half of the Northwest Quarter of Section 17, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa described as follows:

Commencing at the Northwest Corner of said Section 17; thence South 00°27'26"East along the West Line of the Northwest Quarter of said Section 17, a distance of 1177.09 feet to the Point of Beginning; thence North 87°10'29"East, a distance of 434.88 feet; thence South 01°35'00"West, a distance of 266.51 feet; thence South 47°20'56"West, a distance of 171.51 feet; thence South 88°40'56"West, a distance of 297.98 feet to a point on the West Line of the Northwest Quarter of said Section 17; thence North 00°27'26"West along said West Line, a distance of 368.05 feet to the Point of Beginning, containing 3.51 Acres, which includes 0.39 Acres for Public Highway Easement, subject to all easements, restrictions and covenants of record.

Formerly Described As Follows in Warranty Deed in Book 232 Page 343 of the Office of the Warren County Recorder.

A part of the West 1/2 of the NW 1/4 of Section 17, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa described as follows: Beginning at a point that is 1179.5 feet South of the Northwest Corner of said Section 17; thence South 368.3 feet; thence N 88°50' E 247.0 feet; thence N 37°16' E 334.0 feet; thence N 14°19' W 120.0 feet; thence S 87°18' W 420.0 feet to the Point of Beginning, subject to road easement along the West side thereof and containing 3.3 Acres, more or less.

CITY OF CARLISLE APPROVAL SEAL



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 07/05/2023
MATTHEW J. THOMAS, P.L.S. DATE

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

1 - 4



PLAT OF SURVEY - PARCEL "F"
Part of the W¹/₂ of the NW¹/₄
in SECTION 17-T77N-R23W

WARREN COUNTY, IA

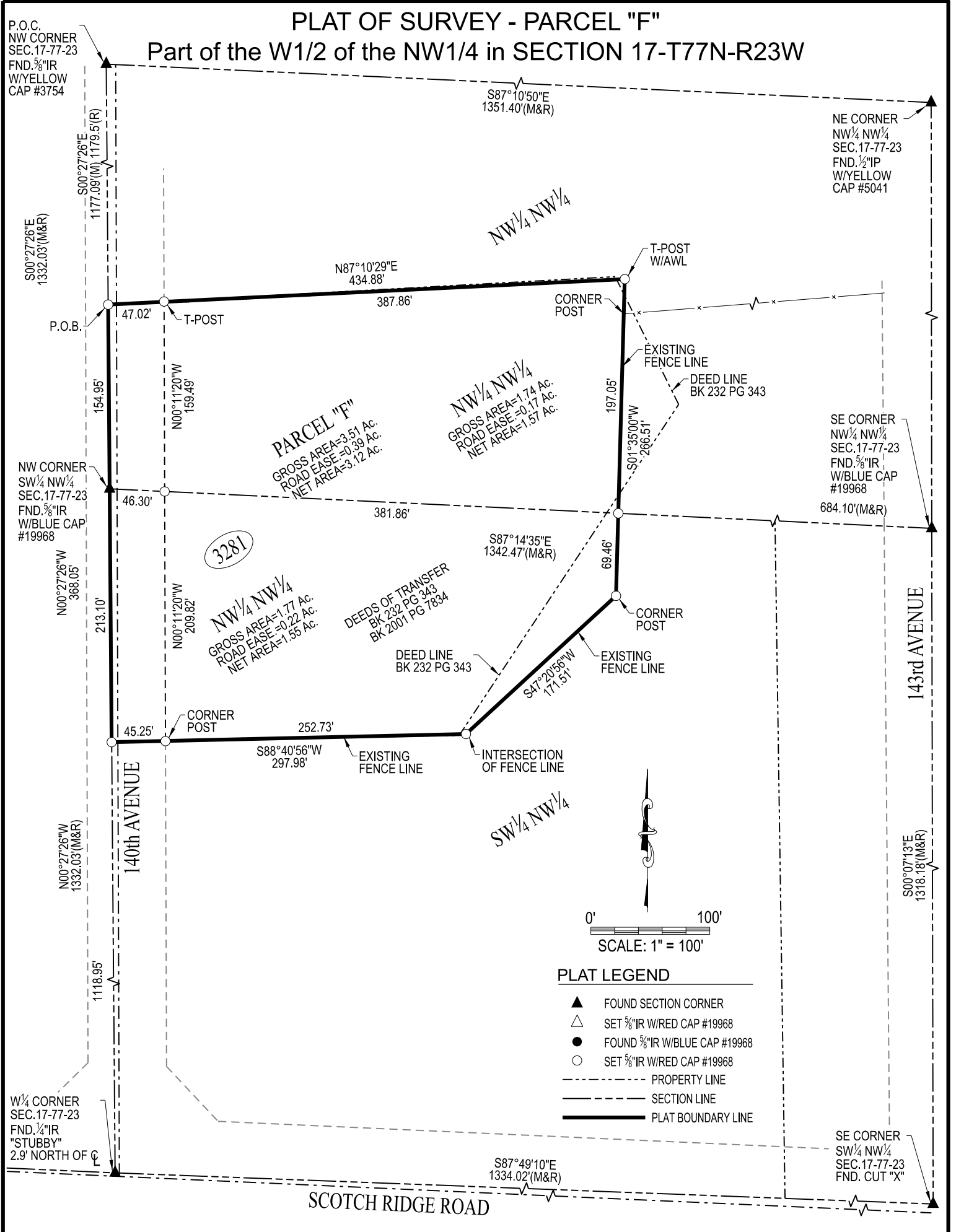


4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: (515) 369-4400



PLAT OF SURVEY - PARCEL "F"

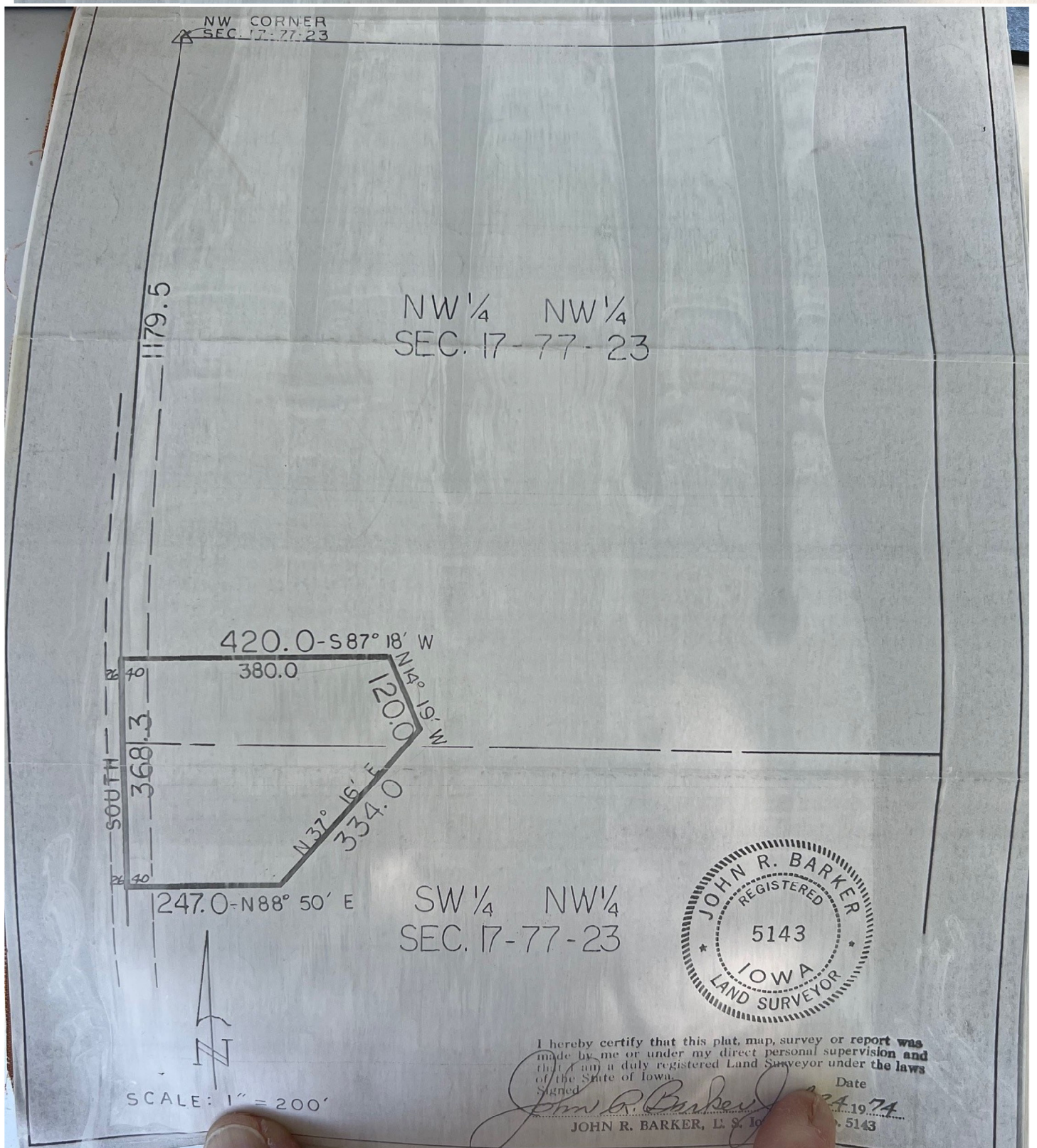
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PART OF THE W1/2 OF NW1/4 IN SECTION 17-T77N-R23W

LEGAL DESCRIPTION

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PART OF THE W1/2 OF NW1/4 IN SECTION 17-T77N-R23W

SURVEYOR'S NOTE:

- 1) ROOT WARRANTY DEED WAS RECORDED ON APRIL 14, 1988 IN BOOK 232, PAGE 343 FOR THE PROPERTY LOCALLY KNOWN AS 3281 140th AVENUE, CARLISLE, IOWA 50047.
- 2) JOHN BARKER SURVEY FROM JULY 24, 1974 WAS FOUND IN POSSESSION OF THE GRANTEES - MILO AND RAMONA FERRARI.
- 3) SURVEY AND LEGAL DESCRIPTION DO NOT FOLLOW INTENT OF GRANTOR - MARGARET J. CUMMINGS.
- 4) NO MONUMENTS WERE FOUND ON THE BOUNDARY OF THE ROOT WARRANTY DEED LEGAL DESCRIPTION.
- 5) EXISTING FENCE LINES WERE ORIGINAL FENCES PRIOR TO JULY 24, 1974.
- 6) GRANTOR AND GRANTEE AGREE TO RELOCATE BOUNDARY DESCRIPTION TO EXISTING FENCE LINES. NEW PARCEL IS TO BE CREATED TO AMEND THE PREVIOUSLY FOUND SURVEY AND RECORDED ROOT WARRANTY DEED.




MATTHEW J. THOMAS, P.L.S.

07/05/2023
DATE

Warren County, Iowa
Recorded: 7/19/2023 at 9:59:51.0 AM
Jordyn M. Hill, RECORDER
Number: 2023-05228
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$40.00
Revenue Tax:

Prepared By and Return To: Matthew J. Thomas, Civil Design Advantage, LLC
4121 NW Urbandale Drive, Urbandale, Iowa 50322- (515) 369-4400

**Address Tax Statement: Milo J. Ferrari and Ramona R. Ferrari, 3281 140th
Avenue, Carlisle, Iowa 50047**

**CORRECTIVE EXPLANATORY AFFIDAVIT OF TITLE
AND AFFIDAVIT OF POSSESSION**

**STATE OF IOWA)
) SS:
COUNTY OF POLK)**

I, Margaret Jane. Cummings, being first duly sworn (or affirmed) under oath depose and state:

- 1) This affidavit pertains to real property owned by Grantees, Milo J. Ferrari and Ramona R. Ferrari, husband and wife, locally known as 3281 140th Avenue, Carlisle, Iowa 50047.
- 2) I am the surviving Grantor and the adjoining landowner to the real estate described above.
- 3) Upon review of the root Warranty Deed it was discovered that the property description as recorded on April 14, 1988 in Book 232 Page 343 did not match the intended boundary lines to follow the existing fence lines. Said Warranty Deed had the following incorrect description:

A part of the West1/2 of the NW1/4 of Section 17, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa described as follows: Beginning at a point that is 1179.5 feet South of the Northwest Corner of said Section 17; thence South 368.3 feet; thence N 88°50' E 247.0 feet; thence N 37°16' E 334.0 feet; thence N 14°19' W 120.0 feet; thence S 87°18' W 420.0 feet to the Point of Beginning, subject to road easement along the West side thereof and containing 3.3 Acres, more or less.

- 4) I agree with the Plat of Survey for PARCEL "F" in the West Half of the Northwest Quarter of Section 17, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa as provided by Matthew J. Thomas, professional land surveyor.
- 5) PARCEL "F" attached is given to correct the legal description in both the Explanatory Affidavit of Title and Affidavit of Possession as stated above.

6) The correct legal description of said 3281 140th Avenue property is as follows:

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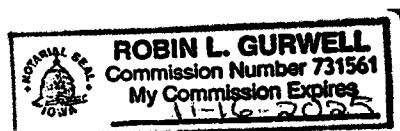
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Dated this 13 day of July 2023.


Margaret Jane Cummings

Subscribed in my presence and sworn to before me by the said Margaret Jane Cummings, this 13th day of July 2023.


Notary Public



INDEX LEGEND

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W1/2 NW1/4 IN SECTION 17-T77N-R23W

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

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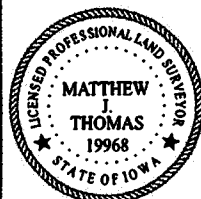
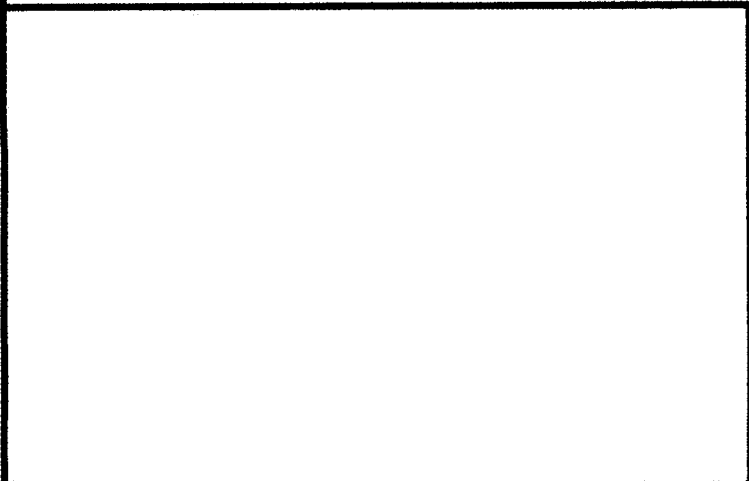
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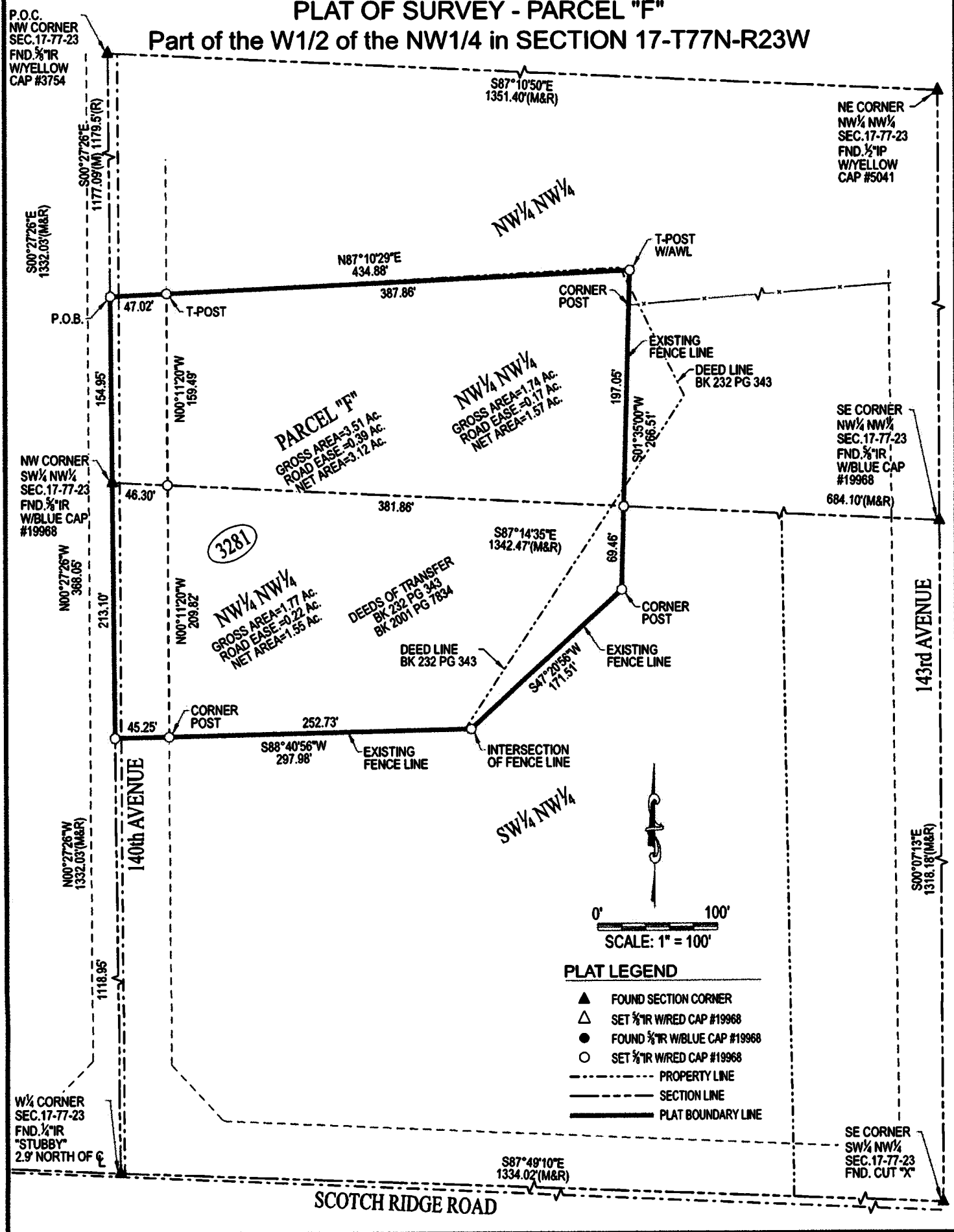
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MATTHEW J. THOMAS, P.L.S. DATE

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PLAT OF SURVEY - PARCEL "F"

Part of the W1/2 of the NW1/4 in SECTION 17-T77N-R23W



2/4

2208.542

PLAT OF SURVEY - PARCEL "F"

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 in SECTION 17-T77N-R23W

WARREN COUNTY, IA



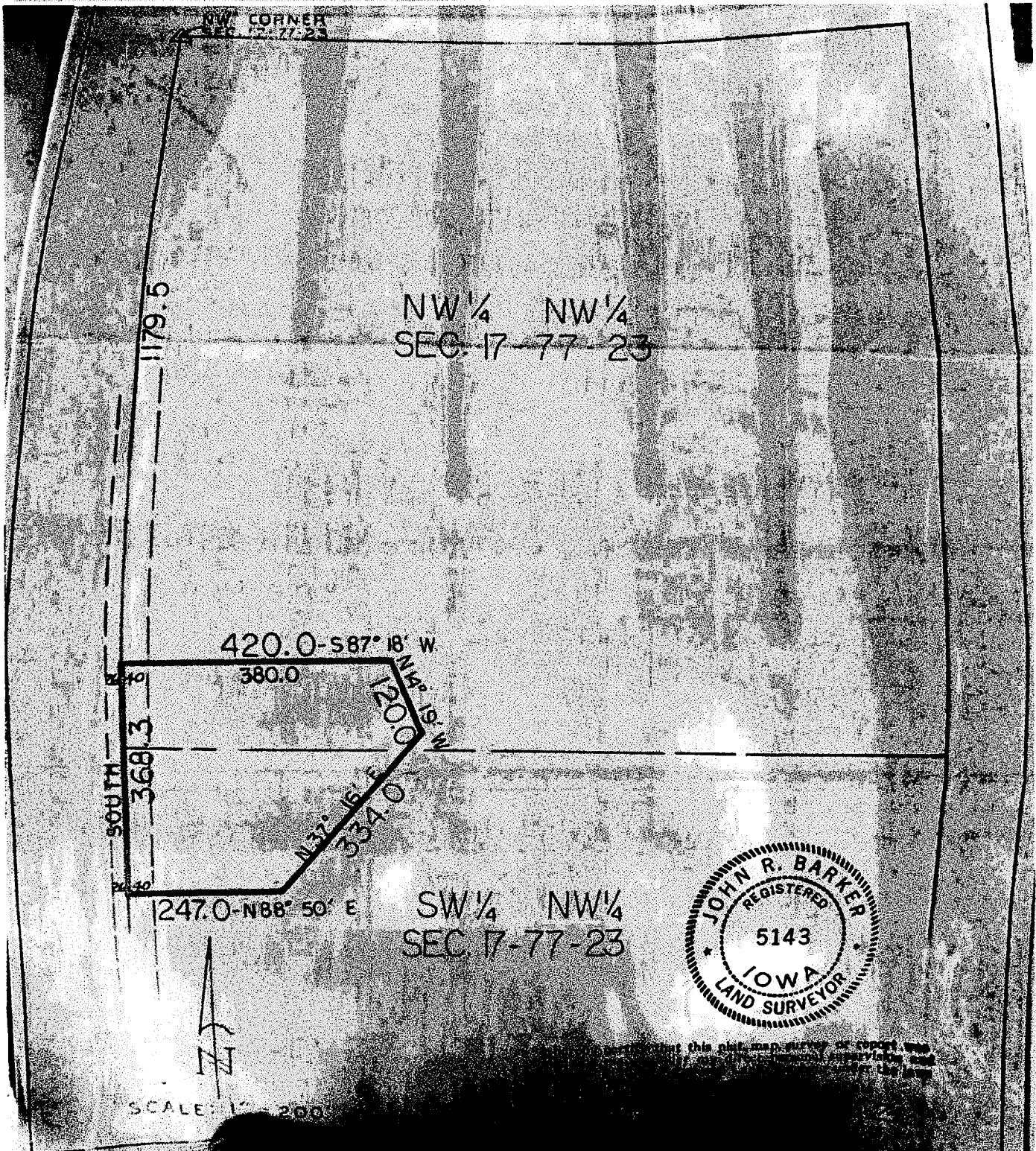
CIVIL DESIGN ADVANTAGE

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

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Matthew J. Thomas
MATTHEW J. THOMAS, P.L.S.

07/05/2023
DATE

DATE: September 13, 2023

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

RE: PDM Metals 2023 Granular Surfacing – Site Plan Review
Project No. 7023.051
City of Carlisle, Iowa (City)

FOX Strand has completed the first review for the PDM Metals 2023 Granular Surfacing Site Plan dated September 1, 2023. Please address the following comments:

General Comments:

1. Please be prepared to discuss the plan for the surfacing area. We understand this gravel to be temporary and to be eventually replaced by a future planned structure that was originally shown as part of the first site plan. The following Code sections may apply:
 - a. Per 165.06, 5, C, 3 (Off-Street Parking and Loading):
The minimum thickness for gravel parking or storage shall be 6 inches. Asphalt millings are encouraged in lieu of rock to provide dust control.
 - b. Per 165.06, 5, E, 2 (Outdoor Display of Goods and Storage):
Outdoor displays of goods and/or storage shall be placed on either ACC or PCC pavement. Gravel is not allowed.

Discussion is necessary whether gravel can be used based on the use of the area.

 - c. Per 165.06, 5, F, 14:
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.

Discussion is necessary whether screening is necessary since this area will be visible from SE 64th Avenue.
2. Approval of this site plan shall be contingent to bringing the previously approved site plan into compliance regarding the landscaping and general upkeep of the site. Any dead trees, shrubs, and/or grasses shall be replaced with live/healthy vegetation as part of the approval process. **Discussion is necessary** at P&Z/Council regarding how this particular issue should be handled.
 3. Since the original site plan and storm water management plan accounted for the subject area to be paved/surfaced, no additional detention is necessary.

Sheet C1.1 - Overall Site Reference

4. The “proposed building” that was approved earlier in 2023 is now shown as “future”. However, the area that was gravel as part of the 2023 building addition is now shown as paved. Is this your intent? Is the 2023 building not happening?
5. Some of the structure labels have “???” in lieu of elevations. Please review and revise.

Deven Markley
PDM Metals 2023 Granular Surfacing
Page 2
September 13, 2023

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: September 18, 2023 at 7 P.M. at Carlisle City Hall

Council Meeting: September 25, 2023 at 6:30 P.M. at Carlisle City Hall

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

Sincerely,

FOX Strand

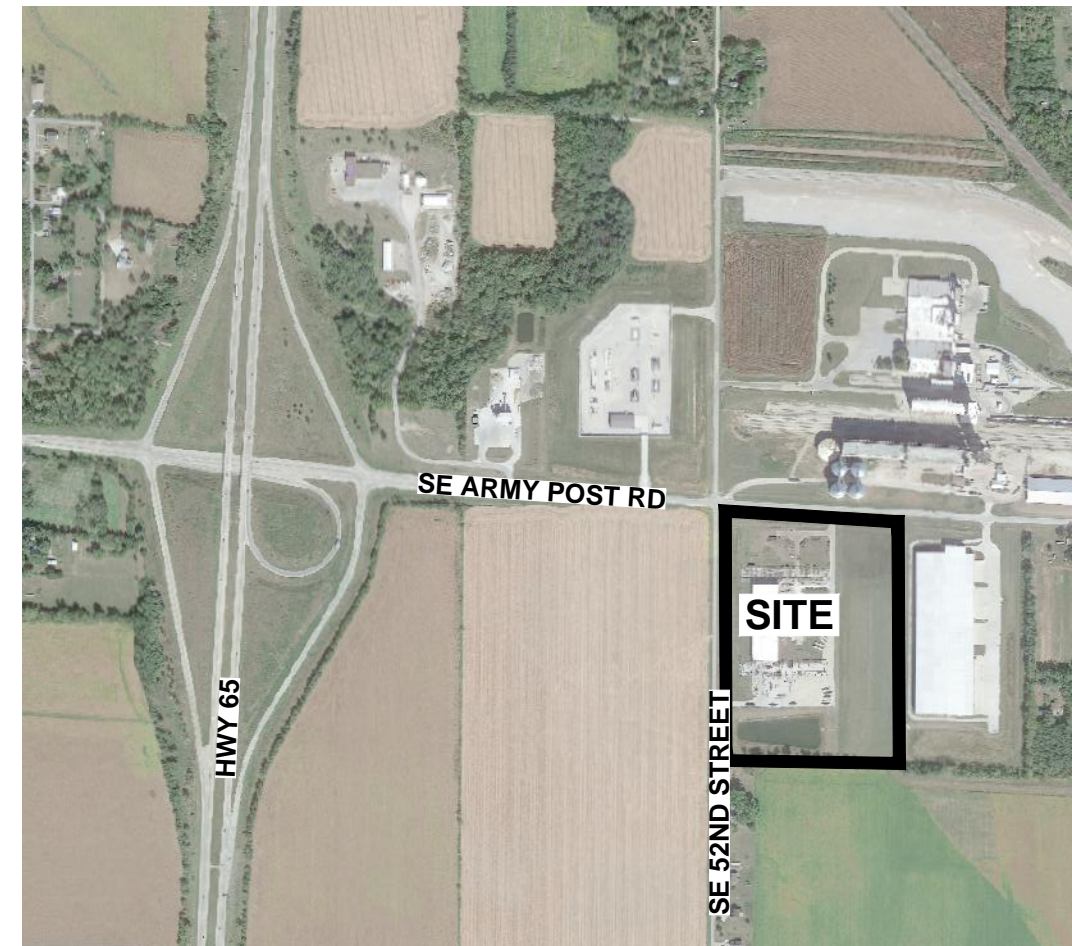


Mitch Holtz, P.E.

c: Keith Weggen, Civil Design Advantage

SITE PLAN FOR: PDM METALS 2023 GRANULAR SURFACING

VICINITY MAP NOT TO SCALE



CARLISLE, IOWA

LEGAL DESCRIPTION

LOT 1 OF PDM PLAT 1

ZONING

M-2: HEAVY INDUSTRIAL, LIMITED

EXISTING/ PROPOSED USE

PRODUCTION FACILITY/OFFICE

DEVELOPMENT SUMMARY

AREA: 26.55 ACRES (1,156,509 SF)

SETBACKS:

FRONT: 40 FEET
SIDE: 20 FEET
REAR: 40 FEET

IMPERVIOUS AREA:

EXISTING:
BUILDING: 78,365 SF
PARKING AREAS: 28,290 SF
DRIVEWAYS: 76,705 SF
SIDEWALK: 4,510 SF
GRANULAR SURFACING: 70,049 SF

PROPOSED:

GRANULAR SURFACING: 54,518 SF
TOTAL: 312,437 SF

OPEN SPACE:

OPEN SPACE REQUIRED: 0 SF (0.0%)
OPEN SPACE PROVIDED: 844,072 SF (72.9%)

BENCHMARKS

- CITY OF DES MOINES BM #2275, REBAR W/COVER @ SW CORNER OF ARMY POST ROAD & 45TH STREET. ELEVATION=842.70
- ARROW ON HYDRANT, 300 FEET +/- SOUTH OF ARMY POST ROAD ON EAST SIDE OF 52ND STREET. ELEVATION=810.24
- ARROW ON HYDRANT 100 FEET +/- EAST OF DOT ENTRANCE ON NORTH SIDE OF ARMY POST ROAD. ELEVATION=816.76

5325 SE 64TH AVENUE CARLISLE, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
C0.1	COVER SHEET
C1.1	OVERALL SITE REFERENCE
C2.1	DIMENSION, GRADING, UTILITY, AND LANDSCAPE PLAN
C3.1	SEDIMENT AND EROSION CONTROL PLAN

DATE OF SURVEY

AUGUST 31, 2023

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE: OCTOBER 2023
ANTICIPATED FINISH DATE: DECEMBER 2023

SUBMITTAL DATES

SITE PLAN SUBMITTAL #: 09/1/2023

GENERAL LEGEND

PROPOSED

PROPERTY BOUNDARY	—————
SECTION LINE	-----
CENTER LINE	-----
RIGHT OF WAY	---R/W---
BUILDING SETBACK	-----
PERMANENT EASEMENT	---P/E---
TEMPORARY EASEMENT	---T/E---
TYPE SW-501 STORM INTAKE	
TYPE SW-502 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-512 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
FLARED END SECTION	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
WATER CURB STOP	
SANITARY SEWER	
SANITARY SERVICE	
STORM SEWER	
STORM SERVICE	
WATERMAIN WITH SIZE	
WATER SERVICE	
SAWCUT (FULL DEPTH)	
SILT FENCE	
USE AS CONSTRUCTED	(UAC)
MINIMUM PROTECTION ELEVATION	MPE

EXISTING

SANITARY MANHOLE	
WATER VALVE BOX	
FIRE HYDRANT	
WATER CURB STOP	
WELL	
STORM SEWER MANHOLE	
STORM SEWER SINGLE INTAKE	
STORM SEWER DOUBLE INTAKE	
FLARED END SECTION	
DECIDUOUS TREE	
CONIFEROUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS SHRUB	
ELECTRIC POWER POLE	
GUY ANCHOR	
STREET LIGHT	
POWER POLE W/ TRANSFORMER	
UTILITY POLE W/ LIGHT	
ELECTRIC BOX	
ELECTRIC TRANSFORMER	
ELECTRIC MANHOLE OR VAULT	
TRAFFIC SIGN	
TELEPHONE JUNCTION BOX	
TELEPHONE MANHOLE/VAULT	
TELEPHONE POLE	
GAS VALVE BOX	
CABLE TV JUNCTION BOX	
CABLE TV MANHOLE/VAULT	
MAIL BOX	
BENCHMARK	
SOIL BORING	
UNDERGROUND TV CABLE	---TV---
GAS MAIN	---G---
FIBER OPTIC	---FO---
UNDERGROUND TELEPHONE	---T---
OVERHEAD ELECTRIC	---OE---
UNDERGROUND ELECTRIC	---E---
FIELD TILE	---TILE---
SANITARY SEWER W/ SIZE	---8"S---
STORM SEWER W/ SIZE	---15"ST---
WATER MAIN W/ SIZE	---8"W---

APPLICANT

NMDP HOLDINGS, LLC
220 SE 6TH STREET, SUITE 100
DES MOINES, IA 50389
CONTACT: ADAM PETERSEN

ENGINEER/SURVEYOR

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



1-800-292-8989
www.iowaonecall.com

UTILITY WARNING

ANY 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.



CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE, URBANDALE, IOWA 50322
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 2308.566

REFER TO ALLENDER BUTZKE ENGINEERS REPORT NO. 191250 FOR GEOTECHNICAL REQUIREMENTS.

THE 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.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

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.

PRELIMINARY
NOT FOR CONSTRUCTION

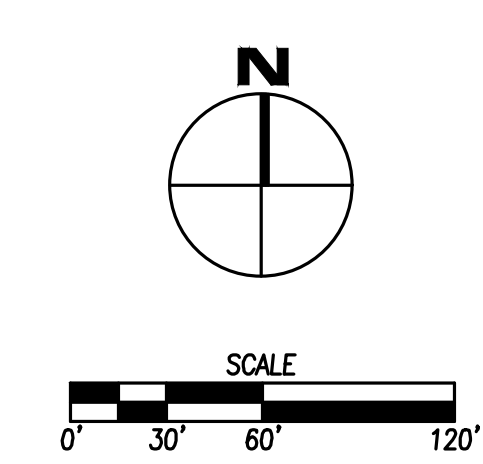
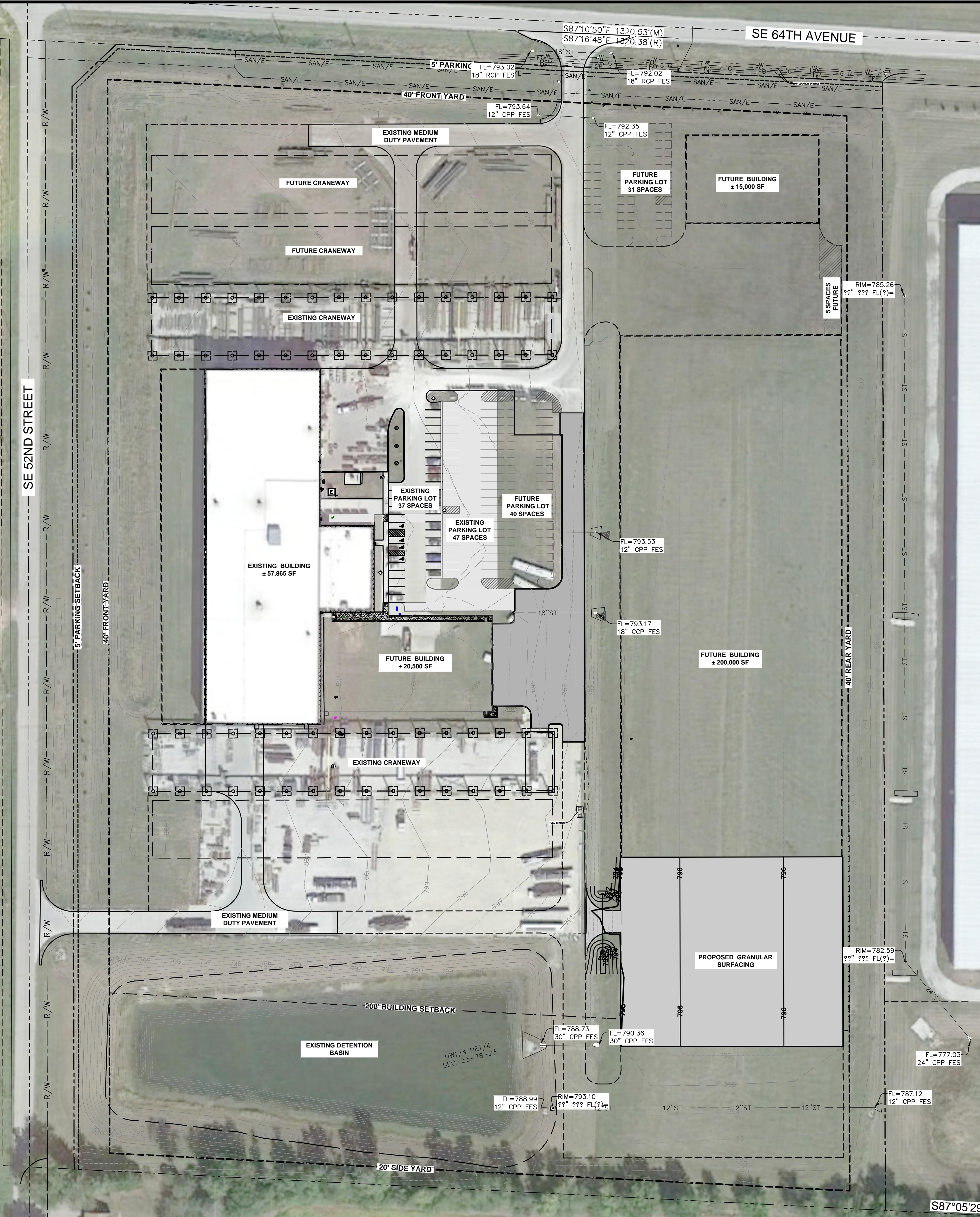
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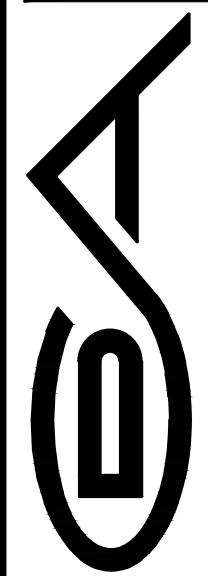
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 REVISIONS: _____
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400
 DRAFTED: _____
 ENGINEER: _____
 CIVIL DESIGN ADVANTAGE
 CARLISLE, IOWA
 PDM METALS 2023 GRANULAR SURFACING
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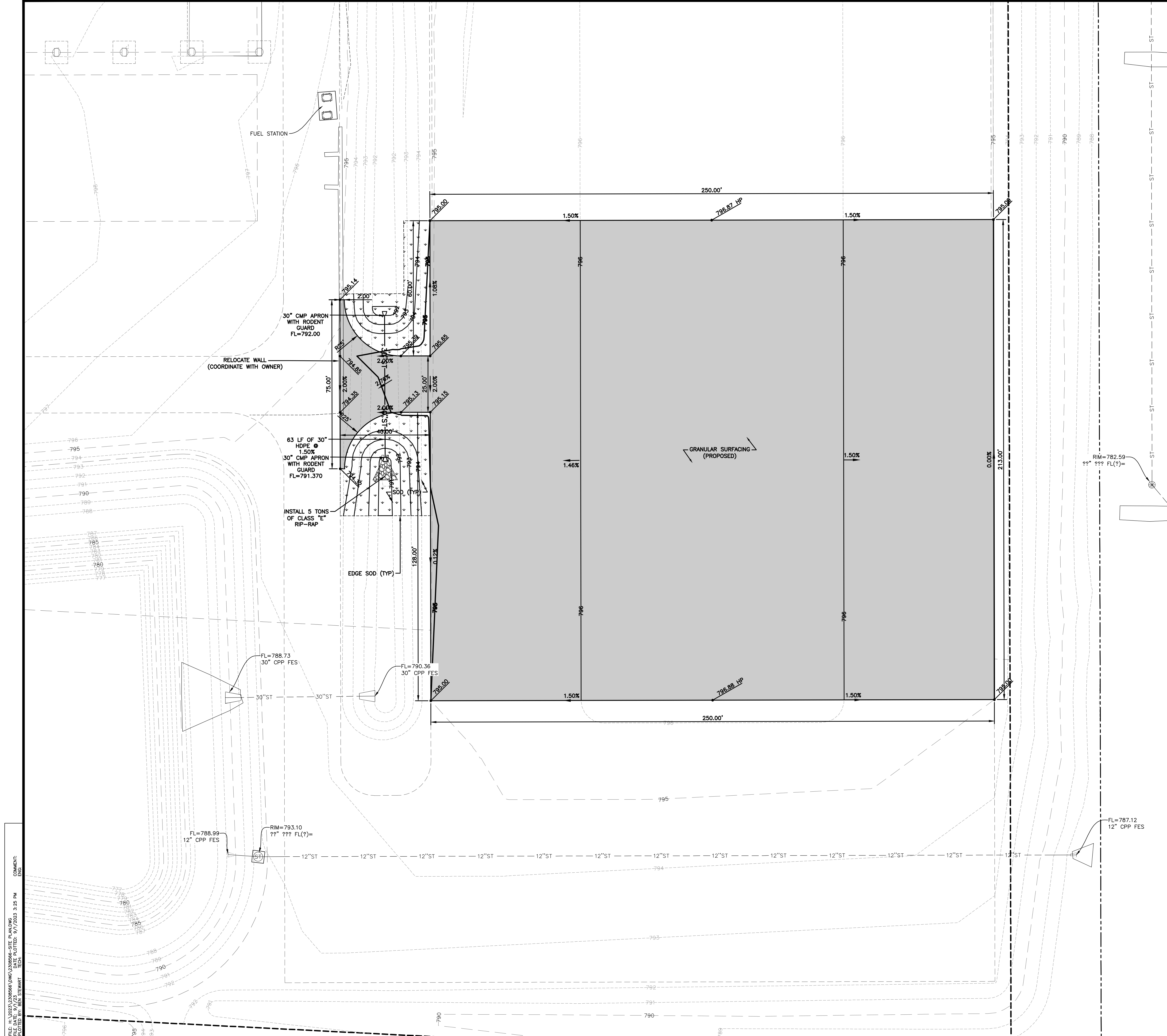
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ENGINEER:	DRAFTED:
 CIVIL DESIGN ADVANTAGE	
CARLISLE, IOWA	
PDM METALS 2023 GRANULAR SURFACING OVERALL SITE REFERENCE	
DATE:	09/01/2023
SHEET NUMBER:	C1.1
	2308.566



GENERAL NOTES

1. THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF CARLISLE SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. 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.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. ALL TRASH WILL BE STORED INTERNALLY TO THE BUILDING.

CITY OF CARLISLE GENERAL NOTES

1. 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.
2. 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. GENERAL CONTRACTOR AND MAJOR SUBS SHALL BE PRESENT AT THE MEETING. THE CITY OF CARLISLE MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK. PLEASE CONTACT THE FOLLOWING STAFF:
TONY RHINEHART - PUBLIC WORKS SUPERINTENDENT - 515-249-2055
3. ALL PERMITS (DNR, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
4. ALL UTILITY CONTRACTORS AND/OR OWNERS SHALL BE RESPONSIBLE TO PROVIDE THE CITY OF CARLISLE WITH 'AS-BUILT' DRAWINGS OF ALL PUBLIC IMPROVEMENTS WHERE NECESSARY.
5. 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.
6. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
7. 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.
8. A POST-CONSTRUCTION WALK-THRU IS REQUIRED BY CITY STAFF AND/OR THE CITY'S DESIGNATED ENGINEER. ALL ENGINEERING REVIEW FEES FOR THE WALK-THRU AND FOLLOW-UP CORRESPONDENCE MUST BE PAID FOR BY THE OWNER PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT.
9. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT AND SHALL BE OBTAINED BY THE OWNER.

GRANULAR SURFACE THICKNESS

GRANULAR SURFACING: 8" DEPTH OVER GEOTEXTILE FABRIC (MATERIAL SHALL BE CLASS A ROADSTONE PER IOWA DOT SPECIFICATIONS)

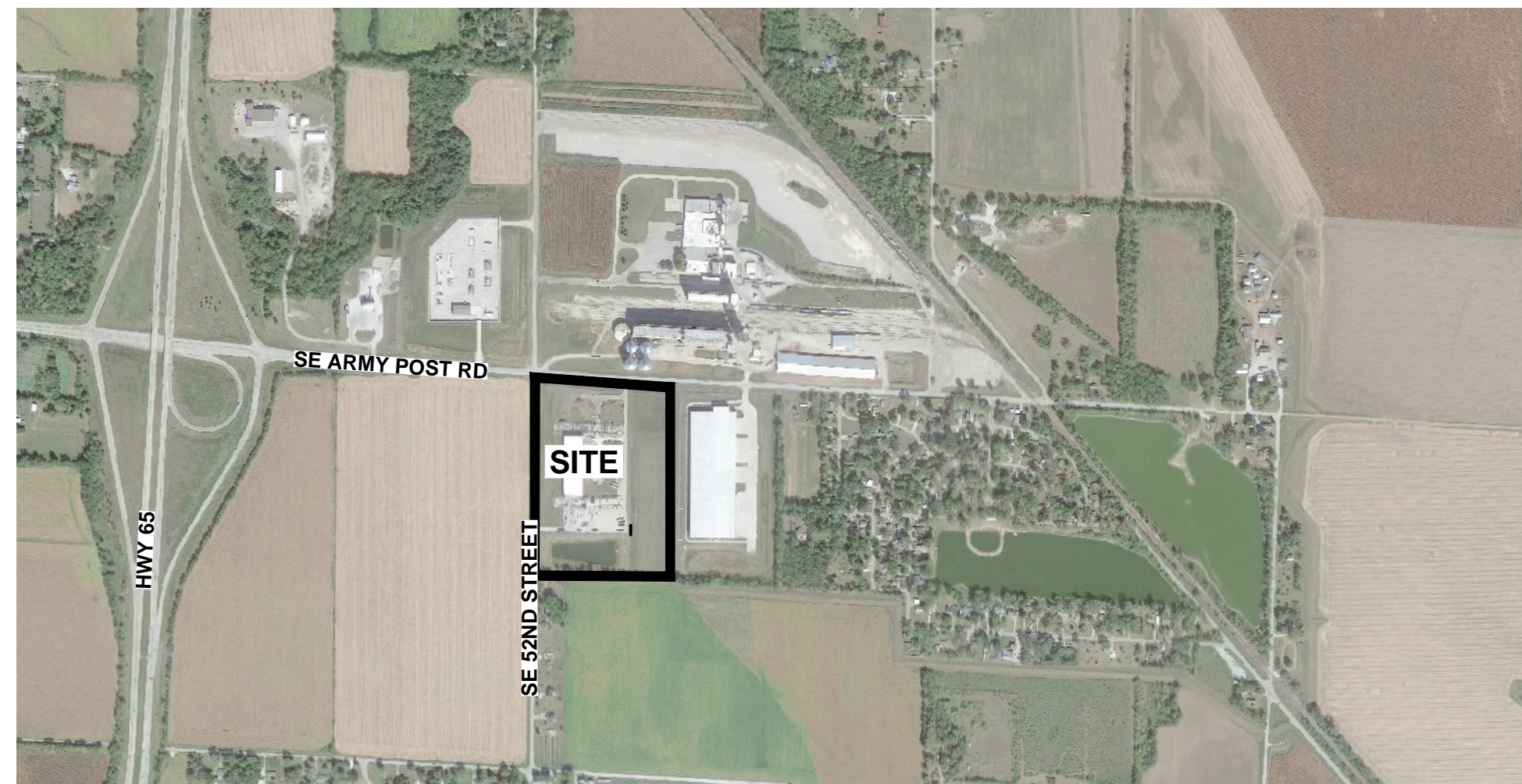
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4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	DRAFTED:
CIVIL DESIGN ADVANTAGE ENGINEER:	
PDM METALS 2023 GRANULAR SURFACING	
SITE DEVELOPMENT PLAN	
CARLISLE, IOWA	
5325 SE 64TH AVENUE	
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PDM METALS 2023 GRANULAR SURFACING

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP
NOT TO SCALE



CARLISLE, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,027
2	SEEDING, FERTILIZING, AND MULCHING	AC	0.16
3	CONCRETE WASHOUT PIT	EA	1

NOTES:

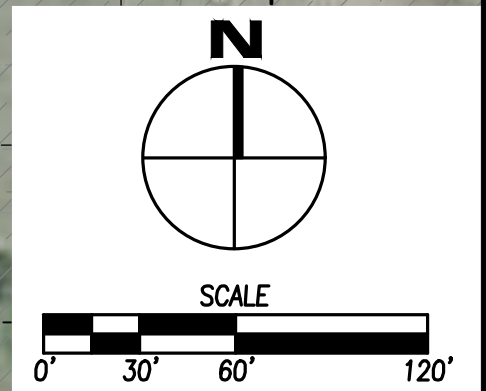
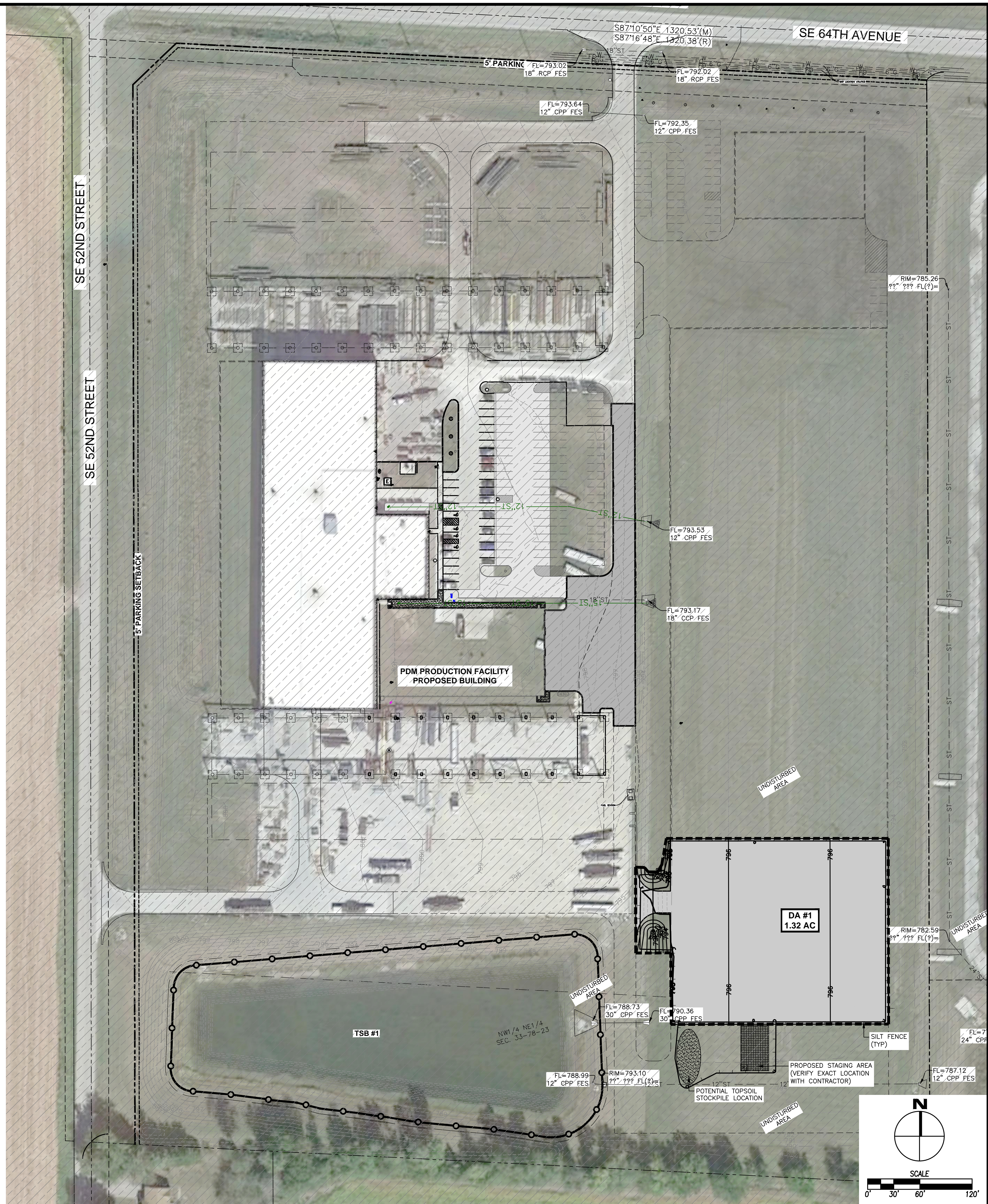
- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY 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 AN UNNAMED TRIBUTARY OF NORTH RIVER ±4,500 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	1.42 ACRES
STORAGE VOLUME REQUIRED (1.42 ACRES*3600 CU FT)	5,112 CU FT
VOLUME PROVIDED IN SILT FENCE (1,297 LF @ 4.5 CU FT/LF OF FENCE)	5,836 CU FT
VOLUME PROVIDED IN TSB	184,912 CU FT
TOTAL VOLUME PROVIDED	190,748 CU FT

SWPPP LEGEND

DRAINAGE ARROW	← X.XX %	AREA TO BE SEEDED	
GRADING LIMITS	— — — — —	STRAW MAT	
FILTER SOCK		UNDISTURBED AREA	
SILT FENCE	— — — — —	RIP-RAP	
INLET PROTECTION		GRAVEL ENTRANCE	
PORTABLE RESTROOM		STAGING AREA	
CONCRETE WASHOUT PIT		TEMPORARY SEDIMENT BASIN	



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DATE	REVISIONS	DRAWN BY

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

CIVIL DESIGN ADVANTAGE ENGINEER

PROJECT: PDM METALS 2023 GRANULAR SURFACING
 EROSION AND SEDIMENT CONTROL PLAN
 SHEET NUMBER: **C3.1**
 2308.566

5325 SE 64TH AVENUE
 CARLISLE, IOWA