

City of Carlisle, Iowa
Planning and Zoning Commission
Regular Meeting
December 18, 2020
7:00 P.M.
Carlisle City Hall

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 Recommendation for Final Plat for Summertime Potato Farm

Administrator/Engineer/Commission Reports

Adjournment

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

January 13, 2021

Att: Jeffrey Gaddis, PLS

Civil Engineering Consultants, Inc.
2400 86th Street, Suite #12
Des Moines, Iowa 50322

RE: **Summertime Plat 1 – Final Plat Review**

Carlisle, Iowa

FOX Ref No: 8666-20B.230

Thank you for submitting your project for review. The City is committed to assisting you with the completion of this project. FOX Engineering and the City Staff have completed the second review for the Summertime Plat 1 Final Plat dated January 13, 2021 and have the following comments:

General Comments

1. The Owner will be responsible for preparation of all easement/right-of-way vacation documents for review by the City Attorney and consideration by Council. In addition, the release of the restrictions placed on Lot 'C' and Lot 26 shall be reviewed by the City Attorney to verify the proper method to remove the restriction/covenant from the property. The City Attorney has been forwarded the vacation documents and will provide further direction as necessary.
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 certificate by the Owner that the subdivision is free of consent and is in accordance with the desires of the owner.
5. 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. See attached easement forms for your review and use.
6. 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.
7. 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. Maintenance Bonds for this plat are as follows (180.03, 15):
 - a. Water Mains - 2-yr Maintenance Bond
8. Please provide performance bonds for all incomplete construction if it is your desire to record the final plat prior to the public improvements being completed.. Please provide an opinion of cost for City review prior to submittal of the performance bond.

FINAL PLAT SCHEDULE:

PLANNING & ZONING: January 18, 2021 at 7:00 at the Carlisle City Hall

COUNCIL MEETING: January 25, 2021 at 6:30 at the Carlisle City Hall

If you have any questions or concerns, please contact Mitch Holtz (515) 231-6005. The City reserves the right to add or modify these comments.

FOX ENGINEERING ASSOCIATES, INC.

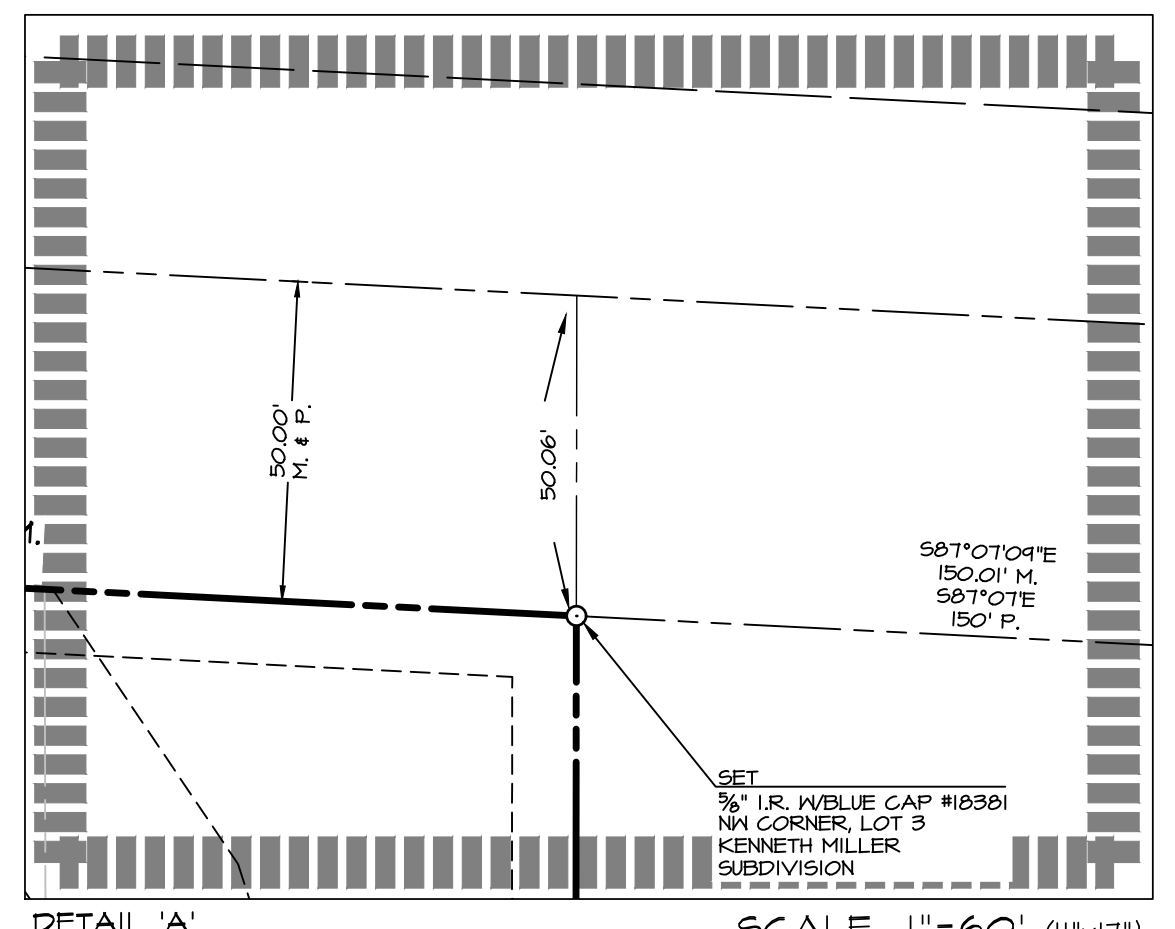
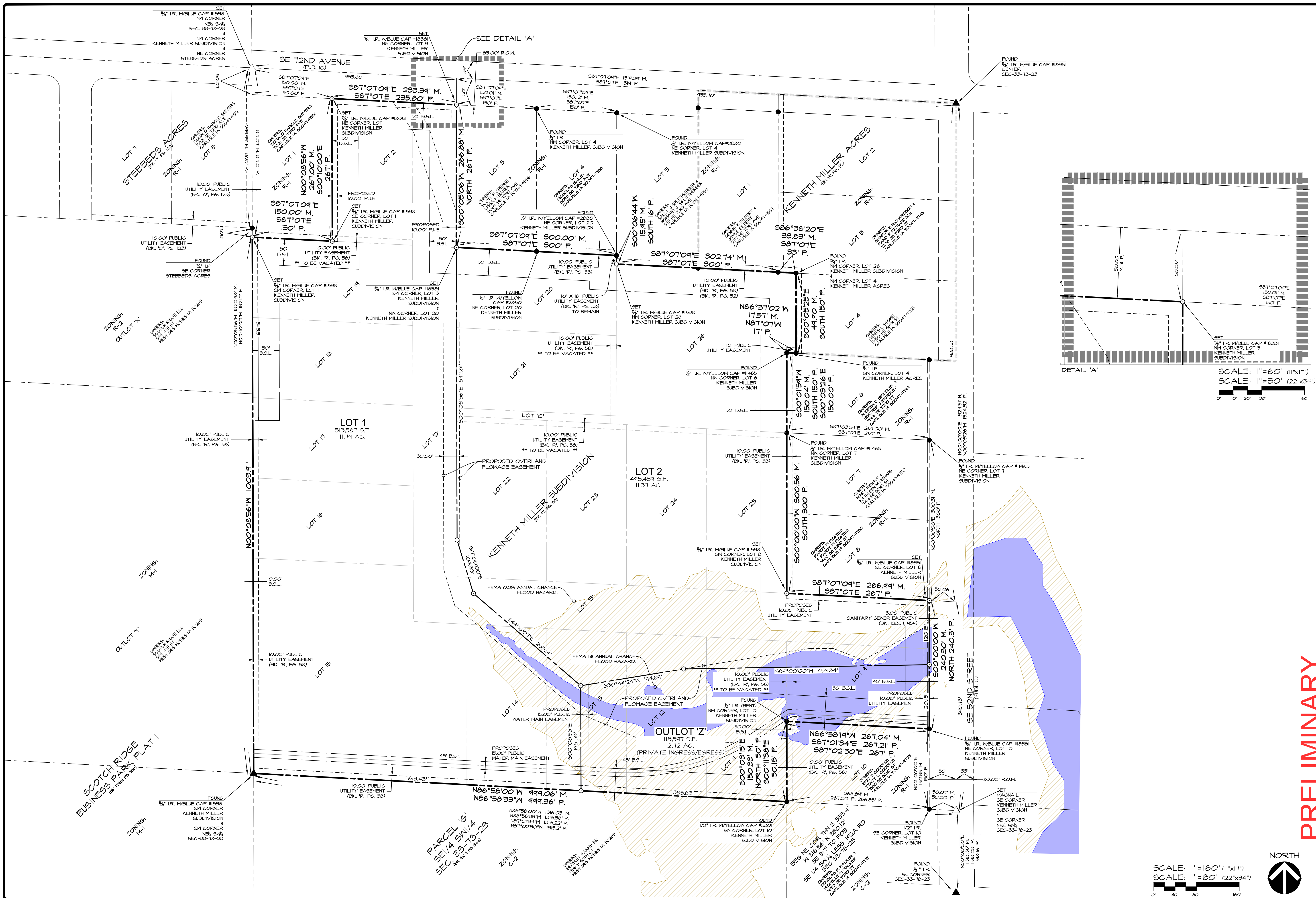


Mitch Holtz, P.E.



Brad Stumbo, P.L.S.

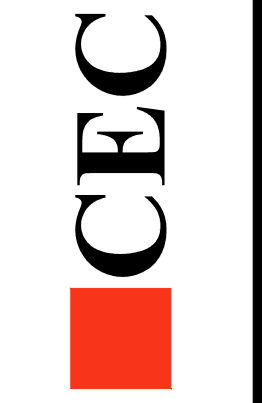
Copy to: Deven Markley, City Administrator



SCALE: 1"=60' (11"x17")
 SCALE: 1"=30' (22"x34")

PRELIMINARY

Civil Engineering Consultants, Inc.
 2400 86th Street Unit 12 Des Moines, Iowa 50322
 515.276.4884 mail@cecinc.com

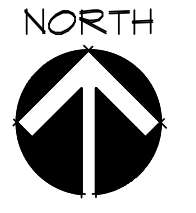


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|-----------------|---------------|
| DATE: | JAN. 13, 2021 |
| DATE OF SURVEY: | JAN. 13, 2021 |
| DESIGNED BY: | DEC. 22, 2020 |
| DRAWN BY: | OCT. 29, 2020 |
| | JAN. 13, 2021 |

SUMMERTIME FLAT I
 1105 SE 72ND AVENUE, CARLISLE, IOWA 50047
 DIMENSION

SHEET
 OF 3
 E-8303

SCALE: 1"=160' (11"x17")
 SCALE: 1"=80' (22"x34")



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