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

RF: 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.

R. Bell, St.

Brad Stumbo, P.L.S.

Copy to: Deven Markley, City Administrator



1105 SE 72ND AVENUE, CARLISLE, IONA 50047

PROPERTY OWNER: SUMMERTIME FARMS LLC ATTN: BECKY PETERSEN

2020 NORMANDY DR CARLISLE, IA 50047

APPLICANT:

SUMMERTIME FARMS LLC ATTN: BECKY PETERSEN 2020 NORMANDY DR CARLISLE, IA 50047

PROJECT MANAGER

JEFFREY A. GADDIS, PLS #18381 CIVIL ENGINEERING CONSULTANTS 2400 86TH STREET, #12 URBANDALE, IOMA 50322 PHONE: 515-276-4884, EXT. 221 FAX: 515-276-7084 EMAIL: GADDIS@CECLAC.COM

PROFESSIONAL LAND SURVEYOR:

JEFFREY A. GADDIS, PLS #18381 CIVIL ENGINEERING CONSULTANTS 2400 86TH STREET, #12 URBANDALE, IONA 50322 PHONE: 515-276-4884, EXT. 221 FAX: 515-276-7084 EMAIL: GADDIS@CECLAC.COM

LEGAL DESCRIPTION:

A REPLATIOE LOTS 'B'. 'C'. 'D' AND LOTS 2. 9. II THROUGH 26. KENNETH MILLER SUBDIVISION. AN OFFICIAL PLAT RECORDED IN BOOK 'R', PAGE 58 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF CARLISLE, POLK COUNTY, IOWA.

PURPOSE OF SURVEY:

 THIS IS A SUBDIVISION PLAT FOR THE PURPOSE OF CREATING THREE LOTS AND VACATING THE EXISTING STREET LOTS & ASSOCIATED PUBLIC UTILITY EASEMENTS THAT WERE NEVER

LAND AREA

1,127,603 SQUARE FEET 25.89 ACRES

LAND USE

EXISTING: AGRICULTURAL PROPOSED: AGRICULTURAL / STORAGE

ZONING

M-I: LIGHT INDUSTRIAL DISTRICT

SETBACKS

LOT AREA MINIMUM: 10,000 S.F. LOT WIDTH MINIMUM: 75'

MAXIMUM BUILDING HEIGHT: 45'

- FRONT: 45' SIDEYARD: IO **
- REAR: 45' ** * ALL YARDS IN THE M-I DISTRICT ABUTTING A PUBLIC THOROUGHFARE SHALL BE CONSIDERED FRONT YARDS AND SHALL COMPLY WITH THE REQUIREMENTS FOR A FRONT YARD

** M-I DISTRICT ADJACENT TO ANY R DISTRICT, THE MINIMUM

SETBACK SHALL BE 50 FEET FROM THE M-I DISTRICT BOUNDARY LINE, EXCEPT IN SUCH CASES WHERE THE DISTRICT LINE IS CONSTRUED TO FOLLOWING THE CENTERLINE OF A PUBLIC THOROUGHFARE, WHEREIN SUCH CASES SHALL BE DETERMINED BY THE PROVISIONS FOR THE REQUIRED MINIMUM FRONT YARD DEPTH.

SE 72nd Ave SE 72nd Ave SE 72nd Av © 2020 Microsoft Corporation © 2020 HERE

SHEET	INDEX
SHEET #	SHEET TITLE
ı	COVER
2	DIMENSION
3	EASEMENTS

INDEX LEG	END
COUNTY:	POLK
SUBDIVISION:	KENNETH MILLER SUBDIVISION
LOTS:	2, 9-26, 'B', 'C', 'D'
PROPRIETOR (S):	SUMMERTIME FARMS, LLC
REQUESTED BY:	SUMMERTIME FARMS, LLC
PROFESSIONAL LAND SURVEYOR	JEFFREY A. GADDIS, PLS 18381
	CIVIL ENGINEERING CONSULTANTS, INC ATTN: JEFFREY A. GADDIS, PLS 2400 86TH STREET, URBANDALE, IA 50322 PHONE: 515-276-4884

BASIS OF BEARINGS

THE EAST LINE OF THE NEW OF SEC. 33-78-23 WAS MEASURED AS HAVING A BEARING OF NOO°00'00"E. THIS BEARING WAS DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE NADI983(2011) SOUTH ZONE GRID NORTH.

- I. THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE
- ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000. 2. THE EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE
- ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT. 3. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
- 4. MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE. 5. ALL EASEMENTS SHOWN ARE PROPOSED EASEMENTS UNLESS LABEL AS **(EXISTING)**.

FLOOD ZONE

THIS PARCEL LIES WITHIN FLOOD ZONE 'X, 'X' (SHADED) & 'A' ALL BEING IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP NO. 19181C00696 WITH EFFECTIVE DATE OF NOVEMBER 16, 2018

• CITY OF CARLISLE 190274 0069 G

WARREN COUNTY 190912 0069 6

*** FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE *** PLEASE SEE FEMA FLOOD MAP SERVICE CENTER FOR CURRENT MAPS WWW.FEMA.COM FEMA REGION VII, 9221 WARD PARKWAY, KANSAS CITY, MO 64114

EMAIL: FEMAMAPSPECIALIST@RISKMAPCDS.COM

BOUNDARY CLOSURE REPORT

SEGMENT #5 : LINE

SEGMENT #6 : LINE

SEGMENT #7 : LINE

SEGMENT #8 : LINE

SEGMENT #10 : LINE

SEGMENT #II : LINE

SEGMENT #12 : LINE

SEGMENT #13 : LINE

SEGMENT #14 : LINE

COURSE: SOO°05'06"W LENGTH: 266.88'

COURSE: 587°07'09"E LENGTH: 300.00'

COURSE: SOO°06'44"W LENGTH: 15.95'

NORTH: 552471.0538' EAST: 1636944.9083'

NORTH: 552455.1038' EAST: 1636944.8771'

COURSE: S87°07'09"E LENGTH: 302.74'

COURSE: 586°38'20"E LENGTH: 33.83'

COURSE: SOO°05'25"E LENGTH: 149.90'

COURSE: N86°37'02"W LENGTH: 17.57'

COURSE: SOO°O1'59"W LENGTH: 150.04' NORTH: 552139.0020' EAST: 1637263.6166'

COURSE: SOO°OO'OO"W LENGTH: 300.56' NORTH: 551838.4420' EAST: 1637263.6166'

COURSE: S87°07'09"E LENGTH: 266.99'

NORTH: 551825.0234' EAST: 1637530.2691'

NORTH: 552439.8884' EAST: 1637247.2345'

NORTH: 552437.9050' EAST: 1637281.0063'

NORTH: 552288.0052' EAST: 1637281.2425'

NORTH: 552289.0419' EAST: 1637263.7031'

NORTH: 552486.1314' EAST: 1636645.2875'

NORTH: 551501.3742' EAST: 1636266.0805'	SEGMENT #15 : LINE COURSE: SOO°OO'OO"W LENGTH: 240.30'
SEGMENT #I : LINE	NORTH: 551584.7234' EAST: 1637530.2691'
COURSE: NOO°08'56"W LENGTH: 1003.91' NORTH: 552505.2808' EAST: 1636263.4717'	SEGMENT #16 : LINE COURSE: N86°58'19"W LENGTH: 267.04'
SEGMENT #2 : LINE	NORTH: 551598.8297' EAST: 1637263.6020'
COURSE: 587°07'09"E LENGTH: 150.00' NORTH: 552497.7419' EAST: 1636413.2822'	SEGMENT #17 : LINE COURSE: SOO°O3'15"E LENGTH: 150.33'
SEGMENT #3 : LINE	NORTH: 551448.4998' EAST: 1637263.7441'
COURSE: NOO°08'56"W LENGTH: 267.00' NORTH: 552764.7410' EAST: 1636412.5883'	SEGMENT #18 : LINE COURSE: N86°58'00"W LENGTH: 999.06'
SEGMENT #4 : LINE	NORTH: 551501.3670' EAST: 1636266.0839'
COURSE: 587°07'09"E LENGTH: 233.39' NORTH: 552753.0111' EAST: 1636645.6834'	PERIMETER: 5115.48' AREA: 1127603.01 SQ. FT. ERROR CLOSURE: 0.0079 COURSE:

PRECISION 1: 647530.38

-0.00717 EAST:

ERROR NORTH:

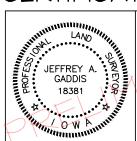
	FOUND SECTION CORNERS
Δ	SET SECTION CORNER (%" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
•	FOUND CORNERS (%" I.R. W/ BLUE CAP #18381 UNLESS OTHERWISE NOTED)
0	SET PROPERTY CORNER (%" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)

PLAT BOUNDARY
EXISTING PROPERTY LINES
EASEMENT LINES
BUILDING SETBACK LINES (B.S.L.)
D. DEEDED BEARING & DISTANCE

PREVIOUSLY RECORDED BEARING & DISTANCE MEASURED BEARING & DISTANCE I.R. IRON ROD I.P. IRON PIPE

BK. XXX, PG. XXX COUNTY RECORDER'S INDEXING BOOK RIGHT-OF-WAY P.V.E. PUBLIC UTILITY EASEMENT

CERTIFICATION



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT ICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS I - 3

RETURN TO:

CIVIL ENGINEERING CONSULTANTS ATTN: JEFFREY A. GADDIS, PLS 2400 86TH STREET, SUITE 12 URBANDALE, IA 50322 PHONE: 515-276-4884 EMAIL: GADDIS@CECLAC.COM

1-800-292-8989

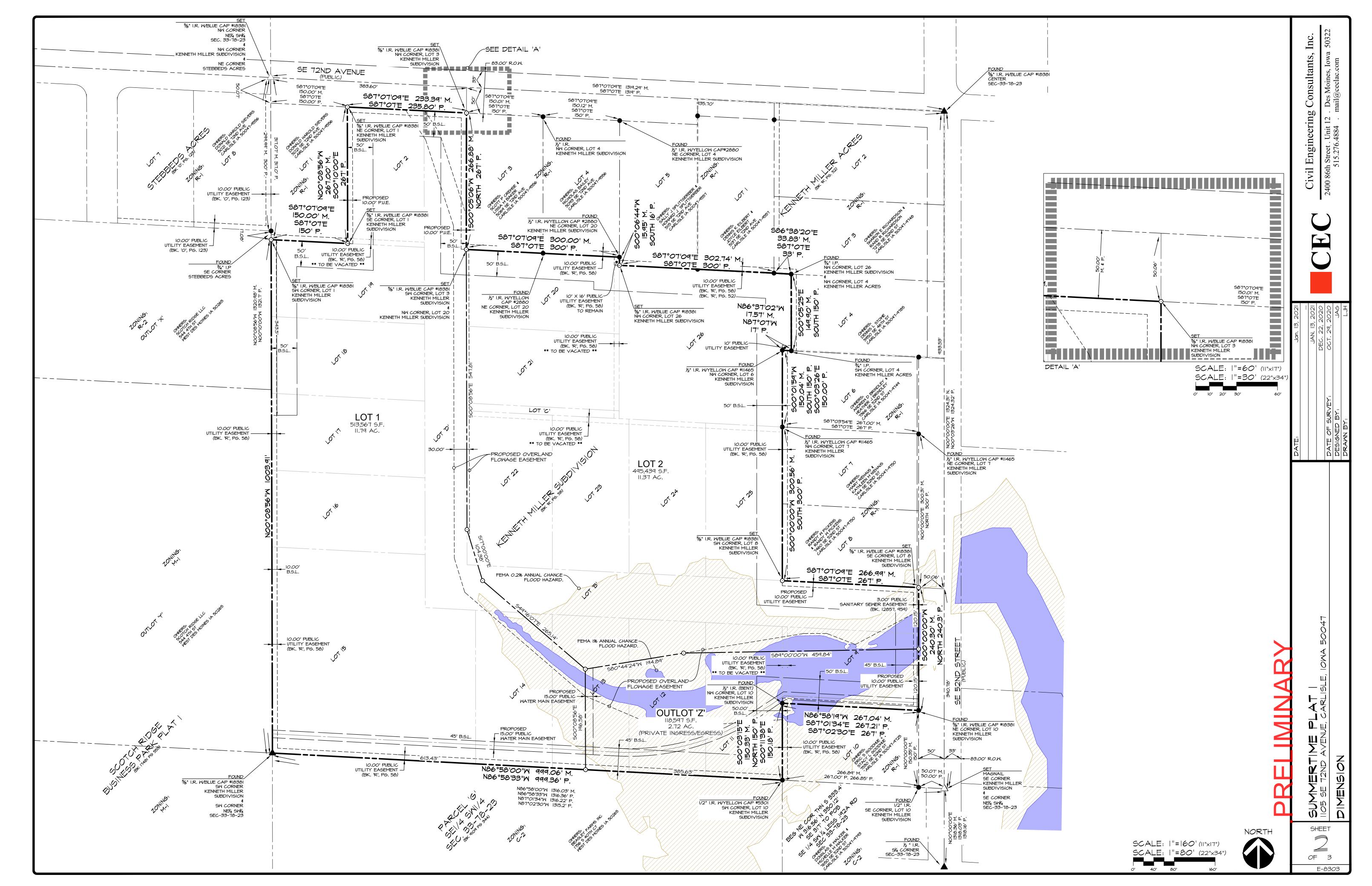
SHEET

Civil Engineering Consultants, Inc. 400 86th Street. Unit 12. Des Moines, Iowa 50322

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