

City of Carlisle, Iowa
Planning and Zoning Commission
Special Meeting
June 15, 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 Construction Plans for Danamere Farms – Plat 8

Administrator/Engineer/Commission Reports

Adjournment

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

June 11, 2020

Caleb Smith
McClure Engineering Co.
1360 NW 121st Street
Clive, IA 50325

RE: **Danamere Farms Plat 8 – Construction Plan Review**
Carlisle, Iowa
FOX Ref No: 8666-03C.258

FOX Engineering has completed the second review for of the Danamere Farms Plat 8 Construction Plans, dated June 11, 2020 and offer the following comments:

Construction Plan - General

1. Water Supply Permit –
 - a. Please revise the spelling of “Carlisle” on the Agreement to provide water.
 - b. FOX has determined the maximum pressure for this development (average grade of 850) based on modeled system information is 61 psi. Please revise Schedule 2a.
 - c. Please submit to the city for signature.
2. Sanitary Sewer Permit – Please submit to the city for signature.
3. Please provide a SWPPP narrative prior to grading the site.
4. FOX believes the proposed trail should be treated as a Type 2 Shared use path since the trail will serve as the only pedestrian connection to other parts of Danamere and/or Carlisle (sidewalk/trail along Scotch Ridge was eliminated from this plan). As such, please revise the trail profile such that the maximum longitudinal slope along the trail is 5%.
5. **Discussion is necessary** regarding street naming. The Developer is proposing a single street name for the east-west and north-south portions of the roadway. The City should decide if they desire the north-south roadway to be a different name. FOX recommends the north-south roadway be a different name since it is expected that this roadway will be extended to the south in the future.

Sheet 4 – General Layout and Dimension Plan

6. Please clarify where the mailbox cluster will be located. It is understood that this will be added once the postmaster confirms the appropriate location.

Sheet 6 – Grading Plan

7. Please provide a detail (on this sheet or the detail sheet) that shows the typical detention area grading. It appears the detention area will have a safety bench and different grading typical slopes above/below the bench.
8. It is expected that sanitary sewer work off Juniper Drive will be limited. If contractor intends to use this access for an extended period of time then a construction entrance (aggregate) needs to be installed.

Sheet 6 – Sanitary Sewer Plan and Profile

9. You state that the connection requires removal of the stub and core drilling the flowline. What would the core drilling be for if the stub is already provided? Please revise the plan as necessary.

Sheet 11 – Paving Plan & Profile

10. Please include street sign on stop sign at intersection of Scotch Ridge and Blazing Star.

Landscape Plan

11. The Evergreen windbreak and entrance feature shown on the Landscaping plan matches what was provided as part of the approved Danamere PUD amendment.
12. Please indicate seed type for disturbed area associated with installing sanitary sewer outside this plat.

Storm Water Management Report

13. Please review the off-site drainage area and bypass flows for the pond:
 - a. Please provide a post developed drainage map that accounts for the 19.93 acres draining to the pond. It is not clear where the number comes from.
 - b. Please clarify if you have accounted for the other inlet flow to the pond. This inlet should be modeled to the pond. It looks to be significantly more than 20 ac in the map for the intakes.
 - c. Are you planning to rebuild the pond in the future, and do you have room for that?
14. What is the capacity of the culverts draining the two off-site basins? You list the 100-year runoff, but is that rate actually passed (do the culverts have capacity for the 100-yr flow or do they restrict the flow)? This may result in the allowed bypass being lower than your current assumption.
15. Please provide 1' of freeboard for the pond.
16. Please include the spillway calculation in the report.
17. Please provide a detail of the pond outlet structure. It does not appear that the model is correct. An overflow at 826.00 that is 24' long on a 6'x6' SW-513 doesn't seem possible. There is also a rim elevation/top listed at 827.50. These appear to be errors. Please clarify and revise as necessary.
18. Please match the pipes in the CDs to the Hydraflow model. Both pipes are incorrect.

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

CONSTRUCTION PLAN REVIEW SCHEDULE:

PLANNING & ZONING: June 15, 2020 at 7:00 at the Carlisle City Hall

COUNCIL MEETING: June 22, 2020 at 6:30 at the Carlisle City Hall

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

FOX ENGINEERING ASSOCIATES, INC.



Mitch Holtz, P.E.

CC: Deven Markley, City Administrator

DANAMERE FARMS PLAT 8 CONSTRUCTION DRAWINGS



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

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CARLISLE, IOWA

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OWNER

HUBBELL METROPOLITAN DEVELOPMENT FUND, LLC
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
(515) 243-3228

ENGINEER

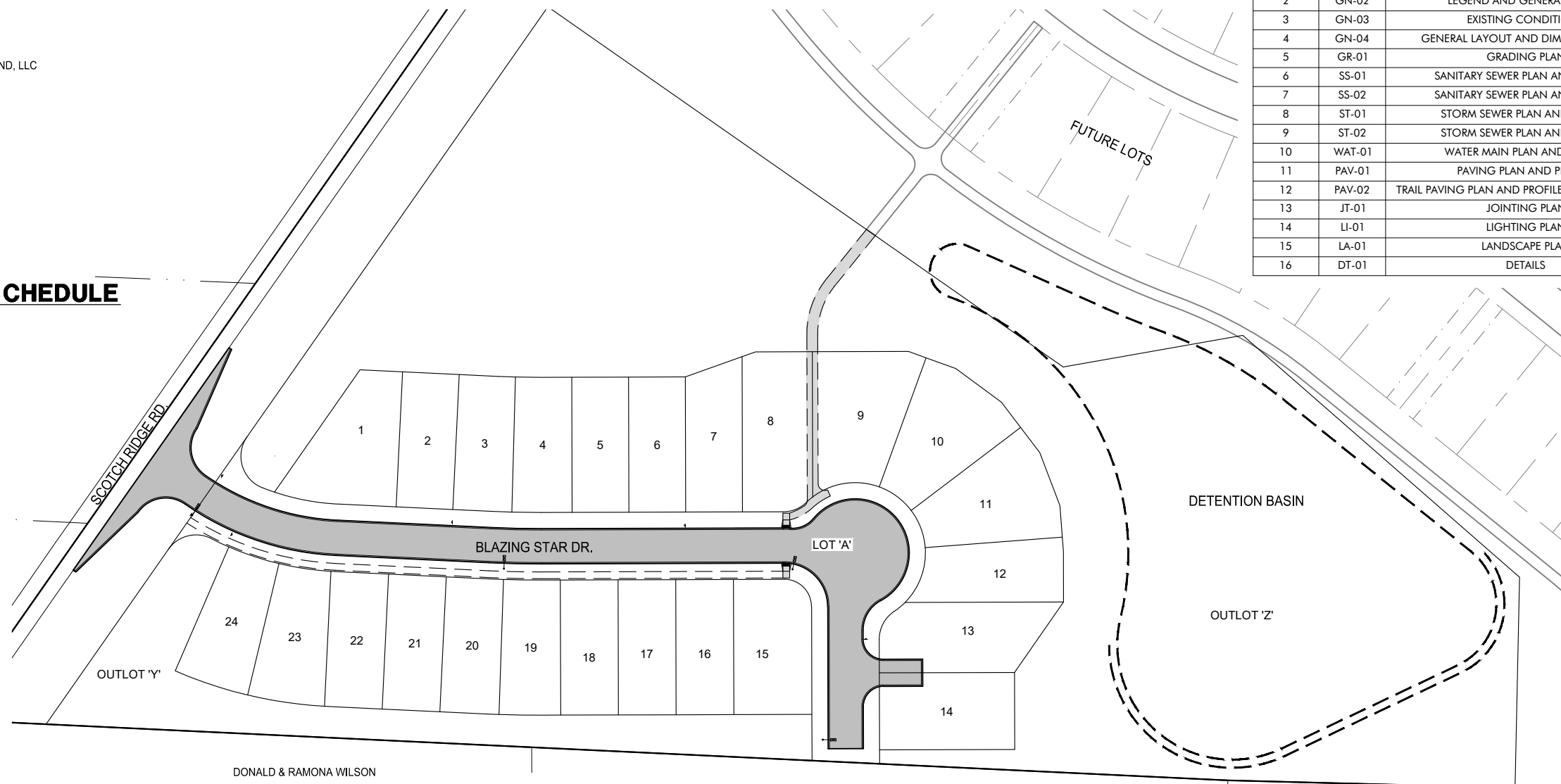
McCLURE ENGINEERING
1360 NW 121ST STREET
CLIVE, IOWA 50325
(515) 964-1229
ATTN: CALEB SMITH
csmith@mcclureeng.com

CONSTRUCTION SCHEDULE

GRADING: SUMMER 2020
UTILITIES: SUMMER 2020
PAVING: FALL 2020

SETBACKS

FRONT YARD: 20 FEET
REAR YARD: 10 FEET
SIDE YARD: 5 FEET

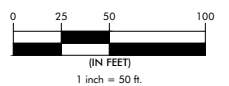


PRELIMINARY

COVER SHEET



NORTH



DANAMERE FARMS PLAT 8
CONSTRUCTION DRAWINGS

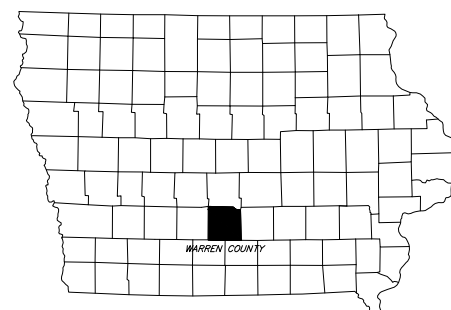
CARLISLE, IOWA
2215013
JUNE 4, 2020

REVISIONS
JUNE 11, 2020

ENGINEER: C. SMITH
DRAWN BY: B. FLAHERTY
CHECKED BY: FIELD BOOK NO.

DRAWING NO. SHEET NO.
GN-01 1 / 16

ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH IOWA STATEWIDE URBAN DESIGN STANDARD AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AS ACCEPTED BY THE CITY OF CARLISLE AND THE CARLISLE SUPPLEMENTAL SPECIFICATIONS EXCEPT WHERE ALTERED OR AMENDED BY THE CITY OF CARLISLE.

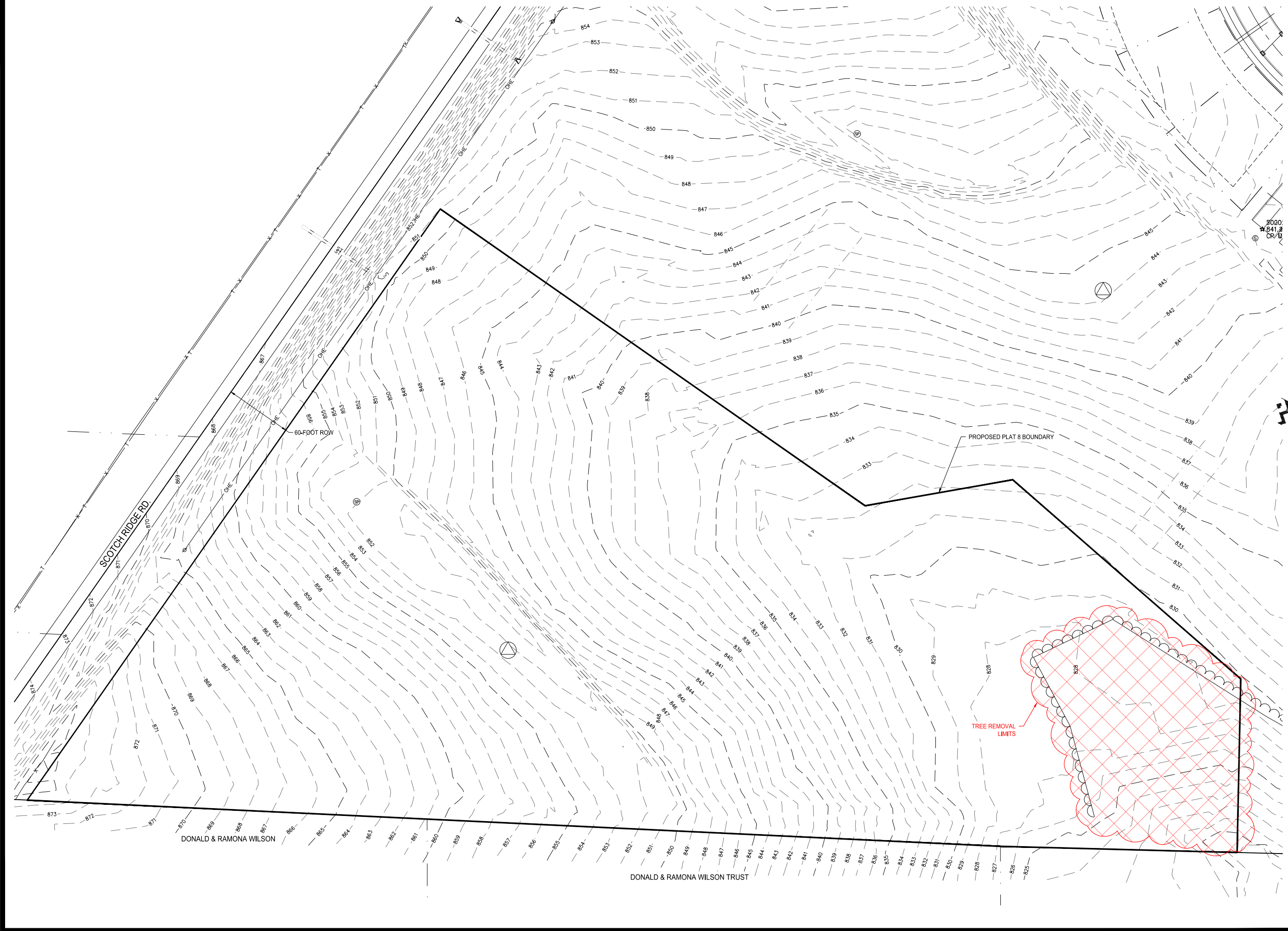


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I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

CALEB A. SMITH, PE NO. 17983 DATE: _____
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL: _____

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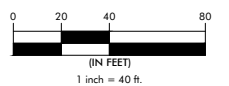
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**EXISTING CONDITIONS
AND SURVEY CONTROL**



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**DANAMERE FARMS PLAT 8
CONSTRUCTION DRAWINGS**

CARLISLE, IOWA
2215013
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ENGINEER C. SMITH	DRAWN BY B. FLAHERTY
CHECKED BY	FIELD BOOK NO.

DRAWING NO. **GN-03** SHEET NO. **3 / 16**

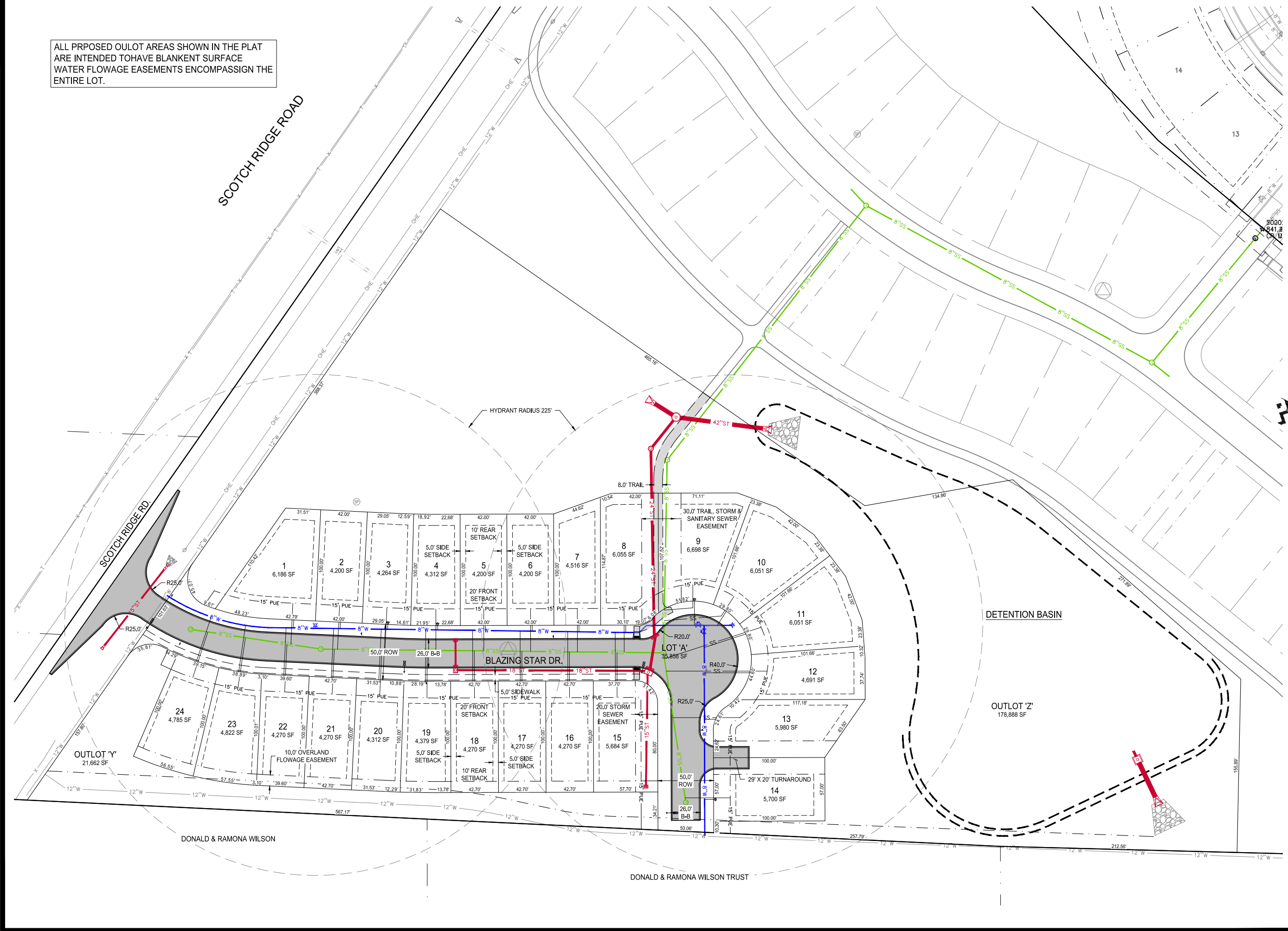
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ALL PROPOSED OULOT AREAS SHOWN IN THE PLAT ARE INTENDED TO HAVE BLANKET SURFACE WATER FLOWAGE EASEMENTS ENCOMPASSING THE ENTIRE LOT.

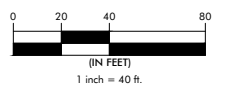
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GENERAL
 LAYOUT AND
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DANAMERE FARMS PLAT 8
 CONSTRUCTION DRAWINGS

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ENGINEER: C. SMITH
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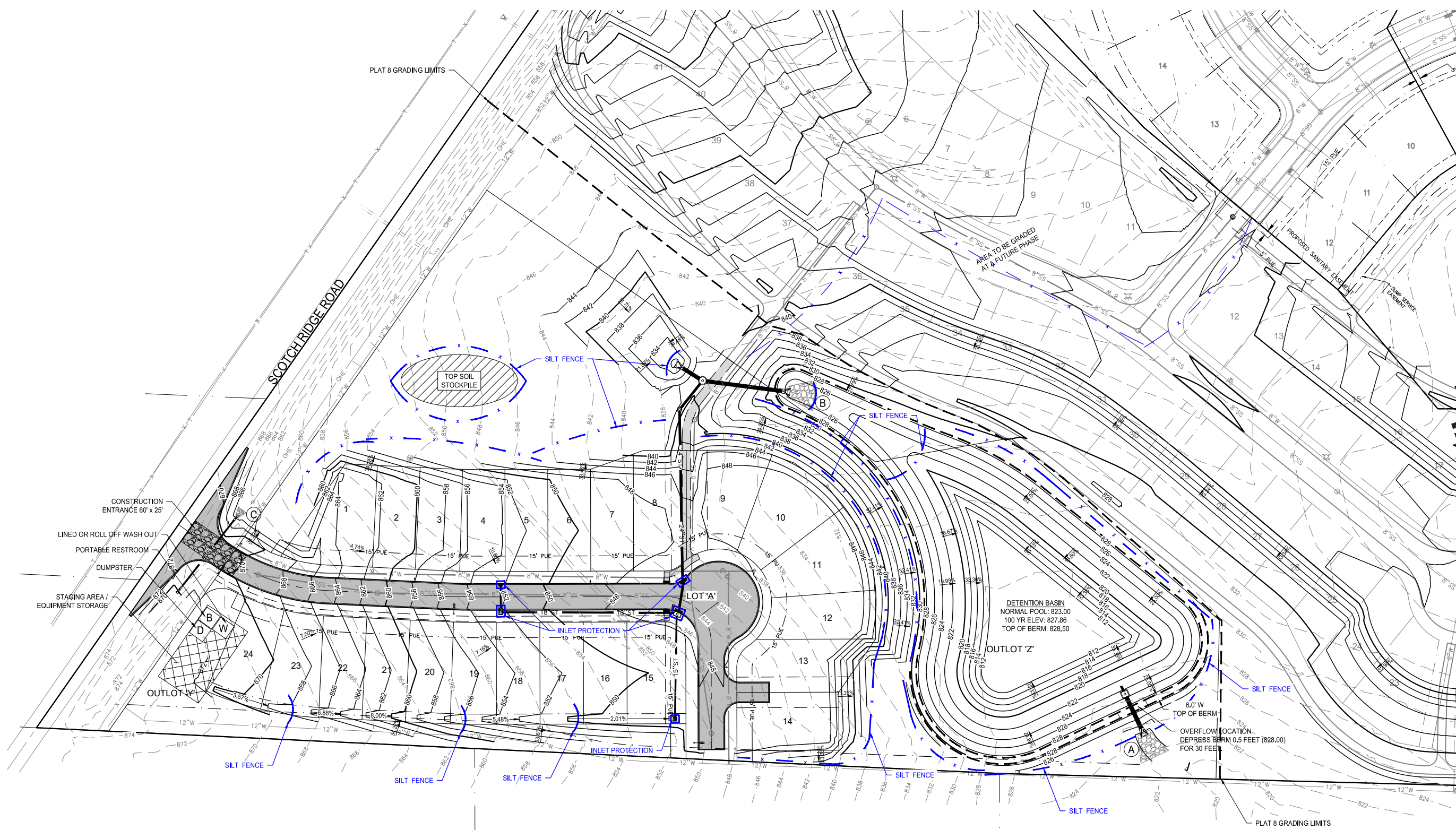
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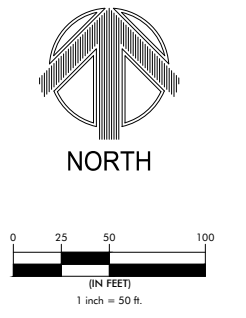
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GRADING PLAN



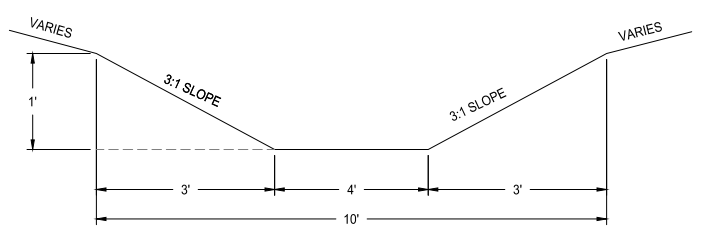
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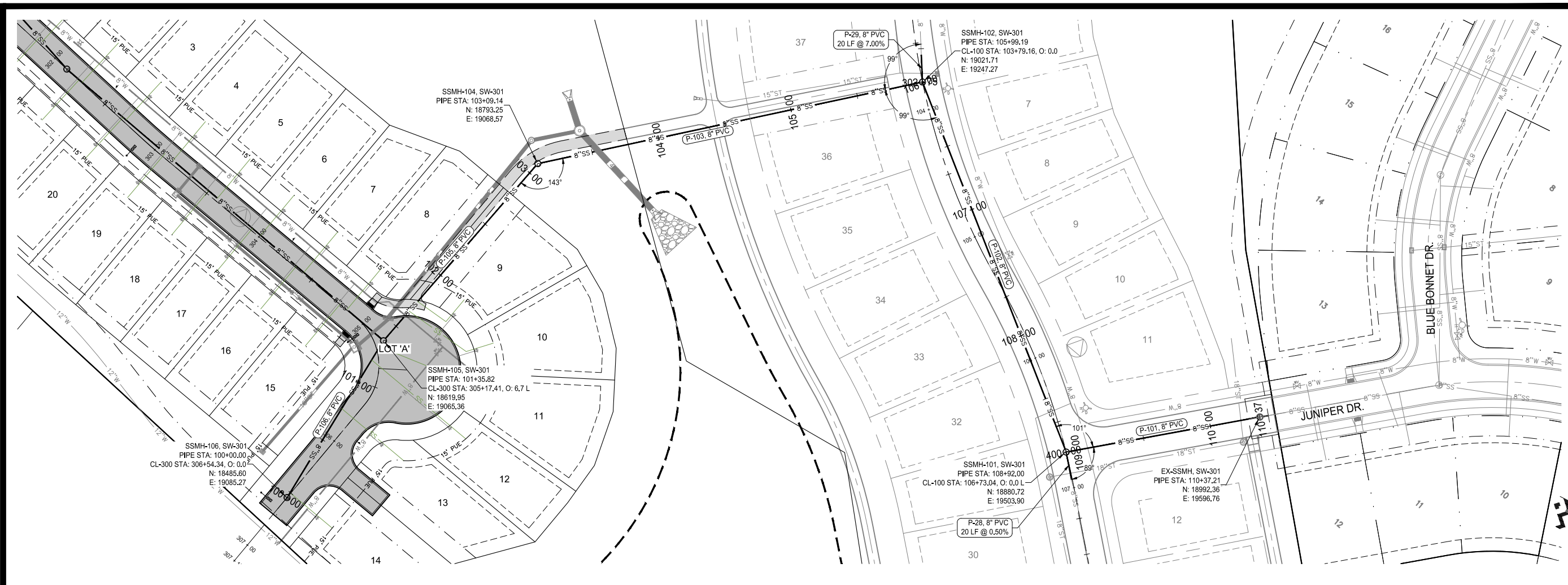
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1 SWALE DETAIL
NOT TO SCALE

RIP RAP QUANTITIES				
	UPSTREAM WIDTH	DOWNSTREAM WIDTH	APRON LENGTH	TONS OF EROSION STONE
A	12	30	26	38
B	10.5	30.5	27	40
C	3.75	9.25	8	4

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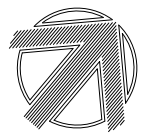


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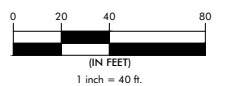
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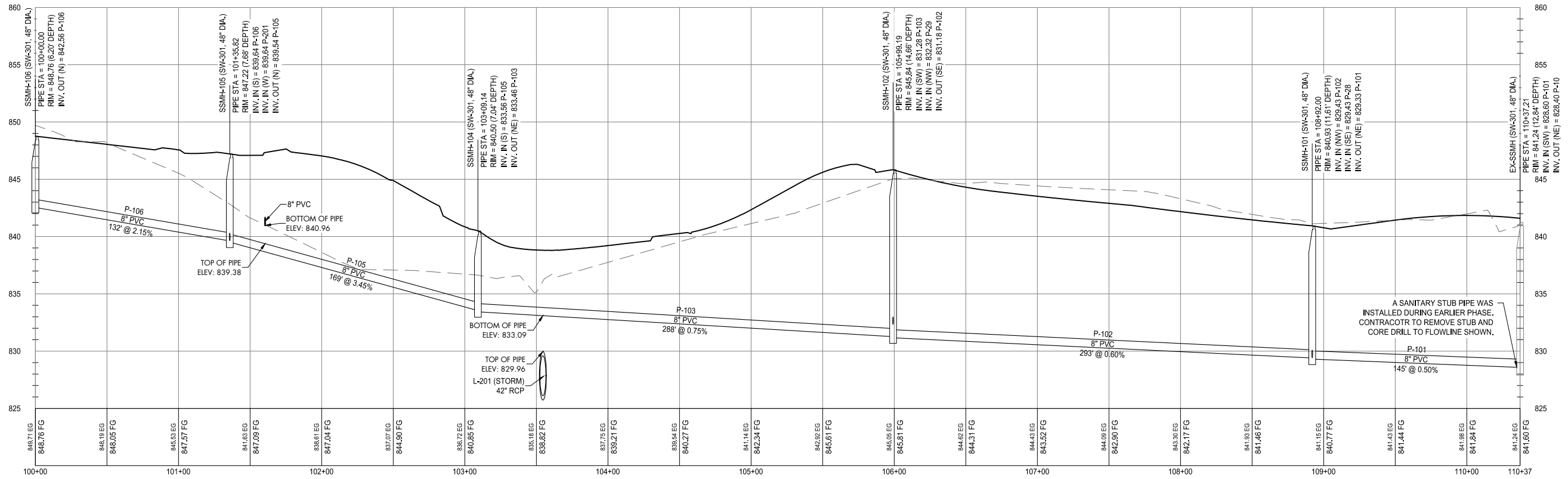
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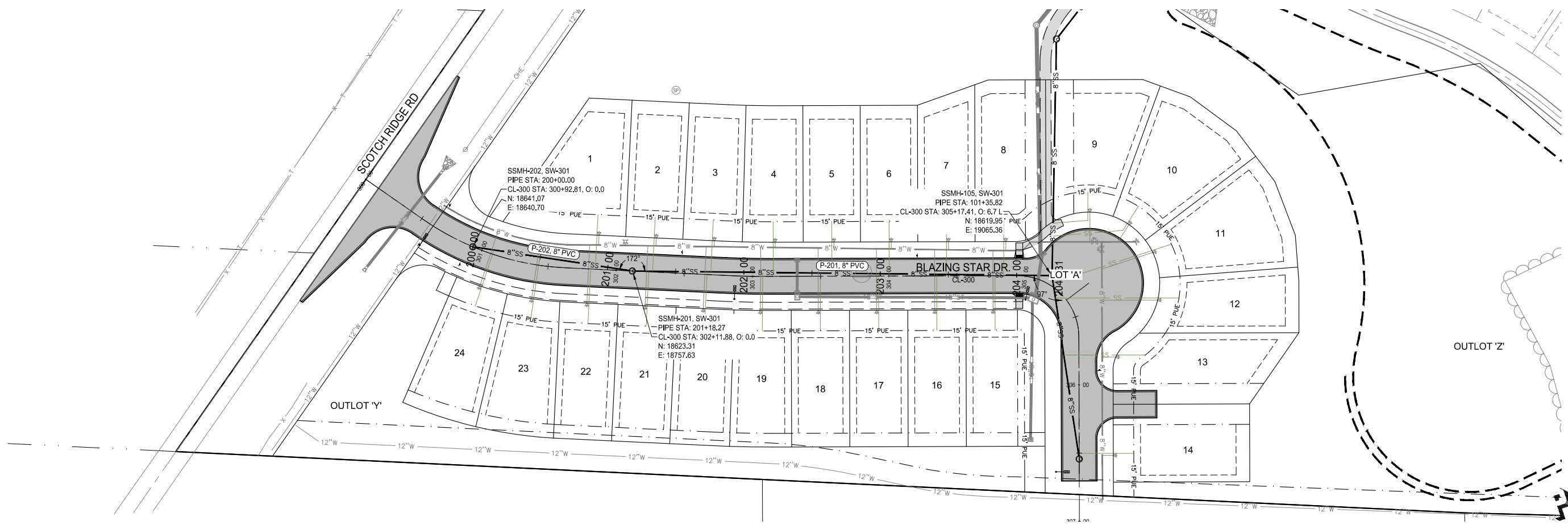
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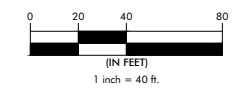
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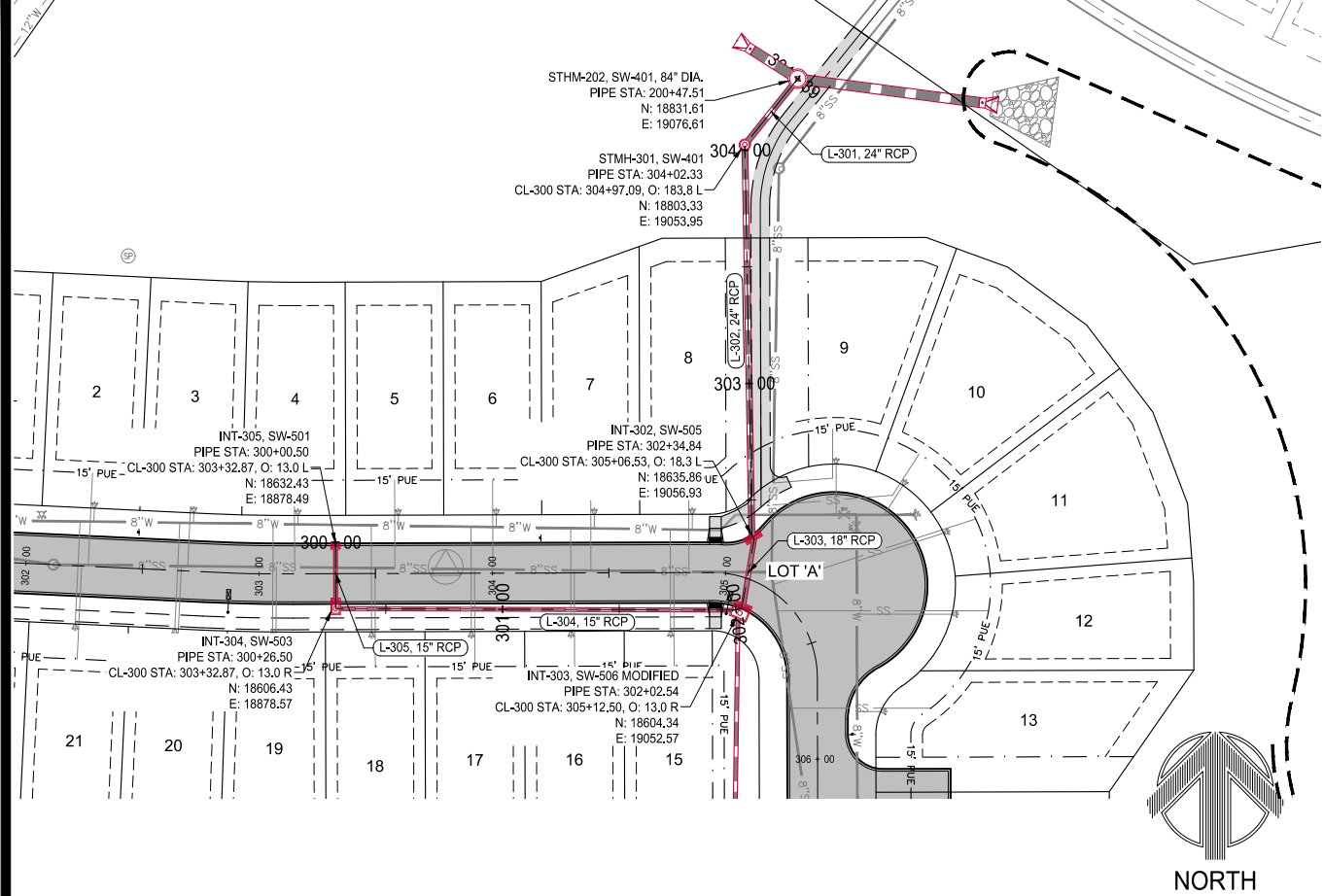
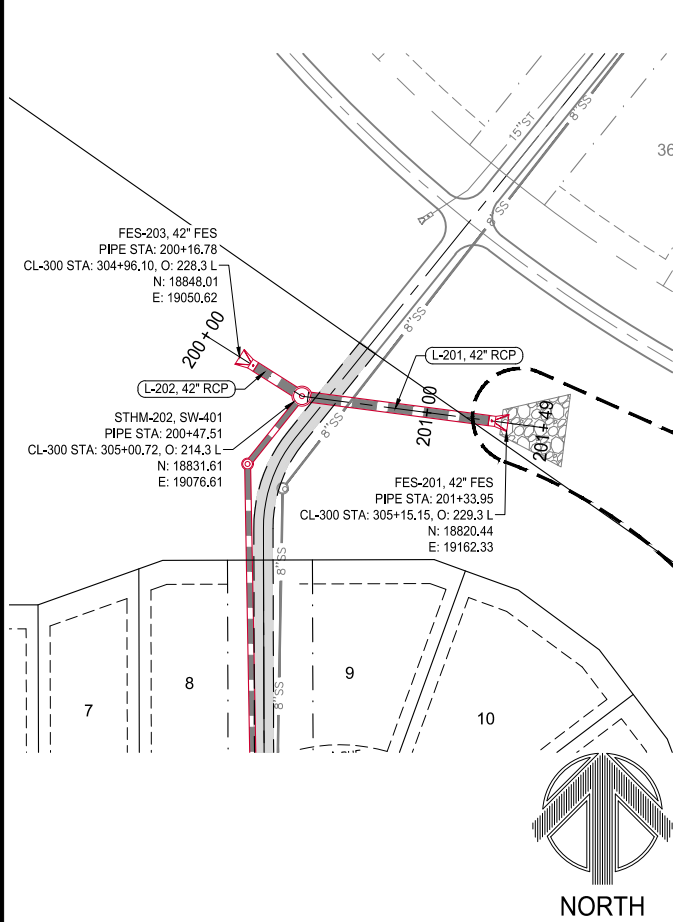
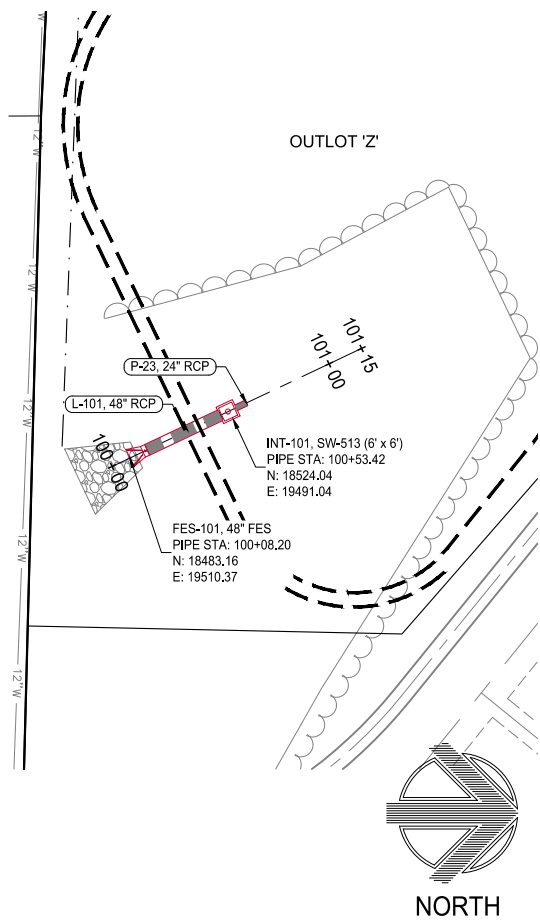
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JUNE 11, 2020

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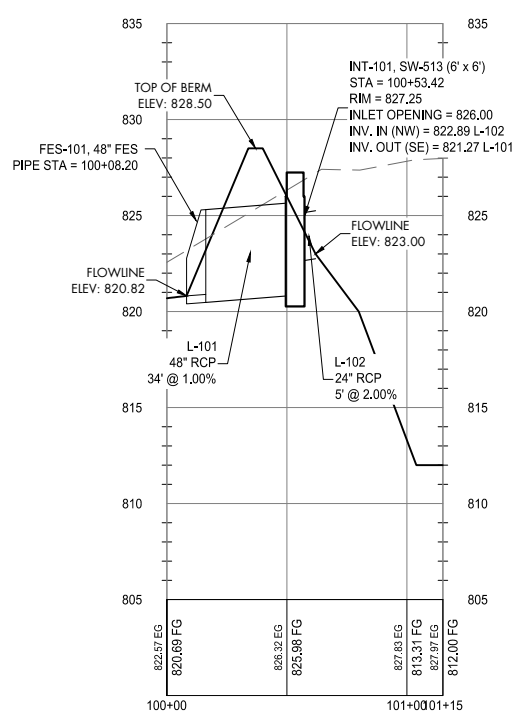
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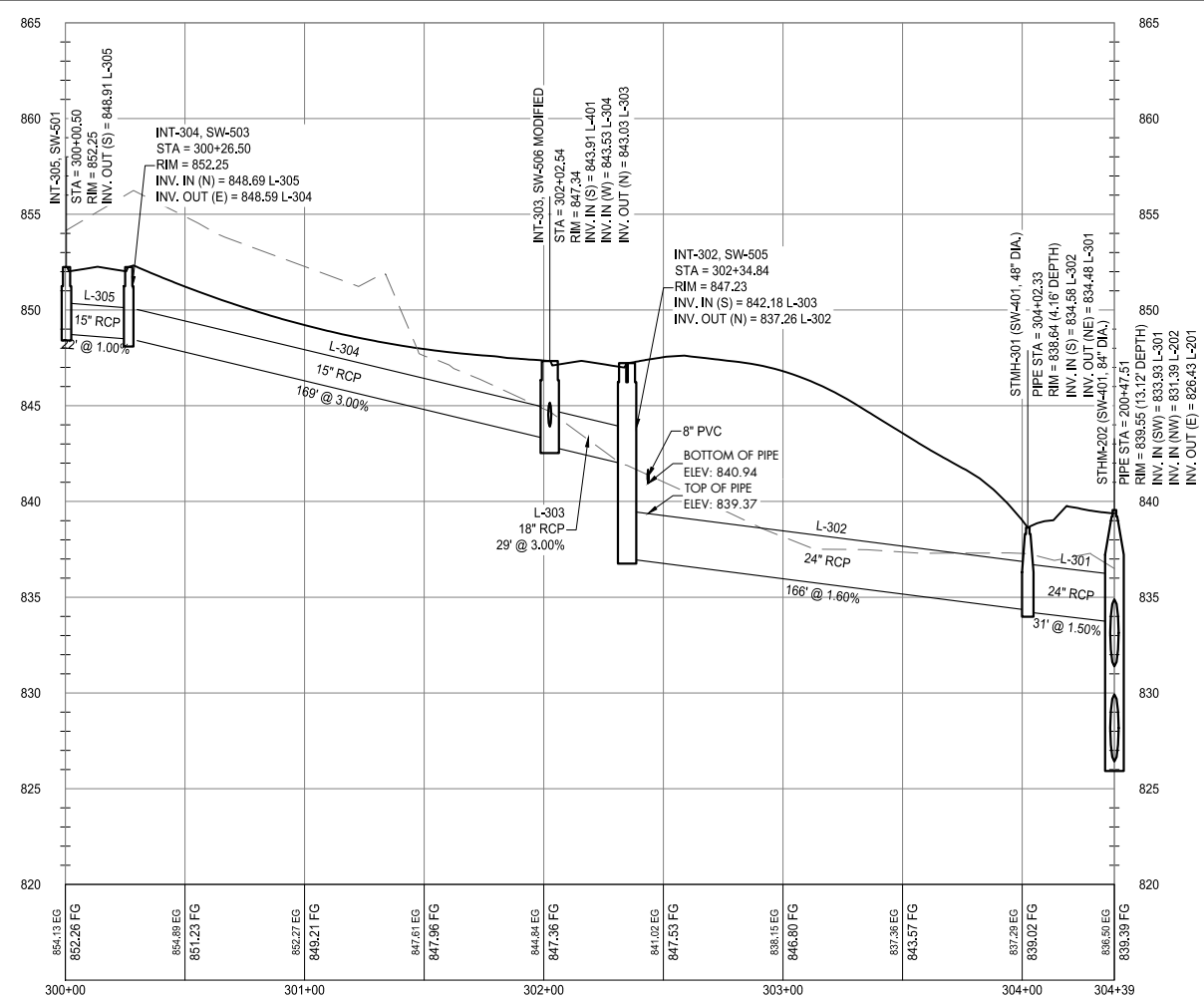
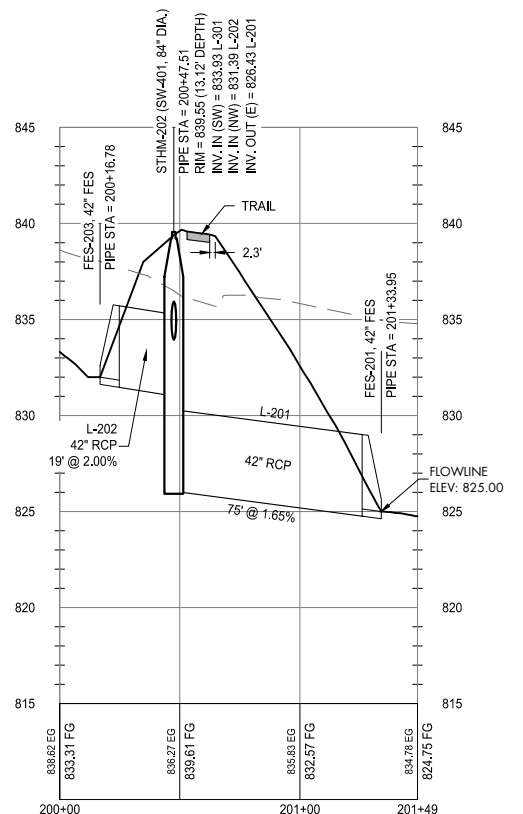
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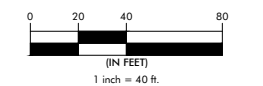
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ALL FLARED END SECTIONS TO HAVE A FOOTING AS WELL AS AN APRON GUARD.



**** NOTE:**
ALL FLARED END SECTIONS TO HAVE A FOOTING AS WELL AS AN APRON GUARD.



STORM SEWER PLAN AND PROFILE



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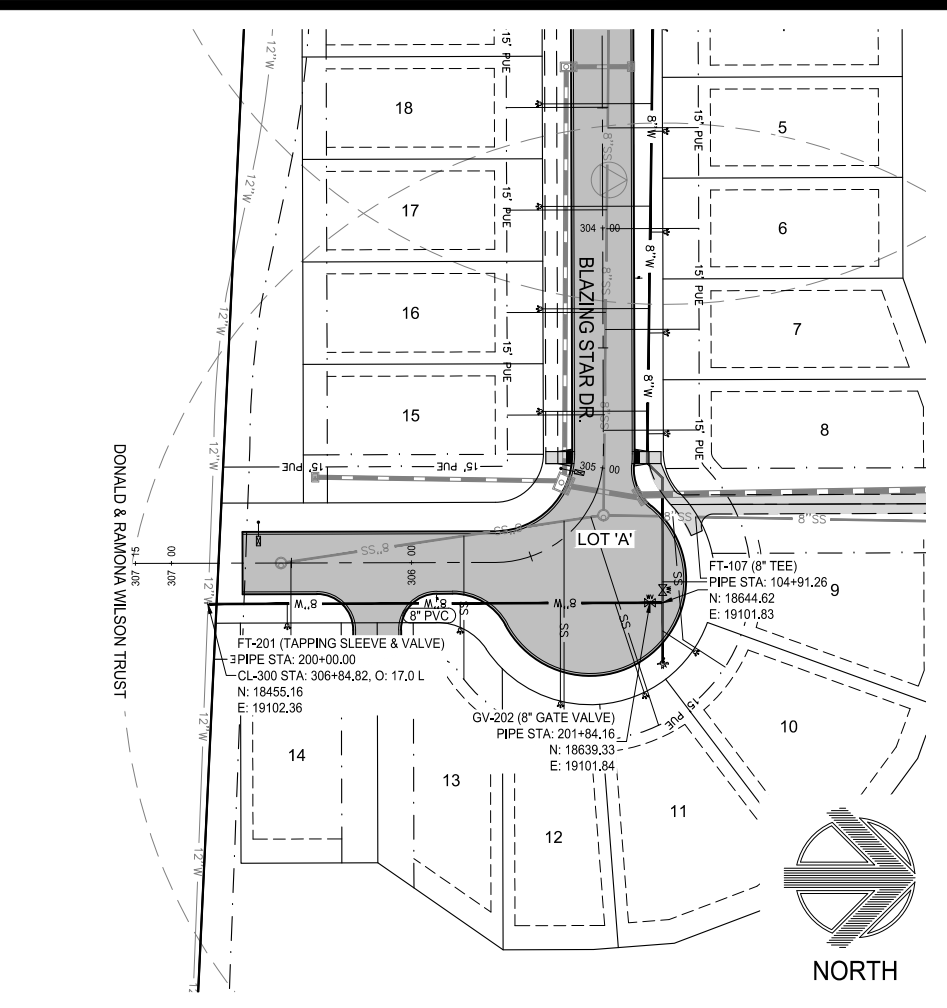
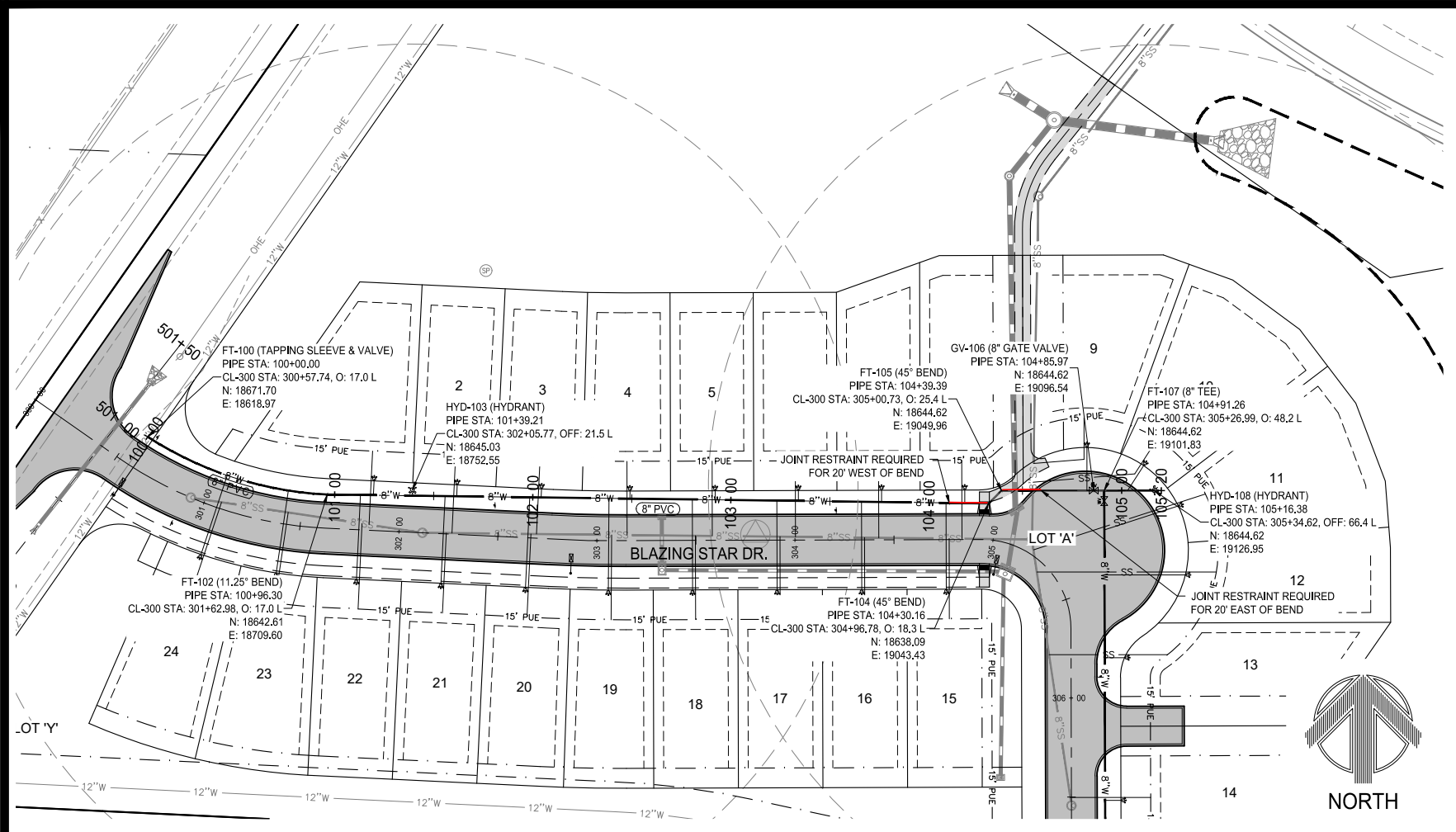
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JUNE 11, 2020

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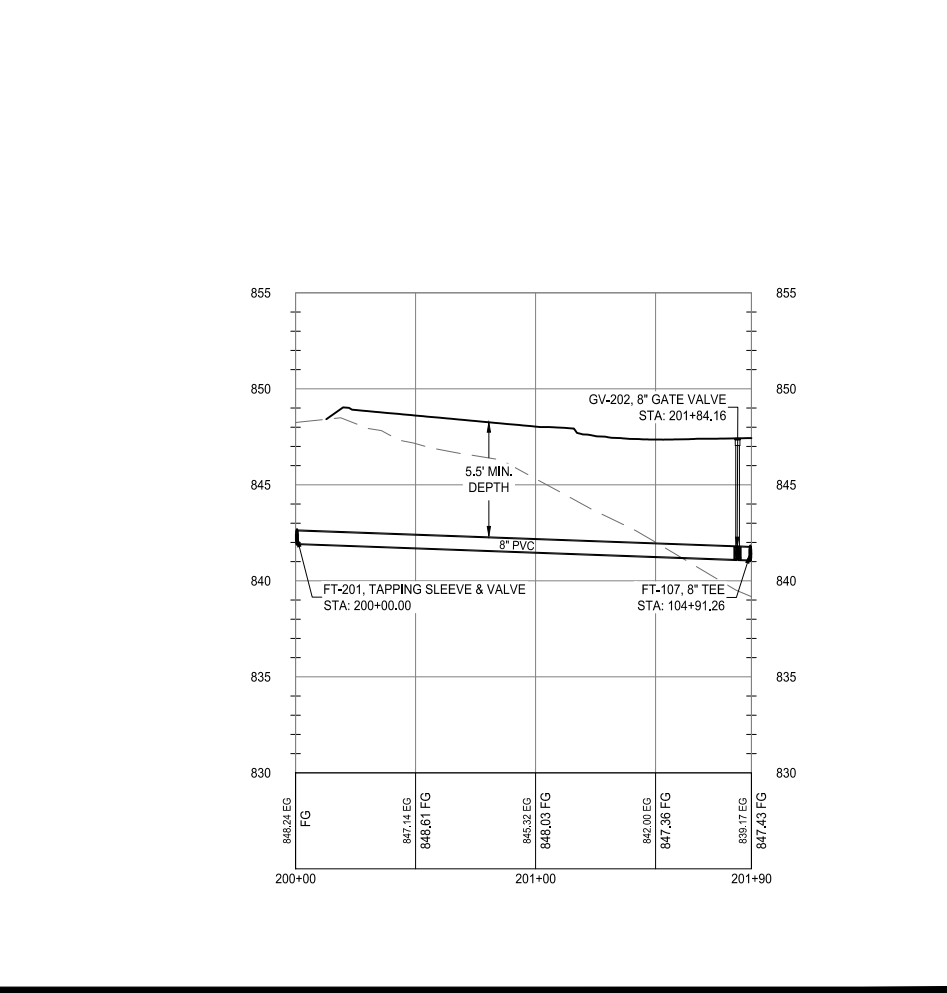
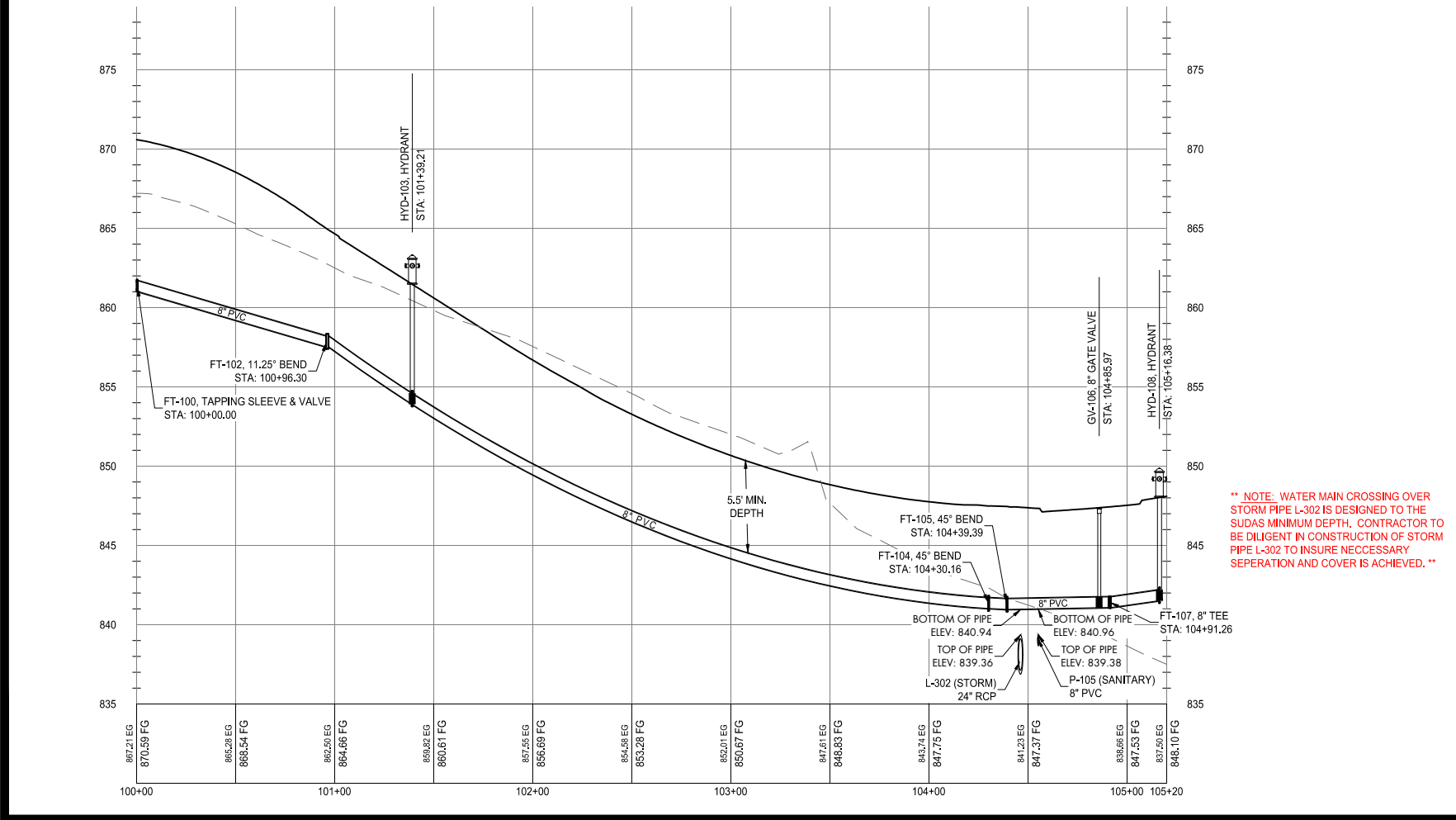
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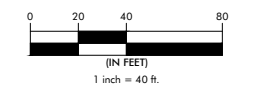
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**WATER MAIN
 PLAN AND PROFILE**



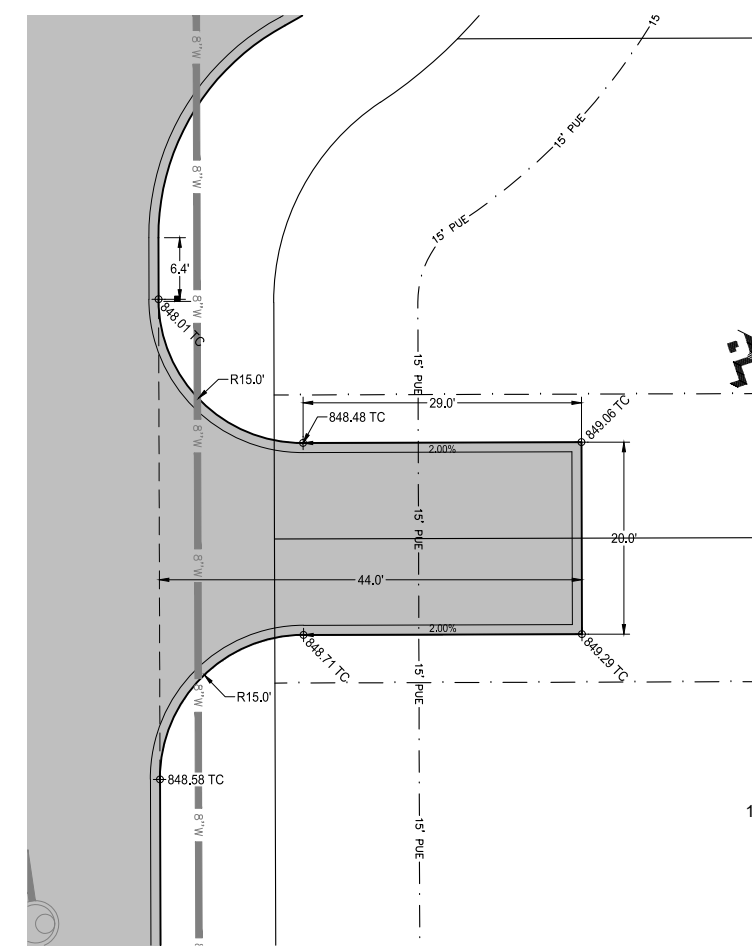
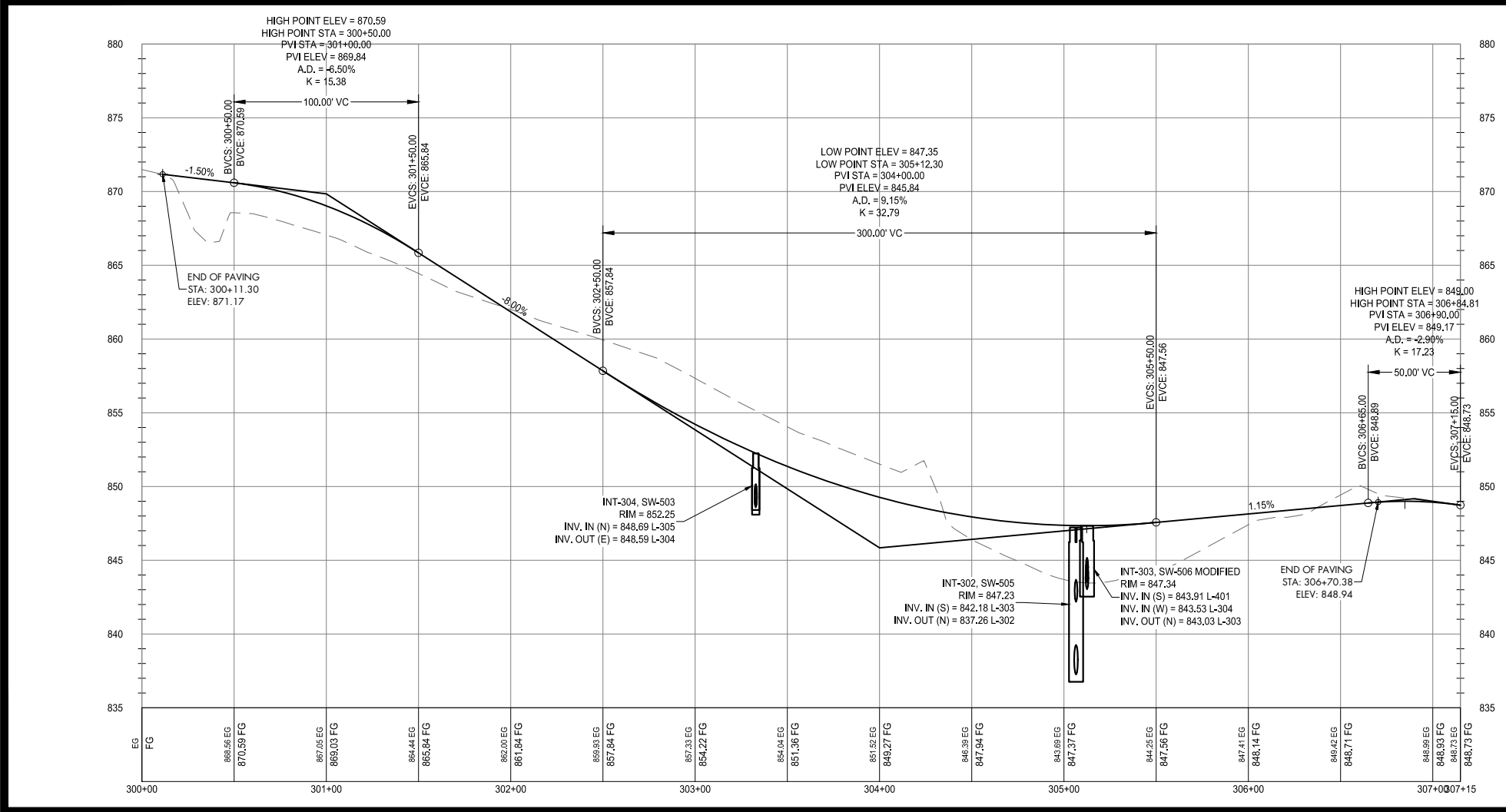
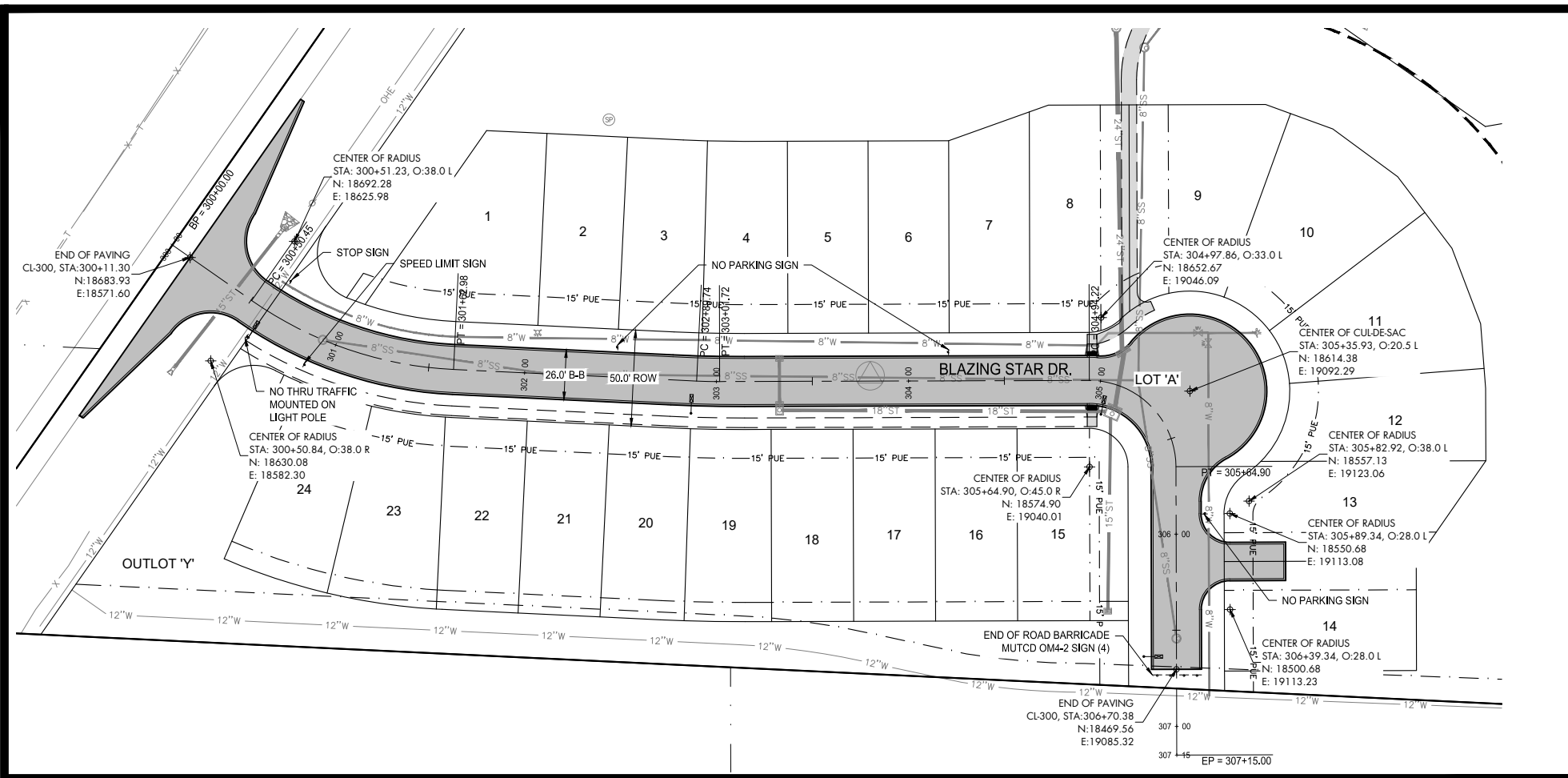
**DANAMERE FARMS PLAT 8
 CONSTRUCTION DRAWINGS**

CARLISLE, IOWA
 2215013
 JUNE 4, 2020

REVISIONS
 JUNE 11, 2020

ENGINEER: C. SMITH
 DRAWN BY: B. FLAHERTY
 CHECKED BY: FIELD BOOK NO.

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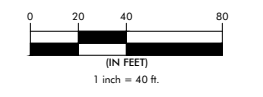
HAMMER HEAD TURNAROUND DETAIL
SCALE: 1" = 10'

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PAVING PLAN AND PROFILE



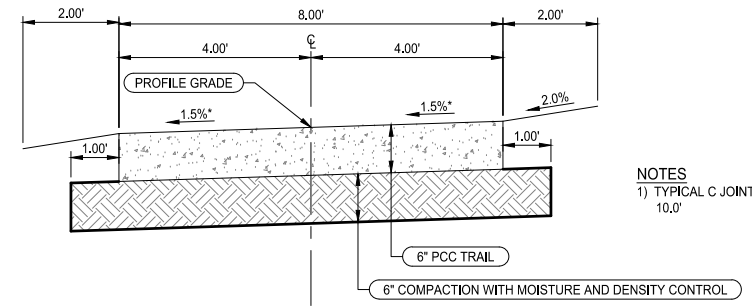
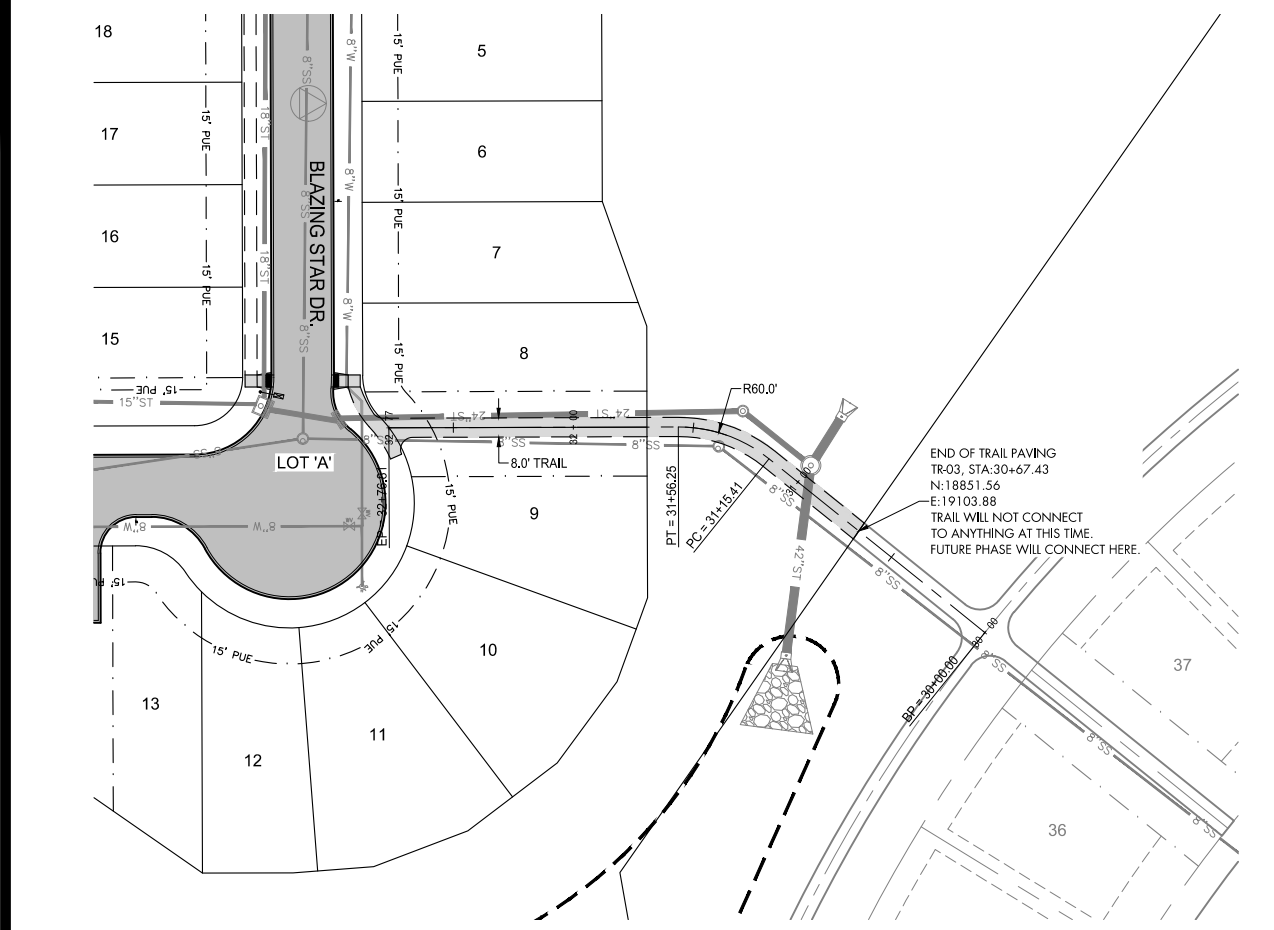
DANAMERE FARMS PLAT 8
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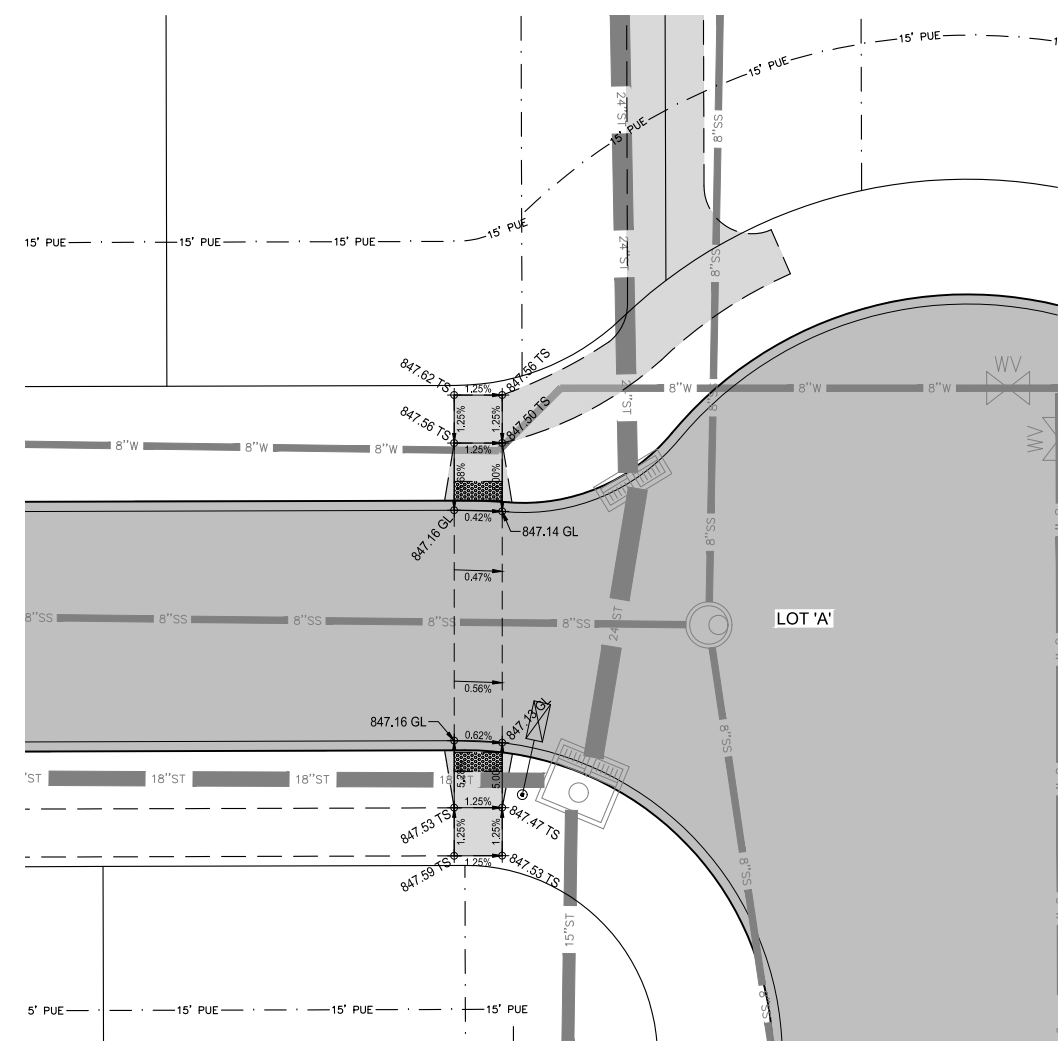
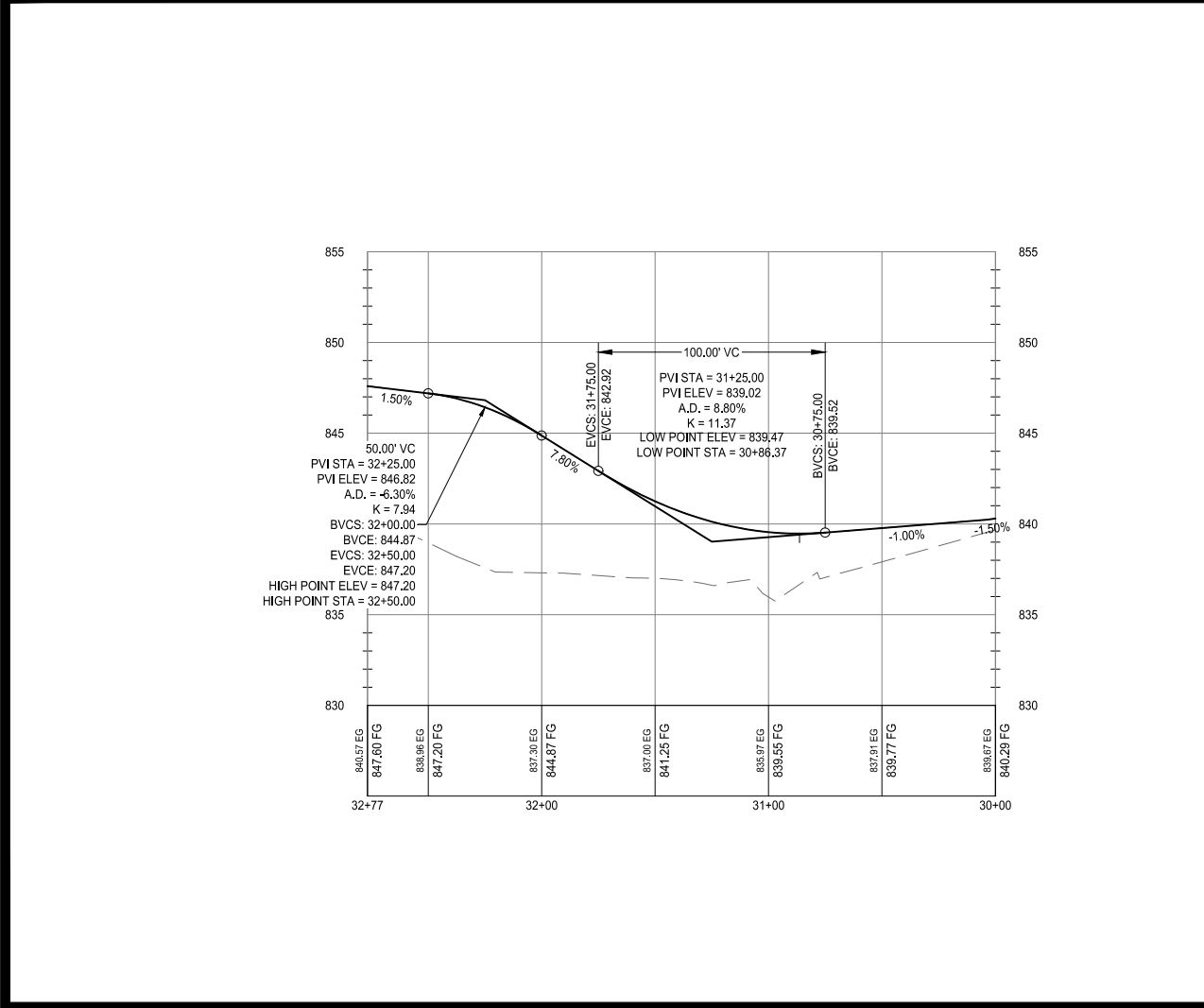
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TYPICAL SECTION 8' PCC TRAIL
NO SCALE

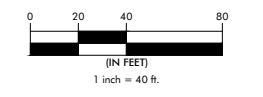


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PRELIMINARY

**TRAIL PAVING
PLAN AND PROFILE
ADA RAMP DETAIL**



**DANAMERE FARMS PLAT 8
CONSTRUCTION DRAWINGS**

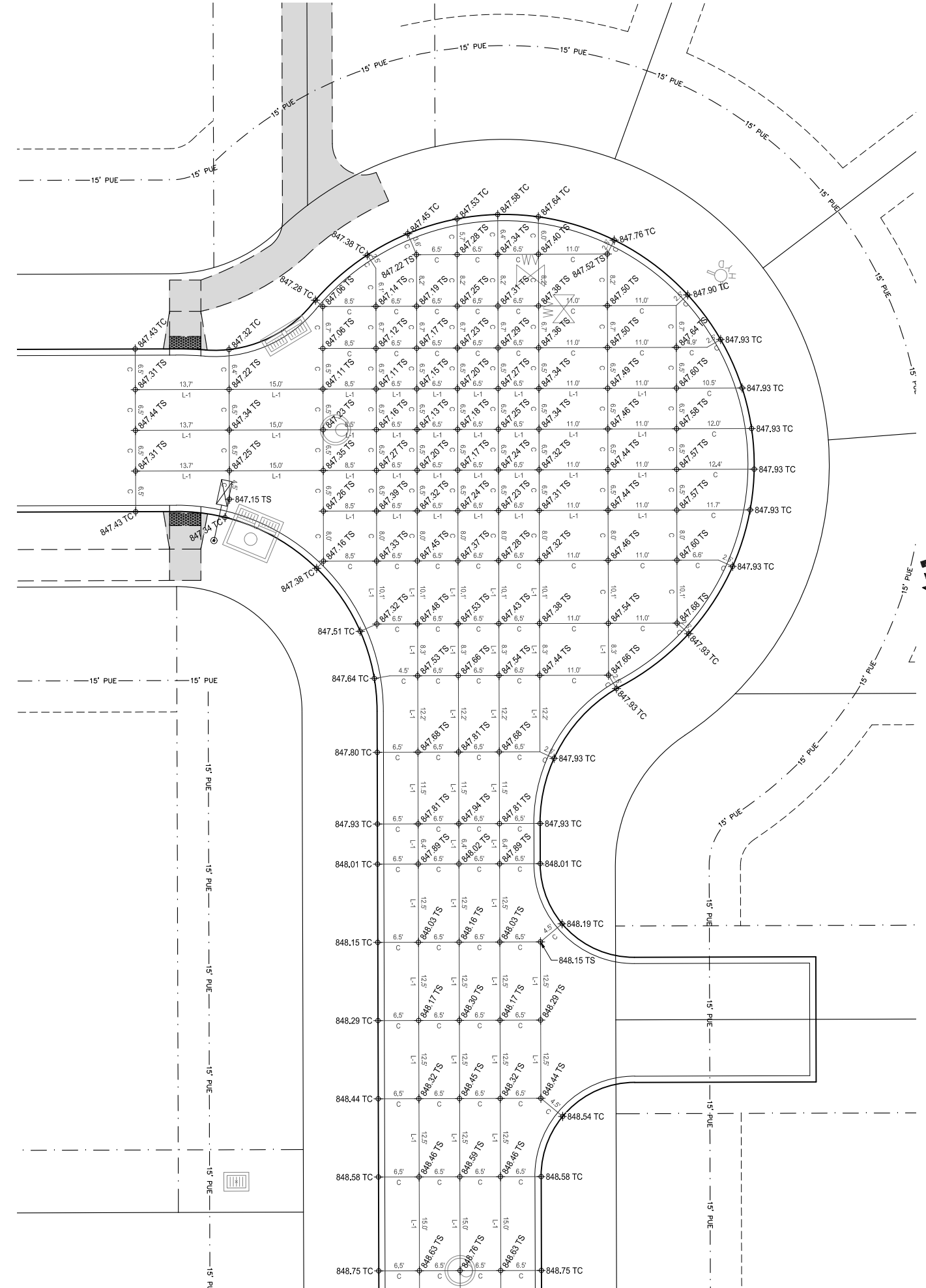
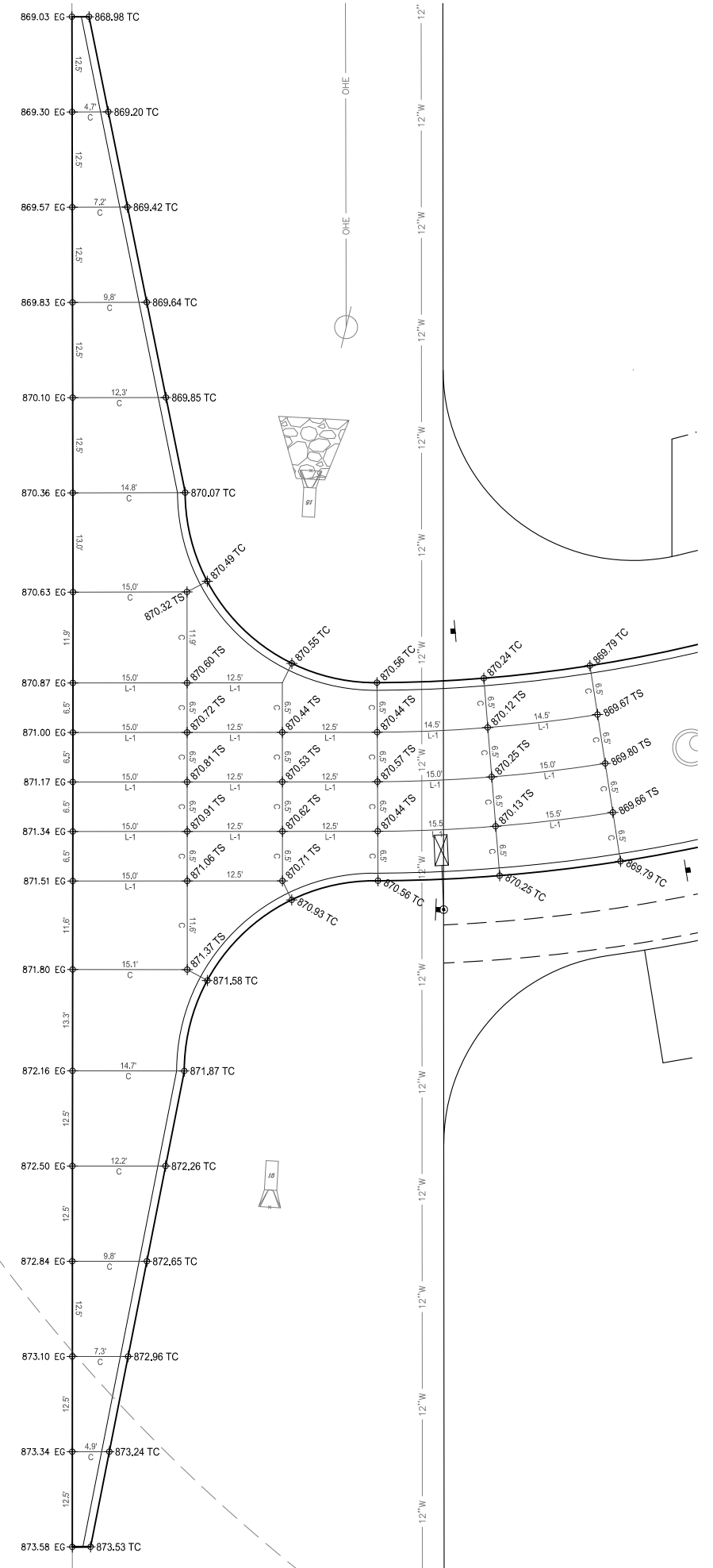
CARLISLE, IOWA
2215013
JUNE 4, 2020

REVISIONS
JUNE 11, 2020

ENGINEER: C. SMITH
DRAWN BY: B. FLAHERTY
CHECKED BY: FIELD BOOK NO.

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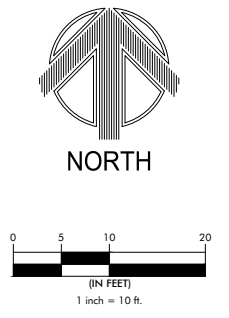


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PRELIMINARY

JOINTING PLAN



**DANAMERE FARMS PLAT 8
 CONSTRUCTION DRAWINGS**

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 2215013
 JUNE 4, 2020

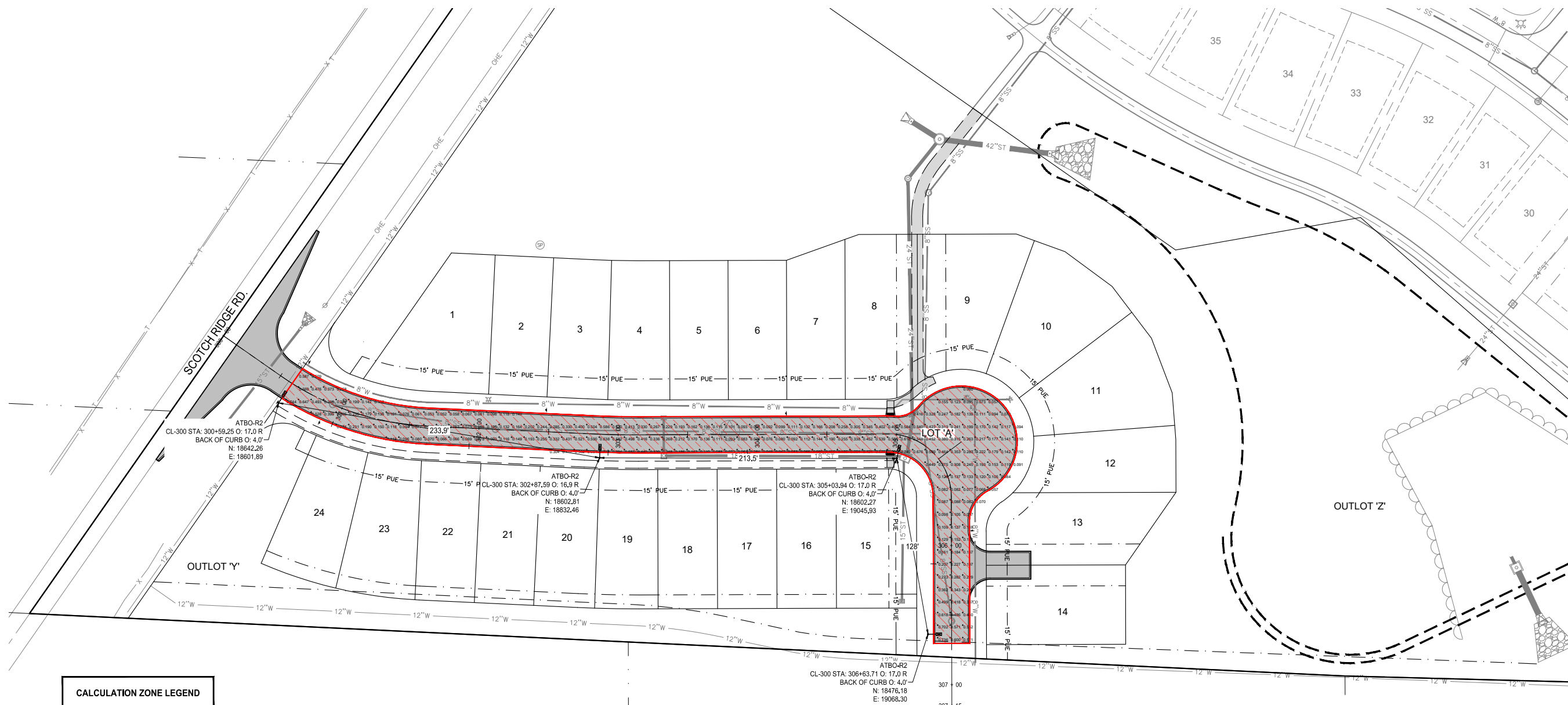
REVISIONS
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ENGINEER: C. SMITH
 CHECKED BY:
 DRAWN BY: B. FLAHERTY
 FIELD BOOK NO.:

DRAWING NO. **JT-01**
 SHEET NO. **13 / 16**

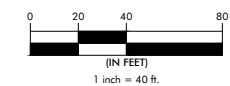
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PRELIMINARY

STREET LIGHTING PLAN



**DANAMERE FARMS PLAT 8
CONSTRUCTION DRAWINGS**

CARLISLE, IOWA
2215013
JUNE 4, 2020

REVISIONS
JUNE 11, 2020

ENGINEER: C. SMITH
DRAWN BY: B. FLAHERTY
CHECKED BY: FIELD BOOK NO.

DRAWING NO. LI-01
SHEET NO. 14 / 16

CALCULATION ZONE LEGEND	
	NW 13TH STREET

Statistics			
Description	Avg	Min	Avg/Min
Danamere Plat 8	0.253 fc	0.047 fc	5.4:1

Schedule							
QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
4	ATB0 20BLEDE53 XXXXX R2	ATB0 SERIES 37W LED 525MA TYPE 2 4000K CCT	LED Array	1	3807	0.85	37






- NOTES:**
- ALL LIGHT POLES SHALL BE AS FOLLOWS:
 - A) MIDAMERICAN CODE 21-1738 POLE w/6' MAST ARM.
 - B) 30.0' MOUNTING HEIGHT ABOVE FINISHED GRADE.
 - C) POLE AND MAST ARM SHALL BE GALVANIZED.
 - ALL LIGHTS SHALL BE LED FIXTURES.
 - TOTAL NUMBER OF LIGHTS PROPOSED = 4 LIGHTS
 - CALCULATION ZONES ARE REPRESENTED BY COLOR
 - LIGHT POLES TYPICALLY PLACED 4.0' - 7.0' FROM BACK OF CURB, NO CLOSER THAN 4.0' TO BACK OF CURB. ADJUST AS NECESSARY TO AVOID CONFLICTS WITH STORM SEWER.

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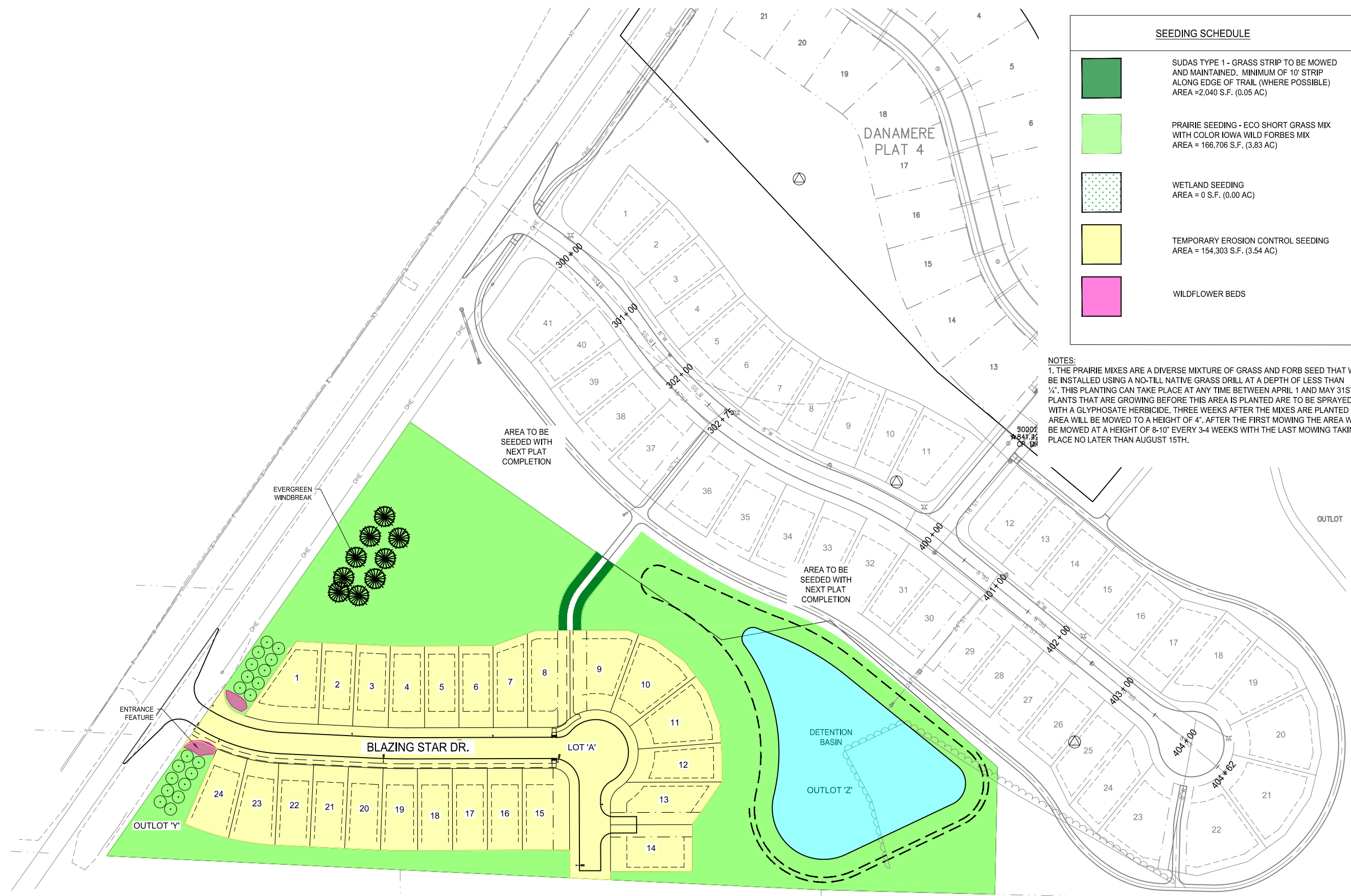
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SEEDING SCHEDULE

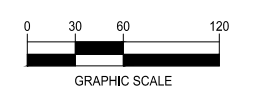
-  SUDAS TYPE 1 - GRASS STRIP TO BE MOWED AND MAINTAINED. MINIMUM OF 10' STRIP ALONG EDGE OF TRAIL (WHERE POSSIBLE) AREA = 2,040 S.F. (0.05 AC)
-  PRAIRIE SEEDING - ECO SHORT GRASS MIX WITH COLOR IOWA WILD FORBES MIX AREA = 166,706 S.F. (3.83 AC)
-  WETLAND SEEDING AREA = 0 S.F. (0.00 AC)
-  TEMPORARY EROSION CONTROL SEEDING AREA = 154,303 S.F. (3.54 AC)
-  WILDFLOWER BEDS

NOTES:
1. THE PRAIRIE MIXES ARE A DIVERSE MIXTURE OF GRASS AND FORB SEED THAT WILL BE INSTALLED USING A NO-TILL NATIVE GRASS DRILL AT A DEPTH OF LESS THAN 1/4". THIS PLANTING CAN TAKE PLACE AT ANY TIME BETWEEN APRIL 1 AND MAY 31ST. ALL PLANTS THAT ARE GROWING BEFORE THIS AREA IS PLANTED ARE TO BE SPRAYED WITH A GLYPHOSATE HERBICIDE. THREE WEEKS AFTER THE MIXES ARE PLANTED THIS AREA WILL BE MOWED TO A HEIGHT OF 4". AFTER THE FIRST MOWING THE AREA WILL BE MOWED AT A HEIGHT OF 8-10" EVERY 3-4 WEEKS WITH THE LAST MOWING TAKING PLACE NO LATER THAN AUGUST 15TH.

PRELIMINARY



LANDSCAPE PLAN



**DANAMERE FARMS PLAT 8
CONSTRUCTION DRAWINGS**

CARLISLE, IOWA
2215013
JUNE 4, 2020

REVISIONS
JUNE 11, 2020

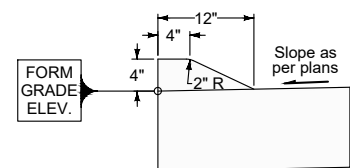
ENGINEER: C. SMITH
DRAWN BY: B. FLAHERTY
CHECKED BY: FIELD BOOK NO.

DRAWING NO.: LA-01
SHEET NO.: 15 / 16

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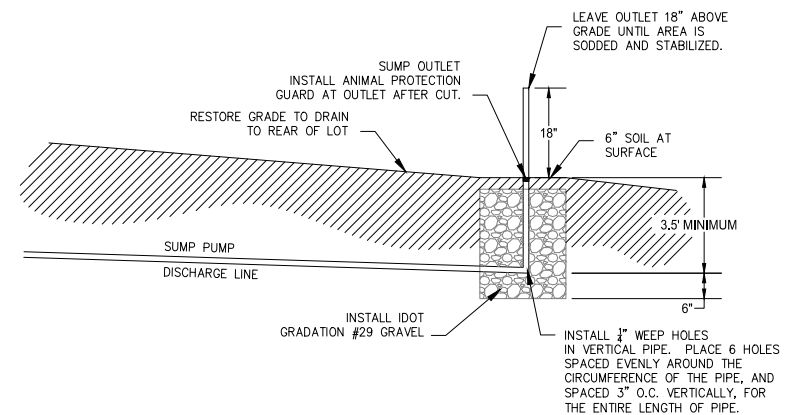
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** NOTE: DETAIL FOR SERVICES APPLIES TO LOTS 1-14. LOTS 15-24 WILL NEED TO HAVE REAR YARD SUMP PITS MOVED SO THEY ARE NOT LOCATED IN THE REAR YARD SWALE. **

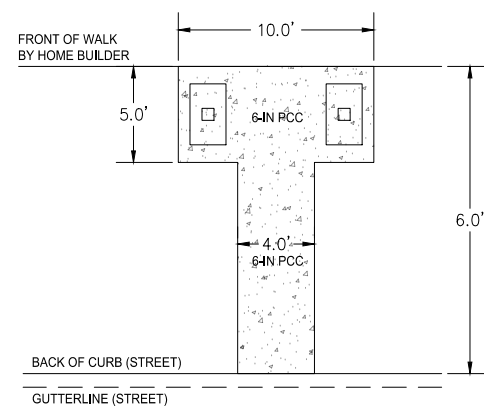


4" SLOPED CURB

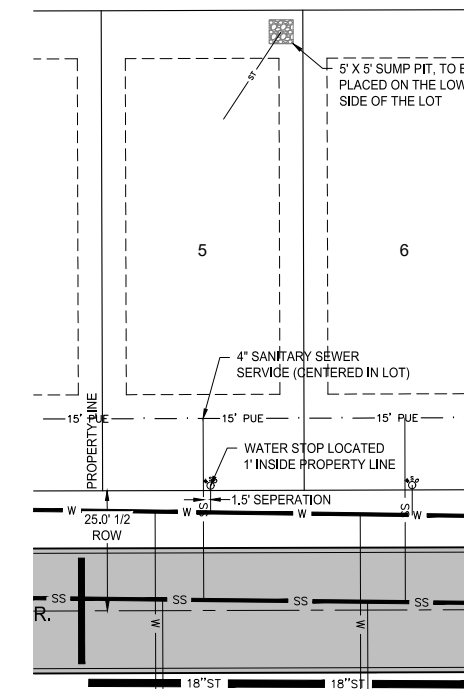
1 4' SLOPED CURB DETAIL
NOT TO SCALE



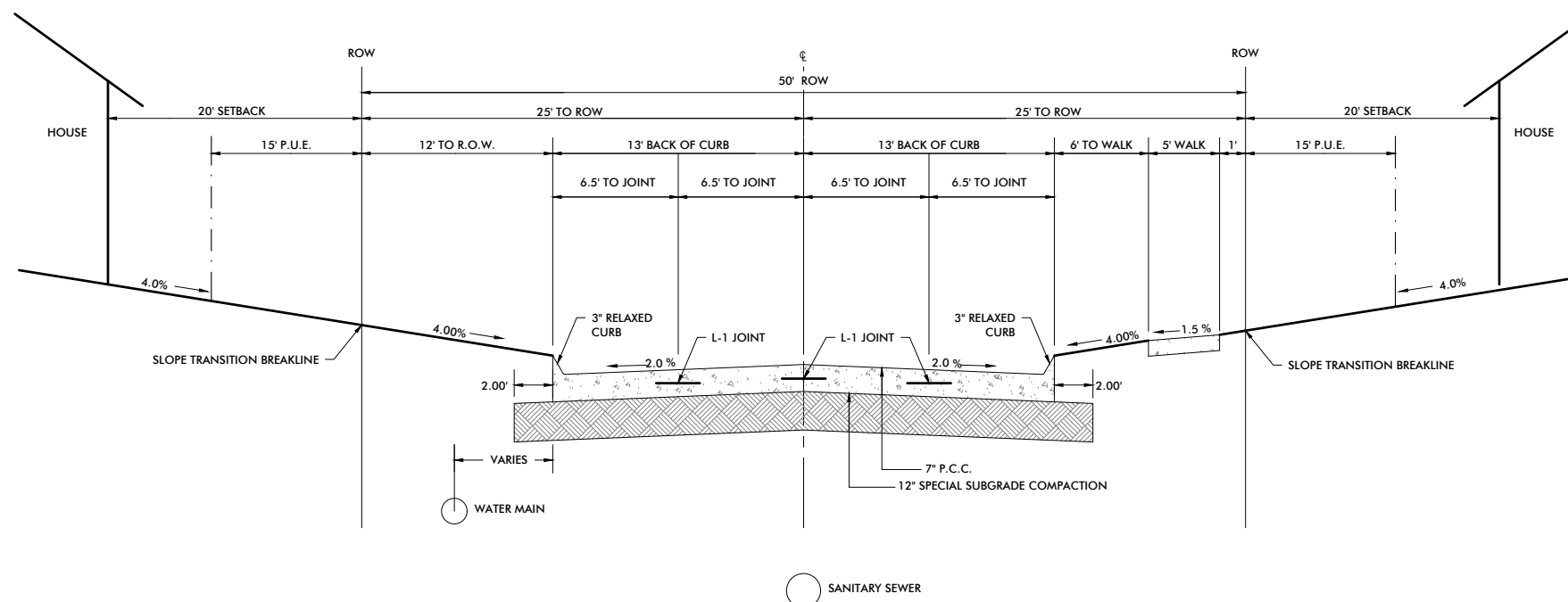
2 TYPICAL LOT SUMP SERVICE PROFILE DETAIL
NOT TO SCALE



4 MAILBOX SLAB DETAIL
NOT TO SCALE



3 TYPICAL LOT SERVICE DETAIL
NOT TO SCALE



5 26' BACK TO BACK PORTLAND CEMENT CONCRETE PAVEMENT
NOT TO SCALE

PRELIMINARY

DETAILS

DANAMERE FARMS PLAT 8
CONSTRUCTION DRAWINGS

CARLISLE, IOWA
2215013
JUNE 4, 2020

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JUNE 11, 2020

ENGINEER: C. SMITH
DRAWN BY: B. FLAHERTY
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