

City of Carlisle, Iowa
Planning and Zoning Commission
Special Meeting
March 31, 2020
7:00 P.M.
Carlisle City Hall

Join Zoom Meeting - <https://zoom.us/j/143833255>

Meeting ID: 143 833 255

One tap mobile – Call 1-929-205-6099, enter 143833255# 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 Plat of Survey for Property Located at 4807 160th Avenue, Carlisle, Warren County, Iowa 50047 (Matt Thomas)
2. Discussion and Possible Action on Recommendation for Plat of Survey for Parcel A of Lots 11 and 12 in Oak Park Addition
3. Discussion and Possible Action on Recommendation for Plat of Survey for Parcel B of Lots 11 and 12 in Oak Park Addition
4. Discussion and Possible Action on Recommendation for Plat of Survey for Parcel C of Vacated Right-of-way in Oak Park Addition
5. Discussion and Possible Action on Recommendation for Plat of Survey for Parcel D of Vacated Right-of-way in Oak Park Addition
6. Discussion and Possible Action on Recommendation for Plat of Survey for 3605 SE 76th Street, Runnells, Polk County, Iowa
7. Discussion and Possible Action on Recommendation for Amending Land Use Plan and Rezoning Outlot 'Z' of Scotch Ridge Business Park Plat 1 from C-2 Commercial District to M-1 Light Industrial District

Administrator/Engineer/Commission Reports

Adjournment

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

Memo

To: Planning & Zoning Commission
From: Deven Markley, City Administrator
Date: March 25, 2020
Re: March 31, 2020 Planning & Zoning Meeting

4807 160th Avenue Plat of Survey. This property is north of town along 160th Avenue near Dubuque Street, south of Middle River. The owner would like to parcel off 3 lots to provide 3 buildable lots. There is a house on Parcel Lot 'A' currently which will stay in place, according to the conversation I had with Matt Thomas. I believe Matt or another representative for the property will be present to discuss the plat and answer any questions.

Oak Park Plats of Survey. This property is located at the southeast corner of N. 1st Street and Columbia Street. There used to be a house on the lot. The fire department burned it down in a training fire last year. There is currently a garage on the south end of the lot. This plat of survey would parcel the larger lot into 5 parcels:

- Lot 13: an original lot to the addition – resizes to make buildable
- Parcel A: corner lot on N. 1st & Columbia – buildable
- Parcel B: lot on Columbia - buildable
- Parcel C: small lot on N. 1st – would likely be sold with Lot A
- Parcel D: small lot on N. 1st – would likely be sold with Lot 13

The goal of the split is to create 3 buildable lots. Mike Kinter has been working on the plan for this and has said he intends to be at the meeting to answer questions. He has been working with staff on developing the plan to include utilities, access, easements, etc. In my conversations with Mike, it sounds like the houses would be in the \$200,000 to \$250,000 range.

Oak Park Plats of Survey. This property is located on the bend of SE 76th Street in Runnells near Yellow Banks Park. It is within the 2-mile review jurisdiction. In speaking with the survey company, it was noted this is to sell a portion of the property to a neighbor. There are no plans to build on it at this time. A representative of the survey company may be available during the meeting for questions.

Quality Traffic Control Land Use Plan & Rezoning. This property is located north of Norgaard Circle. Included in the packet is a conceptual site plan. We had a previous presentation to the commission on this potential project. Mitch Holtz and I had a pre-application meeting with OPUS and the engineer at Bishop Engineering leading the project. It was decided to proceed with the Land Use Amendment & Rezoning prior to sending the site plan through for approvals. This was due to their proposed timeline and the feedback provided at the P&Z presentation.

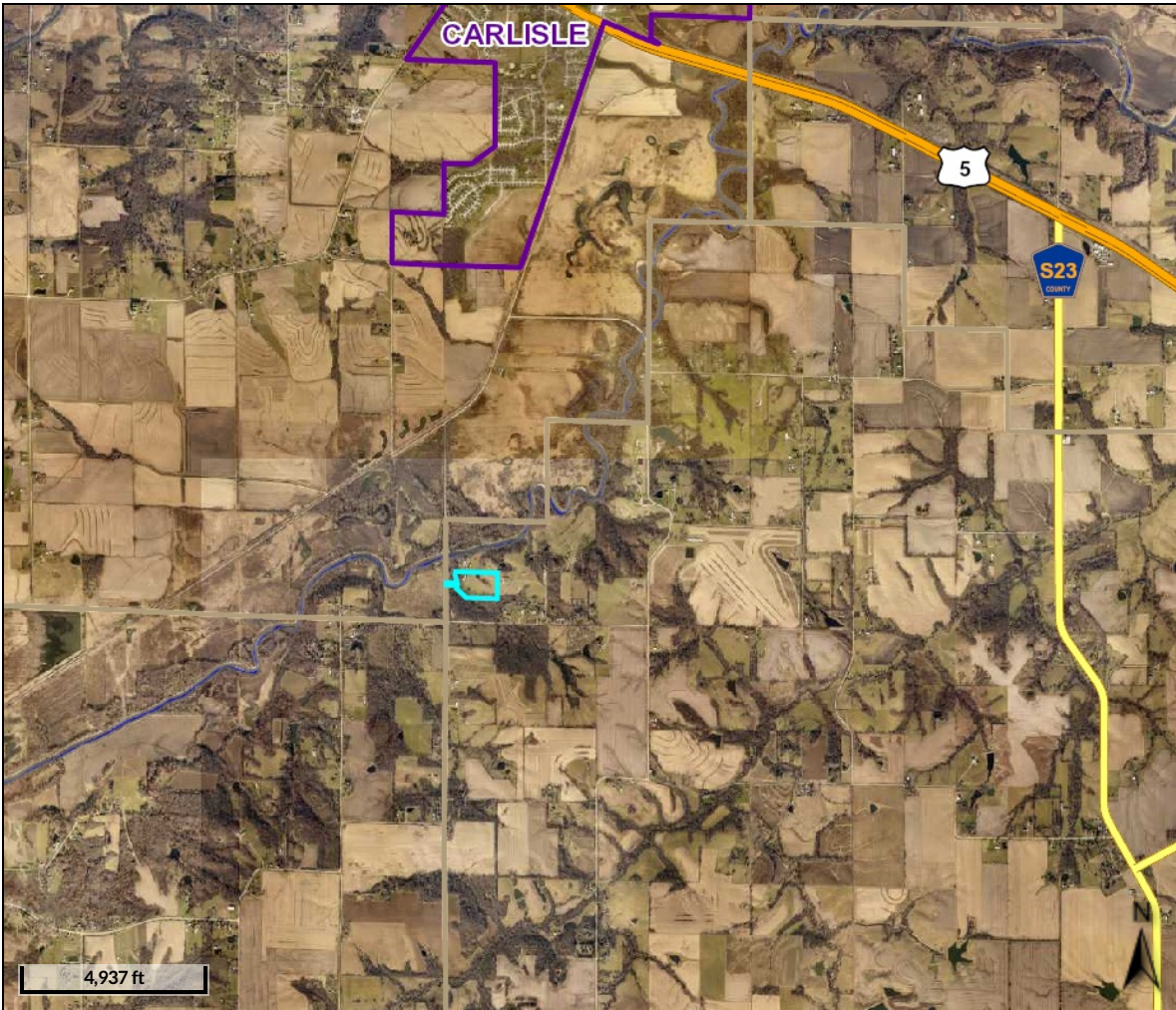
The request is to change the zoning from C-2 Commercial to M-1 Industrial zoning. There was some discussion at the presentation regarding zoning. There have been a few questions posed by commission members regarding current zoning and layout in the area. As such, I am including some extra items in the packet I hope will help address some of the questions. These include:

- Signed Preliminary Plat – shows potential layout for streets
- Rezoning Map from 2011 – we will use the “proposed” zoning as that is what was approved
 - Yellow – C-2 Commercial
 - Red – MM-1 Modified Light Industrial
 - Blue – R-2 Residential

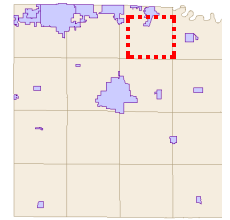
Please let me know if there are any questions.

Respectfully,

Deven Markley,
City Administrator



Overview



Legend

Roads

- <all other values>
 - Interstate
 - Highway
 - Ramp
 - - County Gravel
 - - County Level B
 - - County Level C
 - - City Gravel
 - City Street
 - - Private Street
 - Corporate Limits
 - Parcels
 - Political Township
- Major Roads**
- County Hwy
 - State Hwy
 - US Hwy
 - Interstate
 - Water

| | | | | | |
|------------------------------|--|---------------------|-------|----------------------|--------------------------|
| Parcel ID | 19000220663 | Alternate ID | n/a | Owner Address | DOWNNS, JIMMIE R/ROSIE N |
| Sec/Twp/Rng | 22-77-23 | Class | AD | | 4807 160TH AVE |
| Property Address | 4807 160TH AVE | Acreage | 15.78 | | CARLISLE IA 50047 |
| | CARLISLE | | | | |
| District | 19150 | | | | |
| Brief Tax Description | 22-77-23 N 1/2 SW SW EX NW 1.55A & EX SW 2.61A | | | | |
| | (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.

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Date created: 3/9/2020
 Last Data Uploaded: 3/6/2020 11:01:51 PM

RIVER RIDGE

MINOR SUBDIVISION - FINAL PLAT

INDEX LEGEND

OWNER/REQUESTED BY:
 JIMMIE R. DOWNS and ROSIE N. DOWNS
 4807 160th AVENUE
 CARLISLE, IOWA 50047

SURVEYOR (RETURN TO):
 MATTHEW J. THOMAS
 THOMAS LAND SURVEYING, LLC
 6230 90th AVENUE
 INDIANOLA, IOWA 50125
 515-494-6663
 MThomas@ThomasLandSurveying.net

LEGAL DESCRIPTION: RIVER RIDGE

A parcel of land now included in and forming a part of the North Half of the Southwest Quarter of the Southwest Quarter of Section 22, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of the Southwest Quarter of the Southwest Quarter of Section 22, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa; thence South 00°46'16" West along the East Line of the Southwest Quarter of the Southwest Quarter of said Section 22, a distance of 303.27 feet to the Point of Beginning; thence continuing South 00°46'16" West along said East Line, a distance of 381.09 feet to the Southeast Corner of the North Half of the Southwest Quarter of the Southwest Quarter of said Section 22 and the Northwest Corner of PARCEL "B", recorded in Irregular Plat Book 5, Page 6 of 77-23 of the Warren County Recorder's Office; thence North 88°37'51" West along the South Line of the North Half of the Southwest Quarter of said Section 22, a distance of 806.33 feet to the Southeast Corner of PARCEL "A", recorded in Irregular Plat Book 5, Page 1 of 77-23 of the Warren County Recorder's Office; thence North 45°53'55" West along the East Line of said PARCEL "A", a distance of 341.12 feet; thence North 04°50'52" East along said East Line, a distance of 63.28 feet; thence North 00°10'28" West along said East Line, a distance of 26.44 feet to the Northeast Corner of said PARCEL "A"; thence South 89°49'32" West along the North Line of said PARCEL "A", a distance of 278.69 feet to the Northwest Corner of said PARCEL "A" and a point on the West Line of the Southwest Quarter of the Southwest Quarter of said Section 22; thence North 00°10'28" West along said West Line, a distance of 71.16 feet to the Southwest Corner of a PARCEL, recorded in Book 2012, Page 11361 of the Warren County Recorder's Office; thence North 89°49'32" East along the South Line of said PARCEL, a distance of 270.94 feet to the Southeast Corner of said PARCEL; thence South 34°58'56" East, a distance of 13.56 feet; thence South 88°37'51" East, a distance of 1051.41 feet to the Point of Beginning, containing 9.00 Acres, which includes 0.07 Acres of Public Highway Easement, subject to all easements, restrictions and covenants of record.

SITE INFORMATION

CURRENT ZONING: A-1 - AGRICULTURAL DISTRICT

WATER: WARREN RURAL WATER

(515) 962-1200

WASTEWATER TREATMENT: PRIVATE ON-SITE TREATMENT SYSTEM

MINIMUM LOT AREA: 2.00 NET ACRES

MINIMUM LOT WIDTH: 150'

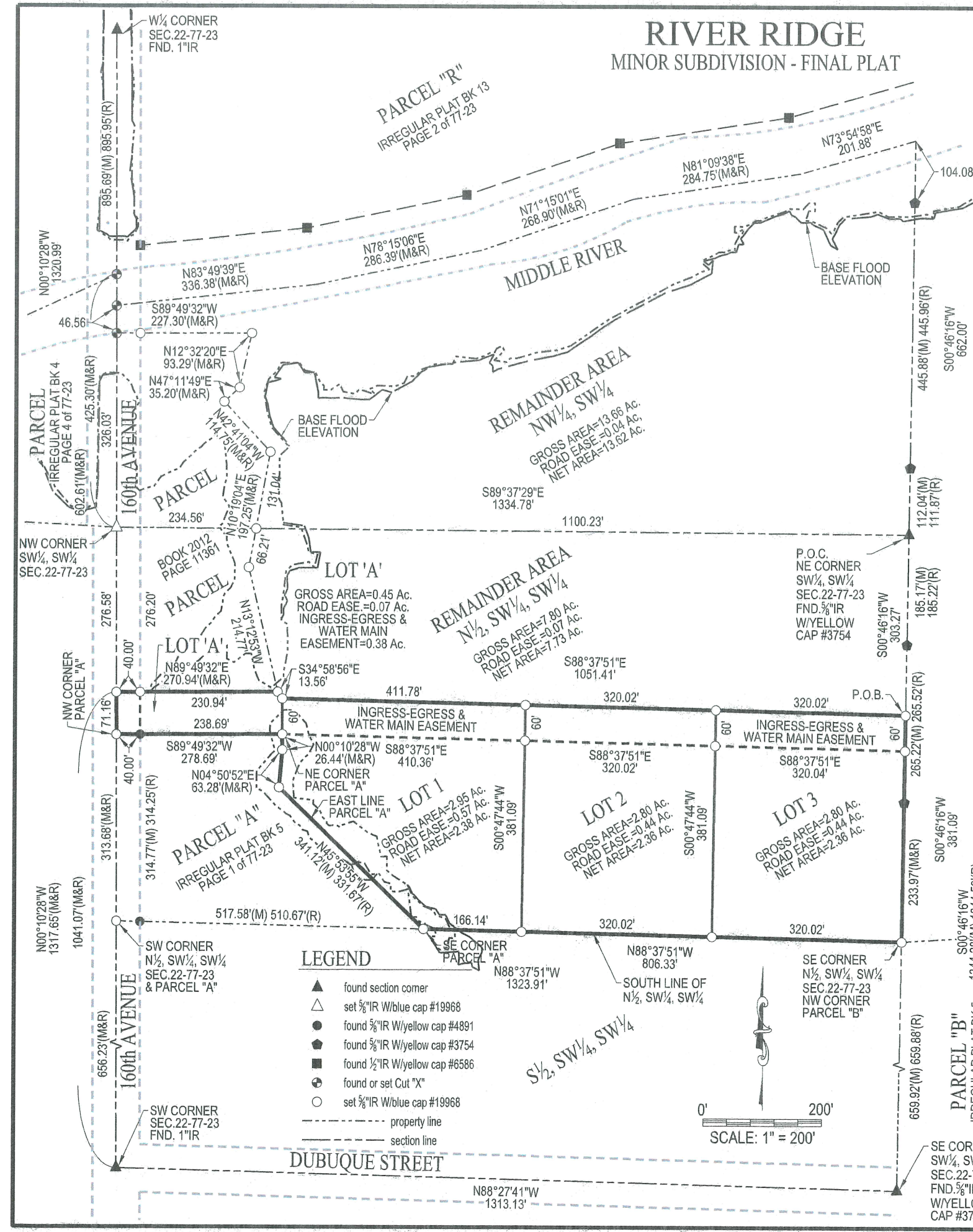
SETBACKS: FRONT YARD - 50'

SIDE YARD - 25'

REAR YARD - 50'

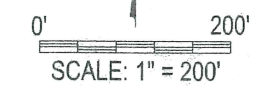
NOTES

- The purpose of the plat is to remove the restriction of an unbuildable lot.
- All services to utilities located on the opposite side of a paved roadway shall be bored at the lot owner's expense.
- Private on-site wastewater treatment systems utilizing subsurface soil absorption shall be used when possible. Alternative systems may be required depending on the soils at the building site location. Individual wastewater treatment systems shall be designed by an engineer.
- Any subsurface drainage tiles that are disturbed during any construction operations must be restored or rerouted to their original condition by the individual property owners.
- All mailboxes located within Warren County right-of-way must be of a breakaway design.
- LOT 'A' is for the purpose of an Ingress-Egress Easement for access to RIVER RIDGE and 4807 160th Avenue, Carlisle, Iowa 50047; and Water Main Easement for Warren Rural Water.



LEGEND

- ▲ found section corner
- △ set 3/4" IR W/blue cap #19968
- found 3/4" IR W/yellow cap #4891
- ◆ found 3/4" IR W/yellow cap #3754
- found 1/2" IR W/yellow cap #6586
- ⊕ found or set Cut "X"
- set 3/4" IR W/blue cap #19968
- property line
- section line



CITY OF CARLISLE APPROVAL SEAL

TLS
 THOMAS
 LAND
 SURVEYING, LLC
 6230 90th AVENUE
 INDIANOLA, IA 50125
 TELE.: 515.494.6663



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.

Signature: _____ Date: 01-20-2020

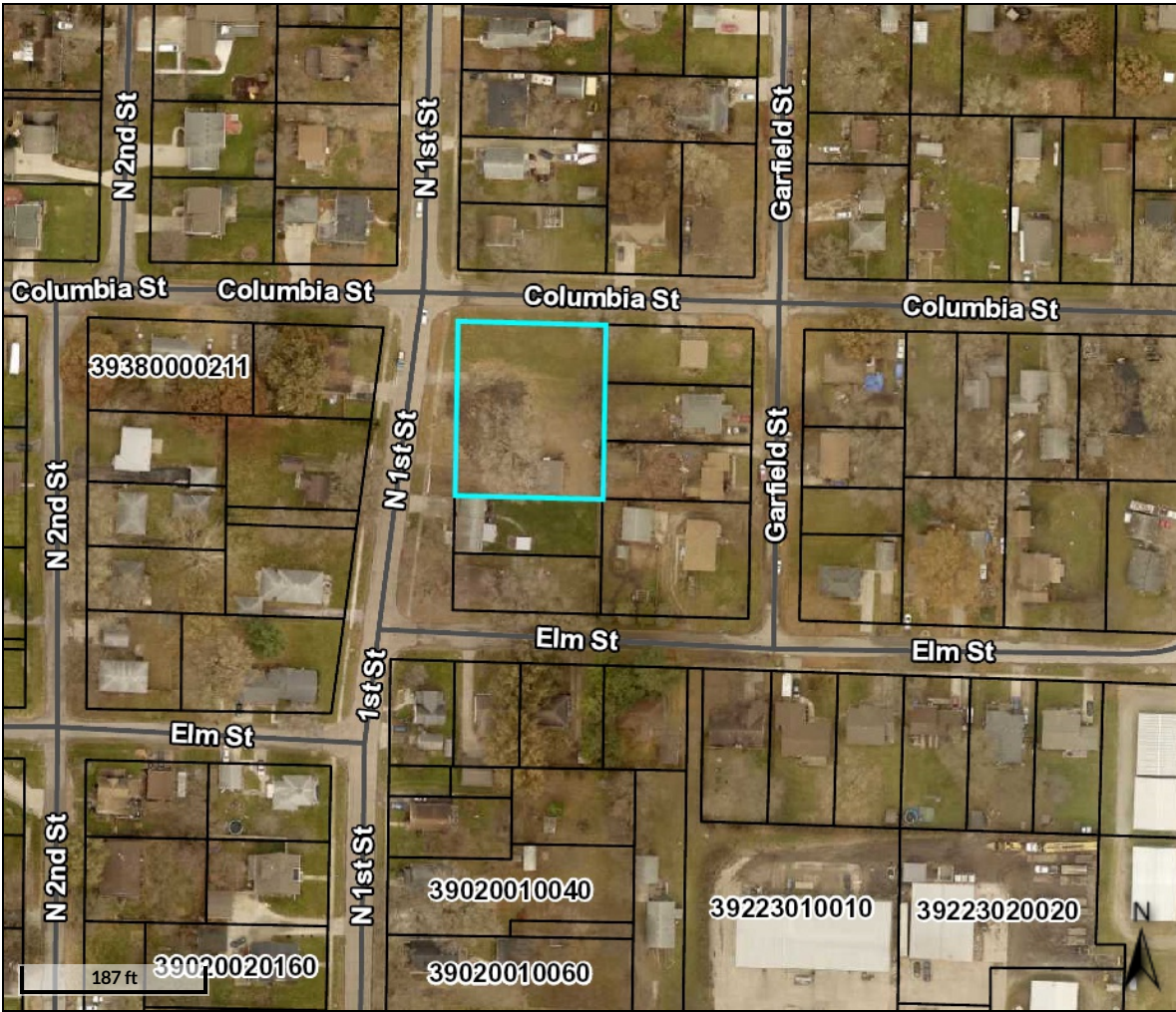
Name: (Printed or typed) Matthew J. Thomas

License Number: 19968

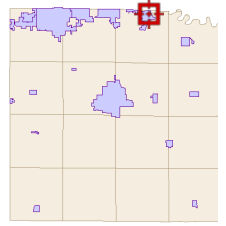
My license renewal date is December 31, 2021.

Pages or sheets covered by this seal: _____ THIS SHEET

| | | | | | |
|----------------|-------|--------|------------|------|-----------|
| PROJECT NUMBER | 20007 | COUNTY | DATE DRAWN | YEAR | SHEET NO. |
| | | WARREN | 01-20-2020 | 2020 | 1 OF 2 |




















Overview



Legend

Roads

-  <all other values>
 -  Interstate
 -  Highway
 -  Ramp
 -  County Gravel
 -  County Level B
 -  County Level C
 -  City Gravel
 -  City Street
 -  Private Street
 -  Corporate Limits
 -  Parcels
 -  Political Township
- Major Roads**
-  County Hwy
 -  State Hwy
 -  US Hwy
 -  Interstate
 -  Water

| | | | | | |
|------------------------------|--|---------------------|-----|----------------------|---------------------|
| Parcel ID | 39340000110 | Alternate ID | n/a | Owner Address | 435 NORTH FIRST LLC |
| Sec/Twp/Rng | n/a | Class | R | | 3505 E PINE AVE |
| Property Address | 435 N 1ST ST | Acreeage | n/a | | DES MOINES IA 50320 |
| | CARLISLE | | | | |
| District | 39100 | | | | |
| Brief Tax Description | 3-77-23 OAK PARK LOTS 11-12 & 13 | | | | |
| | <i>(Note: Not to be used on legal documents)</i> | | | | |

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.

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Date created: 3/9/2020
 Last Data Uploaded: 3/6/2020 11:01:51 PM

PLAT OF SURVEY OF PARCEL A OF LOTS 11 & 12, OAK PARK ADDITION TO THE TOWN OF CARLISLE, WARREN COUNTY, IOWA

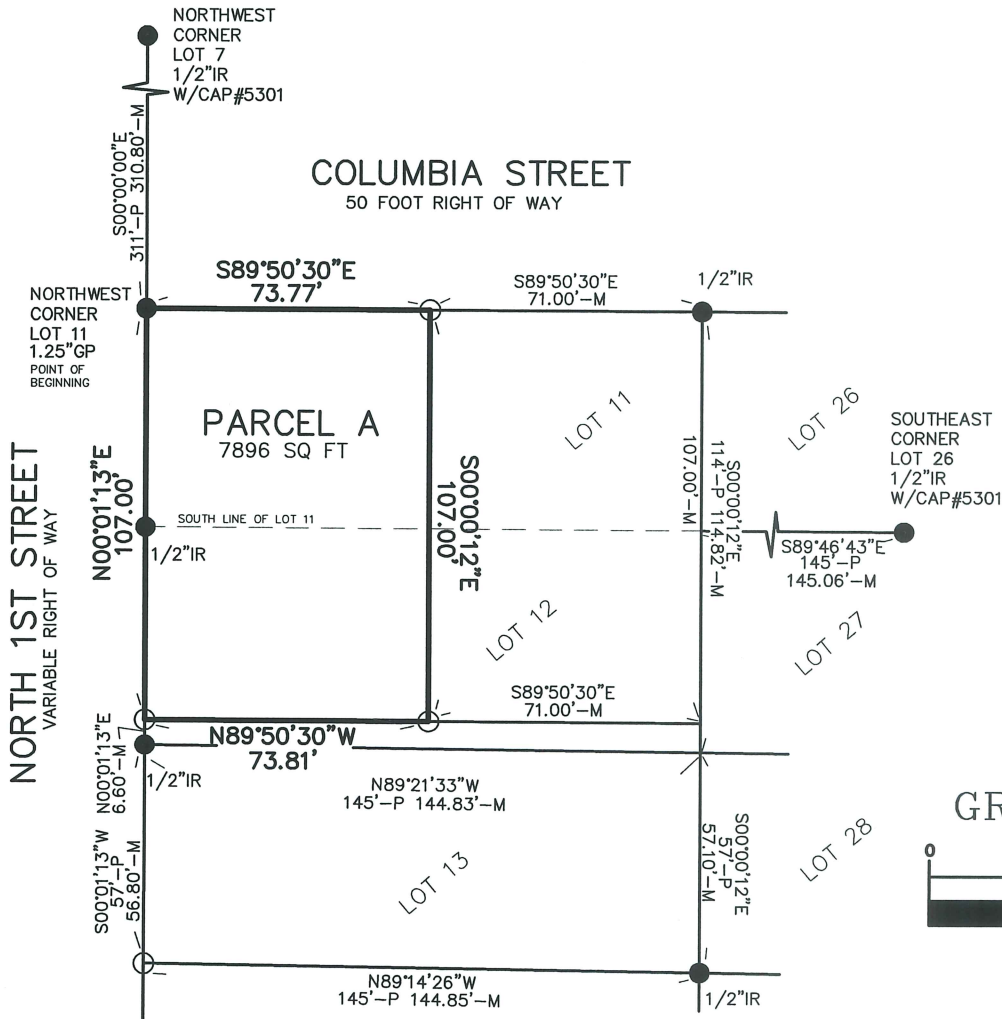
SURVEYOR: MARK A. FOWLER PLS
RETURN TO: FOWLER CONSULTING, L.L.C.
2425 240TH STREET, DALLAS CENTER, IOWA 50063
mark@fowlerconsultingllc.com (515) 992-3759

PROPRIETORS - 435 NORTH FIRST, L.L.C.
SURVEY REQUESTED BY MICHAEL KINTER

LEGAL DESCRIPTION OF PARCEL A

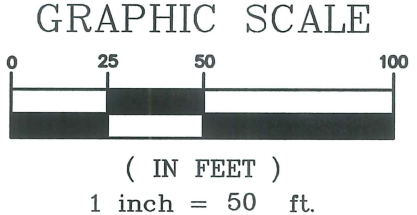
PART OF LOTS 11 AND 12 IN OAK PARK ADDITION TO THE TOWN OF CARLISLE, WARREN COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11, THENCE S89°50'30"E ALONG THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 73.77 FEET; THENCE S00°00'12"E, 107.00 FEET; THENCE N89°50'30"W, 73.81 FEET TO A POINT ON THE WEST LINE OF SAID LOT 12; THENCE N00°01'13"E ALONG THE WEST LINES OF SAID LOTS 11 AND 12, A DISTANCE OF 107.00 FEET TO THE POINT OF BEGINNING, CONTAINING 7896 SQUARE FEET AND BEING SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.



PARCEL A
AREA BREAKDOWN

| | |
|---------|------------|
| LOT 11- | 4191 SQ FT |
| LOT 12- | 3706 SQ FT |
| TOTAL- | 7896 SQ FT |



ALL MONUMENTS TO BE SET WITHIN 30 DAYS AFTER RECORDING OF SURVEY.



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.

Mark A. Fowler 2-28-2020

Mark A. Fowler License number 14074
My license renewal date is December 31, 2020.
Pages or sheets covered by this seal: THIS PAGE ONLY

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" X 24" REBAR WITH YELLOW CAP #14074
- GP GAS PIPE
- IR IRON ROD

INDEX LEGEND

FOR COUNTY RECORDER'S USE ONLY

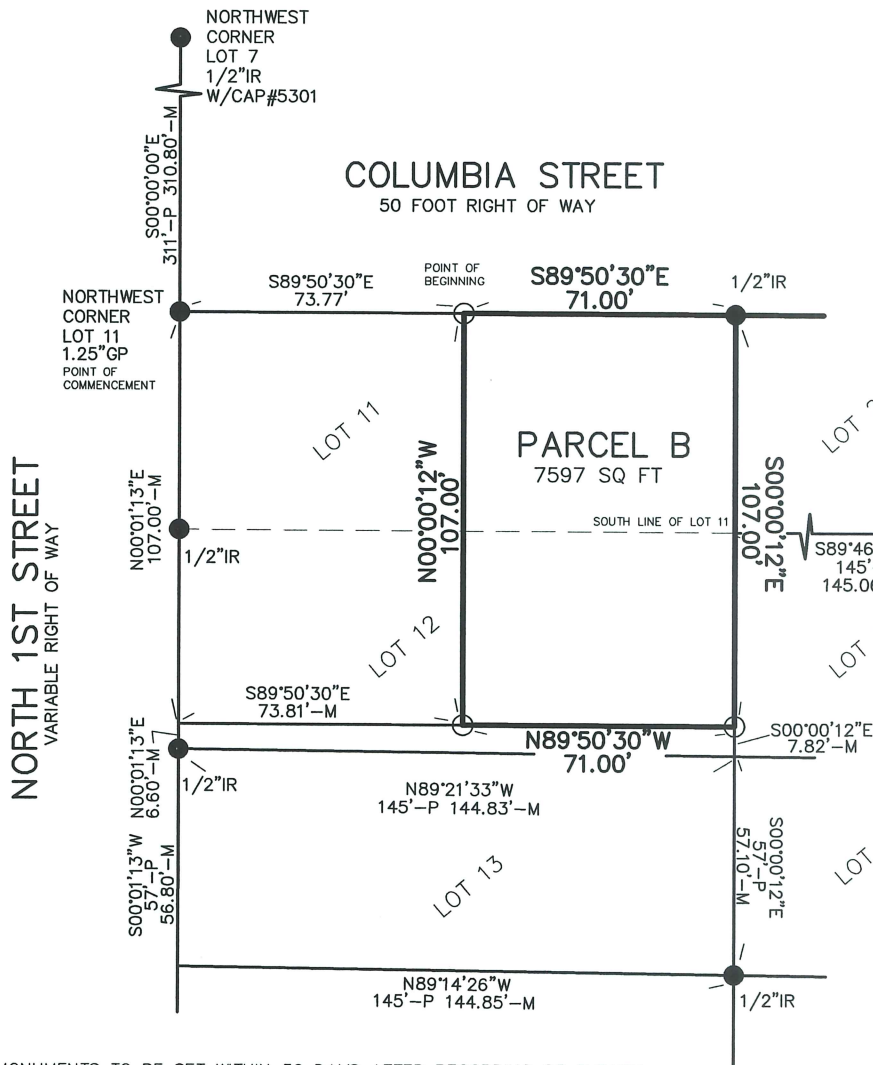
**PLAT OF SURVEY OF
PARCEL B
OF LOTS 11 & 12, OAK PARK ADDITION
TO THE TOWN OF CARLISLE, WARREN
COUNTY, IOWA**

SURVEYOR: MARK A. FOWLER PLS
 RETURN TO: FOWLER CONSULTING, L.L.C.
 2425 240TH STREET, DALLAS CENTER, IOWA 50063
 mark@fowlerconsultingllc.com (515) 992-3759
 PROPRIETORS - 435 NORTH FIRST, L.L.C.
 SURVEY REQUESTED BY MICHAEL KINTER

LEGAL DESCRIPTION OF PARCEL B

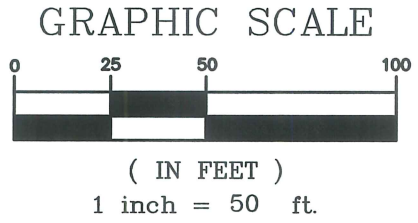
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COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 11, THENCE S89°50'30"E ALONG THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 73.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°50'30"E ALONG THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 71.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE S00°00'12"E ALONG THE EAST LINES OF SAID LOTS 11 AND 12, A DISTANCE OF 107.00 FEET; THENCE N89°50'30"W, 71.00 FEET; THENCE N00°00'12"W, 107.00 FEET TO THE POINT OF BEGINNING, CONTAINING 7597 SQUARE FEET AND BEING SUBJECT TO EASEMENT, COVENANTS AND RESTRICTIONS OF RECORD.

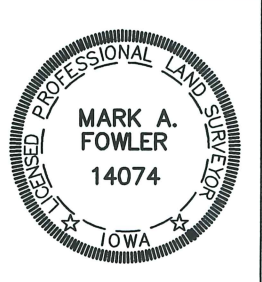


PARCEL B
AREA BREAKDOWN

| | |
|---------|------------|
| LOT 11- | 4038 SQ FT |
| LOT 12- | 3559 SQ FT |
| TOTAL- | 7597 SQ FT |



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Mark A. Fowler 2-28-2020

Mark A. Fowler License number 14074
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 - IR IRON ROD

FOWLER CONSULTING, L.L.C.

2425 240th Street
 Dallas Center, Iowa 50063
 (515) 992-3759 www.fowlerconsultingllc.com

INDEX LEGEND

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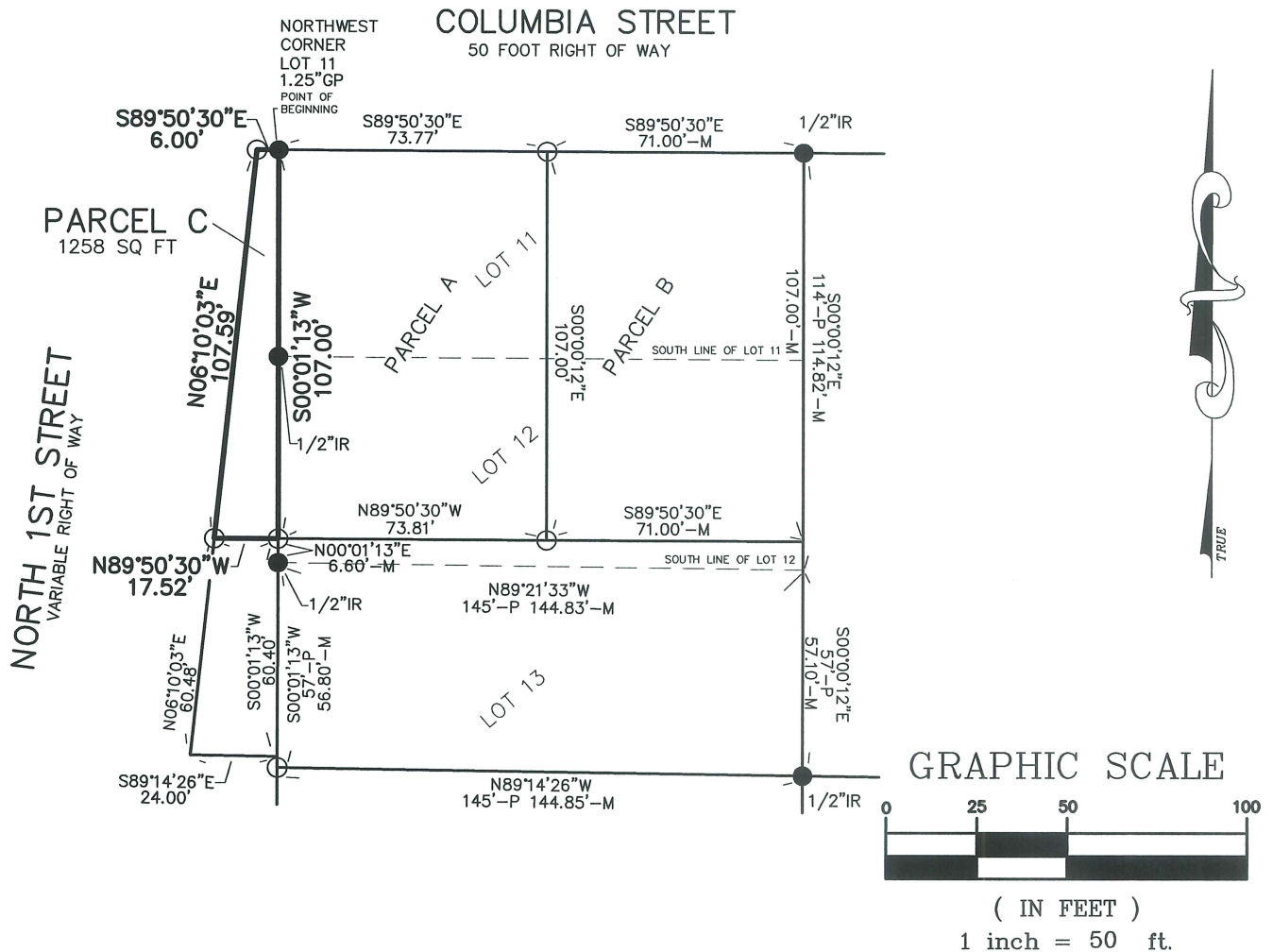
**PLAT OF SURVEY OF
PARCEL C**
OF VACATED RIGHT OF WAY LYING WEST
OF AND ADJOINING LOTS 11, 12 & 13,
OAK PARK ADDITION TO THE TOWN OF
CARLISLE, WARREN COUNTY, IOWA

SURVEYOR: MARK A. FOWLER PLS
RETURN TO: FOWLER CONSULTING, L.L.C.
2425 240TH STREET, DALLAS CENTER, IOWA 50063
mark@fowlerconsultingllc.com (515) 992-3759
PROPRIETORS - CITY OF CARLISLE, IOWA
SURVEY REQUESTED BY MICHAEL KINTER

LEGAL DESCRIPTION OF PARCEL C

PART OF THE VACATED RIGHT OF WAY OF NORTH FIRST STREET, AS PRESENTLY ESTABLISHED, LYING WEST OF AND ADJOINING LOTS 11, 12 AND 13, OAK PARK ADDITION TO THE TOWN OF CARLISLE, IOWA, WARREN COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11, THENCE S00°01'13"W ALONG THE WEST LINES OF SAID LOTS 11 AND 12, A DISTANCE OF 107.00 FEET; THENCE N89°50'30"W, 17.52 FEET; THENCE N06°10'03"E, 107.59 FEET; THENCE S89°50'30"E, 6.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1258 SQUARE FEET, AND BEING SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.



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Dallas Center, Iowa 50063
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**PLAT OF SURVEY OF
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CARLISLE, WARREN COUNTY, IOWA

SURVEYOR: MARK A. FOWLER PLS

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mark@fowlerconsultingllc.com (515) 992-3759

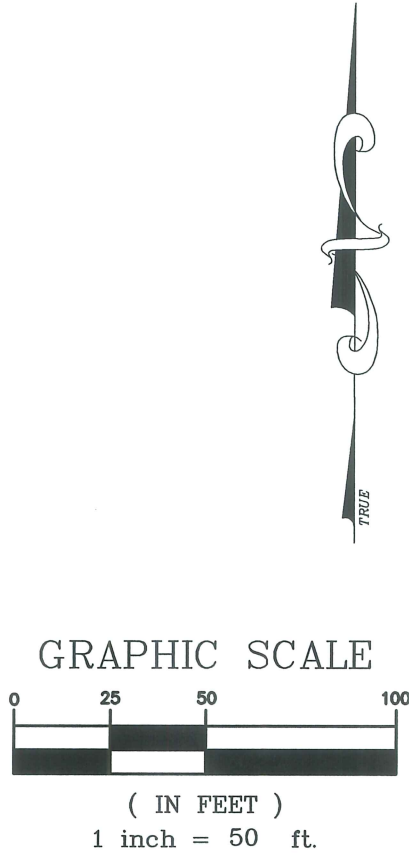
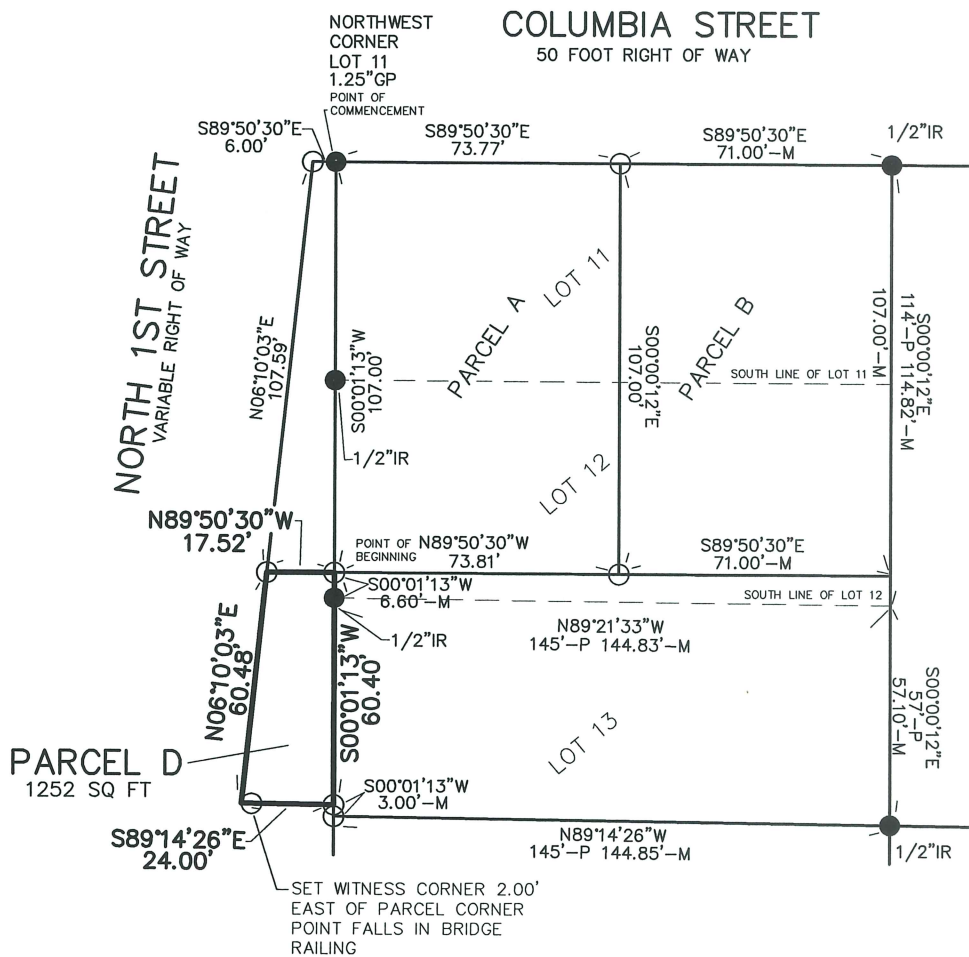
PROPRIETORS - CITY OF CARLISLE, IOWA

SURVEY REQUESTED BY MICHAEL KINTER

LEGAL DESCRIPTION OF PARCEL D

PART OF THE VACATED RIGHT OF WAY OF NORTH FIRST STREET, AS PRESENTLY ESTABLISHED, LYING WEST OF AND ADJOINING LOTS 11, 12 AND 13, OAK PARK ADDITION TO THE TOWN OF CARLISLE, IOWA, WARREN COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 11, THENCE S00°01'13"W ALONG THE WEST LINES OF SAID LOTS 11 AND 12, A DISTANCE OF 107.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°01'13"W ALONG THE WEST LINES OF SAID LOTS 12 AND 13, A DISTANCE OF 60.40 FEET; THENCE S89°14'26"E, 24.00 FEET; THENCE N06°10'03"E, 60.40 FEET; THENCE N89°50'30"W, 17.52 FEET TO THE POINT OF BEGINNING, CONTAINING 1252 SQUARE FEET, AND BEING SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.



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2425 240th Street
Dallas Center, Iowa 50063
(515) 992-3759 www.fowlerconsultingllc.com



SE 32ND AVE

SE 74TH ST

SE 36TH AVE

SE 76TH ST

Yellow Banks



PLAT OF SURVEY

(PART OF LOT 1 IN MILLER ESTATES)

DATE OF SURVEY:

02-25-2020

RECORD INDEX:

LOCATION: PART OF LOT 1 IN MILLER ESTATES

REQUESTOR: ANGELA HUMBURG

SITE ADDRESS:

3605 SE 76TH STREET
RUNNELLS, IA 50237

SURVEYOR: VOLDEMARS PELDS

COMPANY: PELDS DESIGN SERVICES

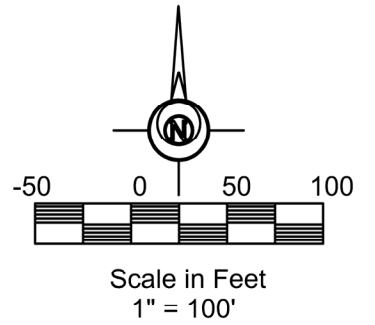
RETURN TO:

2323 DIXON STREET
DES MOINES, IA 50316

Legal Description: (2020-37)

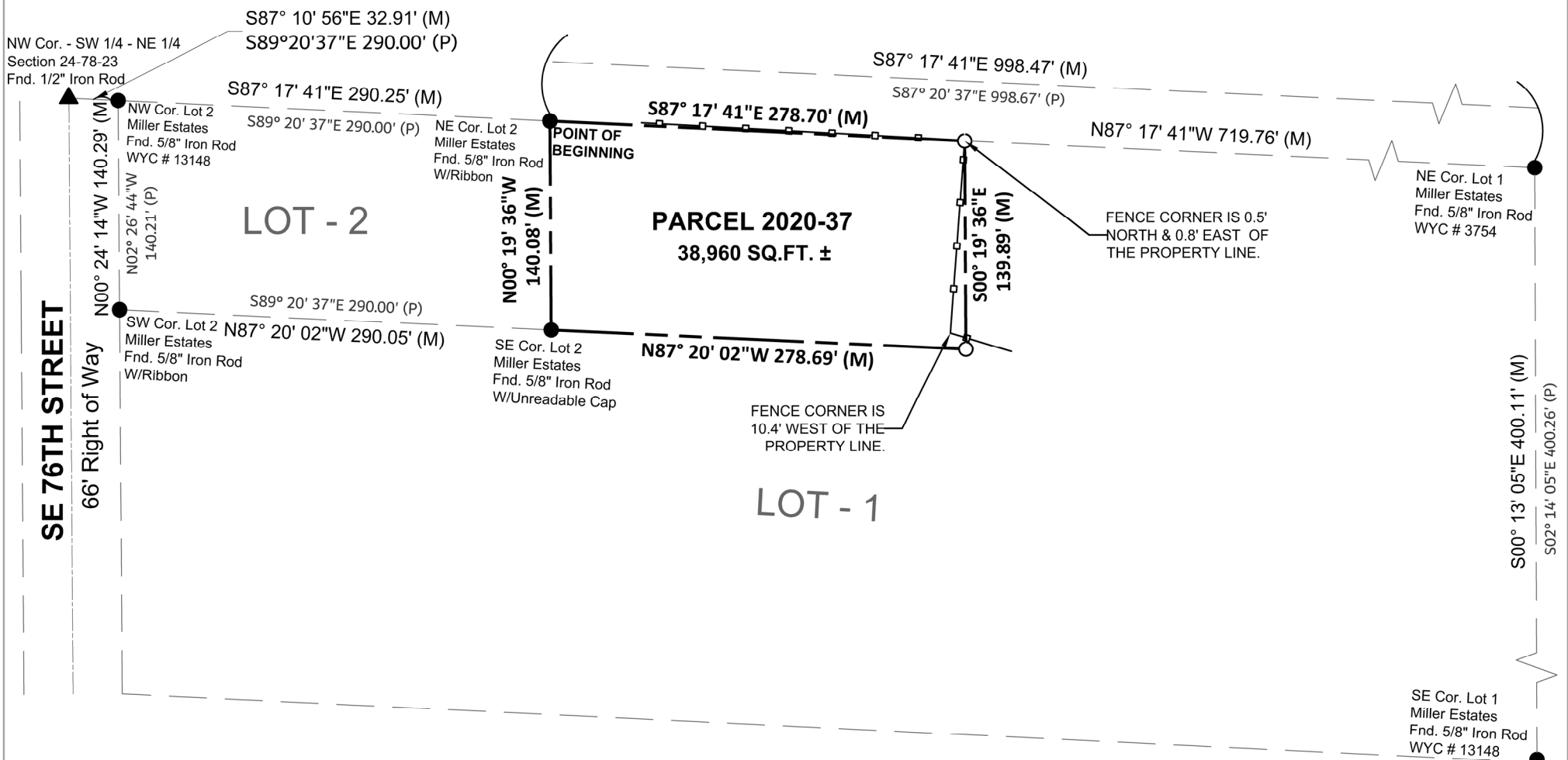
Part of Lot 1 in Miller Estates, an Official Plat in Polk County, Iowa, more particularly described as follows:

BEGINNING at the Northeast corner of Lot 2 in said Miller Estates; THENCE South 87°17'41" East, along the North line of said Lot 1, a distance of 278.70 feet; THENCE South 00°19'36" East, a distance of 139.89 feet; THENCE North 87°20'02" West, a distance of 278.69 feet to the Southeast corner of said Lot 2; THENCE North 00°19'36" West, along the East line of said Lot 2, a distance of 140.08 feet to the POINT OF BEGINNING, containing 38,960 square feet, more or less.



NOTE:

PARCEL 2020-37 IS BEING SPLIT TO PROVIDE ADDITIONAL PROPERTY FOR LOT 2 AND WILL BE COMBINED WITH A LOT TIE AGREEMENT.



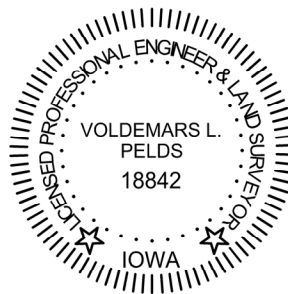
NOTES:
ORIENTATION OF THIS BEARING SYSTEM IS IOWA STATE PLANE SOUTH (NAD 83) THIS SURVEY WAS PERFORMED USING THE IOWA RTN NETWORK.

NOTE:
THIS DRAWING IS BEING MADE AVAILABLE BY PELDS DESIGN SERVICES (P.D.S.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH P.D.S.'s AGREEMENT FOR PROFESSIONAL SERVICES. P.D.S. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

VOLDEMARS LEO PELDS, P.L.S. IA. LIC. NO.18842 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE):



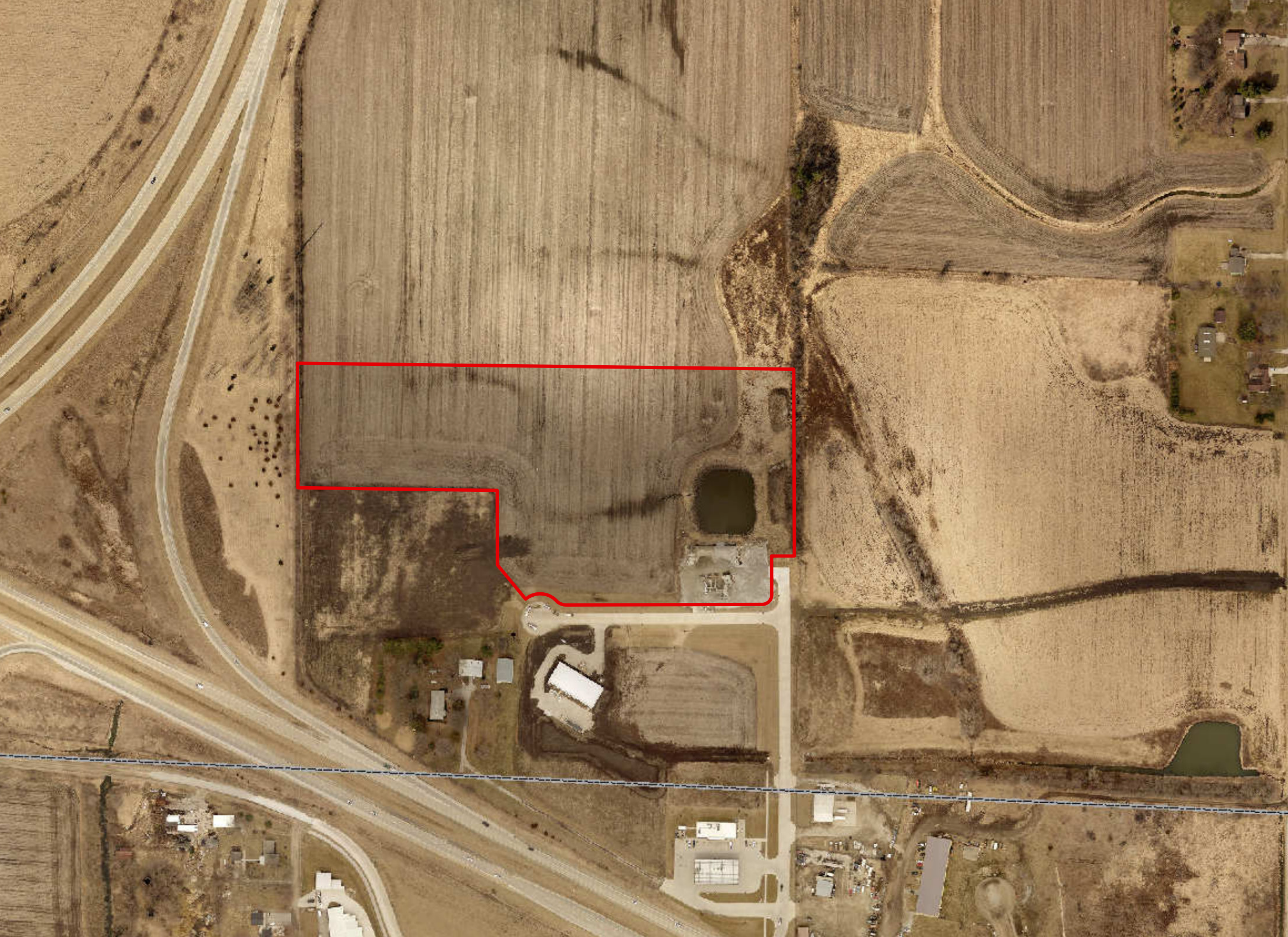
SYMBOLS LEGEND

- FOUND IRON ROD OR PIPE
- SET 1/2" REROD w/ YELLOW PLASTIC CAP STAMPED #18842
- ▲ FOUND SECTION CORNER
- (M)/(P) MEASURED/PLATTED
- +— FENCE
- WYC WITH YELLOW CAP

PLAT OF SURVEY FOR 3605 SE 76TH STREET RUNNELLS, IA 50237

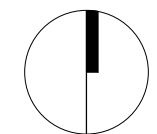
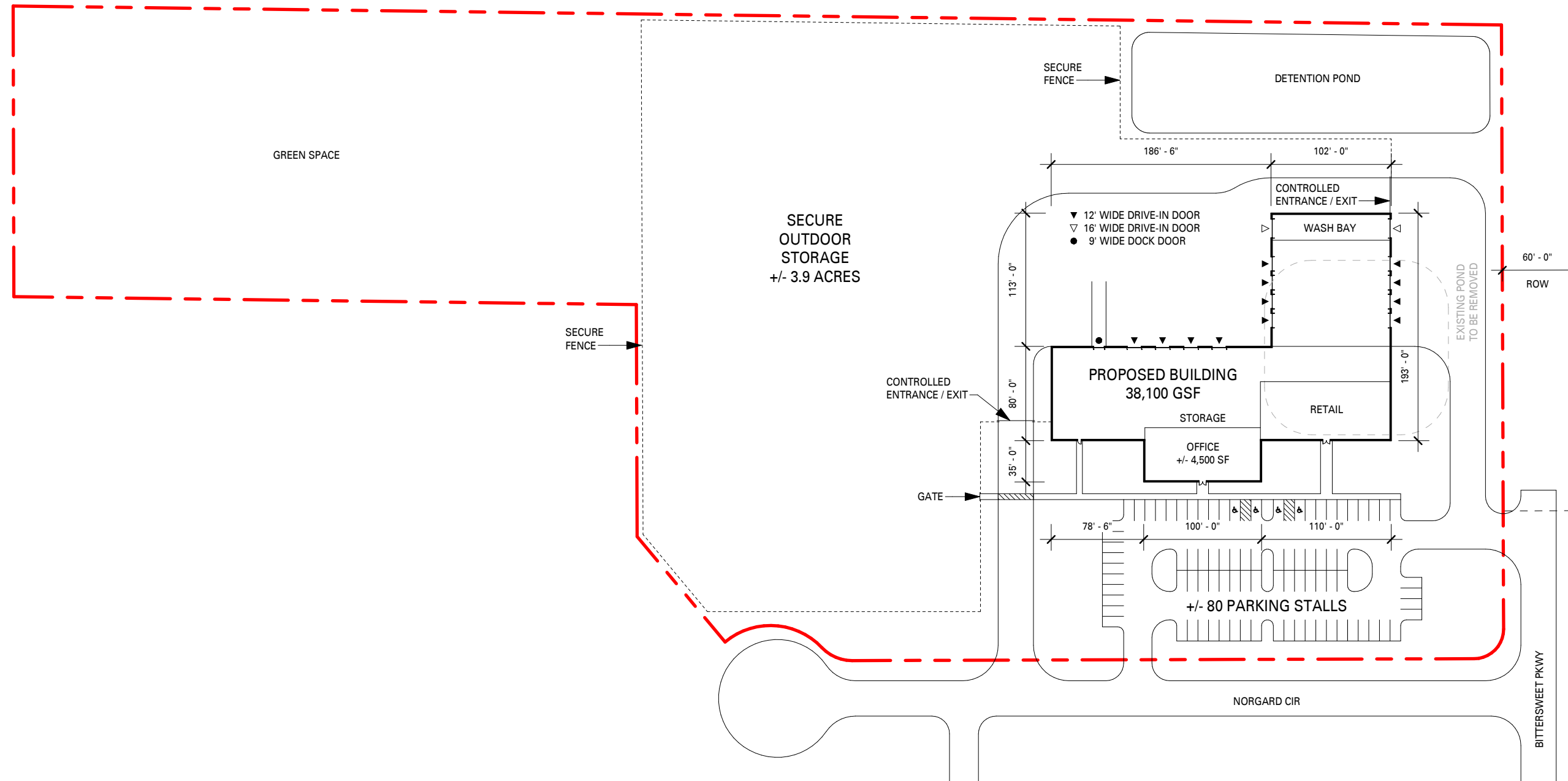
| | | | | |
|-----------------|-------------|-----------|------------------|-------------|
| COPYRIGHT DATE: | DRAWN BY: | SCALE: | LATEST REVISION: | PROJECT NO: |
| | A.BRADFIELD | 1" = 100' | 3.4.2020 | 20-020 |

FILE PATH: J:\2020 PROJECTS\20-020 - 3605 SE76TH PLAT OF SURVEY - HUMBURGIPOS 20-020.DWG



PROJECT INFORMATION

| | |
|------------------|---------------|
| Site Area | +/- 12 Acres |
| Building Area | 38,100 GSF |
| Outdoor Storage | +/- 3.9 Acres |
| Parking Provided | +/- 80 Stalls |



Concept Site Plan

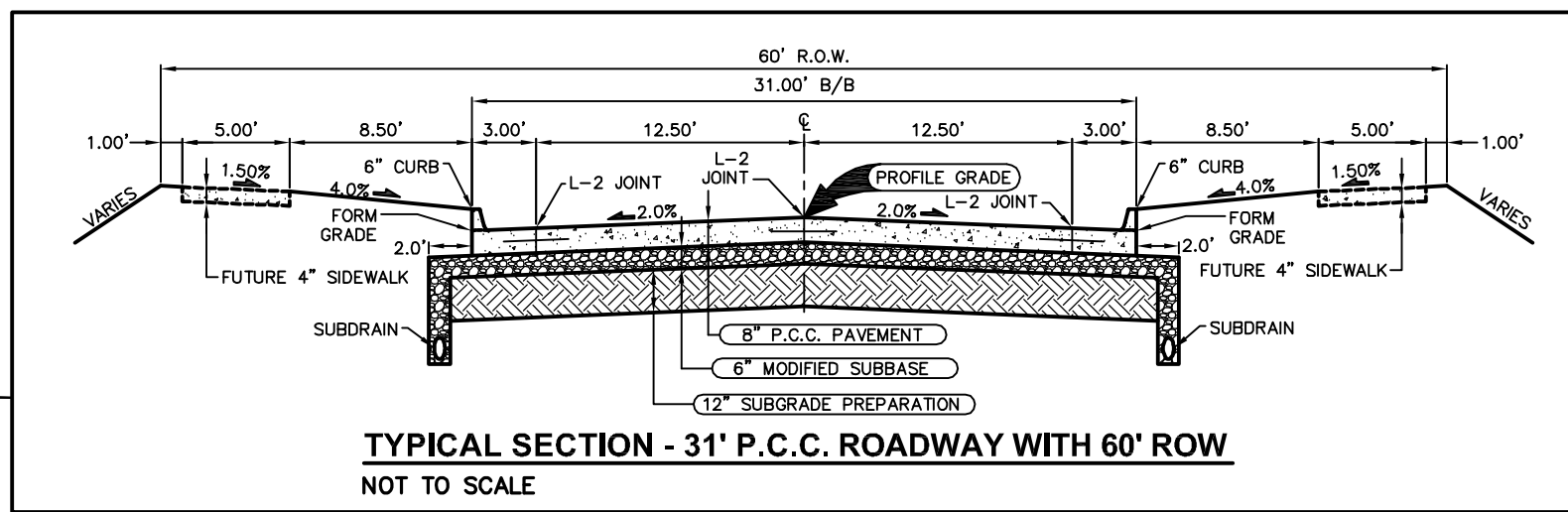
03/05/19

Quality Traffic Control

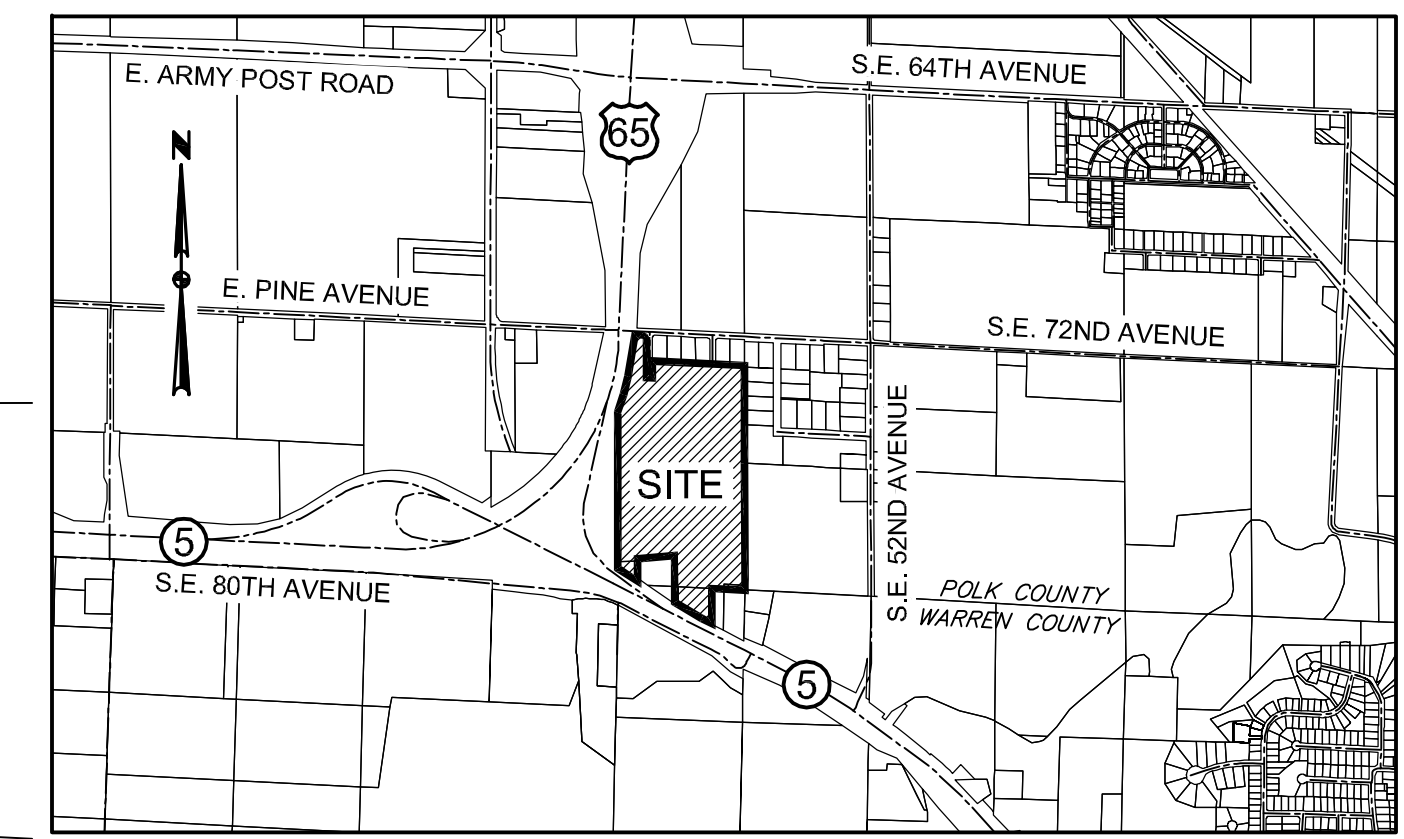
Carlisle, IA

SCOTCH RIDGE

PRELIMINARY PLAT



VICINITY MAP (1"=2000')



CARLISLE, IOWA

GENERAL LEGEND

PROPOSED FEATURES

- TYPE SW-501 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE
- SANITARY SERVICE
- STORM SEWER
- STORM SERVICE
- WATERMAIN WITH SIZE
- WATER SERVICE
- SAWCUT (FULL DEPTH)
- SILT FENCE

EXISTING FEATURES

- 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
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIELD TILE
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- WATER MAIN W/ SIZE

SURVEY

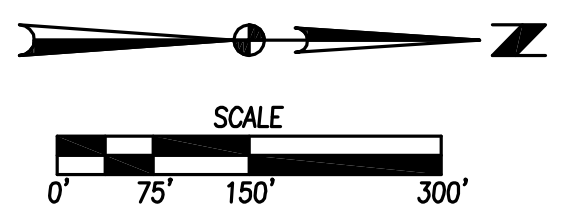
- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- PLAT BOUNDARY

FOUND

- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- PLAT BOUNDARY

SET

- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- PLAT BOUNDARY



ZONING & SETBACKS

- R-2 RESIDENTIAL (LOTS 12-14)**
 - FRONT=30', SIDE=7' (MIN ONE SIDE) 15' TOTAL, REAR=35'
- C-2 COMMERCIAL (LOTS 1-10)**
 - FRONT=45', SIDE=0', REAR=0'
 - 25' SETBACK REQUIRED ON SIDE AND REAR WHEN ADJACENT TO ANY 'R' DISTRICT
- MM-1 MODIFIED LIGHT INDUSTRIAL (LOTS 11, 15)**
 - FRONT=45', SIDE=10', REAR=45'
 - 50' SETBACK REQUIRED WHEN ADJACENT TO ANY 'R' DISTRICT

BENCHMARK

- BM#1:** BURY BOLT ON HYDRANT AT NE CORNER OF COUNTY LINE ROAD AND HIGHWAY #5. ELEVATION=785.90
- BM#2:** CONTROL POINT 80' WEST AND 40' NORTH OF NW CORNER OF STORAGE STOCKPILE WALL FOR READY MIX PLANT. ELEVATION=786.76

PLAT AREA

69.93 ACRES (3,046,318 SQUARE FEET)

NOTES

- EACH LOT SHALL PROVIDE THEIR OWN STORM WATER DETENTION FOLLOWING THE LATEST SUDAS STANDARDS.
- ALL ACCESS DRIVES SHALL BE APPROVED BY THE CITY ENGINEER.
- SANITARY SERVICE TO LOT 13 WILL PROVIDED THROUGH LOT 12 ONCE LOT 12 HAS BEEN DEVELOPED.

OWNER / DEVELOPER

SCOTCH RIDGE LLC
544 4TH STREET
WEST DES MOINES, IOWA 50265

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
CONTACT: ERIN OLLENDEIKE
PHONE: (515) 369-4400

PRELIMINARY PLAT DESCRIPTION (POLK COUNTY)

BOOK 11807, PAGE 791-793
ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, INCLUDING PARCEL 'A' OF LOTS 1 & 2 STEBBEDS ACRES, AS SHOWN IN BOOK 8940 PAGE 467 OF THE POLK COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 33; THENCE NORTH 00 DEGREES 08'23" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 242.28 FEET TO THE POINT OF BEGINNING, ALSO BEING THE NORTHWEST CORNER OF PARCEL 'E' AS SHOWN IN BOOK 8940 PAGE 467 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE NORTH 00 DEGREES 08'23" WEST, 1542.59 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2441.80 FEET AND A CENTRAL ANGLE OF 9 DEGREES 13'51" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 16 DEGREES 20'03" EAST 392.97 FEET; THENCE NORTHERLY ALONG SAID CURVE, 393.39 FEET; THENCE NORTH 09 DEGREES 36'35" EAST, 442.59 FEET; THENCE SOUTH 87 DEGREES 12'02" EAST, 93.83 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE SOUTHEASTERLY 37.98 FEET ALONG THE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 87 DEGREES 02'14"; THENCE SOUTH 00 DEGREES 09'47" EAST TANGENT TO SAID CURVE, 416.50 FEET; THENCE SOUTH 87 DEGREES 08'40" EAST, 60.00 FEET; THENCE NORTH 00 DEGREES 09'50" WEST, 173.00 FEET; THENCE SOUTH 87 DEGREES 07'45" EAST, 957.66 FEET; THENCE SOUTH 00 DEGREES 12'58" EAST, 2291.76 FEET; THENCE NORTH 87 DEGREES 04'41" WEST, 239.32 FEET; THENCE SOUTH 00 DEGREES 45'39" WEST, 50.00 FEET; THENCE NORTH 87 DEGREES 05'15" WEST, 493.86 FEET; THENCE NORTH 00 DEGREES 26'26" WEST, 325.87 FEET; THENCE SOUTH 85 DEGREES 09'43" WEST, 381.83 FEET; THENCE SOUTH 00 DEGREES 01'31" WEST, 18.70 FEET; THENCE SOUTH 89 DEGREES 16'03" WEST, 208.00 FEET TO THE POINT OF BEGINNING, SUBJECT TO AN INGRESS AND EGRESS EASEMENT RUNNING EAST AND WEST ALONG THE SOUTH PORTION OF THIS PROPERTY.

BOOK 11931, PAGE 379
A PARCEL OF LAND IN THE SW 1/4 OF THE SW 1/4 IN SECTION 33, TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, IDENTIFIED AS PARCEL 'E' ON THE PLAT OF SURVEY RECORDED IN BOOK 8940 AT PAGE 467 IN THE RECORDS OF THE POLK COUNTY RECORDER'S OFFICE. SAID PARCEL 'E' IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID SECTION 33; THENCE N00°04'18"W, 160.55 FEET ON THE WEST LINE OF THE SW 1/4 OF SAID SECTION 33 TO THE POINT OF BEGINNING; THENCE CONTINUING N00°04'18"W, 81.77 FEET ON THE SAID WEST LINE; THENCE N89°20'42"E, 208.00 FEET; THENCE S00°06'42"W, 216.99 FEET; THENCE N57°21'57"W, 246.35 FEET TO THE POINT OF BEGINNING, CONTAINING 0.71 ACRE.

BOOK 11941, PAGE 406
PARCEL 'I' OF THE PLAT OF SURVEY DATED 7/20/2006 AND RECORDED ON 7/28/2006 IN BOOK 11773 AT PAGE 843 IN THE RECORDS OF THE POLK COUNTY RECORDER'S OFFICE. SAID PARCEL 'I' IS A PART OF THE SW1/4 OF SECTION 33, TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

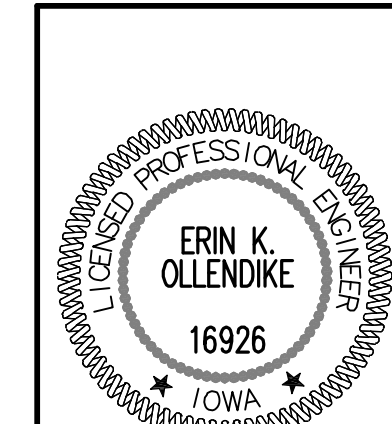
| DATE | REVISIONS |
|----------|------------------|
| 06/05/13 | FINAL SUBMITTAL |
| 04/09/13 | SECOND SUBMITTAL |
| 03/03/13 | FIRST SUBMITTAL |

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
TECH: ENGINEER: EKO



CARLISLE, IOWA

SCOTCH RIDGE PRELIMINARY PLAT



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.

ERIN K. OLLENDEIKE, P.E. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 1

ADJACENT OWNERSHIP

1. BEASLEY FARMS, INC.
14705 HORTON AVENUE
URBANDALE, IA 50323
- 2-7. J.J.J. FAMILY FARM LLC
JERILYNN MICKELSON
13177 CEDARWOOD AVENUE
CLIVE, IA 50325
8. PATRICIA METTLER
5021 SE 72ND AVENUE
CARLISLE, IA 50047
9. WILBUR GOODHUE INC.
1900 NORMANDY DRIVE
CARLISLE, IA 50047
10. DENNIS ALEXANDER
4989 SE 72ND AVENUE
CARLISLE, IA 50047
11. PATRICIA BARTHOLOMEW
4969 SE 72ND AVENUE
CARLISLE, IA 50047
12. DAVID MC DANIEL
4949 SE 72ND AVENUE
CARLISLE, IA 50047
13. BRAD BALES
4929 SE 72ND AVENUE
CARLISLE, IA 50047
14. DAVID ALLEN
4959 SE 72ND AVENUE
CARLISLE, IA 50047
15. MICHAEL NEWBY
4865 SE 72ND AVENUE
CARLISLE, IA 50047
- 16-19. DAVID WRIGHT
355 CRESCENT DRIVE
CARLISLE, IA 50047
20. J. DENNIS KEENEY
515 PENNSYLVANIA STREET
CARLISLE, IA 50047
21. C S KLYN
1337 MAIN STREET
PELLA, IA 50219
22. GARRY JORGENSEN
1054 150TH AVENUE
CARLISLE, IA 50047
23. STEVEN ROGERS
1078 150TH AVENUE
CARLISLE, IA 50047
24. DOUBLE D DEVELOPMENT LLC
200 E SCHOOL STREET
BOX Bb
CARLISLE, IA 50047
25. PHYLLIS NORGARD TRUST
15257 HIGHWAY 5
CARLISLE, IA 50047
- 26-29. SCOTCH RIDGE LLC
544 4TH STREET
WEST DES MOINES, IA 50265

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
CONTACT: ERIN OLLENDIKE
PHONE: (515) 369-4400

OWNER/DEVELOPER

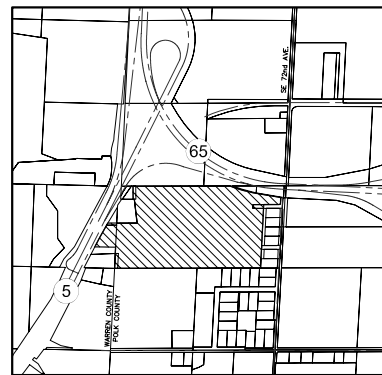
SCOTCH RIDGE LLC
544 4TH STREET
WEST DES MOINES, IA 50265-4620

ZONING

AS LISTED ON PLAN

VICINITY MAP

NOT TO SCALE



LEGAL DESCRIPTION - R-2 RESIDENTIAL

PARCEL 'A' OF LOTS 1 AND 2, STEBBEDS ACRES, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 8940, PAGE 468 AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 8, STEBBEDS ACRES; THENCE SOUTH 00°12'03" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 310.44 FEET; THENCE NORTH 87°09'47" WEST, 1245.09 FEET TO THE EAST RIGHT OF WAY LINE OF HIGHWAY #65; THENCE NORTHEASTERLY ALONG SAID EAST RIGHT OF WAY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 2441.80 FEET, WHOSE ARC LENGTH IS 139.47 FEET AND WHOSE CHORD BEARS NORTH 13°19'22" EAST, 139.45 FEET; THENCE NORTH 9°35'44" EAST ALONG SAID EAST RIGHT OF WAY LINE, 442.59 FEET TO THE NORTH LINE OF SAID PARCEL 'A'; THENCE SOUTH 87°09'47" EAST ALONG SAID NORTH LINE, 93.83 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 37.97 FEET AND WHOSE CHORD BEARS SOUTH 43°39'18" EAST, 34.42 FEET; THENCE SOUTH 00°08'49" EAST ALONG THE EAST LINE OF SAID PARCEL 'A', 416.38 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 'A'; THENCE SOUTH 87°09'47" EAST ALONG THE SOUTHERLY LINE OF STEBBEDS ACRES, 60.08 FEET; THENCE NORTH 00°08'49" WEST ALONG SAID SOUTHERLY LINE, 173.12 FEET TO THE SOUTHWEST CORNER OF LOT 3, STEBBEDS ACRES; THENCE SOUTH 87°09'47" EAST ALONG SAID SOUTHERLY LINE, 959.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.24 ACRES (402,343 SQUARE FEET).

LEGAL DESCRIPTION - MM-1 MODIFIED LIGHT INDUSTRIAL

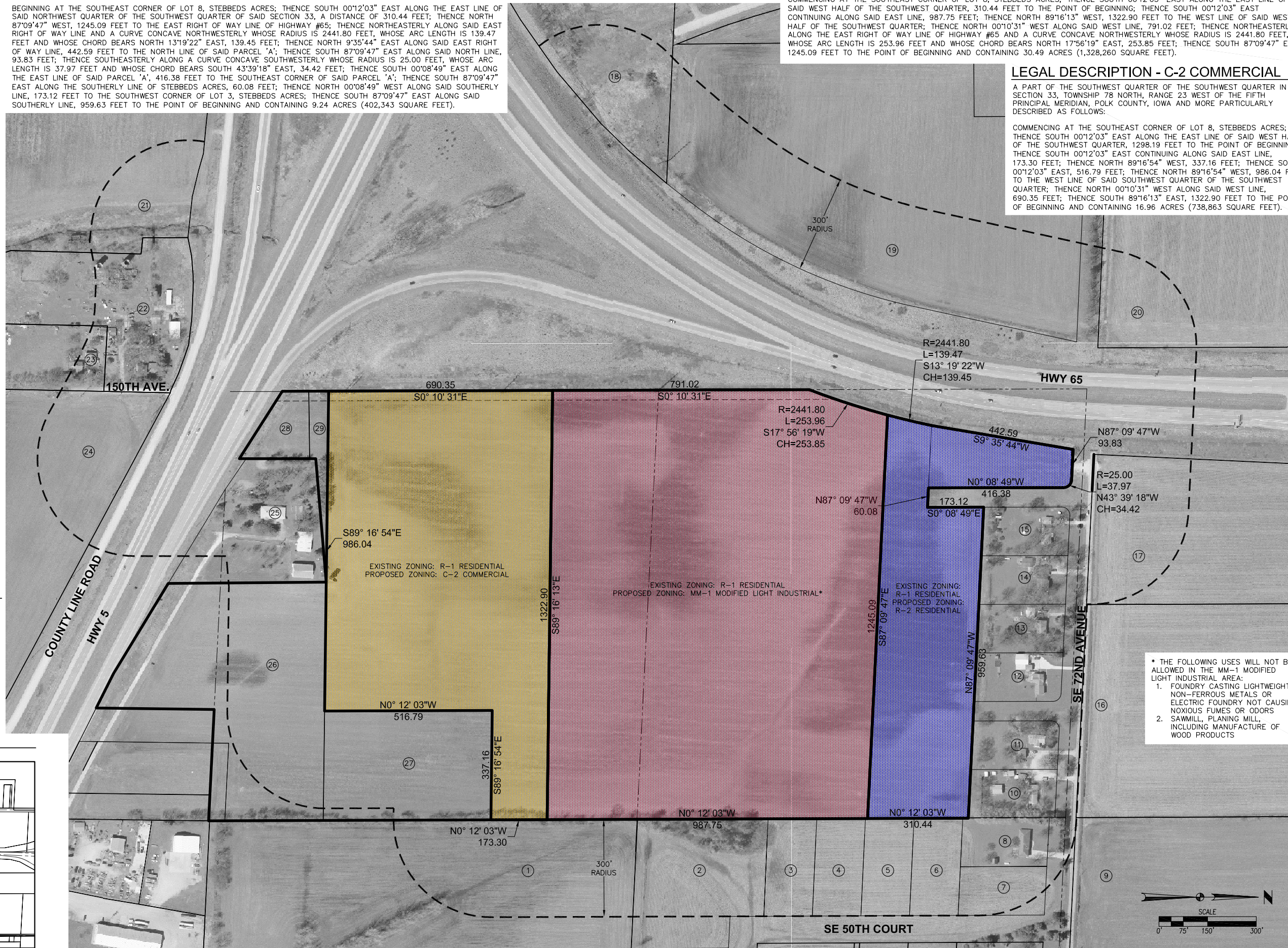
A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER IN SECTION 33, TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 8, STEBBEDS ACRES; THENCE SOUTH 00°12'03" EAST ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER, 310.44 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°12'03" EAST CONTINUING ALONG SAID EAST LINE, 987.75 FEET; THENCE NORTH 89°16'13" WEST, 1322.90 FEET TO THE WEST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 00°10'31" WEST ALONG SAID WEST LINE, 791.02 FEET; THENCE NORTHEASTERLY ALONG THE EAST RIGHT OF WAY LINE OF HIGHWAY #65 AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 2441.80 FEET, WHOSE ARC LENGTH IS 253.96 FEET AND WHOSE CHORD BEARS NORTH 17°56'19" EAST, 253.85 FEET; THENCE SOUTH 87°09'47" EAST, 1245.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.49 ACRES (1,328,260 SQUARE FEET).

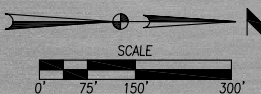
LEGAL DESCRIPTION - C-2 COMMERCIAL

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 33, TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 8, STEBBEDS ACRES; THENCE SOUTH 00°12'03" EAST ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER, 1298.19 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°12'03" EAST CONTINUING ALONG SAID EAST LINE, 173.30 FEET; THENCE NORTH 89°16'54" WEST, 337.16 FEET; THENCE SOUTH 00°12'03" EAST, 516.79 FEET; THENCE NORTH 89°16'54" WEST, 986.04 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°10'31" WEST ALONG SAID WEST LINE, 690.35 FEET; THENCE SOUTH 89°16'13" EAST, 1322.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.96 ACRES (738,863 SQUARE FEET).



* THE FOLLOWING USES WILL NOT BE ALLOWED IN THE MM-1 MODIFIED LIGHT INDUSTRIAL AREA:
 1. FOUNDRY CASTING LIGHTWEIGHT NON-FERROUS METALS OR ELECTRIC FOUNDRY NOT CAUSING NOXIOUS FUMES OR ODORS
 2. SAWMILL, PLANING MILL, INCLUDING MANUFACTURE OF WOOD PRODUCTS



| | |
|------------------|---------|
| DATE | 3/24/11 |
| REVISIONS | 3/24/11 |
| THIRD SUBMITTAL | 3/24/11 |
| SECOND SUBMITTAL | 3/24/11 |
| FIRST SUBMITTAL | 3/24/11 |

3405 SE Crossroads Drive, Suite G
Grimes, Iowa 50111
PH: (515) 369-4400 Fax: (515) 369-4410
TECH: EKO
ENGINEER: EKO

SA
CIVIL DESIGN ADVANTAGE
CARLISLE, IOWA

**SCOTCH RIDGE BUSINESS PARK
REZONING MAP**

1/1
1012.363