

City of Carlisle, Iowa
Planning and Zoning Commission
Regular Meeting
June 21, 2021
7:00 P.M.
City Council Chambers – 100 N. 1st Street

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 Carlisle Commons
2. Discussion and Possible Action on Recommendation for Final Plat for Danamere Farms Plat 9
3. Discussion and Possible Action on Recommendation for Final Plat for Danamere Farms Plat 10

Administrator/Engineer/Commission Reports

Comprehensive Plan Presentation – August Meeting

Adjournment

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

June 17, 2021

Larry Hyler, P.L.S.

Bishop Engineering
3501 104th Street
Des Moines, IA 50322-3825

Carlisle Commons - Final Plat

Carlisle, Iowa
FOX Ref No: 8666-21A.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 has completed the second review for the Carlisle Commons Final Plat, as submitted to FOX Engineering via email on June 16, 2021 and offers the following comments:

1. This final plat requires that a portion of Outlot "A" of Danamere Townhomes Plat 1 be deeded to the City of Carlisle to provide the right of way for a direct access connection from the Carlisle Commons Subdivision to Bluestem Drive. While condemnation proceedings have begun, to date there has not been a deed executed to rightfully convey said property to the City of Carlisle. It is our understanding that the City Attorney is reviewing this information to further the proceedings of this condemnation. Based on the City Attorney's findings/review, the information on the final plat shall be updated accordingly.
2. Please provide an MPE table or Engineering Exhibit to document the location of Minimum Opening Elevations (MOE) and/or Minimum Protection Elevations (MPE) for lots within this development. document shall be recorded with the Final Plat. Recording of this document is a new City policy to mitigate the potential for houses being constructed below flood elevations. Examples were attached to previous review comments. The table and/or figure shall be certified by an Engineer.
3. Plat comments: (See accompanying mark-up)
 - a. Please provide addresses per the email from Deven Markley on 6/17/21.
 - b. Add parcel/lot lines for abutting tracts - already have labels, but no lines shown.
 - c. Please consider revising the scale of point symbols on the plat to be consistent with what is shown in the legend (Annotative scale).
 - d. Add symbols on corners with found monuments - have labels but no symbols shown.
 - e. Add Basis of Bearing to notes as required by city subdivision ordinance (180.09(O)(1)).
 - f. Remove MPE's from the final plat and submit as a separate recordable document to be certified by a P.E. (See Note #2 above).
 - g. Iowa Code requires that a survey be tied to at least two government corners or two corners of a recorded subdivision. As this subdivision abuts multiple platted subdivisions, revise labels on at least two corners to reference the appropriate platted lot/subdivision to which it is tied. References to parcel corners do not satisfy this code requirement.
 - h. Clean up numerous areas of overlapping and partial text as shown on the mark-up.
 - i. Resolve inconsistent bearings on street centerline in from of Lot 19.
 - j. Label bearings on all side lot lines, even if parallel with neighboring lots.
4. 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.

-
5. 180.09.03.D, please provide a performance bond for remaining work that has yet to be accepted by the City. The bond amount shall be approved by the City Engineer prior to submittal.
 6. 180.09.04.C, please provide a certificate/statement by the Owner that the subdivision is free of consent and is in accordance with the desires of the owner.
 7. 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. Bishop has prepared and sent these in the past for previous plats. This document should be recorded with the Final Plat.
 8. 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.
 9. 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.

FINAL PLAT SCHEDULE:

PLANNING & ZONING:

June 21, 2021, at 7:00 at the Carlisle City Hall

COUNCIL MEETING:

June 28, 2021, 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 modify or add to these comments.

FOX ENGINEERING ASSOCIATES, INC.



Mitch Holtz, P.E.



Brad Stumbo, P.L.S.

Attachments: Final Plat markup from FOX Engineering

Copy to: Deven Markley, City Administrator, Carlisle

CARLISLE COMMONS FINAL PLAT

INDEX LEGEND

PROPERTY DESCRIPTION:

PARCEL Y
SW1/4-SW1/4 SECTION 3-T77N-R23W
WARREN COUNTY, IOWA

OWNER/PREPARED FOR:

PLS CUSTOM INTERIOR AND EXTERIOR LLC
3040 GATEWAY DRIVE
CARLISLE, IOWA 50047
RICHARD BROWN
(515) 210-6206

PREPARED BY:

LARRY HYLER PLS
BISHOP ENGINEERING
3501 104TH ST
URBANDALE, IA 50322

PROPERTY DESCRIPTION:

(WARRENTY DEED INSTRUMENT NO. 2021-02465)
PARCEL "Y" AS DESCRIBED IN THE PLAT OF SURVEY FILED IN THE OFFICE OF THE RECORDER IN AND FOR WARREN COUNTY, IOWA ON AUGUST 30, 2017 AS INSTRUMENT NO. 2017-07410, BEING A PART OF PARCEL "M", AS RECORDED IN IRREGULAR PLAT BOOK 17, PAGE 7 OF 77-23; AND PARCEL "N", AS RECORDED IN IRREGULAR PLAT BOOK 17 PAGE 8 OF 77-3. ALL IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION 3, TOWNSHIP 77 NORTH, RANGE 23, WEST OF THE 5TH P.M., WARREN COUNTY, IOWA.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT CONTAINS 4.55 ACRES (198,198 SQUARE FEET)

ABBREVIATIONS:

AC ACRES
PUE PUBLIC UTILITY EASEMENT
TYP TYPICAL
N NORTH
S SOUTH
E EAST
W WEST
YPC YELLOW PLASTIC CAP
MPE MINIMUM PROTECTION ELEVATION
SF SQUARE FOOTAGE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT

ZONING:

PUD - PLANNED UNIT DEVELOPMENT

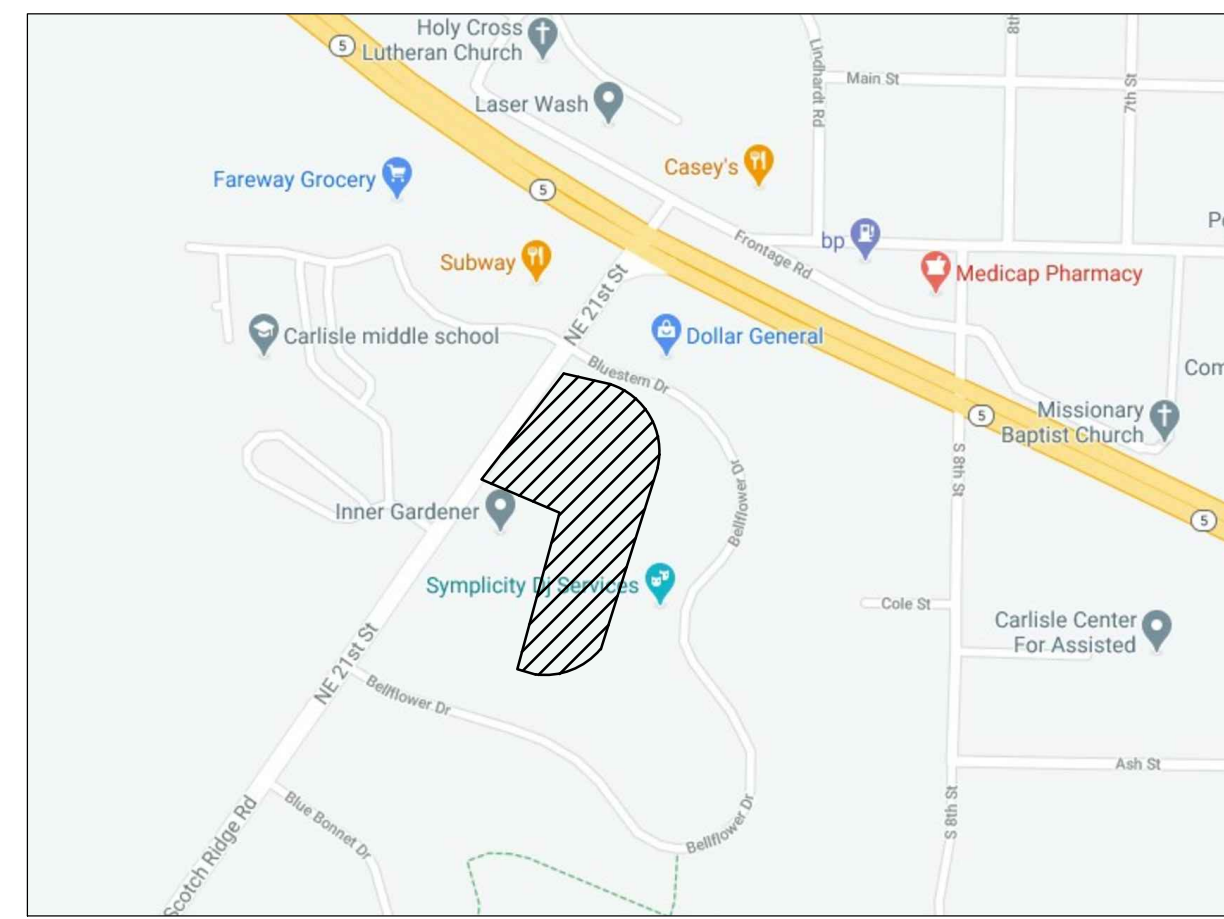
BULK REGULATIONS:

DENSITY: 30 LOTS FOR 4.55 AC = 6.6 DU/AC

MAXIMUM BUILDING HEIGHT: 35 FEET
MAXIMUM NUMBER OF STORIES: 2-12
MINIMUM LOT AREA: 3,000 SF
MINIMUM LOT WIDTH: 50 FEET

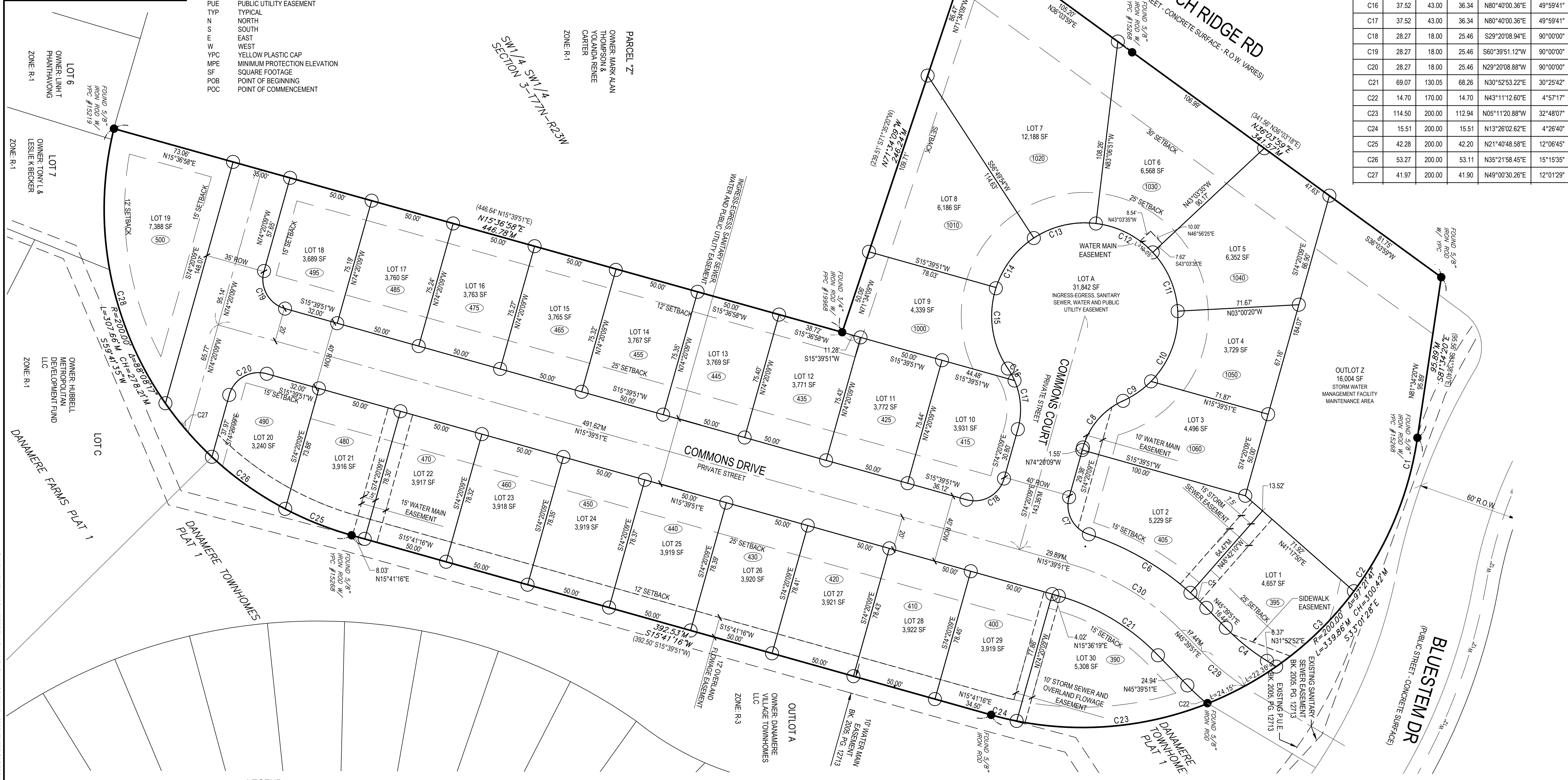
SETBACKS:

30' SCOTCH RIDGE ROAD
30' BLUESTEM - ORIGINAL RIGHT-OF-WAY
25' EDGE OF PRIVATE DRIVE - FRONT
15' EDGE OF PRIVATE DRIVE - SIDE (LOTS 2, 19, 20 & 30)
12' REAR YARD OR PUD PERIMETER, NOT ROW
5' SIDE YARD (10' MIN BETWEEN STRUCTURES)



VICINITY MAP
SCALE: 1" = 1,000'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	79.90	200.00	79.37	N70°15'39.46"W	22°53'18"
C2	19.22	200.00	19.21	N56°03'49.06"W	5°30'23"
C3	64.28	200.00	64.00	N44°06'10.63"W	18°24'54"
C4	31.27	130.00	31.20	S38°46'21.44"W	13°46'59"
C5	82.68	170.05	81.87	S32°03'58.81"W	27°51'28"
C6	82.68	170.05	81.87	S32°03'58.81"W	27°51'28"
C7	27.50	18.00	24.90	S61°53'59.29"W	87°31'43"
C8	37.52	43.00	36.34	N49°20'18.36"W	49°59'41"
C9	268.77	55.00	70.71	S15°39'51.00"W	279°59'23"
C10	268.77	55.00	70.71	S15°39'51.00"W	279°59'23"
C11	268.77	55.00	70.71	S15°39'51.00"W	279°59'23"
C12	268.77	55.00	70.71	S15°39'51.00"W	279°59'23"
C13	268.77	55.00	70.71	S15°39'51.00"W	279°59'23"
C14	268.77	55.00	70.71	S15°39'51.00"W	279°59'23"
C15	268.77	55.00	70.71	S15°39'51.00"W	279°59'23"
C16	37.52	43.00	36.34	N80°40'00.36"E	49°59'41"
C17	37.52	43.00	36.34	N80°40'00.36"E	49°59'41"
C18	28.27	18.00	25.46	S29°20'08.94"E	90°00'00"
C19	28.27	18.00	25.46	S60°39'51.12"W	90°00'00"
C20	28.27	18.00	25.46	N29°20'08.88"W	90°00'00"
C21	69.07	130.05	68.26	N30°52'53.22"E	30°25'42"
C22	14.70	170.00	14.70	N43°11'12.60"E	4°57'17"
C23	114.50	200.00	112.94	N05°11'20.88"W	32°48'07"
C24	15.51	200.00	15.51	N13°26'02.62"E	4°26'40"
C25	42.28	200.00	42.20	N21°40'48.58"E	12°06'45"
C26	53.27	200.00	53.11	N35°21'58.45"E	15°15'35"
C27	41.97	200.00	41.90	N49°00'30.26"E	12°01'29"



LEGEND:

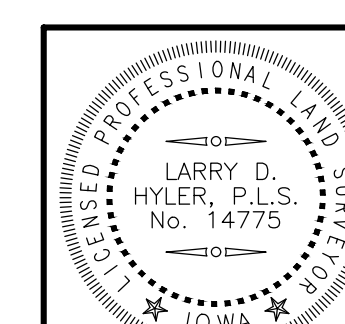
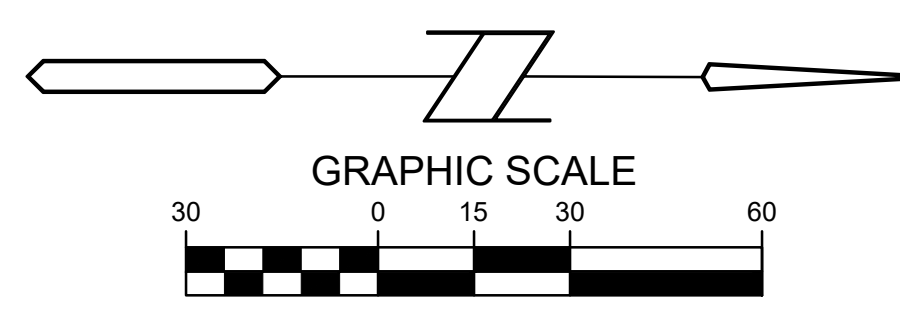
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- ⊕ SECTION CORNER - FOUND AS NOTED
- ✕ CUT "X" IN PAVEMENT
- ADDRESS

SURVEY NOTES:

THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.

ALL CORNERS HAVE BEEN PLACED WITH A 3/4 INCH IRON PIPE UNLESS NOTED OTHERWISE. ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.

ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES



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.

SIGNED: _____ PRELIMINARY _____ DATE: _____
LARRY D. HYLER, P.L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL: _____

CARLISLE COMMONS
CARLISLE, IOWA

REFERENCE NUMBER:
DRAWN BY:
CEJ
CHECKED BY:
LDH
REVISION DATE:

PROJECT NUMBER:
210080
SHEET NUMBER:
1 OF 1

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515) 276-0467 Fax: (515) 276-0217
Civil Engineering & Land Surveying
Established 1959

FINAL PLAT

June 17, 2021

Caleb Smith, P.E.

McClure
1360 NW 121st Street
Clive, Iowa 50325

Danamere Farms Plat 9 - Final Plat

Carlisle, Iowa
FOX Ref No: 8666-03C.270

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 has completed the second review for Danamere Farms Plat 9 Final Plat, dated April 13, 2021, and as submitted to FOX Engineering via email on June 15, 2021 and offers the following comments:

1. General notes for P&Z and Council:
 - a. The plat is an easterly extension of Danamere Farms Plat 6.
2. Plat comments:
 - a. Please provide addresses per the email from Deven Markley on 6/17/21.
 - b. The following plat notes should be added:
 - i. Per 180.09(O)(1) Final Plat Requirements, add a note stating the basis of bearing.
 - c. On Page 2, the outer boundary dimension along the northerly line of Lots 19-22 is still missing. The plat is now also missing outer dimensions outside Lots 16-19 and 3-6.
 - d. Lots 1-21 have double lot number labels.
 - e. Setback lines are missing on Page 2 to go with existing setback labels.
 - f. Move setback labels so they do not overlap other text.
3. 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.
4. 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.
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. McClure has prepared and sent these in the past for previous plats. This document should be recorded with the Final Plat.
6. As-built record drawings have been submitted and will be reviewed.
7. Please provide maintenance bond for all pavement 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 amount prior to submission of for bond documents.

FINAL PLAT SCHEDULE:

PLANNING & ZONING:

June 21, 2021, at 7:00 at the Carlisle City Hall

COUNCIL MEETING:

June 28, 2021, 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 modify or add to these comments.

FOX ENGINEERING ASSOCIATES, INC.



Mitch Holtz, P.E.



Brad Stumbo, P.L.S.

Copy to: Deven Markley, City Administrator, Carlisle

DANAMERE FARMS PLAT 9 CARLISLE, IOWA FINAL PLAT

INDEX LEGEND

CITY: CARLISLE
 COUNTY: WARREN
 TRS: NENW SECTION 10, T77N, R23W
 PARCEL: AE OF NW1/4, 10-77-23
 PROPRIETOR: HUBBELL METROPOLITAN DEVELOPMENT
 REQUESTED BY: HUBBELL METROPOLITAN DEVELOPMENT
 SURVEYOR: JOHN DEWEY
 COMPANY: MCCLURE
 RETURN TO: JOHN DEWEY
 1360 NW 121ST STREET, STE A
 CLIVE, IOWA 50325 / 515-964-1229

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C1	153.06'	885.00'	9°54'34"	N84°52'42"E	152.87'
C2	181.41'	625.00'	16°37'48"	S81°31'05"W	180.77'
C3	22.02'	575.00'	2°11'38"	S74°18'00"W	22.02'

Line Table		
Line #	Direction	Length
L1	N72°24'33"E	6.11'
L2	S42°50'08"E	24.26'
L3	N79°59'44"E	104.15'

LEGAL DESCRIPTION

BEING A PART OF THE CORRECTED PLAT OF SURVEY OF PARCEL AE, AS RECORDED IN WARREN COUNTY RECORDS IN IRREGULAR PLAT BOOK 18, PAGE 10 OF 77-23, BEING LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 77 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF CARLISLE, COUNTY OF WARREN, STATE OF IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 14 OF DANAMERE FARMS PLAT 6, AN OFFICIAL PLAT, RECORDED IN WARREN COUNTY RECORDS INSTRUMENT 2017-09809; THENCE ALONG THE EAST LINE OF SAID LOT 14, N10°04'35"W, 113.15 FEET; THENCE ALONG THE SOUTH LINE OF SAID PLAT DANAMERE FARMS PLAT 6, N79°55'25"E, 28.54 FEET; THENCE ALONG THE EAST LINE OF SAID PLAT N10°04'35"W, 179.73 FEET; THENCE ALONG THE SOUTH LINE OF DANAMERE FARMS PLAT 7, AN OFFICIAL PLAT, RECORDED IN WARREN COUNTY RECORDS INSTRUMENT 2018-06188; N72°24'33"E, 6.11 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, S42°50'08"E, 24.26 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, N79°59'44"E, 104.15 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, 153.06 FEET ON AN 885.00 FOOT RADIUS CURVE CONCAVE SOUTH HAVING A LONG CHORD BEARING N84°52'42"E, 152.87 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, N89°49'59"E, 223.47 FEET; THENCE ALONG THE EAST LINE OF SAID PARCEL AE, S00°11'57"E, 259.45 FEET; THENCE ALONG THE SOUTH LINE OF SAID PARCEL AE, S89°41'27"W, 223.62 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, 181.41 FEET ON A 625.00 FOOT RADIUS CURVE CONCAVE SOUTHEAST, HAVING A LONG CHORD BEARING S81°31'05"W, 180.77 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, S73°12'11"W, 57.22 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, 22.02 FEET ON A 575.00 FOOT RADIUS CURVE CONCAVE NORTHWEST, HAVING A LONG CHORD BEARING S74°18'00"W, 22.02 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 2.94 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ENGINEER

MCCLURE
 1360 NW 121ST STREET
 CLIVE, IA 50325
 (515) 964-1229
 CSMITH@MCCLUREVISION.COM
 ATTN: CALEB SMITH

SETBACK SUMMARY:

FRONT=20'
 SIDE=5'
 REAR=10'

ZONING:

R-3 HIGH DENSITY MULTI-FAMILY

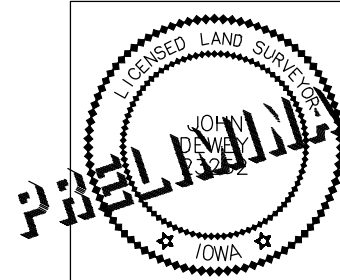
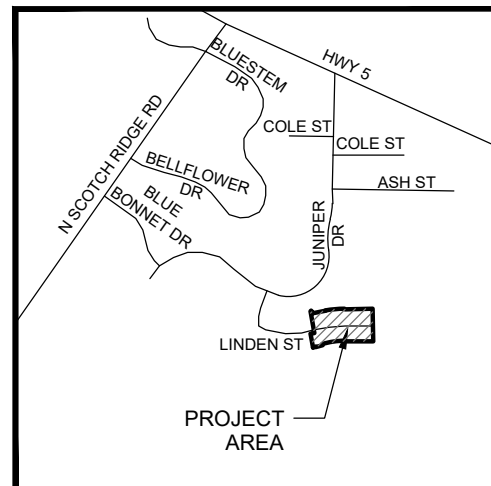
GENERAL LEGEND

- SURVEY BOUNDARY
- PROPOSED LOT
- EXIST PROPERTY LINE
- SECTION LINE
- SETBACK LINE
- PROPOSED EASEMENT
- EXIST EASEMENT

MONUMENTS FOUND:

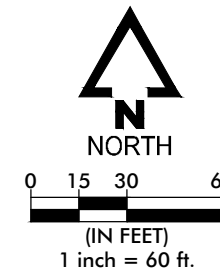
- 1/2" REBAR W/OPC #23252 (UNLESS NOTED OTHERWISE)
- 1/2" REBAR W/OPC #23252
- ⊗ CUT X

- FND FOUND
- PC PLASTIC CAP
- BK, PG BOOK AND PAGE
- (M), (R) MEASURED, RECORDED
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- (XXX) STREET ADDRESS



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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JOHN DEWEY
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
 DATE _____
 PAGES OR SHEETS COVERED BY THIS SEAL: _____
 DATE SURVEYED: _____

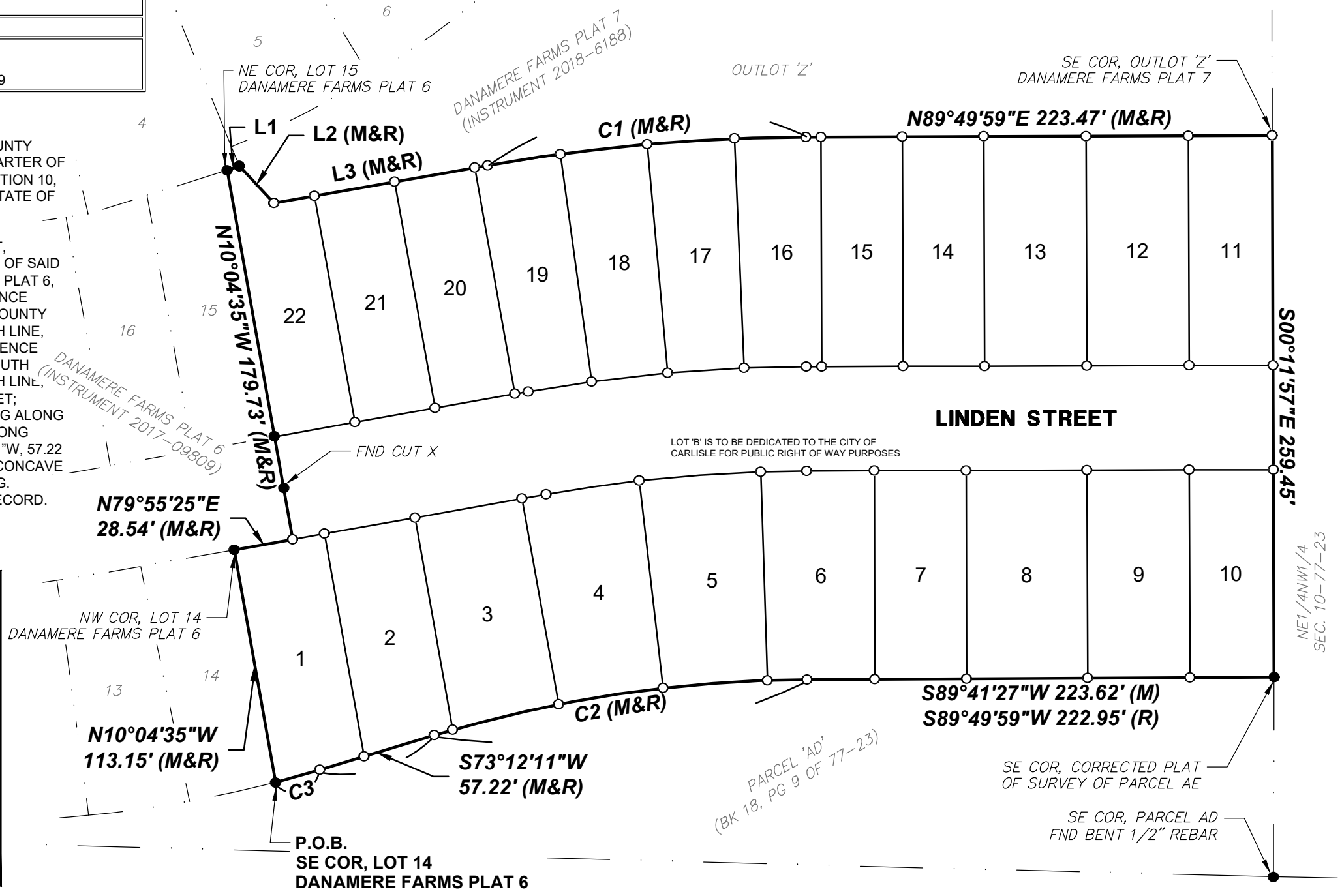


ENGINEER
C.SMITH
 SURVEYOR
J.DEWEY
 DRAWING NO.
FP-09
 SHEET NO.
01/03

REVISIONS

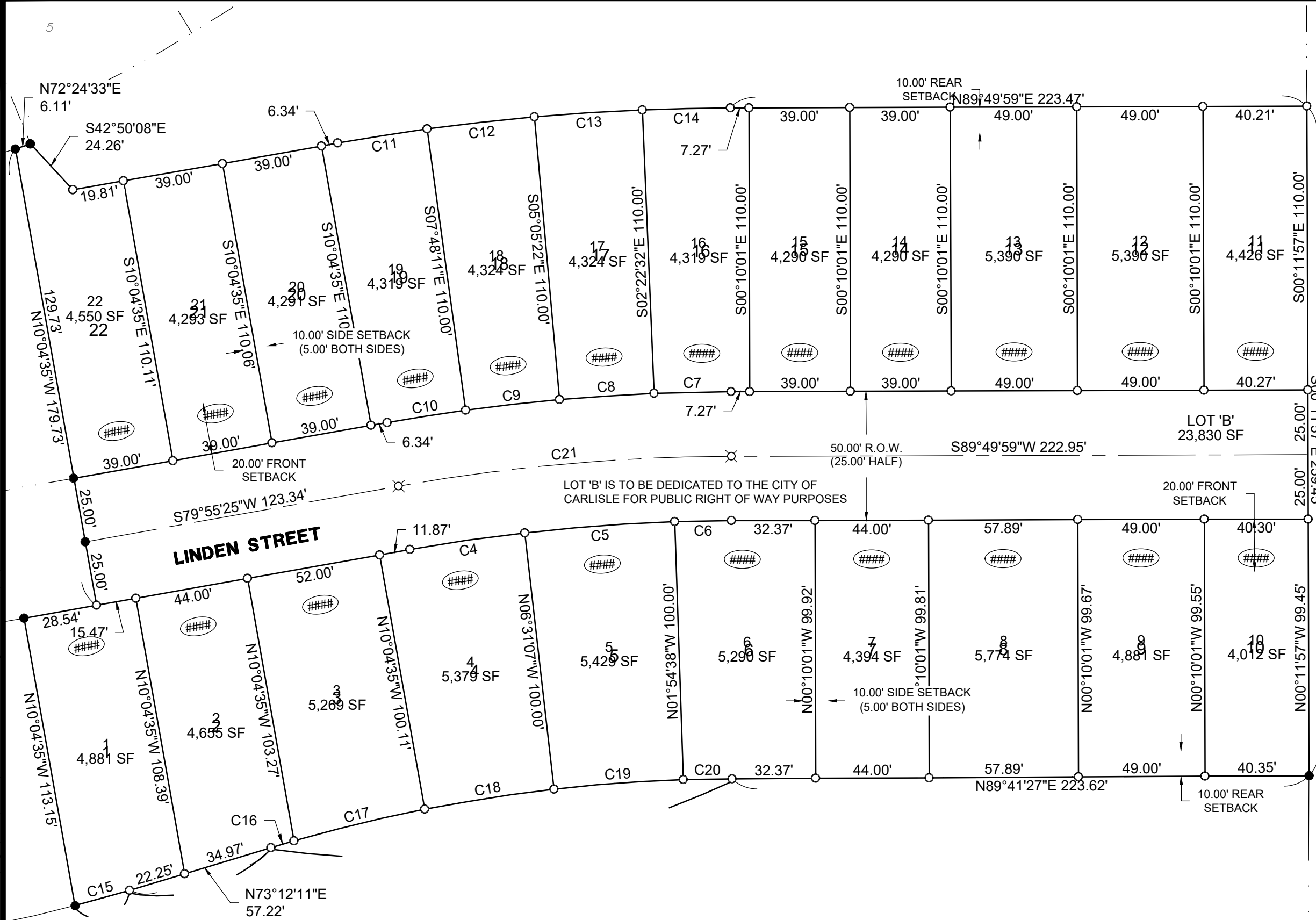
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DANAMERE PLAT 9
 FINAL PLAT
 CARLISLE, IOWA
 WARREN COUNTY
 2215013
 04/13/2021




DRAWING PATH: N:\Projects\CAR_2215013\Drawings\Base\Plat_9\2215013_Final_Plat_9.dwg PLOT DATE: 06/15/2021 11:16 AM PLOTTED BY: CALEB SMITH


DRAWING PATH: N:\Projects\CAR_2215013\Drawings\Base\Plat_9\2215013_Final_Plat_9.dwg PLOT DATE: 06/15/2021 11:16 AM PLOTTED BY: CALEB SMITH



Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C4	45.02'	725.00'	3°33'28"	S81°42'09"W	45.01'
C5	58.31'	725.00'	4°36'29"	S85°47'08"W	58.29'
C6	22.06'	725.00'	1°44'37"	S88°57'40"W	22.06'
C7	29.87'	775.00'	2°12'31"	S88°43'43"W	29.87'
C8	36.71'	775.00'	2°42'49"	S86°16'03"W	36.70'
C9	36.71'	775.00'	2°42'49"	S83°33'14"W	36.70'
C10	30.75'	775.00'	2°16'24"	S81°03'37"W	30.75'
C11	35.11'	885.00'	2°16'24"	N81°03'37"E	35.11'
C12	41.92'	885.00'	2°42'49"	N83°33'14"E	41.91'
C13	41.92'	885.00'	2°42'49"	N86°16'03"E	41.91'
C14	34.11'	885.00'	2°12'31"	N88°43'43"E	34.11'
C15	22.02'	575.00'	2°11'38"	N74°18'00"E	22.02'
C16	9.33'	625.00'	0°51'19"	N73°37'50"E	9.33'
C17	52.11'	625.00'	4°46'38"	N76°26'48"E	52.10'
C18	50.68'	625.00'	4°38'46"	N81°09'30"E	50.67'
C19	50.27'	625.00'	4°36'29"	N85°47'08"E	50.25'
C20	19.02'	625.00'	1°44'37"	N88°57'40"E	19.02'
C21	129.71'	750.00'	9°54'34"	S84°52'42"W	129.55'



NORTH



(IN FEET)
1 inch = 40 ft.

REVISIONS

ENGINEER
C. SMITH


SURVEYOR
J. DEWEY

DRAWN BY
C. CARLETON

CREW CHIEF

DRAWING NO.
FP-09 02/03

DANAMERE PLAT 9
FINAL PLAT
LOT DETAILS
CARLISLE, IOWA
WARREN COUNTY
2215013
04/13/2021

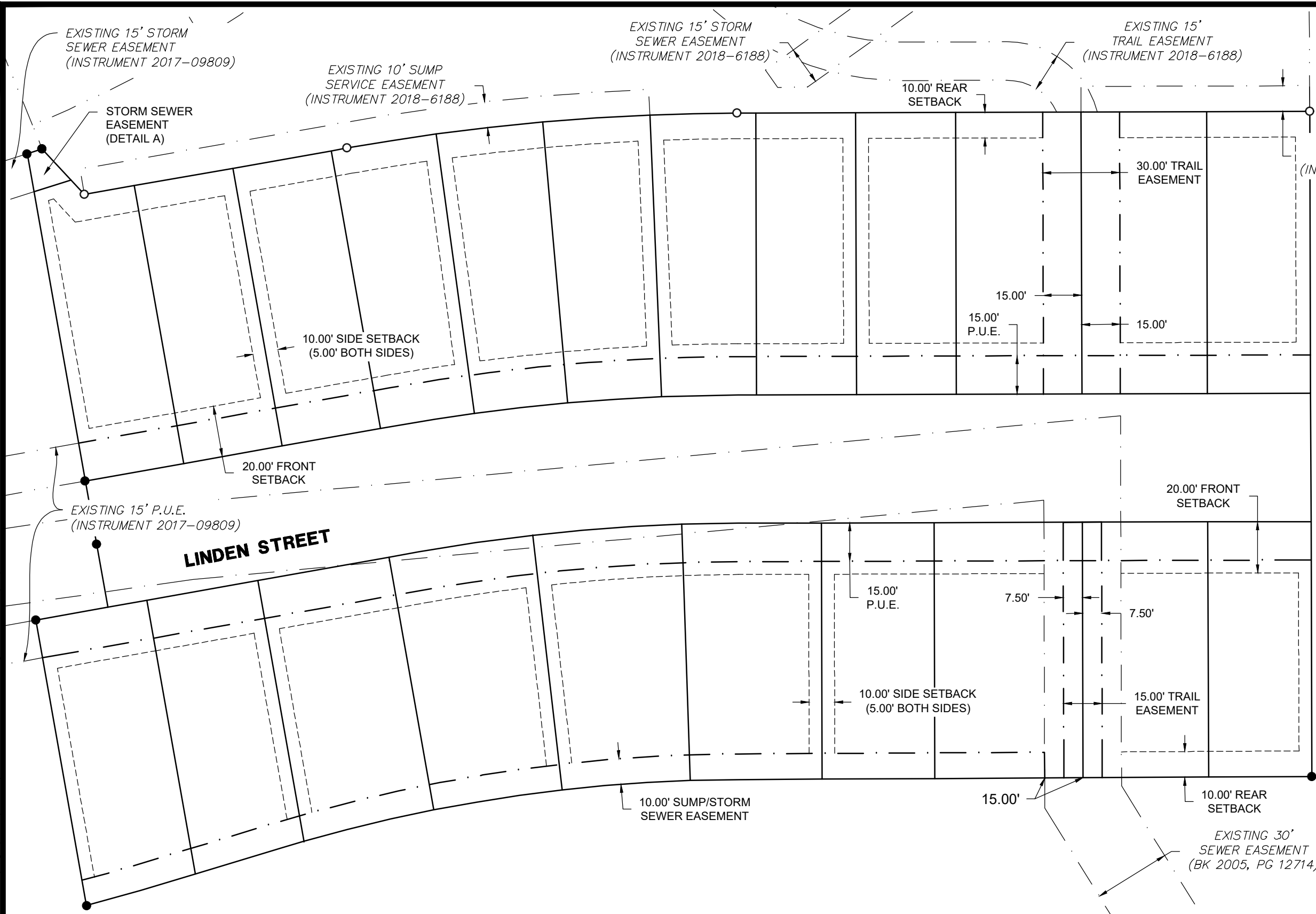


MCCLURE™

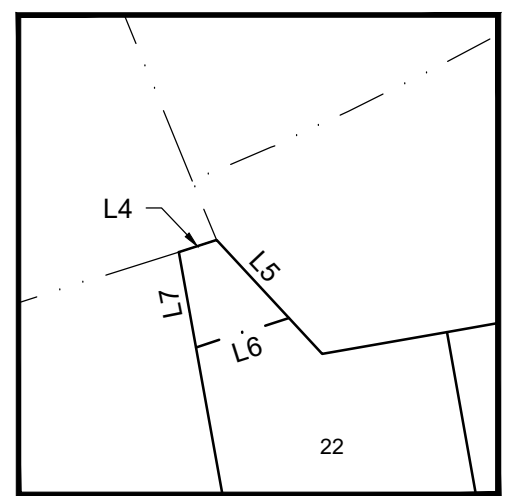
making lives better.

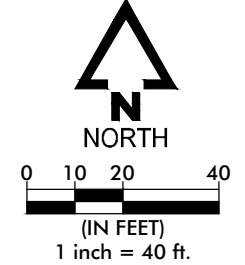
1360 NW 121st Street, STE A
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

DRAWING PATH: N:\Projects\CAR_2215013\Drawings\Base\Plat_9.dwg PLOT DATE: 06/15/2021 11:16 AM PLOTTED BY: CALEB SMITH



Line Table		
Line #	Direction	Length
L4	N72°24'33"E	6.11'
L5	S42°50'08"E	16.58'
L6	S72°24'33"W	15.16'
L7	N10°04'35"W	15.13'





NORTH

(IN FEET)
1 inch = 40 ft.

ENGINEER
C. SMITH

SURVEYOR
J. DEWEY

DRAWING NO.
FP-09

DRAWN BY
C. CARLETON


CREW CHIEF
J. DEWEY

SHEET NO.
03/03

REVISIONS

**DAN MEE PLAT 9
FINAL PLAT
EASEMENT DETAILS**

CARLISLE, IOWA
WARREN COUNTY
2215013
04/13/2021



MCCLURE™

making lives better.

1360 NW 121st Street, STE A
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

June 17, 2021

Caleb Smith, P.E.

McClure
1360 NW 121st Street
Clive, Iowa 50325

Danamere Farms Plat 10 - Final Plat

Carlisle, Iowa
FOX Ref No: 8666-03C.271

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 has completed the second review for Danamere Farms Plat 10 Final Plat, dated April 16, 2021, and as submitted to FOX Engineering via email on June 15, 2021 and offers the following comments:

1. General notes for P&Z and Council:
 - a. The plat is a southwesterly extension of Danamere Farms Plat 4.
2. Please provide easement documents to be recorded for each off-site easement required for this development (Storm Sewer Easement in NW corner of Plat 10 = SW corner of Plat 4).
3. Plat comments:
 - a. Please provide addresses per the email from Deven Markley on 6/17/21.
 - b. On Page 3, near the eastern-most corner of Outlot Z, delete the leftover leader lines on the segment abutting Lots 17 & 18 of Danamere Farms Plat 5.
4. 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.
5. 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.
6. 180.09.03.D, please provide a performance bond for remaining work that has yet to be accepted by the City. The bond amount shall be approved by the City Engineer prior to submittal. If the final plat will be recorded after acceptance of improvements by the City, no bond is required.
7. 180.09.04.C, please provide a certificate/statement by the Owner that the subdivision is free of consent and is in accordance with the desires of the owner.
8. 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. McClure has prepared and sent these in the past for previous plats. This document should be recorded with the Final Plat.
9. 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.

-
10. Please provide maintenance bonds for all pavement and 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.

FINAL PLAT SCHEDULE:

PLANNING & ZONING:

June 21, 2021, at 7:00 at the Carlisle City Hall

COUNCIL MEETING:

June 28, 2021, 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 modify or add to these comments.

FOX ENGINEERING ASSOCIATES, INC.



Mitch Holtz, P.E.



Brad Stumbo, P.L.S.

Copy to: Deven Markley, City Administrator, Carlisle

DANAMERE FARMS PLAT 10 - FINAL PLAT

CITY OF CARLISLE, WARREN COUNTY, IOWA



making lives better.

1360 NW 121st Street, STE A
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

OWNERS:

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

ENGINEER:

MCCLURE
1360 NW 121ST STREET
CLIVE, IA 50325
(515) 964-1229
CSMITH@MECRESULTS.COM
ATTN: CALEB SMITH

LEGAL DESCRIPTION:

ALL OF OUTLOT 'Y', DANAMERE FARMS PLAT 5, AN OFFICIAL PLAT AND A PART OF PARCEL 'AE' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN IRREGULAR PLAT BOOK 18 PAGE 10 OF 77-23 IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 77 NORTH, RANGE 23 WEST AND IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 77 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF CARLISLE, WARREN COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE:

-THE BASIS OF BEARING IS FROM A LOCALIZED COORDINATE ZONE FROM GPS OBSERVATIONS. THE MEASURED AND RECORD BEARINGS ARE SHOWN ON THE SURVEY.

-STREET LOT 'A' AND STREET LOT 'B' ARE DEDICATED TO THE CITY OF CARLISLE FOR PUBLIC RIGHT-OF-WAY PURPOSES.

-FIELD DATE OF SURVEY - MAY 31, 2021

-OUTLOT 'Y' AND OUTLOT 'Z' TO BE OWNED BY THE HOME OWNERS ASSOCIATION. A SURFACE WATER FLOWAGE EASEMENT FOR DRAINAGE PURPOSES WILL ENCOMPASS BOTH OUTLOTS

- OUTLOT 'Y' AND OUTLOT 'Z' USES ARE FOR OPEN SPACE

SETBACK SUMMARY:

FRONT= 20.00'
SIDE= 5.00' EACH SIDE
REAR= 10.00'

ZONING:

PUD (PLANNED
UNIT DEVELOPMENT)

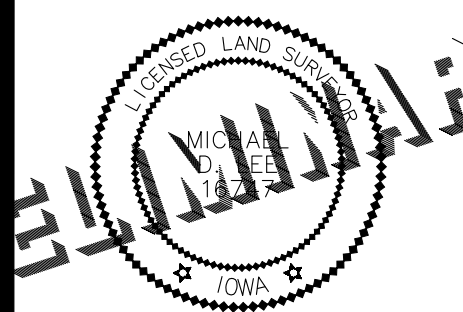
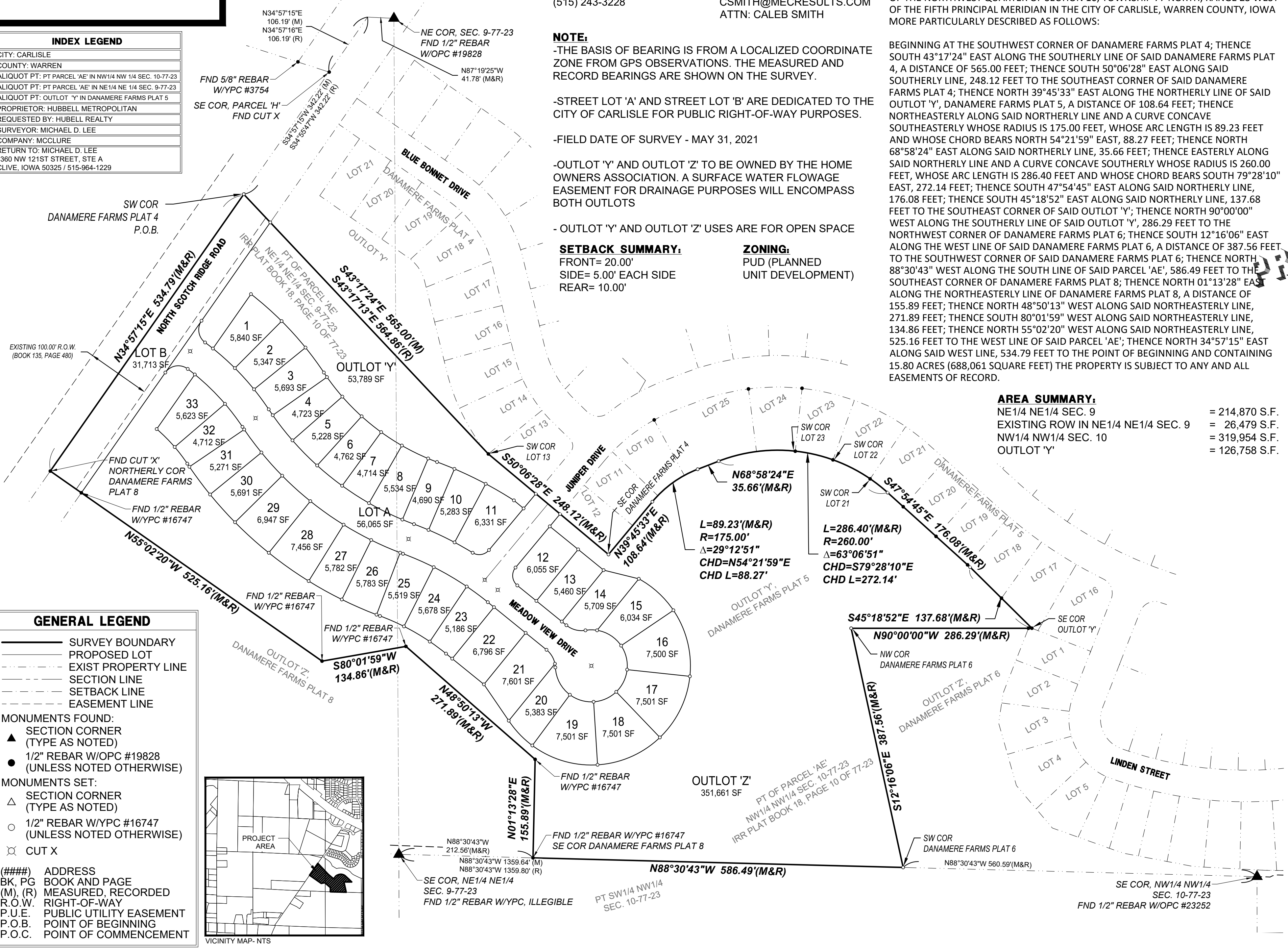
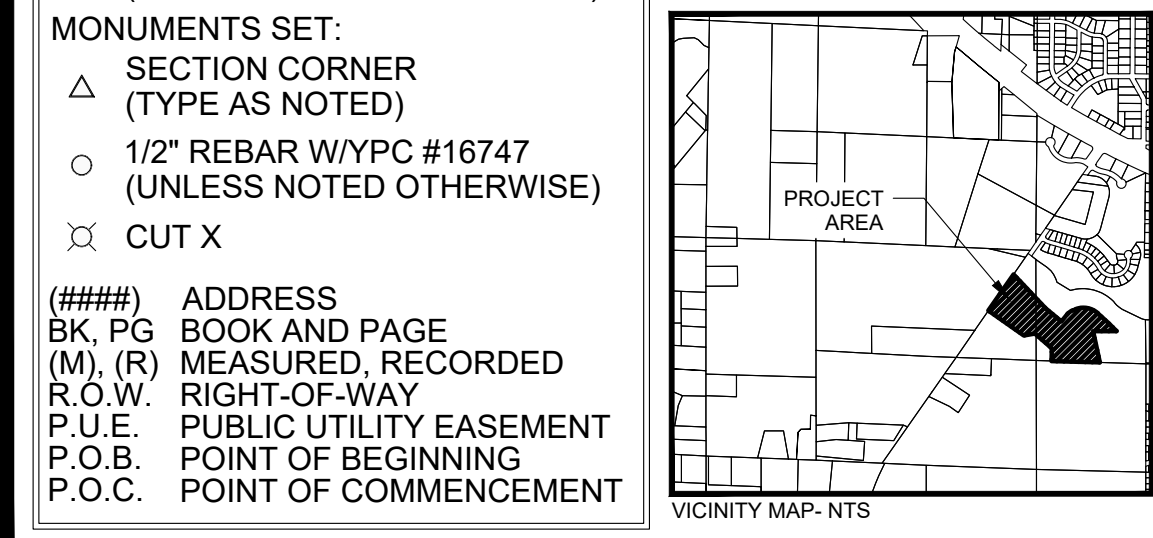
BEGINNING AT THE SOUTHWEST CORNER OF DANAMERE FARMS PLAT 4; THENCE SOUTH 43°17'24" EAST ALONG THE SOUTHERLY LINE OF SAID DANAMERE FARMS PLAT 4, A DISTANCE OF 565.00 FEET; THENCE SOUTH 50°06'28" EAST ALONG SAID SOUTHERLY LINE, 248.12 FEET TO THE SOUTHEAST CORNER OF SAID DANAMERE FARMS PLAT 4; THENCE NORTH 39°45'33" EAST ALONG THE NORTHERLY LINE OF SAID OUTLOT 'Y', DANAMERE FARMS PLAT 5, A DISTANCE OF 108.64 FEET; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 175.00 FEET, WHOSE ARC LENGTH IS 89.23 FEET AND WHOSE CHORD BEARS NORTH 54°21'59" EAST, 88.27 FEET; THENCE NORTH 68°58'24" EAST ALONG SAID NORTHERLY LINE, 35.66 FEET; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 260.00 FEET, WHOSE ARC LENGTH IS 286.40 FEET AND WHOSE CHORD BEARS SOUTH 79°28'10" EAST, 272.14 FEET; THENCE SOUTH 47°54'45" EAST ALONG SAID NORTHERLY LINE, 176.08 FEET; THENCE SOUTH 45°18'52" EAST ALONG SAID NORTHERLY LINE, 137.68 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'Y'; THENCE NORTH 90°00'00" WEST ALONG THE SOUTHERLY LINE OF SAID OUTLOT 'Y', 286.29 FEET TO THE NORTHWEST CORNER OF DANAMERE FARMS PLAT 6; THENCE SOUTH 12°16'06" EAST ALONG THE WEST LINE OF SAID DANAMERE FARMS PLAT 6, A DISTANCE OF 387.56 FEET TO THE SOUTHWEST CORNER OF SAID DANAMERE FARMS PLAT 6; THENCE NORTH 88°30'43" WEST ALONG THE SOUTH LINE OF SAID PARCEL 'AE', 586.49 FEET TO THE SOUTHEAST CORNER OF DANAMERE FARMS PLAT 8; THENCE NORTH 01°13'28" EAST ALONG THE NORTHEASTERLY LINE OF DANAMERE FARMS PLAT 8, A DISTANCE OF 155.89 FEET; THENCE NORTH 48°50'13" WEST ALONG SAID NORTHEASTERLY LINE, 271.89 FEET; THENCE SOUTH 80°01'59" WEST ALONG SAID NORTHEASTERLY LINE, 134.86 FEET; THENCE NORTH 55°02'20" WEST ALONG SAID NORTHEASTERLY LINE, 525.16 FEET TO THE WEST LINE OF SAID PARCEL 'AE'; THENCE NORTH 34°57'15" EAST ALONG SAID WEST LINE, 534.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.80 ACRES (688,061 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AREA SUMMARY:

NE 1/4 NE 1/4 SEC. 9 = 214,870 S.F.
EXISTING ROW IN NE 1/4 NE 1/4 SEC. 9 = 26,479 S.F.
NW 1/4 NW 1/4 SEC. 10 = 319,954 S.F.
OUTLOT 'Y' = 126,758 S.F.

INDEX LEGEND	
CITY:	CARLISLE
COUNTY:	WARREN
ALIQUOT PT:	PT PARCEL 'AE' IN NW 1/4 NW 1/4 SEC. 10-77-23
ALIQUOT PT:	PT PARCEL 'AE' IN NE 1/4 NE 1/4 SEC. 9-77-23
ALIQUOT PT:	OUTLOT 'Y' IN DANAMERE FARMS PLAT 5
PROPRIETOR:	HUBBELL METROPOLITAN
REQUESTED BY:	HUBBELL REALTY
SURVEYOR:	MICHAEL D. LEE
COMPANY:	MCCLURE
RETURN TO:	MICHAEL D. LEE 1360 NW 121ST STREET, STE A CLIVE, IOWA 50325 / 515-964-1229

GENERAL LEGEND	
	SURVEY BOUNDARY
	PROPOSED LOT
	EXIST PROPERTY LINE
	SECTION LINE
	SETBACK LINE
	EASEMENT LINE
MONUMENTS FOUND:	
	SECTION CORNER (TYPE AS NOTED)
	1/2" REBAR W/OPC #19828 (UNLESS NOTED OTHERWISE)
MONUMENTS SET:	
	SECTION CORNER (TYPE AS NOTED)
	1/2" REBAR W/OPC #16747 (UNLESS NOTED OTHERWISE)
	CUT X
	ADDRESS
	BOOK AND PAGE
	MEASURED, RECORDED
	RIGHT-OF-WAY
	PUBLIC UTILITY EASEMENT
	POINT OF BEGINNING
	POINT OF COMMENCEMENT



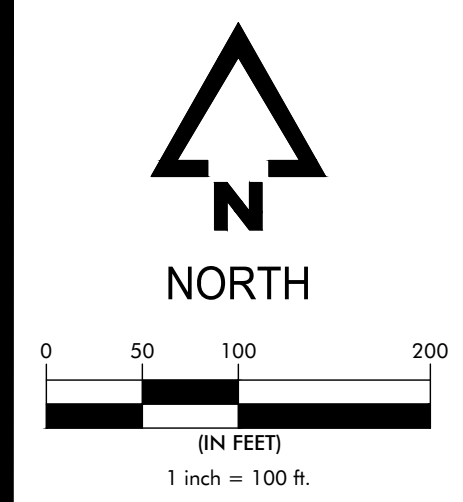
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DATE: ?? / ?? / ????

NAME: MICHAEL D. LEE, PLS NO. 16747

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

PAGES OR SHEETS COVERED BY THIS SEAL:

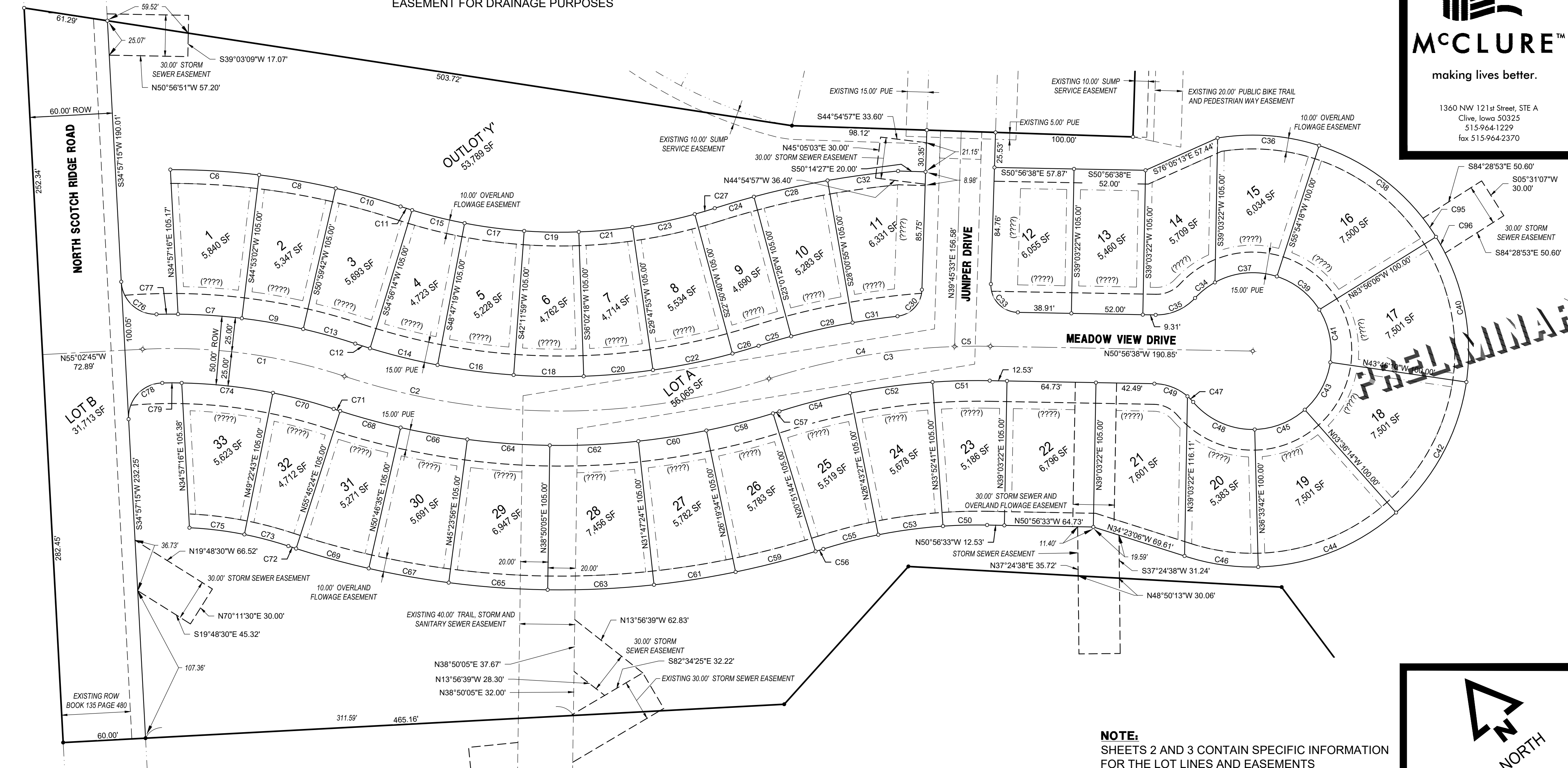


DANAMERE FARMS PLAT 10
FINAL PLAT
CARLISLE, IOWA
WARREN COUNTY
2215013
04/16/2021
REVISIONS

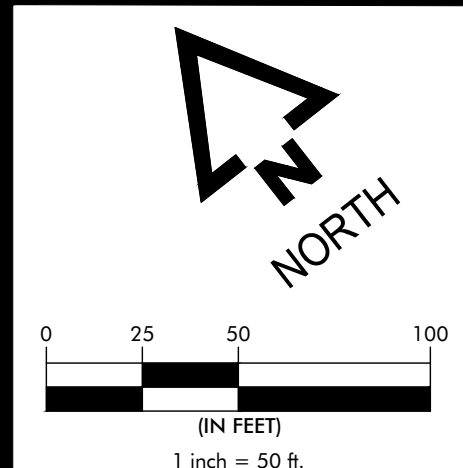
ENGINEER: C. SMITH
DRAWN BY: C. CARLETON
SURVEYOR: M. LEE
CREW CHIEF: ---
DRAWING NO.: FP-10
SHEET NO.: 01/03

DRAWING PATH: N:\Projects\CAR_2215013\Drawings\Base\Plot_10\2215013-Final Plat_10.dwg, PLOT DATE: 06/8/2021 1:28 PM, PLOTTED BY: MIKE LEE

OUTLOT PURPOSE:
ALL OF OUTLOT 'Y' AND OUTLOT 'Z' TO BE
DEDICATED AS A SURFACE WATER FLOWAGE
EASEMENT FOR DRAINAGE PURPOSES



NOTE:
SHEETS 2 AND 3 CONTAIN SPECIFIC INFORMATION
FOR THE LOT LINES AND EASEMENTS



Curve #	Length	Radius	Delta	CHD B	CHD L
C1	149.00'	400.00'	21°20'32"	N44°22'28"W	148.14'
C2	313.89'	500.00'	35°58'09"	S51°41'17"E	308.76'
C3	163.44'	500.00'	18°43'44"	N60°18'30"W	162.71'
C4	137.38'	500.00'	15°44'35"	N61°48'04"W	136.95'
C5	26.06'	500.00'	2°59'08"	N52°26'12"W	26.05'
C6	64.72'	530.00'	6°59'48"	S48°36'52"E	64.68'
C7	46.52'	425.00'	6°16'16"	N48°15'06"W	46.49'
C8	56.53'	530.00'	6°06'39"	S42°03'38"E	56.50'
C9	45.33'	425.00'	6°06'39"	N42°03'38"W	45.31'
C10	49.05'	530.00'	5°18'08"	S51°18'14"E	49.03'
C11	8.78'	370.00'	1°21'36"	S34°22'58"E	8.78'
C12	11.27'	475.00'	1°21'36"	N34°22'58"W	11.27'
C13	39.33'	425.00'	5°18'08"	N36°21'14"W	39.32'
C14	50.61'	475.00'	6°06'18"	N38°06'55"W	50.59'
C15	39.34'	370.00'	6°05'34"	S38°06'33"E	39.33'
C16	55.83'	475.00'	6°44'02"	N44°32'05"W	55.79'
C17	43.75'	370.00'	6°46'30"	S44°32'35"E	43.73'

Curve #	Length	Radius	Delta	CHD B	CHD L
C18	51.00'	475.00'	6°09'06"	N50°58'39"W	50.98'
C19	39.71'	370.00'	6°08'56"	S51°00'18"E	39.69'
C20	50.61'	475.00'	6°06'18"	N57°06'21"W	50.59'
C21	39.18'	370.00'	6°04'00"	S57°06'46"E	39.16'
C22	59.08'	475.00'	7°07'34"	N63°43'17"W	59.04'
C23	46.33'	370.00'	7°10'30"	S63°44'01"E	46.30'
C24	29.65'	630.00'	2°41'47"	S68°19'28"E	29.65'
C25	24.71'	525.00'	2°41'47"	N68°19'28"W	24.71'
C26	19.80'	475.00'	2°23'18"	N68°28'43"W	19.80'
C27	15.19'	370.00'	2°21'06"	S68°29'49"E	15.18'
C28	54.88'	630.00'	4°59'29"	S64°28'50"E	54.87'
C29	45.74'	525.00'	4°59'29"	N64°28'50"W	45.72'
C30	28.57'	20.00'	81°51'36"	S80°41'21"W	26.21'
C31	33.02'	525.00'	3°36'14"	N60°10'58"W	33.02'
C32	51.77'	630.00'	4°42'30"	S59°37'50"E	51.76'
C33	31.66'	20.00'	90°42'11"	N05°35'33"W	28.46'
C34	18.46'	57.00'	18°33'21"	S89°52'31"W	18.38'

Curve #	Length	Radius	Delta	CHD B	CHD L
C35	32.14'	38.00'	48°27'32"	N75°10'24"W	31.19'
C36	74.74'	157.00'	27°16'36"	S47°44'00"E	74.04'
C37	46.51'	57.00'	46°45'06"	N57°28'15"W	45.23'
C38	110.05'	157.00'	40°09'36"	S14°00'54"E	107.81'
C39	39.95'	57.00'	40°09'36"	N14°00'54"W	39.14'
C40	110.06'	157.00'	40°09'56"	S26°08'52"W	107.82'
C41	39.96'	57.00'	40°09'56"	N26°08'52"E	39.14'
C42	110.06'	157.00'	40°09'56"	S66°18'48"W	107.82'
C43	39.96'	57.00'	40°09'56"	N66°18'48"E	39.14'
C44	110.06'	157.00'	40°09'56"	N73°31'16"W	107.82'
C45	39.96'	57.00'	40°09'56"	S73°31'16"E	39.14'
C46	54.43'	157.00'	19°51'47"	N43°30'25"W	54.16'
C47	5.85'	38.00'	8°49'34"	S06°53'53"E	5.85'
C48	50.69'	57.00'	50°57'12"	S27°57'42"E	49.04'
C49	26.29'	38.00'	39°37'58"	S31°07'39"E	25.76'
C50	32.12'	370.00'	4°58'26"	N53°25'51"W	32.11'
C51	41.61'	475.00'	5°01'09"	S53°27'12"E	41.60'

Curve #	Length	Radius	Delta	CHD B	CHD L
C52	60.63'	475.00'	7°18'47"	S59°37'10"E	60.59'
C53	47.52'	370.00'	7°21'29"	N59°35'49"W	47.48'
C54	53.03'	475.00'	6°23'49"	S66°28'28"E	53.00'
C55	41.31'	370.00'	6°23'49"	N66°28'28"W	41.29'
C56	5.88'	630.00'	0°32'06"	N69°24'19"W	5.88'
C57	4.90'	525.00'	0°32'06"	S69°24'19"E	4.90'
C58	50.07'	525.00'	5°27'50"	S66°24'21"E	50.05'
C59	60.08'	630.00'	5°27'50"	N66°24'21"W	60.06'
C60	50.06'	525.00'	5°27'49"	S60°56'31"E	50.04'
C61	60.08'	630.00'	5°27'49"	N60°56'31"W	60.05'
C62	64.55'	525.00'	7°02'42"	S54°41'15"E	64.51'
C63	77.46'	630.00'	7°02'42"	N54°41'15"W	77.41'
C64	60.15'	525.00'	6°33'51"	S47°52'59"E	60.11'
C65	72.18'	630.00'	6°33'51"	N47°52'59"W	72.14'
C66	49.27'	525.00'	5°22'39"	S41°54'44"E	49.26'
C67	59.13'	630.00'	5°22'39"	N41°54'44"W	59.11'
C68	45.63'	525.00'	4°58'48"	S36°44'01"E	45.62'

Curve #	Length	Radius	Delta	CHD B	CHD L
C69	54.76'	630.00'	4°58'48"	N36°44'01"W	54.74'
C70	45.76'	375.00'	6°59'32"	S37°11'56"E	45.74'
C71	4.95'	525.00'	0°32'26"	S33°58'23"E	4.95'
C72	5.94'	630.00'	0°32'26"	N33°58'23"W	5.94'
C73	33.08'	270.00'	7°01'15"	N37°12'48"W	33.06'
C74	66.78'	375.00'	10°12'13"	S45°47'49"E	66.69'
C75	40.33'	270.00'	8°33'27"	N45°00'09"W	40.29'
C76	38.60'	25.00'	88°27'25"	S09°16'27"E	34.88'
C77	15.69'	425.00'	2°06'56"	N52°26'42"W	15.69'
C78	40.14'	25.00'	91°59'02"	S80°56'47"W	35.96'
C79	14.16'	375.00'	2°09'47"	N51°58'49"W	14.16'
C80	40.03'	20.00'	114°41'18"	S18°12'06"E	33.68'
C81	42.73'	100.00'	24°28'49"	S26°54'09"W	42.40'
C82	42.73'	100.00'	24°28'49"	S02°25'20"W	42.40'
C83	39.98'	100.00'	22°54'34"	S21°16'22"E	39.72'
C84	31.64'	100.00'	18°07'44"	S41°47'31"E	31.51'
C85	17.97'	20.00'	51°29'28"	S25°06'39"E	17.37'

**DANAMERE FARMS PLAT 10
FINAL PLAT**
CARLISLE, IOWA
WARREN COUNTY
2215013
04/16/2021
REVISIONS

ENGINEER
C. SMITH

DRAWN BY
C. CARLETON

SURVEYOR
M. LEE

CREW CHIEF

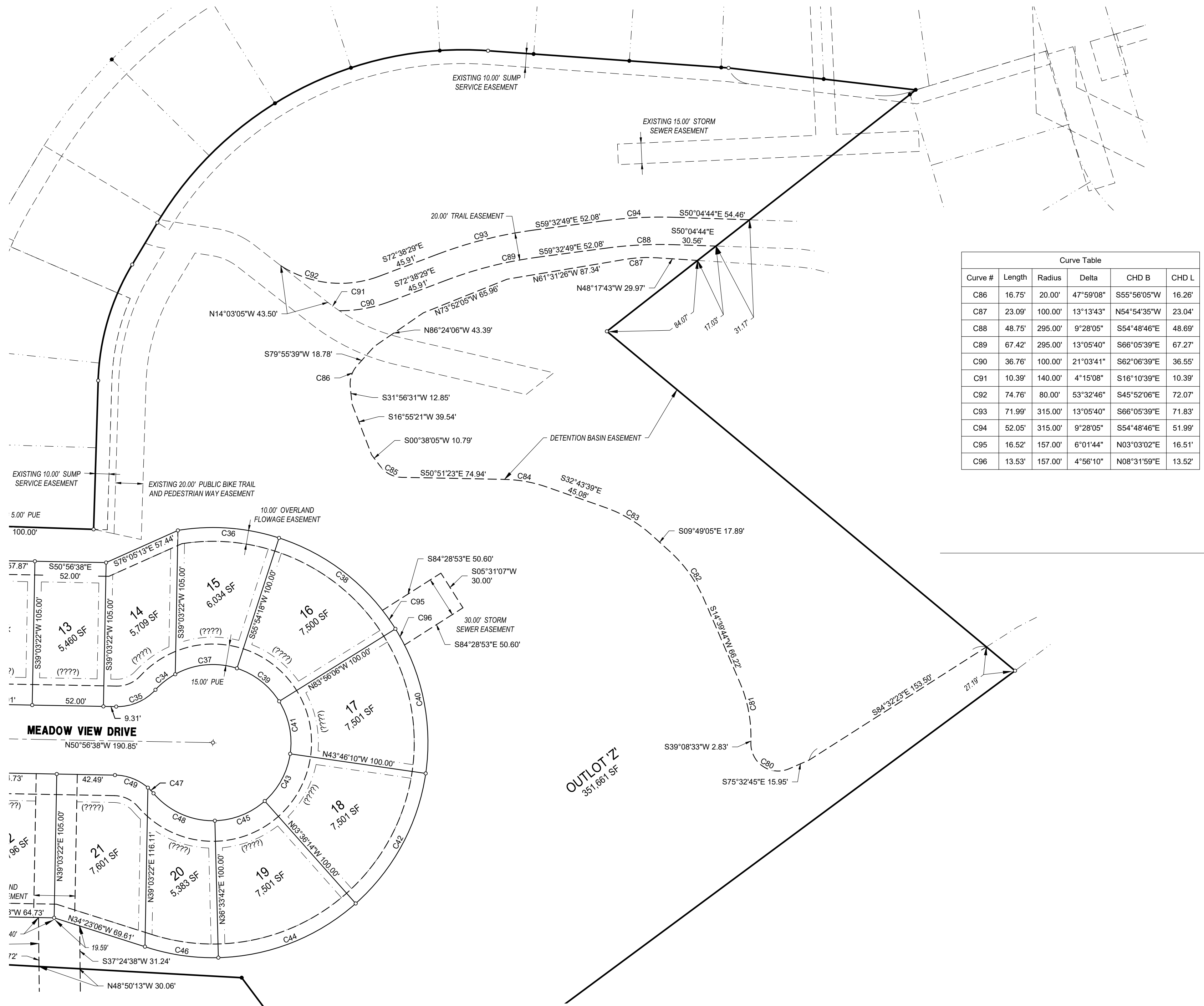
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FP-10

SHEET NO.
02/03

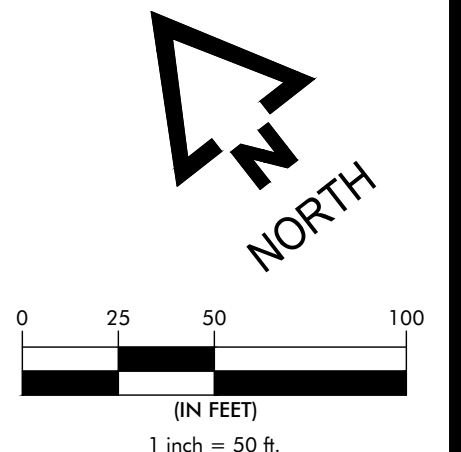
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OUTLOT PURPOSE:
 ALL OF OUTLOT 'Y' AND OUTLOT 'Z' TO BE
 DEDICATED AS A SURFACE WATER FLOWAGE
 EASEMENT FOR DRAINAGE PURPOSES

PRELIMINARY



Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C86	16.75'	20.00'	47°59'08"	S55°56'05"W	16.26'
C87	23.09'	100.00'	13°13'43"	N54°54'35"W	23.04'
C88	48.75'	295.00'	9°28'05"	S54°48'46"E	48.69'
C89	67.42'	295.00'	13°05'40"	S66°05'39"E	67.27'
C90	36.76'	100.00'	21°03'41"	S62°06'39"E	36.55'
C91	10.39'	140.00'	4°15'08"	S16°10'39"E	10.39'
C92	74.76'	80.00'	53°32'46"	S45°52'06"E	72.07'
C93	71.99'	315.00'	13°05'40"	S66°05'39"E	71.83'
C94	52.05'	315.00'	9°28'05"	S54°48'46"E	51.99'
C95	16.52'	157.00'	6°01'44"	N03°03'02"E	16.51'
C96	13.53'	157.00'	4°56'10"	N08°31'59"E	13.52'



DANAMERE FARMS PLAT 10
 FINAL PLAT
 CARLISLE, IOWA
 WARREN COUNTY
 2215013
 04/16/2021
 REVISIONS

ENGINEER
 C. SMITH
 SURVEYOR
 M. LEE

DRAWN BY
 C. CARLETON
 CREW CHIEF

NOTE:
 SHEETS 2 AND 3 CONTAIN SPECIFIC INFORMATION
 FOR THE LOT LINES AND EASEMENTS

DRAWING NO. **FP-10** SHEET NO. **03/03**

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