

City of Carlisle, Iowa
Planning and Zoning Commission
Regular Meeting
September 19, 2022
7:00 P.M.
City Council Chambers – 100 N. 1st Street

Join Zoom Meeting - <https://zoom.us/j/9951930479>

Meeting ID: 995 193 0479

One tap mobile – Call 1-312-626-6799, 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 Plat of Survey for Parcel B in SW ¼ of NW ¼ of Section 7 T 77N, R 22W, Warren County, Iowa
2. Discussion and Possible Action on Final Plat for Ridge View Estates

Administrator/Engineer/Commission Reports

Adjournment

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

INDEX LEGEND

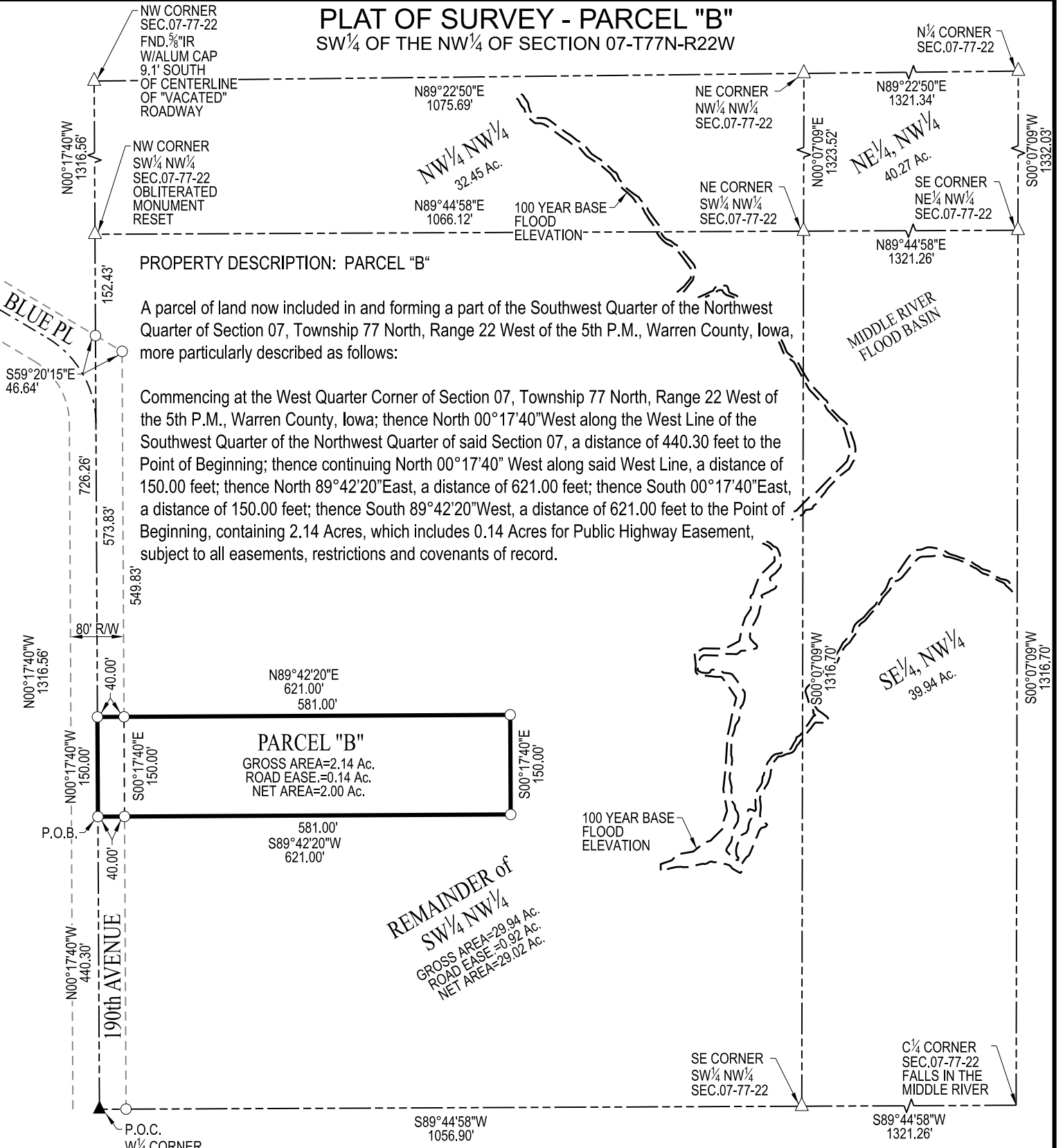
LOCATION: WARREN COUNTY
PART OF THE SW¹/₄ OF THE NW¹/₄ OF SECTION 07-T77N-R22W

SURVEY FOR PROPRIETOR:
BARTHOLOMEW FARMS, LTD
ATTN: ROB BARTHOLOMEW
2379 183rd AVENUE
CARLISLE, IOWA 50047

PREPARED BY & RETURN TO:
MATTHEW J. THOMAS, PLS
CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH:515-369-4400

DATE OF SURVEY: 07/16/2021 THRU 06/06/2022

PLAT OF SURVEY - PARCEL "B"
SW¹/₄ OF THE NW¹/₄ OF SECTION 07-T77N-R22W



PROPERTY DESCRIPTION: PARCEL "B"

A parcel of land now included in and forming a part of the Southwest Quarter of the Northwest Quarter of Section 07, Township 77 North, Range 22 West of the 5th P.M., Warren County, Iowa, more particularly described as follows:

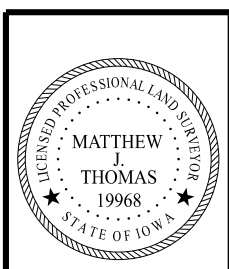
Commencing at the West Quarter Corner of Section 07, Township 77 North, Range 22 West of the 5th P.M., Warren County, Iowa; thence North 00°17'40" West along the West Line of the Southwest Quarter of the Northwest Quarter of said Section 07, a distance of 440.30 feet to the Point of Beginning; thence continuing North 00°17'40" West along said West Line, a distance of 150.00 feet; thence North 89°42'20" East, a distance of 621.00 feet; thence South 00°17'40" East, a distance of 150.00 feet; thence South 89°42'20" West, a distance of 621.00 feet to the Point of Beginning, containing 2.14 Acres, which includes 0.14 Acres for Public Highway Easement, subject to all easements, restrictions and covenants of record.

PARCEL "B"
GROSS AREA=2.14 Ac.
ROAD EASE=.014 Ac.
NET AREA=2.00 Ac.

REMAINDER of SW¹/₄ NW¹/₄
GROSS AREA=29.94 Ac.
ROAD EASE=.014 Ac.
NET AREA=29.02 Ac.

PLAT LEGEND

- ▲ FOUND SECTION CORNER
- △ SET 3/8" IR W/RED CAP #19968
- FOUND 1/2" IR W/YPC #5301
- ◆ FOUND 3/4" IP
- ⊕ FOUND OR SET CUT "X"
- SET 5/8" IR W/RED CAP #19968
- PROPERTY LINE
- - - SECTION LINE
- PLAT BOUNDARY LINE

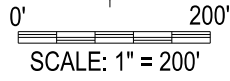


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Matthew J. Thomas
MATTHEW J. THOMAS, P.L.S. 08/23/2022
DATE

LICENSE NUMBER 19968
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:

THIS SHEET



INDEX LEGEND

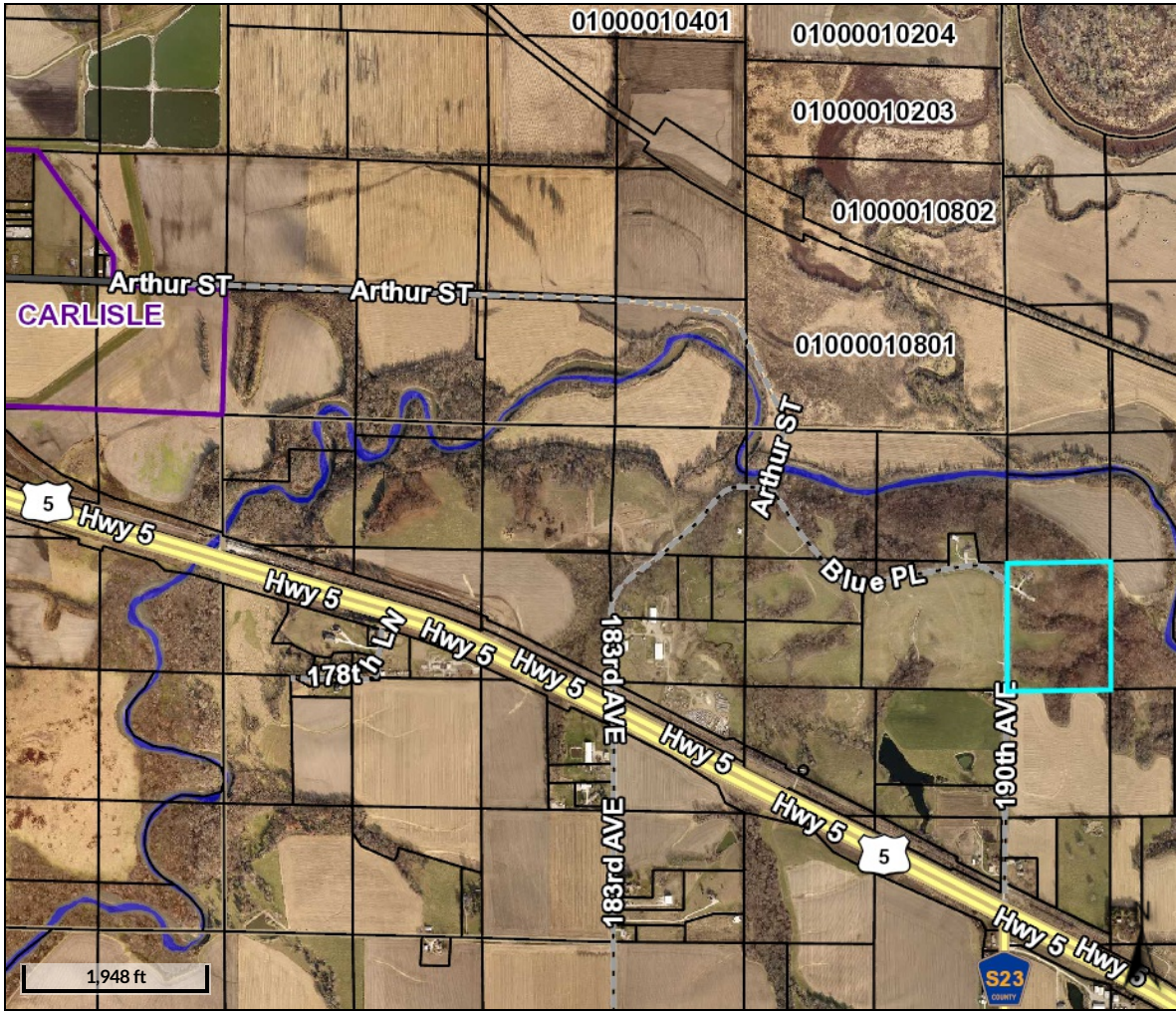
LOCATION: WARREN COUNTY
PART OF THE SW¹/₄ OF THE NW¹/₄ OF SECTION 07-T77N-R22W

SURVEY FOR PROPRIETOR:
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ATTN: ROB BARTHOLOMEW
2379 183rd AVENUE
CARLISLE, IOWA 50047

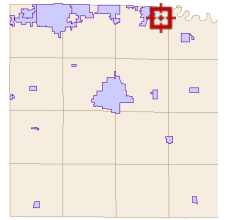
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DATE OF SURVEY: 07/16/2021 THRU 06/06/2022























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	21000070460	Alternate ID	n/a	Owner Address	BARTHOLOMEW FARMS LTD
Sec/Twp/Rng	7-77-22	Class	A		2379 183RD AVE
Property Address	18999 BLUE PL	Acreage	31.79		CARLISLE, IA 50047
	CARLISLE				
District	21152				
Brief Tax Description	7-77-22 SW NW				
	(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.

The 2,000 Foot Buffers layer is for law enforcement guidance only, and is based on the best information available at the time it was prepared. This layer should not be considered to be a complete and accurate representation of the locations of every school or child care facility, and will be changed as new information is available. The registered offender is responsible for ensuring that proposed residence is in compliance with the law, and may not rely solely on this layer. The registered offender should seek legal advice from a licensed attorney if needed.

Date created: 8/23/2022
 Last Data Uploaded: 8/23/2022 1:20:53 AM

RIDGE VIEW ESTATES - FINAL PLAT

INDEX LEGEND


LOCATION: SW 1/4 OF SE 1/4 OF SECTION 16
T 77N, R 23W, WARREN COUNTY, IOWA

OWNER: ZACHERY & PAIGE MOORMAN
6320 SE 60TH ST., CARLISLE IA 50047

SUBDIVIDER: ZACHERY & PAIGE MOORMAN
6320 SE 60TH ST., CARLISLE IA 50047

PREPARED BY CHAD A. DANIELS
DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210
RETURN TO: 515-577-2583

SURVEY LEGEND

- () - Recorded Distance/Bearing
- - - - - 33' Road Easement
- · - · - Section line
- - - - - Building Setback line
-  Proposed driveway
- Monuments**
- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Set 12" spike w/ brass washer, #17532
- - Found 1/2" red plastic capped rebar, #17532
- - Found 12" spike w/ brass washer, #17532

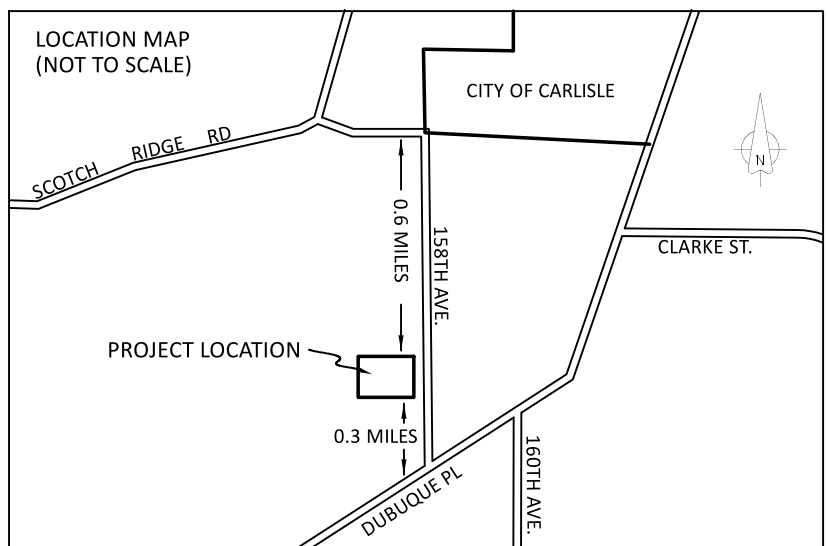
BASIS OF BEARINGS IS IA RCS ZONE 8

SUBDIVISION DESCRIPTION:

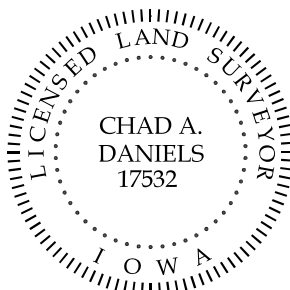
That part of Parcel P, recorded 2022-07478, of the Southwest Quarter of the Southeast Quarter of Section 16, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows;

Beginning at the Northeast corner of said Parcel P; thence South 00 degrees 26 minutes 43 seconds East, 599.32 feet along the East line of said Parcel P; thence North 87 degrees 32 minutes 20 seconds West, 509.91 feet; thence North 00 degrees 26 minutes 43 seconds West, 598.18 feet to the North line of said Parcel P; thence South 87 degrees 40 minutes 01 seconds East, 509.86 feet to the Point of Beginning, having an area of 7.00 Acres including 0.45 Acres of Road Easement.


Current Zoning - A-1
Water service - Warren Water
Sanitary service - Individual systems



TRACT:	AREA BY TRACT:		
	NET (AC):	R.O.W. (AC):	TOTAL (AC):
LOT 1	2.18	0.15	2.33
LOT 2	2.19	0.15	2.34
LOT 3	2.18	0.15	2.33
TOTAL	6.55	0.45	7.00

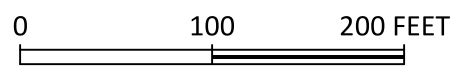


I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

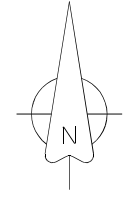
Signed  9 SEP 22
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2022
Page No.'s covered by this seal: 1 and 2

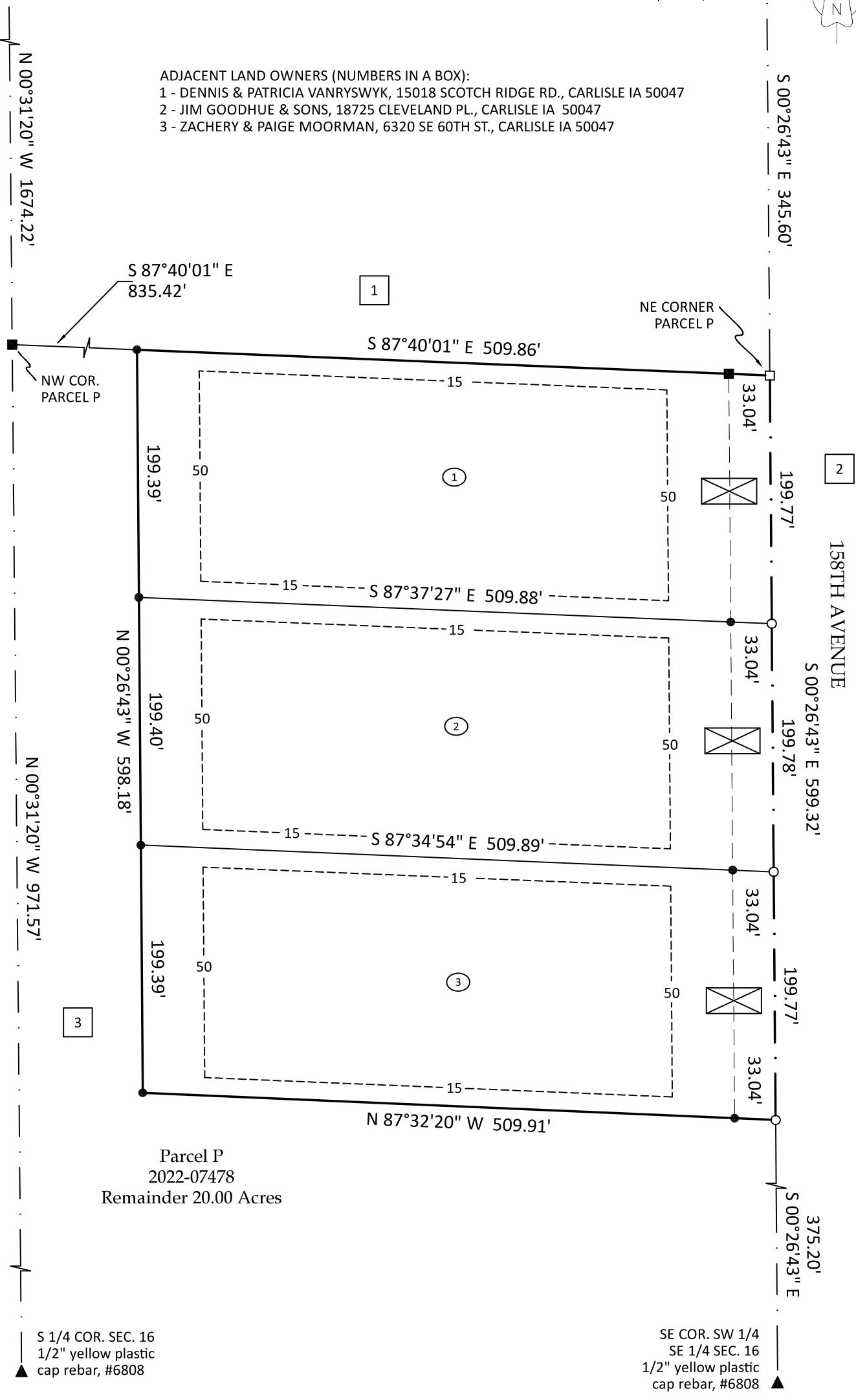
▲ CENTER, SEC. 16
1/2" yellow plastic
cap rebar, #13286



NE COR. SW 1/4
SE 1/4 SEC. 16
1/2" yellow plastic
cap rebar, #6808



ADJACENT LAND OWNERS (NUMBERS IN A BOX):
1 - DENNIS & PATRICIA VANRYSWYK, 15018 SCOTCH RIDGE RD., CARLISLE IA 50047
2 - JIM GOODHUE & SONS, 18725 CLEVELAND PL., CARLISLE IA 50047
3 - ZACHERY & PAIGE MOORMAN, 6320 SE 60TH ST., CARLISLE IA 50047



Parcel P
2022-07478
Remainder 20.00 Acres

▲ S 1/4 COR. SEC. 16
1/2" yellow plastic
cap rebar, #6808

SE COR. SW 1/4
SE 1/4 SEC. 16
1/2" yellow plastic
cap rebar, #6808

Deven Markley

From: Holtz, Mitch <mitch.holtz@strand.com>
Sent: Monday, September 12, 2022 4:31 PM
To: Deven Markley
Cc: Bob Stuyvesant; 'Jake Sickels'
Subject: RE: Ridge View Estates
Attachments: Covenant for Water Service EXAMPLE.DOCX; Covenant and Agreement for Annexation EXAMPLE.DOCX; Covenant for Assessment of Costs of Improvements EXAMPLE.DOCX

Deven,

Here are my comments:

1. This plat should include all of Parcel P. The remainder should be labeled either as a numbered lot (Lot 4) or outlot (Outlot A). Identify a proposed use for the remainder if designated as an outlot.
2. Per 180.09(D): Building setback lines shall be labeled "Building Setback Line" and dimensioned. It should be noted that placement of setback will be affected by right of way lines (future comment).
[Simply embedding a number in the line does not satisfy this requirement and is potentially confusing]
3. Per 180.09(N): Label full ROW width of 158th Avenue.
4. For clarity, where dimensions span more than one segment (i.e.: span three lots or includes row width), add leader lines to the endpoints.
5. Label right of way line.
6. Remove driveway locations.
7. Add "LOT" to each lot number label.
8. Final Plats require dedication of right of way. Residential Collector Streets Require a 70-ft right of way dedication (35-ft each side of center) per 180.05, 5, U. Please create a lettered lot containing proposed public ROW for dedication. This will shift the front setback for the lots.
9. Final Plats require easements for utilities along rear or side lot lines or along alleys. In this case, it would be acceptable to provide a 10-ft PUE along the front lot line.

Other "non Final Plat" related items of note:

10. A preliminary Plat is required per 180.04. Deven and I should talk about whether we can waive this requirement since roadway/utility improvements are not proposed for this plat.
11. In lieu of public improvements, the City requires a covenant for assessment of costs of improvements. I've attached an example for the Developer's use.
12. Because the City is not providing water at this time, the City requires a covenant for water service. I've attached an example for the Developer's use.
13. Because the property is not currently in the City of Carlisle, but is within the City's future annexation plan, the City requires a covenant and agreement for annexation. I've attached an example for the Developer's use.

I think this covers it.

Thanks,
-Mitch

From: Deven Markley <dmarkley@carlisleiowa.org>
Sent: Monday, September 12, 2022 9:48 AM
To: Holtz, Mitch <mitch.holtz@strand.com>