



City Hall, 215 Sycamore
Muscatine, IA 52761-
(563) 262-4141
Fax (563) 262-4142

COMMUNITY DEVELOPMENT

Planning,
Zoning,
Building Safety,
Construction Inspection
Services,
Public Health

MEMORANDUM

To: Planning and Zoning Commission
From: Andrew Fangman, City Planner
Date: September 8, 2015
Re: Papoose Forest Subdivision– Preliminary/Final Plat

INTRODUCTION: A request has been filed for a preliminary/final plat for the Papoose Forest Subdivision.

BACKGROUND: JBR Rainbow LLC has submitted a combine preliminary/final plat for a 2 lot subdivision, located at west end of Arbor Oaks Drive, see attached diagram. The intent of this subdivision is to allow for certain property lines to be rearranged and to allow for JBR Rainbow LLC to establish a forest reservation pursuant to Iowa Code chapter 427C, on a portion of its property. This subdivision will not create any new developable parcels.

RECOMMENDATION/RATIONALE

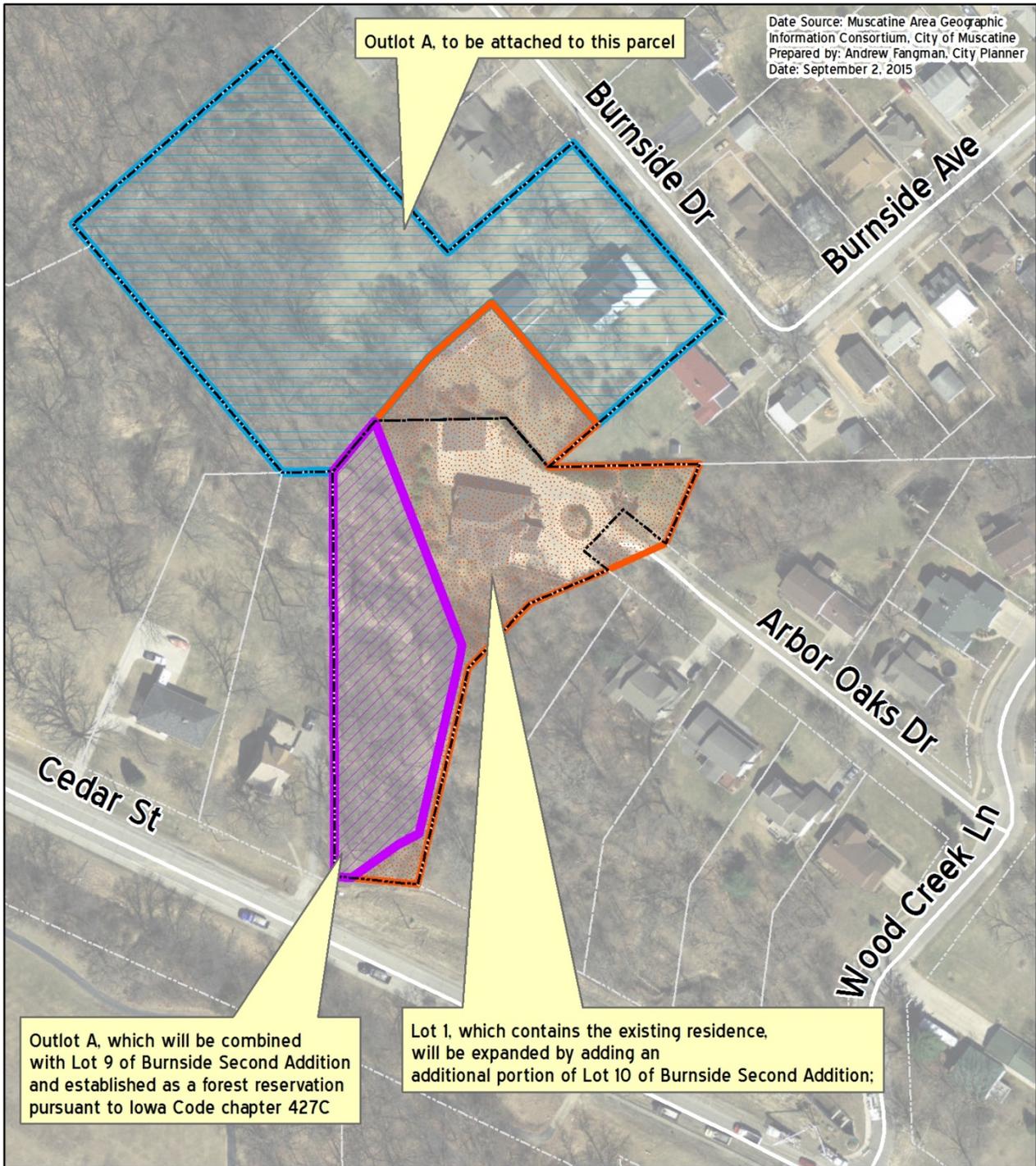
Staff recommends approval of the proposed subdivision. The proposal is in compliance with both the Zoning Ordinance and the Comprehensive Plan and would not have any negative impacts.

BACKUP INFORMATION:

1. Plat Map

"I remember Muscatine for its sunsets. I have never seen any
on either side of the ocean that equaled them" — Mark Twain

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
Prepared by: Andrew Fangman, City Planner
Date: September 2, 2015

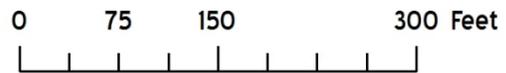


 **MUSCATINE**

 Subject Area Current Parcel Lines

 Other Parcel Lines

Papoose Forest Subdivision

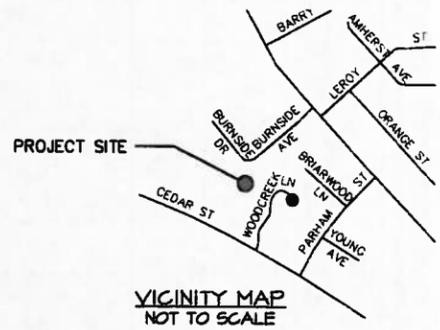


PAPOOSE FOREST SUBDIVISION PRELIMINARY - FINAL PLAT

R2W



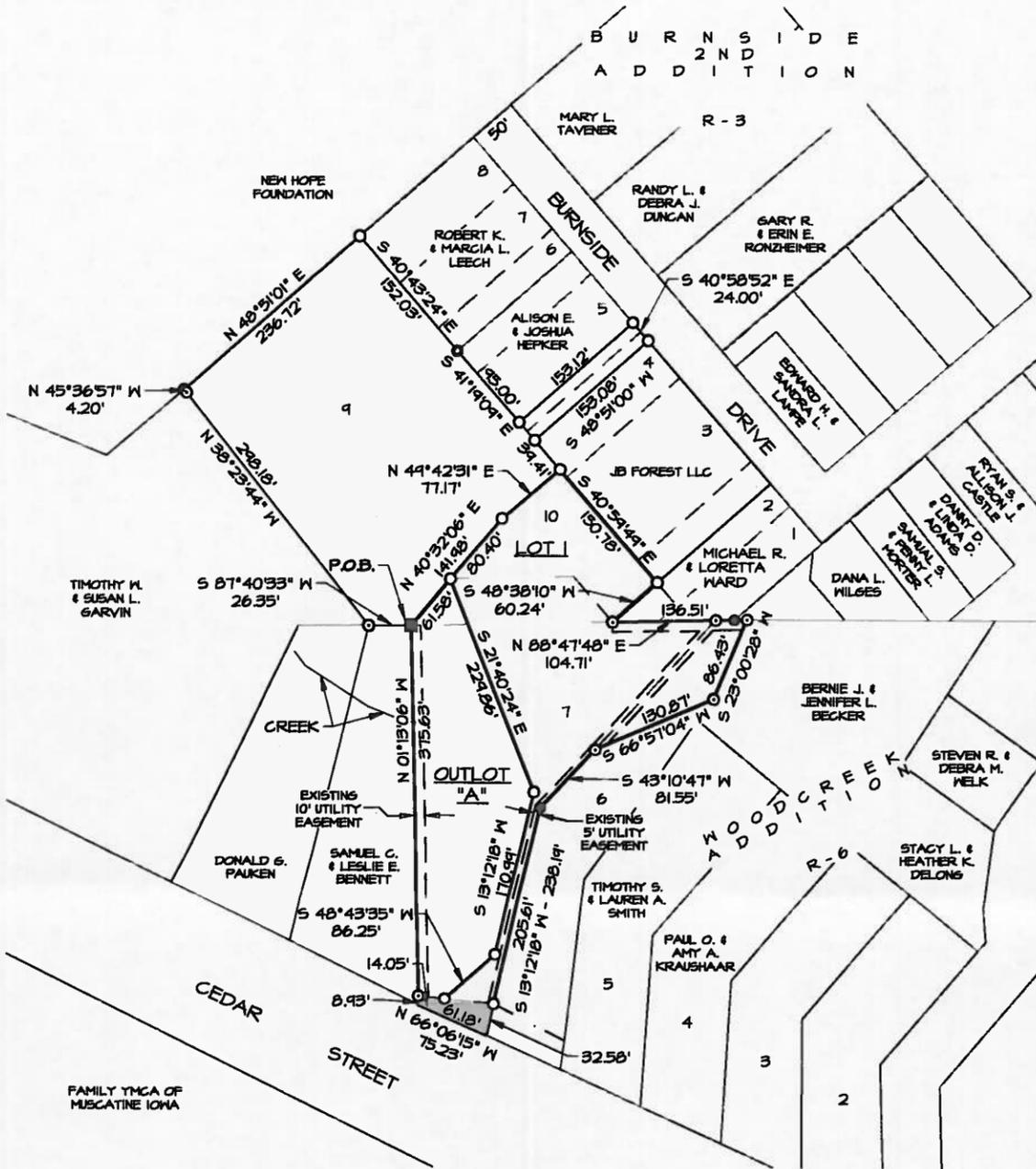
BASIS OF BEARINGS
IOWA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE



VICINITY MAP
NOT TO SCALE

LEGEND

- SET 1/2" X 3/8" REBAR W/YELLOW CAP #10316
- FOUND REBAR
- ⊙ FOUND REBAR W/CAP
- ⊙ FOUND PIPE
- FOUND CONCRETE MONUMENT
- (R) R DENOTES RECORD DATA IF OTHER THAN ACTUAL FIELD MEASUREMENT
- EXISTING UTILITY EASEMENT
- PREVIOUS LOT LINES
- PERMANENT ROAD EASEMENT
- PROPOSED LOT LINES



LAND DESCRIPTION -

LOT 7 AND PART OF LOT 6 OF WOOD CREEK SUBDIVISION AND ALSO PART OF LOT 10 IN BLOCK 3 OF BURNSIDE SECOND ADDITION TO THE CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA.

BEGINNING AT THE NORTHWEST CORNER OF LOT 7 OF WOOD CREEK SUBDIVISION; THENCE NORTH 40°52'06" EAST 141.98 FEET; THENCE NORTH 49°42'31" EAST 77.17 FEET; THENCE SOUTH 40°59'49" EAST 150.78 FEET; THENCE SOUTH 48°38'10" WEST 60.24 FEET; THENCE NORTH 88°47'48" EAST 136.51 FEET; THENCE SOUTH 23°00'28" WEST 88.43 FEET; THENCE SOUTH 66°57'04" WEST 130.87 FEET; THENCE SOUTH 45°10'47" WEST 81.56 FEET; THENCE SOUTH 13°12'18" WEST 238.19 FEET; THENCE NORTH 66°08'15" WEST 75.23 FEET; THENCE NORTH 01°13'06" WEST 384.56 FEET TO THE POINT OF BEGINNING CONTAINING 2.05 ACRES, AND SUBJECT TO EASEMENTS OF RECORD.

NOTE: FOR CEDAR STREET PERMANENT EASEMENT, SEE ACQUISITION PLAT - DOC. # 2011-03657

AREAS

LOT 1
TOTAL = 1.23 ACRES
NET = 1.20 ACRES
R.O.W. = 0.03 ACRES

OUTLOT "A"
TOTAL = 0.82 ACRES
NET = 0.81 ACRES
R.O.W. = 0.01 ACRES

OWNER
JBR RAINBOW LLC

PROPERTY ADDRESS
LOT 1 & OUTLOT "A"
1744 ARBOR OAKS DRIVE
MUSCATINE, IOWA 52761

DEVELOPER

BILL PARKS
1744 ARBOR OAKS DRIVE
MUSCATINE, IOWA 52761

ZONING

R-3 RESIDENTIAL DISTRICT
R-6 RESIDENTIAL DISTRICT

SETBACKS

ZONING	R-3	R-6
FRONT YARD	25'	25'
SIDE YARD	6'	6'
REAR YARD	25'	25'
MAX. HEIGHT	35'	35'
MIN. FRONTAGE	60'	50'

The utility easements as shown are acceptable to the following utilities:

Utility	Title	Date
CENTURYLINK, LC		
INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY		
MUSCATINE POWER & WATER		
Transmission & Distribution	Title	Date
Water Production & Distribution	Title	Date
Communications	Title	Date

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.

Gary W. Whitacre

Date _____ Reg. No. 10316
My license renewal date is December 31, 2015

Pages or sheets covered by this seal: 1



**Martin & Whitacre
Surveyors & Engineers, Inc.**
P.O. BOX 413 (563)263-7691 MUSCATINE, IOWA

BILL PARKS PAPOOSE FOREST SUBDIVISION
PRELIMINARY - FINAL PLAT IN THE CITY OF MUSCATINE, IOWA

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
SUBD.	CITY #46	1"=100'	JRM	GWM	09/01/15	7905.15
REV.	0				7905 SURVEY.DWG	SHEET 1 OF 1

PREPARED BY: MATTHEW W. KRAUSE, MARTIN & WHITACRE SURVEYORS & ENGINEERS, INC., P.O. BOX 413, MUSCATINE, IOWA 52761 / PHONE: 563-263-7691