

R2W

TRIPAR 5 ADDITION FINAL PLAT

REPLAT OF LOT 18 OF MARGATE ADDITION REPLAT IN KENT ESTATES

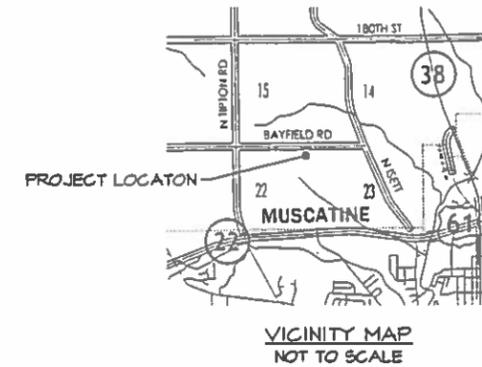
LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N 00°52'36" W	71.00'
L2	N 89°23'44" E	35.00'
L3	S 23°36'44" W	84.43'



BASIS OF BEARINGS
IOWA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE

LAND DESCRIPTION -

LOT 18, EXCEPT PARCEL "P", OF MARGATE ADDITION, IN KENT ESTATES, A SUBDIVISION IN MUSCATINE COUNTY, IOWA, ACCORDING TO REPLAT RECORDED AS DOCUMENT NO. 2003-03177, IN THE MUSCATINE COUNTY RECORDER'S OFFICE.



LEGEND

- SET 1/2" x 36" REBAR W/YELLOW CAP #10316
- FOUND 1/2" REBAR W/CAP
- (NAME) PROPERTY OWNER
- (R) R DENOTES RECORD DATA IF OTHER THAN ACTUAL FIELD MEASUREMENT

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.

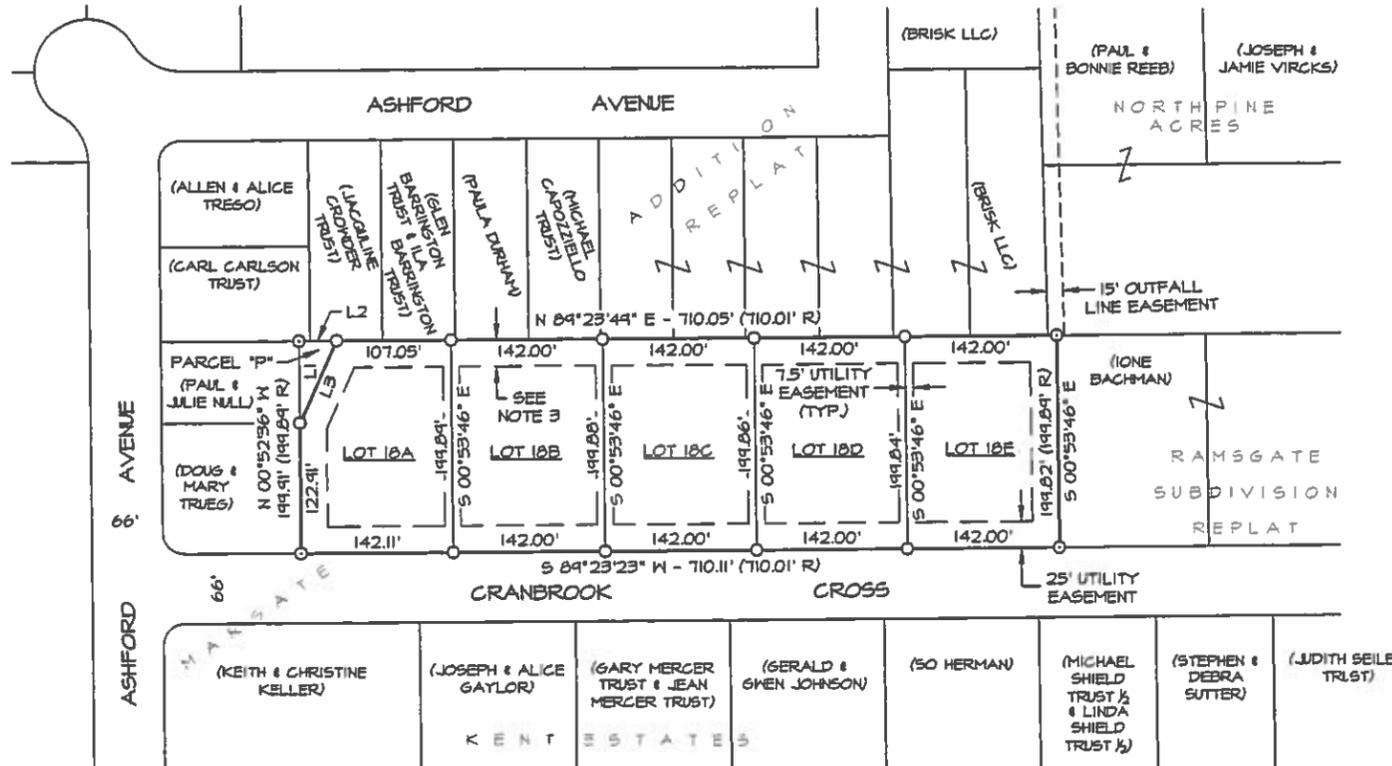


Gary W. Whitacre
Date _____ Reg. No. 10316
My license renewal date is December 31, 2017
Pages or sheets covered by this seal: 1

SURVEY COMPANY / RETURN TO:
Martin & Whitacre
Surveyors & Engineers, Inc.
P.O. BOX 413 MUSCATINE, IOWA 52761
INFO@MARTIN-WHITACRE.COM (563)263-7691

SURVEYOR: GARY W. WHITACRE
PROPRIETOR(S): TRIPAR 5, LLC
REQUESTOR: TRIPAR 5, LLC
LOCATION: LOT 18, OF MARGATE ADDITION, IN KENT ESTATES SUBDIVISION, MUSC. CO., IOWA
SURVEY TYPE: PRELIMINARY PLAT

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
KENT EST.	KENT EST. #	1"=100'	JRM	GWH	10/04/17	804816
REV.	0		8048 SURVEY.DWG		SHEET	OF 1



This plat and subdivision provisions are acceptable to the Muscatine County Board of Supervisors.

CHAIRPERSON Title Date

This plat and subdivision provisions are acceptable to the County Engineer provided all roads are to remain in private maintenance.

Title Date

This plat and subdivision provisions are acceptable to the Muscatine County Zoning Commission.

Title Date

This plat and subdivision provisions are acceptable to the Muscatine County Board of Health.

Title Date

Eastern Iowa Light and Power Cooperative utility easement requirements for all rural housing subdivisions.

Utility easements shall consist of all platted streets or roads and a 7 1/2 foot wide strip along each side of all interior lot lines and a 25 foot wide strip along all exterior lot lines and a 25 foot wide strip along and adjacent to all platted streets or roads, and a 15 foot wide strip of land on all lots, 7 1/2 foot either side of the underground electric service as built, from the point of origin to the point of service entrance.

Reanna Hill 10/18/17
EASTERN IOWA LIGHT & POWER COOPERATIVE Date

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

CENTURYLINK, LC
[Signature] 10/18/17
Title Date

INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY
[Signature] 10/17/17
Title Date

AREAS

TOTAL 3.22 ACRES
LOTS 18A 0.62 ACRES
LOTS 18B-18E 0.65 ACRES

ZONING

R-2 RESIDENTIAL DISTRICT

SETBACKS

FRONT YARD 35'
SIDE YARD 12'
REAR YARD 40'
EXCEPT AS RESTRICTED BY EASEMENTS

NOTES

- 1) SEE SANITARY PLAN DRAWING FOR NEW SEPTIC OUTFALL LINE CONSTRUCTION.
- 2) SEE SANITARY PLAN DRAWING FOR EXISTING UTILITIES.
- 3) THE 25' UTILITY EASEMENT ON THE NORTH LINE INCLUDES EXISTING AND PROPOSED SEPTIC LINES.

DEVELOPER

TRIPAR 5, LLC
300 E. 2ND STREET, SUITE 300
MUSCATINE, IOWA 52761

OWNER

TRIPAR 5, LLC
300 E. 2ND STREET, SUITE 300
MUSCATINE, IOWA 52761



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

**COMMUNITY DEVELOPMENT
MEMORANDUM**

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

To: Planning and Zoning Commission
From: Andrew Fangman, City Planner
Date: November 14, 2017
Re: Tripar 5 Addition (County)

INTRODUCTION: A request has been filed for a combined Preliminary/Final Plat for a five lot subdivision (a replat of Lot 18 of Margate Addition Replat in Kent Estate) in unincorporated Muscatine County on the north side of Cranbrook Cross just east of its intersection with Ashford Avenue. This proposed subdivision is located in unincorporated Muscatine County, but falls within the two mile limit requiring City of Muscatine review and approval.

BACKGROUND: Tripar 5 LLC has filed a combined Preliminary/Final Plat for Tripar 5 Addition a 3.22 acre five lot subdivision (a replat of Lot 18 of Margate Addition Replat in Kent Estate) in unincorporated Muscatine County on the north side of Cranbrook Cross just east of its intersection with Ashford Avenue. The subject area is zoned R-1 (Residential) within unincorporated Muscatine County. The proposed subdivision would create 5 new residential lots ranging in size between .62 and .65 acres lot with the purpose building site for new homes.

RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed Tripar 5 Addition. The proposed subdivision would not interfere with the orderly development of the City of Muscatine and is consistent with adopted Comprehensive Plan

BACKUP INFORMATION:

1. Plat

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

