



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
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COMMUNITY DEVELOPMENT

MEMORANDUM

Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

To: Planning and Zoning Commission
From: Andrew Fangman, Assistant Community Development Director
Date: January 14, 2020
Re: Stanley Woods Addition– Preliminary/Final Plat

INTRODUCTION: A request has been filed for a combined preliminary/final plat for Proffitt Addition

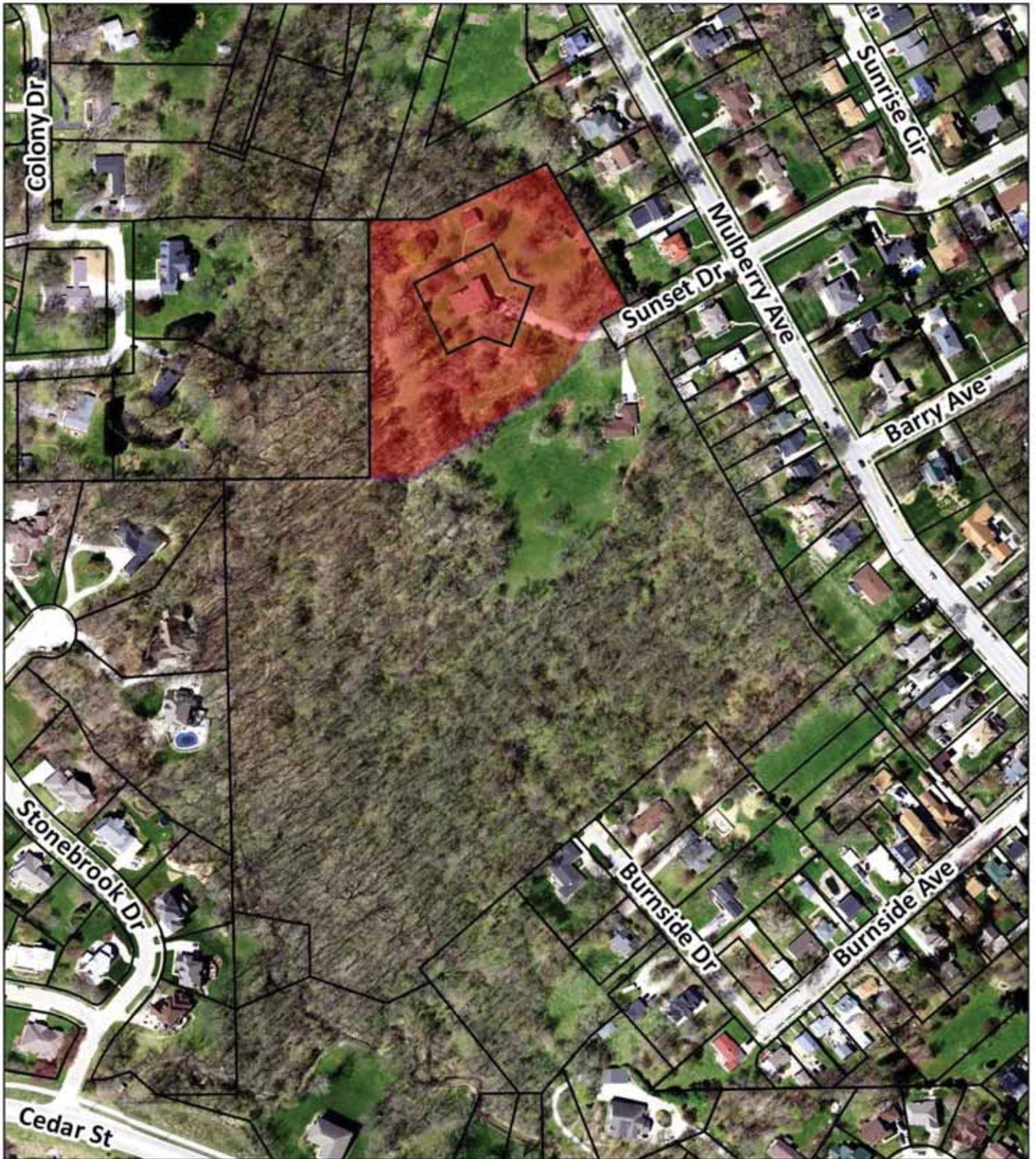
BACKGROUND: The New Hope Foundation A preliminary/final plat for a one lot subdivision, located at 115 Sunset Drive was submitted. If approved this subdivision will create a new 4.26 acre parcel containing the existing residence at 115 Sunset Drive. The intent of subdivision is to facilitate the sale of the existing home.

RECOMMENDATION/RATIONALE

Staff recommends approval of the proposed subdivision, as it brings parcel lines into line with the way the land is being used. The proposal is in compliance with both the Zoning Ordinance and the Comprehensive Plan

BACKUP INFORMATION:

1. Plat Map



Stanley Woods Addition (PZS-18)



Existing Parcel Lines

200 100 0 200 Feet



Proposed One Lot Subdivision



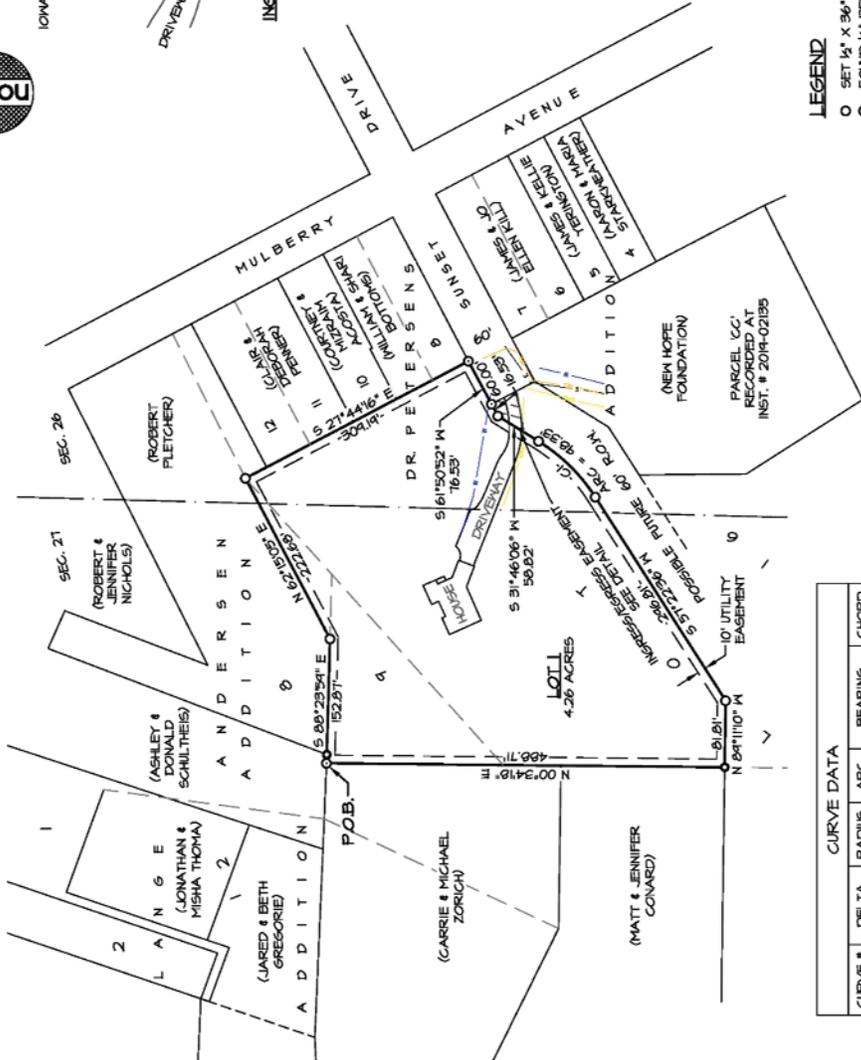
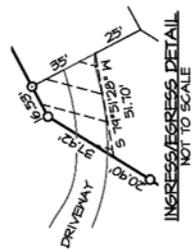
Date Source: Muscatine Area Geographic Information Consortium, and City of Muscatine
 Prepared by: Andrew Fangman,
 Assistant Community Development Director
 Date: January 7, 2020

STANLEY WOODS

PRELIMINARY / FINAL PLAT



BASIS OF BEARINGS
IOWA REGIONAL COORDINATE SYSTEM
ZONE 14



VICINITY MAP
NOT TO SCALE

PROJECT
LOCATION

LAND DESCRIPTION -

A PART OF LOT 8, AND ALL OF LOT 9 OF ANDERSEN ADDITION AND PART OF LOT 16 OF THE REPLAT OF DR. PETERSEN ADDITION, ALL IN THE CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA.
BEGINNING AT NORTHWEST CORNER OF SAID LOT 9; THENCE SOUTH 86°23'59" EAST 152.87 FEET; THENCE NORTH 62°15'05" EAST 222.66 FEET; THENCE SOUTH 27°44'16" EAST 309.19 FEET; THENCE SOUTH 61°50'52" WEST 76.53 FEET; THENCE SOUTH 31°46'06" WEST 58.82 FEET TO THE BEGINNING OF A 220.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY WHOSE 97.61 FOOT CHORD BEARS SOUTH 44°34'21" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 98.33 FEET; THENCE SOUTH 67°22'36" WEST 296.81 FEET; THENCE NORTH 89°11'10" WEST 81.81 FEET; THENCE NORTH 00°34'18" EAST 488.71 FEET TO THE POINT OF BEGINNING.
LOT 1 CONTAINS 4.26 ACRES AND SUBJECT TO EASEMENTS OF RECORD.

LEGEND

- SET 1/2" X 3/4" REBAR NYELLOX CAP #10316
- FOUND 1/2" REBAR NYELLOX CAP #10316
- FOUND 1" PIPE
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- (R) R DENOTES RECORD DATA IF OTHER THAN ACTUAL FIELD MEASUREMENT

UTILITY NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, BUT HAS SHOWN THEIR EXISTENCE AS LOCATED BY THE RESPECTIVE UTILITY COMPANIES AND AVAILABLE MAPPING.

CURVE DATA			
CURVE #	DELTA	RADIUS	CHORD
C1	25°56'24"	220.00	97.51'

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

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

DEVELOPER/OWNER:
NEH HOPE FOUNDATION
2610 PARK AVENUE
MUSCATINE, IA 52761-5634

SETBACKS:
FRONT YARD: 25'
SIDE YARD: 6'
REAR YARD: 25'

* EXCEPT AS RESTRICTED BY EASEMENTS

ZONING:
R-3 RESIDENTIAL DISTRICT

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. 10016
My license renewal date is December 31, 2021.
Pages or sheets covered by this seal: 1

Martin & Whitacre Surveyors & Engineers, Inc.
P.O. BOX 413 MUSCATINE, IOWA 52761
INFO@MARTIN-WHITACRE.COM (563)263-7891

SURVEY COMPANY / RETURN TO:
PROPRIETOR(S): NEH HOPE FOUNDATION
REQUESTOR: NEH HOPE FOUNDATION
LOCATION: PART OF LOT 8, AND ALL OF LOT 9 OF ANDERSON ADDITION & PART OF LOT 16 OF THE REPLAT OF DR. PETERSEN ADDITION, IN THE CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA
SURVEY TYPE: PRELIMINARY / FINAL PLAT
DATE: _____
SHEET: 1 OF 1