



COMMUNITY DEVELOPMENT

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

MEMORANDUM

To: Planning and Zoning Commission
From: Andrew Fangman, City Planner
Date: November 6, 2015
Re: Muscatine Pointe Subdivision

INTRODUCTION: A request has been filed for a combined Preliminary/Final Plat for a 5.00 acre, three lot subdivision on the south side of U.S. 61 across the street from Walmart.

BACKGROUND: Jeff Elliot of EEC-131 LLC, has filed a combined Preliminary/Final Plat for Muscatine Pointe Subdivision for a five acre, three lot subdivision on the south side of U.S. 61 across the street from Walmart, that is zoned M-1 (Light Industrial). The intent is to develop the existing Taylor Acres Subdivision into a two-lot subdivision. Lot 2 will be developed immediately into a multi-tenant building hosting a restaurant and two commercial entities. Lot 1 will be graded and seeded; final development is expected to be a restaurant. Lot 3 is for future development.

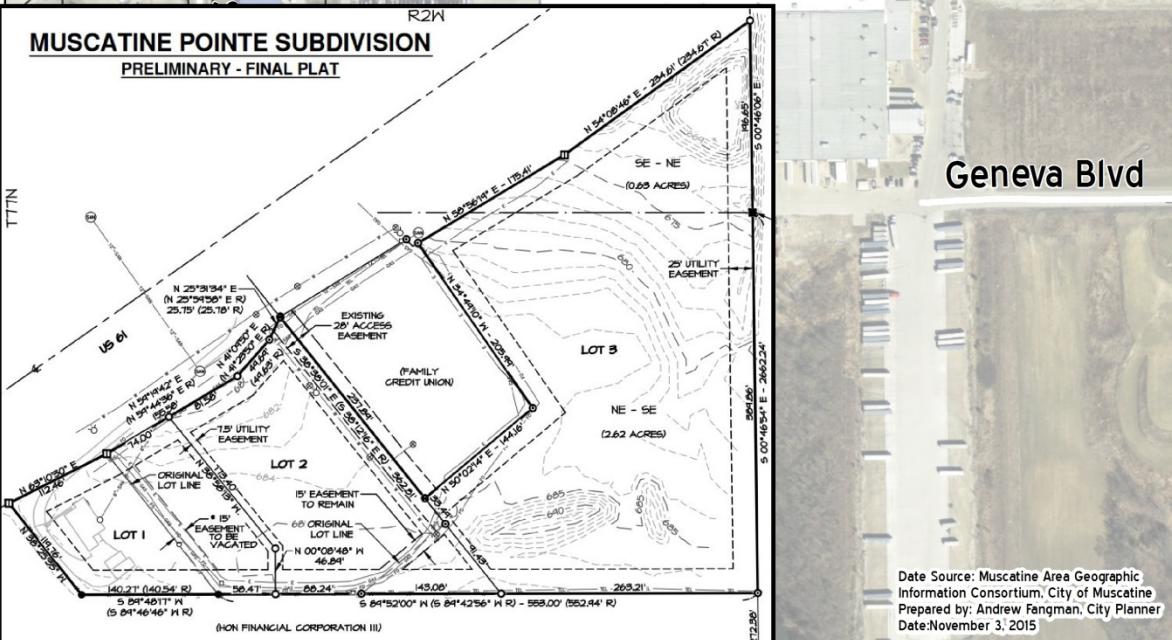
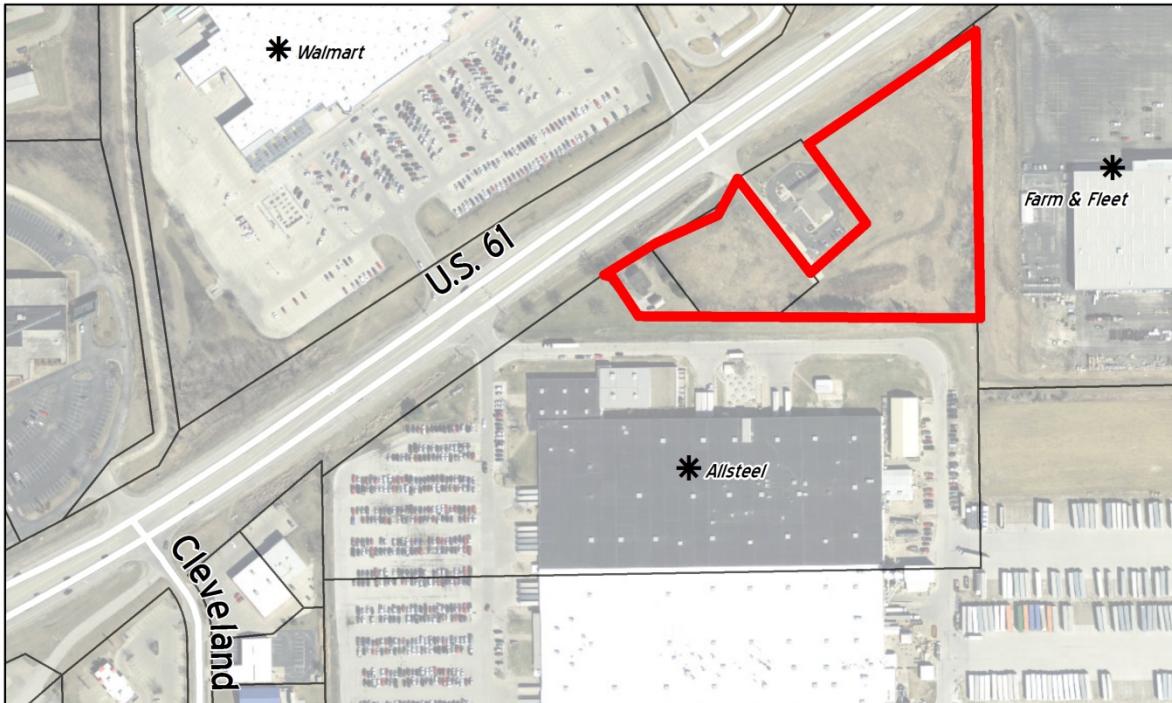
Development of this subdivision will require the relocation of existing utility infrastructure located in a utility easement that is being proposed for abandonment. This plat cannot be recorded unless all relevant utilities sign off on this relocation.

RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed Muscatine Pointe Subdivision. The proposed development is supported by the City of Muscatine Comprehensive Plan.

BACKUP INFORMATION:

1. Plat



MUSCATINE



Subject Area



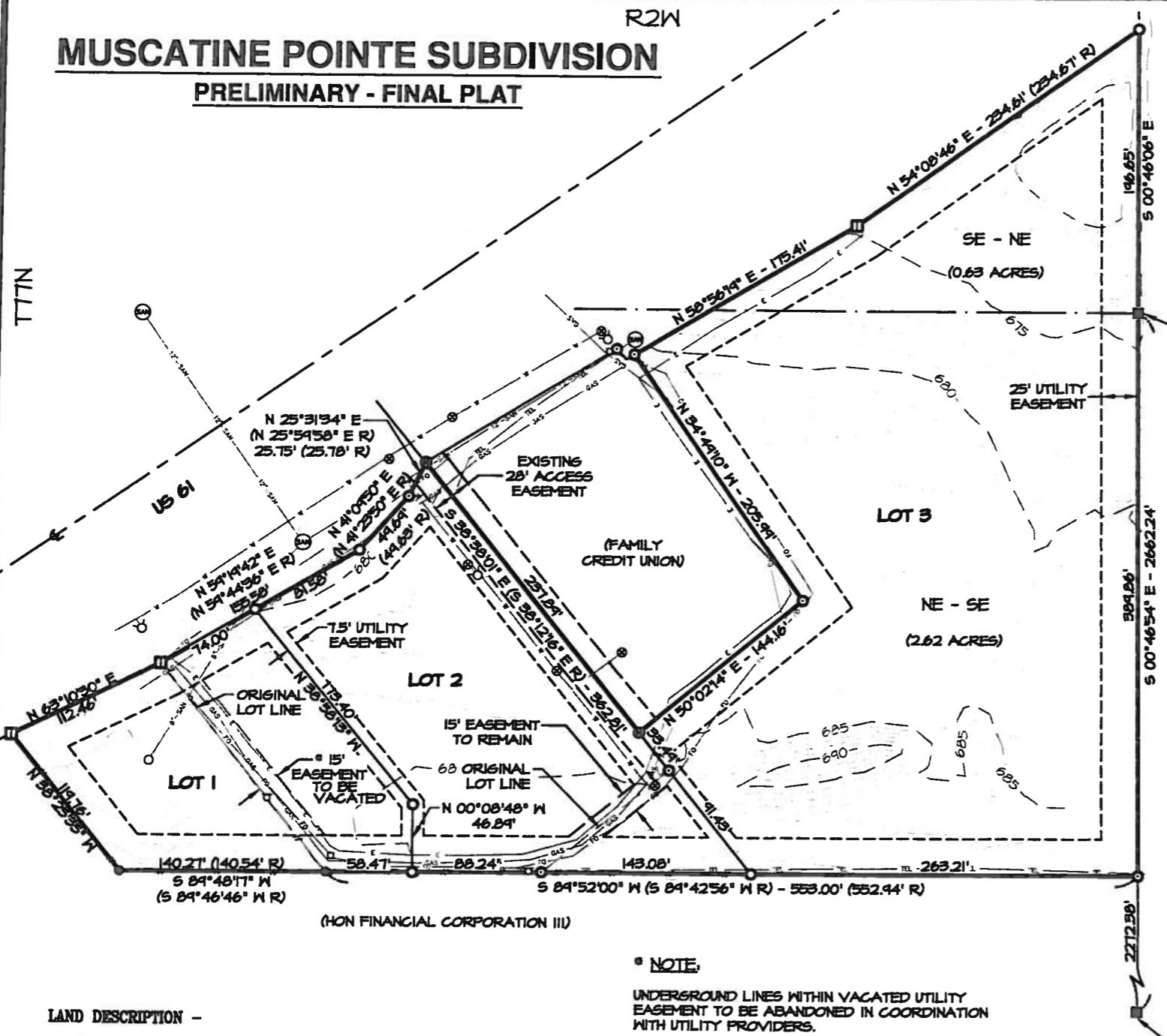
Parcel Lines

Muscatine Pointe Subdivision

0 250 500 1,000 Feet

R2W
MUSCATINE POINTE SUBDIVISION
PRELIMINARY - FINAL PLAT

PREPARED BY: GARY W. WHITACRE, MARTIN & WHITACRE SURVEYORS & ENGINEERS, INC., P.O. BOX 413, MUSCATINE, IOWA 52641 / PHONE: 563-263-7691



LAND DESCRIPTION -

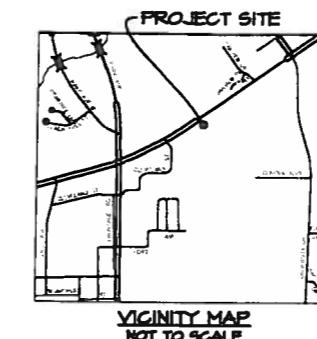
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 6TH P.M., CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA.
 BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 24; THENCE SOUTH 00°46'54" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 24, 339.86 FEET; THENCE SOUTH 38°52'00" WEST 553.00 FEET; THENCE SOUTH 58°48'17" WEST 140.27 FEET; THENCE NORTH 38°26'36" WEST 118.76 FEET TO THE SOUTHERLY EIGHT OF WAY OF U.S. HIGHWAY #61; THENCE NORTHERLY ALONG SAID EIGHT OF WAY THE FOLLOWING COURSES: NORTH 65°10'30" EAST 112.46 FEET; THENCE NORTH 58°19'42" EAST 155.58 FEET; THENCE NORTH 41°08'50" EAST 49.69 FEET; THENCE NORTH 25°31'34" EAST 25.76 FEET TO THE NORTHWEST CORNER OF LOT 2 OF TAYLOR LAND DEVELOPMENT; THENCE SOUTH 38°38'01" EAST 237.80 FEET ALONG THE WESTERLY LINE OF LOT 2 OF TAYLOR LAND DEVELOPMENT; THENCE NORTH 58°02'14" EAST 144.16 FEET; THENCE NORTH 34°46'10" WEST 205.99 FEET TO THE SOUTHERLY EIGHT OF WAY OF U.S. HIGHWAY #61; THENCE NORTH 58°06'16" EAST 176.41 FEET ALONG SAID EIGHT OF WAY; THENCE NORTH 58°06'46" EAST 234.61 FEET ALONG SAID EIGHT OF WAY TO THE EAST LINE OF THE NORTHEAST QUARTER; THENCE SOUTH 00°46'06" EAST 188.65 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES AND SUBJECT TO EASEMENTS OF RECORD.

EASTERN IOWA LIGHT & POWER COOPERATIVE Date

AREAS (ACRES)	
LOT 1	0.72
LOT 2	1.03
LOT 3	3.25
TOTAL	5.00

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 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.



60 0 60
BASIS OF BEARINGS
 IOWA STATE PLANE
 COORDINATE SYSTEM
 SOUTH ZONE

LEGEND

- SET 1/2" X 36" REBAR WCAP
- FOUND 1/2" REBAR
- FOUND 1/2" REBAR W/YELLOW CAP #10316
- FOUND "X" IN CONCRETE
- FOUND CONCRETE MONUMENT
- FOUND I.D.O.T. RIGHT OF WAY RAIL
- HYDRANT
- WATER VALVE
- SANITARY MANHOLE
- CLEAN OUT
- TELEPHONE RISER
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- (NAME) ADJACENT LAND OWNERS
- (R) R DENOTES RECORD DATA IF OTHER THAN ACTUAL FIELD MEASUREMENT

PROPERTY LINE
 EXISTING UTILITY EASEMENT
 PROPOSED UTILITY EASEMENT
 OVERHEAD ELECTRIC
 UNDERGROUND FIBER OPTIC
 UNDERGROUND ELECTRIC
 STORM SEWER
 SANITARY SEWER
 UNDERGROUND GAS
 UNDERGROUND WATER
 FENCE
 INDEX CONTOUR
 INTERMEDIATE CONTOUR

OWNER
 MAJETEK3, LLC.
 ALLAN B & KATHRYN A BALL
 RD4, LLC

PROPERTY ADDRESS
 HIGHWAY 61 NORTH
 MUSCATINE, IOWA 52641

FLOOD ZONE "C"
 COMMUNITY NUMBER: 190213
 MAP NUMBER: 19134C0184C
 DATED EFFECTIVE: JULY 18, 2011

ZONING
 M-1 LIGHT INDUSTRIAL DISTRICT

SETBACKS
 MAXIMUM HEIGHT
 FRONT 75'
 SIDE 30'
 REAR NONE
 MINIMUM WIDTH
 FRONT 15'
 SIDE NONE
 REAR NONE

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

ECC-313, LLC

MUSCATINE POINTE SUBDIVISION IN THE CITY OF MUSCATINE, IOWA

FILE SHEET	BOOK MUSCATINE POINTE	SCALE 1"=60'	DRN MDK	CHK'D GHN	DATE 11/2/15	JOB NO. 7815
REV. 0	7815 SUBDIVISIONS					