



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

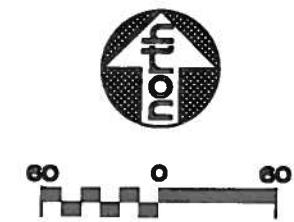
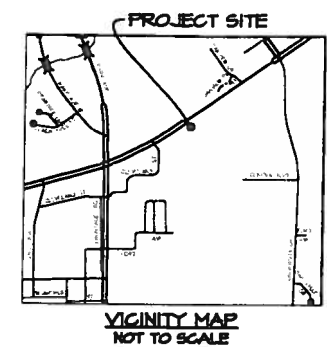
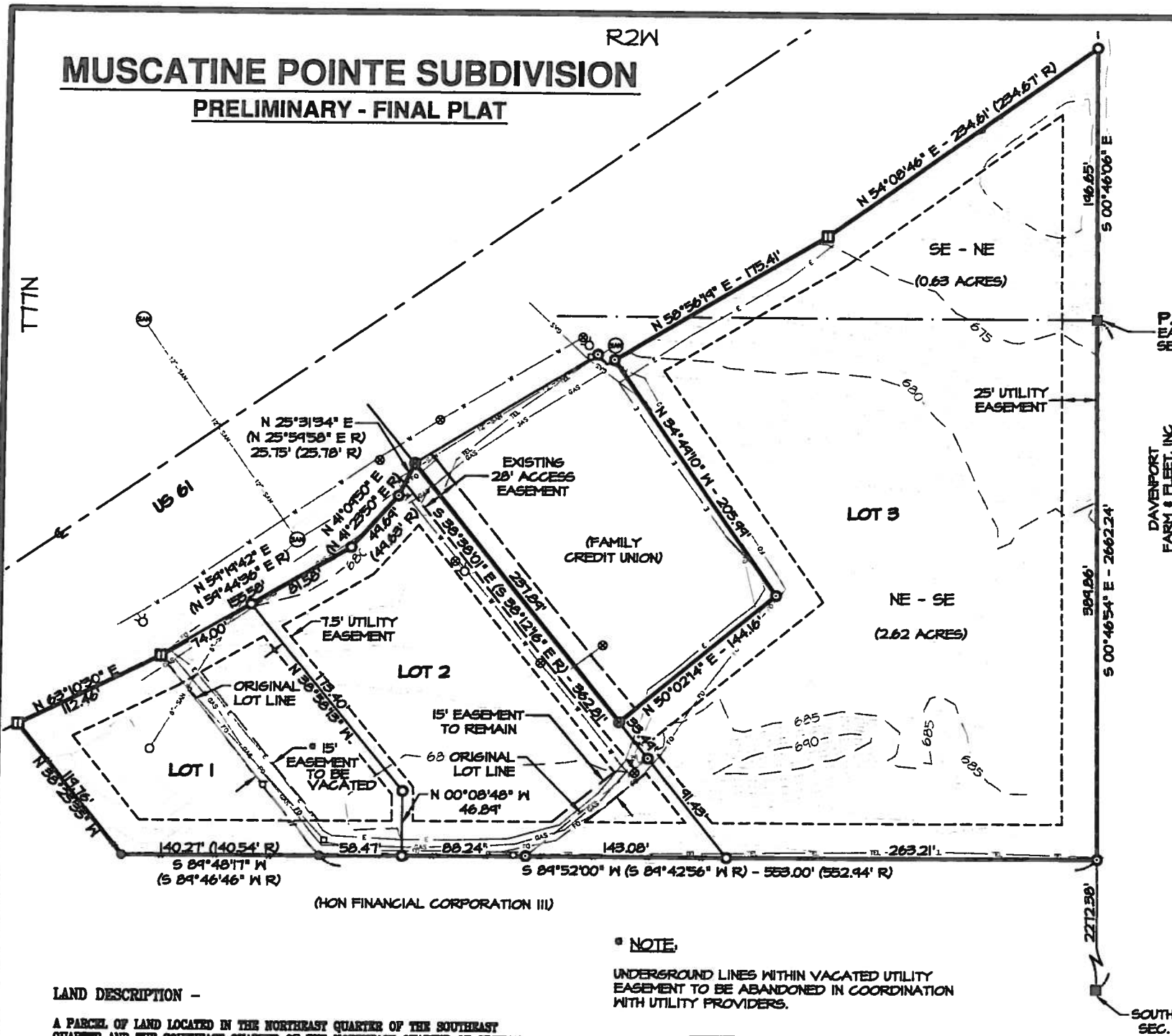
Staff recommends approval of the proposed Muscatine Pointe Subdivision. The proposed development is supported by the City of Muscatine Comprehensive Plan.

BACKUP INFORMATION:

1. Plat

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

MUSCATINE POINTE SUBDIVISION
PRELIMINARY - FINAL PLAT



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
RD1, LLC

PROPERTY ADDRESS
HIGHWAY 61 NORTH
MUSCATINE, IOWA 52761

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

ZONING
M-1 LIGHT INDUSTRIAL DISTRICT

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

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, 389.86 FEET; THENCE SOUTH 89°52'00" WEST 563.00 FEET; THENCE SOUTH 89°46'17" WEST 140.27 FEET; THENCE NORTH 38°25'35" WEST 118.78 FEET TO THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY #61; THENCE NORTHERLY ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES: NORTH 63°10'30" EAST 112.46 FEET; THENCE NORTH 69°18'42" EAST 166.58 FEET; THENCE NORTH 41°08'50" EAST 49.89 FEET; THENCE NORTH 25°31'34" EAST 26.75 FEET TO THE NORTHWEST CORNER OF LOT 2 OF TAYLOR LAND DEVELOPMENT; THENCE SOUTH 38°36'01" EAST 237.89 FEET ALONG THE WESTERLY LINE OF LOT 2 OF TAYLOR LAND DEVELOPMENT; THENCE NORTH 50°02'14" EAST 144.16 FEET; THENCE NORTH 34°49'10" WEST 206.99 FEET TO THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY #61; THENCE NORTH 58°56'19" EAST 176.41 FEET ALONG SAID RIGHT OF WAY; THENCE NORTH 54°08'46" EAST 234.61 FEET ALONG SAID RIGHT OF WAY TO THE EAST LINE OF THE NORTHEAST QUARTER; THENCE SOUTH 00°46'08" EAST 198.66 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES AND SUBJECT TO EASEMENTS OF RECORD.

NOTE

UNDERGROUND LINES WITHIN VACATED UTILITY EASEMENT TO BE ABANDONED IN COORDINATION WITH UTILITY PROVIDERS.

AREAS (ACRES)	
LOT	AREA
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 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.

EASTERN IOWA LIGHT & POWER COOPERATIVE Date

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

CENTURYLINK, LC	Title	Date
INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY	Title	Date
MUSCATINE POWER & WATER	Title	Date
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
ECC-313, LLC
MUSCATINE POINTE SUBDIVISION IN THE CITY OF MUSCATINE, IOWA

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
SUBD.	MUSCATINE	1"=60'	MDK	GMH	11/02/15	7813
REV.	0					

PER SUBDIVISION SHEET 1 OF 1