

COMMUNITY DEVELOPMENT MEMORANDUM

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

To: Planning and Zoning Commission
From: Andrew Fangman, City Planner
Date: April 6, 2016
Re: Walker Way Subdivision (County)

INTRODUCTION: A request has been filed for a combined Preliminary/Final Plat for a two lot subdivision in unincorporated Muscatine County at 1866 Highway 38. This proposed subdivision is located in unincorporated Muscatine County, but falls within the two mile limit requiring City of Muscatine review and approval.

BACKGROUND: Tony Kies has filed a combined Preliminary/Final Plat for Walker Way a 2.82 acre two lot subdivision.

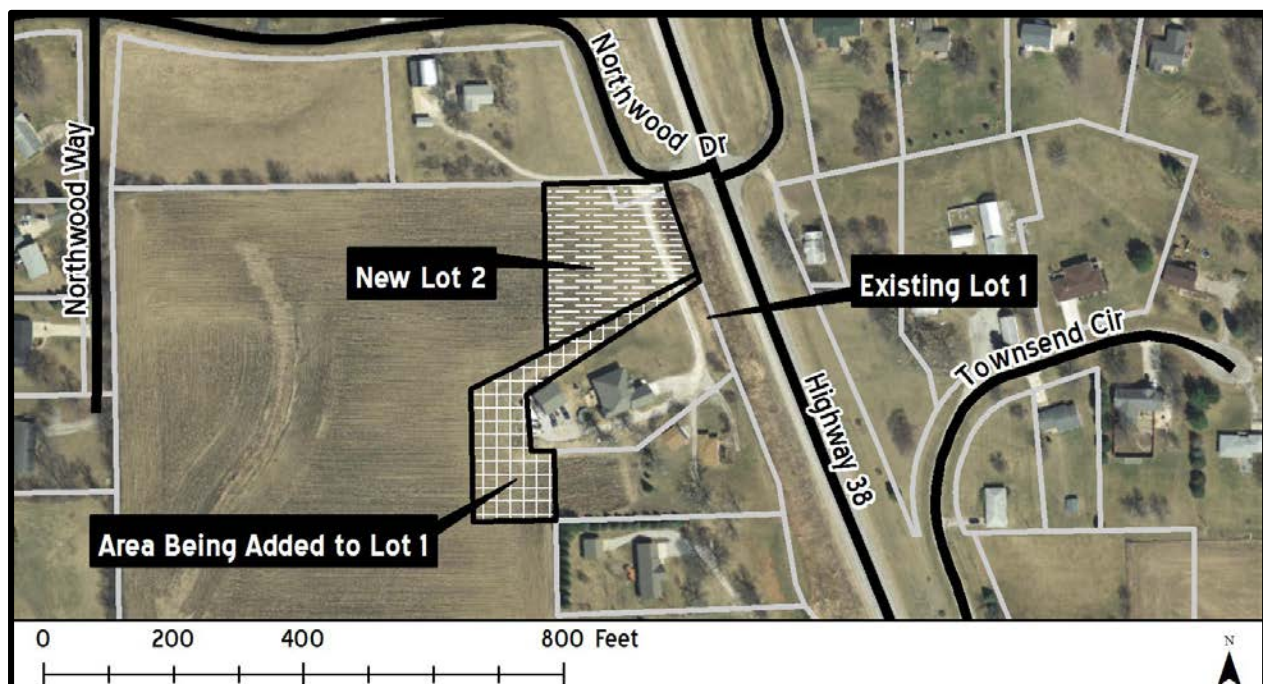
The subject area is zoned R-1 (Residential) within unincorporated Muscatine County. The proposed subdivision would create a new one acre lot (Lot 2) with the purpose of developing a new single family home, the proposed subdivision also increase the size of Lot 1 to 1.82 acres.

RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed Walker Way Subdivision. 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



R2W

REPLAT OF WILLIAM WALKER WAY SUBDIVISION PRELIMINARY - FINAL PLAT PREVIOUSLY FILED AT DOC. # 2010-03518



BASIS OF BEARINGS
IOWA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE

OWNERS/DEVELOPERS
ANTHONY R. & KORY L. KIES
1866 HIGHWAY 38
MUSCATINE, IOWA 52761

MARILYN J. MCCLEARY 1/2 INT. &
LARRY G. AND TINA WALKER 1/2 INT.
1866 HIGHWAY 38
MUSCATINE, IOWA 52761

ZONING

R-1 RESIDENTIAL DISTRICT

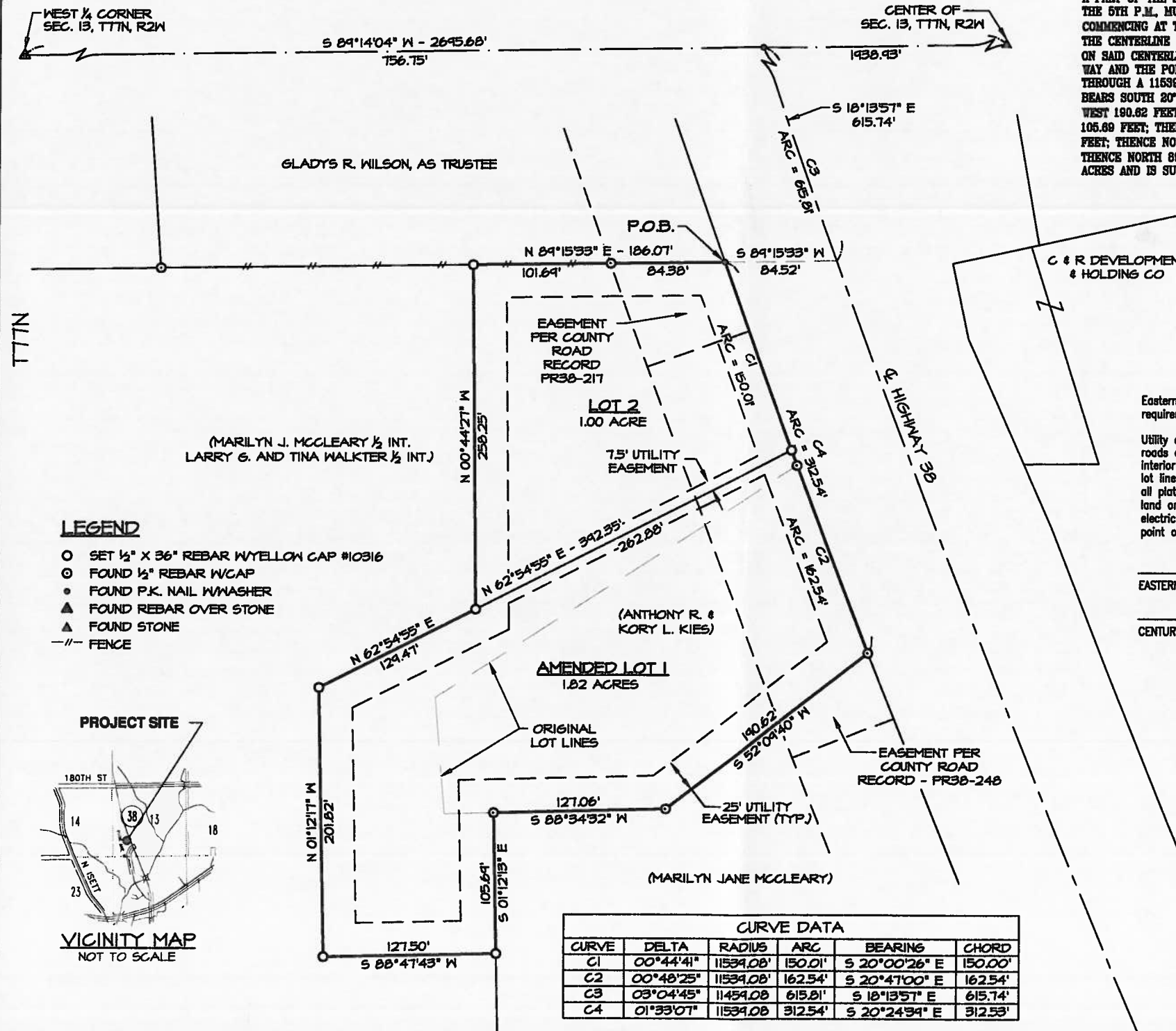
LOT WIDTH & SETBACKS

LOT WIDTH 150'
• FRONT 50'
• SIDE 15'
• REAR 40'

• EXCEPT AS FURTHER RESTRICTED BY EASEMENT

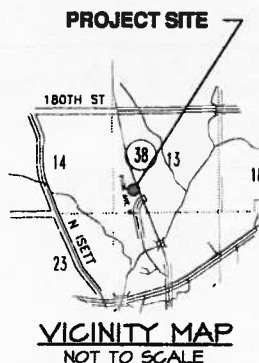
LAND DESCRIPTION -

A PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH P.M., MUSCATINE COUNTY, IOWA.
COMMENCING AT THE CENTER OF SECTION 13; THENCE SOUTH 89°14'04" WEST 1938.93 FEET TO THE CENTERLINE OF IOWA HIGHWAY 38; THENCE SOUTH 18°13'57" EAST 615.74 FEET TO A POINT ON SAID CENTERLINE; THENCE SOUTH 89°15'33" WEST 84.52 FEET TO THE WESTERLY RIGHT OF WAY AND THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY THROUGH A 11539.08 FOOT RADIUS CURVE CONCAVE EASTERLY WHOSE 312.53 FOOT CHORD BEARS SOUTH 20°24'39" EAST AN ARC DISTANCE OF 312.54 FEET; THENCE SOUTH 52°09'40" WEST 190.62 FEET; THENCE SOUTH 88°34'32" WEST 127.06 FEET; THENCE SOUTH 01°12'13" EAST 105.69 FEET; THENCE SOUTH 88°47'43" WEST 127.50 FEET; THENCE NORTH 01°12'17" WEST 201.82 FEET; THENCE NORTH 62°54'55" EAST 129.47 FEET; THENCE NORTH 00°44'27" WEST 258.25 FEET; THENCE NORTH 89°15'33" EAST 186.07 FEET TO THE POINT OF BEGINNING; CONTAINING 2.82 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.



LEGEND

- SET 1/2" X 36" REBAR W/YELLOW CAP #10316
- FOUND 1/2" REBAR W/CAP
- FOUND P.K. NAIL W/WASHER
- ▲ FOUND REBAR OVER STONE
- ▲ FOUND STONE
- FENCE



CURVE DATA					
CURVE	DELTA	RADIUS	ARC	BEARING	CHORD
C1	00°44'41"	11539.08'	150.01'	S 20°00'26" E	150.00'
C2	00°48'25"	11539.08'	162.54'	S 20°47'00" E	162.54'
C3	03°04'45"	11454.08'	615.81'	S 18°13'57" E	615.74'
C4	01°33'07"	11539.08'	312.54'	S 20°24'39" E	312.53'

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.

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

CENTURY LINK 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, 2017

Pages or sheets covered by this seal: 1



Martin & Whitacre
Surveyors & Engineers, Inc.

P.O. BOX 413 (563)263-7691 MUSCATINE, IOWA

TONY KIES REPLAT OF WILLIAM WALKER WAY
SUBDIVISION - SOUTHWEST 1/4 OF SEC. 13, T77N, R2W IN MUSCATINE CO., IOWA

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
29-T77N-2W	T77N R2W	1"=60'	JRM	GWM	03/02/16	8001.16
REV.	0				8001 SURVEY.DWG	SHEET 1 OF 1

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