



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

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

MEMORANDUM

To: Planning and Zoning Commission
From: Andrew Fangman, City Planner
Date: July 7, 2017
Re: Replat of Lots 5 & 6 of Spring Valley Ranchettes (County)

INTRODUCTION: A request has been filed for a combined Preliminary/Final Plat that would replat lots 5 and 6 of Spring Valley Ranchettes into three lots. This proposed subdivision is located in unincorporated Muscatine County at the intersection Spring Valley Lane and Deer Creek, but falls within the two-mile limit requiring City of Muscatine review and approval.

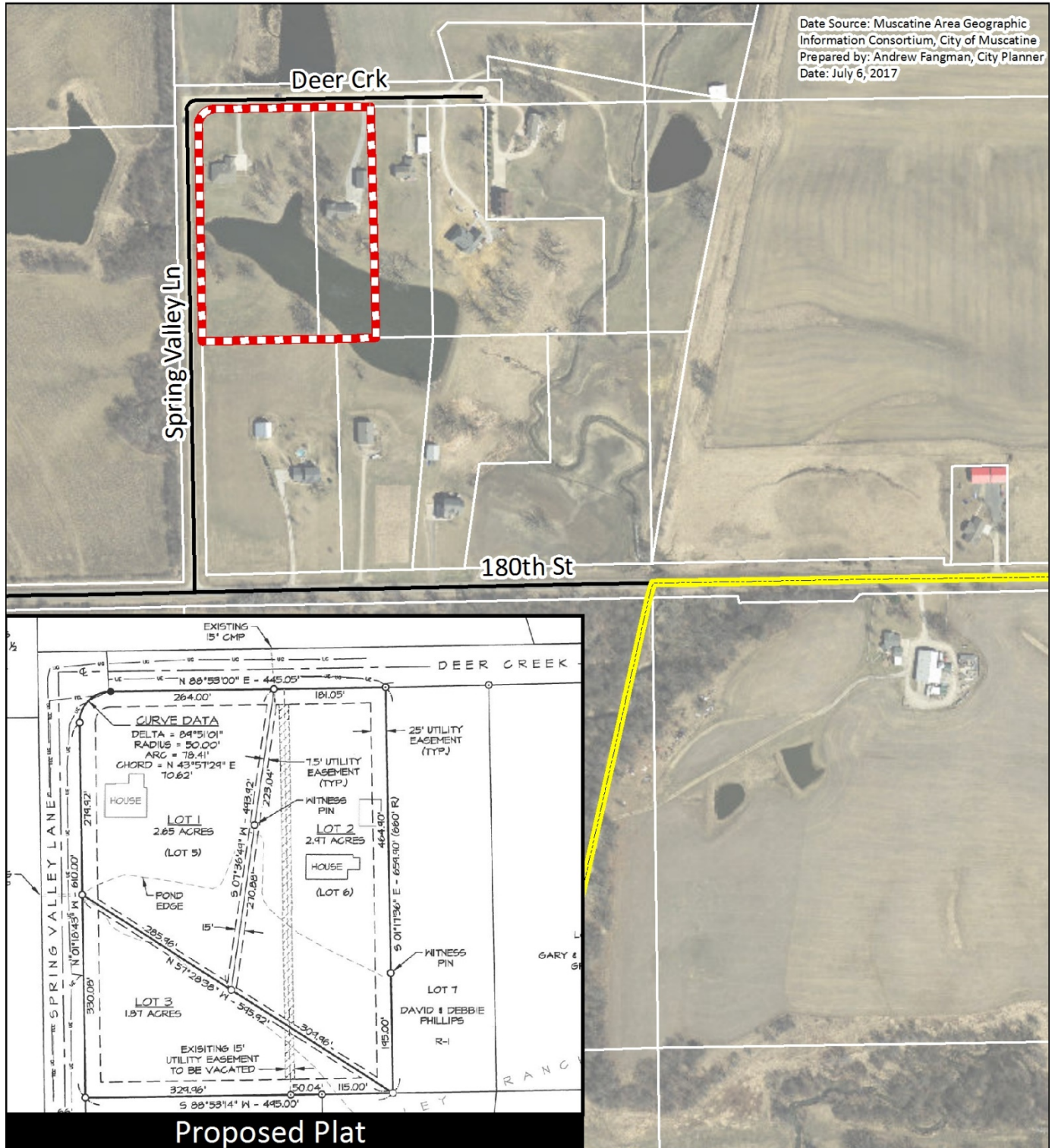
BACKGROUND: Nicholas and Debra Wheaton and Ronald and Ellen Oostendorp have filed a combined Preliminary/Final Plat to replat of Lots 5 and 6 of Spring Valley Ranchettes creating a 7.49-acre three-lot subdivision, in unincorporated Muscatine County. The subject area is zoned R-1 Single Family Residential within unincorporated Muscatine County. The proposed replat would create a new buildable lot south of the existing pond.

RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed Replat of Lots 5 and 6 of Spring Valley Ranchettes. 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



0 250 500 1,000 Feet

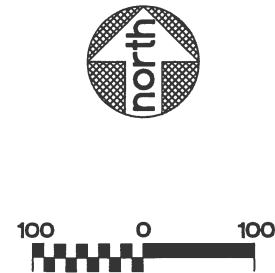
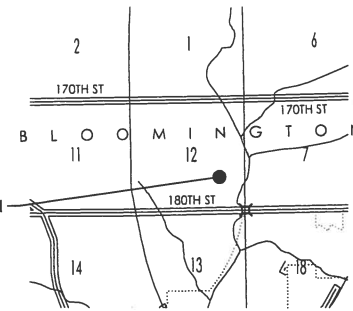
Replat of Lots 5 & 6 of Spring Valley Ranchettes PZS 5



R2W

REPLAT OF LOTS 5 & 6 OF SPRING VALLEY RANCHETTES

PRELIMINARY / FINAL PLAT



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS
IOWA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE

LEGEND

- UE UNDERGROUND ELECTRIC
- UG UNDERGROUND GAS
- TEL UNDERGROUND TELEPHONE
- PROPOSED UTILITY EASEMENT
- UTILITY EASEMENT TO BE VACATED
- SET 1/2" X 36" REBAR W/YELLOW CAP #10316
- FOUND 1/2" REBAR
- FOUND REBAR W/CAP #T550
- NOT SET
- (NAME) ADJACENT 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): NICHOLAS L. & DEBRA S. WHEATON AND
RONALD L. & ELLEN J. OOSTENDORP

REQUESTOR: NICHOLAS WHEATON

LOCATION: SE 1/4 OF SEC. 12, T77N, R2W, MUSC. CO., IOWA

SURVEY TYPE: SUBDIVISION PLAT

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
12-T77N-2W	T77N R2W #12	1"=100'	JRM	GNW	06/14/17	8138.17
REV.	0				8138 SURVEY.DWG	SHEET 1 OF 1

DENIS & KERRI
BLAND, TRUSTEES
OF THE IGW TRUST 1/2

KENDRA & MARK
MACLENNAN 1/2

ZONING

R-1 RESIDENTIAL DISTRICT

AREA

7.49 ACRES

SETBACKS

FRONT YARD 50'
SIDE YARD 15' *
REAR YARD 40'

* EXCEPT AS RESTRICTED
BY EASEMENT

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

LAND DESCRIPTION -

LOTS 5 & 6 OF SPRING VALLEY RANCHETTES,
A SUBDIVISION IN MUSCATINE COUNTY, IOWA.

DEVELOPERS & OWNERS

NICHOLAS L. & DEBBIE S. WHEATON
2790 DEER CREEK
MUSCATINE, IA 52761

RONALD L. & ELLEN J. OOSTENDORP
2792 DEER CREEK
MUSCATINE, IA 52761

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

CENTURYLINK, LC

INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY

EASTERN IOWA LIGHT & POWER COOPERATIVE

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.