



City Hall, 215 Sycamore
Muscatine, IA 52761-3840
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COMMUNITY DEVELOPMENT

MEMORANDUM

To: Planning and Zoning Commission
From: Andrew Fangman, City Planner
Date: December 11, 2018
Re: Combined Preliminary/Final Plat Gander Ridge Phase II Subdivision (PZS-13)

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

INTRODUCTION: A request has been filed for a combined preliminary/final plat for a three-lot subdivision that is both within the City of Muscatine and in unincorporated Muscatine County at 3802 Tipton Road.

BACKGROUND: Otis L. and Shawne A. Hindbaugh have filed a combined preliminary/final plat for Gander Ridge Phase II Subdivision a 8.76 acre three lot subdivision at 3802 Tipton Road. The subject area is zoned R-1 Residential. The proposed subdivision comprised of three existing parcels, the purpose of this subdivision is to relocate these parcels lines in a more logical manner, creating a lot that contains the Hindbaugh Residence, a new lot to the north, and an outlot along the U.S. 61 Bypass.

RECOMMENDATION/RATIONALE:

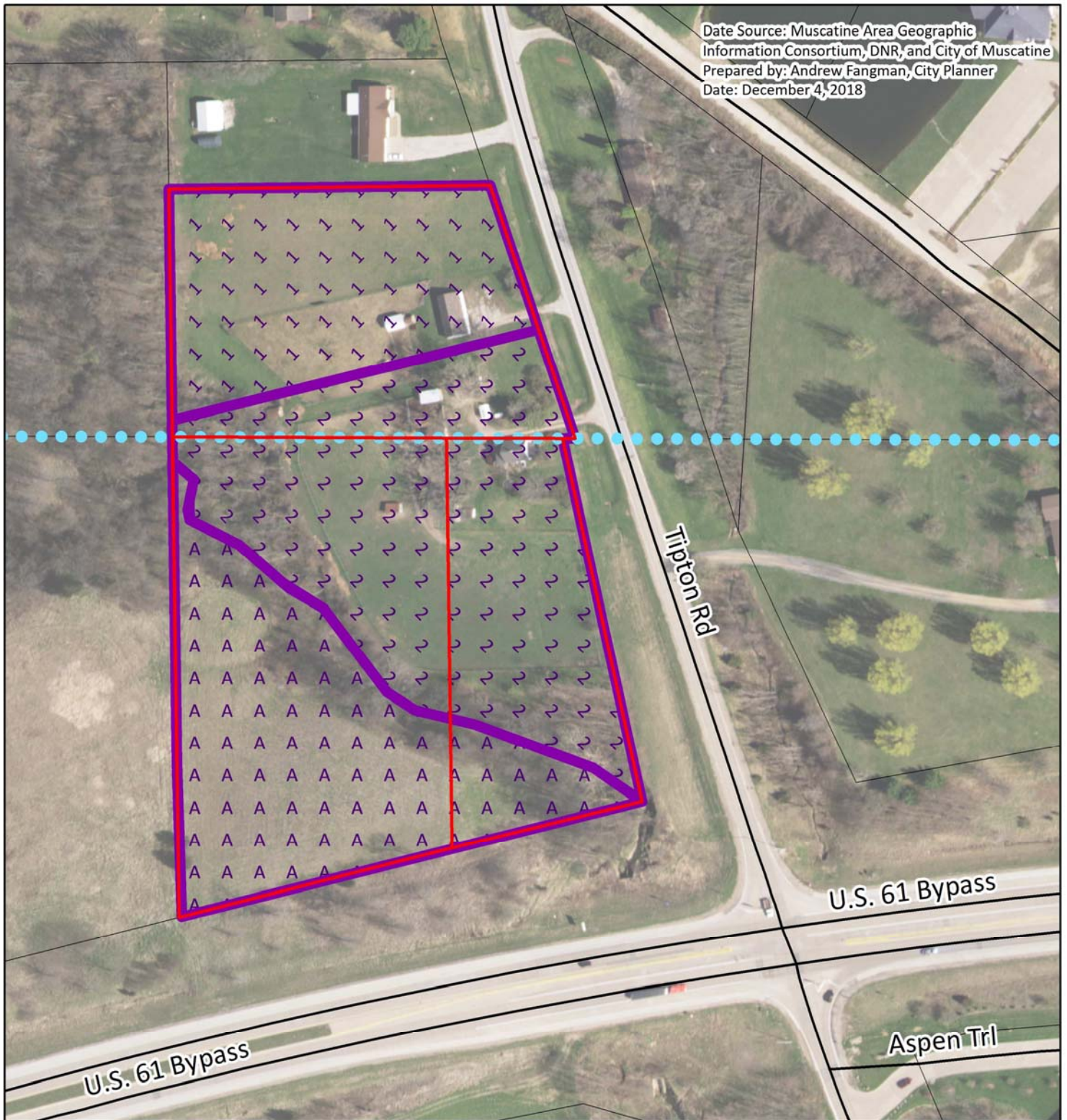
Staff recommends approval of the proposed Gander Ridge Phase II Subdivision. The proposed subdivision would not interfere with the orderly development of the City of Muscatine and is consistent with adopted Comprehensive Plan

BACKUP INFORMATION:

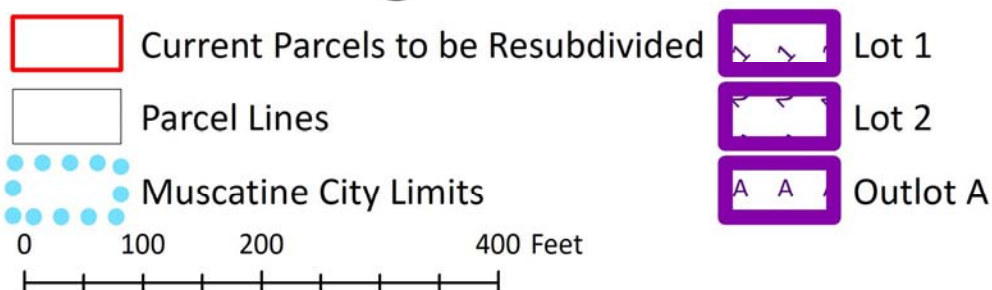
1. Plat

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

Date Source: Muscatine Area Geographic Information Consortium, DNR, and City of Muscatine
Prepared by: Andrew Fangman, City Planner
Date: December 4, 2018



Gander Ridge Subdivision Phase II (PZS #13)



WEST 1/4 CORNER
SEC. 22, T11N, R21W
FILE NO. 2006-08620

WEST 1/4 CORNER
SEC. 22, T11N, R21W
FILE NO. 2006-08620



BASIS OF BEARINGS
IOWA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE



DEVELOPER/OWNER

OTIS L. & SHAWNE A. HINDBAUGH
3802 TIPTON ROAD
MUSCATINE, IA 52761

ZONING

CITY: _____
R-1 RESIDENTIAL DISTRICT

COUNTY: _____
R-1 RESIDENTIAL DISTRICT

SETBACKS

CITY,		COUNTY,	
FRONT YARD	25'	FRONT YARD	50'
SIDE YARD	10'	SIDE YARD	15'
REAR YARD	25'	REAR YARD	40'



AREAS (ACRES)		AREA
DESCRIPTION	GROSS	
LOT 1 - GROSS		2.13
NE 1/4 - SW 1/4		0.30
NW 1/4 - SW 1/4		1.83
LOT 2 - GROSS		3.84
NE 1/4 - SW 1/4		0.28
NW 1/4 - SW 1/4		0.49
SE 1/4 - SW 1/4		1.49
SW 1/4 - SW 1/4		1.58
OUTLOT A - GROSS		2.74
SE 1/4 - SW 1/4		0.41
SW 1/4 - SW 1/4		2.33

COMMENCING AT WEST QUARTER CORNER OF SECTION 22; THENCE SOUTH 01°00'26" EAST 880.01 FEET; THENCE SOUTH 89°16'53" EAST 1000.66 FEET; THENCE SOUTH 01°00'19" EAST 150.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°17'00" EAST 379.65 FEET; THENCE SOUTH 18°08'29" EAST 87.46 FEET; THENCE SOUTH 13°58'32" EAST 95.28 FEET; THENCE SOUTH 13°58'32" EAST 67.90 FEET; THENCE SOUTH 14°09'55" EAST 181.66 FEET; THENCE SOUTH 86°19'04" WEST 236.55 FEET; THENCE SOUTH 75°27'47" WEST 356.12 FEET; THENCE NORTH 01°00'19" WEST 856.75 FEET TO THE POINT OF BEGINNING.

AREAS (ACRES)		AREA
DESCRIPTION	GROSS	
LOT 1 - GROSS		2.13
NE 1/4 - SW 1/4		0.30
NW 1/4 - SW 1/4		1.83
LOT 2 - GROSS		3.84
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SW 1/4 - SW 1/4		1.58
OUTLOT A - GROSS		2.74
SE 1/4 - SW 1/4		0.41
SW 1/4 - SW 1/4		2.33

3. Highway 61

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 COMPREHEND 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 INDICATED ALTHOUGH HE DOES CERTIFY THAT THE LINES LOCATED ARE ACCURATELY LOCATED TO THE BEST OF HIS KNOWLEDGE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, BUT HAS SHOWN THEIR EXISTENCE AS LOCATED BY THE RESPECTIVE UTILITY COMPANIES.

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

This plat and subdivision provisions are acceptable to the Muscatine County Board of Supervisors.

CHAIRPERSON	Title	Date
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This plat and subdivision provisions are acceptable to the County Engineer provided all roads are to remain in private maintenance.

Title	Date
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This plot and subdivision provisions are acceptable to the Muscatine County Zoning Commission.

Title	Date
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SECTION 22, TOWNSHIP

system Iowa Light and Power Cooperative utility easement requirements for all rural housing subdivisions.

ility easements shall consist of all platted streets or 7 1/2 foot wide strip along each side of all major lot lines and a 25 foot wide strip along all exterior lines and a 25 foot wide strip along and adjacent to platted streets or roads, and a 15 foot wide strip of easement 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.

WESTERN IOWA LIGHT & POWER COOPERATIVE

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, 2019
 Pages or sheets covered by this seal: 1

**Martin & Whitacre
Surveyors & Engineers**
P.O. BOX 413 MUSCATINE, IOWA
50659
PHONE 319/261-1111
FAX 319/261-1112
E-MAIL info@martin-whitacre.com

SURVEYOR: GARY W. WHITACRE

PROPRIETOR(S): OTIS L. & SHAWNE

REQUESTOR: OTIS & SHAWN

LOCATION: SW 1/4 OF SEC. 22, T11N, R21W,

FILE	BOOK	SCALE	DRN	CH
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177N-24	177N R24 #2	1°=100'	JRM	64
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[illegible]