

CITY OF MUSCATINE, IOWA  
APPLICATION FOR SUBDIVISION OF REAL ESTATE

Date Filed 02/07/11

Fee Paid \_\_\_\_\_

TO: Muscatine Planning and Zoning Commission

Dear Commissioners:

Pursuant to Section 11-1-2 of the City Code of the City of Muscatine, Iowa, the undersigned hereby requests that the following described real estate in the City of Muscatine, Iowa, to-wit:

Legal Description: Parcel "I" - Doc. # 2002-00486

be subdivided into 2 lots. The real estate is presently zoned C-1 District.

The purpose of the subdivision request is Subdivide the existing Whispering Pines Clubhouse from Hole #1 of Golf Course.

Respectfully submitted,

Salvatore R. Vitale

Name

1955 Sweetland Rd - Musc

Address

(563) 263-9396

Phone

NOTE:

The following must be attached with this application, processing will not be initiated until received:

1. A copy of the Auditor's plat indicating all property within 200 feet of the perimeter of the above described real estate.
2. A list of all persons, with their current addresses, owning property within 200 feet of the perimeter of the above described real estate.
3. Application Fee: \$150.00.

\$225.00 + \$25.00/est

PRELIMINARY/FINAL PLAT - SALVATORE'S SUBDIVISION

A SUBDIVISION OF PARCEL "I" BEING A PART OF THE SOUTH ONE-HALF OF SECTION 22, TOWNSHIP 77 NORTH, RANGE 2 WEST, 5TH PRINCIPAL MERIDIAN MUSCATINE COUNTY, IOWA.  
+/- 11.925 ACRES

LEGEND

○	SET NO. 4 REBAR W/ ORANGE CAP #1892 "VSP"
●	FOUND MONUMENT
—	BOUNDARY OF SURVEY
—	MEASURED DIST./BKG.
—	RECORDED DIST./BKG.
—	PROPOSED LOT LINES
—	PROPOSED UTILITY EASEMENT LINES
—	EXISTING LOT LINES/PARCEL LINES
—	EXISTING EASEMENT LINES
—	EXISTING SECTION LINE
—	APPROX. EDGE OF WATER
—	EXISTING CONCRETE
—	EXISTING P.C.C. PAVEMENT W/CONC. CURBS

INTERSTATE POWER & LIGHT COMPANY  
AN ALLIANT ENERGY COMPANY

DATE

MUSCATINE POWER & WATER

DATE

MUSCATINE POWER & WATER

DATE

MUSCATINE POWER & WATER

DATE

EASTERN IOWA LIGHT & POWER COOPERATIVE

DATE

QWEST COMMUNICATIONS

DATE

UTILITY EASEMENTS

DATE

CITY OF MUSCATINE PLANNING & ZONING

DATE

CITY OF MUSCATINE MUNICIPAL

DATE

COUNTY ENGINEER

DATE

COUNTY SUPERVISORS

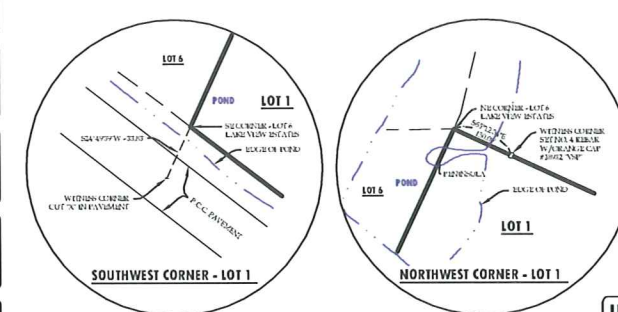
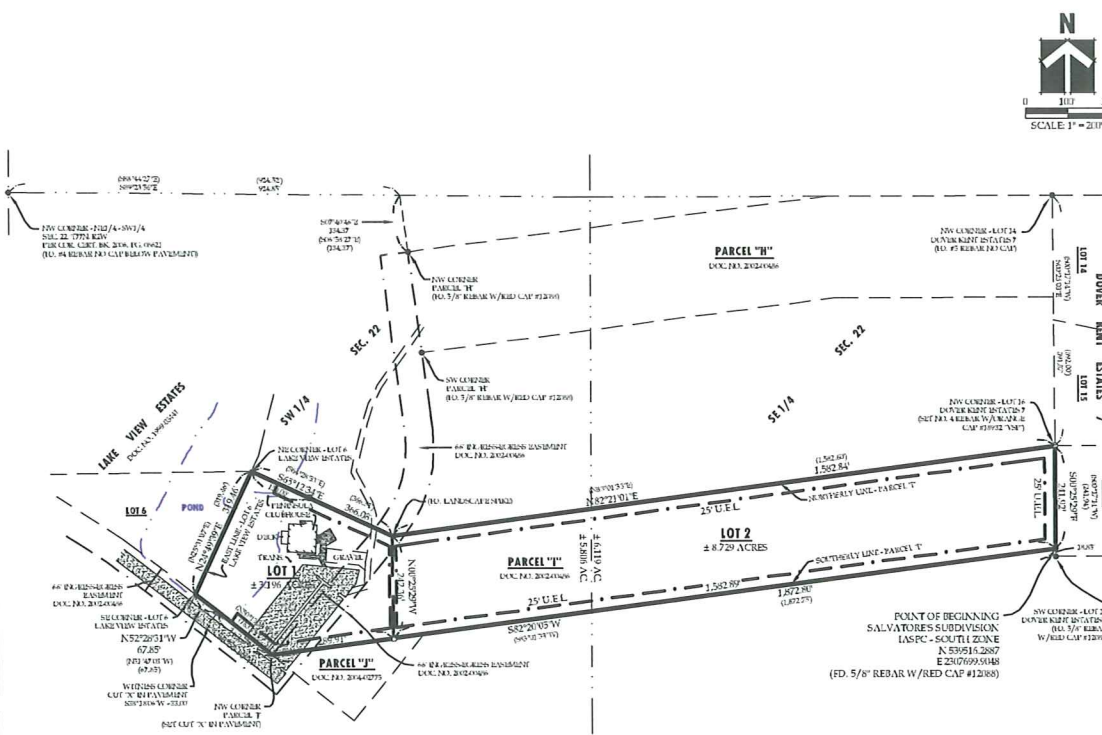
DATE

COUNTY BOARD OF HEALTH

DATE

COUNTY ZONING BOARD

DATE



APPLICANTS

SALVATORE R. & FRANCESCA D. VITALE  
1955 SWEETLAND ROAD  
MUSCATINE, IOWA 52701  
(563) 254-0006

APPLICANT'S ATTORNEY

WILLIAM HANCOCK  
3102 PARK AVENUE  
MUSCATINE, IOWA 52701  
(563) 254-8523

ZONING CLASSIFICATION

R-2 RESIDENTIAL	LOT WIDTH	FRONT YARD DEPTH	SIDE YARD DEPTH	REAR YARD DEPTH
ONE-FAMILY DWELLING	100 FT.	35 FT.	12 FT.	40 FT.
PUBLIC SEMI-PUBLIC & PUBLIC SERVICE BLDGS.	100 FT.	52 FT.	25 FT.	50 FT.

\* 30 FT. ON CORNER LOTS

MINIMUM OF 20,000 SQ. FT. IS REQUIRED. W/CENTRAL WELL OR SEWER 15,000 SQ. FT.

NOTES:

ALL DISTANCES SHOWN ON THIS PLAT ARE SURFACE MEASUREMENTS. COMPOUNDING FACTOR = 0.999933.

SALVATORE'S SUBDIVISION IS TIED TO MUSCATINE CO. GIS CONTROL MONUMENTS 2000-120 & 2000-303.

1/4 SEC. 22 - SOUTH ZONE (NAD 83)



**SITE VICINITY MAP**

CHUBB C. GRASSI  
18932

DATE

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18932

DATE

**VSP ENGINEERING & SURVEYING**

2590 Holiday Road - Suite 200  
Granville, IA - 52741  
Ph: (319) 225-4036 Fax: (319) 625-4038  
www.vspeng.com

3500 Oakview Drive - Suite C  
Muscatine, IA - 52761  
Ph: (563) 288-4427 Fax: (563) 288-4428

**A SUBDIVISION OF PARCEL "I"**  
**PART OF THE SOUTH 1/2 - SECTION 22, T77N, R2W, 5TH P.M.**  
**MUSCATINE COUNTY, IOWA**

**PRELIMINARY/FINAL PLAT - SALVATORE'S SUBDIVISION**

**1 OF 1**

**SCALE**  
1"=200'-0"

**DRAWN BY**  
NCW

**APPROVED BY**  
CCG

**DATE**  
2-17-2011

**VM-10-353**