City of Carroll

112 E. 5th Street Carroll, Iowa 51401-2799 (712) 792-1000 FAX: (712) 792-0139

MEMO TO: Honorable Mayor and City Council Members

FROM: Mike Pogge-Weaver, City Manager MSP, ed

DATE: January 18, 2018

SUBJECT: Korwes Family Subdivision, Preliminary and Final Plats

LaVerne L. Korwes, Trustee of the Korwes Family Trust has submitted and is requesting approval of an application for a preliminary and final plat to be named Korwes Family Subdivision. The plat contains 20.00 acres of land and is located on the west side of Kittyhawk Ave just north of Jorgensen Truck & Equipment. The property is outside the corporate limits for the City of Carroll; however, it is within the City's 2-mile review area.

The property is identified in the 2013 Carroll Comprehensive Plan as Agriculture. The existing zoning is A-2, Agriculture District.

The development consists of 3 single-family lots. Lot 1 is 10 acres in size with an existing single-family home sited on the lot with the remaining 2 lots each 5 acres in size. The lots all meet the minimum requirements for single-family residential.

No new streets or right-of-ways are proposed as part of this development and all lots will have access to Kittyhawk Ave. The remnant property to the west of the lots will have access to Kittyhawk Ave via a 33' wide strip of land directly south of Lot 3. While this meets the minimum requirements for access, since it is less than 33 feet in width, the remnant property will not be permitted to be resubdivided in the future.

No new City owned utilities are proposed in the development. West Central Iowa Rural Water will serve each lot and septic will be used for sanitary sewer.

The attached preliminary plat is pertinent to the application and includes the exterior boundary description of the proposed plat.

PLANNING AND ZONING COMMISSION RECOMMENDATION: That the Carroll City Council approve the Korwes Family Subdivision Preliminary and Final Plats.

STAFF RECOMMENDATION: Staff recommends City Council approval of the Korwes Family Subdivision Preliminary and Final Plats as recommended by the Planning and Zoning Commission.

CITY OF CARROLL
SUBDIVISION DATA

NAME OF PLAN: Korwes Family Subdivision –Preliminary and Final Plats
NAME OF OWNER/DEVELOPER: LaVerne L. Korwes, Trustee of the Korwes Family Trust

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GENERAL INFORMATION:

PLAT LOCATION:	West side of Kittyhawk Ave just north of Jorgensen Truck & Equipment
SIZE OF PLAN:	20.00 Acres
ZONING:	A-2, Agriculture District

LOTS:

NUMBER:	3 Residential Lots
SIZE/DENSITY:	0.15 units per acre
USE:	Agriculture and Single Family Residential
BUILDING LINES:	60' front yard; 100' rear yard; and 30' side yard

ADJACENT LANDS:

NORTH:	Agricultural Land
SOUTH:	General Industrial (I-2)
EAST:	Agricultural Land
WEST:	Agricultural Land

STREET DEVELOPMENT:

No new streets or right-of-ways are proposed as part of this development. All lots will have access to Kittyhawk Ave.

WASTE WATER:

No new City owned water utilities are proposed in the development. West Central Iowa Rural Water will serve each lot.

WATER SYSTEM:

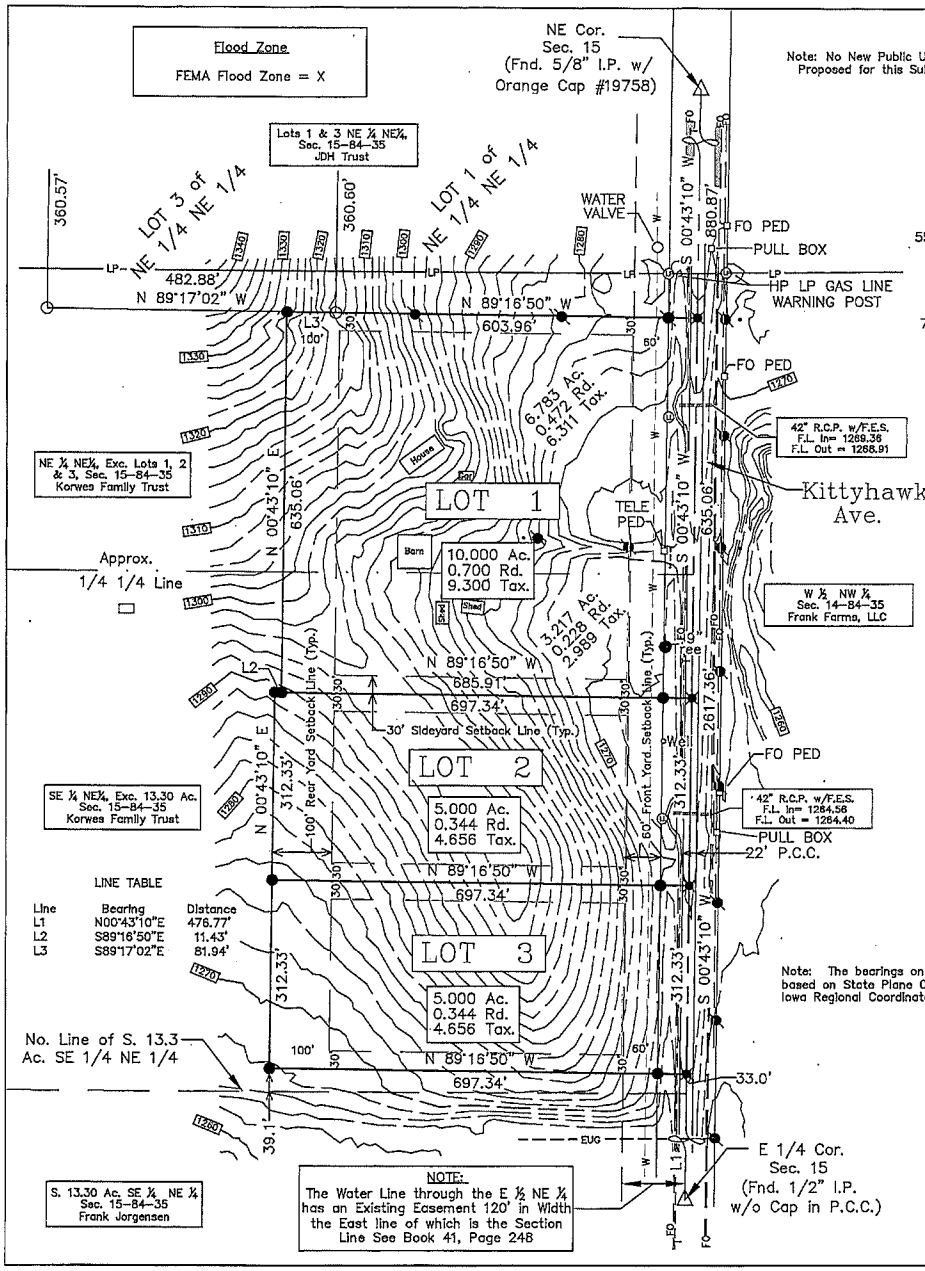
No new City owned sanitary sewer utilities are proposed in the development. Each lot will be served by a septic system for sanitary sewer service.

PRELIMINARY AND FINAL PLAT DRAWINGS:

The Planning and Zoning Commission and Staff recommends approval as presented.

Preliminary Plat

Korwes Family Subdivision
Part of the E 1/2 of the NE 1/4
Section 15, Township 84 North, Range 35 West
Carroll County, Iowa



Note: No New Public Utilities are Proposed for this Subdivision.

Note: No New Grading is anticipated at this time.

Owners & Developers
Korwes Family Trust
18235 Kittyhawk Ave.
Carroll, Iowa 51401

Engineer:
David J. Moermond
Howard R. Green Co.
5525 Merle Hay Rd., #200
Johnston, Iowa 50131

Surveyor:
Micheal G. Semke
716 N. Crawford Street
Carroll, Iowa 51401

NORTH

Graphic Scale in Feet

0 100 200

1" =

LEGEND

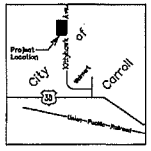
- △ = Section Corner
- ○ = Corner Found (1/2" Rerod w/ Yellow Cap #10318 unless noted)
- ✕ = Chiseled "x" in P.C.C.
- ● = Iron Pin to be Set by L.S. #10318 upon Approval of Final Plat (1/2" x 24" Rerod w/Yellow Cap #10318)
- R. = Record Dimension
- F.M. = Actual Field Measure
- —W— = 3" P.V.C. W.I.R.W Water Line
- —T— = Underground Telephone Cable
- —LP— = Existing 8" H.P. Propane Line
- —EUG— = Existing Underground Electric Line
- —CATV— = Existing Underground CATV Line
- —FO— = Underground Fiber Optic Line
- = Existing Power Pole
- = Existing Long Lines Warning Sign

Note: The bearings on this plat are based on State Plane Coordinates using Iowa Regional Coordinate System – Zone 7

NOTE:
Utility Locations are only generally located based on information provided by the Utility Owner. Positive locations must be determined before any excavation can begin.

Bench Mark: Top of P.K. Nail in A.C.C. @ W ½ Cor. of Sec. 33 – T84N – R34W, Carroll Co., Ia Elev. = 1172.30

VICINITY MAP



NOT TO SCALE

LEGAL DESCRIPTION of AREA to be PLATTED:

DESCRIPTION:

Commencing at the East Quarter Corner of Section 15, Township 84 North, Range 35 West of the 5th P.M., Carroll County, Iowa; thence North 00° 43' 10" East along the East line of the Northeast Quarter of said Section 15, 476.77 feet to the POINT OF BEGINNING; thence North 89° 16' 50" West, 697.34 feet; thence North 00° 43' 10" East, 624.66 feet; thence South 89° 16' 50" East, 11.43 feet; thence North 00° 43' 10" East, 635.06 feet to the South line of Lot 3 of the Northeast Quarter of the Northeast Quarter of said Section 15; thence South 89° 17' 02" East along said South line, 81.94 feet to the Southwest Corner of Lot 1 of said Northeast Quarter of the Northeast Quarter; thence South 89° 16' 50" East along the South line of said Lot 1, 603.96 feet to the East line of said Northeast Quarter; thence South 00° 43' 10" West along said East line, 1259.72 feet to the POINT OF BEGINNING containing 20.000 acres inclusive of the County Road Right-of-way on the East side thereof and subject to easements apparent or of record or as shown hereon.

LEGAL DESCRIPTIONS of NEW LOTS:

The above described parcel shall hereby be divided into Lots with Names, Numbers and Dimensions as shown hereon and shall hereafter be known as Lots 1, 2 and 3 The Korwes Family Subdivision part of the East Half of the Northeast Quarter of Section 15, Township 84 North, Range 35 West of the 5th P.M., Carroll County, Iowa.

_____ Date _____

LaVerne L. Korwes, Trustee of the Korwes Family Trust

Current Zoning = A-2
Proposed Zoning = A-2

A-2 Zoning Requirements
Minimum Lot Size = 5,000 Ac.
Frontage Setback = 60'
Rear Yard Setback = 100'
Side Yard Setback = 30'

TOTAL AREA of SUBDIVISION = 841,194 s.f.
No. of Lots 3
Min. s.f.= 217,800
Avg. s.f.= 280,398
Max. s.f.= 435,591

APPROVALS

RECOMMEND TENTATIVE APPROVAL PLANNING & ZONING COMMISSION		TENTATIVE APPROVAL CITY OF CARROLL, IOWA	
DATE	CHAIRMAN	DATE	CLERK

LICENSED PROFESSIONAL ENGINEER DAVID J. MOERMOND 12261 IOWA

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

David J. Moermond 12/22/17
Signature Date

DAVID J. MOERMOND, P.E. NO. 12261
Printed or Typed Name

My license is subject to renewal on December 31, 2017.

Pages or sheets covered by this seal: ALL

Semke and Associates
716 N. Crawford Street
P.O. Box 603
Carroll, Iowa 51401
(712) 792-2276

Semke and Associates

Part B 1/2 of NE 1/4
all in Sec. 15-T84N - R35W
Carroll County, Iowa.

Checked by: DJM
Project No. SPN17051
Drawn: 12-12-17 by MGS

Prepared by: City of Carroll, 112 E. 5th Street, Carroll, IA 51401 712-792-1000

RESOLUTION NO.: _____

WHEREAS, LaVern L. Korwes, Trustee of the Korwes Family Trust, has filed a Preliminary Plat for Korwes Family Subdivision, Part of the E ½ of the NE ¼, Section 15, Township 84 North, Range 35 West, Carroll County, Iowa; and,

WHEREAS, the Preliminary Plat was given tentative approval by the City Planning and Zoning Commission at their meeting of January 10, 2018;

NOW, THEREFORE, BE IT RESOLVED that the Council does hereby tentatively approve the Preliminary Plat for Korwes Family Subdivision, Part of the E ½ of the NE ¼, Section 15, Township 84 North, Range 35 West, Carroll County, Iowa. Council gives authorization to proceed with preparation of the Final Plat pursuant to Section 6-6.0308 of the City of Carroll Subdivision Ordinance.

Passed and adopted by the Carroll City Council this 22nd day of January, 2018.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Eric P. Jensen, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

CERTIFICATE

State of Iowa)
ss.
Carroll, County)

We, Eric P. Jensen, Mayor and Laura A. Schaefer, City Clerk of the City of Carroll, Iowa hereby certify that at a meeting of the City Council of the City of Carroll, Iowa, held on the 22nd day of January, 2018 the attached Resolution was adopted by the City Council of the City of Carroll, Iowa, approved by the Mayor, duly entered into the record of the City Council meeting of that date, and we further certify that the Preliminary Subdivision Plat is found to conform to the law as approved and accepted and we hereby certify this Resolution and cause the same to be affixed to the Preliminary Subdivision Plat as provided by law.

_____
Eric P. Jensen, Mayor

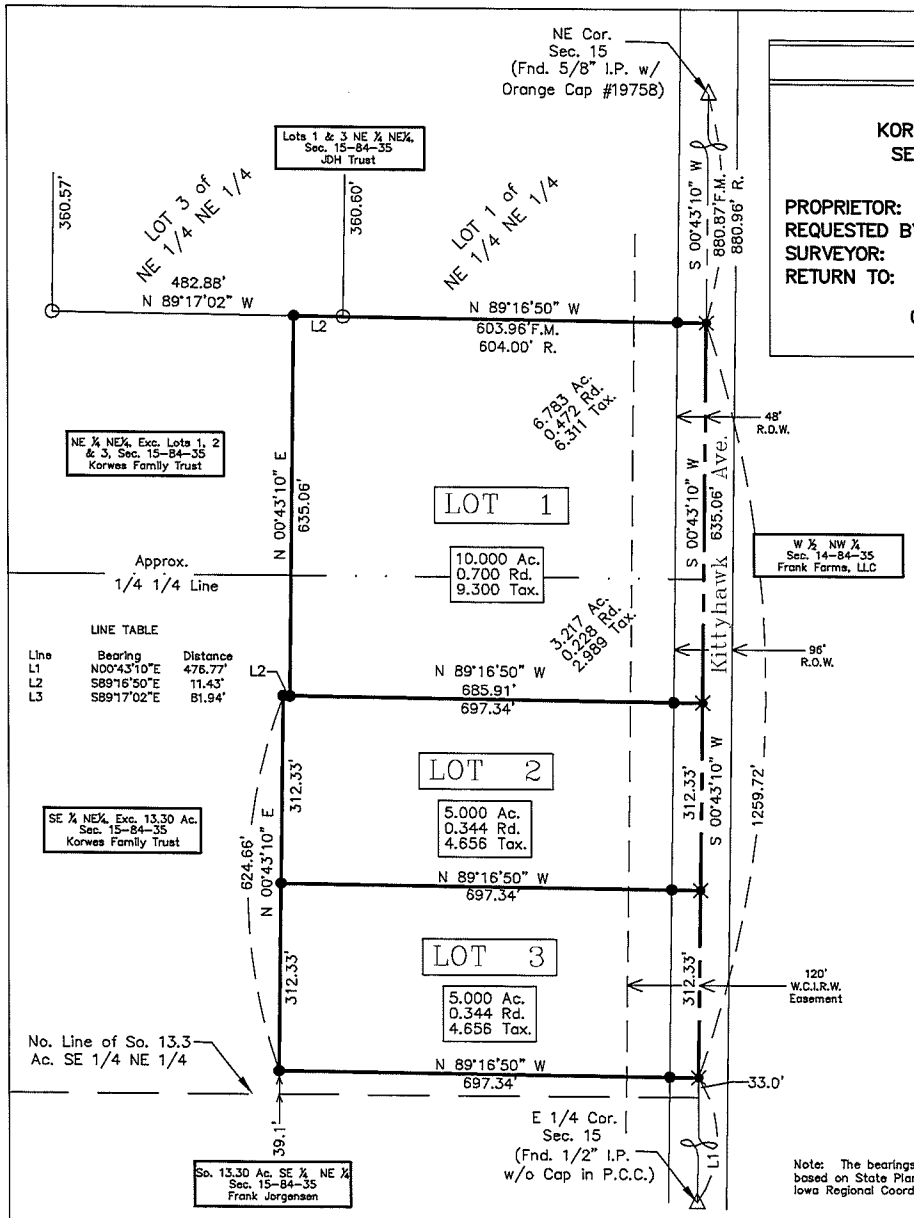
ATTEST:

_____
Laura A. Schaefer, City Clerk

State of Iowa)
ss.
Carroll County)

On this 22nd of January, 2018, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Eric P. Jensen and Laura A. Schaefer, to me personally known, who, being by me duly sworn did say that they are the Mayor and City Clerk respectively, of the City of Carroll, Iowa, executing the within and foregoing instrument, and that said instrument was signed and sealed on behalf of the City of Carroll, Iowa, by authority of its City Council and that said Mayor and City Clerk, as such officers acknowledged the execution of said instrument to be the voluntary act and deed of the City of Carroll, Iowa, by it and by them voluntarily executed.

_____
Notary Public in and for the State of Iowa



LINE TABLE

Line	Bearing	Distance
L1	N00°43'10"E	476.77'
L2	S89°16'50"E	11.43'
L3	S89°17'02"E	81.94'

Index Legend

FINAL PLAT
KORWES FAMILY SUBDIVISION
SEC. 15 – T84N – R35W
CARROLL CO., IOWA

PROPRIETOR: THE KORWES FAMILY TRUST
REQUESTED BY: DAVID GRETEMAN
SURVEYOR: MICHEAL G. SEMKE
RETURN TO: SEMKE & ASSOCIATES
P.O. BOX 623
CARROLL, IOWA 51401
1-712-792-2276

Owners & Developers
The Korwes Family Trust
18235 Kittyhawk Ave.
Carroll, Iowa 51401

Surveyor:
Micheal G. Semke
716 N. Crawford Street
Carroll, Iowa 51401

Graphic Scale in Feet

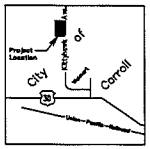
0 100 200

1"=

LEGEND

△ = Section Corner
○ = Corner Found (1/2" Rerod w/ Yellow Cap #10318 unless noted)
⊠ = "Survey Mark" Spike w/ Washer #10318
● = Iron Pin to be Set by L.S. #10318 upon Approval of Final Plat (1/2" x 24" Rerod w/Yellow Cap #10318)
R. = Record Dimension
F.M. = Actual Field Measure

VICINITY MAP



NOT TO SCALE

Note: The bearings on this plat are based on State Plane Coordinates using Iowa Regional Coordinate System – Zone 7

FINAL PLAT

Korwes Family Subdivision
Part of the E 1/2 of the NE 1/4
Section 15, Township 84 North, Range 35 West
Carroll County, Iowa

LEGAL DESCRIPTION of AREA to be PLATTED:

DESCRIPTION:

Commencing at the East Quarter Corner of Section 15, Township 84 North, Range 35 West of the 5th P.M., Carroll County, Iowa; thence North 00° 43' 10" East along the East line of the Northeast Quarter of said Section 15, 476.77 feet to the POINT OF BEGINNING; thence North 89° 16' 50" West, 697.34 feet; thence North 00° 43' 10" East, 624.66 feet; thence South 89° 16' 50" East, 11.43 feet; thence North 00° 43' 10" East, 635.06 feet to the South line of Lot 3 of the Northeast Quarter of the Northeast Quarter of said Section 15; thence South 89° 17' 02" East along said South line, 81.94 feet to the Soutwest Corner of Lot 1 of said Northeast Quarter of the Northeast Quarter; thence South 89° 16' 50" East along the South line of said Lot 1, 603.96 feet to the East line of said Northeast Quarter; thence South 00° 43' 10" West along said East line, 1259.72 feet to the POINT OF BEGINNING containing 20.000 acres inclusive of the County Road Right-of-way on the East side thereof and subject to easements apparent or of record or aas shown hereon.

LEGAL DESCRIPTIONS of NEW LOTS:

The above described parcel shall hereby be divided into Lots with Names, Numbers and Dimensions as shown hereon and shall hereafter be known as Lots 1, 2 and 3 of The Korwes Family Subdivision part of the East Half of the Northeast Quarter of Section 15, Township 84 North, Range 35 West of the 5th P.M., Carroll County, Iowa.

_____ Date _____
LaVerne L. Korwes, Trustee of the Korwes Family Trust

APPROVALS

RECOMMEND FINAL APPROVAL PLANNING AND ZONING COMMISSION	FINAL APPROVAL CIRY OF CARROLL, IOWA
CHAIRMAN	MAYOR
DATE SECRETARY	DATE CLERK

LICENSED LAND SURVEYOR
Micheal G. Semke
10318
IOWA

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 licensed Land Surveyor under the laws of the State of Iowa.

Signature — Date of Survey
Micheal G. Semke, L.S. No. 10318
Printed or Typed Name

Pages or sheets covered by this seal: THIS PAGE My license renewal date is December 31, 2017.

Semke and Associates
716 N. Crawford Street
P.O. Box 623
Carroll, Iowa 51401
(712) 792-2276

Semke and Associates

The E ½ of the NE ¼
all in Sec. 15 -T84N - R35W
Carroll County, Iowa.

Drawn 12-20-17 by MGS | Checked by: DJM | Project No. SP017051

Prepared by/Return to: City of Carroll 112 E. 5th Street Carroll, Iowa 51401 712/792-1000

RESOLUTION NO. _____

WHEREAS, LaVern L. Korwes, Trustee of the Korwes Family Trust, owners of certain real estate described in a certain plat filed by them with the City Clerk of the City of Carroll, Iowa, known as the Korwes Family Subdivision, Part of the E ½ of the NE 1/4, Section 15, Township 84 North, Range 35 West, Carroll County, Iowa; and,

WHEREAS, the said Plat has been duly examined by the City Planning and Zoning Commission, which has recommended approval of the same on January 10, 2018, and found same to conform to the general plan of the City; and,

WHEREAS, said Plat has been examined by the City Council and found to conform to the City of Carroll Subdivision Ordinance and falls within the general plan of the City of Carroll, Iowa, and is found to comply with Chapter 354 of the 2017 Code of Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carroll, Iowa:

1. That the plat of Korwes Family Subdivision, Part of the E ½ of the NE 1/4, Section 15, Township 84 North, Range 35 West, Carroll County, Iowa, is found to conform with the law and is hereby accepted.

2. That this Resolution shall be fully binding upon the owners, their assigns, purchasers or successors in interest.

3. That the Mayor and City Clerk of the City of Carroll, Iowa, are hereby directed to certify this Resolution and cause the same to be affixed to the said Plat as provided by law.

Passed and approved by the Carroll City Council this 22nd day of January, 2018.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Eric P. Jensen, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

CERTIFICATE

State of Iowa)
ss.
Carroll, County)

We, Eric P. Jensen, Mayor and Laura A. Schaefer, City Clerk of the City of Carroll, Iowa hereby certify that at a meeting of the City Council of the City of Carroll, Iowa, held on the 22nd day of January, 2018 the attached Resolution was adopted by the City Council of the City of Carroll, Iowa, approved by the Mayor, duly entered into the record of the City Council meeting of that date, and we further certify that the Final Subdivision Plat is found to conform to the law as approved and accepted and we hereby certify this Resolution and cause the same to be affixed to the Final Subdivision Plat as provided by law.

_____
Eric P. Jensen, Mayor

ATTEST:

_____
Laura A. Schaefer, City Clerk

State of Iowa)
ss.
Carroll County)

On this 22nd day of January, 2018, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Eric P. Jensen and Laura A. Schaefer, to me personally known, who, being by me duly sworn did say that they are the Mayor and City Clerk respectively, of the City of Carroll, Iowa, executing the within and foregoing instrument, and that said instrument was signed and sealed on behalf of the City of Carroll, Iowa, by authority of its City Council and that said Mayor and City Clerk, as such officers acknowledged the execution of said instrument to be the voluntary act and deed of the City of Carroll, Iowa, by it and by them voluntarily executed.

_____
Notary Public in and for the State of Iowa