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

DATE: April 19, 2017

SUBJECT: Preliminary Plat of The Danzer Subdivision

Marty D., Lisa M. and Nathan M. Danzer have submitted and are requesting approval of an application for a preliminary plat to be named The Danzer Subdivision. The plat contains 39.86 acres of land and is located in the southeast corner of the intersection of Carroll County N33/ Olympic Ave and 215th Street. 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.

This phase of the development consists of 6 single-family lots, each a minimum of 5 acres in size with one outlot that is 9.294 acres. 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. Lots 1-4 will have access off Carroll County N33/Olympic Ave and Lots 4-6 along with Outlot A will have access off 215th Street.

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: During their April 12th meeting, the Planning and Zoning Commission recommended that the Carroll City Council approve of The Danzer Subdivision Preliminary Plat as presented.

STAFF RECOMMENDATION: That the City Council approve The Danzer Subdivision Preliminary Plat as presented.

CITY OF CARROLL
SUBDIVISION DATA

NAME OF PLAN: The Danzer Subdivision – Preliminary Plat
NAME OF OWNER/DEVELOPER: Marty D., Lisa M. and Nathan M. Danzer

GENERAL INFORMATION:

PLAT LOCATION:	Southeast corner of the intersection of Carroll County N33/ Olympic Ave and 215th Street
SIZE OF PLAN:	39.86 Acres
ZONING:	A-2, Agriculture District

LOTS:

NUMBER:	6 Residential Lots and 1 Outlot for Agricultural use for future residential use
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:	Agricultural Land and Single-Family Residential (A-2)
EAST:	Agricultural Land and Single-Family Residential (A-2)
WEST:	Agricultural Land

STREET DEVELOPMENT:

No new streets or right-of-ways are proposed as part of this development. Lots 1-4 will have access off Carroll County N33/ Olympic Ave and Lots 4-6 along with Outlot A will have access off 215th Street.

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 PLAT DRAWING: Staff recommends approval

PLANNING AND ZONING COMMISSION

MINUTES OF APRIL 12, 2017

The Carroll Planning and Zoning Commission met in regular session on April 12, 2017, 5:15 PM, in the Farner Government Building, City Council Chambers. Present: John Horbach, Ron Juergens, Lisa Lampe (arrived at 5:16), Thomas Loeck, Jean Ludwig, Pat Macke and Pat Venteicher. Absent: Katie McQueen. Also present: David Bruner, City Attorney, Randy Krauel, Public Works Director/City Engineer and Greg Schreck, Building/Fire Safety Official. Commissioner Thomas Loeck presided.

* * * * * * *

MOTION by Juergens, second by Horbach, to approve the minutes of the March 8, 2017 as mailed. All present voted aye. Absent: McQueen. Motion carried.

* * * * * * *

A preliminary plat for The Danzer Subdivision was submitted for review of the Commission. Marty and Lisa Danzer were present to represent the request but did not speak. No one present opposed the request. MOTION by Juergens, second by Venteicher to recommend to City Council approval of the preliminary plat as presented. All present voted aye. Absent: McQueen. Motion carried.

* * * * * * *

A preliminary plat for Northridge Fourth Subdivision Phase Three was submitted for review of the Commission. Marty Steffes was present to represent the request but did not speak. No one present opposed the request. MOTION by Juergens, second by Macke, to recommend to the City Council approval of the final plat as presented. All present voted aye. Absent: McQueen. Motion carried.

* * * * * * *

MOTION by Juergens, second by Lampe, to adjourn at 5:21 PM. All present voted Aye. Absent: McQueen. Motion carried.

Thomas Loeck, Chairperson

Michel Pogge-Weaver, City Manager

DRAFT

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

RESOLUTION NO.: _____

WHEREAS, Marty D. Danzer, Lisa M. Danzer and Nathan M. Danzer have filed a Preliminary Plat for The Danzer Subdivision f.k.a. The Northwest Quarter of the Southwest Quarter Section 33, Township 84 North, Range 34 West, Carroll County, Iowa; and,

WHEREAS, the Preliminary Plat was given tentative approval by the City Planning and Zoning Commission at their meeting of April 12, 2017;

NOW, THEREFORE, BE IT RESOLVED that the Council does hereby tentatively approve the Preliminary Plat for The Danzer Subdivision f.k.a. The Northwest Quarter of the Southwest Quarter Section 33, Township 84 North, Range 34 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 24th day of April, 2017.

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 24th day of April, 2017 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 24th of April, 2017, 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

MASTER COPY
PREPARED BY THE CITY OF CARROLL – April 20, 2017
SUBDIVISION APPLICATION
Planning and Zoning Preliminary Plat Review – 4-12-17
City Council Preliminary Plat Review – 4-24-17
Planning and Zoning Final Plat Review – 5-10-17
City Council Final Plat Review – 5-22-17

Application, fees and additional items due at the City Clerk's office at least 20 days prior to the Planning and Zoning Commission meeting in which it will be presented.

As defined in Section 6-6.0104: Every owner or his agent of any tract or parcel of land lying within the City or within two (2) miles of the corporate limits of the City who has subdivided or shall hereafter subdivide the same into two (2) or more parts for the purpose of laying out an addition, building lot or lots, or acreage lots shall cause plats of such area to be made in the form, and containing the information as hereafter set forth, before selling any lots therein contained or placing the plat on record.

APPLICANT: **Marty D. Danzer, Lisa M. Danzer and Nathan M. Danzer**

ADDRESS: **24929 215th Street**

Carroll, IA 51401

PROPOSED NAME OF SUBDIVISION: **The Danzer Subdivision**

LEGAL DESCRIPTION OF PROPERTY TO BE SUBDIVIDED: **The Northwest Quarter of the Southwest Quarter, Section 33, Township 84 North, Range 34 West, Carroll County, Iowa - to be known as The Danzer Subdivision**

Included in application:	**On Page:**
• Procedure for Approval of Subdivision	2
• Preliminary Plat Checklist	3-4
• Additional Documentation for Preliminary Plat	5
• Final Plat Checklist	6-7
• Additional Documentation for Final Plat	8
• Information Required to be Recorded with Final Plat	9

Procedure For Approval Of Subdivision

1. Subdivider meets with City Engineer and City Manager to be advised of the procedural steps, design standards, required improvements, and platting requirements. During such meetings, no commitments shall be made which will be binding upon the City. *(Section 6-6.0302)*

2. The Subdivider will submit a signed Auditor's Certificate of Approval of Name of Proposed Subdivision along with completed application to the City Clerk at least 20 days prior to Planning and Zoning meeting.

3. The Subdivider will submit the Preliminary Plat and additional required documentation to the City Clerk at least 20 days prior to Planning and Zoning Commission meeting. *(Section 6-6.0304)* **See page 3-4 for a list information required on the Preliminary Plat. See page 5 for list of additional documentation for Preliminary Plat submittal.**

4. The City, within 10 days, will review the Preliminary Plat and make a recommendation to the Planning and Zoning Commission. *(Section 6-6.0306)*

5. The Planning and Zoning Commission, at their next regularly scheduled meeting, but not more than 30 days, will recommend tentatively approval or disapproval to the City Council. If the Commission does not act within 30 days, the plat is deemed approved unless the subdivider agrees to an extension (maximum of 60 days) *(Section 6-6.0307)*

6. The City Council, within 30 days, will tentatively approve or disapprove the Preliminary plat by resolution. If disapproved, objections are returned to the Commission for further review and the Clerk will notify subdivider of such action. If approved, Clerk will sign 5 copies of Preliminary Plat noting the date the plat received tentative approval *(Section 6-6-0308)*. This approval is effective for 1 year to get the Final Plat approved or it will be voided *(Section 6-6.0309)*

7. The Subdivider will submit the Public Improvement Construction Document *(Section 6-6.0310)*, prepared in conformance with the *Statewide Urban Design and Specifications* and *City of Carroll Supplemental Specifications*, current editions. Construction is also to conform to *Statewide Urban Design and Specifications* and *City of Carroll Supplemental Specifications*, current editions.

8. The City will prepare a Subdivision Agreement that will set forth the conditions for the installation of all public improvements and set forth the terms and conditions of the plat. The Subdivider shall agree to and sign the Subdivision Agreement. *(Section 6-6.0311)*

9. The Subdivider will submit the Final Plat and additional required documentation to the City Clerk at least 20 days prior to Planning and Zoning Commission meeting. *(Section 6-6.0315)* **See page 6-7 for a list information required on the Final Plat. See page 8 for list of additional documentation for Final Plat submittal.**

10. The Planning and Zoning Commission, at their next regularly scheduled meeting, but not more than 30 days, will recommend approval or disapproval to the City Council. If approved, The Chairman and secretary of the Commission will sign the Final plat, noting the date and will send to the City Council with their recommendation. *(Section 6-6.0317)*

11. The City Council, within 60 days, will approve or disapprove the Final Plat. Approval will be done by Resolution, noting the Planning and Zoning Commission recommendation in the Resolution, as per Section 6-6.0317. If disapproved, objections are to be put in writing. *(Section 6-6.0318)*

12. Subdivider will record the Final Plat with County Recorder. *(Section 6-6.0318)* **See page 9 for list of items needed to record plat.**

Preliminary Plat Checklist

The Preliminary Plat shall be prepared in the following manner *(Section 6-6.0303)*:

☒ 1. Prepared by a registered engineer

☐ 2. Prepare in a scale of not more than 1" = 50'
24"X36" Plan sheet submitted at 1"=100'

☒ 3. Prepared in pen.

☒ 4. If more than 1 sheet, sheets shall be numbered in sequence
One sheet only

The submitted Preliminary Plat shall include the following information *(Section 6-6.0303)*:

☒ 1. Title

☒ 2. Scale

☒ 3. North Point

☒ 4. Date

☒ 5. Subdivision boundary lines, showing dimensions, bearings, angles, and references to section, townships and range lines or corners. Exterior boundaries are to be indicated with a solid heavy line.
Exterior boundary indicated by a broken heavy line

☒ 6. Present and proposed streets, alleys, sidewalks, and storm water inlets with their rights-of-way, in or adjoining the subdivision, dedicated widths, gradients, types and widths of surfaces, curbs, plantings, strips, location of street lights, fire hydrants, and street signs.

☒ 7. Proposed layout of blocks and lots showing dimensions, radii, chords, and the square foot areas of lots that are not rectangular, and the lot and block number in numerical order.

☒ 8. Building setback or front yard lines.

☒ 9. Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds, or other public, semi-public or community purposes.
None

☒ 10. Present and proposed easements, showing locations, widths, purposes, and limitations.

☒ 11. Location and names of adjoining parcels of unsubdivided and subdivided land.

☒ 12. Boundaries of the highest known flood of record or the 100-year recurrence interval flood, whichever is greater, affecting the subdivision and the source of information.
None

☒ 13. If the proposed subdivision borders on a lake or stream, the distances and bearings of meander line established not less than twenty (20) feet back from the mean high water mark of the lake or stream.
Not applicable

☒ 14. Existing blocks, lots and buildings.
None

☒ 15. Present and proposed utility systems including sanitary and storm sewers, other drainage facilities, water lines, gas mains, electric utilities, and other facilities, with the size and location of each. If the subdivision is within one mile of public sewer or water or both, notation shall be made of the direction and distance to such facilities.
Existing power, telephone and water. Proposed water, WCIRWA. No new public utilities noted on plat

☒ 16 Proposed name of the subdivision.

☒ 17. Names and addresses of the owner, subdivider, builder, and engineer who prepared the preliminary plat, and the surveyor who will prepare the final plat.

☒ 18. Official legal description of the property being platted.

☒ 19. Contours at vertical intervals of not more than two (2) feet if the general slope of the site is less than ten (10) percent and at vertical intervals of not more than five (5) feet if the general slope is ten (10) percent or greater.

☒ 20. Existing and proposed zoning of the proposed subdivision and adjoining property.

☒ 21. Location of all proposed monuments.

☒ 22. Location of natural watercourses, bridges, wooded areas, and such other topographical features as are pertinent.

Additional Documentation for Preliminary Plat

The following information is required to be submitted with this application for consideration of the Preliminary Plat *(Section 6-6.0303 and 6.03604)*:

☒ 1. $250 Preliminary Plat filing fee.

☒ 2. 15 copies of the Preliminary Plat.

☐ 3. A complete listing of all existing covenants which apply to the land to be subdivided, and a complete listing of all covenants which are proposed by the developer to apply to the subdivided land.

☒ 4. A table of the following information:
- Total acreage of subdivision.
- Total number of lots.
- Minimum, average, and maximum lot area.
- Acreage of public lands to be dedicated or reserved other than streets.

☒ 5. An attorney's opinion showing that the fee title to the property proposed or subdividing is in the owner's name as shown on the plat and showing any encumbrances that may exist against the land.

☒ 6. If any portion of the subdivision is to have access on a state or county jurisdictional street, a written and signed statement acknowledging and permitting the access by the duly authorized official of the appropriate jurisdiction.

☒ 7. A site-grading plan for the entire subdivision with elevations referred to mean sea level as exhibited in standard U.S. Geological Survey Maps.
No grading noted on plat

☒ 8. Location and names of adjoining parcels of land.

☒ 9. A certificate to be signed by the County Auditor, as required by Section 354.11 (5), Code of Iowa, as amended, approving the name or title of the subdivision plat.

Before the City Council for Carroll, Iowa

In the matter of **THE PETITION TO APPROVE PLAT OF THE DANZER SUBDIVISION OF THE NW¼SW¼ OF SECTION 33, TOWNSHIP 84 NORTH, RANGE 34 WEST 5TH P.M., CARROLL COUNTY, IOWA.**	**LISTING OF COVENANTS**

Pursuant to the City of Carroll Subdivision Plat approval process, the owners, Marty D. Danzer, Lisa M. Danzer, and Nathan M. Danzer, by and through their attorney, Christopher C. Polking, provide a complete listing of all existing covenants which apply to the land to be subdivided, and a complete listing of all covenants which are proposed by the developer to apply to the subdivided land, described as:

The Danzer Subdivision of the NW ¼ SW ¼ of Section 33, Township 84 North, Range 34 West 5th P.M., Carroll County, Iowa;

which subdivision is being requested to be approved on that land legally described as:

The NW ¼ SW ¼ of Section 33, Township 84 North, Range 34 West 5th P.M., Carroll County, Iowa.

The undersigned, attorney for the owner/developer, states that after examination of the abstract for the above listed property, that there are no existing covenants which apply to the land to be subdivided. Further, there are no covenants which are proposed by the developer to apply to the subdivided land.

Dated this 23rd day of March, 2017.

POLKING LAW OFFICE, PLLC

BY: _____
Christopher C. Polking
Attorney for the Owners

Before the City Council for Carroll, Iowa

In the matter of **THE PETITION TO APPROVE PLAT OF THE DANZER SUBDIVISION OF THE NW¼SW¼ OF SECTION 33, TOWNSHIP 84 NORTH, RANGE 34 WEST 5TH P.M., CARROLL COUNTY, IOWA.**	**ATTORNEY'S TITLE OPINION** *made pursuant to Iowa Code section 354.11(1)(c)*

Ladies & Gentlemen:

I have examined the title to the real estate described as:

The NW ¼ SW ¼ of Section 33, Township 84 North, Range 34 West 5th P.M., Carroll County, Iowa.

All of which contains the real estate described as the The Danzer Subdivision of the NW ¼ SW ¼ of Section 33, Township 84 North, Range 34 West 5th P.M., Carroll County, Iowa

for the purposes of Iowa Code section 354.11(1)(c) (2017), as disclosed by an abstract of title beginning on root of title and concluding with entry number 21, certified by the Security Title & Investment Company on November 28, 2016 at 5:00 o'clock P.M.

I find that on the date of last continuation, the sole proprietor, as defined by Iowa Code section 354.2(16), of said property was: **MARTY D. DANZER AND LISA M. DANZER, HUSBAND AND WIFE; AND NATHAN M. DANZER, A SINGLE PERSON, ALL AS TENANTS IN COMMON.**

EXCEPTIONS

1. At Entry No. 20, reference is shown to a Purchase Money Mortgage from Nathan M. Danzer, a single person; and Marty D. Danzer and Lisa M. Danzer, husband and wife, to Iowa Savings Bank. This Mortgage is dated November 28, 2016, and filed of record on November 28, 2016 in Book 2016, Page 3589, of the records of the office of the Recorder of Carroll County, Iowa. This Mortgage is in the principal amount of $352,000.00 and constitutes a first and paramount lien upon the real estate.

CAUTIONS

1. It is not possible to determine from the Abstract what improvements are located on the property described in the Title Opinion. It is also not possible to determine if any existing fence is located on the property line. In case of doubt as to the location of the property, or the location of any improvements or boundary lines, a survey may be required.

2. Since the following cannot be determined by an examination of this Abstract, you are required to take notice of all persons in possession of the real estate, such as a lease on the real estate, or any interest other than that of the titleholder of record; any facts that might or could be disclosed by a survey, as I render no opinion to you as to the boundaries of said real estate; the right to file Mechanic's Liens against the

premises for labor or materials furnished in connection with improvements thereon, within 90 days of the furnishing of the last item; and any applicable restrictions as to building, occupancy or usage contained in applicable zoning ordinances.

3. Also, you should inquire as to the existence of hazardous waste, underground storage tanks, drainage wells, etc., for the reason that federal and state environment laws may require removal or remedy of environmental violations and you, as the owner, could be liable even though you were not responsible for the violations. You should also inquire with the Clerk of Federal District Court concerning any Environmental Protection Agency liens.

4. Also, this Abstract examiner renders no opinion on any of the following:

   a. Rights of access to and from highways and streets, which may be designated as "controlled access facilities" by state or city authorities;
   b. Contracts for public improvements on file in the Auditor's office under which special assessment liens may exist;
   c. Rights of trustees in bankruptcy to set aside transfers of interest in real estate by the bankrupt within one year prior to the date of filing for bankruptcy;
   d. Rights in and to fixtures or equipment, if any, on the property, or in or attached to a building on this property under conditional sale, rental, or other agreements reserving title;
   e. Environmental Protection Agency liens. NOTE: You should be aware that liability can be imposed upon a land owner even if the polluting was legal at the time it occurred and even if the pollution did not originate on said property.

Dated this 23rd day of March, 2017

Sincerely,

POLKING LAW OFFICE, PLLC

By: _____
Christopher C. Polking
Attorney's Title Guaranty #3503

STATE OF IOWA; COUNTY OF CARROLL, ss:

On this 23rd day of March, A.D., 2017, before me, a Notary Public in and for the State of Iowa, personally appeared Christopher C. Polking, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

NOTARIAL SEAL IOWA
KATHLEEN ORTON
Commission Number 709922
MY COMMISSION EXPIRES
MAY 14, 2019

_____
Notary Public in and for the State of Iowa

Before the City Council for Carroll, Iowa

In the matter of **THE PETITION TO APPROVE PLAT OF THE DANZER SUBDIVISION OF THE NW¼SW¼ OF SECTION 33, TOWNSHIP 84 NORTH, RANGE 34 WEST 5TH P.M., CARROLL COUNTY, IOWA.**	**Auditor's Certificate of Approval of Name of Proposed Subdivision**

I, Kourtney Irlbeck, Auditor of Carroll County, Iowa, hereby certify and approve the following name for the subdivision requested herein:

Danzer Subdivision of the NW ¼ SW ¼ of Section 33, Township 84 North, Range 34 West 5th P.M., Carroll County, Iowa.

Signed and sealed this 23 day of MARCH, 2017.

Kourtney Irlbeck

Kourtney Irlbeck, Carroll County Auditor

City of Carroll

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

MEMO TO: Mike Pogge-Weaver, City Manager MPW

FROM: Randall M. Krauel, Director of Public Works RMK

DATE: April 17, 2017

SUBJECT: The Danzer Subdivision

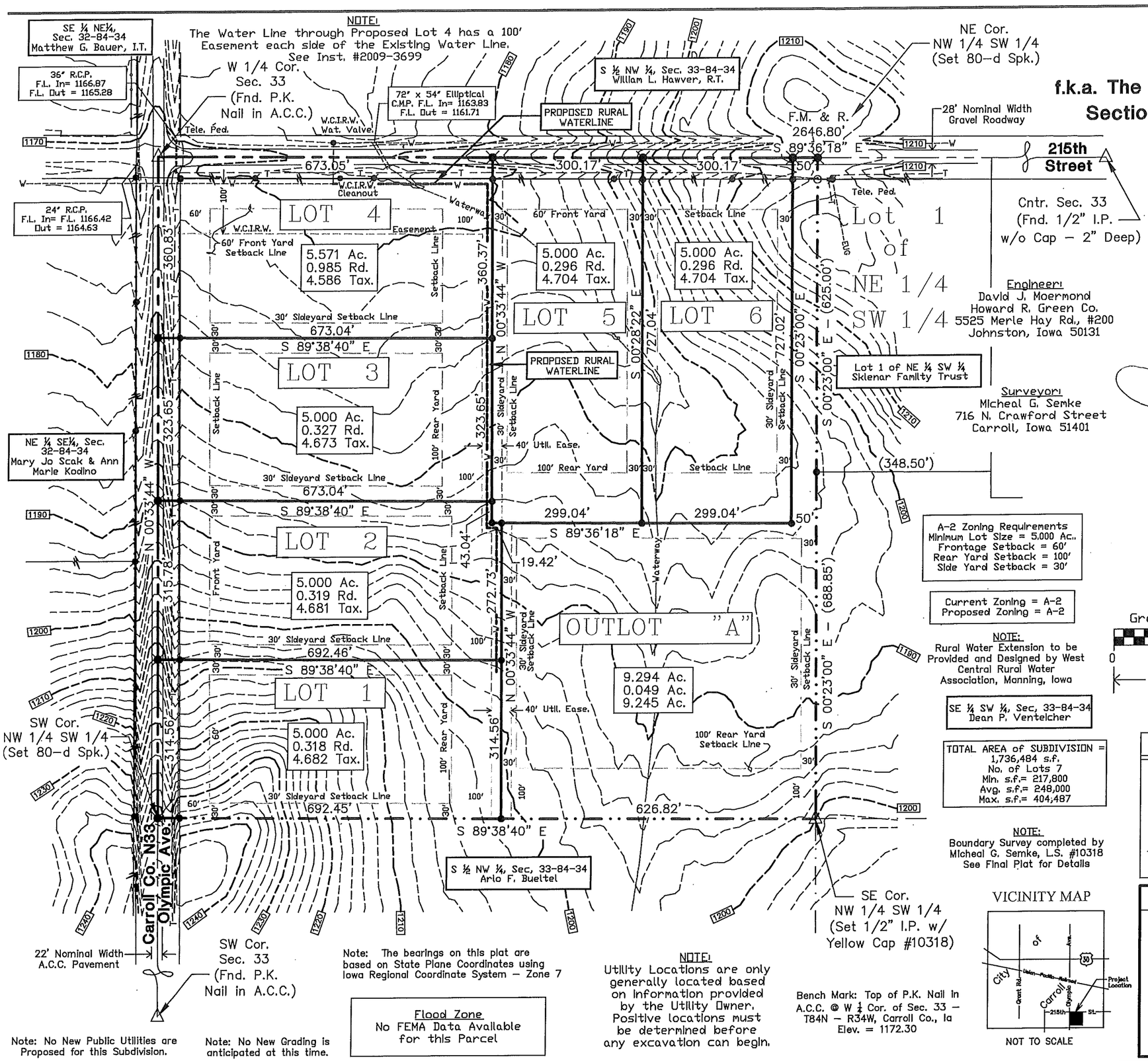
The plat of the proposed Subdivision has been reviewed with respect to its impact on present and future City infrastructure pursuant to paragraph 6-6.0320D of the Subdivision Code. The proposed Subdivision is located outside of the current Corporate Limits of the City and will not currently be served by City roadway, storm sewer, wastewater or water public works infrastructure. If the proposed Subdivision were to be incorporated into the City at some time in the future, there may be requirements for the proposed Subdivision to utilize the City public works infrastructure. It is not anticipated that, due to the size of the Subdivision, undue burden would be placed on the City public works infrastructure at that time.

RMK:ds

Preliminary Plat

The Danzer Subdivision

f.k.a. The Northwest Quarter of the Southwest Quarter Section 33, Township 84 North, Range 34 West Carroll County, Iowa



LEGAL DESCRIPTION of AREA to be PLATTED:

The Northwest Quarter of the Southwest Quarter of Section 33, Township 84 North, Range 34 West of the 5th P.M., Carroll County, Iowa.

LEGAL DESCRIPTION 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, 3, 4, 5, and 6 AND Outlot "A" of The Danzer Subdivision of said Northwest Quarter of the Southwest Quarter of Section 33, Township 84 North, Range 33 West of the 5th P.M., Carroll Co., Iowa.

Marty D. Danzer — Date 7-1-17

Lisa M. Danzer — Date 4/11/17

Nathan M. Danzer — Date 4/11/17

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

Owners & Developers
Marty D. & Lisa M. & Nathan M. Danzer
24929 215th Street
Carroll, Iowa 51401

A-2 Zoning Requirements
Minimum Lot Size = 5.000 Ac.
Frontage Setback = 60'
Rear Yard Setback = 100'
Side Yard Setback = 30'

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

NOTE:
Rural Water Extension to be Provided and Designed by West Central Rural Water Association, Manning, Iowa

SE ¼ SW ¼, Sec. 33-84-34 Dean P. Ventelcher

TOTAL AREA of SUBDIVISION = 1,736,484 s.f.
No. of Lots 7
Min. s.f.= 217,800
Avg. s.f.= 248,000
Max. s.f.= 404,487

NOTE:
Boundary Survey completed by Micheal G. Semke, L.S. #10318 See Final Plat for Details

LEGEND

- △ = Section Corner
- O = 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
- —W— = 3" P.V.C. W.I.R.W Water Line
- —T— = Underground Telephone Cable
- —W— = Proposed Rural Water Extension
- = Existing Power Pole

APPROVALS

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

VICINITY MAP

NOT TO SCALE

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

Note: No New Grading is anticipated at this time.

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

Flood Zone
No FEMA Data Available for this Parcel

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 ¼ Cor. of Sec. 33 — T84N — R34W, Carroll Co., Ia Elev. = 1172.30

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.

Signature — Date 5/29/17

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 623
Carroll, Iowa 51401
(712) 792-2278

Semke and Associates

The NW ¼ of the SW ¼ all in Sec. 33 -T84N - R34W Carroll County, Iowa.

Drawn: 04-20-17 by MGB | Checked by: DJM | Project No. SPN17003