# 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 MJP-W

**DATE:** November 21, 2018

**SUBJECT:** Preliminary and Final Plat of The Third Re-Subdivision of Part of Lot 5 of Block 1 of Midwest Towne Subdivision

Badding Construction Co. has submitted an application for a subdivision to be named The Third Re-Subdivision of Part of Lot 5 of Block 1 of Midwest Towne Subdivision to City of Carroll, Carroll County, Iowa. The land to be subdivided contains 9,984 Sq. ft. and is adjacent to West Street. The property is zoned B-2, General Business District and meets the minimum requirements of 5,000 square feet in the B-2 zoning district. The property is planned to be sold to Commercial Savings Bank and is proposed to be used as parking.

No new streets or right-of-ways are proposed as part of this development and the lot will have access to West Street.

No new City owned utilities are proposed in the development and will be serviced by existing utilities in West Street.

The attached preliminary and final plats are 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 Third Re-Subdivision of Part of Lot 5 of Block 1 of Midwest Towne Subdivision Preliminary and Final Plats subject to clerical revisions to the plats. The revisions as required by the Planning and Zoning Commission have been made to the attached plats.

**STAFF RECOMMENDATION:** Staff recommends City Council approval of The Third Re-Subdivision of Part of Lot 5 of Block 1 of Midwest Towne Subdivision Preliminary and Final Plats as recommended by the Planning and Zoning Commission.

**CITY OF CARROLL**
**SUBDIVISION DATA**

**NAME OF PLAN:** The Third Re-Subdivision of Part of Lot 5 of Block 1 of Midwest Towne Subdivision – Preliminary and Final Plats
**NAME OF OWNER/DEVELOPER:** Badding Construction Company

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**GENERAL INFORMATION:**

| | |
|---|---|
| PLAT LOCATION: | NW of the intersection of 5th Street and West Street |
| SIZE OF PLAT: | 9984 Square Feet (0.229 Acres) |
| ZONING: | B-2, General Business District |

**LOTS:**

| | |
|---|---|
| NUMBER: | 1 Commercial Lot |
| USE: | General Business (Proposed Use: Parking) |
| MIN LOT SIZE: | 5,000 Square Feet |
| BUILDING LINES: | None front yard; None rear yard; and None side yard |

**ADJACENT LANDS:**

| | |
|---|---|
| NORTH: | Commercial |
| SOUTH: | Commercial |
| EAST: | Commercial |
| WEST: | Commercial |

**STREET DEVELOPMENT:**

No new streets or right-of-ways are proposed as part of this development. Lot will have access to West Street

**WASTE WATER:**

No new city water utilities are proposed with this development. Water is available on West Street to serve the property.

**WATER SYSTEM:**

No new city sanitary sewer utilities are proposed with this development. Sanitary sewer is available on West Street to serve the property.

**PRELIMINARY AND FINAL PLAT DRAWINGS:**

The Planning and Zoning Commission recommend approval of the plats subject to clerical revisions. The revisions as required by the Planning and Zoning Commission have been made to the attached plats.

Staff recommends approval as presented.

| Index Legend | |
|---|---|
| Location: | PART OF LOT 5 OF BLOCK 1 OF MIDWEST |
| | TOWNE SUBDIVISION |
| Requestor: | NICK BADDING |
| Proprietor: | BADDING CONSTRUCTION COMPANY |
| Surveyor: | MATTHEW A. FOUTS |
| Surveyor Company: | JEO CONSULTING GROUP INC. |
| Return To: | 724 SIMON AVE. CARROLL, IA 51401 |

FOR RECORDER'S USE ONLY

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- D DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

GRAPHIC SCALE

0 20 40 80 160

# PRELIMINARY PLAT

## THE THIRD RE-SUBDIVISION OF PART OF LOT 5 OF BLOCK 1 OF MIDWEST TOWNE SUBDIVISION TO THE CITY OF CARROLL CARROLL COUNTY, IOWA

**NOTE:**
ALL BEARINGS ARE ASSUMED. ALL MONUMENTS SET ARE 5/8' X 24" REBAR WITH A YELLOW PLASTIC CAP "FOUTS LS 23586". UNLESS NOTED OTHERWISE.

**SURVEYS OF RECORD:**
BOOK M, PAGE 177
BOOK L, PAGE 197

**UTILITY EASEMENT:**
SEE BOOK H, PAGE 188

**OWNER, SUBDIVIDER**
BADDING CONSTRUCTION COMPANY
814 WEST 9TH STREET,
CARROLL, IA 51401

**ENGINEER**
CODY FORCH, PE
724 SIMON AVENUE
CARROLL, IOWA 51401
712-792-9711

**ACREAGE TABLE**

| | |
|---|---|
| TOTAL ACREAGE | 9984 SQ. FT. |
| NUMBER OF LOTS | 1 |
| MIN. LOT AREA | 9984 SQ. FT. |
| AVG. LOT AREA | 9984 SQ. FT. |
| MAX. LOT AREA | 9984 SQ. FT. |
| PUBLIC LAND AREA | 0 SQ.FT. |
| ROW LAND AREA | 0 SQ. FT. |

**ZONING**

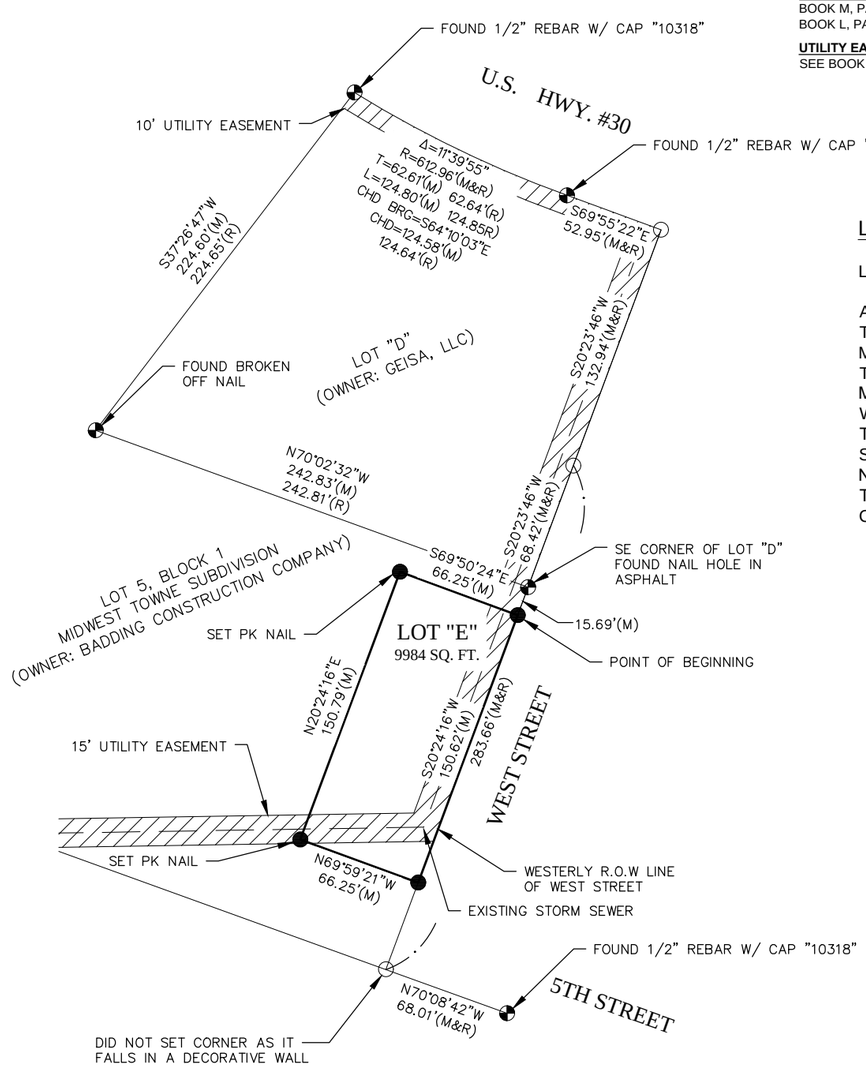
| | |
|---|---|
| EXISTING ZONING | B-2 |
| PROPOSED ZONING | B-2 |

**SETBACKS**

| | |
|---|---|
| FRONT YARD | NONE |
| REAR YARD MIN. | NONE |
| SIDE YARD MIN. | NONE |

*NOTE: ALL FRONT YARD BUILDING SETBACK LINES ARE TO BE MEASURED FROM THE STREET RIGHT-OF-WAY.

**FLOODING**
COMMUNITY-PANEL NUMBER 19027C0153C
EFFECTIVE DATE 9/15/2017
ZONE X - OUTSIDE THE 500 YEAR FLOOD PLAIN




## LEGAL DESCRIPTION:

LOT "E"

A PARCEL OF LAND LOCATED IN PART OF LOT 5, BLOCK 1 MIDWEST TOWNE SUBDIVISION, CITY OF CARROLL, CARROLL COUNTY IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHEAST CORNER OF LOT "D" OF LOT 5, BLOCK 1 OF SAID MIDWEST TOWNE SUBDIVISION, THENCE S20°24'16"W ON THE WESTERLY RIGHT OF WAY LINE OF WEST STREET, 15.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S20°24'16"W ON SAID WESTERLY RIGHT OF WAY LINE, 150.62 FEET; THENCE N69°59'21"W, 66.25 FEET; THENCE N20°24'16"E, 150.79 FEET; THENCE S69°50'24"E, 66.25 FEET TO THE POINT OF BEGINNING, CONTAINING 9984 SQUARE FEET MORE OR LESS.

PRELIMINARY PLAT APPROVED
BADDING CONSTRUCTION COMPANY

NICK BADDING, PRESIDENT DATE

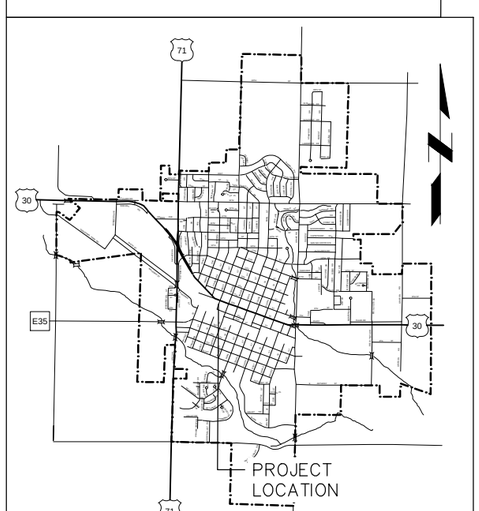
CITY APPROVALS

RECOMMEND TENTATIVE PLAT APPROVAL - PLANNING & ZONING COMMISSION

CHAIRMAN DATE

TENTATIVE PLAT APPROVAL - CITY OF CARROLL, IOWA

CLERK DATE




**CITY OF CARROLL, 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)

Printed or typed name: CODY F. FORCH

License Number: 22843

My license renewal date is December 31, 2019

Pages or sheets covered by this seal:

SHEET 1.0

LICENSED PROFESSIONAL ENGINEER CODY F. FORCH 22843 IOWA

JEO CONSULTING GROUP 1-800-722-9367

2018 PRELIMINARY PLAT

PART OF LOT 5 OF BLOCK 1 MIDWEST TOWNE SUBDIVISION

PROJECT NO. 181785
DATE 11/21/2018
DRAWN BY MAF
FILE NAME SV_181785.dwg
FIELD BOOK CARROLL #47
FIELD CREW MAF
REVIEW BY JJS
REVIEW DATE 10/23/2018
SURVEY FILE NO.

1.0

P:\Surveying\181785.00 - Badding Depot Bussiness Center Survey\6 Survey\Drawings\SV_181785.dwg, on 11/21/2018 10:15 AM.

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# FINAL PLAT

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COMMUNITY-PANEL NUMBER 19027C0153C
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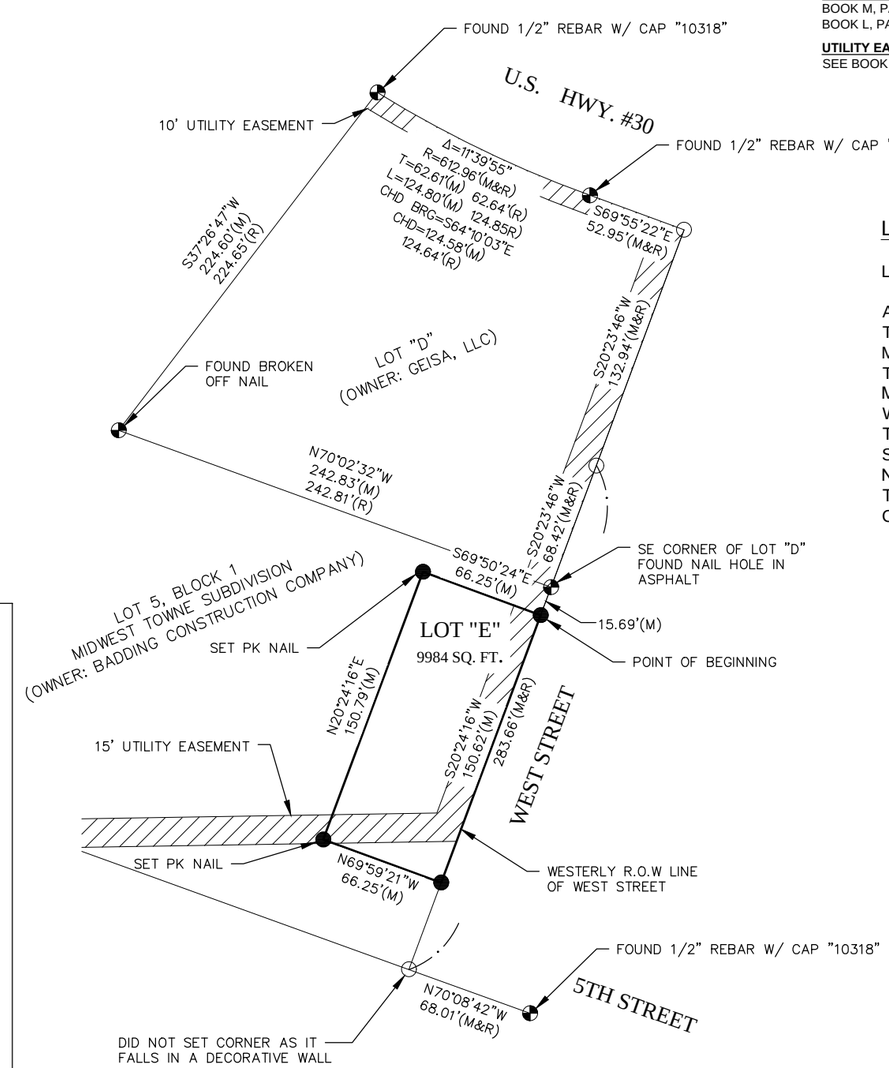


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FINAL PLAT APPROVED
BADDING CONSTRUCTION COMPANY

NICK BADDING, PRESIDENT DATE

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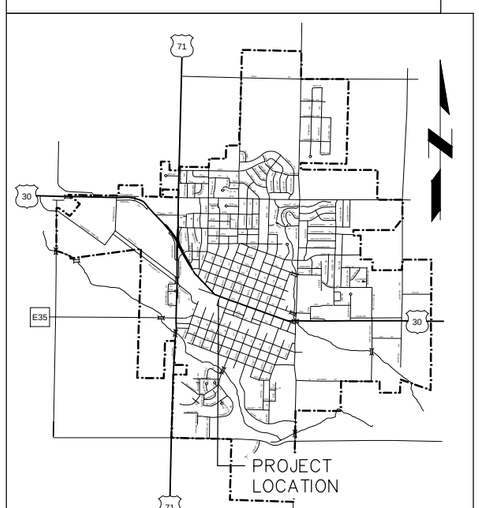
CHAIRMAN DATE

FINAL PLAT ACCEPTED - CITY OF CARROLL, IOWA

CLERK DATE




**CITY OF CARROLL, IOWA**

I hereby certify that this land surveying document was prepared and the related survey was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

(signature) (date)

Printed or typed name: Matthew A. Fouts

License Number: 23586

My license renewal date is December 31, 2019

Pages or sheets covered by this seal:
SHEET 1 OF 1

LICENSED PROFESSIONAL LAND SURVEYOR
MATTHEW A. FOUTS
23586
IOWA

PROJECT NO. 181785
DATE 11/21/2018
DRAWN BY MAF
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FIELD BOOK CARROLL #47
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2018 FINAL PLAT

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