City of Carroll

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

MEMO TO: Planning and Zoning Commission

FROM: Mike Pogge-Weaver, City Manager

DATE: December 16, 2020

SUBJECT: Third Replat of Ashwood Business Park Subdivision

James M. Strautman, President of Ashwood, Incorporated has submitted and is requesting approval of an application for a final plat to be named Third Replat of Ashwood Business Park Subdivision, City of Carroll, Carroll County, Iowa. The subdivision is located on the east side of N Griffith Rd on the east side of Carroll.

The property is identified in the 2013 Carroll Comprehensive Plan as Commercial. The existing zoning is I-2, General Industrial District.

The development consists of 4 commercial lots which are at least 1.96 acres in size. Each lot meets the minimum requirements for I-2.

No new streets or right-of-ways are proposed as part of this development. All four lots will have access to E 9th St or E 10th St.

No new City owned utilities are proposed in the development.

The proposed named Third Replat of Ashwood Business Park Subdivision final plat substantially conforms with a previously approved original Ashwood Business Park Subdivision preliminary plat that was approved in 2006. Additionally, the City has made no changes to city ordinance or regulations that would impact the layout of the plat and no new public utilities or infrastructure is requested with this final plat. For that reason, staff is recommending that the preliminary plat requirement be waived in this case.

The Planning and Zoning Commission met on December 9, 2020 and recommended that the Carroll City Council approve the final plat and waive the requirement for a preliminary plat, waive any platting irregularities and subject to the following corrections to be made to the final plat: correct the scale bar to 1" = 200', remove zoning, remove the building setback lines, clarify the location of the various easements and correct the city approval signature block. The plat being presented for Council approval makes the above corrections.

STAFF RECOMMENDATION: That the Carroll City Council approve the Final Plat of Third Replat of Ashwood Business Park Subdivision, City of Carroll, Carroll County, Iowa –, waive the requirement for a preliminary plat and waive any platting irregularities.

CITY OF CARROLL
SUBDIVISION DATA

NAME OF PLAN: Third Replat of Ashwood Business Park Subdivision, City of Carroll, Carroll County, Iowa - Final Plat
NAME OF OWNER/DEVELOPER: James M. Strautman

GENERAL INFORMATION:

PLAT LOCATION:	East side of N Griffith Rd
SIZE OF PLAN:	8.53 Acres
ZONING:	I-2, General Industrial District

LOTS:

NUMBER:	4 Lots
SIZE/DENSITY:	1.96 – 2.26 acres, more or less
USE:	Business
BUILDING LINES:	40' front yard; 10' rear yard; and 10' side yard

ADJACENT LANDS:

NORTH:	A-P
SOUTH:	Industrial Land
EAST:	A-P
WEST:	Residential Land

STREET DEVELOPMENT:

No new streets or right-of-ways are proposed as part of this development. All four lots will have access to E 9th St or E 10th St.

WASTE WATER:

No new City owned water utilities are proposed in the development. City utilities currently serve each lot.

WATER SYSTEM:

No new City owned sanitary sewer utilities are proposed in the development. City utilities currently serve each lot.

City of Carroll 627 N Adams Street Carroll, Iowa 51401 712/792-1000

RESOLUTION NO. _____

WHEREAS, Ashwood Incorporated is the owner of certain real estate described in a certain final plat filed by them with the City Clerk of the City of Carroll, Iowa, known as Third Replat of Ashwood Business Park Subdivision, City of Carroll, Carroll County, Iowa; and,

WHEREAS, the said final plat has been duly examined by the City Planning and Zoning Commission, which has recommended approval of the same on December 9, 2020, and found same to conform to the general plat of the City; and,

WHEREAS, said final 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 2019 Code of Iowa.

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

1. That the final plat of Third Replat of Ashwood Business Park Subdivision, City of Carroll, Carroll County, Iowa, is found to conform with the law and is hereby approved and accepted.

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

3. The Mayor Pro Tem 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 final plat as provided by law.

Adopted and passed by the Carroll City Council this 21st day of December, 2020.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Jerry Fleshner, Mayor Pro Tem

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

CERTIFICATE

State of Iowa)
ss.
Carroll, County)

We, Jerry Fleshner, Mayor Pro Tem 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 21st day of December, 2020 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 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 Plat as provided by law.

_____
Jerry Fleshner, Mayor Pro Tem

ATTEST:

_____
Laura A. Schaefer, City Clerk

State of Iowa)
ss.
Carroll County)

On this 21st day of December, 2020, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jerry Fleshner and Laura A. Schaefer, to me personally known, who, being by me duly sworn did say that they are the Mayor Pro Tem 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 Pro Tem 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

Index Legend	
Location:	OUTLOT B, ASHWOOD BUSINESS PARK SUBDIVISION
	CITY OF CARROLL, CARROLL COUNTY
Requestor:	JIM STRAUTMAN
Proprietor:	ASHWOOD INC.
Surveyor:	GEORGE A. PARRIS
Surveyor Company:	JEO CONSULTING GROUP INC.
Return To:	724 SIMON AVE. CARROLL, IOWA 51401

FINAL PLAT

THIRD REPLAT OF ASHWOOD BUSINESS PARK SUBDIVISION CITY OF CARROLL COUNTY, IOWA

ACREAGE TABLE

TOTAL ACREAGE	8.53 AC.
NUMBER OF LOTS	4
MIN. LOT AREA	1.96 AC.
AVG. LOT AREA	2.13 AC.
MAX LOT AREA	2.26 AC.
PUBLIC LAND USE	N/A
ROW LAND AREA	N/A

BUILDING SETBACKS

FRONT YARD MIN.	40'
REAR YARD MIN.	10'
SIDE YARD MIN.	10'

(REFER TO ZONING REGULATIONS FOR I-2 ZONING)
*NOTE: ALL FRONT YARD BUILDING SETBACK LINES ARE TO BE MEASURED FROM THE STREET RIGHT-OF-WAY.

BUILDER

ASHWOOD INC.
P.O. BOX 632
CARROLL, IA 51401
712-792-1707

DESIGN ENGINEER / LAND SURVEYOR

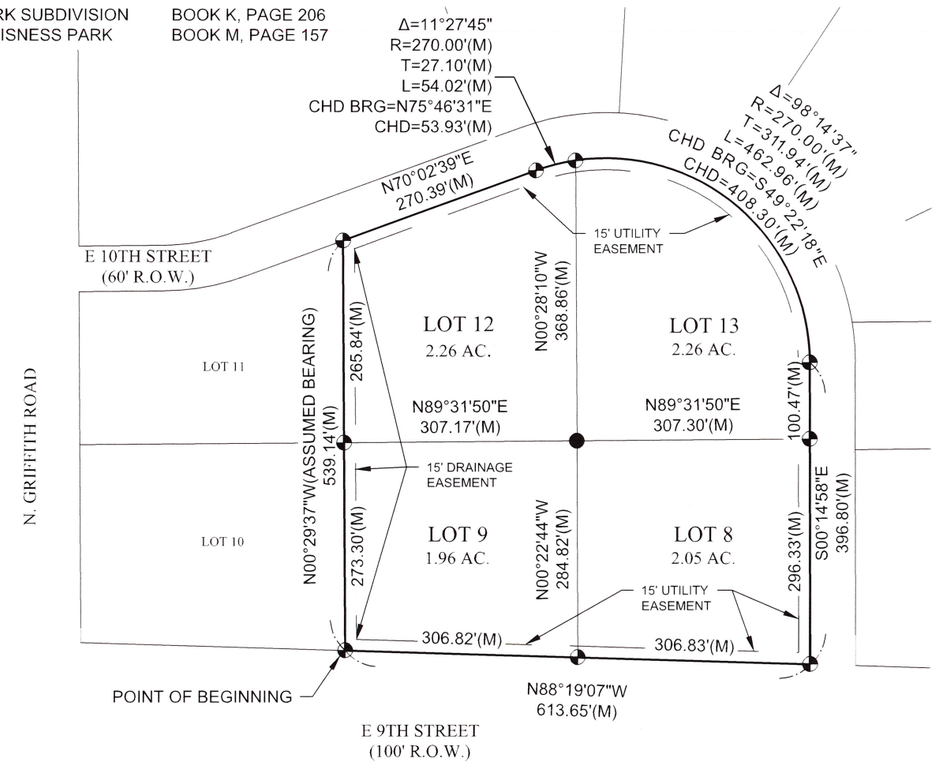
GEORGE A. PARRIS, P.E./ P.L.S.
724 SIMON AVE.
CARROLL, IA 51401
712-792-9711

JEO CONSULTING GROUP
1-800-723-8567

FOR RECORDER'S USE ONLY

RECORD SURVEYS:

ASHWOOD BUSINESS PARK SUBDIVISION	BOOK K, PAGE 206
REPLAT OF ASHWOOD BUISNESS PARK	BOOK M, PAGE 157



SURVEYORS NOTE:
ALL MONUMENTS FOUND OR SET ON THIS PLAT ARE 5/8"X24" REBAR WITH Y.P.C. STAMPED "12108"

DEDICATION:

KNOW ALL MEN BY THESE PRESENT: THAT ASHWOOD INC. IS THE OWNERS OF THE LAND DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS THIRD REPLAT OF ASHWOOD BUSINESS PARK SUBDIVISION. SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF ITS PROPERTY AS SHOWN ON THIS PLAT. SAID OWNER HEREBY DEDICATED TO THE PUBLIC FOR PERPETUAL PUBLIC USE ALL STREETS AT THE LOCATIONS AND WIDTHS SHOWN ON THIS PLAT. SAID STREETS TO BE NAMED AS SHOWN. SAID OWNER FURTHER GRANTS PERPETUAL UTILITY EASEMENTS AND DRAINAGE EASEMENTS TO THE CITY OF CARROLL AND ANY PUBLIC OR PRIVATE UTILITY FOR RECIPROCAL USE BY THE LICENSEES OF SAID SUBDIVISION TO BUILD, ERECT, MAINTAIN AND OR REPAIR THE FOLLOWING: WATERLINES, DRAINAGE, FACILITIES, NATURAL GAS LINES, WIRES AND CABLES FOR CARRYING TRANSMISSION OF ELECTRICAL CURRENT FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION AND RECEPTION OF SIGNALS AND SOUNDS OF ALL KINDS ON, OVER, THROUGH, UNDER AND ACROSS ALL STRIPS OF LAND LABELED AS UTILITY EASEMENTS ON THIS PLAT. THE GRADE, ELEVATION OR CONTOUR OF ANY PART OF THE EASEMENT AREA SHALL NOT BE CHANGED WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF CARROLL. NO LANDSCAPING PR STRUCTURE SHALL BE ERECTED OVER OR WITHIN THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN APPROVAL OF THE CITY.

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 84 NORTH, RANGE 34 WEST OF THE 5TH P.M., CARROLL COUNTY, IOWA, FORMERLY KNOWN AS OUTLOT B, REPLAT OF ASHWOOD BUSINESS PARK SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF LOT 10 OF ASHWOOD BUSINESS PARK SUBDIVISION AS THE POINT OF BEGINNING, THENCE N00°29'37"W (ASSUMED BEARING) ON THE EAST LINE OF SAID LOT 10 AND LOT 11, 539.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE N70°02'39"E, 270.39 FEET; THENCE EASTERLY ON A 270.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 54.02 FEET, THE CHORD OF SAID CURVE BEARS N75°46'31"E, 53.93 FEET; THENCE SOUTHEASTERLY ON A 270.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 462.96 FEET, THE CHORD OF SAID CURVE BEARS S49°22'18"E, 408.30 FEET; THENCE S00°14'58"E, 396.80 FEET; THENCE N88°19'07"W, 613.65 FEET, TO THE POINT OF BEGINNING.

CONTAINING 8.53 ACRES, MORE OR LESS.

SURVEYORS NOTE:
THE INTENT OF THIS SURVEY IS TO REPLAT OUTLET B, AS SHOWN ON A SURVEY RECORDED IN BOOK M, PAGE 157 AND FILED AT THE CARROLL COUNTY RECORDERS OFFICE, INTO THE ORIGINAL LOTS (8-9, 12-13) SHOWN ON THE ASHWOOD BUSINESS PARK SUBDIVISION PLAT RECORDED IN BOOK K, ON PAGE 206 AND FILED AT THE CARROLL COUNTY RECORDERS OFFICE.

NOTE: ALL BEARINGS ARE ASSUMED.

GRAPHIC SCALE
0 50 100 200

LEGEND
- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- D DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE
- Y.P.C. YELLOW PLASTIC CAP
- O.P.C. ORANGE PLASTIC CAP
- R.P.C. RED PLASTIC CAP

CITY - FINAL PLAT APPROVAL

CITY COUNCIL ACCEPTANCE OF PLAT

MAYOR (date)

ATTEST: CITY CLERK (date)

PLANNING AND ZONING COMMISSION RECOMMENDED FOR APPROVAL

PLANNING AND ZONING - CHAIRPERSON (date)

PLANNING AND ZONING - SECRETARY (date)

FINAL PLAT APPROVAL

JIM STRAUTMAN (date)

TOM WEILAND (date)

LICENSED PROFESSIONAL ENGINEER & LAND SURVEYOR
GEORGE A. PARRIS
12108
IOWA

I hereby certify that this land surveying document was prepared 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.

George A. Parris 12/17/20
(signature) (date)

Printed or typed name: George A. Parris

License Number: 12108

My license renewal date is December 31, 2020.

Pages or sheets covered by this seal: 1

\Surveying\201707.00 - Ashwood Business Park Outlot B Replat\6 Survey\Drawings\SV-201707.dwg, on 12/7/2020 10:36 AM,