

1. Agenda

Documents:

[AGENDA.PDF](#)

2. Supporting Meeting Documents

Documents:

[USE AND ZONING WITHIN 300FT.PDF](#)

[EXISTING TREE LOCATIONS.PDF](#)

[FINAL PLAT.PDF](#)

[MEMO.PDF](#)

[MINUTES.PDF](#)

[PRELIMINARY PLAT.PDF](#)

[STREET LIGHTING PLAN.PDF](#)

Notice of Public Meeting
Plan & Zoning Commission – AGENDA
Agenda for Thursday, March 10, 2016 – 5:00 PM
City Hall, Council Chambers
10 West State Street, Marshalltown

Call to Order:

Committee Members:

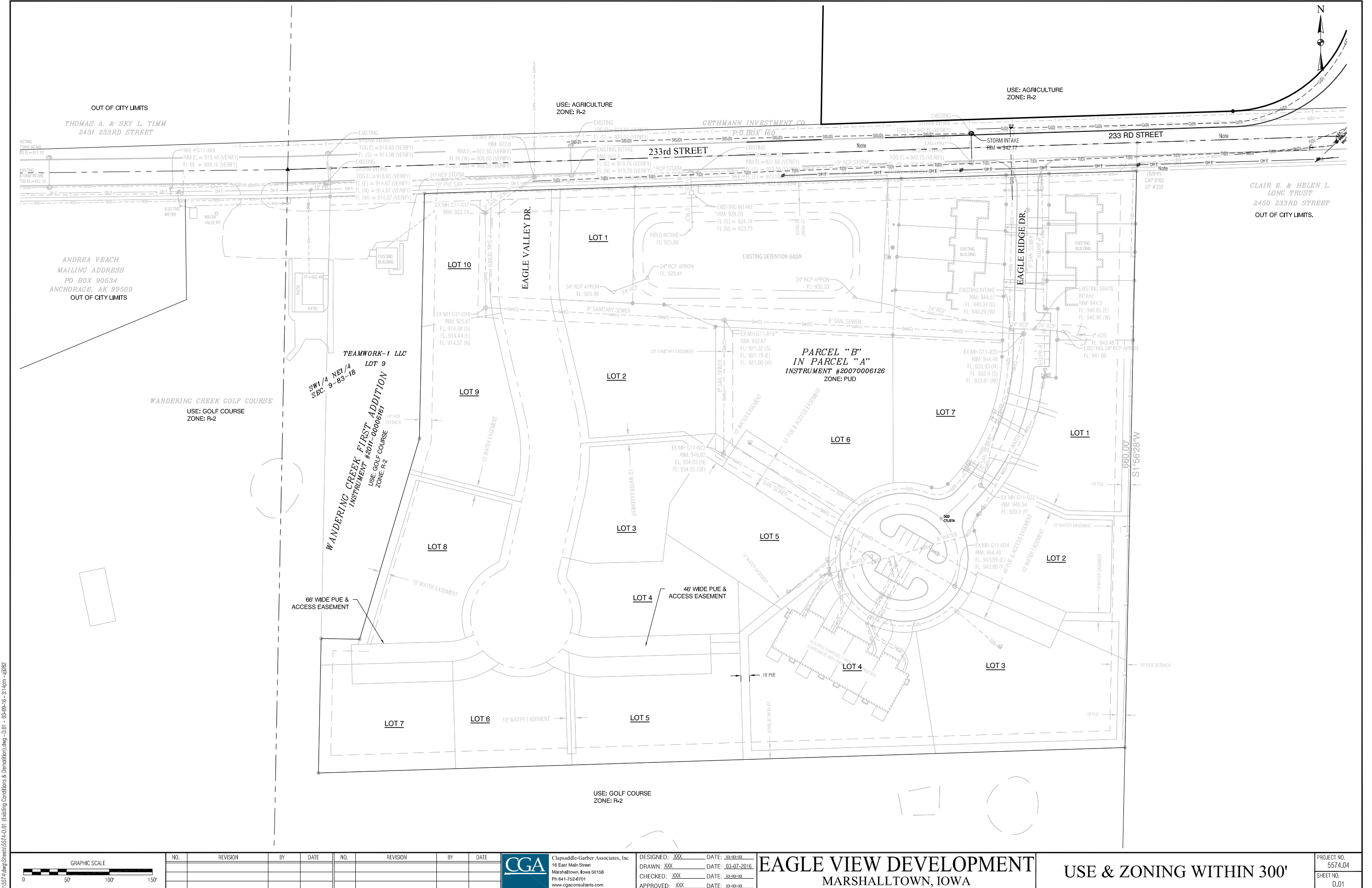
Jon Boston, Chair
Sharon Greer, Vice-Chair
Tammy Lawson,
Keith Bloomquist

Angela Lins-Eich
Fauna Nord
Steve Valbracht

Roll Call.

Business:

1. Review and approval of the minutes from 02/11/2016
2. Review and recommendation to City Council on the Preliminary Plat for Eagle View at Wandering Creek.
3. Review and recommendation to City Council on the Final Plat for Eagle View at Wandering Creek 1st Addition.
4. Review and recommendation to City Council on the Preliminary Master Plan and Final Master plan for Eagle View at Wandering Creek PUD.



J:\5574.dwg (Sheets\5574-D.01 (Existing Conditions & Demolition).dwg - D.01 - 05-09-16 - 3:14pm - ajl)22

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE



Clapsaddle-Garber Associates, Inc.
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

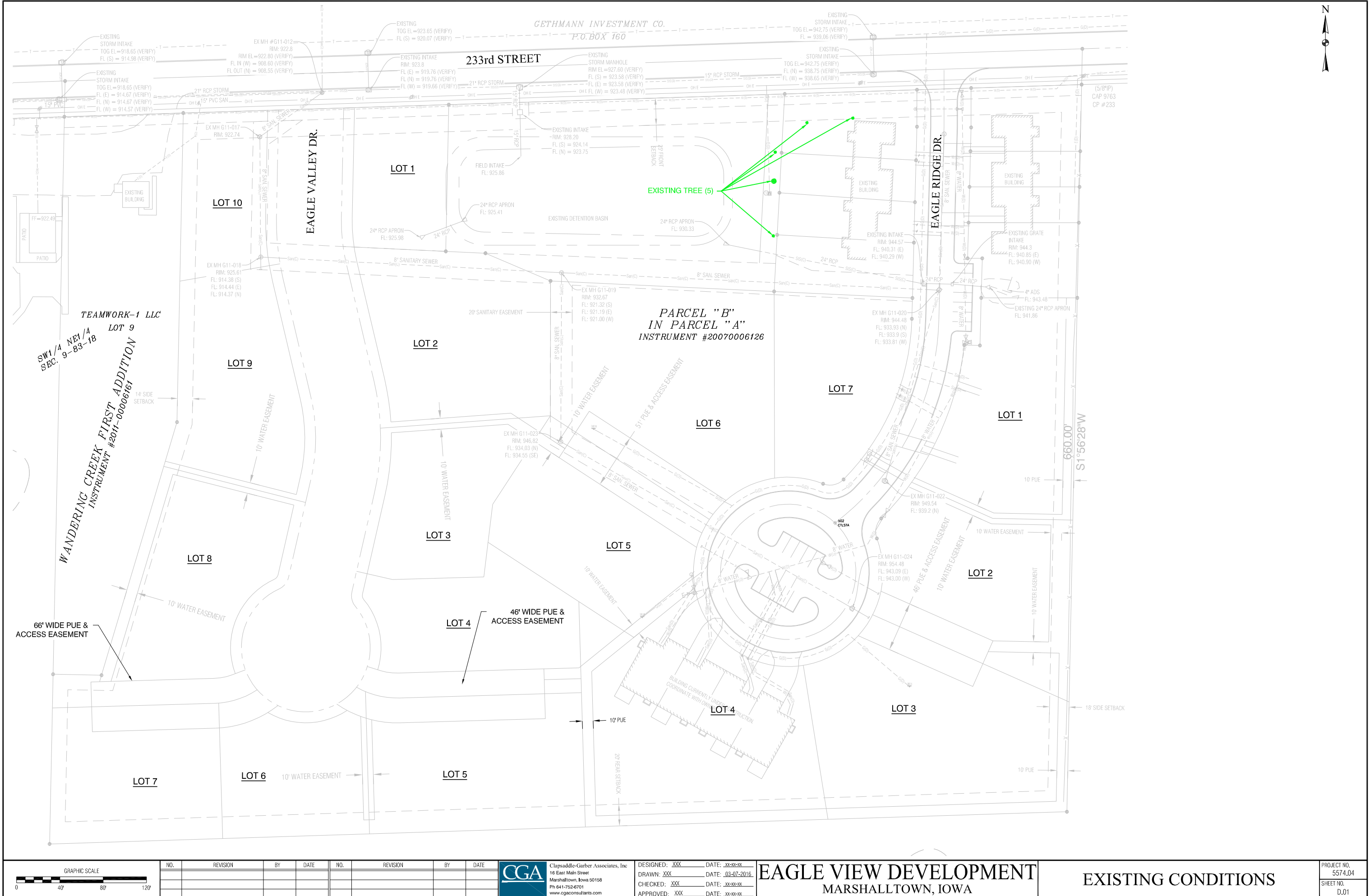
DESIGNED: XXX DATE: XX-XX-XX
DRAWN: XXX DATE: 03-07-2016
CHECKED: XXX DATE: XX-XX-XX
APPROVED: XXX DATE: XX-XX-XX

EAGLE VIEW DEVELOPMENT MARSHALLTOWN, IOWA

USE & ZONING WITHIN 300'

PROJECT NO.
5574.04
SHEET NO.
D.01

J:\5574.dwg\Sheets\5574-D.01 (Existing Conditions & Demolition).dwg - D.01 - 05-09-16 - 2:38pm - ajl282



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE



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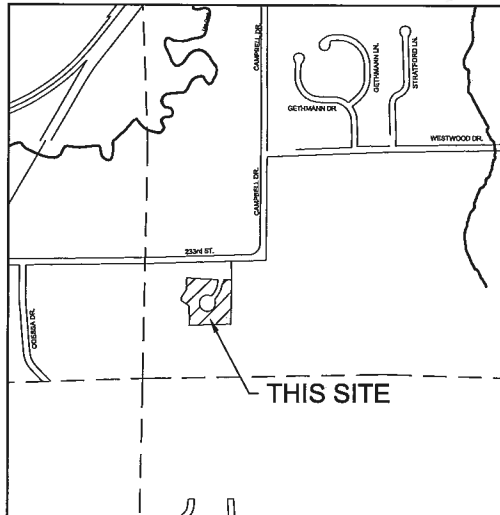
EAGLE VIEW DEVELOPMENT

MARSHALLTOWN, IOWA

EXISTING CONDITIONS

PROJECT NO.	5574.04
SHEET NO.	D.01

FINAL PLAT EAGLE VIEW AT WANDERING CREEK 1ST ADDITION



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

EAGLE VIEW AT WANDERING CREEK 1ST ADDITION LOCATED WITHIN PARCEL "B" LOCATED ENTIRELY WITHIN PARCEL "A" IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE 5TH P.M., CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE, S88°11'08"W 318.18' ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 TO THE NORTHEAST CORNER OF PARCEL "B" AS RECORDED IN INSTRUMENT #200700006128 IN THE OFFICE OF THE RECORDER, MARSHALL COUNTY, IOWA; THENCE, S1°09'38"W 230.15' ALONG THE EAST LINE OF SAID PARCEL "B" TO THE SOUTHEAST CORNER OF LOT 4 OF WANDERING CREEK FIRST ADDITION AS RECORDED IN INSTRUMENT # 201100008161 IN THE OFFICE OF THE RECORDER, MARSHALL COUNTY, IOWA, ALSO BEING THE POINT OF BEGINNING; THENCE, S1°09'38"W 474.85' ALONG THE EAST LINE OF SAID PARCEL "B" TO THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE, S88°11'08"W 444.94'; THENCE, N1°39'30"W 208.39'; THENCE, N56°52'49"W 100.11'; THENCE, N6°53'26"E 35.44'; THENCE, N33°07'11"E 97.64'; THENCE, N0°02'36"W 124.58' TO THE SOUTHWESTERLY CORNER OF LOT "C" OF SAID WANDERING CREEK FIRST ADDITION; THENCE, S87°17'52"E 206.73' ALONG THE SOUTH LINE OF SAID LOT "C" TO THE SOUTHEAST CORNER OF SAID LOT C ALSO BEING THE SOUTHWEST CORNER OF LOT 8 OF SAID WANDERING CREEK FIRST ADDITION; THENCE, S87°17'52"E 127.87' ALONG THE SOUTH LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF SAID LOT 8, ALSO BEING A POINT ON THE WESTERLY LINE OF LOT "B" OF SAID WANDERING CREEK FIRST ADDITION; THENCE, S1°31'29"W 19.23' ALONG SAID WESTERLY LINE; THENCE, SOUTHWESTERLY 165.10' ALONG THE ARC OF A 220.00' RADIUS CURVE, CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING OF S23°01'23"W AND A CHORD DISTANCE OF 161.25'; THENCE, SOUTHWESTERLY 20.49' ALONG THE ARC OF A 17.50' RADIUS CURVE, CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING OF S78°03'53"W AND A CHORD DISTANCE OF 19.34'; THENCE, SOUTHEASTERLY 476.85' ALONG THE ARC OF A 87.50' RADIUS CURVE, CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF S44°30'53"E AND A CHORD DISTANCE OF 70.84'; THENCE, NORTHEASTERLY 19.99' ALONG THE ARC OF A 17.50' RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING OF N12°05'08"E AND A CHORD DISTANCE OF 18.92'; THENCE, NORTHEASTERLY 180.97' ALONG THE ARC OF A 270.00' RADIUS CURVE, CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF N25°36'18"E AND A CHORD DISTANCE OF 177.60'; THENCE, S88°28'31"E 14.48'; THENCE, N1°31'29"E 44.00' TO THE SOUTHWEST CORNER OF LOT 4 OF SAID WANDERING CREEK FIRST ADDITION. THE AFORESAID ALL BEING ALONG SAID LOT "B"; THENCE, N90°00'00"E 88.76' ALONG THE SOUTH LINE OF SAID LOT 4 TO THE POINT OF BEGINNING, CONTAINING 4.55 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

MARSHALLTOWN P&Z COMMISSION

MAYOR SIGNATURE

ATTEST

CLOSURE:

- ALL SUBDIVISION BOUNDARIES ARE WITHIN THE 1:10,000 ERROR OF CLOSURE REQUIREMENT
- ALL LOTS ARE WITHIN THE 1:5000 ERROR OF CLOSURE REQUIREMENT.

NOTE:

ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS USING NAD83 IOWA STATE PLAN NORTH ZONE

Signature: Travis R. Stewart, P.L.S.
Date: 3/3/2016
Iowa License Number: 17162
My license renewal date is December 31, 2017.

Pages or sheets covered by this seal: 112

SURVEY LEGEND

- ▲ GOVERNMENT CORNER MONUMENT FOUND
- ▲ GOVERNMENT CORNER MONUMENT SET 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162
- PARCEL OR LOT CORNER MONUMENT FOUND 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162 UNLESS NOTED OTHERWISE
- SET 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162
- () RECORDED AS

SURVEYOR AND ENGINEER

TRAVIS R. STEWART, P.L.S.
ADAM DATERS, P.E.
CLAPSADDER-GARBER ASSOCIATES
P.O. BOX 754 - 16 E. MAIN STREET
MARSHALLTOWN, IOWA 50158
(641)752-6701

OWNERS OF RECORD

RED EARTH REAL ESTATE HOLDINGS

ZONING INFORMATION:

PLANNED UNIT DEVELOPMENT
MINIMUM SETBACK: 5 FEET
MAXIMUM DENSITY: 4 UNITS PER PARCEL

LINE DATA

LINE NUMBER	BEARING	DISTANCE
L1	S1°31'29"W	19.23'
L2	S88°28'31"E	14.48'
L3	N1°31'29"E	44.00'

Curve Table

CURVE DATA	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	165.10'	220.00'	42°59'49"	S23°01'23"W	161.25'
C2	20.49'	17.50'	67°05'14"	S78°03'53"W	19.34'
C3	476.85'	87.50'	312°14'34"	S44°30'53"E	70.84'
C4	19.99'	17.50'	65°26'42"	N12°05'08"E	18.92'
C5	180.97'	270.00'	38°24'10"	N25°36'18"E	177.60'
C6	45.62'	87.50'	29°52'21"	N83°19'46"W	45.11'
C7	73.47'	87.50'	48°08'28"	S57°40'50"W	71.33'
C8	66.29'	87.49'	43°24'53"	S11°55'17"W	64.72'
C9	136.47'	87.50'	89°21'58"	S54°27'43"E	123.05'
C10	82.30'	87.50'	53°53'35"	N53°54'57"E	79.30'
C11	72.70'	87.50'	47°36'20"	N3°10'00"E	70.63'
C12	43.74'	270.00'	9°16'51"	N40°09'57"E	43.69'
C13	137.23'	270.00'	29°07'18"	N20°57'52"E	135.76'



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE



DESIGNED: AJL DATE: 2-2-16
DRAWN: CAQ DATE: 2-2-16
CHECKED: IRS DATE: 2-2-16
APPROVED: IRS DATE: 2-2-16

EAGLE VIEW AT WANDERING CREEK 1ST ADDITION
MARSHALLTOWN, IOWA

FINAL PLAT

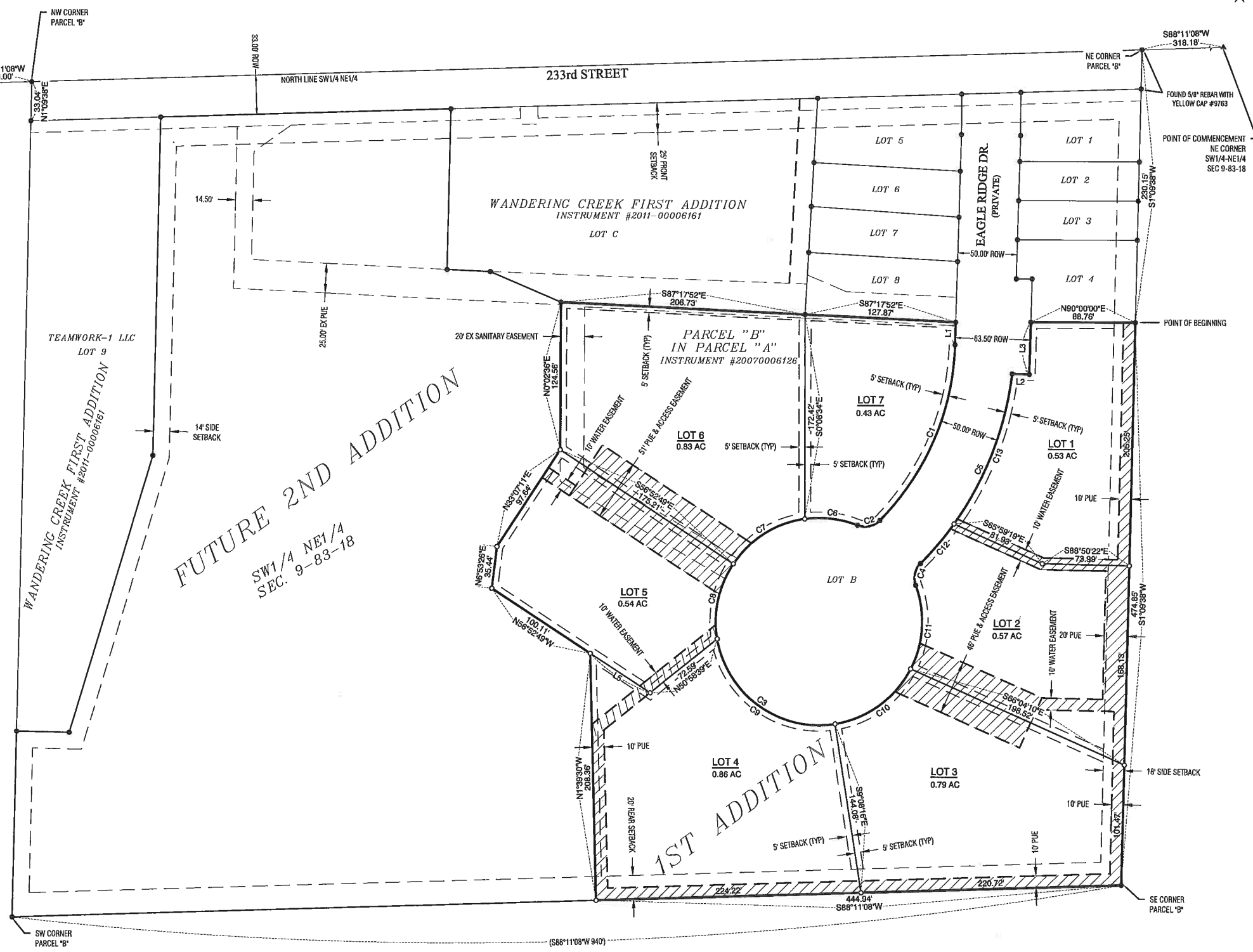
PROJECT NO.
5574.05
SHEET NO.
1 OF 2



Curve Table					
CURVE DATA	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	165.10'	220.00'	42°59'49"	S23°01'23"W	161.25'
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LINE NUMBER	BEARING	DISTANCE
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L3	N1°31'29"E	44.00'
L5	S56°52'49"E	60.57'

CENTER
SEC 9-83-18
FND 5/8" REBAR
w/ YELLOW PLASTIC CAP #9763



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA
Clapsdelle-Garber Associates, Inc.
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

DESIGNED: AJI DATE: 2-2-16
DRAWN: CAD DATE: 2-2-16
CHECKED: TRS DATE: 2-2-16
APPROVED: TRS DATE: 2-2-16

EAGLE VIEW AT WANDERING CREEK 1ST ADDITION
MARSHALLTOWN, IOWA

FINAL PLAT

PROJECT NO.
5574.05
SHEET NO.
2 OF 2



James L. Lowrance, Mayor
Randy A Wetmore, City Administrator
36 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5756
Fax - (641) 754-5742

Housing & Community Development

TO: Plan & Zoning Commission

FROM: Michelle Spohnheimer, Housing & Community Development Director

A handwritten signature in black ink, appearing to be "MS", located to the right of the "FROM:" line.

DATE: March 10, 2016 – Meeting Date

Eagle View at Wandering Creek agenda items:

1. Review and recommendation to City Council on the Preliminary Plat for Eagle View at Wandering Creek.
2. Review and recommendation to City Council on the Final Plat for Eagle View at Wandering Creek 1st Addition.
3. Review and recommendation to City Council on the Preliminary Master Plan and Final Master plan for Eagle View at Wandering Creek PUD.

The Commission has previously discussed the amendment to the concept plan for Eagle View at Wandering Creek. As a part of the overall development process the commission also needs to review the Preliminary Plat, Final Plat for the 1st Addition and the Preliminary and Final Master Plans.

The preliminary plat and master plan covers the entire development area. The final plat and plan covers the 1st Addition which is the eastern half of the development on the existing private drive.

The entire development includes an additional 52 units. The 1st Addition includes the creation of seven lots which will include five three-unit townhomes and two four-unit townhomes. The 1st Addition will include 23 units. The units will later be platted as condominium units having common interest of the lot.

The Preliminary and Final Master Plan document includes additional development details related to the unit design and aesthetics.

The City Council still has two readings and a public hearing on the Concept Plan Amendment and these items will follow the final action on the concept plan scheduled for March 28th.

City Council
Leon Lamer, Mike Gowdy, Al Hoop, Joel Greer
Robert Schubert, Bill Martin, Bethany Wirin



The following section from the zoning ordinance addresses the Master Plan process.

Chapter 32 – Planned Unit Development

Section 1.

3. Master Plan: A schematic plan for a unified, coordinated development of a tract of contiguous land which is designated in an integrated and coordinated basis showing trees, water lines and appurtenances, sanitary sewers and appurtenances, storm water management facilities and appurtenances, lot boundaries, building locations, parking and loading areas, access drives, landscaping, existing and proposed grades, buffers, and other information as required to properly depict and communicate the proposed utilization and improvement of the property.

Section 4.

2. Preliminary Master Plan:

a) Initiation: After receiving approval of the Concept Plan, and approval by the City Council to proceed, the applicant shall submit to the zoning administrator a Preliminary Master Plan for the entire proposed PUD showing:

- i. Area devoted to each specific land use (i.e. single family, multi-family, commercial, etc...);
- ii. Area devoted to public open space;
- iii. Area devoted to common open space;
- iv. Area devoted to primary and accessory buildings;
- v. Area devoted to: 1). Streets and alleys; 2). Bikeways; 3). Walkways.
- vi. Area devoted to and number of off street parking spaces; 3
- vii. Area devoted to other remaining uses;
- viii. Engineering/architectural drawings shall be provided depicting the following information:
 - A. Adjacent land uses and zoning classifications within 300 feet of the project;
 - B. Existing streets, rights of way, property lines, easements, and the location of water, wastewater, and storm water intakes and lines within 300 feet of the project;
 - C. Contours of the development and all land within 300 feet of the project;
 - D. Location and extent of water bodies, wetlands, and streams and flood hazard areas on the project and within 300 feet;
 - E. Location of existing drainage patterns;
 - F. Location and extent of tree cover;
 - G. Property lines and dimensions of the property;
 - H. Precise location of the buildings on the properties;
 - I. Precise location of driveways, entrances, loading spaces, parking spaces, accessory buildings, etc... on the property;
 - J. Location of all public and common open space;
 - K. Landscaping plan depicting sidewalks, tree plantings, entrances, fences, and other factors;
 - L. General grading and drainage plan and a description of how surface water on the project will be managed on site. Both existing and new contours shall be shown;
 - M. Utility plans;
 - N. Street lighting plans;
 - O. Preliminary building architectural plans indicating use, floor area, elevations, and exterior wall finishes of each proposed building type;
 - P. Soil erosion control plan;

City Council
Leon Lamer, Mike Gowdy, Al Hoop, Joel Greer
Robert Schubert, Bill Martin, Bethany Wirin



Q. A description of how the project relates to the land development plan (i.e. transportation system, zoning patterns, drainage system, etc.) of adjacent vacant land; and
R. Artistic renderings of proposed buildings, neighborhoods, streetscapes, and other visual depiction of the proposed project; and
S. Any other elements requested by City Staff, the Plan and Zoning Commission and the City Council.

i. A description of any restrictive covenants which are to be recorded;

ii. A proposal for the management of buildings and open space.

3. Final Approval of Master Plan: Upon approval of the Preliminary Master Plan by the Plan and Zoning Commission, the applicant shall submit to the zoning administrator Final Master Plans with required modifications. The Plan and Zoning Commission shall hold a meeting for the approval for the final plat of the Master Plan. If the final Master Plan and plats are not submitted within six months of the Council approval of the Concept Plan, all approvals shall automatically become void. In order to proceed, the Concept Plan shall be resubmitted to the Plan and Zoning Commission for the approval process.

2016 Tentative Meeting Schedule

April 14, 2016

May 12, 2016

June 9, 2016

July 14, 2016

August 11, 2016

September 15, 2016

October 13, 2016

November 10, 2016

December 15, 2016

City Council
Leon Lamer, Mike Gowdy, Al Hoop, Joel Greer
Robert Schubert, Bill Martin, Bethany Wirin

Marshalltown



MINUTES
MARSHALLTOWN PLAN & ZONING COMMISSION
FEBRUARY 11, 2016

Call to order: 5:00 PM

Members Present: Jon Boston-Chair, Sharon Greer-Vice-Chair, Tammy Lawson, Stephen Valbracht and Angela Lins-Eich (via telephone)

Members Absent: Fauna Nord and Keith Bloomquist

1. Review and approval of the minutes from 01/14/16

Approved as distributed.

2. PUBLIC HEARING: Recommendation to the City Council on an amendment to Concept Plan for Eagle View at Wandering Creek Planned Unit Development (formerly Wandering Creek P.U.D.)

Michelle Spohnheimer, Housing & Community Development Director reviewed the P.U.D. amendment and history of the development. Spohnheimer outlined the need for the hearing was due to the percentage increase in density compared to the most recently approved plan. Following Plan Zoning review a recommendation is made to the City Council where the amendment will go before them in the form of an ordinance. It will have three readings and a public hearing on March 28th.

Jeff Denniston and Steve Troskey were present to answer any questions about the proposal.

Ron Crow made a public comment on behalf of the Long's which own property to the east of the development. They are requesting that a fence be installed along the east property line for safety from the farming area where equipment may be. The developer had no opposition to working with the neighbors on fencing.

Motion by Greer to recommend approval of the amendment to Eagle View at Wandering Creek PUD to City Council. Second by Valbrecht. All Aye. Motion Carried 5-0.

With no further business the Commission adjourned.

Respectfully submitted,

Michelle Spohnheimer, Housing & Community Development Director

PRELIMINARY PLAT
EAGLE VIEW AT WANDERING CREEK

GETHMAN INVESTMENT CO.
P.O. BOX 160

THOMAS A. & SKY L. TIMM
2431 233RD STREET

ANDREA VEACH
MAILING ADDRESS
PO BOX 90534
ANCHORAGE, AK 99509

VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

EAGLE VIEW AT WANDERING CREEK LOCATED WITHIN PARCEL "B" LOCATED ENTIRELY WITHIN PARCEL "A" IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE 5TH P.M., CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.

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NOTE:

SEE SHEET 3 OF 3 FOR DETAILS AND LINE/CURVE TABLES

CLOSURE:

- ALL SUBDIVISION BOUNDARIES ARE WITHIN THE 1:10,000 ERROR OF CLOSURE REQUIREMENT
- ALL LOTS ARE WITHIN THE 1:5000 ERROR OF CLOSURE REQUIREMENT.

NOTE:

ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS USING NAD83 IOWA STATE PLAN NORTH ZONE



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

Signature: Travis R. Stewart, PLS
Iowa License Number 17162
My license renewal date is December 31, 2017.

Date: _____

Pages or sheets covered by this seal: _____

SURVEY LEGEND

- ▲ GOVERNMENT CORNER MONUMENT FOUND
- △ GOVERNMENT CORNER MONUMENT SET
- 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162
- PARCEL OR LOT CORNER MONUMENT FOUND
- 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162 UNLESS NOTED OTHERWISE
- SET 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162
- () RECORDED AS

SURVEYOR AND ENGINEER

TRAVIS R. STEWART, P.L.S.
ADAM DATERS, P.E.
CLAPSADDLE-GARBER ASSOCIATES
P.O. BOX 754 - 16 E. MAIN STREET
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OWNERS OF RECORD

RED EARTH REAL ESTATE HOLDINGS

ZONING INFORMATION:

PLANNED UNIT DEVELOPMENT
MINIMUM SETBACK: 5 FEET
MAXIMUM DENSITY: 4 UNITS PER PARCEL

FLOOD ZONE:

ZONE A
PANEL# 19127C 0165C
EFFECTIVE DATE NOVEMBER 16, 2011

SURVEY REQUESTED BY:

MESKWAKI, INC.

PARCEL "A"
INSTRUMENT #9903778

TEAMWORK-1 LLC



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE



Clapsaddle-Garber Associates, Inc.
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

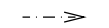
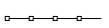
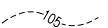
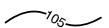
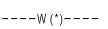
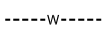
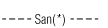
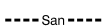
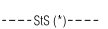
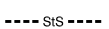
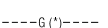
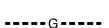
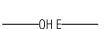
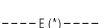
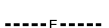
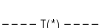
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CHECKED: TRS DATE: XX-XX-XX
APPROVED: TRS DATE: XX-XX-XX

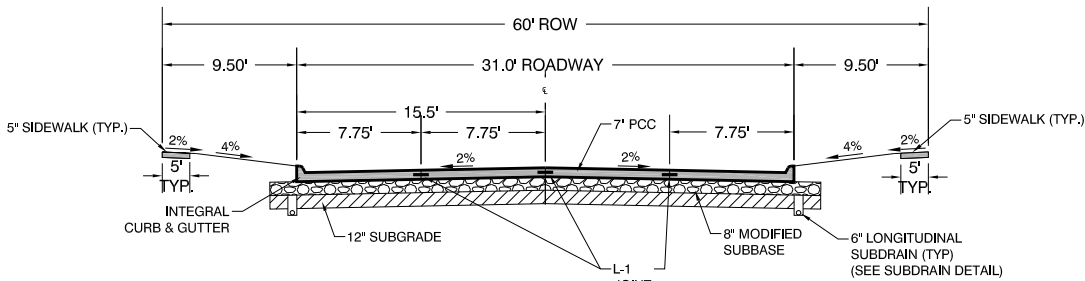
EAGLE VIEW AT WANDERING CREEK
MARSHALLTOWN, IOWA

PRELIMINARY PLAT

PROJECT NO.
5574.05
SHEET NO.
1 OF 3

LEGEND

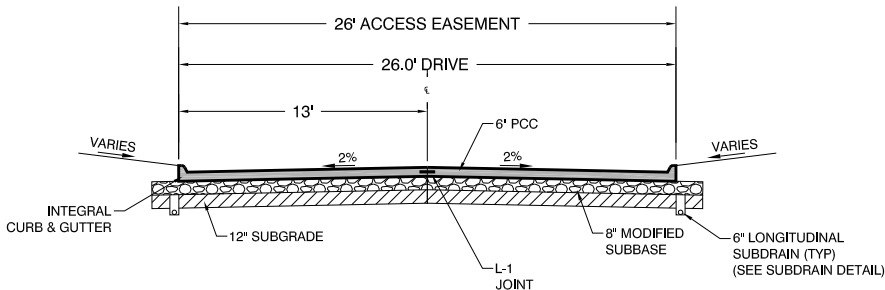
EXISTING	PROPOSED	
		EVERGREEN TREE
		DECIDUOUS TREE
		FRUIT TREE
		SHRUBS (BUSHES)
		TREE LINE
		STUMP
		SWAMP
		SIGN (TYPE AS NOTED)
		FENCE
		DRAINAGE WAY
		SILT FENCE
		CONTOUR LINE
		SPOT ELEVATION
		WATERLINE
		WATER VALVE
		FIRE HYDRANT
		SANITARY SEWER LINE
		STORM SEWER LINE
		MANHOLE
		CLEANOUT
		INTAKE
		BEEHIVE INTAKE
		GAS LINE
		GAS VALVE
		OVERHEAD ELECTRICAL LINE
		BURIED ELECTRICAL LINE
		POWER POLE
		STREET LIGHT
		LUMINAIRE
		ELECTRICAL BOX/TRANSFORMER
		TELEPHONE LINE
		TELEPHONE POLE
		TELEPHONE PEDESTAL
		TELEPHONE BOX



* SEE CROSS-SECTION SHEETS FOR ADDITIONAL INFORMATION.

TYPICAL STREET SECTION (PCC)

NOT TO SCALE



TYPICAL DRIVEWAY SECTION (PCC)

NOT TO SCALE

Curve Table

CURVE DATA	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	165.10'	220.00'	42°59'49"	S23°01'23"W	161.25'
C2	20.49'	17.50'	67°05'14"	S78°03'50"W	19.34'
C3	476.85'	87.50'	312°14'34"	S44°30'53"E	70.84'
C4	19.99'	17.50'	65°26'42"	N12°05'06"E	18.92'
C5	180.97'	270.00'	38°24'10"	N25°36'18"E	177.60'
C6	45.62'	87.50'	29°52'21"	N83°19'46"W	45.11'
C7	73.47'	87.50'	48°06'26"	S57°40'50"W	71.33'
C8	66.29'	87.49'	43°24'53"	S11°55'17"W	64.72'
C9	136.46'	87.50'	89°21'34"	S54°27'31"E	123.05'
C10	82.30'	87.50'	53°53'35"	N53°54'57"E	79.30'
C11	72.70'	87.50'	47°36'20"	N3°10'00"E	70.63'
C12	43.74'	270.00'	9°16'51"	N40°09'57"E	43.69'
C13	137.23'	270.00'	29°07'18"	N20°57'52"E	135.76'
C14	26.51'	170.00'	8°56'02"	S3°18'23"E	26.48'
C15	16.30'	170.00'	5°29'41"	S10°31'15"E	16.30'
C16	44.03'	230.00'	10°58'06"	N7°47'02"W	43.96'
C17	60.89'	230.00'	15°10'05"	N5°17'04"E	60.71'
C18	14.24'	15.50'	52°39'04"	S13°27'26"E	13.75'
C19	80.77'	59.50'	77°46'31"	N0°53'42"W	74.71'
C20	104.89'	59.50'	101°00'23"	N88°29'45"E	91.83'
C21	296.28'	59.50'	285°18'08"	S77°07'54"E	72.19'
C22	110.62'	59.50'	106°31'14"	S12°15'33"W	95.36'
C23	14.24'	15.50'	52°39'05"	N39°11'38"E	13.75'
C24	77.55'	170.00'	26°08'12"	N0°12'00"W	76.88'
C25	14.06'	230.00'	3°30'05"	S11°31'03"E	14.05'
C26	43.86'	230.00'	10°55'38"	S4°18'11"E	43.80'
C27	3.74'	75.00'	2°51'25"	N86°54'47"E	3.74'
C28	37.98'	75.00'	29°00'43"	N70°58'43"E	37.57'
C29	9.11'	75.00'	6°57'42"	S63°37'47"E	9.11'
C30	32.13'	75.00'	24°32'52"	S79°23'04"E	31.89'
C31	50.37'	200.00'	14°25'43"	S6°03'14"E	50.23'
C32	91.23'	200.00'	26°08'12"	N0°12'00"W	90.44'

LINE DATA

LINE NUMBER	BEARING	DISTANCE
L1	S87°18'37"E	36.66'
L2	S1°31'29"W	19.23'
L3	S88°28'31"E	14.48'
L4	N1°31'29"E	44.00'

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE



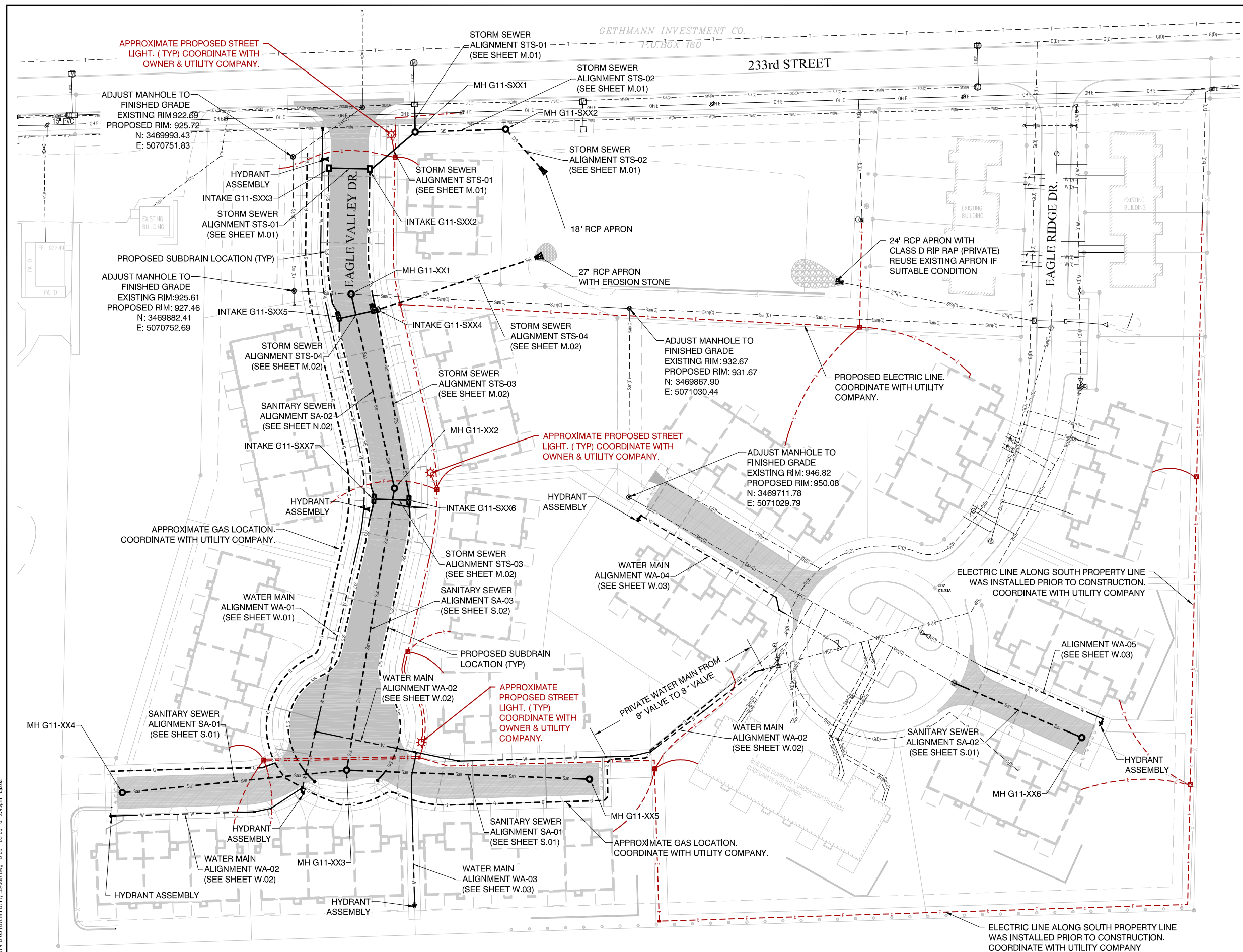
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EAGLE VIEW DEVELOPMENT
MARSHALLTOWN, IOWA

PRELIMINARY PLAT

PROJECT NO. 5574.05
SHEET NO. 3 OF 3



GENERAL UTILITY NOTES:

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE