

1. Board Of Adjustment Packet

Documents:

MARSHALL MEDICAL AND SURGICAL CENTER SIDEWALK MEMO - ITEM
3.PDF

MARSHALL MEDICAL AND SURGICAL CENTER SITE IMPROVEMENT - ITEM
4.PDF

SIDEWALK DEFERMENT APPLICATION MARSHALL MEDICAL AND SURGICAL
CENTER - ITEM 2.PDF

BOARD OF ADJUSTMENT AGENDA NOVEMBER 4, 2014 - ITEM 1.PDF

Memorandum

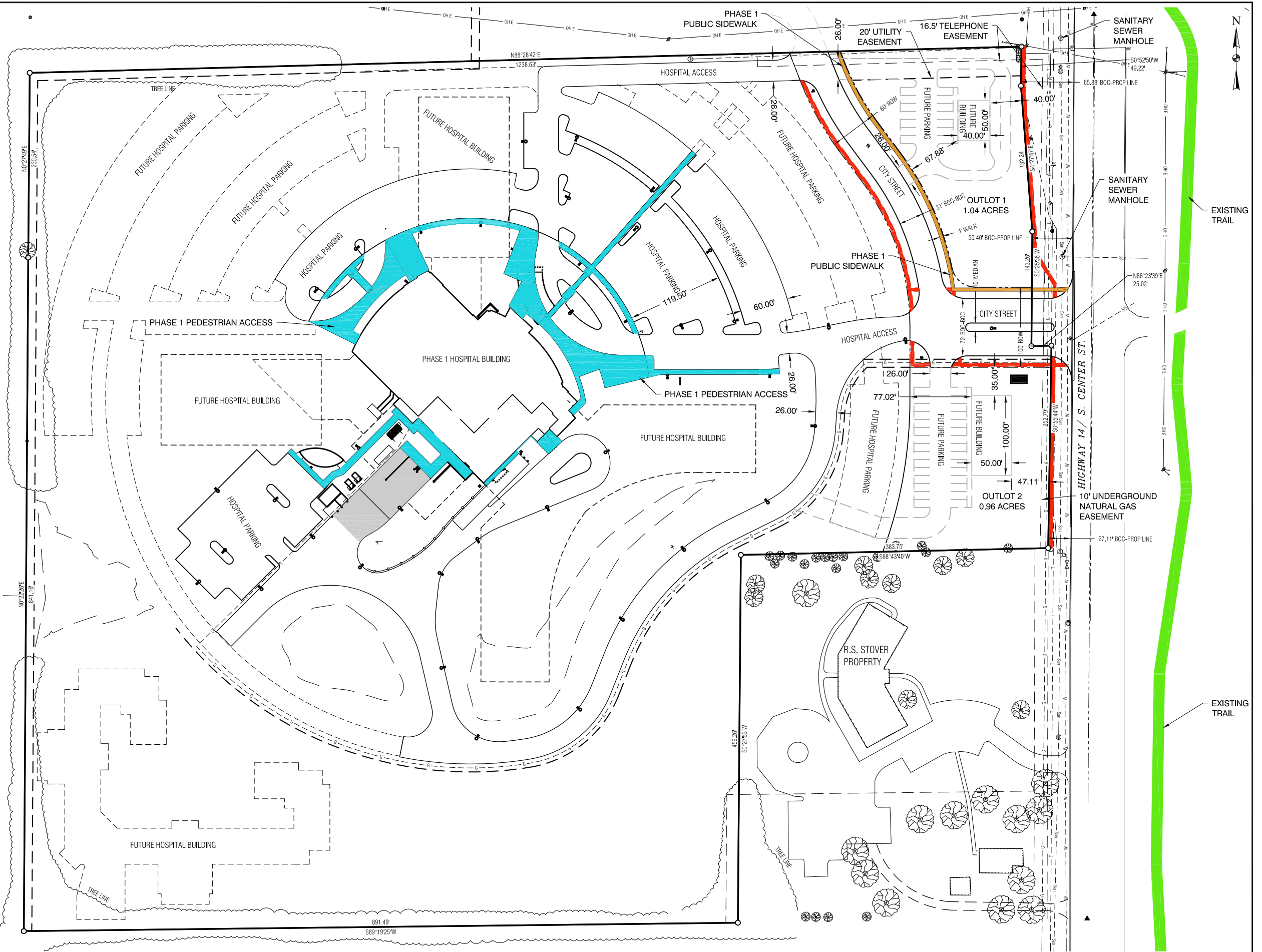
To: Board of Adjustment
From: Stephen Troskey, City Planner
Date: October 23, 2017
Re: **MMSC Sidewalk Deferment**

MMSC applied for a sidewalk deferment for their new hospital. They would like to build a sidewalk on one side of the new public street and then the other side after phase 2 of the project is complete. They would also like to not build a sidewalk on Highway 14 but rather install a pedestrian crossing to the existing trail adjacent to MCC when phase 2 is complete. Phase 1 of the project is out patient only, resulting in no patients staying at the hospital overnight until phase 2.

P&Z recommended to approve the deferment application on the condition MMSC returns during phase 2 to discuss their sidewalk and connectivity plans.

I can be reached for comments or questions at 752-3154.

- LEGEND
- EXISTING TRAIL
 - PROPOSED PRIVATE SIDEWALK
 - PROPOSED PUBLIC SIDEWALK
 - PROPOSED PUBLIC SIDEWALK TO BE DEFERRED



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA Clapsaddle-Garber Associates, Inc.
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-4701
www.cgaconsultants.com

DESIGNED: _____ DATE: _____
DRAWN: _____ DATE: _____
CHECKED: _____ DATE: _____
APPROVED: _____ DATE: _____

MMSC SITE IMPROVEMENTS MARSHALLTOWN, IOWA

PEDESTRIAN ACCESS PLAN

PROJECT NO.
5499.04
SHEET NO.
1

Date Submitted & Fee Paid: 10-15-14

Hearing Date: _____

Sidewalk Deferment Application Form

24 N. Center Street, Marshalltown, IA 50158 Ph: 641-754-5756 Fax: 641-754-5742

www.ci.marshalltown.ia.us

Please type or print legibly in ink.

Property Address: <u>Hwy 30 & 14</u>	
Owner or Agent: <u>Marshalltown Medical & Surgical Center</u>	
Mailing Address (owner or agent): <u>3 South 4th Ave. Marshalltown, IA 50158</u>	
Phone (owner or agent): <u>641-754-5090</u>	Fax (owner or agent): <u>641-754-5181</u>

1. Is the location of the proposed sidewalk adjacent to a street which has or will have curb and gutter;

☒ yes

☐ no

2. Does the location of the proposed sidewalk have grade and drainage problems which would significantly interfere with the construction of the sidewalk at that location (if yes, describe below or on additional paper).

☐ yes

☒ no

3. If the location of the proposed sidewalk is on non-residential or non-retail property, and neither 1 nor 2 above apply, answer the following:

- a. Do pedestrian generators exist in this location (ex: School, park, church, retail center, etc.)?

☒ yes

☐ no

- b. Do sidewalks or bike paths near the location allow for alternate pedestrian routes (if the proposed sidewalk is needed to connect area residential property to other sidewalks in the area the property is not eligible for a deferment)? **(no)**

☒ yes

☐ no

Additional Comments and Information (attach additional as necessary):

Owner or Agent Signature: <u>Greg Mecher, CAO</u>	Date: <u>9/29/14</u>
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Marshalltown Medical & Surgical Center Sidewalk Deferment Application

Additional Comments and Information

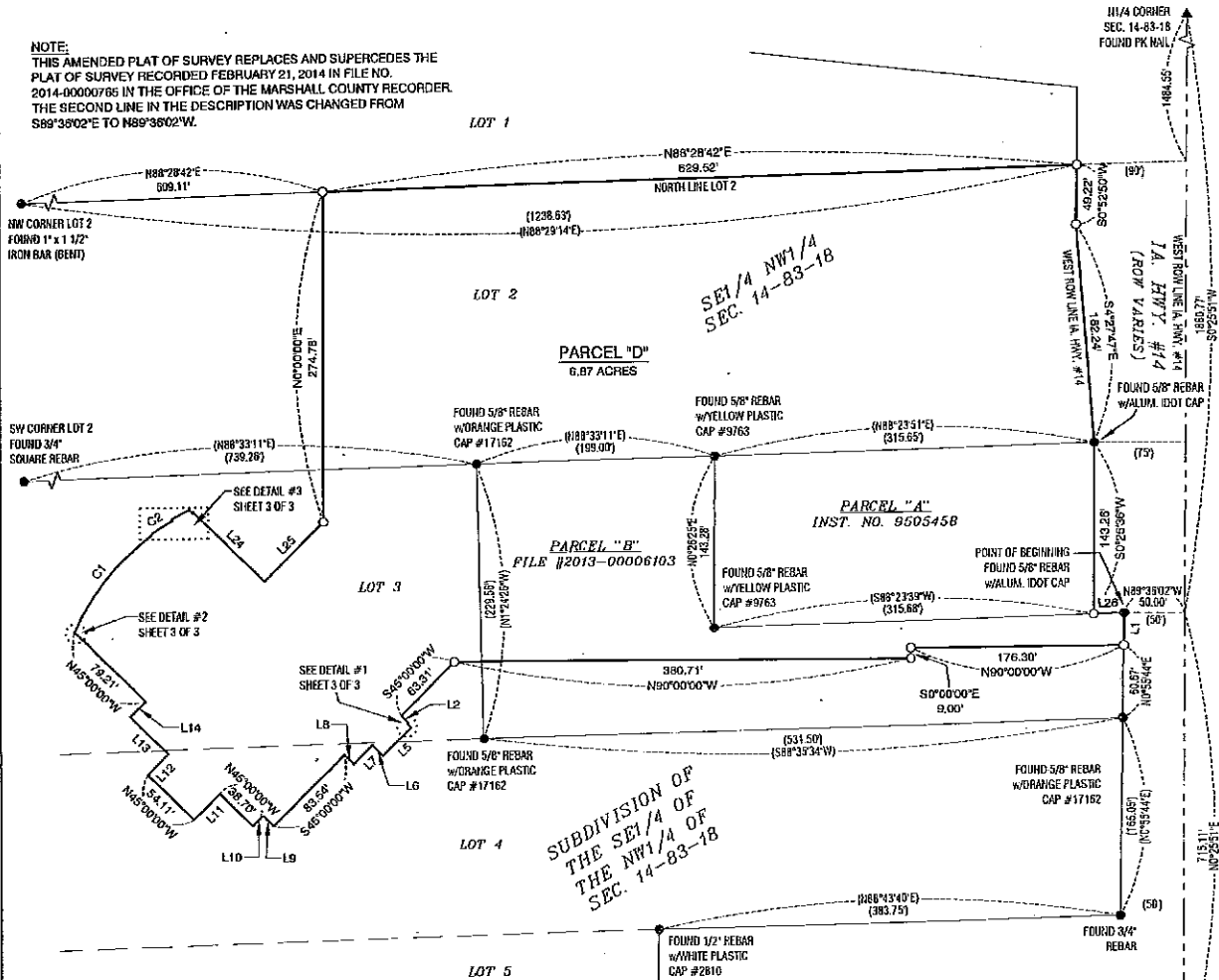
The bike path on the east side of Highway 14 connects MCC (the primary pedestrian generator in the area) to businesses on the north side of Highway 30. Sidewalk on the west side of Highway 14 ends 1,200 feet north of the MMSC property at the Best Western driveway off of Highway 14. Any sidewalk connection would be required to go under Highway 30. MMSC proposes to place a pedestrian crossing across Highway 14 to connect to the existing trail on the east side of the Highway at the time signalization of the intersection is warranted (once Phase II of the building is in place). Any sidewalk placed at this time will be disturbed during development of Outlot 1 on the northeast corner of the property and Phase II of the hospital project.

In Phase II, MMSC would also like to work with the neighboring land owner (RS Stover, New Hope Church and MCC), to develop a trail system for all to enjoy. Again, if sidewalks or trails were built during Phase I of construction, they would have to be taken out and redone in Phase II.

✓ PREPARED BY - CLAPSADDLE-GARBER ASSOCIATES, INC, 16 EAST MAIN STREET, P.O. BOX 754, MARSHALLTOWN, IOWA 50158 - PHONE 641-752-6701

AMENDED PLAT OF SURVEY

NOTE:
THIS AMENDED PLAT OF SURVEY REPLACES AND SUPERCEDES THE
PLAT OF SURVEY RECORDED FEBRUARY 21, 2014 IN FILE NO.
2014-00000765 IN THE OFFICE OF THE MARSHALL COUNTY RECORDER.
THE SECOND LINE IN THE DESCRIPTION WAS CHANGED FROM
S89°35'02"E TO N89°36'02"W.



Curve Table					
CURVE DATA	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	104.55'	194.97'	30°43'23"	N38°41'59"E	103.30'
C2	20.37'	195.53'	5°50'05"	N57°02'31"E	20.36'

DESCRIPTION PARCEL "D"
SEE SHEET 2 OF 3

LINE DATA		
LINE NUMBER	BEARING	DISTANCE
L1	S0°54'45"W	27.87'
L2	S43°00'00"E	8.03'
L3	S45°00'00"W	1.00'
L4	S45°00'00"E	4.64'
L5	S45°00'00"W	33.27'
L6	N45°00'00"W	12.83'
L7	S45°00'00"W	21.98'
L8	N45°00'00"W	10.92'
L9	N45°00'00"W	12.52'

LINE DATA		
LINE NUMBER	BEARING	DISTANCE
L10	S45°00'00"W	12.00'
L11	S45°00'00"W	30.17'
L12	N45°00'00"E	24.00'
L13	N45°00'00"W	44.25'
L14	N45°00'00"E	18.17'
L15	S45°00'00"W	3.17'
L16	N45°00'00"W	0.68'
L17	N35°56'20"W	1.00'
L18	N30°16'52"W	1.41'

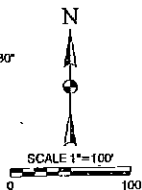
LINE DATA		
LINE NUMBER	BEARING	DISTANCE
L19	N60°47'30"E	5.24'
L20	N52°28'11"E	6.22'
L21	N54°01'53"E	4.92'
L22	S45°00'00"E	3.64'
L23	N45°00'00"E	0.97'
L24	S45°00'00"E	83.70'
L25	N45°00'00"E	69.80'
L26	N88°23'39"E	26.02'

OWNER OF RECORD: MARSHALLTOWN MEDICAL AND SURGICAL CENTER
SURVEY REQUESTED BY: DAN CARR
FIELD WORK COMPLETED: 2-3-2014

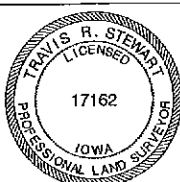
NOTE:
ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS.

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
- SET 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162
- () RECORDED AS



**MARSHALLTOWN MEDICAL AND SURGICAL CENTER SURVEY
IN LOTS 2, 3 AND 4 AND PARCELS 'A' AND 'B' IN THE SOUTHEAST 1/4 OF
THE NORTHWEST 1/4 OF SECTION 14-83-18, MARSHALL COUNTY, 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 duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

Travis R. Stewart, PLS

My License Renewal Date is December 31, 2015

Pages or sheets covered by this seal: SHEET 1 OF 3, SHEET 2 OF 3
AND SHEET 3 OF 3



Clapsaddle-Garber Associates, Inc.
15 East Main Street
Morris Plains, New Jersey 07958
Ph 641-752-8701

www.egacore.com	
DRAWN WLB	SHEET NO. 1 OF 3
DATE 2-7-2014	PROJECT NO. 5499.05

DESCRIPTION

DESCRIPTION PARCEL "D"

PARCEL "D" LOCATED IN LOTS 2, 3 AND 4 OF THE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, AND IN PARCEL "A" AND PARCEL "B" LOCATED IN LOT 3 OF THE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, ALL IN TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 14; THENCE, N0°25'51"E 715.11' ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE, N89°36'02"W 50.00' TO THE WEST RIGHT OF WAY LINE OF IOWA HIGHWAY #14, AS PRESENTLY ESTABLISHED AND THE POINT OF BEGINNING; THENCE, S0°55'45"W 27.07' ALONG SAID WEST RIGHT OF WAY LINE; THENCE, N80°00'00"W 176.30'; THENCE, S0°00'00"E 9.00'; THENCE, N90°00'00"W 380.71'; THENCE, S45°00'00"W 63.31'; THENCE, S45°00'00"E 8.03'; THENCE, S45°00'00"W 1.00'; THENCE, S45°00'00"E 4.64'; THENCE, S45°00'00"W 33.27'; THENCE, N45°00'00"W 12.83'; THENCE, S45°00'00"W 21.96'; THENCE, N45°00'00"W 10.92'; THENCE, S45°00'00"W 83.54'; THENCE, N45°00'00"W 12.52'; THENCE, S45°00'00"W 12.00'; THENCE, N45°00'00"W 38.70'; THENCE, S45°00'00"W 30.17'; THENCE, N45°00'00"W 54.11'; THENCE, N45°00'00"E 24.00'; THENCE, N45°00'00"W 44.28'; THENCE, N45°00'00"E 18.17'; THENCE, N45°00'00"W 79.21'; THENCE, S45°00'00"W 0.17'; THENCE, N45°00'00"W 3.58'; THENCE, NORTHEASTERLY 104.55' ALONG THE ARC OF A 194.97' RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING OF N38°41'59"E AND A CHORD DISTANCE OF 103.30'; THENCE, N35°56'20"W 1.00'; THENCE, NORTHEASTERLY 20.37' ALONG THE ARC OF A 195.53' RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING OF N57°02'31"E AND A CHORD DISTANCE OF 20.36'; THENCE, N30°16'52"W 1.41'; THENCE, N60°47'30"E 5.24'; THENCE, N62°26'11"E 6.22'; THENCE, N64°01'53"E 4.92'; THENCE, S45°00'00"E 3.64'; THENCE, N45°00'00"E 0.97'; THENCE, S45°00'00"E 83.70'; THENCE, N45°00'00"E 69.80'; THENCE, N0°00'00"E 274.78' TO THE NORTH LINE OF SAID LOT 2; ; THENCE, N88°28'42"E 629.52' ALONG SAID NORTH LINE TO THE WEST RIGHT OF WAY LINE OF IOWA HIGHWAY #14, AS PRESENTLY ESTABLISHED; THENCE, S0°52'50"W 49.22'; THENCE, S4°27'47"E 182.24'; THENCE, S0°25'36"W 143.26'; THENCE, N88°23'39"E 25.02'; THE AFOREMENTIONED ALL ALONG SAID WEST RIGHT OF WAY LINE, TO THE POINT OF BEGINNING.

PARCEL "D" CONTAINS 6.87 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

	
Clapsaddle-Garber Associates, Inc. 16 East Main Street Marshalltown, Iowa 50158 Ph 641-752-6701 www.cgaconstants.com	
DRAWN WLB	SHEET NO. 2 OF 3
DATE 2-7-2014	PROJECT NO. 5499.05

DESCRIPTION PARCEL "D"

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Notice of Public Meeting
BOARD OF ADJUSTMENT

Agenda for Tuesday, November 4, 2014 - 5:00 p.m.
City Council Chambers, City Hall
10 West State Street, Marshalltown IA

Committee Members:

Darrell Eaton
Kevin Hitchins
G Ward Miller

David Schulze
Vacant

Call to Order:

Roll Call: Eaton

1. Approve Agenda
2. Review and approval of the Minutes from 10-21-14

Old Business:

3. None

New Business:

4. Sidewalk Deferment
MMSC New Hospital

Date Posted: 10-28-14

<http://www.ci.marshalltown.ia.us/meetings/view/MeetingID/1143>