



June 30, 2011

Memo

To: North Liberty Planning Commission
From: Dean Wheatley, Planning Director
Subject: Final Plat Approval Request for Corridor Commercial Subdivision – Part Six
(Corridor Commercial Part Six PP)

Your North Liberty city staff has reviewed the subject submission, and offer comments presented in this memo. The staff review team includes the following personnel:

Ryan Heiar, City Administrator
Tracey Mulcahey, Assistant City Administrator
Tom Palmer, City Building Official
Scott Peterson, City Attorney
Kevin Trom, City Engineer
Dean Wheatley, Planning Director

This request is to approve the finalization of a preliminary plat of the same name approved by City Council on May 10, 2011 (see second page). The plat meets all requirements and is recommended for approval.

Notes:

This plat will be held from Council action until plans and permits are approved and improvements are either installed or bonded.

Construction plans and permits have not been received.

Fees will need to be paid prior to Council action.



NOTE: ALL EXISTING AND PROPOSED SANITARY SEWER IS 18" ALL EXISTING AND PROPOSED WATERMAIN AND STORM SEWER ARE SIZED AS SHOWN ON PLAT.

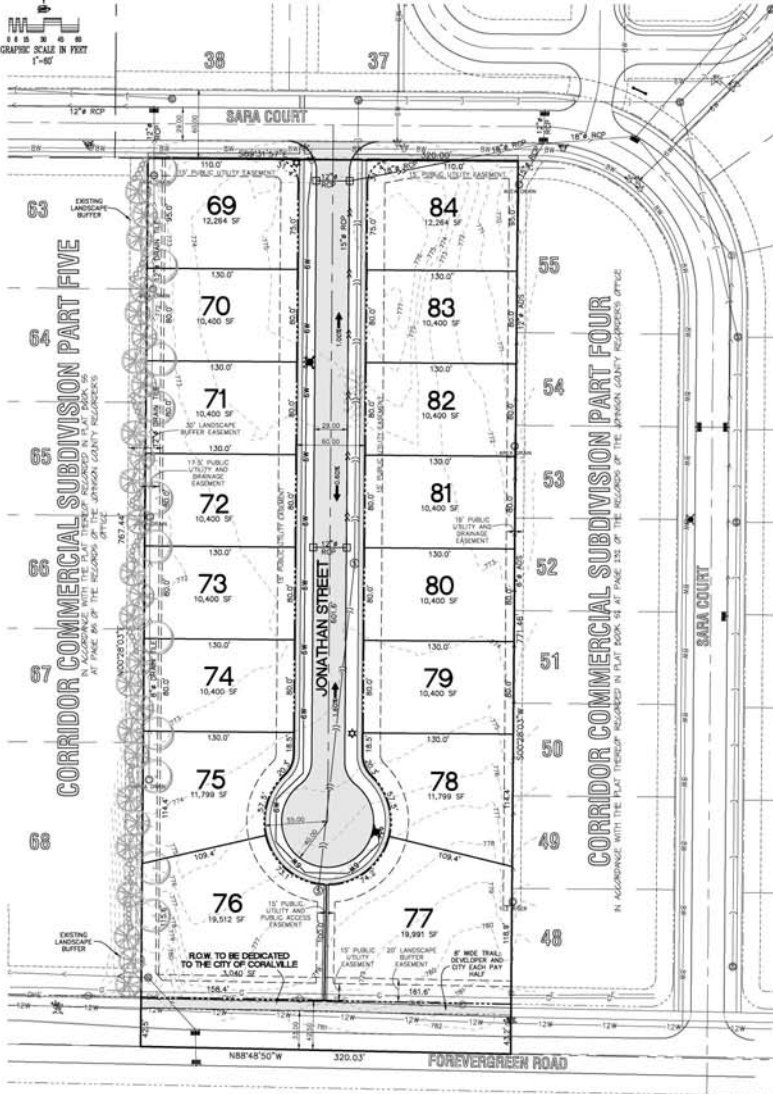
PRELIMINARY PLAT CORRIDOR COMMERCIAL SUBDIVISION - PART SIX NORTH LIBERTY, IOWA

5.65 ACRES

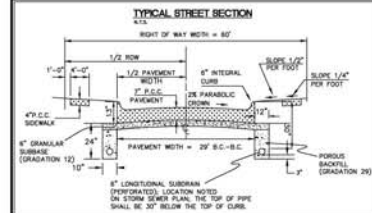
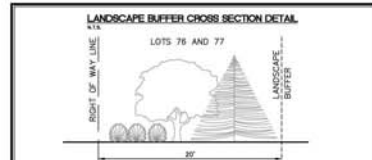
PLAT PREPARED BY:
MMS CONSULTANTS, INC.
197 SOUTH GILBERT ST.
IOWA CITY, IOWA 52240
519-251-8282

ENGINEER/DESIGNER:
CORRIDOR COMMERCIAL DEVELOPMENT CO.
715 S. GILBERT ST.
IOWA CITY, IOWA 52240
519-254-2233

OWNER'S ATTORNEY:
TIMOTHY MURPHY
2431 CORAL COURT SUITE #7
CORALVILLE, IOWA 52241
319-334-9222



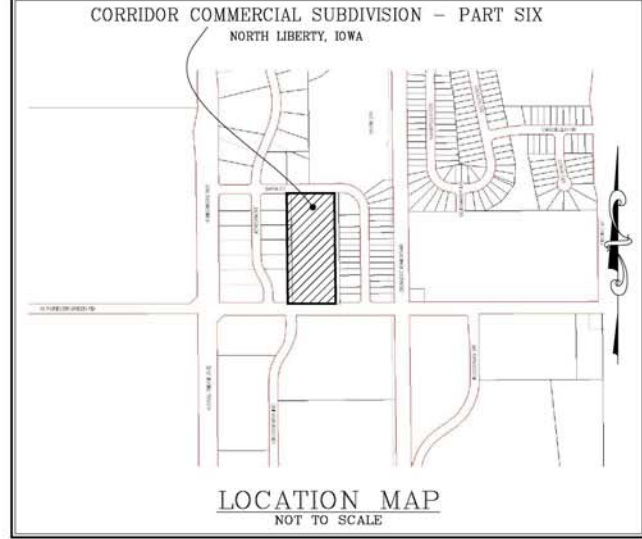
LEGAL DESCRIPTION
AUDITOR'S PARCEL 2010078, NORTH LIBERTY, JOHNSON COUNTY, IOWA, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 35, AT PAGE 150, IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE, CONTAINING 5.65 ACRES, AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



STANDARD LEGEND AND NOTES

---	PROPERTY &/OR BOUNDARY LINES
---	CONGRESSIONAL SECTION LINES
---	RIGHT-OF-WAY LINES
---	EXISTING RIGHT-OF-WAY LINES
---	LOT LINES, INTERNAL
---	EXISTING CENTER LINES
---	LOT LINES, PLATTED OR BY DEED
---	PROPOSED EASEMENT LINES
---	EXISTING EASEMENT LINES
---	BENCHMARK
---	RECORDED DIMENSIONS
---	CURVE SEGMENT NUMBER
---	PROPOSED POWER POLE W/PROP
---	PROPOSED POWER POLE W/TRANS
---	PROPOSED GUY POLE
---	PROPOSED LIGHT POLE
---	PROPOSED SANITARY MANHOLE
---	PROPOSED WATER VALVE
---	PROPOSED DRAINAGE MANHOLE
---	PROPOSED CURB INLET
---	PROPOSED EXISTING SANITARY SEWER
---	PROPOSED EXISTING STORM SEWER
---	PROPOSED EXISTING STORM SEWER
---	PROPOSED WATER LINES
---	PROPOSED ELECTRICAL LINES
---	PROPOSED GAS LINES
---	PROPOSED CONTOUR LINES (1' INTERVAL)
---	PROPOSED EXISTING GROUND
---	EXISTING GROUND
---	EXISTING TREE LINE
---	EXISTING DECIDUOUS TREE
---	EXISTING EVERGREEN TREES

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
WWW.MMSCONSULTANTS.NET

374 C ST. SW SUITE C
CEDAR RAPIDS, IOWA 52404
(319) 841-5188

Date	Revision
04/22/11	PER CITY COMMENTS -JDM

PRELIMINARY PLAT

CORRIDOR COMMERCIAL
SUBDIVISION - PART SIX
NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	03-01-11
Designed by:	PVA
Drawn by:	JDM
Checked by:	PVA
Project No.:	IOWA CITY 8362006

First Book No. _____
Scale: 1"=60'
Sheet No. 1
of 1

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