



June 30, 2011

Memo

To: North Liberty Planning Commission
From: Dean Wheatley, Planning Director
Subject: Preliminary and Final Plat Approval Request for Liberty's Gate – Part Eleven
(Lots 41 and 42 of Liberty's Gate Part Two, Lot 43 of Liberty's Gate Part Three, and Lots 2-5 of
Liberty's Gate Part Ten)

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 a preliminary and final plat to subdivide existing lots in a different configuration than previously recorded. A site plan for this same area is also on the Commission agenda, and a rezoning of the property from C-1-B to RM-12 was previously recommended for approval to Council. That rezoning is currently undergoing the required three readings by Council.

The preliminary and final plats are recommended for approval.

LIBERTY'S GATE - PART ELEVEN
NORTH LIBERTY, IOWA



LOCATION MAP
NOT TO SCALE

PRELIMINARY PLAT

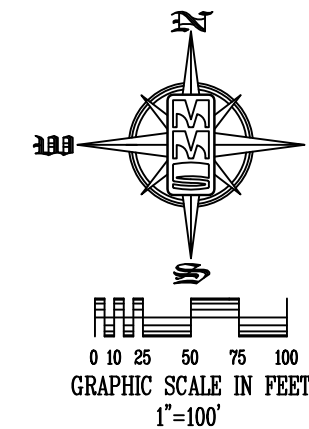
LIBERTY'S GATE - PART ELEVEN

A RESUBDIVISION OF LOTS 41-42, LIBERTY'S GATE PART TWO, LOT 43, LIBERTY'S GATE PART THREE AND LOTS 2-5, LIBERTY'S GATE PART TEN
NORTH LIBERTY, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IOWA 52240

OWNER/SUBDIVIDER:
LIBERTY'S GATE LLC
580 MADISON AVE
SUITE #3
NORTH LIBERTY, IOWA 52317

OWNER'S ATTORNEY:
MICHAEL J. PUGH
ONE S. GILBERT STREET
IOWA CITY, IOWA 52240



I certify that during the month of June, 2011, at the direction of Liberty's Gate LLC, a survey was made under my supervision of Lots 41 and 42 of Liberty's Gate Part Two, North Liberty, Iowa; Lot 43 of Liberty's Gate Part Three, North Liberty, Iowa; and Lots 2, 3, 4, and 5 of Liberty's Gate - Part Ten, North Liberty, Iowa, all lying within the Northeast One-Quarter of the Southeast One-Quarter of Section 10, Township 80 North, Range 7 West and within the Northwest One-Quarter of the Southwest One-Quarter of Section 11, Township 80 North, Range 7 West, all of the Fifth Principal Meridian, North Liberty, Johnson County, Iowa, the boundaries of which are described as follows:

Lots 41 and 42 of Liberty's Gate Part Two, North Liberty, Iowa, in accordance with the Plat thereof recorded in Plat Book 42, at Page 1, in the Records of the Johnson County Recorder's Office; Lot 43 of Liberty's Gate Part Three, North Liberty, Iowa, in accordance with the Plat thereof recorded in Plat Book 45, at Page 52, in said Records; and Lots 2, 3, 4, and 5 of Liberty's Gate - Part Ten, North Liberty, Iowa, in accordance with the Plat thereof recorded in Plat Book 50, at Page 308, in said Records. Said resultant Tract of land contains 8.27 acres, and is 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
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER
- POWER POLE
- POWER POLE W/DROP
- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- GUY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES (1' INTERVAL)
- PROPOSED GROUND
- EXISTING GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS

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.

NOTES:
LOTS 3 AND 4 SHALL NOT HAVE DIRECT ACCESS TO KANSAS AVENUE.

ALL EXISTING PUBLIC SANITARY SEWER SHOWN IS 8" Ø

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

www.mmsconsultants.net

5741 C ST. SW SUITE C
CEDAR RAPIDS, IOWA 52404
(319) 841-5188

Date	Revision
06/24/11	PER CITY COMMENTS -JDM

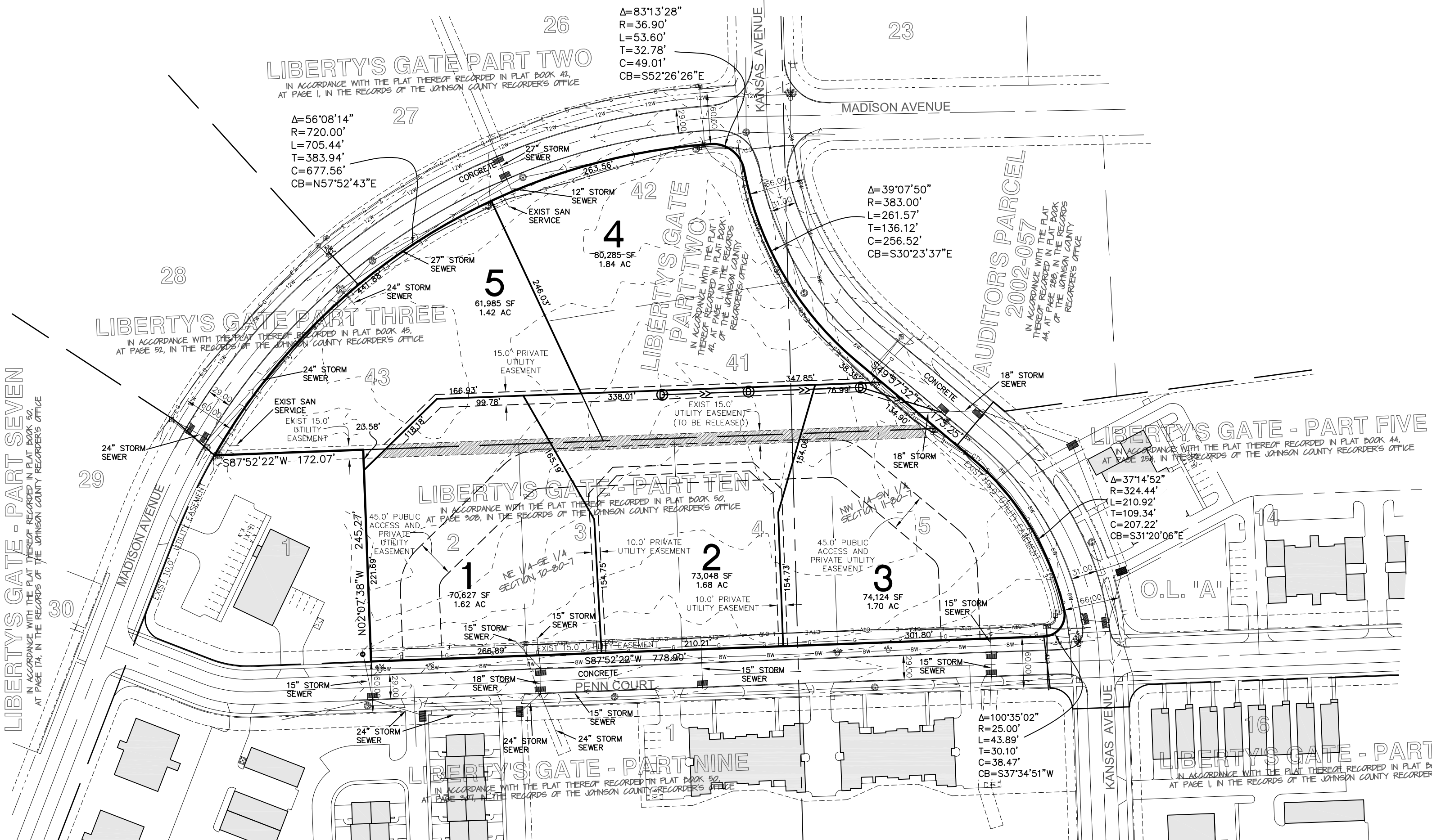
PRELIMINARY PLAT

LIBERTY'S GATE - PART ELEVEN

NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	06-01-11
Designed by:	DAM
Field Book No.:	
Drawn by:	JDM
Scale:	1"=100'
Checked by:	GDM
Sheet No.:	1
Project No.:	IOWA CITY 1331297
of:	1



FINAL PLAT LIBERTY'S GATE - PART ELEVEN

A RESUBDIVISION OF LOTS 41-42, LIBERTY'S GATE PART TWO, LOT 43, LIBERTY'S GATE PART THREE AND LOTS 2-5, LIBERTY'S GATE PART TEN
NORTH LIBERTY, IOWA

-PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282

LEGEND AND NOTES

- △ - CONGRESSIONAL CORNER, FOUND
- ◻ - CONGRESSIONAL CORNER, REESTABLISHED
- - CONGRESSIONAL CORNER, RECORDED LOCATION
- - PROPERTY CORNER(S), FOUND (as noted)
- - PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
- ⊗ - CUT "X"
- - PROPERTY &/or BOUNDARY LINES
- - - CONGRESSIONAL SECTION LINES
- - - RIGHT-OF-WAY LINES
- - - CENTER LINES
- - - LOT LINES, INTERNAL
- - - LOT LINES, PLATTED OR BY DEED
- - - EASEMENT LINES, WIDTH & PURPOSE NOTED
- - - EXISTING EASEMENT LINES, PURPOSE NOTED
- (R) - RECORDED DIMENSIONS
- (M) - MEASURED DIMENSIONS
- C22-1 - CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

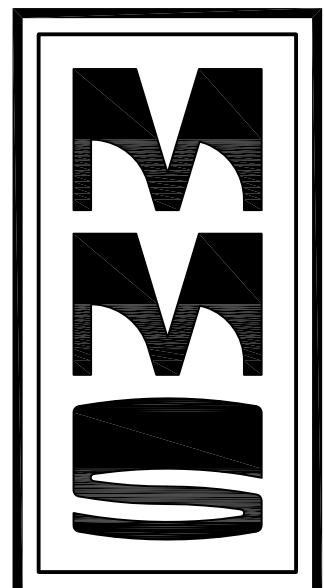
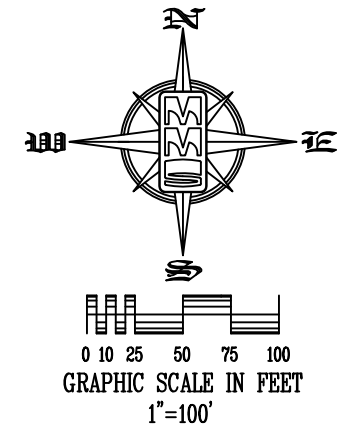
I certify that during the month of June, 2011, at the direction of Liberty's Gate LLC, a survey was made under my supervision of Lots 41 and 42 of Liberty's Gate Part Two, North Liberty, Iowa; Lot 43 of Liberty's Gate Part Three, North Liberty, Iowa; and Lots 2, 3, 4, and 5 of Liberty's Gate - Part Ten, North Liberty, Iowa, all lying within the Northeast One-Quarter of the Southeast One-Quarter of Section 10, Township 80 North, Range 7 West and within the Northwest One-Quarter of the Southwest One-Quarter of Section 11, Township 80 North, Range 7 West, all of the Fifth Principal Meridian, North Liberty, Johnson County, Iowa, the boundaries of which are described as follows:

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CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	20°58'24"	720.00'	263.56'	133.27'	282.09'	S75°27'37"W
C2	35°09'50"	720.00'	441.88'	228.15'	434.98'	S47°23'30"W
C3	47°49'54"	50.00'	41.74'	22.17'	40.54'	S21°47'19"W
C4	42°10'06"	50.00'	36.80'	19.28'	35.97'	S66°47'19"W
C5	42°10'06"	50.00'	36.80'	19.28'	35.97'	N71°02'35"W
C6	47°49'54"	50.00'	41.74'	22.17'	40.54'	N26°02'35"W

NOTE:
LOTS 3 AND 4 SHALL NOT HAVE DIRECT ACCESS TO
KANSAS AVENUE

SEAL

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

GLEN D. MEISNER _____ L.S. Iowa Lic. No. 8165

My license renewal date is December 31, 20____.

Pages of sheets covered by this seal: _____

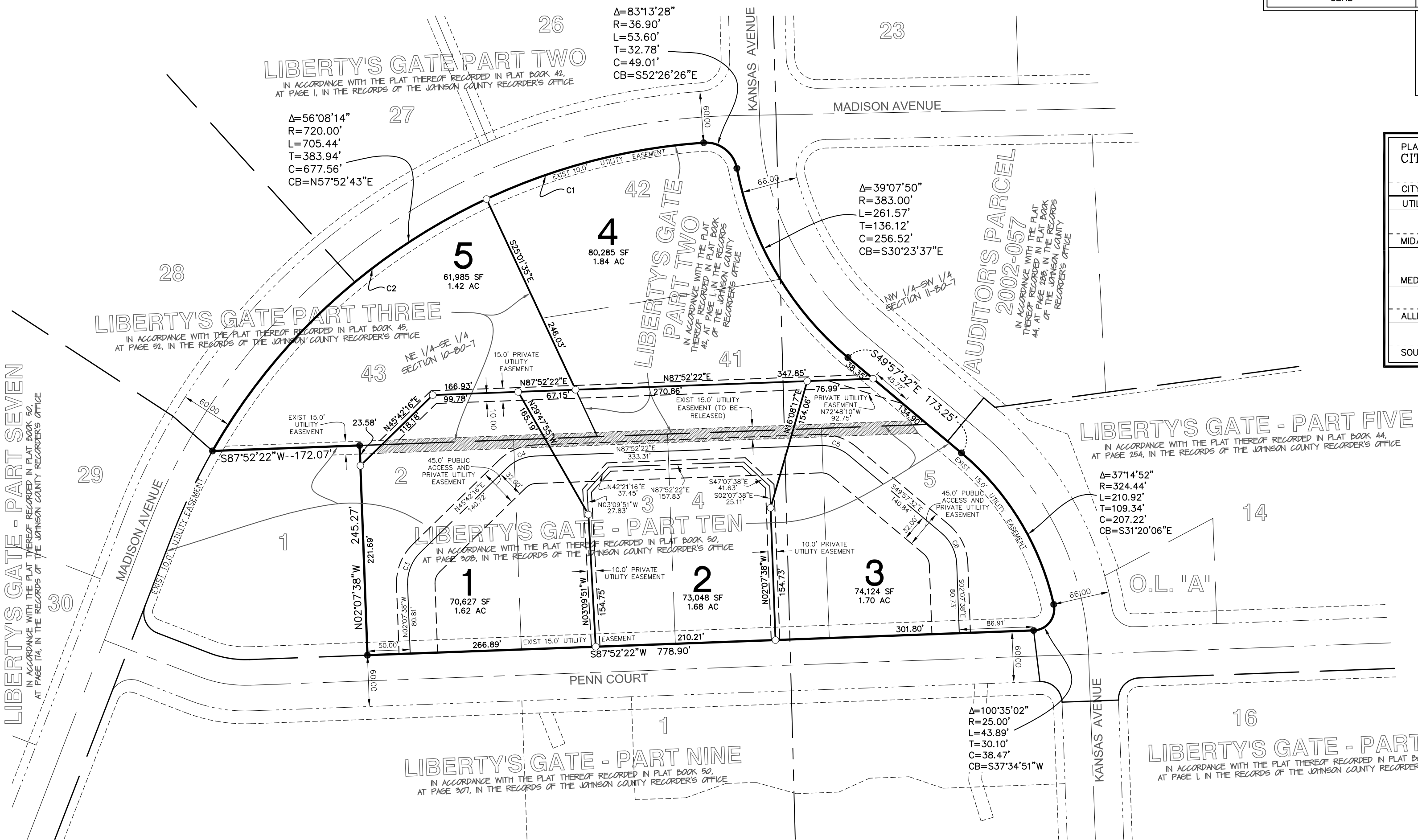
DRAFT

Signed before me this _____ day of _____, 20____.

Notary Public, in and for the State of Iowa.

PLAT/PLAN APPROVED BY:	
CITY OF NORTH LIBERTY	DATE: _____
CITY CLERK _____	DATE: _____
UTILITY EASEMENTS APPROVED BY:	DATE: _____
MIDAMERICAN ENERGY _____	DATE: _____
MEDIACOM _____	DATE: _____
ALLIANT _____	DATE: _____
SOUTH SLOPE COOPERATIVE TELEPHONE CO. _____	DATE: _____

Date	Revision
06/24/11	PER CITY COMMENTS -JDM



FINAL PLAT

LIBERTY'S GATE - PART ELEVEN

NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

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