



June 30, 2011

Memo

To: North Liberty Planning Commission
From: Dean Wheatley, Planning Director
Subject: Final Plat Approval Request for West Village Part Two Subdivision
(Outlot A of West Village Part 1)

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 final plat of 19 single-family lots generally located north of West Zeller Street and east of Kansas Avenue. This final plat is consistent with the existing RS-6 zoning and with the preliminary plat for this area approved in April of 2008 (see second page), and is recommended for approval.

Notes:

Sewer tap-on fees, St. Andrews Drive reconstruction proration, and storm water management fees all need to be paid prior to Council action on this plat.

The final plat will be held from City Council action until improvements have been built or bonded.

Preliminary Plat
WEST VILLAGE PARTS 1-3
 North Liberty, Iowa

PLAT PREPARED BY:
 WEST CONSULTANTS, INC.
 1807 SOUTH GLENN ST.
 IOWA CITY, IA 52240

OWNER:
 HAROLD CAMERON
 2001 BELLEVUE AVE.
 IOWA CITY, IOWA 52243

APPLICANT:
 HAROLD INVESTMENT
 2705 OAK DRIVE
 MUSCATINE, IOWA 52701

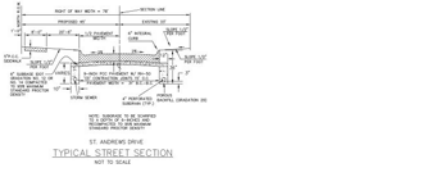
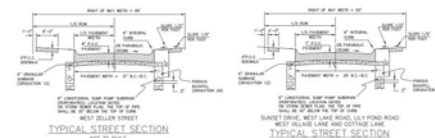
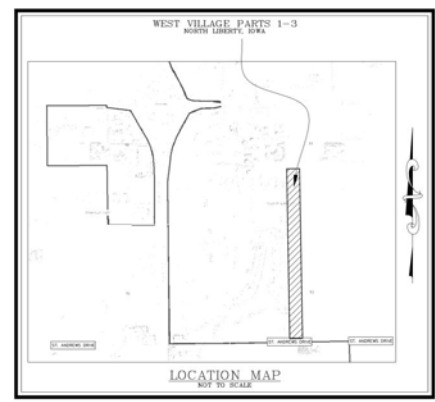
APPLICANT'S ATTORNEY:
 DEAN SPINA
 1007 1ST AVE SE
 CEDAR RAPIDS, IA 52402



STANDARD LEGEND AND NOTES

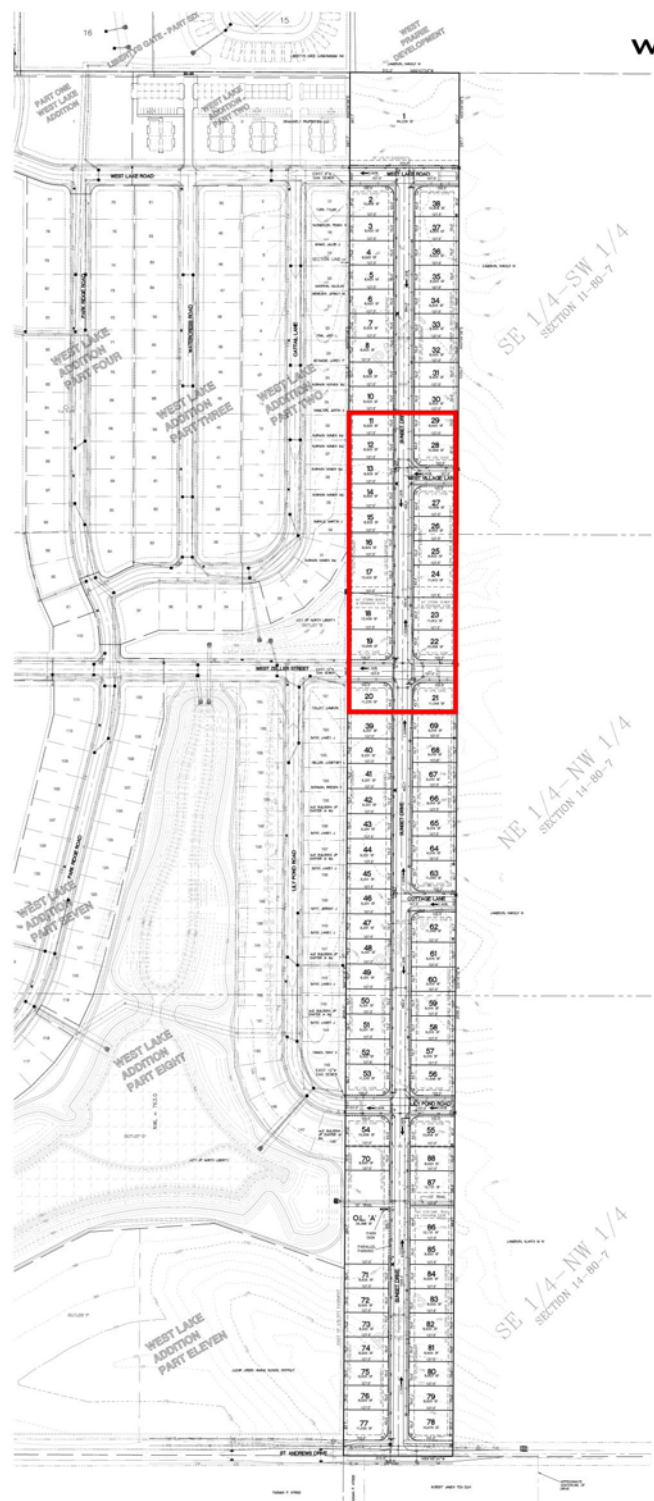
1	Proposed Street Right-of-Way
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95	Proposed Street Right-of-Way
96	Proposed Street Right-of-Way
97	Proposed Street Right-of-Way
98	Proposed Street Right-of-Way
99	Proposed Street Right-of-Way
100	Proposed Street Right-of-Way

PRELIMINARY PLAT APPROVED
 by the
 City of North Liberty, Iowa



NOTES

1. THE APPLICANT/OWNER REPRESENTS THAT THE PLAT IS TRUE AND CORRECT AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.
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9. THE APPLICANT/OWNER REPRESENTS THAT THE PLAT IS TRUE AND CORRECT AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.
10. THE APPLICANT/OWNER REPRESENTS THAT THE PLAT IS TRUE AND CORRECT AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.



Final Plat

WEST VILLAGE PART 2

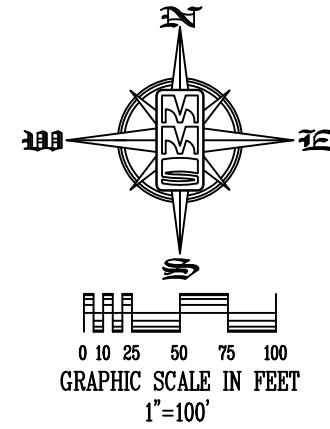
North Liberty, Iowa

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

OWNER/APPLICANT:
ROBSON HOMES INC.
5901 WILLIAMS BOULEVARD SW
CEDAR RAPIDS, IA 52404

APPLICANT'S ATTORNEY
RANDALL A. NAZETTE
100 FIRST STREET SW
SUITE #100
CEDAR RAPIDS, IA 52404

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
 - RECORDED DIMENSIONS
 - MEASURED DIMENSIONS
 - CURVE SEGMENT NUMBER
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	90°00'00"	25.00'	39.27'	25.00'	35.36'	N44°40'42"W
C2	90°00'00"	25.00'	39.27'	25.00'	35.36'	S45°19'18"W
C3	90°00'00"	25.00'	39.27'	25.00'	35.36'	N45°19'18"E
C4	90°00'00"	25.00'	39.27'	25.00'	35.36'	S44°40'42"E
C5	90°00'00"	25.00'	39.27'	25.00'	35.36'	S45°09'58"W
C6	90°00'00"	25.00'	39.27'	25.00'	35.36'	S44°50'02"E

AREA TABLE	
QUARTER SECTION	AREA
NE 1/4-NW 1/4, 14-80-7	3.74 ACRES
SE 1/4-SW 1/4, 11-80-7	2.57 ACRES
TOTAL	6.31 ACRES

I certify that during the month of June, 2011, at the direction of Robson Homes, Inc, a survey was made under my supervision of Outlot "A" of West Village Part 1, Johnson County, Iowa, lying within a Portion of the Southeast Quarter of the Southwest Quarter of Section 11, and a Portion of the Northeast Quarter of the Northwest Quarter of Section 14, all of Township 80 North, Range 7 West, of the Fifth Principal Meridian, North Liberty, Johnson County, Iowa, described as follows:

Outlot "A" of West Village Part 1, North Liberty, Iowa, in accordance with the Plat thereof Recorded in Plat Book 54, at Page 156, of the Records of the Johnson County Recorder's Office. Containing 6.31 Acres, and is subject to easements and restrictions of record.

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 Land Surveyor under the laws of the State of Iowa.

James E. Lichty, D.S., Iowa Lic. No. 13287

My license renewal date is December 31, 20__.

Pages or sheets covered by this seal: _____

DRAFT

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

Notary Public, in and for the State of Iowa.

MINIMUM LOW OPENING	
LOT NUMBER	ELEVATION
20	776.50
21	776.50
22	776.50
23	776.50
24	776.50
25	776.50
26	776.50
27	776.50
28	776.50
30	779.10 (REAR)
31	776.50
32	776.50
33	776.50
34	776.50
35	776.50
36	776.50
37	777.30

PLAT/PLAN APPROVED BY:
CITY OF NORTH LIBERTY

CITY CLERK _____ DATE: _____

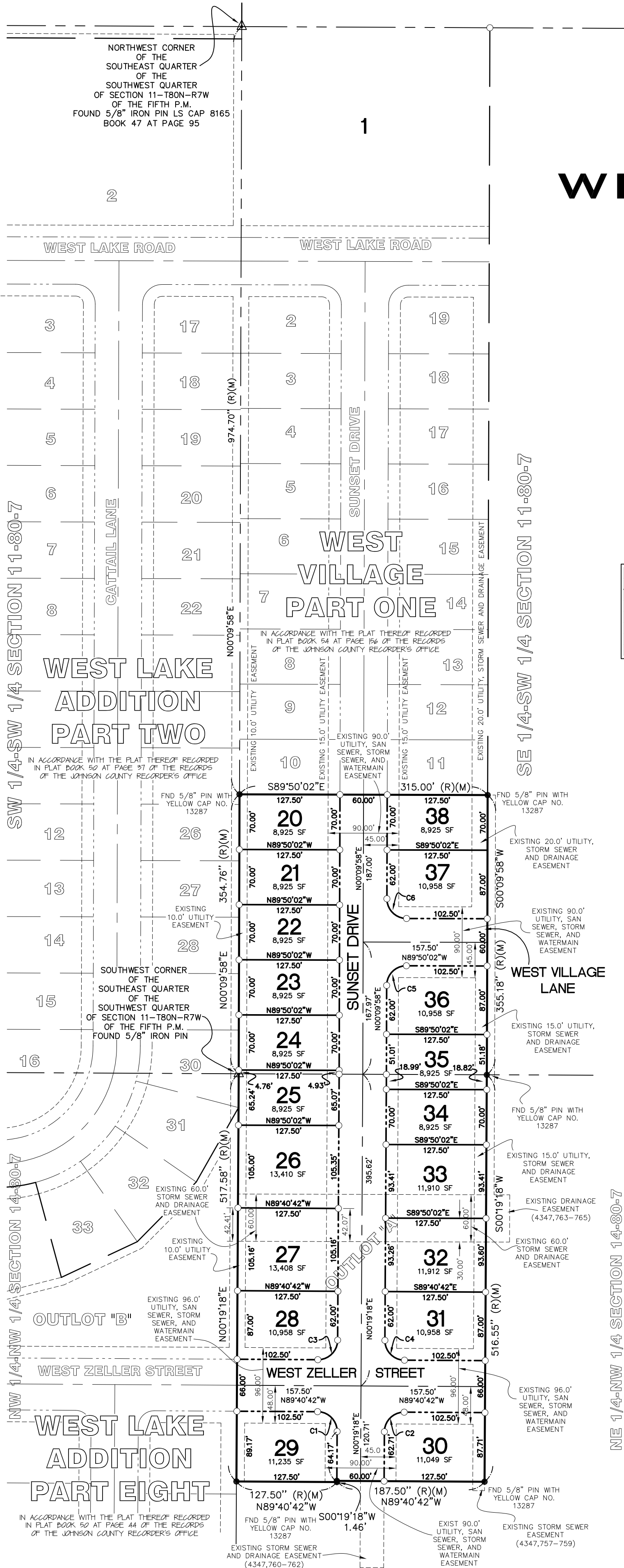
UTILITY EASEMENTS APPROVED BY:

MIDAMERICAN ENERGY _____ DATE: _____

MEDIACOM _____ DATE: _____

LINN COUNTY R.E.C. _____ DATE: _____

SOUTH SLOPE COOPERATIVE TELEPHONE CO. _____ DATE: _____



FINAL PLAT

WEST VILLAGE PART 2

North Liberty
Johnson County
Iowa

MMS CONSULTANTS, INC.
05-05-2011

Designed by: DAM
Drawn by: RLW
Checked by: JEL
Project No.: 6818197

Scale: 1"=100'

Sheet No.: 1

Date: 06/22/11

Revision: PER CITY COMMENTS - JDM

www.mmsconsultants.net

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

5761 C ST. SW SUITE D
CEDAR RAPIDS, IOWA 52404
(319) 841-5188