



July 26, 2011

## **Memo**

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

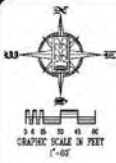
Your North Liberty city staff has reviewed the subject submission, and offer comments presented in this memo. The staff review team includes the following personnel:

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 in 2004 (see second page), which has expired. The owner has requested an extension of the approval period due to a series of complications related to storm water management easements on adjacent property. The plat meets all requirements and is recommended for approval, as is the request for extension of the preliminary plat.

*Notes:*

*This plat will be held from Council action until plans and permits are approved and improvements are either installed or bonded, and until easement rights on the 15' sanitary sewer easement and the sanitary sewer lift station easement are transferred to the city.  
Fees will need to be paid prior to Council action.*



# Preliminary Plat Penn Meadows Addition - Part VI North Liberty, Iowa

**PLAT PREPARED BY:** MMS CONSULTANTS, INC.  
 1917 SOUTH GILBERT ST.  
 IOWA CITY, IOWA, 52240

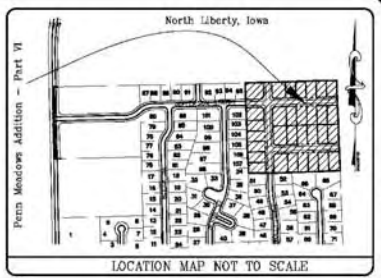
**SUBDIVIDER:** Oaklee Development Ltd.  
 Hodge Development Co.  
 711 S. Gilbert Street  
 Iowa City, Iowa 52240

**OWNER:** Gerdin Family Investments LP  
 2777 Hearland Drive  
 Coraville, Iowa 52241

**OWNER'S ATTORNEY:** Timothy J. Krumm  
 122 S. Linn Street  
 Iowa City, Iowa 52240

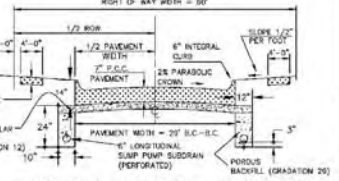
PUBLIC SANITARY SEWER  
 LIFT STATION PER  
 NORTH LIBERTY STANDARDS

NE CORNER  
 OF THE  
 SE QUARTER  
 OF THE  
 NW QUARTER  
 SEC. 7-180N-R6W  
 SET 5/8" PIN



**LEGAL DESCRIPTION**  
 Auditor's Parcel Number 2004063, North Liberty, Johnson County, Iowa, in accordance with the Plat thereof recorded in Book 37, of Page 79, of the records of the Johnson County Recorder's Office. Said Parcel of land contains 9.95 acres, and is subject to easements and restrictions of record.

Right of way width = 60'



**GENERAL NOTES:**  
 1. CURRENT AND PROPOSED ZONING:  
 LOTS CURRENT ZONING: 100-130  
 PROPOSED ZONING: RS-5  
 2. EXISTING FARM FIELD TILES SHALL BE ABANDONED AND TERMINATED AT THE EAST AND NORTH PROPERTY LINE TO PREVENT DISCHARGE ONTO THE ADJOINING PROPERTY.

**STANDARD LEGEND AND NOTES**

- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- RECORDED DIMENSIONS
- (R) CURVE SEGMENT NUMBER
- 22-1 UTILITY POLE
- ☉ LIGHT POLE
- ☉ SANITARY MANHOLE
- ☉ EXISTING FIRE HYDRANT
- ☉ PROPOSED FIRE HYDRANT
- ☉ DRAINAGE MANHOLE
- ☉ BENCHMARK
- ☉ WATER VALVE
- ☉ CURB INLET
- ☉ FENCE LINE
- ☉ EXISTING SANITARY SEWER
- ☉ PROPOSED SANITARY SEWER
- ☉ EXISTING STORM SEWER
- ☉ PROPOSED STORM SEWER
- ☉ WATER LINES
- ☉ ELECTRICAL LINES
- ☉ TELEPHONE LINES
- ☉ GAS LINES

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

**NOTES:**  
 THE SIZE AND LOCATION OF ALL PROPOSED UTILITIES SHOWN ON THIS PLAT ARE SUBJECT TO MODIFICATION AND/OR CHANGE. 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 PLAT.

**CONTOUR INTERVAL = 1 FOOT**

**MMS CONSULTANTS, INC.**  
 Iowa City, Iowa (562) 351-5292

**PRELIMINARY PLAT**  
 PENN MEADOWS ADDITION - PART VI  
 NORTH LIBERTY, IOWA

Date: 07/14/04  
 Scale: 1"=60'  
 Sheet: 1 of 1  
 Project Number: 4334038

# FINAL PLAT PENN MEADOWS ADDITION - PART VI NORTH LIBERTY, IOWA

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

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

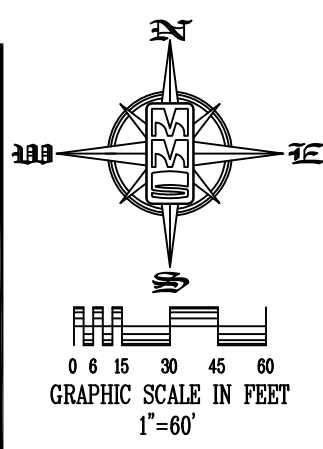
OWNER/SUBDIVIDER:  
CORRIDOR COMMERCIAL DEVELOPMENT COMPANY  
711 S. GILBERT STREET  
IOWA CITY, IOWA 52240

OWNER'S ATTORNEY:  
TIMOTHY KRUMM  
2431 CORAL COURT SUITE #5  
CORALVILLE, IOWA 52241

CURVE SEGMENT TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	90°00'00"	25.00'	39.27'	25.00'	35.36'	N44°35'35"E
C2	90°00'00"	25.00'	39.27'	25.00'	35.36'	N45°24'25"W
C3	90°00'00"	25.00'	39.27'	25.00'	35.36'	S44°35'35"W
C4	90°00'00"	25.00'	39.27'	25.00'	35.36'	S45°24'25"E
C5	90°00'00"	25.00'	39.27'	25.00'	35.36'	S45°24'25"E
C6	90°00'00"	25.00'	39.27'	25.00'	35.36'	S44°35'35"W



MINIMUM LOW OPENING	
LOT NUMBER	ELEVATION
121	778.00
122	777.15
123	776.45
124	775.70
125	774.95
126	774.25
127	774.25
128	774.95
129	775.70
130	776.45
131	777.15
132	778.00



A part of the Southeast Quarter of the Northwest Quarter of Section 7, Township 80 North, Range 6 West, of the Fifth Principal Meridian, North Liberty, Johnson County, Iowa, the boundaries of which are described as follows:

Auditor's Parcel No. 2004063, North Liberty, Johnson County, Iowa, in accordance with the Plat thereof Recorded in Book 48, at Page 82, of the Records of the Johnson County Recorder's Office, containing 9.95 acres, and subject to easements and restrictions of record.

### LEGEND AND NOTES

- ▲ CONGRESSIONAL CORNER, FOUND
  - △ CONGRESSIONAL CORNER, REESTABLISHED
  - CONGRESSIONAL CORNER, RECORDED LOCATION
  - PROPERTY CORNER(S), FOUND (as noted)
  - PROPERTY CORNER(S) 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  
ERROR OF CLOSURE IS LESS THAN 1 FOOT IN 20,000 FEET

PLAT/PLAN APPROVED BY:  
**CITY OF NORTH LIBERTY**

CITY CLERK \_\_\_\_\_ DATE: \_\_\_\_\_

UTILITY EASEMENTS APPROVED BY:

MIDAMERICAN ENERGY \_\_\_\_\_ DATE: \_\_\_\_\_

MEDIACOM \_\_\_\_\_ DATE: \_\_\_\_\_

SOUTH SLOPE COOPERATIVE TELEPHONE CO. \_\_\_\_\_ DATE: \_\_\_\_\_

ALLIANT ENERGY \_\_\_\_\_ DATE: \_\_\_\_\_

LAND SURVEYOR

GLEN D. MEISNER  
8165

IOWA

SEAL

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.

GLEN D. MEISNER \_\_\_\_\_ L.S. Iowa Lic. No. 8165

My license renewal date is December 31, 20\_\_\_\_.

Pages or sheets covered by this seal: \_\_\_\_\_

Signed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, in and for the State of Iowa.

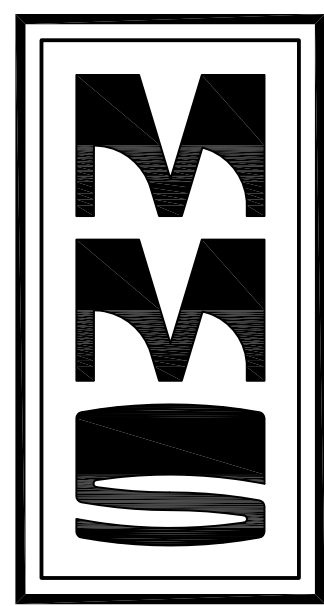
## FINAL PLAT

### PENN MEADOWS ADDITION - PART VI

NORTH LIBERTY  
JOHNSON COUNTY  
IOWA

### MMS CONSULTANTS, INC.

Date:	06-16-06
Designed by:	DAM
Field Book No.:	681
Drawn by:	JDM
Scale:	1"=60'
Checked by:	GDM
Sheet No.:	1
Project No.:	IOWA CITY 4334043
of:	1



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

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

www.mmsconsultants.net

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

Date	Revision
06-26-06	PER GDM REVIEW -JDM
10-09-06	REVISED EASEMENTS -JDM
10/26/06	REVISED ATTORNEY -JDM
06-03-10	REVISED LOTS 118-120 -JDM
07-07-10	ADDED MLO TABLE -LLS
07-25-11	PER CITY COMMENTS -JDM