

# Saints Corridor, Part 2

## Final Plat



November 30, 2010

## **Memo**

To: North Liberty Planning Commission  
From: Dean Wheatley, Planning Director  
Subject: Final Plat Approval Request for Saints Corridor Commercial Park Part Two  
(Saints Corridor Preliminary Plat)

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 the undeveloped Outlot B of Saints Corridor Commercial Final Plat Part One approved in 2006. The owner now intends to extend a central street, shown as "Nick Drive" on the original preliminary plat, through the area in cooperation with the property owner to the east, to provide access for improved marketing; however, extending the street divides the area into two new parts, which triggers the requirement for city plat approval. Because the scope of the improvements is not consistent with the preliminary plat and is considered to be interim pending further subdivision and improvements, the large lots being created are labeled as "outlots" that are not buildable. There has been a considerable amount of cooperative discussion between the owner and city staff in finding a way to accomplish the owner's goals while satisfying city code, and the plat is recommended for approval.

### *Notes:*

- *Submit signed and sealed construction plans.*
- *Refer to the City Engineer's letter of September 1, 2010 to Kelly Beckler.*
- *All public improvements are required to be accepted or secured prior to Council action on the plat.*
- *A Developer's Agreement is required prior to or concurrent with Council action on the plat.*

Recommended for approval with no conditions by Planning Commission 12/7/2010.



September 1, 2010

MMG Consultants, Inc.  
ATTN: Mr. Kelly Beckler  
1917 South Gilbert Street  
Iowa City, Iowa 52240

RE: Nick Drive & Penn Court Improvements  
Construction Plans

Dear Mr. Beckler:

Along with City Staff, we have completed our review of the construction plans referenced above. The plans are dated August 18, 2010 and were delivered to the City of North Liberty August 10, 2010. Plans and drainage calculations were delivered to Shive-Hattery office August 30, 2010.

**Items**

1. Provide watermain extension and fire hydrant to the intersection of Penn Court and Nick Drive.

Upon completion of this item, we recommend approval of the plans as submitted. Two signed and sealed plan sets should be delivered to our office, and one signed & sealed set and an electronic pdf copy to the City (ATTN: Larry Trout).

Please contact the City Inspector to schedule a preconstruction meeting prior to the start of construction to communicate the loading requirements, erosion control requirements as well as administrative details of the project.

The storm sewer / drainage calculations are specific in regards to the areas that will be allowed to drain to components of the system and there is little excess capacity in each component. The developer may want to consider providing additional capacity to allow some flexibility with future subdivision and site development.

The plans submitted are for street pavement and street storm sewer for Nick Drive and Penn Court only and appear to generally follow the preliminary plat for Progress Park Parts 7-9 (with the exception of Bailey Court and Parker Place). Subdivision components including but not limited to sanitary sewer, watermain, completion of the storm sewer system, private utilities, streetlights are not included. Future development of the areas adjacent to the street will necessitate subdivision process requirements such as preliminary platting, construction plans and final platting.

Staff believes that both the Progress Park Parts 7-9 and Saints Corridor preliminary plats have expired and will need to be extended. Confirm approval status and request plat(s) extension if applicable.

Following construction completion of the street pavements/street storm sewer and if the request will be for acceptance of the streets and dedication of the right-of-way (ROW) to the City, this is to be conveyed via a final plat including the ROW and non-buildable parcels as outlots. A developer's agreement for dedication of ROW will also be required. Each parcel should not be sold until provisions for utilities and all subdivision requirements have been met. Please contact the City attorney for preparation of the developer's agreement.

Project # 110104-0



**RESOLUTION APPROVING THE FINAL PLAT OF SAINTS CORRIDOR, PART 2,  
NORTH LIBERTY, IOWA.**

WHEREAS, the owner and developer, Saints Corridor Investments LC, has filed with the City Clerk a final plat for the property described in Exhibit A, which is attached hereto and made a part hereof, and

WHEREAS, said real estate is owned by the above-named party and the subdivision is being made with the free consent and in accordance with the desires of the owner, and

WHEREAS, said final plat has been examined by the North Liberty Planning and Zoning Commission, which did recommend that the final plat of property described as Saints Corridor, Part 2 be accepted and approved with no conditions, and

WHEREAS, said final plat is found to conform with Chapter 354 of the Code of Iowa and ordinances of the City of North Liberty, and

WHEREAS, the City of North Liberty approved an Agreement with Saints Corridor Investments LC for the installation of Property Improvements in Corridor Saints Corridor, Part 2 as a condition of final plat approval, said, and

WHEREAS, the requirements of the Agreement for Saints Corridor, Part 2 entitled Property Improvements, except for sidewalks, have been installed in accordance with the design standards and Municipal Code requirements of the City of North Liberty.

NOW, THEREFORE, BE IT RESOLVED that the City Council of North Liberty, Iowa, does hereby approve the final plat of Saints Corridor, Part 2, including such modifications, variances and waivers from the general requirements of the Municipal Code of North Liberty as shown on the final plat and that Property Improvements, except for sidewalks, in Saints Corridor, Part 2 are hereby accepted and approved.

Adopted at North Liberty, Iowa, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**CITY OF NORTH LIBERTY**

By: \_\_\_\_\_  
Thomas A. Salm, Mayor

Attest: \_\_\_\_\_  
Tracey Mulcahey, City Clerk

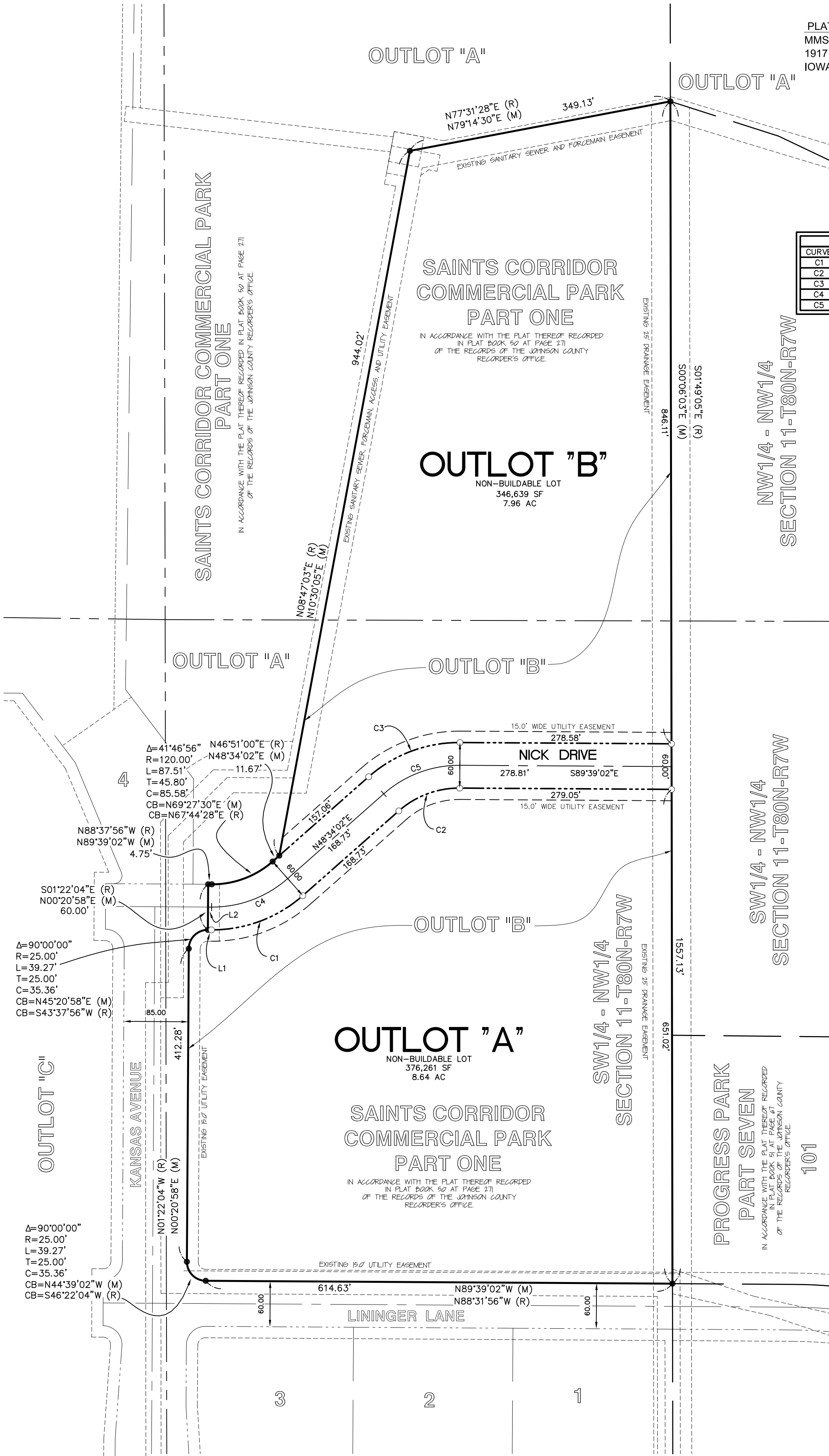
# FINAL PLAT SAINTS CORRIDOR COMMERCIAL PARK PART TWO

A RESUBDIVISION OF OUTLOT "B" SAINTS CORRIDOR COMMERCIAL PARK - PART ONE  
North Liberty, Johnson County, Iowa

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

PLAT PREPARED BY: OWNER/SUBDIVIDER:  
MMS CONSULTANTS INC. SAINTS CORRIDOR INVESTMENTS LC  
1917 SOUTH GILBERT ST. 3011 SIERA COURT SW  
IOWA CITY, IOWA, 52240 IOWA CITY, IOWA, 52240-8504

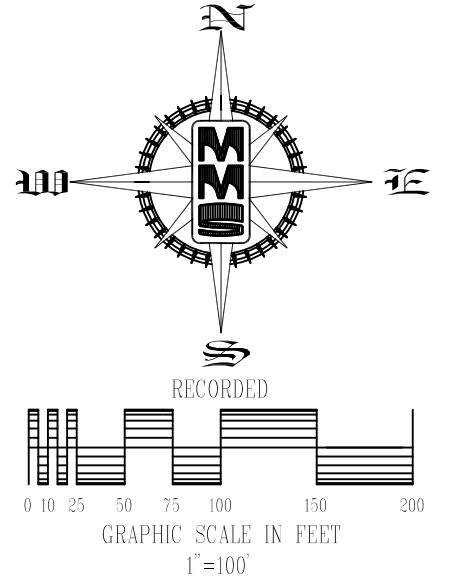
OWNER'S ATTORNEY:  
THOMAS H. GELMAN  
321 E. MARKET STREET  
IOWA CITY, IOWA 52244



NOTE:  
ALL PINS FOUND ARE 5/8"  
IRON RODS WITH L.S. CAP  
8165

LINE	LENGTH	BEARING
L1	4.75'	S89°39'02"E
L2	4.75'	N89°39'02"W

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	41°46'56"	180.00'	131.26'	68.70'	128.37'	N69°27'30"E
C2	41°46'56"	120.00'	87.51'	45.80'	85.58'	S69°27'30"W
C3	41°46'56"	180.00'	131.26'	68.70'	128.37'	S69°27'30"W
C4	41°46'56"	150.00'	109.39'	57.25'	106.98'	N69°27'30"E
C5	41°46'56"	150.00'	109.39'	57.25'	106.98'	N69°27'30"E



### 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
- C2-1 CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

I certify that during the month of October, 2010, at the direction of Saints Corridor Investment L.C, a survey was made under my supervision of a Portion of Outlot "B" of Saints Corridor Commercial Park – Part One, in accordance with the Plat thereof Recorded in Plat Book 50, at Page 271 of the Records of the Johnson County Recorder's Office, being in the West One-Half of the Northwest Quarter of Section 11, Township 80 North, Range 7 West, of the Fifth Principal Meridian, North Liberty, Johnson County, Iowa, containing 17.52 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.

GLEN D. MEISNER, L.S. Iowa Lic. No. 8165  
My license renewal date is December 31, 20\_\_\_\_.

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

SEAL

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:
ALLIANT	DATE:
MIDAMERICAN ENERGY	DATE:
MEDIACOM	DATE:
LINN COUNTY R.E.C.	DATE:
SOUTH SLOPE COOPERATIVE TELEPHONE CO.	DATE:

**SAINTS CORRIDOR COMMERCIAL PARK PART TWO**  
NORTH LIBERTY, JOHNSON COUNTY, IOWA

**FINAL PLAT**

MMS CONSULTANTS, INC.  
10-28-2010  
Designed by: DAM  
Drawn by: RLW  
Checked by: GDM  
Project No.: IOWA CITY  
59910111

**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: 11-01-10  
Revision: PER GDM REVIEW -JDM  
11-17-10 PER CITY COMMENTS -JDM

17.52 AC