



PLANNING AND ZONING COMMISSION MEETING

Tuesday, February 06, 2024 at 8:30 AM

Council Chambers - 331 First Street East

AGENDA

MEETING OPENING

1. Roll Call

NEW BUSINESS

2. Final Plat within 2 miles of City Limits

ADJOURNMENT

This agenda is subject to change.



PLANNING & ZONING MEMORANDUM

TO: Planning & Zoning Board

FROM: Matthew R. Schmitz, MPA – City Manager

DATE OF MEETING: February 6, 2024

ITEM TITLE: Final Plat within 2 miles of City Limits

BACKGROUND:

An email was received from Jon Marner with MMS Consultants about a new subdivision that is within the two-mile area of the Independence City Limits. The Preliminary Plat was considered at the Dec. Planning & Zoning Board meeting and later approved by the City Council.

This falls under City Code 175.46:

175.46 IMPROVEMENTS WITHIN UNINCORPORATED JURISDICTION.

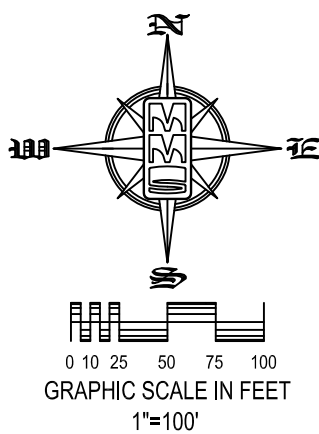
Improvements in the two-mile unincorporated area under the jurisdiction of these regulations shall be the same as required herein, except as otherwise specifically stated, provided they are not less than that required by the applicable County subdivision regulations, and provided further that all construction plans shall be approved by the County, and completed public roads shall be accepted by the Board of Supervisors for public maintenance.

RECOMMENDATION:

Staff recommends a motion to approve the final plat, parts 1-3, and to recommend to the City Council to approve a resolution that also approves the final plat, parts 1-3.


















FINAL PLAT
MARYVILLE - PART ONE
BUCHANAN COUNTY, IOWA

LOCATION:	SUBDIVIDER:
A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER ALL OF SECTION 32, TOWNSHIP 89 NORTH, RANGE 9 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, BUCHANAN COUNTY, IOWA.	INDEE PROPERTIES LLC 1608 6TH STREET NE INDEPENDENCE, IOWA 50644
	SUBDIVIDER'S ATTORNEY:
	BRIAN EDDY 2349 JAMESTOWN AVENUE, SUITE 4 INDEPENDENCE, IOWA 50644
LAND SURVEYOR:	PROPRIETOR OR OWNER:
RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	INDEE PROPERTIES LLC 1608 6TH STREET NE INDEPENDENCE, IOWA 50644
DATE OF SURVEY:	DOCUMENT RETURN INFORMATION:
11-17-2022	ATTORNEY



NOTE:
ALL BEARINGS ARE BASED ON IOWA STATE PLANE
COORDINATES (NORTH ZONE), LIBRARY CALIBRATION
USING THE IOWA REAL TIME NETWORK (RTN), THE
DISTANCES SHOWN ON THE PLAT ARE GROUND
DISTANCES AND NOT GRID DISTANCES.

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

(R)
(M)
C22-1

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

AREA SUMMARY TABLE		
1\4 - 1\4	AREA	AREA IN ROW
NE - NE	2.39 ACRES	0.24 ACRE
NW - NE	1.37 ACRES	0.16 ACRE
TOTAL	3.76 ACRES	0.40 ACRE

LOT "A" CONTAINS 0.40 ACRE, AND IS TO BE
DEDICATED TO THE BUCHANAN COUNTY FOR
PUBLIC RIGHT-OF-WAY FOR GOLF COURSE DRIVE

LINE SEGMENT TABLE		
LINE	LENGTH	BEARING
L1	12.50	N02°09'42"W

CURVE SEGMENT TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	90°00'00"	32.00'	50.27'	32.00'	45.25'	N42°50'18"E

SOUTHEAST CORNER
OF THE
NORTHEAST QUARTER
OF THE
NORTHEAST QUARTER
OF
SECTION 32-T89N-R9W
OF THE FIFTH P.M.
FOUND 1 1/2" REBAR

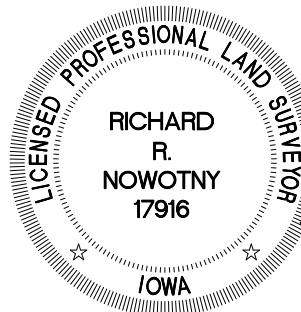
	EASEMENT IDENTIFICATION TABLE
LABEL	DESCRIPTION
①	EXISTING 200' WELL SETBACK EASEMENT
②	EXISTING UTILITY EASEMENT
③	10.0 FOOT WIDE UTILITY EASEMENT
④	25.0' X 25.0' WELL EASEMENT
⑤	100.0' WELL SETBACK EASEMENT
⑥	44.0' WIDE ACCESS AND UTILITY EASEMENT
⑦	25.0' WIDE UTILITY EASEMENT
⑧	20.0' WIDE DRAINAGE EASEMENT

	PROPERTY MONUMENTATION TABLE
LABEL	DESCRIPTION
Ⓐ	FOUND 1/2" REBAR W/ YELLOW PLASTIC LS CAP 11572

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 Professional Land Surveyor under the laws of the State of Iowa.

RICHARD R. NOWOTNY
P.L.S. Iowa Lic. No. 117916
My license renewal date is December 31, 20__.

Pages or sheets covered by this seal:



SEAL

FINAL PLAT

MARYVILLE
PART ONE

BUCHANAN COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 01-02-2024

Designed by:	Field Book No:
JDM	1354

Drawn by:	Scale:
RLW	1"=100'

Checked by: <u>RRN</u>	Sheet No: 1
Project No: _____	

IOWA CITY

11617-001 of: 4

FOR COUNTY RECORDER'S USE

RIVER RIDGE

IN ACCORDANCE WITH THE PLAT
THEREOF RECORDED AS INSTRUMENT
#2004R0191 OF THE RECORDS OF
THE BUCHANAN COUNTY RECORDER'S
OFFICE. _____

RIVER RIDGE

IN ACCORDANCE WITH THE PLAT
THEREOF RECORDED AS INSTRUMENT
#2004R0191 OF THE RECORDS OF
THE BUCHANAN COUNTY RECORDER'S
OFFICE.

LOT 1
3.36 AC

GOLF COURSE BOULEVARD

PRAIRIE RIDGE SUBDIVISION

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED AS DOCUMENT #2004R04499
OF THE RECORDS OF THE BUKHANAN COUNTY RECORDER'S OFFICE

POINT OF BEGINNING

DESCRIPTION - MARYVILLE - PART ONE

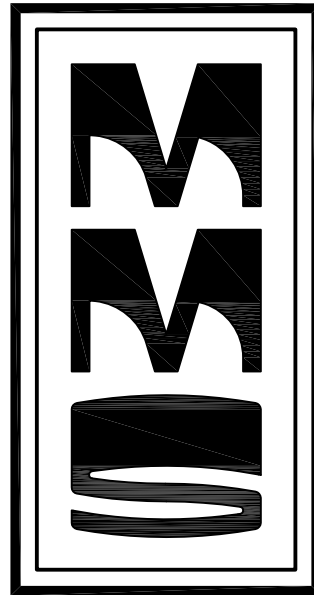
commencing at the Southwest Corner of the Northwest Quarter of the Northeast Quarter of section 32, Township 89 North, Range 9 West, of the Fifth Principal Meridian, Buchanan County, Iowa; Thence N87°50'18"E, along the South Line of the North One-Half of the Northeast Quarter of said Section 32, a distance of 1170.95 feet, to a Point on the South Line of Lot "A" of River Ridge, in accordance with the Plat thereof Recorded as Instrument #2004R01191 of the Records of the Buchanan County Recorder's Office, and the POINT OF BEGINNING; Thence N01°24'31"W, along said South Line, 60.89 feet; Thence N21°45'04"E, along said South Line, 60.53 feet; Thence Northeasterly, 35.50 feet, along said South Line on a 83.43 foot radius curve, concave Northwestwardly, whose 35.23 foot chord bears N09°33'39"E, to the Southwest Corner of Parcel "C"; in accordance with the Plat thereof Recorded as Instrument #2004R02557 of the Records of the Buchanan County Recorder's Office; Thence N88°22'21"E, along the South Line of said Parcel "C", 73.05 feet, to the Southeast Corner thereof; Thence N01°37'43"W, along the East Line of said Parcel "C", 85.28 feet, to the Northeast Corner thereof; Thence S88°21'31"W, along the North Line of said Parcel "C", 96.68 feet, to the Northwest Corner thereof, and a Point on the South Line of said Lot "A"; Thence N22°38'48"W, along said South Line, 22.22 feet; Thence N01°24'31"W, along said South Line, 52.32 feet; Thence Northeasterly, 161.73 feet, along said South Line on a 308.88 foot radius curve, concave Southeasterly, whose 159.89 foot chord bears N13°35'29"E, to the Southwest Corner of Lot 27 of said River Ridge; Thence N88°07'25"E, along said South Line, and the South Line of Lot 28 of said River Ridge, 336.96 feet; Thence S02°09'42"E, 461.53 feet, to a Point on the South Line of the North One-Half of the Northeast Quarter of said Section 32; Thence S87°50'18"W, along said South Line, 382.93 feet, to the POINT OF BEGINNING. Said Marvillie - Part One, contains 3.76 Acres, and is subject to easements and restrictions of record.

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

Notary Public, in and for the State of Iowa.

OWNER – DEVELOPER:
INDEE PROPERTIES LLC

INDEF PROPERTIES LLC



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

www.mmsconsultants.net

Date	Revision
01-02-2023	LEGAL PER RRN - RLW

FINAL PLAT

MARYVILLE
PART TWO

BUCHANAN COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 01-02-2024

Designed by: JDM Field Book No: 1354

Drawn by: RLW Scale: 1"=100'

Checked by: RRN Sheet No: 1

Project No: IOWA CITY

11617-001 of: 5

FINAL PLAT MARYVILLE - PART TWO BUCHANAN COUNTY, IOWA

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	

LOT "A" CONTAINS 0.33 ACRE, AND IS TO BE DEDICATED TO THE COUNTY OF BUCHANAN FOR PUBLIC RIGHT-OF-WAY FOR GOLF COURSE BOULEVARD.

EASEMENT IDENTIFICATION TABLE	
LABEL	DESCRIPTION
①	100.0' WELL SETBACK EASEMENT
②	20.0' WIDE DRAINAGE EASEMENT
③	STORM WATER DETENTION EASEMENT
④	25.0' X 25.0' WELL EASEMENT
⑤	44.0' WIDE ACCESS AND UTILITY EASEMENT

LINE SEGMENT TABLE		
LINE	LENGTH	BEARING
L1	12.50	N02°09'42"W
L2	49.36	N26°08'28"W
L3	85.62	N71°21'53"W

NOTE:
ALL BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATES (NORTH ZONE), LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN). THE DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES AND NOT GRID DISTANCES.

	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 Professional Land Surveyor under the laws of the State of Iowa.
	Richard R. Nowotny, P.L.S., Iowa License No. 17916 My license renewal date is October 31, 20____.
SEAL	Pages or sheets covered by this seal: _____ _____

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

Notary Public, in and for the State of Iowa.

OWNER — DEVELOPER:
INDEE PROPERTIES LLC

INDEE PROPERTIES LLC

DESCRIPTION - MARYVILLE - PART TWO

Commencing at the Southwest Corner of the Northwest Quarter of the Northeast Quarter of section 32, Township 89 North, Range 9 West, of the Fifth Principal Meridian, Buchanan County, Iowa; Thence N87°50'18"E, along the South Line of the North One-Half of the Northeast Quarter of said Section 32, a distance of 1553.88 feet, to the POINT OF BEGINNING; Thence N02°09'42"W, 461.53 feet, to a Point on the South Line of Lot 28 of River Ridge, in accordance with the Plat thereof Recorded as Instrument #2004RO1191 of the Records of the Buchanan County Recorder's Office; Thence N88°07'25"E, along said South Line, and the South Lines of Lots 29, 30, and 31 of said River Ridge, 320.00 feet; Thence S02°09'42"E, 459.93 feet, to a Point on the South Line of the North One-Half of the Northeast Quarter of said Section 32; Thence S87°50'18"W, along said South Line, 320.00 feet, to the POINT OF BEGINNING. Said Maryville - Part Two, contains 3.38 Acres, and is subject to easements and restrictions of record.

FOR COUNTY RECORDER'S USE

LOCATION:

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER ALL OF SECTION 32, TOWNSHIP 89 NORTH, RANGE 9 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, BUCHANAN COUNTY, IOWA.

LAND SURVEYOR:

RICHARD R. NOWOTNY P.L.S.
MMS CONSULTANTS INC.
1917 SOUTH GILBERT STREET
IOWA CITY, IOWA, 52240
PHONE: 319-351-8282

DATE OF SURVEY:

11-17-2022

SUBDIVIDER:

RAMSEY HOLDINGS LLC
1608 6TH STREET NE
INDEPENDENCE, IOWA 50644

SUBDIVIDER'S ATTORNEY:

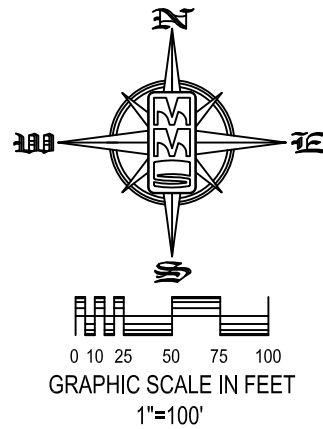
BRIAN EDDY
2349 JAMESTOWN AVENUE, SUITE 4
INDEPENDENCE, IOWA 50644

PROPRIETOR OR OWNER:

INDEE PROPERTIES LLC
1608 6TH STREET NE
INDEPENDENCE, IOWA 50644

DOCUMENT RETURN INFORMATION:

ATTORNEY



FINAL PLAT

MARYVILLE - PART THREE

BUCHANAN COUNTY, IOWA

LEGEND AND NOTES	
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	— CONGRESSIONAL CORNER, REESTABLISHED
	— CONGRESSIONAL CORNER, RECORDED LOCATION
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	— PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
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	— CURVE SEGMENT NUMBER
(R)	
(M)	
C22-1	
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS	

LOT A CONTAINS 0.29 ACRE, AND IS TO BE DEDICATED TO BUCHANAN COUNTY FOR PUBLIC RIGHT-OF-WAY FOR GOLF COURSE BOULEVARD.

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④	25.0' X 25.0' WELL EASEMENT
⑤	44.0' WIDE ACCESS AND UTILITY EASEMENT

PROPERTY MONUMENTATION TABLE	
LABEL	DESCRIPTION
Ⓐ	FOUND 1/2" REBAR W/O LS CAP
Ⓑ	FOUND 1/2" REBAR W/ YELLOW PLASTIC LS CAP 7474
Ⓒ	FOUND CUT "X"

LICENSED PROFESSIONAL LAND SURVEYOR

RICHARD R. NOWOTNY 17916

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 Professional Land Surveyor under the laws of the State of Iowa.

_____, 20____

RICHARD R. NOWOTNY
P.L.S. Iowa Lic. No. 17916
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.

OWNER — DEVELOPER:
INDEE PROPERTIES LLC

INDEE PROPERTIES LLC

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

www.mmsconsultants.net

Date	Revision
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FINAL PLAT

MARYVILLE
PART THREE

BUCHANAN COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 01-02-2024

Designed by: JDM Field Book No: 1354

Drawn by: RLW Scale: 1"=100'

Checked by: RRN Sheet No: 1

Project No: IOWA CITY

11617-001 of: 6

DESCRIPTION - MARYVILLE - PART THREE

Commencing at the Southwest Corner of the Northwest Quarter of the Northeast Quarter of section 32, Township 89 North, Range 9 West, of the Fifth Principal Meridian, Buchanan County, Iowa; Thence N87°50'18"E, along the South Line of the North One-Half of the Northeast Quarter of said Section 32, a distance of 1873.88 feet, to the POINT OF BEGINNING; Thence N02°09'42"W, 459.93 feet, to a Point on the South Line of Lot 31 of River Ridge, in accordance with the Plat thereof Recorded as Instrument #2004RO1191 of the Records of the Buchanan County Recorder's Office; Thence N88°07'25"E, along said South Line, 112.88 feet, to the Southeast Corner thereof, and a Point on the West Line of Lot 32 of said River Ridge; Thence S01°37'36"E, along said West Line, 51.42 feet, to the Southwest Corner of said Lot 32; Thence N88°23'54"E, along the South Line of said Lot 32, and the South Line of Lot 33 of said River Ridge, 168.24 feet; Thence S01°37'51"E, to a Point on the South Line of the North One-Half of the Northeast Quarter of said Section 32; Thence S87°50'18"W, along said South Line, 276.87 feet, to the POINT OF BEGINNING. Said Maryville - Part Three, contains 2.74 Acres, and is subject to easements and restrictions of record.

DESCRIPTION - MARYVILLE - PART ONE

Commencing at the Southwest Corner of the Northwest Quarter of the Northeast Quarter of section 32, Township 89 North, Range 9 West, of the Fifth Principal Meridian, Buchanan County, Iowa; Thence N87°50'18"E, along the South Line of the North One-Half of the Northeast Quarter of said Section 32, a distance of 1170.95 feet, to a Point on the South Line of Lot "A" of River Ridge, in accordance with the Plat thereof Recorded as Instrument #2004RO1191 of the Records of the Buchanan County Recorder's Office, and the POINT OF BEGINNING; Thence N01°24'31"W, along said South Line, 60.89 feet; Thence N21°45'04"E, along said South Line, 60.53 feet; Thence Northeasterly, 35.50 feet, along said South Line on a 83.43 foot radius curve, concave Northwesterly, whose 35.23 foot chord bears N09°33'39"E, to the Southwest Corner of Parcel "C", in accordance with the Plat thereof Recorded as Instrument #2004RO2557 of the Records of the Buchanan County Recorder's Office; Thence N88°22'21"E, along the South Line of said Parcel "C", 73.05 feet, to the Southeast Corner thereof; Thence N01°37'43"W, along the East Line of said Parcel "C", 85.28 feet, to the Northeast Corner thereof; Thence S88°21'31"W, along the North Line of said Parcel "C", 96.68 feet, to the Northwest Corner thereof, and a Point on the South Line of said Lot "A"; Thence N22°38'48"W, along said South Line, 22.22 feet; Thence N01°24'31"W, along said South Line, 52.32 feet; Thence Northeasterly, 161.73 feet, along said South Line on a 308.88 foot radius curve, concave Southeasterly, whose 159.89 foot chord bears N13°35'29"E, to the Southwest Corner of Lot 27 of said River Ridge; Thence N88°07'25"E, along said South Line, and the South Line of Lot 28 of said River Ridge, 336.96 feet; Thence S02°09'42"E, 461.53 feet, to a Point on the South Line of the North One-Half of the Northeast Quarter of said Section 32; Thence S87°50'18"W, along said South Line, 382.93 feet, to the POINT OF BEGINNING. Said Maryville - Part One, contains 3.76 Acres, and is subject to easements and restrictions of record.

DESCRIPTION - MARYVILLE - PART TWO

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the South Line of Lot 31 of River Ridge, in accordance with the Plat thereof Recorded as Instrument #2004RO1191 of the Records of the Buchanan County Recorder's Office; Thence N88°07'25"E, along said South Line, 112.88 feet, to the Southeast Corner thereof, and a Point on the West Line of Lot 32 of said River Ridge; Thence S01°37'36"E, along said West Line, 51.42 feet, to the Southwest Corner of said Lot 32; Thence N88°23'54"E, along the South Line of said Lot 32, and the South Line of Lot 33 of said River Ridge, 168.24 feet; Thence S01°37'51"E, 406.33 feet, to a Point on the South Line of the North One-Half of the Northeast Quarter of said Section 32; Thence S87°50'18"W, along said South Line, 276.87 feet, to the POINT OF BEGINNING. Said Maryville - Part Three, contains 2.74 Acres, and is subject to easements and restrictions of record.