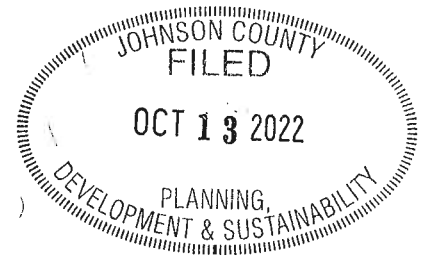


Office Use Only	10/13/22 Date Filed	\$ 500 - Fee	P2C-22-28291 Application Number
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JOHNSON COUNTY, IOWA

APPLICATION FOR: SUBDIVISION PLAT APPROVAL



Application is hereby made for approval of a (circle): **PRELIMINARY** / **FINAL** / **COMBINED**
subdivision plat on property located at (street address if available or layman's description):

2365 Copi Rd. NW

Parcel Number(s): 0630478002

Proposed Subdivision Name: Lincolns Landing

The subdivision contains 11.48 total acres divided into 9 total lots as follows:

Buildable Lots: 6

Non-buildable outlots: 3

Total buildable acres: 9.40

Total non-buildable acres: 1.50

Current Zoning: R

Proposed Use of the Subdivision: Residential

Scott Ritter

Name of Engineer/Surveyor

sritter@hart-frederick.com

Contact Email and Phone

Mike Kennedy

Name of Attorney

MKennedy@kennedylawyers.com

Contact Email and Phone

PLEASE PRINT OR TYPE

The undersigned affirms that the information provided herein is true and correct. If applicant is not the owner, applicant affirms that the owner(s) of the property described on this application consent to this application being submitted, and said owners hereby give their consent for the office of Johnson County Planning, Development, and Sustainability to conduct a site visit and photograph the subject property.

Ian Mack

Name of Owner

Name of Applicant (if different)

1140 Oriole Dr. Kalona, IA. 52247

Applicant Street Address (including City, State, Zip)

319-541-8763

Applicant Phone

mackbuildersgroup@gmail.com

Applicant Email

Applicant Signature

See back page for Application Submittal Requirements and Checklist

The following items must be submitted for the application to be complete. Incomplete applications will be returned and will not be considered until the next submission deadline. Electronic submissions should be submitted prior to hard copy delivery. In all cases electronic submission is due by 12-noon the day after the posted submission deadline. **Initial each item below** to confirm that you are aware of the submittal requirements for an application to be considered complete.

\$500.00 Application Fee (varies based on nature of application) is due at the time of submittal.

✓ A brief letter of intent explaining the application and describing road, well, septic, etc.

✓ Ten (10) copies of the plat (and any other sheets larger than 11x17).

✓ The names and addresses of owners of all property within five hundred (500) feet of the parent property or parcel.

✓ A signed certificate of the Auditor approving the subdivision name.

✓ Resolution Affirming the Stability of the Road System (signed and notarized).

✓ One (1) copy of the completed Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an approved waiver.

✓ One (1) copy of the Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an approved waiver.

✓ Proof of application to Johnson County Public Health for a Public Health Zoning Application.

N/A For subdivisions that propose to create a new access or upgrade an existing access to a public county road: a copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads.

N/A FARMSTEAD SPLITS ONLY: include a list of parcel numbers of the parent farm and the book and page(s) recorded prior to December 1, 2000.

_____ FINAL PLATS ONLY: As-Built drawings for installed infrastructure, including statement/certification from the engineer affirming that the as-built infrastructure conforms to the intent and design parameters of the preliminary plat.

_____ FINAL & COMBINED PLATS: The following DRAFT (unsigned) legal documents in digital or hard copy.

- Owner's Certificate
- Title Opinion
- Treasurer's Certificate
- Subdivider's Agreement
- Fence Agreement
- Other as applicable (easements, ROW dedication, Consent of Mortgagee, etc.)

Electronic Submission Requirements – an electronic submission of all hard-copy materials required above should be submitted prior to hard copy delivery. In all cases, electronic submission is due by 12 noon the day after the submittal deadline for the application to be considered complete. Electronic submissions should include:

_____ Electronic or digitized copy (CAD line work or GIS geodatabase) of proposed plat in .dwg format (.dxf is also acceptable if .dwg is not an option. No .zip files will be accepted).

- Submission must be saved in AutoCAD 2017 or older format
- Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
- Submission **MUST** include information for Sensitive Areas Analysis/Mapping and Stormwater/Soil Erosion Control infrastructure on the site. This includes any limits of disturbance or other impact areas.
- Submission should NOT include legends, legal descriptions, location maps, signature blocks, etc.

_____ A PDF of the entire application packet (a single PDF preferred; but a separate PDF for plat, application materials, sensitive areas, stormwater plan, and legal documents are acceptable).

_____ If only submitted electronically, DRAFT legal documents must be provided by 12 noon the day after the submission deadline or the application will be returned as incomplete.



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

12 October 2022

Mr. Josh Busard
Johnson County Zoning Director

Re: Lincolns Landing for Mack Builders Group, Lincolns Landing, a Residential Subdivision

Dear Josh:

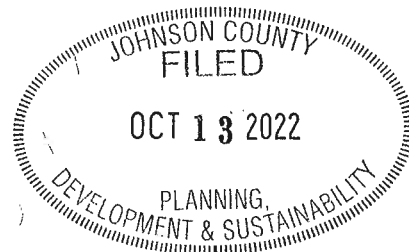
Attached please find the application and accompanying documents for a Residential Subdivision application for Mack Builders Group. As this area is currently zoned R. At this time Mack Builders Group would like to Final Plat this Outlot C as specified by the current county agreement to 6 lots & 3 outlots.

If you have questions or if you require further information you may contact myself, Mr. Mike Kennedy: Attorney, or Mr. Ian Mack.

Respectfully Submitted,

J. Scott Ritter, LLS
Hart-Frederick Consultants P.C.

C: Mr. Ian Mack
Mr. Mike Kennedy
HFCfile



<u>MailingName</u>	<u>MailingAddress2</u>	<u>MailingAddress3</u>	<u>MailingZipCode</u>	<u>Parcel</u>
Mildred Jane Colony	908 Juniper Dr.	Iowa City, IA.	52245	630426003 630401006
Denise I. Yoder	2305 Jessup Cir.	Iowa City, IA.	52246	630401005 630401002
Carol Meade Potter	P.O. Box 196	Tiffin, IA.	52340	630401004 630401003
Joseph N. Meade	1066 Tamberwood Ct.	Woodbury, MN.	55125	630401001
Frederick J. & Judy A. Ellsmore	2409 Copi Rd. NW	Tiffin, IA.	52340	629327002 629329001
William F. & Mary C. Michel	3157 Half Moon Ave. NW	Tiffin, IA.	52340	629354001
Larry Joe Michel	3163 Half Moon Ave. NW	Tiffin, IA.	52340	629352002 629352001
Chad Payne	3181 Half Moon Ave. NW	Tiffin, IA.	52340	629353002
Melvin R. Reeve	2852 Highway 6 NW	Iowa City, IA.	52240	630477003 630451002 629355002
Susan W. Small	2328 Copi Rd. NW	Tiffin, IA.	52340	630302001
Johnson County Iowa	913 S. Dubuque St.	Iowa City, IA.	52240	630477002 630426004



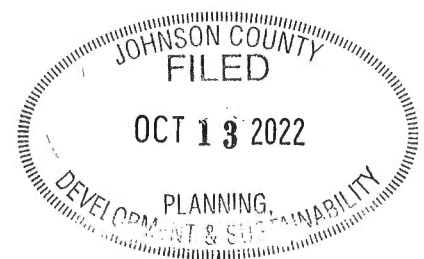
12 October 2022

Parcel # and Deed Book & page for Mack Builders Group

Parcel ID: 0630478003 Book 6243 on page 359

Parcel ID: 0630478002 Book 6243 on page 359

C: Mr. Ian Mack
Mr. Mike Kennedy
HFC file





Lincolns Landing,
Lincolns Landing Lane, Johnson County IA 52340

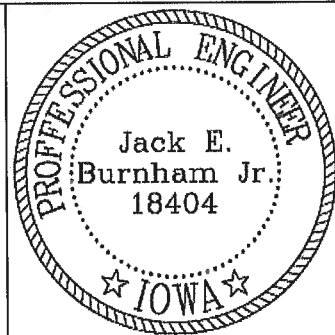
AS-BUILT SUBMITTAL

October 12, 2022

I hereby certify that this engineering document was prepared and the related work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Jack E. Burnham Jr., P.E.
Iowa License Number: 18404
My license renewal date is December 31, 2022.
Pages covered by this seal:

Date



Signed this (____) th. day of (_____) 2022. _____
(Applicant)



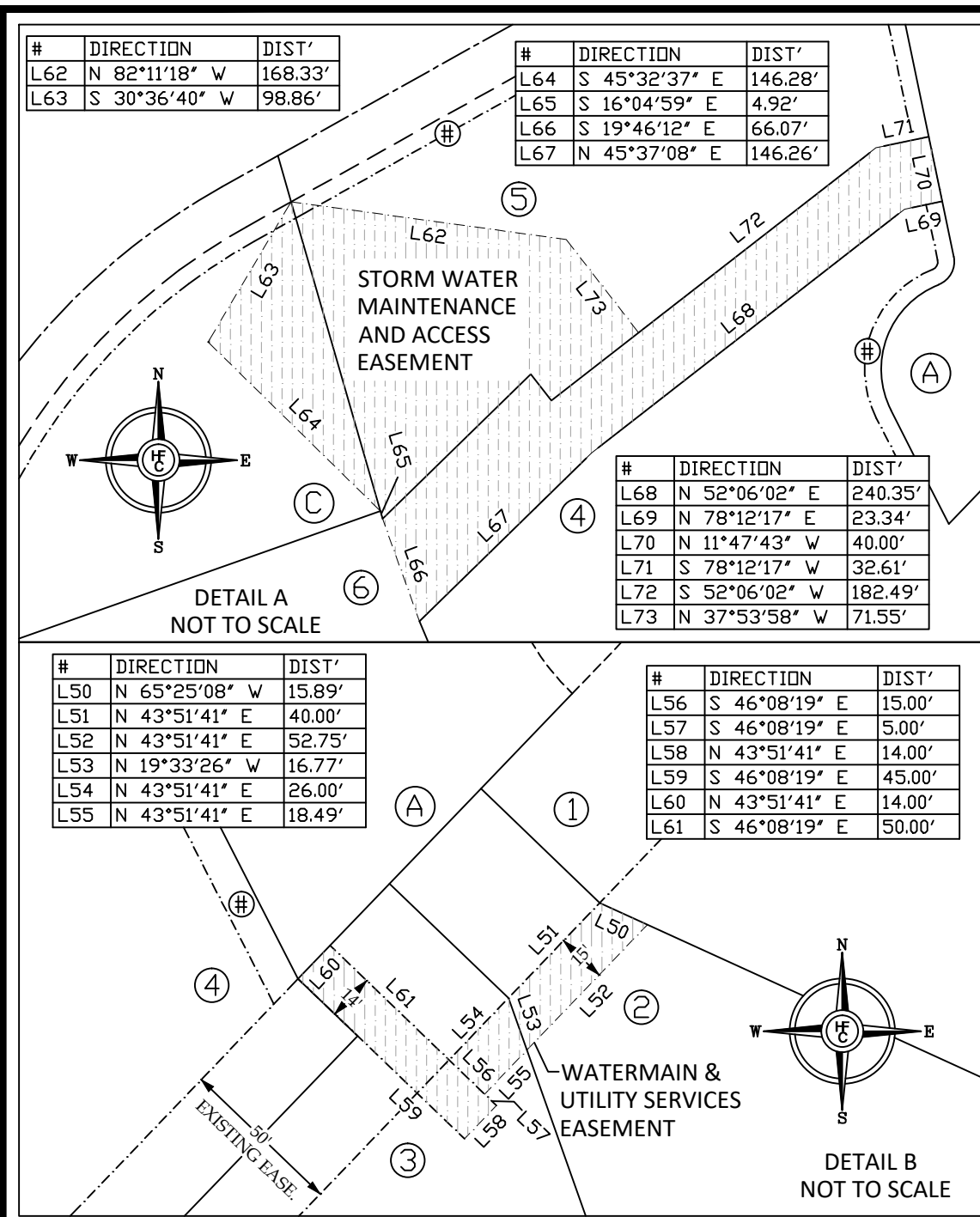
For Review:

As requested, here is the As-Built information for the Site Development for Lincolns Landing Lane. Included herein is the As-Built Site Plan, and the As-Built Drainage Areas.

All 7 cells were constructed as designed and are sufficient for holding the necessary storms. As such, the enclosed sheets show all minor alterations to the bio-cell shape, size, and elevations have resulted in a cell that preforms substantially similar to the design and therefore remain mostly cosmetic. There is not anything that changed drastically enough to require a rework of storms or any accompanying reports.

Thank you,

Jack E Burnham Jr.



LINCOLNS LANDING

OUTLOT C OF ELLERY ACRES AS RECORDED IN PLAT BOOK 63 ON PAGE 31 IN THE OFFICE OF THE JOHNSON COUNTY RECORDER.

LINCOLNS LANDING CONTAINS 11.48 ACRES OF WHICH 0.64 ACRES IN EXISTING COUNTY ROAD RIGHT OF WAY

JAMES R. & BARBARA A. TANDY

JOHNSON COUNTY

MACK BUILDERS GROUP, LLC

IOWA INTERSTATE RAILROAD LTD.

SOUTHEAST 1/4- SOUTHEAST 1/4

LEGEND

- GOVERNMENT CORNER
- SET 5/8" IRON ROD W/ WIRE CAP #16546
- FOUND 5/8" IRON ROD
- FOUND 5/8" IRON ROD #14675
- FOUND 5/8" IRON ROD #16165
- RECORDED DIMENSIONS
- SUBDIVISION BOUNDARY LINES
- PROPOSED LOT LINES
- CENTER LINES
- RIGHT-OF-WAY LINES
- SECTION LINES
- EASEMENT LINES
- LOT LINES PLATTED OR BY DEED
- PIPELINE 50' BUILDING SETBACK LINE
- ZONING SETBACK LINES
- 15' UTILITY EASEMENT (TYP)
- IDENTIFIED WETLAND
- 75' WETLAND BUFFER EASEMENT 1.31 ACRES

Being a part of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 and part of the Southeast 1/4 of the Southeast 1/4 of Section 30, Township 80 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is described as Commencing at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of said Section 30; thence S 89°13'16" W along the North line of the South 1/2 of the Southeast 1/4 of said Section 30, a distance of 1212.33 feet to a point on the Easterly right of way line for Copi Road NW; thence Northeasterly along said Easterly right of way line 172.94 feet along the arc of a 377.00 foot radius curve, concave Southeasterly, whose 171.42 foot chord bears N 40°17'27" E; thence S 70°51'11" E, a distance of 51.15 feet; thence S 13°15'20" E, a distance of 108.55 feet; thence S 12°53'33" W, a distance of 75.53 feet; thence S 24°38'08" W, a distance of 50.60 feet; thence S 13°47'37" W, a distance of 43.59 feet; thence S 09°43'14" E, a distance of 66.41 feet; thence S 13°40'35" E, a distance of 40.40 feet; thence S 24°21'13" E, a distance of 30.47 feet; thence S 43°18'51" E, a distance of 29.40 feet; thence S 55°36'38" E, a distance of 40.93 feet; thence S 44°46'13" E, a distance of 32.08 feet; thence S 43°51'41" W, a distance of 30.11 feet; thence S 12°53'33" W, a distance of 45.42 feet; thence S 12°53'33" W, a distance of 32.61 feet; thence N 78°12'17" E, a distance of 20.38 feet; thence N 37°53'58" W, a distance of 23.34 feet; thence N 78°12'17" E, a distance of 23.34 feet; thence S 16°04'59" E, a distance of 4.92 feet to the Point of Beginning containing 3778.80 square feet.

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD LENGTH	CHORD DIRECTION
C10	312.25	43°38'09"	410.00	304.76	N 38°58'58" E
C11	54.14	07°33'59"	410.00	54.11	N 20°56'53" E
C12	258.11	36°04'10"	410.00	253.87	N 42°45'57" E
C13	12.19	09°18'51"	75.00	12.18	S 16°27'09" E
C14	32.76	25°01'44"	75.00	32.50	S 33°37'26" E
C18	172.94	26°16'57"	377.00	171.42	N 40°17'27" E
C19	48.48	07°22'07"	377.00	48.45	N 57°06'59" E
C20	65.70	09°59'05"	377.00	65.62	N 22°09'26" E
C21	91.81	95°38'21"	55.00	81.51	N 20°45'06" E
C22	21.04	80°21'59"	15.00	19.36	S 28°23'17" W
C23	28.13	47°24'23"	34.00	27.34	S 35°29'55" E

NUMBER	DIRECTION	DISTANCE
L1	N 22°40'09" W	27.25'
L5	S 70°51'11" E	51.15'
L6	S 12°53'33" W	75.53'
L7	S 24°38'08" W	50.60'
L8	S 13°47'37" W	43.59'
L9	S 09°43'14" E	66.41'
L10	S 13°40'35" E	40.40'
L11	S 24°21'13" E	30.47'
L12	S 43°18'51" E	29.40'
L13	S 55°36'38" E	42.47'
L14	S 44°46'13" E	40.93'
L15	S 43°51'41" W	32.08'
L16	S 12°53'33" W	30.11'
L17	S 12°53'33" W	45.42'
L18	N 78°12'17" E	32.61'
L19	N 37°53'58" W	20.38'
L20	N 78°12'17" E	23.34'
L21	S 16°04'59" E	4.92'

LOCATION: OUTLOT C OF ELLERY ACRES
NE 1/4-SE 1/4 & SE 1/4-SE 1/4 SECTION 30-80-07
REQUESTOR: MACK BUILDERS GROUP, LLC
PROPRIETOR: MACK BUILDERS GROUP, LLC
SURVEYOR: J. SCOTT RITTER, PLS #16546
COMPANY: HART-FREDERICK CONSULTANTS P.C.
510 STATE ST. PO BOX 560 TIFFIN, IA 52340
RETURN TO: sritter@hart-frederick.com (319) 545-7215

PROJECT NO.: 207155	SHEET NO.: 1 OF 1
FINAL PLAT LINCOLNS LANDING A SUBDIVISION OF OUTLOT C OF ELLERY ACRES IN THE SE 1/4 OF SECTION 30-80-07 JOHNSON COUNTY, IOWA	
HART-FREDERICK CONSULTANTS, P.C. 510 State Street, Tiffin, Iowa 52340-0560 Phone: (319) 545-7215 Fax: (319) 545-7220 www.hart-frederick.com	
SCALE: 1"=100'	DATE: 8/20
FLD. BK.: GPS	DRN.: ADF
REVISIONS	DATE
1	04/26/21
CHANGES PER COUNTY REVIEW	
REVISION NO.	DESCRIPTION
1	

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.

J. Scott Ritter, P.L.S.
Iowa License Number: 16546
My license renewal date is December 31, 2022.
Pages covered by this seal: THIS SHEET ONLY

