

Office Use Only	8/16/23	\$500	P2C-23-28410
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA

APPLICATION FOR: SUBDIVISION PLAT APPROVAL



Application is hereby made for approval of a: ☐ Preliminary ☒ Final ☐ Combined
subdivision plat on property located at (street address if available or layman's description):

East side of Dillons Furrow Road NE

Parcel Number(s): 0806201002, 0806276001

Proposed Subdivision Name: Spartan Hollow - Phase One

The subdivision contains 39.37 total acres divided into 42 total lots as follows:

Buildable Lots: 31

Non-buildable outlots: 11

Total buildable acres: 21.15

Total non-buildable acres: 18.22

Current Zoning: RUA & R

Proposed Use of the Subdivision: Residential

Ronald Amerlon

R.Amelon@mmsconsultants.net 319-351-8282

Name of Engineer/Surveyor

Contact Email and Phone

Erek P. Sittig

esittig@icialaw.com 319-354-0331

Name of Attorney

Contact Email and Phone

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.

Hollows Development LLC

Nick Hemann

Name of Owner

Name of Applicant (if different)

PO Box 152, Solon, IA 52333

Applicant Street Address (including City, State, Zip)

319-321-6133

hemannbusiness@gmail.com

Applicant Phone

Applicant Email

Applicant Signature

See back page for Application Submittal Requirements and Checklist

Applications should be emailed to planning@johnsoncountyiowa.gov and delivered to the Planning, Development and Sustainability Office (913 South Dubuque Street, Iowa City, IA 52240)

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. Once submitted, county staff will review the materials and request revisions (if necessary). Once all revisions and outside reviews have been received, the application will be placed on the next available Planning and Zoning Commission or Board of Supervisors agenda, as applicable.

If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission, but will be accepted until 12:00 p.m. the day after the submittal deadline.

Initial each empty box below to ensure you included all necessary information in the appropriate form for an application to be considered complete. Some items may require both electronic and physical copies.

Items Required	Electronic Copy (PDF unless otherwise noted)	Hard Copies (number specified)
Application Fee (varies based on application. Fee: \$ 500.00)		(1) X
This application form with all information completed	x	(3)
Brief cover letter explaining the application and describing the proposed subdivision of water, septic, etc.	X	(2) X
The subdivision plat conforming to all standards in subsection 8:2 of the UDO (optional: additional sheets such as a Right-of-Way Acquisition Plat)	X	(2) X
CAD line work of the plat, following the guidelines below	x	
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver	X	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below	x	
Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver	X	
Proof of application to Johnson County Public Health for a Public Health Zoning Application		
<u>For subdivisions that propose to create a new access or upgrade an existing access to a public county road:</u> copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads	N/A	
<u>For Farmstead Splits:</u> a list of parcel numbers of the parent farm and the book and page(s) recorded prior to December 1, 2000	N/A	
<u>For Final Plats:</u> As-Built drawings for installed infrastructure, including statement/certification from the engineer affirming that the as-built infrastructure conforms to the intent and design of the prelim plat	X	
CAD line work of stormwater infrastructure, following the guidelines below	x	
<u>For Combined and Final Plats:</u> Unsigned, draft legal documents are due at the time of submittal unless otherwise noted below. Additional documents may be required based on the nature of the application.		
1. <u>SIGNED</u> Auditor's Certificate approving the subdivision name		(1) X
2. <u>SIGNED</u> and notarized Resolution Affirming the Stability of the Road System	N/A	
3. draft Owner's Certificate		
4. draft Title Opinion		
5. draft Treasurer's Certificate		
6. draft Subdivider's Agreement		
7. draft Fence Agreement		
8. Others as applicable (easement agreements, Homeowners Association docs, etc.)		

Electronic Submission Requirements for CAD line work:

- Must be in AutoCAD 2017 or older and .dwg format (.dxf is also acceptable, no .zip files will be accepted).
- Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
- If applicable, submission should 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.



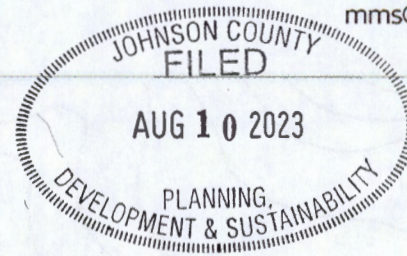
MMS Consultants, Inc.

Experts in Planning and Development Since 1975

1917 S. Gilbert Street
Iowa City, Iowa 52240

319.351.8282

mmsconsultants.net
mms@mmsconsultants.net



August 8, 2023

Mr. Josh Busard
Johnson County Planning, Development, & Sustainability Dept.
913 S. Dubuque St, Suite 204
Iowa City, IA 52240

RE: Letter of Intent for Spartan Hollow – Phase One

Dear Josh:

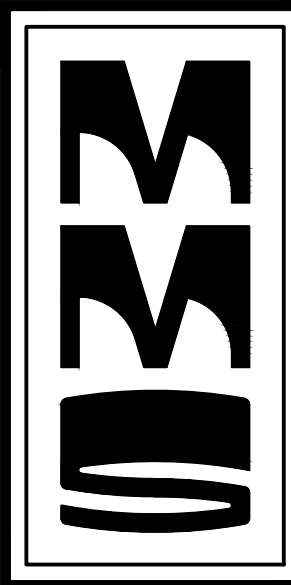
On behalf of Hollows Development LLC, we are formally submitting the Final Plat for Spartan Hollow – Phase One, phase one contains 31 buildable residential lots and 11 outlots that are comprised of open space, infrastructure, stormwater management and ROW.

New roads, stormwater management practices and a new well have all been installed to service phase one of the subdivision, as-builts of the improvements have been included for review. Lots 1 through 11 and Lots 19 through 25 have adjacent outlots that are intended to be used for shared septic systems. Please let us know if you have any questions.

Respectfully submitted,

Ronald Amelon, P.E.

9414-013LetterofIntent.docx



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

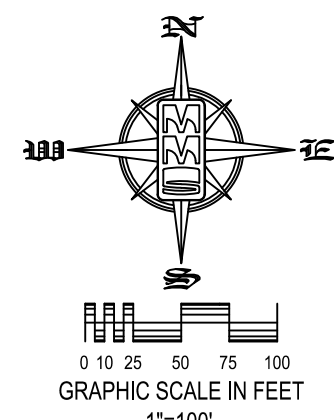
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision
07-25-2023	PER RRR/GDM REVIEW
07-28-2023	PER ATTORNEY REVIEW
08-07-2023	REVISE SUBDIVISION NAME

LOCATION: A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, AND A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 5 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	SUBDIVIDER: HOLLOWS DEVELOPMENT LLC PO BOX 152 SOLON, IOWA 52333
LAND SURVEYOR: RICHARD R. NOWOTNY, P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA 52240 PHONE: 319-351-8282	SUBDIVIDER'S ATTORNEY: ERIK P. SITTING 123 N. LINN STREET, SUITE 300 IOWA CITY, IOWA 52245
DATE OF SURVEY: 08-01-2020	PROPRIETOR OR OWNER: HOLLOWS DEVELOPMENT LLC PO BOX 152 SOLON, IOWA 52333
	DOCUMENT RETURN INFORMATION: LAND SURVEYOR

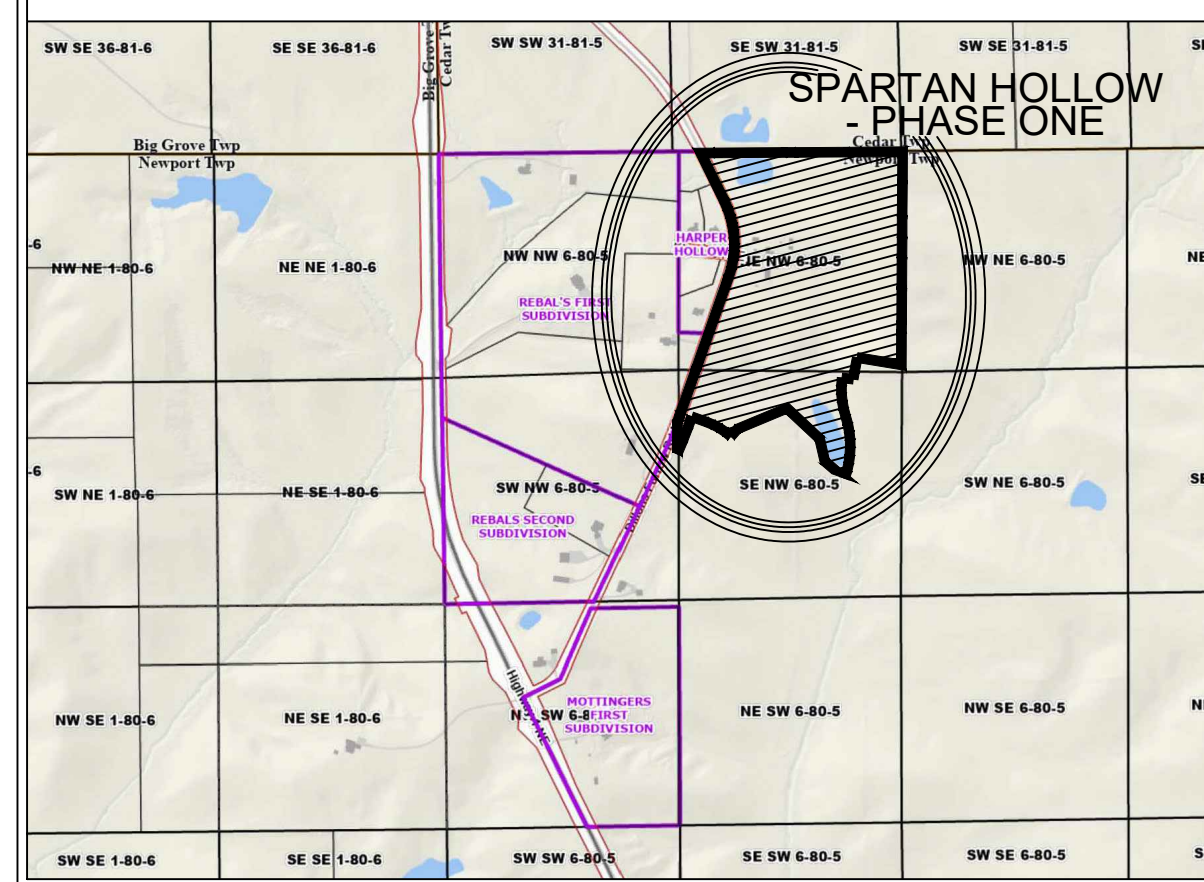
FOR COUNTY RECORDER'S USE

POINT OF BEGINNING
NORTH QUARTER CORNER
OF
SECTION 6-T80N-R5W
OF THE FIFTH P.M.
FOUND SCM
BOOK 44 AT PAGE 112



FINAL PLAT SPARTAN HOLLOW - PHASE ONE JOHNSON COUNTY, IOWA

LOCATION MAP - NOT TO SCALE



LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
- CONGRESSIONAL CORNER, REESTABLISHED
- CONGRESSIONAL CORNER, RECORDED LOCATION
- PROPERTY CORNERS, FOUND (as noted)
- PROPERTY CORNERS, SET
- (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
- OUT "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 HUNDRETHS

NOTE:

PLEASE SEE THE SENSITIVE AREAS EXHIBIT WHICH IS RECORDED WITH THE LEGAL DOCUMENTS FOR THIS SUBDIVISION IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

NOTE:

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

AREA	AREA	AREA IN ROW
NE - NW	32.15 ACRES	2.24 ACRES
SE - NW	7.22 ACRES	0.63 ACRES
TOTAL	39.37 ACRES	2.87 ACRES

EASEMENT IDENTIFICATION TABLE

LABEL	DESCRIPTION
(1)	EXISTING 50' ELECTRIC TRANSMISSION LINE EASEMENT
(2)	25' WIDE TRAIL EASEMENT
(3)	STORM WATER EASEMENT
(4)	10' WIDE TRAIL EASEMENT
(5)	42' X 48.5' TEMPORARY TURN AROUND EASEMENT
(6)	15' UTILITY EASEMENT
(7)	20' UTILITY EASEMENT
(8)	40' WIDE WELL AND ACCESS EASEMENT
(9)	20' WIDE STORM SEWER AND DRAINAGE EASEMENT (CENTERED)
(10)	CONSERVATION EASEMENT
(11)	15' DRAINAGE EASEMENT (CENTERED)
(12)	15' SANITARY SEWER EASEMENTS (CENTERED)
(13)	7.5' SANITARY SEWER EASEMENTS
(14)	15' SANITARY SEWER AND DRAINAGE EASEMENT (CENTERED)
(15)	STORMWATER MANAGEMENT EASEMENT

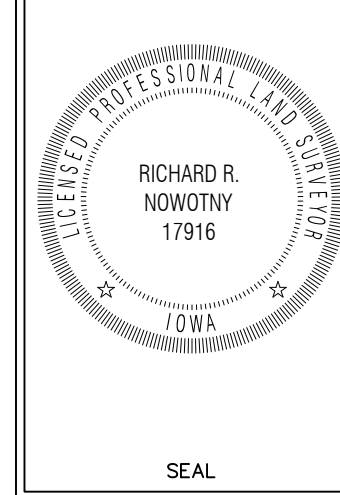
DESCRIPTION - SPARTAN HOLLOW - PHASE ONE

Beginning at the North Quarter Corner of Section 6, Township 80 North, Range 5 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence S00°19'03"W, along the East Line of the East One-Half of the Northwest Quarter of said Section 6, a distance of 1257.97 feet; Thence N80°40'37"W, 264.06 feet along a 1533.00 foot radius curve, concave Northwestwesterly, whose 85.25 foot chord bears S10°54'59"W; Thence Southwestwesterly, 45.09 feet, along a 467.00 foot radius curve, concave Southeastwesterly, whose 45.07 foot chord bears S09°44'38"W; Thence N83°01'19"W, 60.00 feet; Thence Southeastwesterly, 230.23 feet, along a 533.00 foot radius curve, concave Northeastwesterly, whose 228.45 foot chord bears S05°23'47"E; Thence Southwestwesterly, 371.61 feet, along a 567.00 foot radius curve, concave Northwestwesterly, whose 365.00 foot chord bears S01°09'17"W; Thence N49°37'55"W, 153.88 feet; Thence N12°49'41"W, 137.04 feet; Thence N46°58'37"W, 263.33 feet; Thence S67°21'26"W, 316.27 feet; Thence S41°45'28"W, 59.17 feet; Thence Northwestwesterly, 167.42 feet, along a 433.00 foot radius curve, concave Northwestwesterly, whose 166.38 foot chord bears N59°19'09"W; Thence N70°23'46"W, 92.87 feet; Thence S19°26'11"W, 20.25 feet; Thence Southwestwesterly, 215.74 feet, along a 2935.00 foot radius curve, concave Northwestwesterly, whose 215.69 foot chord bears S21°32'32"W, to a Point on the West Line of said Southeast Quarter of the Northwest Quarter of said Section 6; Thence N00°18'44"E, along said West Line of the Southeast Quarter of the Northwest Quarter, 190.16 feet, to its intersection with the Centerline of Dillon's Furrow Road; Thence Northeastwesterly, 35.89 feet along said Centerline on a 2865.00 foot radius curve, concave Northwestwesterly, whose 35.89 foot chord bears N19°47'42"E; Thence N19°26'11"E, along said Centerline, 874.80 feet; Thence Northwestwesterly, 455.03 feet, along said Centerline on a 573.00 foot radius curve, concave Northwestwesterly, whose 443.17 foot chord bears N03°18'49"W; Thence N26°03'49"W, along said Centerline, 316.91 feet, to a Point on the North Line of the Northeast Quarter of the Northwest Quarter of said Section 6; Thence N89°36'23"E, along said North Line, 1190.23 feet, to the Point of Beginning. Said Spartan Hollow - Phase One contains 39.37 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.

PLAT APPROVED BY:	DATE
JOHNSON COUNTY BOARD OF SUPERVISORS:	
CHAIRPERSON	



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.

My license renewal date is December 31, 20____.

Pages or sheets covered by this seal:

SPARTAN HOLLOW
- PHASE ONE

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 06-13-2023

Designed by: RLA Field Book No: 1284,1366

Drawn by: RLW Scale: 1"=100'

Checked by: RRR Sheet No: 1

Project No: IOWA CITY

9414-013 of: 1