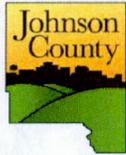


Office Use Only	11/9/23	\$580	P20-23-28448
	Date Filed	Fee	Application Number



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):

1624 Opie Ave NE, Solon, IA 52333

Parcel Number(s): 0221127001

Proposed Subdivision Name: Scott Pond Subdivision

The subdivision contains 13.86 total acres divided into 2 total lots as follows:

Buildable Lots: 2

Non-buildable outlots: 0

Total buildable acres: 12.94

Total non-buildable acres: 0.92

Current Zoning: R

Proposed Use of the Subdivision: Residential

Richard R. Nowotny, PLS

L.stutzman@mmsconsultants.net, 319-351-8282

Name of Engineer/Surveyor

Contact Email and Phone

Walter J. Steggall, Jr.

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.

John E. & Cynthia R. Scott

Name of Owner

Name of Applicant (if different)

3880 Pro Road NE, Solon, IA 52333

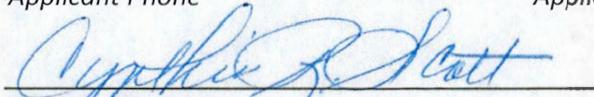
Applicant Street Address (including City, State, Zip)

319-389-3791

Applicant Phone

cscott@southslope.net

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: \$ <u>580.00</u>)		(1) LSS
This application form with all information completed	LSS	(3) ^{ss}
Brief cover letter explaining the application and describing lots, road(s), provision of water, septic, etc.	LSS	(2) LSS
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)	LSS	(2) LSS
CAD line work of the plat, following the guidelines below	LSS	
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver	LSS	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below	LSS	
Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver	LSS	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	LSS	
<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	N/A	
CAD line work of stormwater infrastructure, following the guidelines below	N/A	
<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	LSS	(1) LSS
2. <u>SIGNED</u> and notarized Resolution Affirming the Stability of the Road System	LSS	
3. draft Owner's Certificate		
4. draft Title Opinion		
5. draft Treasurer's Certificate		
6. draft Subdivider's Agreement	LSS	
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 .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

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

November 6, 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 1624 Opie Ave., Solon – Scott Pond Subdivision

Dear Josh:

We are submitting a two-lot subdivision on behalf of Cindy Scott owns parcel 0221127001 and would like to create an additional buildable lot, the property is currently zoned AR. Her son intends to build a new home on Lot 1, Lot 2 will be deeded to her daughter.

There is an existing well which will reside on Lot 2 and will be utilized by both lots with a proposed well easement. The existing access from Opie Avenue will continue to be used by both lots via shared access easement. A new septic system will be installed to service the proposed house on Lot 1.

A stormwater waiver has been submitted and approved in conjunction with the subdivision application. Sensitive Areas and Archology report have been included as part of this application for review.

Respectfully submitted,

Lacey Stutzman

11794-001L1.docx

ROAD RIGHT-OF-WAY ACQUISITION PLAT (SCOTT POND SUBDIVISION) JOHNSON COUNTY, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNERS/SUBDIVIDERS:
JOHN E. SCOTT &
CYNTHIA R. SCOTT
3880 PRO ROAD NE
SOLON, IOWA 52333

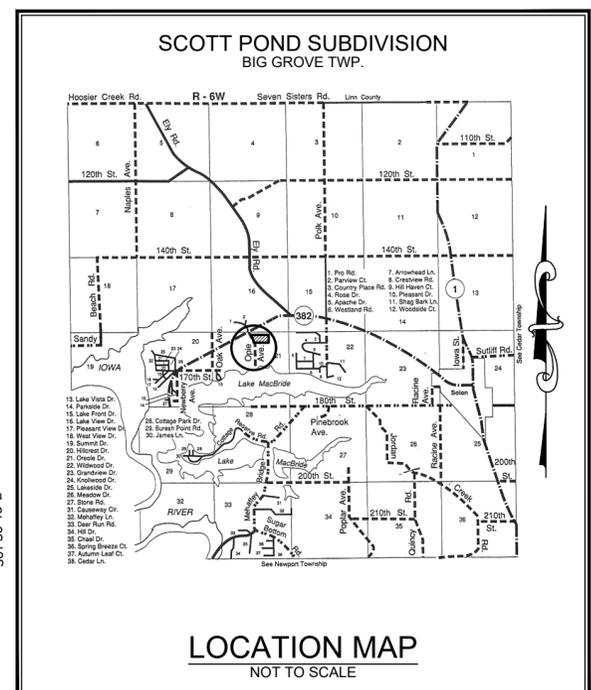
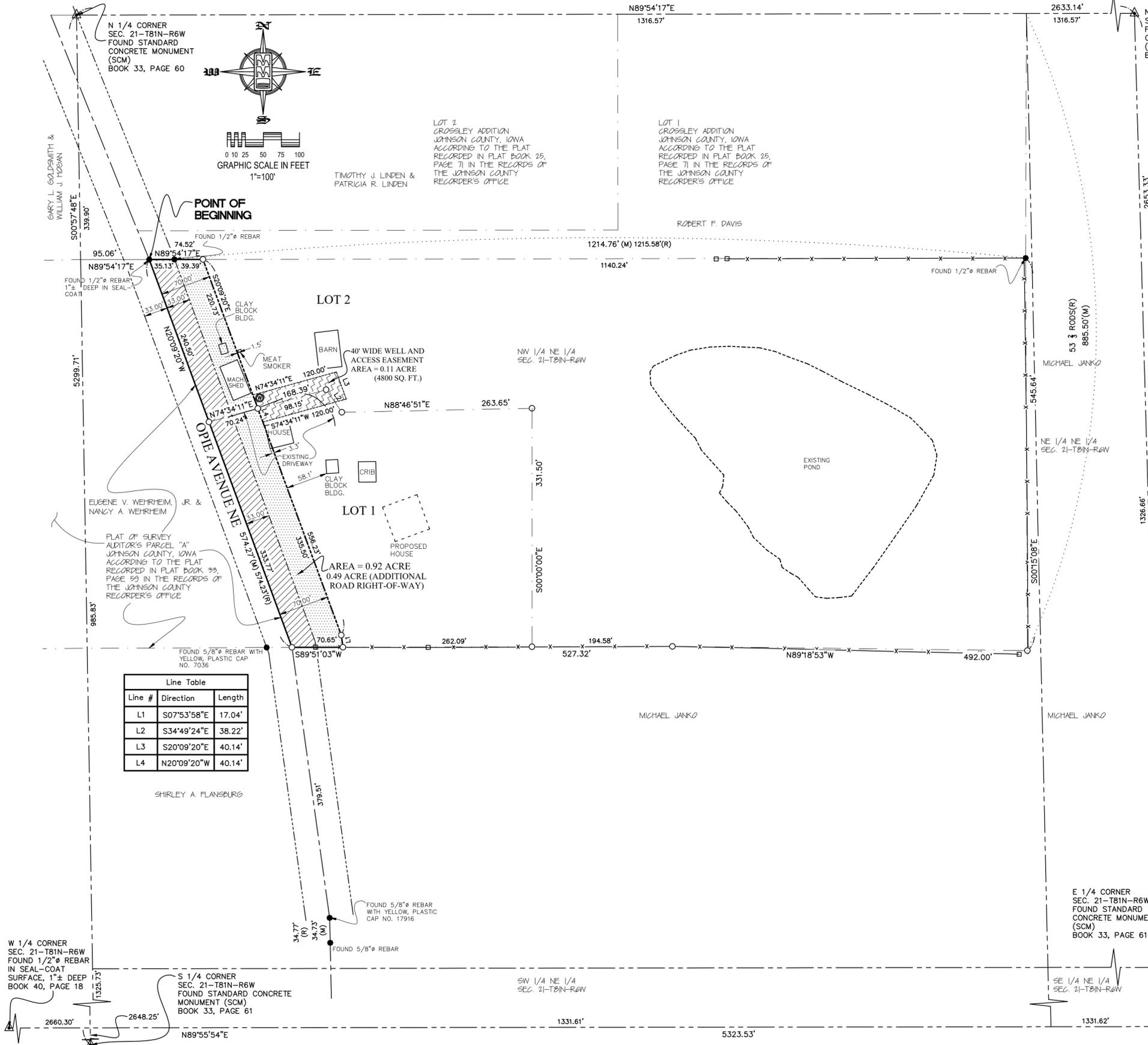
OWNERS' ATTORNEY:
WALTER STEGGALL, JR.
HOLDEN STEGGALL LAW FIRM
240 WILEY BLVD. SW
CEDAR RAPIDS, IOWA 52404

DESCRIPTION

A PORTION OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 81 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SECTION 21, TOWNSHIP 81 NORTH, RANGE 6 WEST OF THE 5TH P.M., JOHNSON COUNTY, IOWA; THENCE S00°57'48"E, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 339.90 FEET; THENCE N89°54'17"E, 95.06 FEET TO THE SOUTHWEST CORNER OF LOT 1, CROSSLEY ADDITION, JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 25, PAGE 71 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING; THENCE CONTINUING N89°54'17"E, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 74.52 FEET; THENCE S20°09'20"E, 556.23 FEET; THENCE S07°53'58"E, 17.04 FEET; THENCE S89°51'03"W, 70.65 FEET, TO THE SOUTHEAST CORNER OF AUDITOR'S PARCEL "A", ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 33, PAGE 59 IN SAID RECORDER'S OFFICE; THENCE N20°09'20"W, ALONG THE EASTERLY LINE OF SAID AUDITOR'S PARCEL "A", 574.27 FEET TO THE POINT OF BEGINNING, CONTAINING 0.92 ACRE (40,164 SQ. FT.) OF WHICH 0.49 ACRE (21,221 SQ. FT.) IS ADDITIONAL (NEW) ROAD RIGHT-OF-WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
NOTES:
1) BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN) WITH DATUM NAD83(2011) EPOCH 2010.000. THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.
2) SEE THE SENSITIVE AREAS REPORT WHICH IS RECORDED WITH THIS PRELIMINARY AND FINAL PLAT OF SCOTT POND SUBDIVISION JOHNSON COUNTY, IOWA IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

LOCATION: A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SEC. 21-TOWNSHIP 81 NORTH-RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA
LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION: RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA 52240 PHONE: 319-351-8282
SURVEY REQUESTED BY: CYNTHIA R. SCOTT
PROPRIETORS OR OWNERS: JOHN E. SCOTT AND CYNTHIA R. SCOTT
DATE OF SURVEY: JUNE 29, 2023
DOCUMENT RETURN INFORMATION: LAND SURVEYOR

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



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. 17916
My license renewal date is December 31, 20__.

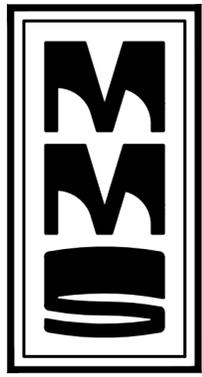
Pages covered by this seal: _____

SEAL

LEGEND AND NOTES

- ▲ CONGRESSIONAL CORNER, FOUND
- CONGRESSIONAL CORNER, REESTABLISHED
- FENCE CORNER / FENCE POST
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET (5/8" REBAR PINS WITH YELLOW, PLASTIC CAPS EMBOSSED WITH "MMS 17916")
- 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 FENCE LINE(S)
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS



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
9/12/23	REVISED LOT 1 TO 3.00 ACRES PER CLIENT REQUEST -488

ROAD RIGHT-OF-WAY ACQUISITION PLAT (SCOTT POND SUBDIVISION)

A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SEC. 21-T81N-R6W OF THE 5TH P.M., JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date:	7/20/2023
Surveyed by:	RRN
Field Book No.:	1367
Drawn by:	MAS
Scale:	1" = 100'
Checked by:	GDM, RRN
Sheet No.:	1
Project No.:	11794-001
of:	1

