

Office Use Only	4/11/24	\$540	PZC-24-28512
	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):

On the west side of Highway 965 NW about 800 feet south of 120th Street NW

Parcel Number(s): 0308101004

Proposed Subdivision Name: Marak Commercial Subdivision, Part Three

The subdivision contains 8.86 Acres total acres divided into 1 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: 0

Total buildable acres: 8.86 Acres Total non-buildable acres: \_\_\_\_\_

Current Zoning: CH Proposed Use of the Subdivision: Commercial Highway

Mark A. Stein

Name of Engineer/Surveyor

m.stein@mmsconsultants.net, 319-351-8282

Contact Email and Phone

Craig Willis

Name of Attorney

craigw@meardonlaw.com, 319-338-9222

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.

Darrell & Carolyn Marak

Name of Owner

Name of Applicant (if different)

1297 Marak Rd NW, Swisher, IA 52338

Applicant Street Address (including City, State, Zip)

319-857-4331

Applicant Phone

carolyninswish@gmail.com

Applicant Email

*Darrell Marak*

Applicant Signature

**See back page for Application Submittal Requirements and Checklist**

**Applications should be emailed to [planning@johnsoncountyiowa.gov](mailto: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: \$ 540.00)	ly	(1) ly
This application form with all information completed	ly	(3) ly
Brief cover letter explaining the application and describing lots, road(s), provision of water, septic, etc.	ly	(2) ly
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)	ly	(2) ly
CAD line work of the plat, following the guidelines below	ly	
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver	ly	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below		
Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver	ly	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	ly	
For subdivisions that propose to create a new access or upgrade an existing access to a public county road: copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads		
For Farmstead Splits: a list of parcel numbers of the parent farm and the book and page(s) recorded prior to December 1, 2000		
For Final Plats: 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		
CAD line work of stormwater infrastructure, following the guidelines below		
For Combined and Final Plats: 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 2. <u>SIGNED</u> and notarized Resolution Affirming the Stability of the Road System	ly	(1) ly
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.)	ly	

**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

April 11, 2024

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



RE: Marak Commercial Subdivision, Part Three

Dear Josh:

Darrell and Carolyn Marak wish to complete a Preliminary and Final Plat for the land that was rezoned under Rezoning Application PZC-22-28233. The property is located on the west side of Highway 965 NW about 740 feet south of 120<sup>th</sup> Street NW.

The property is to be used similarly to the uses of the Marak's commercial subdivision located approximately 320 feet to the south.

Private water and wastewater systems can be installed should the need arise. Storm water management will be constructed on the northerly end of this parcel during preparation of the site plan.

Please contact Darrell Marak or me if you have any questions.

Respectfully submitted,

Mark A. Stein, PLS

T:\7730\7730-005\Prel&FinalPlatSubmittal\7730-005LetterofIntentP&FPlat.docx

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers



## LETTER OF TRANSMITTAL

TO: Josh Busard  
 Johnson County Planning,  
 Development, & Sustainability Dept.

Date: 4/11/24	Project #: 7730-005
From: MMS Consultants, Inc.	
RE: Marak Commercial Subdivision, Part Three	

We are sending you the following attached items: **Via Hand Delivered**

COPIES	DATE	PROJECT NO.	DESCRIPTION
3	4/11/24	7730-005	Application for Subdivision Plat Approval & \$50.00 fee
2	4/11/24	7730-005	Letter of Intent
1	4/11/24	7730-005	Road Resolution
1	4/11/24	7730-005	Certificate of County Auditor
2	4/11/24	7730-005	Preliminary & Final Plat

These are transmitted as checked below:

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted            | <input type="checkbox"/> For Approval & Signature       |
| <input type="checkbox"/> For your use            | <input type="checkbox"/> Approved as noted                | <input type="checkbox"/> Submit copies for distribution |
| <input type="checkbox"/> As requested            | <input type="checkbox"/> Returned as noted                | <input type="checkbox"/> For Recording                  |
| <input type="checkbox"/> For review & comment    | <input type="checkbox"/> Prints returned after loan to us | <input type="checkbox"/> Other                          |

REMARKS:

Mark A. Stein, PLS  
 MMS Consultants, Inc.

COPY TO: \_\_\_\_\_

Received by: \_\_\_\_\_

IF ENCLOSURES ARE NOT NOTED, KINDLY NOTIFY US AT ONCE.

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers



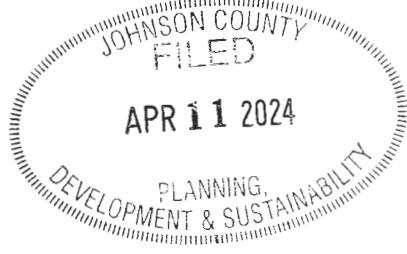
PRELIMINARY AND FINAL PLAT  
 MARAK COMMERCIAL SUBDIVISION, PART THREE  
 JOHNSON COUNTY, IOWA



CIVIL ENGINEERS  
 LAND PLANNERS  
 LAND SURVEYORS  
 LANDSCAPE ARCHITECTS  
 ENVIRONMENTAL SPECIALISTS

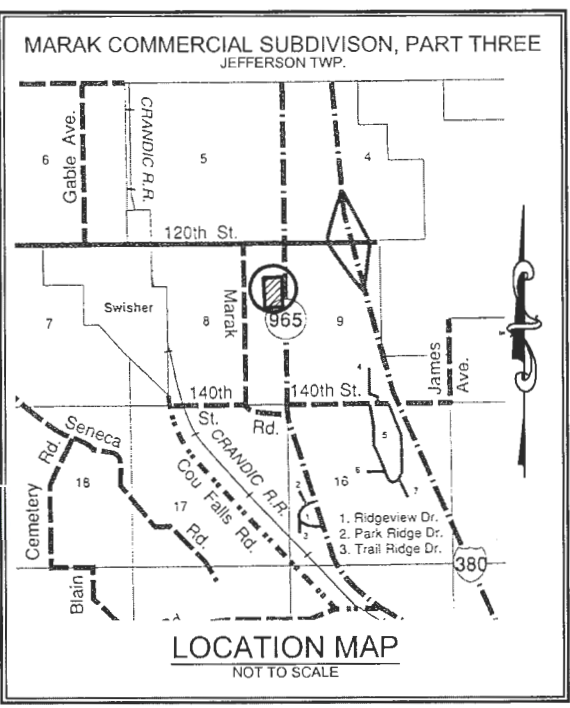
1917 S. GILBERT ST.  
 IOWA CITY, IOWA 52240  
 (319) 351-8282

www.mmsconsultants.net



PLAT APPROVED BY:  
 JOHNSON COUNTY BOARD OF SUPERVISORS:

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_



DESCRIPTION

A PORTION OF AUDITOR'S PARCEL 2018034, LOCATED IN THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 81 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF AUDITOR'S PARCEL 2018034, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 62, PAGE 28 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE S01°37'07"E, ALONG THE EASTERLY LINE OF SAID AUDITOR'S PARCEL 2018034, A DISTANCE OF 693.36 FEET; THENCE S87°35'13"W, 552.87 FEET; THENCE N02°13'34"W, 693.30 FEET TO A POINT ON THE NORTHERLY LINE OF SAID AUDITOR'S PARCEL 2018034; THENCE N87°35'13"E, ALONG SAID NORTHERLY LINE, 560.23 FEET TO THE POINT OF BEGINNING, CONTAINING 8.86 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

LOCATION:  
 A PORTION OF AUDITOR'S PARCEL 2018034, LOCATED IN THE E 1/2 OF THE NE 1/4 OF SEC. 8-T81N-R7W OF THE 5TH P.M., JOHNSON COUNTY, IOWA

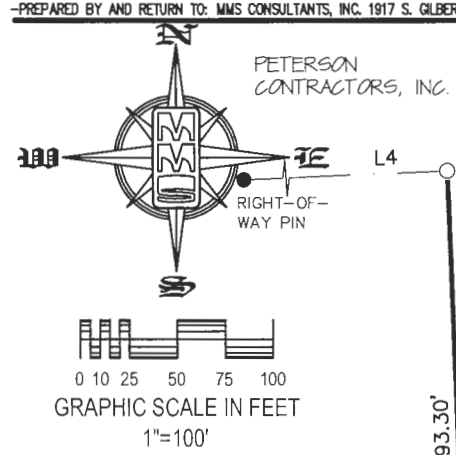
LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION:  
 MARK A. STEIN, P.L.S.  
 MMS CONSULTANTS INC.  
 1917 SOUTH GILBERT STREET  
 IOWA CITY, IOWA, 52240  
 PHONE: 319-351-8282

SURVEY REQUESTED BY:  
 DARRELL L. MARAK AND CAROLYN M. MARAK

PROPRIETORS OR OWNERS:  
 DARRELL L. MARAK AND CAROLYN M. MARAK

DATE OF SURVEY:  
 MARCH OR APRIL, 2024

DOCUMENT RETURN INFORMATION:  
 LAND SURVEYOR



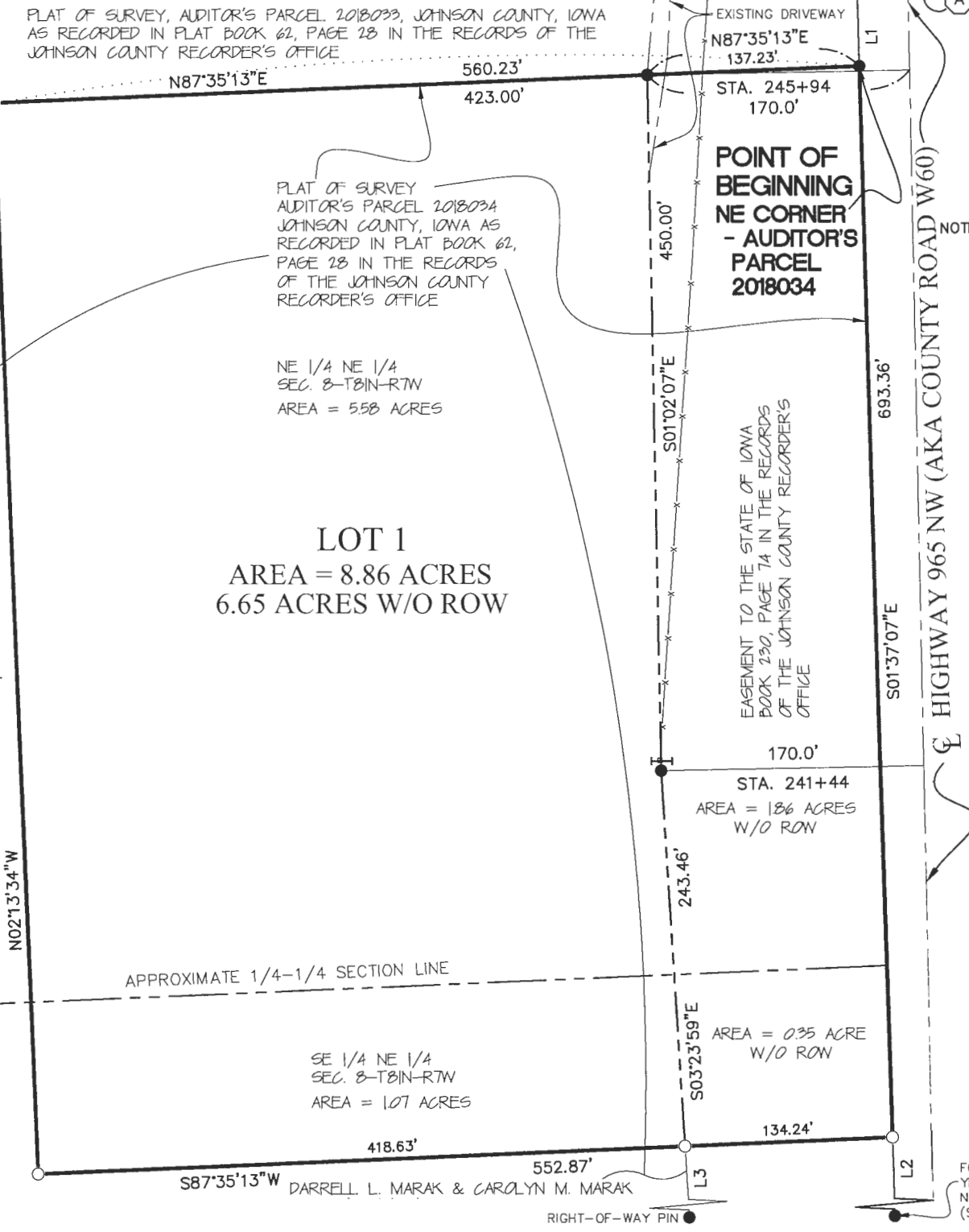
PLAT PREPARED BY:  
 MMS CONSULTANTS INC.  
 1917 S. GILBERT ST  
 IOWA CITY, IOWA, 52240

OWNERS/APPLICANTS  
 DARRELL L. MARAK &  
 CAROLYN M. MARAK  
 1297 MARAK ROAD NW  
 SWISHER, IOWA 52338

OWNERS' ATTORNEY  
 CRAIG WILLIS  
 MEARDON SUEPPEL & DOWNER P.L.C.  
 122 SOUTH LINN STREET  
 IOWA CITY, IOWA 52240

Line #	Direction	Length
L1	S01°37'07"E	740.25'
L2	S01°37'07"E	320.33'
L3	S03°23'59"E	320.34'
L4	S87°35'13"W	776.87'

(A) NE CORNER  
 SEC. 8-T81N-R7W  
 FOUND BRASS SURVEY MARKER  
 #18646 IN CONCRETE PAVEMENT  
 BOOK 56, PAGE 126



NOTES: 1) BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK WITH DATUM NAD83(2011) EPOCH 2010.000. THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.  
 2) ALL FOUND PINS ARE 5/8" REBAR PINS WITH YELLOW PLASTIC CAPS NO. 14675, UNLESS NOTED OTHERWISE.  
 3) THIS PLAT IS THE ASSOCIATED SUBDIVISION PLAT FOR REZONING PROJECT: PZC-22-28233 IN JOHNSON 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" REBAR PINS WITH YELLOW, PLASTIC CAPS EMBOSSED WITH "MMS 14675")
- ⊗ FOUND "MAG" NAIL AS NOTED
- 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

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.

MARK A. STEIN  
 P.L.S. Iowa Lic. No. 14675  
 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.

Date	Revision

PRELIMINARY AND FINAL PLAT  
 MARAK COMMERCIAL SUBDIVISION  
 PART THREE, JOHNSON COUNTY, IOWA

A PORTION OF AUDITOR'S  
 PARCEL 2018034 LOCATED  
 IN THE EAST ONE-HALF OF THE NE 1/4  
 OF SEC. 8-T81N-R7W OF THE 5TH P.M.,  
 JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date: 9/10/2019

Surveyed by: RRN	Field Book No: 1257
Drawn by: MAS	Scale: 1"=100'
Checked by: GDM	Sheet No: 1
Project No: IC 7730-005	of: 1