

Office Use Only	5/9	\$1580 <sup>00</sup>	P7C-24-28522
	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):

The intersection of Mehaffey Bridge Road NE and 180th Street NE

Parcel Number(s): 0222351001, 0221476001, 0228101001, 0228126001, 0228126002, 0228151002, 0228176001, 0227227005, and 0227227007

Proposed Subdivision Name: Oak Grove Hills

The subdivision contains 173.9 total acres divided into 30 total lots as follows:

Buildable Lots: 24 Non-buildable outlots: 6

Total buildable acres: 119.4 Total non-buildable acres: 54.5

Current Zoning: AR Proposed Use of the Subdivision: Residential

Ron Amelon  
 Name of Engineer/Surveyor

r.amelon@mmsconsultants.net 319-631-2703  
 Contact Email and Phone

Tom Gelman  
 Name of Attorney

gelman@phelantuckerlaw.com 319-354-1104  
 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.

MAJ Properties II, LLC  
 Name of Owner

C/O Julie Durr  
 Name of Applicant (if different)

3831 Timber Pointe Drive NE  
 Applicant Street Address (including City, State, Zip)

319-329-1476  
 Applicant Phone

jdurr@heartlandexpress.com  
 Applicant Email

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.

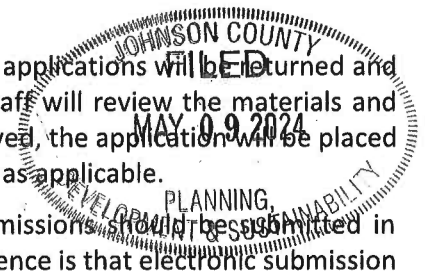
If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission, but will be accepted until 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: \$ <u>1,580</u> )		(1) RLA
This application form with all information completed	RLA	(3) RLA
Brief cover letter explaining the application and describing lots, road(s), provision of water, septic, etc.	RLA	(2) RLA
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)	RLA	(2) RLA
CAD line work of the plat, following the guidelines below	RLA	
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver	RLA	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below	RLA	
Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver	RLA	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	RLA	
<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	RLA	
<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		
<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		
CAD line work of stormwater infrastructure, following the guidelines below		
<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	RLA	(1) RLA
2. <u>SIGNED</u> and notarized Resolution Affirming the Stability of the Road System		
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.)		

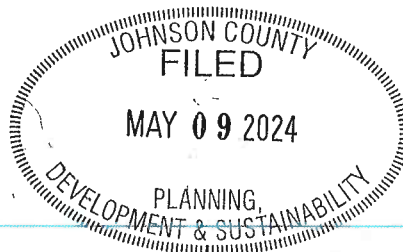
**Electronic Submission Requirements for CAD line work:**

- 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

April 15, 2024

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

RE: Letter of Intent for Oak Grove Hills – Preliminary Plat

Dear Josh:

On behalf of MAJ Properties II, LLC we are filing a preliminary plat application for parcels 0222351001, 0221476001, 0228101001, 0228126001, 0228126002, 0228151002, 0228176001, 0227227005, and 0227227007, located to the Northwest of Mehaffey Bridge Road NE and along 180<sup>th</sup> Street NE. The intention is to create a county subdivision containing 24 lots and 6 outlots. A portion of this area is shown as residential and a portion of this area is shown as conservation development in the Johnson County Future Land Use Map. The entire area is currently zoned AR.

The intention is to subdivide this property into 24 5-acre lots. Each lot will have its own septic system. A community well will service the lots.

There will be two access points to the subdivision. One will be the current location of the intersection of 180<sup>th</sup> Street NE and Mehaffey Bridge Road NE. The intent is to vacate the existing right of way of 180<sup>th</sup> Street NE and have this become a private road access point. The second access point for the subdivision will be a new access onto Mehaffey Bridge Road NE approximately 1500 feet to the southwest of the intersection with 180<sup>th</sup> Street. A ROW permit application has been filed with Johnson County Secondary Roads and was approved as of December 4, 2023. Please feel free to call if you have questions.

Respectfully submitted,

Ronald Amelon, P.E.

Environmental Specialists

Landscape Architects

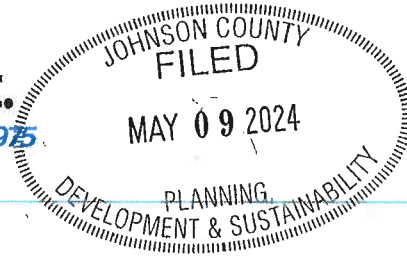
Land Planners

Land Surveyors

Civil Engineers



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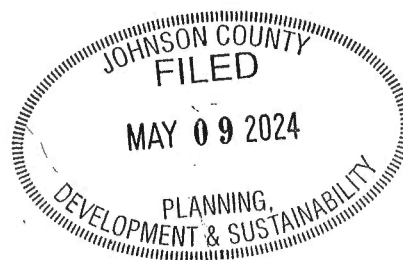
Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers



**CERTIFICATE OF COUNTY AUDITOR  
OAK GROVE HILLS  
JOHNSON COUNTY, IOWA**

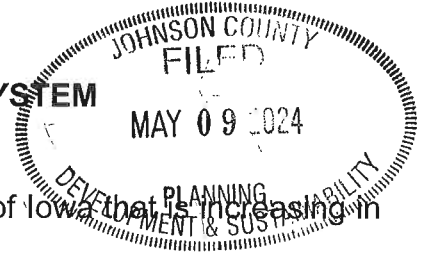
I, Travis Weipert, the Johnson County Auditor, hereby approve Oak Grove Hills, Johnson County, Iowa as a succinct and unique name for the subdivision containing the following described real estate located in Johnson County, Iowa

**LEGAL DESCRIPTION**

Beginning at the North Quarter Corner of Section 28, Township 81 North, Range 6 West, of the Fifth Principal Meridian; Thence S88°42'45"E, along the North Line of the Northwest Quarter of the Northeast Quarter of said Section 28, a distance of 1330.24 feet, to the Northeast Corner of said Northwest Quarter of the Northeast Quarter; Thence N00°27'57"E, along the East Line of the Southwest Quarter of the Southeast Quarter of Section 21, Township 81 North, Range 6 West, of the Fifth Principal Meridian, 499.50 feet, to the Southwest Corner of Coralville Reservoir Tract No. B-153, as Recorded in Deed Book 202 at Page 150 of the Records of the Johnson County Recorder's Office; Thence N82°28'39"E, along the South Line of Said Coralville Reservoir Tract No. B-153, a distance of 260.72 feet; Thence N21°52'03"E, along said South Line, 210.62 feet; Thence N22°41'46"W, along said South Line, 349.51 feet; Thence S76°51'55"E, along said South Line, 339.86 feet; Thence N84°51'11"E, along said South Line, 339.50 feet; Thence S39°12'22"E, along said South Line, 354.70 feet; Thence N79°42'52"E, along said South Line, 354.87 feet; Thence S12°46'55"W, along said South Line, 409.18 feet; Thence S88°39'20"E, along said South Line, 100.00 feet; Thence N24°20'40"E, along said South Line, 185.00 feet; Thence N65°10'40"E, along said South Line, 340.00 feet; Thence S87°59'20"E, along said South Line, 824.73 feet, to a Point on the West Line of L. and E. Estates, in accordance with the Plat thereof Recorded in Plat Book 34, at Page 324 of the Records of the Johnson County Recorder's Office, and the East Line of the Southwest Quarter of the Southwest Quarter of Section 22, Township 81 North, Range 6 West, of the Fifth Principal Meridian; Thence S00°18'30"W, along said West and East Line, 728.76 feet, to the Southeast Corner of said Southwest Quarter of the Southwest Quarter; Thence N88°57'08"W, along the South Line of said Southwest Quarter of the Southwest Quarter, 999.94 feet, to the Northeast Corner of the West One Half of Lot 5 of the Subdivision of the NW 1/4 Sec 27 TP 81 R.6W., in accordance with the Plat thereof Recorded in Plat Book 1 at Page 25 of the Records of the Johnson County Recorder's Office; Thence S00°15'42"W, along the East Line of said West One Half of Lot 5, a distance of 662.84 feet, to the Southeast Corner thereof; Thence N88°56'54"W, along the South Line of said West One Half of Lot 5, a distance 332.71 feet, to the Southwest Corner thereof, and a Point on the East Line of the Northeast Quarter of said Section 28; Thence S00°14'11"W, along said East Line, 198.16 feet; Thence S84°34'57"E, 232.31 feet, to a Point on the Centerline of Mehaffey Bridge Road NE; Thence S40°41'56"W,



RESOLUTION 04-19-90-2  
AFFIRMING THE STABILITY OF THE ROAD SYSTEM



Whereas Johnson County is one of the counties in the State of Iowa that is increasing in its population; and

Whereas there is a growing tendency for persons in Johnson County to prefer to develop lots for building purposes; and

Whereas improvement of currently non-improved roads to standards dictated by the state of Iowa for Secondary roads is expensive;

Now, therefore be it resolved that any person who develops a rezoned and subdivided lot in Johnson County should first be aware of the existing secondary road conditions serving that tract of land, and should act under the presumption that said road in all probability will continue in its present condition. Private interests or adjacent landowners may underwrite the costs to bring said road up to minimum state standards which includes providing the necessary right-of-way, moving fences, grading, culverts, surfacing, and other items that may be needed to provide an improved road. These improvements can be achieved by permission of Johnson County per the **Iowa Code**, Section 319.14, and by Johnson County Resolution 08-10-89-2. However, if this tract of land is located on a road that has been designated as a Level B road per Resolution 04-05-90-1, Johnson County will provide no more services than stated in Johnson County Ordinance 02-08-90-1. If possible, consideration should be given to the prospect of agreeing that said road be closed by Johnson County and maintained by the residents owning land abutting said road to county subdivision standards as a private lane.

My (our) signature on this document indicates that I have read the above road policy of Johnson County, Iowa, and understand the contents of the above shown policy, and that the zoning, or subdivision, action that is being taken by me (us) would be subject to the above Resolution by the Johnson County Board of Supervisors.

Signature of Owner, Contract Owner, Option Purchaser

3831 Timber Pointe Dr. NE 319-329-1476

Address and Phone Number

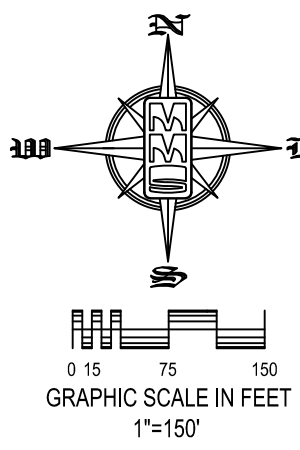
Subscribed and sworn to before me on this 18 day of April, 2024.

Notary Public, in & for the State of Iowa.





# PRELIMINARY PLAT OAK GROVE HILLS JOHNSON COUNTY, IOWA



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

OWNER/SUBDIVIDER:  
MIKE GERDIN  
MAJ PROPERTIES II LLC  
901 HEARTLAND WAY  
NORTH LIBERTY, IOWA, 52317

SUBDIVIDER'S ATTORNEY:  
THOMAS H. GELMAN  
PHELAN TUCKER LAW LLP  
321 E. MARKET STREET, P.O. BOX 2150  
IOWA CITY, IOWA 52244

### SOILS MAP

### STANDARD LEGEND AND NOTES

- PROPERTY &/OR BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY LINES
- EXISTING CENTER LINES
- LOT LINES, INTERNAL LOT LINES, FLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER
- EXIST- 22-1
- PROP- POWER POLE W/DROP
- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- GUY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- CURB INLET
- EXISTING EDGE OF GRAVEL
- FENCE LINE
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES (2' INTERVAL)
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS
- P.S.S. - POTENTIAL INDIVIDUAL SEPTIC SYSTEM
- P.B.S. - POTENTIAL BUILDING SITE
- EXISTING BUILDING
- EXISTING RIGHT OF WAY TO BE VACATED

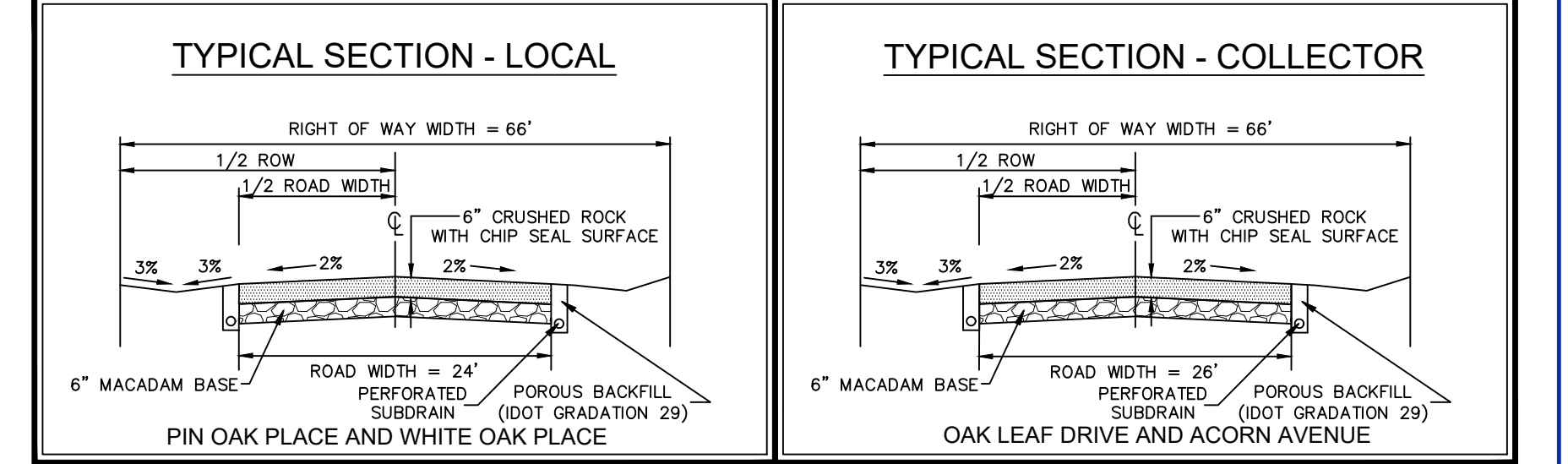
### Map Unit Legend

Map Unit Symbol	Map Unit Name	Area in Acres	Area in %	Percent of Acre
111	111	0.41	2.4%	2.4%
116	116	0.44	2.5%	2.5%
120	120	1.3	7.5%	7.5%
126	126	0.3	1.7%	1.7%
127	127	4.8	2.8%	2.8%
130	130	1.8	1.0%	1.0%
132	132	8.5	4.9%	4.9%
133	133	3.3	1.9%	1.9%
134	134	4.1	2.4%	2.4%
135	135	4.0	2.3%	2.3%
136	136	8.8	5.0%	5.0%
137	137	24.0	13.8%	13.8%
138	138	7.9	4.5%	4.5%
139	139	18.3	10.5%	10.5%

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

### DESCRIPTION - PRELIMINARY PLAT OAK GROVE HILLS

Beginning at the North Quarter Corner of Section 28, Township 81 North, Range 6 West, of the Fifth Principal Meridian; Thence S88°42'45"E, along the North Line of the Northeast Quarter of the Northeast Quarter of said Section 28, a distance of 1330.24 feet, to the Northeast Corner of said Northeast Quarter of the Northeast Quarter; Thence N00°07'14"E, along the East Line of the Southwest Quarter of the Southwest Quarter of Section 21, Township 81 North, Range 6 West, of the Fifth Principal Meridian, 499.50 feet, to the Southwest Corner of the Coralville Reservoir Tract No. B-153, as Recorded in Deed Book 202 at Page 150 of the Records of the Johnson County Recorder's Office; Thence N82°28'39"E, along the South Line of said Coralville Reservoir Tract No. B-153, a distance of 260.72 feet; Thence N22°52'03"E, along said South Line, 210.62 feet; Thence N22°41'46"W, along said South Line, 349.51 feet; Thence S78°51'55"E, along said South Line, 339.86 feet; Thence N84°51'11"E, along said South Line, 339.50 feet; Thence S39°22'22"E, along said South Line, 354.70 feet; Thence N79°42'32"E, along said South Line, 354.87 feet; Thence S12°45'56"W, along said South Line, 409.18 feet; Thence S88°39'20"E, along said South Line, 100.00 feet; Thence N24°20'40"E, along said South Line, 185.00 feet; Thence N65°10'40"E, along said South Line, 340.00 feet; Thence S87°59'20"E, along said South Line, 824.73 feet, to a Point on the West Line of L and E Estates, in accordance with the Plat thereof Recorded in Plat Book 34, at Page 324 of the Records of the Johnson County Recorder's Office, and the East Line of the Southwest Quarter of Section 22, Township 81 North, Range 6 West, of the Fifth Principal Meridian; Thence S00°18'30"W, along said West and East Line, 728.76 feet, to the Southeast Corner of said Southwest Quarter of the Southwest Quarter; Thence N85°07'08"W, along the South Line of said Southwest Quarter of the Southwest Quarter, 999.94 feet, to the Northeast Corner of the West One Half of Lot 5 of the Subdivision of the NW 1/4 Sec 27 TP 81 R 6 W, in accordance with the Plat thereof Recorded in Plat Book 1 at Page 25 of the Records of the Johnson County Recorder's Office; Thence S00°15'42"W, along the East Line of said West One Half of Lot 5, a distance of 682.84 feet, to the Southeast Corner thereof; Thence N85°56'54"W, along the South Line of said West One Half of Lot 5, a distance of 332.71 feet, to the Southwest Corner thereof, and a Point on the East Line of the Northeast Quarter of said Section 28; Thence S00°14'11"W, along said East Line, 198.16 feet; Thence S84°34'57"E, 232.31 feet, to a Point on the Centerline of Mehaffery Bridge Road NE; Thence S40°14'56"W, along said Centerline, 356.51 feet, to its intersection with said East Line of the Northeast Quarter of Section 28; Thence S00°14'11"W, along said East Line, 834.63 feet, to the Northeast Corner of Stinocher Hill Subdivision, in accordance with the Plat thereof Recorded in Plat Book 41, at Page 145 of the Records of the Johnson County Recorder's Office; Thence N85°39'29"W, along the North Line of said Stinocher Hill Subdivision, 285.11 feet; Thence N85°33'00"W, along said North Line, 434.10 feet; Thence S40°24'20"W, along said North Line, 8.00 feet; Thence N84°45'42"W, along said North Line, 622.93 feet, to the Northeast Corner thereof, and a Point on the West Line of the Southeast Quarter of the Northeast Quarter of said Section 28; Thence N00°07'14"E, along said West Line and the West Line of the Northeast Quarter of the Northeast Quarter of said Section 28, 255.11 feet; Thence N85°33'00"W, along said North Line, 434.10 feet; Thence S40°24'20"W, along said North Line, 8.00 feet; Thence N84°45'42"W, along said North Line, 622.93 feet, to the Northeast Corner thereof, and a Point on the East Line of Coralville Reservoir Tract No. B-143; Thence N00°12'40"E, along said East Line, and the Northern Projection thereof, 210.41 feet, to its intersection with the North Line of the South 40 rods of the Southwest Quarter of the Northeast Quarter of said Section 28; Thence N85°33'00"W, along said North Line of the South 40 rods, 216.62 feet, to its intersection with the West Line of the Northeast Quarter of said Section 28; Thence N00°17'39"E, along said West Line of the Northeast Quarter, 1993.75 feet, to the Point of Beginning; Said Parcel of land contains 173.96 Acres, and is subject to easements and restrictions of record, EXCEPTING Auditor's Parcel 2015084, recorded in Book 59, Page 240 in the office of the Johnson County Recorder; Said Parcel contains 173.90 Acres, and is subject to easements and restrictions of record.



### SETBACKS (VARIES PER USE)

FRONT	REAR	SIDE	SIDE (STREET CORNER)
-20 FEET	-30 FEET	-10 FEET	-20 FEET

### SEPTIC SYSTEM

OAK GROVE HILLS  
JOHNSON COUNTY, IOWA

### NOTES:

- LOTS 1 THROUGH 24 ARE ZONED AR (AGRICULTURAL RESIDENTIAL ZONING).
- WELL #1 IS A SHARED PUBLIC WELL PROVIDING SERVICE FOR LOTS 1 THROUGH 24.
- OUTLOT A & F SHALL SERVE AS PRESERVATION SPACE.
- OUTLOTS D AND E SHALL SERVE AS OPEN SPACE.
- OUTLOTS B AND C SHALL SERVE AS INFRASTRUCTURE SPACE.
- EACH LOT SHALL EACH HAVE AN INDIVIDUAL SEPTIC SYSTEM LOCATED ON SAID LOT.
- A WELL AND WATERMAIN MAINTENANCE AGREEMENT WILL BE PROVIDED DURING THE FINAL PLAT.
- ALL EASEMENTS SHALL BE A 15 FOOT WIDE UTILITY EASEMENT UNLESS NOTED OTHERWISE.
- LOTS 1, 20 AND 24 SHALL NOT HAVE DIRECT ACCESS TO MEHAFFERY BRIDGE ROAD.
- PLEASE SEE THE SENSITIVE AREAS EXHIBIT RECORDED WITH THE LEGAL DOCUMENTS FOR THIS SUBDIVISION.
- 100 YEAR FLOOD LINE TAKEN FROM FEMA FIRM MAP NO. 191000200E WITH AN EFFECTIVE DATE OF 02-16-2007.

### PLAT APPROVED BY:

JOHNSON COUNTY BOARD OF SUPERVISORS:

CHAIRPERSON	DATE
RONALD L. AMELON	12/31/20

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

RONALD L. AMELON, P.E. Iowa Lic. No. 14201  
My license renewal date is December 31, 20...  
Pages or sheets covered by this 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.

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: \_\_\_\_\_

### PROFESSIONAL ENGINEER

RONALD L. AMELON  
IOWA  
14201

### PROFESSIONAL LAND SURVEYOR

RICHARD R. NOWOTNY  
IOWA  
17916

1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
(515) 351-6282  
www.mmsconsultants.net

### MMS CONSULTANTS, INC.

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LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

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PRELIMINARY  
PLAT