

Office Use Only	5/9	\$1580 ⁰⁰	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

[Handwritten Signature]
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.

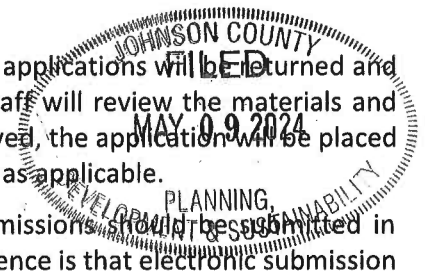
If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission, but will be accepted until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

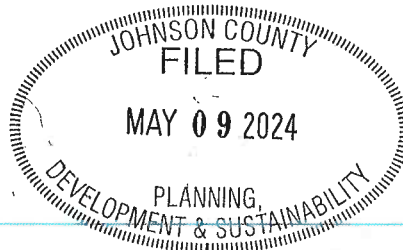
Electronic Submission Requirements for CAD line work:

- 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 180th 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 180th Street NE and Mehaffey Bridge Road NE. The intent is to vacate the existing right of way of 180th 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 180th 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

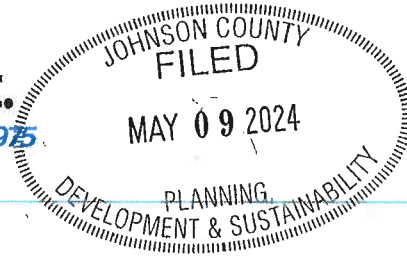
Land Planners

Land Surveyors

Civil Engineers



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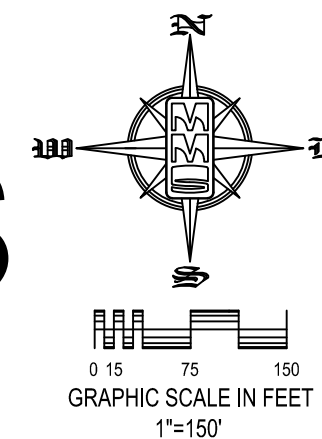
Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

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



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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SOILS MAP

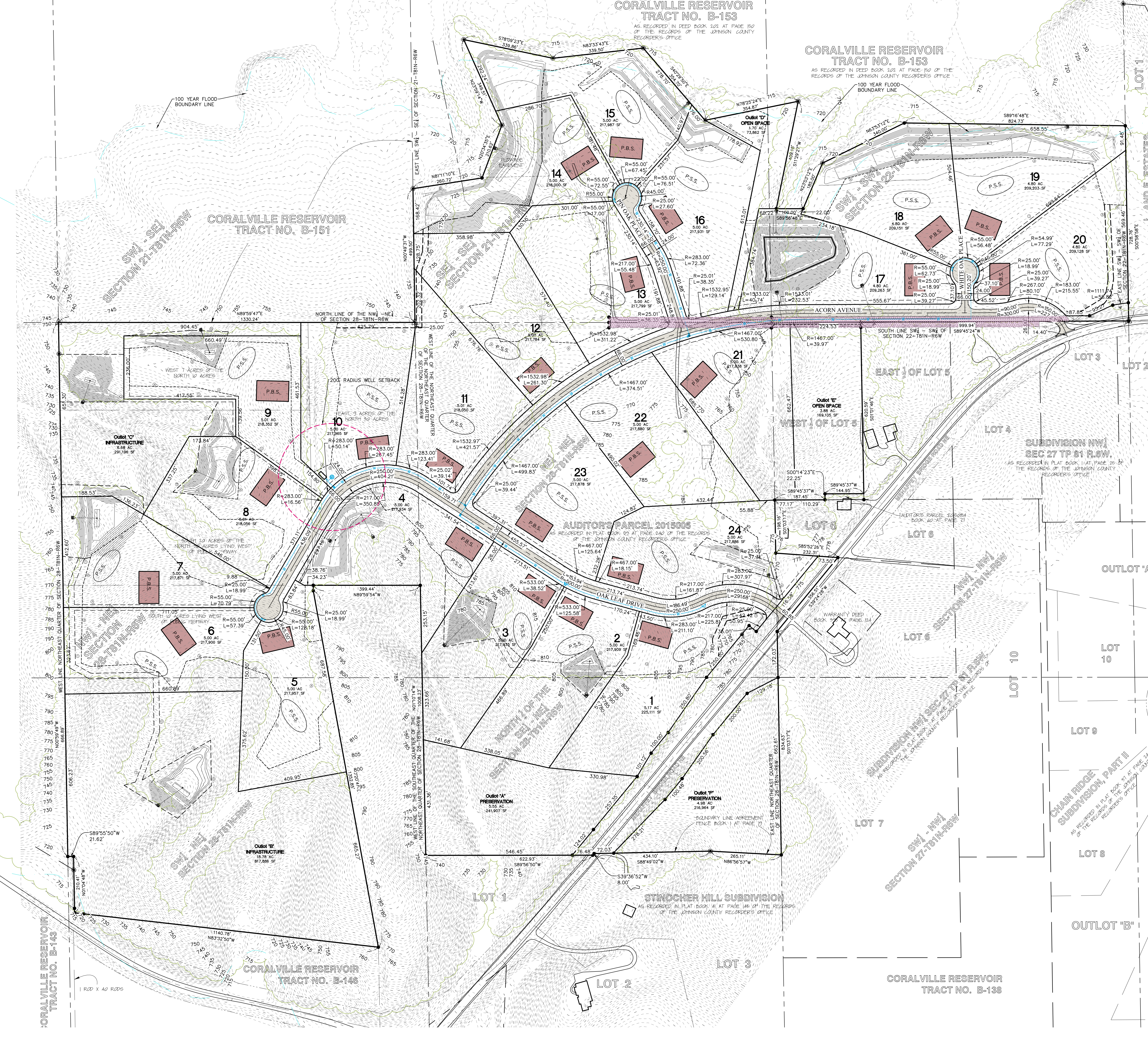
STANDARD LEGEND AND NOTES

- 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
- UTILITY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- CURB INLET
- EXISTING EDGE OF GRAVEL
- FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES
- 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

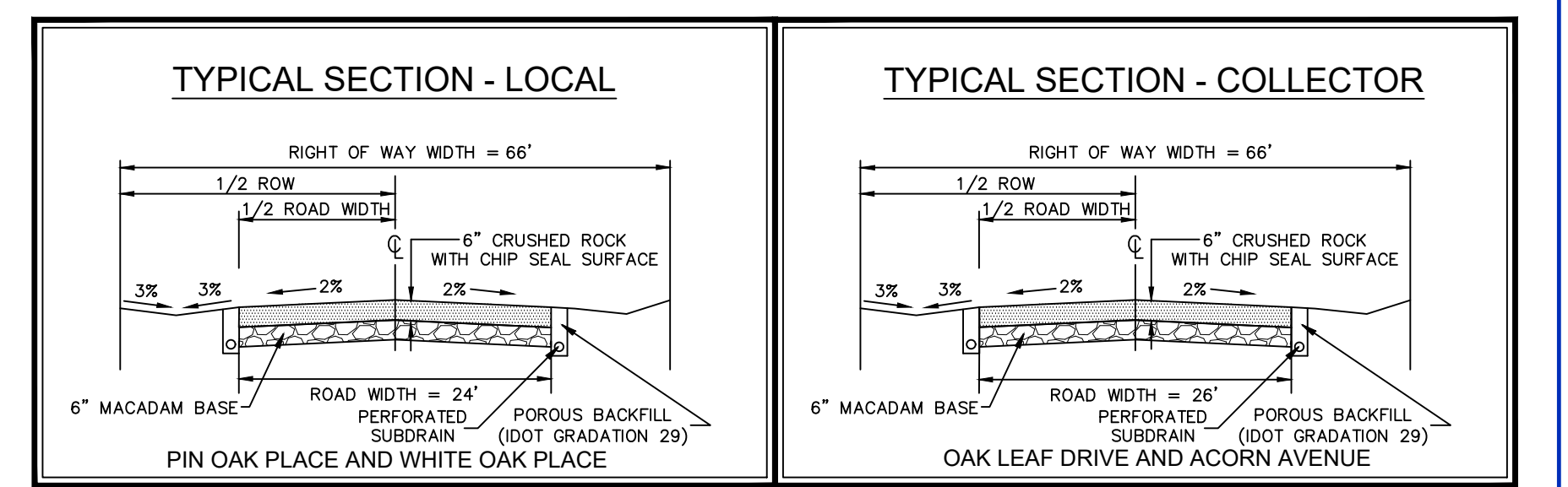
Map Unit Symbol	Map Unit Name	Area in Acres	Area in %	Percent of Acre
M1630	Clay loam, 15 to 25 percent slopes	1.1	0.6	0.4%
M1632	Clay loam, 25 to 35 percent slopes	1.1	0.6	0.4%
M1634	Clay loam, 35 to 45 percent slopes	1.1	0.6	0.4%
M1636	Clay loam, 45 to 55 percent slopes	1.1	0.6	0.4%
M1638	Clay loam, 55 to 65 percent slopes	1.1	0.6	0.4%
M1640	Clay loam, 65 to 75 percent slopes	1.1	0.6	0.4%
M1642	Clay loam, 75 to 85 percent slopes	1.1	0.6	0.4%
M1644	Clay loam, 85 to 95 percent slopes	1.1	0.6	0.4%
M1646	Clay loam, 95 to 100 percent slopes	1.1	0.6	0.4%
M1648	Clay loam, 100 to 110 percent slopes	1.1	0.6	0.4%
M1650	Clay loam, 110 to 120 percent slopes	1.1	0.6	0.4%
M1652	Clay loam, 120 to 130 percent slopes	1.1	0.6	0.4%
M1654	Clay loam, 130 to 140 percent slopes	1.1	0.6	0.4%
M1656	Clay loam, 140 to 150 percent slopes	1.1	0.6	0.4%
M1658	Clay loam, 150 to 160 percent slopes	1.1	0.6	0.4%
M1660	Clay loam, 160 to 170 percent slopes	1.1	0.6	0.4%
M1662	Clay loam, 170 to 180 percent slopes	1.1	0.6	0.4%
M1664	Clay loam, 180 to 190 percent slopes	1.1	0.6	0.4%
M1666	Clay loam, 190 to 200 percent slopes	1.1	0.6	0.4%
M1668	Clay loam, 200 to 210 percent slopes	1.1	0.6	0.4%
M1670	Clay loam, 210 to 220 percent slopes	1.1	0.6	0.4%
M1672	Clay loam, 220 to 230 percent slopes	1.1	0.6	0.4%
M1674	Clay loam, 230 to 240 percent slopes	1.1	0.6	0.4%
M1676	Clay loam, 240 to 250 percent slopes	1.1	0.6	0.4%
M1678	Clay loam, 250 to 260 percent slopes	1.1	0.6	0.4%
M1680	Clay loam, 260 to 270 percent slopes	1.1	0.6	0.4%
M1682	Clay loam, 270 to 280 percent slopes	1.1	0.6	0.4%
M1684	Clay loam, 280 to 290 percent slopes	1.1	0.6	0.4%
M1686	Clay loam, 290 to 300 percent slopes	1.1	0.6	0.4%
M1688	Clay loam, 300 to 310 percent slopes	1.1	0.6	0.4%
M1690	Clay loam, 310 to 320 percent slopes	1.1	0.6	0.4%
M1692	Clay loam, 320 to 330 percent slopes	1.1	0.6	0.4%
M1694	Clay loam, 330 to 340 percent slopes	1.1	0.6 </tr	

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°07'42"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°42'52"E, along said South Line, 354.87 feet; Thence S12°40'56"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 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°24'22"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, 285.11 feet; Thence N85°33'00"W, along said North Line, 434.10 feet; Thence S40°24'22"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, the Southwest Quarter of the Northeast Quarter of said Section 28; Thence N85°16'42"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.



LOT SETBACKS

LOTS	ZONING	SETBACKS (VARIES PER USE)
LOT 1 THRU 24	AR	FRONT - 20 FEET REAR - 30 FEET SIDE - 10 FEET SIDE (STREET CORNER) - 20 FEET

EASEMENT IDENTIFICATION TABLE

LABEL	DESCRIPTION
①	21' WIDE STORMWATER ACCESS EASEMENT
②	20' WIDE DRAINAGE EASEMENT
③	STORMWATER MANAGEMENT EASEMENT
④	CONSERVATION EASEMENT
⑤	WELL EASEMENT
⑥	

LOCATION MAP

PLAT APPROVED BY:
JOHNSON COUNTY BOARD OF SUPERVISORS:

CHAIRPERSON _____ DATE _____

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: _____

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: _____

SEAL

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 A 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 PROCESS.
- 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. 19100C008E WITH AN EFFECTIVE DATE OF 02-16-2007.

PRELIMINARY PLAT

OAK GROVE HILLS
JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date: 02-09-24

Designed by: RLA Field Book No. BK 1383, PG 7

Drawn by: TAV Scale: 1"=150'

Checked by: RLA Sheet No. 1

Project No: 9872-002 of 1