

Office Use Only	5/9/24	\$560 <sup>00</sup>	P2C-24-28523
	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):

2935 Buchmayer Bend NE, Iowa City

Parcel Number(s): 0724176001, 0724401001 & 0819326002

Proposed Subdivision Name: Greener Pastures Subdivision

The subdivision contains 4.67 total acres divided into 2 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: 1

Total buildable acres: 1.99

Total non-buildable acres: 2.68

Current Zoning: A

Proposed Use of the Subdivision: Residential

Scott B. Pottorff, PE  
Name of Engineer/Surveyor

s.pottorff@mmsconsultants.net, 319-351-8282  
Contact Email and Phone

Steven C. Anderson  
Name of Attorney

Steve@iclaw.net, 319-351-8600  
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.

Daniel J. & Leslie S. Kehl  
Name of Owner

Name of Applicant (if different)

3184 Hwy 22, Riverside, IA 52327  
Applicant Street Address (including City, State, Zip)

910-470-2363  
Applicant Phone

dan.kehl@ecresorts.com  
Applicant Email

Applicant Signature

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

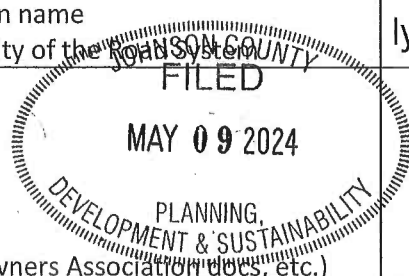
**Applications should be emailed to [planning@johnsoncountyiowa.gov](mailto:planning@johnsoncountyiowa.gov) and delivered to the Planning, Development and Sustainability Office (913 South Dubuque Street, Iowa City, IA 52240)**

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>560.00</u> )		(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	ly	
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	
<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	ly	
<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	ly	(1) ly
2. <u>SIGNED</u> and notarized Resolution Affirming the Stability of the Johnson County		
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.)		

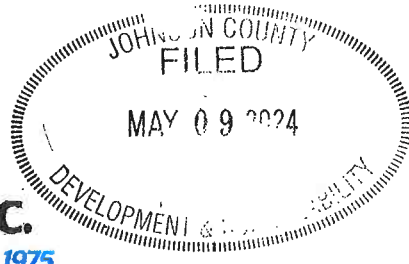


**Electronic Submission Requirements for CAD line work:**

- 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

May 9, 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 Greener Pastures Subdivision

Dear Josh:

We are submitting a rezoning application and preliminary plat for Greener Pastures Subdivision on behalf of Dan and Leslie Kehl for the property located at 2935 Buchmayer Bend NE. The subdivision would create a historic rezone lot around the existing house on the property, along with road right-of-way for Dragonfly Lane NE for access to the new lot from Buchmayer Bend NE. The new lot would be rezoned from A - Agricultural to R - Residential.

The existing house on the property will be rehabilitated with a possible addition to make the house livable again. In addition, the owner would like to build an accessory building with living space (shouse) on the lot. A new private well and onsite septic system will serve both buildings.

A new roadway, Dragonfly Lane NE, will be constructed to residential collector road standards to serve this lot with the potential to serve other adjacent properties within the residential growth areas in the future. The right-of-way for this road will be included in the subdivision and will replace the existing driveway access to the existing house. The house at 2939 Buchmayer Bend NE will also utilize the new roadway for access to Buchmayer Bend NE.

A sensitive areas report has been compiled and is attached to this application for review. A waiver of stormwater requirements was submitted and approved on May 8, 2024.

Respectfully submitted,

Scott Pottorff, P.E.

Environmental Specialists

Landscape Architects

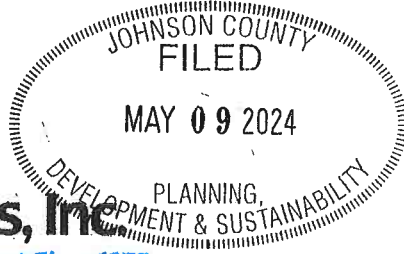
Land Planners

Land Surveyors

Civil Engineers



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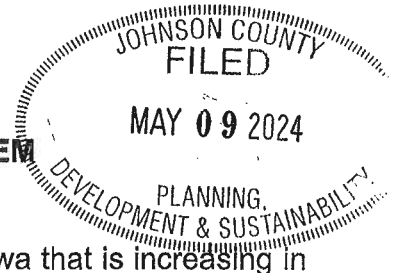
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Scott Pottorff, P.E.



**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

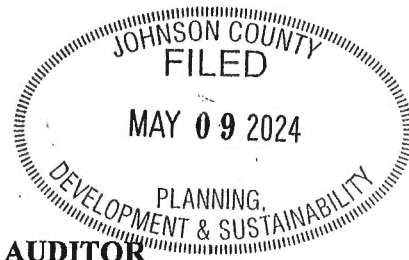
**3184 Hwy 22, Riverside, IA 52327, 910-470-2363**

\_\_\_\_\_  
Address and Phone Number

Subscribed and sworn to before me on this 9<sup>th</sup> day of May, 2024, 2024.

\_\_\_\_\_  
Notary Public, in & for the State of Iowa.





**CERTIFICATE OF COUNTY AUDITOR  
GREENER PASTURES SUBDIVISION  
JOHNSON COUNTY, IOWA**

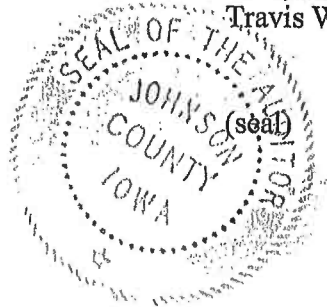
I, Travis Weipert, the Johnson County Auditor, hereby approve Greener Pastures, Subdivision, Johnson County, Iowa as a succinct and unique name for the subdivision containing the following described real estate located in Johnson County, Iowa

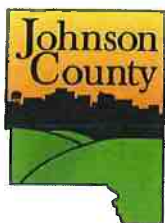
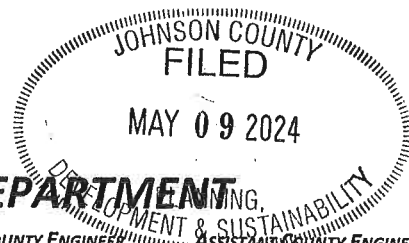
**LEGAL DESCRIPTION**

Beginning at the East Quarter Corner of Section 24, Township 80 North, Range 6 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence S88°49'58"W, along the South Line of the Southeast Quarter of the Northeast Quarter of said Section 24, a distance of 167.54 feet; Thence Southeasterly, 372.78 feet, along a 383.00 foot radius curve, concave Southwesterly, whose 358.24 foot chord bears S29°08'41"E, to a Point on the East Line of the Northeast Quarter of the Southeast Quarter of said Section 24; Thence S01°15'41"E, along said East Line, 306.54 feet; Thence Southeasterly, 88.05 feet, along a 217.00 foot radius curve, concave Northeasterly, whose 87.44 foot chord bears S11°31'52"E; Thence Southeasterly, 108.14 feet, along a 283.00 foot radius curve, concave Southwesterly, whose 107.48 foot chord bears S12°12'29"E; Thence S01°15'41"E, 384.11 feet, to a Point on the Centerline of Buchmayer Bend NE; Thence S75°58'00"W, along said Centerline, 67.67 feet, to the Southeast Corner of Auditor's Parcel 2024025, in accordance with the Plat thereof Recorded in Plat Book 67 at Page 283 of the Records of the Johnson County Recorder's Office; Thence N01°15'41"W, along the East Line of said Auditor's Parcel 2024025, a distance of 399.07 feet; Thence Northwesterly, 66.13 feet, along said East Line on a 217.00 foot radius curve, concave Southwesterly, whose 65.88 foot chord bears N09°59'32"W, to the Northern most corner thereof; Thence N01°15'41"W, 87.17 feet, to a Point on the South Line of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 24; Thence S88°45'14"W, along said South Line, 23.99 feet; Thence Northwesterly, 40.09 feet, along a 283.00 foot radius curve, concave Northeasterly, whose 40.06 foot chord bears N04°08'02"W; Thence N01°15'41"W, 305.81 feet; Thence Northwesterly, 497.42 feet, along a 317.00 foot radius curve, concave Southwesterly, whose 447.94 foot chord bears N46°12'51"W, to a Point on the South Line of Southeast Quarter of the Northeast Quarter of said Section 24; Thence S88°49'58"W, along said South Line, 345.80 feet; Thence N01°10'02"W, 66.00 feet; Thence N88°49'58"E, 345.80 feet; Thence Southeasterly, 20.01 feet, along a 383.00 foot radius curve, concave Southwesterly, whose 20.01 foot chord bears S89°40'14"E; Thence N01°12'13"W, 196.29 feet; Thence N88°47'47"E, 362.44 feet, to a Point on the East Line of the Southeast Quarter of the Northeast Quarter of said Section 24; Thence S01°12'13"E, along said East Line, 262.00 feet, to the Point of Beginning. Said Tract of Land contains 4.67 Acres, and is subject to easements and restrictions of record.

*Travis Weipert*  
*By Chris Edwards, Deputy*  
Travis Weipert, Johnson County Auditor

5/8/24  
Date





# SECONDARY ROADS DEPARTMENT

<b>JOHNSON COUNTY ENGINEER</b> Greg S. Parker, PE	<b>ASSISTANT COUNTY ENGINEER</b> Rob Winstead, PE & PLS	<b>ASSISTANT COUNTY ENGINEER</b> Ed Bartels, PE & PLS	<b>ASSISTANT COUNTY ENGINEER</b> Paul Wittau, PE
<b>ASSISTANT TO THE ENGINEER</b> Jesse Ward EI	<b>MAINTENANCE SUPERINTENDENT</b> Kevin Braddock	<b>ASSISTANT MAINTENANCE SUPERINTENDENT</b> Shannon Smith	<b>ROADSIDE VEGETATION MANAGER/ WEED COMMISSIONER</b> Chris Henze

4810 Melrose Avenue West, Iowa City, Iowa 52246      Phone: 319.356.6046      FAX: 319.339.6133      www.johnsoncountyiowa.gov

May 10, 2024

Daniel J and Leslie S Kehl  
3184 Highway 22  
Riverside, IA 52327

Your Permit To Perform Work Within County Right Of Way (2024-027) to replace an existing with a new roadway connection to Buchmayer Bend 15 feet East of the centerline of the existing driveway to 2939 Buchmeyer Bend has been approved.

The driveway will not require a culvert. When doing the work make sure to grade it so the water will flow east and west. The driveway can be no wider than 40 foot over the center of the ditch where a culvert would go if one was needed.

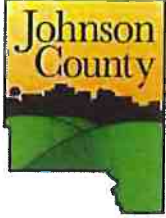
At this time you do not have a contractor listed to do the work. When you choose one make sure you let me know who it is and provide me with their proof of insurance.

When you are working within the county right of way you are required to use the correct traffic control. If you have any questions you can call 319-356-6046.

Shannon Smith

Assistant Maintenance Superintendent  
[ssmith@johnsoncountyiowa.gov](mailto:ssmith@johnsoncountyiowa.gov)  
Johnson County Secondary Roads Department  
4810 Melrose Avenue West  
Iowa City, Iowa 52246  
319.356.6046 319.339.6133 (fax)





**JOHNSON COUNTY  
FILED  
MAY 09 2024  
DEPARTMENT OF DEVELOPMENT & SUSTAINABILITY**

**SECONDARY ROAD DEPARTMENT  
4810 MELROSE AVENUE WES  
IOWA CITY, IOWA 52246  
TEL (319) 356-6046 FAX (319) 339-6133**

Permit #	2024-027
Fee	\$285.00
Cash/Check <input checked="" type="checkbox"/>	Credit Card accepted by contacting our office <input type="checkbox"/>

\*Permit Fee is Non-Refundable

**PERMIT TO PERFORM WORK WITHIN COUNTY RIGHT OF WAY**

NO PERMIT WILL BE REVIEWED UNTIL CERTIFICATE OF INSURANCE AND PAYMENT HAS BEEN RECEIVED

PLEASE PRINT

APPLICANT NAME: Daniel J and Leslie S Kehl  
 MAILING ADDRESS: 3184 Highway 22  
 CITY, STATE, ZIP: Riverside, IA 52327  
 PHONE NUMBER(S): 910-470-2363

ADDRESS/LOCATION OF PROPOSED WORK: 2935 Buchmayer Bend

SECTION 24/19 TOWNSHIP 80N RANGE 6W 1/4 SECTION \_\_\_\_\_  
 SUBDIVISION NAME: Greener Pastures Subdivision LOT #: \_\_\_\_\_  
 ZONING APPLICATION #: \_\_\_\_\_

DETAILED DESCRIPTION OF PROPOSED WORK (driveway entrance, field entrance, pave driveway, clean ditch, cut brush, 50-50 rock sharing, etc.) Replace existing shared driveway with a new roadway connection to Buchmayer Bend. Centerline of new road will be approximately 15 feet east of center of existing driveway. Access to 2939 Buchmayer Bend will be to new road

DATE THE SITE WILL BE MARKED WITH A FLAG: 5/10/24

PERSON/CONTRACTOR DOING PROPOSED WORK: \_\_\_\_\_

I, (Print Full Name) Dan Kehl, do solemnly swear that I have read the entire permit application and have fully completed all statements and provided all data called for herein truthfully and correctly and I agree to abide by all General Provisions and Special Provisions set forth herein.

*Dan Kehl* 5/9/2024  
 SIGNATURE OF APPLICANT DATE

FOR COUNTY USE

PRELIMINARY INSPECTION BY: SS DATE: 5/10/24

FINAL INSPECTION BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**THE CULVERT DIAMETER REQUIRED AT THIS LOCATION IS NA INCHES.**

THE FOLLOWING SIGNATURE IS YOUR AUTHORITY TO PROCEED WITH THE WORK AS STATED ABOVE AND WITH REGARD TO THE SPECIAL PROVISIONS.

APPROVED BY: *[Signature]* 5/10/24  
 COUNTY ENGINEER DATE

\*APPLICATION IS VALID FOR ONE (1) CALENDAR YEAR FROM APPROVAL DATE





## GENERAL PROVISIONS

1. At the time of the application for permit is submitted, the applicant must have on file with Johnson County the **CERTIFICATE OF INSURANCE** from whoever is doing the proposed work.

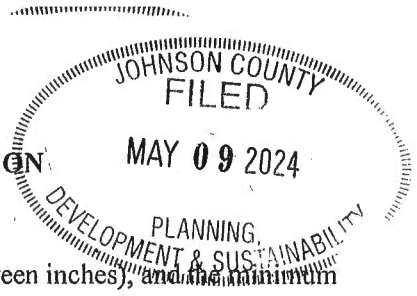
Please note: On the Certificate of Insurance, contractors are required to note the following:

**“Johnson County is an additional insured as the County’s interests may appear.”**

The County may, if deemed unnecessary by the nature of the proposed work, waive the requirement of the County being listed as additional insured.

2. Johnson County, its officers and employees assume no responsibility for property of permit holder by issuance of this permit.
3. The permit holder shall comply with the terms and conditions of the permit and any attached sheets. The permit holder shall take all reasonable precautions to protect and safeguard live and property of the traveling public and adjacent property owners, and shall indemnify and hold harmless Johnson County, its officers and employees for any damages that may be sustained on account of such construction.
4. The permit holder shall be responsible for any damages to the secondary road system of the County. The permit holder shall hold Johnson County, its officers and employees harmless for any damages that may result to the secondary road system of the County, and shall reimburse Johnson County for any expenditure the County may have to make on account of such construction.
5. The permit shall be void in case the construction work performed deviates from the work indicated on the permit. Any construction work that is done that deviates from the permit may be revoked by the County and the costs billed to the permit holder pursuant to Chapter 319, Code of Iowa, as amended by Chapter 1182 of the Laws of the 65<sup>th</sup> General Assembly. The forgoing shall not limit or restrict any other remedies available to the County.
6. The permit holder must erect and maintain all barricades, warning devices, and signs as required by the Iowa Manual on Uniform Traffic Control Devices.
7. The permit holder must take steps necessary to avoid and reduce inconveniences to traffic whenever possible.
8. The permit holder must notify Secondary Road Department in writing of the fact of the occurrence of any possible reportable accident that occurs while the work is being done.
9. The permit holder is responsible for notifying Secondary Road department within 15 days of completion. The work must be inspected for compliance.
10. No filling will be permitted in the right of way other than that necessary to construct the proposed work.

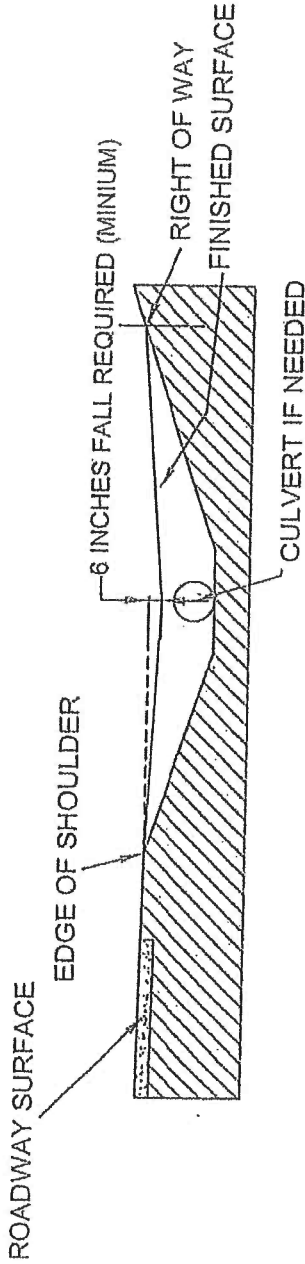
**DRIVEWAY AND FIELD ENTRANCE INFORMATION**



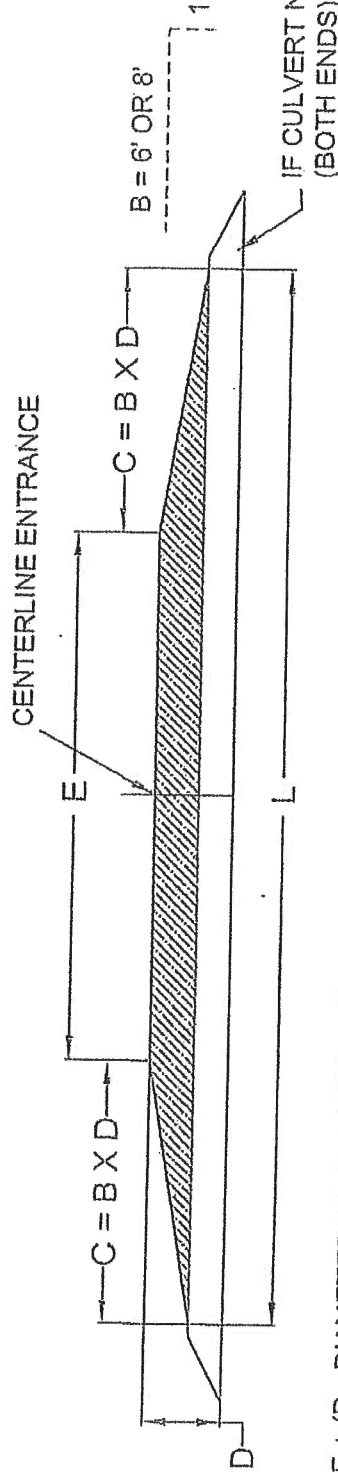
1. If the entrance requires a culvert, the minimum diameter size allowed is 15" (fifteen inches), and the minimum length allowed is 30' (thirty feet). The diameter of your culvert will be determined by the Secondary Road Department and will be noted on the permit after the site is inspected.
2. The entrance, including drainage structure, grading and surfacing shall be constructed at the applicant's expense, and shall thereafter be kept in repair and maintained by the applicant at his/her own expense. Nothing in the stipulation, however, shall preclude Johnson County from entering upon said entrance on highway right of way and performing necessary maintenance for the protection of the highway.
3. The finished surface elevation of the driveway over the pipe, or place where the pipe would normally be shall be 6" (six inches) lower than the shoulder elevation of the road. This requirement prevents surface water drainage onto the road.
4. As of January 1, 1997, new entrances of paved roads that require a culvert and have 400 to 999 vehicles per day are required to have 6 feet of horizontal to 1 foot vertical slope. Roads with 1,000+ vehicles per day require an 8:1 slope. Entrances that do not require a culvert with 400+ vehicles per day require an 8:1 slope.
5. Only new zinc coated corrugated metal pipe culverts or new ads plastic culverts are permitted. Johnson County will at no time accept maintenance responsibilities for plastic pipes. Headwalls of any type are not allowed. Culvert extensions must be metal to metal, plastic to plastic, or concrete to concrete (no mix-matching).



**ENTRANCE CROSS SECTION**



**(IF SIDE SLOPES REQUIRED THEY SHALL BE 6:1 OR 8:1)**



L = E + (D - DIAMETER OF CULVERT) X B X 2

C = LENGTH OF SIDE SLOPE (FROM EDGE OF ENTRANCE TO TOE OF DITCH)

D = DEPTH OF DITCH

E = WIDTH OF DRIVE (20' SINGLE, 40' DOUBLE)

L = LENGTH OF CULVERT

B = 6:1 OR 8:1

**EXAMPLE ONLY**

E = ENTRANCE WIDTH = 20 FT.

D = DEPTH OF DITCH = 5 FT.

B = SIDE SLOPE = 8 TO 1

CULVERT SIZE = 15 INCHES (1.25 FT.)  
5 FT. - 1.25 FT. = 3.75 FT.

3.75 X 8 = 30 FT. X 2 = 60 FT. FOR SIDE SLOPES  
60 FT. + 20 FT (SINGLE) = 80 FT. TOTAL LENGTH



**THIS PAGE FOR COUNTY USE ONLY**

**SPECIAL PROVISIONS**

**LOCATION:** Center line of new road will be 15  
East of driveway to 2939 Bachmayer Bend

**SIGHT DISTANCE:** West - 750'  
East - 1000' +

**DRAINAGE AREA:** 0

**SPEED LIMIT:** 55 MPH

**DAILY TRAFFIC COUNT:** 25 Cars Per day

**SIDE SLOPE:** 3:1

**CULVERT SIZE:** Dry fill

**INSURANCE COMPANY:** \_\_\_\_\_

**POLICY NUMBER:** \_\_\_\_\_

**ADDITIONAL INSURED?** \_\_\_\_\_

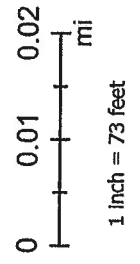
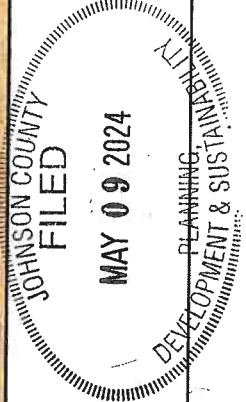
**EXPIRATION DATE:** \_\_\_\_\_





Johnson County

The information presented herein is intended to be an accurate representation of existing records. Johnson County assumes no liability for errors or omissions. Users relying on this information do so at their own risk.



Johnson County GIS  
Web Printing  
My Map



Printed: 5/9/2024





Receipt number: R24-02139

**Johnson County Secondary Roads**

**Payor: MMS Consultants for Dan & Leslie Kehl ROW**

Item	Revenue Accounts	Amount
Cash Accounts		
49 ROAD USE TAX		\$285.00
05-00-0000000-00006 \$285.00	05-49-7000000-20002 \$285.00	
Project:	Project:	
Grant:	Grant:	
Comments: MMS Consultants for Daniel & Leslie Kehl ROW permit 2024-027, check 71871		
	Check 71871	\$285.00
	Total tendered	\$285.00
	Total paid	\$285.00
	Change	\$0.00

**Transaction Date:** May 9, 2024    **Batch:** CCR-24-05-09-009    **Cashier:** anugent

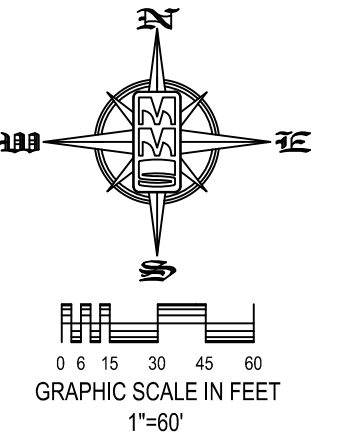


# PRELIMINARY PLAT GREENER PASTURES SUBDIVISION JOHNSON COUNTY, IOWA

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

OWNER/SUBDIVIDER:  
DANIEL J KEHL & LESLIE S KEHL  
3184 HIGHWAY 22  
RIVERSIDE, IOWA 52327

SUBDIVIDER'S ATTORNEY:  
STEVEN C. ANDERSON  
ANDERSON HOUGHTON LAW, P.L.C.  
568 HIGHWAY 1 W  
IOWA CITY, IOWA 52246

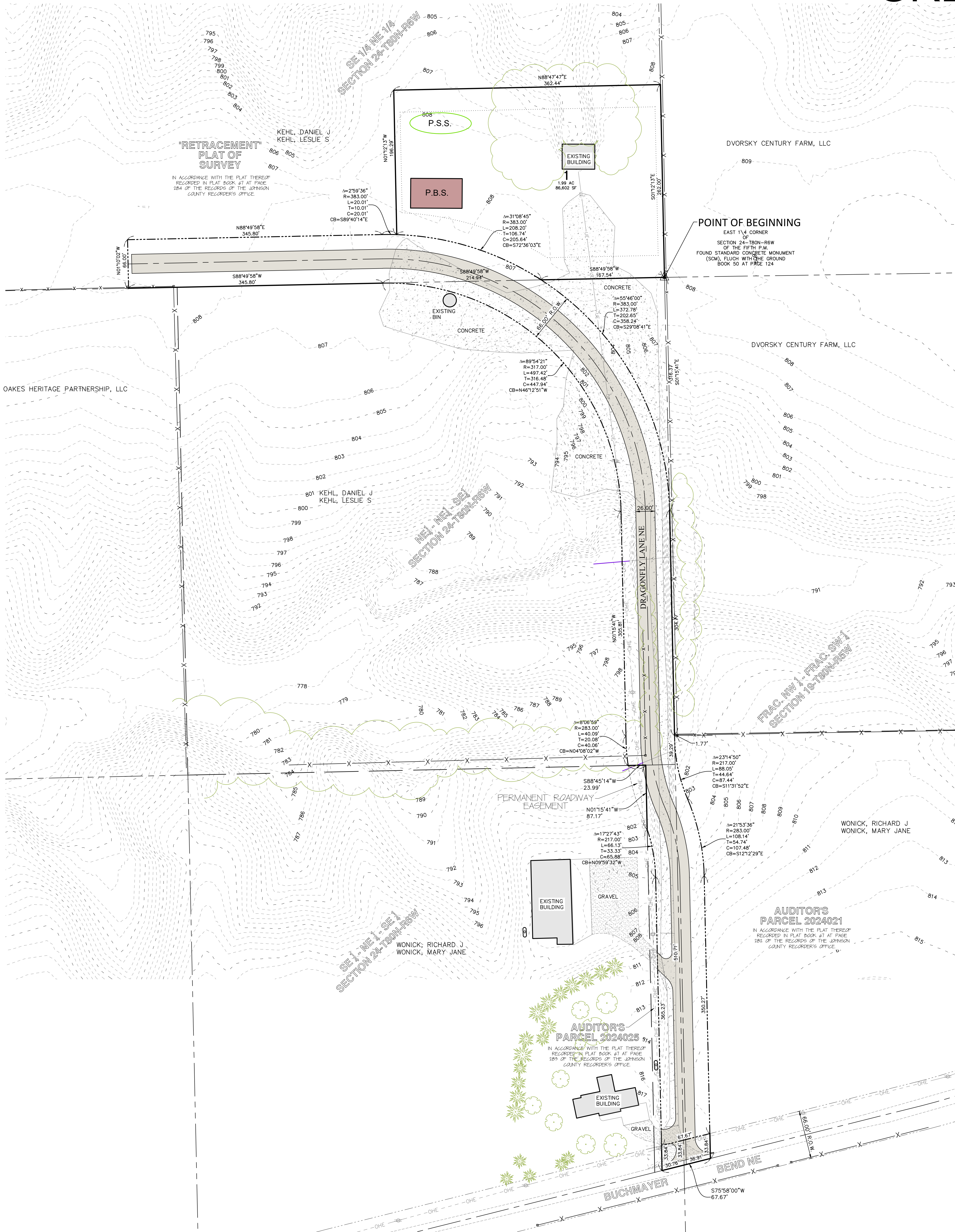


CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
(319) 351-6282  
www.mmsconsultants.net

Date Revision

PRELIMINARY PLAT



- NOTES:
- LOT 1 IS ZONED R (RESIDENTIAL).
  - LOT 1 SHALL HAVE A PRIVATE WELL.
  - LOT 1 SHALL HAVE AN INDIVIDUAL SEPTIC SYSTEM.
  - A WELL AND SEPTIC MAINTENANCE AGREEMENT WILL BE PROVIDED DURING THE FINAL PLAT PROCESS.
  - EXISTING DRIVE LANE SHALL BE REMOVED DURING CONSTRUCTION.
  - PLEASE SEE THE SENSITIVE AREAS EXHIBIT ON FILE WITH THIS PRELIMINARY PLAT.



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
165	Strongheart silt loam, 0 to 2 percent slopes	5	1.5	20.5%
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	0	3.9	53.5%
M163C2	Fayette silt loam, till plain, 0 to 5 percent slopes, eroded	0	0.9	11.9%
M163E3	Fayette silty clay loam, till plain, 14 to 18 percent slopes, severely eroded	0	1.0	14.0%
<b>Totals for Area of Interest</b>				<b>7.3 100.0%</b>

**STANDARD LEGEND AND NOTES**

- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER

**EXISTING**

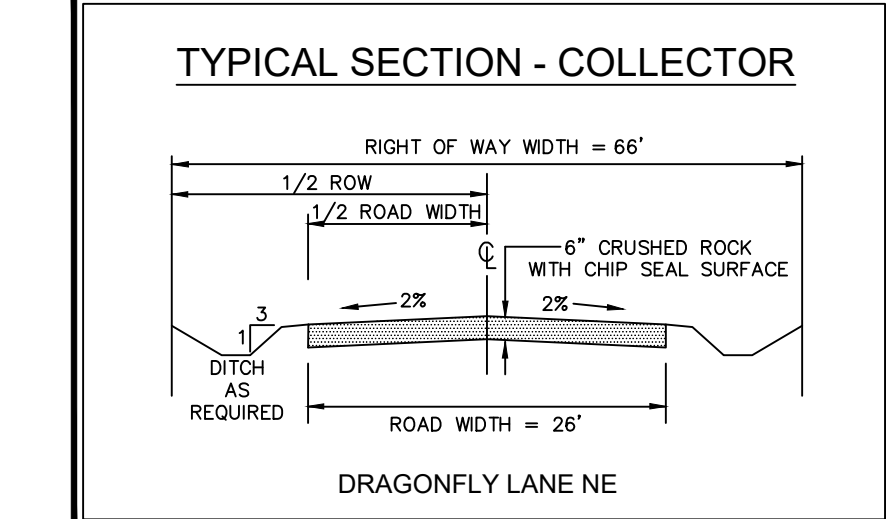
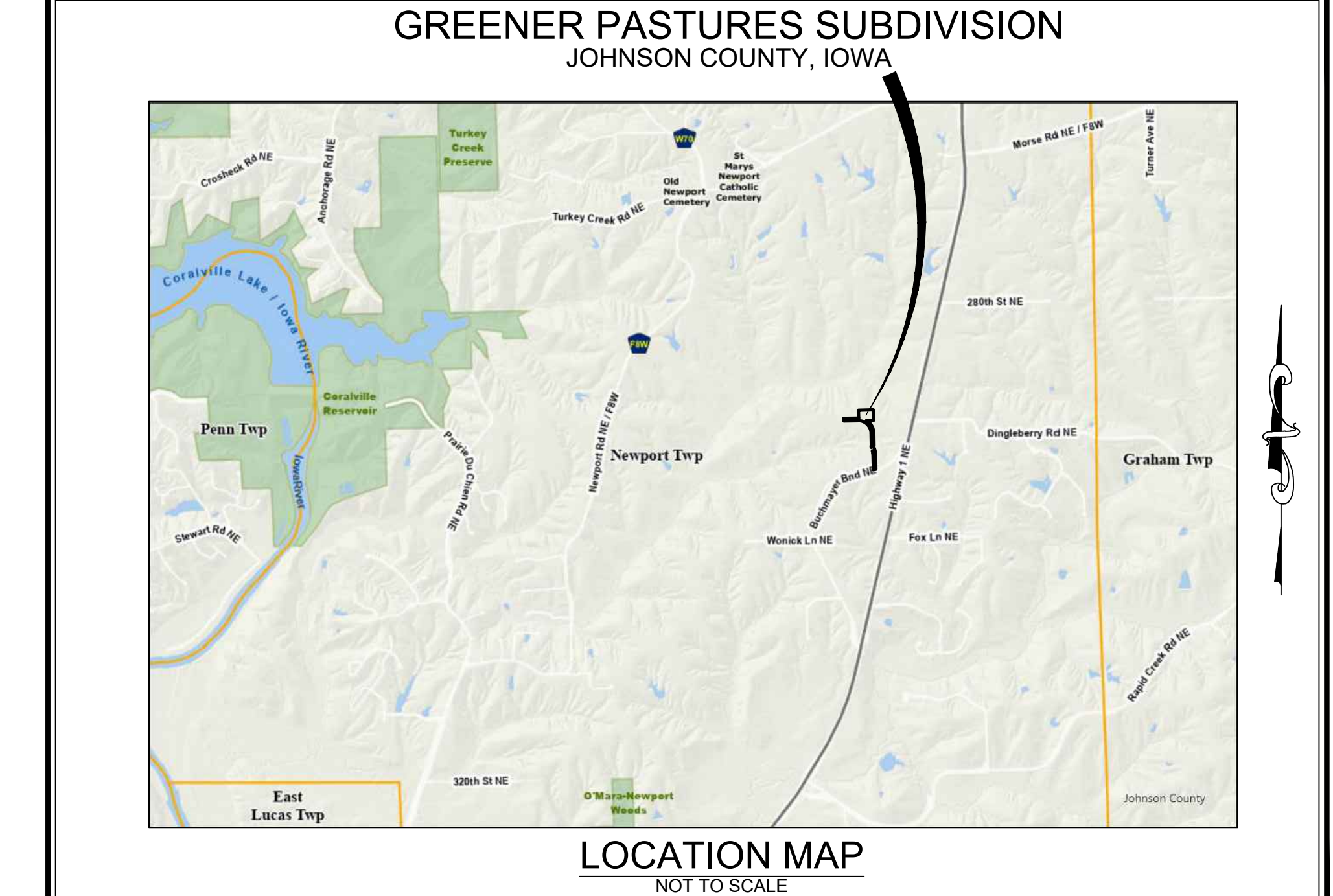
- POWER POLE W/DRIP
- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- CITY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- EXISTING EDGE OF GRAVEL
- FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES (2' INTERVAL)
- PROPOSED GROUND
- 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

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.



**LEGAL DESCRIPTION:**

Beginning at the East Quarter Corner of Section 24, Township 80 North, Range 6 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence S88°49'58"W, along the South Line of the Southeast Quarter of the Northeast Quarter of said Section 24, a distance of 167.54 feet; Thence Southeasterly, 372.78 feet, along a 383.00 foot radius curve, concave Southwesterly, whose 358.24 foot chord bears S29°08'41"E, to a Point on the East Line of the Northeast Quarter of the Southeast Quarter of said Section 24; Thence S01°15'41"E, along said East Line, 306.54 feet; Thence Southeasterly, 88.05 feet, along a 217.00 foot radius curve, concave Northeastery, whose 87.44 foot chord bears S11°31'52"E; Thence Southeasterly, 108.14 feet, along a 283.00 foot radius curve, concave Southwesterly, whose 107.48 foot chord bears S12°12'29"E; Thence S01°15'41"E, 384.11 feet, to a Point on the Centerline of Buchmeyer Bend NE; Thence S75°58'00"W, along said Centerline, 67.67 feet; Thence N01°15'41"W, 399.07 feet; Thence Northwesterly, 65.13 feet, along a 217.00 foot radius curve, concave Southwesterly, whose 65.88 foot chord bears N09°59'32"W; Thence N01°15'41"W, 87.17 feet, to a Point on the South Line of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 24; Thence S88°49'58"W, along said South Line, 23.99 feet; Thence Northwesterly, 40.09 feet, along a 283.00 foot radius curve, concave Northeastery, whose 40.08 foot chord bears N04°00'02"W; Thence N01°15'41"W, 305.81 feet; Thence Northwesterly, 497.42 feet, along a 317.00 foot radius curve, concave Southwesterly, whose 447.94 foot chord bears N46°12'51"W, to a Point on the South Line of Southeast Quarter of the Northeast Quarter of said Section 24; Thence S88°49'58"W, along said South Line, 345.80 feet; Thence N01°15'41"W, 66.00 feet; Thence N88°49'58"E, 345.80 feet; Thence Southeasterly, 20.01 feet, along a 383.00 foot radius curve, concave Southwesterly, whose 20.01 foot chord bears S89°40'14"E; Thence N01°12'13"W, 196.29 feet; Thence N88°47'47"E, 362.44 feet, to a Point on the East Line of the Southeast Quarter of the Northeast Quarter of said Section 24; Thence S01°12'13"E, along said East Line, 262.00 feet, to the Point of Beginning. Said Tract of Land contains 4.67 Acres, and is subject to easements and restrictions of record.

**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.

SCOTT B. POTTORFF  
P.E. Iowa Lic. No. 16932  
Professional Engineer  
Iowa License No. 16932  
December 31, 20\_\_\_\_

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 License No. 17916  
Professional Land Surveyor  
Iowa License No. 17916  
December 31, 20\_\_\_\_

**MMS CONSULTANTS, INC.**  
Date: 05-09-24  
Designed by: SBP Field Book No.: BK 1377, PG 62  
Drawn by: TAV Scale: 1"=60'  
Checked by: JDM Sheet No.: 1  
Project No.: 11880-001 of 1