

Office Use Only	6/25/24	\$500 ⁰⁰	PZC-24-28543
	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):

Parcel Number(s): 0304326002, 0304301002, 0304351004, 0304376002, 0304351003, 0304352001

Proposed Subdivision Name: Swisher 60 Subdivision

The subdivision contains 57.14 total acres divided into 4 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: 3

Total buildable acres: 17.26 Total non-buildable acres: 39.88

Current Zoning: ML & CH

Proposed Use of the Subdivision: Commercial and Industrial

Richard Nowotny / Lacey Stutzman

L.Stutzman@mmsconsultants.net 319-351-8282

Name of Engineer/Surveyor

Contact Email and Phone

Leslie Moore

Leslie@mooreegertonlaw.com 319-351-5610

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.

2612 REC, LLC c/o Todd Philipp

Name of Owner

Name of Applicant (if different)

941 66th Ave SW, Cedar Rapids, IA 52404

Applicant Street Address (including City, State, Zip)

319-533-5009

Applicant Phone

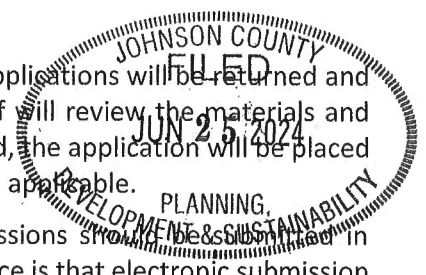
toddphilipp@autotruckcenter.net

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.

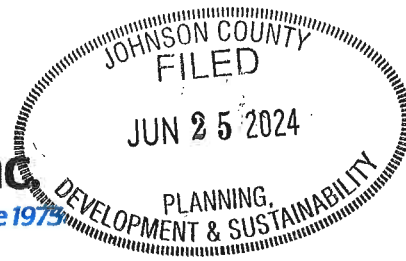
Items Required	Electronic Copy (PDF unless otherwise noted)	Hard Copies (number specified)
Application Fee (varies based on application. Fee: \$ 150.00)		(1) LSS
This application form with all information completed	LSS	(3)ss
Brief cover letter explaining the application and describing lots, road(s), 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	N/A	
For subdivisions that propose to create a new access or upgrade an existing access to a <u>public county road</u> : copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads	N/A	
For <u>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	
For <u>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) N/A
2. <u>SIGNED</u> and notarized Resolution Affirming the Stability of the Road System	LSS	
3. draft Owner's Certificate	LSS	
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 1973



1917 S. Gilbert Street
Iowa City, Iowa 52240
319.351.8282

mmsconsultants.net
mms@mmsconsultants.net

June 25th, 2024

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

RE: Swisher 60 Subdivision

Dear Josh:

On behalf of 2612 REC, LLC c/o Todd Philipp, who owns parcels 0304326002, 0304301002, 0304351004, 0304376002, 0304351003, and 0304352001 we are filing the Final Plat to subdivide his property. The intent is to subdivide the property into 1 buildable lot and 3 outlots, in accordance with the approved Preliminary Plat of the same name.

An access easement is shown across Outlot "A" for a future drive way onto Highway 965 NW, the City of Cedar Rapids has reviewed and approved the new access on Highway 965 NW with the Preliminary Plat and the Site Plan for Lot 1. Stormwater management practices for Lot 1 are being addressed with the Site Plan. The lot will be served by a well and a new septic system designed with the site plan.

Please feel free to reach out with any questions or concerns.

Respectfully submitted,

Lacey Stutzman

11801-001L2.docx

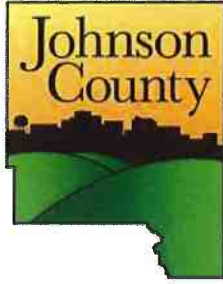
Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers



JOHNSON COUNTY
FILED
JUN 25 2024
PLANNING,
DEVELOPMENT AND SUSTAINABILITY

PLANNING DEVELOPMENT AND SUSTAINABILITY

JOE BUSARD
DIRECTOR, LEED-AP, CFM
DIRECTOR

NATHAN MUELLER, AICP, CFM
ASSISTANT DIRECTOR

PLANNING DIVISION

WAIVER RESPONSE

Date: February 8, 2024
To: MMS Consultants; Attn. Lacey Stutzman
From: Kasey Hutchinson, Environmental Regulations Coordinator
Re: Waiver Request for 120th Street NW and Highway 965 NW (PPN 0304326002, 0304301002, 0304351004, 0304376002, 0304351003, 0304352001)

Recently, your firm submitted a request to waive the Stormwater Management requirements for a subdivision located at 120th Street NW and Highway 965 NW (PPN 0304326002, 0304301002, 0304351004, 0304376002, 0304351003, 0304352001). After review, the PDS Administrative Officer has issued the following decision on the request:

Request to waive Stormwater Management: With Site Plan

- Full stormwater management planning will be required with future site plan.

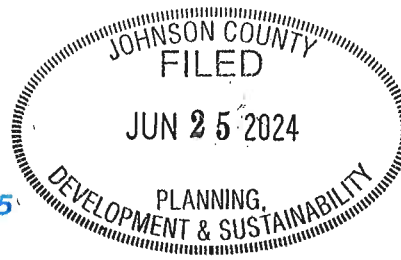
Please contact me at khutchinson@johnsoncountyiowa.gov if you have any questions.

Respectfully,

Kasey Hutchinson
Environmental Regulations Coordinator



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

LETTER OF TRANSMITTAL

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

Date: 6/25/2024	Project #: 11801-001
From: MMS Consultants, Inc.	
RE: Swisher 60 Subdivision - Final Plat	

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

COPIES	DATE	PROJECT NO.	DESCRIPTION
3			Application for Subdivision Plat Approval
1			MMS Check #71979 for filing fee in the amount of \$150.00
2			Letter of Intent
2			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: Please note the signed road resolution and certificate of County Auditor were delivered with the initial preliminary and final plat application.

Lacey Stutzman
 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