

Office Use Only	7/11/24	\$580 ⁰⁰	P2C-24-28548
	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):

3590 Hwy 1 SW, Iowa City

Parcel Number(s): 1019476002 & 1019476001

Proposed Subdivision Name: George and Mary Black Hills Addition

The subdivision contains 3.98 total acres divided into 2 total lots as follows:

Buildable Lots: 2 Non-buildable outlots: 0

Total buildable acres: 3.36 Total non-buildable acres: .62

Current Zoning: R Proposed Use of the Subdivision: Residential

Jon D. Marner
Name of Engineer/Surveyor

j.marner@mmsconsultants.net, 319-351-8282
Contact Email and Phone

Patrick J. Ford
Name of Attorney

ford@lefflaw.com, 319-338-7551
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.

Phyllis E Black
Name of Owner

Name of Applicant (if different)

3590 Hwy 1 SW, Iowa City, IA 52240
Applicant Street Address (including City, State, Zip)

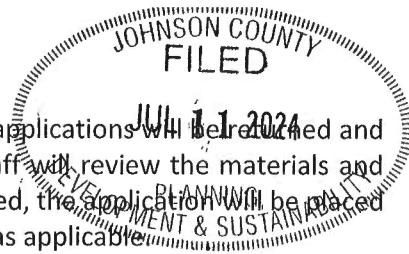
319-333-4119
Applicant Phone

persblack@gmail.com
Applicant Email

Phyllis E. Black
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.

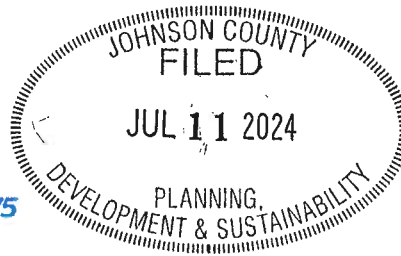
Items Required	Electronic Copy (PDF unless otherwise noted)	Hard Copies (number specified)
Application Fee (varies based on application. Fee: \$ <u>\$580.00</u>)		(1) ly
This application form with all information completed	ly	(3) ly
Brief cover letter explaining the application and describing lots, road(s), 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		
<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 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

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

July 11, 2024

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

RE: Letter of Intent for George and Mary Black Hills Addition

Mr. Busard:

On behalf of Phyllis Black, we are submitting a two lot subdivision via application for a combined Preliminary and Final plat for the property located at 3590 Hwy 1 SW, Iowa City in Johnson County, IA.

The property is owned by Phyllis Black and is currently zoned R – Residential. Lot 2 will encompass an existing home, septic system and well which will continue to be utilized. Lot 1 contains an existing machine shed and will utilize the existing driveway via a shared 40' wide access easement across the two lots.

A shared well agreement for use of the existing well located on Lot 2 will be established between Lot 1 and Lot 2. Only one additional buildable lot is being created with this proposed subdivision, so we request that storm water management regulations be waived at this time.

Respectfully submitted,

Jon D. Marner

PRELIMINARY AND FINAL PLAT GEORGE AND MARY BLACK HILLS ADDITION JOHNSON COUNTY, IOWA

LOCATION: A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, ALL OF TOWNSHIP 79 NORTH, RANGE 6 WEST, OF THE FIFTH PRINCIPAL MERIDIAN.	SUBDIVIDER: PHYLLIS E BLACK 3590 HIGHWAY 1 SW IOWA CITY, IOWA 52240
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	PROPRIETOR: PHYLLIS E BLACK 3590 HIGHWAY 1 SW IOWA CITY, IOWA 52240
DATE OF SURVEY: 05-16-2024	SUBDIVIDER'S ATTORNEY: PATRICK J. FORD LEFF LAW FIRM, L.L.P. 222 SOUTH LINN STREET IOWA CITY, IOWA 52240-1601

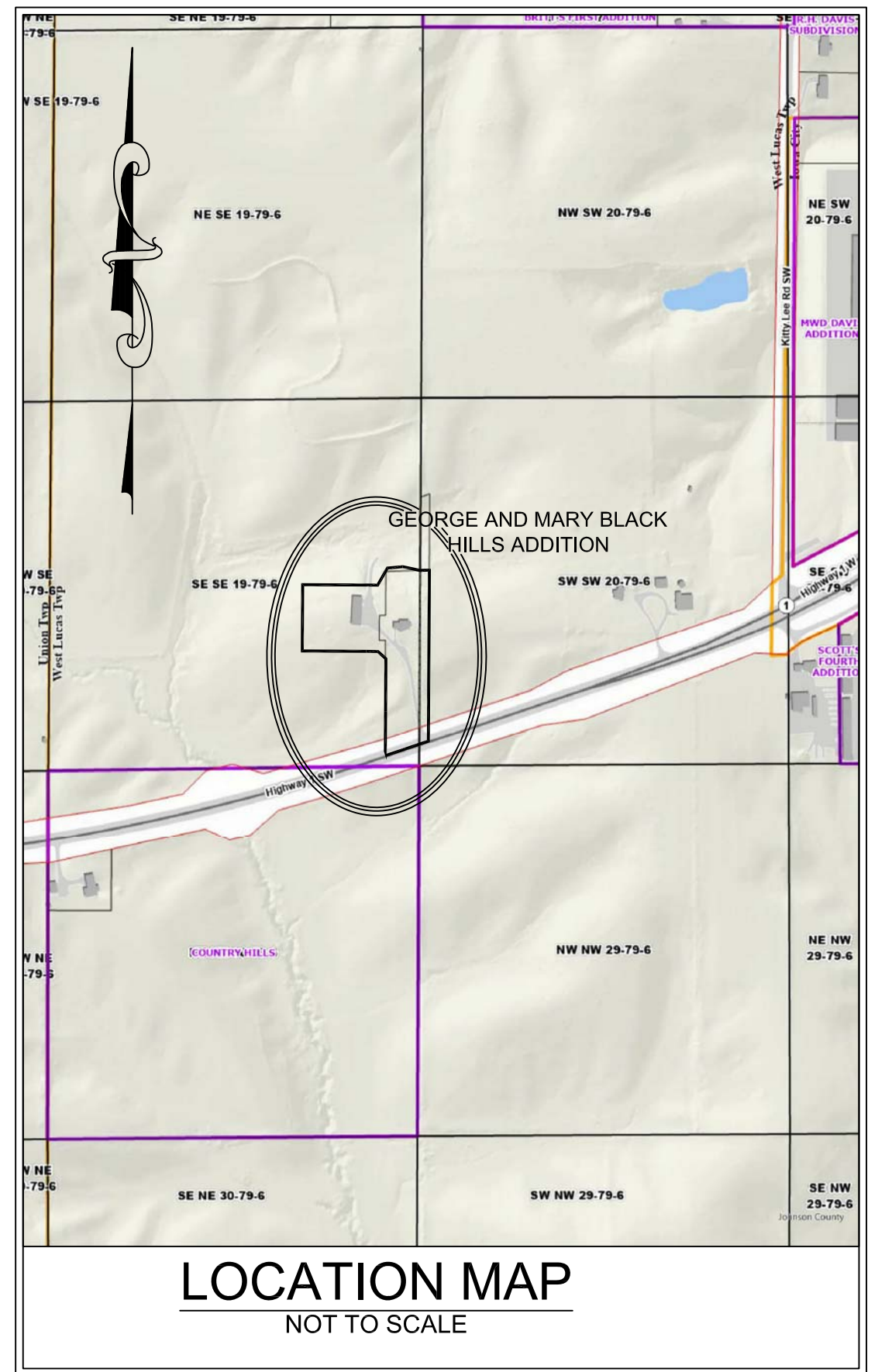
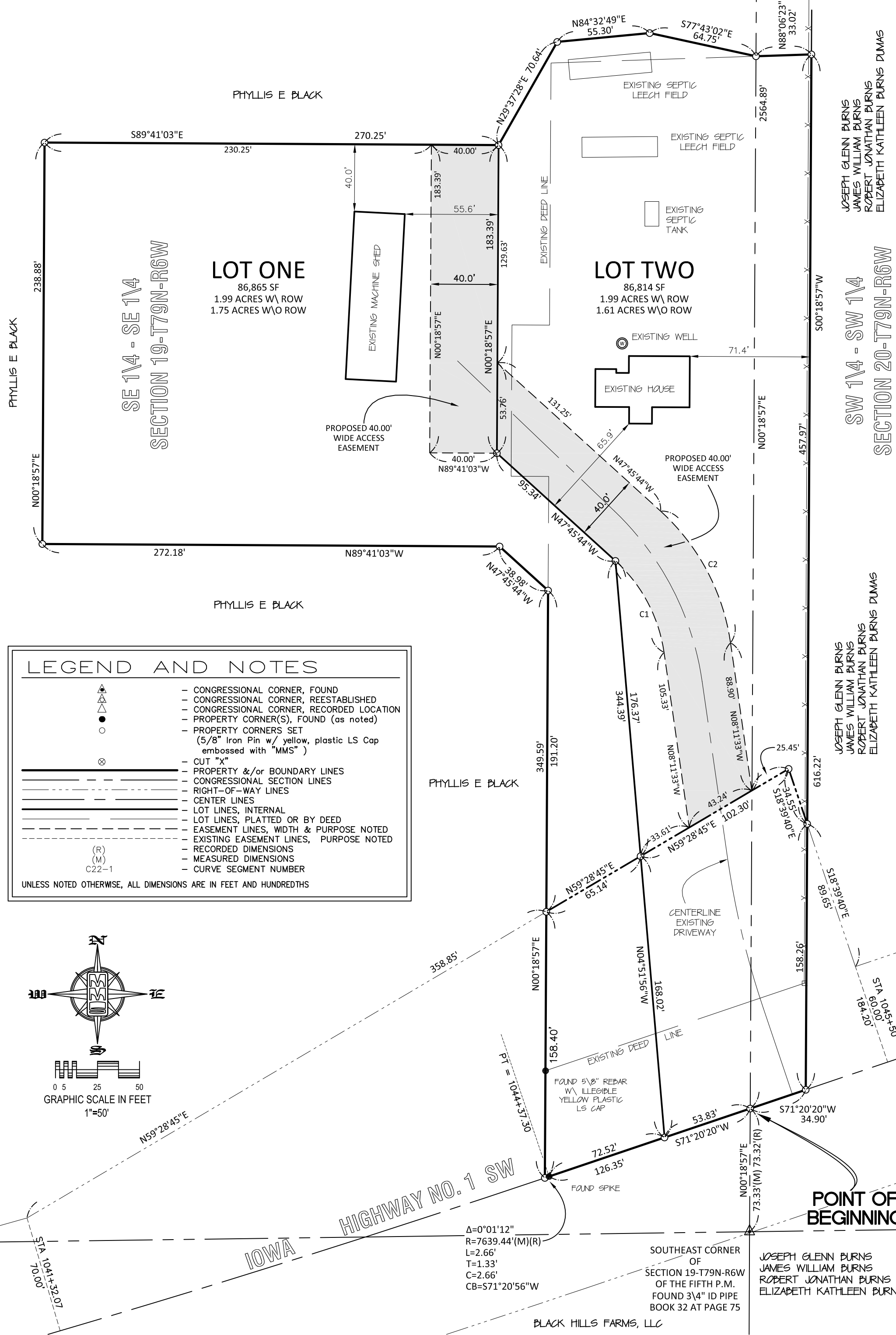
FOR COUNTY RECORDER'S USE

AREA SUMMARY TABLE		
1/4 - 1/4	AREA	AREA IN ROW
SE-SE SEC 19	3.51 ACRES	0.48 ACRE
SW SW SEC 20	0.47 ACRE	0.14 ACRE
TOTAL	3.98 ACRES	0.62 ACRE

NOTE:

- 1) ALL BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATES (SOUTH ZONE), LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN), THE DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES AND NOT GRID DISTANCES.
- 2) SEE THE SENSITIVE AREAS REPORT WHICH IS RECORDED WITH THE PLAT DOCUMENTS FOR THIS PRELIMINARY AND FINAL PLAT OF GEORGE AND MARY BLACK HILLS ADDITION, JOHNSON COUNTY, IOWA, IN THE RECORDS OF THE JOHNSON COUNTY RECORDERS' OFFICE.
- 3) LOTS ONE AND TWO SHALL HAVE A SHARED COMMON WELL AGREEMENT.

CURVE SEGMENT TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	39°34'11"	91.01'	62.85'	32.74'	61.61' N27°58'38"W
C2	39°34'11"	131.01'	90.48'	47.13'	88.69' N27°58'38"W

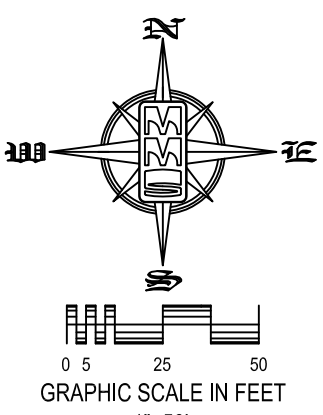


DESCRIPTION - GEORGE AND MARY BLACK HILLS ADDITION

Commencing at the Southeast Corner of Section 19, Township 79 North, Range 6 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence N00°18'57"E, along the East Line of the Southeast Quarter of said Section 19, a distance of 73.33 feet, to its intersection with the Centerline of Iowa Highway No. 1 SW, and the POINT OF BEGINNING; Thence S71°20'20"W, along said Centerline, 126.35 feet; Thence Southwesterly, 2.66 feet, along said Centerline on a 7639.44 foot radius curve, concave Northwesterly, whose 2.66 foot chord bears S71°20'56"W; Thence N00°18'57"E, 349.59 feet; Thence N47°45'44"W, 38.98 feet; Thence N89°41'03"W, 272.18 feet; Thence N00°18'57"E, 238.88 feet; Thence S89°41'03"E, 270.25 feet; Thence N29°37'28"E, 70.64 feet; Thence N84°32'49"E, 55.30 feet; Thence S77°43'02"E, 64.75 feet; Thence N88°06'23"E, 33.02 feet; Thence S00°18'57"W, along a line parallel with and 33.00 feet normally distant Easterly from the East Line of the Southeast Quarter of said Section 19, a distance of 616.22 feet, to a Point on the Centerline of said Iowa Highway No. 1 SW; Thence S71°20'20"W, along said Centerline 34.90 feet, to the POINT OF BEGINNING. Said George and Mary Black Hills Addition contains 3.98 Acres, and is subject to easements and restrictions of record.

LEGEND AND NOTES	
	- CONGRESSIONAL CORNER, FOUND
	- CONGRESSIONAL CORNER, REESTABLISHED
	- CONGRESSIONAL CORNER, RECORDED LOCATION
	- PROPERTY CORNER(S), FOUND (as noted)
	- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
	- CUT "X"
	- 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

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS



DRAFT

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
L.S. Iowa Lic. No. 17916
My license renewal date is December 31, 20__.

Pages/sheets covered by this seal: _____

SEAL

Signed before me this _____ day of _____, 20__.

Notary Public, in and for the State of Iowa.

PLAT APPROVED BY:
JOHNSON COUNTY BOARD OF SUPERVISORS:

CHAIRPERSON _____ DATE _____

JOHNSON COUNTY
IOWA
MMS CONSULTANTS, INC.

Date: 05-16-2024

Designed by: JDM
Field Book No: 1391

Drawn by: RLW
Scale: 1"=50'

Checked by: RRN
Sheet No: 1

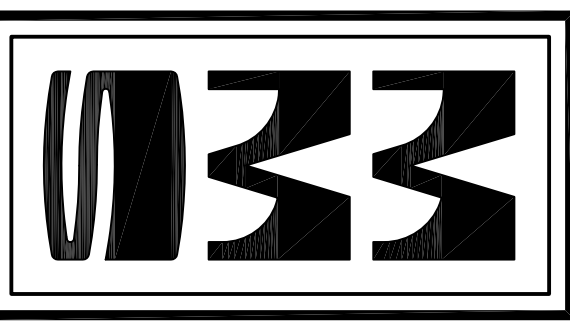
Project No: IOWA CITY
0194-008

GEORGE AND MARY
BLACK HILLS ADDITION
PRELIMINARY
AND FINAL PLAT

Date: 07-02-2024
Revision: PER RRN REVIEW - RLW

LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
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www.mmsconsultants.net



TOTAL AREA 3.98 AC