

Office Use Only	10/10/24	\$	P262428623
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA

APPLICATION FOR: SUBDIVISION PLAT APPROVAL

Application is hereby made for approval of a (circle): **PRELIMINARY / FINAL / COMBINED** subdivision plat on property located at (street address if available or layman's description):

Anderson Avenue NW, Cedar Rapids, Iowa 52404 or Lot 3 in JOCO 50 Subdivision

Parcel Number(s): 0304327001

Proposed Subdivision Name: JOCO 380 Business Park Addition

The subdivision contains 19.40 acres total acres divided into 3 total lots as follows:

Buildable Lots: 3

Non-buildable outlots: 0

Total buildable acres: 19.40 acres

Total non-buildable acres: 0

Current Zoning: ML- LIGHT INDUSTRIAL Proposed Use of the Subdivision: LIGHT INDUSTRIAL

Chad Macke- Willett Hofmann and Associates

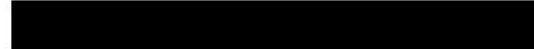
Name of Engineer/Surveyor



Contact Email and Phone

Alecia Cederdahl

Name of Attorney



Contact Email and Phone

PLEASE PRINT OR TYPE

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.

MAK BOONE, LLC

Name of Owner

Mark Kruse

Name of Applicant (if different)

7825 NE Morgan Drive, Bondurant, Iowa 50035

Applicant Street Address (including City, State, Zip)



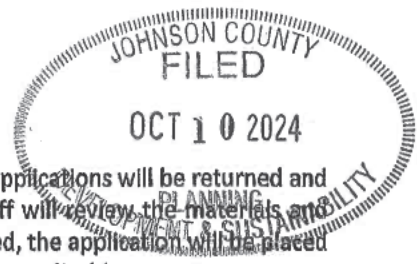
Applicant Phone



Applicant Email

Applicant Signature

See back page for Application Submittal Requirements and Checklist



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: \$220 ^{\$240})		(1) COM
This application form with all information completed	COM	(3) COM
Brief cover letter explaining the application and describing lots, road(s), provision of water, septic, etc.	COM	(2) COM
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)	COM	(2) COM
CAD line work of the plat, following the guidelines below	com	
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an approved waiver	COM	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below	NA	
Stormwater Management Plan (Including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an approved waiver	com	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	COM	
For subdivisions that propose to create a new access or upgrade an existing access to a public county road: copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads	COM	
For Farmstead Splits: a list of parcel numbers of the parent farm and the book and page(s) recorded prior to December 1, 2000	NA	
For Final Plats: 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	NA	
CAD line work of stormwater infrastructure, following the guidelines below	NA	
For Combined and Final Plats: 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. SIGNED Auditor's Certificate approving the subdivision name	COM	(1) COM
2. SIGNED and notarized Resolution Affirming the Stability of the Road System		
3. draft Owner's Certificate	COM	
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.



WILLET HOFMANN
 & ASSOCIATES INC
 ENGINEERING ARCHITECTURE LAND SURVEYING



September 9, 2024

Johnson Co. Planning, Development, and Sustainability
 913 South Dubuque Street, Suite 204
 Iowa City, Iowa 52240

RE: JOCO 380 Business Park Addition
 Replat of Lot 3 in JOCO 50 Subdivision
 Johnson County, Iowa

To Whom It May Concern:

MAK Boone, LLC is the current owner of existing Lot 3 in JOCO 50 Subdivision in Johnson County. The current lot is 19.40 acres in size. The subdivision was completed in 2022. MAK Boone, LLC would like to split the existing lot into smaller 3 lots. Lot Sizes will be 7 acres, 9.40 acres, and 3 acres. No roadway improvements or expansion of underground utilities will be needed to complete the proposed subdivision. Current JOCO 50 Subdivision stormwater retention is currently in place.

Sincerely,

WILLET, HOFMANN & ASSOCIATES, INC.

BY 
 Chad O. Macke, Iowa P.L.S.
 Survey Manager

COM:lj
 Encl.
 cc: file

Index Legend

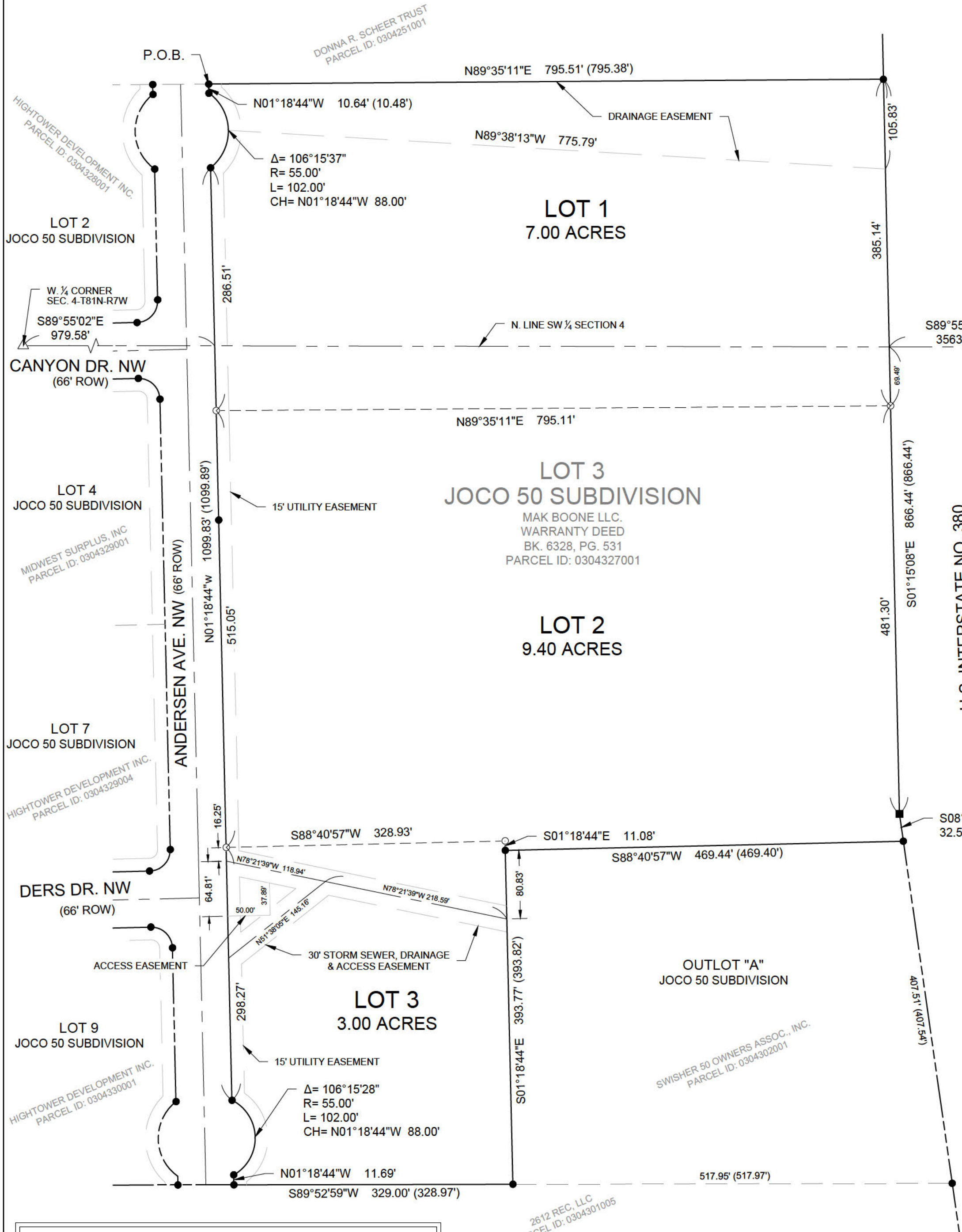
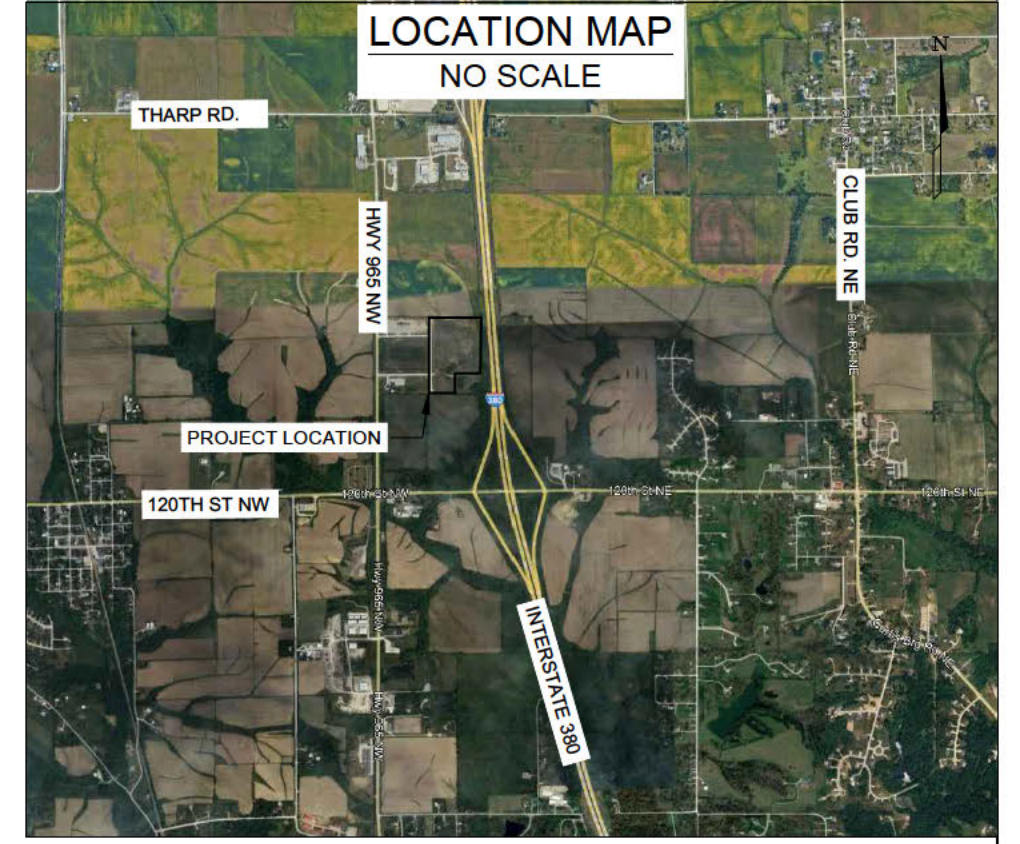
Location: LOT 3, JOCO 50 SUBDIVISION
SW 1/4 NW 1/4, Section 4
T.81 N., R. 7 W., of the 5th P.M.

Requestor: Mak Boone LLC.
Proprietor: Mak Boone LLC.
Surveyor: Chad O. Macke
Surveyor Company: Willett Hofmann & Associates
Return To: 1515 5th Avenue
Moline, Illinois 61265

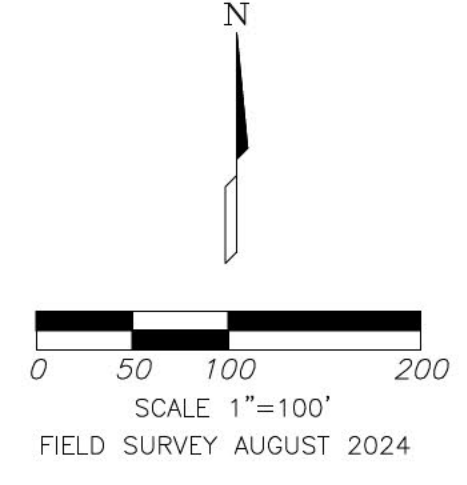
FINAL PLAT

JOCO 380 BUSINESS PARK ADDITION

BEING A REPLAT OF LOT 3 IN JOCO 50 SUBDIVISION
PART OF THE SW 1/4 AND PART OF THE NW 1/4 OF SECTION 4
T.81N., R.7W., OF THE 5th P.M.
JOHNSON COUNTY, IOWA



SUBDIVISION LEGAL DESCRIPTION:
LOT 3 IN JOCO 50 SUBDIVISION TO
JOHNSON COUNTY, IOWA



- NOTES:**
- DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 - BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) NAD83 (2011) AS DERIVED FROM THE IOWA REAL TIME NETWORK.
 - IT IS PROHIBITED TO PLACE ANY ABOVE GROUND UTILITY STRUCTURE WHERE UTILITY EASEMENTS CROSS SEWER, WATER, DRAINAGE OR ACCESS EASEMENTS, OR IN CORNER VISUAL CLEARANCE AREAS.
 - SUBJECT PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP (FIRM) PANEL 19103C0031E EFFECTIVE DATE FEB. 16, 2007.

LEGEND

---	SUBDIVISION BOUNDARY
---	LOT BOUNDARY
---	EXISTING LOT LINE
---	EASEMENT LINE
---	RIGHT-OF-WAY LINE
---	SECTION LINE
○	SET 1/2" DIA. REBAR W/ ALUMINUM CAP #27347
●	FOUND REBAR
△	FOUND SECTION CORNER MONUMENT
■	AS NOTED.
—	FOUND RAIL
○	POINT OF BEGINNING
—	MEASURED DISTANCE
—	RECORD DISTANCE

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: _____

PROPERTY ADDRESS:
ANDERSON AVENUE NW
CEDAR RAPIDS, IA 52404

ZONING:
CURRENT AND PROPOSED:
C-COMMERCIAL DISTRICT
(ML) LIGHT INDUSTRIAL

OWNER AND SUBDIVIDER:
MAK BOONE, LLC.
ATTN: MARK KRUSE
7825 NE MORGAN DRIVE
BONDURANT, IA 50035

SURVEYOR:
CHAD O. MACKE
WILLETT HOFMANN AND ASSOCIATES
1515 5TH AVENUE
MOLINE, IL 61265

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.

IOWA LICENSED LAND SURVEYOR NO. 27347
CHAD O. MACKE
DATE: _____
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
ENTIRE SUBMISSION IS COVERED BY THIS SEAL UNLESS SPECIFIED BELOW.