

Office Use Only	11/14/24	\$ 500.00	P2C-24-28621
	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):

East side of Hemann Way NE and South of Harpers Trail NE

Parcel Number(s): 0806276002

Proposed Subdivision Name: Spartan Hollow Phase Two

The subdivision contains 1.00 total acres divided into 1 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: 0

Total buildable acres: 1.00 Total non-buildable acres: 0

Current Zoning: R Proposed Use of the Subdivision: Residential

Ronald L. Amelon
 Name of Engineer/Surveyor

r.amelon@mmsconsultants.net 319-631-2703
 Contact Email and Phone

Erek P. Sittig
 Name of Attorney

sittig@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.

Hollows Development LLC
 Name of Owner

Name of Applicant (if different)

PO Box 152, Solon, IA 52333
 Applicant Street Address (including City, State, Zip)

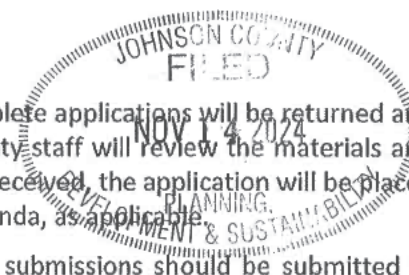
[Redacted]
 Applicant Phone

[Redacted]
 Applicant Email

[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: \$ _____)		(1) X
This application form with all information completed	x	(3) x
Brief cover letter explaining the application and describing lots, road(s), provision of water, septic, etc.	X	(2) X
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)	X	(2) X
CAD line work of the plat, following the guidelines below	x	
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an approved waiver	X	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below	x	
Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an approved waiver	X	
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 public county road: copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads	N/A	
For Farmstead Splits: a list of parcel numbers of the parent farm and the book and page(s) recorded prior to December 1, 2000	N/A	
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	X	
CAD line work of stormwater infrastructure, following the guidelines below	x	
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	X	(1) X
2. SIGNED and notarized Resolution Affirming the Stability of the Road System	X	
3. draft Owner's Certificate	X	
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

November 12, 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 Spartan Hollow Phase Two

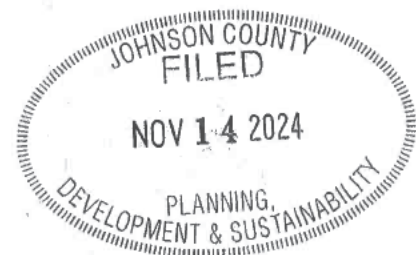
Dear Josh:

On behalf of Hollows Development LLC, we are formally submitting the Final Plat for Spartan Hollow Phase Two. Phase two contains 1 buildable residential lot and no outlots.

New roads, stormwater management practices and a new well have all been installed with Phase One to service phase two of the subdivision. As-builts of the improvements have been previously submitted with phase one. The sensitive areas analysis of the property was completed with the preliminary plat for phase one of the subdivision. The stormwater management plan for phase one of the subdivision included the area of phase two. The resolution affirming the stability of the road system was submitted with phase one. An individual septic system will be installed with the home construction to service the lot. Please let us know if you have any questions.

Respectfully submitted,

Ronald Amelon, P.E.



Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

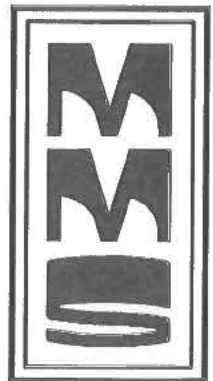
FINAL PLAT SPARTAN HOLLOW PHASE TWO JOHNSON COUNTY, IOWA

LOCATION: A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, AND A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 5 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	SUBDIVIDER: HOLLWS DEVELOPMENT LLC PO BOX 152 SOLON, IOWA 52333
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	SUBDIVIDER'S ATTORNEY: EREK P. SITTIG 123 N. LINN STREET, SUITE 300 IOWA CITY, IOWA 52245
DATE OF SURVEY: 08-01-2020	PROPRIETOR OR OWNER: HOLLWS DEVELOPMENT LLC PO BOX 152 SOLON, IOWA 52333
	DOCUMENT RETURN INFORMATION: LAND SURVEYOR

LEGEND AND NOTES

△	- CONGRESSIONAL CORNER, FOUND
●	- 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
(R)	- RECORDED DIMENSIONS
(M)	- MEASURED DIMENSIONS
C22-1	- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS



CIVIL ENGINEERS
 LAND PLANNERS
 LAND SURVEYORS
 LANDSCAPE ARCHITECTS
 ENVIRONMENTAL SPECIALISTS

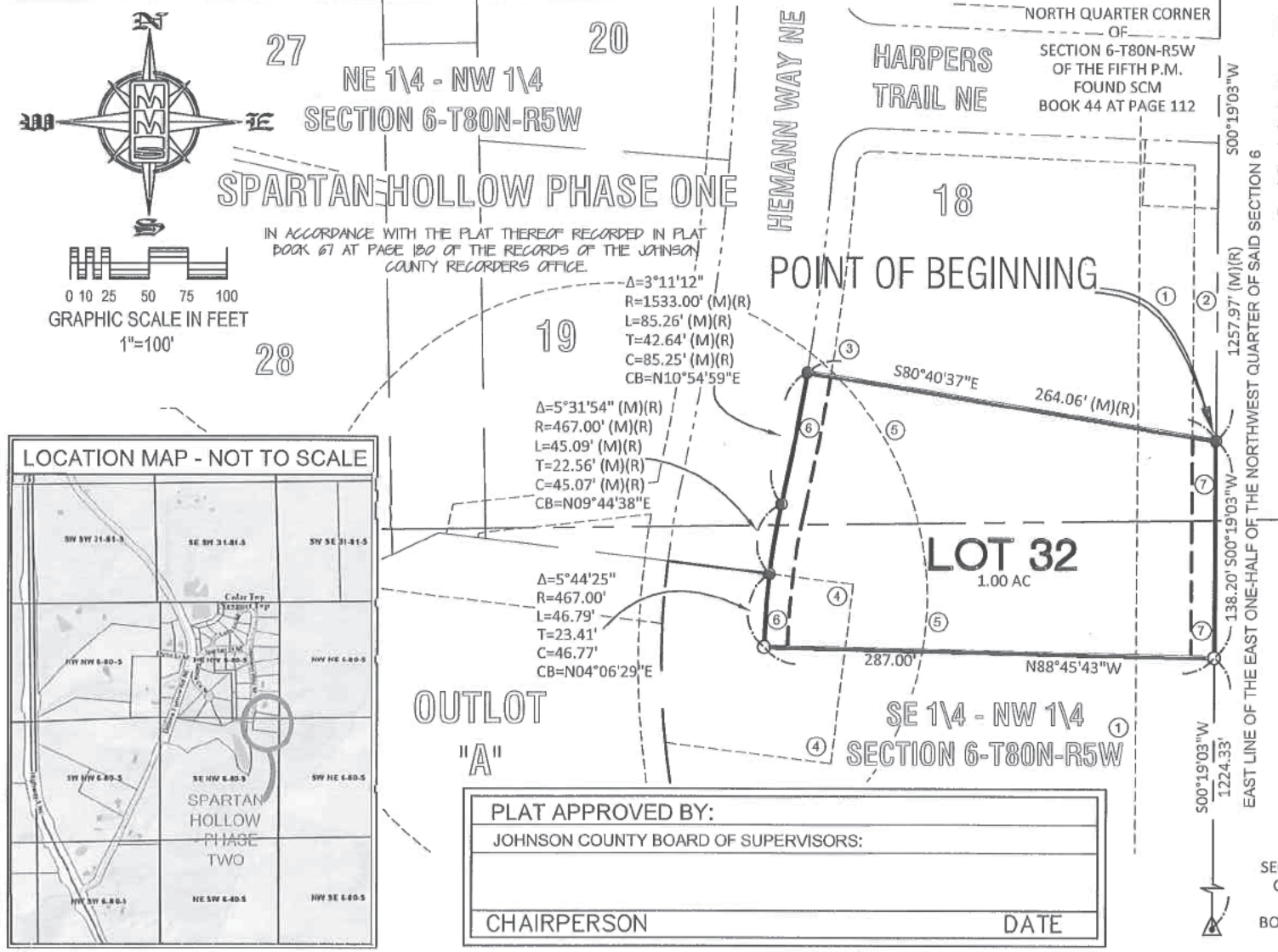
1917 S. GILBERT ST.
 IOWA CITY, IOWA 52240
 (319) 351-8282
www.mmsconsultants.net

FOR COUNTY RECORDER'S USE

EASEMENT IDENTIFICATION TABLE	
LABEL	DESCRIPTION
①	EXISTING 50' ELECTRIC TRANSMISSION LINE EASEMENT
②	EXISTING 15' WIDE TRAIL EASEMENT
③	EXISTING 15' UTILITY EASEMENT
④	EXISTING TEMPORARY TURN AROUND EASEMENT
⑤	EXISTING 100.00 WELL SEPTIC SETBACK
⑥	15' WIDE UTILITY EASEMENT
⑦	15' WIDE TRAIL EASEMENT

NOTE:
 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.

AREA SUMMARY TABLE		
1\4 - 1\4	AREA	AREA IN ROW
NE - NW	0.46 ACRE	0.00 ACRE
SE - NW	0.54 ACRE	0.00 ACRE
TOTAL	1.00 ACRE	0.00 ACRE



DESCRIPTION - SPARTAN HOLLOW PHASE TWO

Commencing at the North Quarter Corner of Section 6, Township 80 North, Range 5 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence S00°19'03"W, along the East Line of the East One-Half of the Northwest Quarter of said Section 6, and the East Line of Spartans Hollow Phase One, in accordance with the Plat thereof Recorded in Plat Book 67 at Page 180 of the Records of the Johnson County Recorder's Office, 1257.97 feet, to the Southeast Corner of said Spartans Hollow Phase One, and the POINT OF BEGINNING; Thence continuing S00°19'03"W, along said East Line of the East One-Half of the Northwest Quarter of said Section 6, a distance 138.20 feet; Thence N88°45'43"W, 287.00 feet; Thence Northeasterly, 46.79 feet, along a 467.00 foot radius curve, concave Southeasterly, whose 46.77 foot chord bears N04°06'29"E, to a Point on the South Line of said Spartans Hollow Phase One; Thence Northeasterly, 45.09 feet, along said South Line on a 467.00 foot radius curve, concave Southeasterly, whose 45.07 foot chord bears N09°44'38"E; Thence Northeasterly, 85.26 feet, along said South Line, on a 1533.00 foot radius curve, concave Northwesterly, whose 85.25 foot chord bears N10°54'59"E; Thence S80°40'37"E, along said South Line, 264.06 feet, to the POINT OF BEGINNING. Said Spartans Hollow Phase Two contains 1.00 Acre, and is subject to easements and restrictions of record.

LICENSED PROFESSIONAL LAND SURVEYOR

RICHARD R. NOWOTNY
17916

IOWA

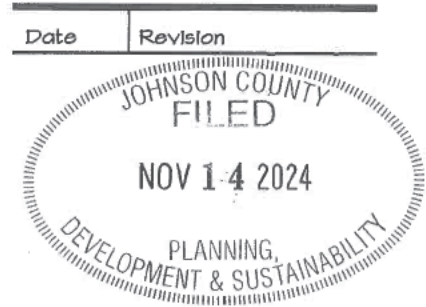
SEAL

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.

_____ 20____

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: _____



FINAL PLAT
SPARTAN HOLLOW PHASE TWO

JOHNSON COUNTY
 IOWA

MMS CONSULTANTS, INC.

Date:	10-23-2024
Designed by:	Field Book No:
RLA	1267
Drawn by:	Scale:
RLW	1"=100'
Checked by:	Sheet No:
RRN	1
Project No:	of:
IC 9414-021	1

PLAT APPROVED BY:	
JOHNSON COUNTY BOARD OF SUPERVISORS:	
CHAIRPERSON	DATE

CENTER OF SECTION 6-T80N-R5W OF THE FIFTH P.M. FOUND STONE BOOK 52 AT PAGE 318

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

 Notary Public, in and for the State of Iowa.