

Office Use Only	11/14/24	\$	P2C-24-28626
	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):

2976 Black Diamond Rd SW, Iowa City

Parcel Number(s): 1127401001

Proposed Subdivision Name: Leah Meadows Addition

The subdivision contains 1.60 total acres divided into 1 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: 0

Total buildable acres: 1.07 Total non-buildable acres: .53

Current Zoning: R Proposed Use of the Subdivision: Residential

Mark A. Stein, PLS
Name of Engineer/Surveyor

m.stein@mmsconsultants.net 319-351-8282
Contact Email and Phone

Leslie Moore
Name of Attorney

moore@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.

Herbet Farms, Inc. c/o Ed Williams
Name of Owner

Name of Applicant (if different)

PO Box 409, Iowa City, IA 52244
Applicant Street Address (including City, State, Zip)

[Redacted]
Applicant Phone

[Redacted]
Applicant Email

E. R. Williams
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. NOV 14 2024

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>540.00</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		
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	
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		
For Farmstead Splits: a list of parcel numbers of the parent farm and the book and page(s) recorded prior to December 1, 2000		
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		
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 Road System	ly	
3. draft Owner's Certificate	ly	
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 14, 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 Herbet Farms, Inc. rezoning and preliminary and final plat application

Dear Josh:

Ed Williams wishes to rezone a portion of his property located at 2976 Black Diamond Road SW in Johnson County, Iowa. The parcel of land is 1.60 acres. It is currently zoned agricultural and Ed wishes to rezone it to residential and complete a preliminary and final plat of a one lot historic subdivision.

He wishes to use the existing driveway and eventually replace the home and septic system with a new home and septic system or possibly sell it to someone who will.

Respectfully submitted,

Mark A. Stein, PLS

T:\10901\10901-004\10901-004LetterofIntent_Rezone.docx

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers



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LETTER OF TRANSMITTAL

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

Date: 11/14/24	Project #: 10901-004
From: MMS Consultants, Inc.	
RE: Leah Meadows Addition	

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

COPIES	DATE	PROJECT NO.	DESCRIPTION
3	11/14/24	10901-004	Application for Subdivision Plat Approval & \$540.00 fee
2	11/14/24	10901-004	Letter of Intent
1	11/14/24	10901-004	Road Resolution
1	11/14/24	10901-004	Certificate of County Auditor
2	11/14/24	10901-004	Preliminary & Final Plat
2	11/14/24	10901-004	ROW Acquisition 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:

Mark A. Stein, PLS
 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

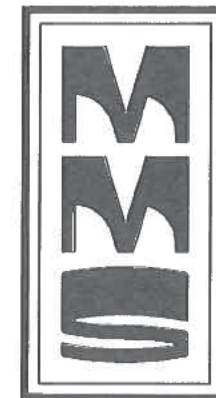
**ROAD RIGHT-OF-WAY ACQUISITION PLAT
LEAH MEADOWS ADDITION
JOHNSON COUNTY, IOWA**

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

OWNER/SUBDIVIDER:
HERBET FARMS, INC.
C/O ED WILLIAMS
P.O. BOX 409
IOWA CITY, IOWA 52244

OWNER'S ATTORNEY:
LESLIE MOORE
MOORE & EGERTON L.L.P.
320 KIRKWOOD AVENUE
P.O. BOX 2416
IOWA CITY, IOWA 52244

LOCATION:
A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 7 WEST OF THE 5TH P.M., JOHNSON COUNTY, IOWA
LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION:
MARK A. STEIN, P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282
SURVEY REQUESTED BY:
ED WILLIAMS
PROPRIETOR OR OWNER:
HERBET FARMS, INC.
DATE OF SURVEY:
SEPTEMBER 18, 2024
DOCUMENT RETURN INFORMATION:
LAND SURVEYOR



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

www.mmsconsultants.net

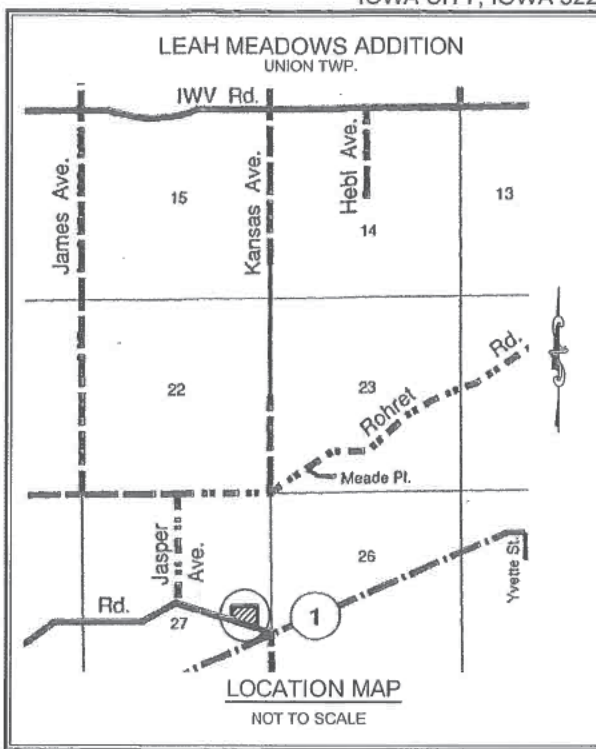
-PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282

DESCRIPTION

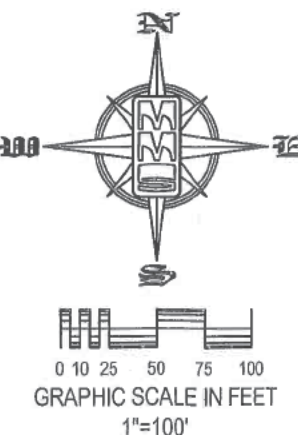
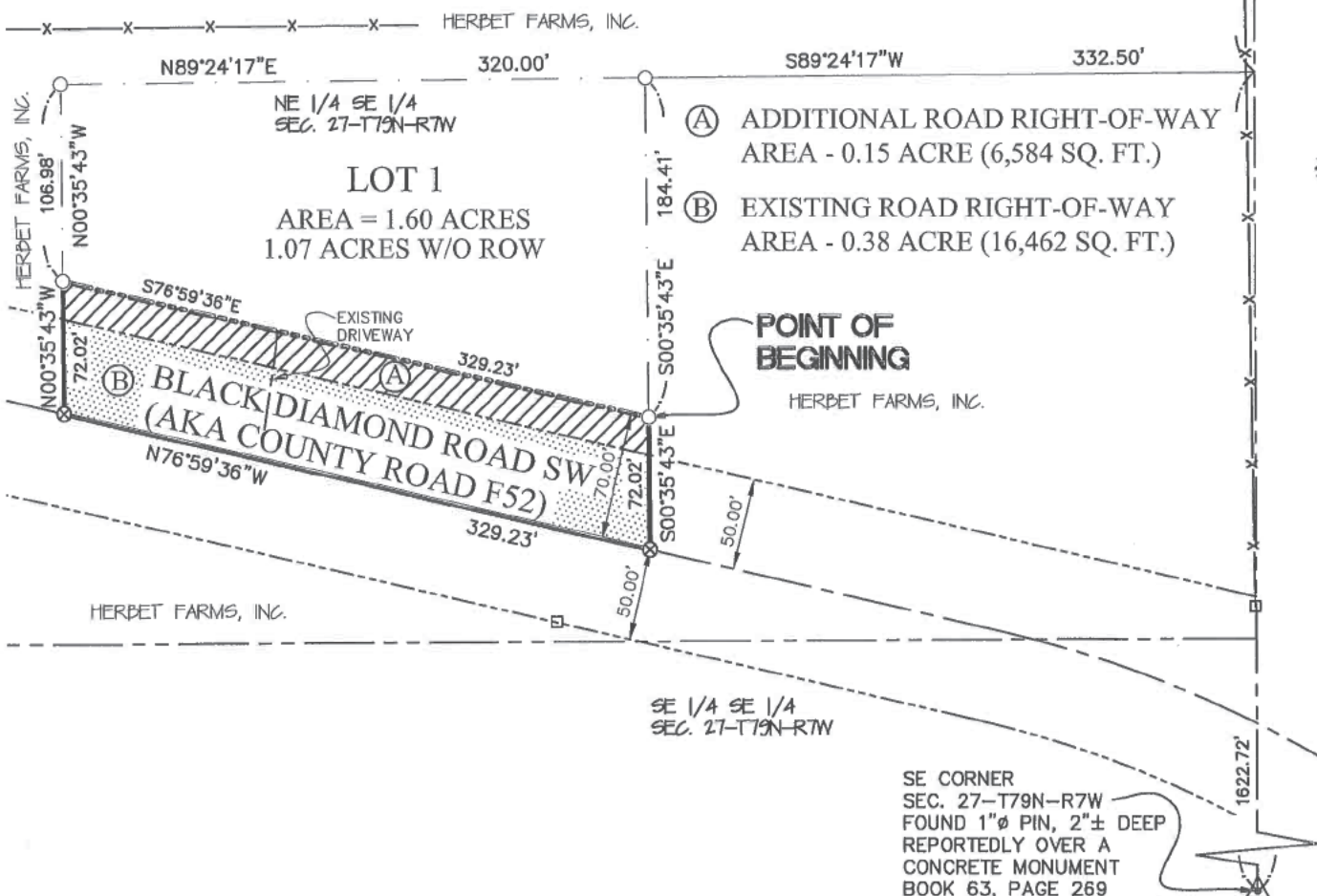
A PORTION OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE S00°19'07"E, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 27, A DISTANCE OF 1007.04 FEET; THENCE S89°24'17"W, 332.50 FEET; THENCE S00°35'43"E, 184.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°35'43"E, 72.02 FEET TO THE CENTERLINE OF BLACK DIAMOND ROAD SW (ALSO KNOWN AS COUNTY ROAD F52); THENCE N76°59'36"W, ALONG SAID CENTERLINE, 329.23 FEET; THENCE N00°35'43"W, 72.02 FEET; THENCE S76°59'36"E, 329.23 FEET TO THE POINT OF BEGINNING, CONTAINING 0.53 ACRE (23,046 SQ. FT.) OF WHICH 0.38 ACRE (16,462 SQ. FT.) IS EXISTING ROAD RIGHT-OF-WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

- NOTES:
- 1) BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN) WITH DATUM NAD83 (2011) EPOCH 2010.000. THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.
 - 2) THIS IS A PLAT OF AN ALREADY EXISTING HISTORIC HOUSE SITE. THE INTENT IS FOR THE HOUSE TO BE RAZED AND REPLACED WITH A NEW HOUSE ON THIS PLATTED LOT.
 - 3) THE EXISTING ADDRESS IS 2976 BLACK DIAMOND ROAD SW, IOWA CITY, IOWA.



E 1/4 CORNER
SEC. 27-T79N-R7W
FOUND POINTED
LIMESTONE, 8"± DEEP
BOOK 31, PAGE 177



LEGEND AND NOTES

- ▲ CONGRESSIONAL CORNER, FOUND
 - △ CONGRESSIONAL CORNER, REESTABLISHED
 - FENCE CORNER / FENCE POST
 - PROPERTY CORNER(S), FOUND (as noted)
 - PROPERTY CORNERS SET (5/8"Ø REBAR WITH YELLOW, PLASTIC CAP EMBOSSED WITH "MMS 14675")
 - ⊗ SET "MAG" NAIL IN ASPHALT PAVEMENT
 - 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 FENCE LINES
 - - - RECORDED DIMENSIONS
 - - - MEASURED DIMENSIONS
 - - - CURVE SEGMENT NUMBER
- (R)
(M)
C22-1
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

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.

MARK A. STEIN
P.L.S. Iowa Lic. No. 14675
My license renewal date is December 31, 20____.

Pages or sheets covered by this seal: _____



**ROAD RIGHT-OF-WAY ACQUISITION PLAT
LEAH MEADOWS ADDITION**

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 27-T79N-R7W OF THE 5TH P.M., JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date:	9/20/2024
Surveyed by:	JRD
Field Book No:	1393
Drawn by:	MAS
Scale:	1" = 100'
Checked by:	GDM, MAS
Sheet No:	1
Project No:	10901-004
of:	1