

Office Use Only	11/14/24	\$	P26-24-28627
	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):

1605 Seneca Road NW

Parcel Number(s): 0320201001

Proposed Subdivision Name: Seneca Acres

The subdivision contains 5 total acres divided into 1 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: 0

Total buildable acres: 1.99

Total non-buildable acres: 0

Current Zoning: R (proposed)

Proposed Use of the Subdivision: Residential

Richard Nowotny, Lacey Stutzman

L.stutzman@mmsconsultants.net, 319-351-8282

Name of Engineer/Surveyor

Contact Email and Phone

Tim Hogan

tim@hoganlawoffice.net, 515-279-9059

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.

Nancy Brown

David Brown

Name of Owner

Name of Applicant (if different)

1605 SENECA RD NW, Swisher, IA 52338

Applicant Street Address (including City, State, Zip)



Applicant Phone



Applicant Email

David A. Brown

Digitally signed by David A. Brown
Date: 2024.11.12 15:37:18 -06'00'

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.

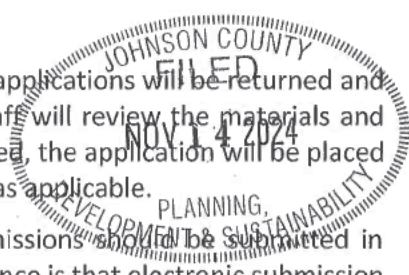
If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission, but will be accepted until 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>540.00</u>)		(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	N/A	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	LSS	
<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	N/A	
<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	N/A	
<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	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) LSS
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 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 Seneca Farm Subdivision

Dear Josh:

David Brown, on behalf of Nancy Brown, is submitting a subdivision application to complete a 1 Lot subdivision from property located at 1605 Seneca Road NW Swisher, IA, the property is owned by Nancy Brown.

The subdivision will be a historic residential split, containing an existing home and being submitted in conjunction with a rezoning from Agriculture to Residential. Lot 1 is to be 1.99 acres in size, an existing driveway onto Seneca Road NW will continue to be utilized via a 40.00' wide access and utility easement per recently adopted county ordinance no. 09-26-24-01. An existing well and septic system on site will continue to be utilized.

Additional 40.00' wide access easements have been provided via the plat for continued access to the remaining row crop areas adjacent to Lot 1 to the west and south. Stormwater management, sensitive areas, and archeology have been waived for this subdivision.

Please reach out with any questions or concerns.

Respectfully submitted,

Lacey S. Stutzman

10831-002_Letter of Intent_HistoricResidential.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: 11/14/2024	Project #: 10831-002
From: Lacey Stutzman	
RE: Seneca Acres	

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

COPIES	DATE	PROJECT NO.	DESCRIPTION
3			Application for Subdivision Plat Approval & \$540.00 fee
2			Letter of Intent
1			Road Resolution
1			Certificate of County Auditor
2			Preliminary & 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:

Lacey S. Stutzman
 MMS Consultants, Inc.

COPY TO: _____

Received by: _____

IF ENCLOSURES ARE NOT NOTED, KINDLY NOTIFY US AT ONCE.

Environmental Specialists

Landscape Architects

Land Planners

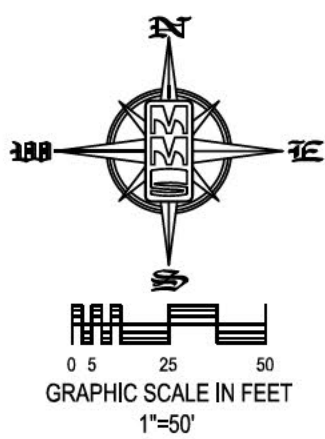
Land Surveyors

Civil Engineers

PRELIMINARY AND FINAL PLAT SENECA ACRES (A HISTORIC RESIDENTIAL SPLIT) JOHNSON COUNTY, IOWA

LOCATION: A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 81 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	SUBDIVIDER: NANCY D BROWN 1605 SENECA ROAD NW SWISHER, IOWA 52338
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: TIMOTHY C. HOGAN 3101 INGERSOLL AVENUE DES MOINES, IOWA 50312-3918
DATE OF SURVEY: 07-26-2024	PROPRIETOR OR OWNER: NANCY D BROWN 1605 SENECA ROAD NW SWISHER, IOWA 52338
	DOCUMENT RETURN INFORMATION: LAND SURVEYOR

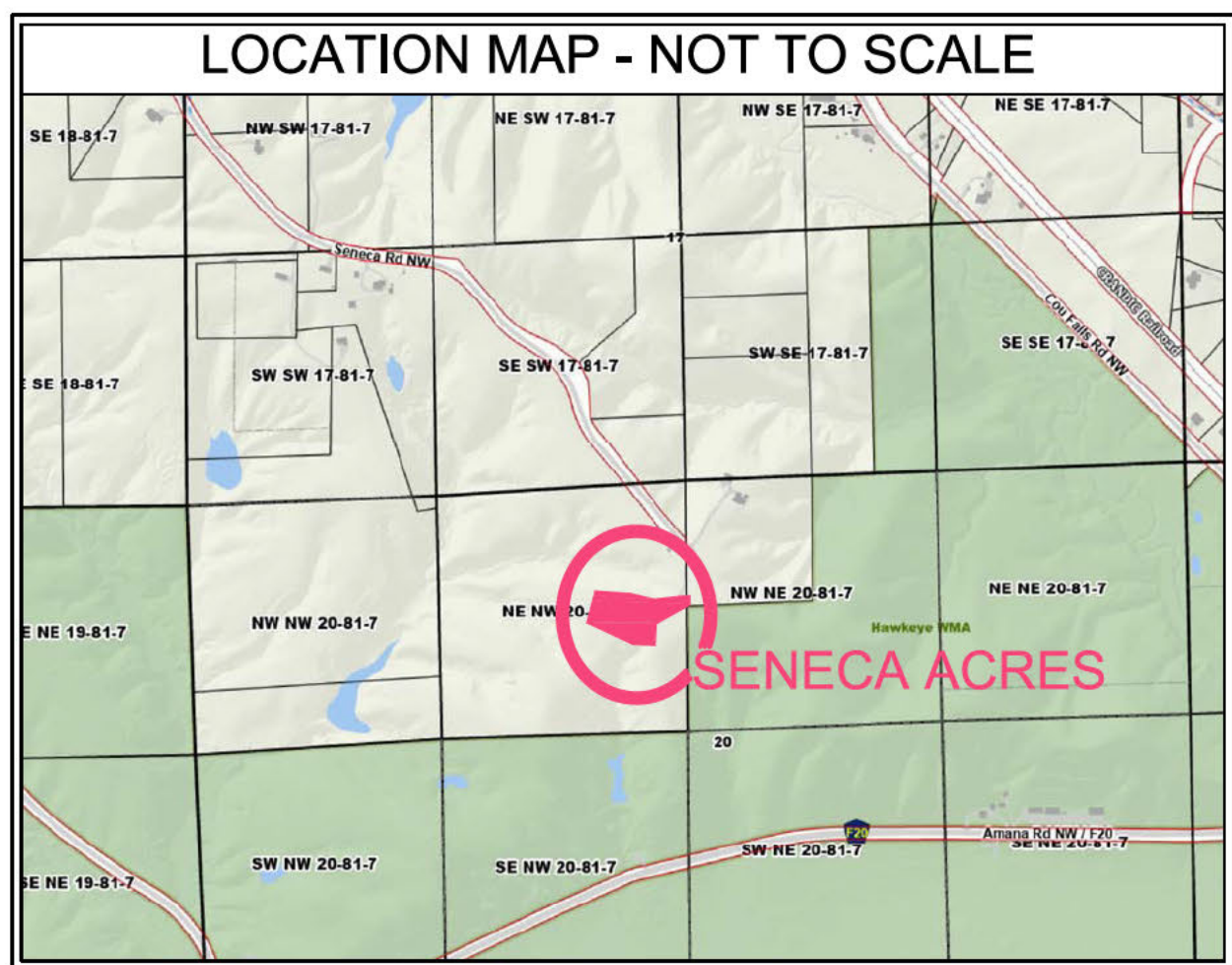
FOR COUNTY RECORDER'S USE



SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17-T81N-R7W OF THE FIFTH P.M. FOUND SCM BOOK 50 AT PAGE 255

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
(R)	- RECORDED DIMENSIONS
(M)	- MEASURED DIMENSIONS
C22-1	- CURVE SEGMENT NUMBER

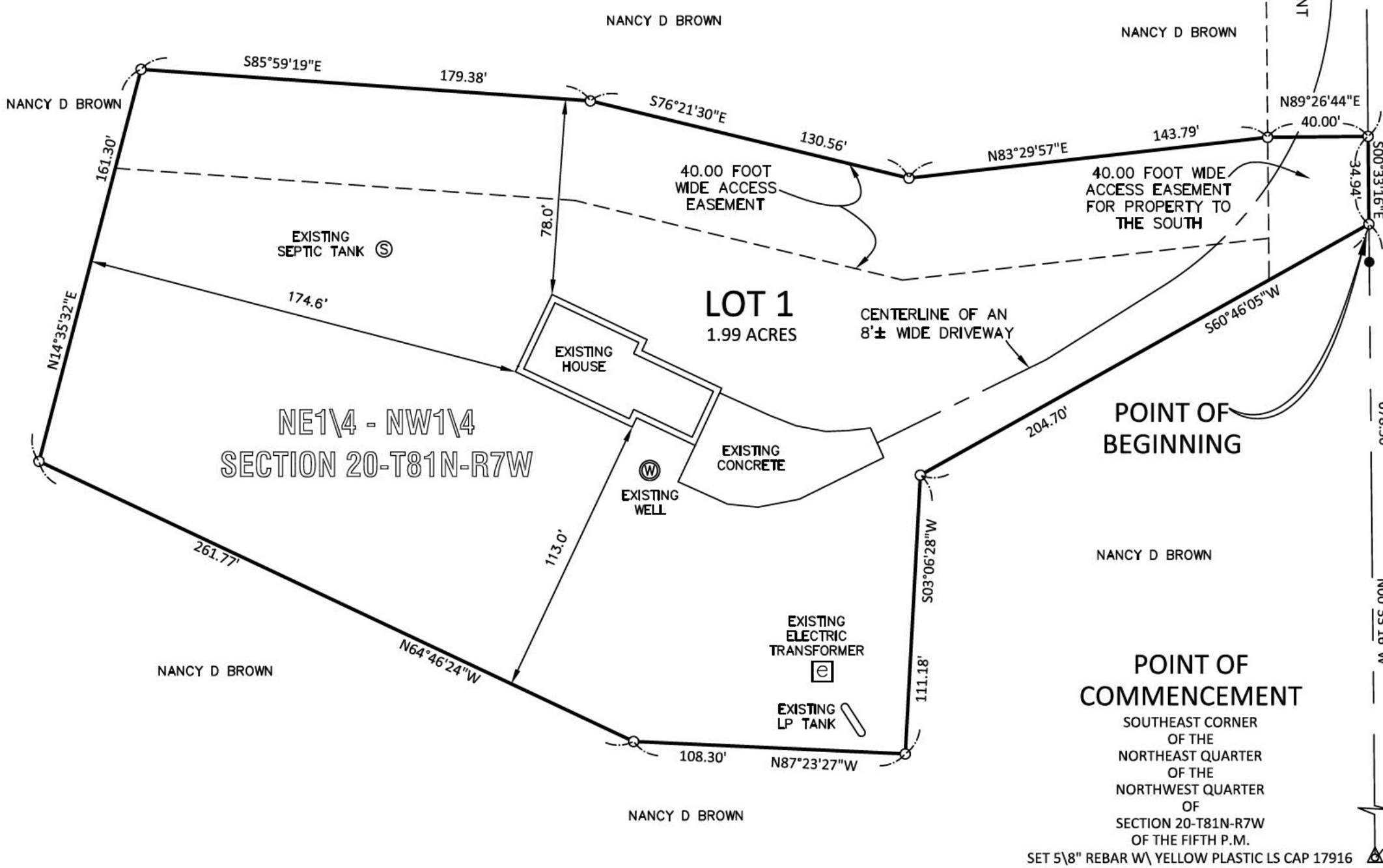
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS



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.

DESCRIPTION - SENECA ACRES

Commencing at the Southeast Corner of the Northeast Quarter of the Northwest Quarter of Section 20, Township 81 North, Range 7 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence N00°33'16"W, along the East Line of said Northeast Quarter of the Northwest Quarter, 678.50 feet, to the POINT OF BEGINNING; Thence S60°46'05"W, 204.70 feet; Thence S03°06'28"W, 111.18 feet; Thence N87°23'27"W, 108.30 feet; Thence N64°46'24"W, 261.77 feet; Thence N14°35'32"E, 161.30 feet; Thence S85°59'19"E, 179.38 feet; Thence S76°21'30"E, 130.56 feet; Thence N83°29'57"E, 143.79 feet; Thence N89°26'44"E, 40.00 feet, to a Point on the East Line of said Northeast Quarter of the Northwest Quarter; Thence S00°33'16"E, along said East Line, 34.94 feet, to the POINT OF BEGINNING. Said Seneca Acres contains 1.99 Acres, and is subject to easements and restrictions of record.



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: _____

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: 11-07-2024
Designed by: LS
Field Book No: 1393
Project by: RLW
Checked by: RRN
Project No: IOWA CITY
10831-002

PRELIMINARY AND FINAL PLAT

SENECA ACRES

11-12-2024 PER RRN REVIEW - RLW

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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