

Office Use Only	12/12/24	\$	P2C-24-28639
	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):

A portion of the SE 1/4 of the SW 1/4 of Section 17, Township 81 North, Range 7 West, on the south side of Seneca Road SW

Parcel Number(s): 0317377001

Proposed Subdivision Name: Seneca Farm Subdivision

The subdivision contains 10 total acres divided into 3 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: 2

Total buildable acres: 5

Total non-buildable acres: 4.41

Current Zoning: A

Proposed Use of the Subdivision: Farmstead Split / 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

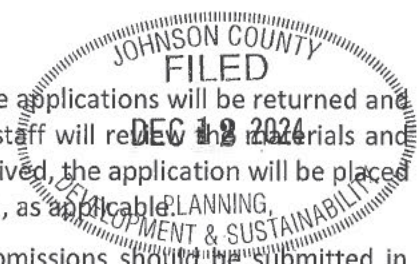
David A. Brown

Digitally signed by David A. Brown
Date: 2024.12.12 12:34:16 -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>580.00</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		✓
<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	LSS ✓	
<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		
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.)	LSS ✓	

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
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December 12, 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 farmstead split from property located on the south side of Seneca Road NW Swisher, IA, the property is owned by Nancy Brown.

The farmstead split will consist of 1 Lot and 2 Outlots, the Lot is 5 acres in size and the Outlots total 4.41 acres. A new well and septic system will need to be installed at the time of building for Lot 1. A ROW permit for a new entrance has been approved by Secondary Roads, the new entrance will not be constructed until such time a home is to be built on the Lot.

Two 25.00' wide access easements have been provided across Lot 1 to access Outlot A and Outlot B per county requirements. Stormwater management has been waived, and shall be addressed at building permit time. Archeology for this project has been waived and a sensitive areas report has been provided with the application. A conservation easement over Outlot A and Outlot B has been provided.

Respectfully submitted,

Lacey S. Stutzman

10831-002_Letter of Intent_Farmsplit.2.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: 12/12/2024	Project #: 10831-002
From: Lacey Stutzman	
RE: Seneca Farm Subdivision - Farmstead Split	

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

COPIES	DATE	PROJECT NO.	DESCRIPTION
3			Application for Subdivision Plat Approval & \$580.00 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.

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