

Office Use Only	1/24 Date Filed	\$	P2C25-28646 Application Number
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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):

on the north side of Mohawk Avenue NE, approximately 3/8 +/- of a mile east of the intersection of Mohawk Avenue NE and Hickory Hollow Road NE in the SE 1/4 of the NW 1/4 of Sec. 13-T81N-R7W

Parcel Number(s): 0313276003

Proposed Subdivision Name: Pansegrau Place Subdivision

The subdivision contains 6.53 total acres divided into 2 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: 1

Total buildable acres: 1.99 Total non-buildable acres: 4.54

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

Jim Houghton
Name of Attorney

jhoughton@iclaw.net, 319-351-8600
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.

John & Cindy Pansegrau
Name of Owner

Name of Applicant (if different)

1562 Arapaho Trail NE, Solon, IA 52333
Applicant Street Address (including City, State, Zip)

[Redacted]
Applicant Phone

[Redacted]
Applicant Email

Lynthia Pansegrau
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: \$ ^{560.00})		(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	ly	
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		
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. <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

December 23, 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 Pansegrau Preliminary & Final Plat application

Dear Josh:

John and Cindy Pansegrau have rezoned a portion of their property (parcel 0313276003) located on the north side of Mohawk Road NE, approximately 3/8 +/- of a mile east of the intersection of Mohawk Road NE and Hickory Hollow Road NE in the SE 1/4 of the NW 1/4 of Sec. 13-T81N-R7W in Johnson County, Iowa. The rezoned parcel of land is 1.99 acres and is for a house to be built and the remainder of the parcel will be a preservation outlot.

There is an existing driveway which will be used and a new private well and septic system will be installed when the house is built.

Respectfully submitted,

David M. West, PLS

T:\12041\12041-001\12041-001LetterofIntent_FinalPlat.docx

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

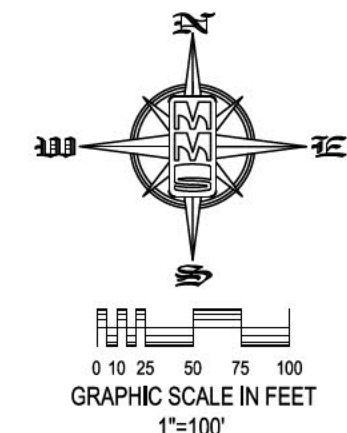
Civil Engineers

ROAD RIGHT-OF-WAY ACQUISITION PLAT PANSEGRAU PLACE SUBDIVISION JOHNSON COUNTY, IOWA

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

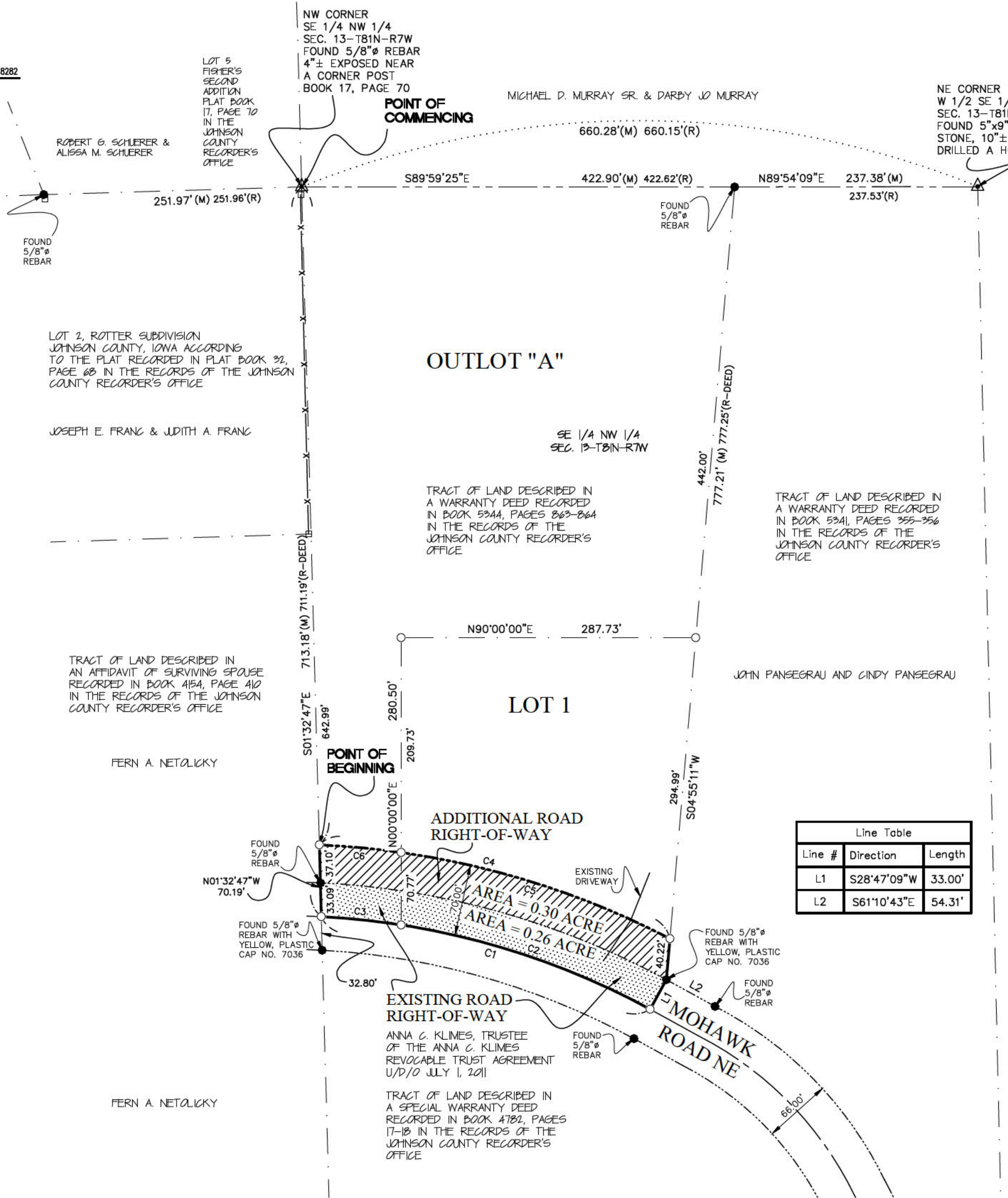
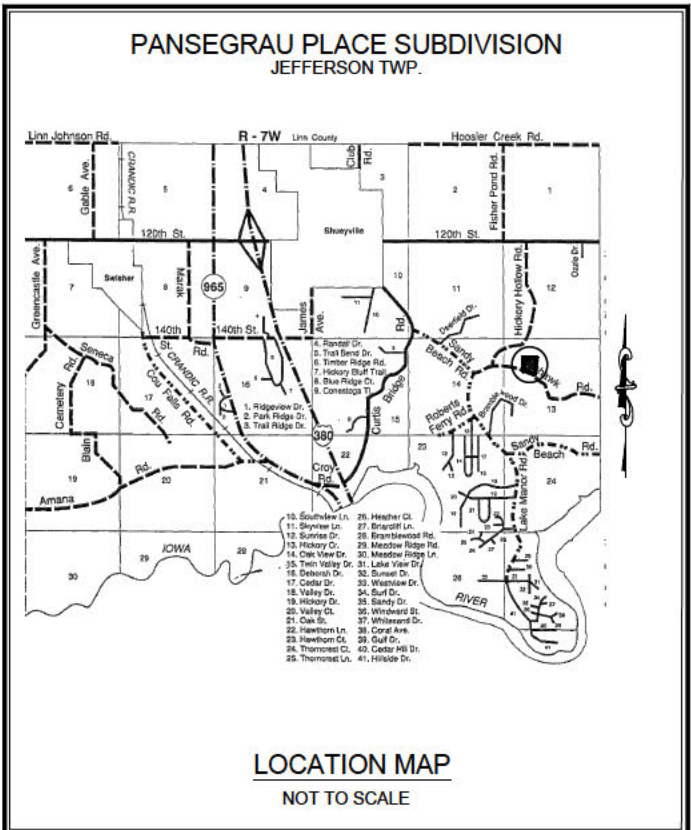
OWNERS/SUBDIVIDERS: JOHN & CINDY PANSEGRAU 1562 ARAPAHO TRAIL NE SOLON, IOWA 52333

OWNERS' ATTORNEY: JIM HOUGHTON ANDERSON & HOUGHTON LAW OFFICE 568 HIGHWAY 1 WEST IOWA CITY, IOWA 52246



LOCATION:	A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SEC. 13-T81N-R7W OF THE 5TH P.M., JOHNSON COUNTY, IOWA
LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION:	RICHARD R. NOWOTNY, P.L.S. MMS CONSULTANTS, INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282
SURVEY REQUESTED BY:	JOHN AND CINDY PANSEGRAU
PROPRIETORS OR OWNERS:	JOHN PANSEGRAU AND CINDY PANSEGRAU
DATE OF SURVEY:	AUGUST 12, 2024
DOCUMENT RETURN INFORMATION:	LAND SURVEYOR

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



DESCRIPTION

A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 81 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 81 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE S01°32'47"E, ALONG THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 5344, PAGES 863-864 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE, 642.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY, 357.20 FEET ALONG AN ARC OF AN 820.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, WHOSE 354.38 FOOT CHORD BEARS S75°01'21"E, TO A POINT ON THE EASTERLY LINE OF SAID TRACT OF LAND; THENCE S04°55'11"W, ALONG SAID EASTERLY LINE, 40.22 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF MOHAWK ROAD NE; THENCE S28°47'09"W, ALONG SAID EASTERLY LINE, 33.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND; THENCE NORTHWESTERLY, 336.41 FEET, ALONG THE SOUTHERLY LINE OF SAID TRACT OF LAND AND AN ARC OF A 750.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, WHOSE 333.60 FOOT CHORD BEARS N74°16'26"W, TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND; THENCE N01°32'47"W, ALONG THE WESTERLY LINE OF SAID TRACT OF LAND, 70.19 FEET TO THE POINT OF BEGINNING, CONTAINING 0.56 ACRE (24,545 SQUARE FEET) OF WHICH 0.26 ACRE (11,390 SQUARE FEET) 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) BASED ON DATUM NAD83(2011) EPOCH 2010.000. THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.

2) THIS TRACT OF LAND, THE TRACT TO THE EAST AND THE TRACT TO THE SOUTH WERE SURVEYED IN 1979 FOR IRENE PETRIK, MMS PROJECT NO. 0559-001. A RECORDED PLAT FOR THAT PROJECT WAS NEVER DISCOVERED, BUT THE DEEDS WERE BASED ON THAT SURVEY.

Line #	Direction	Length
L1	S28°47'09"W	33.00'
L2	S61°10'43"E	54.31'

LEGEND AND NOTES	
	- CONGRESSIONAL CORNER, FOUND
	- CONGRESSIONAL CORNER, REESTABLISHED
	- FENCE CORNER / FENCE POST
	- PROPERTY CORNER(S), FOUND (as noted)
	- PROPERTY CORNER(S) SET
	- 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 FENCE LINE
	- RECORDED DIMENSIONS
	- MEASURED DIMENSIONS
	- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS

Curve Table (M)					
Curve	Delta	Tangent	Length	Radius	Chord Brg
C1	25°42'00"	171.08'	336.41'	750.00'	N74°16'26"W
C2	19°42'21"	130.26'	257.95'	750.00'	N71°16'37"W
C3	5°59'38"	39.27'	78.46'	750.00'	N84°07'36"W
C4	24°57'32"	181.48'	357.20'	820.00'	S75°01'21"E
C5	19°20'57"	139.79'	276.92'	820.00'	S72°13'04"E
C6	5°36'35"	40.17'	80.28'	820.00'	S84°41'50"E

Curve Table (R-DEED)					
Curve	Delta	Tangent	Length	Radius	Chord Brg
C1			339.19'	750.00'	N73°26'15"W

I hereby certify that this land surveying document was prepared and the related survey work was performed, in or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

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: _____

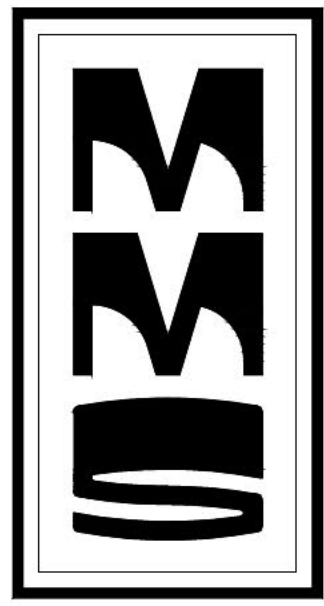
SEAL

ROAD RIGHT-OF-WAY ACQUISITION PLAT PANSEGRAU PLACE SUBDIVISION

A PORTION OF THE
SE 1/4 OF THE NW 1/4
OF THE 5TH P.M.,
JOHNSON COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date:	8/26/2024
Surveyed by:	RRN
Field Book No.:	1396
Drawn by:	MAS
Scale:	1" = 100'
Checked by:	GDM, RRN
Sheet No.:	1
Project No.:	12041-001
of:	1



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LAND PLANNERS
LAND SURVEYORS
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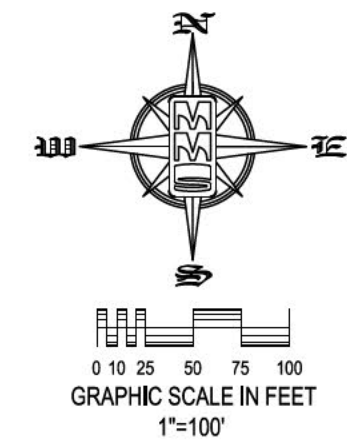
Date	Revision

PRELIMINARY AND FINAL PLAT PANSEGRAU PLACE SUBDIVISION JOHNSON COUNTY, IOWA

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

OWNERS/SUBDIVIDERS: JOHN & CINDY PANSEGRAU 1562 ARAPAHO TRAIL NE SOLON, IOWA 52333

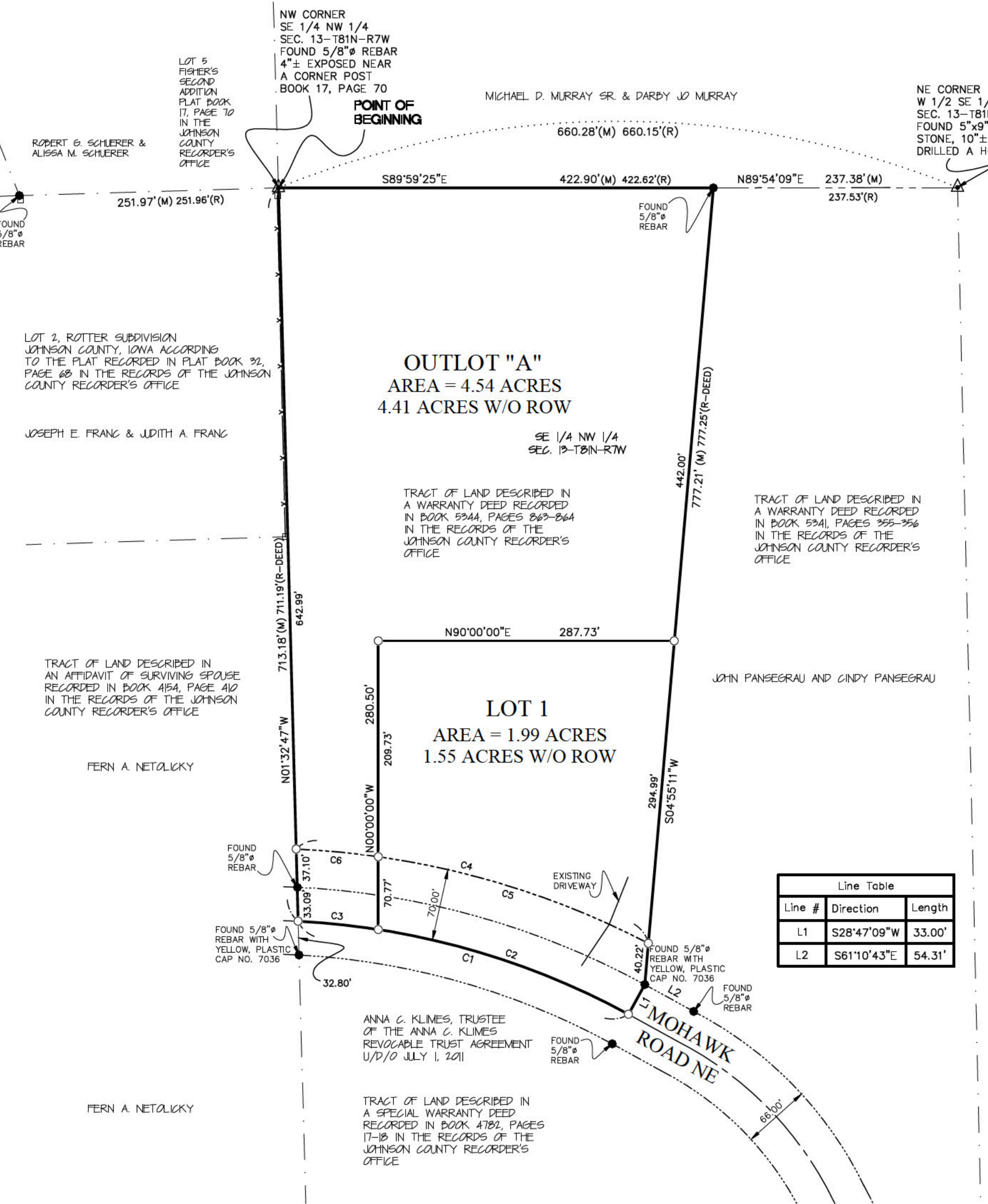
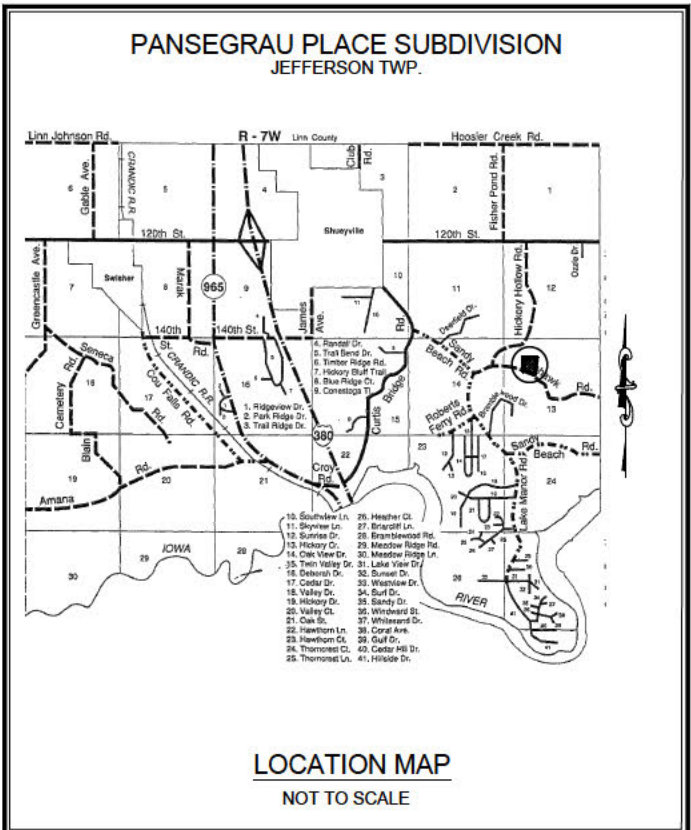
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SURVEY REQUESTED BY:	JOHN AND CINDY PANSEGRAU
PROPRIETORS OR OWNERS:	JOHN PANSEGRAU AND CINDY PANSEGRAU
DATE OF SURVEY:	AUGUST 12, 2024
DOCUMENT RETURN INFORMATION:	LAND SURVEYOR

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

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



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- NOTES:**
- BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN) BASED ON DATUM NAD83(2011) EPOCH 2010.000. THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.
 - THIS TRACT OF LAND, THE TRACT TO THE EAST AND THE TRACT TO THE SOUTH WERE SURVEYED IN 1979 FOR IRENE PETRIK, MMS PROJECT NO. 0559-001. A RECORDED PLAT FOR THAT PROJECT WAS NEVER DISCOVERED, BUT THE DEEDS WERE BASED ON THAT SURVEY.
 - OUTLOT "A" IS DENOTED AS A PRESERVATION OUTLOT. SEE THE CONSERVATION EASEMENT EXHIBIT SHOWING THE DISTURBANCE LIMITS FOR LOT 1, PANSEGRAU PLACE SUBDIVISION.

Line #	Direction	Length
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L2	S61°10'43"E	54.31'

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△	CONGRESSIONAL CORNER, REESTABLISHED
□	FENCE CORNER / FENCE POST
●	PROPERTY CORNER(S), FOUND (as noted)
○	PROPERTY CORNERS SET (5/8" REBAR PINS WITH YELLOW, PLASTIC CAPS EMBOSSED WITH "MMS 17916")
⊗	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 FENCE LINE
x	RECORDED DIMENSIONS
(R)	MEASURED DIMENSIONS
(M)	CURVE SEGMENT NUMBER
C22-1	

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

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RICHARD R. NOWOTNY
P.L.S. Iowa Lic. No. 17916
My license renewal date is December 31, 20____.

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

Notary Public, in and for the State of Iowa.

**CIVIL ENGINEERS
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Date	Revision

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OF THE 5TH P.M.,
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MMS CONSULTANTS, INC.	
Date:	8/26/2024
Surveyed by:	RRN Field Book No: 1396
Drawn by:	MAS Scale: 1" = 100'
Checked by:	GDM, RRN Sheet No: 1
Project No:	12041-001 of: 1