

Office Use Only	2/5/25	\$	P2C-25-28658
	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):

1975 Poplar Ave NE, Solon, IA

Parcel Number(s): 0227452002

Proposed Subdivision Name: Dora Acres Second

The subdivision contains 10 total acres divided into 2 total lots as follows:

Buildable Lots: 2 Non-buildable outlots: 0

Total buildable acres: 10 Total non-buildable acres: 0

Current Zoning: AR Proposed Use of the Subdivision: Residential

Rick Nowotny, Lacey Stutzman

Name of Engineer/Surveyor

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

Contact Email and Phone

James 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.

Ben Nicholson

Name of Owner

Name of Applicant (if different)

4351 Indian Trail NE, Solon, IA 52333

Applicant Street Address (including City, State, Zip)

Applicant Phone

Applicant Email

Applicant Signature

See back page for Application Submittal Requirements and Checklist

Applications should be emailed to planning@johnsoncountyia.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	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		
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
Iowa City, Iowa 52240

319.351.8282

mmsconsultants.net
mms@mmsconsultants.net

January 24, 2025

Mr. Josh Busard
Jo. Co. Planning, Development, & Sustainability Dept.
913 S. Dubuque St, Suite 204
Iowa City, IA 52240

RE: Letter of Intent for Dora Acres Second

Dear Josh:

We are submitting a subdivision application on behalf of Ben Nicholson to complete a resubdivision of his property into two 5 acre lots. This would be a resubdivision of Lot 1, Dora Acres located Northwest of the 200th Street NE and Poplar Avenue NE intersection, the property is zoned Agriculture Residential (AR).

The subdivision will only create one additional buildable lot. Lot 1 contains an existing house that started construction in 2024 and is nearing completion with an existing driveway accessing 200th Street NE, an existing well and septic system were installed at building time. Lot 2 contains the original home site of the property and still features an existing outbuilding. The lot also contains an existing driveway onto Poplar Avenue NE, the existing well will need to be assessed and a new septic system installed with any future buildings.

Stormwater management has been deferred for this subdivision to building permit time.

Please reach out with any questions or concerns.

Respectfully submitted,

Lacey S. Stutzman

12008-001_Letter of Intent.docx

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers



LETTER OF TRANSMITTAL

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

Date: 2/5/2024	Project #: 12008-001
From: Lacey S. Stutzman	
RE: Dora Acres Second	

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 #1212
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.

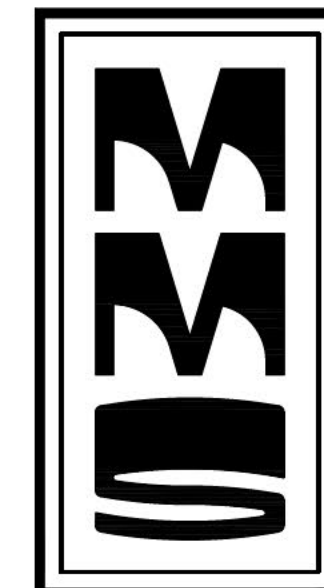
Environmental Specialists

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Land Surveyors

Civil Engineers



CIVIL ENGINEERS
 LAND PLANNERS
 LAND SURVEYORS
 LANDSCAPE ARCHITECTS
 ENVIRONMENTAL SPECIALISTS
 1917 S. GILBERT ST.
 IOWA CITY, IOWA 52240
 (319) 351-8282
 www.mmsconsultants.net

PRELIMINARY AND FINAL PLAT DORA ACRES SECOND JOHNSON COUNTY, IOWA

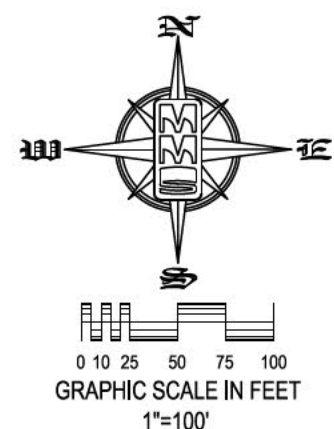
LOCATION: LOT 1 OF DORA ACRES, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 81 NORTH, RANGE 6 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	SUBDIVIDER: RACHAEL & BENJAMIN NICHOLSON 1975 POPLAR AVE NE SOLON, IOWA 52333
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	SUBDIVIDER'S ATTORNEY: JAMES D. HOUGHTON 568 HIGHWAY 1 WEST IOWA CITY, IA 52246
DATE OF SURVEY: 06-12-2024	PROPRIETOR OR OWNER: RACHAEL & BENJAMIN NICHOLSON 1975 POPLAR AVE NE SOLON, IOWA 52333
	DOCUMENT RETURN INFORMATION: LAND SURVEYOR

FOR COUNTY RECORDER'S USE

LEGEND AND NOTES

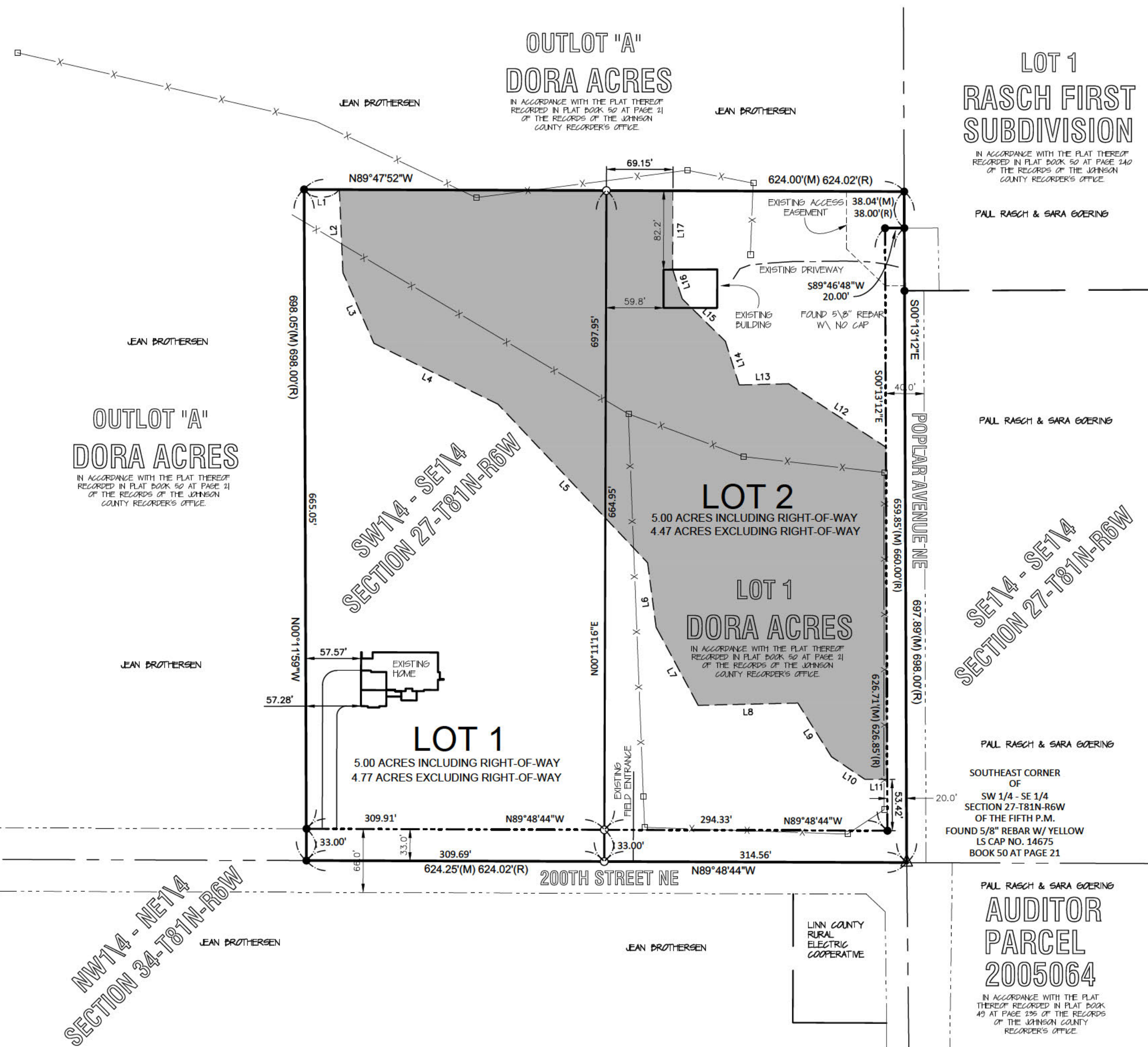
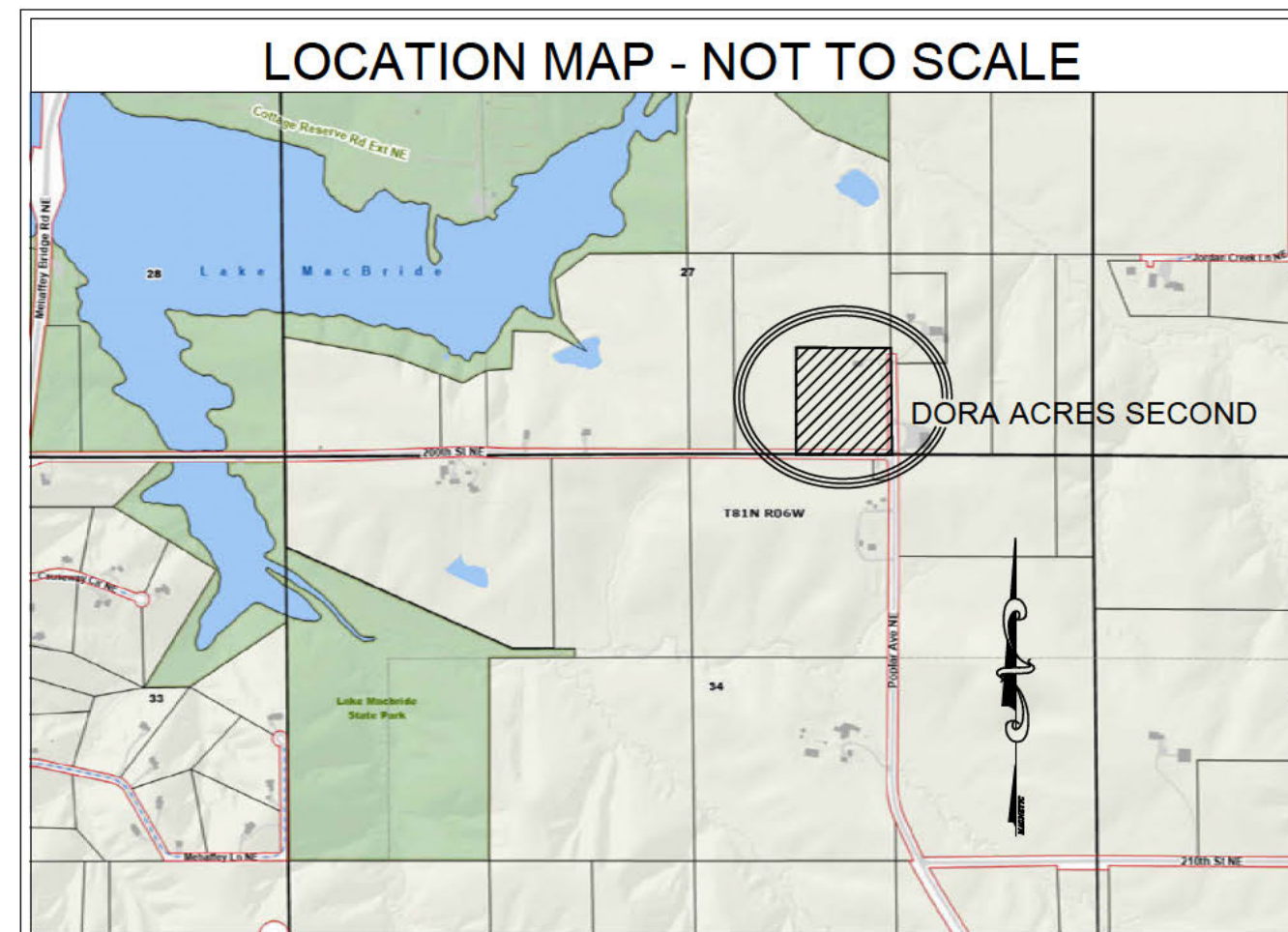
	— CONGRESSIONAL CORNER, FOUND
	— CONGRESSIONAL CORNER, REESTABLISHED
	— CONGRESSIONAL CORNER, RECORDED LOCATION
	— PROPERTY CORNER(S), FOUND (as noted)
	— PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
	— CUT "X"
	— PROPERTY &/or BOUNDARY LINES
	— CONGRESSIONAL SECTION LINES
	— RIGHT-OF-WAY LINES
	— CENTER LINES
	— LOT LINES, INTERNAL
	— LOT LINES, PLATTED OR BY DEED
	— EASEMENT LINES, WIDTH & PURPOSE NOTED
	— EXISTING FENCE LINES
	— RECORDED DIMENSIONS
	— MEASURED DIMENSIONS
	— CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS



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.

NOTE:
 ALL PROPERTY CORNERS FOUND ARE 5/8" REBAR W/ YELLOW PLASTIC LS CAP 14675 UNLESS OTHERWISE NOTED.



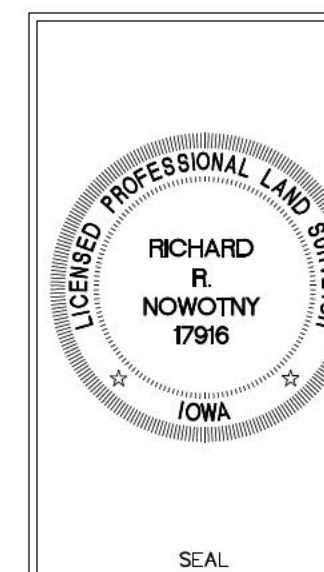
DESCRIPTION - DORA ACRES SECOND

LOT 1 OF DORA ACRES, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 50 AT PAGE 21 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE. SAID LOT 1 CONTAINS 10.00 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

LINE SEGMENT TABLE

LINE	BEARING	LENGTH
L1	N89°47'52"W	36.65'
L2	S02°28'44"W	86.50'
L3	S23°41'53"E	80.30'
L4	S63°52'15"E	143.58'
L5	S43°19'50"E	226.80'
L6	S07°30'52"E	67.70'
L7	S28°19'32"E	92.24'
L8	N88°41'39"E	103.64'
L9	S32°04'45"E	65.82'
L10	S55°53'07"E	41.88'
L11	S89°44'03"E	23.29'
L12	N56°53'47"W	120.66'
L13	S88°42'00"W	51.57'
L14	N17°30'39"W	47.75'
L15	N45°31'54"W	62.81'
L16	N17°57'54"W	32.19'
L17	N00°12'08"E	81.78'

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



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.

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.

Date	Revision
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PRELIMINARY AND FINAL PLAT

DORA ACRES SECOND

JOHNSON COUNTY IOWA
 MMS CONSULTANTS, INC.

Date:	09-11-2024
Designed by:	LS
Field Book No.:	06-12-2024
Drawn by:	RLW
Scale:	1"=100'
Checked by:	RRN
Sheet No.:	1
Project No.:	12008-001
IOWA CITY	
of:	1