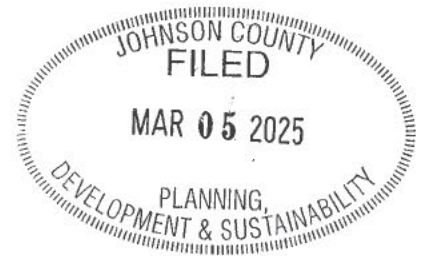


Office Use Only	3/5/25	\$	PRC-25-28676
	Date Filed	Fee	Application Number



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):

Swisher 60 Subdivision (resubdivision)

Parcel Number(s): 0304353004, 0304353003, 0304353001, 0304353002

Proposed Subdivision Name: Swisher 60 Subdivision Part Two

The subdivision contains 57.14 total acres divided into 4 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: 3

Total buildable acres: 23.98

Total non-buildable acres: 33.16

Current Zoning: ML & CH

Proposed Use of the Subdivision: Commercial and Industrial

Richard Nowotny / Lacey Stutzman

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

Name of Engineer/Surveyor

Contact Email and Phone

Leslie Moore

Leslie@mooreegertonlaw.com 319-351-5610

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.

MACASARY, LLC c/o Todd Phillipp

Todd Phillipp

Name of Owner

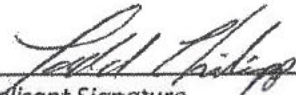
Name of Applicant (if different)

941 66th Ave SW, Cedar Rapids, IA 52404

Applicant Street Address (including City, State, Zip)

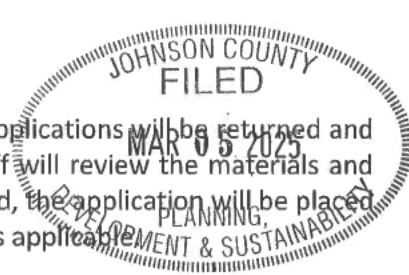
[Redacted] Applicant Phone

[Redacted] Applicant Email


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: \$ ^{600.00})		(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)	N/A	(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	LSS	
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	N/A	
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

March 5th, 2025

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

RE: Swisher 60 Subdivision Part Two

Dear Josh:

On behalf of Todd Philipp we are submitting a subdivision application with a Preliminary to subdivide Swisher 60 Subdivision. The intent is to resubdivide the property for revision of the previously established conservation easement as Mr. Philipp is working to purchase credits for Woodland Impacts to relocate the originally intended location for stormwater management. This change gave way to some additional easement changes. We are also filing a rezoning application to properly rezone a portion of Outlot A of Swisher 60 Subdivision so it may be included in Lot 1 of Swisher 60 Subdivision Part Two.

Consistent with Swisher 60 Subdivision, an access easement is shown across Outlot "A" for a driveway onto Highway 965 NW, which has been approved by the City of Cedar Rapids.

Subsequently to the subdivision filing we will be submitting a revised site plan for review of the updated stormwater management located on Lot 1. The lot will be served by a well and a new septic system designed with the site plan.

We have submitted as a Preliminary Plat only at this time, similar to the approval process with Swisher 60 Subdivision, all grading and stormwater management will be addressed on the site plan documents as we view this as a minor subdivision with only one buildable lot.

Please feel free to reach out with any questions or concerns.

Respectfully submitted,

Lacey S. Stutzman

11801-002L3-Subd.docx

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers



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Experts in Planning and Development Since 1975



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 Iowa City, Iowa 52240

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LETTER OF TRANSMITTAL

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

Date: 3/5/2025	Project #: 11801-002
From: MMS Consultants, Inc.	
RE: Swisher 60 Subdivision Part Two	

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

COPIES	DATE	PROJECT NO.	DESCRIPTION
3			Application for Subdivision Plat Approval & \$600.00 fee
2			Letter of Intent
1			Road Resolution
1			Certificate of County Auditor
2			Preliminary 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 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



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

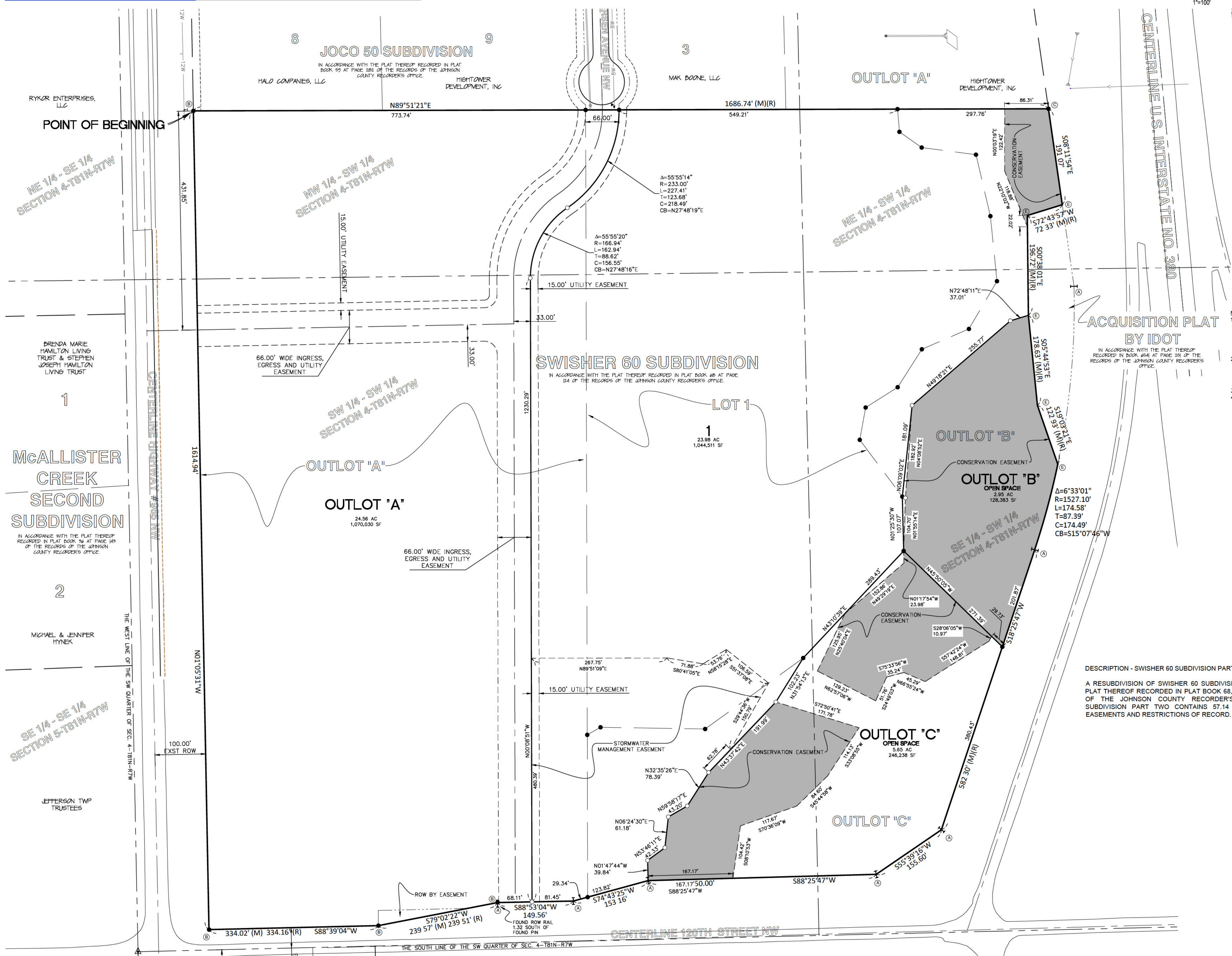
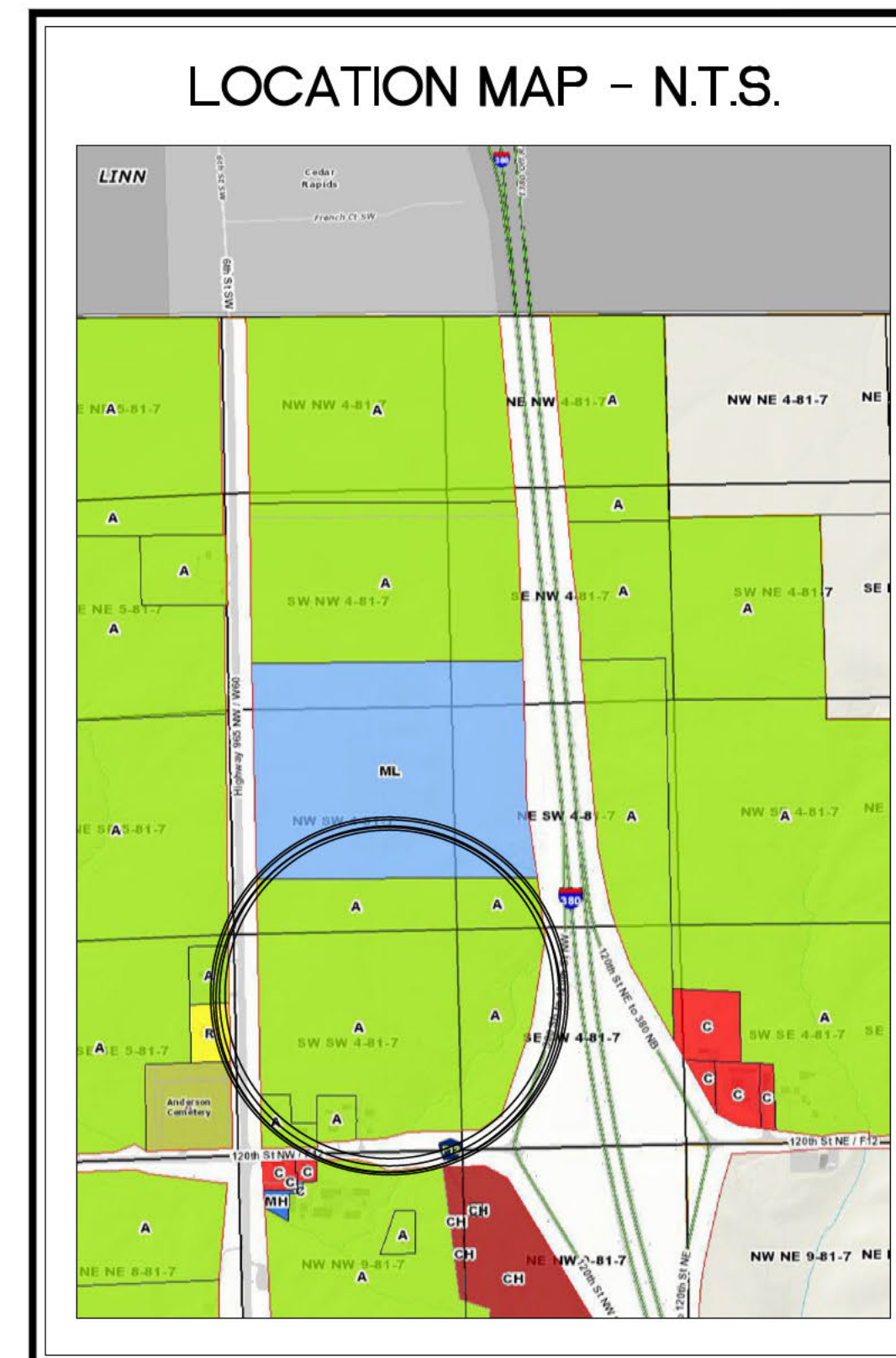
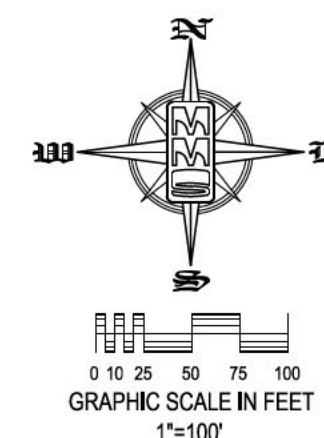
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date Revision

PRELIMINARY PLAT SWISHER 60 SUBDIVISION PART TWO

A RESUBDIVISION OF SWISHER 60 SUBDIVISION
JOHNSON COUNTY, IOWA

LOCATION: A RESUBDIVISION OF SWISHER 60 SUBDIVISION LOCATED IN SECTION 4, TOWNSHIP 4 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA	SUBDIV DER: MACASARY, LLC PO BOX 177 FARLEY, IOWA 52046
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319.351.8282	SUBDIV DER'S ATTORNEY: LESLIE L. MOORE 320 K ROKWOOD AVE IOWA CITY, IOWA 52240
DATE OF SURVEY: 08-28-2023	PROPR ETOR OR OWNER: MACASARY, LLC PO BOX 177 FARLEY, IOWA 52046
FOR COUNTY RECORDER'S USE	DOCUMENT RETURN INFORMATION: LAND SURVEYOR



NOTES:

- BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (NORTH 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.
- SEE THE SENSITIVE AREAS REPORT WHICH IS RECORDED WITH THE PLAT DOCUMENTS FOR THIS PRELIMINARY AND FINAL PLAT OF SWISHER 60 SUBDIVISION PART TWO, JOHNSON COUNTY, IOWA, IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.
- FRINGE AREA DESIGNATION: AREA 3
- OUTLOT "A" IS DESIGNATED FOR FUTURE DEVELOPMENT AND AS OF THE DATE OF THIS PLAT, SIZES AND SHAPES OF FUTURE POTENTIAL LOTS ARE UNKNOWN AT THIS TIME AND THEREFORE NO CONCEPTUAL LOT LINES ARE SHOWN TO AVOID CONFUSION.

PLAT APPROVED BY:
JOHNSON COUNTY BOARD OF SUPERVISORS:

CHAIRPERSON	DATE
-------------	------

PLAT/PLAN APPROVED
by the
The City of Swisher Iowa

MAYOR	Date:
CLERK	Date:

NOTE:
ALL PROPERTY CORNERS FOUND ARE 5/8" REBAR W/ YELLOW PLASTIC L5 CAP 17916 UNLESS OTHERWISE NOTED.

EXISTING PROPERTY MONUMENTATION TABLE

LABEL	DESCRIPTION
Ⓢ	IDOT ROW RAIL
Ⓢ	5/8" REBAR W/ YELLOW PLASTIC L5 CAP 14675
Ⓢ	5/8" REBAR W/ YELLOW KLEGGIBLE MMS CAP
Ⓢ	---
Ⓢ	CALCULATED POSITION BASED ON RECORDED ACQUISITION PLAT BY IDOT, TO BE SET BY BRAD J. BURGER LS NO. 20281

AREA SUMMARY TABLE

T4 - T4	AREA	AREA IN ROW
NW SW SEC 4	8.96 ACRES	0.00 ACRE
NE SW SEC 4	3.51 ACRES	0.00 ACRE
SW SW SEC 4	34.12 ACRES	0.06 ACRE
SE SW SEC 4	10.54 ACRES	0.00 ACRE
TOTAL	57.14 ACRES	0.06 ACRE

CONSERVATION EASEMENT

DESCRIPTION - SWISHER 60 SUBDIVISION PART TWO
A RESUBDIVISION OF SWISHER 60 SUBDIVISION, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 68, AT PAGE 124 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE. SAID SWISHER 60 SUBDIVISION PART TWO CONTAINS 57.14 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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 L5 Cap embossed with "MMS")
- ⊗ OUT "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
- (R) — RECORDED DIMENSIONS
- (M) — MEASURED DIMENSIONS
- C22-1 — CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

PRELIMINARY PLAT

SWISHER 60
SUBDIVISION
PART TWO

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 2/03/2025

Surveyed by: RRR Field Book No: 1385/28

Drawn by: LSS Scale: 1"=100'

Checked by: RRR Sheet No: 1

Project No: 11801-002 of: 2