

Office Use Only	6/4/25 Date Filed	\$ Fee	P75-25-28725 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):

3931 Jocelyn Ct NE, Solon

Parcel Number(s): 0216428018

Proposed Subdivision Name: Atherton Ridge Part Three

The subdivision contains 2.66 total acres divided into 2 total lots as follows:

Buildable Lots: 2 Non-buildable outlots: 0

Total buildable acres: 2.66 Total non-buildable acres: 0

Current Zoning: AR Proposed Use of the Subdivision: Residential

David M. West, PLS

d.west@mmsconsultants.net, 319-351-8282

Name of Engineer/Surveyor

Contact Email and Phone

Matthew Evans

mevans@iclaw.net, 319-351-8600

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.

Adam Henke

Name of Owner

Name of Applicant (if different)

3931 Jocelyn Ct 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@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) 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		
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	
<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		
<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		
CAD line work of stormwater infrastructure, following the guidelines below		
<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	ly	(1) ly
2. <u>SIGNED</u> and notarized Resolution Affirming the Stability of the Road System		
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



May 28, 2025

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

RE: Lot 6 Atherton Ridge Subdivision

Dear Josh:

Adam Henke desires to complete a resubdivision of Lot 6 Atherton Ridge Subdivision at the property located at 3931 Jocelyn Ct NE, Solon.

The intent of this subdivision request is to create a buildable lot in the subdivision based on the fact that lot 4 in the subdivision has been split between adjacent neighbors and no longer exists as a buildable lot, thereby not increasing the density within the subdivision as a whole.

Please feel free to contact us with any questions.

Respectfully submitted,

David M. West, P.L.S.

PRELIMINARY & FINAL PLAT
ATHERTON RIDGE PART THREE
(A RESUBDIVISION OF LOT 6 AATHERTON RIDGE)
JOHNSON COUNTY, IOWA

DESCRIPTION: AATHERTON RIDGE PART THREE

LOT 6 AATHERTON RIDGE, ACCORDING TO THE FINAL PLAT THEREOF RECORDED IN BOOK 58 AT PAGE 394, PLAT RECORDS OF JOHNSON COUNTY, IOWA AND AUDITOR'S PARCEL 2015054 ACCORDING TO THE BOUNDARY LINE ADJUSTMENT PLAT THEREOF RECORDED IN BOOK 59 AT PAGE 293, PLAT RECORDS OF JOHNSON COUNTY, IOWA LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 81 NORTH, RANGE 6 WEST OF THE 5th P.M., CONTAINING 2.66 ACRES, AT THE TIME OF SURVEY, AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

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

OWNER/SUBDIVIDER:
S. ADAM HENKE
3931 JOCELYN CT. NE
SOLON, IOWA 52333

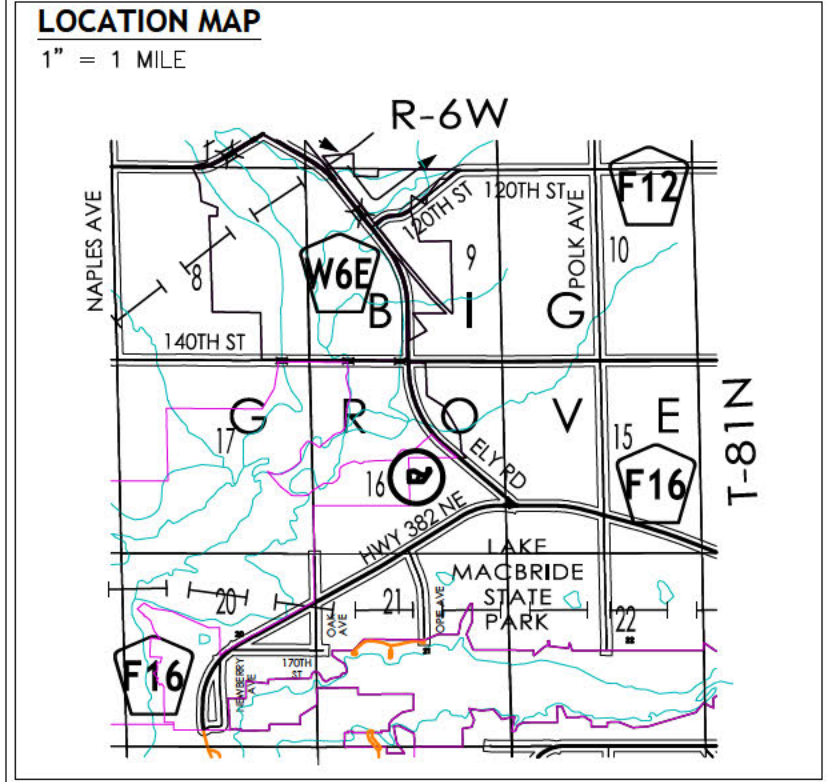
OWNERS' ATTORNEY:
MATTHEW EVANS
ANDERSON & HOUGHTON, LLP
568 HWY 1 WEST
IOWA CITY, IA 52246

LOCATION:
LOT 6 AATHERTON RIDGE AND AUDITOR'S PARCEL 2015054 LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 81 NORTH, RANGE 6 WEST OF THE 5th P.M., JOHNSON COUNTY, IOWA
LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION:
DAVID M. WEST, P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA 52240 PHONE: 319-351-8282
SURVEY REQUESTED BY:
ADAM HENKE
PROPRIETOR(S) OR OWNER(S):
STEVENSON ADAM HENKE AND MEGAN HENKE
DATE(S) OF SURVEY:
APRIL 28, 2025
DOCUMENT RETURN INFORMATION:
LAND SURVEYOR



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

NOTES:
1) BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN) WITH DATUM NAD83 (2011) EPOCH 2010.000 IN U.S. SURVEY FEET. THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.
2) RECORDED BEARINGS HAVE BEEN OMITTED BECAUSE THEY ARE ON A DIFFERENT BASIS.



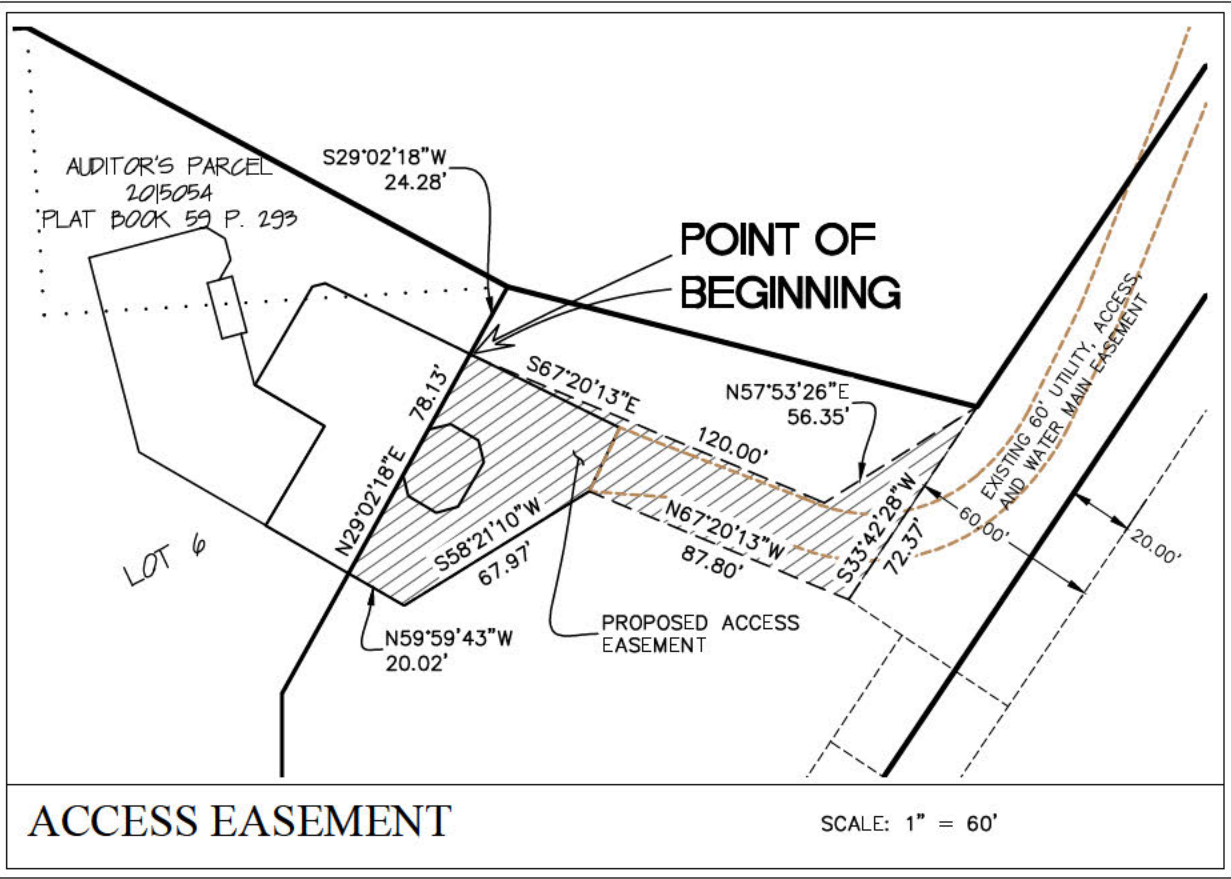
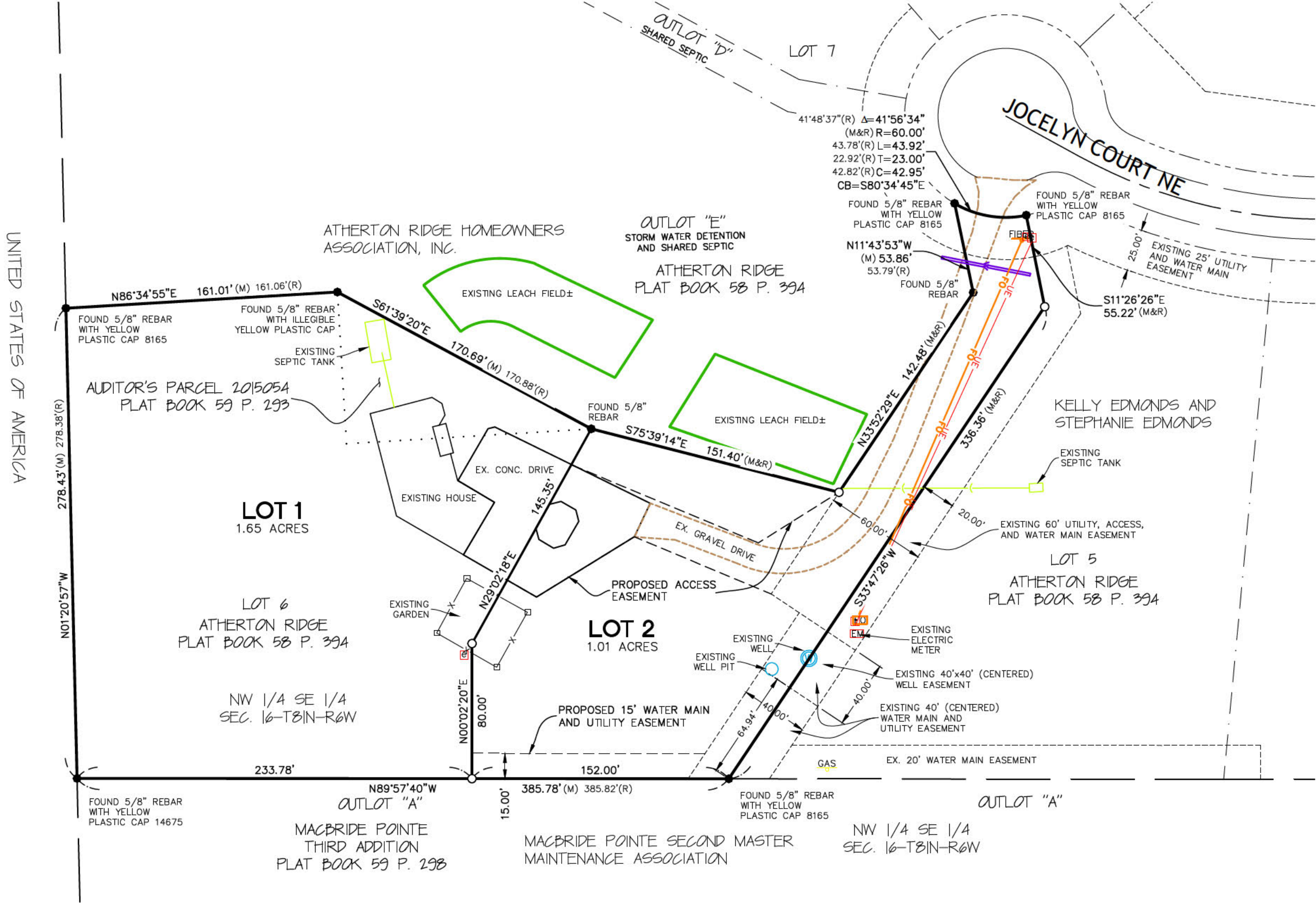
ATHERTON RIDGE PART THREE - BIG GROVE TWP.

LEGEND AND NOTES	
	- CONGRESSIONAL CORNER
	- FOUND IRON RAIL
	- FENCE CORNER / FENCE POST
	- PROPERTY CORNER(S), FOUND (as noted)
	- FOUND PIPE(S), (as noted)
	- PROPERTY CORNERS SET (5/8"x24" REBAR WITH ORANGE PLASTIC CAP EMBOSSED WITH "MMS 15749")
	- SET MAG NAIL OR GIN SPINDLE
	- PROPERTY &/or BOUNDARY LINES
	- CONGRESSIONAL SECTION LINES
	- RIGHT-OF-WAY LINES
	- CENTER LINES
	- FENCE LINES
	- LOT LINES, PLATTED OR BY DEED
	- EASEMENT LINES, WIDTH & PURPOSE NOTED
	- EXISTING EASEMENT LINES, PURPOSE NOTED
	- RECORDED DIMENSIONS
	- MEASURED DIMENSIONS
	- COMPUTED DIMENSIONS
	- CURVE SEGMENT NUMBER
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS	

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, in whole or under my direct personal supervision and that I am duly Licensed Professional Land Surveyor under the laws of the State of Iowa.
	DAVID M. WEST P.L.S. License No. 15749 My license expires on December 31, 2026.
	Pages of sheets covered by this seal:
	SEAL

MMS CONSULTANTS, INC.	
Date:	05/06/2025
Surveyed by:	EJW/JRD
Field Book No:	1411
Drawn by:	DMW
Scale:	1" = 100'
Checked by:	DMW/RRN
Sheet No:	1
Project No:	9455-004
of:	1



DESCRIPTION: ACCESS EASEMENT

THAT PART OF LOT 6 AATHERTON RIDGE LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 81 NORTH, RANGE 6 WEST OF THE 5th P.M., JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF AUDITOR'S PARCEL 2015054 AS SHOWN ON THE PLAT THEREOF, RECORDED IN BOOK 59 AT PAGE 293, PLAT RECORDS OF JOHNSON COUNTY, IOWA; THENCE S29°02'18"W, 24.28 FEET TO THE POINT OF BEGINNING; THENCE S67°20'13"E, 120.00 FEET; THENCE N57°53'26"E, 56.35 FEET TO A POINT ON THE PERIMETER OF LOT 6 AATHERTON RIDGE AS SHOWN ON THE FINAL PLAT THEREOF, RECORDED IN BOOK 58 AT PAGE 394, PLAT RECORDS OF JOHNSON COUNTY, IOWA AND A POINT ON THE WESTERLY LINE OF AN EXISTING ACCESS EASEMENT LOCATED ON SAID LOT 6; THENCE S33°42'28"W ALONG SAID WESTERLY LINE, 72.37 FEET TO THE SOUTHWESTERLY CORNER OF SAID EXISTING ACCESS EASEMENT; THENCE N67°20'13"W, 87.80 FEET; THENCE S58°21'10"W, 67.97 FEET; THENCE N59°59'43"W, 20.02 FEET; THENCE N29°02'18"E, 78.13 FEET TO THE POINT OF BEGINNING.

