

Office Use Only	6/4/25	\$	P26-25-28726
	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):

Lot 6 of Highland Heights Subdivision Part Two; Southwest corner of Dingleberry Rd NE and Timberland PI NE

Parcel Number(s): 0819302001

Proposed Subdivision Name: Highland Heights Part Five

The subdivision contains 3.00 total acres divided into 2 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: 1

Total buildable acres: 1.38

Total non-buildable acres: 1.38

Current Zoning: R3

Proposed Use of the Subdivision: Residential

Lacey Stutzman, Richard Nowotny

Name of Engineer/Surveyor

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

Contact Email and Phone

Matthew J. Adam

Name of Attorney

madam@spmbllaw.com 319-354-1019

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.

Andrew Ahrens

Name of Owner

Name of Applicant (if different)

2917 Timberland PL NE, Iowa City, IA 52240

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>560.00</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	LSS	
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

June 4, 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 Highland Heights Part Five

Dear Josh:

We are submitting a combined Preliminary and Final Plat on behalf of Andrew Ahrens to resubdivide Lot 6 of Highland Heights Subdivision Part Two. The subdivision will contain 1 Lot and 1 Outlot. A rezoning application to rezone the existing lot from R3 to R has been submitted and is undergoing review.

The current lot contains no buildings, well or septic. The lot will utilize the existing access off of Timberland Pl NE. We have requested that stormwater be waived until building time and a waiver for sensitive areas has also been submitted.

Please review and let us know if you have any questions or concerns.

Respectfully submitted,

Lacey S. Stutzman

12206-001_Letter of Intent_Subd.docx

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

PRELIMINARY AND FINAL PLAT
HIGHLAND HEIGHTS PART FIVE
A RESUBDIVISION OF LOT 6, HIGHLAND HEIGHTS SUBDIVISION, PART TWO
JOHNSON COUNTY, IOWA

3.00 AC



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

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

LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
 - 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(S)
 - RECORDED DIMENSIONS
 - MEASURED DIMENSIONS
 - CURVE SEGMENT NUMBER
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

DESCRIPTION - HIGHLAND HEIGHTS PART FIVE

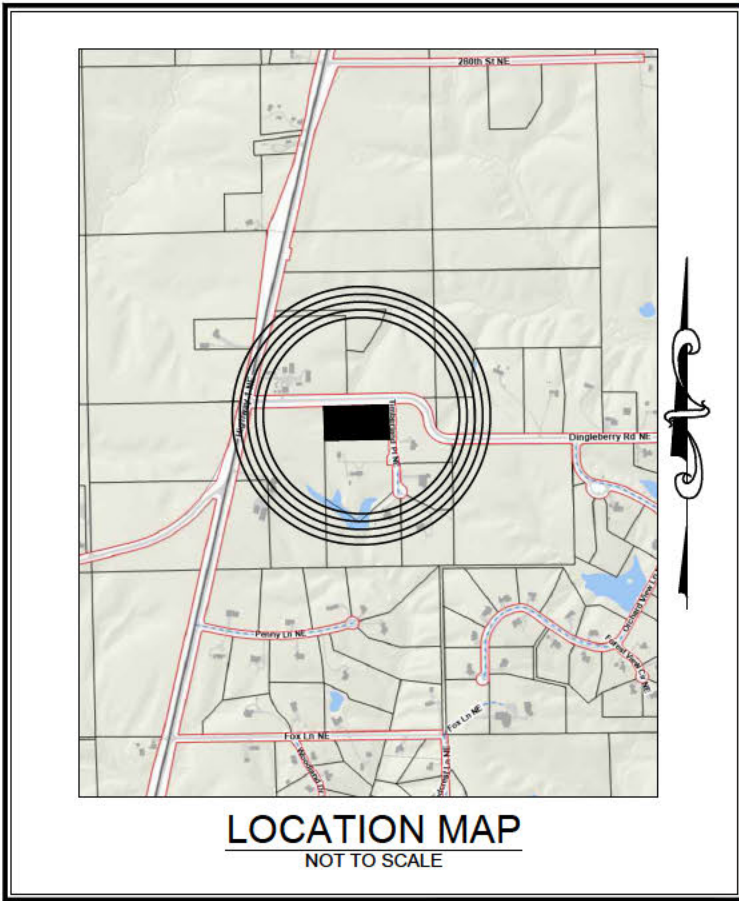
A RESUBDIVISION OF LOT 6, HIGHLAND HEIGHTS SUBDIVISION, PART TWO, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 35 AT PAGE 225 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

SAID HIGHLAND HEIGHTS PART FIVE CONTAINS 3.00 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

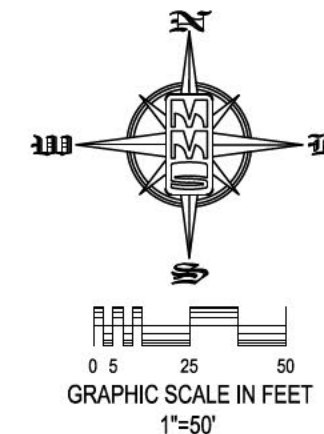
DESCRIPTION - ROAD RIGHT-OF-WAY ACQUISITION

BEGINNING AT THE NORTHEAST CORNER OF LOT 6 OF HIGHLAND HEIGHTS, PART TWO IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 35, AT PAGE 225 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE S00°52'55"E ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 20.00 FEET; THENCE S88°40'51"W, 502.56 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 6; THENCE N00°51'37"W, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 20.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DINGLEBERRY ROAD NE; THENCE N88°40'51"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 502.55 FEET, TO THE POINT OF BEGINNING.

SAID ROAD RIGHT-OF-WAY ACQUISITION CONTAINS 0.23 ACRE, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



- 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 HIGHLAND HEIGHTS PART FIVE, JOHNSON COUNTY, IOWA, IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.



Date	Revision
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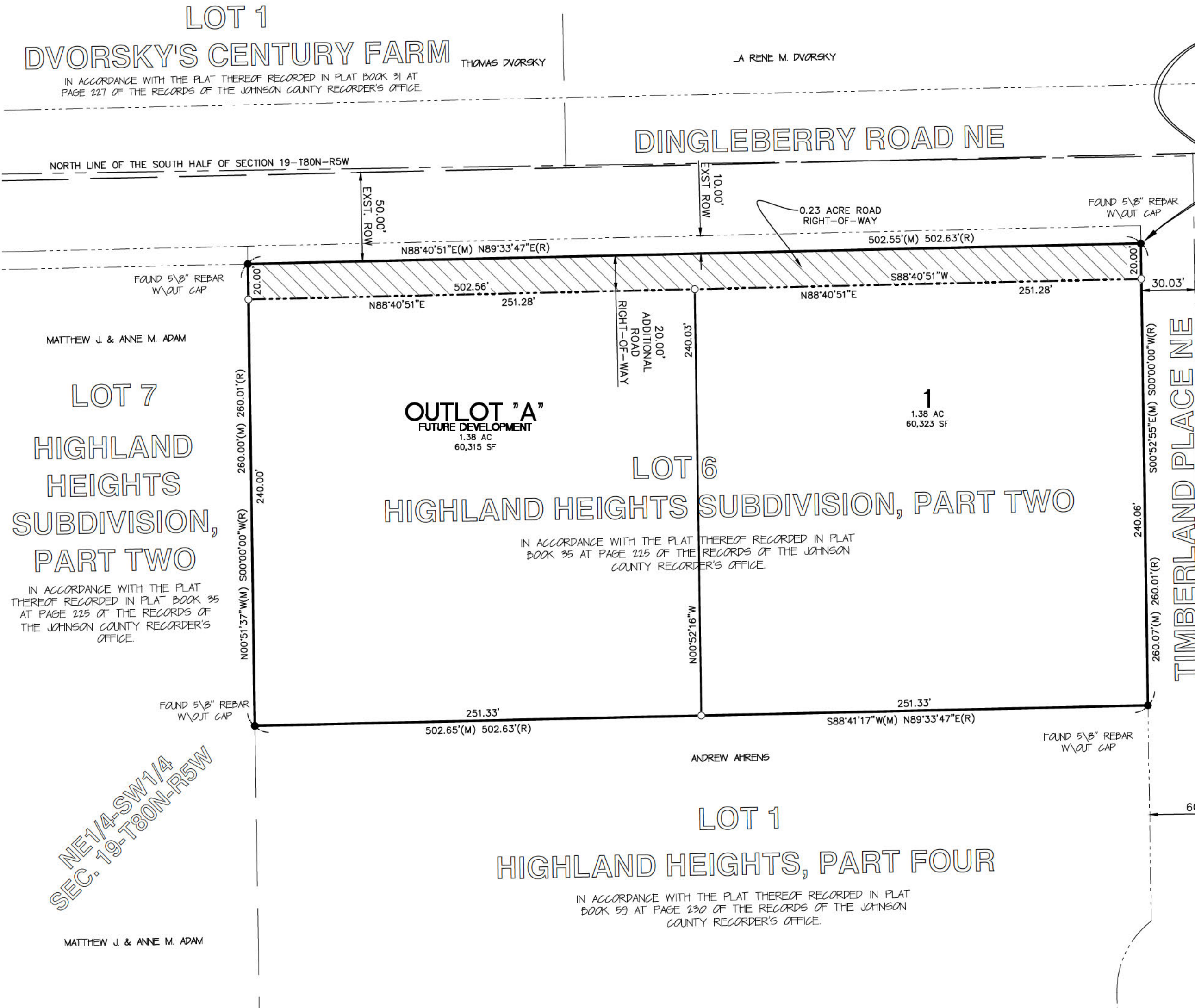
PRELIMINARY AND FINAL PLAT

HIGHLAND HEIGHTS PART FIVE

JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.

Date:	5/20/2025
Surveyed by:	JRD
Field Book No:	39/1415
Drawn by:	LSS
Scale:	1"=50'
Checked by:	RRN
Sheet No:	1
Project No:	12206-001
of:	1



POINT OF BEGINNING
ROAD RIGHT-OF-WAY
ACQUISITION

LOT 1
HIGHLAND
HEIGHTS
SUBDIVISION,
PART THREE

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 44 AT PAGE 196 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

JEFFREY D. & TRACY KUETER

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

SEAL

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

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.

Pages of sheets covered by this seal: _____

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

Notary Public, in and for the State of Iowa.