Office Use Only Date Filed See Application Number



JOHNSON COUNTY, IOWA

APPLICATION FOR: SUBDIVISION PLAT APPROVAL

Application is hereby made for appro subdivision plat on property located	oval of a: Preliminary Final Combined I at (street address if available or layman's description):		
2465 Quincy Rd NE, Solon			
Parcel Number(s): 0712177001			
Proposed Subdivision Name: Hawks N	ext		
The subdivision contains	total acres divided into total lots as follows:		
Buildable Lots: 1	Non-buildable outlots: 0		
Total buildable acres: 1.67	Total non-buildable acres: 0.15		
Current Zoning: A	Proposed Use of the Subdivision: Residential		
David M. West, PLS	d.west@mmsconsultants.net		
Name of Engineer/Surveyor	Contact Email and Phone		
Sean Wandro	sww@shuttleworthlaw.com, 319-731-2427		
Name of Attorney	Contact Email and Phone		
affirms that the owner(s) of the prop	ormation provided herein is true and correct. If applicant is not the owner, applicant perty described on this application consent to this application being submitted, and ent for the office of Johnson County Planning, Development, and Sustainability to the subject property.		
Name of Owner	Name of Applicant (if different)		
2465 Quincy Rd NE, Solon, IA 52333			
Applicant Street Address (including C	ity, State, Zip)		
Applicant-Phone	Applicant Email		

JOHNSON COUNTY

See back page for Application Submittal Requirements and Checklist

<u>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)</u>

Applicant Signature

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.

<u>Initial each empty box below</u> 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: \$ 540.00		(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 approved 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 approved 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	23	
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		
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 sub noted below. Additional documents may be required based on the nature of the	e application.	
 SIGNED Auditor's Certificate approving the subdivision name SIGNED and notarized Resolution Affirming the Stability of the Road System 	ly	⁽¹⁾ ly -
 draft Owner's Certificate draft Title Opinion draft Treasurer's Certificate draft Subdivider's Agreement draft Fence Agreement Others as applicable (easement agreements, Homeowners Association docs, etc.) 	ly	

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_lowa_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.



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: 2465 Quincy Rd NE, Solon

Dear Josh:

Timothy Hawkins desires to complete a farmstead split from their property located at 2465 Quincy Rd NE, Solon.

The intent of this subdivision request is to split the existing auxiliary dwelling unit from the rest of the land to comply with the UDO.

Please feel free to contact us with any questions.

id M. Wed

Respectfully submitted,

David M. West, P.L.S.

PRELIMINARY & FINAL PLAT HAWKS NEST (A FARMSTEAD SPLIT)

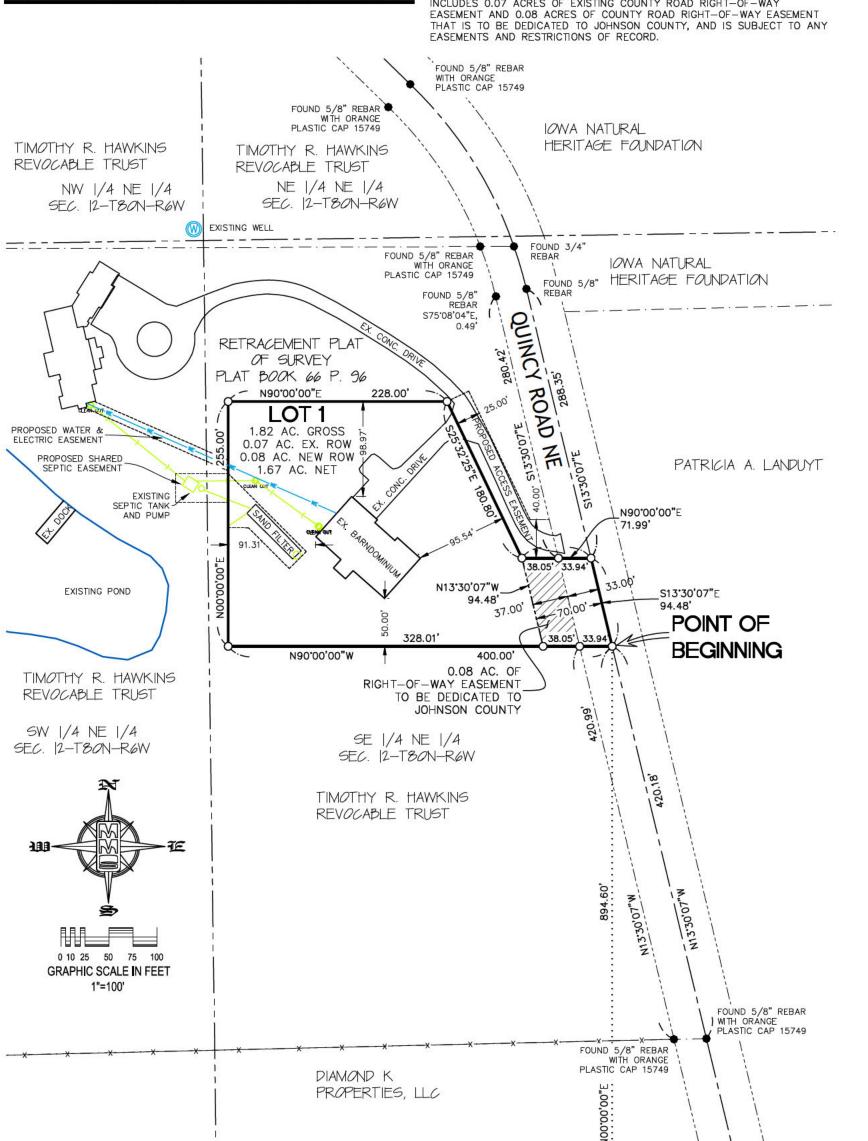
JOHNSON COUNTY, IOWA

DESCRIPTION: HAWKS NEST

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 80 NORTH, RANGE 6 WEST OF THE 5th P.M., JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 12, TOWNSHIP 80 NORTH, RANGE 6 WEST OF THE 5th P.M.; THENCE S89'07'39"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 12, A DISTANCE OF 931.35 FEET TO A POINT; THENCE NO0'00'00"E, 894.60 FEET TO A POINT ON THE CENTERLINE OF QUINCY ROAD NE, AS PRESENTLY LOCATED, AND THE POINT OF BEGINNING; THENCE N90'00'00"W, 400.00 FEET; THENCE N00'00'00"E, 255.00 FEET; THENCE N90'00'00"E, 228.00 FEET; THENCE S25'32'25"E, 180.80 FEET; THENCE N90'00'00"E, 71.99 FEET TO A POINT ON AFOREMENTIONED CENTERLINE; THENCE \$13'30'07"E ALONG SAID CENTERLINE, 94.48 FEET TO THE POINT OF BEGINNING, CONTAINING 1.82 ACRES, WHICH INCLUDES 0.07 ACRES OF EXISTING COUNTY ROAD RIGHT-OF-WAY EASEMENT AND 0.08 ACRES OF COUNTY ROAD RIGHT-OF-WAY EASEMENT THAT IS TO BE DEDICATED TO JOHNSON COUNTY, AND IS SUBJECT TO ANY

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



CENTER

SEC. 12-T80N-R6W
FOUND 5/8" REBAR WITH
ORANGE PLASTIC CAP

1746.26' ______ 931.35'

N89'07'39"E

2677.61

PLAT BOOK 66 P. 94

15749 - FLUSH

DESCRIPTION: 10' WIDE WATER & ELECTRIC

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 80 NORTH, RANGE 6 WEST OF THE 5th P.M., JOHNSON COUNTY, IOWA, BEING FIVE (5) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 HAWKS NEST; THENCE SOO'00'00"E ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 66.66 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED CENTERLINE: THENCE N66'16'16"W, 160.52 FEET TO THE TERMINUS OF SAID CENTERLINE THE SIDELINES OF WHICH SHALL EXTEND OR TERMINATE AT THE WEST LINE OF SAID LOT 1 AND THE EXISTING HOUSE AT THE TERMINUS.

PROPOSED 10' WATER &

PROPOSED 10' WATER ELECTRIC EASEMENT

EAST 1/4 CORNER SEC. 12-T80N-R6W

FOUND GRANITE STONE

AND 5/8" REBAR WITH

13802 ON WEST SIDE PLAT BOOK 46 PP.133-134

YELLÓW PLASTIC CAP I

PROPOSED SHARED

EXISTINO SEPTIC TANK AND PUMP

WATER & ELECTRIC EASEMENT

N90'00'00"E

EXISTING

N90'00'00"W

N00'00'00"E

26.57

N90'00'00

21.21

N45'00'00"W_

60.00

AND PUMP

PROPOSED SHARED SEPTIC EASEMENT

N00'00'00"E

30.00

SEPTIC EASEMEN

DESCRIPTION: SHARED SEPTIC EASEMENT

PLAT PREPARED BY:

IOWA CITY, IA 52240

NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 80

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 HAWKS NEST; THENCE S00'00'00"E ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING; THENCE S45'00'00"E, 115.00 FEET; THENCE S45'00'00"W, 25.00 FEET; THENCE N45'00'00"W, 60.00 FEET; THENCE N90'00'00"W, 21.21 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE NO0'00'00"E ALONG SAID WEST LINE, 26.57 FEET; THENCE N90'00'00"W, 55.00 FEET; THENCE N00'00'00"E, 30.00 FEET; THENCE N90'00'00"E,

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTH, RANGE 6 WEST OF THE 5th P.M., JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS

55.00 FEET TO THE POINT OF BEGINNING.

LOT 1

SCALE: 1" = 50'

POINT OF

BEGINNING

S45'00'00"W

LOT 1

POINT OF

BEGINNING

1917 S. GILBERT STREET C/O TIM HAWKINS

MMS CONSULTANTS INC. TIMOTHY R. HAWKINS REV. TRUST

OWNER/SUBDIVIDER:

2465 QUINCY RD NE

SOLON, IOWA 52333

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 80 NORTH, RANGE 6 WEST OF THE 5th P.M., JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

> BEGINNING AT THE NORTHEAST CORNER OF LOT 1 HAWKS NEST; THENCE N64'27'35"E, 25.00 FEET; THENCE S25'32'25"E, 148.42 FEET; THENCE N90'00'00"E, 19.85 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF QUINCY ROAD NE; THENCE S13'30'07"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 41.14 FEET TO A POINT ON THE PERIMETER OF SAID LOT 1; THENCE N90'00'00"W ALONG SAID PERIMETER, 38.05 FEET; THENCE N25'32'25"W ALONG SAID PERIMETER, 180.80 FEET TO THE POINT OF BEGINNING.

OWNERS' ATTORNEY:

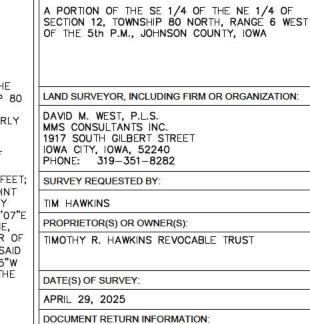
327 2ND STREET, STE 300 CORALVILLE, IOWA 52241

SEAN W. WANDRO

SHUTTLEWORTH &

INGERSOLL, PLC

DESCRIPTION: SHARED ACCESS EASEMENT



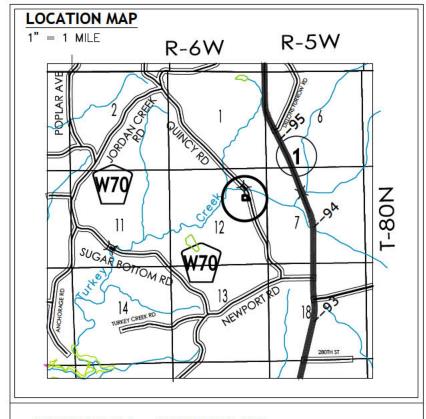
1) BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN) WITH DATUM NAD83 (2011) EPOCH 2010.000 IN U.S. SURVEY FEET. THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.

LAND SURVEYOR

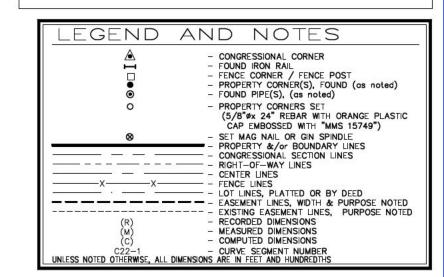
LOCATION

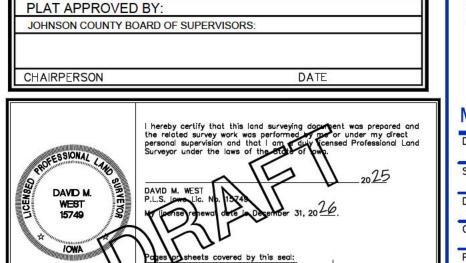
2) THE RETRACEMENT SURVEY RECORDED IN PLAT BOOK 66 AT PAGE 96 WAS FIELD VERIFIED FOR THIS PLAT. EACH OF THE MARKERS WERE PRESENT AND IN SUBSTANTIAL CONFORMANCE WITH THE RETRACEMENT

3) THE PARENT PARCEL OF 45.09 ACRES IS VESTED IN THE WARRANTY DEED FOUND IN BOOK 440 AT PAGE 73, DATED JUNE 27, 1975 AND THE WARRANTY DEED FOUND IN BOOK 472 AT PAGE 35, DATED SEPTEMBER 20, 1976 AND DOES NOT INCLUDE THE PARCEL TRANSFERRED ON DECEMBER 3, 1976 AS PER THE WARRANTY DEED FILED IN BOOK 410 AT PAGE 178.



HAWKS NEST - NEWPORT TWP.





SEAL

CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS ENVIRONMENTAL SPECIALISTS

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

Revision Date

PRELIMINARY & FINAL PLAT HAWKS NEST JOHNSON COUNTY, IOWA

SEC. 12-T80N-R6W

JOHNSON COUNTY,

4	MMS CONSU	LTANTS, INC
d	Date:	05/02/2025
	Surveyed by: JRD/EJW	Field Book No: 1415
	Drawn by: DMW	Scale: 1" = 100'
	Checked by: DMW/JRD	Sheet No:
_	Project No:	1
	8811-003	of: 1

