

PLANNING APPLICATION COVER SHEET**SUBTYPE: Combined****PROJECT TYPE: Subdivision****NO. SD25-000005****APPLICATION DATE: 10/01/2025****PROPERTY OWNER: DAVID A HEMSTED****APPLICANT: David West****WORK DESCRIPTION: Hemsteds Third Subdivision****SITE ADDRESS: 4888 660th St SE****PARCEL NUMBER: 1720377001****PROPOSED SUBDIVISION NAME: Hemsteds Third Subdivision****NUMBER OF BUILDABLE LOTS: 1****NUMBER OF NON BUILDABLE LOTS: 1****Planning, Development and Sustainability****913 S. Dubuque St. Iowa City, IA 52240****planning@johnsoncountyiowa.gov. 319-356-6083****<https://www.johnsoncountyiowa.gov/pds>**



MMS Consultants, Inc.

Experts in Planning and Development Since 1975

1917 S. Gilbert Street
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September 25, 2025

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

RE: Hemsted's Third Subdivision

Dear Josh,

On behalf of David Hemsted we are filing a Rezoning application to rezone 1.34 acres of Lot 1 of Hemsted's Subdivision from A to R.

We are also filing a Preliminary and Final Plat application of Hemsted's Third Subdivision. This is a re-subdivision of Lot 1 of Hemsted's Subdivision which is zoned A, consisting of 9.01 acres containing 1 buildable lot and an Agricultural Outlot. The intent is to create a buildable lot for an existing house with the remainder of the parcel continuing to remain in agricultural production.

The proposed lot contains an existing house, garage, well, and permitted septic. The subdivision falls outside of the Fringe Area of Lone Tree.

Lot 1 will utilize an existing access on to 660th Street SE, and Outlot A will utilize an existing access to 660th Street SE as well. A waiver that stormwater requirements be deferred to building permit time has been approved for the subdivision. A Sensitive areas report or waivers will be provided with this application.

The existing legal documents for Hemsted's Subdivision contain a fence agreement that is binding on successors and has not been included in the documents.

Please feel free to contact us with any questions.

Respectfully submitted,

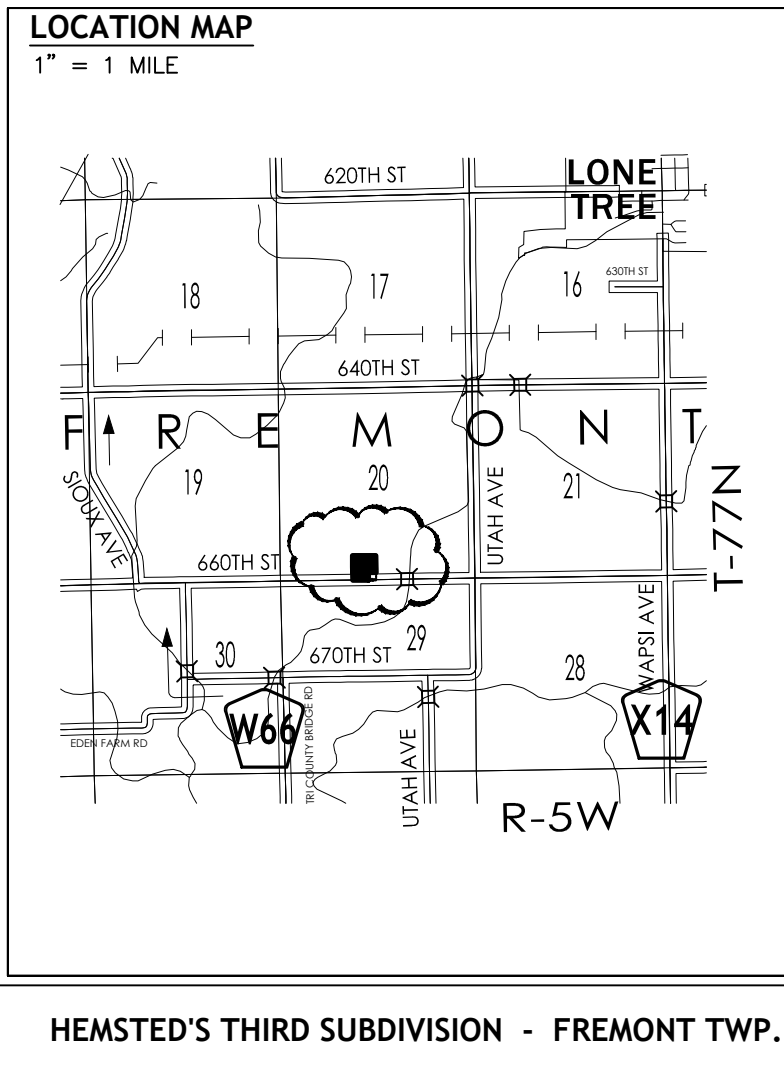
A handwritten signature in blue ink that reads "David M. West".

David M. West, P.L.S.

| | | |
|--------------------------|--------------------------|--------------------------|
| <u>PLAT PREPARED BY:</u> | <u>OWNER/SUBDIVIDER:</u> | <u>OWNERS' ATTORNEY:</u> |
| MMS CONSULTANTS INC. | DAVID HEMSTED | MATTHEW EVANS |
| 1917 S. GILBERT STREET | 4878 660th ST SE | ANDERSON & HOUGHTON, LLP |
| IOWA CITY, IA 52240 | LONE TREE, IOWA 52755 | 568 HWY 1 WEST |
| | | IOWA CITY, IA 52246 |

LOT 1 HEMSTED'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 32 AT PAGE 267, PLAT RECORDS OF JOHNSON COUNTY, IOWA, CONTAINING 9.01 ACRES, AT THE TIME OF SURVEY, WHICH INCLUDES 0.38 ACRES OF COUNTY ROAD RIGHT-OF-WAY EASEMENT, AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

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



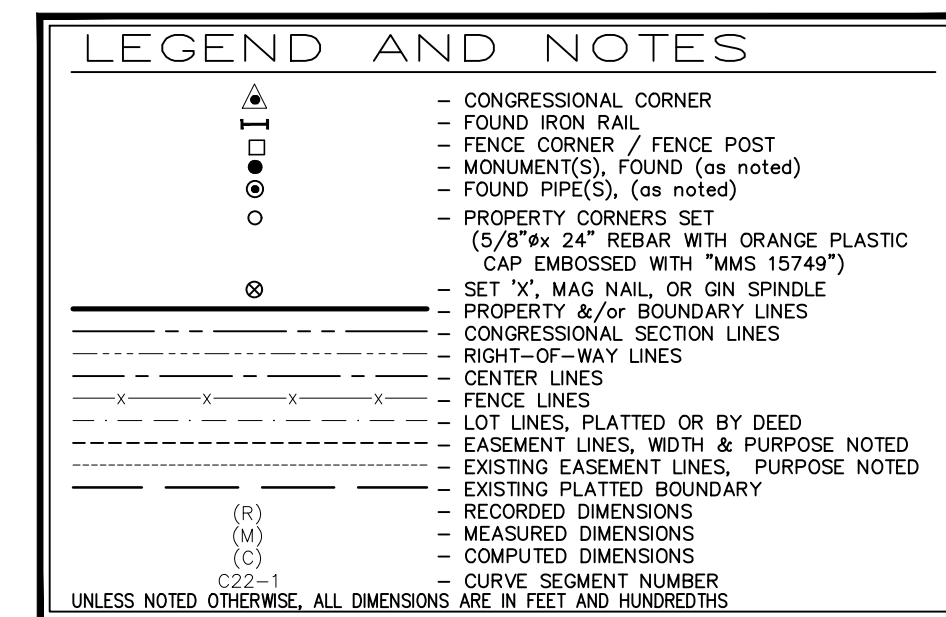
NOTES:
1) BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN) WITH DATUM NAD83 (2011) EPOCH 2010.000 IN U.S. SURVEY FEET. THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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IOWA CITY, IOWA 52240
(319) 351-8282

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| | |
|------|----------|
| Date | Revision |
|------|----------|



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

PRELIMINARY AND FINAL PLAT HEMSTED'S THIRD SUBD.

4888 660th ST. SE

LONE TREE,
JOHNSON COUNTY,
IOWA

MMS CONSULTANTS, INC

| | | | |
|----------------------|--|---------------------|--|
| Date: | | 09/10/2025 | |
| Surveyed by: JRD | | Field Book No: 1421 | |
| Drawn by: DMW | | Scale: 1" = 100' | |
| Checked by: DMW | | Sheet No: 1 | |
| Project No: 6729-003 | | of: 1 | |

