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

1 of 1 10/6/2025, 12:10 PM

1917 S. Gilbert Street Iowa City, Iowa 52240

319.351.8282

mmsconsultants.net mms@mmsconsultants.net

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,

David M. West, P.L.S.

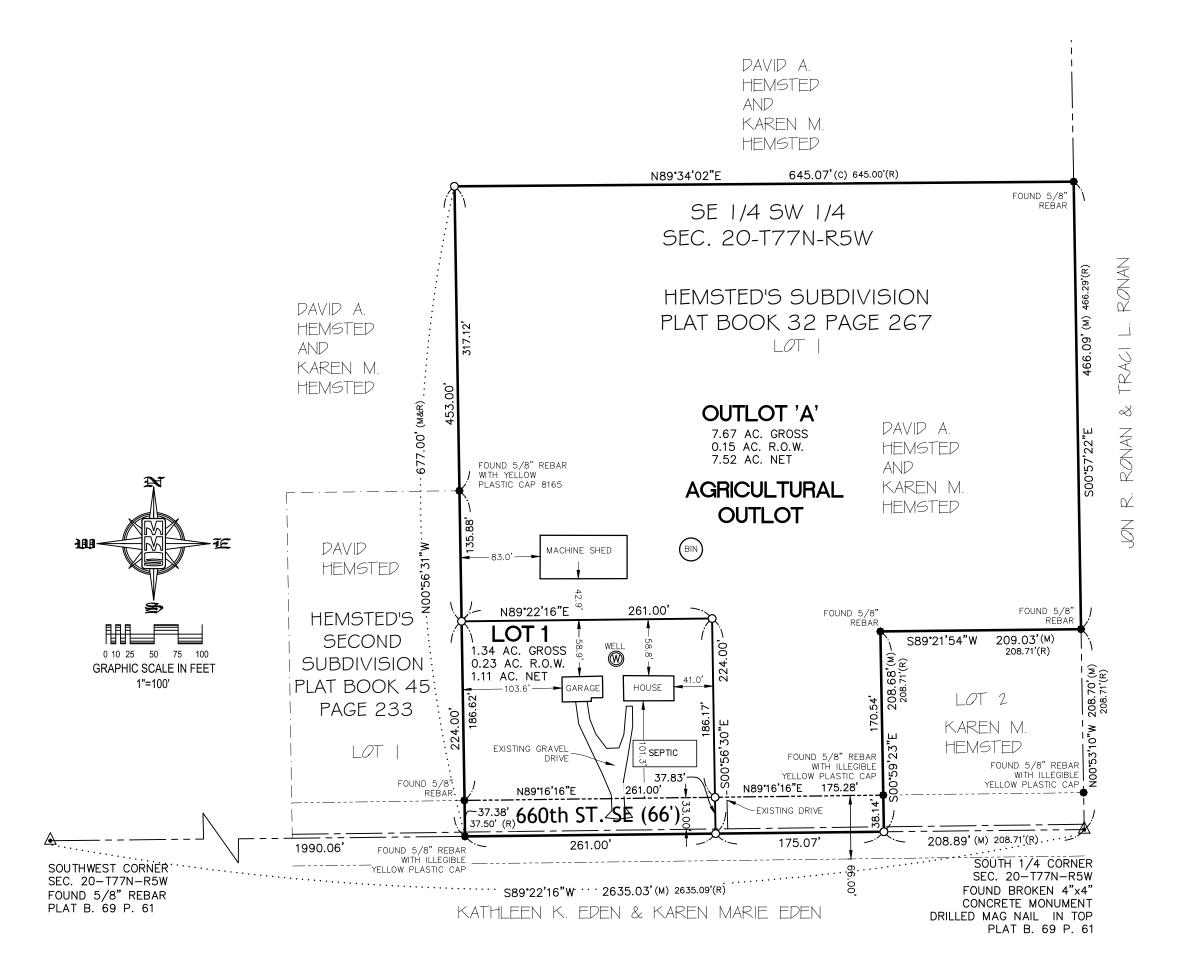
PRELIMINARY & FINAL PLAT HEMSTED'S THIRD SUBDIVISION

(A RESUBDIVISION OF LOT 1 HEMSTED'S SUBDIVISION)
JOHNSON COUNTY, IOWA

DESCRIPTION:

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



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

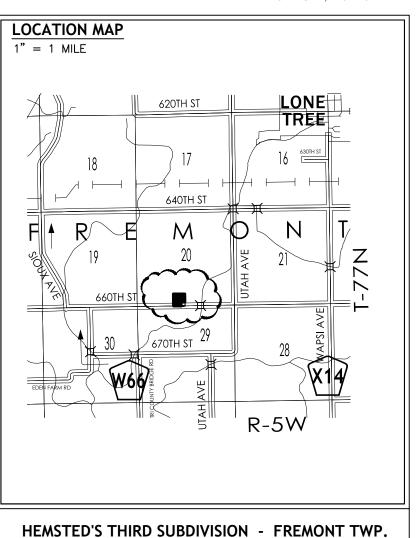
OWNER/SUBDIVIDER:

DAVID HEMSTED

4878 660th ST SE

LONE TREE, IOWA 52755

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

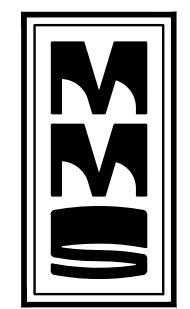


LOT 1, HEMSTED'S SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 77 NORTH, RANGE 5 WEST OF THE 5th P.M., JOHNSON COUNTY, IOWA LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION: DAVID M. WEST, P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282 SURVEY REQUESTED BY: DAVID HEMSTED PROPRIETOR(S) OR OWNER(S): DAVID A. HEMSTED DATE(S) OF SURVEY: SEPTEMBER 2, 2025 DOCUMENT RETURN INFORMATION: LAND SURVEYOR

LOCATION:

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
www.mmsconsultants.net

Date Revision

EGEND AND NOTES - CONGRESSIONAL CORNER - FOUND IRON RAIL - FENCE CORNER / FENCE POST - MONUMENT(S), FOUND (as noted) - FOUND PIPE(S), (as noted) - PROPERTY CORNERS SET (5/8"øx 24" REBAR WITH ORANGE PLASTIC CAP EMBOSSED WITH "MMS 15749") SET 'X', 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 - — EXISTING PLATTED BOUNDARY - RECORDED DIMENSIONS - MEASURED DIMENSIONS - COMPUTED DIMENSIONS C22-1 - 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 by no or under my direct personal supervision and that I am dury icensed Professional Land Surveyor under the laws of the state of lows.

DAVID M. WEST P.L.S. Iswae Lic. Nb. 13749

My license renewal date is December 31, 20 26.

Pages or sheets covered by this seal:

PRELIMINARY AND FINAL PLAT HEMSTED'S THIRD SUBD.

4888 660th ST. SE

LONE TREE, JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

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