

Office Use Only	5/9	\$1580 ⁰⁰	P7C-24-28522
	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):

The intersection of Mehaffey Bridge Road NE and 180th Street NE

Parcel Number(s): 0222351001, 0221476001, 0228101001, 0228126001, 0228126002, 0228151002, 0228176001, 0227227005, and 0227227007

Proposed Subdivision Name: Oak Grove Hills

The subdivision contains 173.9 total acres divided into 30 total lots as follows:

Buildable Lots: 24

Non-buildable outlots: 6

Total buildable acres: 119.4

Total non-buildable acres: 54.5

Current Zoning: AR

Proposed Use of the Subdivision: Residential

Ron Amelon

r.amelon@mmsconsultants.net 319-631-2703

Name of Engineer/Surveyor

Contact Email and Phone

Tom Gelman

gelman@phelantuckerlaw.com 319-354-1104

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.

MAJ Properties II, LLC

C/O Julie Durr

Name of Owner

Name of Applicant (if different)

3831 Timber Pointe Drive NE

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>1,580</u>)		(1) RLA
This application form with all information completed	RLA	(3) RLA
Brief cover letter explaining the application and describing lots, road(s), provision of water, septic, etc.	RLA	(2) RLA
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)	RLA	(2) RLA
CAD line work of the plat, following the guidelines below	RLA	
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver	RLA	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below	RLA	
Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver	RLA	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	RLA	
<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	RLA	
<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	RLA	(1) RLA
2. <u>SIGNED</u> and notarized Resolution Affirming the Stability of the Road System		
3. draft Owner's Certificate		
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

April 15, 2024

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

RE: Letter of Intent for Oak Grove Hills – Preliminary Plat

Dear Josh:

On behalf of MAJ Properties II, LLC we are filing a preliminary plat application for parcels 0222351001, 0221476001, 0228101001, 0228126001, 0228126002, 0228151002, 0228176001, 0227227005, and 0227227007, located to the Northwest of Mehaffey Bridge Road NE and along 180th Street NE. The intention is to create a county subdivision containing 24 lots and 6 outlots. A portion of this area is shown as residential and a portion of this area is shown as conservation development in the Johnson County Future Land Use Map. The entire area is currently zoned AR.

The intention is to subdivide this property into 24 5-acre lots. Each lot will have its own septic system. A community well will service the lots.

There will be two access points to the subdivision. One will be the current location of the intersection of 180th Street NE and Mehaffey Bridge Road NE. The intent is to vacate the existing right of way of 180th Street NE and have this become a private road access point. The second access point for the subdivision will be a new access onto Mehaffey Bridge Road NE approximately 1500 feet to the southwest of the intersection with 180th Street. A ROW permit application has been filed with Johnson County Secondary Roads and was approved as of December 4, 2023. Please feel free to call if you have questions.

Respectfully submitted,

Ronald Amelon, P.E.



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



April 15, 2024

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

RE: Letter of Intent for Oak Grove Hills – Preliminary Plat

Dear Josh:

On behalf of MAJ Properties II, LLC we are filing a preliminary plat application for parcels 0222351001, 0221476001, 0228101001, 0228126001, 0228126002, 0228151002, 0228176001, 0227227005, and 0227227007, located to the Northwest of Mehaffey Bridge Road NE and along 180th Street NE. The intention is to create a county subdivision containing 24 lots and 6 outlots. A portion of this area is shown as residential and a portion of this area is shown as conservation development in the Johnson County Future Land Use Map. The entire area is currently zoned AR.

The intention is to subdivide this property into 24 5-acre lots. Each lot will have its own septic system. A community well will service the lots.

There will be two access points to the subdivision. One will be the current location of the intersection of 180th Street NE and Mehaffey Bridge Road NE. The intent is to vacate the existing right of way of 180th Street NE and have this become a private road access point. The second access point for the subdivision will be a new access onto Mehaffey Bridge Road NE approximately 1500 feet to the southwest of the intersection with 180th Street. A ROW permit application has been filed with Johnson County Secondary Roads and was approved as of December 4, 2023. Please feel free to call if you have questions.

Respectfully submitted,

Ronald Amelon, P.E.

