

PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Subdivision****SUBTYPE: Combined****NO. SD26-000003****APPLICATION DATE: 03/04/2026****PROPERTY OWNER: HICKORY HAVEN PROPERTIES LLC****APPLICANT: Lacey Stutzman****WORK DESCRIPTION: Hickory Haven Part One****SITE ADDRESS:****PARCEL NUMBER: 0312301005****PROPOSED SUBDIVISION NAME: Hickory Haven Part One****PROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
0312301005	5.36	A - Agricultural
0312276002	0.41	A - Agricultural

**Planning, Development and Sustainability****913 S. Dubuque St. Iowa City, IA 52240****planning@johnsoncountyiowa.gov. 319-356-6083****<https://www.johnsoncountyiowa.gov/pds>**



March 2nd, 2026

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

RE: Hickory Haven Part One – Preliminary and Final Plat

Dear Josh,

On behalf of Hickory Haven Properties, LLC, c/o Mike Gerdin, we are submitting a combined Preliminary and Final Plat for Hickory Haven Part One, consisting of 1 Lot and 1 Outlot. The property is located to the east of Hickory Hollow Road in the SE ¼ - NW ¼ and the NE ¼ - SW ¼ of Section 12, Township 81 North, Range 7 West, Johnson County, Iowa. A rezoning request has also been submitted for the rezoning of Lot 1 to 'R' – Residential and Outlot A to 'ERP' – Environmental Resource Preservation.

The subdivision request is for 1 Lot of 1.99 acres in size, and 1 Outlot of 3.78 acres in size. A ROW permit from Secondary Roads has been issued, approving the use of the existing driveway for a residence. A new well and septic system will need to be installed a building time.

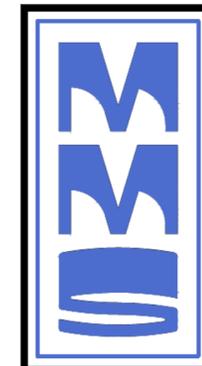
Stormwater Management has been waived until Building Permit time, a Sensitive Areas Report has been provided with this application.

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

Respectfully submitted,

Lacey S. Stutzman

12333-002Letter of Intent_Subdivision.docx



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

www.mmsconsultants.net

Date Revision

PRELIMINARY AND FINAL PLAT HICKORY HAVEN PART ONE JOHNSON COUNTY, IOWA

DESCRIPTION - HICKORY HAVEN PART ONE

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER BOTH OF SECTION 12, TOWNSHIP 81 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the Center of Section 12, Township 78 North, Range 7 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence S89°02'43"W, along the North Line of the Northeast Quarter of the Southwest Quarter of said Section 12, and the North Line of Lot 1 of Hickory Hills Addition, in accordance with the Plat thereof Recorded in Plat Book 52 at Page 164 of the Records of the Johnson County Recorder's Office, 182.31 feet, to the Northwest Corner of said Lot 1, and the POINT OF BEGINNING; Thence S01°29'08"E, along the West Line of said Lot 1, a distance of 444.78 feet, to the Southwest Corner of said Lot 1, and a Point on the North Line of Auditor's Parcel 2024055, in accordance with the Plat thereof Recorded in Plat Book 68 at Page 65 of the Records of the Johnson County Recorder's Office; Thence S74°15'03"W, along the North Line of said Auditor's Parcel 2024055, a distance of 49.35 feet; Thence S44°06'11"W, along said North Line, 139.64 feet; Thence S81°43'04"W, along said North Line, and the North Line of Auditor's Parcel 2018010, in accordance with the Plat thereof Recorded in Plat Book 62 at Page 26 of the Records of the Johnson County Recorder's Office, 377.92 feet; Thence N81°06'10"W, along the North Line of said Auditor's Parcel 2018010, a distance of 253.68 feet, to the Northwest Corner of said Auditor's Parcel 2018010, and a Point on the Centerline of Hickory Hollow Road NE; Thence Northwesterly, 120.99 feet, along said Centerline on a 835.48 foot radius curve, concave Southwesterly, whose 120.88 foot chord bears N30°02'58"W; Thence N34°11'52"W, along said Centerline, 68.01 feet; Thence S89°59'01"E, 608.28 feet; Thence N00°56'59"W, 408.79 feet; Thence N01°02'34"W, 68.30 feet; Thence N89°02'43"E, 254.51 feet; Thence S01°29'08"E, 68.50 feet, to the POINT OF BEGINNING. Said Hickory Haven Part One contains 5.77 Acres, and is subject to easements and restrictions of record.

LOCATION:	A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER BOTH OF SECTION 12, TOWNSHIP 81 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.
LAND SURVEYOR:	RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282
DATE OF SURVEY:	12-30-2025
SUBDIVIDER:	HICKORY HAVEN PROPERTIES LLC 3843 TIMBER POINTE DR NE SOLON, IOWA 52333
SUBDIVIDER'S ATTORNEY:	THOMAS H. GELMAN 321 EAST MARKET STREET IOWA CITY, IOWA 52244
PROPRIETOR OR OWNER:	HICKORY HAVEN PROPERTIES LLC 3843 TIMBER POINTE DR NE SOLON, IOWA 52333
DOCUMENT RETURN INFORMATION:	
LAND SURVEYOR:	

LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
 - CONGRESSIONAL CORNER, REESTABLISHED
 - CONGRESSIONAL CORNER, RECORDED LOCATION
 - PROPERTY CORNER(S), FOUND (as noted)
 - PROPERTY CORNERS SET
 - (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
 - 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 EASEMENT LINES, PURPOSE NOTED
 - RECORDED DIMENSIONS
 - MEASURED DIMENSIONS
 - CURVE SEGMENT NUMBER
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS

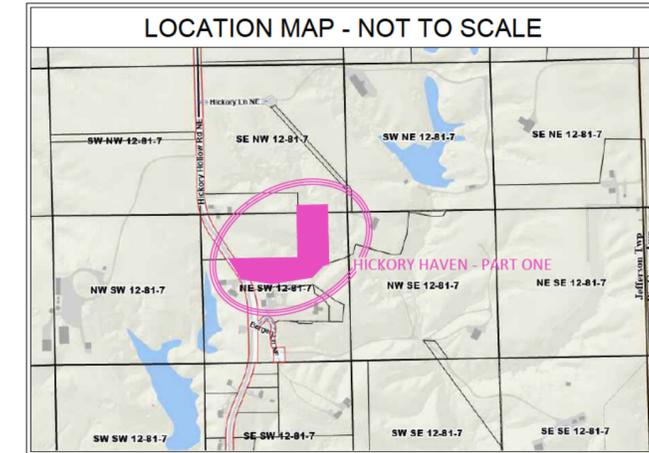
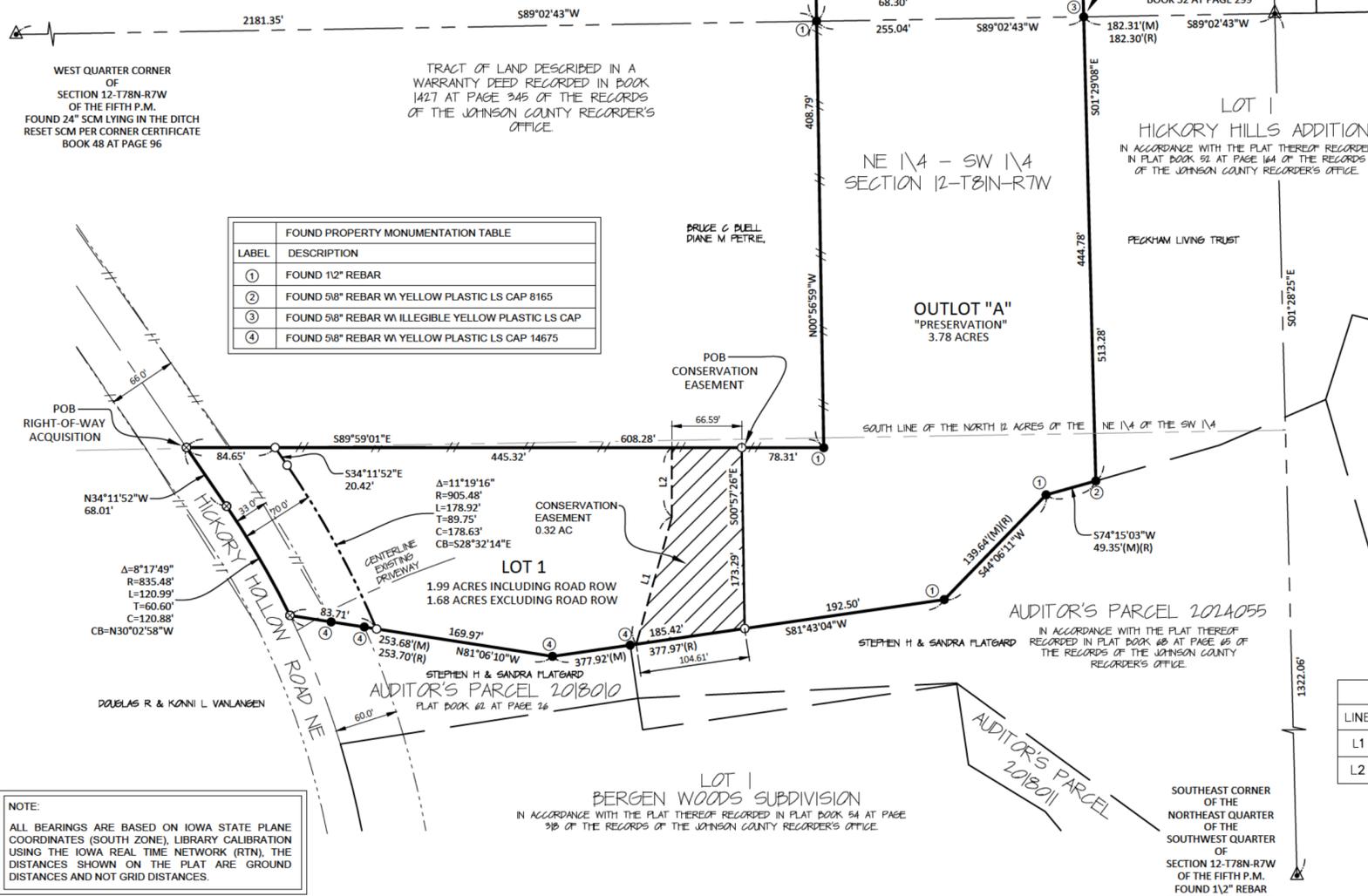
PLAT APPROVED BY:

JOHNSON COUNTY BOARD OF SUPERVISORS:

CHAIRPERSON DATE

NOTE:

PLEASE SEE THE SENSITIVE AREAS EXHIBIT WHICH IS RECORDED WITH THE LEGAL DOCUMENTS FOR THIS SUBDIVISION IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.



DESCRIPTION - ROAD RIGHT-OF-WAY ACQUISITION

A PORTION OF LOT 1 OF HICKORY HAVEN PART ONE AS SHOWN ON THE PRELIMINARY AND FINAL PLAT THEREOF LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 81 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the Northwest Corner of said Lot 1; Thence S89°59'01"E along the North Line of said Lot 1, a distance of 84.65 feet; Thence S34°11'52"E, 20.42 feet; Thence Southeasterly, 178.92 feet, along a 905.48 foot radius curve, concave Southwesterly, whose 178.63 foot chord bears S28°32'14"E, to a point on the South Line of said Lot 1; Thence N81°06'10"W, 83.71 feet, to a point on the Centerline of Hickory Hollow Road NE; Thence Northwesterly, 120.99 feet along said Centerline on a 835.48 foot radius curve, concave Southwesterly, whose 120.88 foot chord bears N30°02'58"W; Thence N34°11'52"W along said Centerline, 68.01 feet, to the POINT OF BEGINNING.

Said Road Right-Of-Way Acquisition contains 0.31 Acre, of which 0.17 Acre is existing Road Right-of-Way, and is subject to easements and restrictions of record.

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.

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

20____

Pages or sheets covered by this seal:

SEAL

LINE SEGMENT TABLE

LINE	BEARING	LENGTH
L1	N15°34'51"E	126.62'
L2	N0°00'59"E	66.38'

PRELIMINARY AND FINAL PLAT

HICKORY HAVEN PART ONE

JOHNSON COUNTY IOWA
MMS CONSULTANTS, INC.

Date: 01-08-2026

Designed by: LSS Field Book No: 1435

Drawn by: RLW Scale: 1"=100'

Checked by: RRN Sheet No: 1

Project No: 12333-002

IOWA CITY

12333-002

of: 1

DRAFT

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

Notary Public, in and for the State of Iowa.