

Office Use Only		\$	
	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):
NE of the intersection of Sandy Beach Road and 140th St NE

Parcel Number(s): 0207376002

Proposed Subdivision Name: Cottage Woods

The subdivision contains 20.05 total acres divided into 15 total lots as follows:

Buildable Lots: 3 Non-buildable outlots: 12

Total buildable acres: 3 Total non-buildable acres: 17.05

Current Zoning: A Proposed Use of the Subdivision: Residential

Rick Nowotny

Gina Landau 319-351-8282

Name of Engineer/Surveyor

Contact Email and Phone

Mike Pugh

MPugh@pughhagan.com 351-2028

Name of Attorney

Contact Email and Phone

PLEASE PRINT OR TYPE

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.

Paul Scallon

Paul Scallon

Name of Owner

Name of Applicant (if different)

6710 Cottage Hill Lane NE Cedar Rapids, IA 52411

Applicant Street Address (including City, State, Zip)

319-981-5898

paul@scalloncustomhomes.com

Applicant Phone

Applicant Email

[Signature]

Applicant Signature

See back page for Application Submittal Requirements and Checklist

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. If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the PDS department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission, or the day after the posted submission deadline.

Initial each item below to confirm that you are aware of the submittal requirements for an application to be considered complete.

- LSS A brief cover letter explaining the application and outlining the intended end use. If the request includes multiple proposed zoning classifications, the letter should include a breakdown of the number of acres being changed to each zoning designation requested.
- LSS Resolution Affirming the Stability of the Road System (signed and notarized).
- LSS Ten (10) copies of the rezoning exhibit (and any other sheets larger than 11x17).
- LSS The names and addresses of owners of all property within five hundred (500) feet of the parcel being rezoned.
- LSS A map of sufficient size to show the property for rezoning out-lined in red and the property within 500 feet of the property for rezoning outlined in blue.
- LSS Application Fee (varies based on nature of application) is due at the time of submittal.
Fee submitted: \$664.00
- LSS Proof of application to Johnson County Public Health for a Public Health Zoning Application.

(Optional) Electronic Submission Requirements – If an electronic submission of a rezoning exhibit is being submitted, it should conform with the following:

- LSS Electronic or digitized copy (CAD line work or GIS geodatabase) of proposed plat in .dwg format (.dxf is also acceptable if .dwg is not an option. No .zip files will be accepted).
- Submission must be saved in AutoCAD 2007 or older format
 - 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.

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. Electronic submissions should be submitted prior to hard copy delivery. In all cases electronic submission is due by 12-noon the day after the posted submission deadline. **Initial each item below** to confirm that you are aware of the submittal requirements for an application to be considered complete.

- | | | |
|------------|--|-------------------------|
| <u>LSS</u> | A signed certificate of the Auditor approving the subdivision name. | \$500 |
| <u>LSS</u> | Resolution Affirming the Stability of the Road System (signed and notarized) | +\$40 * 3 |
| <u>LSS</u> | Ten (10) copies of the plat (and any other sheets larger than 11x17). | +\$20 * 12 |
| <u>LSS</u> | The names and addresses of owners of all property within five hundred (500) feet of the parent property or parcel. | -\$900 \$860 |
| <u>LSS</u> | A brief letter of intent explaining the application and describing road, well, septic, etc. | |
| <u>LSS</u> | Application Fee (varies based on nature of application) is due at the time of submittal. | |
| | <u>FARMSTEAD SPLITS ONLY:</u> include a list of parcel numbers of the parent farm, and the book and page(s) recorded prior to December 1, 2000. | |
| <u>LSS</u> | One (1) copy of the completed Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver. | |
| <u>LSS</u> | One (1) copy of the Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver. | |
| <u>LSS</u> | Proof of application to Johnson County Public Health for a Public Health Zoning Application. | |
| | <u>FINAL PLATS ONLY:</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 parameters of the preliminary plat. | |
| | <u>FINAL & COMBINED PLATS:</u> The following DRAFT (i.e. unsigned) legal documents in digital or hard copy. | |
| | <ul style="list-style-type: none">• Owner's Certificate• Title Opinion• Treasurer's Certificate• Subdivider's Agreement• Fence Agreement• Other as applicable (easements, ROW dedication, Consent of Mortgagee, etc.) | |

Electronic Submission Requirements – an electronic submission of all hard-copy materials required above should be submitted prior to hard copy delivery. In all cases, electronic submission is due by 12 noon the day after the submittal deadline for the application to be considered complete. Electronic submissions should include:

- | | | |
|------------|--|--|
| <u>LSS</u> | Electronic or digitized copy (CAD line work or GIS geodatabase) of proposed plat in .dwg format (.dxf is also acceptable if .dwg is not an option. No .zip files will be accepted). | |
| | <ul style="list-style-type: none">• Submission must be saved in AutoCAD 2007 or older format• Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet• Submission <u>MUST</u> 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 <u>should NOT</u> include legends, legal descriptions, location maps, signature blocks, etc. | |
| <u>LSS</u> | A PDF of the entire application packet. (a single PDF preferred; but a separate PDF for plat, application materials, sensitive areas, stormwater plan, and legal documents are acceptable) | |
| <u>LSS</u> | If only submitted electronically, DRAFT legal documents must be provided by 12 noon the day after the submission deadline or the application will be returned as incomplete. | |

Adjacent Property Owners List
Cottage Woods
Within 500'
MMS Project #6608-053

DOUGLAS & WENDY TRASK
1371 JAMES AVE NE
SWISHER, IA 52338

LEONARD R VANORNY
3425 SANDY BEACH RD NE
SOLON, IA 52333

RICHARD & MARGARET HAJEK
1306 NAPLES AVE NE
SOLON, IA 52333

RICHARD D ANGELL JR
3496 SANDY BEACH RD NE
SOLON, IA 52333

RICHARD SCHUMACHER
3195 RAVENWOOD DR NE
SOLON, IA 52333

RYAN E & JENNIFER S MULLEN
3484 SANDY BEACH RD NE
SOLON, IA 52333

SCALLON CUSTOM HOMES, LLC
1371 JAMES AVE NE
SWISHER, IA 52338

SCOTT D WIENEKE
119 PARK RD
WEST BRANCH, IA 52358



July 8, 2021

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

RE: Letter of Intent for Cottage Woods

Dear Josh:

Paul Scallon desires to complete a rezoning and subdivision for his property located at the intersection of Sandy Beach Road and 140th Street NE.

The existing driveway has been there since at least the 1950's, and a new permit to perform work in the right-of-way has been approved.

The intent is to rezone 6.60 acres to Residential and 13.45 acres to Environmental Resource Protection. The subdivision will create three buildable lots, with 15 lots total.

A new well will service all three new homes and each owner will install their own septic system.

Outlot H is for the required stormwater management detention basin. Outlot D is an existing snowmobile trail. No work is planned to be done for the trail, other than routine maintenance of downed trees.

Please see the sensitive areas report for limits of disturbance during construction.

Respectfully submitted,

Gina Landau

6608-053LetterofIntent.docx

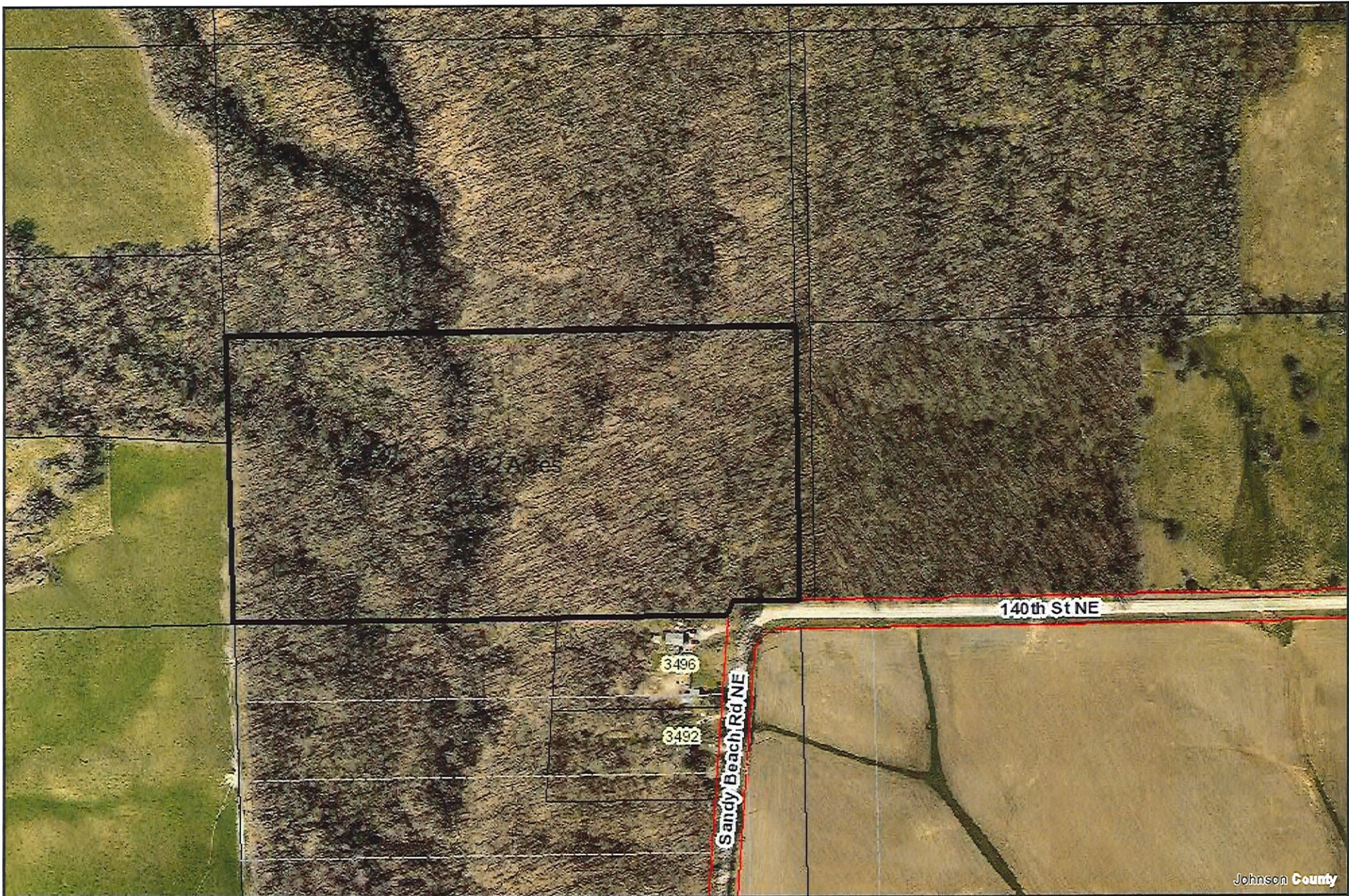
Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers



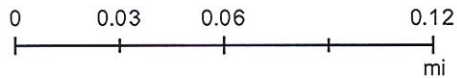
Johnson County



Johnson County GIS
Web Printing

My Map

Printed: 7/7/2021



1 inch = 293 feet



The information presented herein is intended to be an accurate representation of existing records. Johnson County assumes no liability for errors or omissions. Users relying on this information do so at their own risk.



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 PLAT

COTTAGE WOODS

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 07-08-21

Designed By: CAT Field Book No:

Drawn By: JDM Scale: 1"=50'

Checked by: CAT Sheet No:

Project No: 6608-053

1

6608-053 of 1

PRELIMINARY PLAT COTTAGE WOODS JOHNSON COUNTY, IOWA

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

OWNER/APPLICANT:
PAUL SCALLON
6710 COTTAGE HILL LANE NE
CEDAR RAPIDS, IOWA 52411

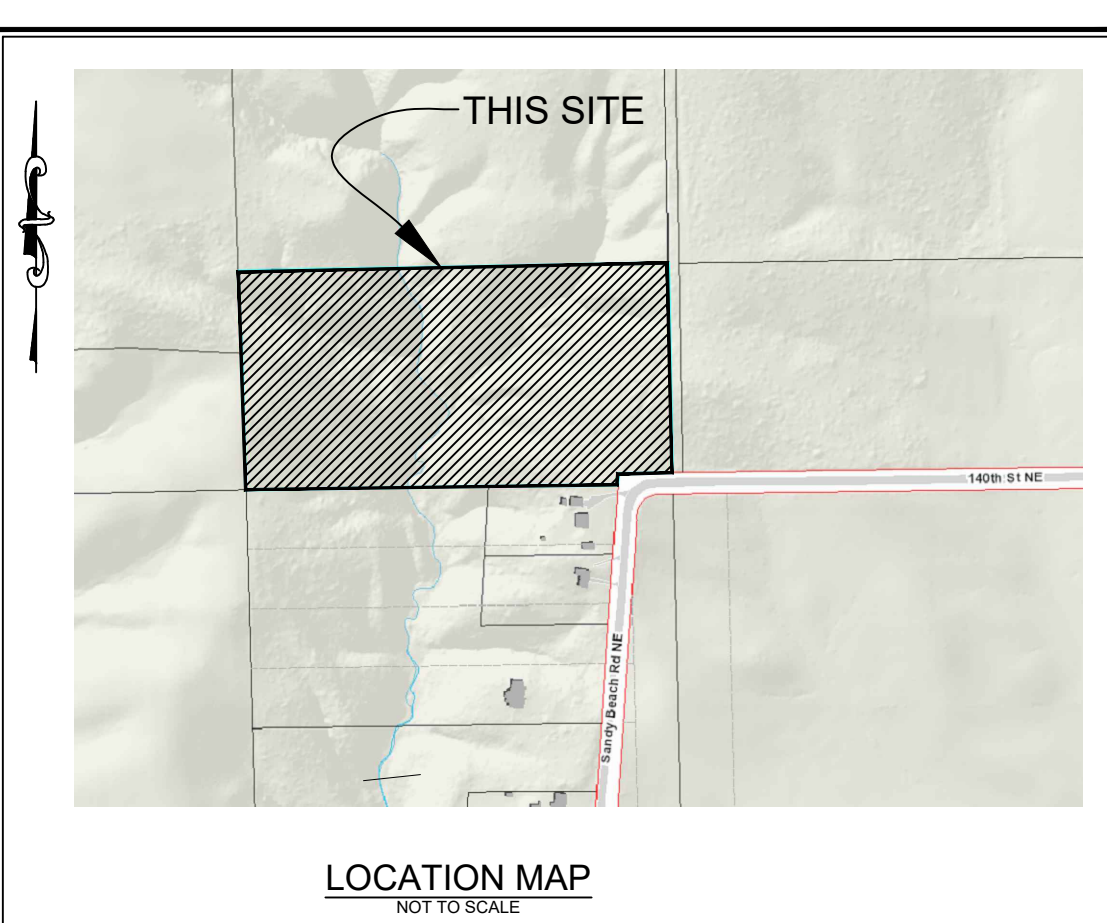
APPLICANT'S ATTORNEY:
MICHAEL J. PUGH
425 E. OAKDALE BLVD, SUITE 201
CORALVILLE, IOWA 52241

I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

CHRISTOPHER A. THOMPSON, P.E. Iowa Lic. No. 25323
My license expires on December 31, 20____

Seals for sheets covered by this seal:

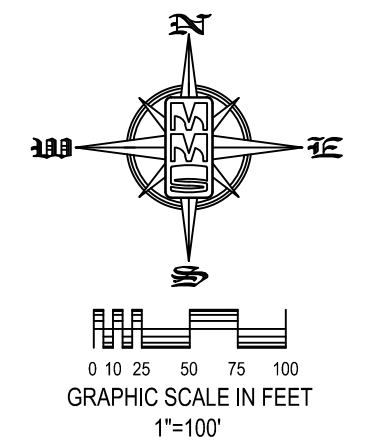
SEAL



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

SOILS MAP

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
293C	Chelsea-Fayette-Lamont complex, 5 to 9 percent slopes	2.3	11.3%
293D	Chelsea-Fayette-Lamont complex, 9 to 14 percent slopes	0.8	3.8%
293F	Chelsea-Fayette-Lamont complex, 15 to 25 percent slopes	0.0	0.1%
293G	Chelsea-Fayette-Lamont complex, 25 to 40 percent slopes	13.3	65.1%
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	2.0	9.8%
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	1.4	6.8%
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	0.6	3.1%
Totals for Area of Interest		20.5	100.0%



- ### NOTES:
- ALL LOTS AND OUTLOTS ARE ZONED R (RESIDENTIAL).
 - WELL #1 IS A SHARED PRIVATE WELL PROVIDING SERVICE FOR LOTS 1 THROUGH 3.
 - A WELL AND SEWER MAINTENANCE AGREEMENT WILL BE PROVIDED DURING THE FINAL PLAT PROCESS.
 - LOTS 1 THROUGH 3 SHALL HAVE INDIVIDUAL SEPTIC SYSTEMS.
 - ALL EASEMENTS SHALL BE A 15 FOOT WIDE UTILITY EASEMENT UNLESS NOTED OTHERWISE.
 - OUTLOT "B" SHALL NOT HAVE DIRECT ACCESS TO 140TH STREET NE.
 - OUTLOT "D" SHALL SERVE AS AN ACCESS EASEMENT FOR OUTLOTS "C", "E", "I", "J", "K", AND "L".
 - OUTLOT "H" SHALL SERVE AS A STORM SEWER AND STORMWATER DETENTION EASEMENT.
 - PLEASE SEE THE SENSITIVE AREAS EXHIBIT ON FILE WITH THIS PRELIMINARY PLAT.
 - THE EXISTING PATH IN OUTLOT "D" FOLLOWS THE NATURAL TERRAIN AND WILL NOT INVOLVE GRADING, CLEARING OR RESHAPING OF THE NATURAL TOPOGRAPHY.

DESCRIPTION - PRELIMINARY PLAT

THE SOUTH HALF, OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER, OF SECTION 7, TOWNSHIP 81 NORTH, RANGE 6 WEST OF THE FIFTH P.M., JOHNSON COUNTY, IOWA.

SAID TRACT OF LAND CONTAINS 20.05 ACRES, MORE OR LESS, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

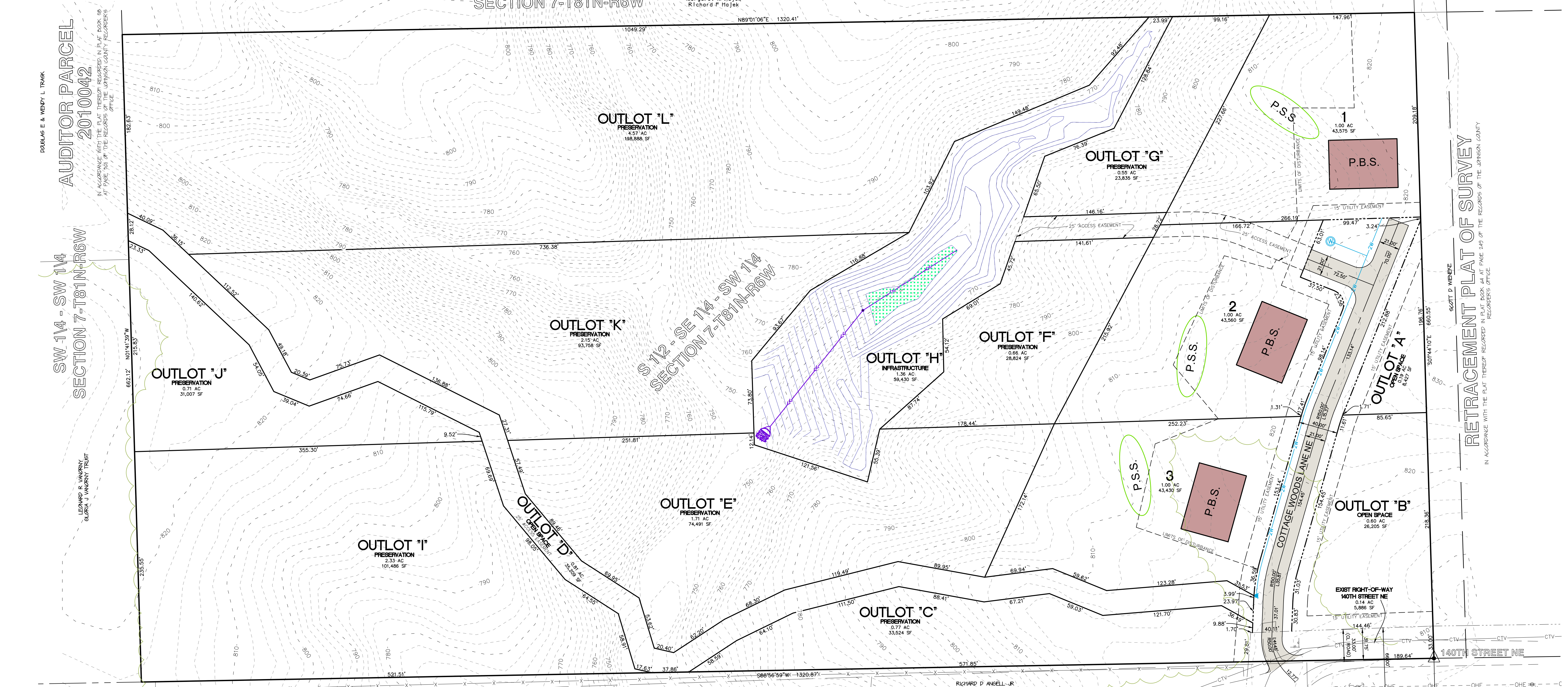
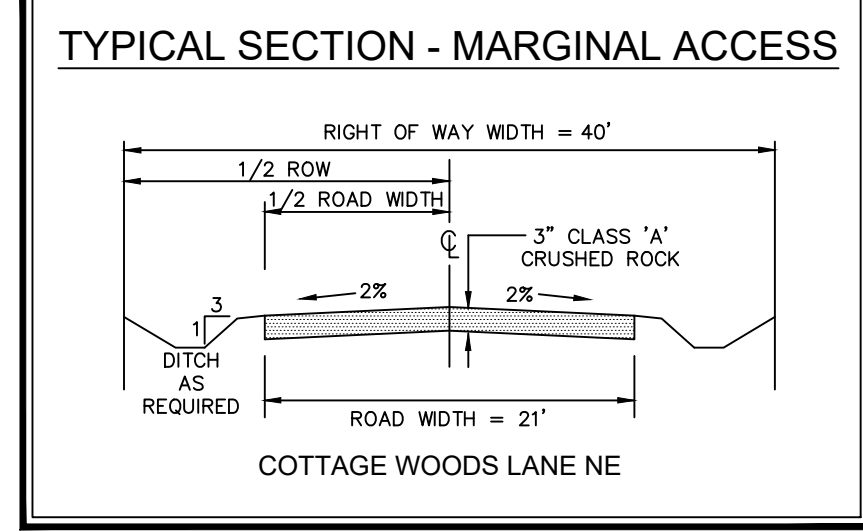
STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER
- EXISTING EDGE OF GRAVEL
- FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES
- OHE
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES (2' INTERVAL)
- PROPOSED GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS

P.S.S. - POTENTIAL INDIVIDUAL SEPTIC SYSTEM

P.B.S. - POTENTIAL BUILDING SITE

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.



PLAT OF THE NE 14 OF NW 14 AND OF THE NW 14 OF NE 14 SECTION 18-T81N-R6W

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 44 AT PAGE 84 OF THE RECORDS OF THE JOHNSON COUNTY RECORDERS OFFICE.

LEONARD R. VANARNY
GLORIA J. VANARNY TRUST

RYAN E. & JENNIFER S. MULLEN

RICHARD D. ANSELL, JR.

LEONARD R. VANARNY
GLORIA J. VANARNY TRUST