

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):

4007 Hwy 382 NE & 1587 Polk Ave NE

Parcel Number(s): 0215377001, 0215351001

Proposed Subdivision Name: Oak Meadow

The subdivision contains 65.63 total acres divided into 25 total lots as follows:

Buildable Lots: 25 Non-buildable outlots: 7

Total buildable acres: _____ Total non-buildable acres: 30.89

Current Zoning: Aq Proposed Use of the Subdivision: Residential

Sandy Steil

Name of Engineer/Surveyor

s.steil@mmsconsultants.net

Contact Email and Phone

Matt Adam

Name of Attorney

madam@spliblaw.com

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.

Dorothy O'Brien Farm LLC

Name of Owner

Andrew Ahrens

Name of Applicant (if different)

428 Westcor Dr, Coralville, IA 52241

Applicant Street Address (including City, State, Zip)

319-631-3329

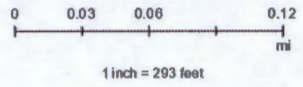
Applicant Phone

andrew@millconcrete.com

Applicant Email

Applicant Signature

See back page for Application Submittal Requirements and Checklist



The information presented here 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.



August 11, 2021

Project #11265-001

Johnson County PDS
Attn: Nate Mueller
913 S Dubuque St
Iowa City, IA 52240

Re: Oak Meadow Subdivision – 4007 Highway 382 NE & 1587 Polk Ave NE

Dear Nate:

On behalf of our client, Oak Meadow LLC, we are filing an application for a preliminary plat of 65.63 acres of land. We are proposing 25 residential lots. This property is currently located within the Residential Future Growth Area in Johnson County. A rezoning application has been submitted to rezone the property to R from AG. The Johnson County Planning and Zoning Commission recommended approval for this rezoning on August 9th, 2021.

The property is within a 3 acre wastewater density. We are proposing 21 septic systems with 4 of these systems being shared between homes. A DNR Community well is planned to be utilized for water for the subdivision and water shall be treated if necessary.

We are proposing to utilize the two paved accesses off Hwy 382 NE. Two cul-de-sac bulbs have been shown as we are unable to connect to Country Place Road NE which is a private Homeowners Association owned road and no access shall be allowed off of Polk Ave NE as to lessen impact to the sensitive woodlands.

The subdivision is currently within the FA3 Fringe area of Solon and has been designed to County standards of design, stormwater management, and sensitive areas per the existing 28E agreement. The properties northwest corner is approximately 3009 feet from the city limits of Solon. A plat, application for Fringe Area development, fee and Letter of Intent shall be submitted to Solon. Our understanding of the process is Solon will not move forward with review until such time as the County PDS staff inform the City Administrator of their receipt of a complete application. Please let us know when this correspondence has taken place.

If you have questions or concerns regarding the development, please feel free to contact me.

Respectfully submitted,

Sandy Steil
MMS Consultants

Cc:
Public Health
City of Solon
Joe Judge
Matt Adam Andrew Ahrens

500' APO for 4007 Hwy 382 NE & 1587 Polk Ave NE MMS Project #11265-001

Mailing_Name	Mailing_Address_1	Mailing_Address_2	Mailing_Address_3	Mailing_ZipCode
VERA L OSTRANDER		4015 COUNTRY PLACE RD NE	SOLON, IA	52333
LARRY J STEVENS		1601 POLK AVE NE	SOLON, IA	52333
RONALD R & KERI A HANUS		4039 COUNTRY PLACE RD NE	SOLON, IA	52333
JOHN G & AMANDA K GLEASON		4029 COUNTRY PLACE RD NE	SOLON, IA	52333
TIM & BRENDA BEVANS		4023 COUNTRY PLACE RD NE	SOLON, IA	52333
JOHN P BARRY & JAMI R WOLF		4082 ROSE DR NE	SOLON, IA	52333
BUR OAK LAND TRUST		PO BOX 2523	IOWA CITY, IA	52244-2523
MERI L PUSTEOSKA		4130 HIGHWAY 382 NE	SOLON, IA	52333
THOMAS A & STEPHANIE A DEE		3967 MACBRIDE PL NE	SOLON, IA	52333
MACBRIDE ESTATES HOA INC		3986 HWY 382 NE	SOLON, IA	52333
SCOTT E & JOANNE M CARBAUGH		3979 MACBRIDE PL NE	SOLON, IA	52333-9406
JOSEPH J & AMIE E STEWART		3983 MACBRIDE PL NE	SOLON, IA	52333
MARK A & MERRILEE RAMSEY		1598 SPARTAN CIR NE	SOLON, IA	52333
JEFFREY C & KASEY L OSTRANDER		4007 COUNTRY PLACE RD NE	SOLON, IA	52333
JESS S RICKERTSEN		1593 SPARTAN CIR NE	SOLON, IA	52333
JAMES A & JULIE K AGNE		1599 POLK AVE NE	SOLON, IA	52333
NELSON INVESTMENT PROPERTIES L		2544 AARON DR	IOWA CITY, IA	52240
MARK E & SANDRA E WOODS		3990 MACBRIDE PL	SOLON, IA	52333
MICHAEL JANKO		1804 MELTON DR	CARROLLTON, TX	75010
GUSTAV A VASSILIADES		3978 MACBRIDE PL NE	SOLON, IA	52333
RICHARD S & HEIDI R CHILDS		3986 MACBRIDE PL NE	SOLON, IA	52333
MARK & KATHERINE DURST		3987 MACBRIDE PL NE	SOLON, IA	52333
JASON C & ERICA A BUFFINGTON		3971 MACBRIDE PL NE	SOLON, IA	52333-9406
JESSICA LYNN & ADAM J MARTENS		3975 MACBRIDE PL NE	SOLON, IA	52333
Rick Childs		3986 MACBRIDE PL NE	SOLON, IA	52333
KRISTIN L ORR		3986 HIGHWAY 382 NE	SOLON, IA	52333
LEO F & ELAINE M SHIMA		4080 HIGHWAY 382 NE	SOLON, IA	52333
JOHNSON COUNTY		2048 HWY 6 NW	OXFORD, IA	52322
KRISTIN L ORR		3986 HIGHWAY 382 NE	SOLON, IA	52333
DONALD L & KAREN A GADDIS		1612 POLK AVE NE	SOLON, IA	52333
ROBERT L & JOYCE M GUSTOFF		4020 HWY 382 NE	SOLON, IA	52333
RIJA LLC		PO BOX 273	SOLON, IA	52333



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

STANDARD LEGEND AND NOTES

	PROPERTY &/or BOUNDARY LINES
	CONGRESSIONAL SECTION LINES
	RIGHT-OF-WAY LINES
	CENTER LINES
	EXISTING CENTER LINES
	LOT LINES, INTERNAL
	PROPOSED EASEMENT LINES
	EXISTING EASEMENT LINES
	BENCHMARK
	RECORDED DIMENSIONS
	CURVE SEGMENT NUMBER
	PROPOSED WELL
	POWER POLE W/DROP
	POWER POLE W/TRANS
	POWER POLE W/LIGHT
	GUY POLE
	LIGHT POLE
	SANITARY MANHOLE
	FIRE HYDRANT
	WATER VALVE
	DRAINAGE MANHOLE
	CURB INLET
	EXISTING EDGE OF GRAVEL
	FENCE LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	WATER LINES
	ELECTRICAL LINES
	TELEPHONE LINES
	GAS LINES
	CONTOUR LINES (2' INTERVAL)
	PROPOSED GROUND
	EXISTING TREE LINE
	EXISTING DECIDUOUS TREE & SHRUB
	EXISTING EVERGREEN TREES & SHRUB
	POTENTIAL INDIVIDUAL SEPTIC SYSTEM
	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.

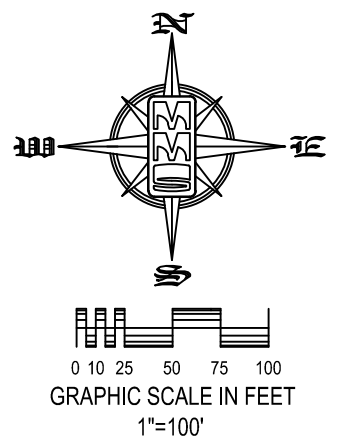
I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

RONALD L. AMELON, P.E. Iowa Lic. No. 14201

DATE: October 31, 2020

These sheets covered by this seal:

SEAL



- ### NOTES
- ALL LOTS AND OUTLOTS ARE ZONED R (RESIDENTIAL).
 - WELL #1 IS A SHARED PUBLIC WELL PROVIDING SERVICE FOR LOTS 1 THROUGH 25.
 - LOTS 1-14, 17-18, AND 21 SHALL HAVE INDIVIDUAL SEPTIC SYSTEMS.
 - LOTS 15 AND 16 SHALL HAVE A SHARED SEPTIC SYSTEM ON OUTLOT "D". LOTS 19 AND 20 SHALL HAVE A SHARED SEPTIC SYSTEM ON OUTLOT "C". LOTS 22 AND 23 SHALL HAVE A SHARED SEPTIC SYSTEM ON OUTLOT "G". LOTS 24 AND 25 SHALL HAVE A SHARED SEPTIC SYSTEM ON OUTLOT "F".
 - A WELL AND SEPTIC MAINTENANCE AGREEMENT WILL BE PROVIDED DURING THE FINAL PLAT PROCESS.
 - ALL EASEMENTS SHALL BE A 15 FOOT WIDE UTILITY EASEMENT UNLESS NOTED OTHERWISE.
 - LOTS 1, AND 22 THROUGH 25 SHALL NOT HAVE DIRECT ACCESS TO HIGHWAY 382 NE.
 - TWO EXISTING WELLS SHALL BE ABANDONED IN ACCORDANCE WITH COUNTY REGULATIONS.
 - ALL EXISTING BUILDINGS, PAVEMENT, AND UTILITIES ON SITE SHALL BE REMOVED DURING CONSTRUCTION.
 - PLEASE SEE THE SENSITIVE AREAS EXHIBIT ON FILE WITH THIS PRELIMINARY PLAT.

PRELIMINARY PLAT OAK MEADOW JOHNSON COUNTY, IOWA

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

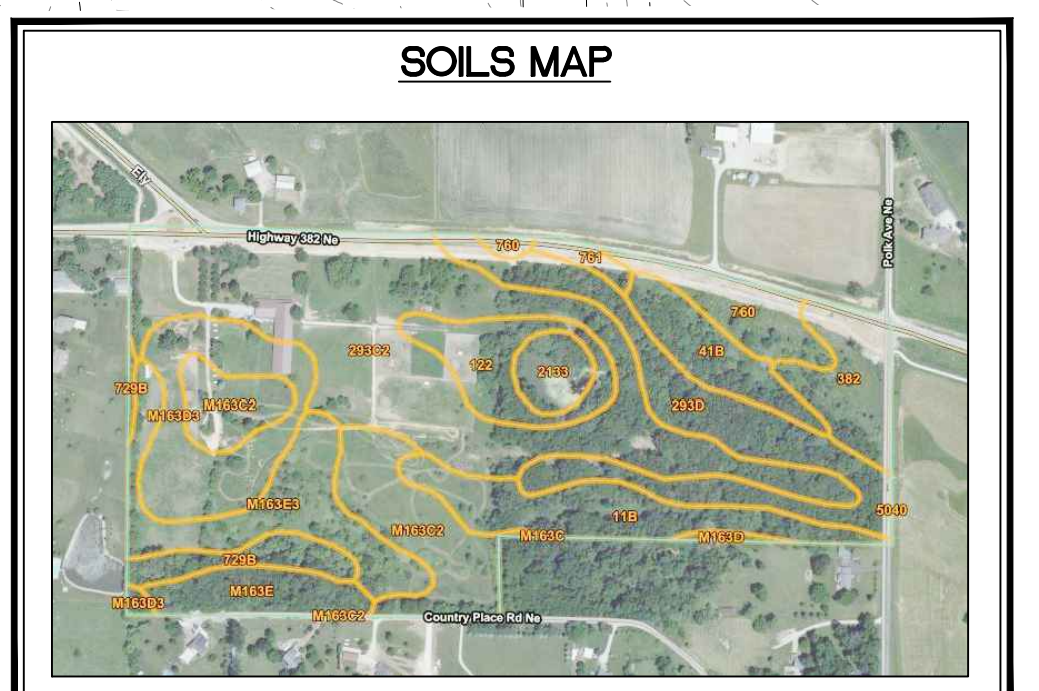
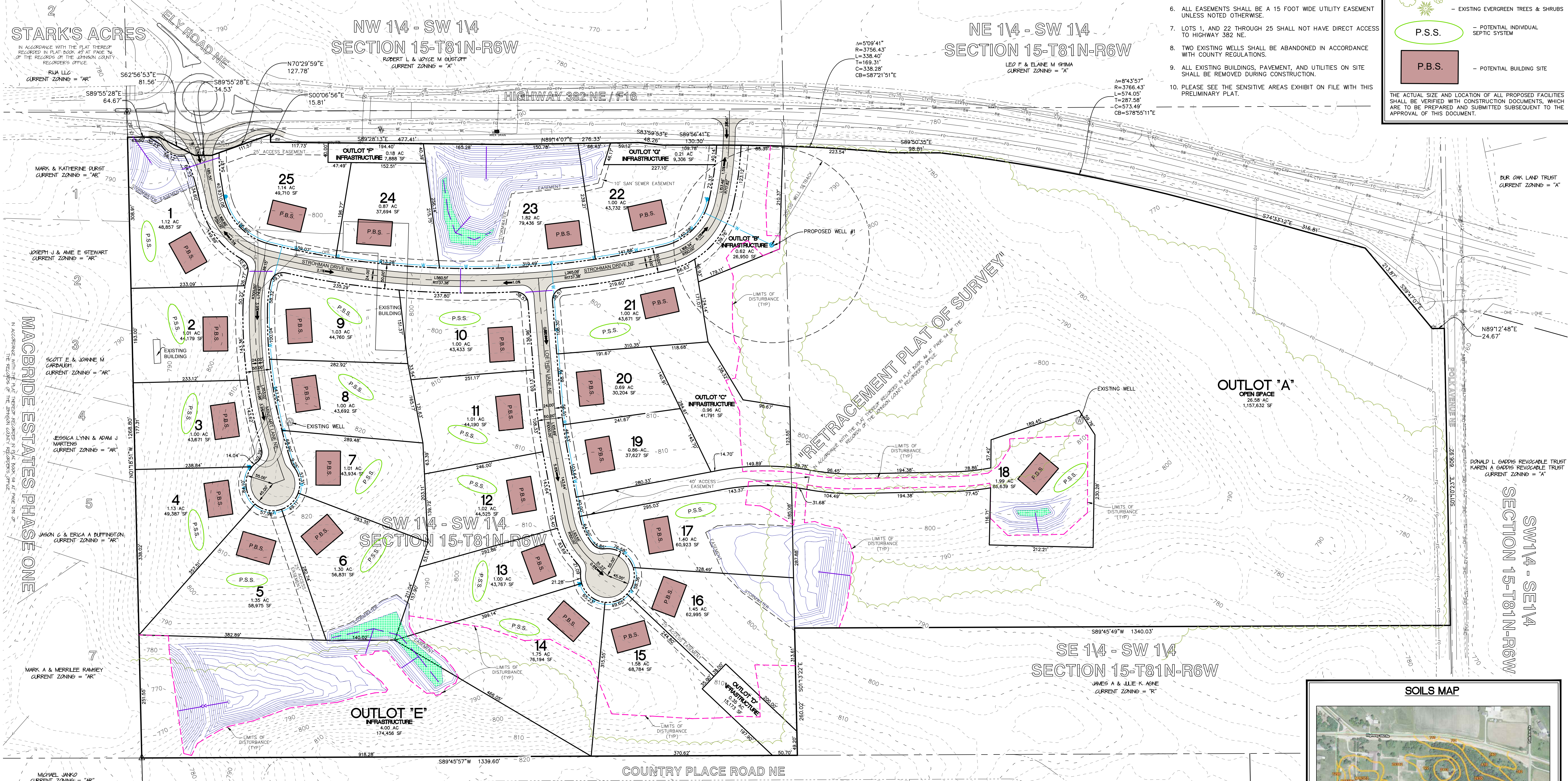
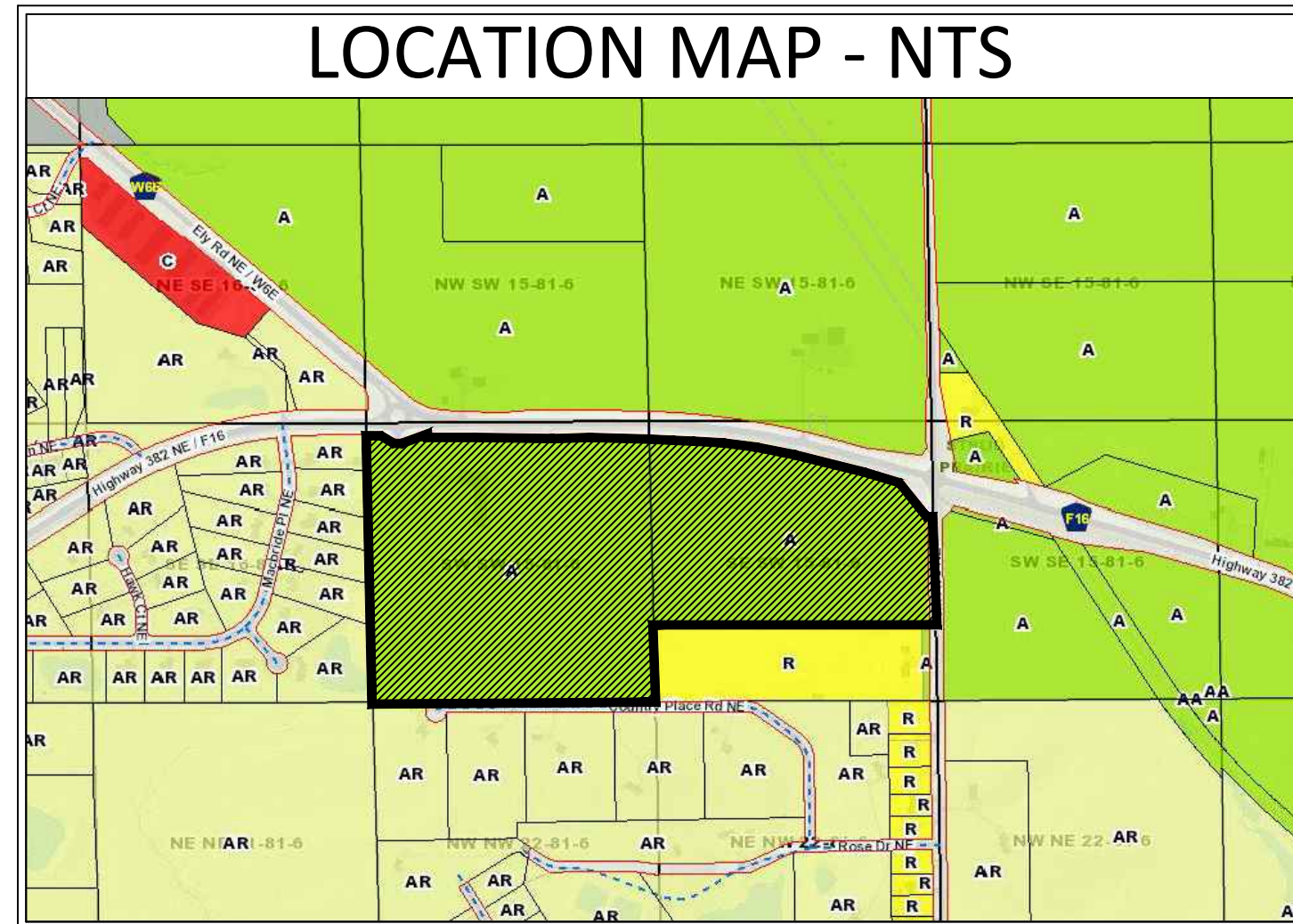
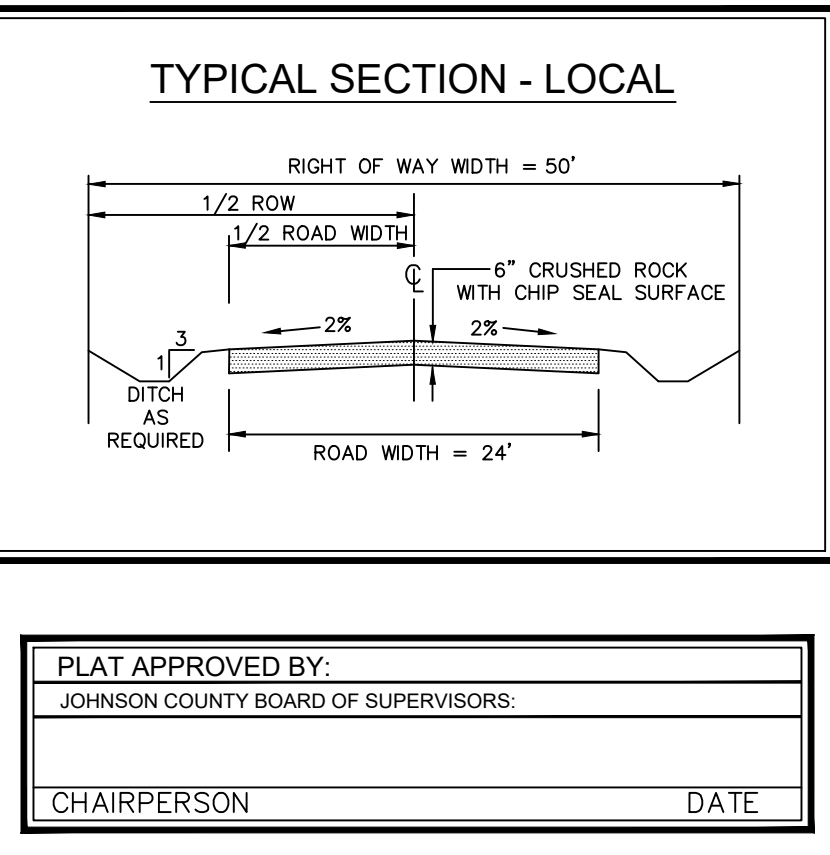
APPLICANT:
OAK MEADOWS, LLC
C/O ANDREW AHRENS
428 WESTCOUR DRIVE
CORALVILLE, IOWA 52241

OWNER:
DOROTHY E O'BRIEN FARM, LLC
1900 JAMES STREET, SUITE #3
CORALVILLE, IOWA 52241

APPLICANT'S ATTORNEY:
JOE JUDGE
220 NORTH MAIN STREET, SUITE 600
DAVENPORT, IOWA 52801

PRELIMINARY PLAT DESCRIPTION - OAK MEADOW

Beginning at the Southwest Corner of Section 15, Township 81 North, Range 6 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence N01°18'51"W, along the West Line of the South One-Half of the Southwest Quarter of said Section 15, a distance of 1269.80 feet, to its intersection with the South Right-of-Way Line of Highway 382 NE; Thence S89°55'28"E, along said South Right-of-Way Line, 64.67 feet; Thence S82°50'53"E, along said South Right-of-Way Line, 81.56 feet; Thence S89°55'28"E, along said South Right-of-Way Line, 34.53 feet; Thence N70°29'59"E, along said South Right-of-Way Line, 127.78 feet; Thence S00°06'56"E, along said South Right-of-Way Line, 15.81 feet; Thence S89°28'13"E, along said South Right-of-Way Line, 477.41 feet; Thence N89°14'07"E, along said South Right-of-Way Line, 276.33 feet; Thence S89°55'28"E, along said South Right-of-Way Line, 48.26 feet; Thence S89°55'28"E, along said South Right-of-Way Line, 130.30 feet; Thence Southeasteary, 338.40 feet, along said South Right-of-Way Line on a 3756.43 foot radius curve, concave Southwesterly, whose 338.28 foot chord bears S87°21'51"E; Thence S89°50'35"E, along said South Right-of-Way Line, 98.81 feet; Thence Southeasteary, 574.05 feet, along said South Right-of-Way Line on a 3766.43 foot radius curve, concave Southwesterly, whose 573.49 foot chord bears S78°55'11"E; Thence S74°33'12"E, along said South Right-of-Way Line, 316.81 feet; Thence S39°47'07"E, along said South Right-of-Way Line, 213.87 feet; Thence N88°12'48"E, 24.67 feet, to a Point on the East Line of the South One-Half of the Southwest Quarter of said Section 15, Thence S01°10'23"E, along said East Line, 606.92 feet; Thence S89°45'49"W, 1340.03 feet; Thence S01°13'22"E, 260.02 feet, to a Point on the South Line of the South One-Half of the Southwest Quarter of said Section 15, Thence S89°45'57"W, along said South Line, 1339.60 feet, to the Point of Beginning. Said Rezoning Parcel contains 65.63 Acres, and is subject to easements and restrictions of record.



NE 1/4 - NE 1/4 SECTION 21-T81N-R6W

JEFFREY G. & KASEY L. OSTRANDER CURRENT ZONING = "AR"

VERA L. OSTRANDER CURRENT ZONING = "AR"

TM & BRENDA DEVANS CURRENT ZONING = "AR"

JOHN G. & AMANDA K. ELKASON CURRENT ZONING = "AR"

MARK A. & MERRILEE RAMEY CURRENT ZONING = "AR"

MARK & KATHERINE DURST CURRENT ZONING = "AR"

JOSEPH J. & AMIE E. STEWART CURRENT ZONING = "AR"

SCOTT E. & WANNIE M. GORREAU CURRENT ZONING = "AR"

JESSICA LYNN & ADAM J. MARTENS CURRENT ZONING = "AR"

JASON G. & ERICA A. BUTTINGTON CURRENT ZONING = "AR"

MARK OAK LAND TRUST CURRENT ZONING = "A"

DONALD L. GADSDEN REVOCABLE TRUST KAREN A. GADSDEN REVOCABLE TRUST CURRENT ZONING = "A"

MARK & KATHERINE DURST CURRENT ZONING = "AR"

JOHNSON COUNTY IOWA

COUNTRY PLACE ROAD NE

PART FOUR LAKE CREST MANOR

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 30 AT PAGE 104 OF THE RECORDS OF THE JOHNSON COUNTY REGISTER'S OFFICE.

11265-001 of 1

PRELIMINARY PLAT

OAK MEADOW

JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.

Date: 08-12-21

Designed by: RLA Field Book No:

Drawn by: JDM Scale: 1"=100'

Checked by: RLA Sheet No: 1

Project No: 11265-001 of 1