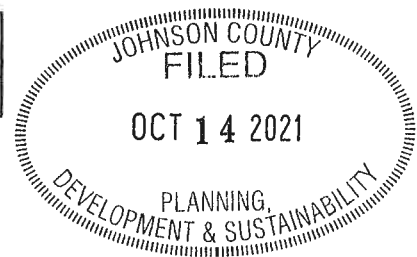


Office Use Only	10-14-21	\$ 600 -	PZC-21-28133
	Date Filed	Fee	Application Number



**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):  
3862 Locust Ridge Road NE

Parcel Number(s): 0716277001

Proposed Subdivision Name: Intensity Drive

The subdivision contains 4.52 total acres divided into 3 total lots as follows:

Buildable Lots: 2

Non-buildable outlots: 1

Total buildable acres: 3.47

Total non-buildable acres: 1.05

Current Zoning: R

Proposed Use of the Subdivision: Residential

Rick Nowotny

Name of Engineer/Surveyor

g.landau@mmsconsultants.net 319-351-8282

Contact Email and Phone

Cynthia Parsons

Name of Attorney

cparsons@icialaw.com 319-337-9659

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.

Thomas and Sandra Kaloupek

Name of Owner

Name of Applicant (if different)

3862 Locust Ridge Road NE, North Liberty, IA 52317

Applicant Street Address (including City, State, Zip)

319-321-1395

Applicant Phone

tkaloupek42@gmail.com

Applicant Email

[Signature]

Applicant Signature

**See back page for Application Submittal Requirements and Checklist**



# 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

October 13, 2021

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

RE: Tom Kaloupek property at 6382 Locust Ridge Road NE

Dear Josh:

Tom Kaloupek would like to complete a three lot subdivision for his property located on Locust Ridge Road NE. Tom would like to create one additional buildable lot for his son to construct a home.

This parcel is in the three acre septic density for public health, so an infrastructure outlot will be platted to accommodate a shared septic system for both homes.

The existing driveway will service both homes. It's not known at this time if a second well will be dug for the new home, or if the current well will service both homes.

A full sensitive areas report and exhibit has been done for this subdivision. Please also note that a LOMA for the entire parcel has been done and approved. Documentation is provided in the submittal packet.

Respectfully submitted,

A handwritten signature in blue ink that reads "Gina Landau".

Gina Landau

6593-002LetterofIntent.docx







# Johnson County GIS Web Printing

My Map

Printed: 10/13/2021

Johnson County

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.



Adjacent Property Owners List  
Intensity Drive  
Within 500'  
MMS Project #6593-002

JAMES CHRISTENSEN  
2635 WOODFIELD LN  
NORTH LIBERTY, IA 52317

JASON W & TINA WILLER  
3872 LOCUST RIDGE RD NE  
NORTH LIBERTY, IA 52317

KAREN B HUGHES  
9 GILMORE CT  
IOWA CITY, IA 52246

KEVIN J LEHMAN  
3745 HILAND VIEW NE  
NORTH LIBERTY, IA 52317

MARY LOUISE LITTRELL  
3882 LOCUST RIDGE RD NE  
NORTH LIBERTY, IA 52317

PATRICIA L ONEILL  
3860 LOCUST RIDGE RD NE  
NORTH LIBERTY, IA 52317

RANDY M & LORA M MILLER  
3855 LOCUST RIDGE RD NE  
NORTH LIBERTY, IA 52317

RANDY M & LORA M MILLER  
3855 LOCUST RIDGE RD NE  
NORTH LIBERTY, IA 52317

SARA JOSEPHINE SUNDBLAD &  
NATH  
3878 LOCUST RIDGE RD NE  
NORTH LIBERTY, IA 52317

TOM KALOUPEK  
3862 LOCUST RIDGE RD NE  
NORTH LIBERTY, IA 0

US ARMY CORPS OF ENGINEERS  
PO BOX 2004  
ROCK ISLAND, IL 0

WILLIAM H & BERTHA S OLIN  
426 MAHASKA DR  
IOWA CITY, IA 52246

WILLIAM H OLIN JR  
3881 LOCUST RIDGE RD NE  
NORTH LIBERTY, IA 52317

WILLIAM KENT HERRON  
3886 LOCUST RIDGE RD NE  
NORTH LIBERTY, IA 52317

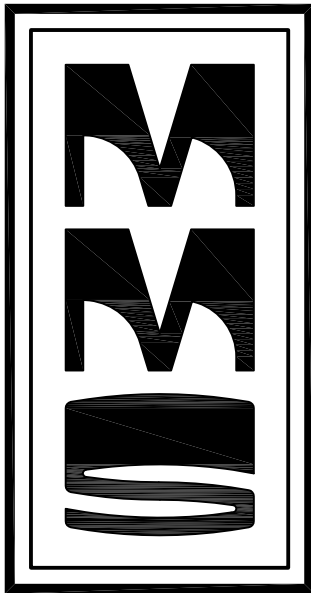


The following items must be submitted for the application to be complete. Incomplete applications will be returned and will not be considered until the next submission deadline. Electronic submissions should be submitted prior to hard copy delivery. In all cases electronic submission is due by 12-noon 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.

- ✓ LSS A signed certificate of the Auditor approving the subdivision name.
- ✓ LSS Resolution Affirming the Stability of the Road System (signed and notarized)
- ✓ LSS Ten (10) copies of the plat (and any other sheets larger than 11x17).
- ✓ LSS The names and addresses of owners of all property within five hundred (500) feet of the parent property or parcel.
- ✓ LSS A brief letter of intent explaining the application and describing road, well, septic, etc.
- \$600 Application Fee (varies based on nature of application) is due at the time of submittal.
- ✓ N/A **FARMSTEAD SPLITS ONLY:** include a list of parcel numbers of the parent farm, and the book and page(s) recorded prior to December 1, 2000.
- ✓ LSS One (1) copy of the completed Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an approved waiver.
- ✓ LSS One (1) copy of the Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an approved waiver.
- LSS Proof of application to Johnson County Public Health for a Public Health Zoning Application.
- ✓ N/A **FINAL PLATS ONLY:** 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.
- ✓ LSS **FINAL & COMBINED PLATS:** The following DRAFT (i.e. unsigned) legal documents in digital or hard copy.
  - ✓ • 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:

- 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
  - Submission **MUST** 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.
- LSS 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)
- LSS 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.



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
10-06-2021	PER RRN REVIEW - RLW

PRELIMINARY AND  
FINAL PLAT

INTENSITY  
DRIVE

JOHNSON COUNTY  
IOWA

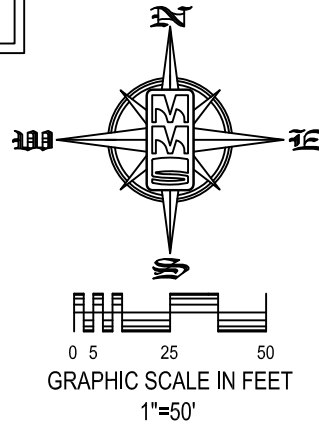
MMS CONSULTANTS, INC.

Date:	09-27-2021
Designed by:	GLL
Field Book No:	1316
Drawn by:	RLW
Scale:	1"=50'
Checked by:	RRN
Sheet No:	1
Project No:	IOWA CITY 6593-002
of:	1

# PRELIMINARY AND FINAL PLAT INTENSITY DRIVE JOHNSON COUNTY, IOWA

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.

NOTE:  
ALL BEARINGS ARE BASED ON IOWA STATE PLANE  
COORDINATES (SOUTH ZONE), LIBRARY CALIBRATION  
USING THE IOWA REAL TIME NETWORK (RTN), THE  
DISTANCES SHOWN ON THE PLAT ARE GROUND  
DISTANCES AND NOT GRID DISTANCES.

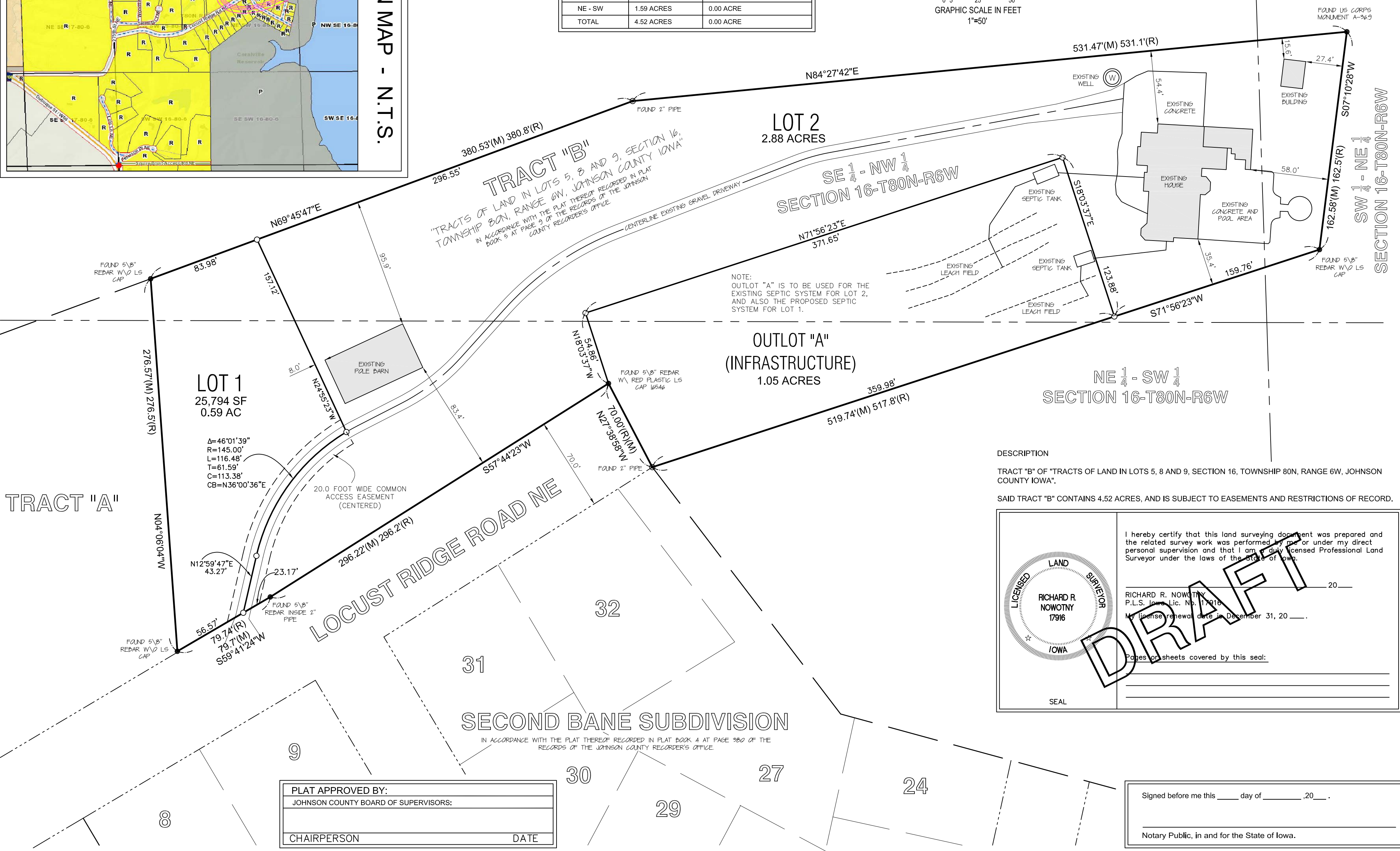
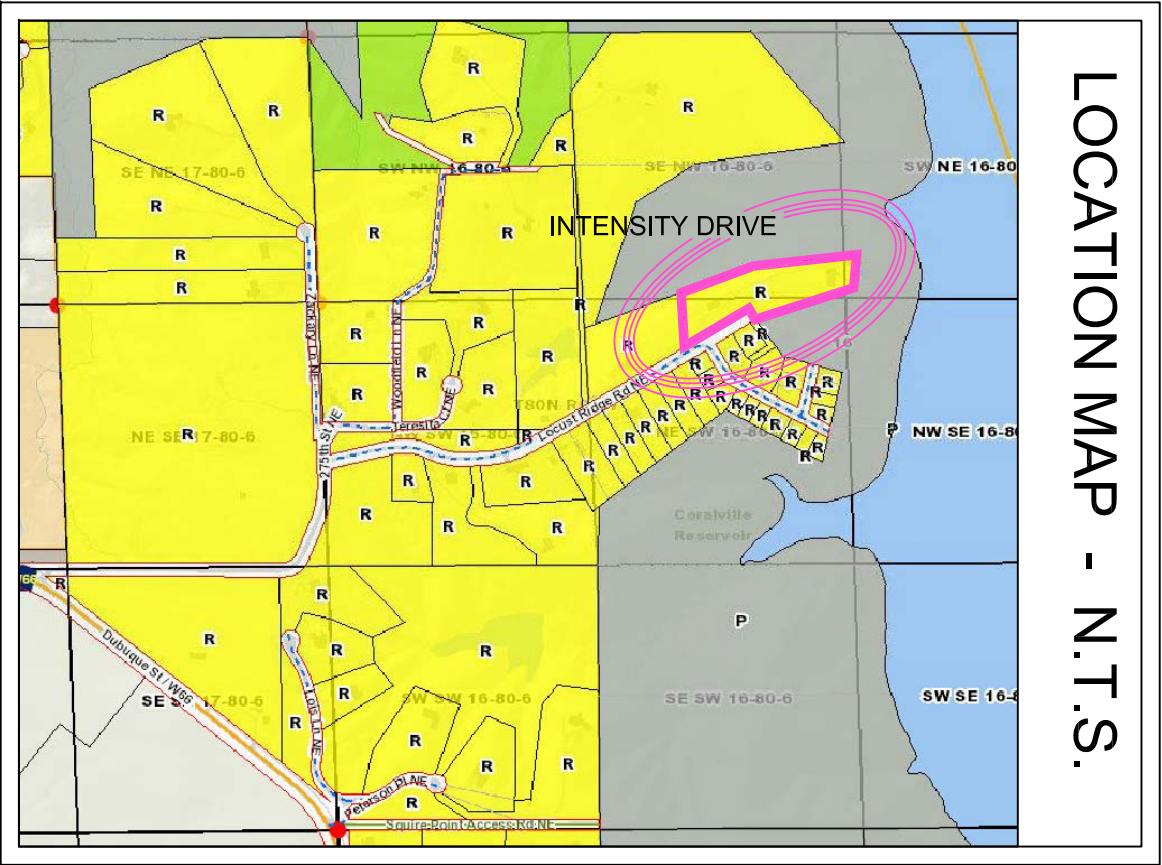


## LEGEND AND NOTES

- 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 HUNDREDTHS

AREA SUMMARY TABLE		
1/4 - 1/4	AREA	AREA IN ROW
SE - NW	2.73 ACRES	0.00 ACRE
SW - NE	0.20 ACRE	0.00 ACRE
NE - SW	1.59 ACRES	0.00 ACRE
TOTAL	4.52 ACRES	0.00 ACRE

LOCATION:	SUBDIVIDER:
TRACT "B" OF "TRACTS OF LAND IN LOTS 5, 8 AND 9, SECTION 16, TOWNSHIP 80N, RANGE 6W, JOHNSON COUNTY IOWA"	THOMAS AND SANDRA KALOUPEK 3862 LOCUST RIDGE ROAD NE NORTH LIBERTY, IOWA 52317-6382
LAND SURVEYOR:	PROPRIETOR:
RICHARD R. NOWOTNY, P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	THOMAS AND SANDRA KALOUPEK 3862 LOCUST RIDGE ROAD NE NORTH LIBERTY, IOWA 52317-6382
DATE OF SURVEY:	SUBDIVIDER'S ATTORNEY:
07-07-2021	CYNTHIA E. PARSONS 123 NORTH LINN STREET IOWA CITY, IOWA 52245-2143
DOCUMENT RETURN INFORMATION:	
ATTORNEY	



DESCRIPTION  
TRACT "B" OF "TRACTS OF LAND IN LOTS 5, 8 AND 9, SECTION 16, TOWNSHIP 80N, RANGE 6W, JOHNSON  
COUNTY IOWA".  
SAID TRACT "B" CONTAINS 4.52 ACRES, 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 ____.

Pages or sheets covered by this seal: \_\_\_\_\_

Signed before me this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Notary Public, in and for the State of Iowa.