

Office Use Only	11-12-21	\$150-	P2C-21-28148
	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):
 4390 Sand Road SE, Iowa City, IA 52244

Parcel Number(s): ~~1026376002~~ 1026376003

Proposed Subdivision Name: Pleasant Valley Preserve

The subdivision contains 9.09 total acres divided into 8 total lots as follows:

Buildable Lots: 7 Non-buildable outlots: 1

Total buildable acres: 7.46 Total non-buildable acres: 1.63

Current Zoning: R Proposed Use of the Subdivision: Residential

MMS Consultants

C.Thompson@mmsconsultants.net - 319-351-8282

Name of Engineer/Surveyor

Contact Email and Phone

Michael W. Kennedy

MKennedy@kennedylawyers.com - 319-351-8181

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.

Pleasant Valley LP, c/o Aleda Feuerbach

Aleda Feuerbach

Name of Owner

Name of Applicant (if different)

4390 Sand Road SE - PO Box 3113, Iowa City, Iowa 52244

Applicant Street Address (including City, State, Zip)

319-337-3119

aleda@pleasantvalleyic.com

Applicant Phone

Applicant Email

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

November 10, 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

Dear Josh:

On behalf of Pleasant Valley LP, we are filing the Final Plat application for Pleasant Valley Preserve, a 7-lot subdivision located along the North side of the existing access drive for Pleasant Valley Golf Course (4390 Sand Road SE). As-builts are included with this application and a copy of the Final Plat has been sent to Johnson County Public Health for review. We are expecting to receive the water quality tests for the well approximately a week, at which time we will forward on to the County for review.

Please feel free to call if you have any questions.

Respectfully submitted,

A handwritten signature in blue ink that reads "Chris Thompson". The signature is written in a cursive style.

Chris Thompson, P.E.

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

NAME	ADDRESS
DANIEL & CHRIS FOUNTAIN	4431 SAND RD SE Iowa city, IA 52240
Joyce Campbell	4454 Sand RD SE Iowa city, IA 52240
ESPERANZA PEREZ	4203 LLOYD AVE SE Iowa city, IA 52240
MAHER & JO ANN JOSEPHSON	4209 LLOYD AVE SE Iowa city, IA 52240
MARCUS & STEPHANIE CUMMINGS	4457 Sand RD SE Iowa city, IA 52240
JOSHUA & HEATHER PUNDT	4219 LLOYD AVE SE Iowa city, IA 52240
DAVID & CINDY MCCREEDY	4225 LLOYD AVE SE Iowa city, IA 52240
EUGENE & ANITA SKRIVER	4229 LLOYD AVE SE Iowa city, IA 52240
JAMES BULTER	4235 LLOYD AVE SE Iowa city, IA 52240
RONALD THOMAE	4241 LLOYD AVE SE Iowa city, IA 52240
SAMUEL MILLER	4247 LLOYD AVE SE Iowa city, IA 52240
BRIAN PAULY & TARA HARDIN	4204 LLOYD AVE SE Iowa city, IA 52240
DUANE & CATHERINE ANDERSON	4210 LLOYD AVE SE Iowa city, IA 52240
DAVID & JANETTE PRICE	4214 LLOYD AVE SE Iowa city, IA 52240
MARY HALSTEAD	4220 LLOYD AVE SE Iowa city, IA 52240
DANIEL & KIM BALES	4226 LLOYD AVE SE Iowa city, IA 52240
CHERIE JAQUES	4230 LLOYD AVE SE Iowa city, IA 52240
MARVIN & WANADA STEVENS	4236 LLOYD AVE SE Iowa city, IA 52240
JAMES SEARLS	4248 LLOYD AVE SE Iowa city, IA 52240
KELLY TEESELINK	4203 ANDERSON AVE SE Iowa city, IA 52240
SHEILA WHITLOCK	4209 ANDERSON AVE SE Iowa city, IA 52240
LINDA & RONALD PERRY	4213 ANDERSON AVE SE Iowa city, IA 52240

DOUGLAS HERDLISKA	4219 ANDERSON AVE SE Iowa city, IA 52240
MICHAEL CUMMINGS	4225 ANDERSON AVE SE Iowa city, IA 52240
KENNETH IRVING	4229 ANDERSON AVE SE Iowa city, IA 52240
JO ANN & MAHER JOSEPHSON	4235 ANDERSON AVE SE Iowa city, IA 52240
ELLIS SHULTZ	4241 ANDERSON AVE SE Iowa city, IA 52240
MONIQUE VASQUEZ	4247 ANDERSON AVE SE 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. 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.

- CT A signed certificate of the Auditor approving the subdivision name. Prelim. ✓
- CT Resolution Affirming the Stability of the Road System (signed and notarized) Prelim ✓
- Ten (10) copies of the plat (and any other sheets larger than 11x17).
- CT The names and addresses of owners of all property within five hundred (500) feet of the parent property or parcel. ✓
- CT A brief letter of intent explaining the application and describing road, well, septic, etc. ✓
- CT Application Fee (varies based on nature of application) is due at the time of submittal.
- 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.
- CT One (1) copy of the completed Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an approved waiver. Prelim. ✓
- CT 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. Prelim. ✓
- CT Proof of application to Johnson County Public Health for a Public Health Zoning Application.
- CT **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.
- CT **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:

- CT 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.
- CT 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)
- CT 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

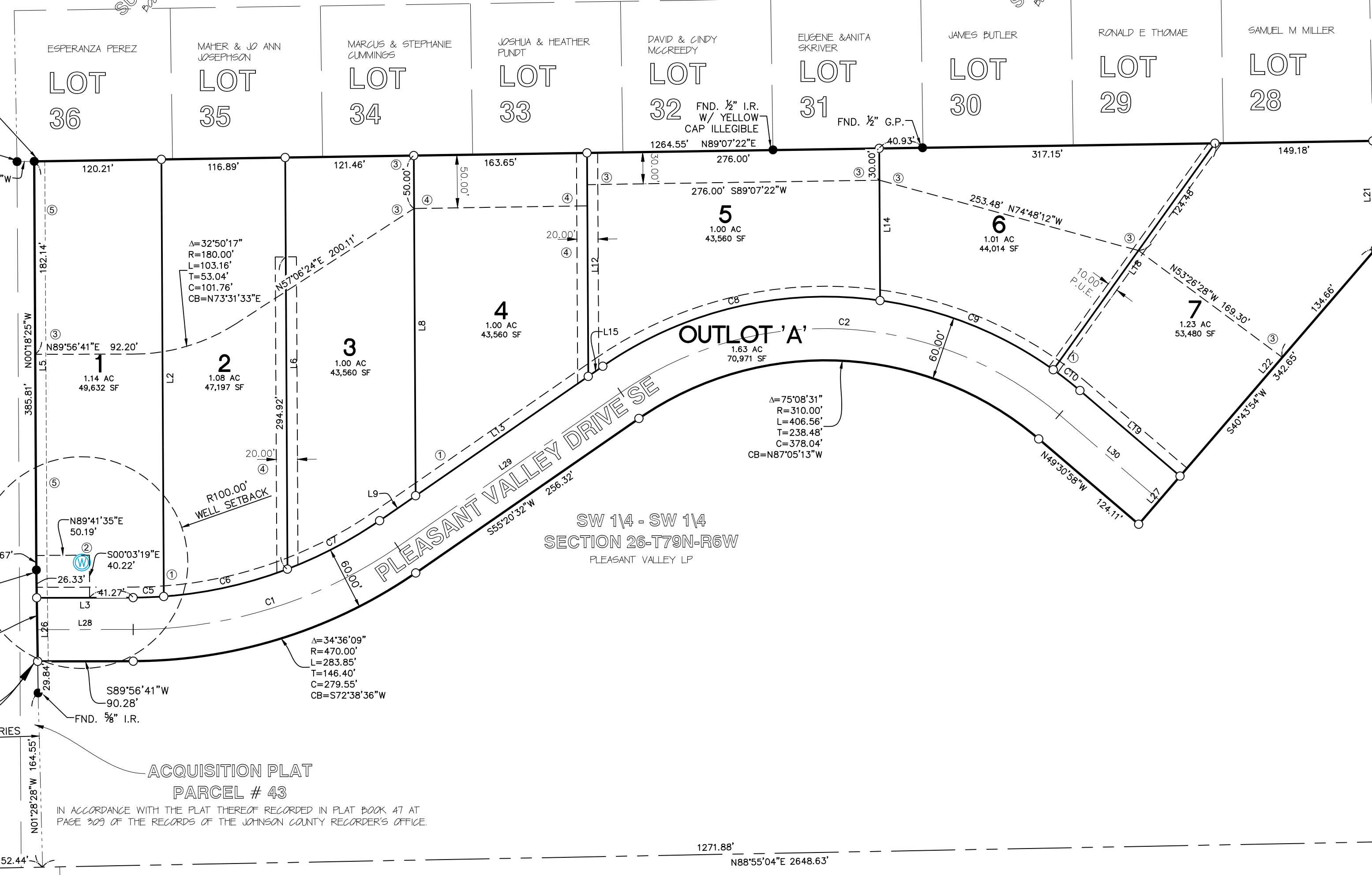
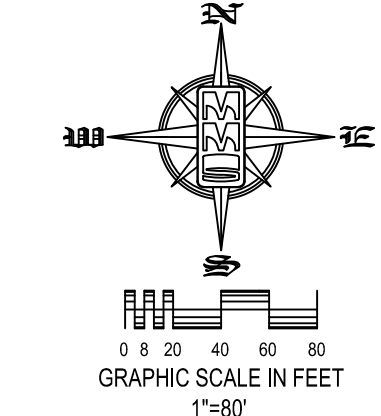
Date: 11-09-2021
Revision: PER GDM REVIEW - CAT

FINAL PLAT

PLEASANT VALLEY PRESERVE

JOHNSON COUNTY, IOWA

LOCATION: A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE 5TH P.M., JOHNSON COUNTY, IOWA.	SUBDIVIDER: PLEASANT VALLEY LP 4380 SAND ROAD SE, P.O. BOX 3113 IOWA CITY, IOWA 52244
LAND SURVEYOR: GLEN D. MEISNER P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA 52240 PHONE: 319-351-8282	SUBDIVIDER'S ATTORNEY: MICHAEL W. KENNEDY 920 S DUBUQUE STREET IOWA CITY, IOWA 52244
DATE OF SURVEY: 03-14-2020	PROPRIETOR OR OWNER: PLEASANT VALLEY LP 4380 SAND ROAD SE, P.O. BOX 3113 IOWA CITY, IOWA 52244
	DOCUMENT RETURN INFORMATION: LAND SURVEYOR



PLAT/PLAN APPROVED
by the
City of Iowa City

City Clerk: _____ Date: _____

UTILITY EASEMENTS, AS SHOWN HEREON, MAY OR MAY NOT
INCLUDE SANITARY SEWER LINES, AND/OR STORM SEWER LINES,
AND/OR WATER LINES : SEE CONSTRUCTION PLANS FOR DETAILS.

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

NOTE:
LOT A CONTAINS 1.63 ACRES AND IS
TO BE DEEDED TO PLEASANT VALLEY,
LP AND TO BE MAINTAINED BY
PLEASANT VALLEY, LP RIGHT-OF-WAY
FOR PLEASANT VALLEY DRIVE SE

LEGEND AND NOTES

- ▲ CONGRESSIONAL CORNER, FOUND
- △ CONGRESSIONAL CORNER, REESTABLISHED
- CONGRESSIONAL CORNER, RECORDED LOCATION
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNER(S) SET (5/8" Iron Pin w/ yellow plastic L5 Cap embossed with "MMS")
- ⊙ SET MAC NAIL
- 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

SETBACKS:
FRONT - 30'
REAR - 30'
SIDE - 8'

DESCRIPTION - PLEASANT VALLEY PRESERVE

A TRACT OF LAND BEING PART OF THE SOUTH ONE-HALF OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE 5TH P.M., JOHNSON COUNTY, IOWA. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 79 NORTH, RANGE 6 WEST, OF THE FIFTH PRINCIPAL MERIDIAN; THENCE N88°55'04"E, 52.44 FEET ALONG THE SOUTH LINE OF SAID SECTION 26; THENCE N01°28'28"W, 164.55 FEET ALONG THE EAST LINE OF ACQUISITION PLAT - PARCEL #43, RECORDED AT BOOK 47, PAGE 309, IN THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE CONTINUING N00°48'00"W, 29.84 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING; THENCE CONTINUING N00°48'00"W, 86.33 FEET ALONG SAID EAST LINE; THENCE CONTINUING N00°18'25"W, 385.81 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF PLEASANT MEADOWS SUBDIVISION, AN OFFICIAL PLAT, RECORDED AT BOOK 8, PAGE 6, IN THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE N89°07'22"E, 1264.55 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID PLEASANT MEADOWS SUBDIVISION; THENCE S01°18'48"E, 102.41 FEET; THENCE S40°43'54"W, 342.65 FEET; THENCE N49°30'58"W, 124.11 FEET; THENCE NORTHWESTERLY 406.56 FEET ALONG A 310.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY WHOSE 378.04 FOOT CHORD BEARS N87°05'13"W; THENCE S55°20'32"W, 256.32 FEET; THENCE SOUTHWESTERLY 283.85 FEET ALONG A 470.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY WHOSE 279.55 FOOT CHORD BEARS S72°38'36"W; THENCE S89°56'41"W, 90.28 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 9.09 ACRES MORE OR LESS.
SAID TRACT OF LAND SUBJECT TO ALL EASEMENTS OF RECORD.

Signed before me this _____ day of _____, 20____.
Notary Public, in and for the State of Iowa.

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

CURVE SEGMENT TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	34°36'09"	440.00'	137.06'	265.73'	261.71'	N72°38'36"E
C2	75°08'31"	340.00'	261.56'	445.90'	414.63'	S87°05'13"E
C5	4°02'40"	410.00'	14.48'	28.94'	28.94'	S87°55'21"W
C6	16°46'10"	410.00'	60.43'	120.00'	119.57'	S77°30'56"W
C7	13°47'19"	410.00'	49.57'	98.67'	98.43'	S62°14'11"W
C8	42°38'28"	370.00'	144.41'	275.36'	269.05'	S76°39'46"W
C9	27°32'50"	370.00'	90.70'	177.89'	176.18'	N68°14'35"W
C10	4°57'13"	370.00'	16.00'	31.99'	31.98'	N51°59'34"W

LINE SEGMENT TABLE			LINE SEGMENT TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L2	S01°18'25"E	412.84'	L18	S35°31'50"W	262.78'
L3	S89°56'41"W	91.06'	L19	N49°30'58"W	124.37'
L5	N01°18'25"W	385.81'	L21	S11°18'48"E	102.41'
L6	S01°18'25"E	388.78'	L22	S40°43'54"W	282.65'
L8	S01°18'25"E	321.29'	L26	N0°48'00"W	60.01'
L9	S55°20'32"W	41.32'	L27	S40°43'54"W	60.00'
L12	S01°18'25"E	211.08'	L28	N89°56'41"E	90.67'
L13	S55°20'32"W	198.21'	L29	N55°20'32"E	256.32'
L14	S01°18'25"E	143.69'	L30	S49°30'58"E	124.24'
L15	S55°20'32"W	16.79'			

EASEMENT IDENTIFICATION TABLE	
LABEL	DESCRIPTION
①	10.00 FOOT P.U.E. & WATERMAIN EASEMENT
②	WELL & WELL PIT EASEMENT
③	STORM WATER DETENTION & OVERLAND FLOWAGE EASE
④	STORM SEWER & OVERLAND FLOWAGE EASEMENT
⑤	10.00 FOOT PERMANENT ROADWAY EASEMENT

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.

GLEN D. MEISNER
P.L.S. License No. 8165
My license expires on 10/31/20____.

SEAL

DATE: _____

Project No. _____

MMS CONSULTANTS, INC.
Date: 11-10-2021
Designed by: CAT Field Book No: N/A
Drawn by: CAT Scale: 1"=80'
Checked by: GDM Sheet No: 1
Project No. 10851-004 of. 1

FOR COUNTY RECORDER'S USE

POINT OF BEGINNING

ACQUISITION PLAT
PARCEL # 43

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 47 AT
PAGE 309 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

DRAFT