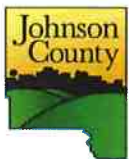


Office Use Only	12-29-22	\$ 500.-	P2C-22-28309
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA
APPLICATION FOR: SUBDIVISION PLAT APPROVAL

Application is hereby made for approval of a (circle): **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 6 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: 5

Total buildable acres: 1.99 Total non-buildable acres: 18.06

Current Zoning: ERP, R

Proposed Use of the Subdivision: Residential

MMS Consultants - Rick Nowotny
Name of Engineer/Surveyor

j.marner@mmsconsultants.net 319-351-8282
Contact Email and Phone

Michael Pugh
Name of Attorney

mpugh@pughhagan.com 319-351-2028
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.

Scallon Farms LLC
Name of Owner

Paul Scallon
Name of Applicant (if different)

6710 Cottage Hill Lane NE Cedar Rapids, IA 52411
Applicant Street Address (including City, State, Zip)

319-981-5898
Applicant Phone

paul@scalloncustomhomes.com
Applicant Email

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. 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.

- \$500 Application Fee (varies based on nature of application) is due at the time of submittal.
- LSS A brief letter of intent explaining the application and describing road, well, septic, etc.
- 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 signed certificate of the Auditor approving the subdivision name.
- LSS Resolution Affirming the Stability of the Road System (signed and notarized).
- 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 For subdivisions that propose to create a new access or upgrade an existing access to a public county road: a copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads.
- 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.
- 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.
- N/A **FINAL & COMBINED PLATS:** The following DRAFT (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 2017 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.



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

May 27, 2022

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

RE: Cottage Woods

Dear Josh:

Paul Scallon desires to submit a one buildable lot subdivision with three preservation outlots and two open space outlot on his property located at Sandy Beach Road NE and 140th Street NE. Along with a subdivision application, we are requesting to rezone 15.77 acres of the property from "A" to "ERP" and 4.28 acres from "A" to "R", with the intention to included that in the previously described outlots.

There is an existing entrance to the property, which will continue to be utilized. A new private well and septic system will be installed at the time a building permit is approved.

Respectfully submitted,

Jon D. Marner

6608-053L1.docx



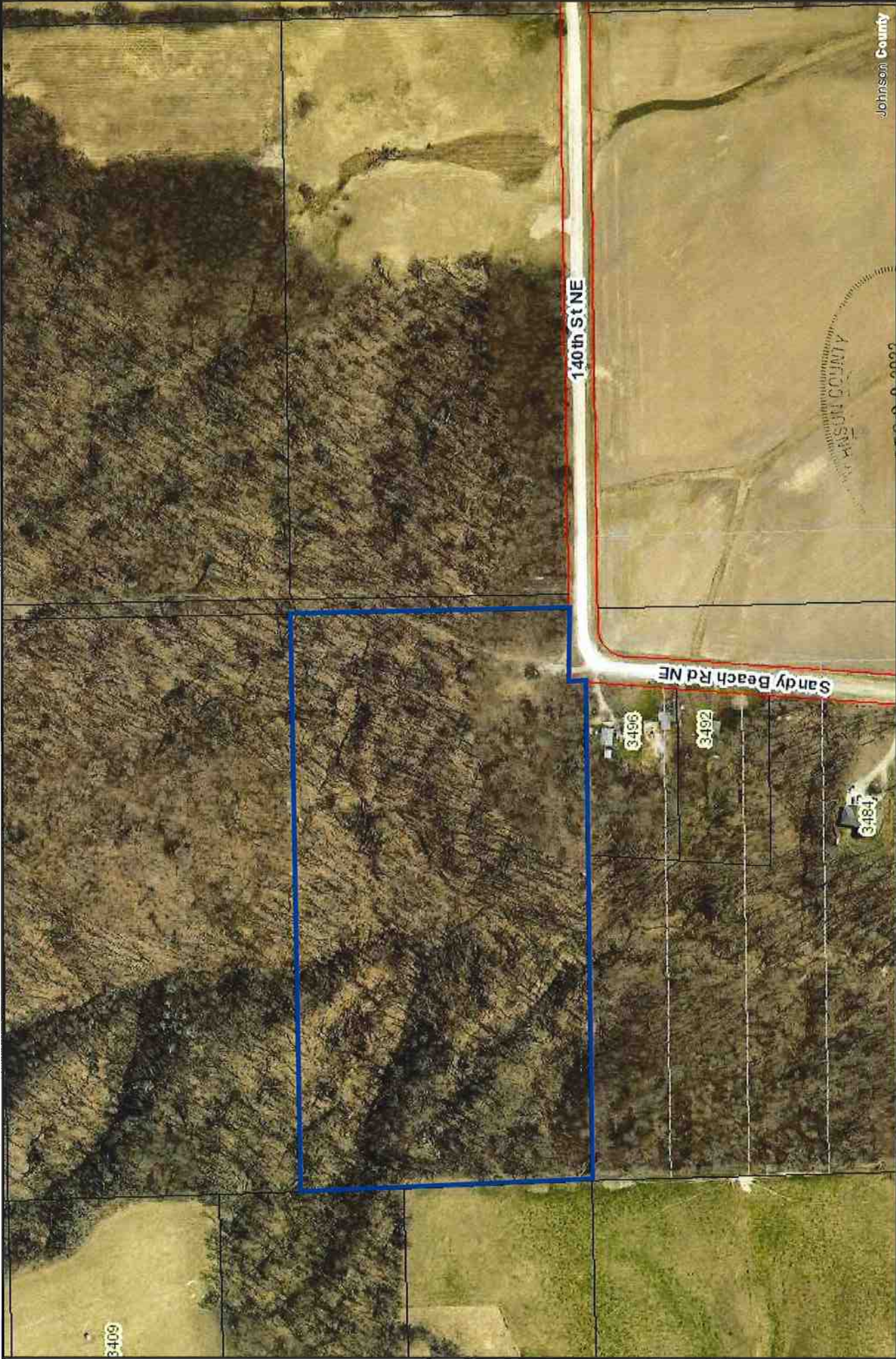
Environmental Specialists

Landscape Architects

Land Planners

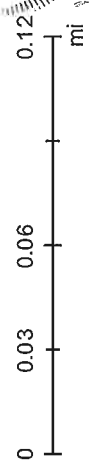
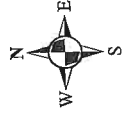
Land Surveyors

Civil Engineers



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.

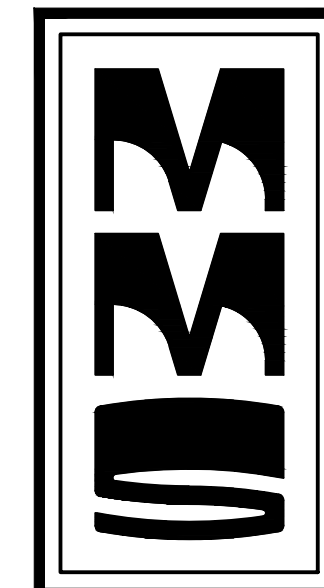


Johnson County GIS
Web Printing



My Map

Printed: 5/9/2022

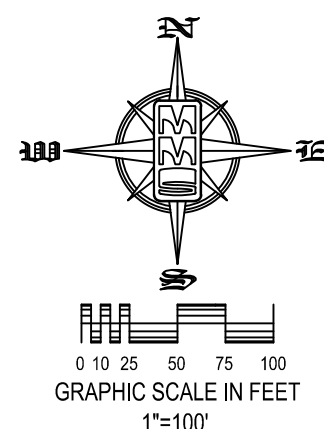


CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

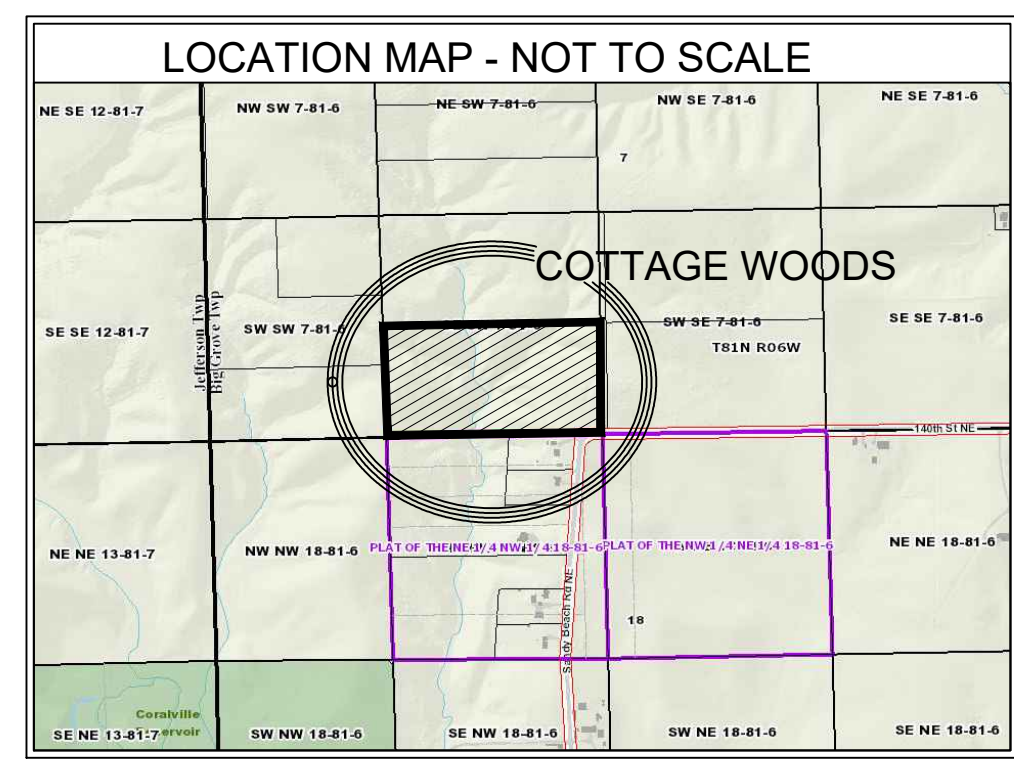
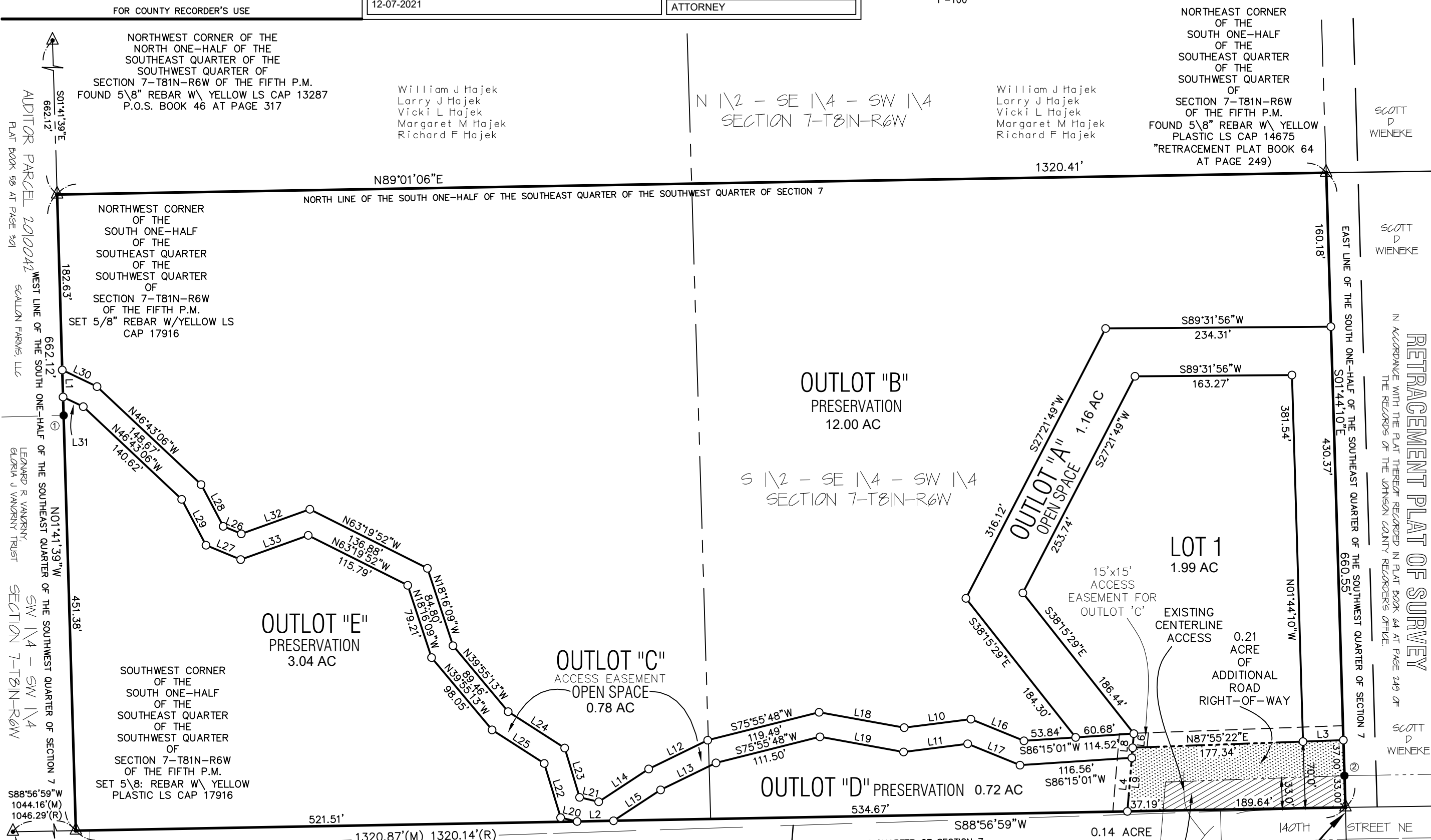
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

FINAL PLAT COTTAGE WOODS JOHNSON COUNTY, IOWA

LOCATION: THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 81 NORTH, RANGE 6 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	SUBDIVIDER: SCALLON FARMS LLC 6710 COTTAGE HILL LANE NE CEDAR RAPIDS, IOWA 52411
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	SUBDIVIDER'S ATTORNEY: MICHAEL J. PUGH 425 E. OAKDALE BOULEVARD SUITE 201 CORALVILLE, IOWA 52241
DATE OF SURVEY: 12-07-2021	PROPRIETOR OR OWNER: SCALLON FARMS LLC 6710 COTTAGE HILL LANE NE CEDAR RAPIDS, IOWA 52411
	DOCUMENT RETURN INFORMATION: ATTORNEY



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.

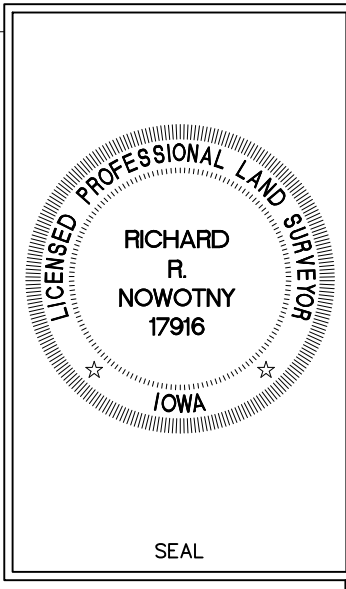


LEGEND AND NOTES

- ▲ 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

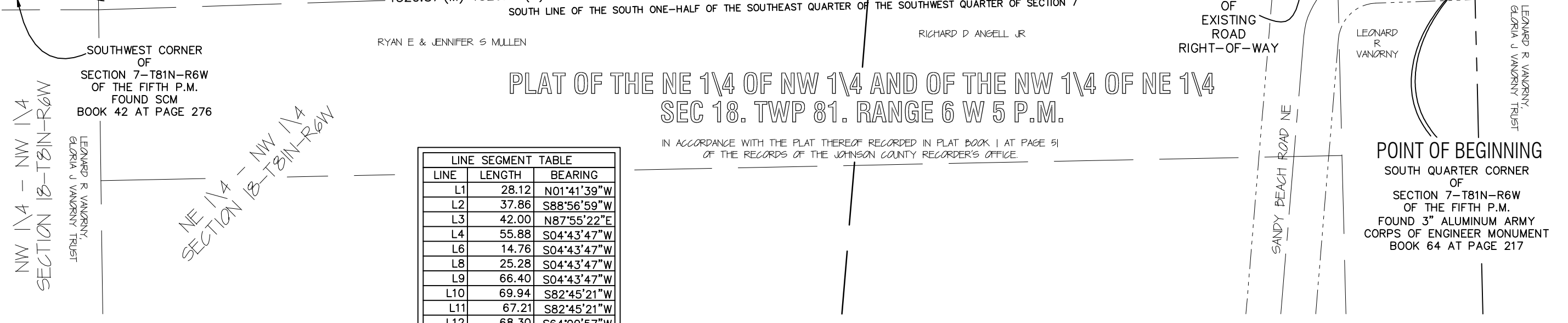
Date	Revision
05-09-2022	PER RRN REVIEW -JDM
05-27-2022	PER COUNTY REVIEW -JDM
07-12-2022	PER COUNTY COMMENTS -JDM



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.

_____, 20____
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:



EASEMENT IDENTIFICATION TABLE

LABEL	DESCRIPTION
①	FOUND 5/8" REBAR W/ RED PLASTIC LS CAP 16546
②	FOUND 5/8" REBAR W/ YELLOW PLASTIC LS CAP 14675

- NOTES:**
- ALL EASEMENTS SHALL BE A 15 FOOT WIDE UTILITY EASEMENT UNLESS NOTED OTHERWISE.
 - PRESERVATIONS OUTLOTS "B", "D", AND "E" ARE SUBJECT TO PROTECTIVE COVENANTS WHICH ARE RECORDED WITH THE LEGAL DOCUMENTS FOR THE SUBDIVISION, AND WHICH RESTRICT CERTAIN USES AND IMPACTS.
 - OUTLOT "C" SHALL SERVE AS AN ACCESS EASEMENT FOR OUTLOT "B" AND OUTLOT "E".
 - A LIMITS OF DISTURBANCE HAS BEEN ESTABLISHED ALONG LOT 1 AND OUTLOT "C". PLEASE SEE THE SENSITIVE AREAS EXHIBIT ON FILE WITH THE APPROVED PRELIMINARY PLAT FOR THE LOCATIONS OF THE LIMITS OF DISTURBANCE.

LINE SEGMENT TABLE

LINE	LENGTH	BEARING
L1	28.12	N01°41'39"W
L2	37.86	S88°56'59"W
L3	42.00	N87°55'22"E
L4	55.88	S04°43'47"W
L6	14.76	S04°43'47"W
L8	25.28	S04°43'47"W
L9	66.40	S04°43'47"W
L10	69.94	S82°45'21"W
L11	67.21	S82°45'21"W
L12	68.30	S64°00'57"W
L13	64.10	S64°00'57"W
L14	62.20	S56°43'10"W
L15	58.59	S56°43'10"W
L16	59.62	N67°47'04"W
L17	58.81	N67°47'04"W
L18	89.95	N79°45'59"W
L19	88.41	N79°45'59"W
L20	17.63	N77°02'14"W
L21	20.40	N77°02'14"W
L22	58.91	N16°47'28"W
L23	53.62	N16°47'28"W
L24	69.95	N57°14'47"W
L25	64.55	N57°14'47"W
L26	20.39	N67°32'02"W
L27	39.04	N67°32'02"W
L28	49.18	N27°53'56"W
L29	54.05	N27°53'56"W
L30	40.09	N64°27'33"W
L31	23.33	N64°27'33"W
L32	75.73	S70°16'39"W
L33	74.66	S70°16'39"W

DESCRIPTION - COTTAGE WOODS

BEGINNING at the South Quarter Corner of Section 7, Township 81 North, Range 6 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence S88°56'59"W, along the South Line of the South One-Half of the Southeast Quarter of the Southwest Quarter of said Section 7, a distance of 1320.87 feet, to the Southwest Corner of said South One-Half; Thence N01°41'39"W, along the West Line of said South One-Half of the Southeast Quarter of the Southwest Quarter of said Section 7, a distance of 662.12 feet, to the Northwest Corner of said South One-Half; Thence N89°01'06"E, along the North Line of said South One-Half of the Southeast Quarter of the Southwest Quarter of said Section 7, 1320.41 feet, to the Northeast Corner of said South One-Half; Thence S01°44'10"E, along the East Line of said South One-Half of the Southeast Quarter of the Southwest Quarter of said Section 7, 660.55 feet, to the POINT OF BEGINNING. Said Tract of Land contains 20.05 Acres, and is subject to easements and restrictions 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
-------------	------

FINAL PLAT

COTTAGE WOODS

JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.

Date:	05-04-2022
Designed by:	JDM
Field Book No.:	0325
Drawn by:	RLW
Scale:	1"=100'
Checked by:	RRN
Sheet No.:	1
Project No.:	6608-053
IOWA CITY	of: 1

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

LEONARD R VANORNY
3425 SANDY BEACH RD NE
SOLON, IA 52333-9397

MARK A STRATTON
3492 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

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

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

SCALLON FARMS LLC
6710 COTTAGE HILL LN NE
CEDAR RAPIDS, IA 52411

SCOTT D WIENEKE
119 PARK RD
WEST BRANCH, IA 52358

