

Office Use Only	6/8/23	\$	P20-23-28384
	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):

1214 Hwy 1 NE

Parcel Number(s): 0212226001

Proposed Subdivision Name: Kral Hilltop Subdivision

The subdivision contains 1.99 total acres divided into 1 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: \_\_\_\_\_

Total buildable acres: 1.62 Total non-buildable acres: \_\_\_\_\_

Current Zoning: A Proposed Use of the Subdivision: Residential

Scott Ritter  
 Name of Engineer/Surveyor

sritter@hart-frederick.com  
 Contact Email and Phone

Brooke Noack  
 Name of Attorney

brooken@meardonlaw.com  
 Contact Email and Phone

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.

Evelyn M. Kral  
 Name of Owner

Ron Kral P.O.A.  
 Name of Applicant (if different)

P.O. Box 297 Solon, IA. 52333-0297  
 Applicant Street Address (including City, State, Zip)

319-321-4460  
 Applicant Phone

ronkral25@gmail.com  
 Applicant Email

Ronald L. Kral  
 Applicant Signature

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

**Applications should be emailed to [planning@johnsoncountyiowa.gov](mailto:planning@johnsoncountyiowa.gov) and delivered to the Planning, Development and Sustainability Office (913 South Dubuque Street, 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. Once submitted, county staff will review the materials and request revisions (if necessary). Once all revisions and outside reviews have been received, the application will be placed on the next available Planning and Zoning Commission or Board of Supervisors agenda, as applicable.

If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission, but will be accepted until 12:00 p.m. the day after the submittal deadline.

**Initial each empty box below** to ensure you included all necessary information in the appropriate form for an application to be considered complete. Some items may require both electronic and physical copies.

Items Required	Electronic Copy (PDF unless otherwise noted)	Hard Copies (number specified)
Application Fee (varies based on application. Fee: \$ 540 )		(1)
This application form with all information completed		(3)
Brief cover letter explaining the application and describing lots, road(s), provision of water, septic, etc.		(2)
The subdivision plat conforming to all standards in subsection 8:2 of the UDO (optional: additional sheets such as a Right-of-Way Acquisition Plat)		(2)
CAD line work of the plat, following the guidelines below		
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver		
CAD line work of the Sensitive Areas Exhibit, following the guidelines below		
Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver		
Proof of application to Johnson County Public Health for a Public Health Zoning Application		
<u>For subdivisions that propose to create a new access or upgrade an existing access to a public county road:</u> copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads		
<u>For Farmstead Splits:</u> a list of parcel numbers of the parent farm and the book and page(s) recorded prior to December 1, 2000		
<u>For Final Plats:</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 of the prelim plat		
CAD line work of stormwater infrastructure, following the guidelines below		
<u>For Combined and Final Plats:</u> Unsigned, draft legal documents are due at the time of submittal unless otherwise noted below. Additional documents may be required based on the nature of the application.		
1. <u>SIGNED</u> Auditor's Certificate approving the subdivision name		(1)
2. <u>SIGNED</u> and notarized Resolution Affirming the Stability of the Road System		
3. draft Owner's Certificate		
4. draft Title Opinion		
5. draft Treasurer's Certificate		
6. draft Subdivider's Agreement		
7. draft Fence Agreement		
8. Others as applicable (easement agreements, Homeowners Association docs, etc.)		

**Electronic Submission Requirements for CAD line work:**

- Must be in AutoCAD 2017 or older and .dwg format (.dxf is also acceptable, no .zip files will be accepted).
- 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.



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

2 June 2023

Mr. Josh Busard  
Johnson County Zoning Director

Re: Kral Hilltop Subdivision, for Evelyn M. Kral, Ron Kral P.O.A.,  
a Residential Parcel Split

Dear Josh:

Attached please find the application and accompanying documents for a Residential Parcel Split application for the Kral family. At this time the Kral family would like to split off this portion of their property for the sale of this existing residence and area around. This lot has access to Highway 1 NE with an existing well and septic system not of record.

If you have questions or if you require further information you may contact myself, Attorney: Brooke Noack or Ron Kral.

Respectfully Submitted,

J. Scott Ritter, LLS  
Hart-Frederick Consultants P.C.

C: Mr. Ron Kral P.O.A.  
Ms. Brooke Noack  
HFCfile

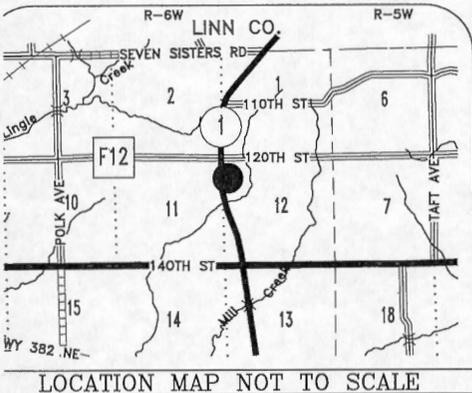
INDEX LEGEND  
 CATION: NORTHWEST 1/4-NORTHWEST 1/4  
 SECTION 12, T-81-N, R-6-W  
 QUESTOR: RON KRAL P.O.A.  
 PROPRIETOR: EVELYN M. KRAL  
 SURETY: J. SCOTT RITTER, PLS #16546  
 COMPANY: HART-FREDERICK CONSULTANTS P.C.  
 510 STATE ST. PO BOX 560 TIFFIN, IA 52340  
 RETURN TO: ritter@hart-frederick.com (319) 545-7215

HART-FREDERICK CONSULTANTS P.C.

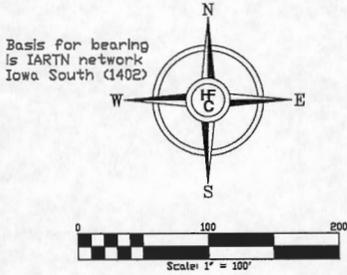
510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215 www.hart-frederick.com

HFC

HFC



BIG GROVE TOWNSHIP



NORTHWEST CORNER  
 SECTION 12-81-6  
 FOUND PK NAIL  
 IN PAVEMENT  
 TIES BK. 58, PG. 389

LEGEND

- △ GOVERNMENT CORNER
- ⊙ SET 5/8" IRON ROD W/RED CAP #16546
- FOUND IRON ROD (AS NOTED)
- ▣ FOUND RIGHT OF WAY RAIL
- FOUND PK NAIL
- ⊕ RECORDED DIMENSIONS
- ⊖ MEASURED DIMENSIONS
- PROPERTY BOUNDARY LINES
- - - CENTER LINES
- - - RIGHT-OF-WAY LINES
- - - SECTION LINES
- - - EASEMENT LINES
- - - LOT LINES PLATTED OR BY DEED
- - - LOCATED FENCE
- - - FIELD LINES
- BUILDINGS
- ▨ CONCRETE SURFACE

Joan E. Hummer

PT STA 685+13.3

Greg E. & Virginia M. Kunkel

NOTE:  
 The building labeled (HOUSE) is to be made unlivable till that time a septic system is in place or by agreement made at a future date.

KRAL HILLTOP SUBDIVISION

Being a part of the Northwest 1/4 of the Northwest 1/4 of Section 12, Township 81 North, Range 6 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

Commencing at the Northwest corner of Section 12, Township 81 North, Range 6 West; thence S 02°10'45" E along the West line of the Northwest 1/4 of said Section 12, a distance of 427.15 feet to the Point of Beginning; thence N 87°49'15" E, a distance of 63.04 feet; thence S 44°16'31" E, a distance of 100.00 feet; thence S 33°51'56" E, a distance of 100.00 feet; thence S 18°55'19" E, a distance of 100.00 feet; thence S 04°27'22" E, a distance of 100.00 feet; thence S 30°16'10" W, a distance of 100.00 feet; thence S 41°26'53" W, a distance of 114.19 feet; thence S 87°49'15" W, a distance of 82.94 feet to a point on said West line of the Northwest 1/4 of Section 12; thence N 02°10'45" W along said West line, a distance of 522.02 feet to the Point of Beginning containing 1.99 acres of which 0.37 acre is existing state road right of way and being subject to all easements and restrictions of record.

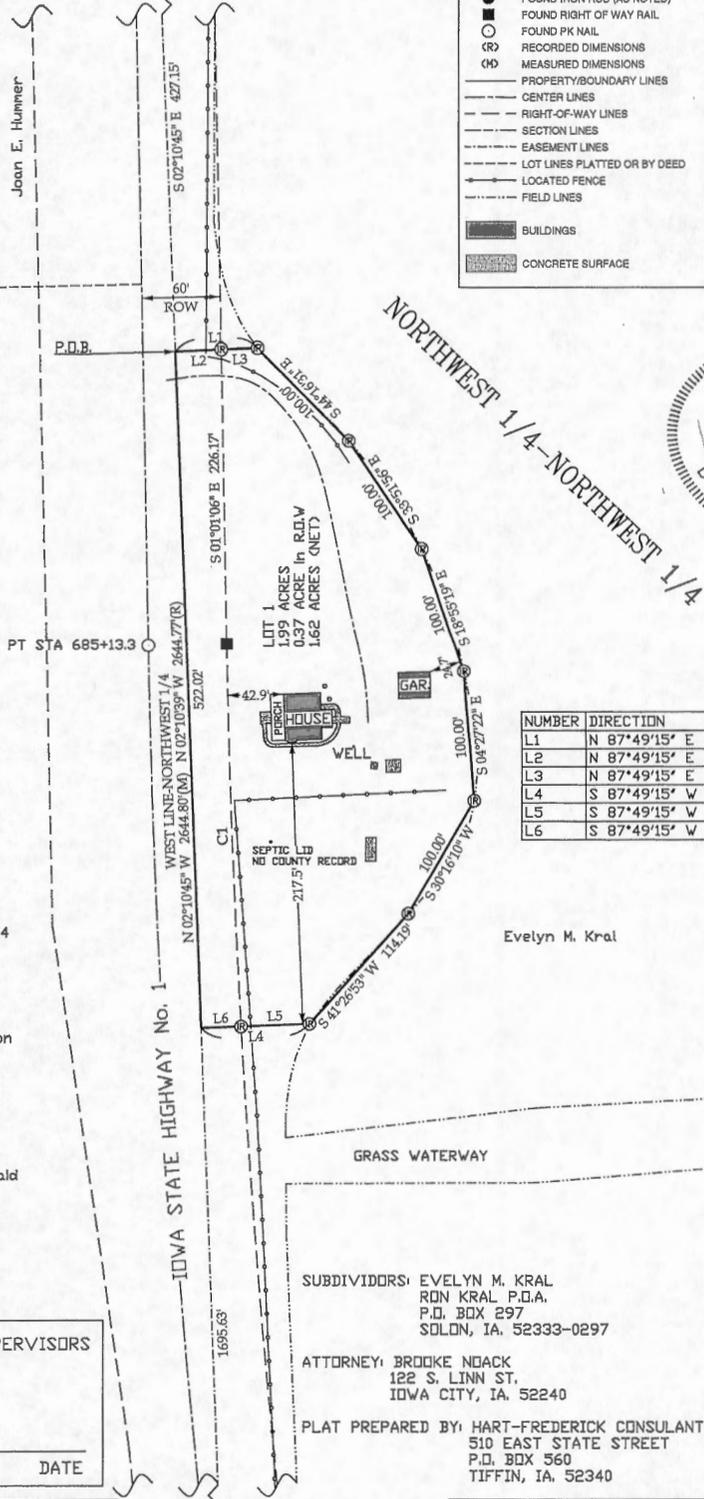
APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON DATE

I hereby certify that this land surveying document was prepared and the field 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.



Scott Ritter, P.L.S.  
 License Number: 16546  
 License renewal date is December 31, 2024.  
 as covered by this seal: THIS SHEET ONLY



NORTHWEST 1/4-NORTHWEST 1/4



NUMBER	DIRECTION	DISTANCE
L1	N 87°49'15" E	63.04'
L2	N 87°49'15" E	35.31'
L3	N 87°49'15" E	27.73'
L4	S 87°49'15" W	82.94'
L5	S 87°49'15" W	52.44'
L6	S 87°49'15" W	30.50'

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD LENGTH	CHORD DIRECTION
C1	295.92	02°14'12"	7580.00	295.90	S 02°08'13" E

SUBDIVIDORS: EVELYN M. KRAL  
 RON KRAL P.O.A.  
 P.O. BOX 297  
 SOLOM, IA. 52333-0297

ATTORNEY: BROOKE NOACK  
 122 S. LINN ST.  
 IOWA CITY, IA. 52240

PLAT PREPARED BY: HART-FREDERICK CONSULTANTS P.C.  
 510 EAST STATE STREET  
 P.O. BOX 560  
 TIFFIN, IA. 52340

PRELIMINARY & FINAL PLAT  
 KRAL HILLTOP SUBDIVISION  
 A RESIDENTIAL PARCEL SPLIT  
 A PART OF THE NW 1/4 - NW 1/4 OF  
 SECTION 12, T-81-N, R-6-W  
 JOHNSON COUNTY, IOWA

DATE: 06/01/23 DRN: JSR APP:  
 FLD BK: GPS PROJ. NO: 237117

WEST 1/4 CORNER  
 SECTION 12-81-6  
 FOUND SCM  
 2" DEEP  
 TIES BK. 44, PG. 101