

Office Use Only		\$ 560 <sup>00</sup>	P2C-23-28398
	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):

4301 Sharon Center Rd. SW

Parcel Number(s): 1125426011, 1125426012 & 1125427001

Proposed Subdivision Name: ~~Handgun Hill~~ Whistling Acres

The subdivision contains 8.49 total acres divided into 3 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: 2

Total buildable acres: 4.88

Total non-buildable acres: 3.52

Current Zoning: A

Proposed Use of the Subdivision: residential

Scott Ritter

Name of Engineer/Surveyor

sritter@hart-frederick.com

Contact Email and Phone

Bob Schlegel

Name of Attorney

robert@washialaw.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.

Loretta Kauffman Estate

Name of Owner

Hali Hanson

Name of Applicant (if different)

4301 Sharon Center Rd. SW Iowa City, IA. 52240

Applicant Street Address (including City, State, Zip)

319-930-5443

Applicant Phone

abettercutoflowacity@gmail.com

Applicant Email

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: \$ <u>580</u> )		(1)	✓
This application form with all information completed	<u>JSR</u>	✓(3)	✓
Brief cover letter explaining the application and describing lots, road(s), provision of water, septic, etc.	<u>JSR</u>	✓(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)	<u>JSR</u>	✓(2)	✓
CAD line work of the plat, following the guidelines below	<u>JSR</u>		
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver	<u>JSR</u>	✓	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below	<u>JSR</u>		
Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver	<u>JSR</u>	✓	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	<u>JSR</u>	✓	
<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>N/A</u>		
<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>JSR</u>	✓	
<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	<u>N/A</u>		
CAD line work of stormwater infrastructure, following the guidelines below	<u>N/A</u>		
<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	<u>JSR</u>	✓(1)	✓
2. <u>SIGNED</u> and notarized Resolution Affirming the Stability of the Road System			
3. draft Owner's Certificate		J	
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

12 October 2022

Mr. Josh Busard  
Johnson County Zoning Director

Re: Whistling Acres, for Loretta Kauffman Estate, a Farmstead Split

Dear Josh:

Attached please find the application and accompanying documents for a Farmstead Split application for the Loretta Kauffman Estate.

At this time the Kauffman Estate would like to split off this portion of their property for the eventual sale of this existing residence and area around. At the same time attorney Bob Schlegel is doing a vacation of Kauffman Rolling Acres Subdivision, which is a portion of this subdivision and this to hopefully coincide with this subdivision to the Board of Supervisors.

This lot has access to Sharon Center Rd, SW with an existing septic system & well.

If you have questions or if you require further information you may contact myself, Attorney: Bob Schlegel or Hali Hanson.

Respectfully Submitted,

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

C: Ms. Hali Hanson  
Mr. Jim Hanson  
Mr. Bob Schlegel  
HFCfile

12 October 2022

Parcel # and Deed Book & page for the Loretta Kauffman Estate,

Parcel ID: 1125151001 Book 5186 on page 211

Parcel ID: 1125177001 Book 5186 on page 211

Parcel ID: 1125426011 Book 6084 on page 135

Parcel ID: 1125426012 Book 6084 on page 135

Parcel ID: 1125427001 Book 6084 on page 135

C: Ms, Hali Hanson  
Mr. Jim Hanson  
Mr. Bob Schlegel  
HFC file



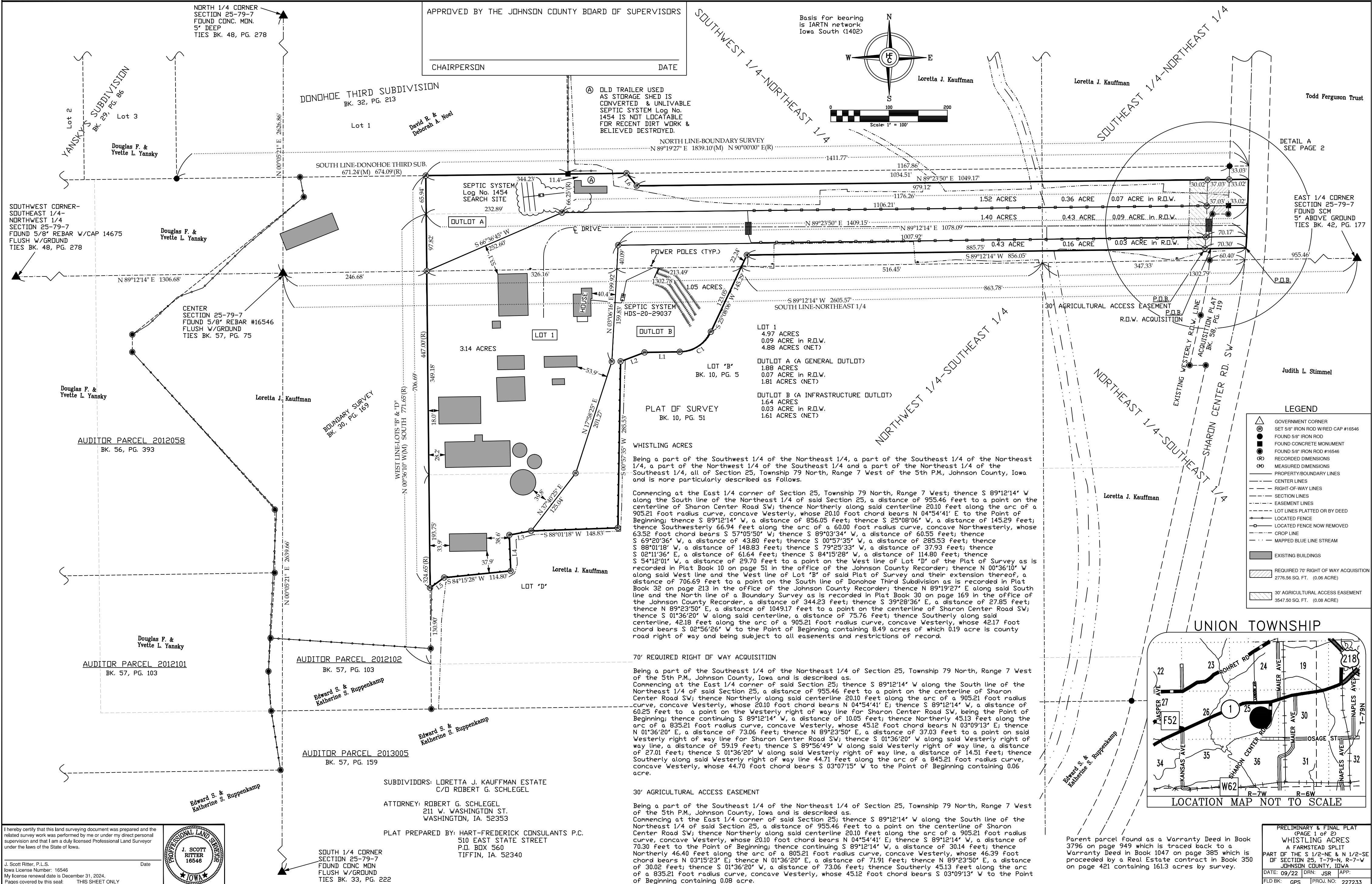
<u>MailingName</u>	<u>MailingAddress2</u>	<u>MailingAddress3</u>	<u>MailingZipCode</u>	<u>Parcel</u>
Koethe Investments LLC	P.O. Box 725	North Liberty, IA.	52317	1124279002
Douglas F. & Yvette L. Yansky	4224 Yvette St. SW	Iowa City, IA.	52240	1125279001
				1125278001
Douglas F. & Yvette L. Yansky	4086 Kansas Ave. SW	Iowa City, IA.	52240	1125301002
				1125277002
David R. & Deborah A. Noel	3319 Highway 1 SW	Iowa City, IA.	52240	1125152002
				1125152001
Matt J. & Kristine M. Leonard	3931 taft Ave. SE	Iowa City, IA.	52240	1125153001
McElmeel Investments LC	P.O. Box 800	Iowa City, IA.	52244	1125155044
Joseph Glenn Burns	1010 E McIntosh Rd.	Griffin, GA.	30223	1125126001
James William Burns				
Robert Jonathan Burns				
Elizabeth S. & Katherine Burns Dumas				
Edward S. & Katherine S. Ruppenkamp	3376 Highway 1 SW	Iowa City, IA.	52240	1125101002
				1125426009
				1125426005
Todd Ferguson	446 E Poppyfields Dr.	Altadena, CA.	91001	1125176002
Judith L. Stimmel	4337 Maier Ave. SW	Iowa City, IA.	52240	1125401001
Jesse K. Lenz	4339 Sharon Center Rd. SW	Iowa City, IA.	52240	1125426002
Laurence F. & Deanna M. Marshek	4351 sharon Center Rd. SW	Iowa City, IA.	52240	1125452001

INDEX LEGEND  
LOCATION: SW -NE, SE -NE, NW -SE & NE -SE  
SECTION 25, T-79-N, R-7-W  
REQUESTOR: LORETTA KAUFFMAN ESTATE  
PROPRIETOR: LORETTA KAUFFMAN ESTATE  
SURVEYOR: J. SCOTT RITTER, PLS #16546  
COMPANY: HART-FREDERICK CONSULTANTS P.C.  
510 STATE ST. PO BOX 560 TIFFIN, IA 52340  
RETURN TO: sritter@hart-frederick.com (319) 545-7215



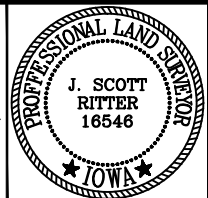
HART-FREDERICK CONSULTANTS P.C.

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



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.

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



SOUTH 1/4 CORNER  
SECTION 25-79-7  
FOUND CONC. MON.  
FLUSH W/GROUND  
TIES BK. 33, PG. 222

SUBDIVIDORS: LORETTA J. KAUFFMAN ESTATE  
C/D ROBERT G. SCHLEGEL

ATTORNEY: ROBERT G. SCHLEGEL  
211 W. WASHINGTON ST.  
WASHINGTON, IA 52353

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

30' AGRICULTURAL ACCESS EASEMENT

Being a part of the Southeast 1/4 of the Northeast 1/4 of Section 25, Township 79 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is described as follows:  
Commencing at the East 1/4 corner of said Section 25, thence S 89°12'14" W along the South line of the Northeast 1/4 of said Section 25, a distance of 955.46 feet to a point on the centerline of Sharon Center Road SW; thence Northerly along said centerline 20.10 feet along the arc of a 905.21 foot radius curve, concave Westerly, whose 20.10 foot chord bears N 04°54'41" E; thence S 89°12'14" W, a distance of 70.30 feet to the Point of Beginning; thence continuing S 89°12'14" W, a distance of 30.14 feet; thence Northerly 46.40 feet along the arc of a 805.21 foot radius curve, concave Westerly, whose 46.39 foot chord bears N 03°15'23" E; thence N 01°36'20" E, a distance of 71.91 feet; thence N 89°23'50" E, a distance of 30.02 feet; thence S 01°36'20" W, a distance of 73.06 feet; thence Southerly 45.13 feet along the arc of a 835.21 foot radius curve, concave Westerly, whose 45.12 foot chord bears S 03°09'13" W to the Point of Beginning containing 0.08 acre.

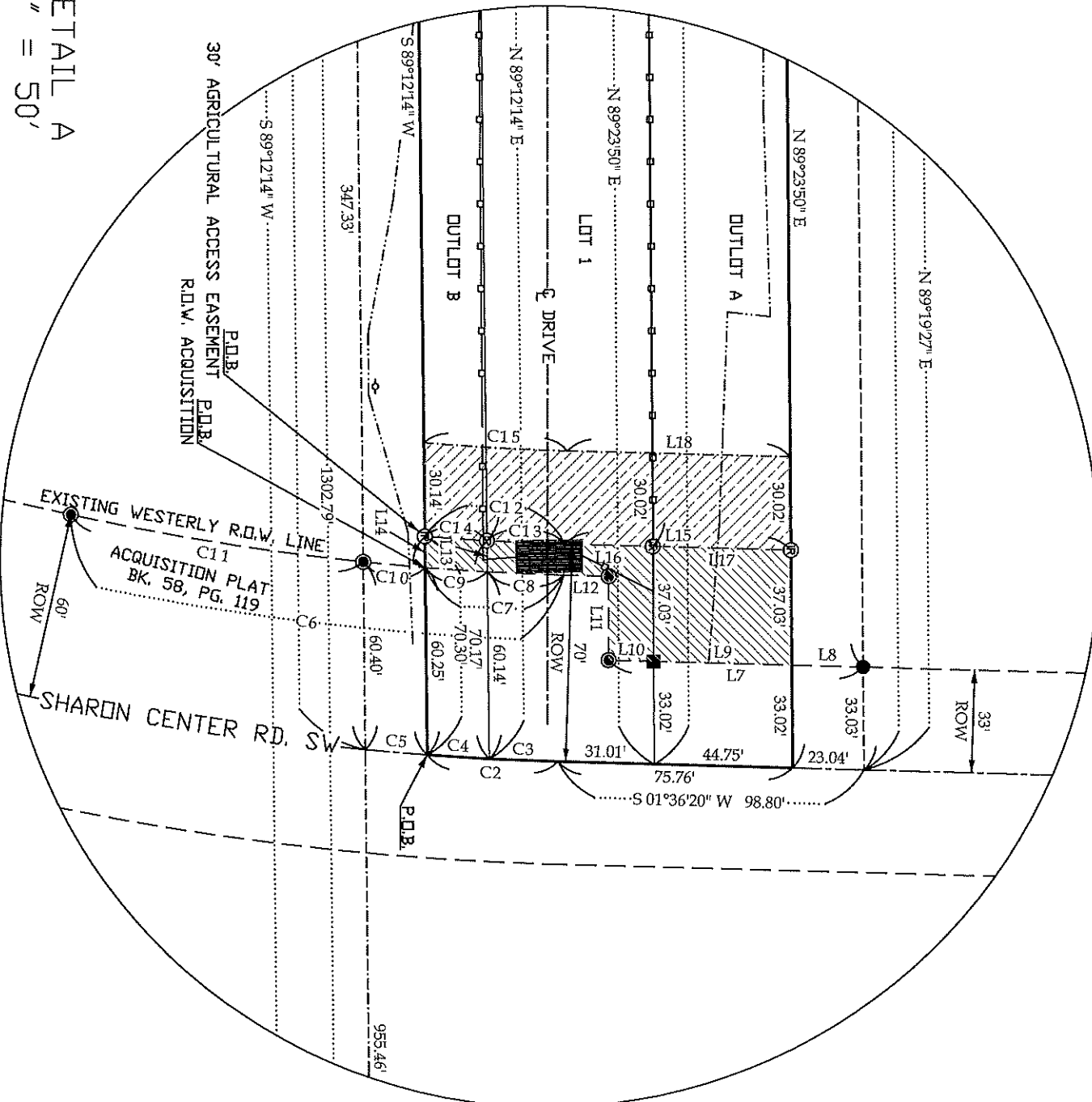
PRELIMINARY & FINAL PLAT  
(PAGE 1 of 2)  
WHISTLING ACRES  
A FARMSTEAD SPLIT  
PART OF THE S 1/2-NE & N 1/2-SE  
OF SECTION 25, T-79-N, R-7-W  
JOHNSON COUNTY, IOWA  
DATE: 09/22/2024 DRR: JSR APP: JSC  
FLD BK: GPS PROJ. NO: 227233



**HART-FREDERICK CONSULTANTS P.C.**



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



DETAIL A  
1" = 50'

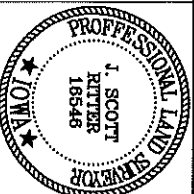
NUMBER	DIRECTION	DISTANCE
L1	S 89°03'34" W	60.55'
L2	S 63°20'36" W	43.80'
L3	S 79°25'33" W	37.93'
L4	S 02°11'36" E	61.64'
L5	S 54°12'01" W	29.70'
L6	S 39°28'36" E	27.85'
L7	S 01°36'20" W	82.19'
L8	S 01°36'20" W	23.00'
L9	S 01°36'20" W	44.75'
L10	S 01°36'20" W	14.44'
L11	S 89°56'49" W	27.01'
L12	S 01°36'20" W	14.51'
L13	N 89°12'14" E	10.03'
L14	S 89°12'14" W	10.05'
L15	N 01°36'20" E	73.06'
L16	N 01°36'20" E	28.31'
L17	N 01°36'20" E	44.75'
L18	N 01°36'20" E	71.91'

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD LENGTH	CHORD DIRECTION
C1	66.94	63°55'28"	60.00	63.52	S 57°05'50" W
C2	42.18	02°40'11"	905.21	42.17	S 02°56'26" W
C3	22.12	01°24'00"	905.21	22.12	S 02°18'20" W
C4	20.06	01°16'11"	905.21	20.06	S 03°38'25" W
C5	20.10	01°16'20"	905.21	20.10	N 04°54'41" E
C6	160.48	10°52'43"	845.21	160.24	S 07°02'42" W
C7	44.71	03°01'50"	845.21	44.70	S 03°07'15" W
C8	24.64	01°40'13"	845.21	24.64	S 02°26'26" W
C9	20.07	01°21'38"	845.21	20.07	S 03°57'22" W
C10	20.11	01°21'49"	845.21	20.11	S 05°19'05" W
C11	95.65	06°29'03"	845.21	95.60	S 09°14'31" W
C12	45.13	03°05'45"	835.21	45.12	S 03°09'13" W
C13	25.06	01°43'09"	835.21	25.06	S 02°27'54" W
C14	20.07	01°22'37"	835.21	20.07	S 04°00'47" W
C15	46.40	03°18'05"	805.21	46.39	N 03°15'23" E

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.

J. Scott Ritter, P.L.S.  
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PRELIMINARY & FINAL PLAT	GPS	PROJ. NO:	227333
(PAGE 2 of 2)			
WHISTLING ACRES			
A FARMSTEAD SPLIT			
PART OF THE S 1/2-NE & N 1/2-SE-SE			
OF SECTION 25, T-9-N, R-7-W			
JOHNSON COUNTY, IOWA			
DATE: 09/22	DRAWN: JSR	APP:	