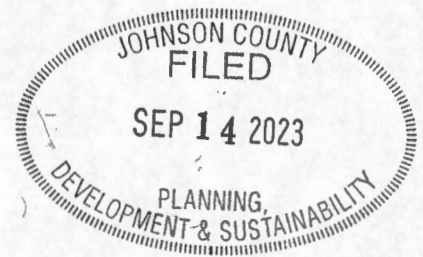


Office Use Only	9/14/23	\$540	P2C-23-28425
	Date Filed	Fee	Application Number



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):

Located west of River Junction Rd. SE across from 6358 River Junction Rd. SE

Parcel Number(s): 1813451001

Proposed Subdivision Name: Blu Acres

The subdivision contains 2.00 total acres divided into 1 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: _____

Total buildable acres: 1.83

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

Jay Sigafosse

Name of Attorney

jay@neuzillaw.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.

Audrey Dodson

Name of Owner

Nick McCollom

Name of Applicant (if different)

1209 39th St. Rd. Cedar Rapids, IA. 52405

Applicant Street Address (including City, State, Zip)

641-430-1003

Applicant Phone

nick_mccollom@yahoo.com

Applicant Email

Applicant Signature

See back page for Application Submittal Requirements and Checklist

Applications should be emailed to 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>540</u>)		(1)
This application form with all information completed	JSR	(3)
Brief cover letter explaining the application and describing lots, road(s), provision of water, septic, etc.	JSR	(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)	JSR	(2)
CAD line work of the plat, following the guidelines below	JSR	
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver	JSR	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below	JSR	
Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver	JSR	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	JSR	
<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	JSR	
<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	N/A	
<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	N/A	
CAD line work of stormwater infrastructure, following the guidelines below	N/A	
<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	JSR	(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



11 September 2023

Mr. Josh Busard
Johnson County Zoning Director

Re: Blu Acres, for Nick McCollom, a Farmstead Split Subdivision

Dear Josh:

Attached please find the application and accompanying documents for a Subdivision application for Nick McCollom.

At this time the Audrey Dodson family would like for Nick to subdivide a portion of her property for an eventual house for Nick and his family. This parcel has access to River Junction Rd. SE. It is a bare parcel at this time with no water or septic system.

If you have questions or if you require further information you may contact myself, Mr. Jay Sigafoose: Attorney or Nick McCollom.

Respectfully Submitted,

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

C: Mr. Nick McCollom
Ms. Audrey Dodson
Mr. Jay Sigafoose
HFCfile



SECONDARY ROAD DEPARTMENT
4810 MELROSE AVENUE WEST
IOWA CITY, IOWA 52246
TEL (319) 356-6046 FAX (319) 339-6133
EMAIL roads@johnsoncountyiowa.gov

Permit # <u>2023-042</u>
Fee \$285.00
Cash/Check <input checked="" type="checkbox"/> Credit Card accepted by contacting our office <input type="checkbox"/>

*Permit Fee is Non-Refundable

PERMIT TO PERFORM WORK WITHIN COUNTY RIGHT OF WAY

PLEASE PRINT

APPLICANT NAME: Nick McCollom
MAILING ADDRESS: 1209 39th St. Dr.
CITY, STATE, ZIP: Cedar Rapids, IA. 52405
PHONE NUMBER(S): 641-430-1003

ADDRESS/LOCATION OF PROPOSED WORK: Across from drive to 6358 River Junction Rd. SE

SECTION 13 TOWNSHIP 77 RANGE 6 1/4 SECTION SW-SE
SUBDIVISION NAME: no name yet LOT #: future lot 1
ZONING APPLICATION #: not submitted yet

DETAILED DESCRIPTION OF PROPOSED WORK (driveway entrance, field entrance, pave driveway, clean ditch, cut brush, 50-50 rock sharing, etc.) New drive across from or close to drive to 6358 River Junction Rd. SE

SPOKE WITH APPLICANT 9-12-23 - DRIVEWAY (EXISTING) SOUTH OF PROPOSED WILL BE REMOVED **KB**

DATE THE SITE WILL BE MARKED WITH A FLAG: 08/24/23

PERSON/CONTRACTOR DOING PROPOSED WORK: ~~THE~~ Brent Nelson

I, (Print Full Name) Nick McCollom, do solemnly swear that I have read the entire permit application and have fully completed all statements and provided all data called for herein truthfully and correctly and I agree to abide by all General Provisions and Special Provisions set forth herein.

[Signature] 8/25/23
SIGNATURE OF APPLICANT DATE

FOR COUNTY USE

PRELIMINARY INSPECTION BY: SS DATE: 8/29/23

FINAL INSPECTION BY: _____ DATE: _____

THE CULVERT DIAMETER REQUIRED AT THIS LOCATION IS 14 INCHES.

THE FOLLOWING SIGNATURE IS YOUR AUTHORITY TO PROCEED WITH THE WORK AS STATED ABOVE AND WITH REGARD TO THE SPECIAL PROVISIONS.

[Signature] 9/11/23
APPROVED BY COUNTY ENGINEER DATE

*APPLICATION IS VALID FOR ONE (1) CALENDAR YEAR FROM APPROVAL DATE

NE SW
13-77-6

NW SE 13-77-6

NE SE 13-77-6

SE SW
13-77-6

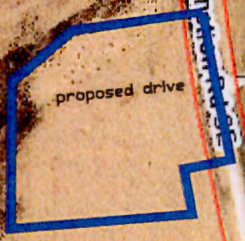
SW SE 13-77-6

SE SE 13-77-6

NE NW
24-77-6

NW NE 24-77-6

NE NE 24-77-6

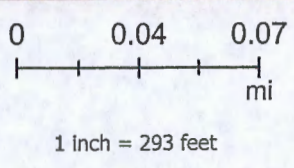


640th St SE



Johnson County GIS
Web Printing

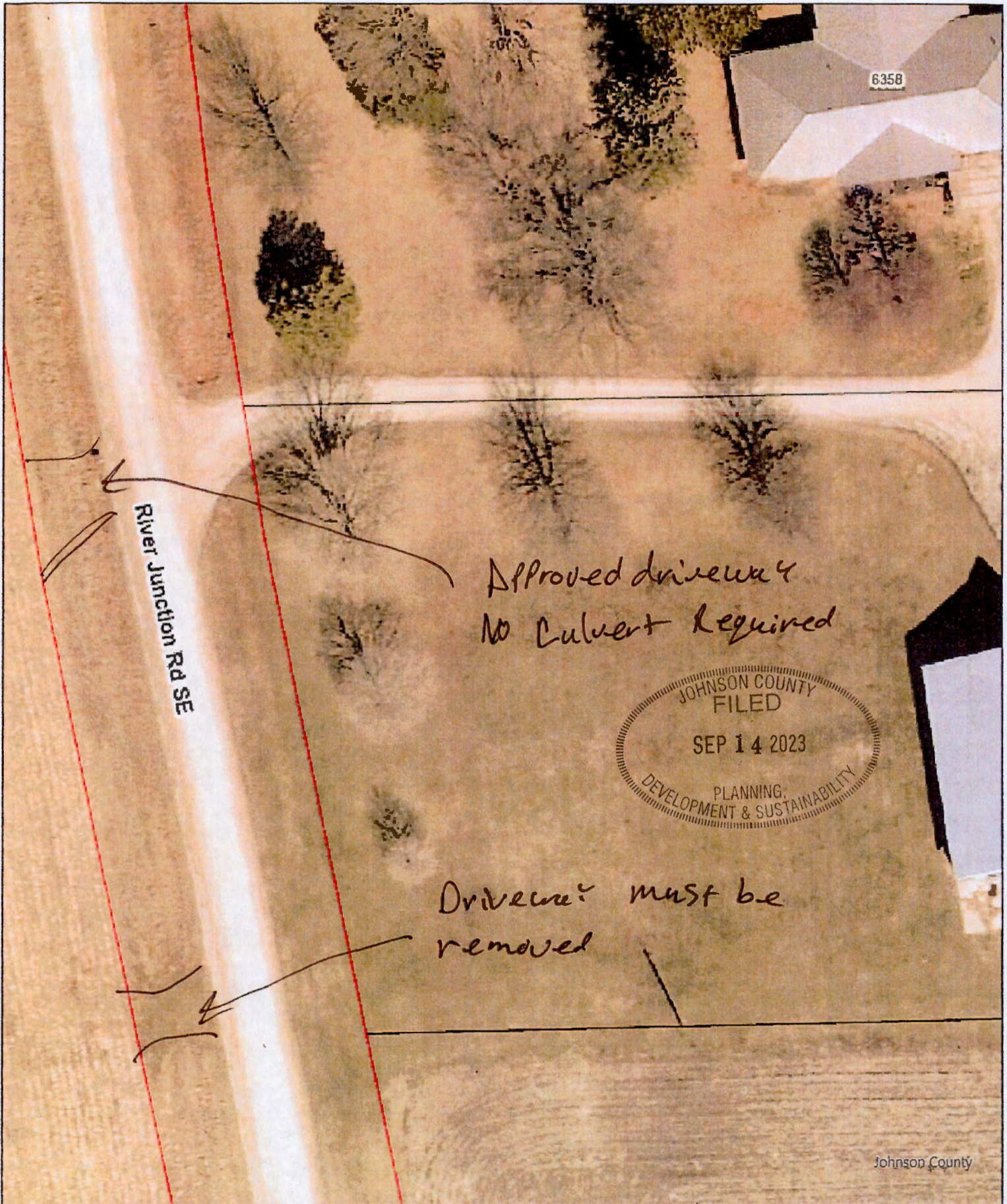
2021
Printed: 8/22/2023



2021



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.



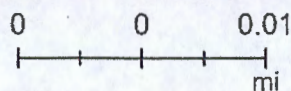
Johnson County



**Johnson County GIS
Web Printing**

My Map

Printed: 9/5/2023

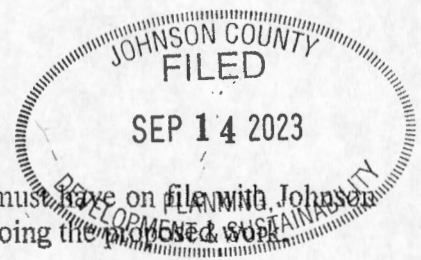


1 inch = 37 feet



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.

GENERAL PROVISIONS



1. At the time the application for permit is submitted, the applicant must have on file with Johnson County the **CERTIFICATE OF INSURANCE** from whoever is doing the proposed work.

Please Note: On the Certificate of Insurance, contractors are required to note the following:

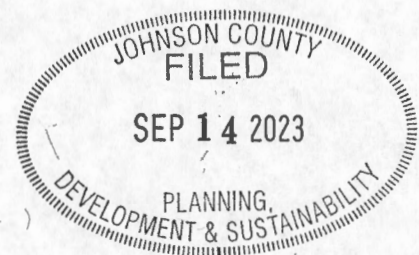
"Johnson County is an additional insured as the County's interest may appear."

The County may, if deemed unnecessary by the nature of the proposed work, waive the requirement of the County being listed as an additional insured.

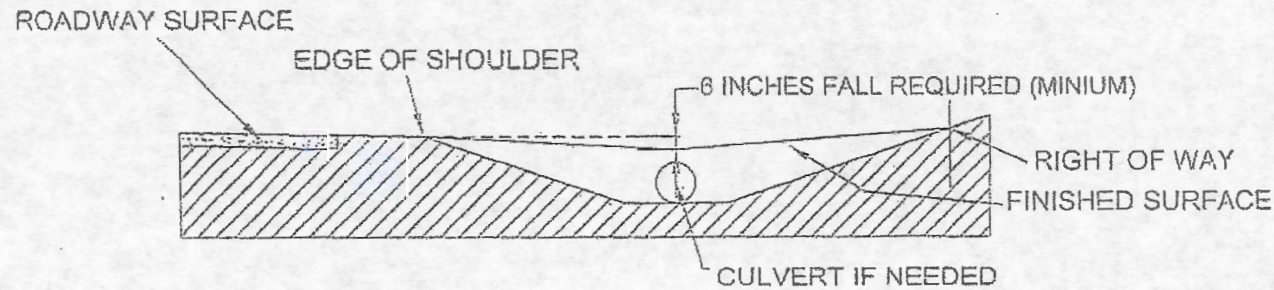
2. Johnson County, its officers and employees assume no responsibility for property of permit holder by issuance of this permit.
3. The permit holder shall comply with the terms and conditions of the permit and any attached sheets. The permit holder shall take all reasonable precautions to protect and safeguard lives and property of the traveling public and adjacent property owners, and shall indemnify and hold harmless Johnson County, its officers and employees for any damages that may be sustained on account of such construction.
4. The permit holder shall be responsible for any damages to the secondary road system of the County. The permit holder shall hold Johnson County, its officers and employees harmless for any damages that may result to the secondary road system of the County, and shall reimburse Johnson County for any expenditure the County may have to make on account of such construction.
5. The permit shall be void in case the construction work performed deviates from the work indicated on the permit. Any construction work that is done that deviates from the permit may be revoked by the County and the costs billed to the permit holder pursuant to Chapter 319, Code of Iowa, as amended by Chapter 1182 of the Laws of the 65th General Assembly. The foregoing shall not limit or restrict any other remedies available to the County.
6. The permit holder must erect and maintain all barricades, warning devices, and signs as required by the Iowa Manual on Uniform Traffic Control Devices.
7. The permit holder must take steps necessary to avoid and reduce inconveniences to traffic whenever possible.
8. The permit holder must notify the Secondary Road Department in writing of the fact of the occurrence of any reportable accident that occurs while the work is being done.
9. The permit holder is responsible for notifying the Secondary Road Department within 15 days of completion. The work must be inspected for compliance.
10. No filling will be permitted in the right of way other than that necessary to construct the proposed work.

DRIVEWAY AND FIELD ENTRANCE INFORMATION

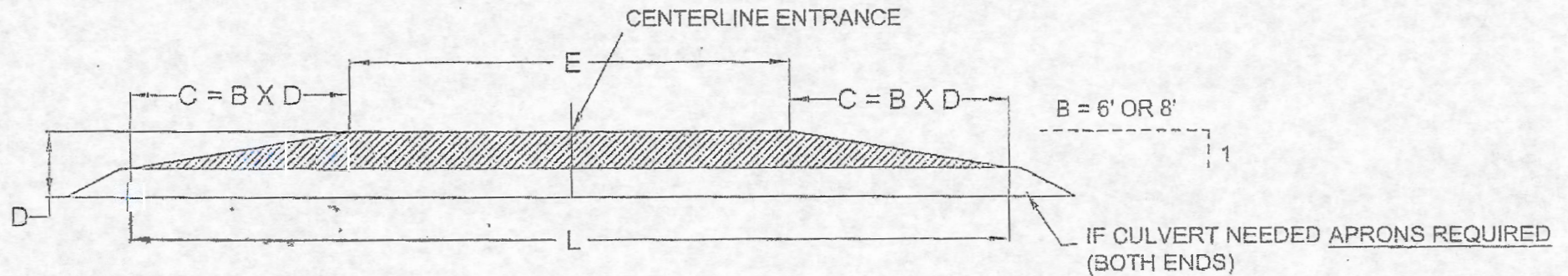
1. If the entrance requires a culvert, the minimum diameter size allowed is 15" (fifteen inches), and the minimum length allowed is 30' (thirty feet). The diameter of your culvert will be determined by the Secondary Road Department and will be noted on the permit after the site is inspected.
2. The entrance, including drainage structure, grading and surfacing shall be constructed at the applicant's expense, and shall thereafter be kept in repair and maintained by the applicant at his/her own expense. Nothing in this stipulation, however, shall preclude Johnson County from entering upon said entrance on highway right of way and performing necessary maintenance for the protection of the highway.
3. The finished surface elevation of the driveway over the pipe, or place where the pipe would normally be, shall be 6" (six inches) lower than the shoulder elevation of the road. This requirement prevents surface water drainage onto the road.
4. As of January 1, 1997, new entrances on paved roads that require a culvert and have 400 to 999 vehicles per day are required to have 6 feet horizontal to 1 foot vertical slope. Roads 1,000+ vehicles per day require and 8:1 slope. Entrances that do not require a culvert with 400+ vehicles per day require and 8:1 slope.
5. Only new zinc coated corrugated metal pipe culverts or new ads plastic culverts are permitted. Johnson County will at not time accept maintenance responsibilities for plastic pipes. Headwalls of any type are not allowed. Culvert extensions must be metal to metal, plastic to plastic, or concrete to concrete (no mix-matching).



ENTRANCE CROSS SECTION



(IF SIDE SLOPES REQUIRED THEY SHALL BE 6:1 OR 8:1)



$$L = E + (D - \text{DIAMETER OF CULVERT}) \times B \times 2$$

C = LENGTH OF SIDE SLOPE (FROM EDGE OF ENTRANCE TO TOE OF DITCH)

D = DEPTH OF DITCH

E = WIDTH OF DRIVE (20' SINGLE, 40' DOUBLE)

L = LENGTH OF CULVERT

B = 6:1 OR 8:1



EXAMPLE ONLY

E = ENTRANCE WIDTH = 20 FT.

D = DEPTH OF DITCH = 5 FT.

B = SIDE SLOPE = 8 TO 1

CULVERT SIZE = 15 INCHES (1.25 FT.)

5 FT. - 1.25 FT. = 3.75 FT.

3.75 X 8 = 30 FT. X 2 = 60 FT. FOR SIDE SLOPES
60 FT. + 20 FT (SINGLE) = 80 FT TOTAL LENGTH

THIS PAGE FOR COUNTY USE ONLY

SPECIAL PROVISIONS

LOCATION:

Across from 6358 River Junction Rd SE

SIGHT DISTANCE:

North - 940'
South - 680'

DRAINAGE AREA:

NA

SPEED LIMIT:

**DAILY TRAFFIC
COUNT:**

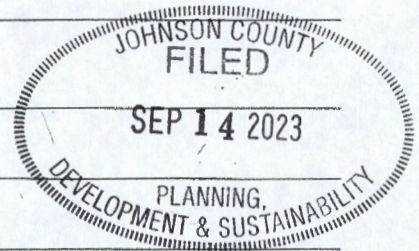
10 Cars Per Day

SIDE SLOPE:

3:1

CULVERT SIZE:

NA



INSURANCE COMPANY:

POLICY NUMBER:

ADDITIONAL INSURED?

EXPIRATION DATE:

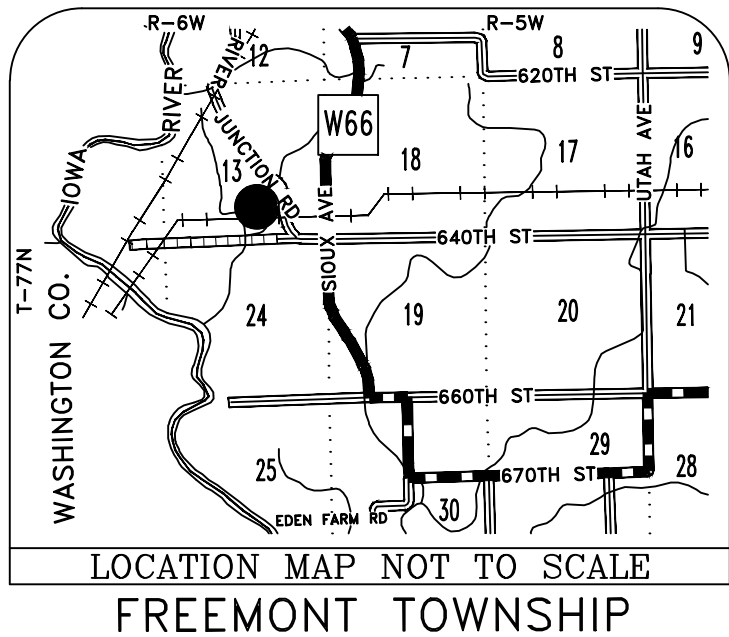
HWFC HART-FREDERICK CONSULTANTS P.C.
www.hart-frederick.com Phone: (319) 545-7215
510 State Street
P.O. Box 560
TIFFIN, IOWA 52394-0560

Kenneth R. Dodson Trust

Kenneth R. Dodson Trust
Audrey I. Dodson

1317.99'(M) S 0°45' W 1320'(R)

SOUTH 1/4 CORNER
SECTION 13-77-6
FOUND SCM
12' DEEP
TIES BK. 57, PG. 27



BLU ACRES

Lot 1 is a part of the Southwest 1/4 of the Southeast 1/4 of Section 13, Township 77 North, Range 6 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

Commencing at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 13, Township 77 North, Range 6 West; thence N 00°54'16" W along the East line of the West 1/2 of the Southeast 1/4 of said Section 13, a distance of 740.69 feet to a point on the centerline of River Junction Road SE; thence N 11°21'15" W along said centerline, a distance of 245.02 feet to the Point of Beginning; thence S 78°18'45" W, a distance of 69.03 feet to the Point of Beginning; thence S 03°36'08" E, a distance of 69.03 feet; thence S 85°28'54" W, a distance of 286.17 feet; thence N 00°30'36" E, a distance of 207.78 feet; thence N 50°31'35" E, a distance of 147.12 feet; thence N 82°01'57" E, a distance of 187.42 feet to a point on said centerline of River Junction Road SE; thence Southerly 51.77 feet along the arc of a 97.856 foot radius curve, concave Easterly, whose 51.76 Foot chord bears S 82°01'57" E, a distance of 51.76 feet to the Point of Beginning; thence S 17°43'57" E, a distance of 174.97 feet to the Point of Beginning containing 2.00 acres of which 0.17 acre is existing county road right of way and being subject to all easements and restrictions of record.
















NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD LENGTH	CHORD DIRECTION
C1	149.63	09°47'18"	875.86	149.45	N 06°27'36" W (M)
	149.64		875.86	149.45	N 05°13'44" W (R)
C2	51.77	03°23'12"	875.86	51.76	S 09°39'39" E
C3	97.86	06°24'07"	875.86	97.81	N 04°46'00" W
C4	53.72	03°23'12"	908.86	53.71	N 09°39'39" W

NUMBER	DIRECTION	DISTANCE
L1	S 78°38'45" W	73.00'
L2	S 10°36'08" E	69.03'
L3	N 01°33'56" W	29.79' (M)
	N 00°20'04" W	29.79' (R)

PARENT PARCEL: Is found as a Warranty Deeds-Joint Tenancy in Book 2938 on page 322, Containing 44.24 acres by survey & description.

Kenneth R. Dodson Trust
Audrey I. Dodson

LEGEND

	GOVERNMENT CORNER
	SET 5/8" IRON ROD W/RED CAP #16546
	FOUND 1/2" IRON ROD #12088
	CUT "X" IN CONCRETE
	SET 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 CORP LINE
	ZONED A SETBACK LINES

James D. &
Lisa R. Warden

LOT 1
CAMP'S SUBDIVISION
BK. 34, PG. 13

Clarence Jr. &
Darlene J. Lenz

SOUTHEAST CORNER
SECTION 13-77-6
FOUND 1/2" REBAR
14" DEEP
TIES BK. 56, PG. 255

SOUTHEAST CORNER-
SOUTHWEST 1/4-
SOUTHEAST 1/4
SECTION 13-77-6
FOUND 5/8" REBAR #15749
FLUSH W/GROUND
TIES BK. 57, PG. 31

Shirley A. Dodson

CHANGE OF TITLE
BK. 5111, PGS. 70-71

Audrey I. Dodson

NORTHEAST CORNER-
SOUTHEAST 1/4-
SOUTHEAST 1/4
SECTION 13-77-6
SET 5/8" REBAR W/CAP
3' DEEP
TIES BK. 56, PG. 255

James &
Debra WardenJames &
Debra Warden

EAST 1/4 CORNER
SECTION 13-77-6
FOUND WPA MON.
30' DEEP
TIES BK. 56, PG. 255

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS	DATE
-----------------------------------------------------	------

A circular seal for a Professional Land Surveyor in the State of Iowa. The outer ring contains the text "PROFESSIONAL LAND SURVEYOR" at the top and "IOWA" at the bottom, separated by two five-pointed stars. The inner circle contains the name "J. SCOTT RITTER" and the license number "16546".

I, 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

PRELIMINARY & FINAL PLAT
BLU ACRES
A FARMSTEAD SPLIT
PART OF THE SOUTH 1/2-SE 1/4
OF SECTION 13, T-77-N, R-6-W
JOHNSON COUNTY, IDWA

DATE: 7/22/23	DRN:	JSR	APP:
FLD BK:	GPS	PROJ. NO:	237156