

Office Use Only	9/14/23	\$580	P2C-23-28426
	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):

1570 Conestoga Trl NE

Parcel Number(s): 0315376014, 0315454003 & 0315454002

Proposed Subdivision Name: Buscher First Addition

The subdivision contains 3.02 total acres divided into 2 total lots as follows:

Buildable Lots: 2

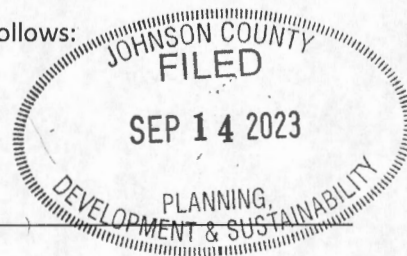
Non-buildable outlots: _____

Total buildable acres: 3.02

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

Caleb Detweiler

Name of Attorney

detweiler@hebblaw.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.

Galen & Brenda Buscher

Name of Owner

Name of Applicant (if different)

1570 Conestoga Trl NE Swisher, IA. 52338

Applicant Street Address (including City, State, Zip)

319-848-7639

Applicant Phone

bbus569042@aol.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>580</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	
For subdivisions that propose to create a new access or upgrade an existing access to a <u>public county road</u> : copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads	N/A	
For Farmstead Splits: a list of parcel numbers of the parent farm and the book and page(s) recorded prior to December 1, 2000	N/A	
For Final Plats: 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	
For Combined and Final Plats: 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

21 July 2023

Mr. Josh Busard
Johnson County Zoning Director



Re: Buscher First Addition, for Galen & Brenda Buscher, a Resubdivision of
Lots 15, 16 & 17 of Conestoga Trail Addition

Dear Josh:

Attached please find the application and accompanying documents for a
Rezoning application for the Buscher family.

At this time the Buscher family would like to resubdivide their 3 lots for a
proposed 2 lot subdivision. This parcel has access to Conestoga Trail NE. It
is connected to a public water supply and proposed Lot 1 has a sewer systems
as shown.

If you have questions or if you require further information you may contact
myself, Caleb Detweiler: Attorney or Mr. & Mrs. Buscher.

Respectfully Submitted,

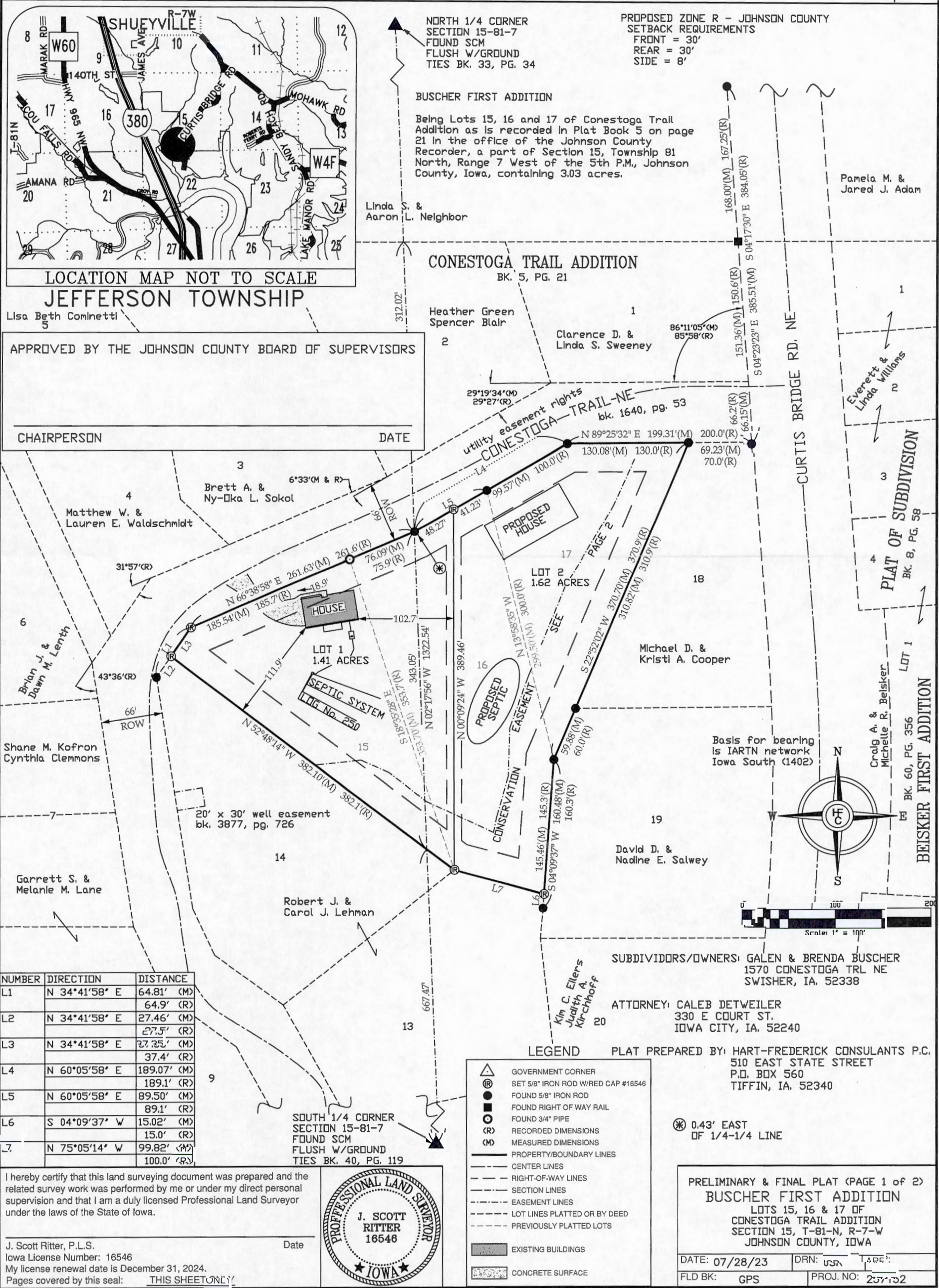
J. Scott Ritter, LLS
Hart-Frederick Consultants P.C.

C: Mr. & Mrs. Buscher
Mr. Caleb Detweiler
HFCfile

INDEX LEGEND
LOCATION: LOT 15, LOT 16 & LOT 17
CONESTOGA TRAIL ADDITION
REQUESTOR: GALEN & BRENDA BUSCHER
PROPRIETOR: GALEN F. & BRENDA L. BUSCHER
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 www.hart-frederick.com



NUMBER	DIRECTION	DISTANCE
L1	N 34°41'58" E	64.81' (M)
		64.9' (R)
L2	N 34°41'58" E	27.46' (M)
		27.5' (R)
L3	N 34°41'58" E	27.25' (M)
		37.4' (R)
L4	N 60°05'58" E	189.07' (M)
		189.1' (R)
L5	N 60°05'58" E	89.50' (M)
		89.1' (R)
L6	S 04°09'37" W	15.02' (M)
		15.0' (R)
L7	N 75°05'14" W	99.82' (M)
		100.0' (R)

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

Date _____



PROFESSIONAL LAND SURVEYOR
J. SCOTT RITTER
16546
IOWA

LEGEND

- GOVERNMENT CORNER
- SET 5/8" IRON ROD W/RED CAP #16546
- FOUND 5/8" IRON ROD
- FOUND RIGHT OF WAY RAIL
- FOUND 3/4" PIPE
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- PROPERTY/BOUNDARY LINES
- CENTER LINES
- RIGHT-OF-WAY LINES
- SECTION LINES
- EASEMENT LINES
- LOT LINES PLATTED OR BY DEED
- PREVIOUSLY PLATTED LOTS
- EXISTING BUILDINGS
- CONCRETE SURFACE

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

PRELIMINARY & FINAL PLAT (PAGE 1 of 2)
BUSCHER FIRST ADDITION
LOTS 15, 16 & 17 OF
CONESTOGA TRAIL ADDITION
SECTION 15, T-81-N, R-7-W
JOHNSON COUNTY, IOWA

DATE: 07/28/23 **DRN: 523** **FILE:** _____
FLD BK: GPS **PROJ. NO: 257132**



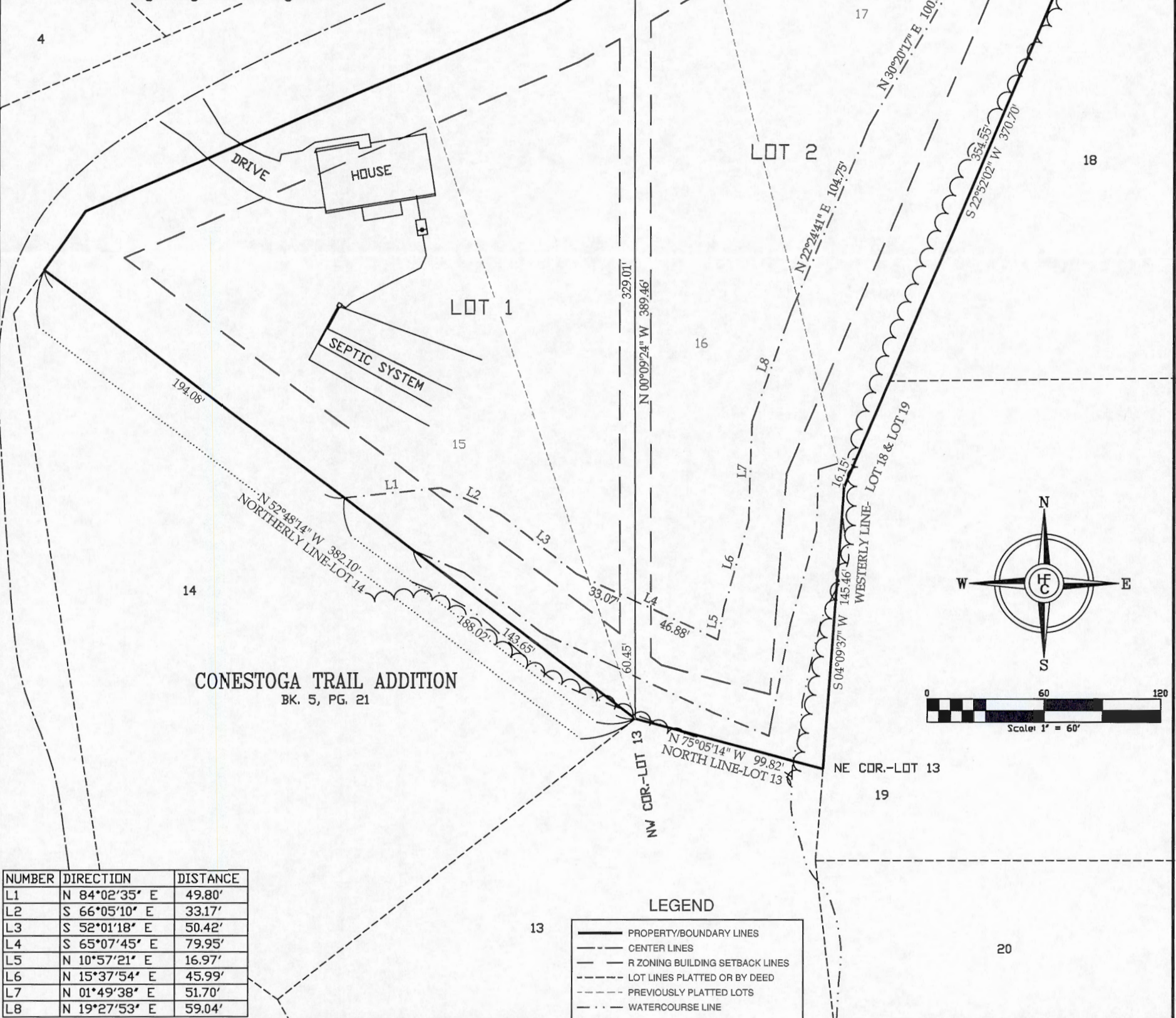
HART-FREDERICK CONSULTANTS P.C.

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



CONSERVATION EASEMENT

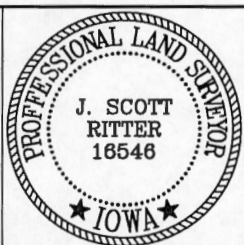
A part of Lots 1 and 2 of Buscher First Addition a resubdivision of Lots 15, 16 and 17 of Conestoga Trail Addition as is recorded in Plat Book 5 on page 21 in the office of the Johnson County Recorder, Johnson County, Iowa and is described as Beginning at the Northwest corner of Lot 18 of said Conestoga Trail Addition; thence S 22°52'02" W along the Westerly of said Lot 18 and Lot 19 of said Conestoga Trail Addition, a distance of 370.70 feet; thence S 04°09'37" W along said Westerly line, a distance of 145.46 feet to the Northeast corner of Lot 13 of said Conestoga Trail Addition; thence N 75°05'14" W along the North line of said Lot 13, a distance of 99.82 feet to the Northwest corner of said Lot 13; thence N 52°48'14" W along the Northerly line of Lot 14 of said Conestoga Trail Addition, a distance of 188.02 feet; thence N 84°02'35" E, a distance of 49.80 feet; thence S 66°05'10" E, a distance of 33.17 feet; thence S 52°01'18" E, a distance of 50.42 feet; thence S 65°07'45" E, a distance of 79.95 feet; thence N 10°57'21" E, a distance of 16.97 feet; thence N 15°37'54" E, a distance of 45.99 feet; thence N 01°49'38" E, a distance of 51.70 feet; thence N 19°27'53" E, a distance of 59.04 feet; thence N 22°24'41" E, a distance of 104.75 feet; thence N 30°20'17" E, a distance of 100.86 feet; thence N 24°21'56" E, a distance of 74.14 feet to a point on the South line of Conestoga Trail NE; thence N 89°25'32" E along said South line, a distance of 50.29 feet to the Point of Beginning containing 0.84 acre.



NUMBER	DIRECTION	DISTANCE
L1	N 84°02'35" E	49.80'
L2	S 66°05'10" E	33.17'
L3	S 52°01'18" E	50.42'
L4	S 65°07'45" E	79.95'
L5	N 10°57'21" E	16.97'
L6	N 15°37'54" E	45.99'
L7	N 01°49'38" E	51.70'
L8	N 19°27'53" E	59.04'

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



LEGEND

- PROPERTY/BOUNDARY LINES
- CENTER LINES
- R ZONING BUILDING SETBACK LINES
- LOT LINES PLATTED OR BY DEED
- PREVIOUSLY PLATTED LOTS
- WATERCOURSE LINE
- 30' WATERCOURSE BUFFER
- OBSERVED TREE LINE
- 50' WOODLAND BUFFER
- 0.84 ACRE
- 0.14 ACRE in LOT 1
- 0.70 ACRE in LOT 2

PRELIMINARY & FINAL PLAT (PAGE 2 of 2)
CONSERVATION EASEMENT
SENSITIVE AREAS EXHIBIT
BUSCHER FIRST ADDITION
SECTION 15, T-81-N, R-7-W
JOHNSON COUNTY, IOWA

DATE: 07/17/23 DRN: JSR APP:
FLD BK: GPS PROJ. NO: 237132