

Office Use Only		\$	
	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):

Part of the East 1/2 of the Southeast 1/4 Section 11, T-78-N, R-8-W 375' west of Cosgrove Rd. SW

Parcel Number(s): 1311405010 1311486001

Proposed Subdivision Name: TERRACE ACRES PART FIVE

The subdivision contains 29.31 total acres divided into 15 total lots as follows:

Buildable Lots: 11

Non-buildable outlots: 4

Total buildable acres: 14.13

Total non-buildable acres: 12.24

Current Zoning: R

Proposed Use of the Subdivision: RESIDENTIAL

Scott Ritter

sritter@hart-frederick.com

Name of Engineer/Surveyor

Contact Email and Phone

Craig Willis

craig.w@meardon-law.com

Name of Attorney

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.

Stanley E. Stutzman

Name of Owner

Name of Applicant (if different)

4924 Walnut Rd. SW Kalona, IA. 52247

Applicant Street Address (including City, State, Zip)

319-683-2595

Applicant Phone

Applicant Email

Stanley Stutzman
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.

- ✓ Application Fee (varies based on nature of application) is due at the time of submittal.
- ✓ A brief letter of intent explaining the application and describing road, well, septic, etc.
- ✓ Ten (10) copies of the plat (and any other sheets larger than 11x17).
- ✓ The names and addresses of owners of all property within five hundred (500) feet of the parent property or parcel.
- ✓ A signed certificate of the Auditor approving the subdivision name.
- ✓ Resolution Affirming the Stability of the Road System (signed and notarized).
- ✓ One (1) copy of the completed Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an approved waiver.
- ✓ 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.
- ✓ 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:

- _____ 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.
- _____ 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).
- _____ 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.



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

31 January 2023

Mr. Josh Busard
Johnson County Zoning Director

Re: Preliminary Plat, Terrace Acres Part Five, for Stan Stutzman, a
Residential Subdivision

Dear Josh:

Attached please find the application and accompanying documents for a Preliminary Plat for a Residential Subdivision application for Stan Stutzman. At this time the Stan and his family would like to split off this portion of their property for this 11 lot, 4 outlots and road system residential subdivision. These lots will have access to Walnut Rd. SW which has access to Cosgrove Rd. SW. There will be 2 new well for this area and the lots will have individual septic systems.

If you have questions or if you require further information you may contact myself, Attorney: Craig N. Willis or Stan Stutzman.

Respectfully Submitted,

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

C: Mr. Stan Stutzman
Mr. Craig Willis
HFCfile

<u>MailingName</u>	<u>MailingAddress2</u>	<u>MailingAddress3</u>	<u>MailingZipCode</u>	<u>Parcel</u>
Jared S. & Margo Duwa	4846 Orval Yoder Tpke SW	Kalona, IA.	52247	1311151002
Kyle A. & Quinlan S. Miller	4809 Cosgrove Rd. SW	Kalona, IA.	52247	1311176002
Vincent K. & Gretchen M. Yoder	4887 Cosgrove Rd. SW	Kalona, IA.	52247	1311176001
Chuck & Kimberly Banks	4912 Walnut Rd. SW	Kalona, IA.	52247	1311404001
Kimberly D. Newmarch	4325 S Atlantic Ave. #5	New Smyrna Beach, FL.	32169	1311404003
Roger L. & Cynthia A. Schrock	4921 Cosgrove Rd. SW	Kalona, IA.	52247	1311402001
Charles E. Connerly & Martha Ann Crawford	4925 Cosgrove Rd. SW	Kalona, IA.	52247	1311402002
Marvin L. & Carol R. Bontrager	4937 Cosgrove Rd. SW	Kalona, IA.	52247	1311403001
Shirley A. Yoder Bell	4950 Walnut Rd. SW	Kalona, IA.	52247	1311401002
Anthony E. & Mary F. Brenneman	4909 Walnut Rd. SW	Kalona, IA.	52247	1311405011
Loran L. & April J. Yoder	4917 Walnut Rd. SW	Kalona, IA.	52247	1311405004
				1311405005
Chad D. & Sarah Showalter	4916 Walnut Rd. SW	Kalona, IA.	52247	1311404004
Charles A. & Susan J W Pettrone	4920 Walnut Rd. SW	Kalona, IA.	52247	1311404005
Alan H. & Amanda L. Weber	1452 Valley View Ct.	Coralville, IA.	52241	1311404007
Douglas A. & Sara A. Stark	4935 Walnut Rd. SW	Kalona, IA.	52247	1311486006
Kari M. Heusinkveld	4955 Walnut Rd. SW	Kalona, IA.	52247	1311476001
Luella Fern Buchmann	214 F Pl.	Kalona, IA.	52247	1312326002
				1312352001
Steven D. & Alta Fern Miller	2076 500th St. SW	Kalona, IA.	52247	1312351002
Malia M. Collins & Chad R. Lyons	1994 Angle Rd. SW	Kalona, IA.	52247	1311476002
Matthew J. & Renae J. Miller	4965 Cosgrove Rd. SW	Kalona, IA.	52247	1311480001
Ben & Meredith Caskey	4977 Cosgrove Rd. SW	Kalona, IA.	52247	1311480003
Warren B. & Doreen M. McKenna	1991 Angle Rd. SW	Kalona, IA.	52247	1311480002
Thomas J. Shalla	1977 Angle Rd. SW	Kalona, IA.	52247	1311479001
David L. & Ruth Ann Kelley	1974 Main St. SW	Kalona, IA.	52247	1311479002
Marvin W. Eimen	1986 Angle Rd. SW	Kalona, IA.	52247	1311476005
				1311488002
				1311478001
				1311478002
				1311478006
				1311478003
				1311478004
				1311478005
Phillip C. Yoder	4983 Oak St. SW	Kalona, IA.	52247	1311477002
				1311477005
				1311477003
				1311477004
Bradley S. & Kathleen M. McGowan	4975 Oak St. SW	Kalona, IA.	52247	1311488001
Frytown Church of Christ	1976 Angle Rd. SW	Kalona, IA.	52247	1311487001
Mark A. & Hope J. Reiner	1936 500th St. SW	Kalona, IA.	52247	1311452001
David C. & Kaylene Kauffman	1860 500th St. SW	Kalona, IA.	52247	1311451001
E & M Trust	1881 520th St. SW	Kalona, IA.	52247	1311426001
Terrace Acres Subdivision HOA	4950 Walnut St. SW	Kalona, IA.	52247	1311405009
				1311405003
				1311405006
				1311405007
				1311405008
				1311486005
Stanley E. & Shirley E. Stutzman Trust	4924 Walnut Rd. SW	Kalona, IA.	52247	1311404006
				1311404008
				1311486001
				1311405010

Hart-Frederick Consultants P.C. 510 E State St., Tiffin, IA 52340 Tel: (319) 545-7215

Prepared by: J. Scott Ritter, PLS, Hart-Frederick Consultants P.C.

Return to: Hart-Frederick Consultants P.C., PO Box 560, Tiffin, IA 52340

CERTIFICATE OF COUNTY AUDITOR

STATE OF IOWA, JOHNSON COUNTY) ss:

I, Travis Weipert, hereby certify that I am the duly elected, qualified, and acting auditor of Johnson County. Pursuant to Section 354.6(2), Code of Iowa, I hereby approve Terrace Acres Part Five, a Residential Subdivision, Johnson County, Iowa, as a succinct and unique name for the subdivision containing the following described real estate located in Johnson County, Iowa:

TERRACE ACRES PART FIVE

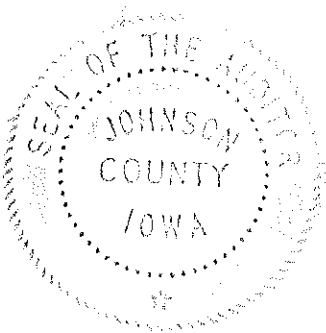
A resubdivision of Outlot A and Outlot B of Terrace Acres Part Four as is recorded in Plat Book 44 on page 53 in the office of the Johnson County Recorder. EXCEPT Auditors parcel No. 2002-087 as is recorded in Plat Book 45 on page 18 in the office of the Johnson County Recorder. Being of Section 11, Township 78 North, Range 8 West of the 5th P.M., Johnson County, Iowa. Containing 29.31 acres.

DATED this 7 day of March, 2023

Travis Weipert
Travis Weipert, Johnson County Auditor
Johnson County, Iowa

Subscribed and sworn to before me by Travis Weipert this 7 day of March, 2023.

[Signature]
Notary Public in and for the State of Iowa



Memo

To: Scott Finlayson, Johnson County Treasurer

From: Kaitlin Schlotfelt

Johnson County Auditor's Office

Date: March 7, 2023

I have examined the legal description of:

TERRACE ACRES PART FIVE

To certify payment of taxes for this subdivision, the taxes should be paid up on the following parcel(s):

13-11-486-001

13-11-405-010

RESOLUTION 04-19-90-2
AFFIRMING THE STABILITY OF THE ROAD SYSTEM

Whereas Johnson County is one of the counties in the State of Iowa that is increasing in its population; and

Whereas there is a growing tendency for persons in Johnson County to prefer to develop lots for building purposes; and

Whereas improvement of currently non-improved roads to standards dictated by the state of Iowa for Secondary roads is expensive;

Now, therefore be it resolved that any person who develops a rezoned and subdivided lot in Johnson County should first be aware of the existing secondary road conditions serving that tract of land, and should act under the presumption that said road in all probability will continue in its present condition. Private interests or adjacent landowners may underwrite the costs to bring said road up to minimum state standards which includes providing the necessary right-of-way, moving fences, grading, culverts, surfacing, and other items that may be needed to provide an improved road. These improvements can be achieved by permission of Johnson County per the **Iowa Code**, Section 319.14, and by Johnson County Resolution 08-10-89-2. However, if this tract of land is located on a road that has been designated as a Level B road per Resolution 04-05-90-1, Johnson County will provide no more services than stated in Johnson County Ordinance 02-08-90-1. If possible, consideration should be given to the prospect of agreeing that said road be closed by Johnson County and maintained by the residents owning land abutting said road to county subdivision standards as a private lane.

My (our) signature on this document indicates that I have read the above road policy of Johnson County, Iowa, and understand the contents of the above shown policy, and that the zoning, or subdivision, action that is being taken by me (us) would be subject to the above Resolution by the Johnson County Board of Supervisors.

Stanley Stutzman

Signature of Owner, Contract Owner, Option Purchaser

4924 Walnut Rd. SW Kalona, IA. 52247

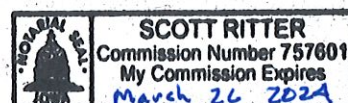
683-2595

Address and Phone Number

Subscribed and sworn to before me on this 11th day of November, 2022.

Scott Ritter

Notary Public, in & for the State of Iowa.



Sensitive Areas Review for:

Subdivision

Parcel Numbers:

1311405010/ 1311486001

Washington Township



Prepared for:

Stanley E & Shirley E Stutzman Trust

and

Johnson County Planning, Development & Sustainability


Prepared by:

Charles D. Schmidt

Hart-Frederick Consultants

October, 2022



Charles D. Schmidt
Applicant _____ date
11-9-2022

PDS Director

date

FOR OFFICE USE ONLY:
ZONING NUMBER: _____

Johnson County Public Health
855 S. Dubuque Street * Iowa City, Iowa 52240 * 319/356-6040 * Fax: 319/356-6044

Johnson County Public Health Zoning Application

Applicant Name: <u>Stan Stutzman</u>	Phone Number: <u>(319) 683-2595</u>		
Address: <u>4924 Walnut Rd SW</u>	City: <u>Kalona</u>	State: <u>IA</u>	Zip: <u>52247</u>

NOTE: THIS APPLICATION NEED NOT BE SUBMITTED FOR FINAL PLATS.

TYPE OF ZONING REQUEST:	APPLICATION FEE:
<input type="checkbox"/> Zoning reclassification from _____ to _____	\$75.00 Application Fee
<input type="checkbox"/> Combined preliminary and final plat	\$50.00 + \$20.00 per Lot Application Fee*
<input checked="" type="checkbox"/> Preliminary plat using private onsite/centralized waste water systems	\$50.00 + \$20.00 per Lot Application Fee*
<input type="checkbox"/> Conditional Use Permit	\$25.00 Application Fee
*Outlots Exempt	

Application Fee 50 + Number of lots 15 Minus Number of Outlots = 11 x \$20.00 Fee Per Lot
= Enclosed Fee \$270

PLEASE RETURN THIS APPLICATION AND APPROPRIATE APPLICATION FEE TO:

**JOHNSON COUNTY PUBLIC HEALTH
855 S. DUBUQUE STREET
IOWA CITY, IA 52240**

The application and fee must be received by the department NO LESS THAN 24 HOURS prior to the Johnson County Zoning commission public hearing and/or the Johnson County Zoning Board of Adjustment.

No refund shall be made of any required fee accompanying a required application once filed with the administrative officer.

Signature of Applicant: Stanley Stutzman Date: 11-9-2022

TERRACE ACRES PART FIVE

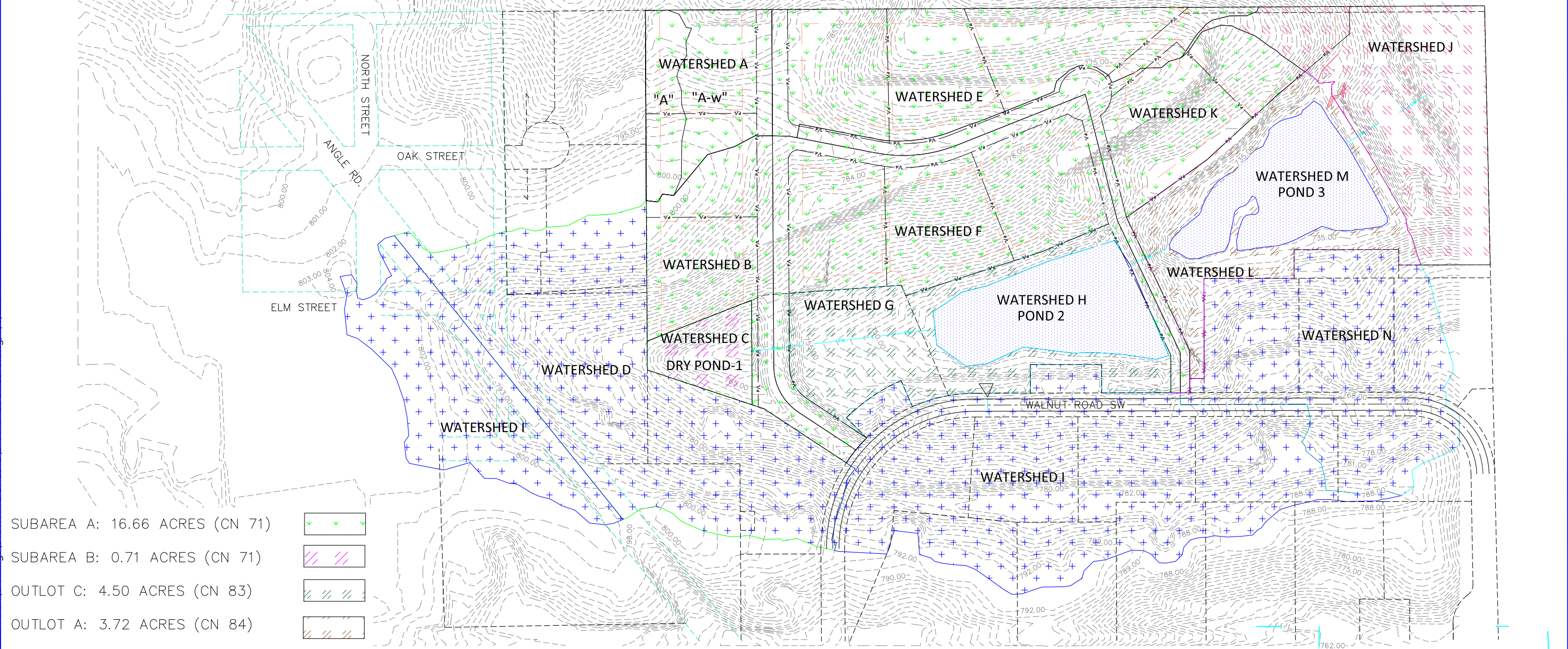
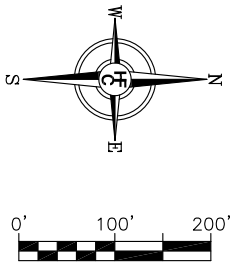
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MEADOW CONTINUOUS GRASS OF CLASS C SOILS (CN 71)
WATERSHED A: 1.97 ACRES
WATERSHED B: 2.37 ACRES
WATERSHED E: 4.32 ACRES
WATERSHED F: 5.15 ACRES
WATERSHED K: 2.85 ACRES


MEADOW CONTINUOUS GRASS OF CLASS C SOILS (CN 71)
WATERSHED C: 0.71 ACRES
WATERSHED G: 2.55 ACRES
WATERSHED L: 2.00 ACRES
WATERSHED J: 3.73 ACRES

WET BOTTOM POND (CN 100)
WATERSHED H: 1.95 ACRES
WATERSHED M: 1.72 ACRES

RESIDENTIAL 1 ACRE LOTS (CN 79)
WATERSHED D: 6.64 ACRES
WATERSHED I: 10.5 ACRES
WATERSHED N: 4.57 ACRES



3/3/2020



11/11/2019

Page 10 of 10



REVISIONS			FLD. BK.:	SCALE: AS NOTED	
NO.	DATE	DESCRIPTION	DATE: 05/11/2023	DRN.: JTW/ADC	APP.: JEB
1	10/27/23	PER COUNTY COMMENTS DATED 9/19/23			
2	11/13/23	PER COUNTY COMMENTS DATED 11/06/23			
3	12/08/23	PER COUNTY COMMENTS DATED 11/20/23			
4	01/05/24	PER COUNTY COMMENTS DATED 12/20/23			

HFC

HART-FREDERICK CONSULTANTS, P.C.
510 East State Street, P.O. Box 560, Tiffin, IA 52340-0560
Phone: (319) 545-7215 Fax: (319) 545-7220

STUTZMAN ROADWAY
WALNUT RD SW
KALONA, IA. 52247

PRE DRAINAGE AREA

PROJECT NO.:
22644.06

DRAWING NO.:
SHEET 4 of 11

ON SITE DEVELOPED

1 ACRE RESIDENTIAL LOTS (CN 79)
WATERSHED A: 1.97 ACRES
WATERSHED B: 2.37 ACRES
WATERSHED E: 4.32 ACRES
WATERSHED F: 5.15 ACRES
WATERSHED K: 2.85 ACRES

ON SITE NOT DEVELOPED

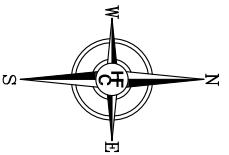
GRASS IN GOOD CONDITION CLASS C SOILS (CN 74)
WATERSHED C: 0.71 ACRES
WATERSHED G: 2.55 ACRES
WATERSHED L: 2.00 ACRES
WATERSHED J: 3.73 ACRES

PONDS

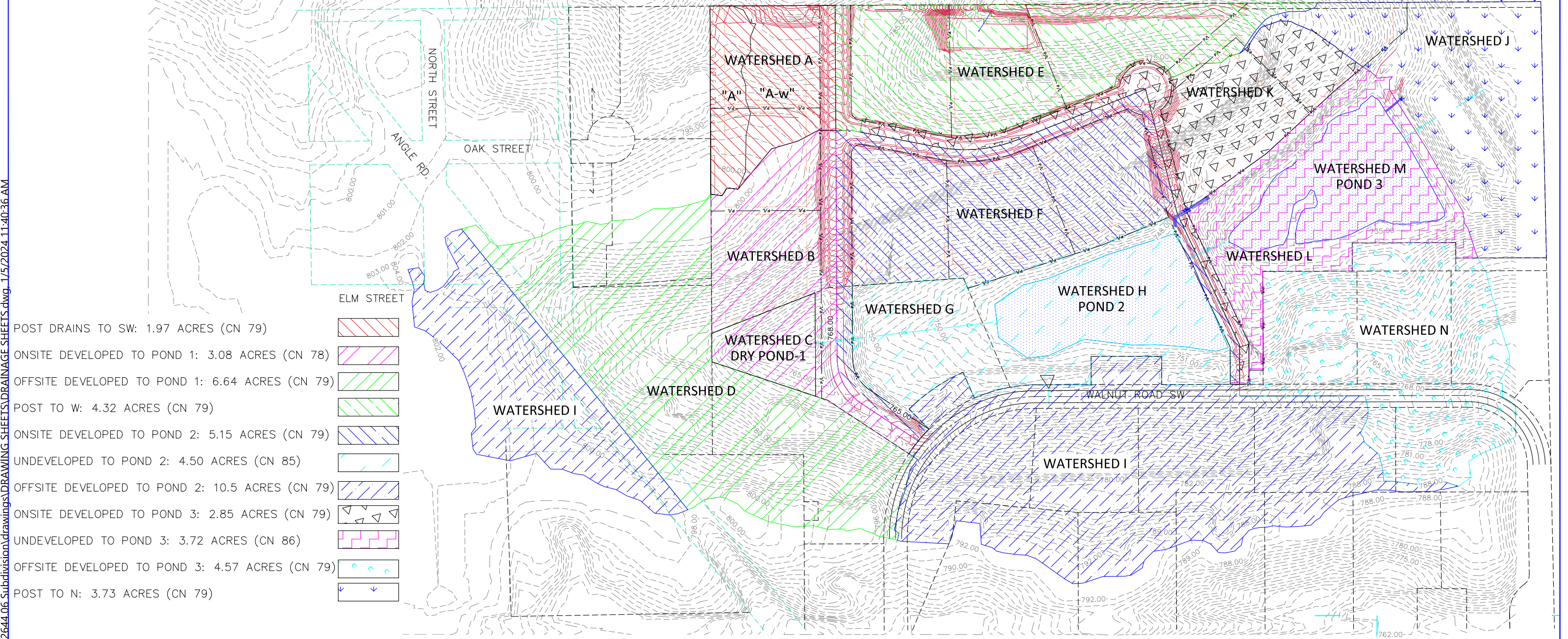
WET BOTTOM POND (CN 100)
WATERSHED H: 1.95 ACRES
WATERSHED M: 1.72 ACRES

OFF SITE DEVELOPED

RESIDENTIAL 1 ACRE LOTS (CN 79)
WATERSHED D: 6.64 ACRES
WATERSHED I: 10.5 ACRES
WATERSHED N: 4.57 ACRES

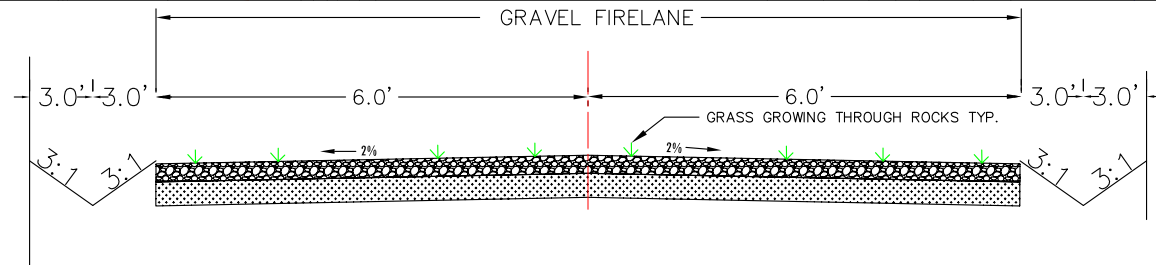
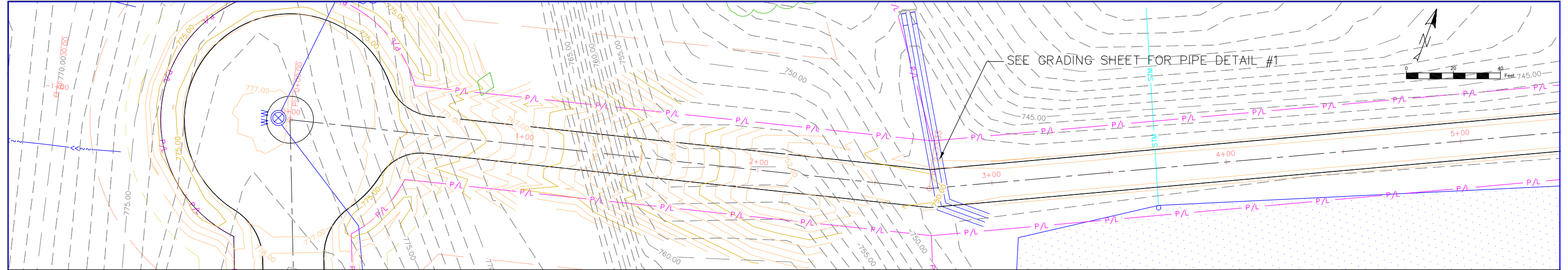


Y:\644 Stutzman\22644.06 Subdivision\Drawings\DRAINAGE SHEETS.dwg, 1/5/2024 11:40:36 AM



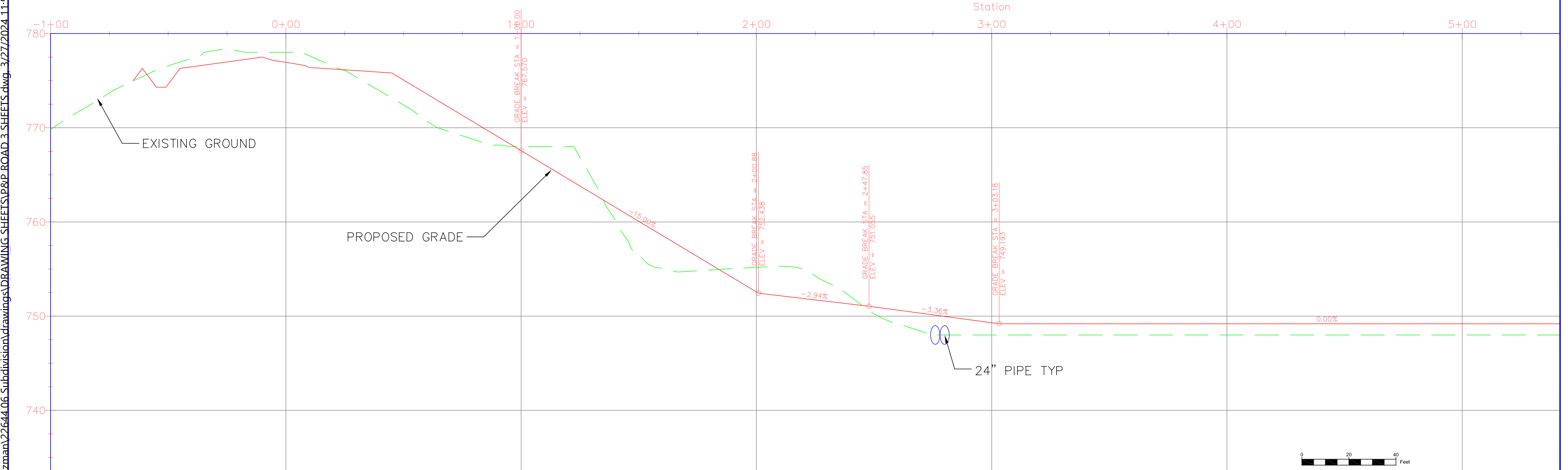
- POST DRAINS TO SW: 1.97 ACRES (CN 79)
- ONSITE DEVELOPED TO POND 1: 3.08 ACRES (CN 78)
- OFFSITE DEVELOPED TO POND 1: 6.64 ACRES (CN 79)
- POST TO W: 4.32 ACRES (CN 79)
- ONSITE DEVELOPED TO POND 2: 5.15 ACRES (CN 79)
- UNDEVELOPED TO POND 2: 4.50 ACRES (CN 85)
- OFFSITE DEVELOPED TO POND 2: 10.5 ACRES (CN 79)
- ONSITE DEVELOPED TO POND 3: 2.85 ACRES (CN 79)
- UNDEVELOPED TO POND 3: 3.72 ACRES (CN 86)
- OFFSITE DEVELOPED TO POND 3: 4.57 ACRES (CN 79)
- POST TO N: 3.73 ACRES (CN 79)

Y:\644 Stutzman\22644.06 Subdivision\drawings\DRAWING SHEETS\P&P ROAD 3 SHEETS.dwg, 3/27/2024 11:51:07 AM



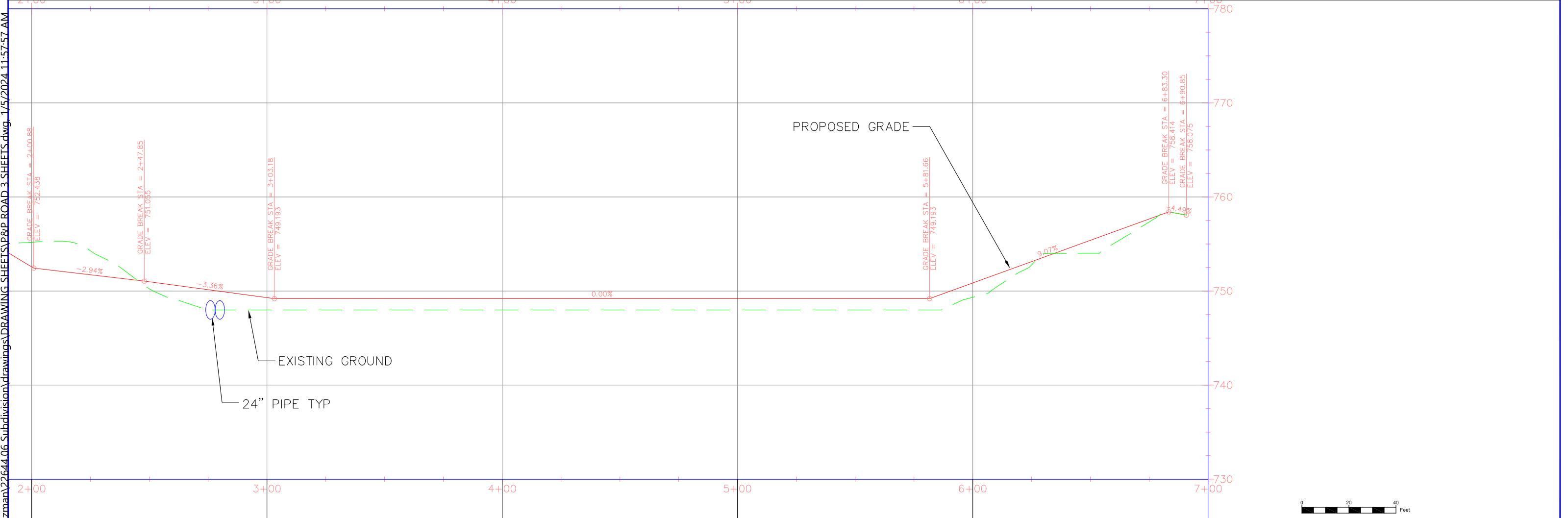
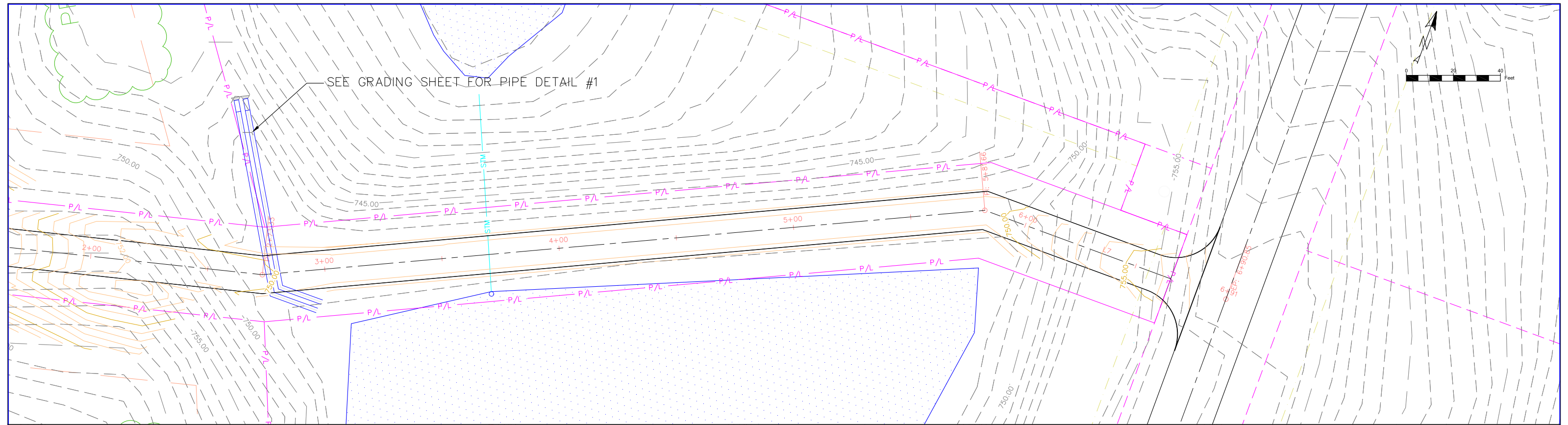
TYPICAL ROADWAY SECTION FOR ROAD 3

Emergency Access Road PROFILE



REVISIONS			FLD. BK.:		SCALE: AS NOTED		<div><div>HFC</div><div>HART-FREDERICK CONSULTANTS, P.C.</div><div>510 East State Street, P.O. Box 560, Tiffin, IA 52340-0560</div><div>Phone: (319) 545-7215 Fax: (319) 545-7220</div></div>	STUTZMAN ROADWAY		PLAN AND PROFILE		PROJECT NO.:
NO.	DATE	DESCRIPTION	DATE:		DRN.:	APP.:		WALNUT RD SW		EMERGENCY ACCESS ROAD		22644.06
1	10/27/23	PER COUNTY COMMENTS DATED 9/19/23	05/11/2023		JTW/ADC	JEB						
2	11/13/23	PER COUNTY COMMENTS DATED 11/06/23										
3	12/08/23	PER COUNTY COMMENTS DATED 11/20/23										
4	01/05/24	PER COUNTY COMMENTS DATED 12/20/23										
								KALONA, IA. 52247		STA: -1+00.00-5+00.00		DRAWING NO.:
												SHEET 10 of 11

Y:\644 Stutzman\22644.06 Subdivision\drawings\DRAWING SHEETS\P&P ROAD 3 SHEETS.dwg, 1/5/2024 11:57:57 AM



REVISIONS			FLD. BK.:		SCALE: AS NOTED		<div>HFC</div> <div>HART-FREDERICK CONSULTANTS, P.C.</div> <div>510 East State Street, P.O. Box 560, Tiffin, IA 52340-0560</div> <div>Phone: (319) 545-7215 Fax: (319) 545-7220</div>	STUTZMAN ROADWAY WALNUT RD SW KALONA, IA. 52247	PLAN AND PROFILE EMERGENCY ACCESS ROAD STA: 2+00.00-6+62.75	PROJECT NO.: 22644.06
NO.	DATE	DESCRIPTION	DATE:		DRN.:	APP.:				DRAWING NO.:
1	10/27/23	PER COUNTY COMMENTS DATED 9/19/23	05/11/2023		JTW/ADC	JEB				
2	11/13/23	PER COUNTY COMMENTS DATED 11/06/23								
3	12/08/23	PER COUNTY COMMENTS DATED 12/20/23								
4	01/05/24	PER COUNTY COMMENTS DATED 12/20/23								SHEET 11 of 11