

Office Use Only	6/13/24	\$560 ⁰⁰	P2C-24-28537
	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):
 3857 Ivy Ave. SW

Parcel Number(s): 1117176001

Proposed Subdivision Name: Laurel Subdivision

The subdivision contains 4.15 total acres divided into 2 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: 1

Total buildable acres: 1.65 Total non-buildable acres: 2.10

Current Zoning: A Proposed Use of the Subdivision: Residential

Scott Ritter
Name of Engineer/Surveyor

sritter@hart-frederick.com
Contact Email and Phone

Jay Slgafoose
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.

Laurel R. Neuzil
Name of Owner

Susan Hoyt P.O.A.
Name of Applicant (if different)

3857 Ivy Ave. SW Oxford, IA. 52322
Applicant Street Address (including City, State, Zip)

319-330-3537
Applicant Phone

ivyacres@outlook.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.

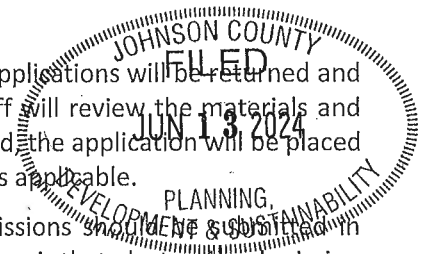
If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission, but will be accepted until 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: \$560.00)		(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	N/A	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below	N/A	
Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver	N/A	
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: copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads</u>	N/A	
<u>For Farmstead Splits: a list of parcel numbers of the parent farm and the book and page(s) recorded prior to December 1, 2000</u>	N/A	
<u>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</u>	N/A	
CAD line work of stormwater infrastructure, following the guidelines below	N/A	
<u>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.</u>		
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	JS	
6. draft Subdivider's Agreement		
7. draft Fence Agreement		
8. Others as applicable (easement agreements, Homeowners Association docs, etc.)		

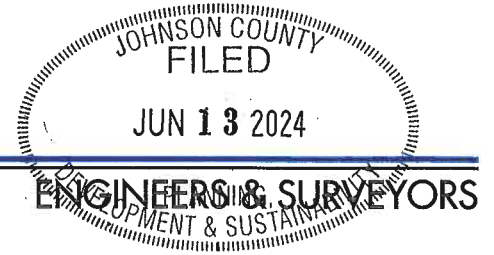
Electronic Submission Requirements for CAD line work:

- 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.



28 May 2024

Mr. Josh Busard
Johnson County Zoning Director

Re: Laurel Subdivision, for Laurel Neuzil, Susan Hoyt P.O.A.,
a Residential Subdivision

Dear Josh:

Attached please find the application and accompanying documents for a Residential Subdivision application for the Neuzil's.

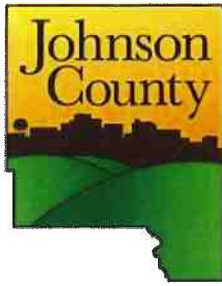
At this time the Neuzil family would like to subdivide their property to two lots. These lots have access to Ivy Avenue SW with water and septic established for this area.

If you have questions or if you require further information you may contact myself, Attorney: Jay Sigafoose or Susan Hoyt P.O.A.

Respectfully Submitted,

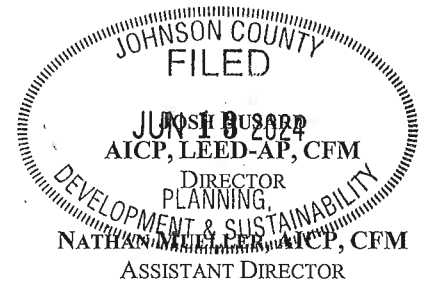
J. Scott Ritter, LLS
Hart-Frederick Consultants P.C.

C: Mrs. Susan Hoyt P.O.A.
Mr. Jay Sigafoose
HFCfile



PLANNING, DEVELOPMENT AND SUSTAINABILITY

PLANNING DIVISION



WAIVER RESPONSE

Date: May 23rd, 2024
To: Hart-Frederick Consultants; Attn. Scott Ritter
From: Kasey Hutchinson, Environmental Regulations Coordinator
Re: Waiver Request for 3857 Ivy Avenue SW (PPN 1117176001)

Recently, your firm submitted a request to waive the Stormwater Management and Sensitive Areas requirements for a subdivision located at 3857 Ivy Avenue SW (PPN 1117176001). After review, the PDS Administrative Officer has issued the following decision on the request:

Request to waive Stormwater Management: **With Building Permit**

- Stormwater management planning will be required with any future building permit.

Request to waive Sensitive Areas: **Approved**

- Waiver has been requested and approved for all sensitive areas.
- This subdivision is exempt from the Historic Properties requirements.

Please contact me at khutchinson@johnsoncountyiowa.gov if you have any questions.

Respectfully,

Kasey Hutchinson
Environmental Regulations Coordinator

Office Use Only		
	Date Filed	Application Number



JOHNSON COUNTY, IOWA
REQUEST FOR WAIVER: Sensitive Areas Ordinance

Type of Development Application: Farmstead Split
 Street Address or Layman's Description: 3857 IVY AVE. SW
 Parcel Number(s): 1117176001

Please check all sensitive areas for which waiver is being requested:

- Critical Wildlife Habitat
- Historic Properties
- Prairie & Prairie Remnant
- Savanna & Savanna Remnant
- Significant Slopes
- Stream Corridors, Watercourses, and Surface Water Bodies
- Floodplain & Floodway
- Wetlands
- Woodlands

Justification for granting this waiver request should be attached hereto. See back of this page.

The undersigned hereby requests waiver from the Sensitive Areas Ordinance requirements of the Johnson County Unified Development Ordinance in connection with this project, and 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 waiver 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.

SUSAN HOYT
 Name of Applicant

ivyacres@outlook.com
 Applicant Email Address

319-330-3537
 Applicant Phone

Laurel R. Neuzil
 Name of Owner (if different)

 Owner Email Address

3857 Ivy Ave SW, Oxford, IA 52322
 Owner Mailing Address (include City, State, Zip)

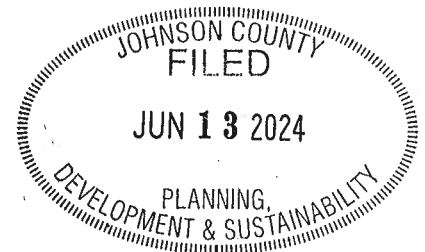
Susan Hoyt
 Applicant Signature

5/21/2024
 Date

ADMINISTRATIVE OFFICER'S DECISION: APPROVE PARTIAL APPROVAL** DENY
Jan 12 5/23/2024
 ADMINISTRATIVE OFFICER DATE

**See accompanying letter for explanation for specific requirements.

Office Use Only		
	Date Filed	Application Number



JOHNSON COUNTY, IOWA
REQUEST FOR WAIVER: Storm-water Management Requirements

Type of Development Application: Farmstead Split
 Street Address or Layman's Description: 3857 IVY AVE SW, OXFORD, IA
 Parcel Number(s): 1117176001

A written narrative explaining justification for granting this waiver request should be attached hereto.

The undersigned hereby requests waiver from the Stormwater Management Ordinance requirements of the Johnson County Unified Development Ordinance in connection with this project, and 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 waiver 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.

SUSAN HOYT

ivyacres@outlook.com

Name of Applicant
319-330-3537

Applicant Email Address

Applicant Phone

Laurel R. Neuzil

Owner Email Address

Name of Owner (if different)

3857 Ivy Ave SW, Oxford, IA 52322

Owner Mailing Address (include City, State, Zip)

Susan Hoyt

5/21/2024

Applicant Signature

Date

ADMINISTRATIVE OFFICER'S DECISION: APPROVE WITH BUILDING PERMIT** DENY

[Signature]

5/23/2024

ADMINISTRATIVE OFFICER

DATE

**Sediment and Erosion control, and Stormwater Management compliance will not be required with this development application, but will be required with any future building permits on this site.

Initial each item below to confirm that you are aware of the submittal requirements for a waiver request application to be considered complete.

_____ A waiver request fee of \$50 due at time of submittal.

_____ A written narrative explaining the request.

INDEX LEGEND

LOCATION: SOUTHEAST 1/4-NORTHEAST 1/4 SECTION 17, T-79-N, R-7-W
REQUESTOR: SUSAN HOYT (P.O.A.)
PROPRIETOR: LAUREL R. NEUZIL
SURVEYOR: J. SCOTT RITTER, PLS #16546
COMPANY: HART-FREDERICK CONSULTANTS P.C.
RETURN TO: sritter@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

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON _____ DATE _____

NUMBER	DIRECTION	DISTANCE
L1	N 89°02'54" E	33.87'
L2	N 44°02'54" E	14.14'
L3	N 22°13'59" W	50.00'
L4	N 29°46'04" W	50.00'
L5	N 21°19'51" W	50.00'
L6	N 05°41'24" W	50.00'

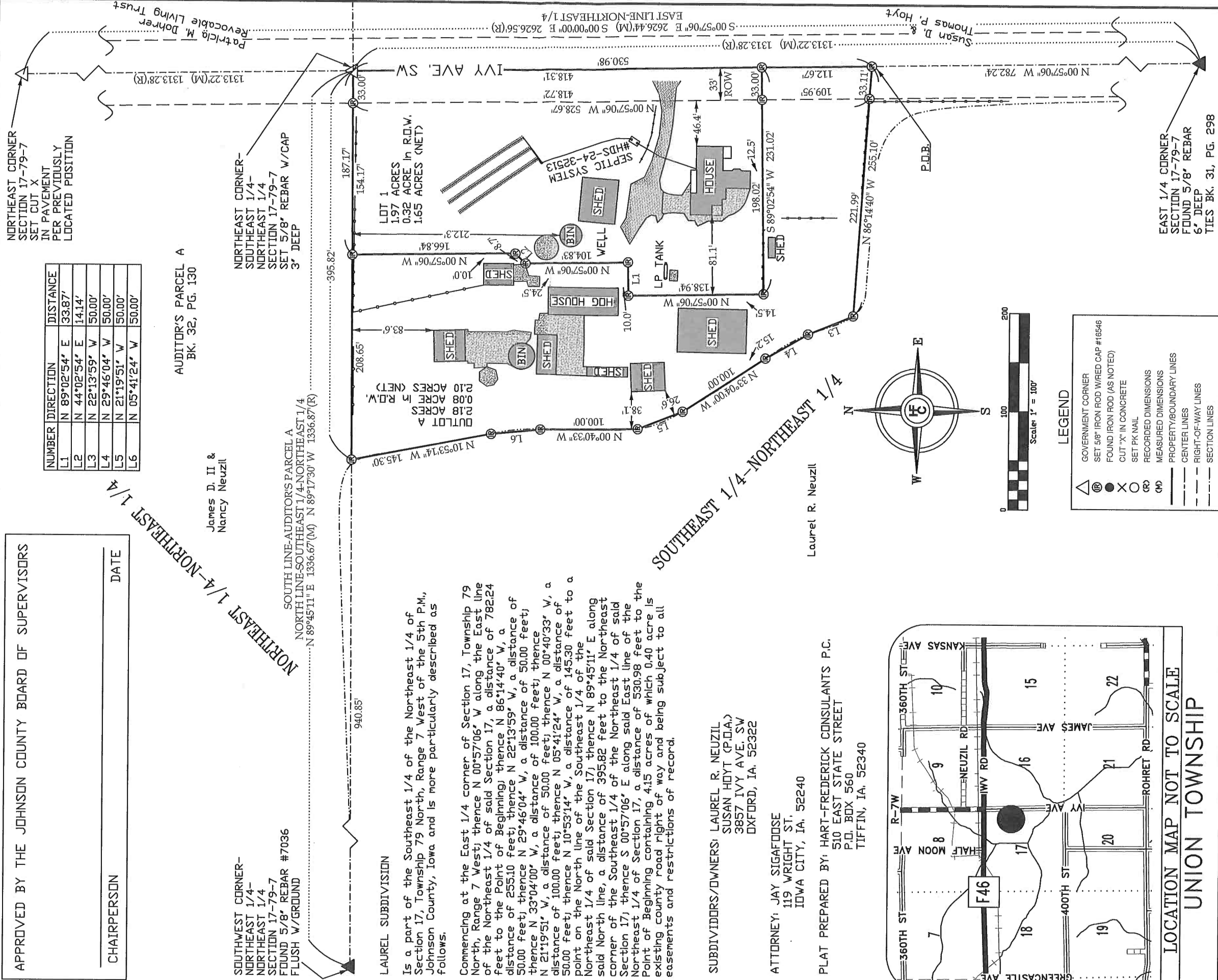
AUDITOR'S PARCEL A
BK. 32, PG. 130

James D. II &
Nancy Neuzil

SOUTHWEST CORNER-
NORTHEAST 1/4-
NORTHEAST 1/4
SECTION 17-79-7
FOUND 5/8" REBAR #7036
FLUSH W/GROUND

NORTHEAST CORNER-
SOUTHEAST 1/4-
NORTHEAST 1/4
SECTION 17-79-7
SET 5/8" REBAR W/CAP
3" DEEP

SOUTH LINE-AUDITOR'S PARCEL A
NORTH LINE-SOUTHEAST 1/4-NORTHEAST 1/4
N 89°45'11" E 1336.67(M) N 89°17'30" W 1336.87(R)



LAUREL SUBDIVISION

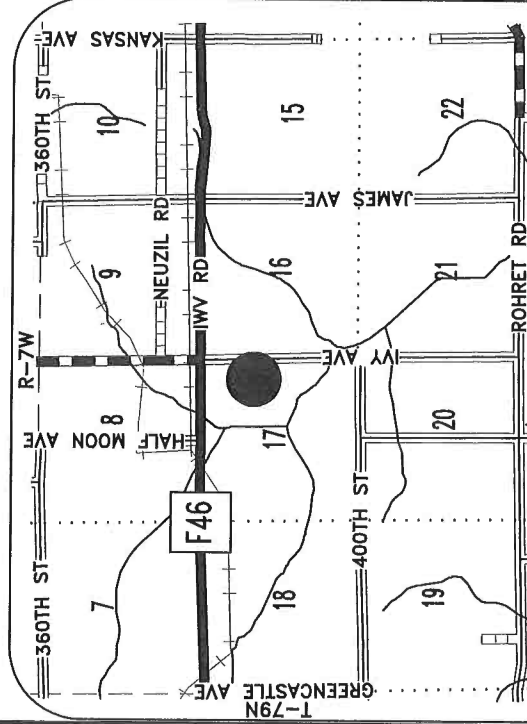
Is a part of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 79 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows:

Commencing at the East 1/4 corner of Section 17, Township 79 North, Range 7 West; thence N 00°57'06" W along the East line of the Northeast 1/4 of said Section 17, a distance of 782.24 feet to the Point of Beginning; thence N 86°14'40" W, a distance of 255.10 feet; thence N 22°13'59" W, a distance of 50.00 feet; thence N 29°46'04" W, a distance of 50.00 feet; thence N 33°04'00" W, a distance of 100.00 feet; thence N 21°19'51" W, a distance of 50.00 feet; thence N 00°40'33" W, a distance of 100.00 feet; thence N 05°41'24" W, a distance of 50.00 feet; thence N 10°53'14" W, a distance of 145.30 feet to a point on the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 17; thence N 89°45'11" E along said North line, a distance of 395.82 feet to the North-east corner of the Southeast 1/4 of the Northeast 1/4 of said Section 17; thence S 00°57'06" E along said East line of the Northeast 1/4 of Section 17, a distance of 530.98 feet to the Point of Beginning containing 4.15 acres of which 0.40 acre is existing county road right of way and being subject to all easements and restrictions of record.

SUBDIVIDORS/OWNERS: LAUREL R. NEUZIL
SUSAN HOYT (P.O.A.)
3857 IVY AVE. SW
OXFORD, IA. 52322

ATTORNEY: JAY SIGAFDOSE
119 WRIGHT ST.
IOWA CITY, IA. 52240

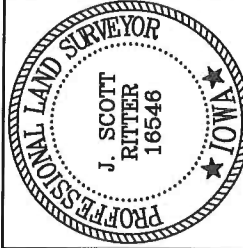
PLAT PREPARED BY: HART-FREDERICK CONSULTANTS P.C.
510 EAST STATE STREET
P.O. BOX 560
TIFFIN, IA. 52340



LOCATION MAP NOT TO SCALE
UNION TOWNSHIP

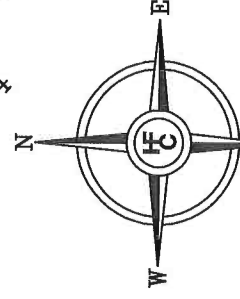
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

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

- GOVERNMENT CORNER
- SET 5/8" IRON ROD W/RED CAP #16546
- FOUND IRON ROD (AS NOTED)
- 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
- WOOD FENCE
- VINYL FENCE
- EXISTING BUILDINGS
- CONCRETE SURFACE
- ASPHALT SURFACE



EAST 1/4 CORNER
SECTION 17-79-7
FOUND 5/8" REBAR
6" DEEP
TIES BK. 31, PG. 298

PRELIMINARY AND FINAL PLAT
LAUREL SUBDIVISION
A RESIDENTIAL PARCEL SPLIT
PART OF THE SOUTHEAST 1/4 OF THE
NORTHEAST 1/4
OF SECTION 17, T-79-N, R-7-W
JOHNSON COUNTY, IOWA

DATE: 05/24 DRN: JSR APP:
FLD BK: GPS PROJ. NO: 247090

