

Office Use Only	9/12/24	\$	P20-2428327
	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):  
5301 210th St. NE

Parcel Number(s): 0134451003

Proposed Subdivision Name: Valley Creek Subdivision

The subdivision contains 7.99 total acres divided into 2 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: 1

Total buildable acres: 1.81 Total non-buildable acres: 5.92

Current Zoning: A Proposed Use of the Subdivision: Residential

Scott Ritter  
Name of Engineer/Surveyor

sritter@hart-frederick.com  
Contact Email and Phone

Joseph Moreland  
Name of Attorney

moreland@hayek-law.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.

Doug Black  
Name of Owner

Name of Applicant (if different)

5301 210th St. NE Solon, IA. 52333  
Applicant Street Address (including City, State, Zip)

[Redacted]  
Applicant Phone

[Redacted]  
Applicant Email

*Doug Black*  
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 appropriate.

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	CS	
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 public county road: 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	
<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	JM	
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



1 August 2024

Mr. Josh Busard  
Johnson County Zoning Director

Re: Valley Creek Subdivision, for Doug Black,  
a Residential Parcel Split

Dear Josh:

Attached please find the application and accompanying documents for a Residential Parcel Split application for the Doug Black.

At this time the Doug would like to split off this portion of his property for this existing residence and area around. This lot has access to 210<sup>th</sup> St. NE with water and septic established.

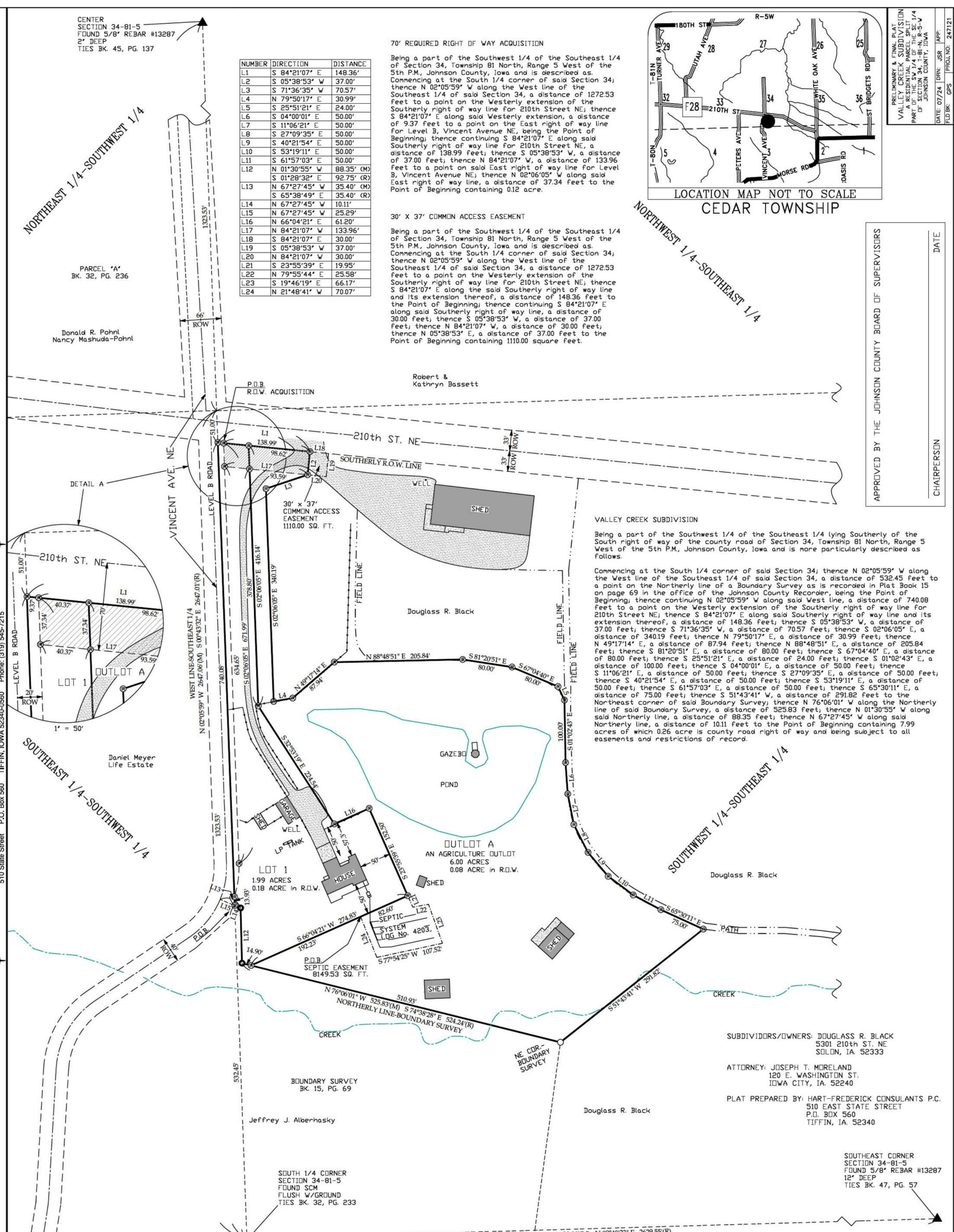
If you have questions or if you require further information you may contact myself, Attorney: Joe Moreland or Doug Black.

Respectfully Submitted,

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

C: Mr. Doug Black  
Mr. Joseph Moreland  
HFCfile

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



**LEGEND**  
 △ GOVERNMENT CORNER  
 ⊙ SET 5/8" IRON ROD W/RED CAP #16546  
 ○ FOUND IRON ROD (AS NOTED)  
 ⊙ FOUND 3/4" PIPE  
 ⊙ FOUND CORNER POST  
 ⊙ RECORDED DIMENSIONS  
 ⊙ MEASURED DIMENSIONS  
 --- REZONING BOUNDARY LINES  
 --- CENTER LINES  
 --- RIGHT-OF-WAY LINES  
 --- SECTION LINES  
 --- EASEMENT LINES  
 --- LOT LINES PLATTED OR BY DEED  
 --- PLASTIC FENCE  
 ■ EXISTING BUILDINGS  
 ■ CONCRETE SURFACE  
 ■ GRAVEL SURFACE  
 ■ REQUIRED 70' RIGHT OF WAY ACQUISITION  
 ■ 5049.57 SQ. FT. 0.12 ACRE  
 ■ 1493.64 SQ. FT. LOT 1  
 ■ 3555.93 SQ. FT. OUTLOT A

**LEGEND**  
 △ GOVERNMENT CORNER  
 ⊙ SET 5/8" IRON ROD W/RED CAP #16546  
 ○ FOUND IRON ROD (AS NOTED)  
 ⊙ FOUND 3/4" PIPE  
 ⊙ FOUND CORNER POST  
 ⊙ RECORDED DIMENSIONS  
 ⊙ MEASURED DIMENSIONS  
 --- REZONING BOUNDARY LINES  
 --- CENTER LINES  
 --- RIGHT-OF-WAY LINES  
 --- SECTION LINES  
 --- EASEMENT LINES  
 --- LOT LINES PLATTED OR BY DEED  
 --- PLASTIC FENCE  
 ■ EXISTING BUILDINGS  
 ■ CONCRETE SURFACE  
 ■ GRAVEL SURFACE  
 ■ REQUIRED 70' RIGHT OF WAY ACQUISITION  
 ■ 5049.57 SQ. FT. 0.12 ACRE  
 ■ 1493.64 SQ. FT. LOT 1  
 ■ 3555.93 SQ. FT. OUTLOT A

**SEPTIC EASEMENT**  
 Being a part of the Southwest 1/4 of the Southeast 1/4 of Section 34, Township 81 North, Range 5 West of the 5th P.M., Johnson County, Iowa and is described as: Commencing at the South 1/4 corner of said Section 34; thence N 02°05'59" W along the West line of the Southeast 1/4 of said Section 34, a distance of 532.45 feet to a point on the Northernly line of a Boundary Survey as is recorded in Plat Book 15 on page 69 in the office of the Johnson County Recorder; thence S 67°27'45" E along said Northernly line, a distance of 10.11 feet; thence S 01°30'55" E along said Northernly line, a distance of 88.35 feet; thence S 76°06'01" E along said Northernly line, a distance of 14.90 feet; thence N 66°04'21" E, a distance of 192.23 feet to the Point of Beginning; thence continuing N 66°04'21" E, a distance of 82.60 feet; thence S 23°55'39" E, a distance of 19.95 feet; thence N 79°55'44" E, a distance of 25.58 feet; thence S 19°46'19" E, a distance of 70.07 feet; thence S 77°54'25" W, a distance of 107.52 feet; thence N 21°48'41" W, a distance of 66.17 feet to the Point of Beginning containing 8149.53 square feet.

**SEPTIC EASEMENT**  
 Being a part of the Southwest 1/4 of the Southeast 1/4 of Section 34, Township 81 North, Range 5 West of the 5th P.M., Johnson County, Iowa and is described as: Commencing at the South 1/4 corner of said Section 34; thence N 02°05'59" W along the West line of the Southeast 1/4 of said Section 34, a distance of 532.45 feet to a point on the Northernly line of a Boundary Survey as is recorded in Plat Book 15 on page 69 in the office of the Johnson County Recorder; thence S 67°27'45" E along said Northernly line, a distance of 10.11 feet; thence S 01°30'55" E along said Northernly line, a distance of 88.35 feet; thence S 76°06'01" E along said Northernly line, a distance of 14.90 feet; thence N 66°04'21" E, a distance of 192.23 feet to the Point of Beginning; thence continuing N 66°04'21" E, a distance of 82.60 feet; thence S 23°55'39" E, a distance of 19.95 feet; thence N 79°55'44" E, a distance of 25.58 feet; thence S 19°46'19" E, a distance of 70.07 feet; thence S 77°54'25" W, a distance of 107.52 feet; thence N 21°48'41" W, a distance of 66.17 feet to the Point of Beginning containing 8149.53 square feet.

**SEPTIC EASEMENT**  
 Being a part of the Southwest 1/4 of the Southeast 1/4 of Section 34, Township 81 North, Range 5 West of the 5th P.M., Johnson County, Iowa and is described as: Commencing at the South 1/4 corner of said Section 34; thence N 02°05'59" W along the West line of the Southeast 1/4 of said Section 34, a distance of 532.45 feet to a point on the Northernly line of a Boundary Survey as is recorded in Plat Book 15 on page 69 in the office of the Johnson County Recorder; thence S 67°27'45" E along said Northernly line, a distance of 10.11 feet; thence S 01°30'55" E along said Northernly line, a distance of 88.35 feet; thence S 76°06'01" E along said Northernly line, a distance of 14.90 feet; thence N 66°04'21" E, a distance of 192.23 feet to the Point of Beginning; thence continuing N 66°04'21" E, a distance of 82.60 feet; thence S 23°55'39" E, a distance of 19.95 feet; thence N 79°55'44" E, a distance of 25.58 feet; thence S 19°46'19" E, a distance of 70.07 feet; thence S 77°54'25" W, a distance of 107.52 feet; thence N 21°48'41" W, a distance of 66.17 feet to the Point of Beginning containing 8149.53 square feet.

**SEPTIC EASEMENT**  
 Being a part of the Southwest 1/4 of the Southeast 1/4 of Section 34, Township 81 North, Range 5 West of the 5th P.M., Johnson County, Iowa and is described as: Commencing at the South 1/4 corner of said Section 34; thence N 02°05'59" W along the West line of the Southeast 1/4 of said Section 34, a distance of 532.45 feet to a point on the Northernly line of a Boundary Survey as is recorded in Plat Book 15 on page 69 in the office of the Johnson County Recorder; thence S 67°27'45" E along said Northernly line, a distance of 10.11 feet; thence S 01°30'55" E along said Northernly line, a distance of 88.35 feet; thence S 76°06'01" E along said Northernly line, a distance of 14.90 feet; thence N 66°04'21" E, a distance of 192.23 feet to the Point of Beginning; thence continuing N 66°04'21" E, a distance of 82.60 feet; thence S 23°55'39" E, a distance of 19.95 feet; thence N 79°55'44" E, a distance of 25.58 feet; thence S 19°46'19" E, a distance of 70.07 feet; thence S 77°54'25" W, a distance of 107.52 feet; thence N 21°48'41" W, a distance of 66.17 feet to the Point of Beginning containing 8149.53 square feet.

**SEPTIC EASEMENT**  
 Being a part of the Southwest 1/4 of the Southeast 1/4 of Section 34, Township 81 North, Range 5 West of the 5th P.M., Johnson County, Iowa and is described as: Commencing at the South 1/4 corner of said Section 34; thence N 02°05'59" W along the West line of the Southeast 1/4 of said Section 34, a distance of 532.45 feet to a point on the Northernly line of a Boundary Survey as is recorded in Plat Book 15 on page 69 in the office of the Johnson County Recorder; thence S 67°27'45" E along said Northernly line, a distance of 10.11 feet; thence S 01°30'55" E along said Northernly line, a distance of 88.35 feet; thence S 76°06'01" E along said Northernly line, a distance of 14.90 feet; thence N 66°04'21" E, a distance of 192.23 feet to the Point of Beginning; thence continuing N 66°04'21" E, a distance of 82.60 feet; thence S 23°55'39" E, a distance of 19.95 feet; thence N 79°55'44" E, a distance of 25.58 feet; thence S 19°46'19" E, a distance of 70.07 feet; thence S 77°54'25" W, a distance of 107.52 feet; thence N 21°48'41" W, a distance of 66.17 feet to the Point of Beginning containing 8149.53 square feet.

**SEPTIC EASEMENT**  
 Being a part of the Southwest 1/4 of the Southeast 1/4 of Section 34, Township 81 North, Range 5 West of the 5th P.M., Johnson County, Iowa and is described as: Commencing at the South 1/4 corner of said Section 34; thence N 02°05'59" W along the West line of the Southeast 1/4 of said Section 34, a distance of 532.45 feet to a point on the Northernly line of a Boundary Survey as is recorded in Plat Book 15 on page 69 in the office of the Johnson County Recorder; thence S 67°27'45" E along said Northernly line, a distance of 10.11 feet; thence S 01°30'55" E along said Northernly line, a distance of 88.35 feet; thence S 76°06'01" E along said Northernly line, a distance of 14.90 feet; thence N 66°04'21" E, a distance of 192.23 feet to the Point of Beginning; thence continuing N 66°04'21" E, a distance of 82.60 feet; thence S 23°55'39" E, a distance of 19.95 feet; thence N 79°55'44" E, a distance of 25.58 feet; thence S 19°46'19" E, a distance of 70.07 feet; thence S 77°54'25" W, a distance of 107.52 feet; thence N 21°48'41" W, a distance of 66.17 feet to the Point of Beginning containing 8149.53 square feet.

**SEPTIC EASEMENT**  
 Being a part of the Southwest 1/4 of the Southeast 1/4 of Section 34, Township 81 North, Range 5 West of the 5th P.M., Johnson County, Iowa and is described as: Commencing at the South 1/4 corner of said Section 34; thence N 02°05'59" W along the West line of the Southeast 1/4 of said Section 34, a distance of 532.45 feet to a point on the Northernly line of a Boundary Survey as is recorded in Plat Book 15 on page 69 in the office of the Johnson County Recorder; thence S 67°27'45" E along said Northernly line, a distance of 10.11 feet; thence S 01°30'55" E along said Northernly line, a distance of 88.35 feet; thence S 76°06'01" E along said Northernly line, a distance of 14.90 feet; thence N 66°04'21" E, a distance of 192.23 feet to the Point of Beginning; thence continuing N 66°04'21" E, a distance of 82.60 feet; thence S 23°55'39" E, a distance of 19.95 feet; thence N 79°55'44" E, a distance of 25.58 feet; thence S 19°46'19" E, a distance of 70.07 feet; thence S 77°54'25" W, a distance of 107.52 feet; thence N 21°48'41" W, a distance of 66.17 feet to the Point of Beginning containing 8149.53 square feet.

**SEPTIC EASEMENT**  
 Being a part of the Southwest 1/4 of the Southeast 1/4 of Section 34, Township 81 North, Range 5 West of the 5th P.M., Johnson County, Iowa and is described as: Commencing at the South 1/4 corner of said Section 34; thence N 02°05'59" W along the West line of the Southeast 1/4 of said Section 34, a distance of 532.45 feet to a point on the Northernly line of a Boundary Survey as is recorded in Plat Book 15 on page 69 in the office of the Johnson County Recorder; thence S 67°27'45" E along said Northernly line, a distance of 10.11 feet; thence S 01°30'55" E along said Northernly line, a distance of 88.35 feet; thence S 76°06'01" E along said Northernly line, a distance of 14.90 feet; thence N 66°04'21" E, a distance of 192.23 feet to the Point of Beginning; thence continuing N 66°04'21" E, a distance of 82.60 feet; thence S 23°55'39" E, a distance of 19.95 feet; thence N 79°55'44" E, a distance of 25.58 feet; thence S 19°46'19" E, a distance of 70.07 feet; thence S 77°54'25" W, a distance of 107.52 feet; thence N 21°48'41" W, a distance of 66.17 feet to the Point of Beginning containing 8149.53 square feet.