

Office Use Only	10/10/24	\$540.00	P2C-24-28605
	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):

1470 520th St. SW

Parcel Number(s): 1316376001

Proposed Subdivision Name: Schrock Estate

The subdivision contains 1.65 total acres divided into 1 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: \_\_\_\_\_

Total buildable acres: 1.43 Total non-buildable acres: \_\_\_\_\_

Current Zoning: A Proposed Use of the Subdivision: Residential

Scott Ritter  
Name of Engineer/Surveyor

\_\_\_\_\_  
Contact Email and Phone

Christopher Jones  
Name of Attorney

\_\_\_\_\_  
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.

Austin J. & Elizabeth J. Miller  
Name of Owner

\_\_\_\_\_  
Name of Applicant (if different)

1758 Angle Rd. SW Kalona, IA. 52247  
Applicant Street Address (including City, State, Zip)

\_\_\_\_\_  
Applicant Phone

\_\_\_\_\_  
Applicant Email

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 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.

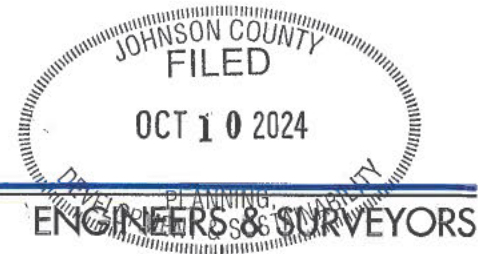
Items Required	Electronic Copy (PDF unless otherwise noted)	Hard Copies (number specified)
Application Fee (varies based on application. Fee: \$ 540 )		(1)
This application form with all information completed	JSR	(3)
Brief cover letter explaining the application and describing lots, road(s), provision 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	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</u> : copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads	N/A	
<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	CS	
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.



1 October 2024

Mr. Josh Busard  
Johnson County Zoning Director

Re: Schrock Estate, for Austin & Elizabeth Miller,  
a Residential Parcel Split

Dear Josh:

Attached please find the application and accompanying documents for a Residential Parcel Split application for the Austin & Elizabeth Miller. At this time they would like to split off this portion of their property for this existing residence and area around. This lot has access to 520<sup>th</sup> St. SW with water and septic established.

If you have questions or if you require further information you may contact myself, Attorney: Christopher Jones or Austin Miller.

Respectfully Submitted,

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

C: Mr. Austin Miller  
Mr. Christopher Jones  
HFCfile

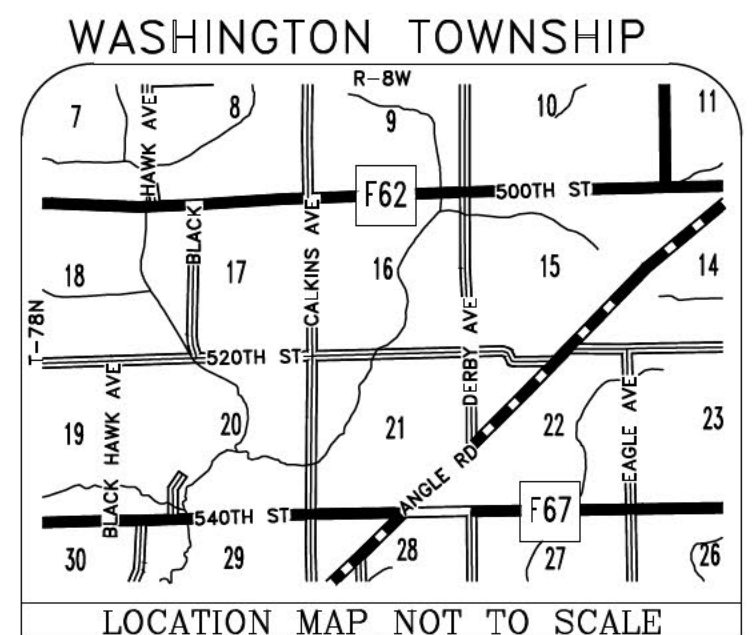
**INDEX LEGEND**

LOCATION: SOUTHEAST 1/4-SOUTHWEST 1/4  
SECTION 16, T-78-N, R-8-W

REQUESTOR: AUSTIN MILLER  
PROPRIETOR: AUSTIN J. & ELIZABETH J. MILLER  
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

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_



**SCHROCK ESTATE**

Being a part of the Southeast 1/4 of the Southwest 1/4, of Section 16, Township 78 North, Range 8 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows:

Commencing at the South 1/4 corner of Section 16, Township 78 North, Range 8 West; thence S 88°37'28" W along the South line of the Southwest 1/4 of said Section 16, a distance of 577.22 feet to the Point of Beginning; thence continuing S 88°37'28" W along said South line, a distance of 236.58 feet; thence N 01°22'32" W, a distance of 28.85 feet to a point on the North right of way line for 520th Street SW; thence N 01°51'38" E, a distance of 209.46 feet; thence N 88°37'28" E, a distance of 332.03 feet; thence S 01°22'32" E, a distance of 142.60 feet; thence S 73°54'40" W, a distance of 106.85 feet; thence S 01°55'17" W, a distance of 68.35 feet to the Point of Beginning containing 1.65 acres of which 0.22 acre is existing county road right of way and being subject to all easements and restrictions of record.

Austin J. & Elizabeth J. Miller

**30' COMMON ACCESS EASEMENT**

Being a part of the Southeast 1/4 of the Southwest 1/4 of Section 16, Township 78 North, Range 8 West of the 5th P.M., Johnson County, Iowa and is described as:

Commencing at the South 1/4 corner of Section 16, Township 78 North, Range 8 West; thence S 88°37'28" W along the South line of the Southwest 1/4 of said Section 16, a distance of 813.80 feet; thence N 01°22'32" W, a distance of 28.85 feet to a point on the North right of way line for 520th Street SW, being the Point of Beginning; thence S 88°46'23" W along said North right of way line, a distance of 15.03 feet; thence N 01°51'38" E, a distance of 141.22 feet; thence S 88°08'22" E, a distance of 30.00 feet; thence S 01°51'38" W, a distance of 139.49 feet to a point on said North right of way line for 520th Street SW; thence S 88°46'23" W, a distance of 15.031 feet to the Point of Beginning containing 0.10 acre.

SUBDIVIDORS/OWNERS: AUSTIN J. & ELIZABETH J. MILLER  
1758 ANGLE RD. SW.  
KALONA, IA. 52247

ATTORNEY: CHRISTOPHER A. JONES  
327 2nd ST., STE. 300  
CORALVILLE, IA. 52356

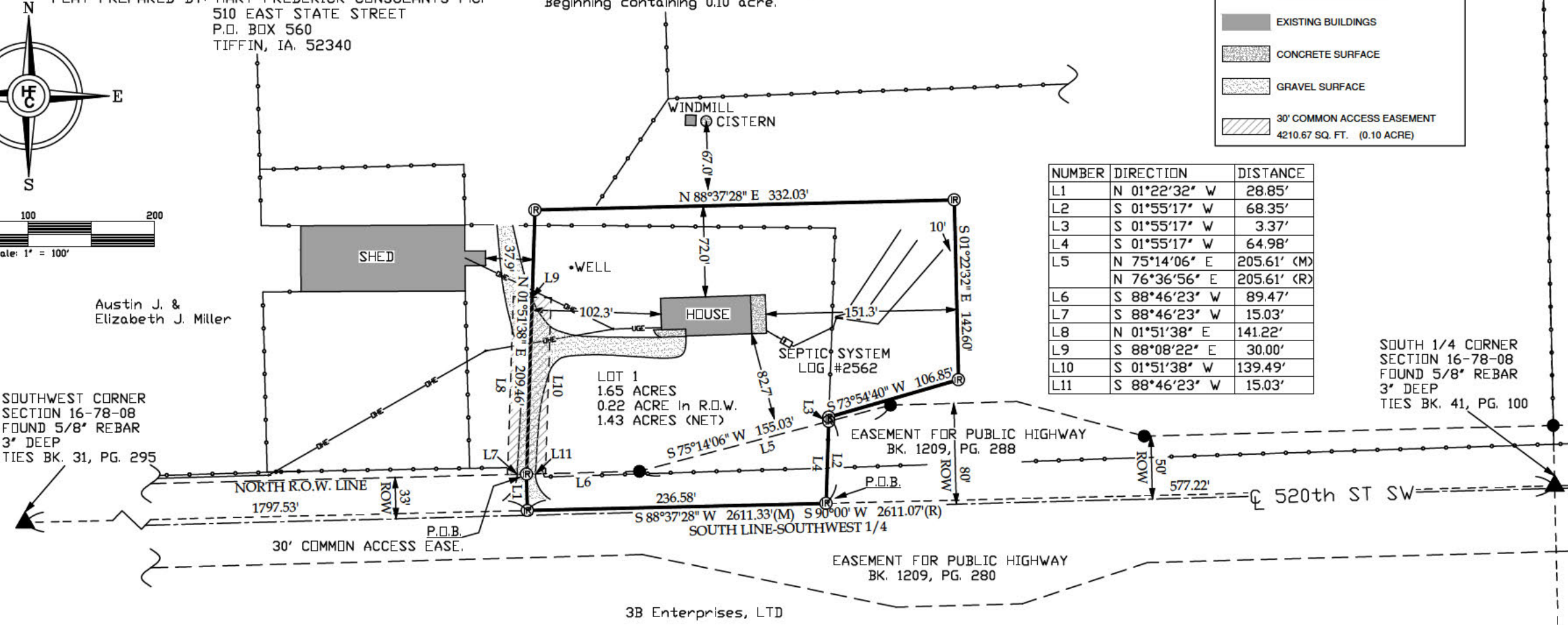
PLAT PREPARED BY: HART-FREDERICK CONSULTANTS P.C.  
510 EAST STATE STREET  
P.O. BOX 560  
TIFFIN, IA. 52340

**LEGEND**

- △ GOVERNMENT CORNER
- SET 5/8" IRON ROD W/RED CAP #16546
- FOUND 5/8" IRON ROD #10896
- ✕ CUT "X" IN CONCRETE
- SET PK NAIL
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS
- PROPERTY/BOUNDARY LINES
- CENTER LINES
- - - RIGHT-OF-WAY LINES
- - - SECTION LINES
- - - EASEMENT LINES
- - - LOT LINES PLATTED OR BY DEED
- LOCATED FENCE LINES
- EXISTING BUILDINGS
- ▨ CONCRETE SURFACE
- ▩ GRAVEL SURFACE
- ▨ 30' COMMON ACCESS EASEMENT  
4210.67 SQ. FT. (0.10 ACRE)

NUMBER	DIRECTION	DISTANCE
L1	N 01°22'32" W	28.85'
L2	S 01°55'17" W	68.35'
L3	S 01°55'17" W	3.37'
L4	S 01°55'17" W	64.98'
L5	N 75°14'06" E	205.61' (M)
	N 76°36'56" E	205.61' (R)
L6	S 88°46'23" W	89.47'
L7	S 88°46'23" W	15.03'
L8	N 01°51'38" E	141.22'
L9	S 88°08'22" E	30.00'
L10	S 01°51'38" W	139.49'
L11	S 88°46'23" W	15.03'

SOUTH 1/4 CORNER  
SECTION 16-78-08  
FOUND 5/8" REBAR  
3" DEEP  
TIES BK. 41, PG. 100



SOUTHWEST CORNER  
SECTION 16-78-08  
FOUND 5/8" REBAR  
3" DEEP  
TIES BK. 31, PG. 295

Austin J. & Elizabeth J. Miller

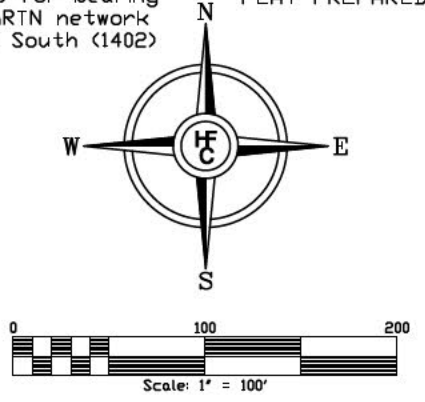
3B Enterprises, LTD

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



Basis for bearing is IARTN network Iowa South (1402)



PRELIMINARY & FINAL PLAT  
SCHROCK ESTATE

PART OF THE SE 1/4 - SW 1/4 OF SECTION 16, T-78-N, R-8-W JOHNSON COUNTY, IOWA

DATE: 09/24  
FLD BK: GPS  
DRN: JSR  
PROJ. NO: 247046

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



# PLANNING, DEVELOPMENT AND SUSTAINABILITY

JOSH BUSARD  
AICP, LEED-AP, CFM  
DIRECTOR

NATHAN MUELLER, AICP, CFM  
ASSISTANT DIRECTOR

## PLANNING DIVISION

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### WAIVER RESPONSE

Date: August 30, 2024  
To: Hart-Frederick Consultants; Attn. Scott Ritter  
From: Kasey Hutchinson, Environmental Regulations Coordinator  
Re: Waiver Request for 1470 520<sup>th</sup> Street SW (PPN 1316376001)

Recently, your firm submitted a request to waive the Stormwater Management and Sensitive Areas requirements for a subdivision located at 1470 520<sup>th</sup> Street SW (PPN 1316376001). 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 for all sensitive areas with the exception of significant slopes. Waiver has been approved for all sensitive areas requested.
- This subdivision is exempt from the Historic Properties requirements.

Please contact me at [khutchinson@johnsoncountyiowa.gov](mailto:khutchinson@johnsoncountyiowa.gov) if you have any questions.

Respectfully,

Kasey Hutchinson  
Environmental Regulations Coordinator

Office Use Only	8/29/24 Date Filed	PDS-24-28573 Application Number
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**JOHNSON COUNTY, IOWA**  
**REQUEST FOR WAIVER: Sensitive Areas Ordinance**

Type of Development Application: Residential Parcel Split  
 Street Address or Layman's Description: 1470 520TH ST SW, KALONA, IA  
 Parcel Number(s): 1316376001

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.

**AUSTIN MILLER**

Name of Applicant  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Applicant Phone

Applicant Email Address  
 \_\_\_\_\_

Name of Owner (if different)  
 \_\_\_\_\_  
 1129 540th St SW Wellman IA 52356  
 Owner Mailing Address (include City, State, Zip)

Owner Email Address  
 \_\_\_\_\_

*1758 Angle Rd SW Kalona IA  
 52647*

*Austin Miller*  
 Applicant Signature

*08-29-24*  
 Date

ADMINISTRATIVE OFFICER'S DECISION:  APPROVE     
 PARTIAL APPROVAL\*\*     
 DENY  
*8/30/2024*  
 ADMINISTRATIVE OFFICER      DATE

\*\*See accompanying letter for explanation for specific requirements.

Initial or check 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.



Supporting documentation to justify waiver approval for each sensitive area for which waiver is being requested (see below).

Examples of supporting information for each of the sensitive areas is listed below. Information additional to this may be necessary to sufficiently illustrate the absence of sensitive areas. If provided information does not confirm the absence of the sensitive area(s), the waiver request will be denied. The list below is meant to illustrate *potential* supporting information, and should not be construed as a complete list, or that including the provided items will guarantee waiver approval. Please initial or check each sensitive area for which material has been provided in support of the waiver request.



Critical Wildlife Habitat: documentation, such as aerial photographs, showing absence of potential habitat for Threatened and Endangered species.



Floodplain and Floodway: FEMA map showing absence of floodplain and floodway.



Historic Properties: letter from the Office of the State Archaeologist indicating that survey is not warranted. Residential subdivisions which propose no more than one buildable lot and no more than three outlots are exempt from Historic Properties requirements.



Prairie and Prairie Remnant: aerial photographs showing history of row crops.



Savanna and Savanna Remnant: aerial photographs showing absence of open-grown trees.



Significant Slopes: soil survey map showing absence of soils characterized by excessive slopes and/or contour map showing slopes less than 25%.



Stream Corridors, Watercourses, and Surface Water Bodies: U.S. Geological Survey Quadrangle Map showing absence of a blue line river, stream, or drainageway, and aeriels showing the absence of watercourses and surface water bodies.



Wetlands: National Wetlands Inventory (NWI) map showing absence of wetlands, soil survey map showing absence of hydric soils, and contour map showing absence of a geomorphic setting supportive of wetlands (e.g. depression, drainageway, surface water body, etc.).



Woodlands: aerial photographs showing absence or sparse distribution of trees.

Office Use Only	8/29/24	PDS-24-28573
	Date Filed	Application Number



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

Type of Development Application: Residential Parcel Split  
 Street Address or Layman's Description: 1470 520TH ST SW, KALONA, IA  
 Parcel Number(s): 1316376001

**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.

**AUSTIN MILLER**

Name of Applicant  
 [Redacted]

Applicant Email Address

Applicant Phone

Name of Owner (if different)

Owner Email Address

1129 540th St SW Wellman IA 52356

1758 Angle Rd SW Kalona IA 52247

Owner Mailing Address (include City, State, Zip)

[Signature]  
 Applicant Signature

08-29-24  
 Date

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

[Signature] 8/30/2024  
 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.



Sensitive Areas Review for:

Residential Subdivision

Parcel Number:

1316376001

Washington Township



Prepared for:

Austin Miller

*and*

Johnson County Planning, Development & Sustainability

Prepared by:

Charles D. Schmidt

Hart-Frederick Consultants

October, 2024

Charles D. Schmidt

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
date

\_\_\_\_\_  
PDS Director

\_\_\_\_\_  
date

A Waiver had been requested and approved for all sensitive areas with the exception of significant slopes. This subdivision is exempt from the Historic Properties requirements.

As directed by the Johnson County Soil and Water Conservation Coordinator, this report addresses the following potential sensitive areas:

#### Significant Slopes

As a result of this assessment, it has been determined that there are sensitive areas present on the site (Figure 1). These sensitive areas consist of significant slopes,

#### Overall Analysis

Our analysis of the site consisted of an examination of the following:

1. Description of the area of interest.
2. Offsite analysis.
  - a. NRCS Web soil survey.
  - b. Slope analysis.
  - c. Is the site contiguous to other sensitive areas?
  - d. Past uses of the area: Historical photography.
3. Onsite analysis.
  - a. Current use of the area.
  - b. Verification of slope gradation.

#### Background Sensitive Areas Ordinance

The intent of the Sensitive Areas Ordinance is to ensure that the development of land protects and preserves areas defined as "sensitive".

#### Purpose of the Sensitive Areas Ordinance.

In seeking to achieve the goals defined in the Johnson County Land Use Plan the purpose of the SAO is to:

1. Protect and preserve areas of environmental concern (sensitive areas) while accommodating development and existing agricultural uses.
2. Implement the environmental goals of the Land Use Plan.
3. Encourage and recognize innovations that demonstrate good land stewardship.
4. Manage and conserve areas of unique or locally significant resources.
5. Prevent injury and damage from natural hazards (floods, erosion).
6. Prevent and minimize degradation of surface and groundwater.
7. Encourage higher density or clustering on non-sensitive areas of property to promote development that provides for open space.
8. Encourage incentives such as conservation easements with waivers on taxes for that portion of the property protected as sensitive areas or created as open space through the use of higher density conservation designs.
9. Provide a mechanism for on-site or off-site mitigation when it is not possible or feasible to avoid disturbance of a sensitive area during development.

#### **Measurement of area to be considered**

The Johnson County PIV website shows 39ac for the Miller site. Figure 1 shows the proposed subdivision split of 1.43ac from the property.

#### **Current description of site:**

The existing wood-framed house was built in 1978. There are no other buildings within the proposed 1.43ac site. Inside the fence is mowed grass, outside to the east-northeast is not mowed and appears to be pasture.

#### **Past Use of site:**

Figure 2 shows that the site was a homestead since at least back to the 1930's. From about 1978 through 2021, there were two homes on the site. The older home on the southwest side was demolished sometime in 2021. The area east of the north-south fence-line has been pasture for decades. Historical photos indicate this area east of the fence has not been cultivated.

### **Soils at site**

The Web Soil Survey (Figure 3) shows that the soil on the property is made up of Ladoga silt loam and Lindley loam, neither of which have a sandy composition. The native vegetation for the Lindley loam is deciduous hardwoods (oak-hickory). The native vegetation for the Ladoga soil is mixed big bluestem, little bluestem, switchgrass, other grasses of the tall grass prairie and deciduous trees (oak-hickory).

### **Site contiguousness to other sensitive areas**

The site is adjacent to other Sensitive areas as defined by Section 8:3.4 of Chapter 8.3 of the Sensitive Areas Ordinance. Schaffer Creek southeast of the (Figure 1). property is a sensitive area. Our proposed subdivision has been plotted outside the buffer required for blue-line streams.

### **Potential Sensitive Areas**

#### **Significant slopes**

Significant Slopes contain slopes that are at high risk to erode, slide, or collapse.

This includes protected slopes (>35%) and critical slopes (25-35%).

The parcel contains significant critical (25-35%) slopes (Figure 4), The protected slopes (>35%) are outside the parcel lines and are within the r.o.w. Stabilization best practices must be utilized on any impacted significant slopes. With the exception of accepted stabilization practices and for installation of required stormwater management facilities, protected slopes shall not be impacted for any purpose.

Summary: There are significant slopes on the site.

Buffering: Protected slopes shall have a buffer zone of two (2) feet for each one (1) of vertical rise of the protected slope, up to a maximum fifty (50) feet.

**References:**

1. Johnson County Unified Development Ordinance  
[https://www.johnsoncountyiowa.gov/dept\\_zoning.aspx?id=5121](https://www.johnsoncountyiowa.gov/dept_zoning.aspx?id=5121)
2. Soil Survey of Johnson County, Iowa. United States Department of Agriculture, Natural Resources Conservation Service.
3. Johnson County Property Information Viewer  
<https://gis.johnsoncountyiowa.gov/piv/>
4. Iowa Geographic Map Server: topographic map  
[https://ortho.gis.iastate.edu/client.cgi?zoom=700&x0=480039&y0=4652942&layer=naip\\_2017\\_nc&action=layerdrg24&pwidth=800&pheight=625](https://ortho.gis.iastate.edu/client.cgi?zoom=700&x0=480039&y0=4652942&layer=naip_2017_nc&action=layerdrg24&pwidth=800&pheight=625)

**LIST OF FIGURES: 1-4**

**FIGURE 1: SITE, OVERHEAD VIEW**

**FIGURE 2: HISTORICAL PHOTOGRAPHS**

**FIGURE 3: SITE SOIL MAP**

**FIGURE 4: SLOPE ANALYSIS**

Parcel Number  
1316376001  
Address  
1470 520TH ST SW  
KALONA, 52247  
Property Class  
A, AD  
Township  
WASHINGTON  
Deedholder(s)  
MILLER, AUSTIN J  
MILLER, ELIZABETH J  
Legal Description  
STR.16-78-8 SE SW  
PLSS SEC-TWP-R  
16-78N-8W



Prop. subdivision  
1.43ac

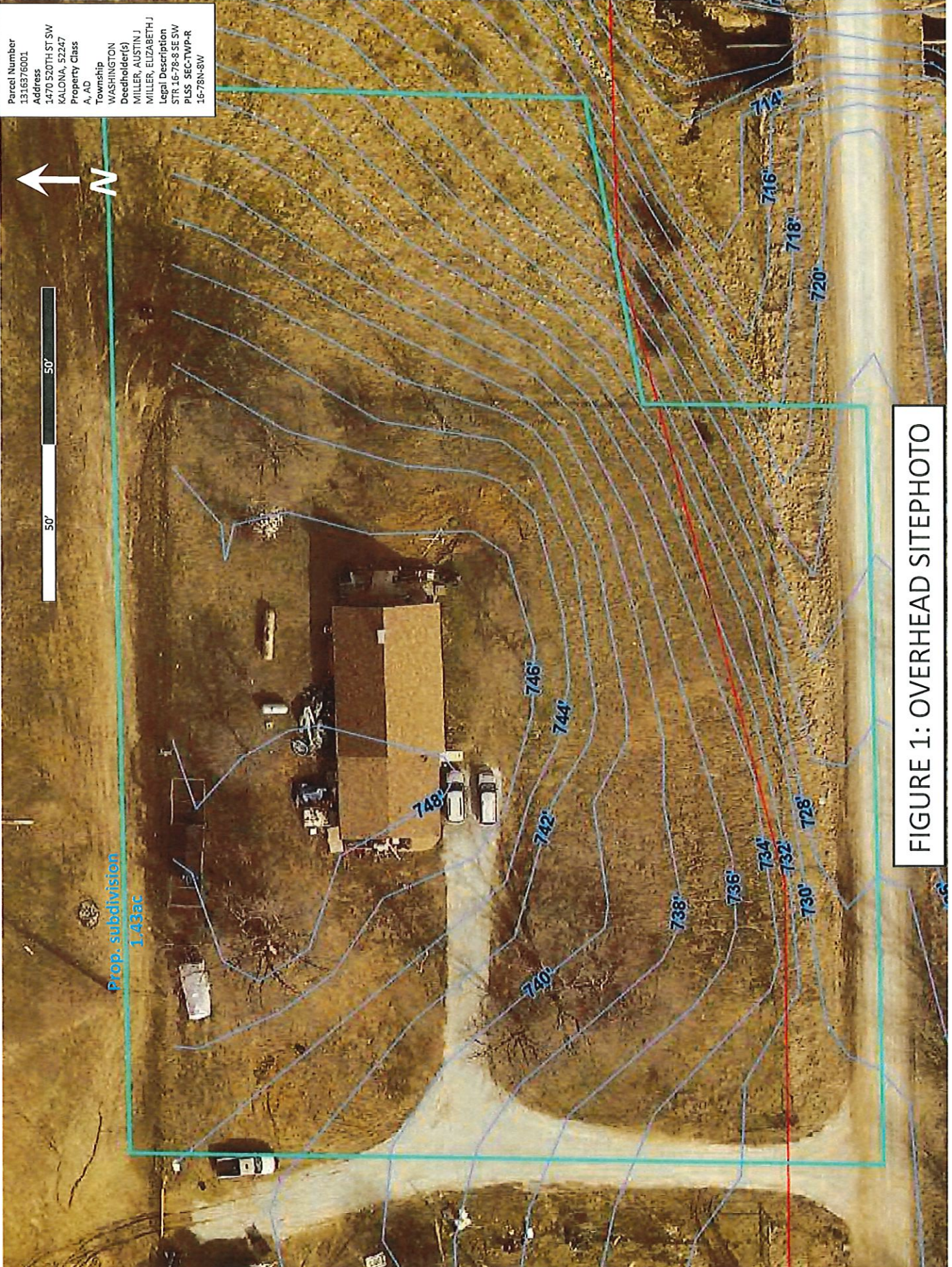


FIGURE 1: OVERHEAD SITEPHOTO

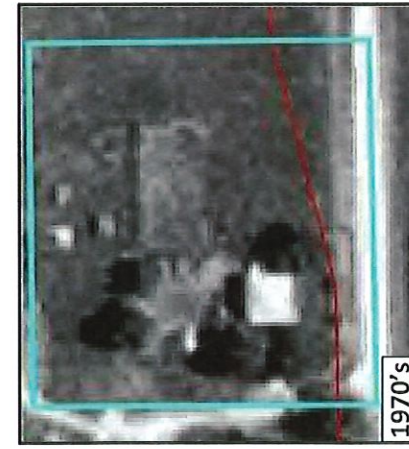
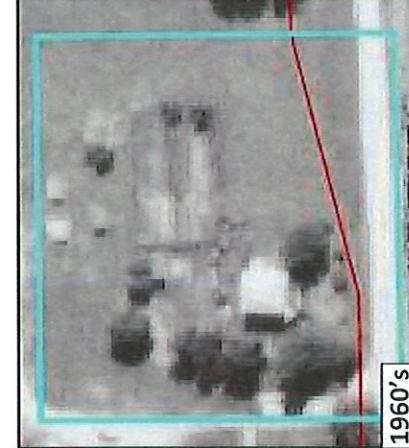
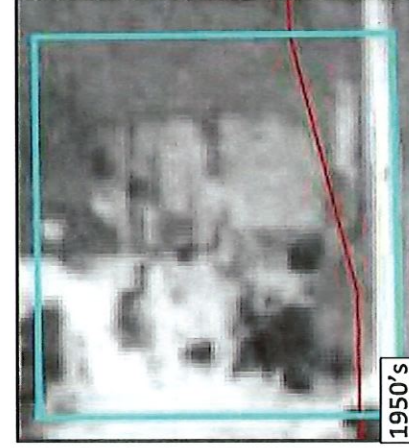
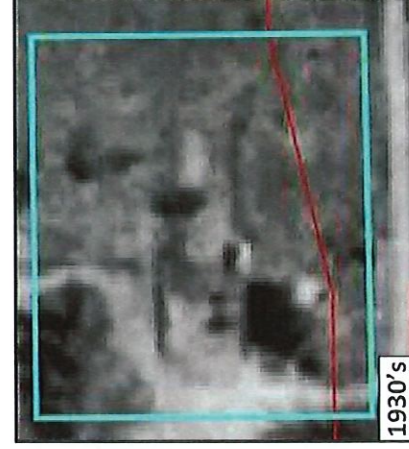
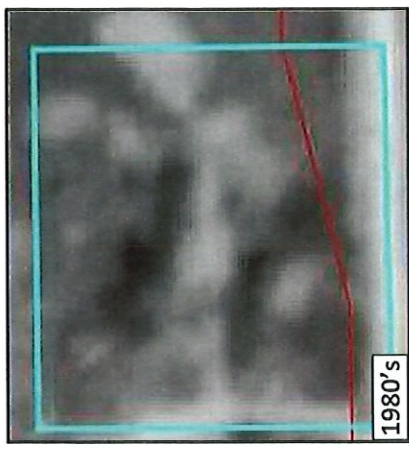
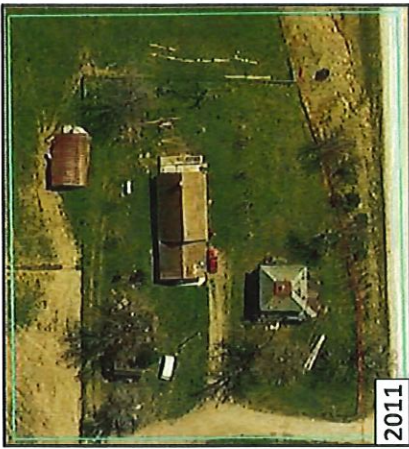


FIGURE 2: HISTORICAL PHOTOS



FIGURE 3: SOIL MAP



slope #	ft/10' rise	%
1	30.9	<b>32.36</b>
2	39.7	<b>25.19</b>
3	29.2	<b>34.25</b>
4	30.6	<b>32.68</b>
5	27.3	<b>36.63</b>
6	26.9	<b>37.17</b>
7	36.2	<b>27.62</b>
8	42.6	23.47

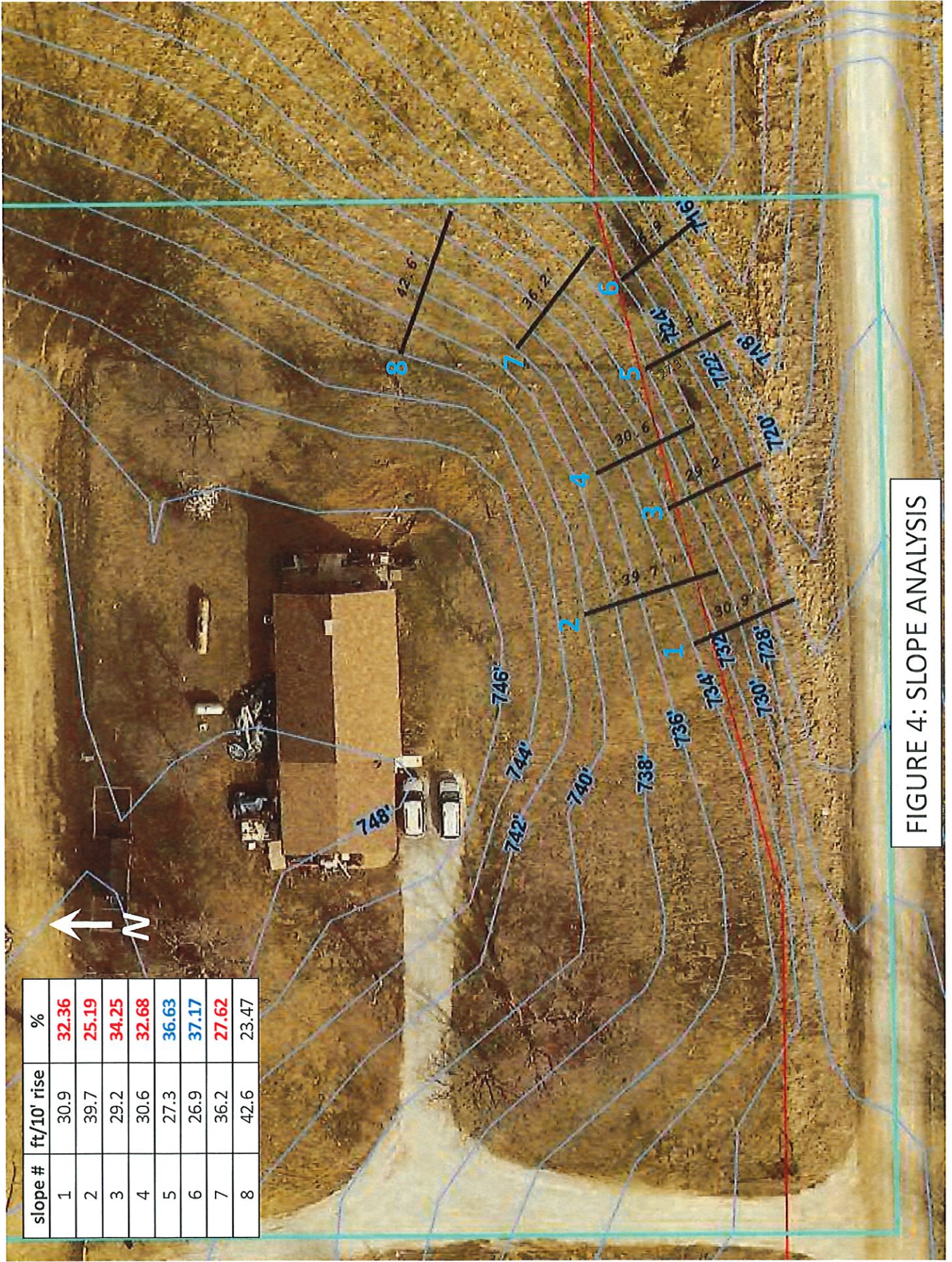


FIGURE 4: SLOPE ANALYSIS

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: <i>Austin Miller</i>	Phone Number: [REDACTED]		
Address: <i>1758 Angle Rd SW</i>	City: <i>Kalona</i>	State: <i>IA</i>	Zip: <i>52247</i>

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 checked="" type="checkbox"/> Combined preliminary and final plat	\$50.00 + \$20.00 per Lot Application Fee*
<input 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 1 Minus Number of Outlots = 1 x \$20.00 Fee Per Lot  
= Enclosed Fee 70

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: *Austin Miller* Date: 10-8-24

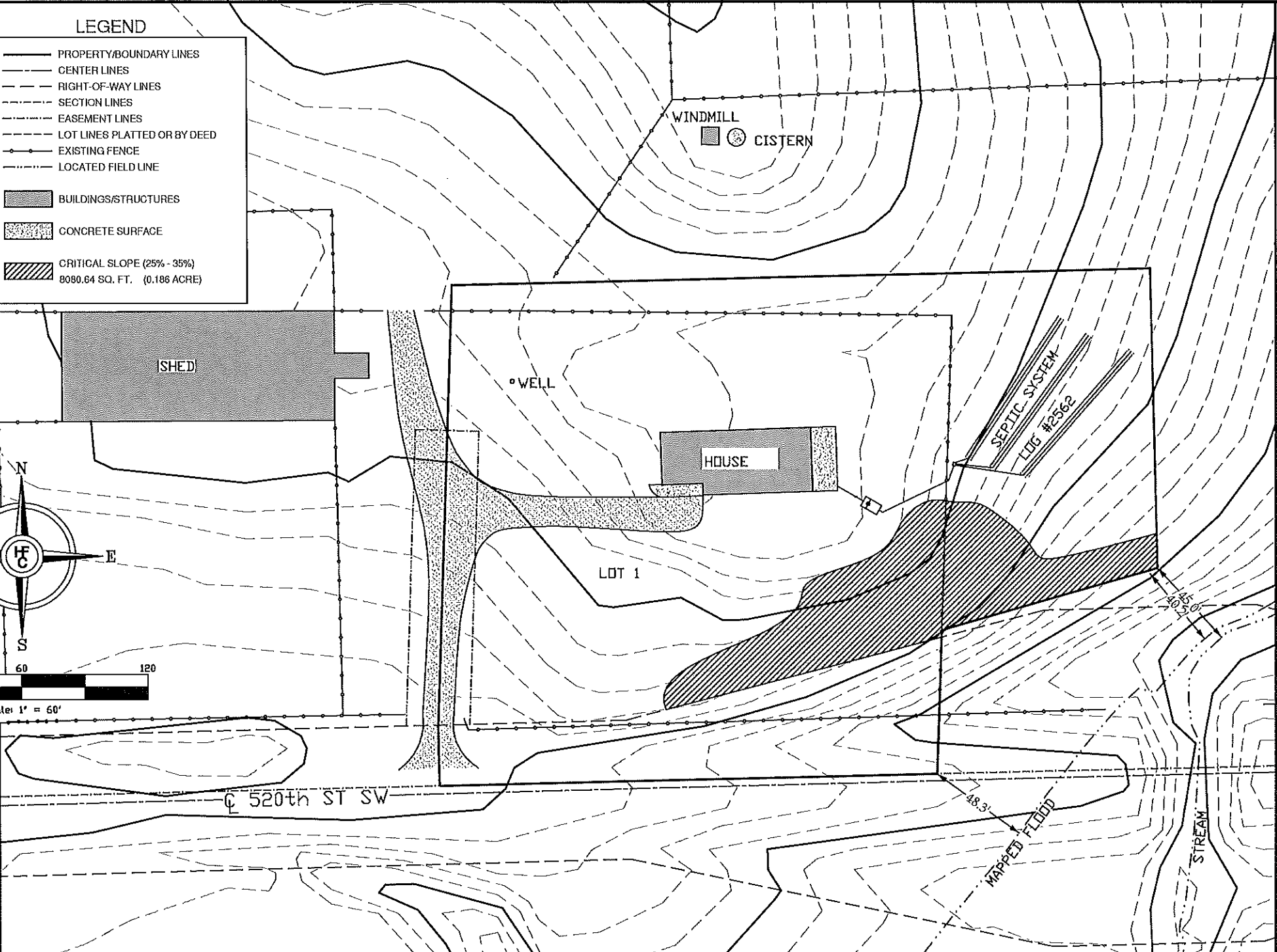


**HFC HART-FREDERICK CONSULTANTS P.C.**



510 State Street P.O. Box 560 Tiffin, Iowa 52340-0560 Phone: (319) 545-7215

www.hart-frederick.com

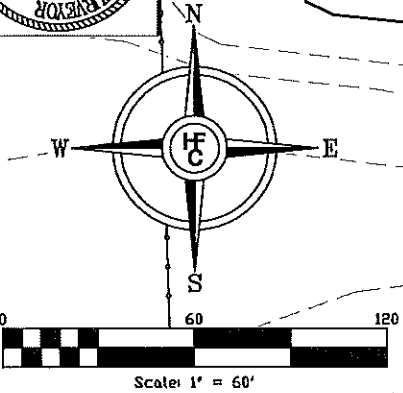
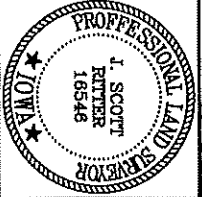


**LEGEND**

	PROPERTY/BOUNDARY LINES
	CENTER LINES
	RIGHT-OF-WAY LINES
	SECTION LINES
	EASEMENT LINES
	LOT LINES PLATTED OR BY DEED
	EXISTING FENCE
	LOCATED FIELD LINE
	BUILDINGS/STRUCTURES
	CONCRETE SURFACE
	CRITICAL SLOPE (25% - 35%) 8080.64 SQ. FT. (0.186 ACRE)

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



**SENSITIVE AREAS EXHIBIT**  
SCHRIECK ESTATE  
A RESIDENTIAL PARCEL SPLIT  
PART OF THE SE 1/4 - SW 1/4 OF  
SECTION 16, T-78-N, R-8-W  
JOHNSON COUNTY, IOWA

DATE: 10/24 DNR: JSR App:  
FLD BK: GPS PROJ. NO.: 247046