

Office Use Only	11/14/24	\$	P7C-2128622
	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):
 400th St. SW

Parcel Number(s): 122312603

Proposed Subdivision Name: Scott Rohrets Addition

The subdivision contains 22.66 total acres divided into 15 total lots as follows:

Buildable Lots: 6 Non-buildable outlots: 9

Total buildable acres: 7.78 Total non-buildable acres: 13.61

Current Zoning: R Proposed Use of the Subdivision: Residential

Scott Ritter
Name of Engineer/Surveyor

sritter@hart-frederick.com
Contact Email and Phone

Jim Houghton
Name of Attorney

jhoughton@iclaw.net
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.

James & Patricia Rohret
Name of Owner

Scott Rohret
Name of Applicant (if different)

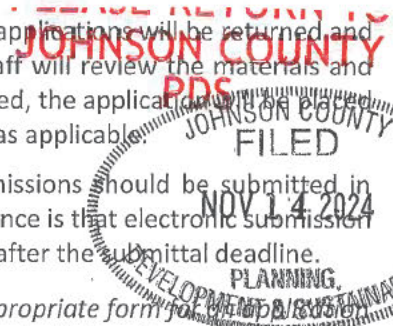
3948 Black Hawk Ave. SW Oxford, IA. 52322
Applicant Street Address (including City, State, Zip)

[Redacted] Applicant Phone [Redacted] Applicant Email

Scott M Rohret
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 presented 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 submission to be considered complete. Some items may require both electronic and physical copies.

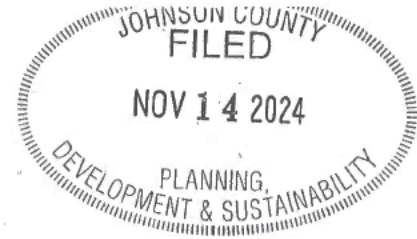
Items Required	Electronic Copy (PDF unless otherwise noted)	Hard Copies (number specified)
Application Fee (varies based on application. Fee: \$ <u>500</u>)		(1)
This application form with all information completed	JSR	(3)
Brief cover letter explaining the application and describing lots, road(s), provision 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	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	JB	
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	JB	
CAD line work of stormwater infrastructure, following the guidelines below	JB	
<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		
6. draft Subdivider's Agreement		
7. draft Fence Agreement		
8. Others as applicable (easement agreements, Homeowners Association docs, etc.)	JH	

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

13 November 2024

Mr. Josh Busard
Johnson County Zoning Director
Re: Scott Rohrets Addition for Scott Rohret

Dear Josh:

Attached please find the application and accompanying documents for a Residential Subdivision Final Plat application for Scott Rohret.

At this time Scott & family have the improvements in and would like to submit this Final Plat.

There are 6 buildable lots, 6 open space outlots, 1 preservation outlot, 1 infrastructure outlot and a cul-de-sac private road. This property is owned by the James F. & Patricia A. Rohret Revocable Trust, Scott's parents. This parcel has access to 400th St. SW.

If you have questions or if you require further information you may contact myself, attorney Jim Houghton or Scott Rohret.

Respectfully Submitted,

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

C: Mr. Scott Rohret
Mr. Jim Houghton
HFCfile

HFHC HART-FREDERICK CONSULTANTS P.C.

www.hart-frederick.com

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

NORTH 1/4 CORNER
SECTION 23-79-8
FOUND 5/8" REBAR
3" DEEP
TIERS BK. 43, PG. 121

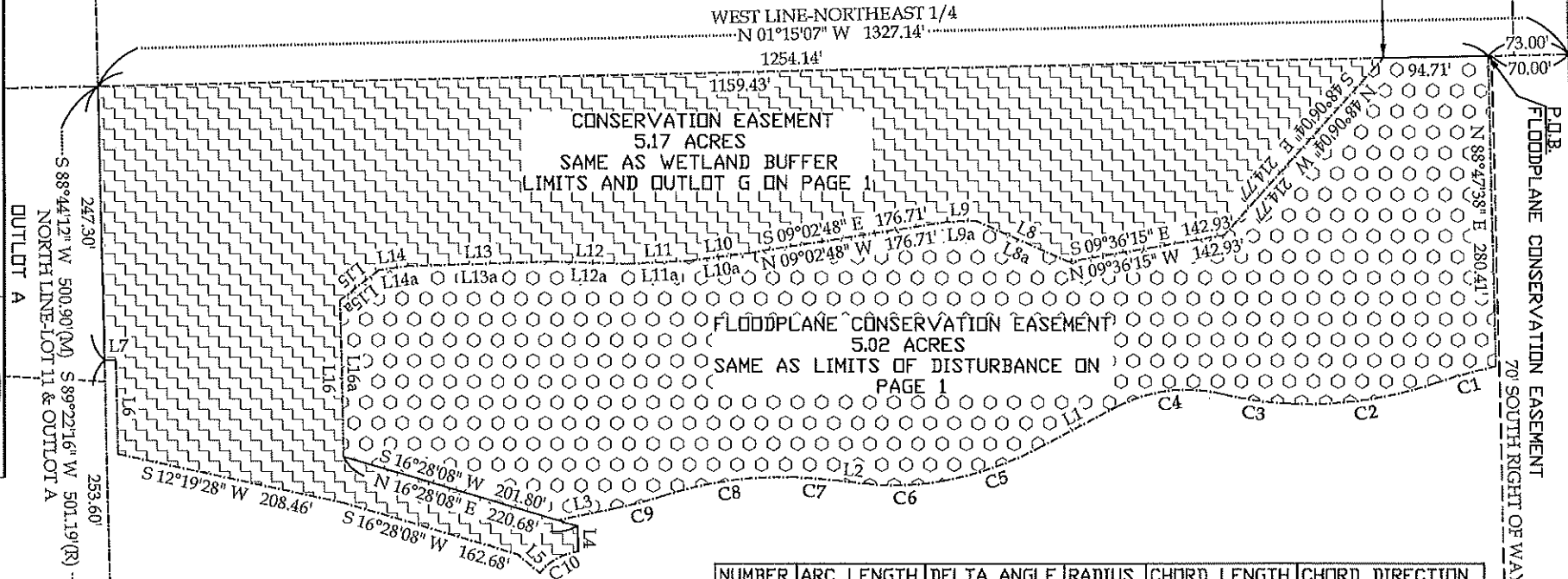
NW COR-
RDHRET'S SEVENTH ADDITION

400th ST. SW

P.D.B.
FLOODPLANE CONSERVATION EASEMENT
70' SOUTH RIGHT OF WAY LINE

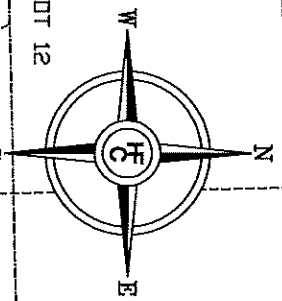
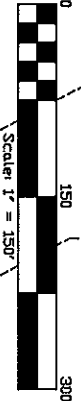
LOT 2
RDHRET'S SEVENTH ADDITION
BK. 47, PG. 106

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L8	S 23°54'21" W	92.04'	L11	S 02°56'16" E	53.73'	L14	S 07°58'32" E	26.35'
L8a	N 23°54'21" E	92.04'	L11a	N 02°56'16" W	53.73'	L14a	N 07°58'32" W	26.35'
L9	S 02°59'25" E	27.20'	L12	S 01°37'12" W	72.31'	L15	S 37°56'32" E	43.80'
L9a	N 02°59'25" W	27.20'	L12a	N 01°37'12" E	72.31'	L15a	N 37°56'32" W	43.80'
L10	S 07°11'09" E	56.40'	L13	S 01°51'54" E	128.89'	L16	N 88°47'38" E	141.48'
L10a	N 07°11'09" W	56.40'	L13a	N 01°51'54" W	128.89'	L16a	S 88°47'38" W	141.48'



NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD LENGTH	CHORD DIRECTION
C1	56.07	07°08'59"	449.36	56.04	S 15°28'25" E
C2	133.47	21°33'30"	354.72	132.68	S 08°16'10" E
C3	61.76	11°34'51"	305.55	61.65	S 08°18'00" W
C4	97.31	41°37'54"	133.93	95.19	S 06°43'32" E
C5	92.22	16°49'40"	313.99	91.89	S 19°07'39" E
C6	70.19	17°03'40"	235.71	69.93	S 02°10'59" E
C7	40.95	04°17'51"	545.97	40.94	S 04°11'55" W
C8	116.39	20°06'23"	331.68	115.80	S 08°00'11" E
C9	48.35	06°39'28"	416.13	48.33	S 14°43'39" E
C10	40.94	42°38'51"	55.00	40.00	S 28°53'02" E

NUMBER	DIRECTION	DISTANCE
L1	S 27°32'29" E	80.00'
L2	S 06°20'51" W	25.00'
L3	S 11°23'55" E	51.58'
L4	N 88°47'38" E	23.04'
L5	S 39°47'33" W	26.29'
L6	S 88°44'12" W	85.10'
L7	S 01°15'48" E	10.00'



LOT 11

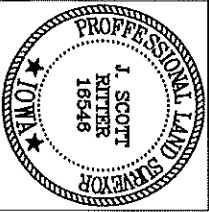
LOT 12

WEST LINE-NORTHEAST 1/4
.....N 01°15'07" W 1327.14'
1254.14'
1159.43'
CONSERVATION EASEMENT
5.17 ACRES
SAME AS WETLAND BUFFER
LIMITS AND OUTLOT G ON PAGE 1

FLOODPLANE CONSERVATION EASEMENT
5.02 ACRES
SAME AS LIMITS OF DISTURBANCE ON
PAGE 1

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

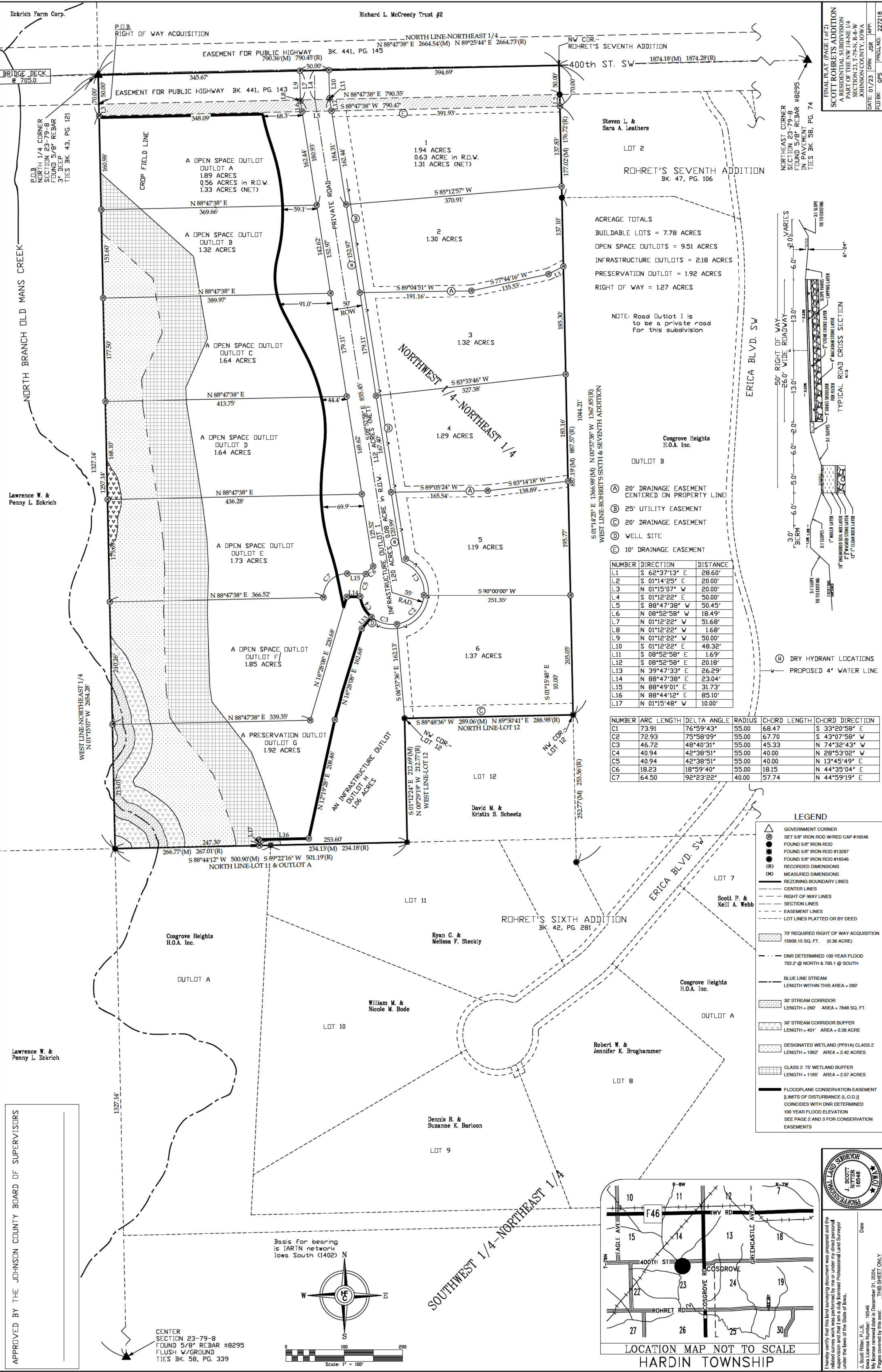


RDHRET'S SIXTH ADDITION
BK. 42, PG. 281

CONSERVATION EASEMENT
PAGE 2 OF 3
SCOTT ROHRET'S ADDITION
PART OF THE NW 1/4-NE 1/4
SECTION 23, T-79-N, R-8-W
JOHNSON COUNTY, IOWA
DATE: 01/23 DRN: JSR APP:
FLD BK: GPS PROJ NO: 227218

INDEX LEGEND
 LOCATION: NORTHWEST 1/4-NORTHEAST 1/4
 SECTION 23, T-79-N, R-8-W
 REQUESTOR: SCOTT ROHRET
 PROPRIETOR: JAMES F. & PATRICIA A. ROHRET
 SURVEYOR: J. SCOTT RITTER, PLS #16546
 COMPANY: HART-FREDERICK CONSULTANTS P.C.
 RETURN TO: sritter@hart-frederick.com (319) 545-7215

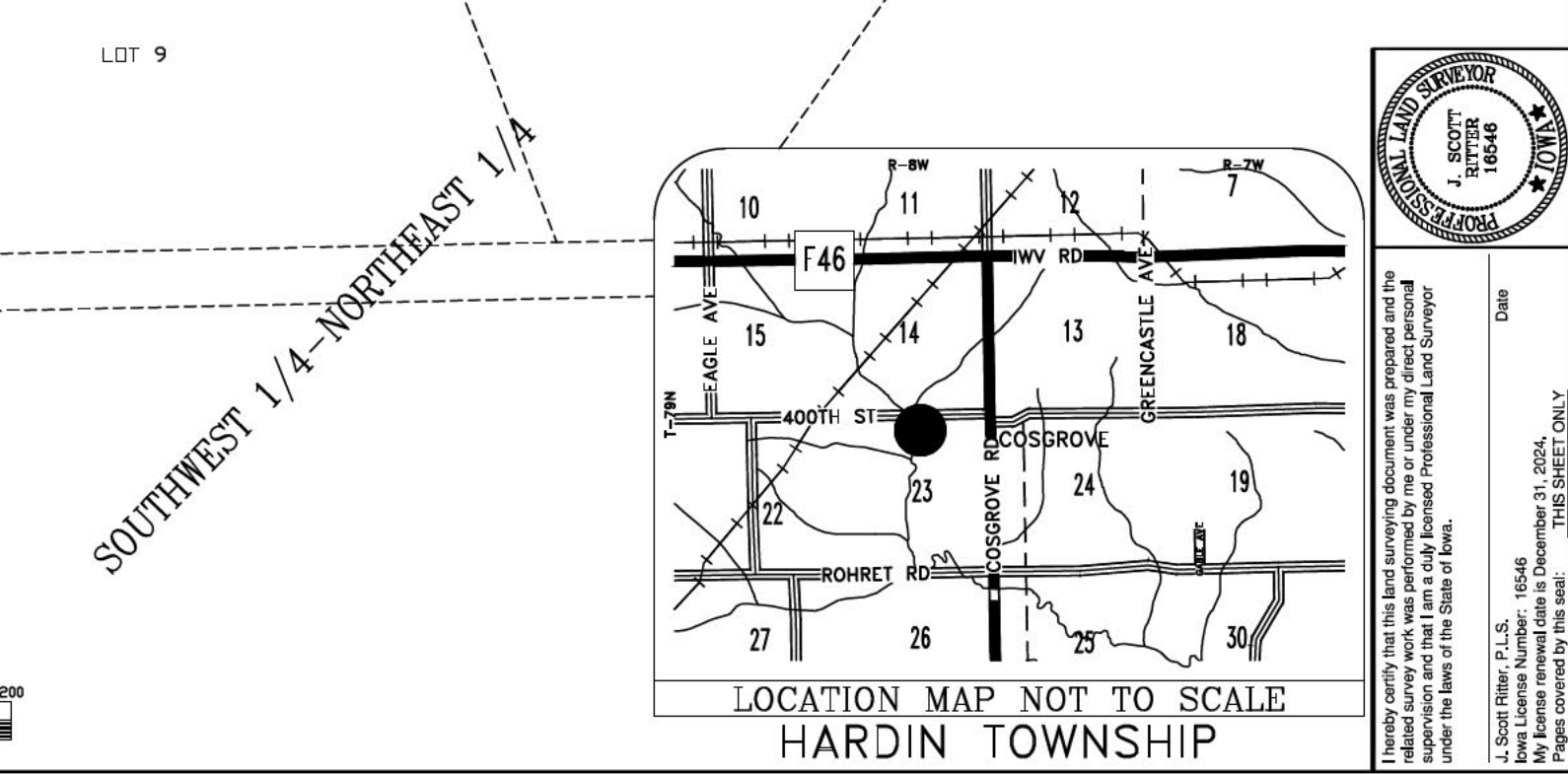
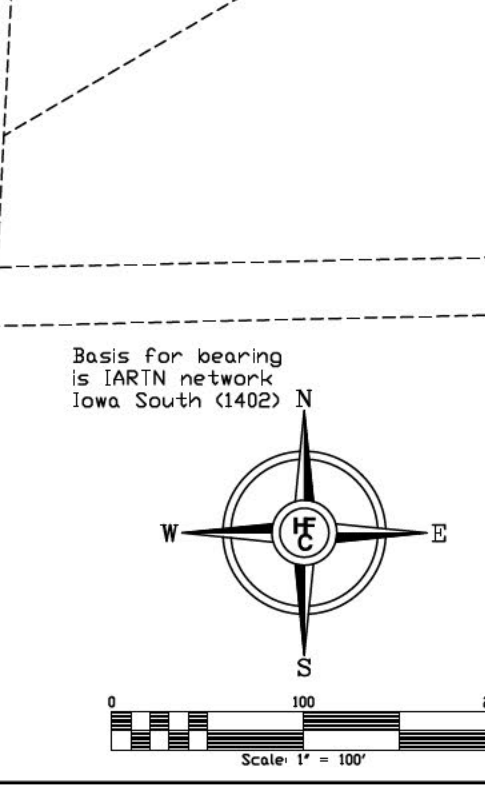
HFC HART-FREDERICK CONSULTANTS P.C.
 510 State Street P.O. Box 560 Tiffin, Iowa 52340-0560 Phone: (319) 545-7215
 www.hart-frederick.com



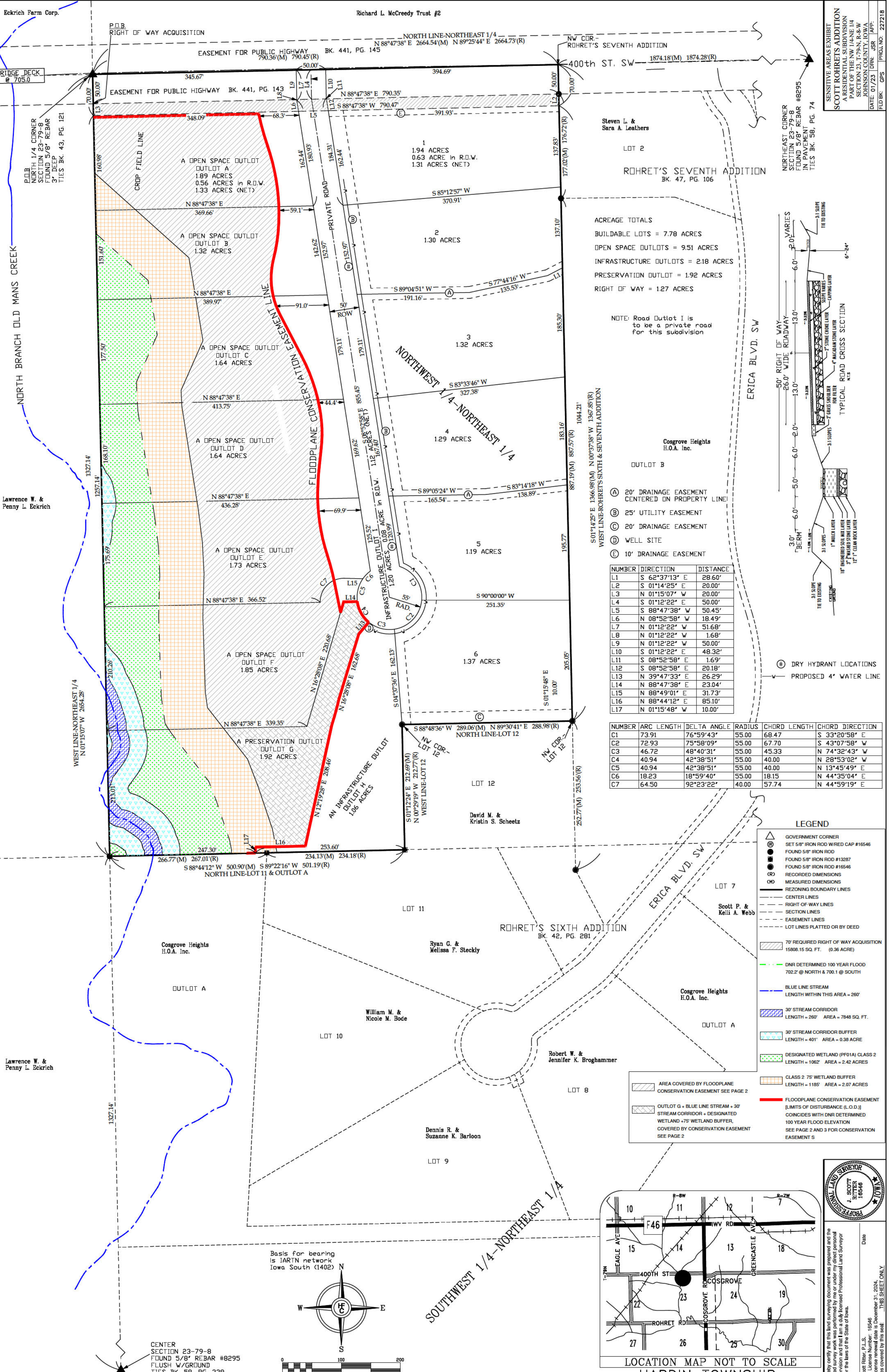
APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

Lawrence W. & Penny L. Eckrich

CENTER SECTION 23-79-8 FOUND 5/8" REBAR #8295 FLUSH W/GROUND TIES BK. 58, PG. 339



FINAL PLAT (PAGE 1 OF 2)
 SCOTT ROHRET'S ADDITION
 SECTION 23-79-8
 PARCELS 2-12
 JOHNSON COUNTY, IOWA
 DATE: 01/23/23 DRN: JSR APP: J.S.R.
 FLD BK: GPS PROJ. NO.: 227218

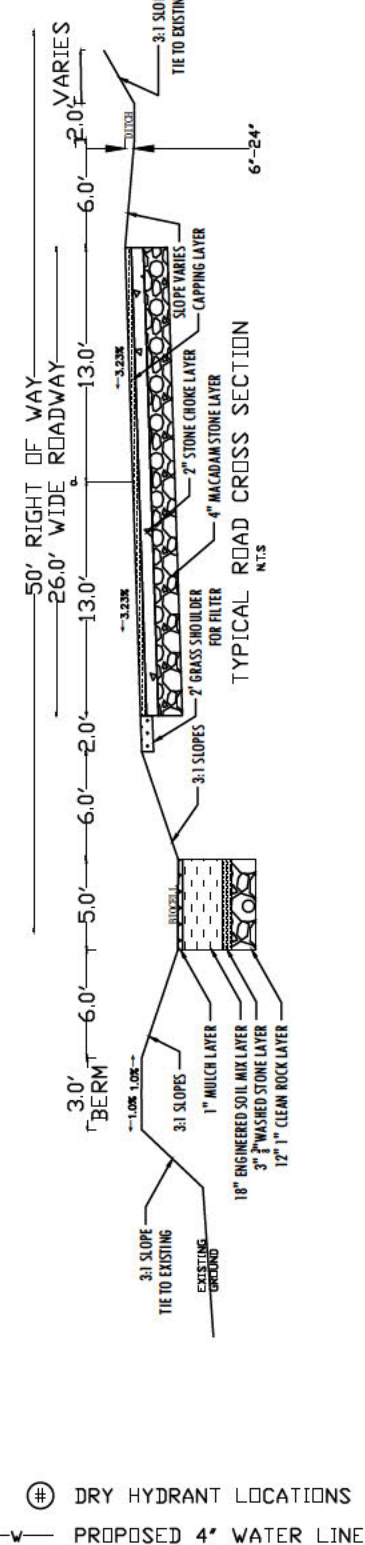


ACREAGE TOTALS
 BUILDABLE LOTS = 7.78 ACRES
 OPEN SPACE OUTLOTS = 9.51 ACRES
 INFRASTRUCTURE OUTLOTS = 2.18 ACRES
 PRESERVATION OUTLOT = 1.92 ACRES
 RIGHT OF WAY = 1.27 ACRES

NOTE: Road Outlot I is to be a private road for this subdivision

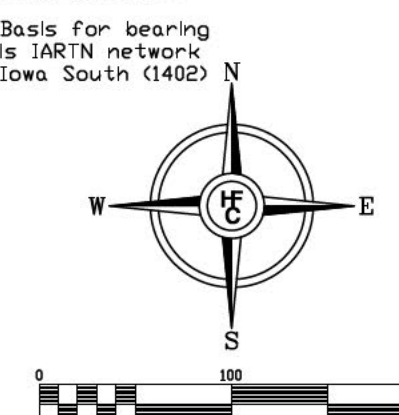
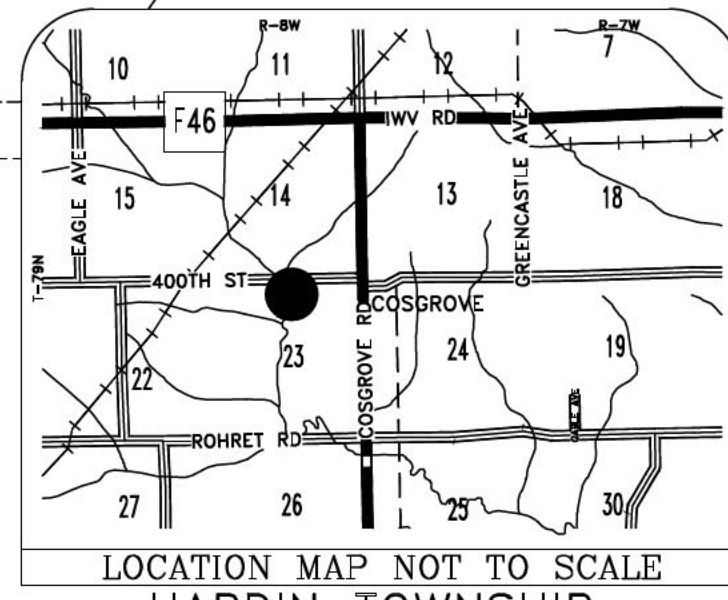
NUMBER	DIRECTION	DISTANCE
L1	S 62°37'13" E	28.60'
L2	S 01°14'25" E	20.00'
L3	N 01°15'07" W	20.00'
L4	S 01°12'22" E	50.00'
L5	S 88°47'38" W	50.45'
L6	N 08°52'58" W	18.49'
L7	N 01°12'22" W	51.68'
L8	N 01°12'22" W	1.68'
L9	N 01°12'22" E	50.00'
L10	N 01°12'22" E	48.32'
L11	S 08°52'58" W	1.69'
L12	S 08°52'58" E	20.18'
L13	N 39°47'33" E	26.29'
L14	N 88°47'38" E	23.04'
L15	N 88°49'01" E	31.73'
L16	N 88°44'12" E	85.10'
L17	N 01°15'48" W	10.00'

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD LENGTH	CHORD DIRECTION
C1	73.91	76°59'43"	55.00	68.47	S 33°20'58" E
C2	72.93	75°58'09"	55.00	67.70	S 43°07'58" W
C3	46.72	48°40'31"	55.00	45.33	N 74°32'43" W
C4	40.94	42°38'51"	55.00	40.00	N 28°53'02" W
C5	40.94	42°38'51"	55.00	40.00	N 13°45'49" E
C6	18.23	18°59'40"	55.00	18.15	N 44°35'04" E
C7	64.50	92°23'22"	40.00	57.74	N 44°59'19" E



LEGEND

- GOVERNMENT CORNER
- SET 5/8" IRON ROD W/RED CAP #16546
- FOUND 5/8" IRON ROD #13287
- FOUND 5/8" IRON ROD #16546
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- REZONING BOUNDARY LINES
- CENTER LINES
- RIGHT-OF-WAY LINES
- SECTION LINES
- EASEMENT LINES
- LOT LINES PLATTED OR BY DEED
- 70' REQUIRED RIGHT OF WAY ACQUISITION 15808.15 SQ. FT. (0.36 ACRE)
- DNR DETERMINED 100 YEAR FLOOD 702.2' @ NORTH & 700.1' @ SOUTH
- BLUE LINE STREAM LENGTH WITHIN THIS AREA = 260'
- 30' STREAM CORRIDOR LENGTH = 260' AREA = 7848 SQ. FT.
- 30' STREAM CORRIDOR BUFFER LENGTH = 401' AREA = 0.38 ACRE
- DESIGNATED WETLAND (PF01A) CLASS 2 LENGTH = 1062' AREA = 2.42 ACRES
- CLASS 2 75' WETLAND BUFFER LENGTH = 1185' AREA = 2.07 ACRES
- FLOODPLANE CONSERVATION EASEMENT [LIMITS OF DISTURBANCE (L.O.D.) COINCIDES WITH DNR DETERMINED 100 YEAR FLOOD ELEVATION SEE PAGE 2 AND 3 FOR CONSERVATION EASEMENT S



CENTER SECTION 23-79-8 FOUND 5/8" REBAR #8295 FLUSH W/GROUND TIES BK 58, PG. 339

J. Scott Ritter, P.L.S.
 Iowa License Number: 15046 December 31, 2024
 Pages covered by this seal: THIS SHEET ONLY



HART-FREDERICK CONSULTANTS P.C.



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

www.hart-frederick.com

SCOTT ROHRET'S ADDITION

A part of the Northwest 1/4 of the Northeast 1/4 of Section 23, Township 79 North, Range 8 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

Beginning at the North 1/4 corner of Section 23, Township 79 North, Range 8 West; thence N 88°47'38" E along the North line of the Northeast 1/4 of said Section 23, a distance of 790.36 feet to the Northwest corner of Rohret's Seventh Addition as is recorded in Plat Book 47 on page 106 in the office of the Johnson County Recorder; thence S 01°14'25" E along the West line of said Rohret's Seventh Addition and a West line of Rohret's Sixth Addition as is recorded in Plat Book 42 on page 281 in the office of the Johnson County Recorder, a distance of 114.21 feet to the North-east corner of Lot 12 of said Rohret's Sixth Addition; thence S 88°48'36" W along the North line of said Lot 12, a distance of 283.06 feet to the Northwest corner of said Lot 12; thence S 01°12'24" E along the West line of said Lot 12, a distance of 212.69 feet to a point on the North line of Lot 11 of said Rohret's Sixth Addition; thence S 89°22'16" W along the North line of said Lot 11 and Durtot A of said Rohret's Sixth Addition, a distance of 500.90 feet to a point on the West line of the Northeast 1/4 of said Section 23; thence N 01°15'07" W along said West line, a distance of 1327.14 feet to the Point of Beginning containing 22.66 acres of which 1.27 acres is county road right of way and being subject to all easements and restrictions of record.

70' REQUIRED RIGHT OF WAY ACQUISITION

A part of the Northwest 1/4 of the Northeast 1/4 of Section 23, Township 79 North, Range 8 West of the 5th P.M., Johnson County, Iowa and is described as
Commencing at the North 1/4 corner of said Section 23; thence S 01°15'07" E along the West line of the Northeast 1/4 of said Section 23, a distance of 50.00 feet to a point on the South right of way line for 400th Street SW, being the Point of Beginning; thence N 88°47'38" E along said South right of way line, a distance of 790.35 feet to a point on the West line of Rohret's Seventh Addition as is recorded in Plat Book 47 on page 106 in the office of the Johnson County Recorder; thence S 01°14'25" E along said West line, a distance of 2000 feet; thence S 88°47'38" W, a distance of 790.47 feet to a point on said West line of the Point of Beginning containing 0.36 acre.

CONSERVATION EASEMENT

A part of the Northwest 1/4 of the Northeast 1/4 of Section 23, Township 79 North, Range 8 West of the 5th P.M., Johnson County, Iowa and is described as
Commencing at the North 1/4 corner of said Section 23; thence S 01°15'07" E along the West line of the Northeast 1/4 of said Section 23, a distance of 167.71 feet to the Point of Beginning; thence S 48°06'04" E, a distance of 214.77 feet; thence S 09°36'15" E, a distance of 142.93 feet; thence S 23°54'21" W, a distance of 92.04 feet; thence S 02°59'25" E, a distance of 27.20 feet; thence S 09°02'48" E, a distance of 176.71 feet; thence S 07°11'09" E, a distance of 35.40 feet; thence S 02°56'16" E, a distance of 53.73 feet; thence S 01°37'12" W, a distance of 72.31 feet; thence S 01°51'54" E, a distance of 128.89 feet; thence S 07°58'32" E, a distance of 26.35 feet; thence S 37°56'32" E, a distance of 43.80 feet; thence N 88°47'38" E, a distance of 114.48 feet; thence N 16°28'08" E, a distance of 220.68 feet; thence N 88°47'38" E, a distance of 23.04 feet; thence Southeasterly 40.94 feet along the arc of a 55.00 foot radius curve, concave Northeasterly, whose 40.00 foot chord bears S 28°53'02" E; thence S 39°47'33" W, a distance of 26.29 feet; thence S 16°28'08" W, a distance of 162.68 feet; thence S 12°19'28" W, a distance of 208.46 feet; thence S 88°44'12" W, a distance of 85.10 feet; thence N 01°15'48" E, a distance of 10.00 feet to a point on the North line Lot 11 and Durtot A of Rohret's Sixth Addition as is recorded in Plat Book 42 on page 281 in the office of the Johnson County Recorder; thence S 88°44'12" W along said North line, a distance of 247.30 feet to a point on the West line of the Northeast 1/4 of said Section 23; thence N 01°15'07" W along said West line, a distance of 1157.43 feet to the Point of Beginning containing 5.17 acres.

FLOODPLANE CONSERVATION EASEMENT

A part of the Northwest 1/4 of the Northeast 1/4 of Section 23, Township 79 North, Range 8 West of the 5th P.M., Johnson County, Iowa and is described as
Commencing at the North 1/4 corner of said Section 23; thence S 01°15'07" E along the West line of the Northeast 1/4 of said Section 23, a distance of 73.00 feet to the Point of Beginning; thence N 88°47'38" E, a distance of 280.41 feet; thence Southerly 56.07 feet along the arc of a 449.36 foot radius curve, concave Easterly, whose 56.04 foot chord bears S 15°28'25" E; thence Southerly 133.47 feet along the arc of a 354.72 foot radius curve, concave Westerly, whose 132.68 foot chord bears S 08°16'10" E; thence Southerly 61.76 feet along the arc of a 305.55 foot radius curve, concave Westerly, whose 61.65 foot chord bears S 08°18'00" W; thence Southerly 97.31 feet along the arc of a 133.93 foot radius curve, concave Easterly, whose 95.19 foot chord bears S 06°43'32" E; thence S 27°32'29" E, a distance of 80.00 feet; thence Southerly 92.22 feet along the arc of a 313.99 foot radius curve, concave Westerly, whose 80.00 foot chord bears S 19°07'39" E; thence Southerly 70.19 feet along the arc of a 235.71 foot radius curve, concave Westerly, whose 69.93 foot chord bears S 02°10'59" E; thence S 06°20'51" W, a distance of 25.00 feet; thence Southerly 40.95 feet along the arc of a 545.97 foot radius curve, concave Easterly, whose 40.94 foot chord bears S 04°11'55" W; thence Southerly 116.39 feet along the arc of a 331.68 foot radius curve, concave Easterly, whose 115.80 foot chord bears S 08°00'11" E; thence Southerly 48.35 feet along the arc of a 416.13 foot radius curve, concave Westerly, whose 48.33 foot chord bears S 14°43'39" E; thence S 11°23'55" E, a distance of 51.58 feet; thence S 16°28'08" W, a distance of 201.80 feet; thence S 88°47'38" W, a distance of 141.48 feet; thence N 37°56'32" W, a distance of 43.80 feet; thence N 07°58'32" W, a distance of 26.35 feet; thence N 01°51'54" W, a distance of 128.89 feet; thence N 01°37'12" E, a distance of 72.31 feet; thence N 02°56'16" W, a distance of 53.73 feet; thence N 07°11'09" W, a distance of 35.40 feet; thence N 09°02'48" W, a distance of 176.71 feet; thence N 02°59'25" W, a distance of 27.20 feet; thence N 23°54'21" E, a distance of 92.04 feet; thence N 09°36'15" W, a distance of 142.93 feet; thence N 48°06'04" W, a distance of 214.77 feet to a point on said West line of the Northeast 1/4 of Section 23; thence N 01°15'07" W along said West line, a distance of 94.71 feet to the Point of Beginning containing 5.02 acres.

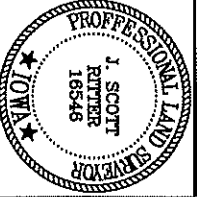
OWNERS: JAMES F. & PATRICIA A. ROHRET
1996 LUCAS CT. SW
DXFORD, IA. 52322

ATTORNEY: JAMES D. HOUGHTON
568 HWY 1 W
IOWA CITY, IA. 52246

SUBDIVIDER: SCOTT ROHRET (CONTRACT OWNER)
3948 BLACK HAWK AVE. SW
DXFORD, IA. 52322

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

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

FINAL PLAT (PAGE 3 of 3)
SCOTT ROHRET'S ADDITION
A RESIDENTIAL SUBDIVISION
PART OF THE NW 1/4-NE 1/4
SECTION 23, T-79-N, R-8-W
JOHNSON COUNTY, IOWA
DATE: 01/23 DNR: JSR APP:
FLDRK GPS PROJ. NO: 227218