

Office Use Only	4/2/25	\$	P2C 2528686
	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):

West of 2502 Highway 1 SW & North of Highway 1 across from 2511 Highway 1 SW

Parcel Number(s): 1405126001

Proposed Subdivision Name: Russell Estate Second Subdivision

The subdivision contains 5.00 total acres divided into total lots as follows:

Buildable Lots: 1 Non-buildable outlots:

Total buildable acres: 4.22 Total non-buildable acres:

Current Zoning: A Proposed Use of the Subdivision: Residential

Scott Ritter

Name of Engineer/Surveyor

sritter@hart-frederick.com

Contact Email and Phone

Allison Goertz

Name of Attorney

goertz@hebbblaw.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.

Scott Miller

Name of Owner

Name of Applicant (if different)

2502 Highway 1 SW Iowa City, IA. 52240

Applicant Street Address (including City, State, Zip)

Applicant Phone

Applicant Email

Scott Miller

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 application 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	JSR 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	
<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	NOTSR	
<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	JSR	
<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	NA	
CAD line work of stormwater infrastructure, following the guidelines below	NA	
<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	AG	
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 February 2025

Mr. Josh Busard
Johnson County Zoning Director

Re: Russell Estate Second Subdivision, for Scott Miller,
a Farmstead Split

Dear Josh:

Attached please find the application and accompanying documents for a
Farmstead Split application for the Scott Miller.

At this time he would like to split off this portion of his property for this
bare ground area. This subdivision has access to Highway 1 SW no water or
septic has been established.

If you have questions or if you require further information you may contact
myself, Attorney: Allison Goertz or Scott Miller.

Respectfully Submitted,

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

C: Mr. Scott Miller
Ms. Allison Goertz
HFCfile

Dated Jan. 30, 2025



Hi Charles,

Both entrances do appear to be authorized. I found the permit for the one to the south, and the one to the north was reconstructed and conveyed when the roadway was realigned in the 30s/40s. I would like to note that any work on the existing entrances or a change in use will require a new permit and currently the minimum spacing requirement through here is 600 feet which these entrances do not meet.

Please let me know if you have any other questions!

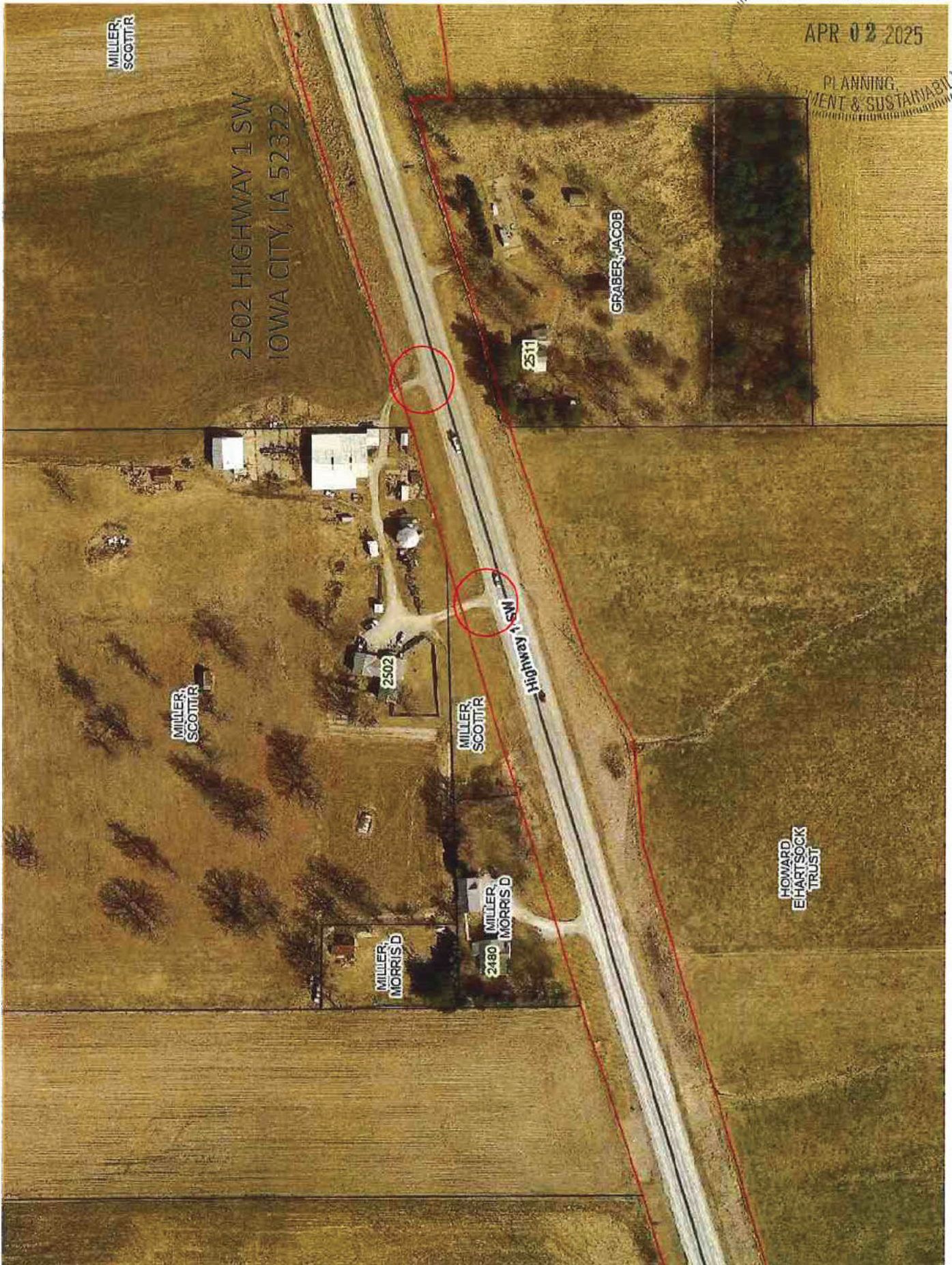
Thank you,

Leilah Armstrong, P.E.
Safety Countermeasures and Access Management Engineer
Traffic and Safety Bureau, Safety Engineering Section
Iowa Department of Transportation
800 Lincoln Way
Ames, Iowa 50010
515-239-1623 office
leilah.armstrong@iowadot.us

JOHNSON COUNTY
FILED

APR 02 2025

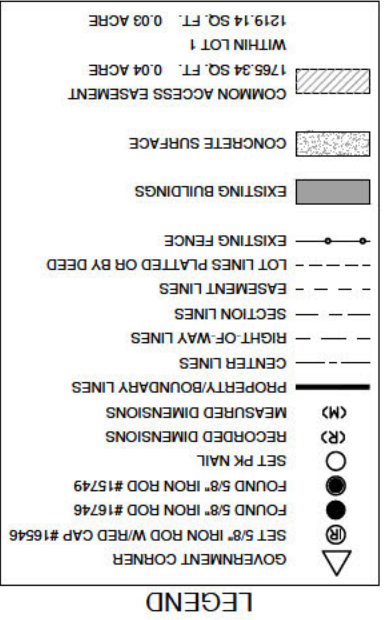
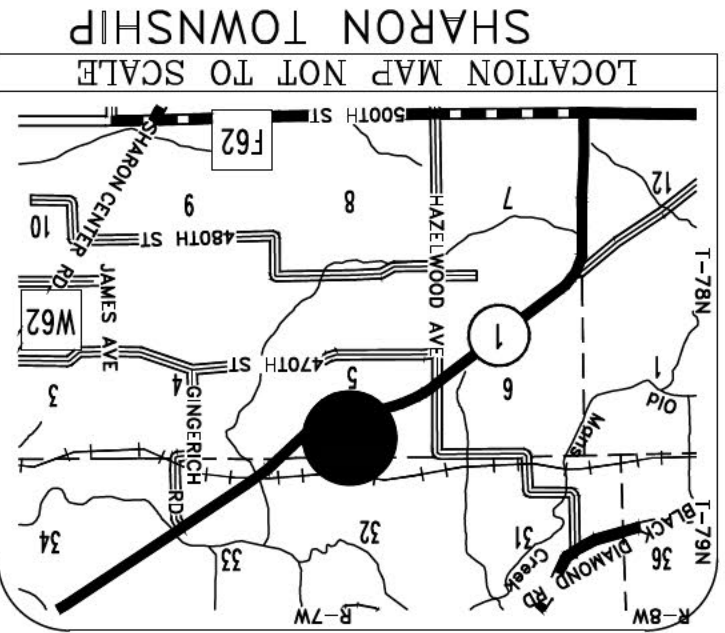
PLANNING,
DEVELOPMENT & SUSTAINABILITY



LOCATION: NORTHWEST FRAC'L 1/4-NORTHEAST FRAC'L 1/4
SECTION 5, T-78-N, R-7-W
REQUESTOR: SCOTT MILLER & KERRY CAMPBELL
PROPRIETOR: SCOTT R. 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

INDEX LEGEND

NORTHWEST CORNER
FOUND CONC. MON.
FLUSH W/GROUND
TIES BK. 51, PG. 214
SOUTH 1/4 CORNER
SECTION 33-79-7
FOUND BROKEN CONC. MON.
FLUSH W/GROUND
AS PER IDOT INFO
NORTH 1/4 CORNER
SECTION 5-78-7
FOUND 5/8" REBAR #16546
12" DEEP



NORTHEAST FRACTIONAL 1/4-NORTHWEST FRACTIONAL 1/4

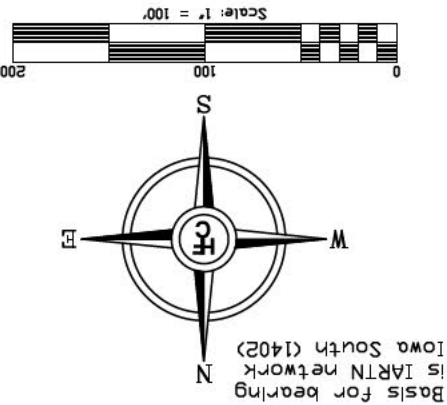
AUDITOR'S PARCEL 2007083
BK. 52, PG. 127

PLAT OF SURVEY
BK. 4, PG. 281

Morris D. &
Diana D. Miller

STATE APPROVED ENTRANCES

Howard E. Hartsock



NUMBER	DIRECTION	DISTANCE
L1	N 73°11'01" E	31.19'
L2	S 71°34'53" W	12.23'
L3	S 71°34'53" W	19.23'
L4	N 00°54'42" W	48.66'
L5	N 89°05'18" E	11.67'
L6	S 63°41'23" E	60.96'
L7	S 71°34'53" W	56.84'

Scott R. Miller

COMMON ACCESS EASEMENT

Being a part of the Northwest Fractional 1/4 of the Northeast Fractional 1/4 of said Section 5, Township 78 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is more particularly described as:

Commencing at the Southwest corner of the Northwest 1/4 of the Northeast Fractional 1/4 of said Section 5, thence N 00°54'42" W along the West line of the Northeast Fractional 1/4 of said Section 5, a distance of 711.18 feet being a point on the centerline of Iowa Primary Highway No. 1, thence N 73°11'01" E along said centerline, a distance of 31.19 feet to the Point of Beginning; thence N 00°54'42" W, a distance of 476.09 feet; thence N 73°11'12" E, a distance of 475.98 feet to the Point of Beginning; thence S 71°34'53" W along said centerline, a distance of 475.98 feet to the Point of Beginning containing 5.00 acres of which 0.78 acre is State Highway right of way and being subject to all easements and restriction of record.

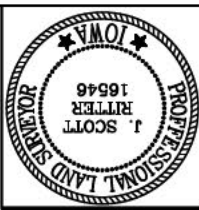
Being a part of the Northwest Fractional 1/4 of the Northeast Fractional 1/4 of said Section 5, Commencing at the Southeast corner of the Northeast Fractional 1/4 of said Section 5, thence N 00°54'42" W along the East line of the Northeast Fractional 1/4 of said Section 5, a distance of 711.18 feet to a point on the centerline of Iowa Primary Highway No. 1, thence S 71°34'53" W along said centerline, a distance of 31.19 feet; thence N 00°54'42" W, a distance of 68.23 feet to a point on the Northeastly right of way line for Iowa Primary Road No. 1, the Point of Beginning; thence S 71°34'53" W along said centerline, a distance of 48.66 feet; thence N 89°05'18" E, a distance of 11.67 feet; thence S 63°41'23" E, a distance of 60.96 feet to a point on said Northeastly right of way line; thence S 71°34'53" W along said Northeastly right of way line, a distance of 56.84 feet to the Point of Beginning containing 0.04 acre.

SUBDIVIDERS/OWNERS: SCOTT MILLER
2502 HIGHWAY 1 SW
IDWA CITY, IA, 52240

ATTORNEY: ALLISON M. GORRIZ
330 E COURT ST.
IDWA CITY, IA, 52240

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

SOUTHWEST CORNER-
NORTHWEST 1/4
SECTION 5-78-7
FOUND 5/8" REBAR #8165
1" DEEP
TIES BK. 66, PG. 294



I hereby certify that this land surveying document was prepared and the
survey 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, 2028.
THIS SHEET ONLY

CHAIRPERSON
DATE

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

Parent Parcel is found
as a Warranty Deed in
Book 565 on page 246,
dated December 21, 1979
containing 55.14 acres by
survey.

PRELIMINARY & FINAL PLAT
RUSSELL ESTATE SECOND SUB
A PART OF THE NW 1/4-NE 1/4
OF SECTION 5, T-78-N, R-7-W
JOHNSON COUNTY, IOWA
DATE: 01/25 DWN: JSR APP:
FLD BK: GPS PROJ. NO: 247232

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