Office Use Only



Fee

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P2C-25-27 (87)
Application Number





JOHNSON COUNTY, IOWA

APPLICATION FOR: SUBDIVISION PLAT APPROVAL

Application is hereby made for approval of a: subdivision plat on property located at (stree	Preliminary Final Combined t address if available or layman's description):
2502 Highway 1 SW	
Parcel Number(s): 1405201004, 1405201007	& 1405126001 ·
Proposed Subdivision Name: Russell Estate F	irst Subdivsion
The subdivision contains 5.00 total	al acres divided into 2 total lots as follows:
Buildable Lots: 1	Non-buildable outlots:
Total buildable acres:1.97	Total non-buildable acres: 2.88
Current Zoning: A & C Proposed	Use of the Subdivision: Residential
Scott Ritter	sritter@hart-frederick.com
Name of Engineer/Surveyor	Contact Email and Phone
Allison Goertz	goertz@hebblaw.com
Name of Attorney	Contact Email and Phone
affirms that the owner(s) of the property desc	provided herein is true and correct. If applicant is not the owner, applicant or the owner, applicant or this application being submitted, and e office of Johnson County Planning, Development, and Sustainability to the property.
Name of Owner	Name of Applicant (if different)
2502 Highway 1 SW Iowa City, IA. 52240	runne of rippheant (if anyelene)
Applicant Street Address (including City, State,	Zip)
Applicant Phone Ap	pplicant Email
Stato Miller	
Annlicant 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)

mminOHNSON COUNT)

The following items must be submitted for the application to be complete. Incomplete applications will be applications will be represented 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 Planning and Zoning Commission or Board of Supervisors agenda, as applicable Planning and Zoning Commission or Board of Supervisors agenda, as applicable Planning and Zoning Commission or Board of Supervisors agenda, as applicable Planning and Zoning Commission or Board of Supervisors agenda, as applicable Planning and Zoning Commission or Board of Supervisors agenda, as applicable Planning and Zoning Commission or Board of Supervisors agenda, as applicable Planning and Zoning Commission or Board of Supervisors agenda, as applicable Planning and Zoning Commission or Board of Supervisors agenda, as applicable Planning and Zoning Commission or Board of Supervisors agenda, as applicable Planning and Zoning Commission or Board of Supervisors agenda, as applicable Planning and Zoning Commission or Board of Supervisors agenda, as applicable Planning and Zoning Commission or Board of Supervisors agenda, as applicable Planning and Zoning Commission or Board of Supervisors agenda, as applicable Planning and Zoning Commission or Board of Supervisors agenda.

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.

<u>Initial each empty box below</u> 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	Hard Copies (number
	otherwise noted)	specified
Application Fee (varies based on application. Fee: \$ 560	建 基础	(1)
This application form with all information completed	JIP	(3)
Brief cover letter explaining the application and describing lots, road(s), provision of water, septic, etc.		(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	The Car
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an approved waiver	45	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below	JER	2300
Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver	752	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	J.S.	
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/N	
For Farmstead Splits: a list of parcel numbers of the parent farm and the book and page(s) recorded prior to December 1, 2000	NA	
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	NA	
CAD line work of stormwater infrastructure, following the guidelines below	NA	
For Combined and Final Plats: Unsigned, draft legal documents are due at the time of sub noted below. Additional documents may be required based on the nature of the		erwise
SIGNED Auditor's Certificate approving the subdivision name SIGNED and notarized Resolution Affirming the Stability of the Road System		(1)
 draft Owner's Certificate draft Title Opinion draft Treasurer's Certificate draft Subdivider's Agreement draft Fence Agreement Others as applicable (easement agreements, Homeowners Association docs, etc.) 	AG	

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_lowa_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.





ENGINEERS & SURVEYORS

28 February 2025

Mr. Josh Busard Johnson County Zoning Director

Re: Russell Estate First Subdivision, for Scott Miller, a Residential Parcel Split

Dear Josh:

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

At this time he would like to split off this portion of their property for this existing residence and area around. This subdivision has two accesses to Highway 1 SW with water and septic 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

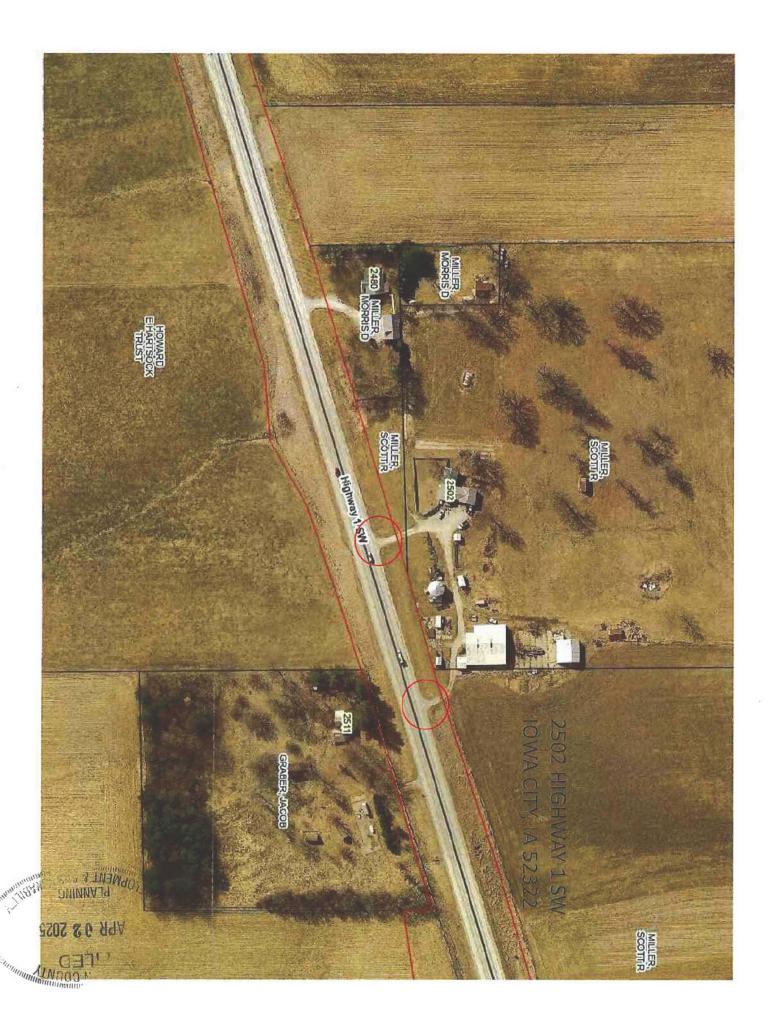
Hi Charles,

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
lowa Department of Transportation
800 Lincoln Way
Ames, Iowa 50010
515-239-1623 office
leilah.armstrong@iowadot.us



1:/5024 2URVEY5/247232 Miller, 5cott/drawings/247232.DWG, 3/19/2025 3:43:39 PM **INDEX LEGEND** LOCATION: NE 1/4-NW 1/4 & NW 1/4-NE 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 N 89°18'40" E 2708.34'(M) S 89°34'37" E 2708.39'(R) 750.41'(M) 750.46'(R) NORTHWEST CORNER SOUTH 1/4 CORNER SECTION 5-78-7 SECTION 33-79-7 FOUND CONC. MON. FOUND BROKEN CONC. MON. FLUSH W/GROUND FLUSH W/GROUND TIES BK. 51, PG. 214 AS PER IDOT INFO COMMON ACCESS EASEMENT described as. LOCATION MAP NOT TO SCALE SHARON TOWNSHIP WEST DEED LINE W(M) N 00°32'24" E

Donald K. &

Verna Zook

Howard E. Hartsock

CHAIRPERSON

I. LINE-A.P. 2007083 S 88°04'22" E(R)

Morris D. &

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

Diana D. Miller

164.00'(M & R)

DATE

273.99'(M) 274.00'(R)

HART-FREDERICK CONSULTANTS P.C. www.hart-frederick.com
510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215 -625.12'(M) 625.16'(R) -N 89°35'42" E 2669.44'(M) S 89°12'41" E 2669.48'(R) 3419.84'(M) 3421'(R) NORTHEAST CORNER SECTION 5-78-7 FOUND CONC. MON. NORTH 1/4 CORNER SECTION 5-78-7 FOUND 5/8' REBAR #16546 TIES BK. 36, PG. 95 RUSSELL ESTATE FIRST SUBDIVISION Being a part of the Northeast Fractional 1/4 of the Northwest Fractional 1/4 and a part of the Northwest Fractional 1/4 of the Northeast Fractional 1/4 of 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 Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 5, thence N 00°54′42″ W along the East line of the Northwest 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, the Point of Beginning; thence continuing N 00°54′42″ W along said East line, a distance of 3.81 feet; thence N 86°30′36″ W, a distance of 162.33 feet to the East corner of Auditor Parcel 2007084 as is recorded in Plat Book 52 on page 127 in the office of the Johnson County Recorder, being a point on the Northerly right of way line for Iowa Primary Road No. 1; thence S 73°11′01″ W along said Northerly right of way line, a distance of 327.79 feet to the Southwest corner of said Auditor Parcel 2007084; thence N 04°21′12″ W along the West line of said Auditor Parcel 2007084, a distance of 84.94 feet to a point on the North line of a Plat of Survey as is recorded in Plat Book 4 on page 281 in the office of the Johnson County Recorder; thence S 88°11′12″ W along said North line, a distance of 164.00 feet to the Southeast corner of Auditor Parcel 2007083 as is recorded in Plat Book 52 on page 127 in the office of the Johnson County Recorder; thence N 00°37′09″ W along the East line of said Auditor Parcel 2007083, a distance of 179.46 feet to the Being a part of the Northwest Fractional 1/4 of the Northeast Fractional 1/4 of Section 5, Township 78 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is Commencing at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of sald Section 5; thence N 00°54'42' W along the East line of the Northwest 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 N 73*11'01' E along said centerline, a distance of 19.06 feet; thence N 00*54'42' W, a distance of 37.88 feet to a point on the Northerly right of way line for Iowa Primary Road No. 1, the Point of Beginning, thence continuing N 00°54′42″ W, 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 a N 00°37′09° W along the East line of said Auditor Parcel 2007083, a distance of 179.46 feet to the Northeast corner of said Auditor Parcel 2007083; thence N 89°16′09° W along the North line of said Auditor Parcel 2007083, a distance of 110.12 feet to a point on the West line of a Court Officer Deed description as is recorded in Book 6527 on page 893 in the office of the Johnson County Recorder; thence N 00°39′23° W along said West line, a distance of 95.45 feet; thence N 88°11′12° E, a distance of 653.31 feet; thence N 00°54′42° W, a distance of 22.25 feet; thence point on said Northerly right of way line; thence S 71°34′53′ W along said Northerly right of way line, a distance of 69.07 feet to the Point of Beginning containing N 89°05'18" E, a distance of 120.00 feet; thence S 00°54'42" E, a distance of 344.03 feet to a point on said centerline of Iowa Primary Road No. 1; thence S 73°11'01" W along said centerline, a distance of 19.06 feet to the Point of Beginning containing 5.00 acres of which 0.15 acre is State Highway right of way and being subject to all easements and restriction of record. Scott R. Miller Scott R. Miller N 88°11'12" E 653.31' DUTLOT A AN AGRICULTURAL DUTLOT 3.01 ACRES 0.13 ACRE in R.D.W. N 88°11'12" E 345.66' 1.99 ACRES EASEMENT FOR PUBLIC HIGHWAY
BK. 180, PG. 247 SEPTIC SYSTEM 710.43 SQ. FT. LDG No. 1699 NORTH LINE-P.O.S. S 88°11'12" W 202.24' S 88°11'12" W 282.15' 320.39'(M) 320.38'(R) AUDITOR PARCEL 2007084 PLAT □F SURVEY BK. 4, PG. 281 SW C□R. ≥ A.P. 2007084 X Howard E. Hartsock -IOWA PRIMARY ROAD NO. 1 NUMBER DIRECTION DISTANCE N 86°30'36" W 162.33' (M) AUDITOR'S PARCEL 2023017 N 85°37'30" W 162.5' (R) A STATE APPROVED ENTRANCES BK. 66, PG. 293 N 04°21′12″ W 84.94′ (M) N 03*09'25" W 84.94' (R) N 88°11′12" E 594.38'(M) N 89°22′59" E 594.38'(R) Jacob Graber N 00°54′42″ W 52.25′ N 89°05′18" E 120.00' TABULATION OF ACRES NE 1/4-NW 1/4 N 89°05′18″ E 18.33′ 4.85 ACRES S 73°11′01" W 0.12 ACRE in R.O.W. S 71°34′53″ W 169,70′ (M) NW 1/4-NE 1/4 N 72°30' E 169.70' (R) 0.15 ACRE Howard E. Hartsock 0.03 ACRE in R.D.W. S 71°34′53″ W 188.93′ S 71°34′53″ W 19.23′ S 00°54′42″ E 23.62′ N 00°54'42" W 48.66' N 89°05′18″ E 11.67′ S 63°41'23" E 60.96'

SUBDIVIDORS/OWNERS: SCOTT MILLER

IDWA CITY, IA. 52240

PLAT PREPARED BY: HART-FREDERICK CONSULANTS P.C.

P.D. BOX 560

TIFFIN, IA. 52340

ATTORNEY: ALLISON M. GOERTZ 330 E COURT ST.

SOUTHEAST CORNER-

FOUND 5/8' REBAR #8165

TIES BK. 66, PG. 294

NORTHEAST 1/4-

NORTHWEST 1/4

1" DEFP

2502 HIGHWAY 1 SW IDWA CITY, IA. 52240

510 EAST STATE STREET

L15 S 71°34′53′ W 69.07′

PRELIMINARY & FINAL PLAT

RUSSELL ESTATE FIRST SUB.

A RESIDENTIAL PARCEL SPLIT

PART OF THE NE 1/4-NW 1/4 & OF THE NW 1/4-NE 1/4 OF SECTION 5, T-78-N, R-7-W

FLD BK: GPS PROJ NO: 247232

JOHNSON COUNTY, IOWA

DATE: 01/25 DRN: JSR APP:

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.

Pages covered by this seal: THIS SHEET ONLY

Iowa License Number: 16546

Basis for bearing is IARTN network

LEGEND GOVERNMENT CORNER

SET PK NAIL RECORDED DIMENSIONS

-- CENTER LINES

-- SECTION LINES

- - - EASEMENT LINES

◆ ■ EXISTING FENCE

EXISTING BUILDINGS

CONCRETE SURFACE

(M) MEASURED DIMENSIONS

- RIGHT-OF-WAY LINES

PROPERTY/BOUNDARY LINES

---- LOT LINES PLATTED OR BY DEED

COMMON ACCESS EASEMENT

1765.34 SQ. FT. 0.04 ACRE

SET 5/8" IRON ROD W/RED CAP #16546 FOUND 5/8" IRON ROD #16746 FOUND 5/8" IRON ROD #15749

RITTER 16546