

Office Use Only	4/2/25	\$	P2C-X-28690
	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):

5086 210th St. NE

Parcel Number(s): 0133301003 0133302001

Proposed Subdivision Name: Calef Second Subdivision

The subdivision contains 7.95 total acres divided into 2 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: 1

Total buildable acres: 1.44

Total non-buildable acres: 5.47

Current Zoning: A Proposed Use of the Subdivision: Residential

Scott Ritter

sritter@hart-frederick.com

Name of Engineer/Surveyor

Contact Email and Phone

Sharayah Owens

sharayah.owens@howeslawfirmnpc.com

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.

James Calef

Name of Owner

Name of Applicant (if different)

5086 210th St. NE Solon, IA. 52333

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 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 submission 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.

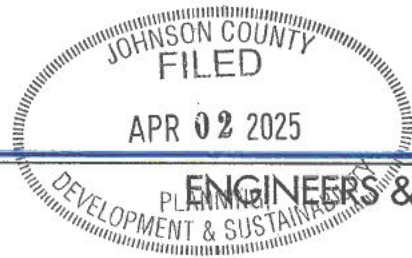
Items Required	Electronic Copy (PDF unless otherwise noted)	Hard Copies (number specified)
Application Fee (varies based on application. Fee: \$560.00)		(1)
This application form with all information completed	JSR	(3)
Brief cover letter explaining the application and describing lots, road(s), provision 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	N/A	
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	
For Combined and Final Plats: 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.)	SO	

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.



31 March 2025

Mr. Josh Busard
Johnson County Zoning Director

Re: Calef Second Subdivision, for Evelyn Calef, James A. & Denise M. Calef,
a Residential Parcel Split

Dear Josh:

Attached please find the application and accompanying documents for a
Residential Parcel Split application for the Calef's.

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 210th St. NE
with water and septic established.

If you have questions or if you require further information you may contact
myself, Attorney: Sharayah Owens or Jim Calef.

Respectfully Submitted,

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

C: Mr. James Calef
Ms. Sharayah Owens
HFCfile

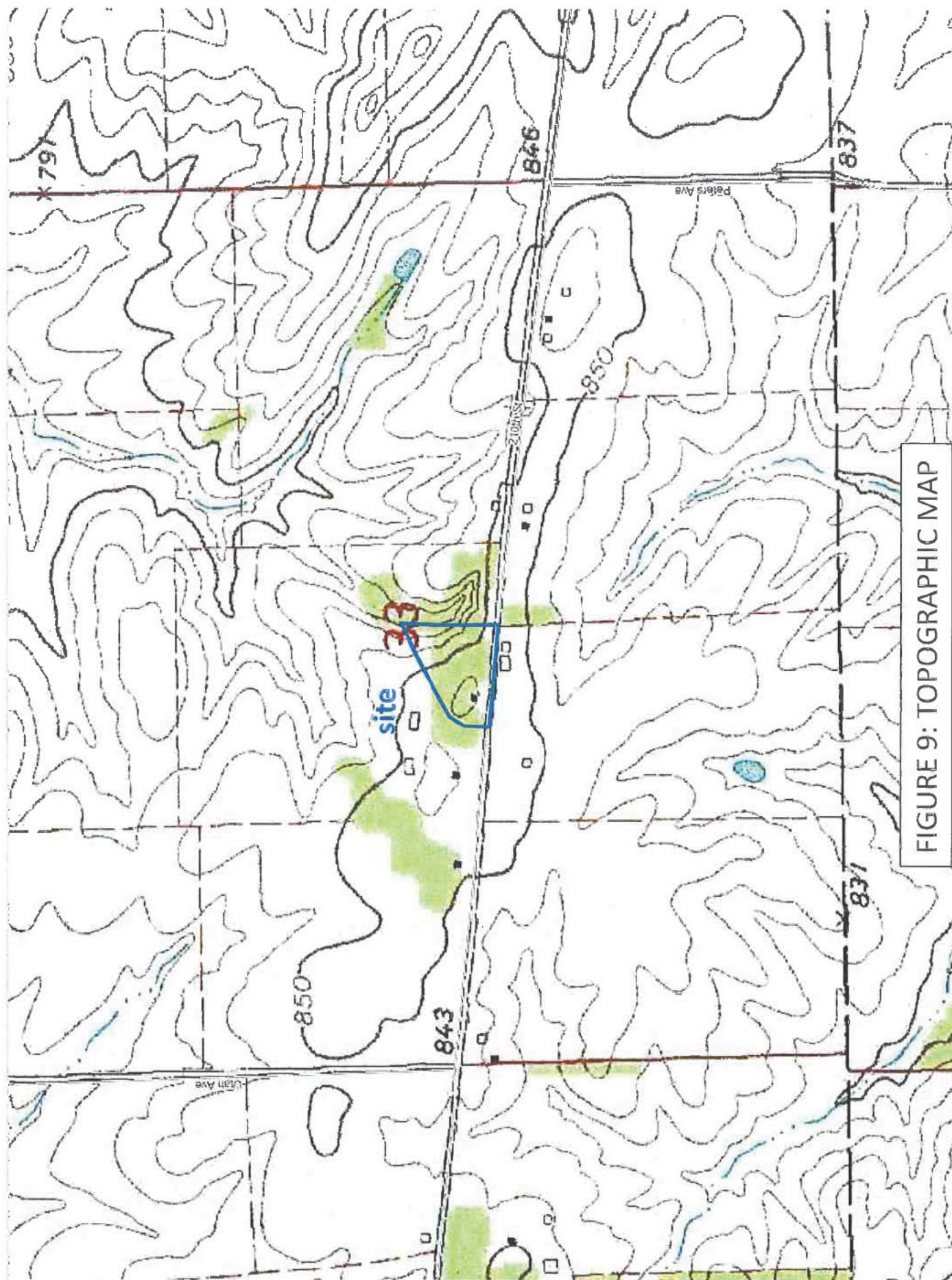



















FIGURE 9: TOPOGRAPHIC MAP

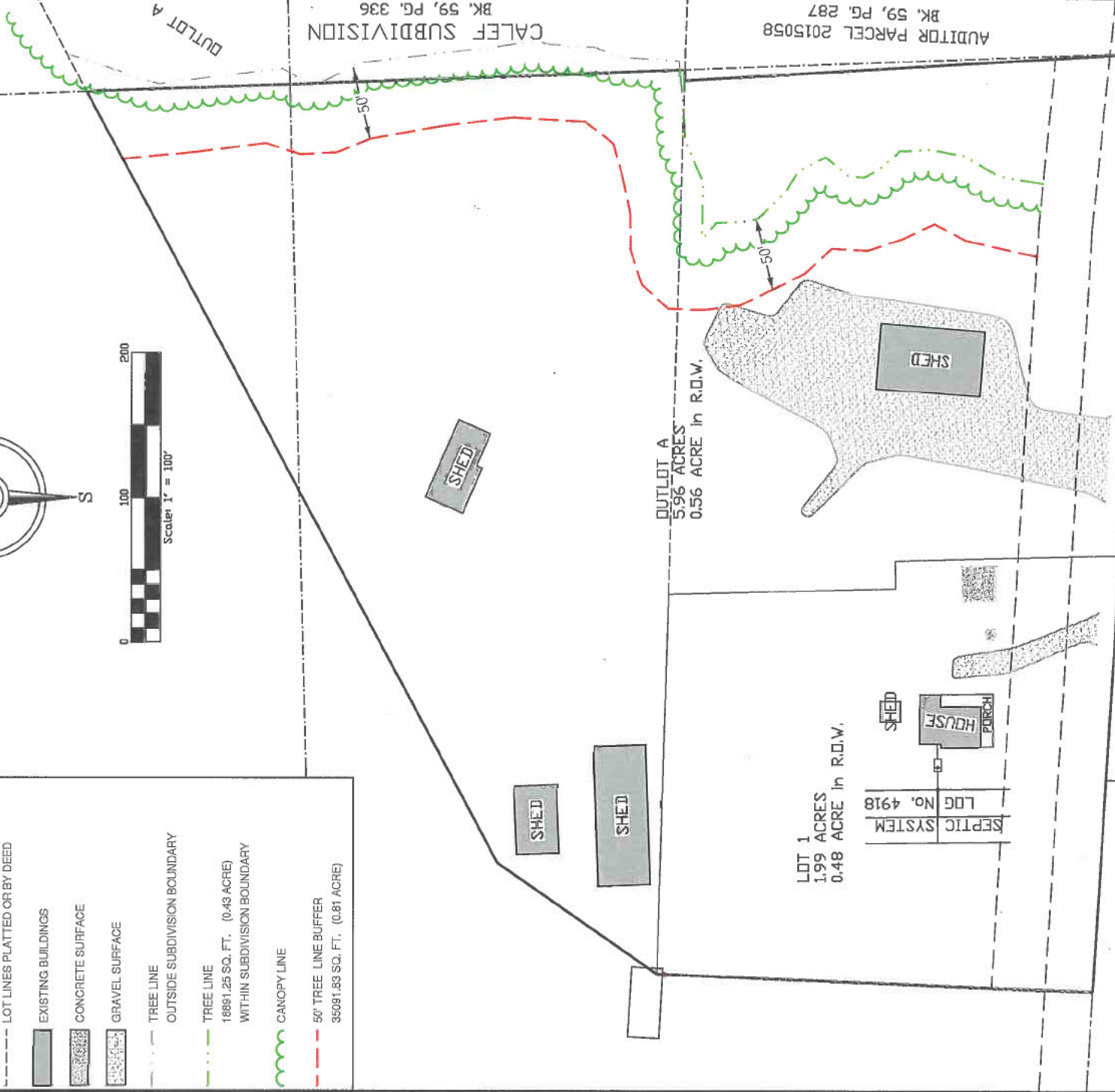
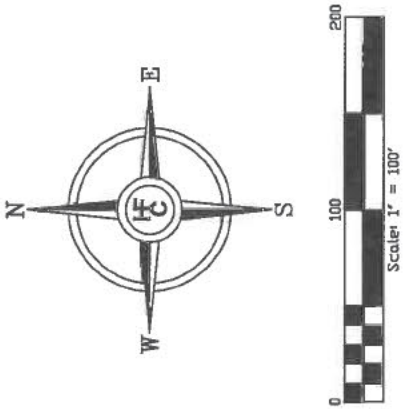


**HFC HART-FREDERICK CONSULTANTS P.C.**
www.hart-frederick.com
510 State Street P.O. Box 560 Tiffin, Iowa 52340-0560 Phone: (319) 545-7215



LEGEND

-  PROPERTY/BOUNDARY LINES
-  CENTER LINES
-  RIGHT-OF-WAY LINES
-  SECTION LINES
-  EASEMENT LINES
-  LOT LINES PLATTED OR BY DEED
-  EXISTING BUILDINGS
-  CONCRETE SURFACE
-  GRAVEL SURFACE
-  TREE LINE
-  OUTSIDE SUBDIVISION BOUNDARY
-  TREE LINE
-  18891.25 SQ. FT. (0.43 ACRE)
-  WITHIN SUBDIVISION BOUNDARY
-  CANOPY LINE
-  50' TREE LINE BUFFER
-  35091.83 SQ. FT. (0.81 ACRE)



LOT 1
CALEF SUBDIVISION
BK. 59, PG. 336

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, 2026.
Pages covered by this seal: THIS SHEET ONLY

Date

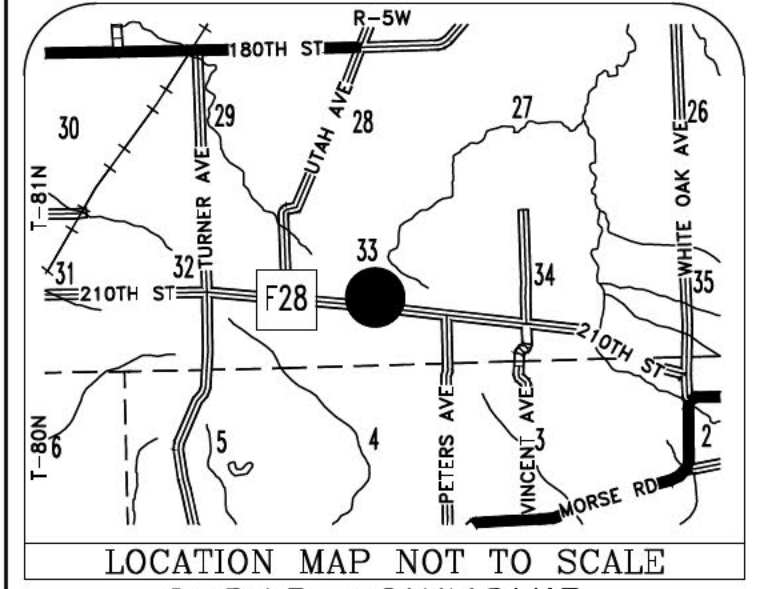


SENSITIVE AREAS EXHIBIT
CALEF SECOND SUBDIVISION

DATE: 11/24/24 DRC: JMR APP: JMR
FLD BK: 53 PROJ. NO: 247124

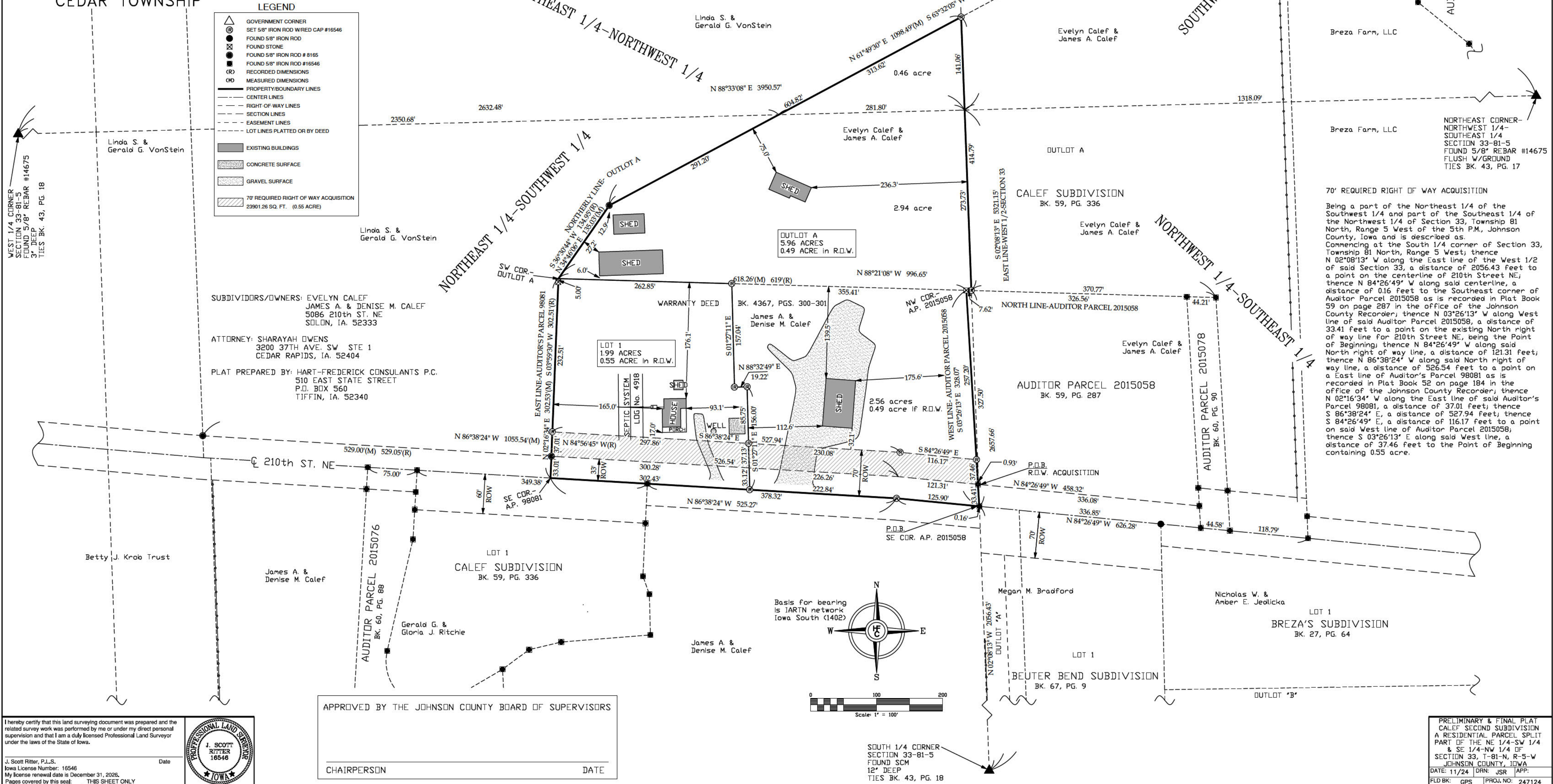
INDEX LEGEND
LOCATION: NE 1/4-SW 1/4 & SE 1/4-NW 1/4
SECTION 33, T-81-N, R-5-W
REQUESTOR: JIM CALEF
PROPRIETOR: EVELYN CALEF, JAMES A. & DENISE M. CALEF
SURVEYOR: J. SCOTT RITTER, PLS #16546
COMPANY: HART-FREDERICK CONSULTANTS P.C.
510 STATE ST. PO BOX 560 TIFFIN, IA 52340
RETURN TO: sritter@hart-frederick.com (319) 545-7215

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



CALEF SECOND SUBDIVISION
Being a part of the Northeast 1/4 of the Southwest 1/4 and part of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 81 North, Range 5 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 33, Township 81 North, Range 5 West; thence N 02°08'13" W along the East line of the West 1/2 of said Section 33, a distance of 2056.43 feet to a point on the centerline of 210th Street NE; thence N 84°26'49" W along said centerline, a distance of 016 feet to the Southeast corner of Auditor Parcel 2015058 as is recorded in Plat Book 59 on page 287 in the office of the Johnson County Recorder; being the Point of Beginning; thence continuing N 84°26'49" W along said centerline, a distance of 125.90 feet; thence N 86°38'24" W along said centerline, a distance of 525.27 feet to a Southeast corner of Auditor's Parcel 98081 as is recorded in Plat Book 52 on page 184 in the office of the Johnson County Recorder; thence N 02°16'34" W along the East line of said Auditor's Parcel 98081, a distance of 302.53 feet to a Southwest corner of Outlot A of Calef Subdivision as is recorded in Plat Book 59 on page 336 in the office of the Johnson County Recorder; thence N 34°46'06" E along a Northerly line of said Outlot A, a distance of 135.03 feet; thence N 61°49'30" E along said Northerly line, a distance of 604.82 feet to a point on said East line of the West 1/2 of Section 33; thence S 02°08'13" E along said East line, a distance of 414.79 feet to a point on the North line of said Auditor Parcel 2015058; thence N 88°21'08" W along said North line, a distance of 7.62 feet to the Northwest corner of said Auditor Parcel 2015058; thence S 03°26'13" E along the West line of said Auditor Parcel 2015058, a distance of 328.07 feet to the Point of Beginning containing 7.95 acres of which 1.04 acres is existing county road right of way and being subject to all easements and restrictions of record.

NORTH 1/4 CORNER
SECTION 33-81-5
FOUND 10" X 6" STONE
18" DEEP
TIES BK. 39, PG. 80



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, 2026.
Pages covered by this seal: THIS SHEET ONLY



APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS
CHAIRPERSON _____ DATE _____

PRELIMINARY & FINAL PLAT
CALEF SECOND SUBDIVISION
A RESIDENTIAL PARCEL SPLIT
PART OF THE NE 1/4-SW 1/4
& SE 1/4-NW 1/4 OF
SECTION 33, T-81-N, R-5-W
JOHNSON COUNTY, IOWA
DATE: 11/24/2024 DRN: JSR APP: _____
FLD BK: GPS PROJ. NO: 247124