

Office Use Only	5/7/25	\$	P26-25-28709
	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):

1697 Lower Old Highway 6 Rd. NW

Parcel Number(s): 0522201004

Proposed Subdivision Name: Hidden Jewel Estate

The subdivision contains 1.07 total acres divided into 1 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: _____

Total buildable acres: 0.59

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

Jeremy Hahn

Name of Attorney

jbhahn10@gmail.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.

Brad L. & Lynn M. Hahn

Name of Owner

Name of Applicant (if different)

P.O. Box 121 Amana, IA. 52203

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 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 N/A	
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver	JSR	
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	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	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	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	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	} → JH	
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.)		

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.



13 November 2024

Mr. Josh Busard
Johnson County Zoning Director

Re: Hidden Jewel Estate, for Brad & Lynn Hahn,
a Farmstead Split

Dear Josh:

Attached please find the application and accompanying documents for a
Farmstead Split application for the Hahn's.

At this time they would like to perform this Farmstead Split of their
property of an existing house and garage area.

This lot has access to Lower Old Highway 6 Rd. NW with water and septic
established.

If you have questions or if you require further information you may contact
myself, Attorney: Jeremy Hahn or Brad Hahn.

Respectfully Submitted,

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

C: Mr. Brad Hahn
Mr. Jeremy Hahn
HFCfile



JOHNSON COUNTY
FILED
MAY 07 2025
PLANNING,
DEVELOPMENT & SUSTAINABILITY

PLANNING, DEVELOPMENT AND SUSTAINABILITY

JOSH BUSARD
AICP, LEED-AP, CFM
DIRECTOR

NATHAN MUELLER, AICP, CFM
ASSISTANT DIRECTOR

PLANNING DIVISION

WAIVER RESPONSE

Date: November 4, 2024
To: Hart-Frederick Consultants; Attn. Scott Ritter
From: Kasey Hutchinson, Environmental Regulations Coordinator
Re: Waiver Request for 1697 Lower Old Highway 6 Road NW (PPN 0522201004)

Recently, your firm submitted a request to waive the Stormwater Management and Sensitive Areas requirements for a subdivision located at 1697 Lower Old Highway 6 Road NW (PPN 0522201004). After review, the PDS Administrative Officer has issued the following decision regarding 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 and approved for all sensitive areas.
- This project is exempt from the Historic Properties requirements.

Please contact me at khutchinson@johnsoncountyiowa.gov if you have any questions.

Respectfully,

Kasey Hutchinson
Environmental Regulations Coordinator

Office Use Only	11/1/24	PDS-24-28614
	Date Filed	Application Number



JOHNSON COUNTY, IOWA
REQUEST FOR WAIVER: Sensitive Areas Ordinance

Type of Development Application: Farmstead Split
 Street Address or Layman's Description: 1697 Lower Old Highway 6 Rd NW
 Parcel Number(s): 0522201004

Please check all sensitive areas for which waiver is being requested:

- | | | | | |
|---|--|--|--|---|
| <input type="checkbox"/> Critical Wildlife Habitat | <input type="checkbox"/> Historic Properties | <input type="checkbox"/> Prairie & Prairie Remnant | <input type="checkbox"/> Savanna & Savanna Remnant | <input type="checkbox"/> Significant Slopes |
| <input type="checkbox"/> Stream Corridors, Watercourses, and Surface Water Bodies | <input type="checkbox"/> Floodplain & Floodway | <input type="checkbox"/> Wetlands | <input type="checkbox"/> 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.

Brad L. Hahn

Name of Applicant

Applicant Email Address

Applicant Phone

Name of Owner (if different)

Owner Email Address

P.O. Box 121 Amana, IA. 52203

Owner Mailing Address (include City, State, Zip)

Applicant Signature

Date

ADMINISTRATIVE OFFICER'S DECISION:

☒ APPROVE

☐ PARTIAL APPROVAL**

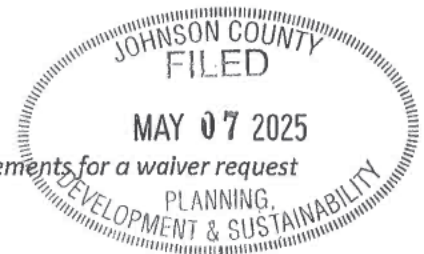
☐ DENY

11/4/2024

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 aerials 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	11/1/24	PDS-24-28614
	Date Filed	Application Number



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



Type of Development Application: Farmstead Split
 Street Address or Layman's Description: 1697 Lower Old Highway 6 Rd. NW
 Parcel Number(s): 0522201004

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.

Brad L. Hahn

Name of Applicant

Applicant Email Address

Applicant Phone

Name of Owner (if different)

Owner Email Address

P.O. Box 121 Amana, IA. 52203

Owner Mailing Address (include City, State, Zip)

Brad L. Hahn

10/22/24

Applicant Signature

Date

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

[Signature]
ADMINISTRATIVE OFFICER

11/4/2024

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.

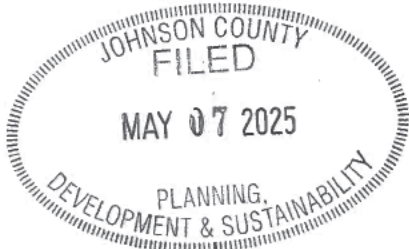
Initial each item below to confirm that you are aware of the submittal requirements for a waiver request application to be considered complete.

X A waiver request fee of \$50 due at time of submittal.

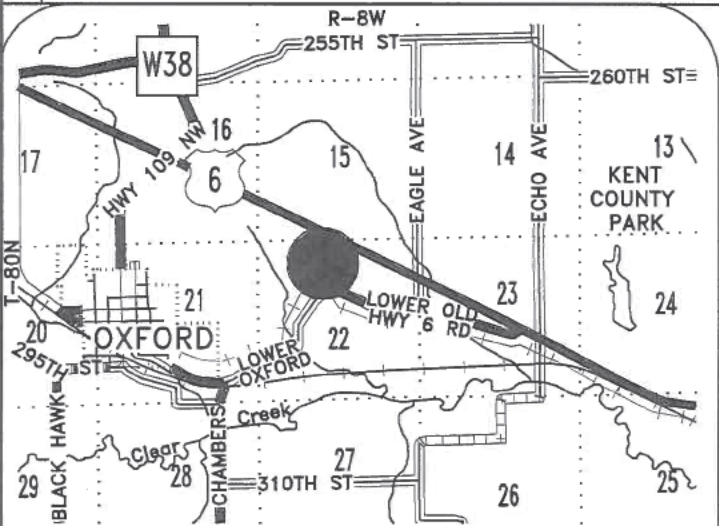
X A written narrative explaining the request.

INDEX LEGEND

LOCATION: NORTHEAST 1/4-NORTHWEST 1/4
SECTION 22, T-80-N, R-8-W
REQUESTOR: BRAD HAHN
PROPRIETOR: BRAD L. & LYNN M. HAHN
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



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



LOCATION MAP NOT TO SCALE
OXFORD TOWNSHIP

PLAT OF SURVEY
BK. 14, PG. 5

Growmark, Inc.

NORTHWEST 1/4

NORTHEAST 1/4

LEGEND

- GOVERNMENT CORNER
- SET 5/8" IRON ROD W/RED CAP #16546
- FOUND 5/8" IRON ROD
- CUT "X" IN CONCRETE
- FOUND 5/8" IRON ROD #16546
- FOUND 1/2" IRON ROD
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- 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
- REQUIRED 70' RIGHT OF WAY ACQUISITION
8147.51 SQ. FT. (0.19 ACRE)
- 10' WATERLINE EASEMENT
1317.85 SQ. FT. (0.03 ACRE)

Brad L. &
Lynn M. Hahn

AUDITOR PARCEL 2014060
BK. 58, PG. 329

NUMBER	DIRECTION	DISTANCE
L1	N 00°54'00" W	220.13'
L2	S 00°54'00" E	220.28'
L3	N 00°37'23" W	1067.83'(M)
	S 0°05'21" W	1067.83'(R)
L4	S 00°42'44" E	36.22'
L5	S 74°57'58" E	47.48'
L6	S 15°02'02" W	10.00'
L7	N 74°57'58" W	47.48'
L8	S 08°05'30" W	38.38'
L9	N 00°42'44" W	52.75'

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD LENGTH	CHORD DIRECTION
C1	70.67	80°59'04"	50.00	64.93	N 64°32'30" E
C2	67.68	96°56'33"	40.00	59.89	S 56°33'46" W

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON

DATE

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



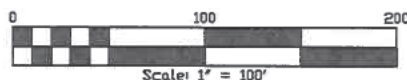
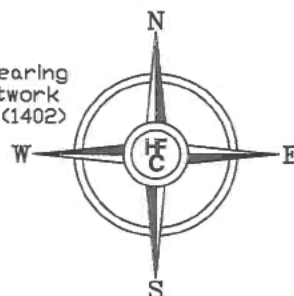
Brad L. &
Lynn M. Hahn

FOUND 5/8" REBAR
NE COR.
PLAT OF SURVEY
BK. 16, PG. 49

FOUND 1/2" REBAR
SW COR.-LOT 1
SUB. of LOT 2
AUBRECHT SUB.
BK. 33, PG. 199

NORTH 1/4 CORNER
SECTION 22-80-8
FOUND 5/8" REBAR #7363
4" DEEP
TIES BK. 51, PG. 27

Basis for bearing
is IARTN network
Iowa South (1402)



Joel R. &
Joan Welsh-Grabin

SUBDIVIDORS/OWNERS: BRADLEY L. & LYNN M. HAHN

P.O. BOX 121
AMANA, IA. 52203

ATTORNEY: JEREMY B. HAHN
2349 JAMESTOWN AVE., SUITE 4
INDEPENDENCE, IA. 50644

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

Parent Parcel is found
as a Warranty Deed in
Book 1236 on page 168
containing 127.42 acres
by survey.

BRUMLEY'S FIRST ADDITION
BK. 21, PG. 36

Chad P. &
Stacy L. Koenighahn

LOT 1

PRELIMINARY & FINAL PLAT
PAGE 1 of 2
HIDDEN JEWEL ESTATE
A FARMSTEAD SPLIT
PART OF THE NORTHEAST 1/4-NORTHWEST 1/4
OF SECTION 22, T-80-N, R-8-W
JOHNSON COUNTY, IOWA

DATE: 11/24 DRN: JSR APP:
FLD BK: GPS PROJ. NO: 247203



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

HIDDEN JEWEL ESTATE

Being a part Auditor Parcel 2014060 as is recorded in Plat Book 58 on page 329 in the office of the Johnson County Recorder being located in the Northeast 1/4 of the Northwest 1/4 of Section 22, Township 80 North, Range 8 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

Commencing at the North 1/4 corner of said Section 22; thence S 00°42'44" E along the East line of the Northwest 1/4 of said Section 22, a distance of 805.39 feet to the Point of Beginning; thence continuing S 00°42'44" E along said East line, a distance of 219.90 feet; thence S 89°17'16" W, a distance of 211.33 feet; thence N 00°42'44" W, a distance of 220.74 feet to a point on the South line of a Plat of Survey as is recorded in Plat Book 14 on page 5 in the office of the Johnson County Recorder; thence N 89°31'00" E along said South line and its extension thereof, a distance of 211.34 feet to the Point of Beginning containing 1.07 acres of which 0.48 acre is existing county road right of way and being subject to all easements and restrictions of record.

70' REQUIRED RIGHT OF WAY ACQUISITION

Being a part of the Northeast 1/4 of the Northwest 1/4 of Section 22, Township 80 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 22; thence S 00°42'44" E along the East line of the Northwest 1/4 of said Section 22, a distance of 805.39 feet; thence S 89°30'00" W along the South line of a Plat of Survey as is recorded in Plat Book 14 on page 5 in the office of the Johnson County Recorder and its extension thereof, a distance of 58.01 feet to a point on the West right of way line for Lower Old Highway 6 Road NW, being the Point of Beginning; thence S 00°54'00" E along the said West right of way line, a distance of 220.13 feet; thence S 89°17'16" W, a distance of 37.00 feet; thence N 00°54'00" W, a distance of 220.28 feet to a point on said South line of a Plat of Survey; thence N 89°31'00" E along said South line, a distance of 37.00 feet to the Point of Beginning containing 8147.51 square feet (0.19 acre).

10' WATERLINE EASEMENT

Being a part of the Northeast 1/4 of the Northwest 1/4 of Section 22, Township 80 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 22; thence S 00°42'44" E along the East line of the Northwest 1/4 of said Section 22, a distance of 805.39 feet; thence S 89°30'00" W along the South line of a Plat of Survey as is recorded in Plat Book 14 on page 5 in the office of the Johnson County Recorder and its extension thereof, a distance of 211.34 feet; thence S 00°42'44" E, a distance of 36.22 feet to the Point of Beginning; thence Northeasterly 70.67 feet along the arc of a 50.00 foot radius curve, concave Southerly, whose 64.93 foot chord bears N 64°32'30" E; thence S 74°57'58" E, a distance of 47.48 feet; thence S 15°02'02" W, a distance of 10.00 feet to a; thence N 74°57'58" W, a distance of 47.48 feet; thence Southwesterly 67.68 feet along the arc of a 40.00 foot radius curve, concave Southerly, whose 59.89 foot chord bears S 56°33'46" W; thence S 08°05'30" W, a distance of 38.38 feet; thence N 00°42'44" W, a distance of 52.75 feet to the Point of Beginning containing 1317.85 square feet (0.03 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

Date



PRELIMINARY & FINAL PLAT
PAGE 2 of 2
HIDDEN JEWEL ESTATE
A FARMSTEAD SPLIT
THE NORTHEAST 1/4-NORTHWEST 1/4
OF SECTION 22, T-80-N, R-8-W
JOHNSON COUNTY, IOWA

DATE: 11/24 DRN: JSR APP:
FLD BK: GPS PROJ. NO: 247203