

Office Use Only	5/7/25 <i>Date Filed</i>	\$ <i>Fee</i>	P2C-25-28711 <i>Application Number</i>
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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):
 2740 250th St. NW

Parcel Number(s): 0609152001

Proposed Subdivision Name: Cabin Creek Second Addition

The subdivision contains 4.82 total acres divided into total lots as follows:

Buildable Lots: 2 Non-buildable outlots:

Total buildable acres: 4.18 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

Jay Sigafoose
 Name of Attorney jay@neuzillaw.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.

Harold Cameron
 Name of Owner Name of Applicant (if different)

2051 Melrose Ave. Iowa City, IA. 52246
 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@johnsoncountyia.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.

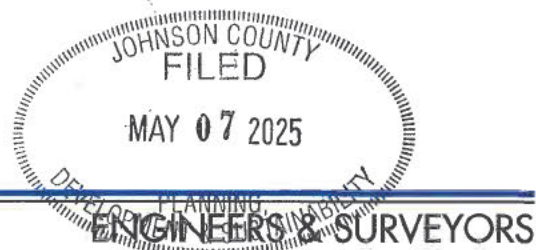
Items Required	Electronic Copy (PDF unless otherwise noted)	Hard Copies (number specified)
Application Fee (varies based on application. Fee: \$ 580)		(1)
This application form with all information completed	JSR	(3)
Brief cover letter explaining the application and describing lots, road(s), provision 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	
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	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	N/A	
CAD line work of stormwater infrastructure, following the guidelines below	JSR	
<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	JSR	
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.



5 May 2025

Mr. Josh Busard
Johnson County Zoning Director

Re: Cabin Creek Second Addition, for Harold Cameron,
a Residential Parcel Split

Dear Josh:

Attached please find the application and accompanying documents for a Residential Parcel Split application for the Harold Cameron. At this time the Harold would like to split off this portion of his property for this existing residence and area around. This lot has access to 250th St. NW with water and septic established.

If you have questions or if you require further information you may contact myself, Attorney: Jay Sigafoose or Harold Cameron.

Respectfully Submitted,

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

C: Mr. Harold Cameron
Mr. Jay Sigafoose
HFCfile



PLANNING, DEVELOPMENT AND SUSTAINABILITY

PLANNING DIVISION



WAIVER RESPONSE

Date: April 30, 2025
To: Hart-Frederick Consultants; Attn. Scott Ritter
From: Kasey Hutchinson, Environmental Regulations Coordinator
Re: Waiver Request, PPN 0609152001

Recently, your firm submitted a request to waive the Stormwater Management and Sensitive Areas requirements for a subdivision, PPN 0609152001. After review, the PDS Administrative Officer has issued the following decision regarding the request:

Request to waive Stormwater Management: **With Future Building Permit**

Stormwater management planning will be required with any future building permit or development application.

Request to waive Sensitive Areas: **Approved**

- Waiver has been requested and approved for all sensitive areas.
- This subdivision 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	4/24/25	POS-25-28700
	Date Filed	Application Number



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

Type of Development Application: Resubdivide Cabin Creek Addition
 Street Address or Layman's Description: 2740 250th St. NW
 Parcel Number(s): 0609152001

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.

HAROLD CAMERON



Name of Applicant

Applicant Email Address

Applicant Phone

Name of Owner (if different)

Owner Email Address

2051 MELROSE AVE. IOWA CITY, IA. 52246

Owner Mailing Address (include City, State, Zip)

Harold W. Cameron

4-22-2025

Applicant Signature

Date

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

4/30/2025

ADMINISTRATIVE OFFICER

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.

Office Use Only	4/24/25	POS-25-28700
	Date Filed	Application Number



JOHNSON COUNTY, IOWA
REQUEST FOR WAIVER: Sensitive Areas Ordinance



Type of Development Application: Resubdivide Cabin Creek Addition
 Street Address or Layman's Description: 2740 250th St. NW
 Parcel Number(s): 0609152001

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.

HAROLD CAMERON

Name of Applicant

Applicant Email Address

Applicant Phone

Name of Owner (if different)

Owner Email Address

2051 MELROSE AVE. IOWA CITY, IA. 52246

Owner Mailing Address (include City, State, Zip)

Harold W. Cam

Applicant Signature

4-22-2025

Date

ADMINISTRATIVE OFFICER'S DECISION:

☒ **APPROVE**

☐ **PARTIAL APPROVAL****

☐ **DENY**

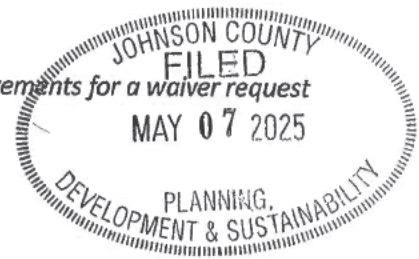
ADMINISTRATIVE OFFICER

4/30/2025

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 aeriels showing the absence of watercourses and surface water bodies.



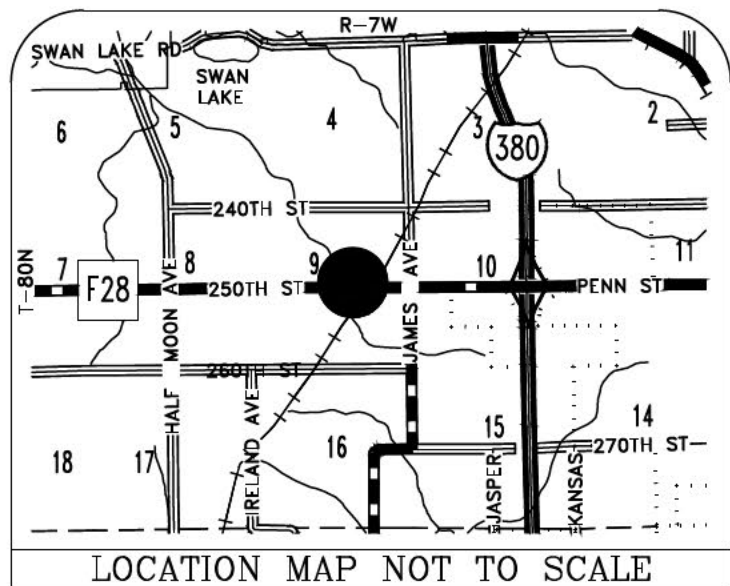
Wetlands: National Wetlands Inventory (NWI) map showing absence of wetlands, soil survey map showing absence of hydric soils, and contour map showing absence of a geomorphic setting supportive of wetlands (e.g. depression, drainageway, surface water body, etc.).



Woodlands: aerial photographs showing absence or sparse distribution of trees.

INDEX LEGEND
LOCATION: SOUTHWEST 1/4-NORTHEAST 1/4
SECTION 10, T-80-N, R-7-W
REQUESTOR: HAROLD CAMERON
PROPRIETOR: HAROLD CAMERON
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

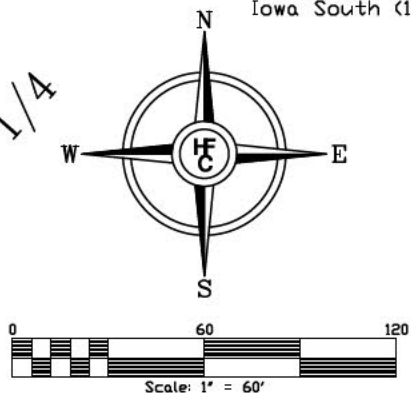


THIS PRELIMINARY & FINAL PLAT FOR CABIN CREEK SECOND ADDITION IS A RESIDENTIAL PARCEL SPLIT OF LOT 1 OF CABIN CREEK ADDITION, WHICH WAS ORIGINALLY A FARMSTEAD SPLIT, IN WHICH LOT 2 IS THE REMAINDER OF THAT FARMSTEAD SPLIT.

PARCEL #2005168
BK. 50, PG. 179

Ethel & Gordon
Doehrmann

Basis for bearing
is IARTN network
Iowa South (1402)



SOUTHWEST 1/4-NORTHEAST 1/4

NUMBER	DIRECTION	DISTANCE
L1	N 01°09'11" W	10.00'
L2	N 88°50'49" E	40.14'
L3	S 01°09'11" E	10.00'
L4	S 88°50'49" W	40.14'

LEGEND	
	GOVERNMENT CORNER
	SET 5/8" IRON ROD W/ CAP #16546
	FOUND 1/2" IRON ROD #17344
	FOUND SPIKE NAIL #8295
	FOUND/SET PK NAIL
	RECORDED DIMENSIONS
	MEASURED DIMENSIONS
	PROPERTY BOUNDARY LINES
	CENTER LINES
	RIGHT-OF-WAY LINES
	SECTION LINES
	EASEMENT LINES
	LOT LINES PLATTED OR BY DEED
	OVERHEAD ELECTRIC
	EXISTING BUILDINGS
	CONCRETE SURFACE
	GRAVEL SURFACE
	70' REQUIRED RIGHT OF WAY ACQUISITION 3999.79 SQ. FT. 0.09 ACRE
	30' COMMON ACCESS EASEMENT (C.A.E.) 4806.94 SQ. FT. 0.11 ACRE
	10' WATERLINE EASEMENT (W.L.E.) 411.40 SQ. FT. 0.01 ACRE

CENTER
SECTION 9-80-7
FOUND 1/2" REBAR (ACCEPTED)
20" DEEP
CL. ROAD @ FENCE SOUTH
FOUND PK NAIL (NOT ACCEPTED)
4.91' WEST / 0.04' SOUTH
IN PAVEMENT
TIES BK. 50, PG. 202

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



Daryl Neiderhiser

Daryl Neiderhiser

PRELIMINARY & FINAL PLAT
CABIN CREEK SECOND ADDITION
A RESUBDIVISION OF
CABIN CREEK ADDITION
SW 1/4-NE 1/4, SEC. 9-80-7
JOHNSON COUNTY, IOWA

DATE: 05/25 DRN: JSR APP:
FLD BK: GPS PROJ. NO: 257070

CABIN CREEK SECOND ADDITION

A resubdivision of Lot 1 of Cabin Creek Addition as is recorded in Plat Book 58 on page 264 in the office of the Johnson County Recorder containing 4.82 acres of which 0.64 acre is 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 Southwest 1/4 of the Northeast 1/4 of Section 9, Township 80 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is described as Commencing at the Center of said Section 9; thence N 89°45'25" E along the South line of the Northeast 1/4 of said Section 9, a distance of 934.99 feet to the Southwest corner of Lot 1 of Cabin Creek Addition as is recorded in Plat Book 58 on page 264 in the office of the Johnson County Recorder; thence N 01°09'11" W along the West line of said Lot 1, a distance of 60.01 feet to a point on the North right of way line for 250th Street NW, being the Point of Beginning; thence continuing N 01°09'11" W along said West line, a distance of 10.00 feet; thence N 89°45'25" E, a distance of 399.98 feet to a point on the East line of said Lot 1; thence S 01°09'01" E along said East line, a distance of 10.00 feet to a point on said North right of way line; thence S 89°45'25" W along said North right of way line, a distance of 399.94 feet to the Point of Beginning containing 0.09 acre.

30' COMMON ACCESS EASEMENT

Being a part of the Southwest 1/4 of the Northeast 1/4 of Section 9, Township 80 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is described as Commencing at the Center of said Section 9; thence N 89°45'25" E along the South line of the Northeast 1/4 of said Section 9, a distance of 934.99 feet to the Southwest corner of Lot 1 of Cabin Creek Addition as is recorded in Plat Book 58 on page 264 in the office of the Johnson County Recorder; thence N 01°09'11" W along the West line of said Lot 1, a distance of 70.01 feet; thence N 89°45'25" E, a distance of 174.22 feet to the Point of Beginning; thence N 01°09'11" W, a distance of 160.23 feet; thence N 89°45'25" E, a distance of 30.00 feet; thence S 01°09'01" E, a distance of 160.23 feet; thence S 89°45'25" W, a distance of 30.00 feet to the Point of Beginning containing 0.11 acre.

10' WATERLINE EASEMENT

Being a part of the Southwest 1/4 of the Northeast 1/4 of Section 9, Township 80 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is described as Commencing at the Center of said Section 9; thence N 89°45'25" E along the South line of the Northeast 1/4 of said Section 9, a distance of 934.99 feet to the Southwest corner of Lot 1 of Cabin Creek Addition as is recorded in Plat Book 58 on page 264 in the office of the Johnson County Recorder; thence N 01°09'11" W along the West line of said Lot 1, a distance of 70.01 feet; thence N 89°45'25" E, a distance of 189.22 feet; thence N 01°09'11" W, a distance of 110.06 feet to the Point of Beginning; thence continuing N 01°09'11" W, a distance of 10.00 feet; thence N 89°50'49" E, a distance of 40.14 feet; thence S 01°09'01" E, a distance of 10.00 feet; thence S 88°50'49" W, a distance of 40.14 feet to the Point of Beginning containing 0.01 acre.

Ethel & Gordon
Doehrmann

SUBDIVIDOR/OWNER: HAROLD CAMERON
2051 MELROSE AVE.
IOWA CITY, IA. 52246

ATTORNEY: JAY SIGAFODSE
119 WRIGHT ST.
IOWA CITY, IA. 52240

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

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON

DATE

EAST 1/4 CORNER
SECTION 9-80-7
NO LONGER AVAILABLE
NEW ROAD SURFACE
TIES BK. 35, PG. 241