

Office Use Only	7/2/25	\$ 560 ⁻	P2C-25-28744
	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):

4514 Napoleon St. SE

Parcel Number(s): 1036451001

Proposed Subdivision Name: Fish Hunter Subdivision

The subdivision contains 3.49 total acres divided into 2 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: 1

Total buildable acres: _____

Total non-buildable acres: _____

Current Zoning: A

Proposed Use of the Subdivision: Residential

Scott Ritter

sritter@hart-frederick.com

Name of Engineer/Surveyor

Contact Email and Phone

Jay Sigafoose

jay@neuzillaw.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.

Larry Barnes

Name of Owner

Name of Applicant (if different)

4514 Napoleon St. SE Iowa City, IA. 52240

Applicant Street Address (including City, State, Zip)

Applicant Phone

Applicant Email

Larry M Barnes
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 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: \$ <u>560</u>)		(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	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		
4. draft Title Opinion		
5. draft Treasurer's Certificate	JS	
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.



27 June 2025

Mr. Josh Busard
Johnson County Zoning Director

Re: Fish Hunter Subdivision, for Larry Barnes,
a Residential Parcel Split

Dear Josh:

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

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

Respectfully Submitted,

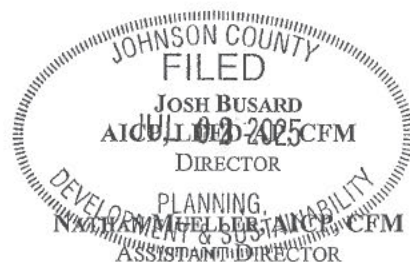
J. Scott Ritter, LLS
Hart-Frederick Consultants P.C.

C: Mr. Larry Barnes
Mr. Jay Sigafoose
HFCfile



PLANNING, DEVELOPMENT AND SUSTAINABILITY

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 4514 Napoleon Street SE (PPN 1036451001)

Recently, your firm submitted a request to waive the Stormwater Management and Sensitive Areas requirements for a subdivision located at 4514 Napoleon Street SE (PPN 1036451001). 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	11/7/24	PDS-24-28616
	Date Filed	Application Number



JOHNSON COUNTY, IOWA
REQUEST FOR WAIVER: Sensitive Areas Ordinance

Type of Development Application: Residential Farmstead Split
 Street Address or Layman's Description: 4514 NAPOLEON ST SE, IOWA CITY
 Parcel Number(s): 1036451001

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.

LAWRENCE BARNES

Name of Applicant

Applicant Email Address

Applicant Phone

Lawrence M Barnes
 Name of Owner (if different)

Owner Email Address

4514 NAPOLEON ST SE, IOWA CITY, 52240

Owner Mailing Address (Include City, State, Zip)

Lawrence M Barnes
 Applicant Signature

11/6/24
 Date

ADMINISTRATIVE OFFICER'S DECISION: ☒ **APPROVE**
11/14/2024

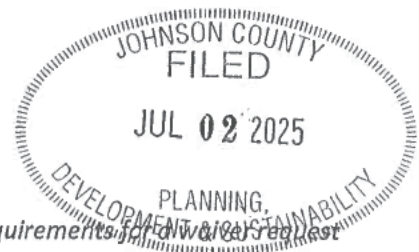
☐ **PARTIAL APPROVAL****

☐ **DENY**

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 arials 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	11/7/24	PDS-24-28616
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JOHNSON COUNTY, IOWA
REQUEST FOR WAIVER: Storm-water Management Requirements

Type of Development Application: Residential Farmstead Split
 Street Address or Layman's Description: 4514 NAPOLEON ST SE, IOWA CITY
 Parcel Number(s): 1036451001

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.

LAWRENCE BARNES

Name of Applicant

Applicant Email Address

Applicant Phone

Name of Owner (if different)

Owner Email Address

4514 NAPOLEON ST SE, IOWA CITY, 52240

Owner Mailing Address (include City, State, Zip)

Lawrence M Barnes

Applicant Signature

11/10/24

Date

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

[Signature]

11/14/2024

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.

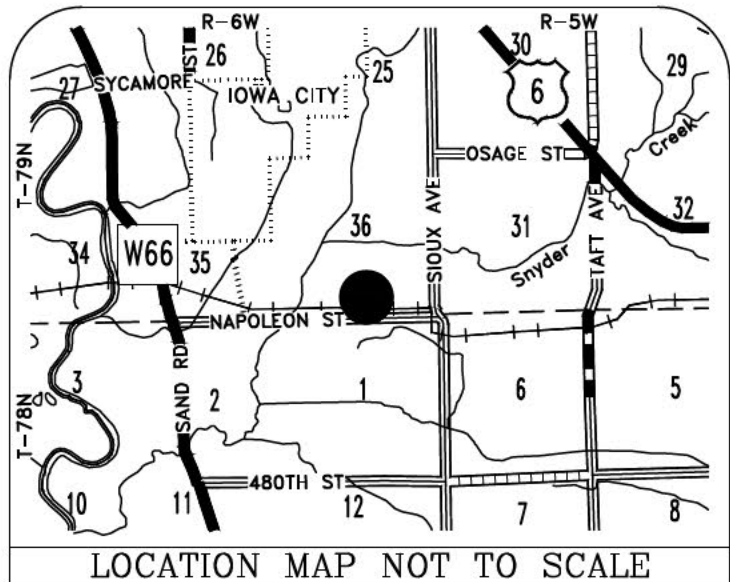
Initial each item below to confirm that you are aware of the submittal requirements for a waiver request application to be considered complete.

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

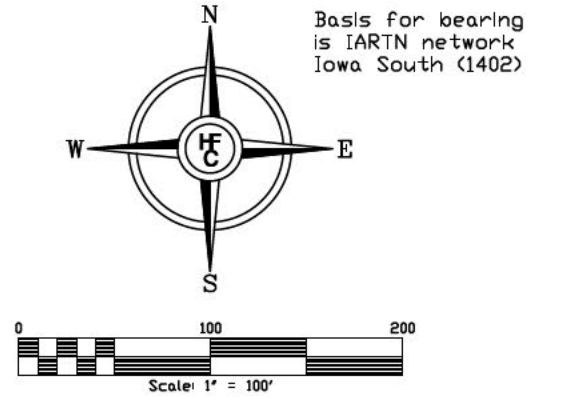
_____ A written narrative explaining the request.

INDEX LEGEND
LOCATION: SOUTHWEST 1/4-SOUTHEAST 1/4
SECTION 36, T-79-N, R-6-W
REQUESTOR: LARRY BARNES
PROPRIETOR: LAWRENCE J. BARNES ET AL
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. HFC
www.hart-frederick.com
510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215



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



FISH HUNTER SUBDIVISION

Being a part of the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 79 North, Range 6 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

Beginning at the South 1/4 corner of Section 36, Township 79 North, Range 6 West, thence N 01°04'34" W along the West line of the Southeast 1/4 of said Section 36, a distance of 410.97 feet; thence N 88°12'26" E, a distance of 364.86 feet; thence S 02°04'28" E, a distance of 413.27 feet to a point on the South line of the Southeast 1/4 of said Section 36; thence S 88°33'56" W along said South line, a distance of 372.04 feet to the Point of Beginning containing 3.49 acres of which 0.28 acre is existing county road right of way and being subject to all easements and restrictions of record.

SOUTHEAST 1/4-SOUTHWEST 1/4

AUDITOR PARCEL 2024091
BK. 63, PG. 133

ONEOK NORTH SYSTEM, LLC
BK. 4225, PGS. 326-349

SOUTHWEST 1/4-SOUTHEAST 1/4

OWNER/SUBDIVIDER: Lawrence J. Barnes
4514 Napoleon St. SE
Iowa City, IA 52240

ATTORNEY: Jay Sigafosse
119 Wright St.
Iowa City, IA 52240

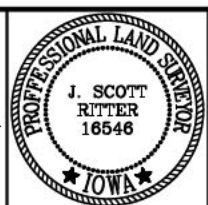
PLAT PREPARED BY: Hart-Frederick Consultants P.C.
510 State St. P.O. Box 560
Tiffin, IA 52340

NUMBER	DIRECTION	DISTANCE
L1	S 88°12'26" W	20.33'
L2	S 02°04'28" E	33.00'
L3	S 88°33'56" W	40.00'
L4	N 86°36'53" E	48.61'
L5	N 81°19'07" E	19.81'
L6	N 88°33'56" E	40.00'
L7	S 88°56'15" W	40.00'

SOUTHWEST CORNER
SECTION 36-79-6
FOUND 5/8" REBAR
6" DEEP
TIES BK. 39, PG. 32

SOUTHWEST CORNER
SECTION 36-79-6
FOUND 5/8" REBAR #17916
3" DEEP
TIES BK. 62, PG. 353

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

Charles E. &
Karen Doerman

LOT 1 Charles &
Karen Doerman

OUTLOT "A"

NAPOLÉON ACRES
BK. 58, PG. 333

Sherry L. Sladek
Julie A. Harrigan
Joseph E. Sladek II

PRELIMINARY & FINAL PLAT
FISH HUNTER SUB.
RESIDENTIAL PARCEL SPLIT
PART OF THE SW 1/4-SE 1/4
SECTION 36, T-79-N, R-6-W
JOHNSON COUNTY, IOWA
DATE: 11/24/24 DRN: JSR APP:
FLD BK: GPS PROJ. NO: 247212