

PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Subdivision****SUBTYPE: Combined****NO. SD25-000011****APPLICATION DATE: 12/03/2025****PROPERTY OWNER: JEFF & GRETCHEN SWAN****APPLICANT: Scott Ritter****WORK DESCRIPTION: Residential Subdivision****SITE ADDRESS: 2729 Newport Rd NE****PARCEL NUMBER: 0713328001****PROPOSED SUBDIVISION NAME: Blue Stem Place****PROPERTY INFORMATION****Planning, Development and Sustainability****913 S. Dubuque St. Iowa City, IA 52240****planning@johnsoncountyiowa.gov. 319-356-6083****<https://www.johnsoncountyiowa.gov/pds>**



2 December 2025

Mr. Josh Busard
Johnson County Zoning Director

Re: Blue Stem Place, for Blue Stem Properties LLC, Jeff Swan,
a Residential Subdivision

Dear Josh:

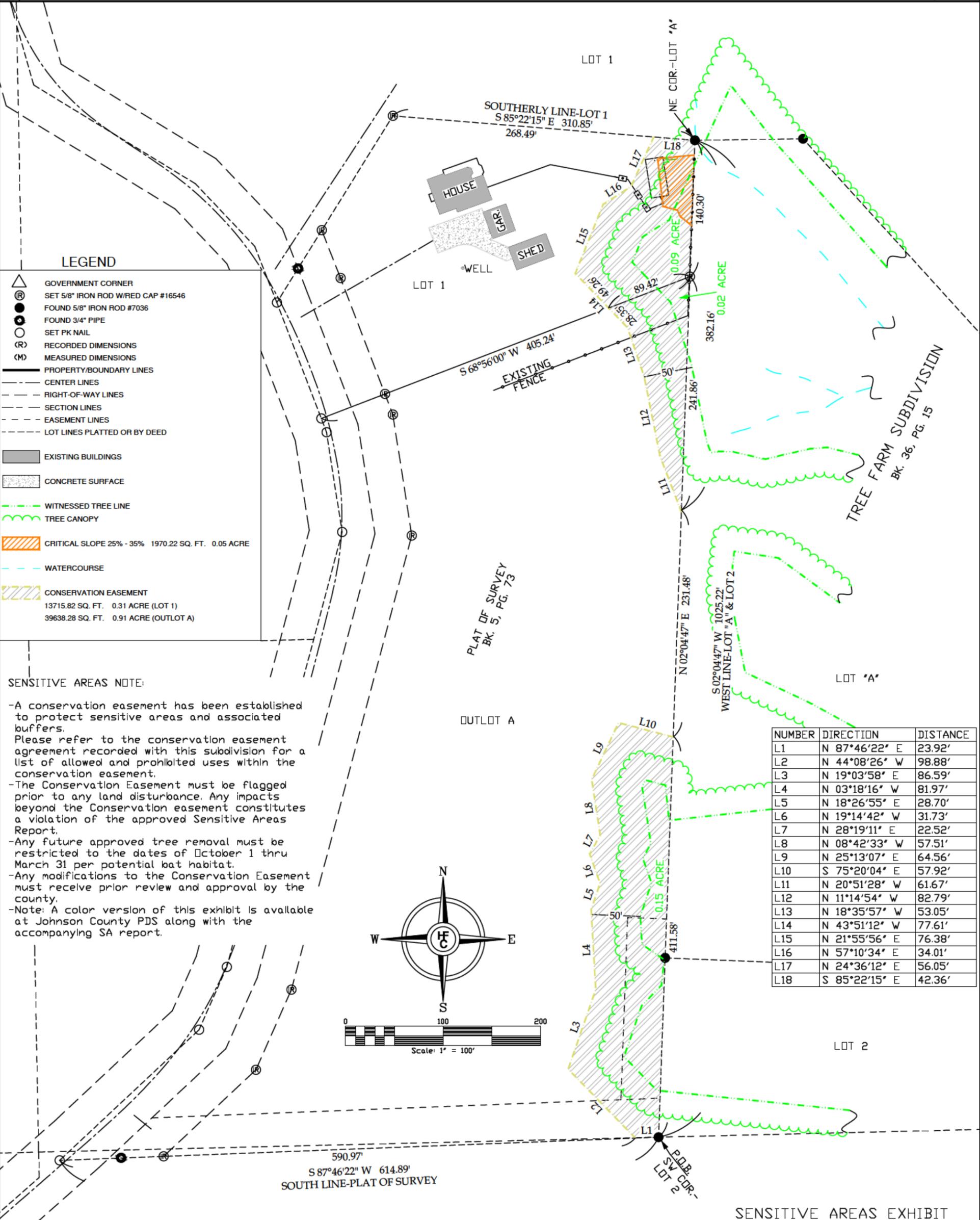
Attached please find the application and accompanying documents for a Residential Subdivision application for the Blue Stem Properties LLC. At this time they would like to split off these portions of their property for this existing residence and area around Lot 1 and a Outlot A to the south. These lots have access to Newport Rd NE with water and septic established on Lot 1.

If you have questions or if you require further information you may contact myself, Attorney: Patrick Ford or Jeff Swan.

Respectfully Submitted,

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

C: Mr. Jeff Swan
Mr. Pat Ford
HFCfile



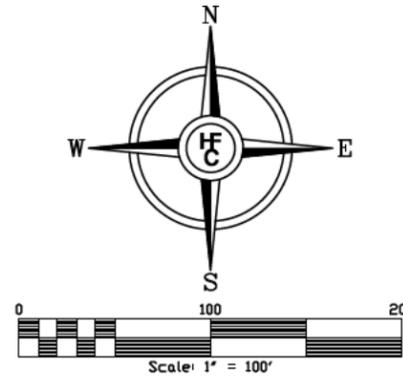
LEGEND

- △ GOVERNMENT CORNER
- Ⓡ SET 5/8" IRON ROD W/RED CAP #16546
- FOUND 5/8" IRON ROD #7036
- FOUND 3/4" PIPE
- SET PK NAIL
- (R) RECORDED DIMENSIONS
- (M) 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
- WITNESSED TREE LINE
- TREE CANOPY
- CRITICAL SLOPE 25% - 35% 1970.22 SQ. FT. 0.05 ACRE
- WATERCOURSE
- CONSERVATION EASEMENT
 13715.82 SQ. FT. 0.31 ACRE (LOT 1)
 39638.28 SQ. FT. 0.91 ACRE (OUTLOT A)

SENSITIVE AREAS NOTE:

- A conservation easement has been established to protect sensitive areas and associated buffers. Please refer to the conservation easement agreement recorded with this subdivision for a list of allowed and prohibited uses within the conservation easement.
- The Conservation Easement must be flagged prior to any land disturbance. Any impacts beyond the Conservation easement constitutes a violation of the approved Sensitive Areas Report.
- Any future approved tree removal must be restricted to the dates of October 1 thru March 31 per potential bat habitat.
- Any modifications to the Conservation Easement must receive prior review and approval by the county.
- Note: A color version of this exhibit is available at Johnson County PDS along with the accompanying SA report.

NUMBER	DIRECTION	DISTANCE
L1	N 87°46'22" E	23.92'
L2	N 44°08'26" W	98.88'
L3	N 19°03'58" E	86.59'
L4	N 03°18'16" W	81.97'
L5	N 18°26'55" E	28.70'
L6	N 19°14'42" W	31.73'
L7	N 28°19'11" E	22.52'
L8	N 08°42'33" W	57.51'
L9	N 25°13'07" E	64.56'
L10	S 75°20'04" E	57.92'
L11	N 20°51'28" W	61.67'
L12	N 11°14'54" W	82.79'
L13	N 18°35'57" W	53.05'
L14	N 43°51'12" W	77.61'
L15	N 21°55'56" E	76.38'
L16	N 57°10'34" E	34.01'
L17	N 24°36'12" E	56.05'
L18	S 85°22'15" E	42.36'



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. _____ Date _____
 Iowa License Number: 16546
 My license renewal date is December 31, 2026.
 Pages covered by this seal: THIS SHEET ONLY



SENSITIVE AREAS EXHIBIT

PRELIMINARY & FINAL PLAT
 (PAGE 2 OF 3)
 BLUE STEM PLACE
 PART OF THE SE 1/4-SW 1/4
 OF SECTION 13, T-80-N, R-6-W
 JOHNSON COUNTY, IOWA

DATE: 12/25	DRN: JSR	APP:
FLD BK: GPS	PROJ. NO: 257191	

INDEX LEGEND
 LOCATION: SOUTHEAST 1/4-SOUTHWEST 1/4
 SECTION 13, T-80-N, R-6-W
 REQUESTOR: JEFF SWAN
 PROPRIETOR: BLUE STEM PROPERTIES, LLC
 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

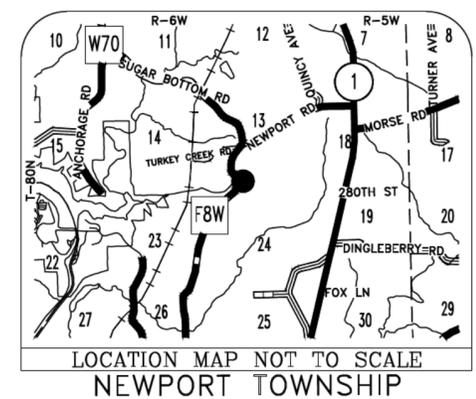
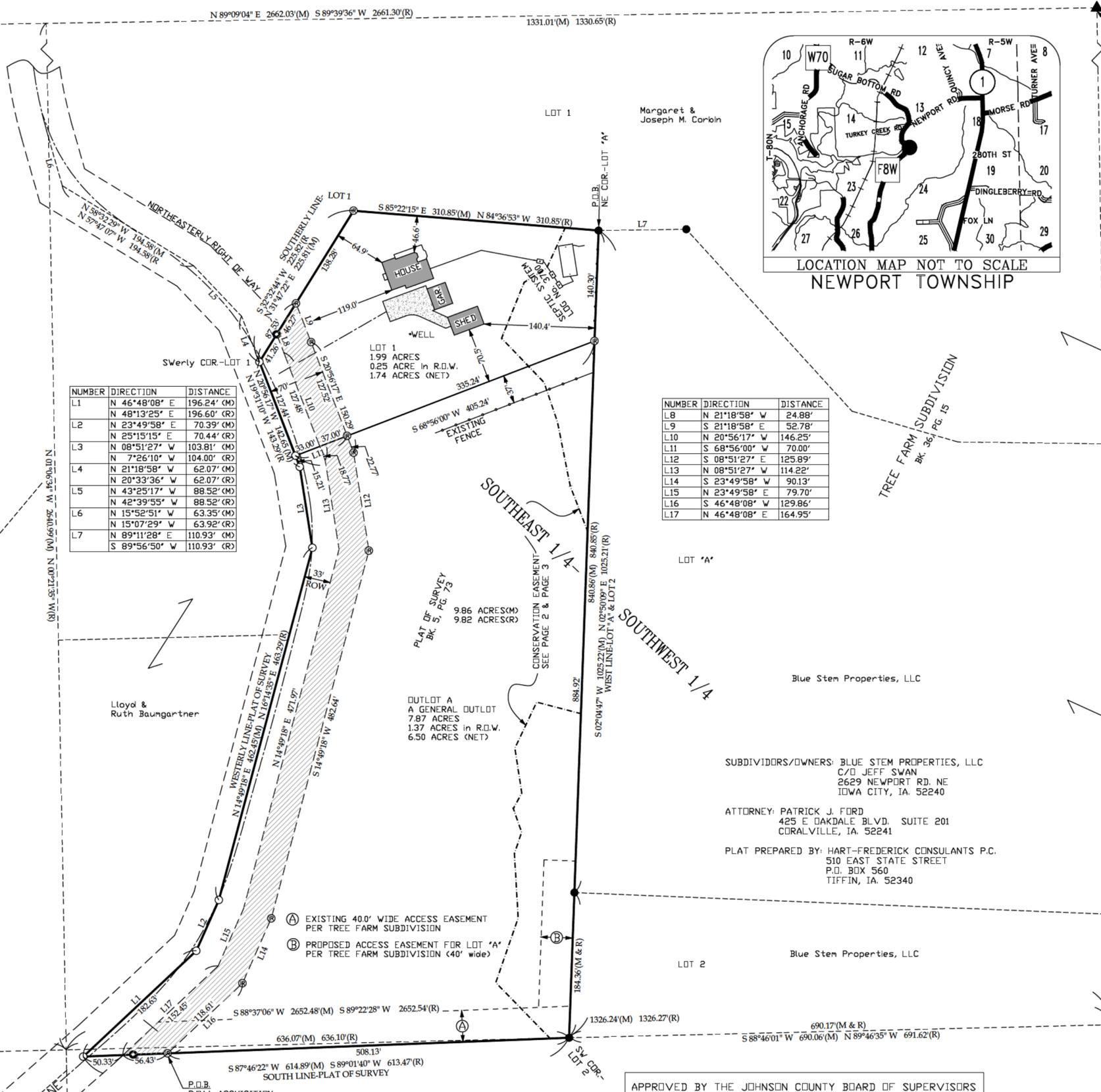
WEST 1/4 CORNER
 SECTION 13-80-6
 FOUND PIPE W/ALUM. CAP
 FLUSH W/GROUND
 TIES BK. 51, PG. 363

BLUE STEM PLACE
 Being a part of the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 80 North, Range 6 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows:

Beginning at the Northeast corner of Lot 'A' of Tree Farm Subdivision as is recorded in Plat Book 36 on page 15 in the office of the Johnson County Recorder; thence S 02°04'47" W along the West line of said Lot 'A' and Lot 2 of said Tree Farm Subdivision, a distance of 1025.22 feet to the Southwest corner of said Lot 2; thence S 87°46'22" W along the South line of a Plat of Survey as is recorded in Plat Book 5 on page 73 in the office of the Johnson County Recorder, a distance of 614.89 feet to a point on the Westerly line of said Plat of Survey, representing the centerline of Newport Road NE; thence N 46°48'08" E along said Westerly line, a distance of 196.24 feet; thence N 23°49'58" E along said Westerly line, a distance of 70.39 feet; thence N 14°49'18" E along said Westerly line, a distance of 462.45 feet; thence N 08°51'27" W along said Westerly line, a distance of 103.81 feet; thence N 20°56'17" W along said Westerly line, a distance of 142.65 feet to the Northwest corner of said Plat of Survey, being also the Southwesterly corner of Lot 1 of said Tree Farm Subdivision; thence N 31°47'22" E along the Southerly line of said Lot 1, a distance of 225.81 feet; thence S 85°22'15" E along said Southerly line, a distance of 310.85 feet to the Point of Beginning containing 9.86 acres of which 1.62 acres is county road right of way and being subject to all easements and restrictions of record.

70' REQUIRED RIGHT OF WAY ACQUISITION

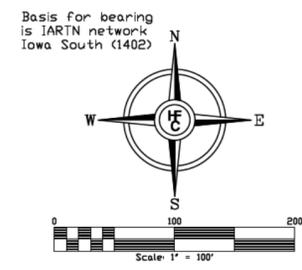
Being a part of the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 80 North, Range 6 West of the 5th P.M., Johnson County, Iowa and is described as follows:
 Commencing at the Southwest corner of Lot 2 of Tree Farm Subdivision as is recorded in Plat Book 36 on page 15 in the office of the Johnson County Recorder; thence S 87°46'22" W along the South line of a Plat of Survey as is recorded in Plat Book 5 on page 73 in the office of the Johnson County Recorder, a distance of 508.13 feet to the Point of Beginning; thence continuing S 87°46'22" W along said South line, a distance of 56.43 feet to a point on the Easterly right of way line for Newport Road NE, as is represented by said Plat of Survey; thence N 46°48'08" E along said Easterly right of way line, a distance of 164.95 feet; thence N 23°49'58" E along said Easterly right of way line, a distance of 79.70 feet; thence N 14°49'18" E along said Easterly right of way line, a distance of 471.97 feet; thence N 08°51'27" W along said Easterly right of way line, a distance of 114.22 feet; thence N 20°56'17" W along said Easterly right of way line, a distance of 146.25 feet; thence N 21°18'58" W along said Easterly right of way line, a distance of 24.88 feet to a point on the Southerly line of Lot 1 of said Tree Farm Subdivision; thence N 31°47'22" E along the Southerly line of said Lot 1, a distance of 46.27 feet; thence S 21°18'58" E, a distance of 52.78 feet; thence S 20°56'17" E, a distance of 150.29 feet; thence S 08°51'27" E, a distance of 125.89 feet; thence S 14°49'18" W, a distance of 482.64 feet; thence S 23°49'58" W, a distance of 90.13 feet; thence S 46°48'08" W, a distance of 129.86 feet to the Point of Beginning containing 0.86 acre.



CENTER SECTION 13-80-6
 FOUND 5/8" REBAR #16546
 FLUSH W/GROUND
 TIES BK. 60, PG. 115

Rebecca S. Hansen

NUMBER	DIRECTION	DISTANCE
L8	N 21°18'58" W	24.88'
L9	S 21°18'58" E	52.78'
L10	N 20°56'17" W	146.25'
L11	S 08°56'00" W	70.00'
L12	S 08°51'27" E	125.89'
L13	N 08°51'27" W	114.22'
L14	S 23°49'58" W	90.13'
L15	S 23°49'58" E	79.70'
L16	S 46°48'08" W	129.86'
L17	N 46°48'08" E	164.95'



LEGEND

- △ GOVERNMENT CORNER
- SET 5/8" IRON ROD W/ALUM. CAP #16546
- FOUND 5/8" IRON ROD #7036
- FOUND 3/4" PIPE
- SET PK NAIL
- (M) RECORDED DIMENSIONS
- (R) 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
- REQUIRED 70' RIGHT OF WAY ACQUISITION
- 37620.70 SQ. FT. 0.86 ACRE
- 6154.10 SQ. FT. 0.14 ACRE (LOT 1)
- 31466.60 SQ. FT. 0.72 ACRE (OUTLOT A)
- - - CONSERVATION EASEMENT (SEE PAGE 2 & PAGE 3)

Blue Stem Properties, LLC
 SUBDIVIDORS/OWNERS: BLUE STEM PROPERTIES, LLC
 C/O JEFF SWAN
 2629 NEWPORT RD. NE
 IOWA CITY, IA. 52240
 ATTORNEY: PATRICK J. FORD
 425 E OAKDALE BLVD. SUITE 201
 CORALVILLE, IA. 52241
 PLAT PREPARED BY: HART-FREDERICK CONSULTANTS P.C.
 510 EAST STATE STREET
 P.O. BOX 560
 TIFFIN, IA. 52340

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
 (PAGE 1 OF 3)
 BLUE STEM PLACE
 PART OF THE SE 1/4-SW 1/4
 OF SECTION 13, T-80-N, R-6-W
 JOHNSON COUNTY, IOWA
 DATE: 12/25 DRN: JSR APP:
 FLD BK: GPS PROJ. NO: 257191



PLANNING, DEVELOPMENT AND SUSTAINABILITY

JOSH BUSARD
AICP, LEED-AP, CFM
DIRECTOR

NATHAN MUELLER, AICP, CFM
ASSISTANT DIRECTOR

PLANNING DIVISION

WAIVER RESPONSE

Date: May 5, 2025
To: Hart-Frederick Consultants; Attn. Scott Ritter
From: Kasey Hutchinson, Environmental Regulations Coordinator
Re: Waiver Request, PPN 0324253002

Recently, your firm submitted a request to waive the Stormwater Management and Sensitive Areas requirements for a subdivision, PPN 0324253002. 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: Partial Approval

- Waiver has been requested for Floodplain and Floodway, Historic Properties, Prairie and Prairie Remnant, Savanna and Savanna Remnant, Stream Corridors, Watercourses, Surface Water Bodies, and Wetlands.
- Waiver has been approved for Floodplain and Floodway and Prairie and Prairie Remnant.
- Waiver has been denied for **Savanna and Savanna** Remnant, Stream Corridors, Watercourses and Surface Water Bodies, and Wetlands.
 - Desktop analysis is insufficient to rule out the presence of these sensitive areas.
 - Results from these analyses should be submitted in a sensitive areas report with the subdivision application.
- This subdivision is not exempt from the Historic Properties Requirements. An archaeological report or letter from the OSA should be submitted with the subdivision application.

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

Respectfully,

Kasey Hutchinson
Environmental Regulations Coordinator

913 SOUTH DUBUQUE STREET, SUITE 204, IOWA CITY, IA 52240-4273

PHONE: (319) 356-6083 FAX: (319) 356-6084

www.johnson-county.com

Office Use Only	4/24/23 Date Filed	PD5-2528701 Application Number
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Identify property, party, or owner; review title as attached; note fee paid on this case.



[Handwritten signature]

4-22-25

[Handwritten signature]

5/5/2025

X

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.

Office Use Only	4/24/25	PDS-25-28701
	Date Filed	Application Number



[Faint signature]

4-24-25

X

John R

5/5/2025

