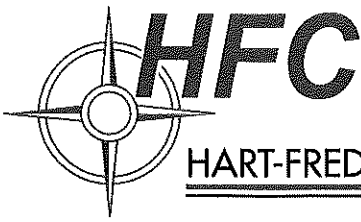


PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Subdivision****SUBTYPE: Preliminary****NO. SD26-000009****APPLICATION DATE: 05/06/2026****PROPERTY OWNER: SCANLON FAMILY LLC****APPLICANT: Susan Forinash****WORK DESCRIPTION: Morel Woods Preserve - Part One****SITE ADDRESS: 2772 Dubuque St NE****PARCEL NUMBER: 0717476003****PROPOSED SUBDIVISION NAME: Morel Woods Preserve Part One****PROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
0717476003	14.24	R - Residential

**Planning, Development and Sustainability****913 S. Dubuque St. Iowa City, IA 52240****planning@johnsoncountyiowa.gov. 319-356-6083****<https://www.johnsoncountyiowa.gov/pds>**



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

4 May 2026

Mr. Josh Busard
Johnson County Zoning Director

Re: Howe Woods, for Robert & Carolyn Crawford Howe
a Farmstead Split

Dear Josh:

Attached please find the application and accompanying documents for a Residential Subdivision application for the Howe's.

At this time they would like to split off this portions of their property for the existing residence and area around for a Lot 1. This lot has access to Sugar Bottom Rd. NE, with water and septic to be established. The Howe's plan to donate the remainder of they property to conservation.

If you have questions or if you require further information you may contact myself, Attorney: John Beasley or Bob & Carolyn Howe.

Respectfully Submitted,

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

C: Mr. Robert Howe
Mr. John Beasley
HFCfile

HALL & HALL ENGINEERS, INC.

Leaders in Land Development Since 1953



May 6, 2026

Josh Busard
Johnson County Planning, Development and Sustainability Department
913 South Dubuque Street, Suite 204
Iowa City IA 52240

RE: Morel Woods Preserve – Part One – Preliminary Plat

Dear Josh,

On behalf of the property owner, Scanlon Family, L.L.C., we hereby submit a preliminary plat for Morel Woods Preserve – Part One, consisting of Lots 1 through 5, Outlot A, and Lot A. The subject property is located south of 275th Street NE and east of Dubuque Street NE.

The property is presently zoned R – Residential. An existing single-family residence and several accessory outbuildings are located on the parcel; all such structures are proposed to be removed in conjunction with the development. The two existing access points along Dubuque Street NE will also be removed. A new access drive off of Dubuque Street NE is proposed to serve Lots 3 and 4. Additionally, a private street, Clark Court NE, will be constructed from 275th Street NE to provide access to Lots 1, 2, and 5.

Outlot A will remain in private ownership and will be privately maintained. This outlot will be utilized for stormwater management purposes and to accommodate a community well. Lot A is proposed to be dedicated as public right-of-way for Dubuque Street NE.

A community well will be constructed on Outlot A to provide water service to each lot within the development. Individual on-site septic systems will be installed at the time of construction of each dwelling.

A stormwater management report and a sensitive areas report have been submitted as part of this application. Applications for the two proposed access points have also been submitted to Johnson County Secondary Roads, we have received approval for the entrance off Dubuque Street NE and are awaiting approval for the entrance off 275th Street NE.

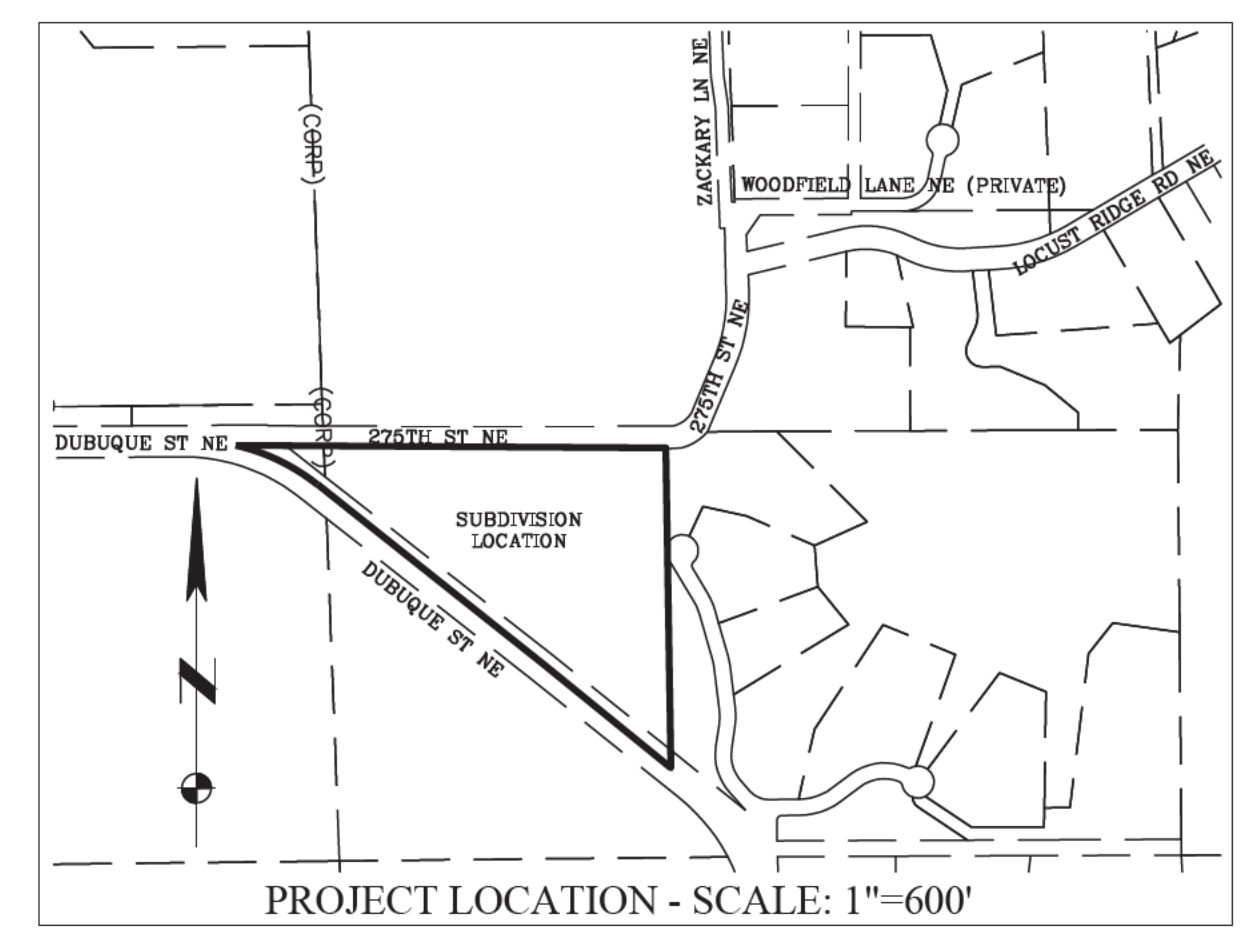
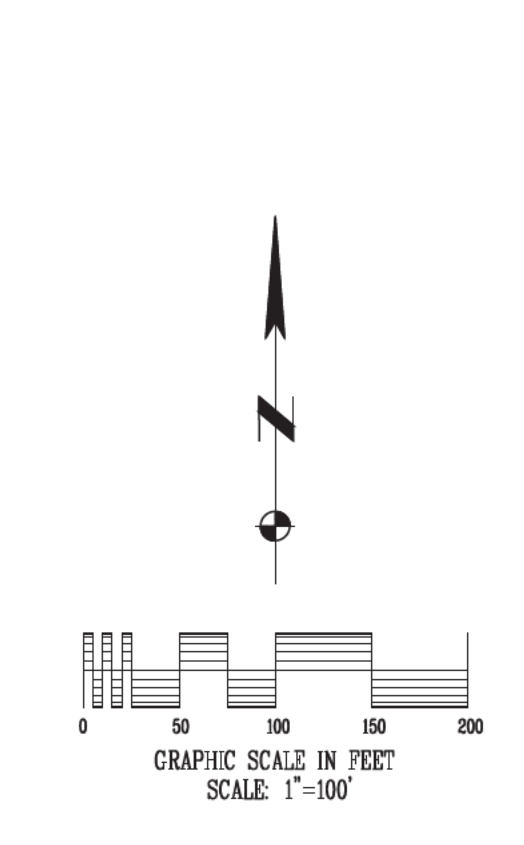
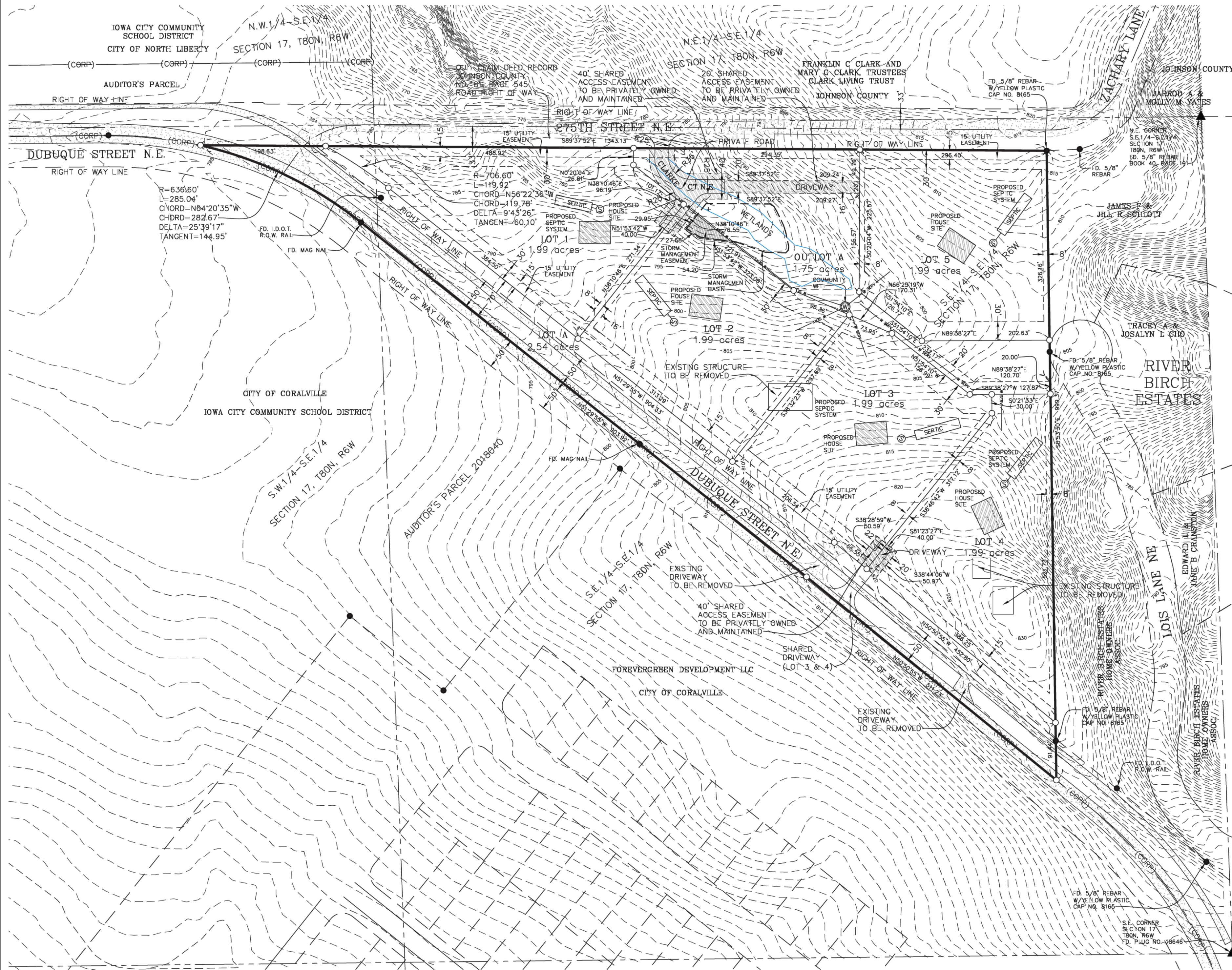
If you have any questions or need additional information, please feel free to contact me.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Susan Forinash', is written over a light blue circular stamp.

Susan Forinash
Survey Team Leader

PRELIMINARY PLAT MOREL WOODS PRESERVE-PART ONE TO JOHNSON COUNTY, IOWA



SURVEY LEGEND

- SET 1/2" REBAR W/ YELLOW PLASTIC CAP NO. 18769 TO BE SET UPON FINAL PLATTING
- FD. MONUMENT AS NOTED
- EASEMENT LINE
- PLAT BOUNDARY
- PLAT LOT LINE
- EXISTING LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- BUILDING SETBACK LINE
- PROPOSED WELL LOCATION
- PROPOSED SEPTIC TANK LOCATION
- (CORP) CORPORATE LIMIT LINE

AREA	ACRES		
	ROW	NET	TOTAL
S.E.1/4-S.E.1/4	2.22	11.66	13.88
S.W.1/4-S.E.1/4	0.32	0.04	0.36
TOTAL	2.53	11.70	14.24

TOTAL AREA:
14.24 ACRES

ZONING REGULATIONS FOR (R) DISTRICT:
 MINIMUM LOT AREA: 10,890 SQ.FT.
 MAXIMUM LOT AREA: 1.99 ACRES
 DEVELOPMENT DENSITY: 1 UNIT PER ACRE
 AVERAGE LOT WIDTH: 60 FEET
 FRONT YARD SETBACK: 30 FEET
 REAR YARD SETBACK: 30 FEET
 SIDE YARD SETBACK: 8 FEET
 MAXIMUM HEIGHT: 35 FEET AND 2 1/2 STORIES
 LAND USE: RESIDENTIAL

OWNER'S ATTORNEY:
 ROBERT N. DOWNER
 327 2ND STREET
 SUITE 300
 CORALVILLE, IOWA 52241
 319-365-9461

OWNER:
 SCANLON FAMILY, L.L.C.

APPLICANT:
 THE TRIANGLE, L.L.C.

COMPANY:
 HALL & HALL ENGINEERS, INC.
 1860 BOYSON ROAD
 HIWATHA, IOWA 52233
 319-362-9548

SURVEYOR:
 GREGG E. SAMPSON, P.L.S.

APPROVED BY THE CITY OF NORTH LIBERTY

MAYOR _____ DATE _____

APPROVED BY THE JOHNSON COUNTY, IOWA BOARD OF SUPERVISORS

CHAIRPERSON _____ DATE _____

HALL & HALL ENGINEERS, INC.
over 100 Years of Land Development Since 1953

1860 BOYSON ROAD, HIWATHA, IOWA 52233
 PHONE: (319) 362-9548 FAX: (319) 362-7595

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
 LAND SURVEYING • LAND DEVELOPMENT PLANNING

www.halleng.com

Contact Person	JASON SANTEE
Telephone Number	(319) 362-9548
Fax Number	(319) 362-7595
E-Mail Address	susan@halleng.com
Mailing Address	1860 Boyson Rd Hiwatha, IA 52233
Date Submitted	05/06/2026
Date Revised	
Date Revised	
Date Revised	

LEGAL DESCRIPTION (WARRANTY DEED BOOK 6218, PAGE 562):
 THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 80 NORTH, RANGE 6 WEST OF THE 5TH P.M. THAT LIES NORTHEASTERLY OF THE CENTERLINE OF DUBUQUE STREET.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN RIVER BIRCH ESTATES, JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 42, PAGE 303, PLAT RECORDS OF JOHNSON COUNTY, IOWA.

SUBJECT TO RIGHTS-OF-WAY FOR HIGHWAY PURPOSES FOR DUBUQUE STREET (FORMALLY HIGHWAY 218), AND FOR 275TH STREET N.E..

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Signed: _____ Date: 4/30/2026

Jason A. Santee, P.E. 19743
 My license renewal date is December 31, 2027

Pages or sheets covered by this seal: ALL

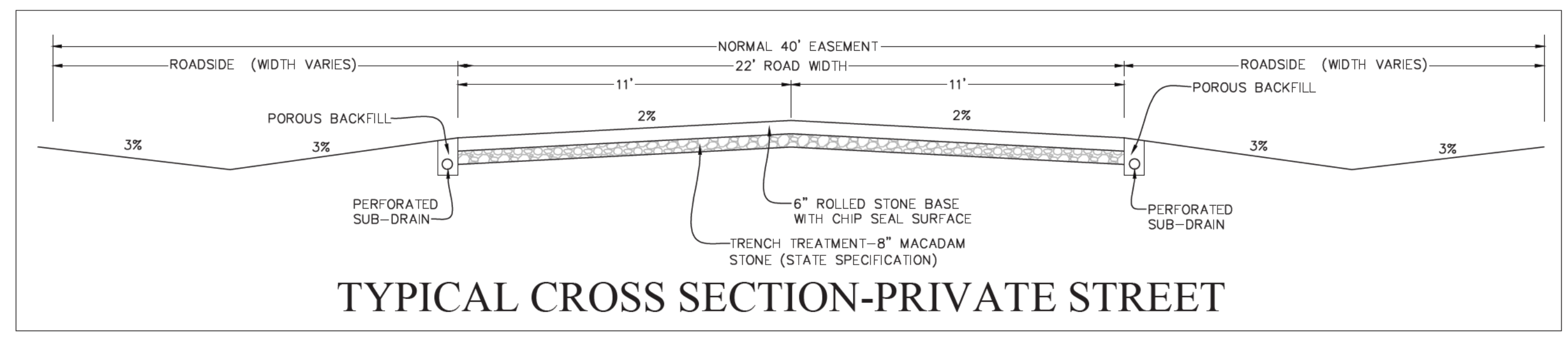
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signed: _____ Date: _____

Gregg E. Sampson, P.L.S. Iowa License No. 14809
 My license renewal date is December 31, 2026

ENTIRE SUBMISSION IS COVERED BY THIS SEAL UNLESS SPECIFIED BELOW:

- NOTES:**
- DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 - BEARINGS ARE BASED ON: NAD83(2011)(EPOCH 2010.000) Iowa State Plane, South Zone, as observed using the Iowa Real Time Network.
 - DATE OF SURVEY FIELD WORK: 9/24/2025
 - OUTLOT A IS FOR STORMWATER MANAGEMENT AND COMMUNITY WELL.
 - LOT A IS BEING DEDICATED TO THE PUBLIC AT THIS TIME AS PUBLIC STREET RIGHT OF WAY.
 - SHARED PUBLIC WELL TO PROVIDE SERVICE TO LOTS 1 THROUGH 5.
 - BUILDABLE LOTS WILL EACH HAVE INDIVIDUAL SEPTIC SYSTEM.
 - DIRECT ACCESS FROM LOTS 1 AND 5 TO 275TH STREET N.E. IS PROHIBITED.
 - DIRECT ACCESS FROM LOTS 2, 3 AND 4 TO DUBUQUE STREET N.E. IS PROHIBITED.
 - STORM WATER MANAGEMENT AND COMMUNITY WELL WITHIN OUTLOT A TO BE PRIVATELY OWNED AND MAINTAINED.
 - EXISTING CONTOURS ARE TAKEN FROM PUBLIC IOWA LIDAR DATA AND ARE NOT THE RESULT OF A FIELD SURVEY.
 - THIS SUBJECT PROPERTY IS LOCATED IN UNSHADED ZONE X (AREAS OF MINIMAL FLOOD HAZARD) PER FEMA FLOOD INSURANCE RATE MAP NO. 19103C0180F, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 26TH, 2025.



TYPICAL CROSS SECTION-PRIVATE STREET

Revision Description

Revision Number & Date

HALL & HALL ENGINEERS, INC.
Established in Land Development Since 1953
 1860 BOYSON ROAD, HIWATHA, IOWA 52233
 PHONE: (319) 362-9548 FAX: (319) 362-7595
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www.halleng.com

PRELIMINARY PLAT
**MOREL WOODS PRESERVE-PART ONE
 TO JOHNSON COUNTY, IOWA**

Sheet Title:

Designed by: DLK
 Drawn by: DLK
 Checked by: GES
 Date: 5/6/2026
 Field Book No: 0102, 228
 Scale: 1"=100'
 Sheet: 1 of 1
 Project Number: 9749-8

CAD File: I:\projects\9700\9749-8 PP NEW PRIVATE DRIVE 302024.dwg Date Plotted: May 06, 2026 - 10:44am Plotted By: DLK



SECONDARY ROAD DEPARTMENT
4810 MELROSE AVENUE WEST
IOWA CITY, IOWA 52246
TEL (319) 356-6046 FAX (319) 339-6133

Permit # MIN-2026-018	
Fee	\$285.00
Cash/Check <input type="checkbox"/>	Credit Card accepted by contacting our office <input type="checkbox"/>

*Permit Fee is Non-Refundable

PERMIT TO PERFORM WORK WITHIN COUNTY RIGHT OF WAY

PLEASE PRINT

APPLICANT NAME: Susan Forinash

MAILING ADDRESS: 1860 Boyson Road, Hiawatha IA, 52233

CITY, STATE, ZIP: _____

PHONE NUMBER(S): [REDACTED]

ADDRESS/LOCATION OF PROPOSED WORK: 2772 DUBUQUE ST NE NORTH LIBERTY, IA 52317

SECTION _____ TOWNSHIP _____ RANGE _____ 1/4 SECTION _____

SUBDIVISION NAME: _____ LOT #: _____

DETAILED DESCRIPTION OF PROPOSED WORK (driveway entrance, field entrance, pave driveway, clean ditch, cut brush, 50-50 rock sharing, etc.) Install Other (specify) _____

DATE THE SITE WILL BE MARKED WITH A FLAG: 05/04/2026

PERSON/CONTRACTOR DOING PROPOSED WORK: Property Owner

I, (Print Full Name) Susan Forinash, do solemnly swear that I have read the entire permit application and have fully completed all statements and provided all data called for herein truthfully and correctly and I agree to abide by all General Provisions and Special Provisions set forth herein.

Susan F _____ DATE: 05/01/2026
SIGNATURE OF APPLICANT DATE

FOR COUNTY USE

PRELIMINARY INSPECTION BY: ssmith@ DATE: 05/04/2026

FINAL INSPECTION BY: _____ DATE: _____

THE CULVERT DIAMETER REQUIRED AT THIS LOCATION IS 15 INCHES.

THE FOLLOWING SIGNATURE IS YOUR AUTHORITY TO PROCEED WITH THE WORK AS STATED ABOVE AND WITH REGARD TO THE SPECIAL PROVISIONS.

APPROVED BY: Paul Wittman DATE: 05/05/2026
COUNTY ENGINEER

*APPLICATION IS VALID FOR ONE (1) CALENDAR YEAR FROM APPROVAL DATE

GENERAL PROVISIONS

1. At the time of the application for permit is submitted, the applicant must have on file with Johnson County the **CERTIFICATE OF INSURANCE** from whoever is doing the proposed work.

Please note: On the Certificate of Insurance, contractors are required to note the following:

“Johnson County is an additional insured as the County’s interests may appear.”

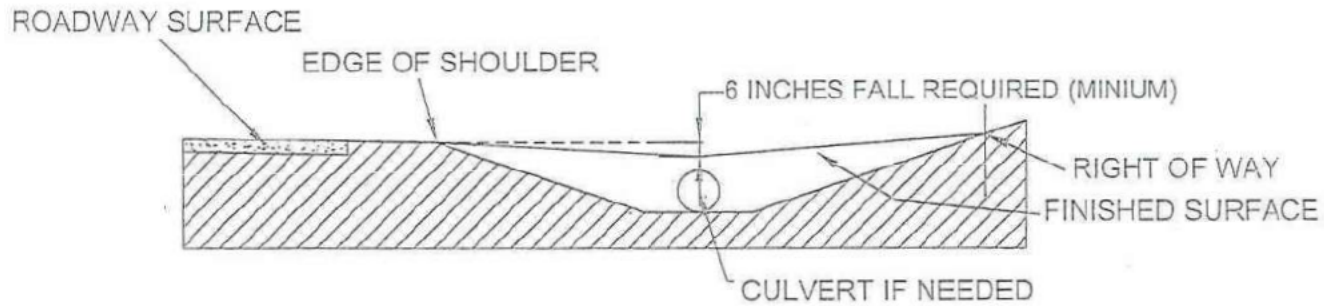
The County may, if deemed unnecessary by the nature of the proposed work, waive the requirement of the County being listed as additional insured.

2. Johnson County, its officers and employees assume no responsibility for property of permit holder by issuance of this permit.
3. The permit holder shall comply with the terms and conditions of the permit and any attached sheets. The permit holder shall take all reasonable precautions to protect and safeguard live and property of the traveling public and adjacent property owners, and shall indemnify and hold harmless Johnson County, its officers and employees for any damages that may be sustained on account of such construction.
4. The permit holder shall be responsible for any damages to the secondary road system of the County. The permit holder shall hold Johnson County, its officers and employees harmless for any damages that may result to the secondary road system of the County, and shall reimburse Johnson County for any expenditure the County may have to make on account of such construction.
5. The permit shall be void in case the construction work performed deviates from the work indicated on the permit. Any construction work that is done that deviates from the permit may be revoked by the County and the costs billed to the permit holder pursuant to Chapter 319, Code of Iowa, as amended by Chapter 1182 of the Laws of the 65th General Assembly. The forgoing shall not limit or restrict any other remedies available to the County.
6. The permit holder must erect and maintain all barricades, warning devices, and signs as required by the Iowa Manual on Uniform Traffic Control Devices.
7. The permit holder must take steps necessary to avoid and reduce inconveniences to traffic whenever possible.
8. The permit holder must notify Secondary Road Department in writing of the fact of the occurrence of any possible reportable accident that occurs while the work is being done.
9. The permit holder is responsible for notifying Secondary Road department within 15 days of completion. The work must be inspected for compliance.
10. No filling will be permitted in the right of way other than that necessary to construct the proposed work.

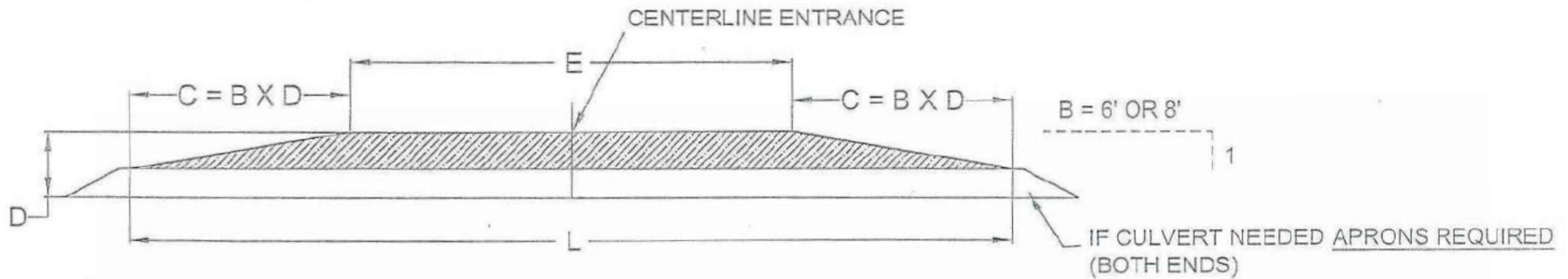
DRIVEWAY AND FIELD ENTRANCE INFORMATION

1. If the entrance requires a culvert, the minimum diameter size allowed is 15" (fifteen inches), and the minimum length allowed is 30' (thirty feet). The diameter of your culvert will be determined by the Secondary Road Department and will be noted on the permit after the site is inspected.
2. The entrance, including drainage structure, grading and surfacing shall be constructed at the applicant's expense, and shall thereafter be kept in repair and maintained by the applicant at his/her own expense. Nothing in the stipulation, however, shall preclude Johnson County from entering upon said entrance on highway right of way and performing necessary maintenance for the protection of the highway.
3. The finished surface elevation of the driveway over the pipe, or place where the pipe would normally be shall be 6" (six inches) lower than the shoulder elevation of the road. This requirement prevents surface water drainage onto the road.
4. As of January 1, 1997, new entrances of paved roads that require a culvert and have 400 to 999 vehicles per day are required to have 6 feet of horizontal to 1 foot vertical slope. Roads with 1,000+ vehicles per day require an 8:1 slope. Entrances that do not require a culvert with 400+ vehicles per day require an 8:1 slope.
5. Only new zinc coated corrugated metal pipe culverts or new ads plastic culverts are permitted. Johnson County will at no time accept maintenance responsibilities for plastic pipes. Headwalls of any type are not allowed. Culvert extensions must be metal to metal, plastic to plastic, or concrete to concrete (no mix-matching).

ENTRANCE CROSS SECTION



(IF SIDE SLOPES REQUIRED THEY SHALL BE 6:1 OR 8:1)



$L = E + (D - \text{DIAMETER OF CULVERT}) \times B \times 2$

$C =$ LENGTH OF SIDE SLOPE (FROM EDGE OF ENTRANCE TO TOE OF DITCH)

$D =$ DEPTH FO DITCH

$E =$ WIDTH OF DRIVE (20' SINGLE, 40' DOUBLE)

$L =$ LENGTH OF CULVERT

$B = 6:1 \text{ OR } 8:1$

EXAMPLE ONLY

$E =$ ENTRANCE WIDTH = 20 FT.

$D =$ DEPTH OF DITCH = 5 FT.

$B =$ SIDE SLOPE = 8 TO 1

CULVERT SIZE = 15 INCHES (1.25 FT.)

5 FT. - 1.25 FT. = 3.75 FT.

$3.75 \times 8 = 30 \text{ FT.} \times 2 = 60 \text{ FT.}$ FOR SIDE SLOPES
60 FT. + 20 FT (SINGLE) = 80 FT TOTAL LENGTH

THIS PAGE FOR COUNTY USE ONLY

SPECIAL PROVISIONS

LOCATION: 2772 DUBUQUE ST NE

SIGHT DISTANCE: Northwest-1000'+
Southeast-750'

DRAINAGE AREA: Road Top and Road Ditch

SPEED LIMIT: 45 MPH

DAILY TRAFFIC COUNT: 4930 Cars Per Day

SIDE SLOPE: 8:1 with aprons

CULVERT SIZE: Diameter: 15 Length: 30

INSURANCE COMPANY: _____

POLICY NUMBER: _____

ADDITIONAL INSURED? _____

EXPIRATION DATE: _____