

PLANNING APPLICATION COVER SHEET

PROJECT TYPE: Subdivision

SUBTYPE: Final

NO. SD26-000007

APPLICATION DATE: 05/06/2026

PROPERTY OWNER: TERRACE ACRES DEVELOPMENT LLC

APPLICANT: Scott Ritter

WORK DESCRIPTION: Terrace Acres Part Five

SITE ADDRESS:

PARCEL NUMBER: 1311405010

PROPOSED SUBDIVISION NAME: Terrace Acres Part Five

PROPERTY INFORMATION

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
1311405010	27.84	A - Agricultural



Planning, Development and Sustainability

913 S. Dubuque St. Iowa City, IA 52240

planning@johnsoncountyiowa.gov 319-356-6083

<https://www.johnsoncountyiowa.gov/pds>

5 May 2026

Mr. Josh Busard
Johnson County Zoning Director

Re: Final Plat, Terrace Acres Part Five, for Stutzman family, a Residential Subdivision

Dear Josh:

Attached please find the application and accompanying documents for a Final Plat for a Residential Subdivision application for the Stutzman family. At this time the Stutzman family would like to split off this portion of their property for this 11 lot, 4 outlots and road system residential subdivision. These lots will have access to Walnut Rd. SW which has access to Cosgrove Rd. SW. There are be 2 new wells for this area and the lots will have individual septic systems.

If you have questions or if you require further information you may contact myself, Attorney: Christopher Jones, Curtis Stutzman or Lyle Stutzman.

Respectfully Submitted,

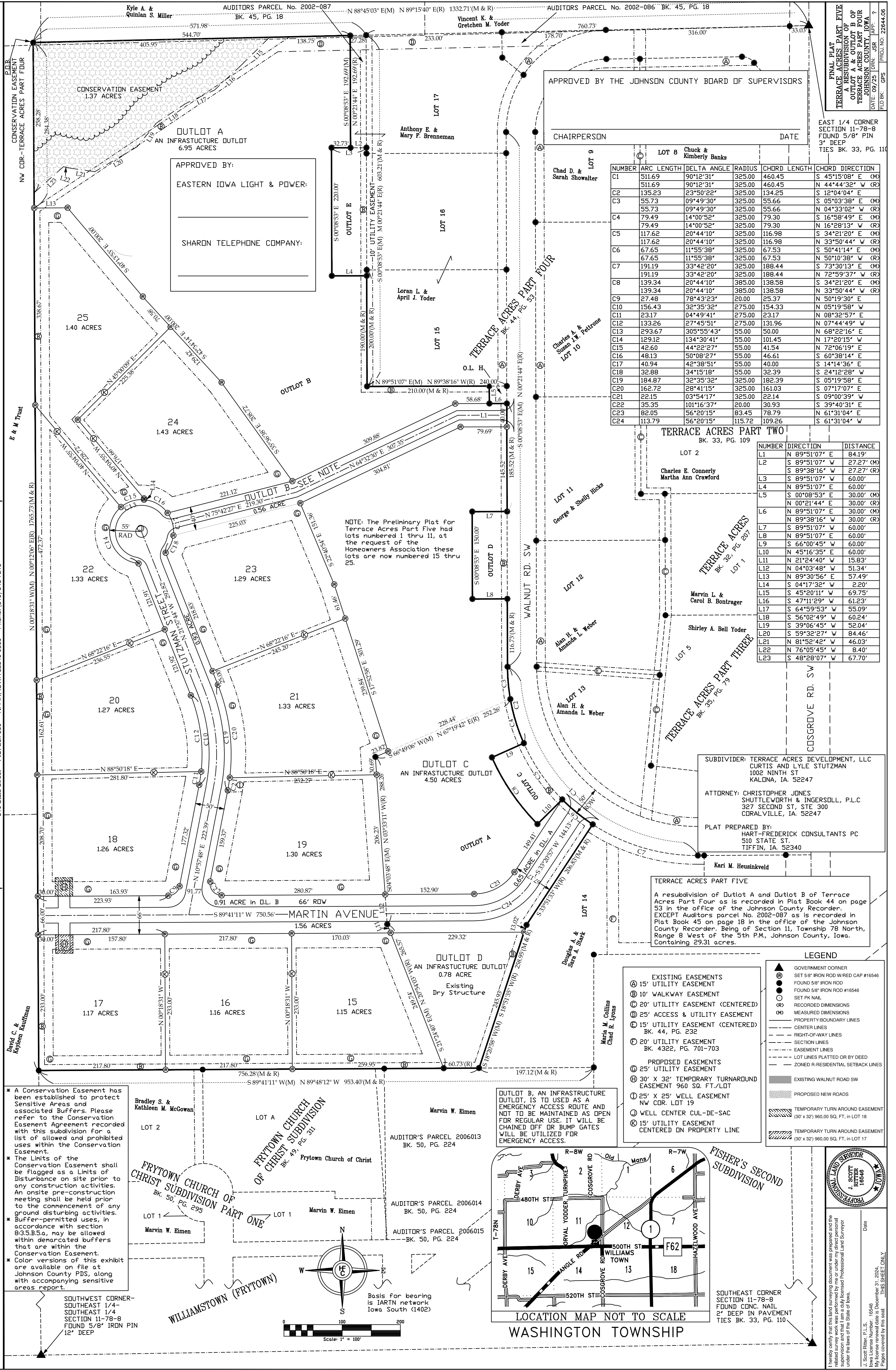
J. Scott Ritter, LLS
Hart-Frederick Consultants P.C.

C: Mr. Curtis Stutzman
Mr. Lyle Stutzman
Mr. Christopher Jones
HFCfile

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

INDEX LEGEND
 EAST 1/2-SOUTHEAST 1/4 SECTION 11, T-80-N, R-8-W
 REQUESTOR: STUTZMAN FAMILY
 PROPRIETOR: TERRACE ACRES DEVELOPMENT, LLC
 SURVEYOR: J. SCOTT RITTER, PLS #16546
 COMPANY: HART-FREDERICK CONSULTANTS P.C.
 RETURN TO: sritter@hart-frederick.com (319) 545-7215

LEGEND
 (●) GOVERNMENT CORNER
 (○) SET 5/8" IRON ROD W/RED CAP #16546
 (○) FOUND 5/8" IRON ROD
 (○) FOUND 5/8" IRON ROD #16546
 (○) SET PK NAIL
 (○) MEASURED DIMENSIONS
 (○) RECORDED DIMENSIONS
 (○) PROPERTY BOUNDARY LINES
 (○) CENTER LINES
 (○) RIGHT-OF-WAY LINES
 (○) SECTION LINES
 (○) EASEMENT LINES
 (○) LOT LINES PLATTED OR BY DEED
 (○) ZONED R-RESIDENTIAL SETBACK LINES
 (○) EXISTING WALNUT ROAD SW
 (○) PROPOSED NEW ROADS
 (○) TEMPORARY TURN AROUND EASEMENT (30' X 32') 960.00 SQ. FT. IN LOT 18
 (○) TEMPORARY TURN AROUND EASEMENT (30' X 32') 960.00 SQ. FT. IN LOT 17



FINAL PLAT
 TERRACE ACRES PART FIVE
 A RESUBDIVISION OF
 OUTLOT A & OUTLOT B OF
 LOT 8 OF TERRACE ACRES
 JOHNSON COUNTY, IOWA
 DATE: 09/25/2018 DWN: JSR APP: ?
 FILED BK: CPS PROJ. NO: 22844.06

EAST 1/4 CORNER
 SECTION 11-78-8
 FOUND 5/8" PIN
 3" DEEP
 TIES BK. 33, PG. 110

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON _____ **DATE** _____

LOT 8 Chuck & Kimberly Banks

LOT 9 Chad D. & Sarah Showalter

LOT 10 Charles A. & Susan M. Petrosino

LOT 11 George & Shelly Hoke

LOT 12 Alan H. & Amanda L. Weber

LOT 13 Mar H. & Amanda L. Weber

LOT 14 Douglas A. & Sara A. Stark

LOT 15 Marvin W. Eimen

LOT 16 Anthony E. & Mary F. Breneman

LOT 17 Lorin L. & April J. Yoder

LOT 18 David C. & Ayleen Kaultman

LOT 19 Marvin W. Eimen

LOT 20 1.27 ACRES

LOT 21 1.33 ACRES

LOT 22 1.33 ACRES

LOT 23 1.29 ACRES

LOT 24 1.43 ACRES

LOT 25 1.40 ACRES

OUTLOT A AN INFRASTRUCTURE OUTLOT 6.95 ACRES

OUTLOT B AN INFRASTRUCTURE OUTLOT 4.50 ACRES

OUTLOT C AN INFRASTRUCTURE OUTLOT 0.78 ACRE Existing Dry Structure

OUTLOT D AN INFRASTRUCTURE OUTLOT 0.56 ACRE

MARTIN AVENUE 66' RDW

WALNUT RD. SW

FRYTOWN CHURCH OF CHRIST SUBDIVISION
 BK. 49, PG. 341

FRYTOWN CHURCH OF CHRIST SUBDIVISION PART ONE
 BK. 50, PG. 295

WILLIAMSTOWN (FRYTOWN)

FISHER'S SECOND SUBDIVISION

WASHINGTON TOWNSHIP

LOCATION MAP NOT TO SCALE

SOUTHEAST CORNER
 SECTION 11-78-8
 FOUND CONC. NAIL
 2" DEEP IN PAVEMENT
 TIES BK. 33, PG. 110

LEGEND
 (○) EXISTING EASEMENTS
 (○) 15' UTILITY EASEMENT
 (○) 10' WALKWAY EASEMENT
 (○) 20' UTILITY EASEMENT (CENTERED)
 (○) 25' ACCESS & UTILITY EASEMENT
 (○) 15' UTILITY EASEMENT (CENTERED) BK. 44, PG. 232
 (○) 20' UTILITY EASEMENT BK. 4322, PG. 701-703
 (○) PROPOSED EASEMENTS
 (○) 25' UTILITY EASEMENT
 (○) 30' X 32' TEMPORARY TURNAROUND EASEMENT 960 SQ. FT./LOT
 (○) 25' X 25' WELL EASEMENT NW COR. LOT 19
 (○) 15' UTILITY EASEMENT CENTERED ON PROPERTY LINE

LEGEND
 (○) GOVERNMENT CORNER
 (○) SET 5/8" IRON ROD W/RED CAP #16546
 (○) FOUND 5/8" IRON ROD
 (○) FOUND 5/8" IRON ROD #16546
 (○) SET PK NAIL
 (○) MEASURED DIMENSIONS
 (○) RECORDED DIMENSIONS
 (○) PROPERTY BOUNDARY LINES
 (○) CENTER LINES
 (○) RIGHT-OF-WAY LINES
 (○) SECTION LINES
 (○) EASEMENT LINES
 (○) LOT LINES PLATTED OR BY DEED
 (○) ZONED R-RESIDENTIAL SETBACK LINES
 (○) EXISTING WALNUT ROAD SW
 (○) PROPOSED NEW ROADS
 (○) TEMPORARY TURN AROUND EASEMENT (30' X 32') 960.00 SQ. FT. IN LOT 18
 (○) TEMPORARY TURN AROUND EASEMENT (30' X 32') 960.00 SQ. FT. IN LOT 17

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.

NOTE: The Limits of the Conservation Easement shall be flagged as a Limits of Disturbance on site prior to any construction activities. An onsite pre-construction meeting shall be held prior to the commencement of any ground disturbing activities.

NOTE: Buffer-permitted uses, in accordance with section 83.5.B.5.a, may be allowed within demarcated buffers that are within the Conservation Easement.

NOTE: Color versions of this exhibit are available on file at Johnson County PDS, along with accompanying sensitive areas report.

NOTE: OUTLOT B, AN INFRASTRUCTURE OUTLOT, IS TO BE USED AS AN EMERGENCY ACCESS ROUTE AND NOT TO BE MAINTAINED AS OPEN FOR REGULAR USE. IT WILL BE CHAINED OFF OR BUMP GATES WILL BE UTILIZED FOR EMERGENCY ACCESS.

NOTE: Basis for bearing is IARTN network Iowa South (1402)

Scale: 1" = 100'

PLAT PREPARED BY:
 HART-FREDERICK CONSULTANTS PC
 510 STATE ST.
 TIFFIN, IA 52340

ATTORNEY: CHRISTOPHER JONES SHUTTLEWORTH & INGERSOLL, P.L.C.
 327 SECOND ST, STE 300
 CORALVILLE, IA 52247

SUBDIVIDER: TERRACE ACRES DEVELOPMENT, LLC
 CURTIS AND LYLE STUTZMAN
 1002 NINTH ST
 KALONA, IA 52247

ATTEST:
 J. SCOTT RITTER
 SURVEYOR
 IOWA

DATE: 09/25/2018

FILED: BK. 33, PG. 110



PLANNING, DEVELOPMENT AND SUSTAINABILITY

JOSH BUSARD
AICP, LEED-AP, CFM
DIRECTOR

NATHAN MUELLER, AICP, CFM
ASSISTANT DIRECTOR

Date: May 11, 2026
To: Hart-Frederick Consultants – Scott Ritter & Jack Burnham
Re: Terrace Acres Part Five

Recently, your firm submitted a final plat and associated documents for the above-referenced subdivision. After review, Planning, Development and Sustainability staff identified the following deficiencies:

- Amend the submitted As-Builts to confirm installation of the required hammerhead turn-around on the west end of Martin Avenue SW.

Please correct any noted deficiencies and submit a revised plat as soon as possible. All subdivision regulations can be found in Chapter 8:2, as amended, of the Johnson County Unified Development Ordinance. Be aware that as this subdivision application moves through the approval process, other additional requests and items may become necessary to facilitate approval. If there are any corrections outlined in this letter that result in changes to the CAD linework for the subdivision (e.g. lot lines, easements, building footprints, etc.; but not labels, notes, legends, or any other information outside the exterior boundary of the subdivision itself), please send updated CAD linework along with the updated plat.

Respectfully,

Joseph Wilensky, AICP, CFM
Planner
Planning, Development and Sustainability