

PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Subdivision****SUBTYPE: Combined****NO. SD26-000012****APPLICATION DATE: 08/05/2026****PROPERTY OWNER: JEFFREY B ADAMS****APPLICANT: Scott Ritter****WORK DESCRIPTION: The Vale****SITE ADDRESS: BlackHawk Ave SW****PARCEL NUMBER: 1319452001****PROPOSED SUBDIVISION NAME: The Vale****PROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
1319452001	1.42	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 August 2026

Mr. Josh Busard
Johnson County Zoning Director

Re: The Vale, for Jeffrey Adams
a Farmstead Split

Dear Josh:

Attached please find the application and accompanying documents for a Farmstead Split application for the Adam's.

At this time they would like to split off this portions of this property for a the residence and area around for a Lot 1.

As known what is known as Kings Estate is being vacated to make the subdivision, The Vale.

This lot has access to Black Hawk Ave. SW, with water and septic established for the existing Lot 1.

If you have questions or if you require further information you may contact myself, Attorney: Caleb Detweiler or Jeffrey Adams.

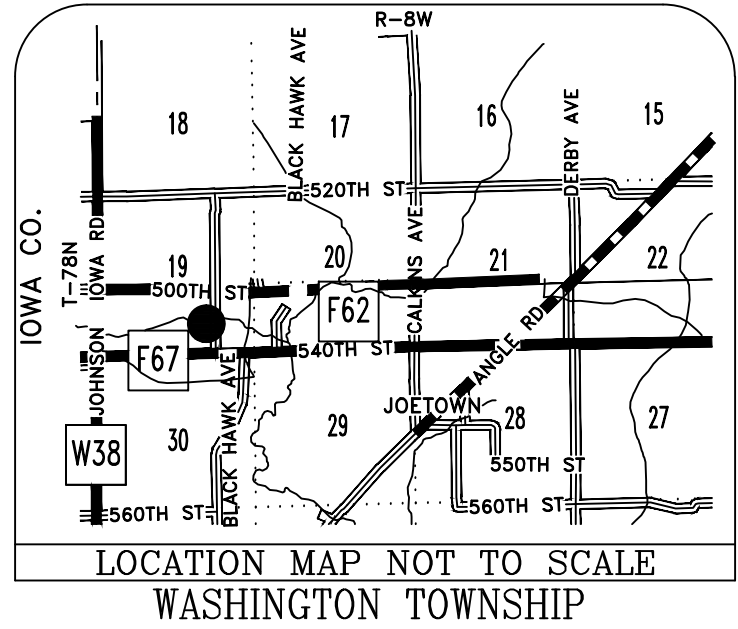
Respectfully Submitted,

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

C: Mr. Jeffrey Adams
Mr. Caleb Detweiler
HFCfile

INDEX LEGEND
LOCATION: SOUTHWEST 1/4-SOUTHEAST 1/4
SECTION 19, T-78-N, R-8-W
REQUESTOR: JEFFREY B. ADAMS
PROPRIETOR: HERSHBERGER HAVEN, 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



CENTER
SECTION 19-78-8
FOUND 5/8" REBAR #13287
REFERENCE MONUMENT
25" WEST PER PLAT OF SURVEY
BK. 56, PG. 250

OWNER: Hershberger Haven, LLC
5299 Black Hawk Ave. SW
Wellman, IA. 52356

SUBDIVIDER: Jeffrey B. Adams
5371 Black Hawk Ave. SW
Wellman, IA. 52356

ATTORNEY: Caleb Detweiler
330 E Court St.
Iowa City, IA. 52240

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

James D. &
Tina M. Erb

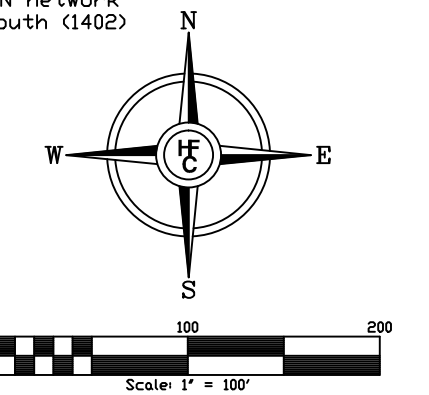
NORTHEAST CORNER-
SOUTHWEST 1/4-
SOUTHEAST 1/4
SECTION 19-78-8
FOUND 5/8" REBAR #10896
3" DEEP

LEGEND	
	GOVERNMENT CORNER
	SET 5/8" IRON ROD W/ WIRE CAP #16546
	FOUND 5/8" IRON ROD #10896
	CUT 'X' IN CONCRETE
	FOUND 5/8" IRON ROD #16546
	RECORDED DIMENSIONS
	MEASURED DIMENSIONS
	PROPERTY/BOUNDARY LINES
	CENTER LINES
	RIGHT-OF-WAY LINES
	SECTION LINES
	EASEMENT LINES
	LOT LINES PLATTED OR BY DEED
	EXISTING BUILDINGS
	LOCATED MILLER CREEK FLOWLINE
	LOCATED FIELD LINE

NUMBER	DIRECTION	DISTANCE
L1	S 88°47'25" W	26.52' (M)
L2	S 89°54'03" W	26.52' (R)
L1	N 88°47'32" E	25.89' (M)
L2	N 89°54'03" E	25.89' (R)

James D. &
Tina M. Erb

Basis for bearing
is IARTN network
Iowa South (1402)



THE VALE

Being a part of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 19, Township 78 North, Range 8 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

Commencing at the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 19, Township 78 North, Range 8 West; thence S 00°12'04" E along the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 19, a distance of 431.77 feet to the Northeast corner of the former Kings Estate as is recorded in Plat Book 48 on page 77 in the office of the Johnson County Recorder, being the Point of Beginning; thence continuing S 00°12'04" E along said East line, a distance of 227.22 feet to a point on the South line of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 19; thence S 88°47'55" W along said South line, a distance of 1181.05 feet; thence N 01°12'33" W, a distance of 267.16 feet; thence N 88°47'20" E, a distance of 502.97 feet; thence S 01°12'48" E, a distance of 227.17 feet; thence N 88°47'25" E, a distance of 378.77 feet to a point on the West line of said Kings Estate; thence N 00°12'04" V along said West line, a distance of 187.21 feet to the Northeast corner of said Kings Estate; thence N 88°47'20" E along the North line of said Kings Estate, a distance of 300.00 feet to the Point of Beginning containing 5.00 acres of which 0.14 acre is existing county road right of way and being subject to all easements and restrictions of record.

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



SOUTH 1/4 CORNER
SECTION 19-78-8
FOUND PK NAIL
IN PAVEMENT
TIES BK. 50, PG. 64

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON

DATE

Parent Parcel is found as
Report of Change of Title
in Book 1651 on page 42,
dated November 9, 1993.
In all containing 100 acres
by government survey.

NOTE: KINGS ESTATE AS RECORDED
IN PLAT BOOK 48, PG. 77
IS TO BE VACATED

SOUTHEAST CORNER-
SOUTHWEST 1/4-
SOUTHEAST 1/4
SECTION 19-78-8
FOUND PK NAIL
IN PAVEMENT
TIES BK. 50, PG. 64

PRELIMINARY & FINAL PLAT
THE VALE
A FARMSTEAD SPLIT
PART OF THE SW 1/4-SE 1/4
SECTION 19, T-78-N, R-8-W
JOHNSON COUNTY, IOWA
DATE: 08/26/2026 DRN: JSR APP:
FLD BK: GPS PROJ. NO: 257179



PLANNING, DEVELOPMENT AND SUSTAINABILITY

PLANNING DIVISION

JOSH BUSARD
AICP, LEED-AP, CFM
DIRECTOR

NATHAN MUELLER, AICP, CFM
ASSISTANT DIRECTOR

WAIVER RESPONSE

Date: June 23, 2026
To: Hart-Frederick Consultants; Attn. Chuck Schmidt
From: Kasey Hutchinson, Environmental Regulations Coordinator
Re: Waiver Request, PPN 1319452001, PPN 1319451003

Recently, your firm submitted a request to waive the Sensitive Areas requirements for a subdivision, PPNs 1319452001 and 1319451003. 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: **Partial Approval**

- Waiver has been requested for all sensitive areas.
 - Waiver is approved for those sensitive areas requested with the exception of Wetlands. The property contains mapped hydric soils and therefore cannot be ruled out on desktop analysis alone. This area should be assessed for the presence of wetland indicators.
 - The results of this assessment should be provided with the subdivision application.
- This subdivision is exempt from the Historic Properties Requirements.

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

Respectfully,

Kasey Hutchinson
Environmental Regulations Coordinator

Office Use Only		
	Date Filed	Application Number



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

Type of Development Application: FARMSTEAD SPLIT

Street Address or Layman's Description: 5371 BLACK HAWK AVE SW WELLMAN, 52356

Parcel Number(s): 319452001, 1319451003

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.

CHARLES SCHMIDT

cschmidt@hart-frederick.com

Name of Applicant

Applicant Email Address

319.545.7215

Applicant Phone

JEFFREY B ADAMS

jeffrey.adams@opengatesgroup.com

Name of Owner (if different)

Owner Email Address

5371 BLACK HAWK AVE SW WELLMAN, 52356

Owner Mailing Address (include City, State, Zip)

6/11/26

Applicant Signature

Date

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

6/23/2026

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.

Office Use Only		
	Date Filed	Application Number



JOHNSON COUNTY, IOWA

REQUEST FOR WAIVER: Sensitive Areas Ordinance

Type of Development Application: FARMSTEAD SPLIT

Street Address or Layman's Description: 5371 BLACK HAWK AVE SW WELLMAN, 52356

Parcel Number(s): 319452001, 1319451003

Please check all sensitive areas for which waiver is being requested:

- | | | | | |
|---|--|--|--|---|
| ☐ Critical Wildlife Habitat | ☐ Historic Properties | ☐ Prairie & Prairie Remnant | ☐ Savanna & Savanna Remnant | ☐ Significant Slopes |
| ☐ Stream Corridors, Watercourses, and Surface Water Bodies | ☐ Floodplain & Floodway | ☐ Wetlands | ☐ 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.

CHARLES SCHMIDT

Name of Applicant

cschmidt@hart-frederick.com

Applicant Email Address

319.545.7215

Applicant Phone

JEFFREY B ADAMS

Name of Owner (if different)

jeffrey.adams@opengatesgroup.com

Owner Email Address

5371 BLACK HAWK AVE SW WELLMAN, 52356

Owner Mailing Address (include City, State, Zip)

Applicant Signature

6/11/26

Date

ADMINISTRATIVE OFFICER'S DECISION:

☐ APPROVE

☒ PARTIAL APPROVAL**

☐ DENY

6/23/2026

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 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.