

Office Use Only		\$	
	<i>Date Filed</i>	<i>Fee</i>	<i>Application Number</i>



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):
4075 Black Hawk Ave. SW

Parcel Number(s): 1219177001 1219176001

Proposed Subdivision Name: Hesseltine Subdivision

The subdivision contains 2.00 total acres divided into 1 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: _____

Total buildable acres: 1.53 Total non-buildable acres: _____

Current Zoning: A Proposed Use of the Subdivision: residential

Scott Ritter

Name of Engineer/Surveyor

sritter@hart-frederick.com

Contact Email and Phone

Patrick J. Ford

Name of Attorney

ford@lefflaw.com

Contact Email and Phone

PLEASE PRINT OR TYPE

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.

James Hesseltine

Name of Owner

Name of Applicant (if different)

4075 Black Hawk Ave. SW Oxford, IA. 52322

Applicant Street Address (including City, State, Zip)

471-7614

Applicant Phone

ericplp@aol.com

Applicant Email

Applicant Signature

See back page for Application Submittal Requirements and Checklist

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. Electronic submissions should be submitted prior to hard copy delivery. In all cases electronic submission is due by 12-noon the day after the posted submission deadline. ***Initial each item below*** to confirm that you are aware of the submittal requirements for an application to be considered complete.

- _____ A signed certificate of the Auditor approving the subdivision name.
- ✓ _____ Resolution Affirming the Stability of the Road System (signed and notarized)
- ✓ _____ Ten (10) copies of the plat (and any other sheets larger than 11x17).
- ✓ _____ The names and addresses of owners of all property within five hundred (500) feet of the parent property or parcel.
- ✓ _____ A brief letter of intent explaining the application and describing road, well, septic, etc.
- ✓ _____ Application Fee (varies based on nature of application) is due at the time of submittal. \$ 540.00
- N/A _____ **FARMSTEAD SPLITS ONLY:** include a list of parcel numbers of the parent farm, and the book and page(s) recorded prior to December 1, 2000.
- ✓ _____ One (1) copy of the completed Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an approved waiver.
- ✓ _____ One (1) copy of the Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an approved waiver.
- ✓ _____ Proof of application to Johnson County Public Health for a Public Health Zoning Application.
- N/A _____ **FINAL PLATS ONLY:** As-Built drawings for installed infrastructure, including statement/certification from the engineer affirming that the as-built infrastructure conforms to the intent and design parameters of the preliminary plat.
- _____ **FINAL & COMBINED PLATS:** The following DRAFT (i.e. unsigned) legal documents in digital or hard copy.
 - Owner's Certificate
 - Title Opinion
 - Treasurer's Certificate
 - Subdivider's Agreement
 - Fence Agreement
 - Other as applicable (easements, ROW dedication, Consent of Mortgagee, etc.)

Electronic Submission Requirements – an electronic submission of all hard-copy materials required above should be submitted prior to hard copy delivery. In all cases, electronic submission is due by 12 noon the day after the submittal deadline for the application to be considered complete. Electronic submissions should include:

- _____ Electronic or digitized copy (CAD line work or GIS geodatabase) of proposed plat in .dwg format (.dxf is also acceptable if .dwg is not an option. No .zip files will be accepted).
 - Submission must be saved in AutoCAD 2007 or older format
 - Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
 - Submission **MUST** 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.
- _____ A PDF of the entire application packet. (a single PDF preferred; but a separate PDF for plat, application materials, sensitive areas, stormwater plan, and legal documents are acceptable)
- _____ If only submitted electronically, DRAFT legal documents must be provided by 12 noon the day after the submission deadline or the application will be returned as incomplete.

Hart-Frederick Consultants P.C. 510 E State St., Tiffin, IA 52340 Tel: (319) 545-7215

Prepared by: J. Scott Ritter, PLS, Hart-Frederick Consultants P.C.

Return to: Hart-Frederick Consultants P.C., PO Box 560, Tiffin, IA 52340

CERTIFICATE OF COUNTY AUDITOR

STATE OF IOWA, JOHNSON COUNTY) ss:


I, Travis Weipert, herby certify that I am the duly elected, qualified, and acting auditor of Johnson County. Pursuant to Section 354.6(2), Code of Iowa, I hereby approve Hesseltine Subdivision, a Historic Residence Parcel Split, Johnson County, Iowa, as a succinet and unique name for the subdivision containing the following described real estate located in Johnson County, Iowa:

HESELTINE SUBDIVISION

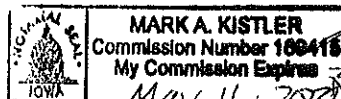
Lot 1 is a part of the Southeast 1/4 of the Northeast 1/4 and a part of Tract B of Zimmerman Subdivision as is recorded in Book 18 on page 79 in the office of the Johnson County Recorder, all of Section 19, Township 79 North, Range 8 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

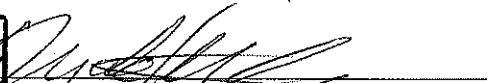
Commencing at the Northeast corner of Section 19, Township 79 North, Range 8 West; thence S 01°29'00" E along the East line of the Northeast 1/4 of said Section 19, a distance of 1870.57 feet to the Southeast corner of Tract B of Zimmerman Subdivision as is recorded in Book 18 on page 79 in the office of the Johnson County Recorder being the Point of Beginning; thence continuing S 01°29'00" E along said East line, a distance of 295.91 feet; thence S 88°31'00" W, a distance of 269.35 feet; thence N 46°29'00" W, a distance of 64.96 feet; thence N 01°29'00" W, a distance of 216.75 feet; thence N 82°29'59" E along the South line of said Tract B and its extension thereof, a distance of 317.03 feet to the Point of Beginning containing 2.00 acres of which 0.47 acre is county road right of way and being subject to all easements and restrictions of record.

DATED this 7 day of July, 2021


Travis Weipert, Johnson County Auditor
Johnson County, Iowa

Subscribed and sworn to before me by Travis Weipert this 7th day of July, 2021.




Notary Public in and for the State of Iowa

**RESOLUTION 04-19-90-2
AFFIRMING THE STABILITY OF THE ROAD SYSTEM**

Whereas Johnson County is one of the counties in the State of Iowa that is increasing in its population; and

Whereas there is a growing tendency for persons in Johnson County to prefer to develop lots for building purposes; and

Whereas improvement of currently non-improved roads to standards dictated by the state of Iowa for Secondary roads is expensive;

Now, therefore be it resolved that any person who develops a rezoned and subdivided lot in Johnson County should first be aware of the existing secondary road conditions serving that tract of land, and should act under the presumption that said road in all probability will continue in its present condition. Private interests or adjacent landowners may underwrite the costs to bring said road up to minimum state standards which includes providing the necessary right-of-way, moving fences, grading, culverts, surfacing, and other items that may be needed to provide an improved road. These improvements can be achieved by permission of Johnson County per the **Iowa Code**, Section 319.14, and by Johnson County Resolution 08-10-89-2. However, if this tract of land is located on a road that has been designated as a Level B road per Resolution 04-05-90-1, Johnson County will provide no more services than stated in Johnson County Ordinance 02-08-90-1. If possible, consideration should be given to the prospect of agreeing that said road be closed by Johnson County and maintained by the residents owning land abutting said road to county subdivision standards as a private lane.

My (our) signature on this document indicates that I have read the above road policy of Johnson County, Iowa, and understand the contents of the above shown policy, and that the zoning, or subdivision, action that is being taken by me (us) would be subject to the above Resolution by the Johnson County Board of Supervisors.



Signature of Owner, Contract Owner, Option Purchaser

1075 Black Hawk Ave. SW Oxford, IA 52322 471-7614
Address and Phone Number

Subscribed and sworn to before me on this 7th day of July,
2021.



Notary Public, in & for the State of Iowa.



<u>MailingName</u>	<u>MailingAddress2</u>	<u>MailingAddress3</u>	<u>MailingZipCode</u>	<u>Parcel</u>
Ada M. Crow	4272 Black Hawk Ave. SW	Oxford, IA.	52322	1220226001
				1220251001
				1220326001
				1219401001
				1219426001
Robert S. & Nancy K. Weish	2228 Y Ave.	Williamsburg, IA.	52361	1219151001
				1219126001
William R. & Nancy Ganschow	4041 Black Hawk Ave. SW	Oxford, IA.	52322	1219103001



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

30 June 2021

Mr. Josh Busard
Johnson County Zoning Director

Re: Preliminary & Final Plat, Hesseltine Subdivision for James Hesseltine, a
Historic Residence Parcel Split

Dear Josh:

Attached please find the application and accompanying documents for a
Residential Subdivision application for James.

At this time they would like to final plat this portion of this property for his
existing residence and buildings. This lot has access to Black Hawk Ave. SW
with an existing septic system & well.

If you have questions or if you require further information you may contact
myself, Mr. Patrick Ford: Attorney, or James Hesseltine.

Respectfully Submitted,

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

C: Mr. James Hesseltine
Mr. Pat Ford
HFCfile

30 June 2021

Parcel # and Deed Book & page for James Hesseltine

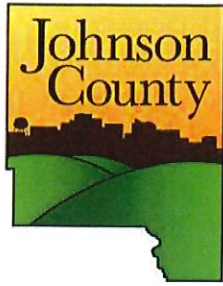
Parcel ID: 1219176001 Book 5492 on page 946

Parcel ID: 1219177001 Book 5492 on page 946

C: Mr. James Hesseltine

Mr. Pat Ford

HFC file



PLANNING, DEVELOPMENT AND SUSTAINABILITY

PLANNING DIVISION

JOSH BUSARD
AICP, LEED-AP, CFM
DIRECTOR

NATHAN MUELLER, AICP, CFM
ASSISTANT DIRECTOR

Luke McClanahan
ASSISTANT PLANNER

WAIVER RESPONSE

Date: June 24th, 2021
To: Hart-Frederick Consultants; Attn. Scott Ritter
From: Kasey Hutchinson, Soil and Water Conservation Coordinator
Re: Waiver Request for 4075 Black Hawk Avenue SW, PPN 1219177001

Recently, your firm submitted a request to waive the Stormwater Management and Sensitive Areas requirements for a single lot subdivision located at 4075 Black Hawk Avenue SW (PPN 1219177001). After a thorough review, the PDS Administrative Officer has issued the following decision on 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

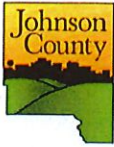
- Waiver has been requested and approved for all sensitive areas.
- This project is exempt from the Historic Properties requirements.

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

Respectfully,

Kasey Hutchinson
Soil and Water Conservation Coordinator

Office Use Only	6/11/21 Date Filed	PDS-21-28082 Application Number
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JOHNSON COUNTY, IOWA

REQUEST FOR WAIVER: Sensitive Areas Ordinance

The undersigned hereby requests waiver from the Sensitive Areas Ordinance requirements of the Johnson County Unified Development Ordinance in connection with the following project:

Subdivision Name or type of request: Historic Residence Parcel Split

Street address or layman's description: 4075 Black Hawk Ave. SW

Parcel Number(s): 1219177001 1219176001

Scott Ritter
Name of Engineer/Surveyor

sritter@hart-frederick.com
Contact Email and Phone

Justification for granting this waiver request should be attached hereto. See back of this page.

PLEASE PRINT OR TYPE

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 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.

James Hesseltine

Name of Owner

Name of Applicant (if different)

4075 Black Hawk Ave. SW

Oxford, IA. 52322

Applicant Street Address (including City, State, Zip)

471-7614

ericplp@aol.com

Applicant Phone

Applicant Email

James Hesseltine
Applicant Signature

ADMINISTRATIVE OFFICER'S DECISION:

APPROVE

Partial Approval**

DENY

Jan R
ADMINISTRATIVE OFFICER

6/23/2021
DATE

**See accompanying letter for explanation for specific requirements.

Please provide any evidence needed to justify this waiver request, and include a written narrative explaining the request and how the evidence provided supports it.

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.

- ✓ 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.
- ✓ Stream Corridors: U.S. Geological Survey Quadrangle Map showing absence of a blue line river, stream, or drainageway.
- ✓ Prairies and Prairie Remnants: aerial photographs showing history of row crops or CRP plantings.
- ✓ Savanna and Savanna Remnant: documentation, such as aerial photographs, showing absence of open-grown trees.
- ✓ Wetlands: National Wetlands Inventory (NWI) map showing absence of wetlands, soil survey map showing absence of hydric soils, and contour map showing absence of topographic features conducive to presence of wetlands (i.e. depressions, drainageways, water bodies, etc.).
- ✓ Woodlands: aerial photographs showing absence, or sparse distribution, of trees.
- ✓ Unstable landforms: soil survey map showing absence of soils with severe risk of cutbank caving and/or excessive slopes, as listed in the Sensitive Areas Ordinance.
- ✓ Historic Properties: letter from the Office of the State Archaeologist indicating the site has been previously surveyed, or documentation that the site has been previously fully developed or disturbed.

Office Use Only	6/11/21 <i>Date Filed</i>	PDS-21-28080 <i>Application Number</i>
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JOHNSON COUNTY, IOWA

REQUEST FOR WAIVER: Stormwater Management Requirements

The undersigned hereby requests waiver from the stormwater management requirements of the Johnson County Unified Development Ordinance in connection with the following project:

Subdivision Name or type of request: Historic Residence Parcel Split

Street address or layman's description: 4075 Black Hawk Ave. SW

Parcel Number(s): 1219177001 1219176001

Scott Ritter

Name of Engineer/Surveyor

sritter@hart-frederick.com

Contact Email and Phone

A written narrative explaining justification for granting this waiver request should be attached hereto.

PLEASE PRINT OR TYPE

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 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.

James Hesseltine

Name of Owner

Name of Applicant (if different)

4075 Black Hawk Ave. SW

Oxford, IA. 52322

Applicant Street Address (including City, State, Zip)

471-7614

Applicant Phone

ericplp@aol.com

Applicant Email

James Hesseltine

Applicant Signature

ADMINISTRATIVE OFFICER'S DECISION:

APPROVE

WITH BUILDING PERMIT**

DENY

John R.

6/23/2021

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.

FOR OFFICE USE ONLY:
ZONING NUMBER: _____

Johnson County Public Health
855 S. Dubuque Street * Iowa City, Iowa 52240 * 319/356-6040 * Fax: 319/356-6044

Johnson County Public Health Zoning Application

Applicant Name: <i>James Hesseltime</i>	Phone Number: <i>(319) 471-761A</i>		
Address: <i>4075 Black Hawk Ave. SW</i>	City: <i>Oxford</i>	State: <i>IA.</i>	Zip: <i>52322</i>

NOTE: THIS APPLICATION NEED NOT BE SUBMITTED FOR FINAL PLATS.

TYPE OF ZONING REQUEST:	APPLICATION FEE:
<input type="checkbox"/> Zoning reclassification from _____ to _____	\$75.00 Application Fee
<input checked="" type="checkbox"/> Combined preliminary and final plat	\$50.00 + \$20.00 per Lot Application Fee*
<input type="checkbox"/> Preliminary plat using private onsite/centralized waste water systems	\$50.00 + \$20.00 per Lot Application Fee*
<input type="checkbox"/> Conditional Use Permit	\$25.00 Application Fee

***Outlots Exempt**

Application Fee 50 + Number of lots 1 Minus Number of Outlots = 1 x \$20.00 Fee Per Lot
= Enclosed Fee \$70

PLEASE RETURN THIS APPLICATION AND APPROPRIATE APPLICATION FEE TO:

**JOHNSON COUNTY PUBLIC HEALTH
855 S. DUBUQUE STREET
IOWA CITY, IA 52240**

The application and fee must be received by the department NO LESS THAN 24 HOURS prior to the Johnson County Zoning commission public hearing and/or the Johnson County Zoning Board of Adjustment.

No refund shall be made of any required fee accompanying a required application once filed with the administrative officer.

Signature of Applicant: *James Hesseltime* Date: 7-7-21

INDEX LEGEND

LOCATION: SOUTHEAST 1/4-NORTHEAST 1/4
SECTION 19, T-79-N, R-8-W
REQUESTOR: JAMES HESSELTINE
PROPRIETOR: JAMES ARTHUR HESSELTINE
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

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

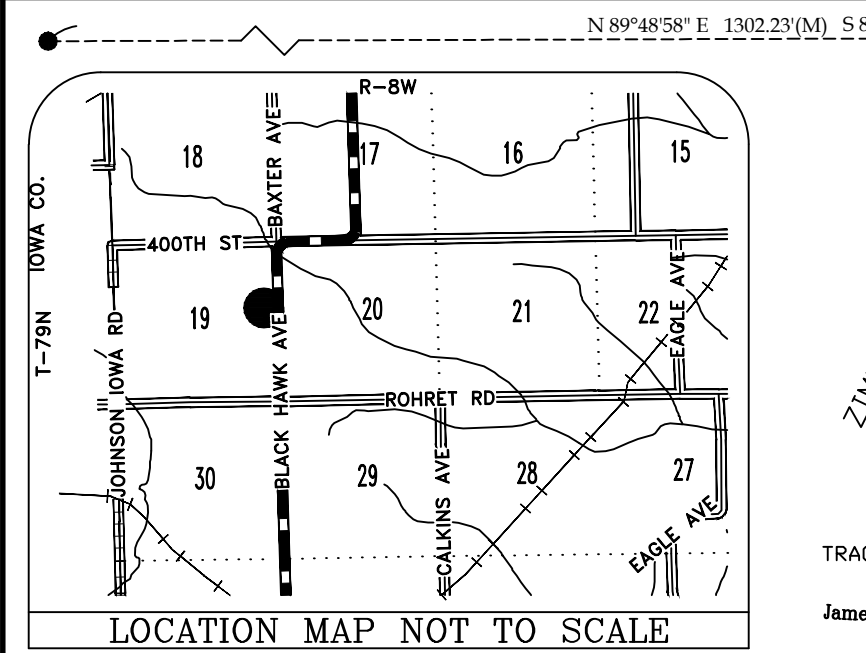
APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON _____ DATE _____

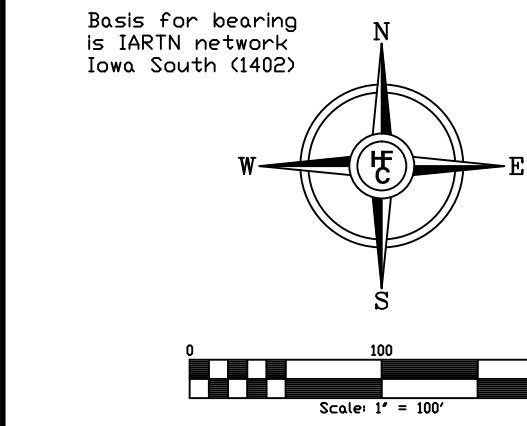
William R. & Nancy Ganschow
2

NORTHEAST ROW LOT 2

NORTHEAST CORNER SECTION 19-79-8
FOUND 5/8" REBAR 15" DEEP
TIES BK. 38, PG. 221



LOCATION MAP NOT TO SCALE
HARDIN TOWNSHIP



SUBDIVIDOR: JAMES HESSELTINE
4075 BLACK HAWK AVE. SW
OXFORD, IA. 52322

ATTORNEY: PATRICK J. FORD
222 S LINN ST.
IOWA CITY, IA. 52240

PLAT PREPARED BY: HART-FREDERICK CONSULTANTS P.C.
510 EAST STATE STREET
P.O. BOX 560
TIFFIN, IA. 52340

S 89°11'27" W 1009.69'(M) N 89°17'21" W 1009.47'(R)
996.80'

HESSSELTINE SUBDIVISION

Lot 1 is a part of the Southeast 1/4 of the Northeast 1/4 and a part of Tract B of Zimmerman Subdivision as is recorded in Book 18 on page 79 in the office of the Johnson County Recorder, all of Section 19, Township 79 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 Section 19, Township 79 North, Range 8 West; thence S 01°29'00" E along the East line of the Northeast 1/4 of said Section 19, a distance of 1870.57 feet to the Southeast corner of Tract B of Zimmerman Subdivision as is recorded in Book 18 on page 79 in the office of the Johnson County Recorder being the Point of Beginning; thence continuing S 01°29'00" E along said East line, a distance of 295.91 feet; thence S 88°31'00" W, a distance of 269.35 feet; thence N 46°29'00" W, a distance of 64.96 feet; thence N 01°29'00" W, a distance of 216.75 feet; thence N 82°29'59" E along the South line of said Tract B and its extension thereof, a distance of 317.03 feet to the Point of Beginning containing 2.00 acres of which 0.47 acre is county road right of way and being subject to all easements and restrictions of record.

RIGHT OF WAY ACQUISITION

Being a part of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 79 North, Range 8 West of the 5th P.M., Johnson County, Iowa and is described as Commencing at the Northeast corner of Section 19, Township 79 North, Range 8 West; thence S 01°29'00" E along the East line of the Northeast 1/4 of said Section 19, a distance of 1870.57 feet to the Southeast corner of Tract B of Zimmerman Subdivision as is recorded in Book 18 on page 79 in the office of the Johnson County Recorder; thence S 82°29'59" W along the South line of said Tract B, a distance of 50.28 feet to a point on the West right of way line for Black Hawk Avenue SW being the Point of Beginning; thence S 01°29'00" E along said West right of way line, a distance of 290.64 feet; thence S 88°31'00" W, a distance of 20.00 feet; thence N 01°29'00" W, a distance of 288.53 feet to a point on said South line of Tract B; thence N 82°29'59" E along the South line, a distance of 20.11 feet to the Point of Beginning containing 0.13 acres.

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, 2022.
Pages covered by this seal: THIS SHEET ONLY

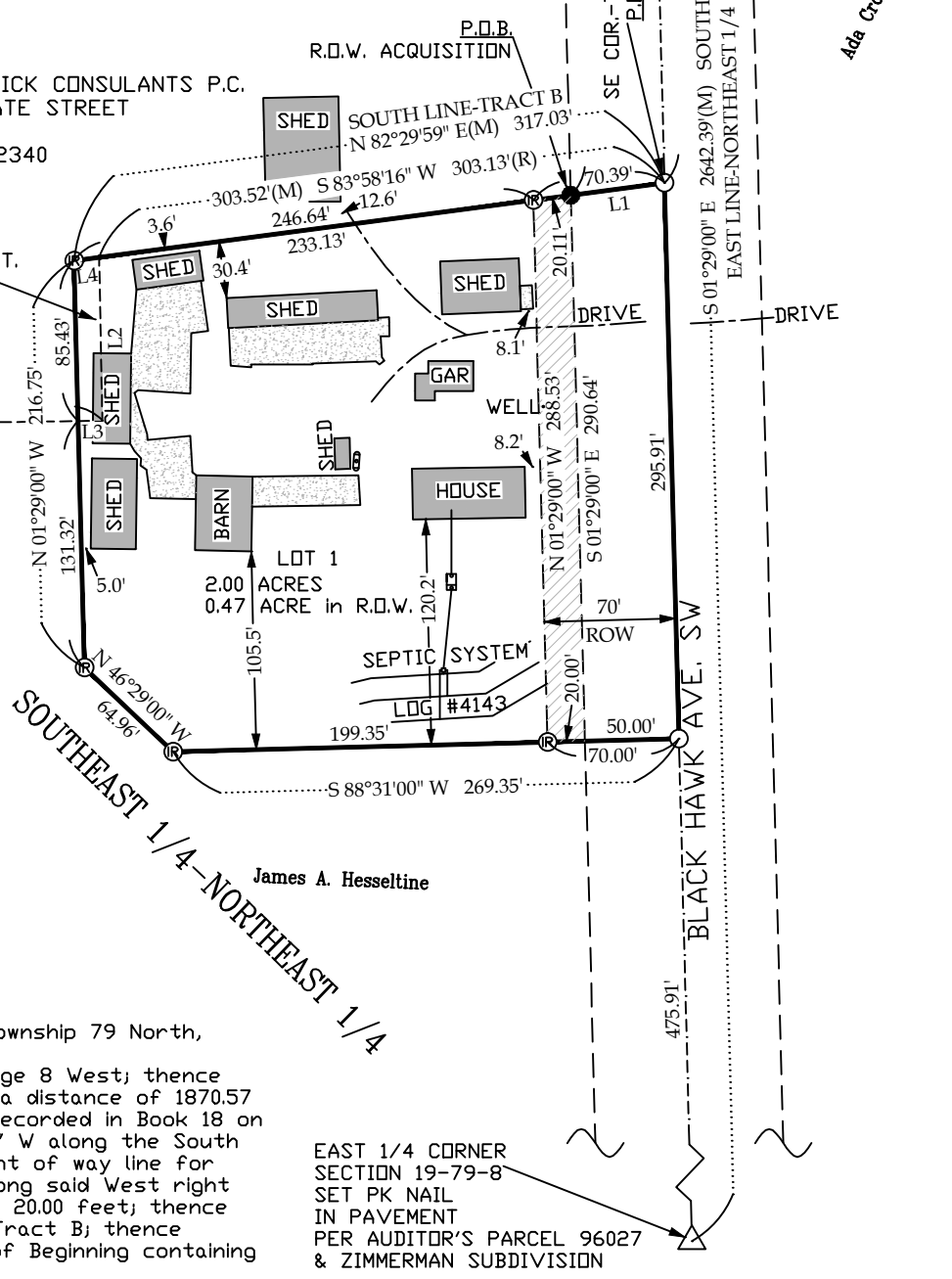


LEGEND

- △ GOVERNMENT CORNER
- ⊙ SET 5/8" IRON ROD W/RED CAP #16546
- FOUND 5/8" IRON ROD
- ⊗ CUT "X" IN CONCRETE
- 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
- ▨ REQUIRED 70' RIGHT OF WAY ACQUISITION
5791.71 SQ. FT. (0.13 ACRE)

NUMBER	DIRECTION	DISTANCE
L1	S 82°29'59" W	50.28'
L2	S 01°07'29" E	87.00' (M)
	S 00°20'48" W	87.00' (R)
L3	S 89°11'27" W	12.89'
L4	N 82°29'59" E	13.51'

TRACT B
James A. Hesselstine



EAST 1/4 CORNER SECTION 19-79-8
SET PK NAIL IN PAVEMENT
PER AUDITOR'S PARCEL 96027 & ZIMMERMAN SUBDIVISION

**PRELIMINARY & FINAL PLAT
HESSSELTINE SUBDIVISION**
A HISTORIC RESIDENCE PARCEL SPLIT
PART OF THE SE 1/4-NE 1/4 &
OF TRACT B OF ZIMMERMAN SUBDIVISION
OF SECTION 19, T-79-N, R-8-W
JOHNSON COUNTY, IOWA

DATE: 06/30/21 DRN: JSR APP: _____
FLD BK: GPS PROJ. NO: 217132