

Office Use Only	9-15-21	\$150	P2C-21-28119
	Date Filed	Fee	Application Number



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):
 2349, 2355 & 2357 Jordan Creek Rd. NE

Parcel Number(s): 0702377008, 0702377007, 0702377005 & 0702377004

Proposed Subdivision Name: Altmanville Subdivision

The subdivision contains 10.24 total acres divided into 6 total lots as follows:

Buildable Lots: 5 Non-buildable outlots: 1
 Total buildable acres: 5.52 Total non-buildable acres: 2.16

Current Zoning: C & R Proposed Use of the Subdivision: Commercial & Residential

Scott Ritter
 Name of Engineer/Surveyor

sritter@hart-frederick.com
 Contact Email and Phone

James Martinek
 Name of Attorney

johnsoncountylawyer@gmail.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.

Tom & Colleen Altman
 Name of Owner

Collee
 Name of Applicant (if different)

2349 Jordan Creek Rd. NE Solon, IA. 52333
 Applicant Street Address (including City, State, Zip)

430-8152
 Applicant Phone

altman@altmanville.com
 Applicant Email

Colleen Altman
 Applicant Signature

See back page for Application Submittal Requirements and Checklist



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

13 September 2021

Mr. Josh Busard
Johnson County Zoning Director

Re: Final Plat Application, Altmanville Subdivision for Tom & Colleen Altman

Dear Josh:

Attached please find the application and accompanying documents for a Subdivision Application for the Altman's.

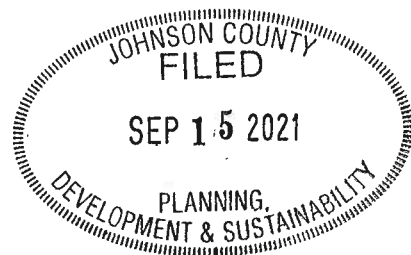
At this time the Altman's would like to Final Plat their property.

If you have questions or if you require further information you may contact myself, or Mr. & Mrs. Altman.

Respectfully Submitted,

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

C: Mr. & Mrs. Altman
Mr. James Martinek
HFCfile



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.
- 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.
- 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.

<u>MailingName</u>	<u>MailingAddress2</u>	<u>MailingAddress3</u>	<u>MailingZipCode</u>	<u>Parcel</u>
Hertz Farm Management Inc c/o Patricia & Richard Meehan & Company LLC	P.O. Box 500	Nevada, IA.	50201	702326001
Jane S. Paulson	2317 Jordan Creek Rd. NE	Solon, IA.	52333	702301003
Timber View Farm LTD	2306 Jordan Creek Rd. NE	Solon, IA.	52333	702302003 702302002 702426001
Dennis M. & Lori Uhl	2318 Jordan Creek Rd. NE	Solon, IA.	52333	702304001
Cody A. & Jessica M. Kelly	2340 Jordan Creek Rd. NE	Solon, IA.	52333	702304002
Randy D. & Megan M. Laing	2360 Jordan Creek Rd. NE	Solon, IA.	52333	702380001
Sean M. & Mundi A. McCarty	2366 Jordan Creek Rd. NE	Solon, IA.	52333	702380002
Nathan E. & Mindy M. Beranek	2376 Jordan Creek Rd. NE	Solon, IA.	52333	702378001
Jeffrey Linn & Susan Beekmann Meier	2394 Jordan Creek Rd. NE	Solon, IA.	52333	702378002
Jeremy D. & Julie A. Iverson	2379 Sugar Bottom Rd. NE	Solon, IA.	52333	702353002 702352001
Damon D. & Carolin J. Walker	2383 Sugar Bottom Rd. NE	Solon, IA.	52333	702355001



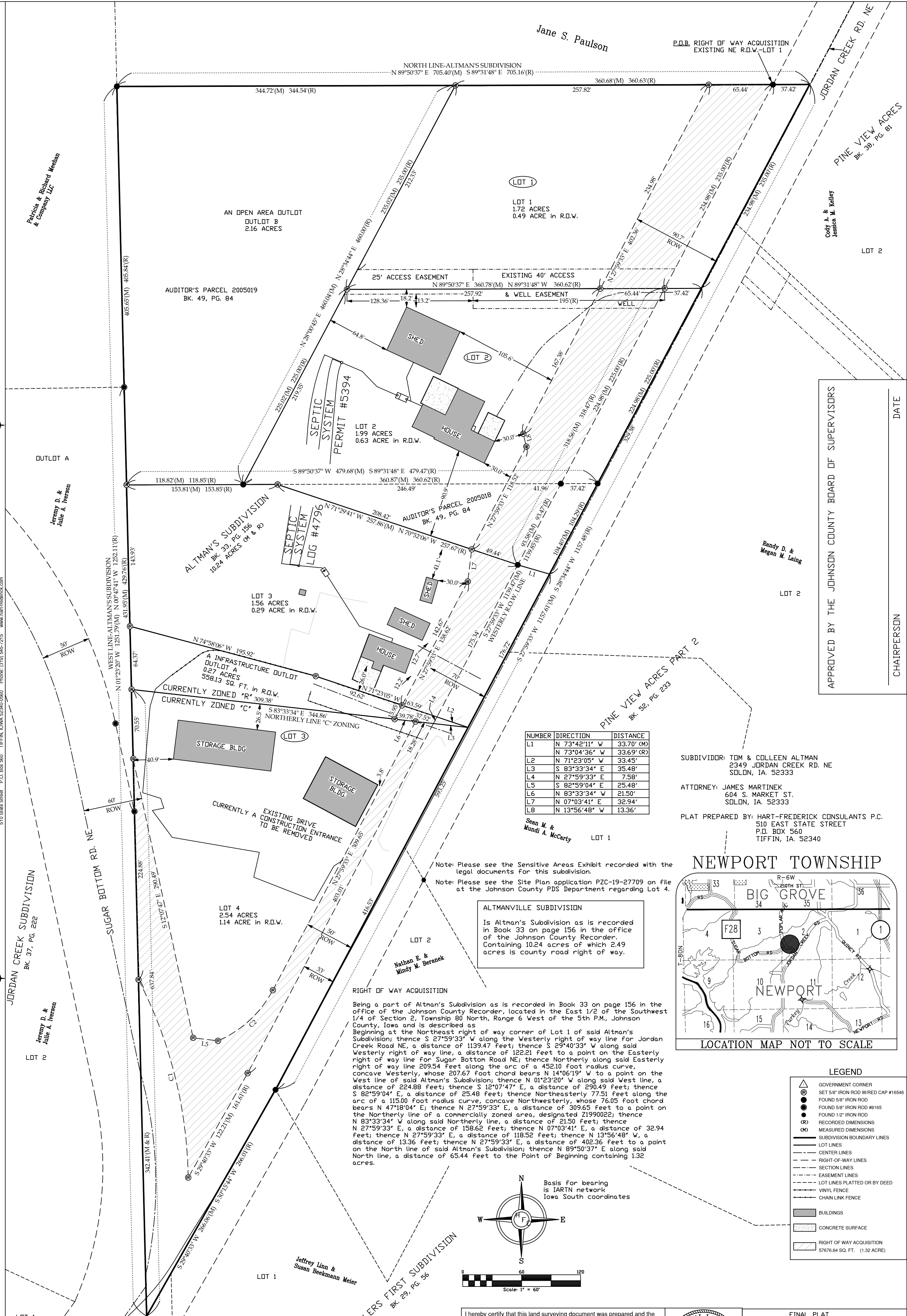
HART-FREDERICK CONSULTANTS P.C.

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



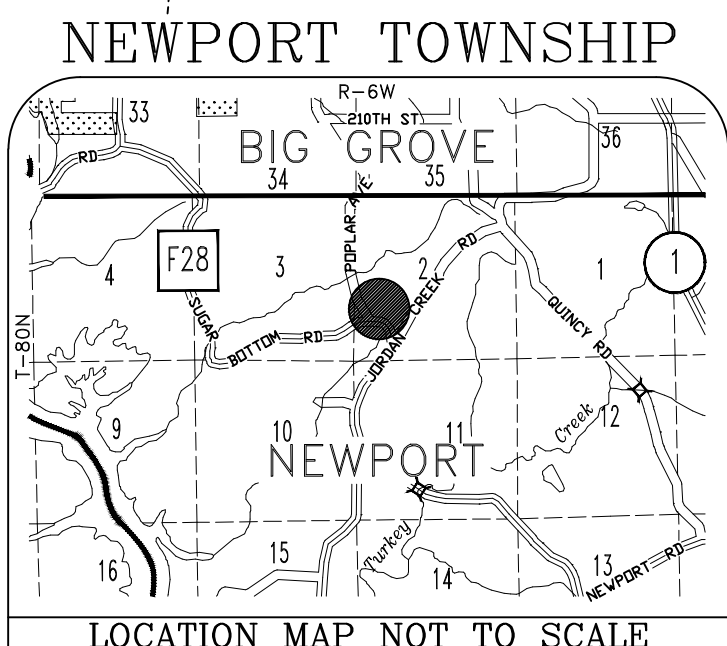
North

INDEX LEGEND
 LOCATION: SOUTHEAST 1/4-SOUTHWEST 1/4
 SECTION 2, T-80-N, R-6-W
 REQUESTOR: TOM & COLLEEN ALTMAN
 PROPRIETOR: THOMAS MICHAEL & COLLEEN ANN ALTMAN
 SURVEYOR: J. SCOTT RITTER, PLS #16546
 COMPANY: HART-FREDERICK CONSULTANTS P.C.
 RETURN TO: 510 STATE ST. PO BOX 560 TIFFIN, IA 52340
 ritter@hart-frederick.com (319) 545-7215



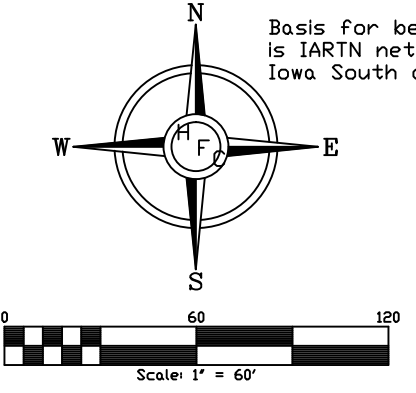
NUMBER	DIRECTION	DISTANCE
L1	N 73°42'11" W	33.70' (M)
L2	N 73°04'36" W	33.69' (R)
L3	N 71°23'05" W	33.45'
L4	S 83°33'34" E	35.48'
L5	S 82°59'04" E	25.48'
L6	N 83°33'34" W	21.50'
L7	N 07°03'41" E	32.94'
L8	N 13°56'48" W	13.36'

ALTMANVILLE SUBDIVISION
 Is Altman's Subdivision as is recorded in Book 33 on page 156 in the office of the Johnson County Recorder, located in the East 1/2 of the Southwest 1/4 of Section 2, Township 80 North, Range 6 West of the 5th P.M., Johnson County, Iowa and is described as
 Beginning at the Northeast right of way corner of Lot 1 of said Altman's Subdivision; thence S 27°59'33" W along the Westerly right of way line for Jordan Creek Road NE, a distance of 1139.47 feet; thence S 29°40'33" W along said Westerly right of way line, a distance of 122.21 feet to a point on the Easterly right of way line for Sugar Bottom Road NE; thence Northerly along said Easterly right of way line 209.54 feet along the arc of a 452.10 foot radius curve, concave Westerly, whose 207.67 foot chord bears N 14°06'19" W to a point on the West line of said Altman's Subdivision; thence N 01°23'20" W along said West line, a distance of 224.88 feet; thence S 12°07'47" E, a distance of 290.49 feet; thence S 82°59'04" E, a distance of 25.48 feet; thence Northeasterly 77.51 feet along the arc of a 115.00 foot radius curve, concave Northwesterly, whose 76.05 foot chord bears N 47°18'04" E; thence N 27°59'33" E, a distance of 309.65 feet to a point on the Northerly line of a commercially zoned area, designated Z1990022; thence N 83°33'34" W along said Northerly line, a distance of 21.50 feet; thence N 27°59'33" E, a distance of 158.62 feet; thence N 07°03'41" E, a distance of 32.94 feet; thence N 27°59'33" E, a distance of 118.52 feet; thence N 13°56'48" W, a distance of 13.36 feet; thence N 27°59'33" E, a distance of 402.36 feet to a point on the North line of said Altman's Subdivision; thence N 89°50'37" E along said North line, a distance of 65.44 feet to the Point of Beginning containing 1.32 acres.



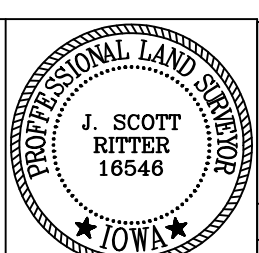
LEGEND

- △ GOVERNMENT CORNER
- ⊙ SET 5/8" IRON ROD WIRED CAP #16546
- ⊙ FOUND 5/8" IRON ROD
- ⊙ FOUND 5/8" IRON ROD #8165
- ⊙ FOUND 1/2" IRON ROD
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS
- SUBDIVISION BOUNDARY LINES
- - - LOT LINES
- - - CENTER LINES
- - - RIGHT-OF-WAY LINES
- - - SECTION LINES
- - - EASEMENT LINES
- - - LOT LINES PLATTED OR BY DEED
- - - VINYL FENCE
- - - CHAIN LINK FENCE
- BUILDINGS
- ▨ CONCRETE SURFACE
- ▨ RIGHT OF WAY ACQUISITION 57676.64 SQ. FT. (1.32 ACRE)



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, 2020.
 Pages covered by this seal: THIS SHEET ONLY



FINAL PLAT
 ALTMANVILLE SUBDIVISION
 A RESUBDIVISION OF ALTMAN'S SUBDIVISION
 JOHNSON COUNTY, IOWA

DATE: 8/12/20 DRN: JSR APP: ?
 FLD BK: GPS PRD.J. NO: 1971.30

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS
 CHAIRPERSON
 DATE



North

RIGHT OF WAY ACQUISITION

Being a part of Altman's Subdivision as is recorded in Book 33 on page 156 in the office of the Johnson County Recorder, located in the East 1/2 of the Southwest 1/4 of Section 2, Township 80 North, Range 6 West of the 5th P.M., Johnson County, Iowa and is described as

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