

Office Use Only	10/14/21 Date Filed	\$560 ⁰⁰ Fee	PDC-21-28129 Application Number
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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):
2188 560th St. SW

Parcel Number(s): 1325476001 1325476002

Proposed Subdivision Name: Merle Miller Subdivision

The subdivision contains 5.92 total acres divided into 2 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: 1

Total buildable acres: 1.72

Total non-buildable acres: 3.27

Current Zoning: A

Proposed Use of the Subdivision: residential

Scott Ritter

Name of Engineer/Surveyor

sritter@hart-frederick.com

Contact Email and Phone

Mike Brenneman

Name of Attorney

brenneman@hebbblaw.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.

Lyle Hochstedler

Name of Owner

Merle Miller

Name of Applicant (if different)

5465 Hwy. 1 SW & 2188 560th St. SW Kalona, IA. 52247

Applicant Street Address (including City, State, Zip)

325-2964 & 530-3831

Applicant Phone

none

Applicant Email

Lyle L. Hochstedler

Applicant Signature

Merle Dene Miller

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.
- ☒ **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 and 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>
Jerry L. & Dorothy M. Beachy	2196 560th St. SW	Kalona, IA.	52247	1325476003
Firman Hershberger	2206 560th St. SW			1325476004
				1430351002
Freeman M. & Ida Ruth Miller	2235 560th St. SW			1431201004
Paul S. & Emma A. Hochstedler	5679 Hwy 1 SW			1336101001
Melvin E. & Lucille K. Miller	2134 560th St. SW			1336126001
				1325451001





HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

8 October 2021

Mr. Josh Busard
Johnson County Zoning Director



Re: Preliminary & Final Plat, Merle Miller Subdivision for Lyle Hochstedler & Merle Miller, a Historic Residence Parcel Split

Dear Josh:

Attached please find the application and accompanying documents for a Residential Subdivision application for Lyle & Merle.

At this time they would like to final plat this portion of this property for Merle to acquire additional ground with existing residence and buildings on Merle's property and the additional ground to the west on Lyle's property. This lot has access to 560th St. SW with an existing septic system & well.

If you have questions or if you require further information you may contact myself, Mr. Mike Brenneman: Attorney, or Lyle Hochstedler & Merle Miller.

Respectfully Submitted,

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

C: Mr. Lyle Hochstedler
Mr. Merle Miller
Mr. Mike Brenneman
HFCfile

PROFESSIONAL LAND SURVEYOR
J. SCOTT
RITTER
16546
★ IOWA ★