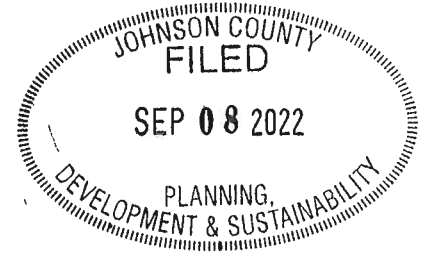


Office Use Only	9/8/22	\$ 600 <sup>00</sup>	P2C-22-28279
	Date Filed	Fee	Application Number



**JOHNSON COUNTY, IOWA**

**APPLICATION FOR: SUBDIVISION PLAT APPROVAL**



Application is hereby made for approval of a (circle): **PRELIMINARY / FINAL / COMBINED**  
subdivision plat on property located at (street address if available or layman's description):

Auditor's Parcel 99055, east of James Avenue NE

**Parcel Number(s):** 0310351003

**Proposed Subdivision Name:** Roeder First Subdivision

The subdivision contains 10.00 total acres divided into 4 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: 3

Total buildable acres: 1.99

Total non-buildable acres: 8.01

**Current Zoning:** A

**Proposed Use of the Subdivision:** Residential, Agricultural, & Future Development

Gina Landau, Mark Stein

g.landau@mmsconsultants.net, m.stein@mmsconsultants.net, 319-351-8282

*Name of Engineer/Surveyor*

*Contact Email and Phone*

Walter Steggall

waltsteggall@holden-steggall.com, 319-363-7401

*Name of Attorney*

*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.

Roger Roeder

*Name of Owner*

*Name of Applicant (if different)*

1388 James Avenue NE, Swisher, IA 52338

*Applicant Street Address (including City, State, Zip)*

319-560-7906

roederrl@gmail.com

*Applicant Phone*

*Applicant Email*

*Applicant Signature*

**See back page for Application Submittal Requirements and Checklist**

Updated and current as of 12.1.2021 NM



**MMS Consultants, Inc.**  
*Experts in Planning and Development Since 1975*

1917 S. Gilbert Street  
Iowa City, Iowa 52240

**319.351.8282**

mmsconsultants.net  
mms@mmsconsultants.net

August 8, 2022

Mr. Josh Busard  
Jo. Co. Planning, Development, & Sustainability Dept.  
913 S. Dubuque St, Suite 204  
Iowa City, IA 52240

RE: Letter of Intent for Roger Roeder

Dear Josh:

Roger Roeder desires to complete a four lot subdivision from parcel 0310351003. The intention is to plat a new buildable lot (Lot 1) with accompanying preservation outlot (Outlot C), a large outlot for future development (Outlot B), and an outlot for the existing outbuilding (Outlot A).

Lot 1 has frontage on Deer Woods Drive, a private subdivision road. Access to the buildable lot will be from an easement crossing through Outlot B.

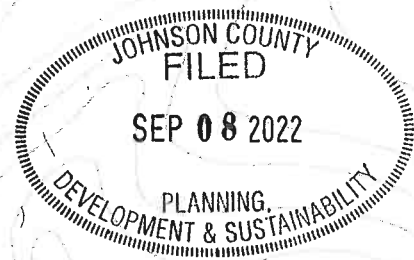
There is an existing field access that will become the driveway for a new residence. The ROW permit is included with the submittal documents. There is no well or septic on this parcel.

A rezoning exhibit is being submitted as well to correct the dual zoning on Lot 1 Roemar's First Subdivision. We are requesting 10.0 acres to be rezoned from A to R, 1.06 acres from R to R2, and 1.04 acres from A to R2.

Respectfully submitted,

Gina Landau

1501-002Letter of Intent 4 lot SD.docx



Adjacent Property Owners List  
Roeder First Subdivision  
Within 500'  
MMS Project #1501-002

ADAM M & ERIN E BALK  
1420 GOLDFINCH CT NE  
SWISHER, IA 52338

ALGONQUIN HILLS INC  
2779 140TH ST NE  
SWISHER, IA 52338

ANDREW D MATHENY  
1410 JAMES CT NE  
SWISHER, IA 52338

BRIENNE A WILSON & BRIAN L EAS  
1418 JAMES CT  
SWISHER, IA 52338

CHAD O STREIT  
2793 WILFORD WAY NE  
SWISHER, IA 52338

DAVID D & PATRICIA L SCHULLER  
1355 JAMES AVE NE  
SWISHER, IA 52338

DEBORAH K OCKENFELS  
1370 DEER WOODS DR NE  
SWISHER, IA 52338

DONOVAN & DIANNA YOUNG  
1375 JAMES AVE NE  
SWISHER, IA 52338

DOUGLAS B & SHERI L MOYLAN  
1363 JAMES AVE NE  
SWISHER, IA 52338

DOUGLAS E TRASK  
1371 JAMES AVE NE  
SWISHER, IA 52338

ELLEN MARIE BLACK  
1416 GOLDFINCH CT NE  
SWISHER, IA 52338

FRANCIS J STEPHEN JR  
1415 GOLDFINCH CT NE  
SWISHER, IA 52338

GEORGE H & MARIE N CHALHOUB  
PO BOX 370  
HIAWATHA, IA 52233

JEFF & ANGELA ULFERTS  
1406 GOLDFINCH CT NE  
SWISHER, IA 52338

JOHN J PETERKA JR  
1347 JAMES AVE NE  
SWISHER, IA 52338

JOYCE MYERS  
1160 LYNTHURST DR  
HIAWATHA, IA 52233

LINDSEY ESTATES INC  
1119 CHEYENNE RD NW  
CEDAR RAPIDS, IA 52405

LINDSEY ESTATES INC  
1425 DEER WOODS DR NE  
SWISHER, IA 52338

PAUL E & MARTHA M KIECKSEE  
1359 JAMES AVE NE  
SWISHER, IA 52338

RANDY & BARBARA BUNGE  
1412 GOLDFINCH CT NE  
SWISHER, IA 52338

ROGER L ROEDER  
1388 JAMES AVE NE  
SWISHER, IA 52338

TRENT E & SUSAN L VILETA  
1367 JAMES AVE  
SWISHER, IA 52338

WILLIAM E & DONNA R WILFORD  
2764 140TH ST NE  
SWISHER, IA 52338





**SECONDARY ROAD DEPARTMENT**  
**4810 MELROSE AVENUE WEST**  
**IOWA CITY, IOWA 52246**  
**TEL (319) 356-6046 FAX (319) 339-6133**  
**EMAIL roads@johnsoncountyiowa.gov**

Permit #	2022-050
Fee	\$285.00
Cash/Check	<input checked="" type="checkbox"/>
Credit Card accepted by contacting our office	<input type="checkbox"/>

\*Permit Fee is Non-Refundable

**PERMIT TO PERFORM WORK WITHIN COUNTY RIGHT OF WAY**

PLEASE PRINT

APPLICANT NAME: Roger Roeder

MAILING ADDRESS: 1388 James Avenue NE

CITY, STATE, ZIP: Swisher, IA 52338

PHONE NUMBER(S): 319-560-7906

ADDRESS/LOCATION OF PROPOSED WORK: Immediately across the street from 1371 James Ave.

SECTION 10 TOWNSHIP 81 N RANGE 7 W 1/4 SECTION SW

SUBDIVISION NAME: not known at this time LOT #: \_\_\_\_\_

ZONING APPLICATION #: not been submitted yet, see concept

DETAILED DESCRIPTION OF PROPOSED WORK (driveway entrance, field entrance, pave driveway, clean ditch, cut brush, 50-50 rock sharing, etc.) This is currently an existing field entrance. The intention is to plat one new buildable lot, one outlot around the existing outbuilding, and one large outlot for future development. So this driveway will be used for one new house.

DATE THE SITE WILL BE MARKED WITH A FLAG: July 16, 2022

PERSON/CONTRACTOR DOING PROPOSED WORK: N/A Driveway will be built by new owner, no work is planned now

I, (Print Full Name) Roger Roeder, do solemnly swear that I have read the entire permit application and have fully completed all statements and provided all data called for herein truthfully and correctly and I agree to abide by all General Provisions and Special Provisions set forth herein.

SIGNATURE OF APPLICANT R. Roeder

DATE 7-15-22

FOR COUNTY USE

PRELIMINARY INSPECTION BY: SS

DATE: 8/3/22

FINAL INSPECTION BY: \_\_\_\_\_

DATE: \_\_\_\_\_

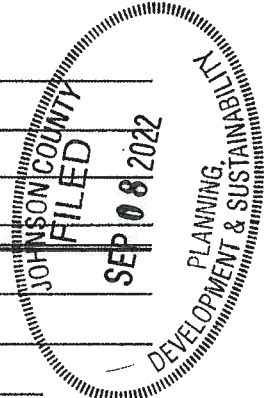
**THE CULVERT DIAMETER REQUIRED AT THIS LOCATION IS \_\_\_\_\_ INCHES.**

THE FOLLOWING SIGNATURE IS YOUR AUTHORITY TO PROCEED WITH THE WORK AS STATED ABOVE AND WITH REGARD TO THE SPECIAL PROVISIONS.

APPROVED BY: [Signature]  
COUNTY ENGINEER

DATE: 8/3/22

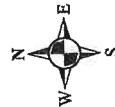
\*APPLICATION IS VALID FOR ONE (1) CALENDAR YEAR FROM APPROVAL DATE







The information presented herein is intended to be an accurate representation of existing records. Johnson County assumes no liability for errors or omissions. Users relying on this information do so at their own risk.



0 0.01 0.03  
1 inch = 147 feet

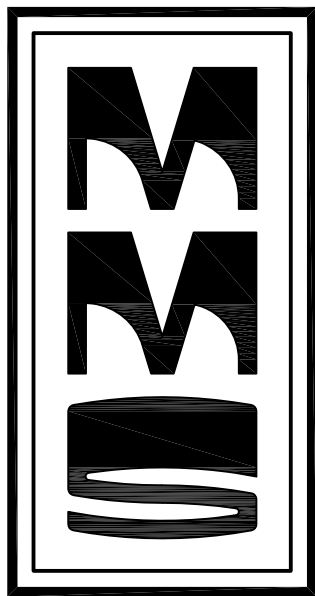
Johnson County GIS  
Web Printing

My Map

Printed: 8/8/2022







CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
(319) 351-8282  
[www.mmsconsultants.net](http://www.mmsconsultants.net)

Date	Revision
08-04-22	PER GDM REVIEW -JDM

PRELIMINARY AND  
FINAL PLAT

ROEDER FIRST  
SUBDIVISION

JOHNSON COUNTY  
IOWA

MMS CONSULTANTS, INC.

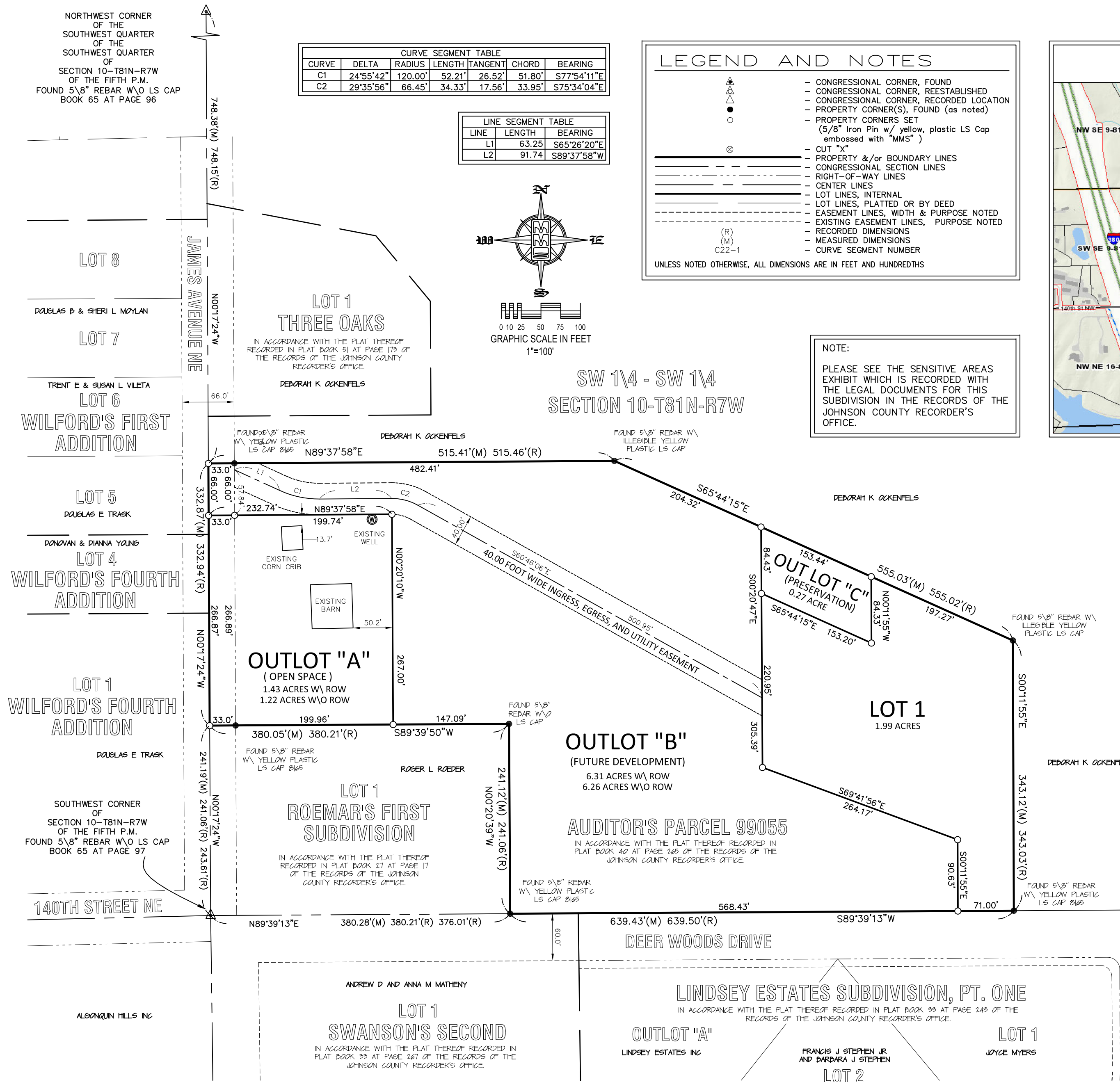
Date: 07-27-2022

Designed by:	GLL	Field Book No:	1347
Drawn by:	RLW	Scale:	1"=100'
Checked by:	GDM	Sheet No:	1
Project No:	IOWA CITY		
	1501-002	of:	1

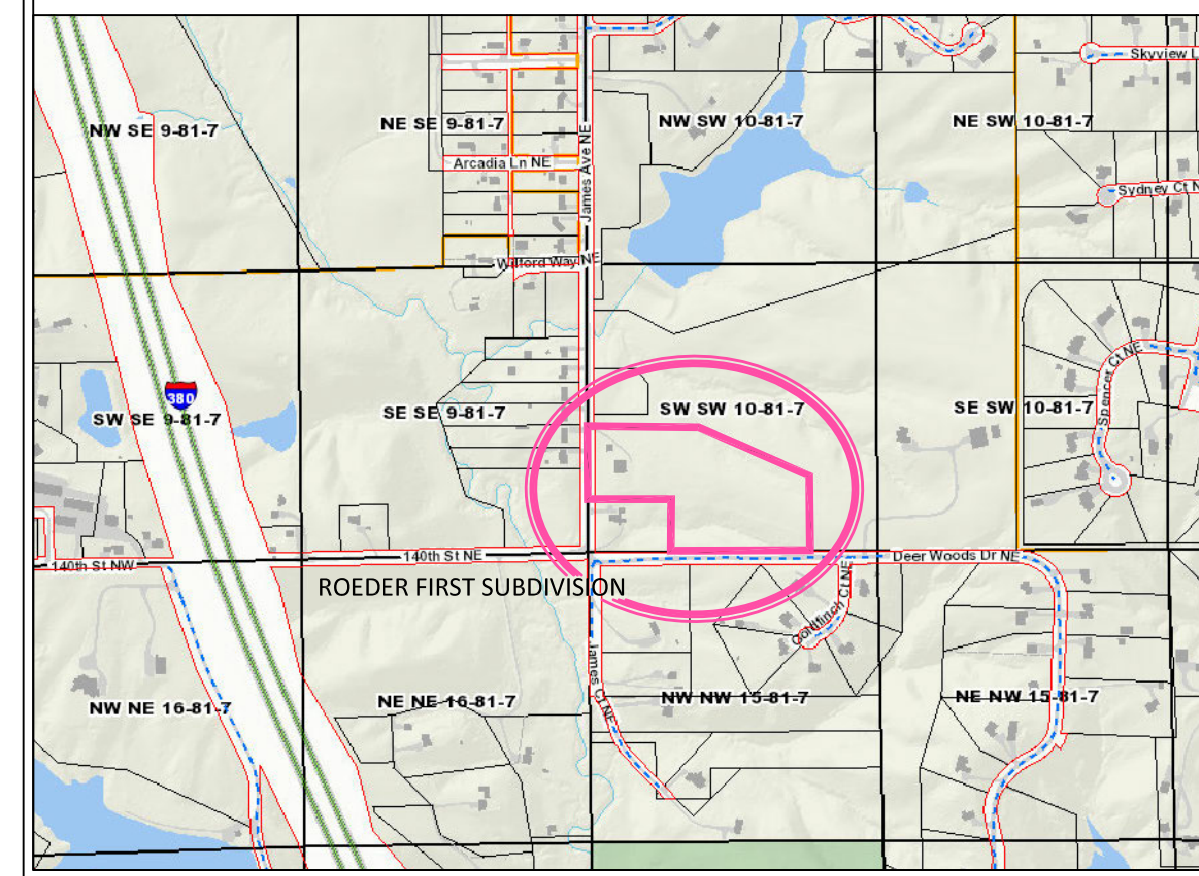
# PRELIMINARY AND FINAL PLAT ROEDER FIRST SUBDIVISION JOHNSON COUNTY, IOWA

LOCATION:	SUBDIVIDER:
AUDITOR'S PARCEL 99055, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 81 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA	ROGER L ROEDER 1388 JAMES AVENUE NE SWISHER, IOWA 52338
LAND SURVEYOR:	SUBDIVIDER'S ATTORNEY:
GLEN D. MEISNER P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	WALTER J. STEGGALL JR. 240 WILEY BOULEVARD CEDAR RAPIDS, IOWA 52404
DATE OF SURVEY:	PROPRIETOR OR OWNER:
07-20-2022	ROGER L ROEDER 1388 JAMES AVENUE NE SWISHER, IOWA 52338
	DOCUMENT RETURN INFORMATION:
	LAND SURVEYOR

FOR COUNTY RECORDER'S USE



## LOCATION MAP - NOT TO SCALE



## DESCRIPTION

AUDITOR'S PARCEL 99055, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 81 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA. SAID AUDITOR'S PARCEL 99055 CONTAINS 10.00 ACRES, AND IS SUBJECT TO 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.
	GLEN D. MEISNER P.L.S. Iowa Lic. No. 8165 My license renewal date is December 31, 20____.
Pages or sheets covered by this seal:	

Signed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, in and for the State of Iowa.

PLAT APPROVED BY:  
JOHNSON COUNTY BOARD OF SUPERVISORS:

CHAIRPERSON DATE