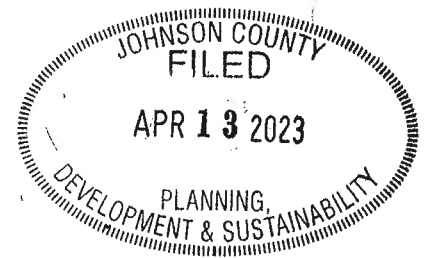


Office Use Only	4/13/23	\$920. ⁰⁰	P2C-23-28351
	Date Filed	Fee	Application Number



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):

400th ST. SW

Parcel Number(s): ~~122312603~~ 122312603

Proposed Subdivision Name: Scott Rohrets Addition

The subdivision contains 22.66 total acres divided into 18 15 total lots as follows:

Buildable Lots: 6

Non-buildable outlots: 7 9

Total buildable acres: 7.77

Total non-buildable acres: ~~12.50~~ 13.61

Current Zoning: A

Proposed Use of the Subdivision: Residential

Scott Ritter

sritter@hart-frederick.com

Name of Engineer/Surveyor

Contact Email and Phone

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.

James & Patricia Rohret

Scott Rohret

Name of Owner

Name of Applicant (if different)

3948 Black Hawk Ave. SW Oxford, IA. 52322

Applicant Street Address (including City, State, Zip)

319-330-1297

srohret@southslope.net

Applicant Phone

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.

- ✓ Application Fee (varies based on nature of application) is due at the time of submittal.
- ✓ A brief letter of intent explaining the application and describing road, well, septic, etc.
- ✓ 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 signed certificate of the Auditor approving the subdivision name.
- ✓ Resolution Affirming the Stability of the Road System (signed and notarized).
- ✓ 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.
- ✓ For subdivisions that propose to create a new access or upgrade an existing access to a public county road: a copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads.
- 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.
- 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.
- N/A FINAL & COMBINED PLATS: The following DRAFT (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 2017 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.

ENGINEERS & SURVEYORS

7 February 2023

Mr. Josh Busard
Johnson County Zoning Director
Re: Scott Rohrets Addition for Scott Rohret

Dear Josh:

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

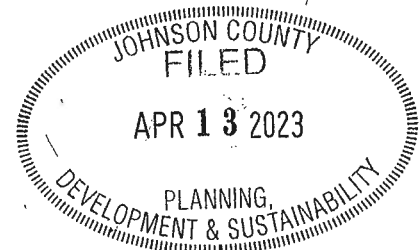
At this time Scott & family would like to subdivide this property for a residential subdivision. This property was recently rezoned to R-Residential. There are 6 buildable lots, 6 preservation outlots, 1 infrastructure outlot and a cul-de-sac private road. This property is owned by the James F. & Patricia A. Rohret Revocable Trust, Scott's parents. This parcel has access to 400th St. SW.

If you have questions or if you require further information you may contact myself or Scott Rohret.

Respectfully Submitted,

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

C: Mr. Scott Rohret
HFCfile



<u>MailingName</u>	<u>MailingAddress2</u>	<u>MailingAddress3</u>	<u>MailingZipCode</u>	<u>Parcel</u>
Eckrich Farm Corp.	1836 400th St. SW	Oxford, IA.	52322	1214376001
Richard L. McCreedy Trust #2	2009 Ridgeway Dr.	Iowa City, IA.	52245	1214451001
James F. & Patricia Rohret Trust	1996 Lucas Ct. SW	Oxford, IA.	52322	1214476001
Steven J. & Julie A. Rohret	1921 400th St. SW	Oxford, IA.	52322	1223108001
Gary D. & Deborah J. Cook	4006 Erica Blvd. SW	Oxford, IA.	52322	1223130001
Steven L. & Sara A. Leathers	4005 Erica Blvd. SW	Oxford, IA.	52322	1223131001
Jennifer Lynne Cook	4012 Erica Blvd. SW	Oxford, IA.	52322	1223127002
Matthew J. & Jody L. McAreavy	4018 Erica Blvd. SW	Oxford, IA.	52322	1223127003
Kelly J. & Mary M. Beckler	4024 Erica Blvd. SW	Oxford, IA.	52322	1223129001
Kyle D. & Nicole A. Huisman	4028 Erica Blvd. SW	Oxford, IA.	52322	1223129002
Scott P. & Kelli A. Webb	4032 Erica Blvd. SW	Oxford, IA.	52322	1223152001
Robert W. & Jennifer K. Broghammer	4040 Erica Blvd. SW	Oxford, IA.	52322	1223152003
Dennis R. & Suzanne K. Barloon	4048 Erica Blvd. SW	Oxford, IA.	52322	1223152004
William M. & Nicole M. Bode	4045 Erica Blvd. SW	Oxford, IA.	52322	1223152005
Ryan G. & Melissa F. Steckly	4041 Erica Blvd. SW	Oxford, IA.	52322	1223152006
David M. & Kristin S. Scheetz	4037 Erica Blvd. SW	Oxford, IA.	52322	1223128003
Lawrence W. & Penny L. Eckrich	1824 400th St. SW	Oxford, IA.	52322	1223201002
				1223276001
Cosgrove Heights Home Owners Assoc. Inc	4037 Erica Blvd. SW	Oxford, IA.	52322	1223152002
				1223109001
				1223128002





SECONDARY ROAD DEPARTMENT

<i>JOHNSON COUNTY ENGINEER</i> Greg S. Parker, P.E.	<i>ASSISTANT COUNTY ENGINEER</i> Rob Winstead, P.E. & P.L.S.	<i>ASSISTANT COUNTY ENGINEER</i> Ed Bartels, P.E. & P.L.S.	<i>ASSISTANT COUNTY ENGINEER</i> Neil Shatek, P.E.
<i>ASSISTANT TO THE ENGINEER</i> Paul Wittau, E.I.	<i>MAINTENANCE SUPERINTENDENT</i> Kevin Braddock	<i>ASST. MAINTENANCE SUPERINTENDENT</i> Shannon Smith	<i>ROADSIDE VEGETATION MANAGER/ WEED COMMISSIONER</i> Chris Henze

4810 MELROSE AVE. WEST, IOWA CITY IOWA 52246 TEL (319) 356-6046 FAX (319) 339-6133 www.johnsoncountyiowa.gov

March 9 2023

Scott Rohret
3948 Blackhawk Ave
Oxford, IA 52322

Your Permit To Work Within County Right Of Way (2023-012) to switch an Ag driveway to a residential driveway has been approved.

If you decide you need to make improvements to the existing driveway let us know so we can get proof of insurance from the person doing the work. If you are working in the right of way make sure you are using the proper traffic control. If you have any questions you can call 319-356-6046.

Thanks,

Shannon Smith

Shannon Smith
Assistant Maintenance Superintendent
ssmith@johnsoncountyiowa.gov



7 February 2023

Parcel # and Deed Book & page for Scott Rohret

Parcel ID: 1223126003 Book 5872 on page 75

C: Mr, Scott Rohret
M?. ??????????????
HFC file





SECONDARY ROAD DEPARTMENT

<i>JOHNSON COUNTY ENGINEER</i> Greg S. Parker, P.E.	<i>ASSISTANT COUNTY ENGINEER</i> Rob Winstead, P.E. & P.L.S.	<i>ASSISTANT COUNTY ENGINEER</i> Ed Bartels, P.E. & P.L.S.	<i>ASSISTANT COUNTY ENGINEER</i> Neil Shatek, P.E.
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Thanks,

Shannon Smith
Assistant Maintenance Superintendent
ssmith@johnsoncountyiowa.gov



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

Permit # 2023-012	
Fee \$285.00	
Cash/Check 1433	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: Scott Rohrer
MAILING ADDRESS: 3948 Blackhawk Av
CITY, STATE, ZIP: Oxford Ia 52322
PHONE NUMBER(S): 319-330-1297

ADDRESS/LOCATION OF PROPOSED WORK: West on 400st Cosgrove West of the
Folkas Development Drive change from Ag to residential

SECTION _____ TOWNSHIP Harden RANGE _____ 1/4 SECTION _____

SUBDIVISION NAME: Scott Rohrer 1st LOT #: _____

ZONING APPLICATION #: _____

DETAILED DESCRIPTION OF PROPOSED WORK (driveway entrance, field entrance, pave driveway, clean ditch, cut brush, 50-50 rock sharing, etc.) _____

DATE THE SITE WILL BE MARKED WITH A FLAG: _____

PERSON/CONTRACTOR DOING PROPOSED WORK: _____

I, (Print Full Name) Scott Rohrer, 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.

Scott M Rohrer
SIGNATURE OF APPLICANT

3-10-23
DATE

FOR COUNTY USE

PRELIMINARY INSPECTION BY: SS

DATE: 3/20/23

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: 3/20/23

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

GENERAL PROVISIONS

1. At the time the application for permit is submitted, the applicant must have on file with Johnson County the **CERTIFICATE OF INSURANCE** from whoever is doing the proposed work.

Please Note: On the Certificate of Insurance, contractors are required to note the following:

"Johnson County is an additional insured as the County's interest may appear."

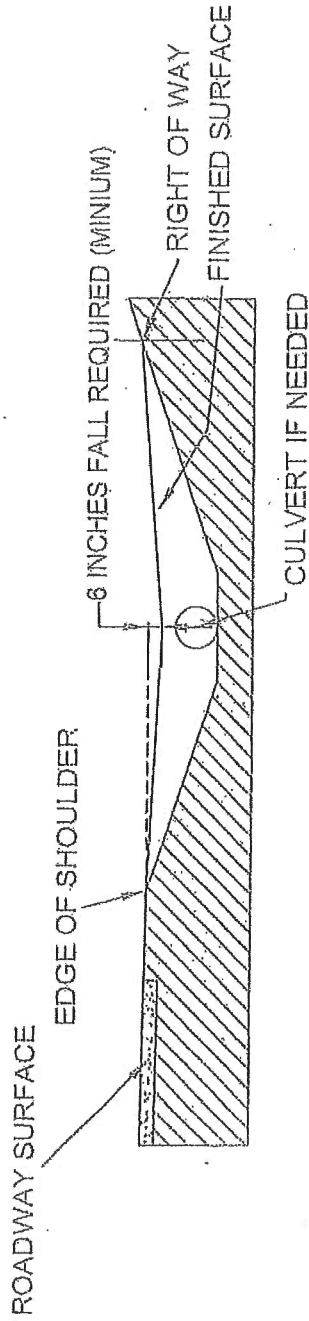
The County may, if deemed unnecessary by the nature of the proposed work, waive the requirement of the County being listed as an additional insured.

2. Johnson County, its officers and employees assume no responsibility for property of permit holder by issuance of this permit.
3. The permit holder shall comply with the terms and conditions of the permit and any attached sheets. The permit holder shall take all reasonable precautions to protect and safeguard lives and property of the traveling public and adjacent property owners, and shall indemnify and hold harmless Johnson County, its officers and employees for any damages that may be sustained on account of such construction.
4. The permit holder shall be responsible for any damages to the secondary road system of the County. The permit holder shall hold Johnson County, its officers and employees harmless for any damages that may result to the secondary road system of the County, and shall reimburse Johnson County for any expenditure the County may have to make on account of such construction.
5. The permit shall be void in case the construction work performed deviates from the work indicated on the permit. Any construction work that is done that deviates from the permit may be revoked by the County and the costs billed to the permit holder pursuant to Chapter 319, Code of Iowa, as amended by Chapter 1182 of the Laws of the 65th General Assembly. The foregoing shall not limit or restrict any other remedies available to the County.
6. The permit holder must erect and maintain all barricades, warning devices, and signs as required by the Iowa Manual on Uniform Traffic Control Devices.
7. The permit holder must take steps necessary to avoid and reduce inconveniences to traffic whenever possible.
8. The permit holder must notify the Secondary Road Department in writing of the fact of the occurrence of any reportable accident that occurs while the work is being done.
9. The permit holder is responsible for notifying the Secondary Road Department within 15 days of completion. The work must be inspected for compliance.
10. No filling will be permitted in the right of way other than that necessary to construct the proposed work.

DRIVEWAY AND FIELD ENTRANCE INFORMATION

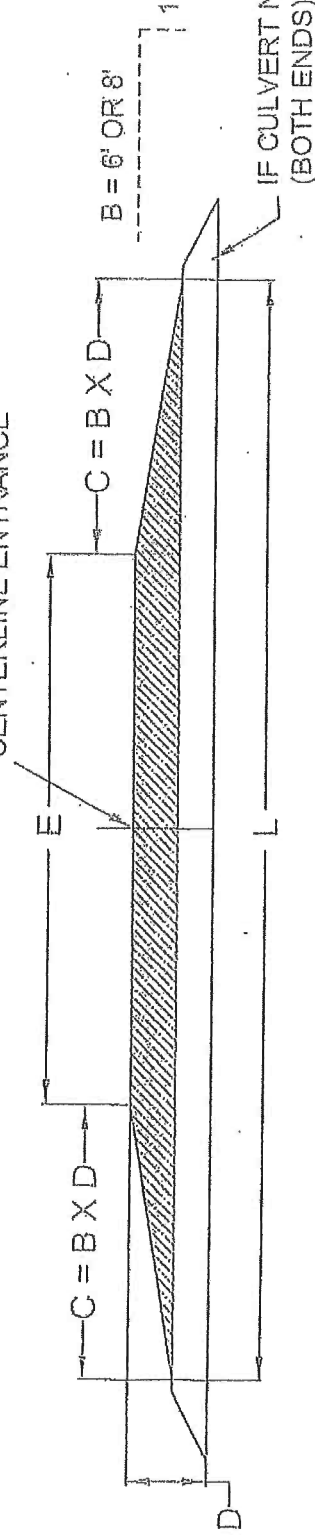
1. If the entrance requires a culvert, the minimum diameter size allowed is 15" (fifteen inches), and the minimum length allowed is 30' (thirty feet). The diameter of your culvert will be determined by the Secondary Road Department and will be noted on the permit after the site is inspected.
2. The entrance, including drainage structure, grading and surfacing shall be constructed at the applicant's expense, and shall thereafter be kept in repair and maintained by the applicant at his/her own expense. Nothing in this stipulation, however, shall preclude Johnson County from entering upon said entrance on highway right of way and performing necessary maintenance for the protection of the highway.
3. The finished surface elevation of the driveway over the pipe, or place where the pipe would normally be, shall be 6" (six inches) lower than the shoulder elevation of the road. This requirement prevents surface water drainage onto the road.
4. As of January 1, 1997, new entrances on paved roads that require a culvert and have 400 to 999 vehicles per day are required to have 6 feet horizontal to 1 foot vertical slope. Roads 1,000+ vehicles per day require and 8:1 slope. Entrances that do not require a culvert with 400+ vehicles per day require and 8:1 slope.
5. Only new zinc coated corrugated metal pipe culverts or new ads plastic culverts are permitted. Johnson County will at not time accept maintenance responsibilities for plastic pipes. Headwalls of any type are not allowed. Culvert extensions must be metal to metal, plastic to plastic, or concrete to concrete (no mix-matching).

ENTRANCE CROSS SECTION



(IF SIDE SLOPES REQUIRED THEY SHALL BE 6:1 OR 8:1)

CENTERLINE ENTRANCE



$L = E + (D - \text{DIAMETER OF CULVERT}) \times B \times 2$

$C = \text{LENGTH OF SIDE SLOPE (FROM EDGE OF ENTRANCE TO TOE OF DITCH)}$

$D = \text{DEPTH OF DITCH}$

$E = \text{WIDTH OF DRIVE (20' SINGLE, 40' DOUBLE)}$

$L = \text{LENGTH OF CULVERT}$

$B = 6:1 \text{ OR } 8:1$

EXAMPLE ONLY

$E = \text{ENTRANCE WIDTH} = 20 \text{ FT.}$

$D = \text{DEPTH OF DITCH} = 5 \text{ FT.}$

$B = \text{SIDE SLOPE} = 8 \text{ TO } 1$

$\text{CULVERT SIZE} = 15 \text{ INCHES (1.25 FT.)}$

$5 \text{ FT.} - 1.25 \text{ FT.} = 3.75 \text{ FT.}$

$3.75 \times 8 = 30 \text{ FT.} \times 2 = 60 \text{ FT. FOR SIDE SLOPES}$

$60 \text{ FT.} + 20 \text{ FT (SINGLE)} = 80 \text{ FT TOTAL LENGTH}$

THIS PAGE FOR COUNTY USE ONLY

SPECIAL PROVISIONS

LOCATION: 400 ST SW 700' West of 4005 on
the South Side

SIGHT DISTANCE: East - 750'
West - 1000' +

DRAINAGE AREA: _____

SPEED LIMIT: 55 MPH

DAILY TRAFFIC COUNT: 50 Cars Per Day

SIDE SLOPE: 3:1

CULVERT SIZE: _____

INSURANCE COMPANY: _____

POLICY NUMBER: _____

ADDITIONAL INSURED? _____

EXPIRATION DATE: _____

Wants to Switch
his driveway from
N to S - identified

400th St SW

4005

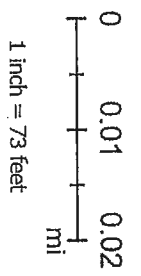
Johnson County



Johnson County GIS
Web Printing

My Map

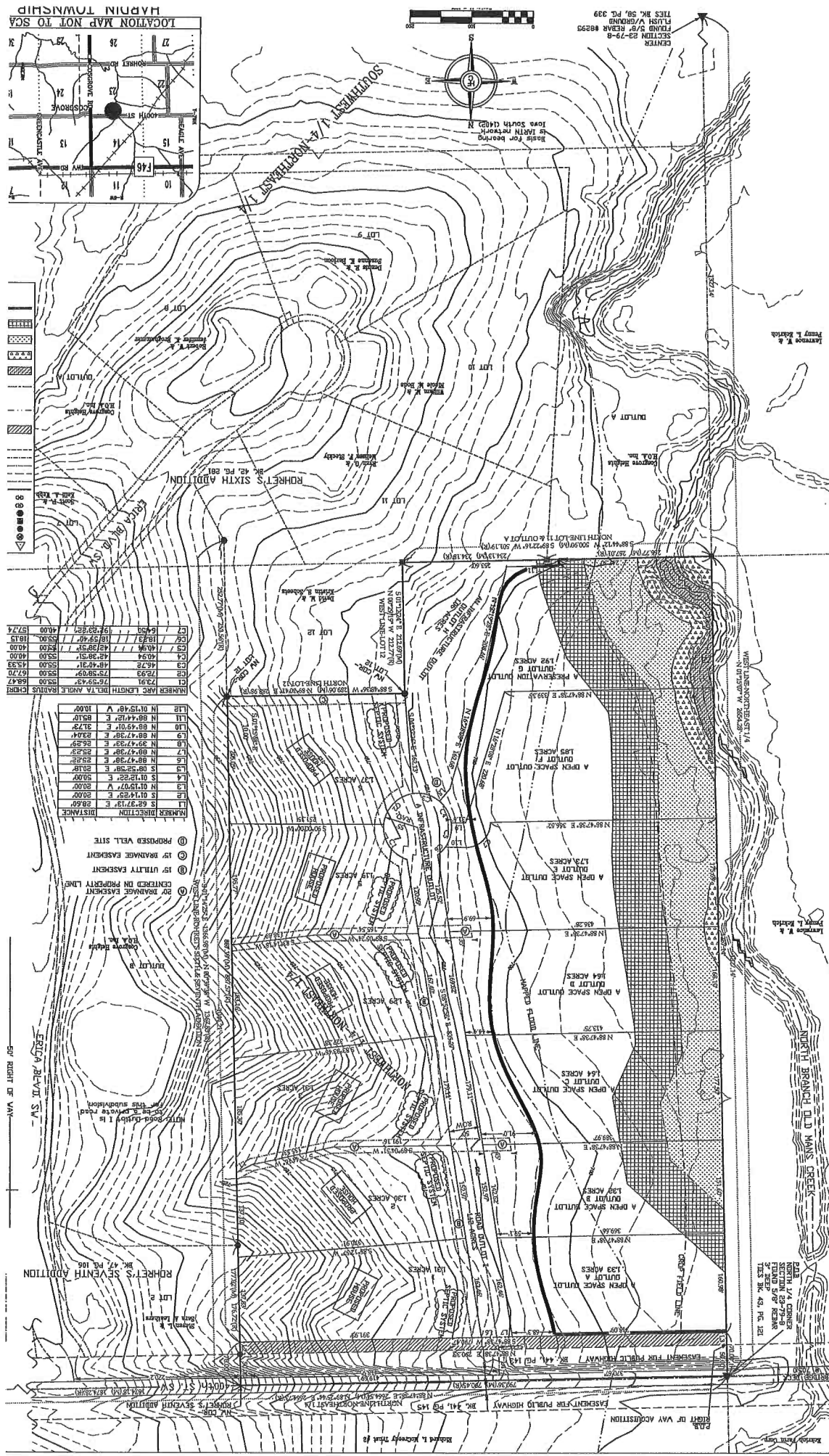
Printed: 3/10/2023



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.



HFC HART-FREDERICK CONSULTANTS P.C.
510 Shaw Street P.O. Box 550
Jefferson, Iowa 50301-0550 Phone (515) 565-7515
www.hart-frederick.com



Map showing a proposed subdivision with lots 9-12, 13-16, and 17-20. The map includes contour lines, a north arrow, a scale bar, and a legend. A table of lot areas and dimensions is provided on the left side of the map.



SCOTT ROHRETS ADDITION

A part of the Northwest 1/4 of the Northeast 1/4 of Section 23, Township 79 North, Range 8 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

Beginning at the North 1/4 corner of Section 23, Township 79 North, Range 8 West; thence N 88°47'38" E along the North line of the Northeast 1/4 of said Section 23, a distance of 790.36 feet to the Northwest corner of Rohret's Seventh Addition as is recorded in Plat Book 47 on page 106 in the office of the Johnson County Recorder; thence S 01°14'25" E along the West line of said Rohret's Seventh Addition and a West line of Rohret's Sixth Addition as is recorded in Plat Book 42 on page 281 in the office of the Johnson County Recorder, a distance of 1114.21 feet to the Northeast corner of Lot 12 of said Rohret's Sixth Addition; thence S 88°48'36" W along the North line of said Lot 12, a distance of 289.06 feet to the Northwest corner of said Lot 12; thence S 01°12'24" E along the West line of said Lot 12, a distance of 212.69 feet to a point on the North line of Lot 11 of said Rohret's Sixth Addition; thence S 89°22'16" W along the North line of said Lot 11 and Outlot A of said Rohret's Sixth Addition, a distance of 500.90 feet to a point on the West line of the Northeast 1/4 of said Section 23; thence N 01°15'07" W along said West line, a distance of 1327.14 feet to the Point of Beginning containing 22.66 acres of which 1.27 acres is county road right of way and being subject to all easements and restrictions of record.

70' REQUIRED RIGHT OF WAY ACQUISITION

A part of the Northwest 1/4 of the Northeast 1/4 of Section 23, Township 79 North, Range 8 West of the 5th P.M., Johnson County, Iowa and is described as
Commencing at the North 1/4 corner of said Section 23; thence S 01°15'07" E along the East line of the Northeast 1/4 of said Section 23, a distance of 50.00 feet to a point on the South right of way line for 400th Street SW, being the Point of Beginning; thence N 88°47'38" E along said South right of way line, a distance of 790.35 feet to a point on the West line of Rohret's Seventh Addition as is recorded in Plat Book 47 on page 106 in the office of the Johnson County Recorder; thence S 01°14'25" E along said West line, a distance of 20.00 feet; thence S 88°47'38" W, a distance of 790.47 feet to a point on said West line of the Northeast 1/4 of Section 23; thence N 01°15'07" W along said West line, a distance of 20.00 feet to the Point of Beginning containing 0.36 acre.

OWNERS: JAMES F. & PATRICIA A. ROHRET
1996 LUCAS CT. SW
OXFORD, IA. 52322

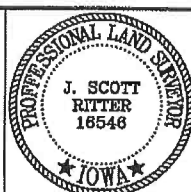
SUBDIVIDER: SCOTT ROHRET (CONTRACT OWNER)
3948 BLACK HAWK AVE. SW
OXFORD, IA. 52322

ATTORNEY: JAMES D. HOUGHTON
568 HWY 1 W
IOWA CITY, IA. 52246

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

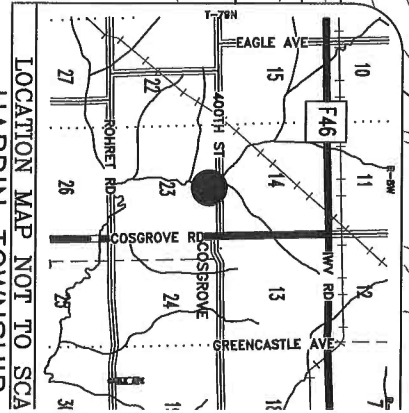
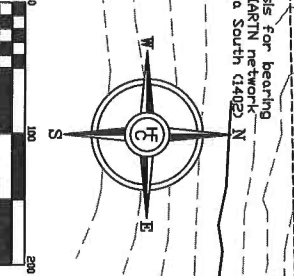
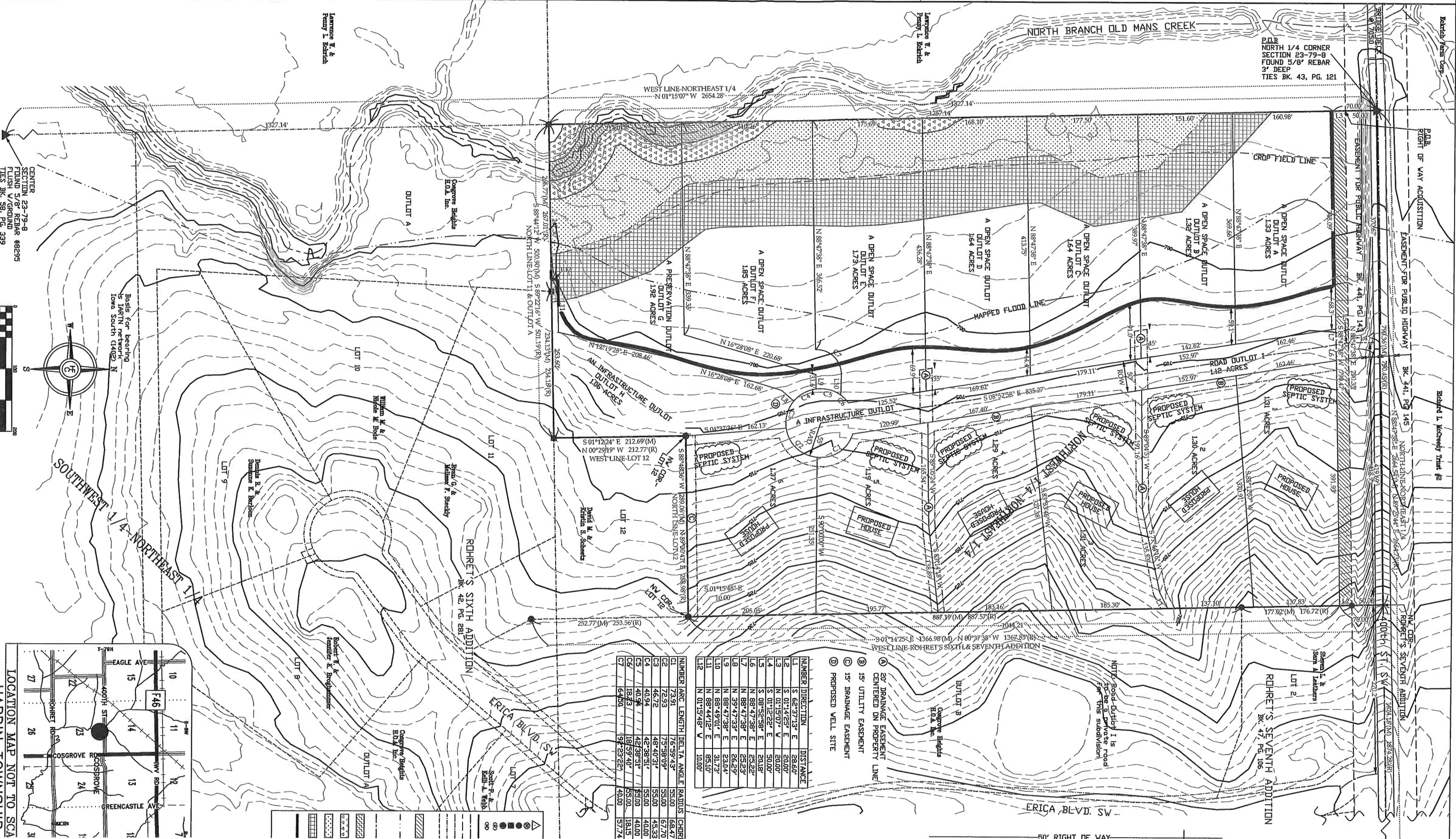
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

J. Scott Ritter, P.L.S. Date
Iowa License Number: 16546
My license renewal date is December 31, 2024.
Pages covered by this seal: THIS SHEET ONLY



PRELIMINARY PLAT (PAGE 2 of 2)
SCOTT ROHRETS ADDITION
A RESIDENTIAL SUBDIVISION
PART OF THE NW 1/4-NE 1/4
SECTION 23, T-79-N, R-8-W
JOHNSON COUNTY, IOWA

DATE: 01/23	DRN: JSR	APP:
FLD BK: GPS	PROJ. NO: 227218	



NUMBER	DIRECTION	DISTANCE
1	S 62°37'13" E	68.60'
2	S 01°42'25" E	20.00'
3	S 01°15'07" W	20.00'
4	S 01°12'22" E	50.00'
5	S 08°52'58" E	20.00'
6	N 88°47'38" E	25.22'
7	N 88°47'38" E	25.22'
8	N 39°47'38" E	26.29'
9	N 88°47'38" E	23.04'
10	N 88°49'01" E	31.73'
11	N 88°44'12" E	85.10'
12	N 01°15'48" W	10.00'

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD
1	73.91	75°59'43"	55.00	68.47
2	72.93	75°58'09"	55.00	67.70
3	40.72	48°40'31"	55.00	45.33
4	40.94	48°38'51"	55.00	40.00
5	18.83	18°59'40"	55.00	18.15
6	18.83	18°59'40"	55.00	18.15
7	18.83	18°59'40"	55.00	18.15

- 20' DRAINAGE EASEMENT CENTERED ON PROPERTY LINE
- 15' UTILITY EASEMENT
- 15' DRAINAGE EASEMENT
- PROPOSED WELL SITE

NOTE: Road Outlot 1 is to be a private road for this subdivision.