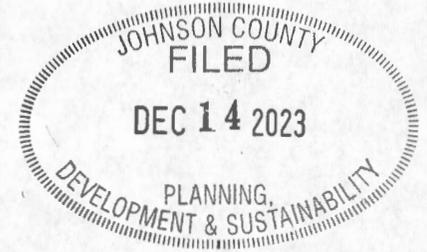


Office Use Only	12/14/23	\$540 ⁰⁰	P22-23-28464
	Date Filed	Fee	Application Number



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):

3366 120th St. NE

Parcel Number(s): 0301476001

Proposed Subdivision Name: Velky Lane

The subdivision contains 1.99 total acres divided into 1 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: _____

Total buildable acres: 1.89 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

Allison Goertz
Name of Attorney

goertz@hebblelaw.com
Contact Email and Phone

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.

Rudy L. & Shannon L. Velky
Name of Owner

Name of Applicant (if different)

3366 120th St. NE Solon, IA. 52333
Applicant Street Address (including City, State, Zip)

865-803-1371
Applicant Phone

lvelky@pattisonsign.com
Applicant Email

Applicant Signature

See back page for Application Submittal Requirements and Checklist

Applications should be emailed to planning@johnsoncountyiowa.gov and delivered to the Planning, Development and Sustainability Office (913 South Dubuque Street, Iowa City, IA 52240)

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. Once submitted, county staff will review the materials and request revisions (if necessary). Once all revisions and outside reviews have been received, the application will be placed on the next available Planning and Zoning Commission or Board of Supervisors agenda, as applicable.

If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission, but will be accepted until 12:00 p.m. the day after the submittal deadline.

Initial each empty box below to ensure you included all necessary information in the appropriate form for an application to be considered complete. Some items may require both electronic and physical copies.

Items Required	Electronic Copy (PDF unless otherwise noted)	Hard Copies (number specified)
Application Fee (varies based on application. Fee: \$540.00)		(1)
This application form with all information completed	JSR	(3)
Brief cover letter explaining the application and describing lots, road(s), provision of water, septic, etc.	JSR	(2)
The subdivision plat conforming to all standards in subsection 8:2 of the UDO (optional: additional sheets such as a Right-of-Way Acquisition Plat)	JSR	(2)
CAD line work of the plat, following the guidelines below	JSR	
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver	JSR	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below	JSR	
Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver	JSR	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	JSR	
For subdivisions that propose to create a new access or upgrade an existing access to a public county road: copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads	N/A	
For Farmstead Splits: a list of parcel numbers of the parent farm and the book and page(s) recorded prior to December 1, 2000	N/A	
For Final Plats: As-Built drawings for installed infrastructure, including statement/certification from the engineer affirming that the as-built infrastructure conforms to the intent and design of the prelim plat	N/A	
CAD line work of stormwater infrastructure, following the guidelines below	N/A	
<u>For Combined and Final Plats:</u> Unsigned, draft legal documents are due at the time of submittal unless otherwise noted below. Additional documents may be required based on the nature of the application.		
1. <u>SIGNED</u> Auditor's Certificate approving the subdivision name	JSR	(1)
2. <u>SIGNED</u> and notarized Resolution Affirming the Stability of the Road System		
3. draft Owner's Certificate		
4. draft Title Opinion		
5. draft Treasurer's Certificate		
6. draft Subdivider's Agreement		
7. draft Fence Agreement		
8. Others as applicable (easement agreements, Homeowners Association docs, etc.)	Allison Guentz	

Electronic Submission Requirements for CAD line work:

- Must be in AutoCAD 2017 or older and .dwg format (.dxf is also acceptable, no .zip files will be accepted).
- Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
- If applicable, submission should 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.



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

11 December 2023

Mr. Josh Busard
Johnson County Zoning Director



Re: Velky Lane, for Rudy & Shannon Velky, a Residential Parcel Split

Dear Josh:

Attached please find the application and accompanying documents for a Subdivision application for the Velky family.

At this time the Velky family would like to subdivide around the existing house and area surrounding. This lot has access to 120th St.. NE via an existing drive. This parcel has water and septic established as shown. A rezoning application is associated with this subdivision.

If you have questions or if you require further information you may contact myself, Attorney: Allison Goertz or Lee & Shannon Velky.

Respectfully Submitted,

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

C: Mr. & Mrs. Velky
Ms. Allison Goertz
HFCfile

INDEX LEGEND

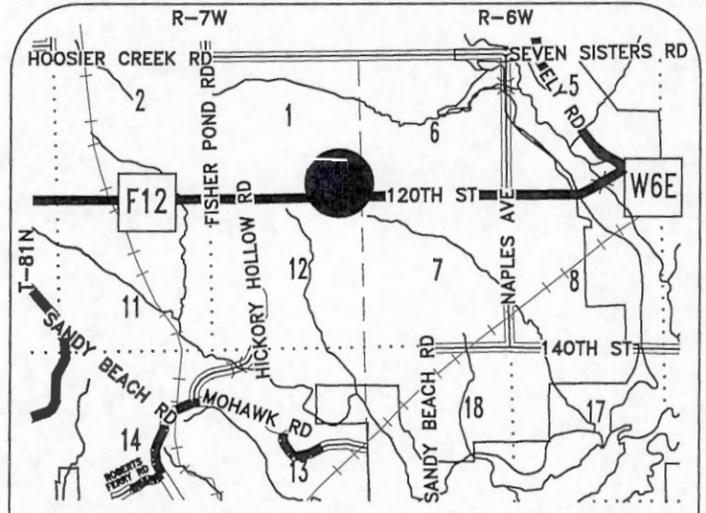
LOCATION: SOUTHEAST 1/4-SOUTHEAST 1/4
SECTION 1, T-81-N, R-7-W
REQUESTOR: LEE VELKY
PROPRIETOR: RUDY L. & SHANNON L. VELKY
SURVEYOR: J. SCOTT RITTER, PLS #16546
COMPANY: HART-FREDERICK CONSULTANTS P.C.
510 STATE ST. PO BOX 560 TIFFIN, IA 52340
RETURN TO: sritter@hart-frederick.com (319) 545-7215



HFC 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 _____



LOCATION MAP NOT TO SCALE
JEFFERSON TOWNSHIP

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD LENGTH	CHORD DIRECTION
C1	109.70	96°42'00"	65.00	97.14	N 62°19'37" E
C2	103.36	69°40'07"	85.00	97.10	S 34°29'20" E

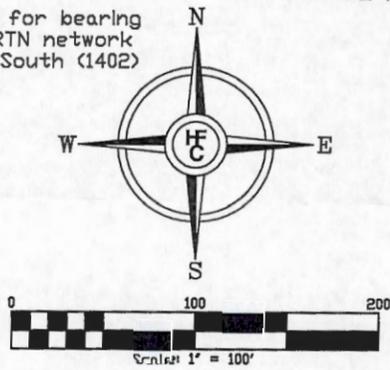
SUBDIVIDORS: RUDY L. & SHANNON L. VELKY
3366 120th ST. NE
SOLON, IA, 52333

ATTORNEY: ALLISON GOERTZ
330 E. COURT ST.
IOWA CITY, IA, 52240

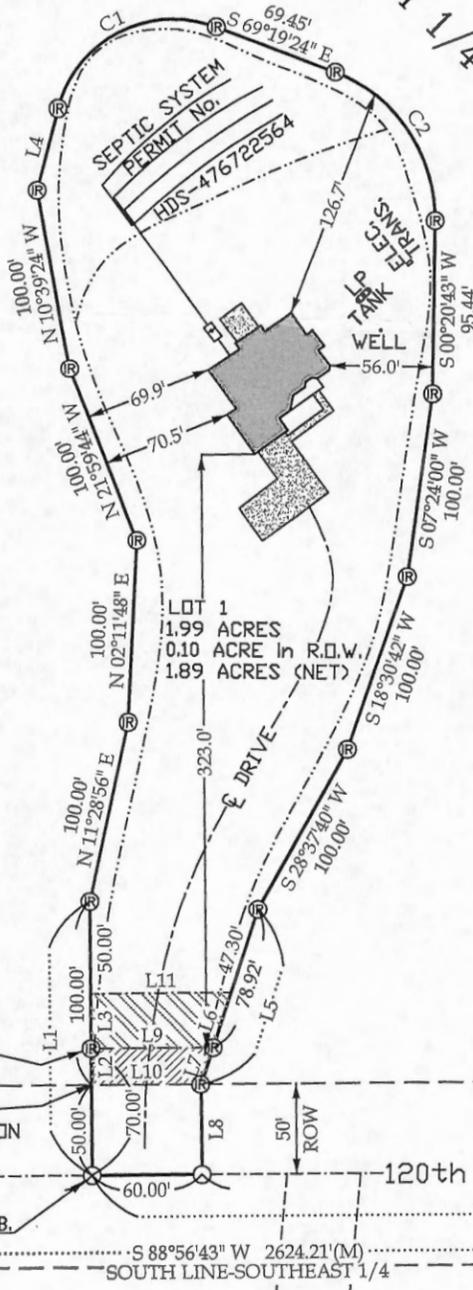
PLAT PREPARED BY: HART-FREDERICK CONSULTANTS P.C.
510 EAST STATE STREET
P.O. BOX 560
TIFFIN, IA, 52340

RUDY L. & SHANNON L. VELKY

Basis for bearing
is IARTN network
Iowa South (1402)



NUMBER	DIRECTION	DISTANCE
L1	N 01°03'17" W	150.00'
L2	N 01°03'17" W	20.00'
L3	N 01°03'17" W	30.00'
L4	N 13°58'38" E	45.65'
L5	S 17°22'26" W	100.00'
L6	S 17°22'26" W	31.62'
L7	S 17°22'26" W	21.08'
L8	S 01°03'17" E	50.00'
L9	N 88°56'43" E	66.66'
L10	S 88°56'43" E	60.00'
L11	N 88°56'43" E	76.66'

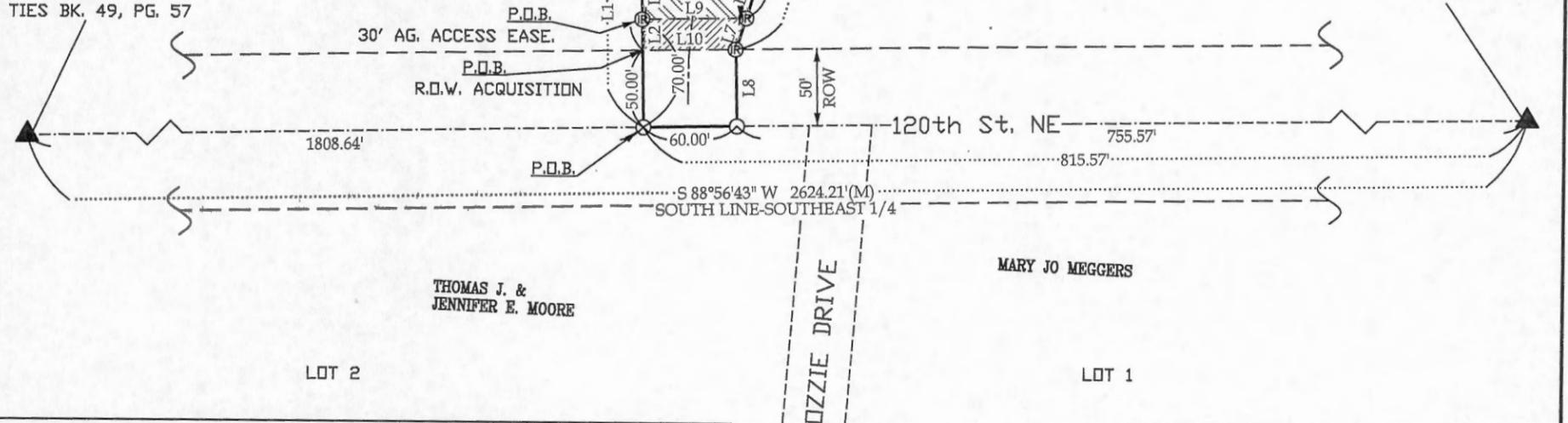


LEGEND

- △ GOVERNMENT CORNER
- Ⓡ SET 5/8" IRON ROD W/RED CAP #16546
- FOUND IRON ROD (AS NOTED)
- ⊗ CUT "X" IN CONCRETE
- Ⓢ SET PK NAIL
- Ⓜ RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS
- PROPERTY/BOUNDARY LINES
- - - CENTER LINES
- - - RIGHT-OF-WAY LINES
- - - SECTION LINES
- - - EASEMENT LINES
- - - LOT LINES PLATTED OR BY DEED
- - - FIELD/MOW LINE
- ▒ EXISTING HOUSE
- ▒ CONCRETE SURFACE
- ▒ 70' REQUIRED RIGHT OF WAY
1268.64 SQ. FT. 0.03 ACRE
- ▒ 30' AGRICULTURAL ACCESS EASEMENT
2149.87 SQ. FT. 0.05 ACRE

SOUTH 1/4 CORNER
SECTION 1-81-7
FOUND 5/8" REBAR #8165
1' DEEP
TIES BK. 49, PG. 57

SOUTHEAST CORNER
SECTION 1-81-7
FOUND PK NAIL
3" DEEP
TIES BK. 52, PG. 324



THOMAS J. & JENNIFER E. MOORE

MARY JO MEGGERS

LOT 2

LOT 1

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



OSBORN ADDITION
BK. 20, PG. 49

PRELIMINARY & FINAL PLAT (PAGE 1 of 2)
VELKY LANE
A HISTORIC RESIDENCE PARCEL SPLIT
PART OF THE SE 1/4-SE 1/4
OF SECTION 1, T-81-N, R-7-W
JOHNSON COUNTY, IOWA

DATE: 11/23	DRN: JSR	APP:
FLD BK: GPS	PROJ. NO: 237209	

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

VELKY LANE

Lot 1 is a part of the Southeast 1/4 of the Southeast 1/4 of Section 1, Township 81 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

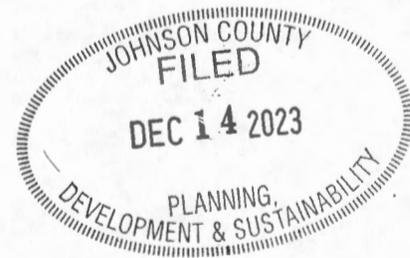
Commencing at the Southeast corner of Section 1, Township 81 North, Range 7 West; thence S 88°56'43" W along the South line of the Southeast 1/4 of said Section 1, a distance of 815.57 feet to the Point of Beginning; thence N 01°03'17" W, a distance of 150.00 feet; thence N 11°28'56" E, a distance of 100.00 feet; thence N 02°11'48" E, a distance of 100.00 feet; thence N 21°59'44" W, a distance of 100.00 feet; thence N 10°39'24" W, a distance of 100.00 feet; thence N 13°58'38" E, a distance of 45.65 feet; thence Northeasterly 109.70 feet along the arc of a 65.00 foot radius curve, concave Southeasterly, whose 97.14 foot chord bears N 62°19'37" E; thence S 69°19'24" E, a distance of 69.45 feet; thence Southeasterly 103.36 feet along the arc of a 85.00 foot radius curve, concave Southwesterly, whose 97.10 foot chord bears S 34°29'20" E; thence S 00°20'43" W, a distance of 95.44 feet; thence S 07°24'00" W, a distance of 100.00 feet; thence S 18°30'42" W, a distance of 100.00 feet; thence S 28°37'40" W, a distance of 100.00 feet; thence S 17°22'26" W, a distance of 100.00 feet to a point on the North right of way line for 120th Street NE; thence S 01°03'17" E, a distance of 50.00 feet to a point on said South line of the Southeast 1/4 of Section 1; thence S 88°56'43" W, a distance of 60.00 feet to the Point of Beginning containing 1.99 acres of which 0.10 acre is county road right of way and being subject to all easements and restrictions of record.

70' REQUIRED RIGHT OF WAY ACQUISITION

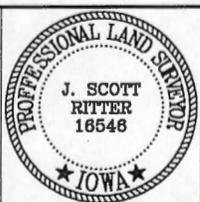
Being a part of the Southeast 1/4 of the Southeast 1/4 of Section 1, Township 81 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is described as follows:
Commencing at the Southeast corner of said Section 1; thence S 88°56'43" W along the South line of the Southeast 1/4 of said Section 1, a distance of 815.57 feet; thence N 01°03'17" W, a distance of 50.00 feet to a point on the North right of way line for 120th Street NE, being the Point of Beginning; thence continuing N 01°03'17" W, a distance of 20.00 feet; thence N 88°56'43" E, a distance of 66.66 feet; thence S 17°22'26" W, a distance of 21.08 feet to a point on said North right of way line for 120th Street NE; thence S 88°56'43" W along said North right of way line, a distance of 60.00 feet to the Point of Beginning containing 0.03 acre.

30' AGRICULTURAL ACCESS EASEMENT

Being a part of the Southeast 1/4 of the Southeast 1/4 of Section 1, Township 81 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is described as follows:
Commencing at the Southeast corner of said Section 1; thence S 88°56'43" W along the South line of the Southeast 1/4 of said Section 1, a distance of 815.57 feet; thence N 01°03'17" W, a distance of 70.00 feet to the Point of Beginning; thence continuing N 01°03'17" W, a distance of 30.00 feet; thence N 88°56'43" E, a distance of 76.66 feet; thence S 17°22'26" W, a distance of 31.62 feet; thence S 88°56'43" W along said North right of way line, a distance of 66.66 feet to the Point of Beginning containing 0.05 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, 2024.
Pages covered by this seal: THIS SHEET ONLY

PRELIMINARY & FINAL PLAT
(PAGE 1 of 2)
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A HISTORIC RESIDENCE PARCEL SPLIT
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