*
Office Use Only Date Filed Fee Application Number Johnson County, Iowa APPLICATION FOR: SURDIVISION PLAT APPROVAL
Johnson County, Iowa FEB 0 8 2024
APPLICATION FOR: SUBDIVISION PLAT APPROVAL APPLICATION FOR: SUBDIVISION PLAT APPROVAL PLANNING. PLANNING. PLANNING. PLANNING.
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): 1302 Cur hs Bridge Road NE
Parcel Number(s): 03/0/7600/
Proposed Subdivision Name: Zerbee Homestead
The subdivision contains 40.72 total acres divided into 3 total lots as follows:
Buildable Lots: Non-buildable outlots:
Total buildable acres: 1.70 Total non-buildable acres: 38.88
Current Zoning: Ag Proposed Use of the Subdivision: Lot 1-residential
Stephen Stoff, PEGPLS EMail@ StoffSurvey. com 3/9-540-5263 Name of Engineer/Surveyor Contact Email and Phone 319-396-2410
Jase Jensen Jase, Jensen @ howes law Armpe, eo.
Name of Attorney 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.
Name of Owner Name of Owner Aniha Tichy Name of Applicant (if different)
5517 Honey Grove RJ, Ely, IA 52227
Applicant Street Address (including City, State, Zip)
319-350-0417 Annikatichy @ gmail. com
Applicant Phone Applicant Email
Many June Christen Tichy Applicant Signature

See back page for Application Submittal Requirements and Checklist

Applications should be emailed to planning@johnsoncountylowa.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 polications will be returned and will not be considered until the next submission deadline. Once submitted, county staff will review the materials are request revisions (if necessary). Once all revisions and outside reviews have been received, the application will have been 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: \$ 590)		(1)
This application form with all information completed	FOUN	(3)
Brief cover letter explaining the application and describing lots, road(s), provision of		(2)
water, septic, etc.	911	
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)	Somi	(2)
CAD line work of the plat, following the guidelines below	- Draf	St. Line
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an approved waiver	SM	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below	2000	
Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an approved waiver	NA	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	SM	
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	NA	
<u>For Farmstead Splits</u> : a list of parcel numbers of the parent farm and the book and page(s) recorded prior to December 1, 2000	NA	
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		
CAD line work of stormwater infrastructure, following the guidelines below	NA	
For Combined and Final Plats: Unsigned, draft legal documents are due at the time of sub noted below. Additional documents may be required based on the nature of the		erwise
SIGNED Auditor's Certificate approving the subdivision name		(1)
SIGNED and notarized Resolution Affirming the Stability of the Road System		DO TO THE OWNER OF THE OWNER OWNER OF THE OWNER OWNER OF THE OWNER OW
3. draft Owner's Certificate		
4. draft Title Opinion 5. draft Treasurer's Certificate		
6. draft Subdivider's Agreement		
7. draft Fence Agreement		1 1000
Others as applicable (easement agreements, Homeowners Association docs, etc.)		

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.





October 12, 2023

Josh Busard Johnson County Director Johnson County Planning, Development and Sustainability Office 913 S. Dubuque Street, Suite 204 Iowa City, Iowa 52240

Re: Subdivision Application for Zerbedee Homestead Addition, Johnson County, Iowa

Attached please find the application and accompanying documents for a subdivision application for the Smith family.

This subdivision request is a proposed parcel split wherein the home site and an outlot with accessory structures are split from the remaining undeveloped ground.

No new construction is planned. Current home site is served by private well and septic.

Respectfully submitted,

Steve Scott

SCOTT SURVEY, INC.

319-540-5263





October 12, 2023

Josh Busard
Johnson County Director
Johnson County Planning, Development and Sustainability Office
913 S. Dubuque Street, Suite 204
Iowa City, Iowa 52240

Re: Subdivision Application for Zerbedee Homestead Addition, Johnson County, Iowa

Attached please find the application and accompanying documents for a subdivision application for the Smith family.

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PLANNING, **DEVELOPMENT AND SUSTAINABILITY**

JOSH BUSARD AICP, LEED-AP, CFM DIRECTOR

NATHAN MUELLER, AICP, CFM ASSISTANT DIRECTOR

PLANNING DIVISION

WAIVER RESPONSE

Date: February 5th, 2024 To:

Annika Tichy

From: Kasey Hutchinson, Environmental Regulations Coordinator

Waiver Request for 1302 Curtis Bridge Road NE (PPN 0310176001)

FEB 08 2024 VELOPMENT & SUSTAINS

JOHNSON COUNT

Recently, your firm submitted a request to waive the Stormwater Management requirements for a subdivision located at 1302 Curtis Bridge Road NE (PPN 0310176001). After review, the PDS Administrative Officer has issued the following decision on the request:

Request to waive Stormwater Management: Approved

Stormwater management planning will be required with any future building permit or future subdivision application.

Please contact me at khutchinson@johnsoncountyiowa.gov if you have any questions.

Respectfully,

Kasey Hutchinson

Environmental Regulations Coordinator

Kasey Hutchmoon

Date Filed	Application Number
Date Filed	Application Num
	Date Filed



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REQUEST FOR WAIVER: Stoff	n-water Management Requirements
Pa	arcel Split
Type of Development Application:	
Street Address or Layman's Description:	1302 Curtis Bridge Road NE
Parcel Number(s):0301017600	01
The undersigned hereby requests waiver from County Unified Development Ordinance in confis true and correct. If applicant is not the own application consent to this waiver being submi	for granting this waiver request should be attached hereto. In the Stormwater Management Ordinance requirements of the Johnson nection with this project, and affirms that the information provided herein her, applicant affirms that the owner(s) of the property described on this tted, and said owners hereby give their consent for the office of Johnson ity to conduct a site visit and photograph the subject property.
Annika Tichy (Smith)	annikatichy@gmail.com
Name of Applicant	Applicant Email Address
319-350-0417	71 ■ ■ #0399490103904-60 ±103398004000017 - 0430-024019 M102500
Applicant Phone	
Annika Smith 2013 Irrev. Trust & Mahalo Smith 2013 Irrev	v. Trust
Name of Owner (if different)	Owner Email Address
5517 Honey Grove Road,	Ely, Iowa 52227
Owner Mailing Address (include City, State,	Zip)
annen Jich	1/18/2024
Applicant Signature	Date
ADMINISTRATIVE OFFICER'S DECISION:	PPROVE WITH BUILDING PERMIT** □ DENY
Q.M. 72 2/5/202	
ADMINISTRATIVE OFFICER	DATE
**Sediment and Erosion control, and Stormwa application, but will be required with any futu	ater Management compliance will not be required with this development
application, but will be required with any futu	re building permits on this site.
Initial each item below to confirm that you are	aware of the submittal requirements for a waiver request application to

be considered complete.

A waiver request fee of \$50 due at time of submittal.

A written narrative explaining the request.

Office			
Use Only	Date Filed	Application Number	Manufacture.
Johnson County	JOHNSON COI REQUEST FOR W	UNTY, IOWA /AIVER: Storm-water Management	E '<





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Annika Tichy (Smith)	annikatichy@gmail.com
Name of Applicant 319-350-0417	Applicant Email Address
Applicant Phone Annika Smith 2013 Irrev. Trust & Mahalo Sn Name of Owner (if different) 5517 Honey Grove Owner Mailing Address (include Applicant Signature	mail Address 2227 1/18/2024 Date
ADMINISTRATIVE OFFICER'S DECISION: A	PPROVE WITH BUILDING PERMIT** DENY
ADMINISTRATIVE OFFICER	DATE
**Sediment and Erosion control, and Stormwa application, but will be required with any future	ater Management compliance will not be required with this development re building permits on this site.

<u>Initial each item below</u> to confirm that you are aware of the submittal requirements for a waiver request application to be considered complete.

A waiver request fee of \$50 due at time of submittal.

A written narrative explaining the request.



Johnson County Public Health

FOR OFFICE USE ONLY: ZONING NUMBER:

855 S. Dubuque Street Suite 217 * Iowa City, Iowa 52240 * 319/356-6040 * Fax: 319/356-6040 * COUNTY Promission County Fabric Treatment of the County Fabric FILED

Johnson County Public Health **Zoning Application**

FEB 08 2024

OPMENT & SUSTAINA Applicant Name: Phone Number: Annika Tichy (Smith) (319) 350-0 1302 Ports Bridge Road NE Swisher (319) 350 - 04/7 State: NOTE: THIS APPLICATION NEED NOT BE SUBMITTED FOR FINAL PLATS. TYPE OF ZONING REQUEST: APPLICATION FEE: \boxtimes Zoning reclassification from A to R\$75.00 Application Fee Combined preliminary and final plat \$50.00 + \$20.00 per Lot Application Fee* Preliminary plat using private onsite/centralized waste water systems \$50.00 + \$20.00 per Lot Application Fee* ☐ Conditional Use Permit \$25.00 Application Fee *Outlots Exempt Application Fee /25 + Lot Fee (if applicable) (Number of lots ____/ Minus Number of Outlots = ___/ x \$20.00 Fee Per Lot) = Enclosed Fee / 1/55 PLEASE RETURN THIS APPLICATION AND APPROPRIATE APPLICATION FEE TO: JOHNSON COUNTY PUBLIC HEALTH 855 S. DUBUQUE STREET SUITE 217 IOWA CITY, IA 52240 The application and fee must be received by the department NO LESS THAN 24 HOURS prior to the Johnson County Zoning commission public hearing and/or the Johnson County Zoning Board of Adjustment. No refund shall be made of any required fee accompanying a required application once filed with the administrative officer. Signature of Applicant: Winden Lichy

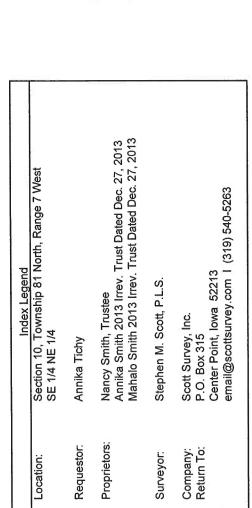


JOHNSON COUNTY PUBLIC HEALTH

855 S Dubuque St, Suite 113 Iowa City, IA 52240

Date	2/5/2024		Receipt #	2375
	1			
Received From	Annika Tichy			
Address	1302 Curtis Bridge F	Curtis Bridge RD NE-Swisher		
Dollars	\$145.00	For	Zoning	
Check #	1161		Received By: CH	

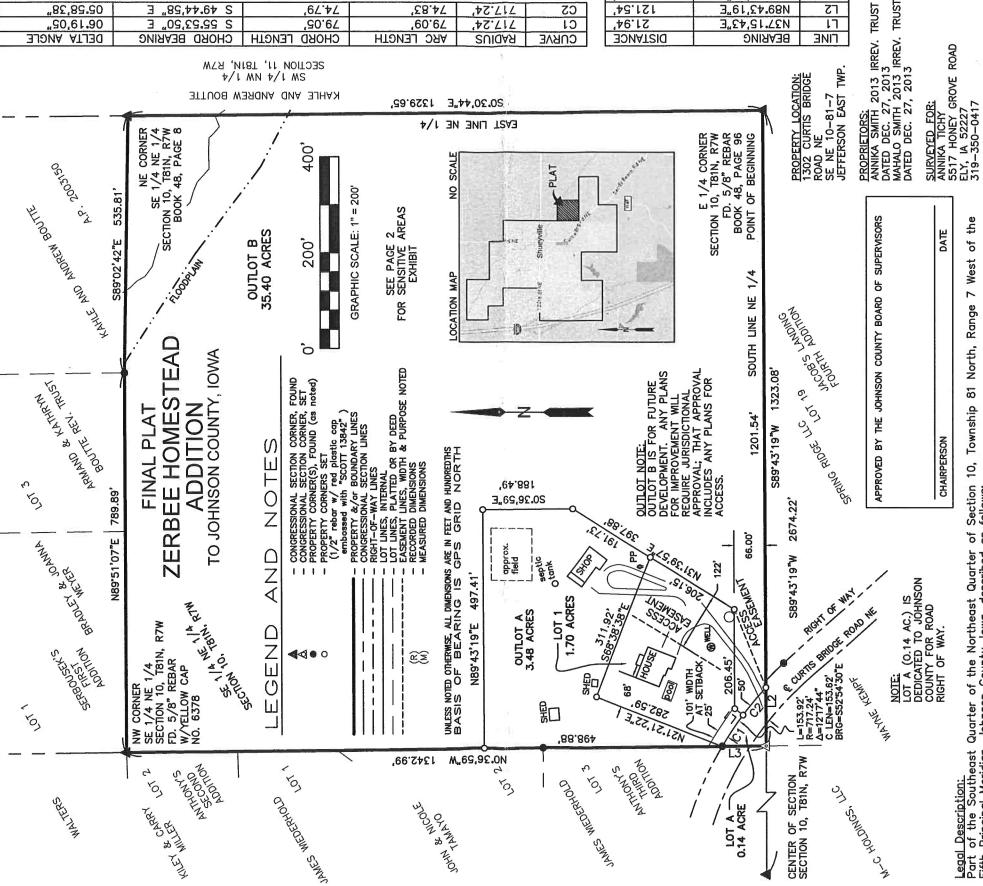






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est of the Fifth Principal ast Quarter of the Northeast ier of said Southeast Quarter of 1 feet to the Northeast Corner E, 1329.65 feet to the point of , Range 7 West of the F the Southeast Quarter or orthwest Corner of said S Beginning at the East Quarter Corner of Section 10, Township 81 North, Range 7 West Meridian; thence S89'43'19"W, 1323.08 feet to the Southwest Corner of the Southeast Quarter of said Section 10; thence N0'36'59"W, 1342.99 feet to the Northwest Corner the Northeast Quarter; thence N89'51'07"E, 789.89 feet; thence S89'02'42"E, 535.81 for said Southeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 10; thence S0'30'44"E, beginning.

NANCY SMITH, TRUSTEE 1302 CURTIS BRIDGE ROAD SWISHER, IA 52338

52404

ATTORNEY: JASE H. JENSEN HOWES LAW FIRM, P.C 3200 37TH AVE. SW CEDAR RAPIDS, 10WA (

record. easements and restrictions of subject to acres, contain 40.72 Said parcel



319-540-5263 www.scottsur email@scottsurvey.com P.O. Box 315, Center Point, IA 52213-0315

SURVEYOR: STEPHEN M. SCOTT 3426 STANDLEA ROAD TODDVILLE, IA 52341 319-540-5263

DATE OF SURVEY: SEPTEMBER, 2023

SURVEYOR STEPHEN SCOTT 13842 CICENSED

I hereby certify that this land the related survey work was p personal supervision and that Surveyor under the laws of the

3 My license STEPHEN)

PAGES 1

SENSITIVE AREAS EXHIBIT PRELIMINARY & FINAL PLAT ZERBEE HOMESTEAD

ADDITION TO JOHNSON COUNTY, IOWA



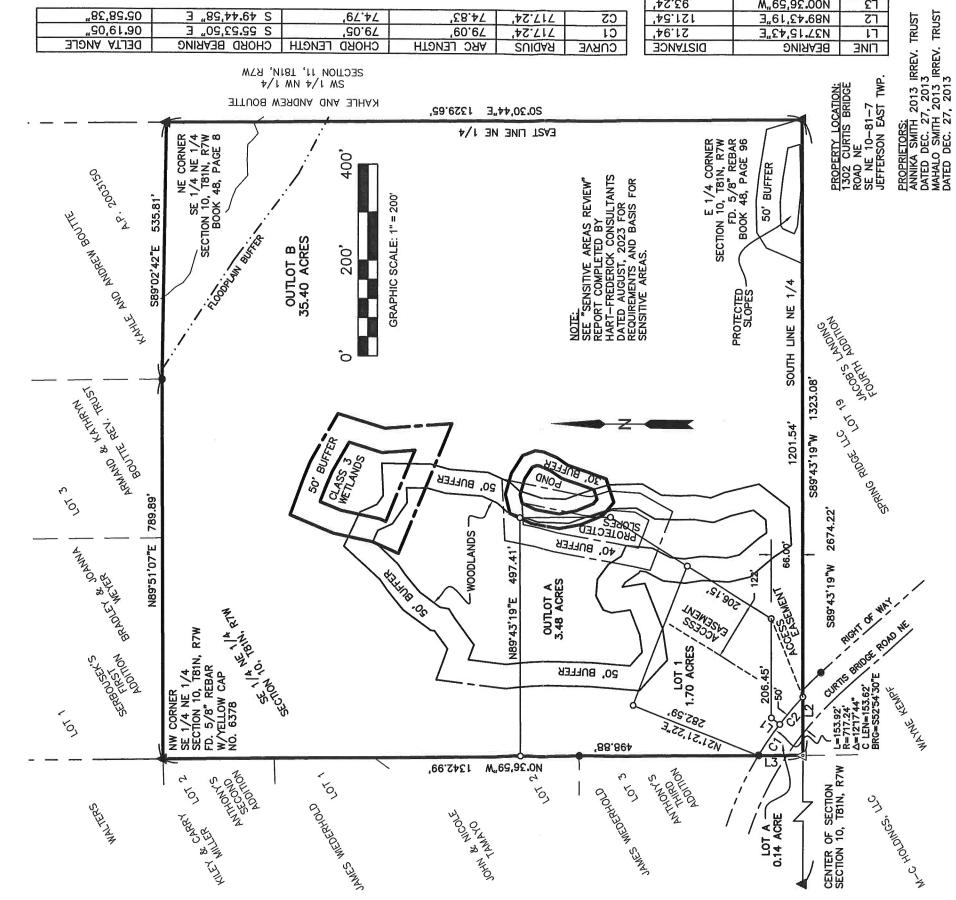
.82,89**.**90

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,⊅Ζ.Σ6 M,69,92.00N ٤٦ 121.54 N89.43,19,E 77 146.12 N37.15'43"E 17 DISTANCE BEARING ZNIT

GROVE ROAD SURVEYED FOR: ANNIKA TICHY 5517 HONEY GRC ELY, IA 52227 319-350-0417 NANCY SMITH, TRUSTEE 1302 CURTIS BRIDGE ROAD SWISHER, IA 52338

ATTORNEY:
JASE H. JENSEN
HOWES LAW FIRM, I
3200 37TH AVE. SI
CEDAR RAPIDS, IOW
319-396-2410

Stephen M. Scott, P.E. & L.S. Civil Engineer & Land Surveyor SURVEY SCOTT

319-540-5263 www.scottsur email@scottsurvey.com P.O. Box 315, Center Point, IA 52213-0315