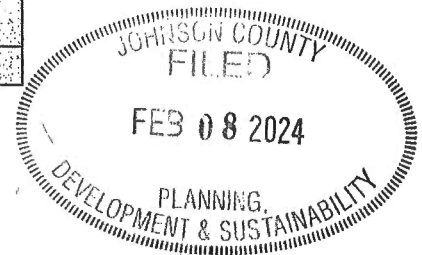


Office Use Only	2/8/24	\$580 <sup>00</sup>	PZC-24-28185
	Date Filed	Fee	Application Number



**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):

1302 Curtis Bridge Road NE

Parcel Number(s): 0310176001

Proposed Subdivision Name: Zerbee Homestead

The subdivision contains 40.72 total acres divided into 3 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: 2

Total buildable acres: 1.70

Total non-buildable acres: 38.88

Current Zoning: Ag Proposed Use of the Subdivision: Lot 1 - residential

Stephen Scott, PE & PLS  
Name of Engineer/Surveyor

email@scotthsurvey.com 319-540-5263  
Contact Email and Phone 319-396-2410

Jase Jensen  
Name of Attorney

Jase Jensen @ howeslawfirmpe.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.

Nancy Smith + Annika Tichy  
Name of Owner

Annika Tichy  
Name of Applicant (if different)

5517 Honey Grove Rd, Ely, IA 52227  
Applicant Street Address (including City, State, Zip)

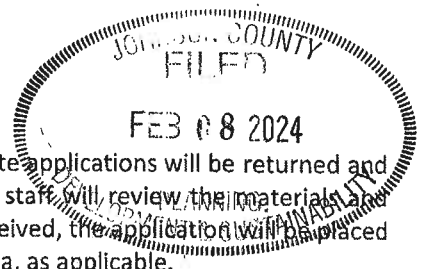
319-352-0417  
Applicant Phone

AnnikaTichy@gmail.com  
Applicant Email

Nancy Smith Annika Tichy  
Applicant Signature

See back page for Application Submittal Requirements and Checklist

Applications should be emailed to [planning@johnsoncountyiowa.gov](mailto: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.

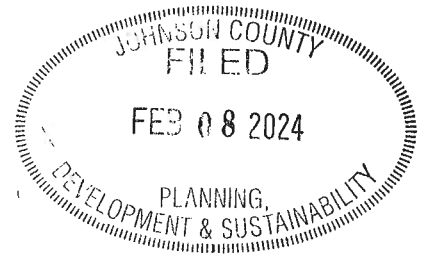
If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission, but will be accepted until 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: \$ <u>590</u> )		(1)
This application form with all information completed	<u>SM</u>	(3)
Brief cover letter explaining the application and describing lots, road(s), provision of water, septic, etc.	<u>SM</u>	(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)	<u>SM</u>	(2)
CAD line work of the plat, following the guidelines below	<u>SM</u>	
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver	<u>SM</u>	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below	<u>SM</u>	
Stormwater Management Plan (Including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver	<u>NA</u>	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	<u>SM</u>	
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	<u>NA</u>	
For Farmstead Splits: a list of parcel numbers of the parent farm and the book and page(s) recorded prior to December 1, 2000	<u>NA</u>	
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	<u>NA</u>	
CAD line work of stormwater infrastructure, following the guidelines below	<u>NA</u>	
For Combined and Final Plats: 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		(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.)		

**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.

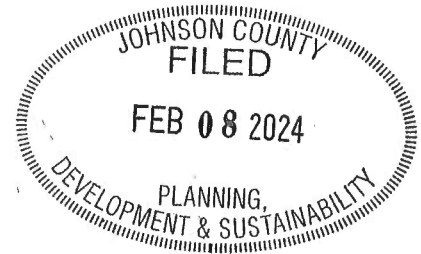
This subdivision request is a proposed parcel split wherein the home site and an outlot with accessory structures are split from the remaining undeveloped ground.

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

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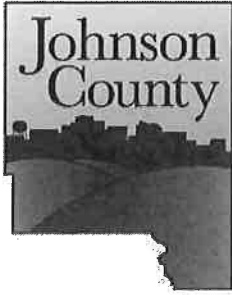
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Respectfully submitted,



Steve Scott  
SCOTT SURVEY, INC.  
319-540-5263



# PLANNING, DEVELOPMENT AND SUSTAINABILITY

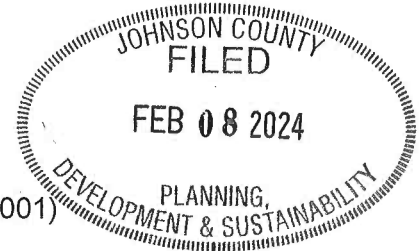
## PLANNING DIVISION

JOSH BUSARD  
AICP, LEED-AP, CFM  
DIRECTOR

NATHAN MUELLER, AICP, CFM  
ASSISTANT DIRECTOR

### WAIVER RESPONSE

Date: February 5<sup>th</sup>, 2024  
To: Annika Tichy  
From: Kasey Hutchinson, Environmental Regulations Coordinator  
Re: Waiver Request for 1302 Curtis Bridge Road NE (PPN 0310176001)



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](mailto:khutchinson@johnsoncountyiowa.gov) if you have any questions.

Respectfully,

Kasey Hutchinson  
Environmental Regulations Coordinator

Office Use Only		
	Date Filed	Application Number



**JOHNSON COUNTY, IOWA**  
**REQUEST FOR WAIVER: Storm-water Management Requirements**



Type of Development Application: Parcel Split  
 Street Address or Layman's Description: 1302 Curtis Bridge Road NE  
 Parcel Number(s): 03010176001

A written narrative explaining justification for granting this waiver request should be attached hereto.  
 The undersigned hereby requests waiver from the Stormwater Management Ordinance requirements of the Johnson County Unified Development Ordinance in connection with this project, and 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 waiver 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.

Annika Tichy (Smith) annikatichy@gmail.com  
 Name of Applicant Applicant Email Address  
319-350-0417

Annika Smith 2013 Irrev. Trust & Mahalo Smith 2013 Irrev. Trust  
 Name of Owner (if different) Owner Email Address  
5517 Honey Grove Road, Ely, Iowa 52227

Owner Mailing Address (include City, State, Zip)  
Annika Tichy 1/18/2024  
 Applicant Signature Date

ADMINISTRATIVE OFFICER'S DECISION: ☐ APPROVE ☒ WITH BUILDING PERMIT\*\* ☐ DENY  
2/5/2024  
 ADMINISTRATIVE OFFICER DATE

\*\*Sediment and Erosion control, and Stormwater Management compliance will not be required with this development application, but will be required with any future 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.

AT A waiver request fee of \$50 due at time of submittal.  
AT A written narrative explaining the request.

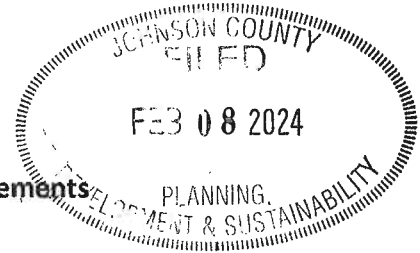


Office Use Only		
	Date Filed	Application Number



# JOHNSON COUNTY, IOWA

## REQUEST FOR WAIVER: Storm-water Management Requirements



Type of Development Application: Parcel Split

Street Address or Layman's Description: 1302 Curtis Bridge Road NE

Parcel Number(s): 03010176001

A written narrative explaining justification for granting this waiver request should be attached hereto.

The undersigned hereby requests waiver from the Stormwater Management Ordinance requirements of the Johnson County Unified Development Ordinance in connection with this project, and 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 waiver 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.

Annika Tichy (Smith)

annikatichy@gmail.com

Name of Applicant

Applicant Email Address

319-350-0417

Applicant Phone

Annika Smith 2013 Irrev. Trust & Mahalo Sr

Name of Owner (if different)

mail Address

5517 Honey Grove

2227

Owner Mailing Address (include

Annika Tichy

1/18/2024

Applicant Signature

Date

ADMINISTRATIVE OFFICER'S DECISION: ☐ APPROVE ☐ WITH BUILDING PERMIT\*\* ☐ DENY

ADMINISTRATIVE OFFICER

DATE

\*\*Sediment and Erosion control, and Stormwater Management compliance will not be required with this development application, but will be required with any future 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.

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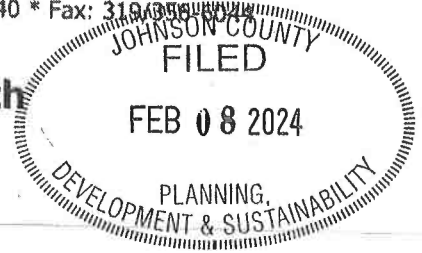
AT A written narrative explaining the request.



Johnson County Public Health  
855 S. Dubuque Street Suite 217 \* Iowa City, Iowa 52240 \* 319/356-6040 \* Fax: 319/356-6040

FOR OFFICE USE ONLY:  
**ZONING NUMBER:** \_\_\_\_\_

## Johnson County Public Health Zoning Application



Applicant Name: <u>Annika Tiehy (Smith)</u>	Phone Number: <u>(319) 350-0417</u>		
Address: <u>1302 Cortis Bridge Road NE</u>	City: <u>Swisher</u>	State: <u>IA</u>	Zip: <u>52338</u>

**NOTE: THIS APPLICATION NEED NOT BE SUBMITTED FOR FINAL PLATS.**

TYPE OF ZONING REQUEST:	APPLICATION FEE:
<input checked="" type="checkbox"/> Zoning reclassification from <u>A</u> to <u>R</u>	\$75.00 Application Fee
<input checked="" type="checkbox"/> Combined preliminary and final plat	\$50.00 + \$20.00 per Lot Application Fee*
<input type="checkbox"/> Preliminary plat using private onsite/centralized waste water systems	\$50.00 + \$20.00 per Lot Application Fee*
<input type="checkbox"/> Conditional Use Permit	\$25.00 Application Fee
<b>*Outlots Exempt</b>	

Application Fee 125 + Lot Fee (if applicable)  
(Number of lots 4 Minus Number of Outlots = 1 x \$20.00 Fee Per Lot)  
= Enclosed Fee 145

**PLEASE RETURN THIS APPLICATION AND APPROPRIATE APPLICATION FEE TO:**

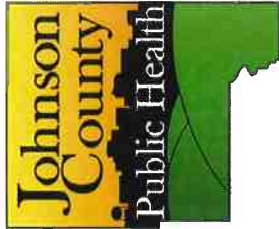
**JOHNSON COUNTY PUBLIC HEALTH  
855 S. DUBUQUE STREET SUITE 217  
IOWA CITY, IA 52240**

**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: Annika Tiehy Date: 1/18/2024





# JOHNSON COUNTY PUBLIC HEALTH

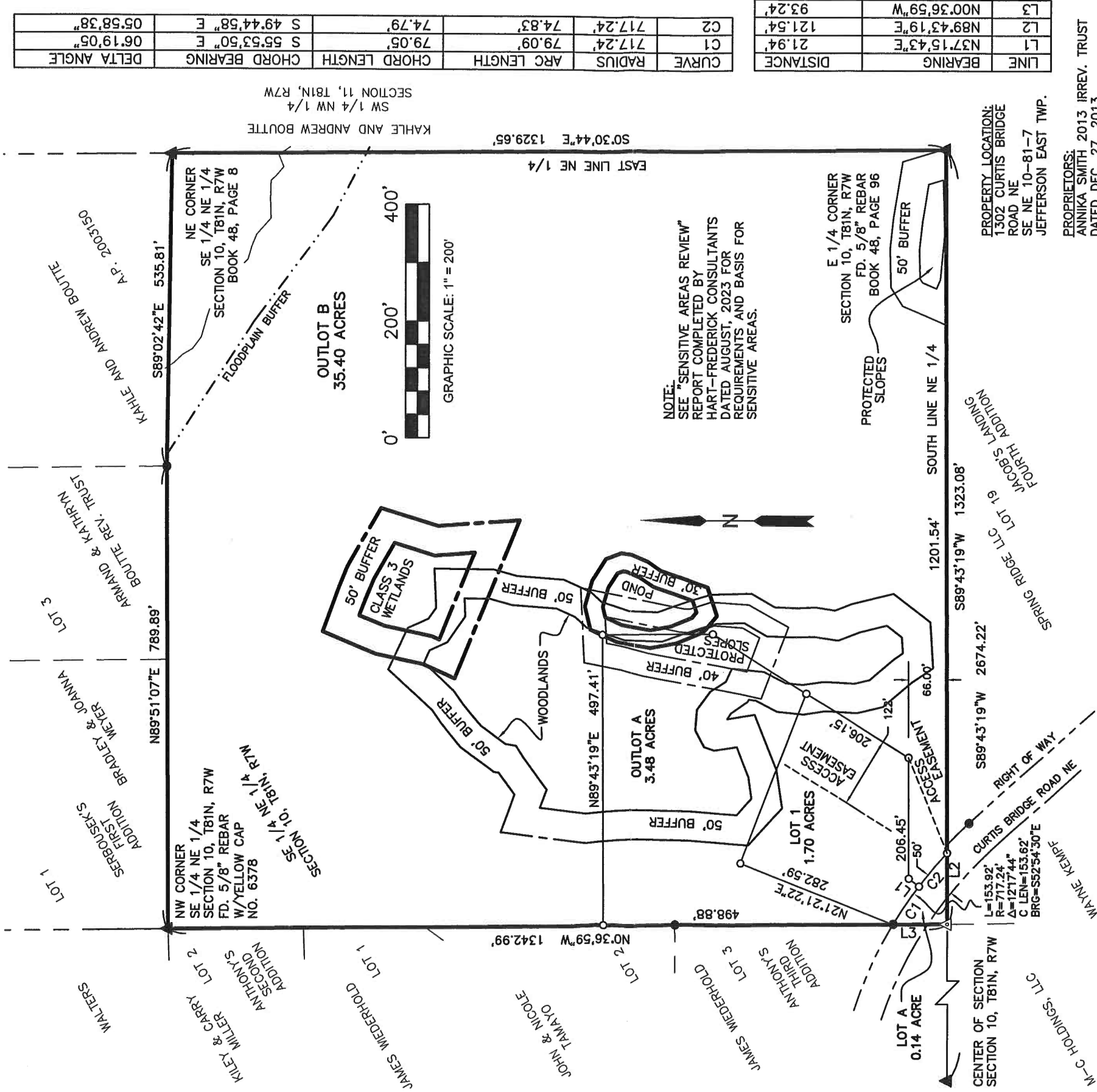
855 S Dubuque St, Suite 113  
Iowa City, IA 52240

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





SENSITIVE AREAS EXHIBIT  
PRELIMINARY &  
FINAL PLAT  
ZERBEE HOMESTEAD  
ADDITION  
TO JOHNSON COUNTY, IOWA



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

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

www.scottsurvey.com

P.O. Box 315, Center Point, IA 52213-0315