

PLANNING APPLICATION COVER SHEET**SUBTYPE: Combined****PROJECT TYPE: Subdivision****NO. SD25-000003****APPLICATION DATE: 10/01/2025****PROPERTY OWNER: M-C HOLDINGS LLC****APPLICANT: Scott Ritter Hart Frederick****WORK DESCRIPTION: Copper Roof Estates****SITE ADDRESS: 1656 Lake Manor Rd NE****PARCEL NUMBER: 0324253002****PROPOSED SUBDIVISION NAME: Copper Roof Estates****NUMBER OF BUILDABLE LOTS: 2****NUMBER OF NON BUILDABLE LOTS: 0****Planning, Development and Sustainability****913 S. Dubuque St. Iowa City, IA 52240****planning@johnsoncountyiowa.gov. 319-356-6083****<https://www.johnsoncountyiowa.gov/pds>**



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

2 September 2025

Mr. Josh Busard
Johnson County Zoning Director

Re: Copper Roof Estates, for Chris Haganman,
a Residential Subdivision

Dear Josh:

Attached please find the application and accompanying documents for a Residential Subdivision application for the Chris Haganman.

At this time the Chris would like to split off these portions of his property for this existing residence and area around Lot 1 and a Lot 2 that currently has a shed only. These lots have access to Lake Manor Rd NE with water and septic established on Lot 1.

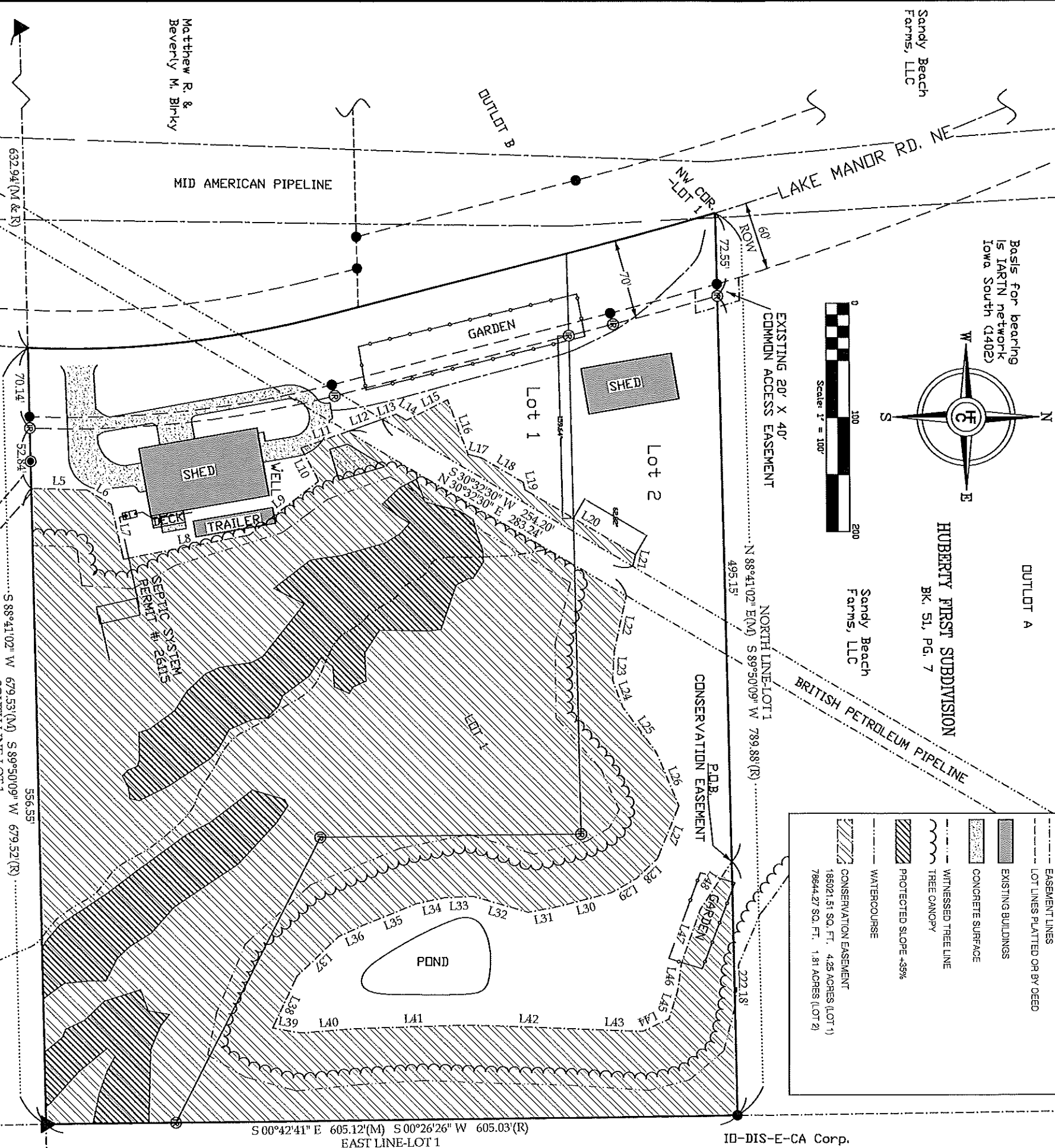
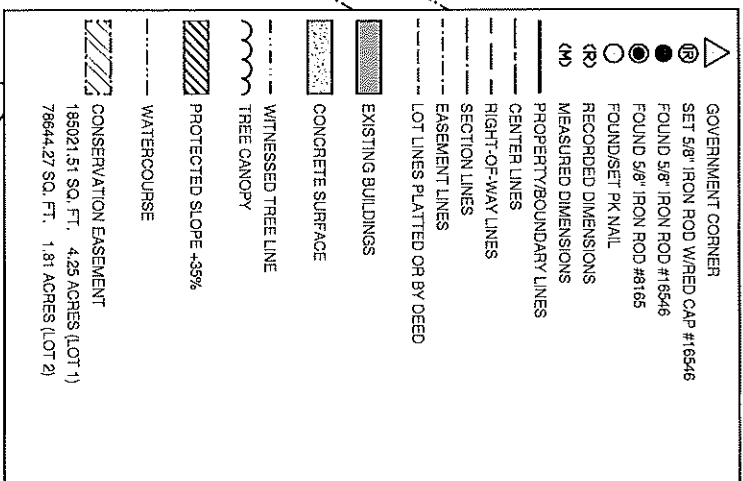
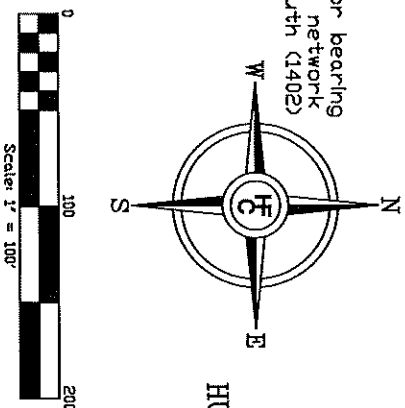
If you have questions or if you require further information you may contact myself, Attorney: Mark Danielson or Chris Haganman.

Respectfully Submitted,

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

C: Mr. Chris Haganman
Mr. Mark Danielson
HFCfile

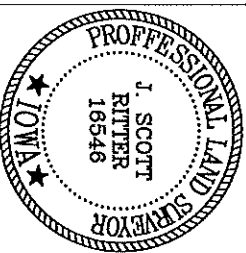
NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L5	N 01°34'51" E	48.86'	L20	N 30°36'39" E	111.78'	L35	S 21°50'59" E	50.00'
L6	N 30°29'20" E	25.00'	L21	S 77°13'05" E	10.50'	L36	S 24°14'04" E	25.00'
L7	N 77°27'02" E	49.12'	L22	S 77°46'45" E	50.00'	L37	S 43°23'56" E	50.00'
L8	N 10°53'56" W	111.64'	L23	S 86°53'18" E	25.00'	L38	S 65°03'12" E	50.00'
L9	N 38°07'24" W	76.79'	L24	N 69°54'27" E	25.00'	L39	N 10°03'08" E	25.00'
L10	S 62°07'50" W	32.68'	L25	N 53°35'06" E	50.00'	L40	N 04°14'52" W	50.00'
L11	N 19°23'11" E	43.51'	L26	N 67°13'17" E	50.00'	L41	N 01°45'33" W	100.00'
L12	S 19°23'11" E	32.67'	L27	S 67°47'13" E	50.00'	L42	N 02°04'08" E	100.00'
L13	N 19°23'11" W	13.07'	L28	S 43°17'39" E	25.00'	L43	N 02°07'23" E	50.00'
L14	N 30°32'30" E	10.71'	L29	S 29°44'40" E	25.00'	L44	N 25°14'46" W	25.00'
L15	N 26°24'24" W	40.28'	L30	S 14°39'51" E	50.00'	L45	N 72°43'46" W	25.00'
L16	N 69°32'02" E	50.85'	L31	S 10°35'01" E	25.00'	L46	N 82°01'10" W	25.00'
L17	N 15°00'52" E	11.90'	L32	S 16°15'14" W	50.00'	L47	N 70°29'51" W	50.00'
L18	N 30°34'08" E	42.35'	L33	S 03°06'53" E	25.00'	L48	N 56°35'31" W	50.00'
L19	N 76°26'55" E	6.87'	L34	S 11°55'57" E	25.00'			



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 Fitterer, P.L.S.

Date _____



EVER TREE FARM ESTATE
BK. 54, PG. 210

BK. 54, PG. 210

LOT 1

The Castle Revocable Trust

PRELIMINARY & FINAL PLAT	PAGE 2 of 3
COPPER ROOF ESTATES	
A RESIDENTIAL SUBDIVISION	
RESUBDIVISION OF LOT 1 OF	
HUBERTY FIRST SUBDIVISION	
JOHNSON COUNTY, IDWA	
DATE: 07/25	DRN: JSR APP:
FILED BK:	PROJ. NO: 25706

DATE:
FLD BK:

DRN: .JSR	APP:
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PROJ. NO: 25706C

**HFC HART-FREDERICK CONSULTANTS P.C.**

510 State Street P.O. Box 560 Tiffin, Iowa 52340-0560 Phone: (319) 545-7215

www.hart-frederick.com

COPPER ROOF ESTATES

A resubdivision of Lot 1 of Huberty First Subdivision as is recorded in Plat Book 51 on page 7 in the office of the Johnson County Recorder containing 10.00 acres of which 0.85 acre is existing 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 Lot 1 of Huberty First Subdivision as is recorded in Plat Book 51 on page 7 in the office of the Johnson County Recorder, being located in the Southwest 1/4 of the Northwest 1/4 of Section 24, Township 81 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is described as

Commencing at the Northwest corner of said Lot 1, thence N 88°41'02" E along the North line of said Lot 1, a distance of 62.19 feet to a point on the existing Easterly right of way line for Lake Manor Road NE, being the Point of Beginning, thence continuing N 88°41'02" E along the said North line of Lot 1, a distance of 10.36 feet, thence Southeasterly 94.66 feet along the arc of a 2626.02 foot radius curve, concave Westernly, whose 94.65 foot chord bears S 15°18'35" E, thence S 14°16'37" E, a distance of 252.43 feet, thence Southerly 269.08 feet along the arc of a 935.00 foot radius curve, concave Westernly, whose 268.16 foot chord bears S 06°01'57" E to a point on the South line of said Lot 1, thence S 88°41'02" W along said South line, a distance of 10.02 feet to a point on said Easterly right of way line for Lake Manor Road NE, thence Northerly along said Easterly right of way line 266.71 feet along the arc of a 925.00 foot radius curve, concave Westernly, whose 265.90 foot chord bears N 06°00'48" W, thence N 14°16'37" W along said Easterly right of way line, a distance of 252.43 feet, thence Northwesterly along said Easterly right of way line 96.98 feet along the arc of a 2616.02 foot radius curve, concave Westernly, whose 96.98 foot chord bears N 15°20'20" W to the Point of Beginning containing 0.14 acre.

CONSERVATION EASEMENT

Being a part of Lot 1 of Huberty First Subdivision as is recorded in Plat Book 51 on page 7 in the office of the Johnson County Recorder, being located in the Southwest 1/4 of the Northwest 1/4 of Section 24, Township 81 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is described as

Commencing at the Northwest corner of said Lot 1, thence N 88°41'02" E along the North line of said Lot 1, a distance of 567.70 feet to the Point of Beginning, thence continuing N 88°41'02" E along the said North line of Lot 1, a distance of 222.18 feet to the Northeast corner of said Lot 1, thence S 00°42'41" E along the East line of said Lot 1, a distance of 605.12 feet to the Southeast corner of said Lot 1, thence S 88°41'02" W along the South line of said Lot 1, a distance of 556.55 feet, thence N 01°34'51" E, a distance of 48.86 feet, thence N 30°29'20" E, a distance of 25.00 feet, thence N 77°27'02" E, a distance of 49.12 feet, thence N 10°53'56" W, a distance of 111.64 feet, thence N 38°07'24" W, a distance of 76.79 feet, thence S 62°07'50" W, a distance of 32.68 feet, thence N 19°23'11" W, a distance of 89.25 feet, thence N 30°32'30" E, a distance of 10.71 feet, thence N 26°24'24" W, a distance of 40.28 feet, thence N 69°32'02" E, a distance of 50.85 feet, thence N 15°00'52" E, a distance of 11.90 feet, thence N 30°34'08" E, a distance of 42.35 feet, thence N 76°26'55" E, a distance of 6.87 feet, thence N 30°32'30" E, a distance of 11.78 feet, thence S 77°13'05" E, a distance of 10.50 feet, thence S 30°32'30" W, a distance of 254.20 feet, thence S 19°23'11" E, a distance of 32.67 feet, thence N 30°32'30" E, a distance of 283.24 feet, thence S 77°46'45" E, a distance of 50.00 feet, thence S 86°53'18" E, a distance of 25.00 feet, thence N 69°54'27" E, a distance of 25.00 feet, thence S 67°47'13" E, a distance of 50.00 feet, thence S 43°17'39" E, a distance of 50.00 feet, thence S 29°44'40" E, a distance of 25.00 feet, thence S 14°39'51" E, a distance of 50.00 feet, thence S 03°06'53" E, a distance of 25.00 feet, thence S 16°15'14" W, a distance of 50.00 feet, thence S 21°50'59" E, a distance of 50.00 feet, thence S 11°55'57" E, a distance of 25.00 feet, thence S 43°23'56" E, a distance of 50.00 feet, thence S 65°03'12" E, a distance of 50.00 feet, thence N 10°03'08" E, a distance of 25.00 feet, thence N 04°14'52" W, a distance of 50.00 feet, thence N 01°45'33" W, a distance of 100.00 feet, thence N 02°04'08" E, a distance of 100.00 feet, thence N 02°07'23" E, a distance of 50.00 feet, thence N 25°14'46" W, a distance of 25.00 feet, thence N 72°43'46" W, a distance of 25.00 feet, thence N 82°01'10" W, a distance of 25.00 feet, thence N 70°29'51" W, a distance of 50.00 feet, thence N 56°35'31" W, a distance of 50.00 feet to the Point of Beginning containing 6.06 acres.

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.
Iowa License Number: 18546
My license renewal date is December 31, 2026.
Pages covered by this seal: THIS SHEET ONLY

Date



PRELIMINARY & FINAL PLAT
PAGE 2 of 3
COPPER ROOF ESTATES
A RESIDENTIAL SUBDIVISION
RESUBDIVISION OF LOT 1 OF
HUBERTY FIRST SUBDIVISION
JOHNSON COUNTY, IOWA

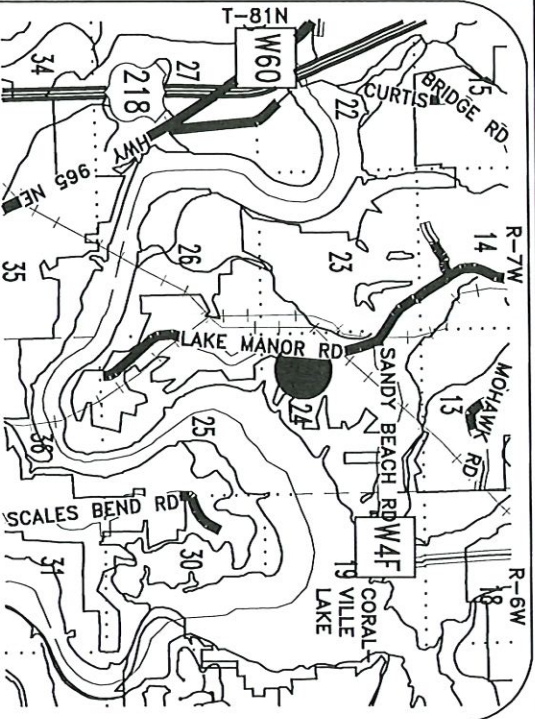
DATE: 07/25 DWN: JSR APP:
FLD BK: GPS PROJ. NO: 257060



HART-FREDERICK CONSULTANTS P.C.



510 State Street P.O. Box 560 Tiffin, Iowa 52340-0560 Phone: (319) 545-7215 www.hart-frederick.com



LOCATION MAP NOT TO SCALE
JEFFERSON TOWNSHIP

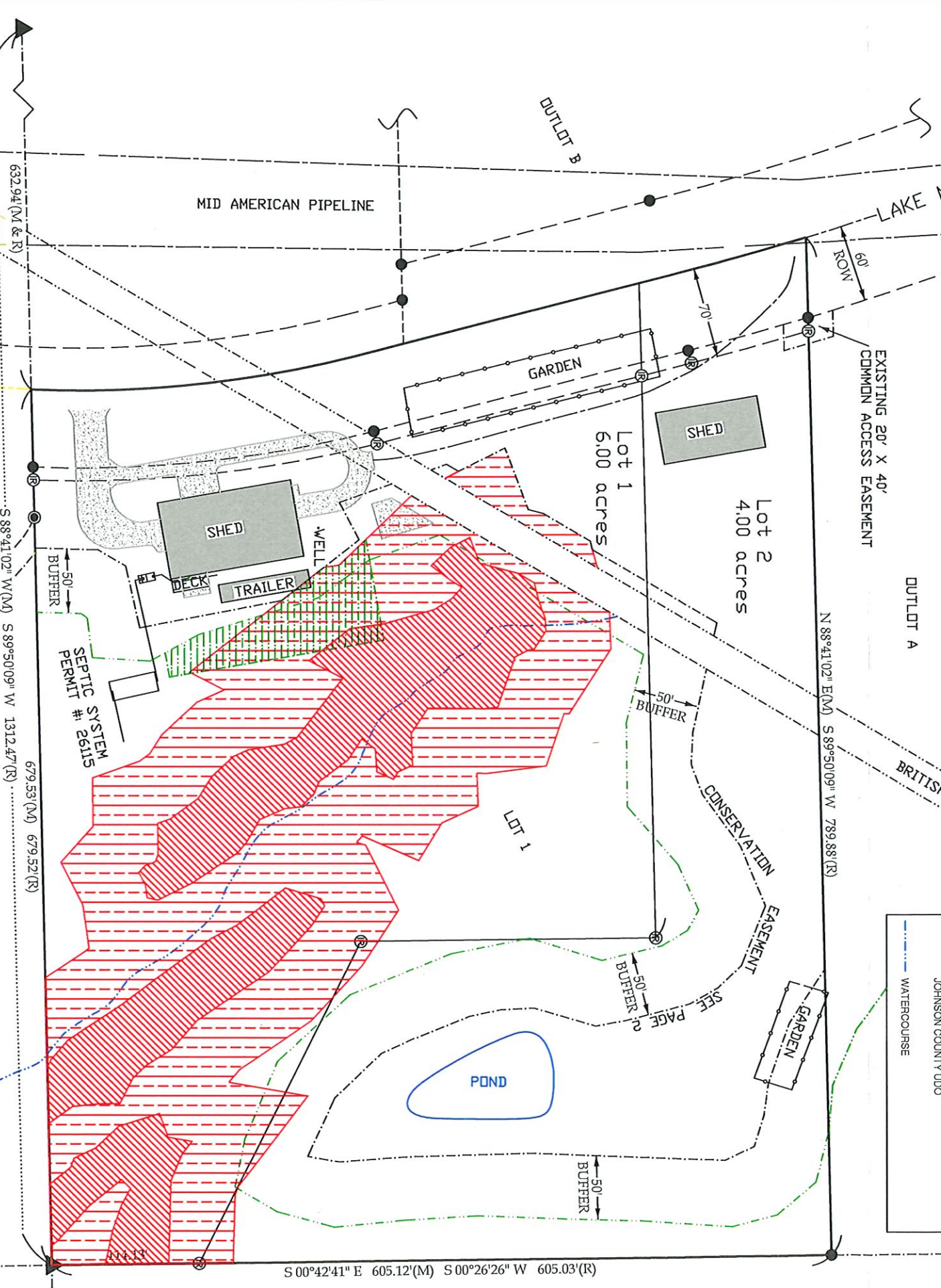
SENSITIVE AREAS NOTE:

-A conservation easement has been established to protect sensitive areas and associated buffers. Please refer to the conservation easement agreement recorded with this subdivision for a list of allowed and prohibited uses within the conservation easement.
-The Conservation Easement must be flagged prior to any land disturbance. Any impacts beyond the Conservation easement constitutes a violation of the approved Sensitive Areas Report.
Any modifications to the Conservation Easement must receive prior review and approval by the county.
-Note: A color version of this exhibit is available at Johnson County PDS along with the accompanying SA report.

LEGEND

	GOVERNMENT CORNER
	SET 5/8" IRON ROD W/RED CAP #16546
	FOUND 5/8" IRON ROD #16546
	FOUND 5/8" IRON ROD #8165
	FOUNDSET PK NAIL
	RECORDED DIMENSIONS
	MEASURED DIMENSIONS
	PROPERTY/BOUNDARY LINES
	CENTER LINES
	RIGHT-OF-WAY LINES
	SECTION LINES
	EASEMENT LINES
	LOT LINES PLATTED OR BY DEED
	EXISTING BUILDINGS
	CONCRETE SURFACE
	WITNESSED TREE LINE
	SENSITIVE WOODLAND INDIRECT IMPACT
	PROTECTED SLOPE BUFFER INDIRECT IMPACT
	ONLY BUFFER PERMITTED USES ALLOWED IN ACCORDANCE WITH THE JOHNSON COUNTY UDO
	PROTECTED SLOPE -35%
	43466.86 SQ. FT. 1.00 ACRE
	50' PROTECTED SLOPE BUFFER
	84963.43 SQ. FT. 1.95 ACRES (LOT 1)
	1787.30 SQ. FT. 0.04 ACRE (LOT 2)
	ONLY BUFFER PERMITTED USES ALLOWED IN ACCORDANCE WITH THE JOHNSON COUNTY UDO
	WATERCOURSE

HUBERTY FIRST SUBDIVISION
BK. 51, PG. 7



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.

Iowa License Number: 16546

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Date



EVER TREE FARM ESTATE
BK. 54, PG. 210

LOT 1

SENSITIVE AREAS EXHIBIT
COPPER ROOF ESTATES
A RESIDENTIAL SUBDIVISION
RESUBDIVISION OF LOT 1 OF
HUBERTY FIRST SUBDIVISION
JOHNSON COUNTY, IOWA

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