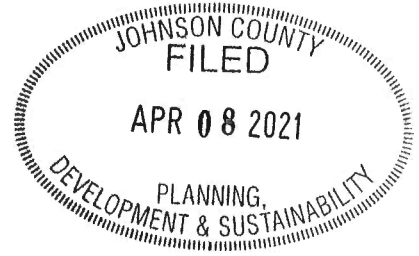


Office Use Only	48-21	\$	P2C-21-28054
	Date Filed	Fee	Application Number



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):
 Undeveloped Lot West of Highway 965 NW and North of Marak Road NW, Swisher

Parcel Number(s): 0308479003

Proposed Subdivision Name: 965 Corridor Commercial Subdivision

The subdivision contains 8.87 total acres divided into 5 total lots as follows:

Buildable Lots: 5 Non-buildable outlots: 0

Total buildable acres: 7.67 Total non-buildable acres: 1.20

Current Zoning: CH Proposed Use of the Subdivision: Commercial Lots

Jed Schnoor
 Name of Engineer/Surveyor

jschnoor@s-b-engineering.com
 Contact Email and Phone

Steve Leidinger
 Name of Attorney

sleidinger@lynchdallas.com
 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.

AV Investments, LLC
 Name of Owner

Name of Applicant (if different)

4701 1st Avenue SE, Cedar Rapids, Iowa 52401

Applicant Street Address (including City, State, Zip)

319-240-1798
 Applicant Phone

eainvestmentproperties@gmail.com
 Applicant Email

[Signature]
 Applicant Signature

See back page for Application Submittal Requirements and Checklist

April 6, 2021

Mr. Josh Busard
Johnson County Planning, Development and Sustainability
913 S. Dubuque St. Suite 204
Iowa City, Iowa 52240

**Re: Preliminary Plat
965 Corridor Commercial Subdivision
Johnson County, Iowa**

Dear Mr. Busard:

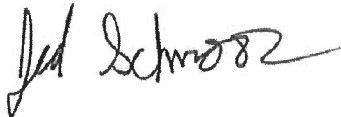
We are writing you on behalf of AV Investments, LLC to further subdivide Lot 3, S and K Subdivision—Part II into five commercial lots. The 8.87 acre site is currently zoned CH and was previously final plated in 2020. The site is currently an undeveloped lot and was previously an agricultural field. There are no buildings, wells or septic systems located on the site. The site is accessed from a driveway from Highway 965 which is a paved county road.

There are no immediate plans to develop the lots but the developer desires to be able to final plat the site into up to 5 commercial lots. The Johnson County Secondary Roads department approved the access into the site per permit #2018-46, and the access is shown on the preliminary plat.

I trust the information we have provided will prove adequate for the County's processing. Please call me at 298-8888 if you need any further information. Thank you.

Respectfully submitted,

SCHNOOR-BONIFAZI ENGINEERING & SURVEYING

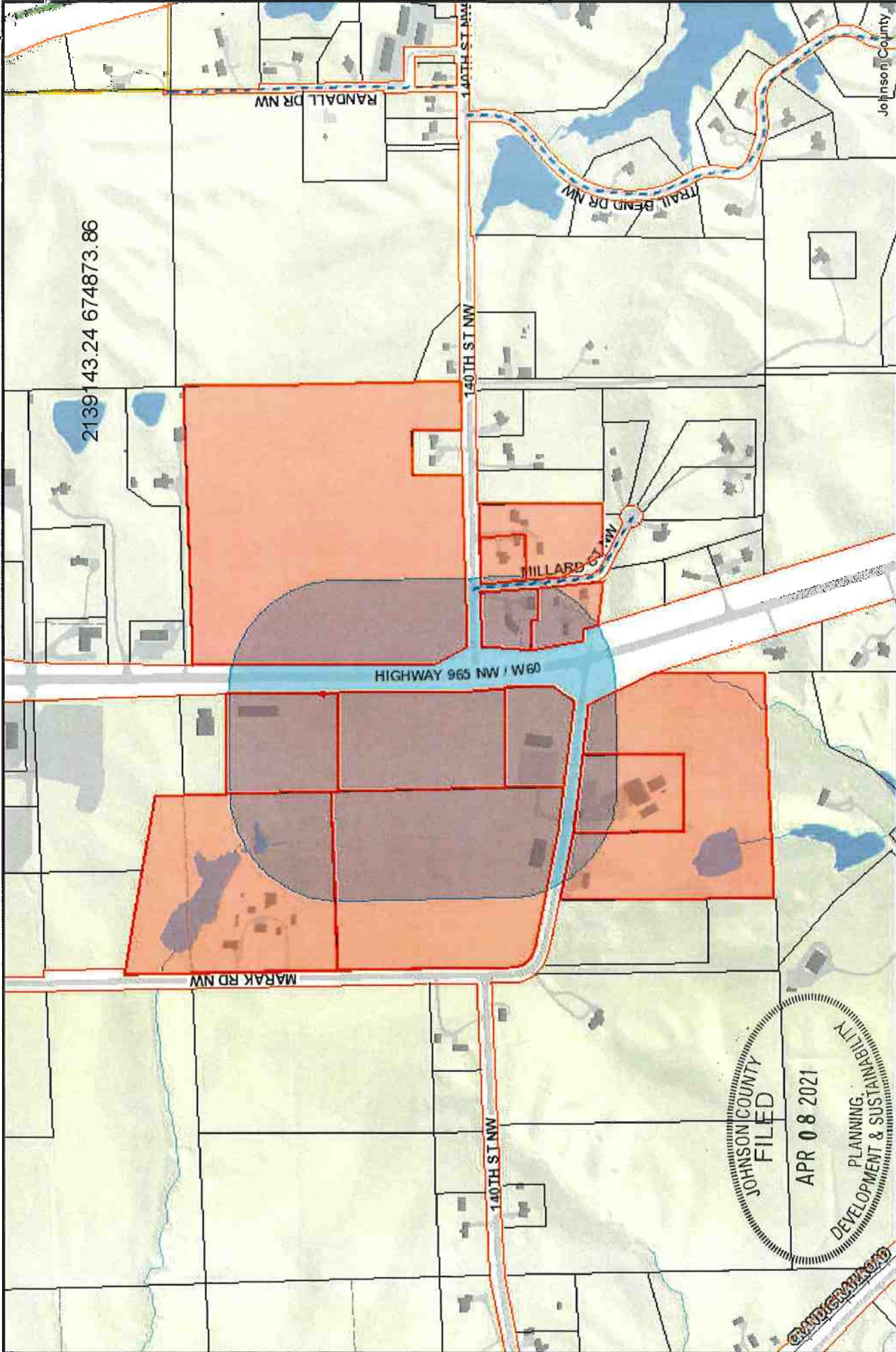


Jed Schnoor, PE, PLS
Professional Engineer and Surveyor

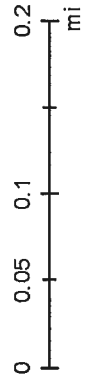
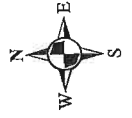
Encl. Application and \$700 Fee
Resolution Affirming the Stability of Road System
Preliminary Plat
500' property owners
Auditor's Certificate
Storm Water Management Plan & Calculations
Public Health Zoning Application & receipt

Copy: Erik Amunson, AV Investments, LLC., w/encl.





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.



1 inch = 586 feet

JOHNSON COUNTY
FILED
APR 08 2021
PLANNING, DEVELOPMENT & SUSTAINABILITY

Johnson County GIS
Web Printing
My Map

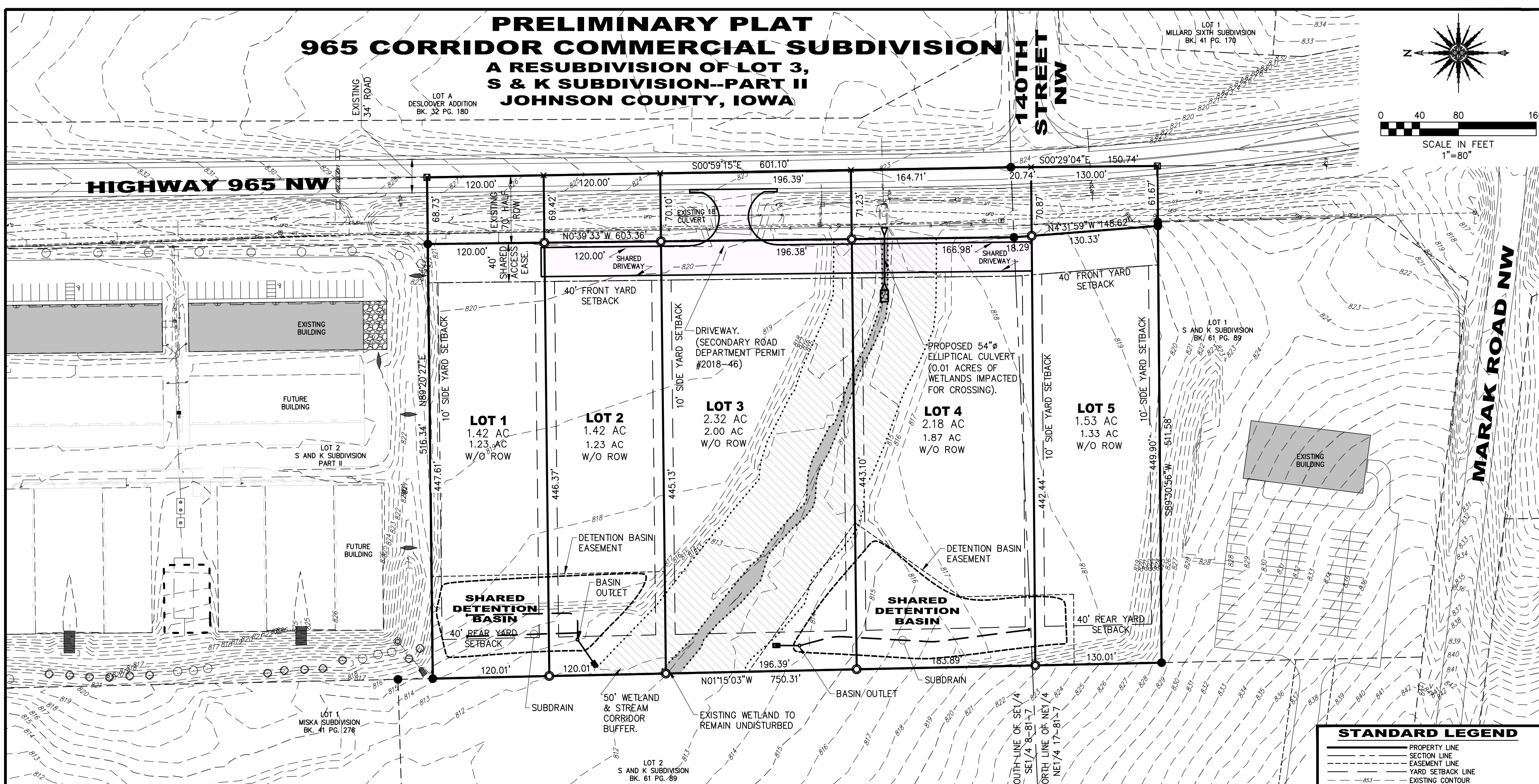
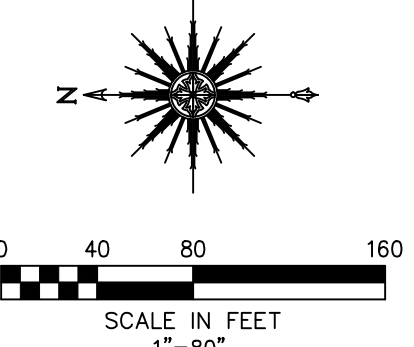
Printed: 3/17/2021



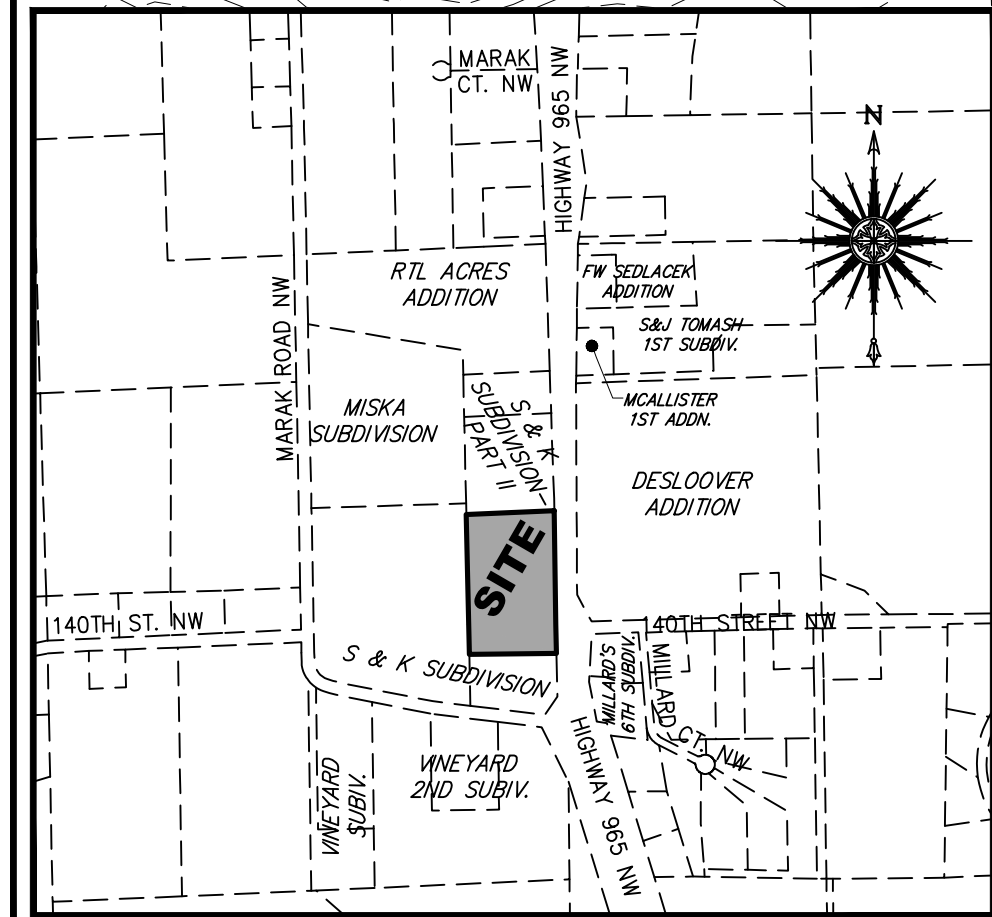
PRELIMINARY PLAT
965 CORRIDOR COMMERCIAL SUBDIVISION
 A RESUBDIVISION OF LOT 3,
 S & K SUBDIVISION--PART II
 JOHNSON COUNTY, IOWA



SCHNOOR-BONIFAZI
 ENGINEERING & SURVEYING,
 431 FIFTH AVENUE SW
 CEDAR RAPIDS, IA 52404
 (319) 298-8888 (PHONE)
 s-b-engineering.com



REVISIONS
DRAWN: JED SCHNOOR
APPROVED: JED SCHNOOR
ISSUED FOR: REVIEW
DATE: 4/1/2021
PROJECT NO.: 20116



1 LOCATION MAP
 1"=1000'

PLAT APPROVED BY:
 JOHNSON COUNTY BOARD OF SUPERVISORS:

CHAIRPERSON	DATE
-------------	------

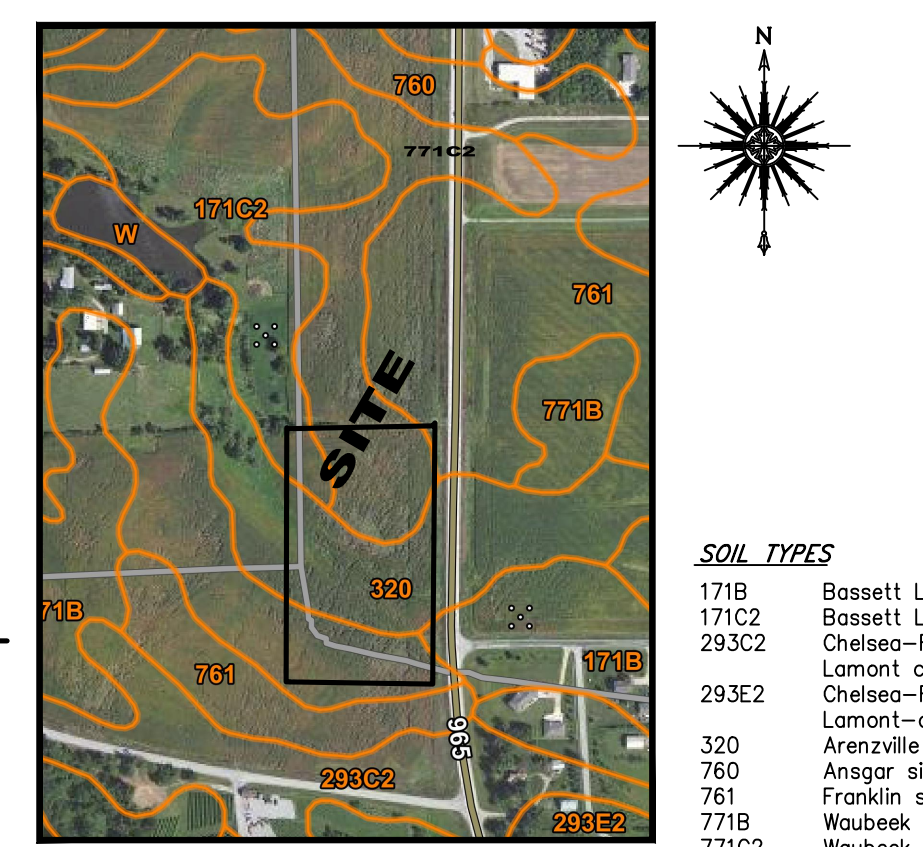
GENERAL NOTES

OWNER/SUBDIVIDER
 AV INVESTMENTS, LLC
 4701 1ST AVENUE SE
 CEDAR RAPIDS, IOWA 52401
 CONTACT: ERIK AMUNSON
 PHONE: 319-240-1798
 E-MAIL: eainvestmentproperties@gmail.com

PREPARED BY
 SCHNOOR-BONIFAZI
 ENGINEERING & SURVEYING, LC
 431 FIFTH AVENUE SW
 CEDAR RAPIDS, IA 52404
 CONTACT: JED SCHNOOR, P.E.
 PHONE: 319-298-8888
 E-MAIL: jschnoor@s-b-engineering.com

OWNERS ATTORNEY
 STEVE LEIDINGER
 LYNCH DALLAS, P.C.
 528 SECOND AVENUE SE
 CEDAR RAPIDS, IOWA 52401

ZONING
 EXISTING: CH (HIGHWAY COMMERCIAL)
 PROPOSED: CH (NO CHANGE REQUESTED)



2 SOILS MAP
 NOT TO SCALE

SOIL TYPES	SLOPES
171B	Bassett Loam, 2 to 5 percent slopes
171C2	Bassett Loam, 5 to 9 percent slopes
293C2	Chelsea-Fayette-Lamont complex, 5 to 9 percent slopes
293E2	Chelsea-Fayette-Lamont-complet, 5 to 9 percent slopes
320	Arenzville silt loam, 14 to 18 percent slopes
760	Ansgar silt loam, 0 to 2 percent slopes
761	Franklin silt loam, 0 to 3 percent slopes
771B	Waubeek silt loam, 1 to 3 percent slopes
771C2	Waubeek silt loam, 2 to 5 percent slopes
W	Water, 5 to 9 percent slopes

LEGAL DESCRIPTION

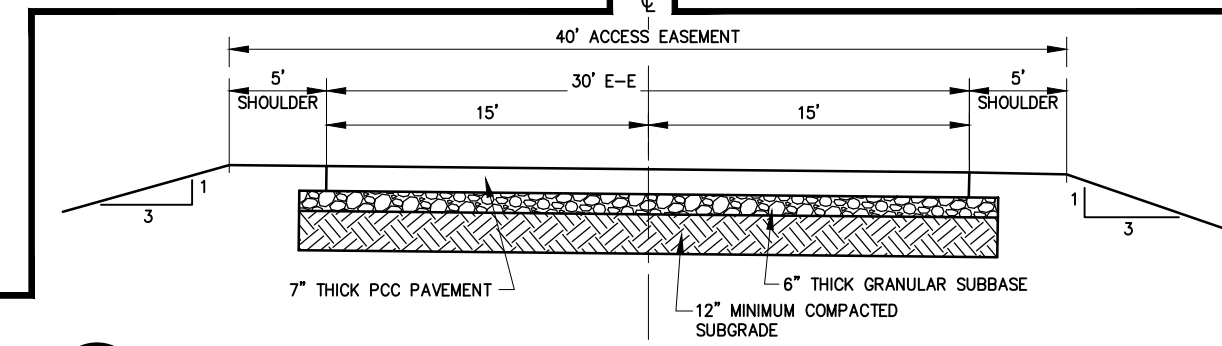
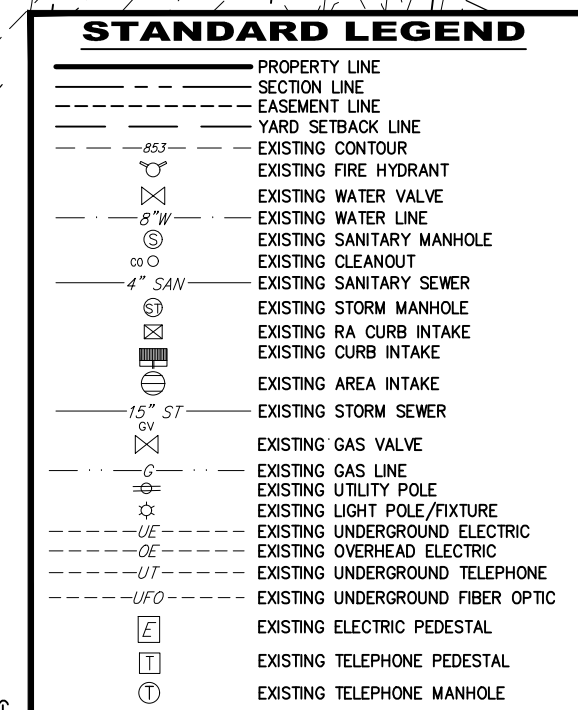
665 Corridor Commercial Subdivision to Johnson County, Iowa is Lot 3, S and K Subdivision-Part II to Johnson County, Iowa described as follows:

Beginning at the Northeast corner of said Lot 3; thence South 0° 59' 15" East 601.10 feet along the East line of said Lot 3; thence South 0° 29' 04" East 150.74 feet along the East line of said Lot 3 to the Southeast corner thereof; thence South 89° 30' 56" West 511.58 feet along the South line of said Lot 3 to the Southwest corner thereof; thence North 1° 15' 03" West 750.31 feet along the West line of said Lot 3 to the Northwest corner thereof; thence North 89° 20' 27" East 516.34 feet along the North line of said Lot 3 to the point of beginning, containing 8.87 acres, subject to covenants, public roads, easements and restrictions of record.

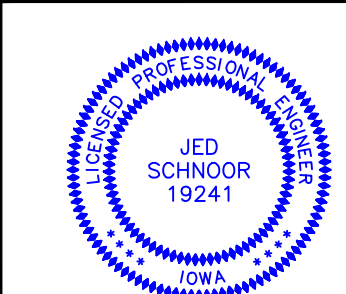
ROW LEGAL DESCRIPTION

That part of Lot 3, S and K Subdivision-Part II to Johnson County, Iowa described as follows:

Beginning at the Northeast corner of said Lot 3; thence South 0° 59' 15" East 601.10 feet along the East line of said Lot 3; thence South 0° 29' 04" East 150.74 feet along the East line of said Lot 3 to the Southeast corner thereof; thence South 89° 30' 56" West 61.67 feet along the South line of said Lot 3; thence North 4° 31' 59" West 148.62 feet; thence North 0° 39' 33" West 603.36 feet to the North line of said Lot 3; thence North 89° 20' 27" East 68.73 feet along the North line of said Lot 3 to the point of beginning, containing 1.20 acres.



3 SHARED DRIVEWAY TYPICAL SECTION
 NOT TO SCALE



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: _____
 NAME: JED D. SCHNOOR
 DATE: 4/1/2021
 MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2022
 PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: 1 OF 1

PRELIMINARY PLAT
965 CORRIDOR COMMERCIAL SUBDIVISION
 A RESUBDIVISION OF LOT 3, S & K
 SUBDIVISION-PART II, JOHNSON COUNTY, IOWA

CLETUS & LEE KRAL
2625 140TH ST NW
SWISHER, IA 52338

STEVEN S & TARA L TOLLY
2621 140TH ST NW
SWISHER, IA 52338

LORAN & FLORENCE VIS
1420 HWY 965 NW
SWISHER, IA 52338

BRIAN T & SHARI L ALBERTS
2611 140TH ST NW
SWISHER, IA 52338

ALAN E & SHERI S F DESLOOVER
2636 140TH ST NW
SWISHER, IA 52338

JEFF QUINT
1415 MARAK RD NW
SWISHER, IA 52338-9574

RANCH LLC
424 8TH AVE SW
CEDAR RAPIDS, IA 52404-5823

AV INVESTMENTS LLC
4701 1ST AVE SE
CEDAR RAPIDS, IA 52401

JOSEPH E OCKENFELS
1360 MARAK RD NW
SWISHER, IA 52338

965 COMMERCIAL CONDOMINIUM LLC
2791 JEFFERSON COURT NE
SWISHER, IA 52338



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.

- JS A signed certificate of the Auditor approving the subdivision name.
- JS Resolution Affirming the Stability of the Road System (signed and notarized)
- JS Ten (10) copies of the plat (and any other sheets larger than 11x17).
- JS The names and addresses of owners of all property within five hundred (500) feet of the parent property or parcel.
- JS A brief letter of intent explaining the application and describing road, well, septic, etc.
- JS Application Fee (varies based on nature of application) is due at the time of submittal. 500 + 40/lot=70
- NA **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.
- JS One (1) copy of the completed Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an approved waiver. Sensitive Areas Analysis previously submitted with S & K
- JS 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.
- JS Proof of application to Johnson County Public Health for a Public Health Zoning Application.
- NA **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.
- NA **FINAL & COMBINED PLATS**: The following DRAFT (i.e. 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:

- JS 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 2007 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.
- JS 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)
- JS 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.