

Office Use Only		\$	
	<i>Date Filed</i>	<i>Fee</i>	<i>Application Number</i>



JOHNSON COUNTY, IOWA

APPLICATION FOR: SUBDIVISION PLAT APPROVAL

Application is hereby made for approval of a (circle): **PRELIMINARY** / **FINAL** / **COMBINED**
subdivision plat on property located at (street address if available or layman's description):

1322 James Ave. NE

Parcel Number(s): 0310331003

Proposed Subdivision Name: Chalhoub Third Subdivision

The subdivision contains 4.42 total acres divided into 3 total lots as follows:

Buildable Lots: 2

Non-buildable outlots: 1

Total buildable acres: 3.17

Total non-buildable acres: 0.30

Current Zoning: R

Proposed Use of the Subdivision: Residential

Scott Ritter

Name of Engineer/Surveyor

sritter@hart-frederick.com

Contact Email and Phone

Ann M. Klosterman McCrea

Name of Attorney

amccrea@nazettelaw.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.

George & Marie Chalhoub

Name of Owner

Name of Applicant (if different)

1322 James Ave. NE Swisher, IA. 52338 P.O. Box 370 Hiawatha, IA. 52233

Applicant Street Address (including City, State, Zip)

319-560-7460

Applicant Phone

mz61564@aol.com\$

Applicant Email

Applicant Signature

See back page for Application Submittal Requirements and Checklist



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

24 October 2022

Mr. Josh Busard
Johnson County Zoning Director

Re: Final Plat, Chalhoub Third Subdivision for George & Marie Chalhoub.

Dear Josh:

Attached please find the application and accompanying documents for a Final Plat application for the Chalhoub's.

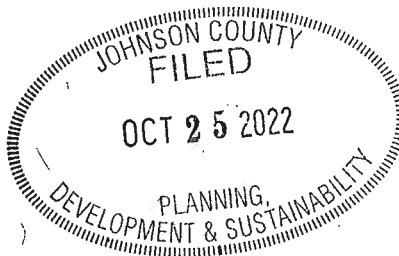
At this time they would like to finalize this subdivision of this portion of their property for their daughters to build their own houses. This parcel has access to James Ave. NE. As of now this is bare ground.

If you have questions or if you require further information you may contact myself, Attorney: Ann M. Klosteman McCrea or George & Marie Chalhoub.

Respectfully Submitted,

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

C: Mr. & Mrs. Chalhoub
Ms. Ann M. Klosteman McCrea
HFCfile



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.

- \$500 Application Fee (varies based on nature of application) is due at the time of submittal.
- ✓ A brief letter of intent explaining the application and describing road, well, septic, etc.
- ✓ Ten (10) copies of the plat (and any other sheets larger than 11x17).
- ✓ The names and addresses of owners of all property within five hundred (500) feet of the parent property or parcel.
- ✓ A signed certificate of the Auditor approving the subdivision name.
- ✓ Resolution Affirming the Stability of the Road System (signed and notarized).
- PP One (1) copy of the completed Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an approved waiver.
- PP 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.
- ✓ Proof of application to Johnson County Public Health for a Public Health Zoning Application.
- PP For subdivisions that propose to create a new access or upgrade an existing access to a public county road: a copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads.
- N/A 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.
- N/A 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.
- _____ FINAL & COMBINED PLATS: The following DRAFT (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:

- _____ 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 2017 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.
- _____ 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).
- _____ 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.



CHALHOUB THIRD SUBDIVISION, 52338 JAMES AVE NE SHUEYVILLE, IA

REVISED STORMWATER SUBMITTAL

August 2, 2022

Monter 8/18/22

I hereby certify that this engineering document was prepared and the related work was performed 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.

Jack E. Burnham Jr.

Jack E. Burnham Jr., P.E.

Iowa License Number: 18404

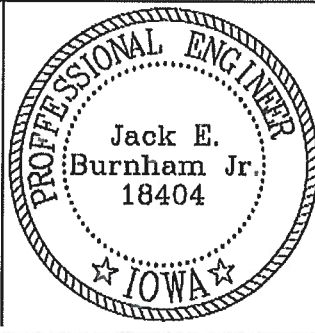
My license renewal date is December 31, 2022.

Pages covered by this seal:

all 34

8/18/22

Date



Sensitive Areas Review for:

Subdivision

Parcel Number:

0310331003

Jefferson Township



Prepared for:

George Chalhoub

and

Johnson County Planning, Development & Sustainability


Prepared by:

Charles D. Schmidt

Hart-Frederick Consultants

June, 2022



Charles D. Schmidt

Applicant

8/18/22

date

PDS Director

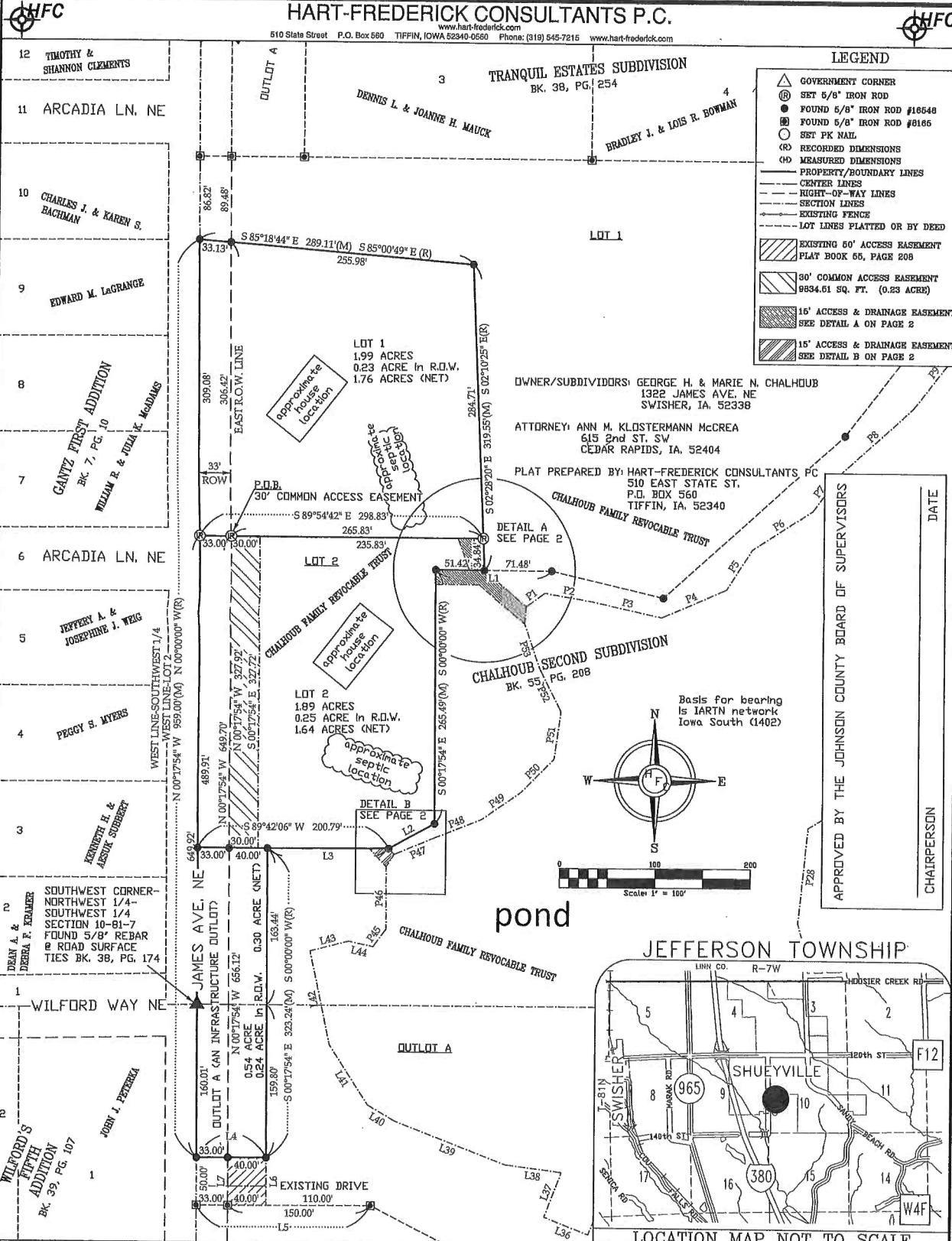
date

LOCATION: LOT 2
CHALHOUB SECOND SUBDIVISION
REQUESTOR: GEORGE & MARIE CHALHOUB
PROPRIETOR: CHALHOUB FAMILY REVOCABLE TRUST
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

INDEX LEGEND

HART-FREDERICK CONSULTANTS P.C.

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



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
My license renewal date is December 31, 2022.
Pages covered by this seal: THIS SHEET ONLY



DEBORAH K. OCKENFELS
AUDITOR'S PARCEL 2001-057
BK. 43, PG. 66

FINAL PLAT
(PAGE 1 of 3)
CHALHOUB THIRD SUBDIVISION
A RESUBDIVISION OF LOT 2 OF
CHALHOUB SECOND SUBDIVISION
JOHNSON COUNTY, IOWA

DATE: 06/03/22 DRN: JSR APP:
FLD BK: GPS PROJ. NO: 217303

CHALHOUB THIRD SUBDIVISION

Is Lot 2 of Chalhou Second Subdivision as is recorded in Plat Book 55 on page 208 in the office of the Johnson County Recorder containing 4.42 acres of which 0.72 acre is existing county road right of way and being subject to all easements and restrictions of record.

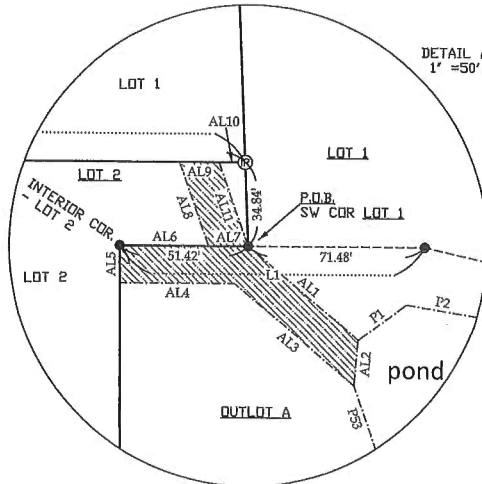
30' COMMON ACCESS EASEMENT

Being a part of Lot 2 of Chalhou Second Subdivision as is recorded in Plat Book 55 on page 208 in the office of the Johnson County Recorder and is described as
Commencing at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 10, Township 81 North, Range 7 West of the 5th P.M., Johnson County, Iowa; thence N 00°17'54" W along the West line of said Lot 2, being also the West line of the Southwest 1/4 of said Section 10, a distance of 489.91 feet; thence S 89°54'42" E, a distance of 33.00 feet to a point on the East right of way line for James Avenue NE, being the Point of Beginning; thence continuing S 89°54'42" E, a distance of 30.00 feet; thence S 00°17'54" E, a distance of 327.72 feet; thence S 89°42'06" W, a distance of 30.00 feet to a point on said East right of way line for James Avenue NE; thence N 00°17'54" W along said East right of way line, a distance of 327.92 feet to the Point of Beginning containing 0.23 acre.

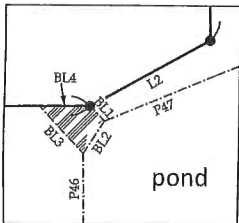
NUMBER	DIRECTION	DISTANCE
L1	N 89°55'05" W	122.90' (M)
L2	N 89°37'10" W	(R)
L3	S 61°04'38" W	54.61' (M)
L4	S 61°22'33" W	(R)
L5	S 89°42'06" W	127.79' (M)
L6	N 90°00'00" W	(R)
L7	S 89°42'06" W	73.00' (M)
L8	S 90°00'00" E	(R)
L9	S 89°42'06" W	183.00' (M)
L10	N 90°00'00" W	(R)
L11	S 00°17'54" E	50.00' (M)
L12	S 00°00'00" W	(R)
L13	N 00°17'54" W	50.00' (M)
L14	N 00°00'00" W	(R)

AN SOUTH LINE-LOT 2

AN EAST LINE-LOT 2



DETAIL B
1' = 50'



NUMBER	DIRECTION	DISTANCE
BL1	S 43°13'19" E	8.25'
BL2	S 32°40'40" W	15.47'
BL3	N 43°13'19" W	25.88'
BL4	N 89°42'06" E	20.31'

AN SOUTH LINE-LOT 2

AREA = 254.76 SQ. FT. (0.01 ACRE)

NUMBER	DIRECTION	DISTANCE
AL1	S 49°53'05" E	58.21'
AL2	S 04°38'10" W	18.42'
AL3	N 49°53'05" W	63.44'
AL4	N 89°55'05" W	45.86'
AL5	N 00°17'54" W	15.00'
AL6	S 89°55'05" E	35.48'
AL7	N 89°55'05" W	15.94'
AL8	N 19°41'45" W	36.99'
AL9	S 89°54'42" E	15.94'
AL10	S 89°54'42" E	10.96'
AL11	S 19°41'45" E	36.99'

AN EAST LINE-LOT 2

AN SOUTH LINE-LOT 2

AN SOUTH LINE-LOT 2

AREA = 2173.56 SQ. FT. (0.05 ACRE)

ACCESS & DRAINAGE EASEMENT

Being a part of Lot 2 and Outlot A of Chalhou Second Subdivision as is recorded in Plat Book 55 on page 208 in the office of the Johnson County Recorder and is described as
Beginning at the Southeast corner of Lot 1 of said Chalhou Second Subdivision; thence S 49°53'05" E, a distance of 58.21 feet; thence N 53°58'53" E, a distance of 24.32 feet; thence S 80°32'15" E, a distance of 50.00 feet; thence S 77°18'30" E, a distance of 75.00 feet; thence N 66°29'12" E, a distance of 75.00 feet; thence N 32°36'26" E, a distance of 50.00 feet; thence N 57°18'15" E, a distance of 100.00 feet; thence N 36°17'42" E, a distance of 50.00 feet; thence N 47°49'28" E, a distance of 100.00 feet; thence N 37°58'29" E, a distance of 100.00 feet; thence N 27°17'09" E, a distance of 100.00 feet; thence N 27°36'47" E, a distance of 100.00 feet to a point on the North line of said Chalhou Second Subdivision; thence N 89°55'05" W along said North line, a distance of 90.43 feet; thence S 01°25'32" W, a distance of 101.35 feet; thence S 01°55'03" E, a distance of 100.00 feet; thence S 05°14'27" W, a distance of 100.00 feet; thence S 58°19'21" E, a distance of 100.00 feet; thence S 40°24'33" E, a distance of 100.00 feet; thence S 63°53'04" E, a distance of 100.00 feet; thence N 82°53'21" W, a distance of 100.00 feet; thence N 85°23'29" W, a distance of 100.00 feet; thence S 78°58'07" E, a distance of 100.00 feet; thence S 59°26'23" W, a distance of 50.00 feet; thence S 55°02'51" W, a distance of 100.00 feet; thence S 02°18'50" E, a distance of 50.00 feet; thence S 25°06'56" W, a distance of 50.00 feet; thence S 83°21'50" W, a distance of 50.00 feet; thence S 75°51'30" W, a distance of 50.00 feet; thence S 57°59'45" W, a distance of 50.00 feet; thence S 05°40'27" W, a distance of 100.00 feet; thence S 14°44'59" E, a distance of 50.00 feet; thence S 13°18'19" W, a distance of 50.00 feet; thence S 56°01'11" W, a distance of 50.00 feet; thence S 79°39'51" W, a distance of 100.00 feet; thence S 45°31'48" W, a distance of 100.00 feet; thence S 11°21'01" E, a distance of 63.94 feet; thence S 21°15'44" W, a distance of 55.49 feet; thence N 68°44'16" W, a distance of 100.00 feet; thence S 11°15'44" W, a distance of 50.00 feet; thence N 82°47'17" W, a distance of 60.00 feet; thence N 69°10'17" W, a distance of 100.00 feet; thence N 75°38'18" W, a distance of 33.00 feet; thence N 33°05'39" E, a distance of 75.00 feet; thence N 12°10'45" W, a distance of 100.00 feet; thence N 75°38'18" W, a distance of 42.10 feet; thence S 77°51'03" E, a distance of 26.13 feet; thence N 36°21'11" E, a distance of 23.05 feet; thence N 00°33'09" W, a distance of 65.00 feet; thence N 43°13'19" W, a distance of 25.88 feet to a point on a South line of said Lot 2; thence N 89°42'06" E along said South line, a distance of 20.31 feet; thence S 43°13'19" E, a distance of 8.25 feet; thence N 67°30'23" E, a distance of 48.43 feet; thence N 68°12'08" E, a distance of 50.00 feet; thence N 55°17'06" E, a distance of 50.00 feet; thence N 45°01'46" E, a distance of 50.00 feet; thence N 08°13'30" E, a distance of 50.00 feet; thence N 27°30'17" W, a distance of 50.00 feet; thence N 19°24'08" W, a distance of 50.00 feet; thence N 49°53'05" W, a distance of 63.44 feet; thence N 89°55'05" W, a distance of 45.86 feet to a point on an East line of said Lot 2; thence N 00°17'54" W along said East line, a distance of 15.00 feet to a point on a South line of said Lot 2; thence S 89°55'05" E along a South line of said Lot 2, a distance of 35.48 feet; thence N 19°41'45" W, a distance of 36.99 feet to a point on a South line of said Lot 2; thence S 89°54'42" E along said South line, a distance of 15.94 feet; thence S 19°41'45" E, a distance of 36.99 feet to the Point of Beginning containing 8.58 acres.

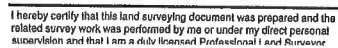
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

J. Scott Ritter, P.L.S.
Iowa License Number: 16546
My license renewal date is December 31, 2022.
Pages covered by this seal: THIS SHEET ONLY



FINAL PLAT
(PAGE 2 OF 3)
CHALHOUB THIRD SUBDIVISION
A RESUBDIVISION OF LOT 2 OF
CHALHOUB SECOND SUBDIVISION
JOHNSON COUNTY, IOWA

DATE: 06/03/22 DRN: JSR APP:
FLD BK: GPS PROJ. NO: 217303



<u>MailingName</u>	<u>MailingAddress2</u>	<u>MailingAddress3</u>	<u>MailingZipCode</u>	<u>Parcel</u>
Jackie D. Tratchel	1304 James Ave. NE	Swisher, IA.	52338	310328002
Jason A. & Melissa L. Coulter	2808 Tranquil Ct. NE	Swisher, IA.	52338	310328001
Bradley J. & Melissa L. Coulter	2815 Tranquil Ct. NE	Swisher, IA.	52338	310329003
Dennis L. & Joanne H. Mauck	2811 Tranquil Ct. NE	Swisher, IA.	52338	310329004
Deborah K. Ockenfels	1370 Deer Woods Dr. NE	Swisher, IA.	52338	310351005
				310353001
Trent E. & Susan L. Vileta	1367 James Ave. NE	Swisher, IA.	52338	309478003
Douglas B. & Sheri L. Moylan	1363 James Ave. NE	Swisher, IA.	52338	309478002
Paul E. & Martha M. Kiecksee	1359 James Ave. NE	Swisher, IA.	52338	309478001
David D. & Patricia L. Schuller	1355 James Ave. NE	Swisher, IA.	52338	309477001
Chad O. & Jennifer M. Streit	2793 Wilford Way NE	Swisher, IA.	52338	309481002
William E. & Donna R. Wilford	2764 Wilford Way NE	Swisher, IA.	52338	309482001
				309409004
John J. Peterka Jr.	1347 James Ave. NE	Swisher, IA.	52338	309482001
				309410001
Dean A. & Debra F. Kramer	1343 James Ave. NE	Swisher, IA.	52338	309409006
Kenneth H. & Aesuk Subbert	1341 James Ave. NE	Swisher, IA.	52338	309409002
Peggy S. Myers	1339 James Ave. NE	Swisher, IA.	52338	309409001
Jeffery A. & Josephine J. Weig	1337 James Ave. NE	Swisher, IA.	52338	309408001
Charles G. & Janet Hining	2796 Arcadia Ln. NE	Swisher, IA.	52338	309407002
				309407003
Dean J. & Trachele L. March	2794 Arcadia Ln. NE	Swisher, IA.	52338	309407001
Terry D. & Diann M. Dennis	2791 Arcadia Ln. NE	Swisher, IA.	52338	309406004
Baylie M. Framblach	1235 North Loop West Ste. 205	Houston, TX.	77008	309406003
Michael F. & Sharon M. Brown	2784 Arcadia Ln. NE	Swisher, IA.	52338	309406002
				309406001
William R. & Julia K. McAdams	1333 James Ave. NE	Swisher, IA.	52338	309405004
				309405003
Charles J. & Karen S. Bachman	1321 James Ave. NE	Swisher, IA.	52338	309405001
Timothy & Shannon Clements	1317 James Ave. NE	Swisher, IA.	52338	309404003
Lillian Peterka	1313 James Ave. NE	Swisher, IA.	52338	309404002
Michael H. & Judy Ann Bibeau	2782 Arcadia Ln. NE	Swisher, IA.	52338	309404001
				309401001
				309402002
				309402003
James W. & Karen K. Joens	2778 Arcadia Ln. NE	Swisher, IA.	52338	309402004

