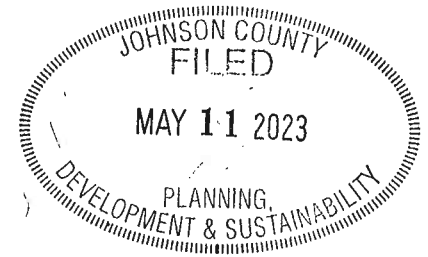


Office Use Only	5/11/23 Date Filed	\$500 Fee	PZC-23-28368 Application Number
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JOHNSON COUNTY, IOWA

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):

2720 Anchorage Rd. NE

Parcel Number(s): 0715401002

Proposed Subdivision Name: Breza First Subdivision

The subdivision contains 8.86 total acres divided into 4 total lots as follows:

Buildable Lots: 2

Non-buildable outlots: 2

Total buildable acres: 2.41

Total non-buildable acres: 5.32

Current Zoning: R

Proposed Use of the Subdivision: Residential

Scott Ritter

Name of Engineer/Surveyor

sritter@hart-frederick.com

Contact Email and Phone

James D. McCarragher

Name of Attorney

jamesm@meardonlaw.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.

Joseph E. & Julie A. Breza

Name of Owner

Name of Applicant (if different)

2720 Anchorage Rd. NE Solon, IA. 52333

Applicant Street Address (including City, State, Zip)

319-321-4193

Applicant Phone

jbjd4020@southslope.net

Applicant Email

Julie A. Breza
Applicant Signature

See back page for Application Submittal Requirements and Checklist

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.

- ✓ 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).
- ✓ One (1) copy of the completed Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an approved waiver.
- ✓ 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.
- ✓ 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.
- ✓ 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.



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

10 May 2023

Mr. Josh Busard
Johnson County Zoning Director

Re: Breza First Subdivision, Final Plat, for Joe & Julie breza,
a Residential Subdivision

Dear Josh:

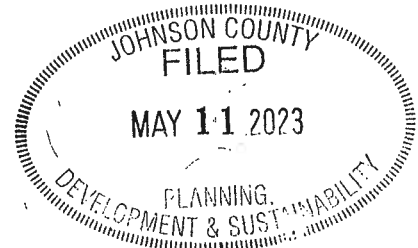
Attached please find the application and accompanying documents for a Residential Subdivision application for the Breza family. At this time they would like to finalize their Breza First Subdivision of their property for the eventual sale of a portion of their property. These lots have access to Anchorage Rd. NE via a new county approved drive. Lot 1 is served by a well and a septic system (Permit #: 405) as shown. Lot 2 is a bare lot at this time.

If you have questions or if you require further information you may contact myself, Attorney: Jim McCarragher or Joe & Julie Breza.

Respectfully Submitted,

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

C: Mr. & Mrs. Breza
Mr. James D. McCarragher
HFCfile



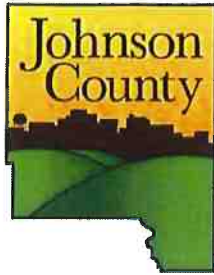
<u>MailingName</u>	<u>MailingAddress2</u>	<u>MailingAddress3</u>	<u>MailingZipCode</u>	<u>Parcel</u>
Gary J. & Deborah K. Harapat	2657 Anchorage Rd. NE	Solon, IA.	52333	715179002
				715178001
Bradley H. Eland	2696 Anchorage Rd. NE	Solon, IA.	52333	715401001
US Army Corps of Engineers	P.O. Box 2004	Rock Island, IL.	61201-2004	715476001
				715301003
Dennis A. Hartvigen	5104 Morse Rd. NE	Iowa City, IA.	52240	715401003
Brad P. & Stacey Spillman	2745 Anchorage Rd. NE	Solon, IA.	52333	715403001
Rodney & Jeanine Sedlacek	4146 Sunset Dr. NE	Solon, IA.	52333	715402001
Christopher A. & Debra L. McCracken	4142 Sunset Dr. NE	Solon, IA.	52333	715402002
Jennifer A. & Christopher J. Martin	4138 Sunset Dr. NE	Solon, IA.	52333	715427001
Joseph B. & Margaret A. Meder	2737 Lake View Dr. NE	Solon, IA.	52333	715428001
				715426006
Harvey P. & Kathleen M. Rundell	4108 Overlook Rd. NE	Solon, IA.	52333	715426001
William A. & Becky N. Schmooke	4139 Crosheck Rd. NE	Solon, IA.	52333	715153002
Adam K. & Theresa A. Bonnema	4141 Crosheck Rd. NE	Solon, IA.	52333	715153001
Ryan & Holly Anthony	2665 Anchorage Rd. NE	Solon, IA.	52333	715177002

10 May 2023

Parcel # and Deed Book & page for Joe & Julie Breza

Parcel ID: 0715401002 Book 3840 on page 461

C: Mr. & Mrs. Breza
Mr. James D. McCarragher
HFC file



PLANNING, DEVELOPMENT AND SUSTAINABILITY

PLANNING DIVISION

JOSH BUSARD
AICP, LEED-AP, CFM
DIRECTOR

NATHAN MUELLER, AICP, CFM
ASSISTANT DIRECTOR

WAIVER RESPONSE

Date: July 21, 2022
To: Hart-Frederick Consultants; Attn. Scott Ritter
From: Kasey Hutchinson, Soil and Water Conservation Coordinator
Re: Waiver Request for 2720 Anchorage Road NE (PPN 0715401002)

Recently, your firm submitted a request to waive the Stormwater Management and Sensitive Areas requirements for a subdivision located at 2720 Anchorage Road NE (PPN 0715401002). After a thorough review, the PDS Administrative Officer has issued the following decision on the request:

Request to waive Stormwater Management: With Building Permit

- Stormwater management planning will be required with any future building permit.

Request to waive Sensitive Areas: Partial Approval

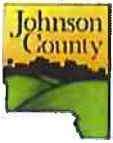
- Waiver has been requested for all sensitive areas. Waiver has been denied for all sensitive areas with the exception of Floodplain and Floodway. Results from the assessments for Critical Wildlife Habitat, Prairie and Prairie Remnant, Savanna and Savanna Remnant, Significant Slopes, Streams, Watercourses, and Waterbodies, Wetlands, and Woodlands should be submitted with the subdivision application.
 - Desktop assessment is not sufficient to rule out the presence of these sensitive areas.
 - Because this subdivision is not exempt from Historic Properties requirements, a letter from OSA indicating no survey is warranted, or a completed field survey, must be submitted.

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

Respectfully,

Kasey Hutchinson
Soil and Water Conservation Coordinator

Office Use Only	7/21/22 Date Filed	PDS-22-28255 Application Number
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JOHNSON COUNTY, IOWA
REQUEST FOR WAIVER: Sensitive Areas Ordinance

Type of Development Application: Residential Subdivision
Street Address or Layman's Description: 2720 Anchorage Rd. NE
Parcel Number(s): 0715401002

Please check all sensitive areas for which waiver is being requested:

- | | | | | |
|-----------------------------------------------------------------------------------|------------------------------------------------|----------------------------------------------------|----------------------------------------------------|---------------------------------------------|
| <input type="checkbox"/> Critical Wildlife Habitat | <input type="checkbox"/> Historic Properties | <input type="checkbox"/> Prairie & Prairie Remnant | <input type="checkbox"/> Savanna & Savanna Remnant | <input type="checkbox"/> Significant Slopes |
| <input type="checkbox"/> Stream Corridors, Watercourses, and Surface Water Bodies | <input type="checkbox"/> Floodplain & Floodway | <input type="checkbox"/> Wetlands | <input type="checkbox"/> Woodlands | |

Justification for granting this waiver request should be attached hereto. See back of this page.

The undersigned hereby requests waiver from the Sensitive Areas 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.

Joseph E. Breza
Name of Applicant
319-321-4193
Applicant Phone

jebjd 4020 @ southslope.net
Applicant Email Address

2720 Anchorage Rd. NE Solon, IA. 52333
Name of Owner (if different) Owner Email Address
Owner Mailing Address (Include City, State, Zip)

Joseph Edward Breza
Applicant Signature
7/21/22
Date

ADMINISTRATIVE OFFICER'S DECISION: ☐ APPROVE ☒ PARTIAL APPROVAL** ☐ DENY
7/21/22
ADMINISTRATIVE OFFICER DATE

**See accompanying letter for explanation for specific requirements.

Initial or check 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.

Supporting documentation to justify waiver approval for each sensitive area for which waiver is being requested (see below).

Examples of supporting information for each of the sensitive areas is listed below. Information additional to this may be necessary to sufficiently illustrate the absence of sensitive areas. If provided information does not confirm the absence of the sensitive area(s), the waiver request will be denied. The list below is meant to illustrate *potential* supporting information, and should not be construed as a complete list, or that including the provided items will guarantee waiver approval. Please Initial or check each sensitive area for which material has been provided in support of the waiver request.

☒

Critical Wildlife Habitat: documentation, such as aerial photographs, showing absence of potential habitat for Threatened and Endangered species.

☒

Floodplain and Floodway: FEMA map showing absence of floodplain and floodway.

☒

Historic Properties: letter from the Office of the State Archaeologist indicating that survey is not warranted. Residential subdivisions which propose no more than one buildable lot and no more than three outlots are exempt from Historic Properties requirements.

☒

Prairie and Prairie Remnant: aerial photographs showing history of row crops.

☒

Savanna and Savanna Remnant: aerial photographs showing absence of open-grown trees.

☒

Significant Slopes: soil survey map showing absence of soils characterized by excessive slopes and/or contour map showing slopes less than 25%.

☒

Stream Corridors, Watercourses, and Surface Water Bodies: U.S. Geological Survey Quadrangle Map showing absence of a blue line river, stream, or drainageway, and aeriels showing the absence of watercourses and surface water bodies.

☒

Wetlands: National Wetlands Inventory (NWI) map showing absence of wetlands, soil survey map showing absence of hydric soils, and contour map showing absence of a geomorphic setting supportive of wetlands (e.g. depression, drainageway, surface water body, etc.).

☒

Woodlands: aerial photographs showing absence or sparse distribution of trees.



SECONDARY ROAD DEPARTMENT

JOHNSON COUNTY ENGINEER Greg S. Parker, P.E.	ASSISTANT COUNTY ENGINEER Rob Winstead, P.E. & P.L.S.	ASSISTANT COUNTY ENGINEER Ed Bartels, P.E. & P.L.S.	ASSISTANT COUNTY ENGINEER Neil Shatek, P.E.
ASSISTANT TO THE ENGINEER Paul Wittau, E.I.	MAINTENANCE SUPERINTENDENT Kevin Braddock	ASST. MAINTENANCE SUPERINTENDENT Shannon Smith	ROADSIDE VEGETATION MANAGER/ WEED COMMISSIONER Chris Henze

4810 MELROSE AVE. WEST, IOWA CITY IOWA 52246 TEL (319) 356-6046 FAX (319) 339-6133 www.johnsoncountyiowa.gov

7/6/2022

Joseph Brzez
2720 Anchorage Rd. NE
Solon, IA 52333

Your Permit To Work With In The County Right Of Way (2022-044) to remove the existing driveway and add a driveway for a two lot subdivision has been approved. The new driveway will require a 15 inch culvert. After the new driveway is installed you will be required to remove the existing driveway at 2720 Anchorage Rd NE. If you have any questions you can call 319-356-6046.

Thanks,

Shannon Smith

Shannon Smith

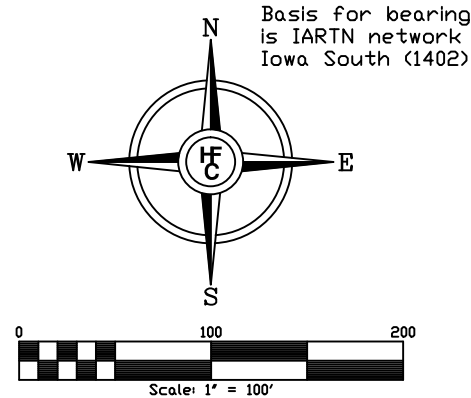
Assistant Maintenance Superintendent
ssmith@johnsoncountyiowa.gov

INDEX LEGEND
LOCATION: TRACT A, IN THE SE 1/4-NE 1/4 & NE 1/4-SE 1/4 SECTION 15, T-80-N, R-6-W
REQUESTOR: JOE & JULIE BREZA
PROPRIETOR: JOSEPH E. & JULIE A. BREZA
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

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

BREZA FIRST SUBDIVISION

Tract A of Tracts in the SE 1/4 - NE 1/4 & NE 1/4 - SE 1/4 as is recorded in Plat Book 9 on page 63 in the office of the Johnson County Recorder, being of Section 15, Township 80 North, Range 6 West of the 5th P.M., Johnson County, Iowa. Containing 8.86 acres of which 1.14 acres is county road right of way and being subject to all easements and restrictions of record.



AUDITOR'S PARCEL 2009024
BK. 54, PG. 23

George J. Croscheck

Roger L. &
Denise A. Swartzendruber
LOT 3

Harvey P. &
Kathleen M. Rundell
LOT 2

Steven G. &
Joyce Ann Warner
LOT 6

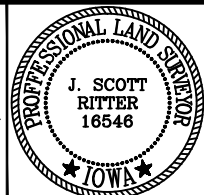
Joseph B. &
Margaret A. Meder
LOT 1

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON

DATE

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, 2024.
Pages covered by this seal: THIS SHEET ONLY

PART 1 SUBDIVISION OF LAKEVIEW KNOLLS CORALVILLE RESERVOIR

Jennifer A. &
Christopher J. Martin

Christopher A. &
Debra L. McCracken

Joseph B. &
Margaret A. Meder

Rodney &
Jeanine Sedlacek

OWNERS/SUBDIVIDORS: JOE & JULIE BREZA
2720 ANCHORAGE RD. NE
SOLON, IA. 52333

ATTORNEY: JAMES D. MCCARRAGHER
122 S LINN ST.
IOWA CITY, IA. 52240

PLAT PREPARED BY: HART-FREDERICK CONSULTANTS PC
510 STATE ST. P.O. BOX 560
TIFFIN, IA. 52340

70' REQUIRED RIGHT OF WAY ACQUISITION

Being a part of Tract A of Tracts in the SE 1/4 - NE 1/4 & NE 1/4 - SE 1/4 as is recorded in Plat Book 9 on page 63 in the office of the Johnson County Recorder, being of Section 15, Township 80 North, Range 6 West of the 5th P.M., Johnson County, Iowa and is described as:
Commencing at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 15; thence N 89°13'37" E along the South line of the Southeast 1/4 of the Northeast 1/4 of said Section 15, a distance of 119.55 feet to a point on the centerline of Anchorage Road NE; thence N 07°02'28" E along said centerline, a distance of 144.68 feet to the Northwest corner of said Tract A; thence S 52°29'48" E along the Northerly line of said Tract A, a distance of 38.28 feet to a point on the Easterly right of way line for said Anchorage Road NE, being the Point of Beginning; thence continuing S 52°29'48" E along said Northerly line, a distance of 42.93 feet; thence S 07°02'28" W, a distance of 596.02 feet; thence S 02°59'28" W, a distance of 91.85 feet; thence S 06°05'32" E, a distance of 5.21 feet to a point on the Southerly line of said Tract A; thence N 78°02'31" W along said Southerly line, a distance of 38.29 feet to a point on said Easterly right of way line for Anchorage Road NE; thence N 02°59'28" E along said Easterly right of way line, a distance of 92.34 feet; thence N 07°02'28" E along said Easterly right of way line, a distance of 619.10 feet to the Point of Beginning, containing 0.60 acre.

30' COMMON ACCESS EASEMENT

Being a part of Tract A of Tracts in the SE 1/4 - NE 1/4 & NE 1/4 - SE 1/4 as is recorded in Plat Book 9 on page 63 in the office of the Johnson County Recorder, being of Section 15, Township 80 North, Range 6 West of the 5th P.M., Johnson County, Iowa and is described as:
Commencing at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 15; thence N 89°13'37" E along the South line of the Southeast 1/4 of the Northeast 1/4 of said Section 15, a distance of 119.55 feet to a point on the centerline of Anchorage Road NE; thence S 07°02'28" W along said centerline, a distance of 183.81 feet; thence S 82°57'32" E, a distance of 70.00 feet to the Point of Beginning; thence N 07°02'28" E, a distance of 15.00 feet; Southeasterly 36.14 feet along the arc of a 46.01 foot radius curve, concave Southerly, whose 35.22 foot chord bears S 60°27'32" W; thence S 37°57'32" E, a distance of 177.98 feet; thence N 52°02'28" E, a distance of 87.50 feet; thence S 36°49'53" E, a distance of 177.98 feet; thence S 52°02'28" W, a distance of 116.91 feet; thence N 37°57'32" W, a distance of 207.98 feet; thence Northwesterly 12.58 feet along the arc of a 16.01 foot radius curve, concave Southerly, whose 12.26 foot chord bears N 60°27'32" W; thence N 07°02'28" E, a distance of 15.00 feet to the Point of Beginning, containing 9586.07 square feet (0.22 acre).

CERTIFICATE OF SURVEY
BK. 5, PG. 25

Bradley H. Eland

LEGEND

- △ GOVERNMENT CORNER
- SET 5/8" IRON ROD W/RED CAP #16546
- SET PK NAIL
- FOUND 5/8" IRON ROD
- FOUND 1/2" IRON ROD
- FOUND 5/8" IRON ROD #7036
- FOUND CORPS MON.
- FOUND 5/8" IRON ROD #16546
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS
- PROPERTY/BOUNDARY LINES
- - - CENTER LINES
- - - RIGHT-OF-WAY LINES
- - - SECTION LINES
- - - EASEMENT LINES
- - - LOT LINES PLATTED OR BY DEED
- - - ZONED R-RESIDENTIAL SETBACK LINES
- EXISTING BUILDINGS
- ▨ 70' REQUIRED RIGHT OF WAY ACQUISITION
25981.97 SQ. FT. (0.60 ACRE)
- ▨ 30' COMMON ACCESS EASEMENT
9586.07 SQ. FT. (0.22 ACRE)

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD LENGTH	CHORD DIRECTION
C1	24.36	45°00'00"	31.01	23.74	S 60°27'32" E
C2	36.14	45°00'00"	46.01	35.22	S 60°27'32" E
C3	12.58	45°00'00"	16.01	12.26	N 60°27'32" W

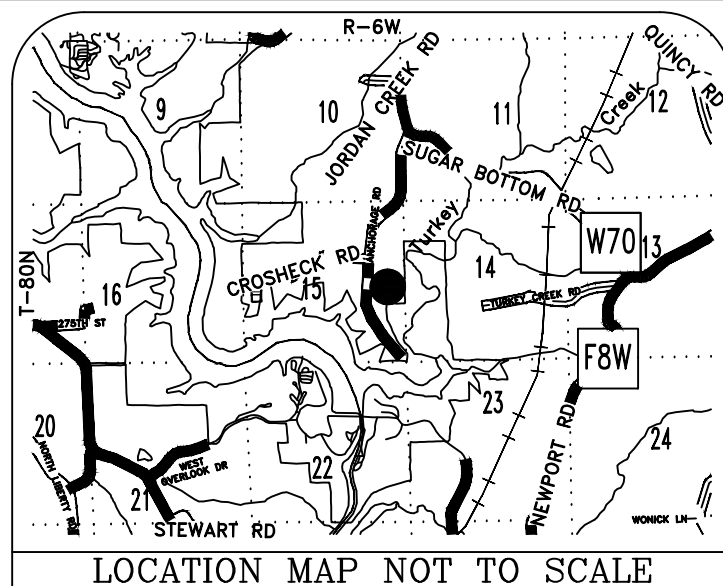
30' COMMON ACCESS EASEMENT

NUMBER	DIRECTION	DISTANCE
E1	N 07°02'28" E	15.00'
E2	N 52°02'28" E	87.50'
E3	S 36°49'53" E	15.00'
E4	S 36°49'53" E	15.00'
E5	S 52°02'28" W	116.91'
E6	N 07°02'28" E	15.00'

NUMBER	DIRECTION	DISTANCE
L1	N 02°59'28" E	99.89' (M)
	N 02°56' E	100.00' (R)
L2	N 02°59'28" E	11.59' (M)
	N 02°56' E	12' (R)
L3	N 02°59'28" E	88.30' (M)
	N 02°56' E	88' (R)
L4	N 89°13'37" E	33.31' (M)
	N 89°17'51" E	33.31' (R)
L5	N 89°13'37" E	119.55' (M)
	N 89°17'51" E	119.43' (R)
L6	S 02°59'28" W	91.85'
L7	S 06°05'32" E	5.21'
L8	N 02°59'28" E	96.10'
L9	N 02°59'28" E	3.76'
L10	N 06°05'32" W	85.69' (M)
	N 06°09' W	85' (R)
L11	S 82°57'32" E	70.00'

United States
of America

FINAL PLAT
BREZA FIRST SUBDIVISION
TRACT A
TRACTS IN THE SE 1/4-NE 1/4
& NE 1/4-SE 1/4 OF
SECTION 15, T-80-N, R-6-W
JOHNSON COUNTY, IOWA
DATE 01/12/24 DRN: JSR APP: JAR
FLD BK: GPS PROJ. NO: 227159



EAST 1/4 CORNER
SECTION 15-80-6
FOUND SCM
EXPOSED
TIES BK. 40, PG. 123