
Prepared by and to be returned to: Stephanie Lientz, Linn County Planning & Development
935 2nd Street S.W., Cedar Rapids, Iowa 52404-2100, phone: (319) 892-5130

RESOLUTION APPROVING A MODIFICATION TO EASEMENT

RESOLUTION # 2021-4-55

WHEREAS, B. Hancock Construction, Inc., owner; Case JM21-0001, is requesting the Linn County Board of Supervisors' permission to modify an existing drainage easement located at 1422 Timberlake Drive, Cedar Rapids, IA,

AND WHEREAS, the Linn County Technical Review Committee recommends the drainage easement as recorded on Lot 18 of Timberlake First Addition (Book 5451 Page 234) in 2003 be reduced in length by sixty-three (63) feet,

AND WHEREAS, said easement modification request and attachments thereto have been examined by the Linn County Board of Supervisors at a public meeting on April 19, 2021, all interested persons having been heard,

AND WHEREAS, the Linn County Board of Supervisors approve the application, Case JM21-0001, subject to the following conditions:

LINN COUNTY PLANNING & DEVELOPMENT – Zoning Division

1. Show location of all existing and proposed structures with distances to property boundaries.
2. The property owner shall sign an "Acceptance of Conditions" form which provides assurance that all conditions will be met prior to the Board of Supervisors Resolution of Approval, and specifically agrees to hold Linn County harmless from any and all damages or claims for damages that might arise or accrue by reason of approval of the drainage easement modification by the Linn County Board of Supervisors. Further, by signing the "Acceptance of Conditions" form, the property owner shall agree to allow employees of the County reasonable access to the property for inspection and for submission of documents to verify any additional information.

LINN COUNTY PLANNING & DEVELOPMENT – Building Division

1. All required permits shall be secured prior to commencement of construction activities.

LINN COUNTY ENGINEERING

1. Entrance permit required for new entrances and existing unpermitted entrances, Sec.11 and the Unified Development Code, Article IV, Sec. 107-72 § 2 (h)(5). All approved entrances shall be brought into conformance with County standards. One entrance per parcel is allowed.

NATURAL RESOURCES CONSERVATION SERVICE

1. Show the proposed drainage easement on site plan.
2. Show on the site plan, or provide documentation regarding the projected lowest floor elevation in proximity to the water.
3. A site plan showing the footprint of proposed structures and septic systems and wells.
4. Land disturbance greater than 1 acre in size, not associated with agricultural crop production, will require a NPDES permit granted by the Iowa Department of Natural Resources.
5. Submit erosion and sediment control plan for review and acceptance.

NOW, THEREFORE BE IT FURTHER RESOLVED, by the Board of Supervisors, of Linn County, Iowa, that said easement modification shall not be changed or altered in any way, without the approval of the Linn County Board of Supervisors. Said easement modification shall be recorded in order to be valid.

Passed and approved this 21st day of April, 2021.

Linn County Board of Supervisors

Stacey Walsh
Chair

[Signature]
Vice Chair

Louis J. Zentel
Supervisor

Aye: 3
Nay: 0
Abstain: 0
Absent: 0

Attest:

Joel Miller by Rebecca Shoop,
Joel Miller, Linn County Auditor Deputy

State of Iowa)
) SS
County of Linn)

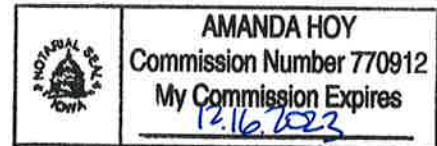
I, Joel Miller, County Auditor of Linn County, Iowa hereby certify that at a regular meeting of the said Board of Supervisors the foregoing resolution was duly adopted by a vote of:

3 Aye 0 Nay 0 Abstain and 0 Absent from voting.

Joel Miller by Rebecca Shoop,
Joel Miller Deputy

Subscribed and sworn to before me by the aforesaid Joel Miller, on this 21st day of April, 2021.

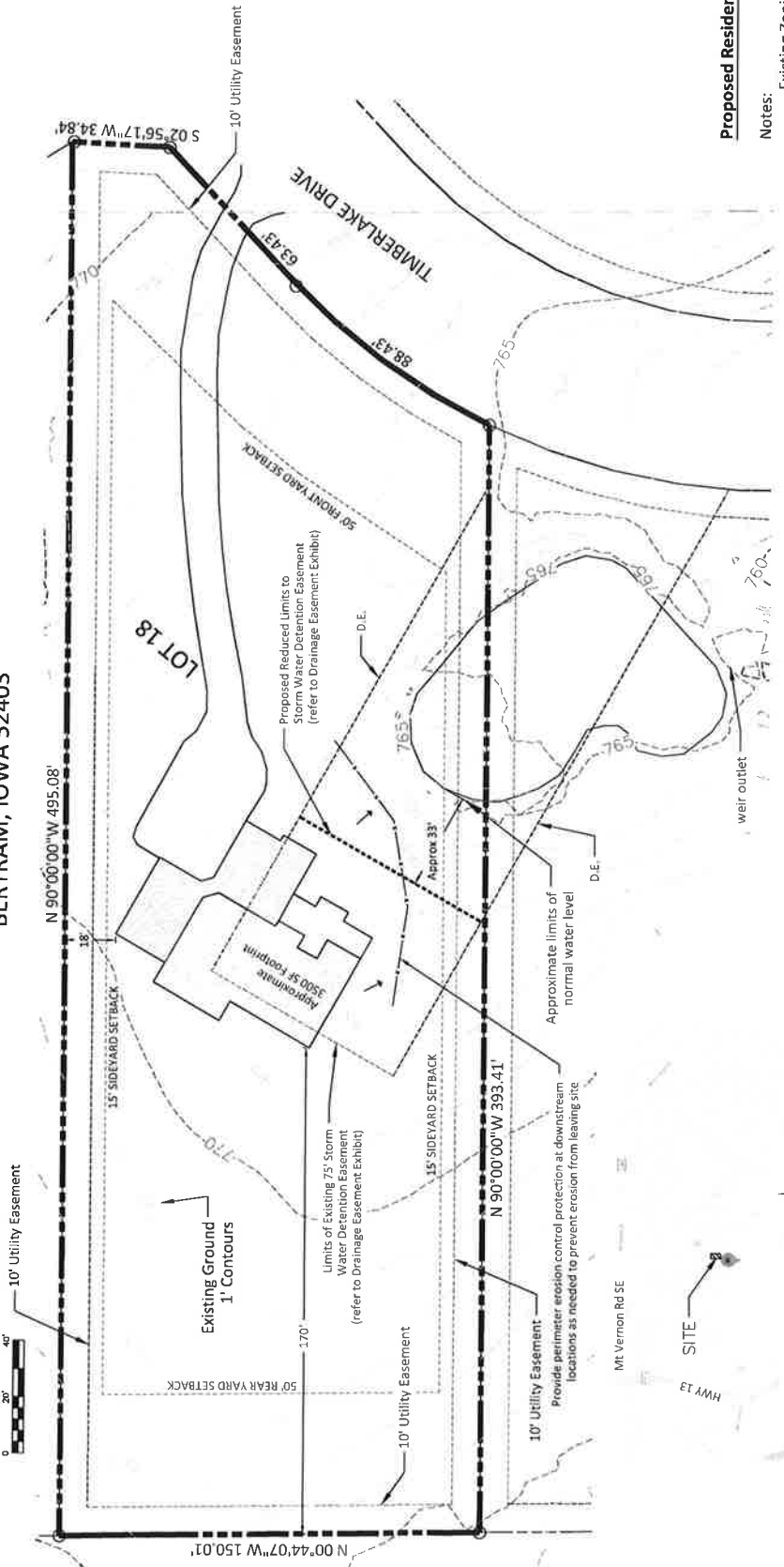
Amanda Hoy
Notary Public State of Iowa



SITE DEVELOPMENT PLAN

TIMBERLAKE 1st- LOT 18 (1422 TIMBERLAKE DR)

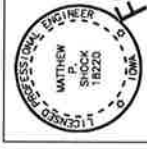
BERTRAM, IOWA 52403



Proposed Residential on 1.55 Acre Lot

Notes:
Existing Zoning: RR1
Proposed building approximate size: 3500 SF

Setbacks:
Front Yard- 50'
Side Yard- 15'
Rear Yard- 50'



FOR REVIEW ONLY

Title Holder and Applicant:
B Hancock Construction Inc
901 Boyson Road, Marion, IA 52302
Tel: 319-981-2165

LEGAL DESCRIPTION
LOT 18 TIMBERLAKE FIRST ADDITION TO LINN COUNTY IOWA

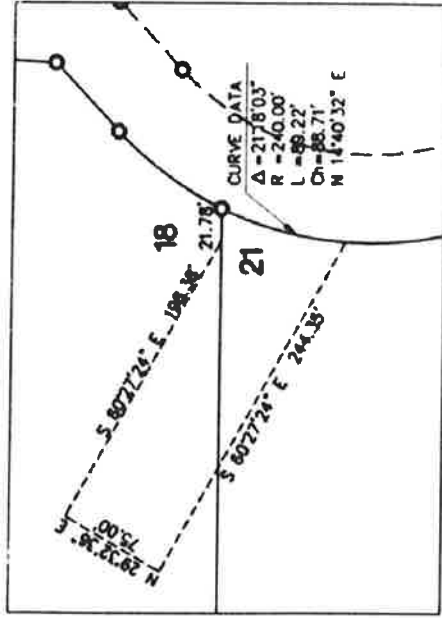
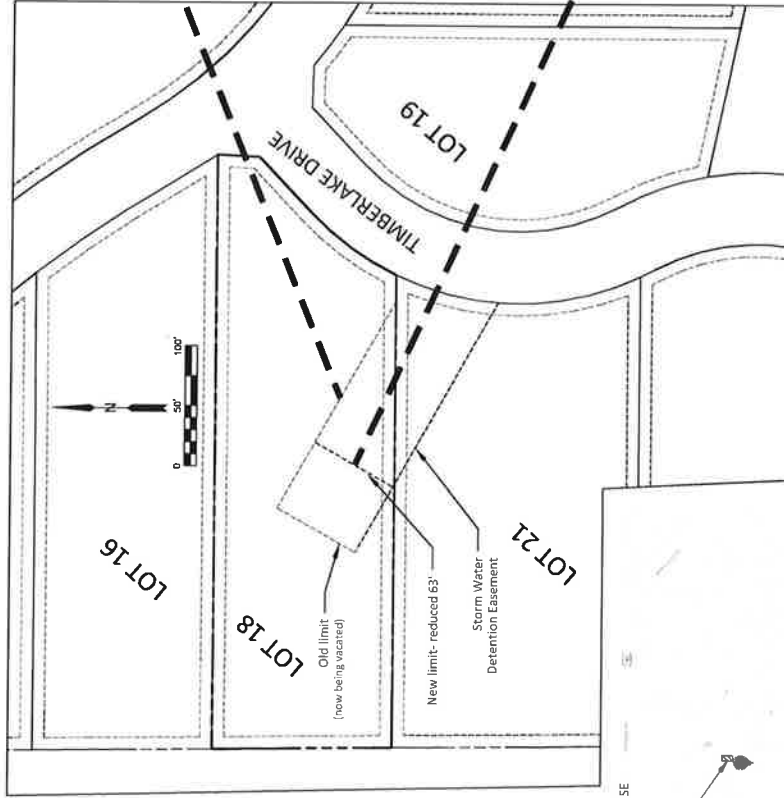
LOCATION MAP (not to scale)

<p>PROJECT: TIMBERLAKE 1st- LOT 18</p> <p>DATE: 04/14/2021</p> <p>REVISED: 04/14/2021</p> <p>BY: [Signature]</p> <p>SCALE: S.01 OF S.01</p>	<p>PROJECT: TIMBERLAKE 1st- LOT 18</p> <p>DATE: 04/14/2021</p> <p>REVISED: 04/14/2021</p> <p>BY: [Signature]</p> <p>SCALE: S.01 OF S.01</p>
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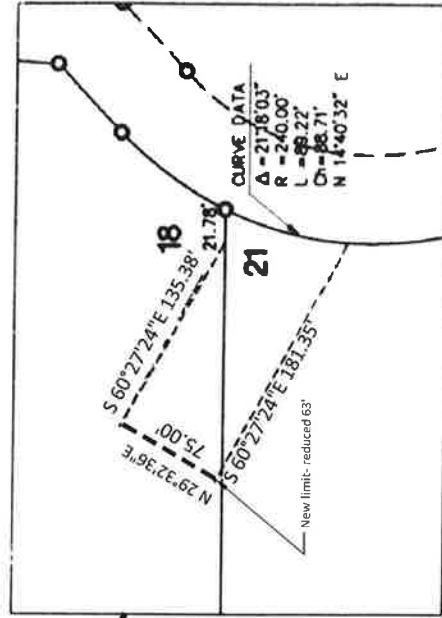
DRAINAGE EASEMENT EXHIBIT

TIMBERLAKE 1st- LOT 18 (1422 TIMBERLAKE DR)

BERTRAM, IOWA 52403



ORIGINAL TIMBERLAKE FIRST ADDITION FINAL PLAT EASEMENT



REDUCED STORM WATER DETENTION EASEMENT



LOCATION MAP (not to scale)

DATE	BY	REVISION	PROJECT: TIMBERLAKE 1st- LOT 18 FROM: BH-2021-01		SHEET: 09/14/2021 OF: 01	EXHIBIT OF		
			DRAWN BY: STIS CIVIL mshock@stiscivil.com TEL: 319-592-8740		CHECKED BY: Brian Hancock T: 319-981-2165		PROJECT NO: 75 DATE: 09/14/2021	
			PREPARED BY: B. Hancock Construction Inc 901 Boyson Road, Warren, IA, 52702 Tel: 319-981-2165		PROJECT NO: 75 DATE: 09/14/2021		EXHIBIT OF	