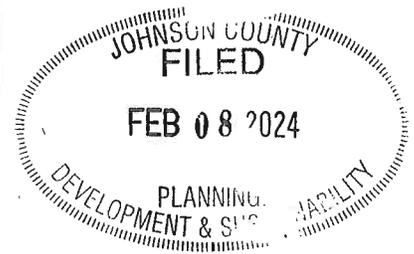


Office Use Only	2/8/24	\$600 ⁰⁰	PZC-24-28486
	Date Filed	Fee	Application Number



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):

Parcel Number(s): 0304326002, 0304301002, 0304351004, 0304376002, 0304351003, 0304352001

Proposed Subdivision Name: Swisher 60 Subdivision

The subdivision contains 57.14 total acres divided into 4 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: 3

Total buildable acres: 17.26 Total non-buildable acres: 39.88

Current Zoning: ML & CH

Proposed Use of the Subdivision: Commercial and Industrial

Richard Nowotny / Lacey Stutzman

L.Stutzman@mmsconsultants.net 319-351-8282

Name of Engineer/Surveyor

Contact Email and Phone

Leslie Moore

Leslie@mooreegertonlaw.com 319-351-5610

Name of Attorney

Contact Email and Phone

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.

2612 REC, LLC c/o Todd Philipp

Name of Owner

Name of Applicant (if different)

941 66th Ave SW, Cedar Rapids, IA 52404

Applicant Street Address (including City, State, Zip)

319-533-5009

Applicant Phone

toddphilipp@autotruckcenter.net

Applicant Email

Applicant Signature

[See back page for Application Submittal Requirements and Checklist](#)

Applications should be emailed to planning@johnsoncountyiowa.gov and delivered to the Planning, Development and Sustainability Office (913 South Dubuque Street, Iowa City, IA 52240)



MMS Consultants, Inc.

Experts in Planning and Development Since 1975

1917 S. Gilbert Street
Iowa City, Iowa 52240

319.351.8282

mmsconsultants.net
mms@mmsconsultants.net

February 8th, 2024

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

RE: Stormwater Management Waiver for Swisher 60 Subdivision

Dear Josh:

On behalf of 2612 REC, LLC c/o Todd Philipp, who owns parcels 0304326002, 0304301002, 0304351004, 0304376002, 0304351003, and 0304352001 we are filing a combined Preliminary and Final Plat to subdivide his property. The intent is to subdivide the property into 1 buildable lot and 3 outlots, following the extents of the recently approved zoning of the property and the previously identified sensitive features.

An access easement is shown across Outlot "A" for a future drive way onto Highway 965 NW, Secondary Roads has advised that this portion of the road is under the jurisdiction of the City of Cedar Rapids who advised that they would review the new access with the subdivision. An existing driveway is located along 120th Street NW and will be updated, and properly reviewed by Secondary Roads, at such time the property is redeveloped and requires and updated driveway to serve additional lots.

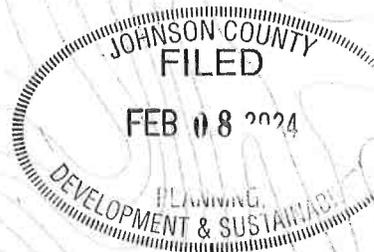
Subsequently to the subdivision filing we will be submitting a site plan for a new building on the proposed Lot 1 which will include the appropriate stormwater management practices for that site. The lot will be served by a well and a new septic system designed with the site plan.

Please feel free to reach out with any questions or concerns.

Respectfully submitted,

Lacey Stutzman

11801-001L2.docx



Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

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. Once submitted, county staff will review the materials and request revisions (if necessary). Once all revisions and outside reviews have been received, the application will be placed on the next available Planning and Zoning Commission or Board of Supervisors agenda, as applicable.

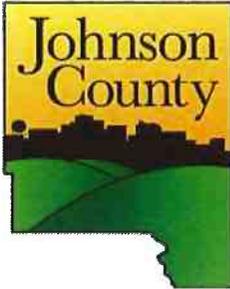
If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission, but will be accepted until 12:00 p.m. the day after the submittal deadline.

Initial each empty box below to ensure you included all necessary information in the appropriate form for an application to be considered complete. Some items may require both electronic and physical copies.

Items Required	Electronic Copy (PDF unless otherwise noted)	Hard Copies (number specified)
Application fee (varies based on application. Fee: \$ 600.00)		(1)
This application form with all information completed	LSS	(3)
Brief cover letter explaining the application and describing lots, road(s), provision of water, septic, etc.	LSS	(2)
The subdivision plat conforming to all standards in subsection 8:2 of the UDO (optional: additional sheets such as a Right-of-Way Acquisition Plat)	N/A	(2)
CAD line work of the plat, following the guidelines below	LSS	
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver	LSS	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below	LSS	
Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver	LSS	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	LSS	
For subdivisions that propose to create a new access or upgrade an existing access to a public county road: copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads	N/A	
For Farmstead Splits: a list of parcel numbers of the parent farm and the book and page(s) recorded prior to December 1, 2000	N/A	
For Final Plats: As-Built drawings for installed infrastructure, including statement/certification from the engineer affirming that the as-built infrastructure conforms to the intent and design of the prelim plat	N/A	
CAD line work of stormwater infrastructure, following the guidelines below	N/A	
For Combined and Final Plats: Unsigned, draft legal documents are due at the time of submittal unless otherwise noted below. Additional documents may be required based on the nature of the application.		
1. <u>SIGNED</u> Auditor's Certificate approving the subdivision name	LSS	(1)
2. <u>SIGNED</u> and notarized Resolution Affirming the Stability of the Road System	LSS	
3. draft Owner's Certificate 4. draft Title Opinion 5. draft Treasurer's Certificate 6. draft Subdivider's Agreement 7. draft Fence Agreement 8. Others as applicable (easement agreements, Homeowners Association docs, etc.)	LSS	

Electronic Submission Requirements for CAD line work:

- Must be in AutoCAD 2017 or older and .dwg format (.dxf is also acceptable, no .zip files will be accepted).
- Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
- If applicable, submission should 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.



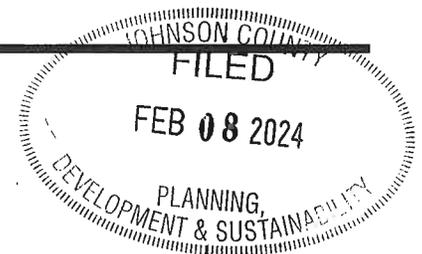
PLANNING, DEVELOPMENT AND SUSTAINABILITY

PLANNING DIVISION

JOSH BUSARD
AICP, LEED-AP, CFM
DIRECTOR

NATHAN MUELLER, AICP, CFM
ASSISTANT DIRECTOR

WAIVER RESPONSE



Date: February 8, 2024

To: MMS Consultants; Attn. Lacey Stutzman

From: Kasey Hutchinson, Environmental Regulations Coordinator

Re: Waiver Request for 120th Street NW and Highway 965 NW (PPN 0304326002, 0304301002, 0304351004, 0304376002, 0304351003, 0304352001)

Recently, your firm submitted a request to waive the Stormwater Management requirements for a subdivision located at 120th Street NW and Highway 965 NW (PPN 0304326002, 0304301002, 0304351004, 0304376002, 0304351003, 0304352001). After review, the PDS Administrative Officer has issued the following decision on the request:

Request to waive Stormwater Management: **With Site Plan**

- Full stormwater management planning will be required with future site plan.

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

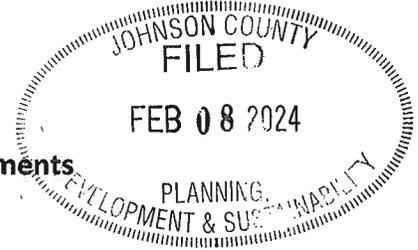
Respectfully,

Kasey Hutchinson
Environmental Regulations Coordinator

Office Use Only	2/7/24	PDS-24-28481
	Date Filed	Application Number



JOHNSON COUNTY, IOWA
REQUEST FOR WAIVER: Storm-water Management Requirements



Type of Development Application: 1 Lot Subdivision

Street Address or Layman's Description: the northeast corner of 120th St NW and hwy 965 NW

Parcel Number(s): 0304326002, 0304301002, 0304351004, 0304376002, 0304351003, 0304352001

A written narrative explaining justification for granting this waiver request should be attached hereto.

The undersigned hereby requests waiver from the Stormwater Management 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.

2612 REC, LLC c/o Todd Philipp

toddphilipp@autotruckcenter.net

Name of Applicant

Applicant Email Address

319-533-5009

Applicant Phone

toddphilipp@autotruckcenter.net

Name of Owner (if different)

Owner Email Address

941 66th Ave SW, Cedar Rapids, IA 52404

Owner Mailing Address (include City, State, Zip)

[Signature]

2/06/2024

Applicant Signature

Date

ADMINISTRATIVE OFFICER'S DECISION: APPROVE WITH BUILDING PERMIT** DENY

[Signature]

2/8/2024

Site Plan

ADMINISTRATIVE OFFICER

DATE

**Sediment and Erosion control, and Stormwater Management compliance will not be required with this development application, but will be required with any future building permits on this site.

Initial 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.



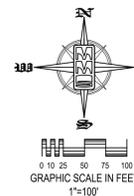
CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date Revision

PRELIMINARY AND FINAL PLAT SWISHER 60 SUBDIVISION JOHNSON COUNTY, IOWA

LOCATION: A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 81 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA	SUBDIVIDER: 2612 REC. LLC 1769 HAWTHORN LANE NE SOLON, IOWA 52333
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS, INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	SUBDIVIDER'S ATTORNEY: LESLIE L. MOORE 320 KIRKWOOD AVE IOWA CITY, IOWA 5240
DATE OF SURVEY: 08-28-2023	PROPRIETOR OR OWNER: 2612 REC. LLC 1769 HAWTHORN LANE NE SOLON, IOWA 52333
	DOCUMENT RETURN INFORMATION: LAND SURVEYOR



DESCRIPTION - SWISHER 60 SUBDIVISION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 81 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF JOCO 50 SUBDIVISION, JOHNSON COUNTY, IOWA AS RECORDED IN PLAT BOOK 59 AT PAGE 282 IN THE RECORDS OF THE JOHNSON COUNTY RECORDERS OFFICE, THENCE N89°51'21"E, ALONG THE SOUTH LINE OF SAID JOCO 50 SUBDIVISION, A DISTANCE OF 1686.74 FEET, TO THE SOUTHEAST CORNER OF JOCO 50 SUBDIVISION AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. INTERSTATE NO. 380; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE PRESENTLY ESTABLISHED WESTERLY RIGHT-OF-WAY LINE OF I-380 AND THE NORTHERLY RIGHT-OF-WAY LINE OF 120TH STREET NW, S08°11'54"E, 191.07 FEET; THENCE S72°43'57"W, 72.33 FEET; THENCE S00°38'01"E, 196.72 FEET; THENCE S05°44'53"E, 178.63 FEET; THENCE S19°03'21"E, 122.93 FEET; THENCE SOUTHWESTERLY, 174.58 FEET, ALONG A 1527.10 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, WHOSE 174.49 FOOT CHORD BEARS S15°07'46"W, THENCE S18°29'47"W, 582.30 FEET; THENCE S55°39'16"W, 155.60 FEET; THENCE S88°29'47"W, 450.00 FEET; THENCE S74°43'25"W, 153.16 FEET; THENCE S88°39'04"W, 149.56 FEET; THENCE S79°02'22"W, 239.57 FEET; THENCE S88°39'04"W, 334.02 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 965 NW; THENCE N01°05'31"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1614.94 FEET, TO THE POINT OF BEGINNING.

SAID SWISHER 60 SUBDIVISION CONTAINS 57.14 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



LEGEND AND NOTES

- ▲ CONGRESSIONAL CORNER, FOUND
- △ CONGRESSIONAL CORNER, REESTABLISHED
- △ CONGRESSIONAL CORNER, RECORDED LOCATION
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET
- (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
- CUT "X"
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- EASEMENT LINES, WIDTH & PURPOSE NOTED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS
- C22-1 CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

EXISTING PROPERTY MONUMENTATION TABLE

LABEL	DESCRIPTION
(A)	IDOT ROW RAIL
(B)	5/8" REBAR W/ YELLOW PLASTIC LS CAP 14675
(C)	5/8" REBAR W/ YELLOW ALLEGIBLE MMS CAP
(D)	5/8" REBAR W/ YELLOW PLASTIC LS CAP 17916
(E)	CALCULATED POSITION BASED ON RECORDED ACQUISITION PLAT BY IDOT, TO BE SET BY BRAD J. BURGER LS NO. 20281

AREA SUMMARY TABLE

1/4 - 1/4	AREA	AREA IN ROW
NW SW SEC 4	8.96 ACRES	0.00 ACRE
NE SW SEC 4	3.72 ACRES	0.00 ACRE
SW SW SEC 4	34.09 ACRES	0.06 ACRE
SE SW SEC 4	11.13 ACRES	0.00 ACRE
TOTAL	57.90 ACRES	0.06 ACRE

PLAT APPROVED BY:

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.

RICHARD R. NOWOTNY
P.L.S. License No. 17916
Iowa

1/22/2024

18101-001 of 1

Signed before me this _____ day of _____, 20____.
Notary Public, in and for the State of Iowa.

PRELIMINARY AND FINAL PLAT

SWISHER 60 SUBDIVISION

JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.
Date: 1/22/2024
Surveyed by: RRR Field Book No:
Drawn by: LSS Scale:
Checked by: RRR Sheet No:
Project No: 18101-001 of 1