

Office Use Only	10/10/24	\$540.00	P2C-24-28607
	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):

3689 540th St. SW

Parcel Number(s): 1520376001 1529201001

Proposed Subdivision Name: Balestrini Subdivision

The subdivision contains 5 total acres divided into 1 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: _____

Total buildable acres: 4.51 Total non-buildable acres: _____

Current Zoning: A Proposed Use of the Subdivision: Residential

Scott Ritter
 Name of Engineer/Surveyor

 Contact Email and Phone

Caleb Detweiler
 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.

Paula Altmaier
 Name of Owner

 Name of Applicant (if different)

3689 540th St. SW Riverside, IA. 52327
 Applicant Street Address (including City, State, Zip)

 Applicant Phone

 Applicant Email

Paula Altmaier
 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)



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: \$ 540)		(1)
This application form with all information completed	JSR	(3)
Brief cover letter explaining the application and describing lots, road(s), provision of water, septic, etc.	JSR	(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)	JSR	(2)
CAD line work of the plat, following the guidelines below	JSR	
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver	CS	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below	JSR	
Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver	N/A	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	JSR	
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	JSR	
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	
<u>For Combined and Final Plats:</u> 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	JSR	(1)
2. <u>SIGNED</u> and notarized Resolution Affirming the Stability of the Road System		
3. draft Owner's Certificate	CD	
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.)		

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.



1 October 2024

Mr. Josh Busard
Johnson County Zoning Director

Re: Balestrini Subdivision, for Paula Altmaier,
a Farmstead Split

Dear Josh:

Attached please find the application and accompanying documents for a Farmstead Split application for the Paula Altmaier.

At this time the property is in the name of Joseph C. & Paula B. Altmaier, but they are in the middle of a divorce and Paula is taking care of all this.

An Auditor Parcel 2024063 has been assigned to the same area as this subdivision, for legal issues, with the knowledge for this subdivision.

At this time she would like to split off this portion of her property for this existing residence and area around. This lot has access to 540th St. SW with water and septic established.

If you have questions or if you require further information you may contact myself, Attorney: Caleb Detweiler or Paula Altmaier.

Respectfully Submitted,

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

C: Ms. Paula Altmaier
Mr. Caleb Detweiler
HFCfile

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

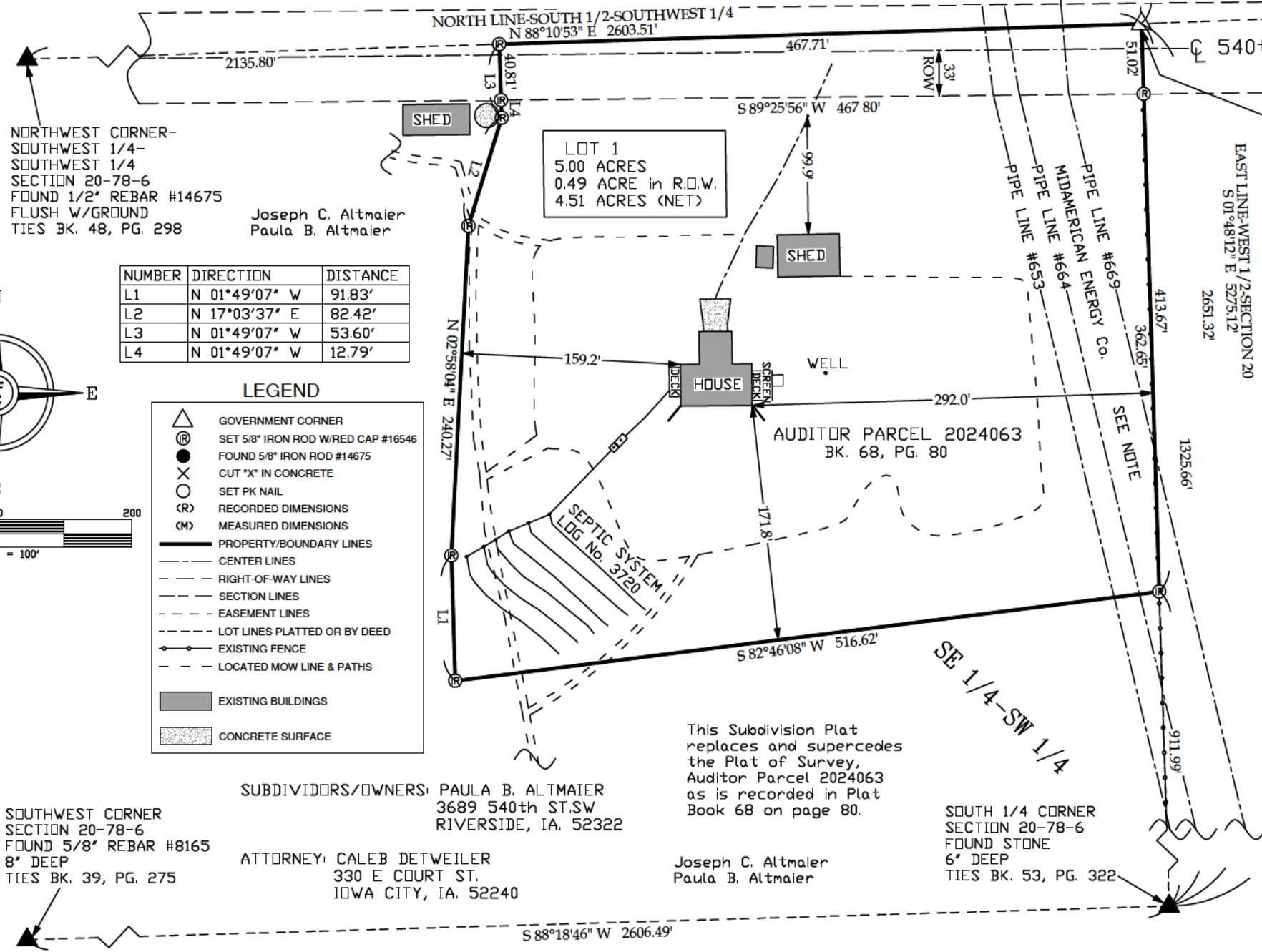
CHAIRPERSON _____ DATE _____

BALESTRINI SUBDIVISION

Is Auditor Parcel 2024063 as is recorded in Plat Book 68 on Page 80 in the office of the Johnson County Recorder, being a part of the Southeast 1/4 of the Southwest 1/4 of Section 20, Township 78 North, Range 6 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

Beginning at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 20, Township 78 North, Range 6 West; thence S 01°48'12" E along the East line of the West 1/2 of said Section 20, a distance of 413.67 feet; thence S 82°46'08" W, a distance of 516.62 feet; thence N 01°49'07" W, a distance of 91.83 feet; thence N 02°58'04" E, a distance of 240.27 feet; thence N 17°03'37" E, a distance of 82.42 feet; thence N 01°49'07" W, a distance of 53.60 feet to a point on the North line of the Southwest 1/4 of said Section 20; thence N 88°10'53" E along said North line, a distance of 467.71 feet to the Point of Beginning containing 5.00 acres of which 0.49 acre appears to be existing county road right of way and being subject to all easements and restrictions of record.

Parent Parcel is found as a Warranty Deed in Book 1177 on page 243 containing 80 acres by government survey.



NUMBER	DIRECTION	DISTANCE
L1	N 01°49'07" W	91.83'
L2	N 17°03'37" E	82.42'
L3	N 01°49'07" W	53.60'
L4	N 01°49'07" W	12.79'

LEGEND

- △ GOVERNMENT CORNER
- SET 5/8" IRON ROD W/RED CAP #16546
- ⊙ FOUND 5/8" IRON ROD #14675
- ⊗ CUT "X" IN CONCRETE
- SET PK NAIL
- Ⓜ RECORDED DIMENSIONS
- Ⓜ MEASURED DIMENSIONS
- PROPERTY/BOUNDARY LINES
- - - CENTER LINES
- - - RIGHT-OF-WAY LINES
- - - SECTION LINES
- - - EASEMENT LINES
- - - LOT LINES PLATTED OR BY DEED
- - - EXISTING FENCE
- - - LOCATED MOW LINE & PATHS
- EXISTING BUILDINGS
- ▨ CONCRETE SURFACE

SOUTHWEST CORNER SECTION 20-78-6 FOUND 5/8" REBAR #8165 8" DEEP TIES BK. 39, PG. 275

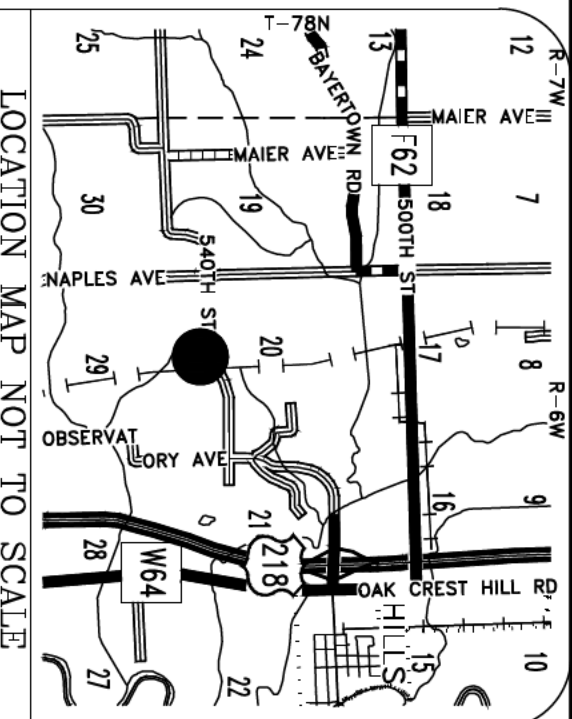
SUBDIVIDORS/OWNERS: PAULA B. ALTMAIER 3689 540th ST.SW RIVERSIDE, IA. 52322

ATTORNEY: CALEB DETWEILER 330 E COURT ST. IOWA CITY, IA. 52240

This Subdivision Plat replaces and supercedes the Plat of Survey, Auditor Parcel 2024063 as is recorded in Plat Book 68 on page 80.

Joseph C. Altmaier Paula B. Altmaier

SOUTH 1/4 CORNER SECTION 20-78-6 FOUND STONE 6" DEEP TIES BK. 53, PG. 322



HART-FREDERICK CONSULTANTS P.C.



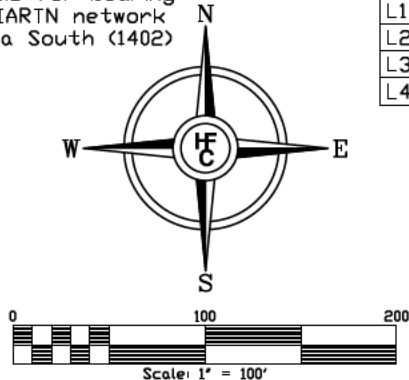
LOCATION: SOUTHEAST 1/4-SOUTHWEST 1/4 SECTION 20, T-78-N, R-6-W
REQUESTOR: PAULA ALTMAIER
PROPRIETOR: JOSEPH C. ALTMAIER & PAULA B. ALTMAIER
SURVEYOR: J. SCOTT RITTER, PLS #16546
COMPANY: HART-FREDERICK CONSULTANTS P.C.
510 STATE ST. PO BOX 560 TIEFIN, IA 52340
RETURN TO: sritter@hart-frederick.com (319) 545-7215

INDEX LEGEND

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



Basis for bearing is IARTN network Iowa South (1402)



PRELIMINARY & FINAL PLAT
BALESTRINI SUBDIVISION
A FARMSTEAD SPLIT
PART OF THE SOUTHEAST 1/4-SOUTHWEST 1/4 OF SECTION 20, T-78-N, R-6-W JOHNSON COUNTY, IOWA
DATE: 09/24
FLD BK: GPS
DRN: JSR
PROJ. NO: 247177
APP:

Sensitive Areas Review for:

Residential Subdivision

Parcel Number:

1520376001

Liberty Township



Prepared for:

Paula Altmaier

and

Johnson County Planning, Development & Sustainability

Prepared by:

Charles D. Schmidt

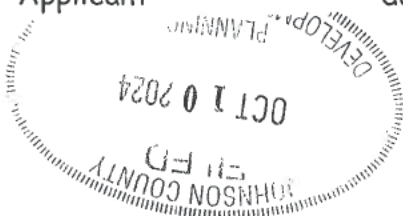
Hart-Frederick Consultants

October, 2024

Charles D. Schmidt

Applicant _____ date _____

PDS Director _____ date _____





Sensitive Areas Report:

Waivers were requested for all sensitive areas. The waivers were approved for those sensitive areas requested with the exception of Prairie/Prairie Remnants.

As directed by the Johnson County Environmental Coordinator, this report addresses the following potential sensitive areas:

Prairie and Prairie Remnants

As a result of this assessment, it has been determined that there are no sensitive areas present on the site. This subdivision is exempt from Historic Properties requirements. Site photos are in Figure 2; their approximate locations & directions are shown on Figure 1.

Site Analysis

Our analysis of the site consisted of the following features:

1. Description of the area of interest.
2. Offsite analysis.
 - a. NRCS Web soil survey.
 - b. If the site is contiguous to other sensitive areas.
 - c. Past uses of the area: Historical photography.
3. Onsite analysis.
 - a. Current use of the area.
 - b. Assessment of onsite soils.
 - c. An evaluation of the presence, quality, and diversity of native plant species (prairie).

Background Sensitive Areas Ordinance

The intent of the Sensitive Areas Ordinance is to ensure that the development of land protects and preserves areas defined as "sensitive".

Purpose of the Sensitive Areas Ordinance.

In seeking to achieve the goals defined in the Johnson County Land Use Plan the purpose of the SAO is to:



1. Protect and preserve areas of environmental concern (sensitive areas) while accommodating development and existing agricultural uses.
2. Implement the environmental goals of the Land Use Plan.
3. Encourage and recognize innovations that demonstrate good land stewardship.
4. Manage and conserve areas of unique or locally significant resources.
5. Prevent injury and damage from natural hazards (floods, erosion).
6. Prevent and minimize degradation of surface and groundwater.
7. Encourage higher density or clustering on non-sensitive areas of property to promote development that provides for open space.
8. Encourage incentives such as conservation easements with waivers on taxes for that portion of the property protected as sensitive areas or created as open space through the use of higher density conservation designs.
9. Provide a mechanism for on-site or off-site mitigation when it is not possible or feasible to avoid disturbance of a sensitive area during development.

Measurement of area to be considered

The Johnson County PIV website shows 39ac for the entire site. The proposed property split is 5.0ac less the r.o.w. (see Figure 1).

Current Use of site:

There is no pasture or cultivated area in the proposed 5ac parcel. Except for mowed areas around buildings, the original acreage was registered in the Conservation Reserve Program until 2008. It is not the case as of today. Greenspaces which surround the house and the other outbuildings are mowed (Figure 1). None of the proposed split property is under cultivation at this time. Sparse trees on the north and west boundary of the split parcel were intended to serve as windbreaks. The few scattered trees throughout the property are mostly volunteer red cedars along with a few cottonwoods.

Past Use of site:

The historic photos (Figure 3) show that the parcel has been a building site since 1991. The greater site was cultivated from the 1950's through the 1970's. from



sometime in the 1980's through to the present day, the site was not cultivated. The house was built in 1991. The Andreas Atlas of 1875 (Figure 4) show the site was likely grassland. Use as CRP and a building site since the 1990's has altered the native vegetation and character of the property.

Soils at site

The online Web Soil Survey (Figure 5) shows that the soil at the site is Clinton silt loam. Native vegetation of the Clinton soil is Loess Upland Woodland.

Site contiguousness to other sensitive areas

Agricultural (cultivated) land surrounds the property boundaries. No sensitive areas (as defined by Section 8:3.4 of Chapter 8.3 of the Sensitive Areas Ordinance) are adjacent or contiguous to the property (Figure 1).

Potential Sensitive Areas

Prairie and prairie remnants

As defined by the Johnson County Sensitive Areas Ordinance (SAO), a prairie or prairie remnant is a natural, undisturbed association of native grasses, sedges, and broadleaf plants. Prairie includes areas of at least 0.3 acres in size that have at least 4 prairie grass species and 10 broadleaf plant species (with a coefficient of conservatism of 5 or greater in either Illinois or Missouri) such as those listed in *The Tallgrass Restoration Handbook* by Packard and Mutel, 1997, (Table A.3, pp. 356-397). The pasture section on the north is approximately 1.6ac.

A remnant is defined as an original, native natural community (e.g., prairie or forest) that has survived on a site to the present day (e.g., a prairie that has never been plowed), but was once part of a larger, original landscape.



Remnant prairie is true native prairie. Unlike restored or reconstructed prairies, which have been reestablished or returned to prairie, prairie remnants are fragments of the original, pre-settlement prairie landscape.

At minimum, remnant prairies are home to approximately 100 species of prairie plants — some with roots known to reach depths of 20 feet. High quality prairie remnants can contain in excess of 300 species of prairie plants. In contrast, a reconstructed prairie can have between 20-100 plant species. Conservation Reserve Program (CRP) plantings are not considered prairie.

The south end of the 5ac parcel is covered with bush clover (*Lespedeza cuneate*) with a few scattered trees. Table 1 values show an FQI of less than 1.0, indicating the majority of plants in the north pasture are invasive, non-native species. a very few of the plants at the site were found on the Prairie Plants list or the Tallgrass Prairie list.

Table 1: Plants in unmowed areas

Common name	scientific name	CC ¹	Pr List ²	³ Tallgrass
Chinese Bush Clover	<i>Lespedeza cuneate</i>	NL	N	N
Canada goldenrod	<i>Solidago canadensis</i>	2	Y	N
Curly doc	<i>Rumex crispus</i>	NL	N	N
Canada Thistle	<i>Cirsium arvense</i>	NL	N	N
Great ragweed	<i>Ambrosia trifida</i>	1	N	N
Oxeye daisy	<i>Leucanthemum vulgare</i>	NL	N	N
Gray Dogwood	<i>Cornus racemose</i>	NL	N	N
Wild grape	<i>Vitus riparia</i>	NL	N	N
Yellow foxtail	<i>Setaria pumila</i>	NL	N	N
Eastern red cedar	<i>Juniperus virginiana</i>	1	N	N
Eastern Cottonwood	<i>Populus deltoids</i>	NL	N	N

FQI = <1.0

¹Coefficient of Conservation for Missouri Prairie or Frytown Conservation Area Floristic Quality Assessment Technique, Iowa Database

²Prairie plants, Johnson County, Iowa

³The Tallgrass Restoration Handbook by Packard and Mutel, 1997, (Table A.3, pp. 356-397).

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Sericea lespedeza/*Chinese lespedeza*/*Chinese Bush Clover* *Lespedeza cuneata* is invasive and reduces the abundance and diversity of native plants and inhibits the growth of tree seedlings & other plants (allelopathic).



Gray Dogwood (*Cornus racemose*) was the second most common plant found within the boundaries of the 5ac parcel. Neither of these plants are prairie plants.

Monoculture, Chinese bush clover with a couple of trees.

Summary- Prairie or Prairie remnant

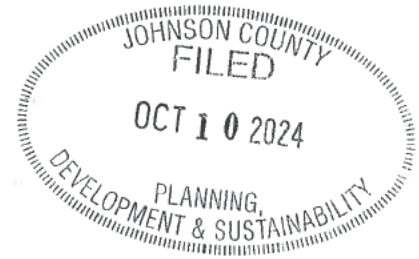
1. The section north of the fence has been pasture for a number of years.
2. There are no prairie grasses or forbs on site.
3. There is no prairie or prairie remnant on site.



References:

1. Johnson County Unified Development Ordinance
https://www.johnsoncountyiowa.gov/dept_zoning.aspx?id=5121
2. Soil Survey of Johnson County, Iowa. United States Department of Agriculture, Natural Resources Conservation Service.
https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcseprd1316619.html
4. Prairie plants of Iowa. <http://uipress.lib.uiowa.edu/ppi/counties.php?record=64>
<https://www.legis.iowa.gov/docs/ACO/rule/571.77.2.pdf>
8. Johnson County Property Information Viewer
<https://gis.johnsoncountyiowa.gov/piv/>
9. Iowa Geographic Map Server: Andreas Atlas, 1875
https://ortho.gis.iastate.edu/client.cgi?zoom=700&x0=480039&y0=4652942&layer=naip_2017_nc&action=layerdrg24&pwidth=800&pheight=625
10. La Petite Gemme, Linden's and Pleasant Run Creek Prairies
Missouri Prairie Foundation, Institute of Botanical Training, LLC. February 8, 2016
Institute of Botanical Training, LLC
11. Floristic Quality Assessment (FQA) https://universalfqg.org/view_assessments
12. FQA Iowa: <http://iowaplants.com/flora/fqa.html>
13. United States Department of Agriculture (Natural Resources Conservation Service) <https://plants.sc.egov.usda.gov/home>

Office Use Only	9-25-24	PDS-24-28594
	<i>Date Filed</i>	<i>Application Number</i>



JOHNSON COUNTY, IOWA
REQUEST FOR WAIVER: Sensitive Areas Ordinance

Type of Development Application: Residential Parcel Split
 Street Address or Layman's Description: 3689 540TH ST SW, RIVERSIDE, IA
 Parcel Number(s): 1520376001

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

- Critical Wildlife Habitat
- Historic Properties
- Prairie & Prairie Remnant
- Savanna & Savanna Remnant
- Significant Slopes
- Stream Corridors, Watercourses, and Surface Water Bodies
- Floodplain & Floodway
- Wetlands
- 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.

PAULA ALTMAIER
 Name of Applicant

[Redacted]
 Applicant Email Address

[Redacted]
 Applicant Phone

[Redacted]
 Name of Owner (if different)

[Redacted]
 Owner Email Address

3689 540 St. SW, Riverside, IA 52327
 Owner Mailing Address (include City, State, Zip)

Paula Altmaier
 Applicant Signature

9/20/2024
 Date

ADMINISTRATIVE OFFICER'S DECISION: APPROVE PARTIAL APPROVAL** DENY

[Signature]
 ADMINISTRATIVE OFFICER

10/2/2024
 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 aerials 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.

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PLANNING, DEVELOPMENT & SUSTAINABILITY



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

Type of Development Application: Residential Parcel Split

Street Address or Layman's Description: 3689 540TH ST SW, RIVERSIDE, IA

Parcel Number(s): 1520376001

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.

PAULA ALTMAIER

[Redacted]

Name of Applicant

Applicant Email Address

Paula Altmaier

Applicant Phone

[Redacted]

[Redacted]

Name of Owner (if different)

Owner Email Address

3689 540 St. SW, Riverside, IA 52327

Owner Mailing Address (include City, State, Zip)

Paula Altmaier

9/20/2024

Applicant Signature

Date

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

[Signature]

10/2/2024

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.

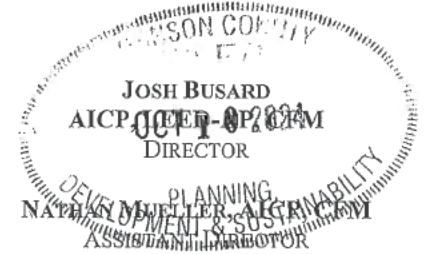
_____ A waiver request fee of \$50 due at time of submittal.

_____ A written narrative explaining the request.



PLANNING, DEVELOPMENT AND SUSTAINABILITY

PLANNING DIVISION



WAIVER RESPONSE

Date: October 2nd, 2024
To: Hart-Frederick Consultants; Attn. Scott Ritter
From: Kasey Hutchinson, Environmental Regulations Coordinator
Re: Waiver Request for 3689 540th Street SW (PPN 1520376001)

Recently, your firm submitted a request to waive the Stormwater Management and Sensitive Areas requirements for a subdivision located at 3689 540th Street SW (PPN 1520376001). After review, the PDS Administrative Officer has issued the following decision:

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 of requirements has been requested and approved for all sensitive areas with the exception of prairies and prairie remnants.
 - Desktop assessment is insufficient to rule out the presence of prairie or prairie remnants. The results of this assessment should be provided with the subdivision application.
- This project is exempt from the Historic Properties requirements.

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

Respectfully,

Kasey Hutchinson
Environmental Regulations Coordinator