

Office Use Only	10/10/24 Date Filed	\$	PZC-24-28608 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):

Dane Road SW, Immediately south of 4439 Dane Road

Parcel Number(s): 1032101004 & 1032176001

Proposed Subdivision Name: Barnes Third Addition

The subdivision contains 40.00 total acres divided into 1 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: 0

Total buildable acres: 5 Total non-buildable acres: 35

Current Zoning: A Proposed Use of the Subdivision: Single residential site

Richard Nowotny
Name of Engineer/Surveyor

[Redacted]
Contact Email and Phone

Joseph Judge
Name of Attorney

[Redacted]
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.

Pauline M. Barnes
Name of Owner

JBL Holdings, LLC, c/o Ben Logsdon
Name of Applicant (if different)

3738 Lacina Dr SW, Iowa City, IA 52240
Applicant Street Address (including City, State, Zip)

[Redacted]
Applicant Phone

[Redacted]
Applicant Email

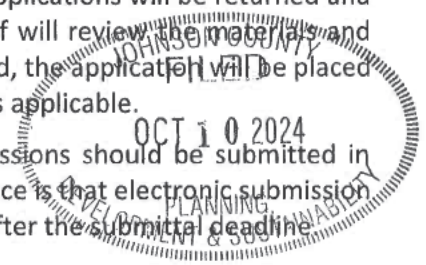
[Signature]
Applicant Signature

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: \$ <u>\$500</u>)		(1) ly
This application form with all information completed	ly	(3) ly
Brief cover letter explaining the application and describing lots, road(s), provision of water, septic, etc.	ly	(2) ly
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)	ly	(2) ly
CAD line work of the plat, following the guidelines below	ly	
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver	ly	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below	ly	
Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver	ly	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	NA	
For subdivisions that propose to create a new access or upgrade an existing access to a <u>public county road</u> : copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads	ly	
For <u>Farmstead Splits</u> : a list of parcel numbers of the parent farm and the book and page(s) recorded prior to December 1, 2000		
For <u>Final Plats</u> : 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		
CAD line work of stormwater infrastructure, following the guidelines below		
<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	ly	(1) ly
2. <u>SIGNED</u> and notarized Resolution Affirming the Stability of the Road System	ly	
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.)	ly	

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.



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

October 10, 2024

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

RE: Barnes Third Addition

Mr. Busard:

Barefoot Real Estate would like to complete a one lot subdivision for the property located on Dane Road SW immediately south of 4439 Dane Road SW. This subdivision request is to establish a 40 acre lot with a single family dwelling siting in accordance with the Johnson County Unified Development Ordinance. A Development Area in accordance with the Ordinance has been established based on CSR rating and can be found within the Sensitive Areas Exhibit.

A new driveway access to Dane Road SW is being requested as part of this application. The applicant intends to build a house with a new well, and septic system. Stormwater will be addressed with the building permit.

Respectfully submitted,

Jon D. Marner



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

LETTER OF TRANSMITTAL

TO: Josh Busard
 Johnson County Planning,
 Development, & Sustainability Dept.

Date: 10/10/24	Project #: 12075-001
From: MMS Consultants, Inc.	
RE: Barnes Third Addition Final Plat	

We are sending you the following attached items: **Via Hand Delivered**

COPIES	DATE	PROJECT NO.	DESCRIPTION
3	10/10/24	12075-001	Application for Final Plat Approval & \$500.00 fee
2	10/10/24	12075-001	Letter of Intent
1	10/10/24	12075-001	Road Resolution
1	10/10/24	12075-001	Certificate of County Auditor
2	10/10/24	12075-001	Draft Final Plat
2	10/10/24	12075-001	ROW Acquisition Plat

These are transmitted as checked below:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> For Approval & Signature |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned as noted | <input type="checkbox"/> For Recording |
| <input type="checkbox"/> For review & comment | <input type="checkbox"/> Prints returned after loan to us | <input type="checkbox"/> Other |

REMARKS:

Jon Marner
 MMS Consultants, Inc.

COPY TO: _____

Received by: _____

IF ENCLOSURES ARE NOT NOTED, KINDLY NOTIFY US AT ONCE.

Environmental Specialists

Landscape Architects

Land Planners

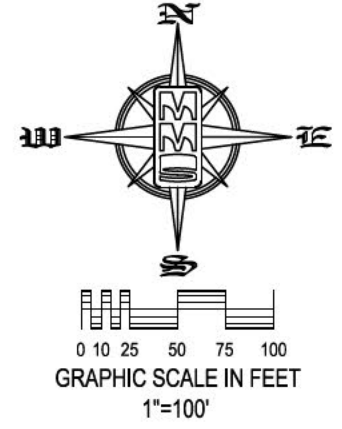
Land Surveyors

Civil Engineers

FINAL PLAT BARNES THIRD ADDITION JOHNSON COUNTY, IOWA

LOCATION: A PORTION OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	SUBDIVIDER: JBL HOLDINGS, LLC 3738 LACINA DRIVE SW IOWA CITY, IOWA 52240
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: JOSEPH C. JUDGE 220 NORTH MA N STREET, STE 600 DAVENPORT, IOWA 52801
DATE OF SURVEY: 09.25.2024	PROPR ETOR OR OWNER: PAUL NE M BARNES 4430 DANE ROAD SW IOWA CITY, IOWA 52240
	DOCUMENT RETURN INFORMATION: LAND SURVEYOR

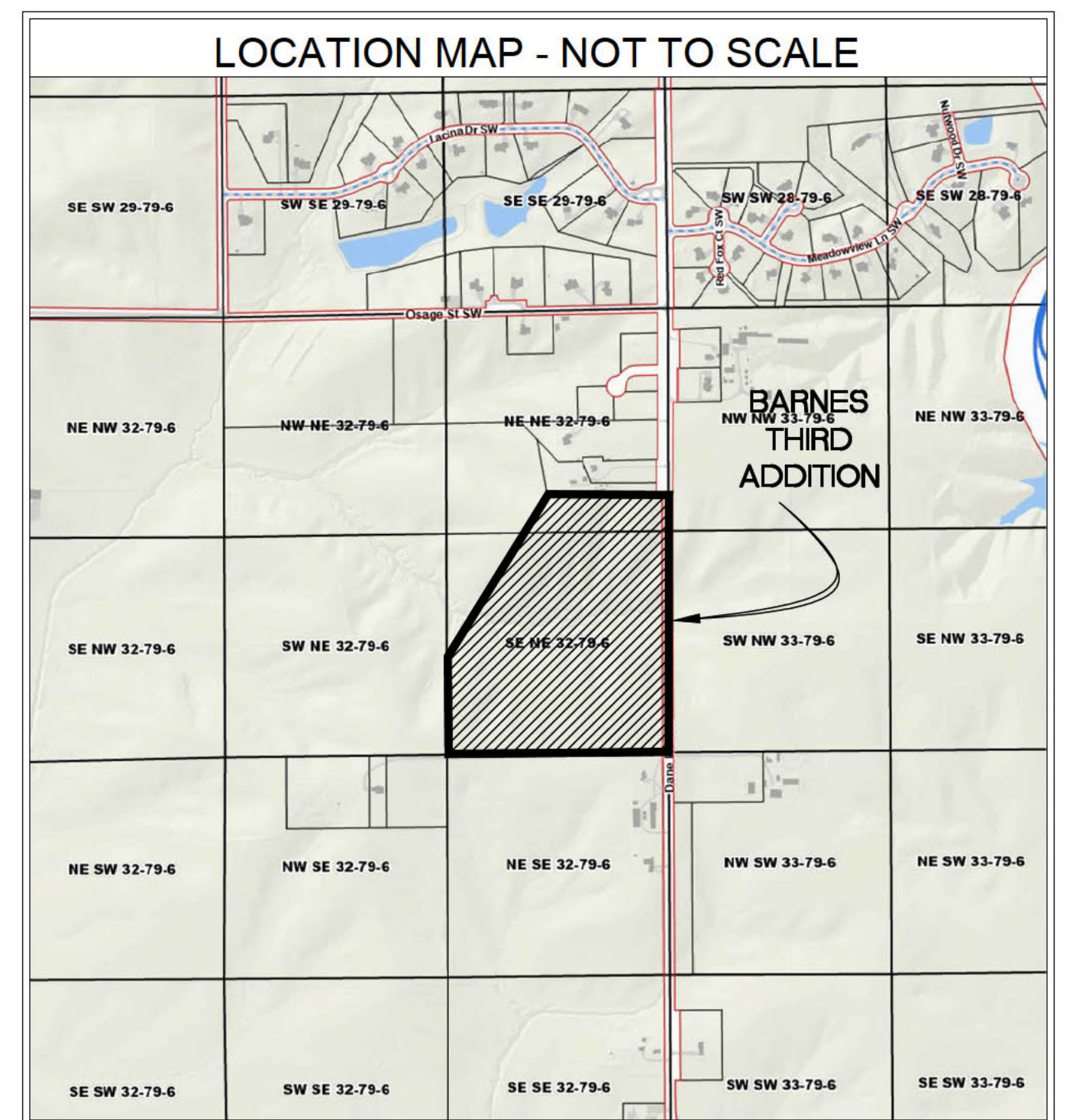
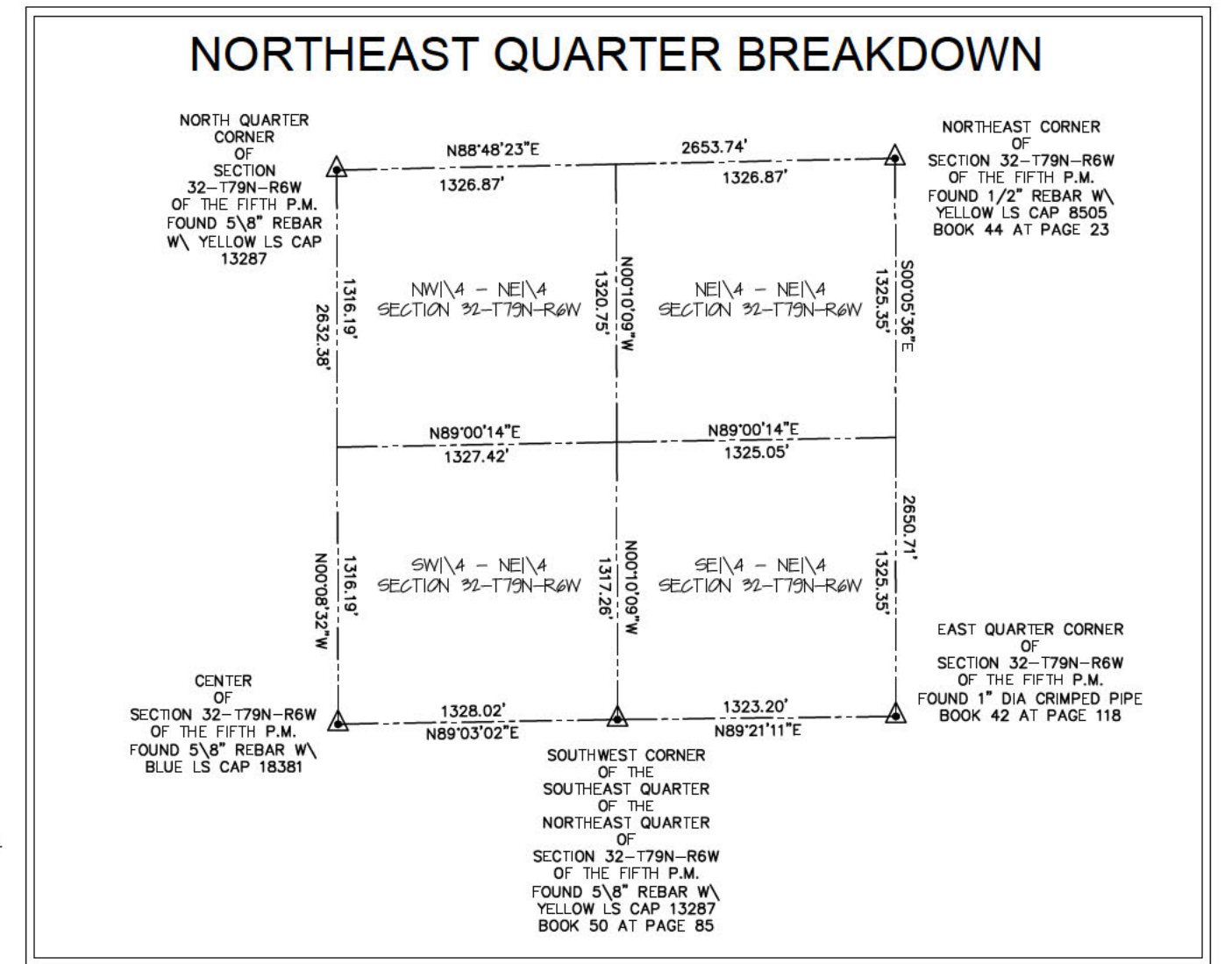
FOR COUNTY RECORDER'S USE



LEGEND AND NOTES	
▲	CONGRESSIONAL CORNER, FOUND
△	CONGRESSIONAL CORNER, REESTABLISHED
○	CONGRESSIONAL CORNER, RECORDED LOCATION
●	PROPERTY CORNERS, FOUND (as noted)
○	PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
⊗	OUT "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 HUNDRETHS

AREA SUMMARY TABLE		
1/4 - 1/4	AREA	AREA IN ROW
NE - NE	3.97 ACRES	0.34 ACRE
SE - NE	36.03 ACRES	2.13 ACRE
TOTAL	40.00 ACRES	2.47 ACRES



DESCRIPTION - BARNES THIRD ADDITION

BEGINNING at the East Quarter Corner of Section 32, Township 79 North, Range 6 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence S89°21'11"W, along the South Line of the Southeast Quarter of the Northeast Quarter of said Section 32, a distance of 1323.20 feet, to the Southwest Corner of said Southeast Quarter of the Northeast Quarter; Thence N00°10'09"W, along the West Line of said Southeast Quarter of the Northeast Quarter, 546.07 feet; Thence N30°49'12"E, 1171.43 feet, to the Southeast Corner of Barnes Second Subdivision, in accordance with the Plat thereof Recorded in Plat Book 66 at Page 298 of the Records of the Johnson County Recorder's Office; Thence N89°53'56"E, along the South Line of said Barnes Second Subdivision, 722.05 feet, to the Southeast Corner thereof; and a Point on the East Line of the Northeast Quarter of said Section 32; Thence S00°05'36"E, along said East Line, 1538.41 feet, to the POINT OF BEGINNING. Said BARNES THIRD ADDITION contains 40.00 Acres, and is subject to easements and restrictions of record.

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.
No. 17916
Iowa
August 31, 2024

Pages: _____ sheets covered by this seal:

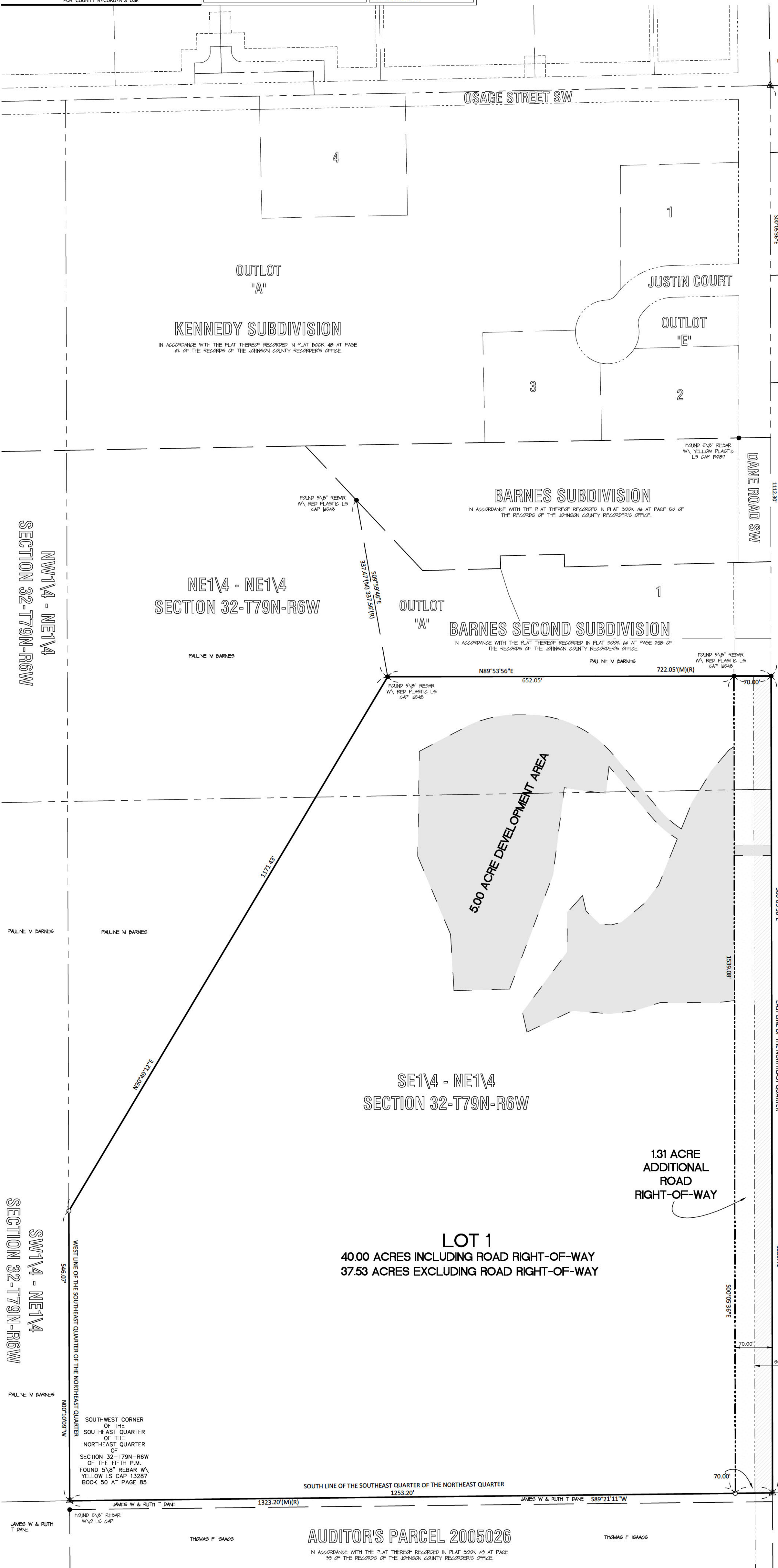
Signed before me this _____ day of _____, 20____.

Notary Public, in and for the State of Iowa.

PLAT APPROVED BY:
JOHNSON COUNTY BOARD OF SUPERVISORS:

CHAIRPERSON _____ DATE _____

POINT OF BEGINNING
EAST QUARTER CORNER OF SECTION 32-179N-R6W OF THE FIFTH P.M. FOUND 1" DIA CRAMPED PIPE BOOK 42 AT PAGE 118



MMS CONSULTANTS, INC.
10-03-2024
12075-001

JOHNSON COUNTY
BARNES THIRD ADDITION
FINAL PLAT

AUDITOR'S PARCEL 2005026

LOT 1
40.00 ACRES INCLUDING ROAD RIGHT-OF-WAY
37.53 ACRES EXCLUDING ROAD RIGHT-OF-WAY

500 ACRE DEVELOPMENT AREA

131 ACRE ADDITIONAL ROAD RIGHT-OF-WAY

OSAGE STREET SW
JUSTIN COURT
DANE ROAD SW
JAMES W & RUTH T DINE

SMALLEY SECOND SUBDIVISION
SMALLEY FIRST SUBDIVISION

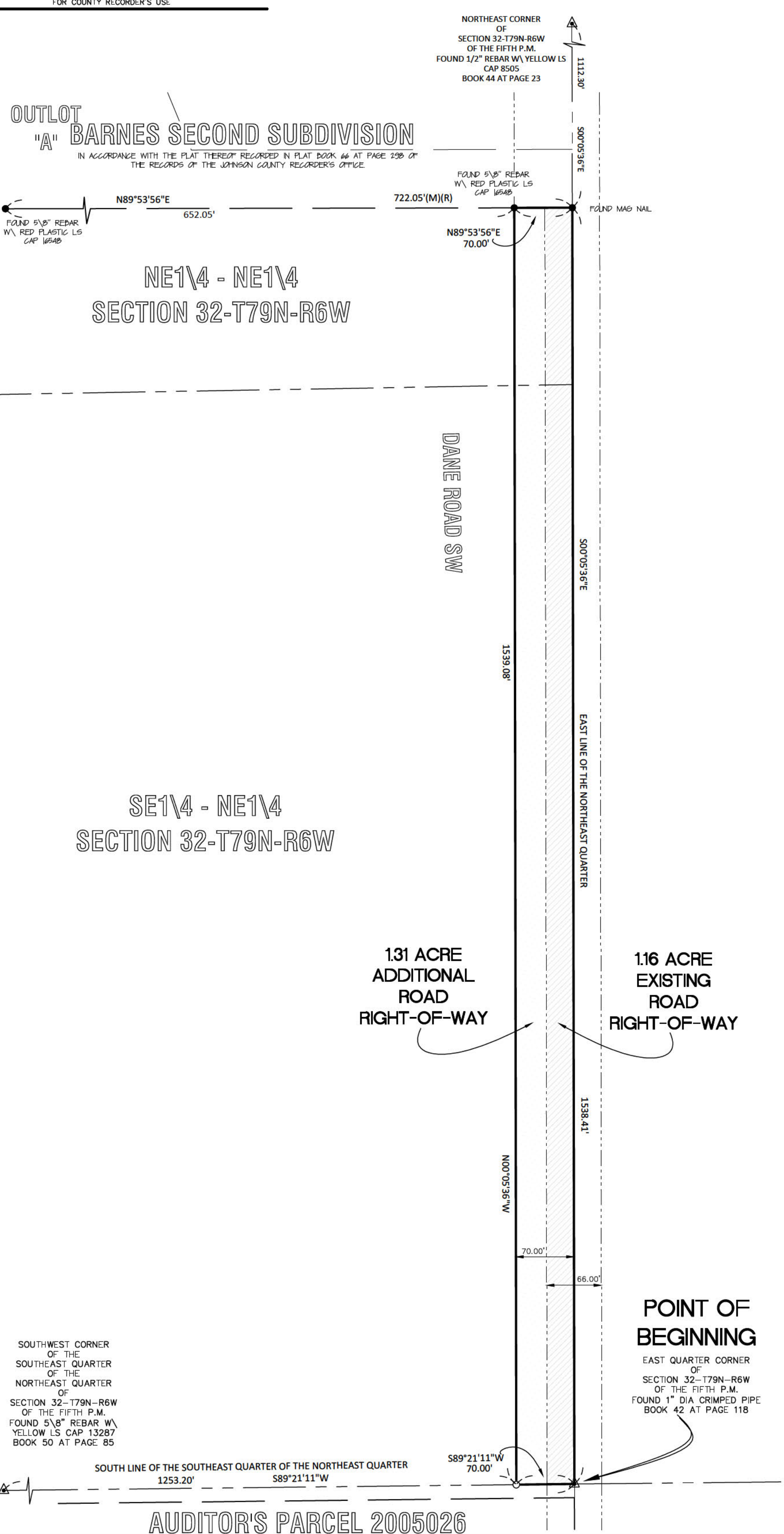
SECTION 32-179N-R6W
SECTION 32-179N-R6W
SECTION 32-179N-R6W
SECTION 32-179N-R6W

ENVIRONMENTAL SPECIALISTS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
1973 S. GILBERT ST
IOWA CITY, IA 52242
www.mmsconsultants.net

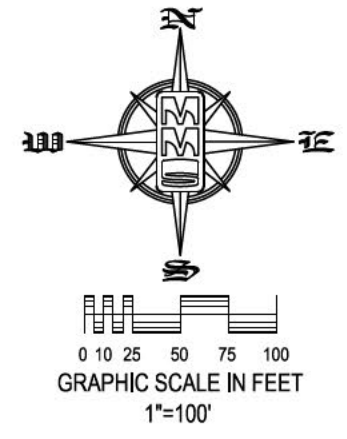
ROAD RIGHT-OF-WAY ACQUISITION PLAT

JOHNSON COUNTY, IOWA

FOR COUNTY RECORDER'S USE



LOCATION: A PORTION OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	SUBDIVIDER: BAREFOOT REAL ESTATE 3738 LACINA DRIVE SW IOWA CITY, IOWA 52240
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: JOSEPH C. JUDGE 220 NORTH MAIN STREET, STE 600 DAVENPORT, IOWA 52801
DATE OF SURVEY: 09-25-2024	PROPRIETOR OR OWNER: PAULINE M BARNES 4439 DANE ROAD SW IOWA CITY, IOWA 52240
	DOCUMENT RETURN INFORMATION: LAND SURVEYOR



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
	- RECORDED DIMENSIONS
	- MEASURED DIMENSIONS
	- CURVE SEGMENT NUMBER
(R)	- RECORDED DIMENSIONS
(M)	- MEASURED DIMENSIONS
C22-1	- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

AREA SUMMARY TABLE	
1/4 - 1/4	AREA
NE - NE	0.34 ACRE
SE - NE	2.13 ACRE
TOTAL	2.47 ACRES

DESCRIPTION - ROAD RIGHT-OF-WAY ACQUISITION

BEGINNING at the East Quarter Corner of Section 32, Township 79 North, Range 6 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence S89°21'11"W, along the South Line of the Southeast Quarter of the Northeast Quarter of said Section 32, a distance of 70.00 feet; Thence N00°05'36"W, 1539.08 feet, to a Point on the South Line of Barnes Second Subdivision, in accordance with the Plat thereof Recorded in Plat Book 66 at Page 298 of the Records of the Johnson County Recorder's Office; Thence N89°53'56"E, along said South Line, 70.00 to the Southeast Corner thereof, and a Point on the East Line of the Northeast Quarter of said Section 32; Thence S00°05'36"E, along said East Line, 1538.41 feet, to the POINT OF BEGINNING. Said ROAD RIGHT-OF-WAY ACQUISITION contains 2.47 Acres, and is subject to easements and restrictions of record.

LICENSED PROFESSIONAL LAND SURVEYOR

RICHARD R. NOWOTNY
17916

IOWA

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.

_____, 20____

RICHARD R. NOWOTNY
P.L.S. Iowa License No. 17916
My license renewal date is December 31, 20____.

Pages of sheets covered by this seal: _____

MMS CONSULTANTS, INC.
IOWA

Date: 10-08-2024
Designed by: JDM
Drawn by: RLW
Checked by: RRN
Project No: IOWA CITY 12075-001

JOHNSON COUNTY

ROAD RIGHT-OF-WAY ACQUISITION PLAT

Date: _____
Revision: _____

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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



AUDITOR'S PARCEL 2005026



SECONDARY ROADS DEPARTMENT

JOHNSON COUNTY ENGINEER
Greg S. Parker, PE

ASSISTANT COUNTY ENGINEER
Rob Winstead, PE & PLS

ASSISTANT COUNTY ENGINEER
Ed Bartels, PE & PLS

ASSISTANT COUNTY ENGINEER
Paul Wittau, PE

ASSISTANT TO THE ENGINEER
Jesse Ward EI

MAINTENANCE SUPERINTENDENT
Kevin Braddock

ASSISTANT MAINTENANCE
SUPERINTENDENT
Shannon Smith

ROADSIDE VEGETATION MANAGER/
WEED COMMISSIONER
Chris Henze

4810 Melrose Avenue West, Iowa City, Iowa 52246

Phone: 319.356.6046

FAX: 319.339.6133

www.johnsoncountyiowa.gov

October 10, 2024

Barefoot Real Estate
3738 Lacina Drive SW
Iowa City, IA. 52240

Your Permit To Perform Work Within County Right Of Way (2024-047) to add a new driveway on Dane Rd SW 500' South of the driveway to 4439 Dane Rd SW on the West side of the road has been approved.

Make sure to follow the Driveway And Field Entrance Information and refer to the Entrance Cross Section. The driveway will not need a culvert.

At this time you do not have a contractor listed to do the work. When you decide on a contractor they will need to provide proof of insurance before working in the right of way.

When you are working within the county right of way you are required to use the correct traffic control. Iowa DOT TC-Series Standard Road plan. If you have any questions you can call 319-356-6046.

Shannon Smith

Assistant Maintenance Superintendent

ssmith@johnsoncountyiowa.gov

Johnson County Secondary Roads Department

4810 Melrose Avenue West

Iowa City, Iowa 52246

319.356.6046 319.339.6133 (fax)





SECONDARY ROAD DEPARTMENT
4810 MELROSE AVENUE WEST
IOWA CITY, IOWA 52246
TEL (319) 356-6046 FAX (319) 339-6133

Permit # <u>2024-047</u>	
Fee	\$285.00
Cash/Check <input checked="" type="checkbox"/>	Credit Card accepted by contacting our office <input type="checkbox"/>

*Permit Fee is Non-Refundable

PERMIT TO PERFORM WORK WITHIN COUNTY RIGHT OF WAY

NO PERMIT WILL BE REVIEWED UNTIL CERTIFICATE OF INSURANCE AND PAYMENT HAS BEEN RECEIVED

PLEASE PRINT

APPLICANT NAME: Barefoot Real Estate
 MAILING ADDRESS: 3738 Lacina Drive SW
 CITY, STATE, ZIP: Iowa City, Iowa 52240
 PHONE NUMBER(S): 319-631-5177

ADDRESS/LOCATION OF PROPOSED WORK: Dane Road SW immediatly south of 4439 Dane Road

SECTION 32 TOWNSHIP 79 RANGE 6 1/4 SECTION E 1/2-NE 1/4

SUBDIVISION NAME: Not determined yet LOT #: _____

ZONING APPLICATION #: _____

DETAILED DESCRIPTION OF PROPOSED WORK (driveway entrance, field entrance, pave driveway, clean ditch, cut brush, 50-50 rock sharing, etc.) One private driveway entrance for single family residence.

DATE THE SITE WILL BE MARKED WITH A FLAG: 10/7/24

PERSON/CONTRACTOR DOING PROPOSED WORK: _____

I, (Print Full Name) Ben Logsdon, do solely swear that I have read the entire permit application and have fully completed all statements and provided all data called for herein truthfully and correctly and I agree to abide by all General Provisions and Special Provisions set forth herein.

SIGNATURE OF APPLICANT _____ DATE 10-04-24

FOR COUNTY USE

PRELIMINARY INSPECTION BY: SS DATE: 10/8/24

FINAL INSPECTION BY: _____ DATE: _____

THE CULVERT DIAMETER REQUIRED AT THIS LOCATION IS 12" CU INCHES.

THE FOLLOWING SIGNATURE IS YOUR AUTHORITY TO PROCEED WITH THE WORK AS STATED ABOVE AND WITH REGARD TO THE SPECIAL PROVISIONS.

APPROVED BY: [Signature] COUNTY ENGINEER DATE: 10/10/24

*APPLICATION IS VALID FOR ONE (1) CALENDAR YEAR FROM APPROVAL DATE

GENERAL PROVISIONS

1. At the time of the application for permit is submitted, the applicant must have on file with Johnson County the **CERTIFICATE OF INSURANCE** from whoever is doing the proposed work.

Please note: On the Certificate of Insurance, contractors are required to note the following:

“Johnson County is an additional insured as the County’s interests may appear.”

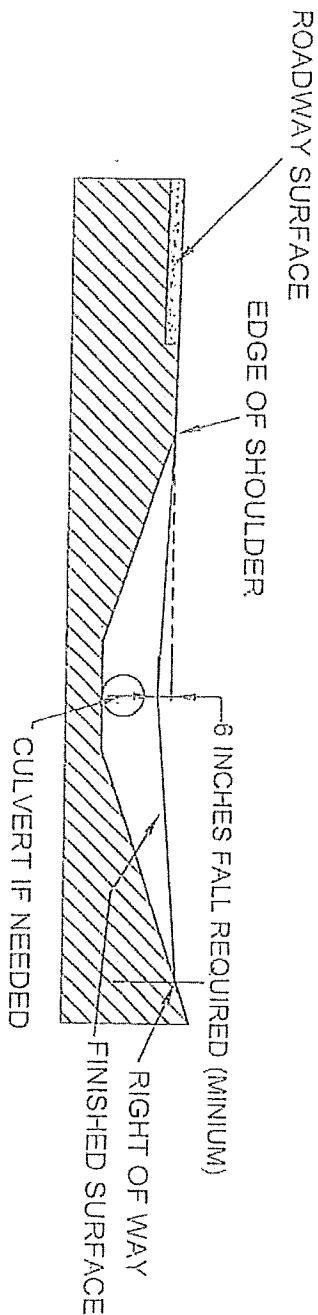
The County may, if deemed unnecessary by the nature of the proposed work, waive the requirement of the County being listed as additional insured.

2. Johnson County, its officers and employees assume no responsibility for property of permit holder by issuance of this permit.
3. The permit holder shall comply with the terms and conditions of the permit and any attached sheets. The permit holder shall take all reasonable precautions to protect and safeguard live and property of the traveling public and adjacent property owners, and shall indemnify and hold harmless Johnson County, its officers and employees for any damages that may be sustained on account of such construction.
4. The permit holder shall be responsible for any damages to the secondary road system of the County. The permit holder shall hold Johnson County, its officers and employees harmless for any damages that may result to the secondary road system of the County, and shall reimburse Johnson County for any expenditure the County may have to make on account of such construction.
5. The permit shall be void in case the construction work performed deviates from the work indicated on the permit. Any construction work that is done that deviates from the permit may be revoked by the County and the costs billed to the permit holder pursuant to Chapter 319, Code of Iowa, as amended by Chapter 1182 of the Laws of the 65th General Assembly. The forgoing shall not limit or restrict any other remedies available to the County.
6. The permit holder must erect and maintain all barricades, warning devices, and signs as required by the Iowa Manual on Uniform Traffic Control Devices.
7. The permit holder must take steps necessary to avoid and reduce inconveniences to traffic whenever possible.
8. The permit holder must notify Secondary Road Department in writing of the fact of the occurrence of any possible reportable accident that occurs while the work is being done.
9. The permit holder is responsible for notifying Secondary Road department within 15 days of completion. The work must be inspected for compliance.
10. No filling will be permitted in the right of way other than that necessary to construct the proposed work.

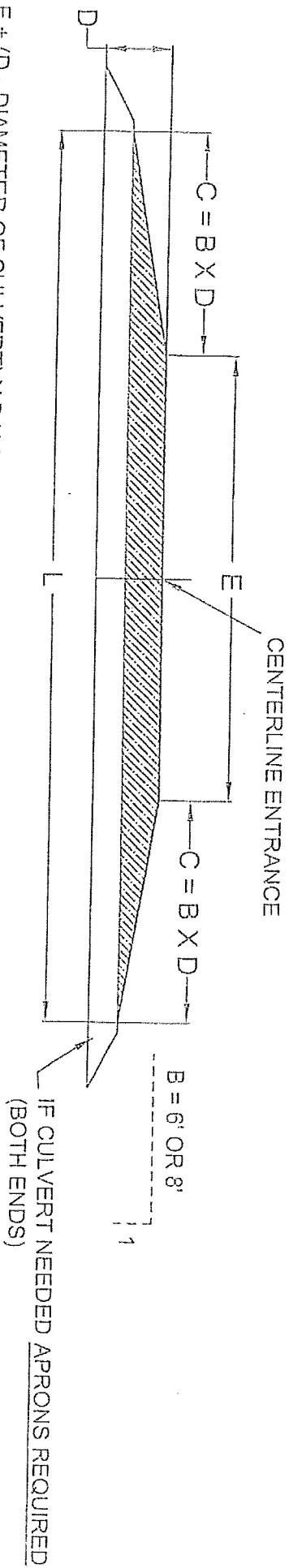
DRIVEWAY AND FIELD ENTRANCE INFORMATION

1. If the entrance requires a culvert, the minimum diameter size allowed is 15" (fifteen inches), and the minimum length allowed is 30' (thirty feet). The diameter of your culvert will be determined by the Secondary Road Department and will be noted on the permit after the site is inspected.
2. The entrance, including drainage structure, grading and surfacing shall be constructed at the applicant's expense, and shall thereafter be kept in repair and maintained by the applicant at his/her own expense. Nothing in the stipulation, however, shall preclude Johnson County from entering upon said entrance on highway right of way and performing necessary maintenance for the protection of the highway.
3. The finished surface elevation of the driveway over the pipe, or place where the pipe would normally be shall be 6" (six inches) lower than the shoulder elevation of the road. This requirement prevents surface water drainage onto the road.
4. As of January 1, 1997, new entrances of paved roads that require a culvert and have 400 to 999 vehicles per day are required to have 6 feet of horizontal to 1 foot vertical slope. Roads with 1,000+ vehicles per day require an 8:1 slope. Entrances that do not require a culvert with 400+ vehicles per day require an 8:1 slope.
5. Only new zinc coated corrugated metal pipe culverts or new ads plastic culverts are permitted. Johnson County will at no time accept maintenance responsibilities for plastic pipes. Headwalls of any type are not allowed. Culvert extensions must be metal to metal, plastic to plastic, or concrete to concrete (no mix-matching).

ENTRANCE CROSS SECTION



(IF SIDE SLOPES REQUIRED THEY SHALL BE 6:1 OR 8:1)



$L = E + (D - \text{DIAMETER OF CULVERT}) \times B \times 2$

$C = \text{LENGTH OF SIDE SLOPE (FROM EDGE OF ENTRANCE TO TOE OF DITCH)}$

$D = \text{DEPTH OF DITCH}$

$E = \text{WIDTH OF DRIVE (20' SINGLE, 40' DOUBLE)}$

$L = \text{LENGTH OF CULVERT}$

$B = 6:1 \text{ OR } 8:1$

EXAMPLE ONLY

$E = \text{ENTRANCE WIDTH} = 20 \text{ FT.}$

$D = \text{DEPTH OF DITCH} = 5 \text{ FT.}$

$B = \text{SIDE SLOPE} = 8 \text{ TO } 1$

$\text{CULVERT SIZE} = 15 \text{ INCHES (1.25 FT.)}$

$5 \text{ FT.} - 1.25 \text{ FT.} = 3.75 \text{ FT.}$

$3.75 \times 8 = 30 \text{ FT.} \times 2 = 60 \text{ FT. FOR SIDE SLOPES}$

$60 \text{ FT.} + 20 \text{ FT (SINGLE)} = 80 \text{ FT TOTAL LENGTH}$

THIS PAGE FOR COUNTY USE ONLY

SPECIAL PROVISIONS

LOCATION: 500' South of the driveway to
4439 Dune Rd SW

SIGHT DISTANCE: North - 820'
South - 1250'

DRAINAGE AREA: Road

SPEED LIMIT: 45 MPH

DAILY TRAFFIC COUNT: 250 Cars Per Day

SIDE SLOPE: 3:1

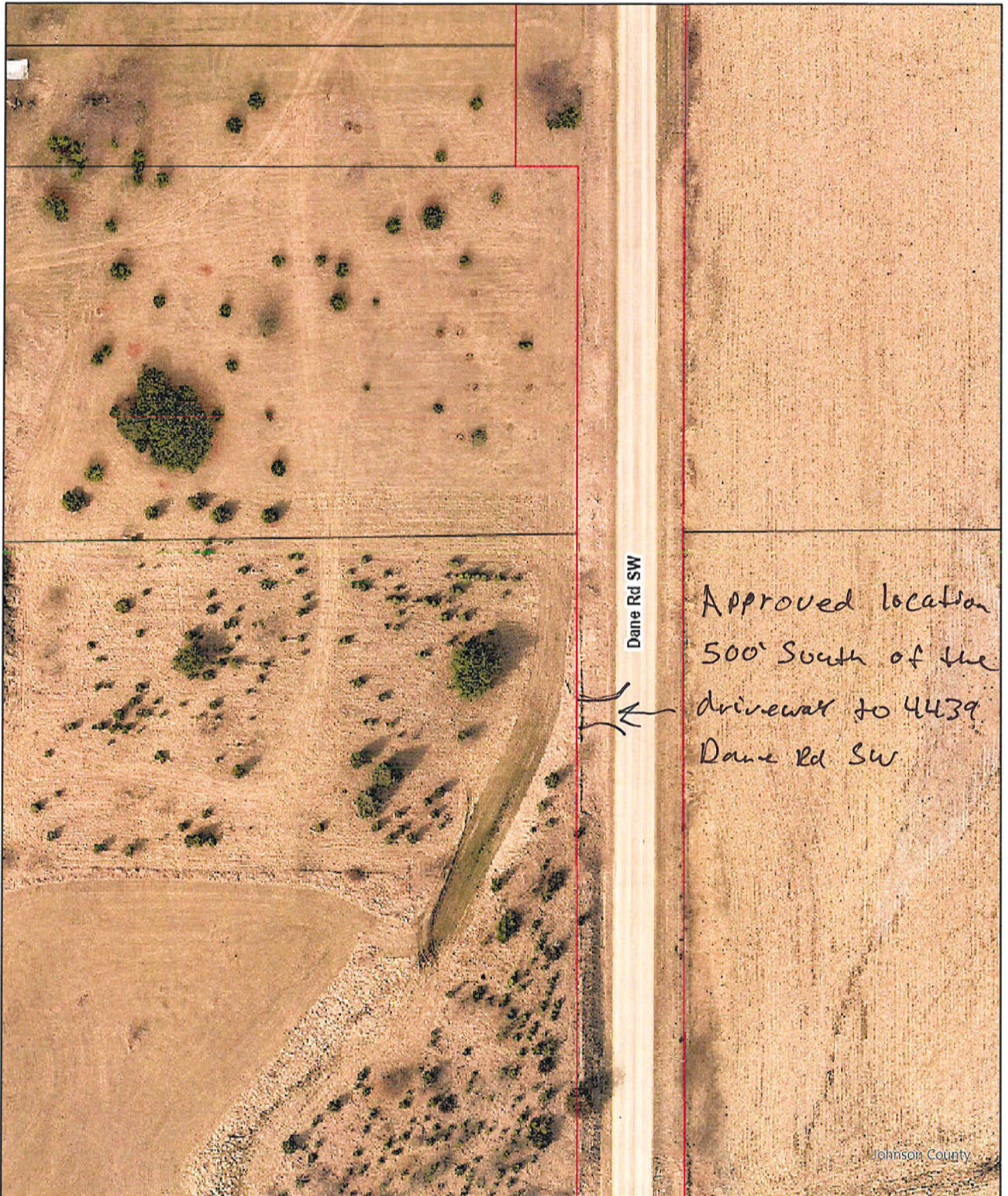
CULVERT SIZE: No Culvert required - May need on on private

INSURANCE COMPANY: No Contractor at this time

POLICY NUMBER: _____

ADDITIONAL INSURED? _____

EXPIRATION DATE: _____



Dane Rd SW

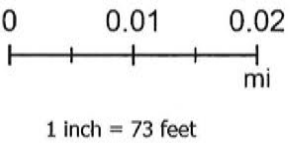
Approved location
500' South of the
driveway to 4439
Dane Rd SW

Johnson County



Johnson County GIS
Web Printing

My Map
Printed: 10/10/2024



The information presented herein is intended to be an accurate representation of existing records. Johnson County assumes no liability for errors or omissions. Users relying on this information do so at their own risk.



PLANNING, DEVELOPMENT AND SUSTAINABILITY

PLANNING DIVISION

JOSH BUSARD
AICP, LEED-AP, CFM
DIRECTOR

NATHAN MUELLER, AICP, CFM
ASSISTANT DIRECTOR

WAIVER RESPONSE

Date: October 9th, 2024
To: MMS Consultants; Attn. Lee Swank
From: Kasey Hutchinson, Environmental Regulations Coordinator
Re: Waiver Request for Dane Road (PPN 1032101004, 1032176001)

Recently, your firm submitted a request to waive the Stormwater Management requirements for a subdivision located off Dane Road (PPN 1032101004, 1032176001). After review, the PDS Administrative Officer has issued the following decision regarding the request:

Request to waive Stormwater Management: **With Building Permit**

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

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

Respectfully,

Kasey Hutchinson
Environmental Regulations Coordinator

Office Use Only		
	Date Filed	Application Number



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

Type of Development Application: Subdivision

Street Address or Layman's Description: Dane Rd SW - NE1/4 Section32-T79N-R6W

Parcel Number(s): 1032101004, 1032176001

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.

Lee Swank

[Redacted]

Name of Applicant

Applicant Email Address

[Redacted]

Applicant Phone

[Redacted]

Barefoot Real Estate

Name of Owner (if different)

Owner Email Address

3738 Lacina Dr SW, Iowa City, IA 52240

Owner Mailing Address (include City, State, Zip)

[Signature]

Applicant Signature

10/8/24

Date

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

[Signature] 10/9/2024
 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.

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

X A written narrative explaining the request.