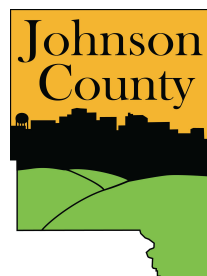


**PLANNING APPLICATION COVER SHEET****PROJECT TYPE: Subdivision****SUBTYPE: Combined****NO. SD25-000012****APPLICATION DATE: 12/03/2025****PROPERTY OWNER: PATIENCE LLC****APPLICANT: JON MARNER****WORK DESCRIPTION: One lot subdivision for a proposed new residence****SITE ADDRESS: 2588 Sugar Bottom Rd NE****PARCEL NUMBER: 0711476002****PROPOSED SUBDIVISION NAME: Sugar Bottom Ridge****PROPERTY INFORMATION**

<b>Parcel ID (PPN)</b>	<b>Acres in Parcel</b>	<b>Current zoning classification</b>
0711476002	14.37	R10 - Residential

**Planning, Development and Sustainability****913 S. Dubuque St. Iowa City, IA 52240****[planning@johnsoncountyiowa.gov](mailto:planning@johnsoncountyiowa.gov). 319-356-6083****<https://www.johnsoncountyiowa.gov/pds>**



**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

December 3, 2025

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

RE: 2588 Sugar Bottom Road NE – Sugar Bottom Ridge Preliminary and Final Plat

Dear Josh,

On behalf of Watts Group Construction, as well as Patience LLC, we are submitting a one lot subdivision Preliminary and Final Plat. The property located at 2588 Sugar Bottom Road NE is currently zoned R10 – Residential.

There is an existing home on the property which will be removed, and a new residence constructed. The three existing out-buildings will remain. The existing septic system will be removed, and a new permitted septic system will be installed at building time. The existing well servicing the existing home will remain and be modified as necessary to accommodate the new residence.

The existing driveway access will remain in place for use by the new lot.

Stormwater Management has been waived until Building Permit time, and a Sensitive Areas Report has been provided with this application.

Please let us know if you have any questions or concerns.

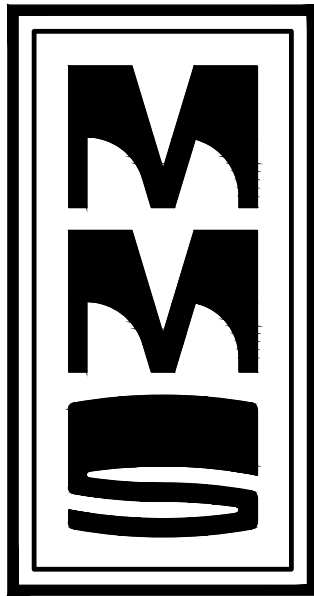
Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'J D Marner'.

Jon D. Marner

1331-989L2-Intent.docx





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
11/26/2025	PER RRN REVIEW - LSS

PRELIMINARY AND FINAL PLAT

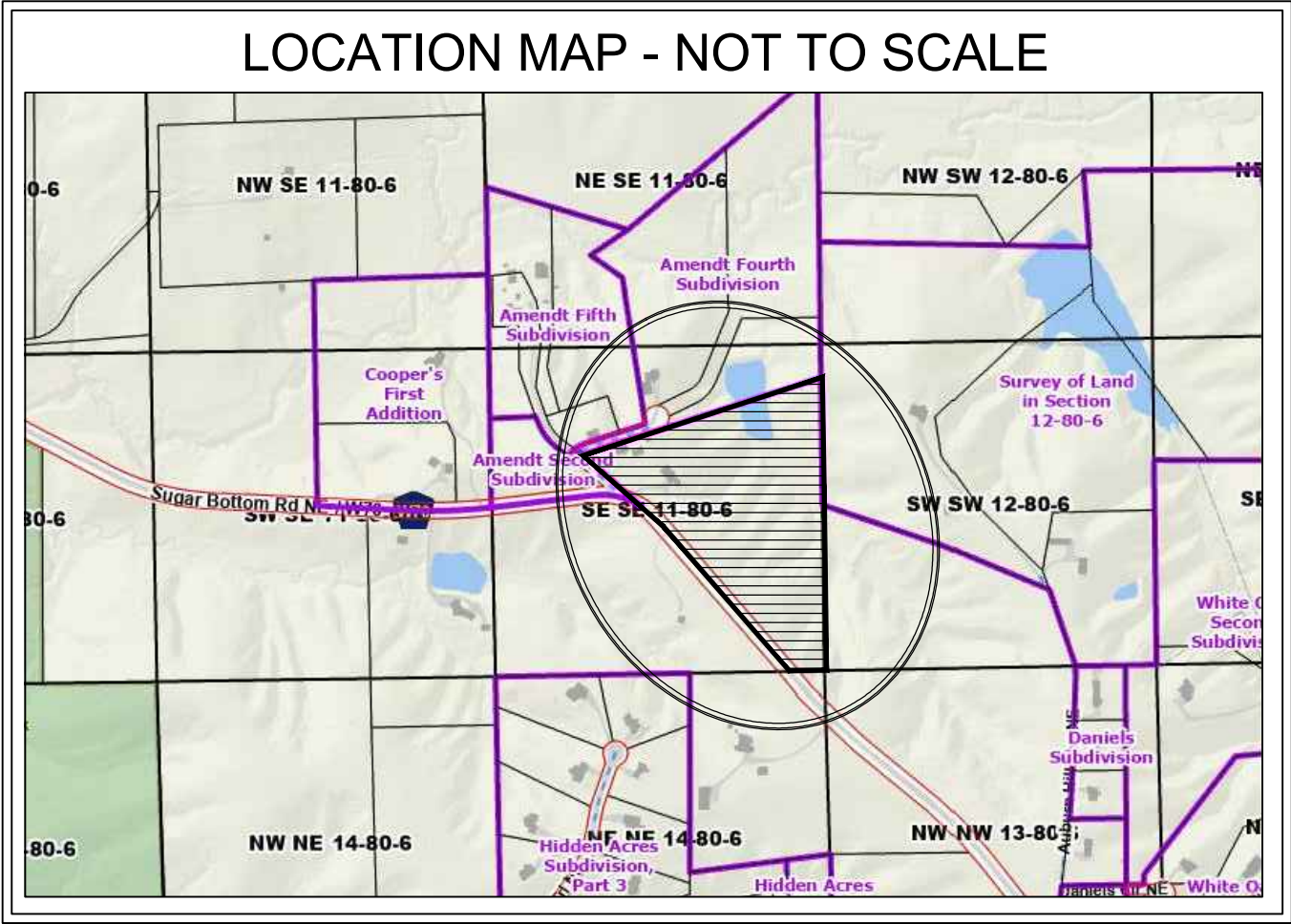
SUGAR BOTTOM RIDGE

JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.

Date:	11-19-2025
Designed by:	JDM
Field Book No:	1427
Drawn by:	RLW
Scale:	1"=100'
Checked by:	RRN
Sheet No:	1
Project No:	IOWA CITY 1331-989
of:	1

PRELIMINARY AND FINAL PLAT  
SUGAR BOTTOM RIDGE  
JOHNSON COUNTY, IOWA



DESCRIPTION - SUGAR BOTTOM RIDGE

BEGINNING at the Southeast Corner of Section 11, Township 80 North, Range 6 West, of the Fifth Principal Meridian, Johnson County, Iowa, and the Southeast Corner of the Parcel of Land as depicted on the "Plat of Survey" Recorded in Plat Book 6 at Page 54 of the Records of the Johnson County Recorder's Office; Thence N88°30'46"W, along the South Line of said Depicted Parcel, 159.85 feet, to the Southwest Corner thereof, and a Point on the Centerline of Sugar Bottom Road NE; Thence N40°36'33"W, along said Centerline, and the Westerly Line of said Depicted Parcel, 796.61 feet; Thence N48°52'13"W, along said Westerly Line, 404.69 feet, to the Northwest Corner of said Depicted Parcel; Thence N71°56'42"E, along the Northerly Line of said Depicted Parcel, 1023.25 feet, to the Northeast Corner of said Depicted Parcel; Thence S00°26'01"E, along the East Line of said Depicted Parcel, 522.11 feet; Thence S00°32'24"E, along said East Line, 670.17 feet, to the POINT OF BEGINNING. Said Sugar Bottom Ridge contains 14.37 Acres, and is subject to easements and restrictions of record.

DESCRIPTION - CONSERVATION EASEMENT

BEGINNING at the Southeast Corner of Section 11, Township 80 North, Range 6 West, of the Fifth Principal Meridian, Johnson County, Iowa, and the Southeast Corner of the Parcel of Land as depicted on the "Plat of Survey" Recorded in Plat Book 6 at Page 54 of the Records of the Johnson County Recorder's Office; Thence N88°30'46"W, along the South Line of said Depicted Parcel, 65.52 feet; Thence N40°36'33"W, 534.89 feet; Thence N43°53'33"E, 103.01 feet; Thence N55°29'54"W, 112.06 feet; Thence S85°26'03"W, 52.38 feet; Thence N45°11'21"W, 49.32 feet; Thence N35°16'10"W, 45.40 feet; Thence N08°41'24"W, 88.78 feet; Thence N36°14'52"E, 44.88 feet; Thence N60°17'09"E, 179.86 feet; Thence N12°00'23"W, 63.96 feet; Thence S83°39'59"W, 140.11 feet; Thence N55°21'42"W, 44.23 feet; Thence N25°08'20"W, 32.09 feet; Thence N14°35'03"E, 26.23 feet; Thence N16°08'05"W, 52.64 feet, to a Point on the Northerly Line of said Depicted Parcel; Thence N71°56'42"E, along the Northerly Line of said Depicted Parcel, 608.99 feet, to the Northeast Corner of said Depicted Parcel; Thence S00°26'01"E, along the East Line of said Depicted Parcel, 522.11 feet; Thence S00°32'24"E, along said East Line, 670.17 feet, to the POINT OF BEGINNING. Said Conservation Easement contains 10.02 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. Iowa Lic. No. 17916  
My license renewal date is December 31, 20 \_\_\_\_.

Pages or sheets covered by this seal:

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:

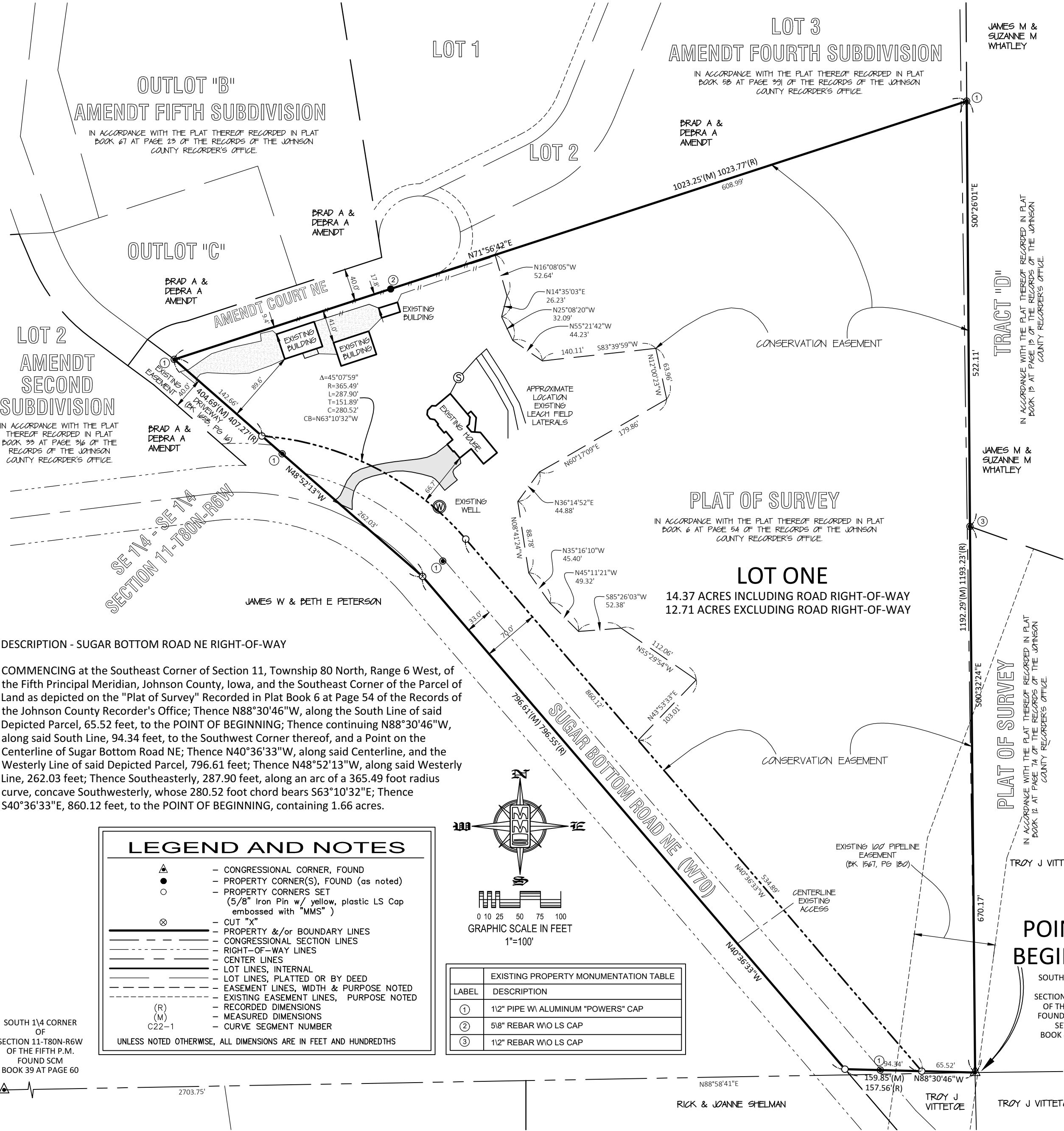
CHAIRPERSON DATE

LOCATION:	SUBDIVIDER:
A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 80 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	WATTS GROUP CONSTRUCTION 425 E. OAKDALE BOULEVARD SUITE 101 CORALVILLE, IOWA 52241
LAND SURVEYOR:	SUBDIVIDER'S ATTORNEY:
RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	MICHAEL J. PUGH 425 E. OAKDALE BLVD., SUITE 201 CORALVILLE, IOWA 52241
DATE OF SURVEY:	PROPRIETOR OR OWNER:
11-18-2025	PATIENCE, LLC 2588 SUGAR BOTTOM ROAD NE SOLON, IOWA 52333

NOTE:

PLEASE SEE THE SENSITIVE AREAS EXHIBIT WHICH IS RECORDED WITH THE LEGAL DOCUMENTS FOR THIS SUBDIVISION IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

EAST 1/4 CORNER  
OF  
SECTION 11-T80N-6W  
OF THE FIFTH P.M.  
FOUND SCM  
BOOK 40 AT PAGE 5



DESCRIPTION - SUGAR BOTTOM ROAD NE RIGHT-OF-WAY

COMMENCING at the Southeast Corner of Section 11, Township 80 North, Range 6 West, of the Fifth Principal Meridian, Johnson County, Iowa, and the Southeast Corner of the Parcel of Land as depicted on the "Plat of Survey" Recorded in Plat Book 6 at Page 54 of the Records of the Johnson County Recorder's Office; Thence N88°30'46"W, along the South Line of said Depicted Parcel, 65.52 feet, to the POINT OF BEGINNING; Thence continuing N88°30'46"W, along said South Line, 94.34 feet, to the Southwest Corner thereof, and a Point on the Centerline of Sugar Bottom Road NE; Thence N40°36'33"W, along said Centerline, and the Westerly Line of said Depicted Parcel, 796.61 feet; Thence N48°52'13"W, along said Westerly Line, 262.03 feet; Thence Southeasterly, 287.90 feet, along an arc of a 365.49 foot radius curve, concave Southwesterly, whose 280.52 foot chord bears S63°10'32"E; Thence S40°36'33"E, 860.12 feet, to the POINT OF BEGINNING, containing 1.66 acres.

SOUTH 1/4 CORNER  
OF  
SECTION 11-T80N-6W  
OF THE FIFTH P.M.  
FOUND SCM  
BOOK 39 AT PAGE 60

2703.75'

RICK & JOANNE SHELMAN

POINT OF BEGINNING

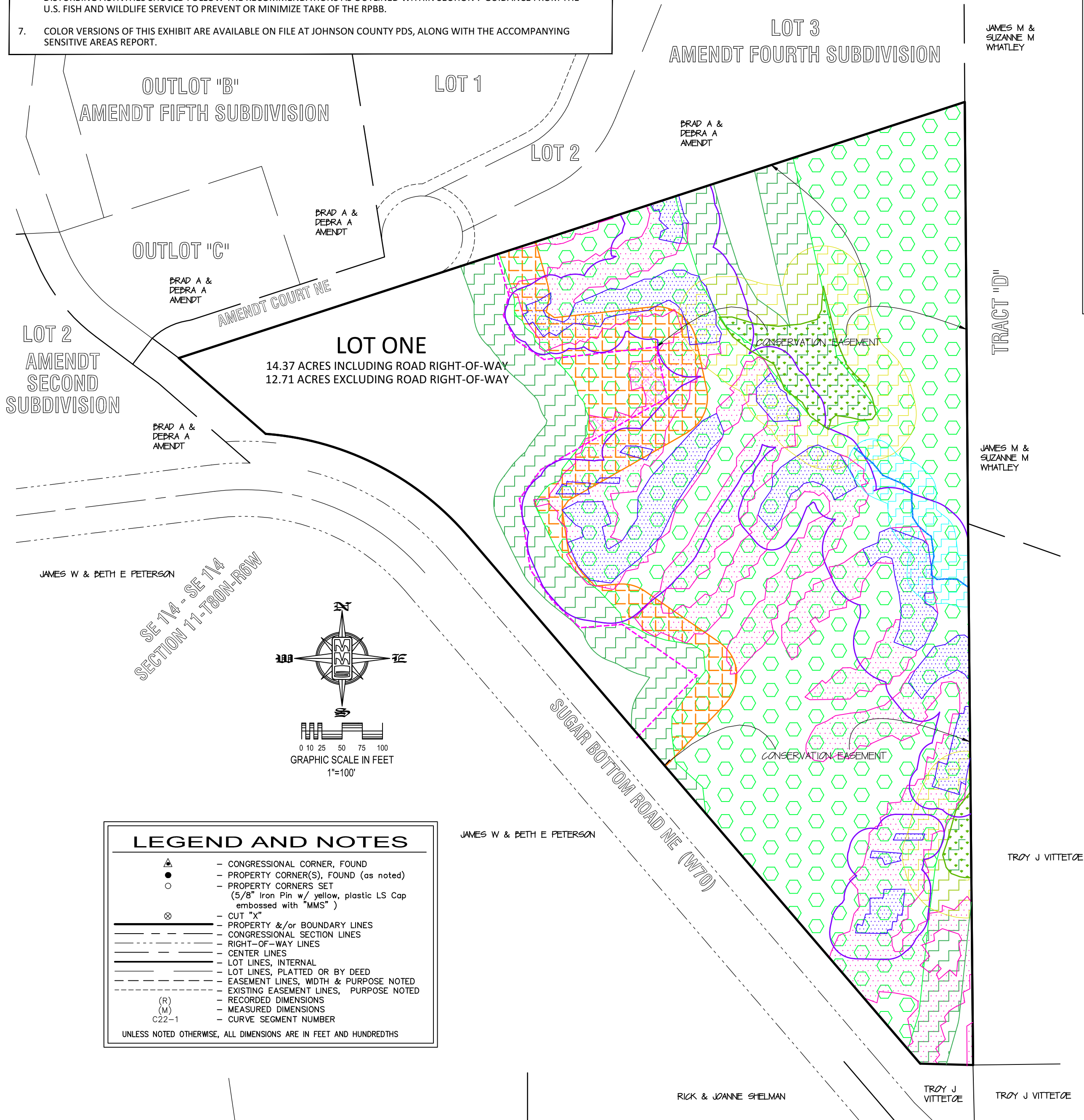
SOUTHEAST CORNER  
OF  
SECTION 11-T80N-6W  
OF THE FIFTH P.M.  
FOUND BROKEN SCM  
SET CUT "X"  
BOOK 40 AT PAGE 5

TROY J VITTETOE



SENSITIVE AREAS NOTES

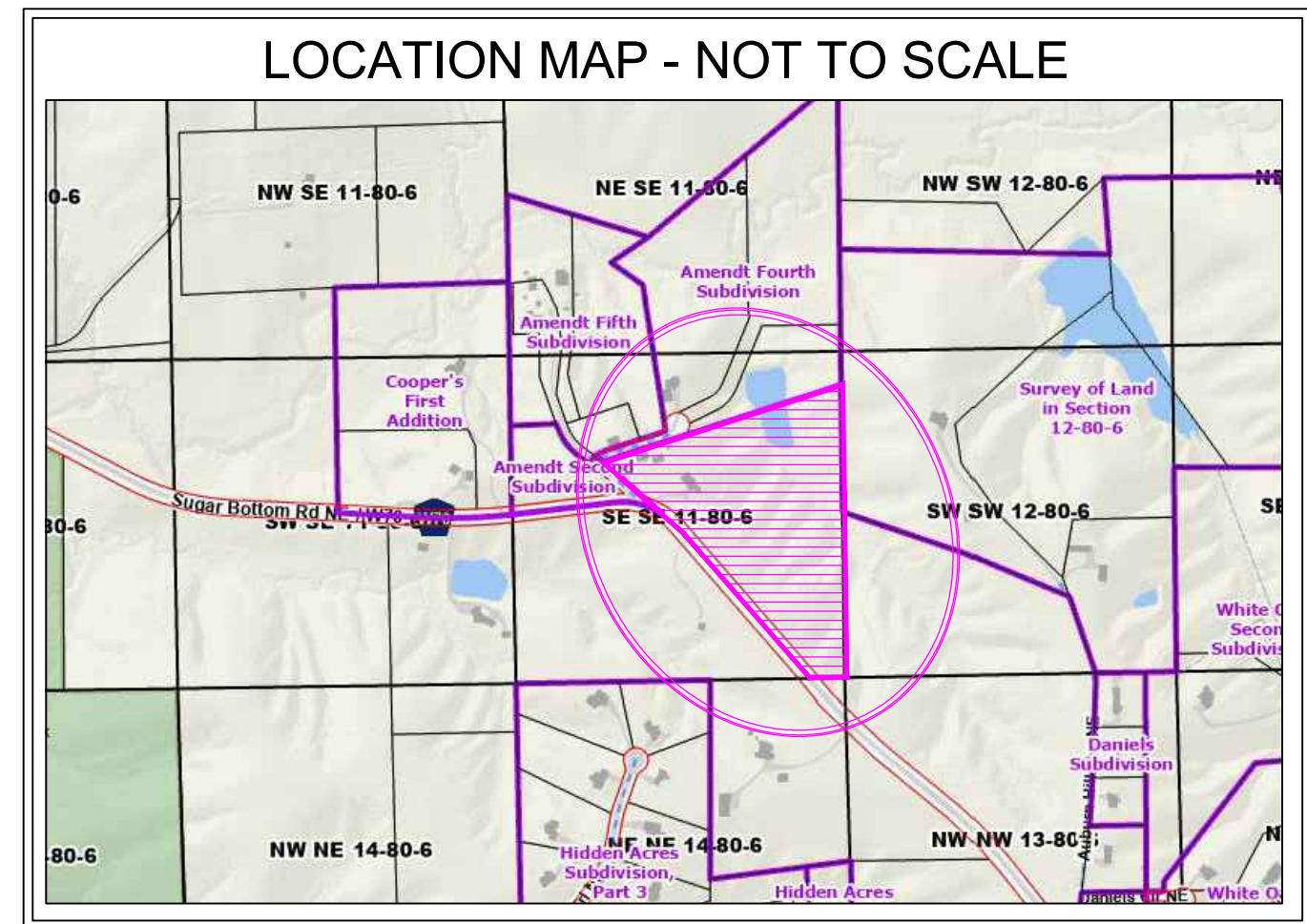
1. A CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO PROTECT SENSITIVE AREAS AND ASSOCIATED BUFFERS. PLEASE REFER TO THE CONSERVATION EASEMENT AGREEMENT RECORDED WITH THIS SUBDIVISION FOR A LIST OF ALLOWED AND PROHIBITED USES WITHIN THE CONSERVATION EASEMENT.
2. THE CONSERVATION EASEMENT SHALL BE FLAGGED ON SITE PRIOR TO ANY CONSTRUCTION ACTIVITIES. AN ONSITE PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO THE COMMENCEMENT OF ANY GROUND DISTURBING ACTIVITIES.
3. A SURVEY OF THE ACTUAL IMPACT BOUNDARY AND CALCULATED IMPACT AREA SHALL BE SUBMITTED TO JOHNSON COUNTY PRIOR TO RECEIVING AN OCCUPANCY PERMIT FOR ANY NEW HOME CONSTRUCTION.
4. PRIOR APPROVAL FROM THE COUNTY IS REQUIRED FOR ANY MODIFICATION TO THE CONSERVATION EASEMENT.
5. CRITICAL WILDLIFE HABITAT IS PRESENT FOR THE ENDANGERED INDIANA BAT AND THREATENED NLEB. POTENTIAL ROOST TREES FOR THE BAT SHALL ONLY BE REMOVED DURING THE DATES OF OCTOBER 1ST TO MARCH 31ST.
6. CRITICAL WILDLIFE HABITAT IS ALSO PRESENT FOR THE RUSTY PATCHED BUMBLE BEE (RPBB). ANY FUTURE LAND DISTURBING ACTIVITIES SHOULD FOLLOW THE RECOMMENDATIONS AS OUTLINED WITHIN SECTION 7 GUIDANCE FROM THE U.S. FISH AND WILDLIFE SERVICE TO PREVENT OR MINIMIZE TAKE OF THE RPBB.
7. COLOR VERSIONS OF THIS EXHIBIT ARE AVAILABLE ON FILE AT JOHNSON COUNTY PDS, ALONG WITH THE ACCOMPANYING SENSITIVE AREAS REPORT.



# SENSITIVE AREAS EXHIBIT

## SUGAR BOTTOM RIDGE

JOHNSON COUNTY, IOWA



### SENSITIVE AREAS LEGEND

- CRITICAL SLOPES (25%-35%)  
(2.46 ACRES)
- PROTECTED SLOPES (>35%)  
(1.06 ACRES)
- PROTECTED SLOPES BUFFER
- WATERCOURSE  
(256 LINEAR FEET)
- 30' WATERCOURSE BUFFER
- CLASS 3 EMERGENT WETLANDS (0.35 ACRES)
- 50' CLASS THREE WETLAND BUFFER
- SENSITIVE WOODLAND  
(8.59 ACRES)
- 50' WOODLAND BUFFER
- WOODLAND IMPACTS FOR GENERAL DEVELOPMENT  
(1.11 ACRES OR 12.92%)
- CONSERVATION EASEMENT
- SLOPE IMPACTS  
(0.07 ACRES CRITICAL SLOPE IMPACT OR 2.85%)

14.37 ACRES



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(319) 351-8282  
[www.mmsconsultants.net](http://www.mmsconsultants.net)

Date	Revision

SENSITIVE AREAS  
EXHIBIT

SUGAR BOTTOM  
RIDGE

JOHNSON COUNTY  
IOWA  
MMS CONSULTANTS, INC.

Date: 11-19-2025

Designed by: JDM	Scale: 1"=100'
Drawn by: LRS	Sheet No: 1
Checked by: LRS	
Project No: 1331-989	of: 1



# PLANNING, DEVELOPMENT AND SUSTAINABILITY

## PLANNING DIVISION

**JOSH BUSARD**  
AICP, LEED-AP, CFM  
DIRECTOR

**NATHAN MUELLER, AICP, CFM**  
ASSISTANT DIRECTOR

---

### WAIVER RESPONSE

Date: November 21, 2025  
To: MMS Consultants; Attn. Jon Marner  
From: Kasey Hutchinson, Environmental Regulations Coordinator  
Re: Waiver Request, PPN 0711476002

Recently, your firm submitted a request to waive the Stormwater Management requirements for a subdivision, PPN 0711476002. After review, the PDS Administrative Officer has issued the following decision regarding the request:

Request to waive Stormwater Management: **With Future Development Application/Building Permit**

Stormwater management planning will be required with any future development application.

Please contact me at [khutchinson@johnsoncountyiowa.gov](mailto:khutchinson@johnsoncountyiowa.gov) if you have any questions.

Respectfully,

Kasey Hutchinson  
Environmental Regulations Coordinator