

PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Subdivision****SUBTYPE: Combined****NO. SD25-000013****APPLICATION DATE: 12/03/2025****PROPERTY OWNER: JERRY E & VICKI D WEAR****APPLICANT: Lacey Stutzman****WORK DESCRIPTION: Farmstead Split****SITE ADDRESS: 1210 Chambers Ave NW****PARCEL NUMBER: 0409126004****PROPOSED SUBDIVISION NAME: Sunset Ridge East****PROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
0409126004	5.28	A - Agricultural

**Planning, Development and Sustainability****913 S. Dubuque St. Iowa City, IA 52240****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: Sunset Ridge East – Farmstead Split

Dear Josh,

On behalf of The Wears, we are submitting a combined Preliminary and Final Plat to facilitate a Farmstead Split of their property located at 1210 Chambers Ave NW.

The subdivision will consist of 1 lot, 4.00 acres in size, and 1 outlot, 0.74 acres in size.

A ROW permit has been submitted and approved to install a new driveway to the Northeast of the site onto 120th Street NW. A 40.00' Access Easement has been provide on the plat to facilitate continued access to the adjacent subdivision which will also utilize the access point. A 25.00' Access Easement has been provide across Lot 1 to provide access to Outlot C for agricultural purposes. The property is currently being used for row crops, a new well and septic system will be installed at building time.

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

The parent farm of ±60 acres consists of the following parcels via the deed recorded in Book 1023, Page 17 on August 26th, 1988:

- 0409126004
- 0409151003

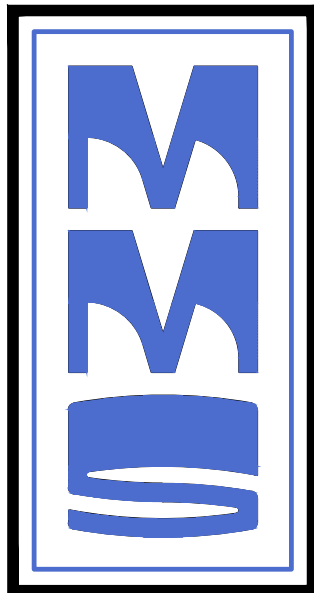
Please let us know if you have any questions or concerns.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Lacey S. Stutzman'.

Lacey S. Stutzman

10876-002Letter of Intent_Subd.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
------	----------

PRELIMINARY AND
FINAL PLAT

SUNSET RIDGE EAST

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	11-25-2025
Designed by:	LLS
Field Book No:	1427
Drawn by:	RLW
Scale:	1"=100'
Checked by:	RRN
Sheet No:	1
Project No:	IOWA CITY
10876-002	of: 1

PRELIMINARY AND FINAL PLAT

SUNSET RIDGE EAST

A FARMSTEAD SPLIT

JOHNSON COUNTY, IOWA

LOCATION: A PORTION OF THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 81 NORTH, RANGE 8 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	SUBDIVIDER: JERRY E & VICKI D WEAR PO BOX 17 NORTH LIBERTY, IOWA 52317
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: JAMES D. HOUGHTON ANDERSON & HOUGHTON PLLC 568 HIGHWAY 1 W IOWA CITY, IA 52246
DATE OF SURVEY: 11-21-2025	PROPRIETOR OR OWNER: JERRY E & VICKI D WEAR PO BOX 17 NORTH LIBERTY, IOWA 52317

NOTES:

ALL BEARINGS ARE BASED ON IOWA STATE PLANE
COORDINATES (SOUTH ZONE), LIBRARY CALIBRATION
USING THE IOWA REAL TIME NETWORK (RTN), THE
DISTANCES SHOWN ON THE PLAT ARE GROUND
DISTANCES AND NOT GRID DISTANCES.

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.

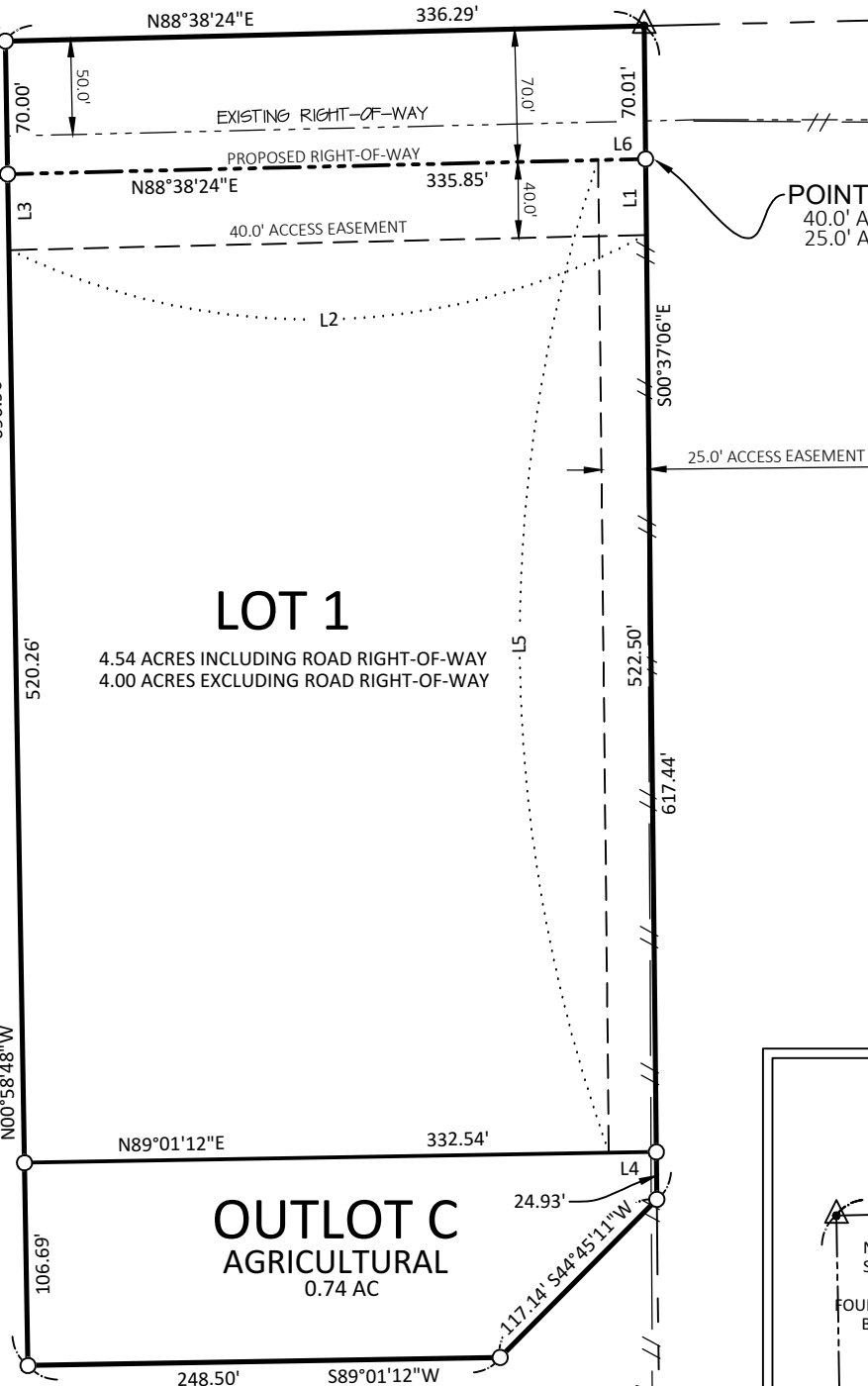
THE PARENT PARCEL OF 60 ACRES ± IS DESCRIBED IN A
DEED RECORDED IN BOOK 1023, PAGE 17 IN THE
RECORDS OF THE JOHNSON COUNTY RECORDER'S
OFFICE. THE PARENT PARCEL WILL CONTAIN 54.72 ACRES
± AFTER APPROVAL OF THE FARMSTEAD SPLIT.

POINT OF COMMENCEMENT

POINT OF BEGINNING

SW 1/4 - SE 1/4
SECTION 4-T81N-R8W

120TH STREET NW (F12)



NW 1/4 - NE 1/4
SECTION 9-T81N-R8W

DESCRIPTION - 40.0' ACCESS EASEMENT

COMMENCING at the North Quarter Corner of Section 9, Township 81 North, Range 8 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence N88°38'24"E, along the North Line of the Northeast Quarter of said Section 9, a distance of 329.36 feet; Thence continuing N88°38'24"E, along said North Line, 336.29 feet, to the Northeast Corner of the West One-Half of the Northwest Quarter of the Northeast Quarter of said Section 9; Thence S00°37'06"E, along the East Line of said West One-Half, 70.01 feet, to the POINT OF BEGINNING; Thence S00°37'06"E, continuing along said East Line, 40.00 feet; Thence S88°38'24"W, 335.59 feet; Thence N00°58'48"W, 40.00 feet; Thence N88°38'24"E, 335.85 feet, to the POINT OF BEGINNING. Said 40.0' Access Easement contains 0.31 Acre, and is subject to easements and restrictions of record.

DESCRIPTION - 25.0' ACCESS EASEMENT

COMMENCING at the North Quarter Corner of Section 9, Township 81 North, Range 8 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence N88°38'24"E, along the North Line of the Northeast Quarter of said Section 9, a distance of 329.36 feet; Thence continuing N88°38'24"E, along said North Line, 336.29 feet, to the Northeast Corner of the West One-Half of the Northwest Quarter of the Northeast Quarter of said Section 9; Thence S00°37'06"E, along the East Line of said West One-Half, 70.01 feet, to the POINT OF BEGINNING; Thence S00°37'06"E, continuing along said East Line, 522.50 feet; Thence S89°01'12"W, 25.00 feet; Thence N00°37'06"W, 522.34 feet; Thence N88°38'24"E, 25.00 feet, to the POINT OF BEGINNING. Said 25.0' Access Easement contains 0.30 Acre, and is subject to easements and restrictions of record.

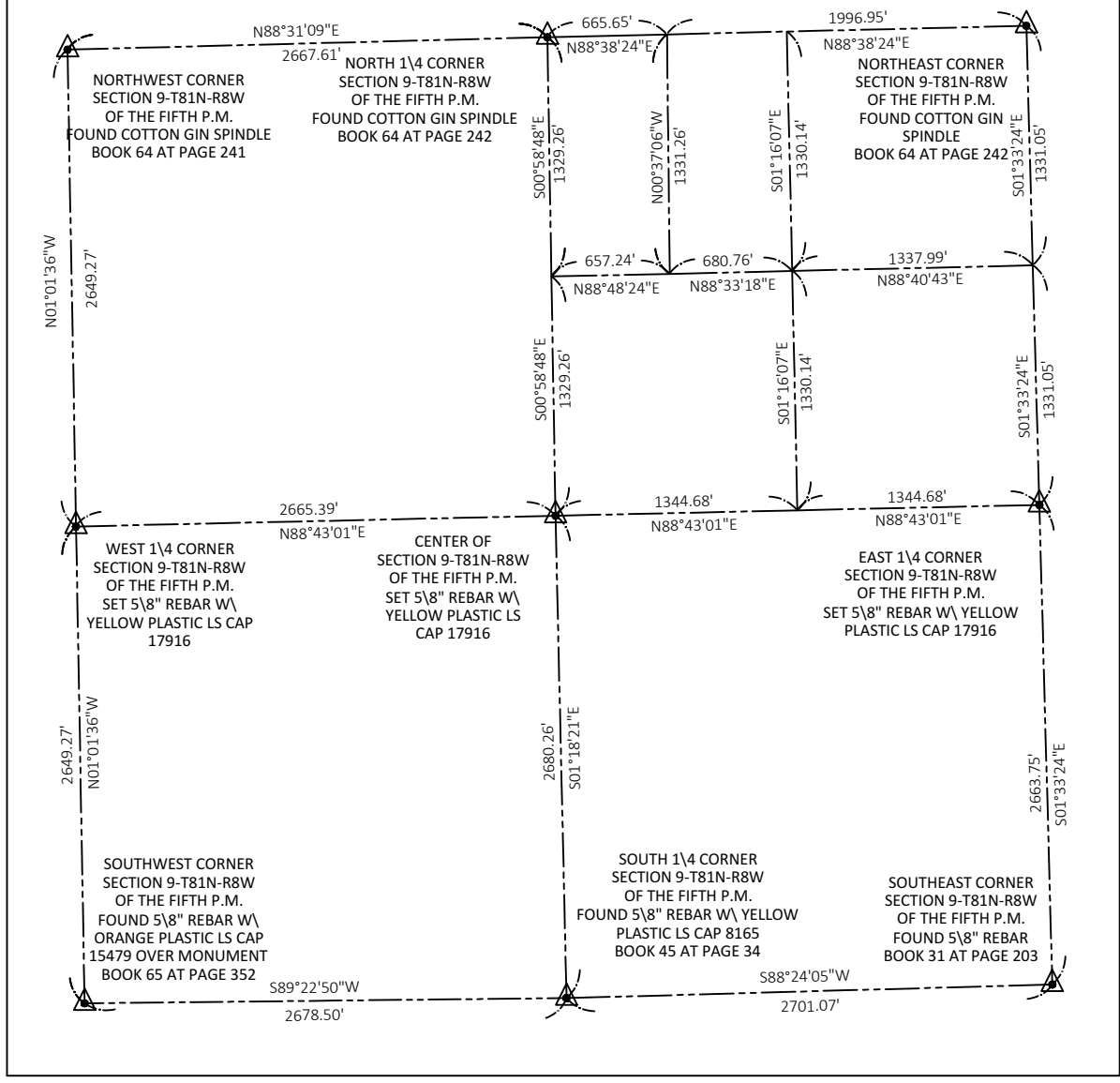
SOUTHEAST CORNER
OF THE
WEST ONE-HALF
OF THE
NORTHWEST QUARTER
OF THE
NORTHEAST QUARTER
OF
SECTION 9-T81N-R8W
OF THE FIFTH P.M.
FND 5/8" REBAR @ FENCE CORNER

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

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

SECTION BREAKDOWN DETAIL



DESCRIPTION - SUNSET RIDGE EAST

COMMENCING at the North Quarter Corner of Section 9, Township 81 North, Range 8 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence N88°38'24"E, along the North Line of the Northeast Quarter of said Section 9, a distance of 329.36 feet, to the POINT OF BEGINNING; Thence continuing N88°38'24"E, along said North Line, 336.29 feet, to the Northeast Corner of the West One-Half of the Northwest Quarter of the Northeast Quarter of said Section 9; Thence S00°37'06"E, along the East Line of said West One-Half, 617.44 feet; Thence S44°45'11"W, 117.14 feet; Thence S89°01'12"W, 248.50 feet; Thence N00°58'48"W, 696.96 feet, to the POINT OF BEGINNING. Said Sunset Ridge East contains 5.28 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:

LINE SEGMENT TABLE		
LINE	BEARING	LENGTH
L1	S00°37'06"E	40.00'
L2	S88°38'24"W	335.59'
L3	N00°58'48"W	40.00'
L4	S89°01'12"W	25.00'
L5	N00°37'06"W	522.34'
L6	N88°38'24"E	25.00'

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

Notary Public, in and for the State of Iowa.

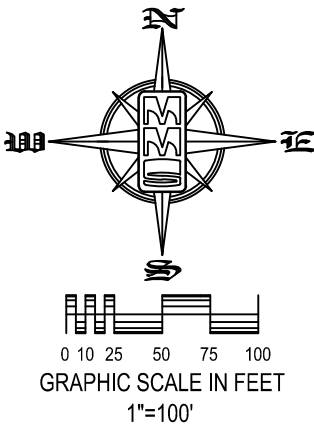
PLAT APPROVED BY:
JOHNSON COUNTY BOARD OF SUPERVISORS:

CHAIRPERSON DATE

PLAT OF SURVEY
RIGHT-OF-WAY ACQUISITION
SUNSET RIDGE WEST
JOHNSON COUNTY, IOWA

LOCATION:	SUBDIVIDER:
A PORTION OF THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 81 NORTH, RANGE 8 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	JERRY E & VICKI D WEAR PO BOX 17 NORTH LIBERTY, IOWA 52317
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	JAMES D. HOUGHTON ANDERSON & HOUGHTON PLLC 568 HIGHWAY 1 W IOWA CITY, IA 52246
DATE OF SURVEY:	PROPRIETOR OR OWNER:
11-21-2025	JERRY E & VICKI D WEAR PO BOX 17 NORTH LIBERTY, IOWA 52317

LEGEND AND NOTES	
	- CONGRESSIONAL CORNER, FOUND
	- 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)	
(M)	
C22-1	
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS	



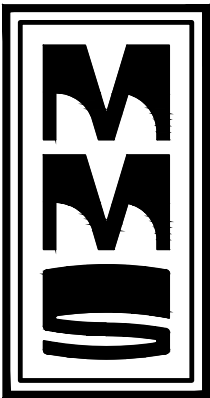
NOTE:
ALL BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATES (SOUTH ZONE), LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN), THE DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES AND NOT GRID DISTANCES.

DESCRIPTION - RIGHT-OF-WAY ACQUISITION

BEGINNING at the North Quarter Corner of Section 9, Township 81 North, Range 8 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence N88°38'24"E, along the North Line of the Northeast Quarter of said Section 9, a distance of 329.36 feet; Thence S00°58'48"E, 70.00 feet; Thence S89°38'24"W, 329.36 feet, to a Point on the West Line of said Northeast Quarter of Section 9; Thence N00°58'48"W, along said West Line, 70.00 feet, to the POINT OF BEGINNING. Said Right-of-Way Acquisition contains 0.53 Acre, and is subject to easements and restrictions of record.

Including 0.39 Acre of Existing Road Right-of-Way.

	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 Lic. No. 17916 My license renewal date is December 31, 20____.
	Pages or sheets covered by this seal: _____ _____ _____
SEAL	



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
------	----------

PLAT OF SURVEY

RIGHT-OF-WAY
ACQUISITION

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	11-25-2025
Designed by:	Field Book No:
LSS	1427
Drawn by:	Scale:
RLW	1"=100'
Checked by:	Sheet No:
RRN	1
Project No:	of:
IC 10876-002	1

POINT OF BEGINNING

NORTH 1/4 CORNER
SECTION 9-T81N-R8W
OF THE FIFTH P.M.
FOUND COTTON GIN SPINDLE
BOOK 64 AT PAGE 242

NORTHEAST CORNER
SECTION 9-T81N-R8W
OF THE FIFTH P.M.
FOUND COTTON GIN SPINDLE
BOOK 64 AT PAGE 242

120TH STREET NW (F12)

RIGHT-OF-WAY ACQUISITION
0.53 ACRE

EXISTING RIGHT-OF-WAY

PROPOSED RIGHT-OF-WAY
329.36'

OUTLOT A

LOT 1

SUNSET RIDGE WEST

CENTER OF
SECTION 9-T81N-R8W
OF THE FIFTH P.M.
SET 5/8" REBAR W/ YELLOW
PLASTIC LS CAP 17916

BECICKA
SUBDIVISION

NE 1/4 - NW 1/4
SECTION 9-T81N-R8W

SE 1/4 - SW 1/4
SECTION 4-T81N-R8W

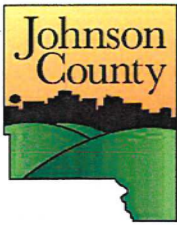
SW 1/4 - SE 1/4
SECTION 4-T81N-R8W

NW 1/4 - NE 1/4
SECTION 9-T81N-R8W

CHAMBERS AVENUE NW

EXISTING RIGHT-OF-WAY

PROPOSED ACCESS EASEMENT



SECONDARY ROAD DEPARTMENT

JOHNSON COUNTY ENGINEER
Paul Wittau, P.E.

ASSISTANT COUNTY ENGINEER
Rob Winstead, P.E. & P.L.S.

ASSISTANT COUNTY ENGINEER
Ed Bartels, P.E. & P.L.S.

ASSISTANT COUNTY ENGINEER

ASSISTANT TO THE ENGINEER
Jesse Ward, E.I.

MAINTENANCE SUPERINTENDENT
Kevin Braddock

ASST. MAINTENANCE
SUPERINTENDENT
Shannon Smith

ROADSIDE VEGETATION MANAGER/
WEED COMMISSIONER
Chris Henze

4810 MELROSE AVE., IOWA CITY IOWA 52246 TEL (319) 356-6046 FAX (319) 339-6133 www.johnsoncountyiowa.gov
December 3, 2025

Ryan Wear
PO Box 17
North Liberty, IA 52317

Your Permit To Perform Work Within County Right-Of-Way (2025-042) for a residential driveway on 120th NW 670' east of Chambers on the south side of the road has been approved.

The new driveway will require an 18" culvert and 8:1 side slopes. This will be a shared driveway with Larry J Vondracek Revocable Trust 1550 120th St NW Fairfax, IA 52228. I would recommend getting in touch with him before you start the work.

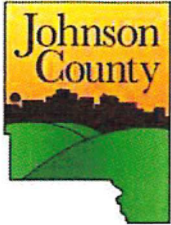
At this time you do not have a contractor listed to do the work. Before any work is done you need to let us know who is doing the work and give us proof of insurance.

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

payable to: Johnson County
Secondary Roads

Permit # <u>2025-042</u>	
Fee	\$285.00
Cash/Check <input checked="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

PLEASE PRINT

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

APPLICANT NAME: Ryan Wear
MAILING ADDRESS: PO Box 17
CITY, STATE, ZIP: North Liberty, IA 52317
PHONE NUMBER(S): 319-331-4795

ADDRESS/LOCATION OF PROPOSED WORK: Proposed new residential entrance for proposed subdivision

SECTION 9 TOWNSHIP 81 RANGE 8 1/4 SECTION NW NE
SUBDIVISION NAME: TBD LOT #: TBD
ZONING APPLICATION #: TBD

DETAILED DESCRIPTION OF PROPOSED WORK (driveway entrance, field entrance, pave driveway, clean ditch, cut brush,
50-50 rock sharing, etc.) Shared driveway entrance to a single home (west parcel) and the farm field (east parcel)

DATE THE SITE WILL BE MARKED WITH A FLAG: 11/19/2025

PERSON/CONTRACTOR DOING PROPOSED WORK: TBD

I, (Print Full Name) Lacey Stutzman, do solemnly 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

11/19/2025
DATE

FOR COUNTY USE

PRELIMINARY INSPECTION BY: SS DATE: 12/2/25

FINAL INSPECTION BY: _____ DATE: _____

THE CULVERT DIAMETER REQUIRED AT THIS LOCATION IS _____ INCHES.

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

APPROVED BY:
COUNTY ENGINEER

DATE: 12/2/2025

*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.”

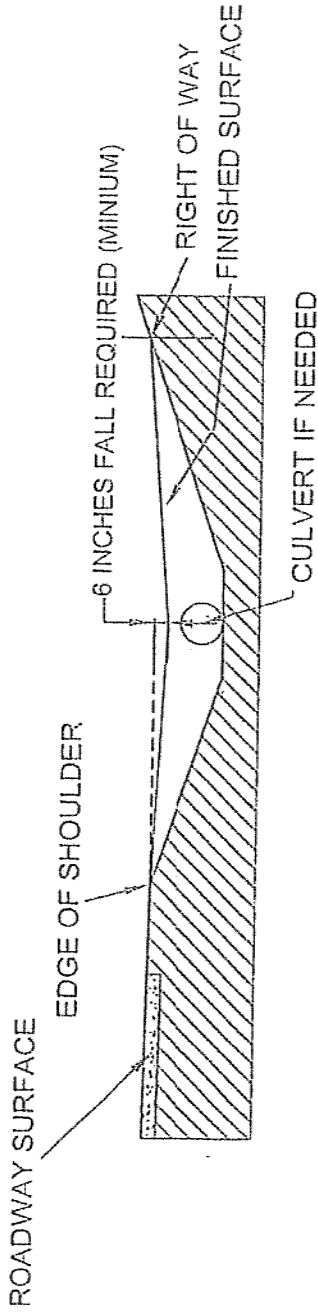
The County may, if deemed unnecessary by the nature of the proposed work, waive the requirement of the County being listed as additional insured.

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 foregoing 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.

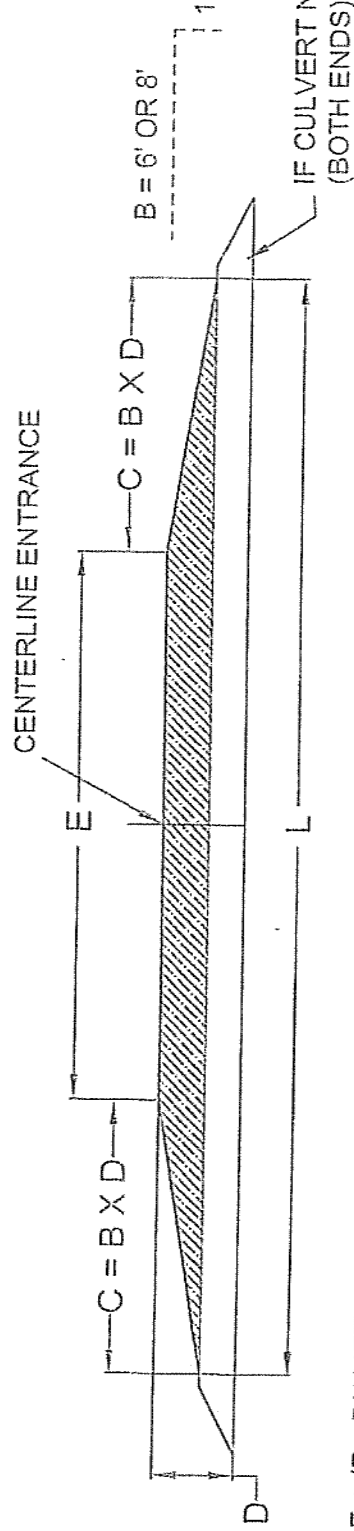
DRIVEWAY AND FIELD ENTRANCE INFORMATION

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

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

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

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

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

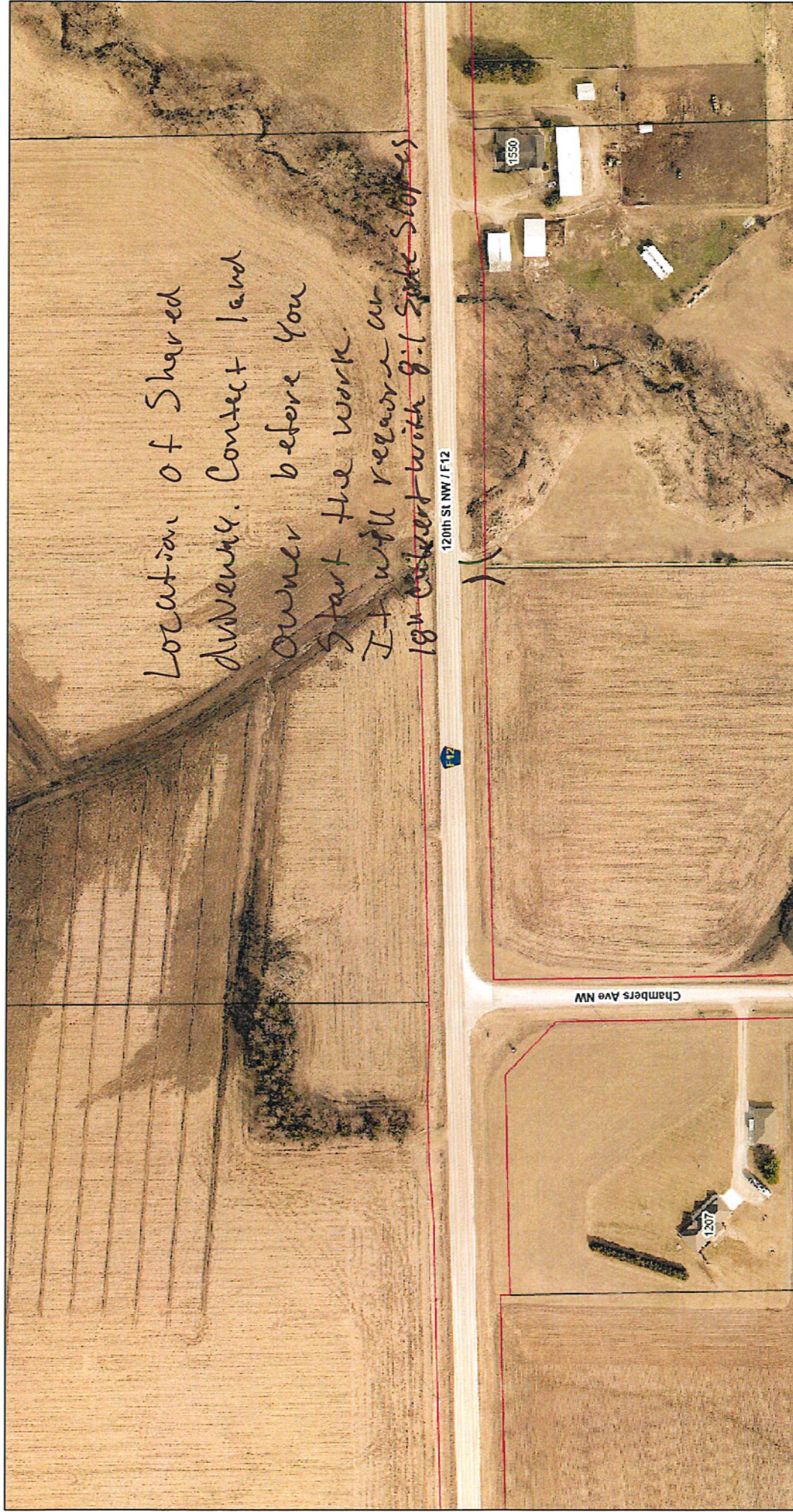
$5 \text{ FT.} - 1.25 \text{ FT.} = 3.75 \text{ FT.}$

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

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

Proposed new shared
drive will be located
to split the existing
shared parcel line





Location of Shared
driveway. Contact land
owner before you
start the work.
It will require an
18th circuit with 8:1 Spike Slopes

120th St NW / F12

Chambers Ave NW

1207

1550

11/12/2025, 8:21:03 AM

Parcels Parcel History
Parcel Lines Right of Way
Parcel Lot

1:1,758

0 0.02 0.04 0.07 0.08 mi
0 0.03 0.07 0.13 km

Johnson County

THIS PAGE FOR COUNTY USE ONLY

SPECIAL PROVISIONS

LOCATION: 120th St NW 670' East of Chambers on
the South Side of the road.

SIGHT DISTANCE: East - 1000' +
West - 1000' +

DRAINAGE AREA: 1

SPEED LIMIT: 55 MPH

DAILY TRAFFIC COUNT: 1250 Cars Per Day

SIDE SLOPE: 8:1

CULVERT SIZE: 18"

INSURANCE COMPANY: _____

POLICY NUMBER: _____

ADDITIONAL INSURED? _____

EXPIRATION DATE: _____



PLANNING, DEVELOPMENT AND SUSTAINABILITY

PLANNING DIVISION

JOSH BUSARD
AICP, LEED-AP, CFM
DIRECTOR

NATHAN MUELLER, AICP, CFM
ASSISTANT DIRECTOR

WAIVER RESPONSE

Date: November 13, 2025
To: MMS Consultants; Attn. Lacey Stutzman
From: Kasey Hutchinson, Environmental Regulations Coordinator
Re: Waiver Request, PPN 0409126004

Recently, your firm submitted a request to waive the Stormwater Management requirements for a subdivision (farmstead split), PPN 0409126004. 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 permit.

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: 1 Lot Farmstead Split

Street Address or Layman's Description: 1210 Chambers Ave NW, Fairfax

Parcel Number(s): 0409126004

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.

Ryan Wear wear.apartments@gmail.com

Name of Applicant Applicant Email Address

319-331-4795

Applicant Phone

PO Box 17, North Liberty, IA 52317

Name of Owner (if different) Owner Email Address

Owner Mailing Address (include City, State, Zip)

11/13/2025

Applicant Signature Date

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

11/13/2025

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.

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

LSS A written narrative explaining the request.