

PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Subdivision****SUBTYPE: Combined****NO. SD25-000015****APPLICATION DATE: 12/03/2025****PROPERTY OWNER: KATHY M SHEBETKA****APPLICANT: Lacey Stutzman****WORK DESCRIPTION: 2 Lot residential subdivision****SITE ADDRESS: 3085 Hickory Dr NE****PARCEL NUMBER: 0323379003****PROPOSED SUBDIVISION NAME: Hickory Heights Subdivision - Part Six****PROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
0323379003	3.55	AR - Agricultural Residential
0326201004	5.77	AR - Agricultural Residential

**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: Hickory Heights Subdivision – Part Six

Dear Josh,

On behalf of Kathy Shebetka we are submitting a Preliminary and Final Plat for a 2 Lot subdivision. This will be a resubdivision of Lot 5, Hickory Heights Subdivision, Part Four and Auditor's Parcel 2019082 which was Boundary Line Adjusted to said Lot 5 back in 2019. Both parcels are zoned AR – Agriculture Residential. The boundary of Lot 5 will stay the same and will become the boundary of the proposed Lot 1. The boundary of Auditor's Parcel 2019082 will stay the same and will become the boundary of the proposed Lot 2 under this subdivision application.

There is an existing dwelling located on proposed Lot 1 which will remain, a existing permitted septic system and well that services said dwelling will also remain. There are no dwellings, septic systems, or wells located on proposed Lot 2. There are two portable sheds on the property. There are two existing access easements in place to provide access from the proposed Lot 2 to Hickory Drive NE.

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 black ink, appearing to read 'Lacey S. Stutzman'.

Lacey S. Stutzman

12130-001Letter of Intent_Subd.docx

PRELIMINARY AND FINAL PLAT HICKORY HEIGHTS SUBDIVISION - PART SIX

A RESUBDIVISION OF AUDITOR'S PARCEL 2019082 AND LOT 5
OF HICKORY HEIGHTS SUBDIVISION - PART FOUR
JOHNSON COUNTY, IOWA

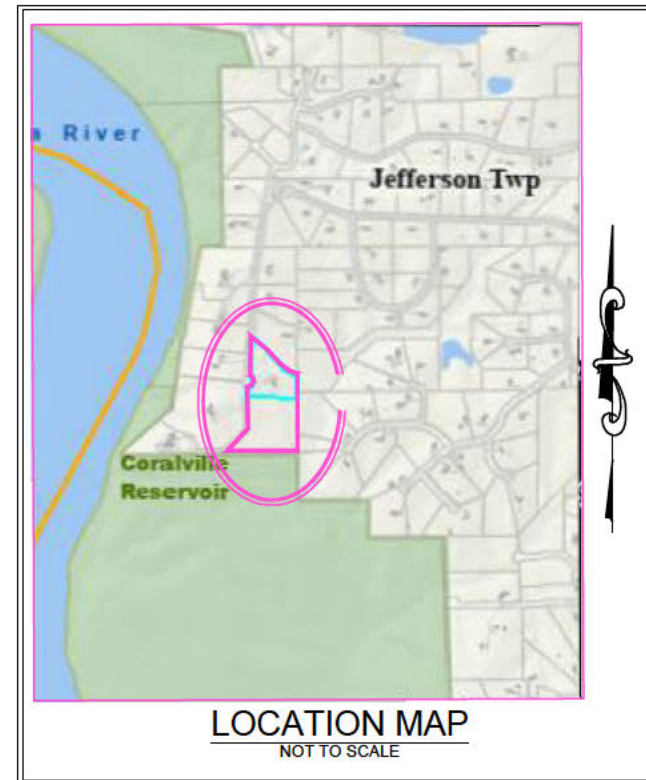
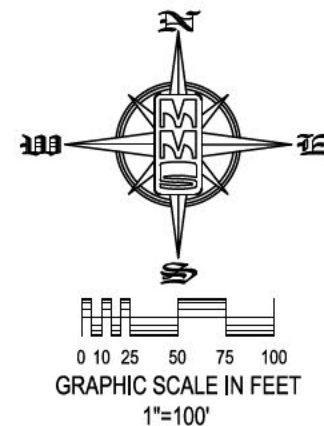
LOCATION: AUDITOR'S PARCEL 2019082 AND LOT 5 OF HICKORY HEIGHTS SUBDIVISION, PART FOUR, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, ALL OF TOWNSHIP 81 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	SUBDIVIDER: KATHY M SHEBETKA 3085 HICKORY DRIVE NE SOLON, IOWA 52333
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	SUBDIVIDER'S ATTORNEY: KYLE R. MAURER 515 LOMBARD STREET PO BOX 7 CLARENCE, IOWA 52216
DATE OF SURVEY: 11-07-2025	PROPRIETOR OR OWNER: KATHY M SHEBETKA 3085 HICKORY DRIVE NE SOLON, IOWA 52333
	DOCUMENT RETURN INFORMATION: LAND SURVEYOR

FOR COUNTY RECORDER'S USE

AREA SUMMARY TABLE		
1\4 - 1\4	AREA	AREA IN ROW
SE-SW SEC 23	2.95 ACRES	0.00 ACRE
NE-NW SEC 26	6.37 ACRES	0.00 ACRE
TOTAL	9.32 ACRES	0.00 ACRE

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



DESCRIPTION - HICKORY HEIGHTS SUBDIVISION - PART SIX

AUDITOR'S PARCEL 2019082, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 63 AT PAGE 294 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

AND

LOT 5 OF HICKORY HEIGHTS SUBDIVISION, PART FOUR, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 30 AT PAGE 46 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

HICKORY HEIGHTS SUBDIVISION - PART SIX CONTAINS 9.32 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

DESCRIPTION - CONSERVATION EASEMENT AREA #1

BEGINNING AT THE NORTHERLY CORNER OF LOT 1 OF HICKORY HEIGHTS SUBDIVISION - PART SIX; THENCE S53°05'16"E, ALONG A NORTHEASTERLY LINE THEREOF, 116.38 FEET; THENCE S41°36'12"E, ALONG A NORTHEASTERLY LINE THEREOF, 296.74 FEET; THENCE S63°03'58"E, ALONG A NORTHEASTERLY LINE THEREOF, 142.82 FEET; THENCE S01°05'38"E, ALONG THE EAST LINE THEREOF, 142.14 FEET; THENCE S00°49'09"E, ALONG THE EAST LINE OF SAID LOT 1 AND THE EAST LINE OF LOT 2 OF HICKORY HEIGHTS SUBDIVISION - PART SIX, 121.36 FEET; THENCE N51°10'24"W, 128.20 FEET; THENCE N11°17'55"W, 56.96 FEET; THENCE N23°59'12"E, 59.46 FEET; THENCE N65°29'37"W, 106.51 FEET; THENCE N17°23'20"W, 38.46 FEET; THENCE S86°37'00"W, 63.37 FEET; THENCE N86°37'00"W, 135.37 FEET; THENCE N62°22'50"W, 44.81 FEET; THENCE N02°02'15"E, 323.69 FEET, TO THE POINT OF BEGINNING. SAID CONSERVATION EASEMENT AREA #1 CONTAINS 2.17 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

DESCRIPTION - CONSERVATION EASEMENT AREA #2

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 2 OF HICKORY HEIGHTS SUBDIVISION - PART SIX; THENCE N45°05'16"E, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 295.44 FEET; THENCE S32°15'54"E, 168.35 FEET; THENCE S77°16'55"E, 88.24 FEET; THENCE S19°47'45"E, 44.75 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE S89°19'37"W, ALONG SAID SOUTH LINE, 400.36 FEET, TO THE POINT OF BEGINNING. SAID CONSERVATION EASEMENT AREA #2 CONTAINS 0.88 ACRE, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

DESCRIPTION - CONSERVATION EASEMENT AREA #3

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 2 OF HICKORY HEIGHTS SUBDIVISION - PART SIX; THENCE S89°19'37"W, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 170.31 FEET; THENCE N01°10'15"W, 21.03 FEET; THENCE N39°11'44"E, 201.84 FEET; THENCE N74°48'48"E, 41.96 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE S00°49'09"E, ALONG SAID EAST LINE, 186.46, TO THE POINT OF BEGINNING. SAID CONSERVATION EASEMENT AREA #3 CONTAINS 0.46 ACRE, 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 License No. 17916 My license renewal date is December 31, 20____.
Pages or sheets covered by this seal: _____	
Signed before me this _____ day of _____, 20____.	
Notary Public, in and for the State of Iowa.	

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

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Date Revision

PRELIMINARY AND
FINAL PLAT

HICKORY HEIGHTS
SUBDIVISION - PART SIX

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 11-17-2025

Designed by: LSS Field Book No: 1430

Drawn by: RLW Scale: 1"=100'

Checked by: RRN Sheet No: 1

Project No: IOWA CITY

10742-004 of: 1

LINE SEGMENT TABLE		
LINE	BEARING	LENGTH
L1	N51°10'24"W	128.20'
L2	N11°17'55"W	56.96'
L3	N23°59'12"E	59.46'
L4	N65°29'37"W	106.51'
L5	N17°23'20"W	38.46'
L6	S86°37'00"W	63.37'
L7	N86°37'00"W	135.37'
L8	N62°22'50"W	44.81'
L9	N2°02'15"E	323.69'
L10	S32°15'54"E	168.35'
L11	S77°16'55"E	88.24'
L12	S19°47'45"E	44.75'
L13	N1°10'15"W	21.03'
L14	N39°11'44"E	201.84'
L15	N74°48'48"E	41.96'

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.

PLAT APPROVED BY:	
JOHNSON COUNTY BOARD OF SUPERVISORS:	
CHAIRPERSON	DATE



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
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IOWA CITY, IOWA 52240
(319) 351-8282
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Date	Revision

SENSITIVE AREAS
EXHIBIT

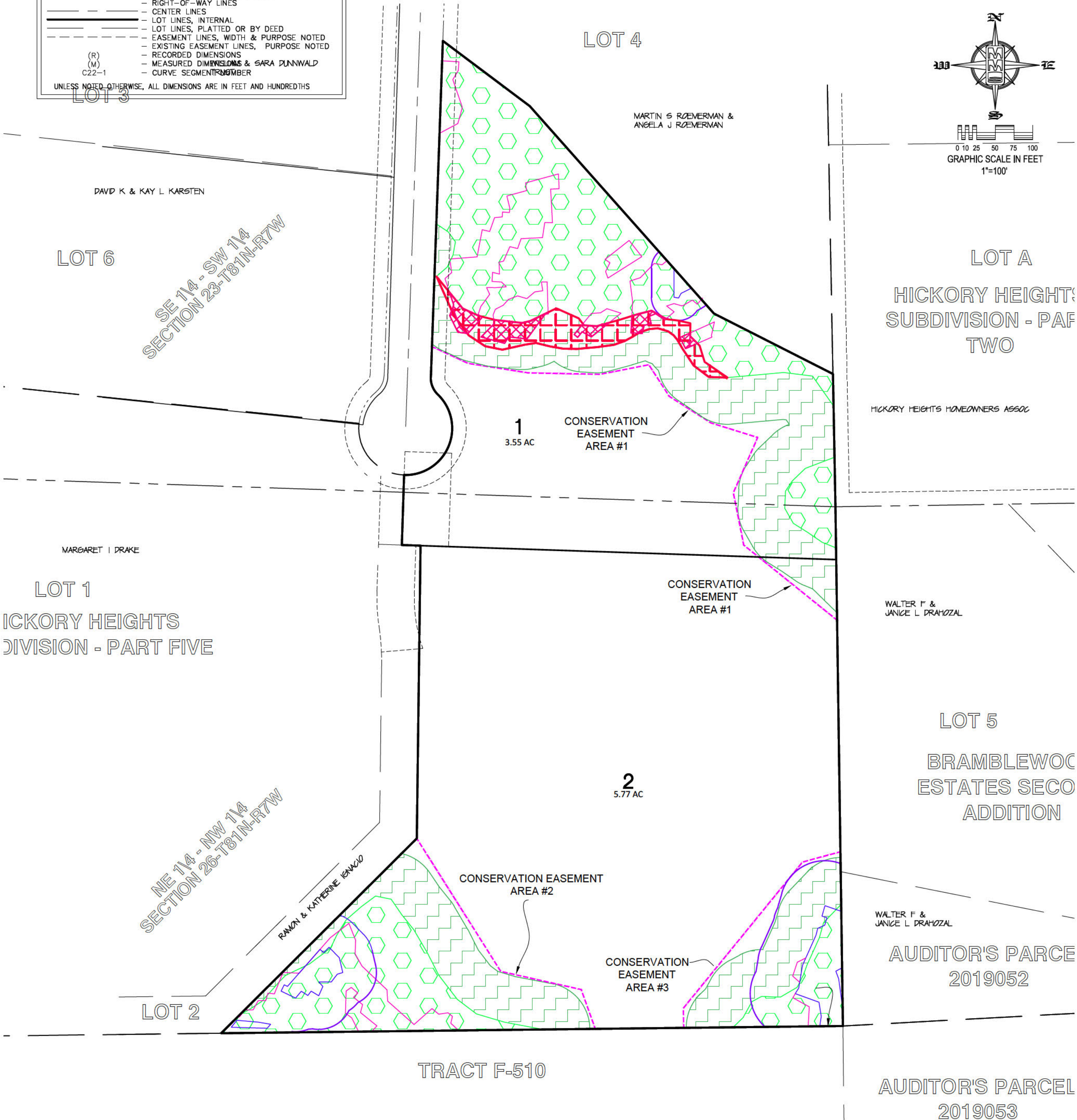
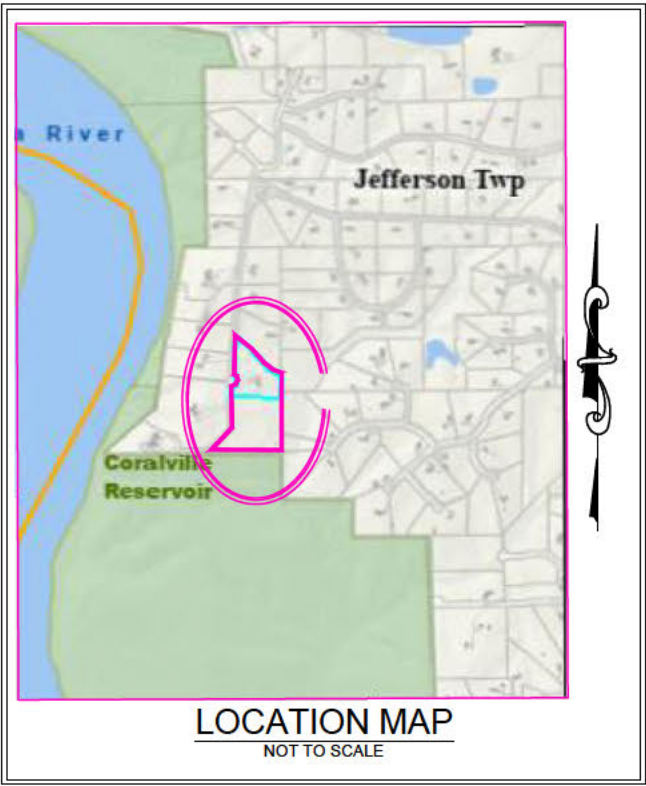
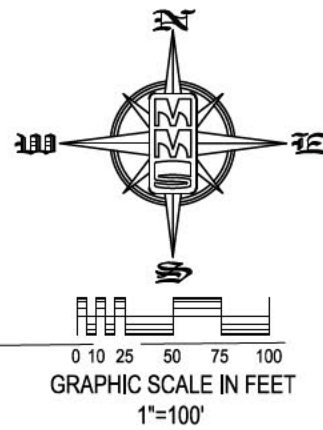
HICKORY HEIGHTS
SUBDIVISION
PART SIX
SOLON
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	12/03/2025
Designed by:	LRS
Drawn by:	LRS
Checked by:	LRS
Project No:	10742-002
Scale:	1"=80'
Sheet No:	1
Off SHEET	

SENSITIVE AREA EXHIBIT
HICKORY HEIGHTS SUBDIVISION - PART SIX
A RESUBDIVISION OF AUDITOR'S PARCEL 2019082 AND LOT 5
OF HICKORY HEIGHTS SUBDIVISION - PART FOUR
JOHNSON COUNTY, IOWA

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")
	OUT "X"
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	LOT LINES, INTERNAL
	LOT LINES, PLATTED OR BY DEED
	EASEMENT LINES, WIDTH & PURPOSE NOTED
	EXISTING EASEMENT LINES, PURPOSE NOTED
	RECORDED DIMENSIONS
	MEASURED DIMENSIONS & SARA DUNN WALD
	CURVE SEGMENT NUMBER
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS	



SENSITIVE AREAS LEGEND	
	CRITICAL SLOPES (25%-35%) (0.58 ACRES)
	PROTECTED SLOPES (>35%) (0.14 ACRES)
	PROTECTED SLOPES BUFFER
	SENSITIVE WOODLAND (1.92 ACRES)
	50' WOODLAND BUFFER
	WOODLAND IMPACTS (0.17 ACRES OR 8.85%)
	CONSERVATION EASEMENT
	SLOPE IMPACTS (0.06 ACRES CRITICAL SLOPE IMPACT OR 10.34%)

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 FINAL PLAT APPROVAL.
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.	COLOR VERSIONS OF THIS EXHIBIT ARE AVAILABLE ON FILE AT JOHNSON COUNTY PDS, ALONG WITH THE ACCOMPANYING SENSITIVE AREAS REPORT.



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 0323379003, 0326201004

Recently, your firm submitted a request to waive the Stormwater Management requirements for a subdivision, PPN 0323379003, 0326201004. 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: 2 Lot residential subdivision

Street Address or Layman's Description: 3085 Hickory Drive NE, Solon, IA

Parcel Number(s): 0323379003, 0326201004

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.

Kathy Shebetka

Name of Applicant

Applicant Email Address

Applicant Phone

Name of Owner (if different)

Owner Email Address

3085 Hickory Drive NE, Solon, IA 52333

Owner Mailing Address (include City, State, Zip)

11/13/2025

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.