

**PLANNING APPLICATION COVER SHEET**

**PROJECT TYPE: Subdivision**

**SUBTYPE: Combined**

**NO. SD26-000011**

**APPLICATION DATE: 07/01/2026**

**PROPERTY OWNER: TAYLOR & STEPHANIE GETTING**

**APPLICANT: Lacey Stutzman**

**WORK DESCRIPTION: Sandy Hills Subdivision**

**SITE ADDRESS: 1784 255th St NW**

**PARCEL NUMBER: 0510401001**

**PROPOSED SUBDIVISION NAME: Sandy Hills Subdivision**

**PROPERTY INFORMATION**

<b>Parcel ID (PPN)</b>	<b>Acres in Parcel</b>	<b>Current zoning classification</b>
0510401001	5.81	A - Agricultural



**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>



June 30<sup>th</sup>, 2026

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

RE: 1784 255<sup>th</sup> Street NW, Oxford – Sandy Hills Subdivision

Dear Josh,

On behalf of Taylor and Stephanie Getting, we are submitting a 1-lot, 1-outlot subdivision totaling 5.81 acres. A rezoning application was submitted on June 3, 2026, to rezone the proposed boundary of Lot 1 from Ag to R (SAW26-000014). The existing home was constructed prior to December 1, 2000, meeting the requirements of an established historic residential use within the A – Agricultural Future Land Use Category.

The existing home on proposed Lot 1 will remain. The existing septic system and well serving the home will also remain. A temporary septic sewer easement has been provided over the existing septic system and will terminate when the system is replaced. The existing access point and driveway onto 255<sup>th</sup> Street will continue to be utilized. A 40.00 foot wide access easement has been provided across Outlot "A" to provide continued access to Lot 1.

Stormwater management has been deferred until building permit review. All Sensitive Areas requirements have been waived except for wetlands, and a Sensitive Areas Report has been provided with this application.

Please let us know if you have any questions, concerns, or require any additional information.

Respectfully submitted,

Lacey S. Stutzman

12445-001Letter of Intent\_Subd.docx

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

# PRELIMINARY AND FINAL PLAT SANDY HILLS SUBDIVISION JOHNSON COUNTY, IOWA



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

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

LOCATION: A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 80 NORTH, RANGE 8 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	APPLICANT: TAYLOR AND STEPHANIE GETTING 1784 255TH STREET NW OXFORD, IOWA 52322
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: SEAN W. WANDRO 327 2ND STREET, SUITE 300 CORALVILLE, IOWA 52241
DATE OF SURVEY: 05-14-2026	PROPRIETOR OR OWNER: TAYLOR AND STEPHANIE GETTING 1784 255TH STREET NW OXFORD, IOWA 52322
	DOCUMENT RETURN INFORMATION: LAND SURVEYOR

NOTES:  
1) BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN) WITH DATUM NAD83 (2011) EPOCH 2010.000. THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.  
2) THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 WAS SET IN ACCORDANCE WITH THE ESTABLISHED CENTER LINE OF 255TH STREET NW BASED UPON FOUND PI MARKERS AS SHOWN.

### DESCRIPTION - SANDY HILLS SUBDIVISION

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 80 NORTH, RANGE 8 WEST OF THE FIFTH PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 10; THENCE S00°19'42"E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 1308.33 FEET, TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S88°37'53"W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 66.01 FEET, TO THE POINT OF BEGINNING; THENCE S88°37'53"W, CONTINUING ALONG SAID SOUTH LINE, 435.32 FEET; THENCE N13°55'10"W, 135.45 FEET; THENCE N53°21'33"W, 86.00 FEET; THENCE N24°15'48"W, 265.00 FEET; THENCE N00°53'59"E, 70.00 FEET; THENCE N55°27'22"E, 41.71 FEET; THENCE S88°32'43"E, 335.00 FEET; THENCE S53°57'05"E, 310.00 FEET; THENCE S15°03'55"E, 90.00 FEET; THENCE S00°19'29"E, 229.80 FEET, TO THE POINT OF BEGINNING.

SAID SANDY HILLS SUBDIVISION CONTAINS 5.81 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

### DESCRIPTION - TEMPORARY SEPTIC EASEMENT

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 80 NORTH, RANGE 8 WEST OF THE FIFTH PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE MOST WESTERLY CORNER OF PROPOSED LOT 1 SANDY HILLS SUBDIVISION, IN ACCORDANCE WITH THE PLAT THEREOF; THENCE S24°15'48"E, 148.03 FEET; THENCE S50°47'44"W, 45.28 FEET; THENCE N39°12'16"W, 143.03 FEET; THENCE N50°47'44"E, 83.44 FEET, TO THE POINT OF BEGINNING.

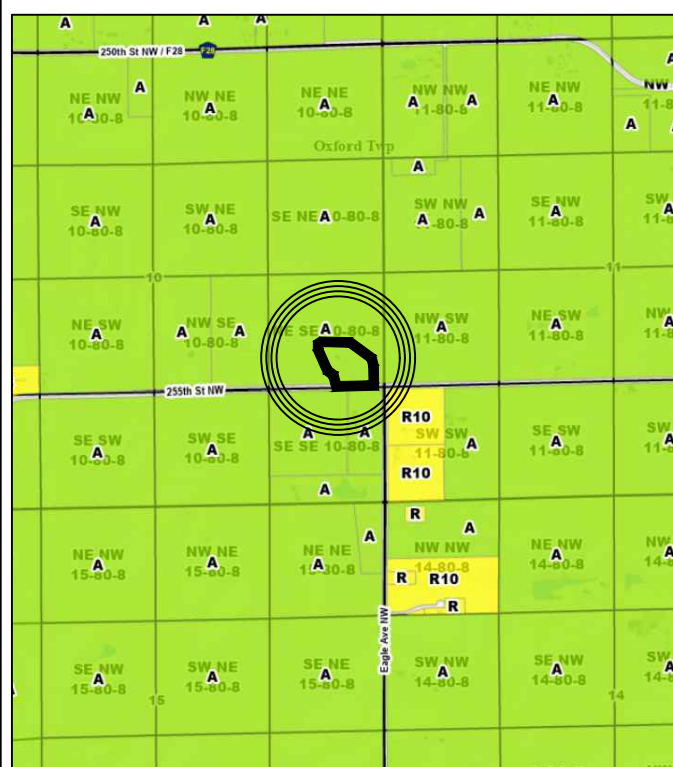
SAID TEMPORARY SEPTIC EASEMENT CONTAINS 9,206 SF, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

### POINT OF COMMENCEMENT

EAST 1/4 CORNER OF SECTION 10-T80N-R8W OF THE FIFTH P.M. FOUND CONCRETE POST AS SHOWN ON CORNER CERTIFICATE BOOK 51, PAGE 23

NW 1/4 - SW 1/4 SEC. 10-T80N-R8W

### LOCATION MAP - NOT TO SCALE



### 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

SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10-T80N-R8W OF THE FIFTH P.M. FOUND 5/8" REBAR W/ YELLOW MMS CAP, LS NUMBER ILLEGIBLE BOOK 58, PAGE 127

NW 1/4 - SE 1/4 SEC. 10-T80N-R8W

### CENTERLINE DESCRIPTION - 40.00 FOOT WIDE ACCESS EASEMENT

A PORTION OF PROPOSED OUTLOT "A" SANDY HILLS SUBDIVISION, IN ACCORDANCE WITH THE PLAT THEREOF, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 80 NORTH, RANGE 8 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS:

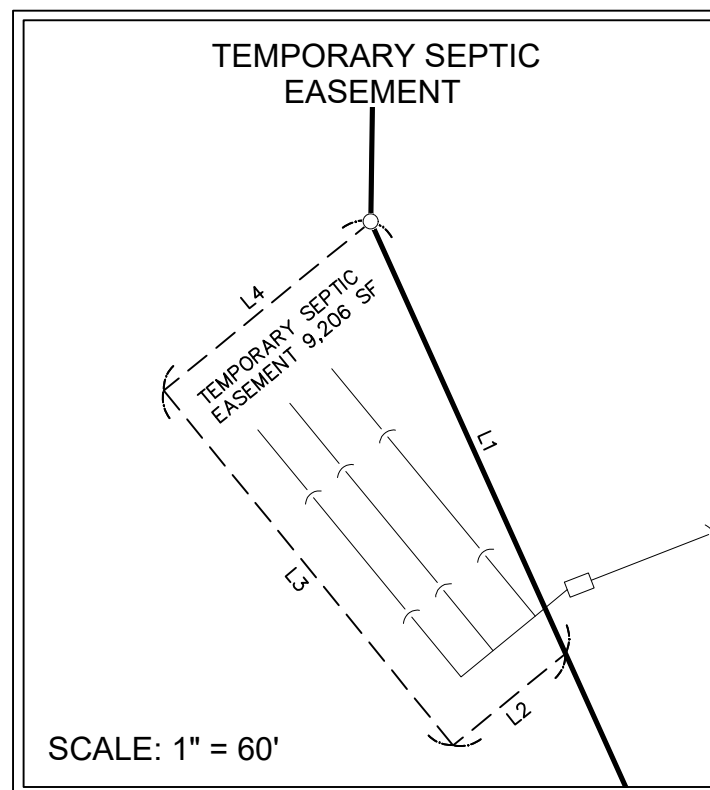
COMMENCING AT THE MOST EASTERLY CORNER OF PROPOSED LOT 1 SANDY HILLS SUBDIVISION, IN ACCORDANCE WITH THE PLAT THEREOF; THENCE S42°39'58"W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 20.11 FEET, TO THE POINT OF BEGINNING OF THE CENTERLINE OF SAID 40.00 FOOT WIDE ACCESS EASEMENT; THENCE S53°16'05"E ALONG SAID CENTERLINE, 31.91 FEET; THENCE SOUTHEASTERLY, 95.67 FEET, ALONG SAID CENTERLINE ON A 100.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, WHOSE 92.06 CHORD BEARS S26°00'07"E; THENCE S01°24'20"W ALONG SAID CENTERLINE, 111.64 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 255TH STREET NW, AND THE POINT OF TERMINATION. THE SIDELINES OF SAID 40.00 FOOT WIDE ACCESS EASEMENT SHALL BE EXTENDED OR FORESHORTENED TO THE NORTHERLY RIGHT-OF-WAY LINE OF 255TH STREET NW AND THE SOUTH LINE OF SAID LOT 1 SANDY HILLS SUBDIVISION.

SAID 40.00 FOOT WIDE ACCESS EASEMENT CONTAINS 9,569 SF, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

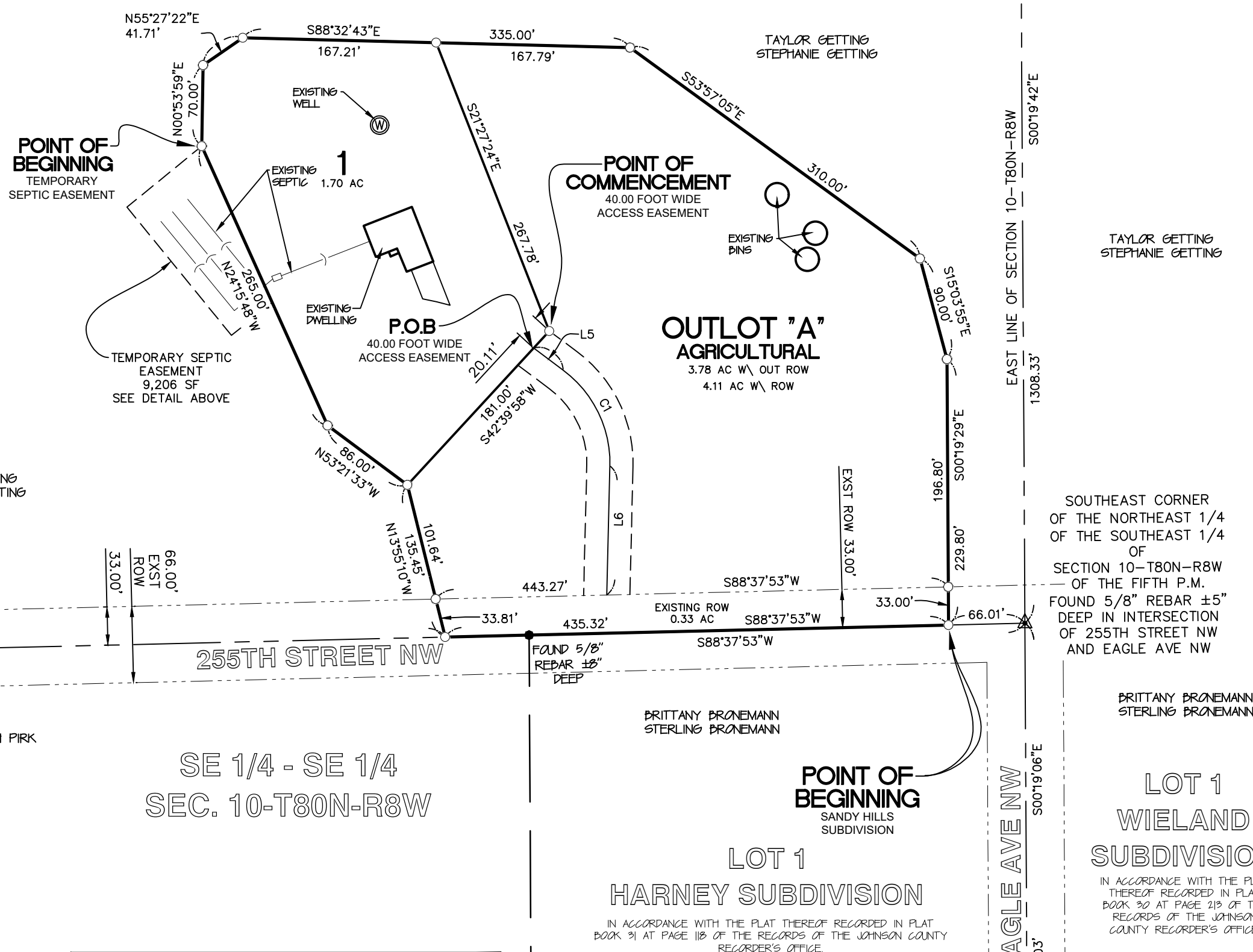
SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10-T80N-R8W OF THE FIFTH P.M. SET 5/8" REBAR IN CENTER OF 255TH STREET NW W/ YELLOW LS CAP 17916

LINE	BEARING	LENGTH
L1	S24°15'48"E	148.03'
L2	S50°47'44"W	45.28'
L3	N39°12'16"W	143.03'
L4	N50°47'44"E	83.44'
L5	S53°16'05"E	31.91'
L6	S01°24'20"W	111.64'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	54°48'54"	100.00'	51.85'	95.67'	92.06'	S26°00'07"E



NE 1/4 - SE 1/4 SEC. 10-T80N-R8W



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

## PRELIMINARY AND FINAL PLAT

A PORTION OF THE NE 1/4 - SE 1/4 OF SEC. 10-T80N-R8W OF THE 5TH P.M.

JOHNSON COUNTY IOWA

### MMS CONSULTANTS, INC.

Date:	6/16/2026
Surveyed by:	LSS/RRN
Field Book No.:	1443
Drawn by:	LSS
Scale:	1"=100'
Checked by:	RRN
Sheet No.:	1
Project No.:	12445-001
of:	1