

PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Subdivision****SUBTYPE: Combined****NO. SD26-000018****APPLICATION DATE: 09/02/2026****PROPERTY OWNER: SSSD LLC****APPLICANT: Scott Ritter****WORK DESCRIPTION: Stockman Place****SITE ADDRESS: 1706 Black Diamond Rd SW****PARCEL NUMBER: 1234151002****PROPOSED SUBDIVISION NAME: Stockman Place****PROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
1234151002	27.85	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>**



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

26 August 2026

Mr. Josh Busard
Johnson County Zoning Director

Re: Stockman Place, for SSSD, LLC
a Residential Parcel Split

Dear Josh:

Attached please find the application and accompanying documents for a Residential Parcel Split application for the Stockman family. At this time they would like to split off this portions of their property for a the residence and area around for a Lot 1 and Outlot A. These lots has access to Black Diamond Rd. SW, with water and septic to be established.

If you have questions or if you require further information you may contact myself, Attorney: Matt Evans or Dean Stockman.

Respectfully Submitted,

J. Scott Ritter, LLS
Hart-Frederick Consultants P.C.

C: Mr. Dean Stockman
Mr. Matt Evans
HFCfile

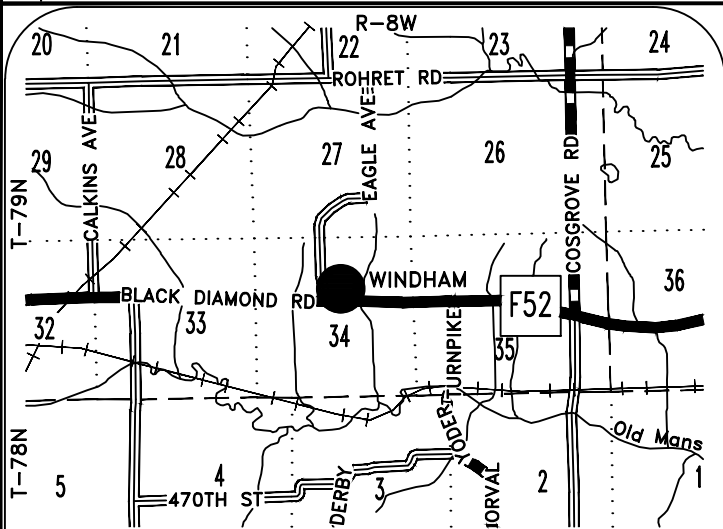
INDEX LEGEND

LOCATION: SE 1/4-NW 1/4 & SW 1/4-NE 1/4
SECTION 34, T-79-N, R-8-W
REQUESTOR: DEAN STOCKMAN
PROPRIETOR: SSSD, LLC
SURVEYOR: J. SCOTT RITTER, PLS #16546
COMPANY: HART-FREDERICK CONSULTANTS P.C.
510 STATE ST. PO BOX 560 TIFFIN, IA 52340
RETURN TO: sritter@hart-frederick.com (319) 545-7215



HART-FREDERICK CONSULTANTS P.C.

510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215 www.hart-frederick.com

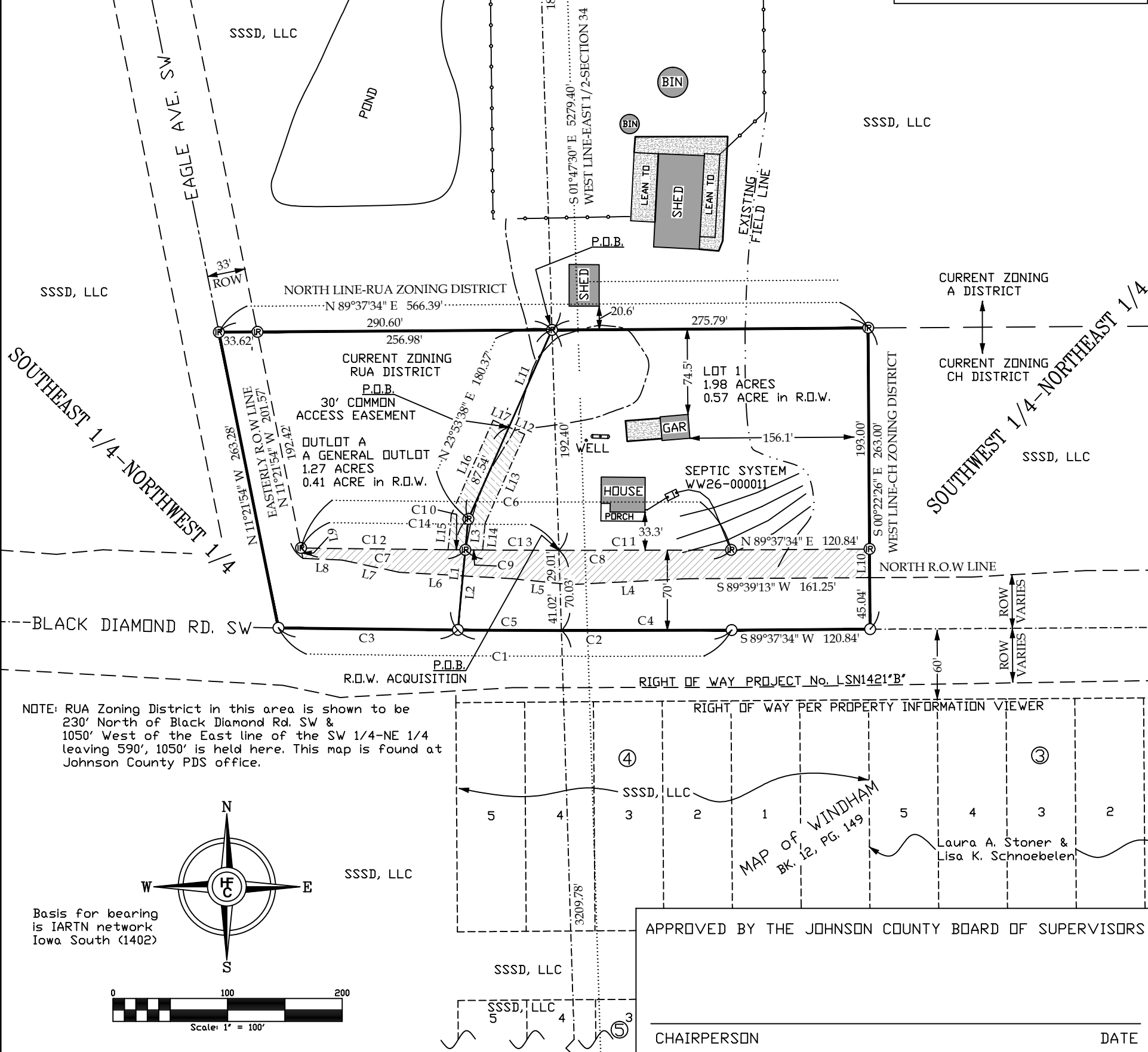


LOCATION MAP NOT TO SCALE
HARDIN TOWNSHIP /

NORTH 1/4 CORNER
SECTION 34-79-8
FOUND 5/8" REBAR #14675
4" EXPOSED
TIES BK. 64, PG. 312

LEGEND

- | | |
|---|--|
|  | GOVERNMENT CORNER |
|  | SET 5/8" IRON ROD W/RED CAP #16546 |
|  | FOUND IRON ROD (AS NOTED) |
|  | CUT "X" IN CONCRETE |
|  | SET PK NAIL |
|  | RECORDED DIMENSIONS |
|  | MEASURED DIMENSIONS |
|  | PROPERTY/BOUNDARY LINES |
|  | CENTER LINES |
|  | RIGHT-OF-WAY LINES |
|  | SECTION LINES |
|  | EASEMENT LINES |
|  | LOT LINES PLATTED OR BY DEED |
|  | EXISTING FENCE |
|  | EXISTING BUILDINGS |
|  | CONCRETE SURFACE |
|  | 70' REQUIRED RIGHTS OF WAY ACQUISITION
11428.83 SQ. FT. 0.26 ACRE |
|  | 30' COMMON ACCESS EASEMENT
3440.15 SQ. FT. 0.08 ACRE |



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.

J. Scott Ritter, P.L.S. _____ Date _____
Iowa License Number: 16546
My license renewal date is December 31, 2026.
Pages covered by this seal: THIS SHEET ONLY



SOUTH 1/4 CORNER
SECTION 34-79-8
- FOUND 5/8" REBAR #14675
FLUSH W/GROUND
TIES BK. 58, PG. 239

PRELIMINARY & FINAL PLAT		
PAGE 1 of 2		
STOCKMAN PLACE		
A RESIDENTIAL PARCEL SPLIT		
SECTION 34, T-79-N, R-8-W		
JOHNSON COUNTY, IOWA		
DATE: 08/26	DRN: JSR	APP:
FLD BK: GPS	PROJ. NO: 257203	



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www.hart-frederick.com

510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215



STOCKMAN PLACE

Being a part of the Southeast 1/4 of the Northwest 1/4 and of the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 79 North, Range 8 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

Commencing at the North 1/4 corner of Section 34, Township 79 North, Range 8 West; thence S 01°47'30" E along the West line of the East 1/2 of said Section 34, a distance of 1808.19 feet to the Point of Beginning; thence N 89°37'34" E, a distance of 275.79 feet; thence S 00°22'26" E, a distance of 263.00 feet to the centerline of Black Diamond Road SW; thence S 89°37'34" W along said centerline, a distance of 120.84 feet; thence Westerly along said centerline 395.39 feet along the arc of a 17191.52 foot radius curve, concave Northerly, whose 395.39 foot chord bears N 89°42'53" W to a point on the centerline of Eagle Avenue SW; thence N 11°21'54" W along said centerline, a distance of 263.28 feet; thence N 89°37'34" E, a distance of 290.60 feet to the Point of Beginning containing 3.25 acres of which 0.98 acre is county road right of way and being subject to all easements and restrictions of record.

70' REQUIRED RIGHT OF WAY ACQUISITION

Being a part of the Southeast 1/4 of the Northwest 1/4 and of the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 79 North, Range 8 West of the 5th P.M., Johnson County, Iowa and is described as. Commencing at the North 1/4 corner of said Section 34; thence S 01°47'30" E along the West line of the East 1/2 of said Section 34, a distance of 2000.59 feet to the Point of Beginning; thence Easterly 150.19 feet along the arc of a 17121.52 foot radius curve, concave Northerly, whose 150.19 foot chord bears N 89°52'39" E; thence N 89°37'34" E, a distance of 120.84 feet; thence S 00°22'26" E, a distance of 24.96 feet to a point on the North right of way for Black Diamond Road SW; thence S 89°39'13" W along said North right of way, a distance of 161.25 feet; thence S 86°03'33" W along said North right of way, a distance of 99.88 feet; thence N 84°10'48" W along said North right of way, a distance of 50.12 feet; thence N 86°42'07" W along said North right of way, a distance of 99.85 feet; thence N 77°53'48" W along said North right of way, a distance of 50.85 feet; thence N 87°32'16" W along said North right of way, a distance of 34.25 feet to a point on the Easterly right of way for Eagle Avenue SW; thence N 11°21'54" W along said Easterly right of way, a distance of 9.15 feet; thence Easterly 225.09 feet along the arc of a 17121.52 foot radius curve, concave Northerly, whose 225.09 foot chord bears S 89°29'40" E to the Point of Beginning containing 0.26 acre.

30' COMMON ACCESS EASEMENT

Being a part of the Southeast 1/4 of the Northwest 1/4 and of the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 79 North, Range 8 West of the 5th P.M., Johnson County, Iowa and is described as. Commencing at the North 1/4 corner of said Section 34) thence S 01°47'30" E along the West line of the East 1/2 of said Section 34, a distance of 1808.19 feet; thence S 23°53'38" W, a distance of 92.83 feet to the Point of Beginning; thence S 66°06'22" E, a distance of 15.00 feet; thence S 23°53'38" W, a distance of 85.09 feet; thence S 05°23'00" W, a distance of 23.38 feet; thence Westerly 30.12 feet along the arc of a 17121.52 foot radius curve, concave Northerly, whose 30.12 foot chord bears N 89°35'53" W; thence N 05°23'00" E, a distance of 30.92 feet; thence N 23°53'38" E, a distance of 89.98 feet; thence S 66°06'22" E, a distance of 15.00 feet to the Point of Beginning containing 0.08 acre.

SUBDIVIDORS/OWNERS: SSSD, LLC
6 LONGVIEW KNOLL NE
IOWA CITY, IA. 52240

ATTORNEY: MATT EVANS
568 HWY 1 W
IDAHO CITY, IA, 52246

PLAT PREPARED BY: HART-FREDERICK CONSULTANTS P.C.
510 EAST STATE STREET
P.O. BOX 560
TIFFIN, IA, 52340

NUMBER	DIRECTION	DISTANCE
L1	N 05°23'00" E	97.40'
L2	N 05°23'00" E	70.26'
L3	N 05°23'00" E	27.14'
L4	S 86°03'33" W	99.88'
L5	N 84°10'48" W	50.12'
L6	N 86°42'07" W	99.85'
L7	N 77°53'48" W	50.85'
L8	N 87°32'16" W	34.25'
L9	N 11°21'54" W	9.15'
L10	S 00°22'26" E	24.96'
L11	S 23°53'38" W	92.83'
L12	S 66°06'22" E	15.00'
L13	S 23°53'38" W	85.09'
L14	S 05°23'00" E	23.38'
L15	N 05°23'00" E	30.92'
L16	N 23°53'38" E	89.98'
L17	S 66°06'22" E	15.00'

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD LENGTH	CHORD DIRECTION
C1	395.39	01°19'04"	17191.52	395.39	N 89°42'53" W
C2	238.86	00°47'46"	17191.52	238.86	N 89°58'32" W
C3	156.53	00°31'18"	17191.52	156.53	N 89°19'00" W
C4	148.46	00°29'41"	17191.52	148.46	S 89°52'25" W
C5	90.40	00°18'05"	17191.52	90.40	N 89°43'42" W
C6	375.28	01°15'21"	17121.52	375.28	S 89°44'45" E
C7	143.47	00°28'48"	17121.52	143.47	S 89°21'28" E
C8	231.81	00°46'33"	17121.52	231.81	S 89°59'09" E
C9	15.06	00°03'01"	17121.52	15.06	N 89°37'23" W
C10	15.06	00°03'01"	17121.52	15.06	N 89°34'22" W
C9-C10	30.12	00°06'03"	17121.52	30.12	N 89°35'53" W
C11	150.19	00°30'09"	17121.52	150.19	N 89°52'39" E
C12	128.42	00°25'47"	17121.52	128.42	S 89°19'58" E
C13	66.56	00°13'22"	17121.52	66.56	S 89°45'35" E
C14	225.09	00°45'12"	17121.52	225.09	S 89°29'40" E

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.

J. Scott Ritter, P.L.S.
Iowa License Number: 16546
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PRELIMINARY & FINAL PLAT
PAGE 2 of 2
STOCKMAN PLACE
A RESIDENTIAL PARCEL SPLIT
SECTION 34, T-79-N, R-8-W
JOHNSON COUNTY, IOWA

DATE: 08/26	DRN: JSR	APP:
FLD BK: GPS	PROJ. NO:	257203



PLANNING, DEVELOPMENT AND SUSTAINABILITY

PLANNING DIVISION

JOSH BUSARD
AICP, LEED-AP, CFM
DIRECTOR

NATHAN MUELLER, AICP, CFM
ASSISTANT DIRECTOR

WAIVER RESPONSE

Date: April 16, 2026
To: Hart-Frederick Consultants; Attn. Scott Ritter
From: Kasey Hutchinson, Environmental Regulations Coordinator
Re: Waiver Request, PPN 1234151002

Recently, your firm submitted a request to waive the Stormwater Management and Sensitive Areas requirements for a subdivision, PPN 1234151002. 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.

Request to waive Sensitive Areas: **Approved**

- Waiver has been requested and approved for all sensitive areas.
- This subdivision is exempt from the Historic Properties Requirements.

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

Respectfully,

Kasey Hutchinson
Environmental Regulations Coordinator



PLANNING, DEVELOPMENT AND SUSTAINABILITY

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