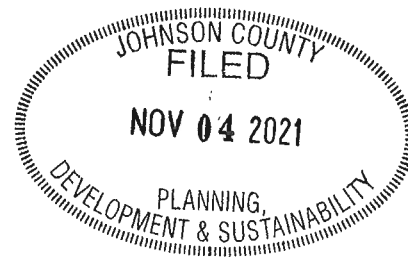


Office Use Only	11-4-21	\$ 150 -	PZC-21-28143
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA

APPLICATION FOR: SUBDIVISION PLAT APPROVAL



Application is hereby made for approval of a **PRELIMINARY / FINAL / COMBINED** subdivision plat on property located at (street address if available or layman's description):
located on the south side of Rapid Creek Rd NE, directly south of Rapid Creek Trail NE & Rapid Creek Rd intersection

Parcel Number(s): 0831201001

Proposed Subdivision Name: Yellow Rock

The subdivision contains 40.62 total acres divided into 14 total lots as follows:

Buildable Lots: 7

Non-buildable outlots: 7

Total buildable acres: 8.94

Total non-buildable acres: 31.68

Current Zoning: R

Proposed Use of the Subdivision: Residential

Ron Amelon

Name of Engineer/Surveyor

r.amelon@mmsconsultants.net 319-351-8282

Contact Email and Phone

Erek Sittig

Name of Attorney

esittig@icialaw.com 319-354-0331

Contact Email and Phone

PLEASE PRINT OR TYPE

The undersigned 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 application 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.

Yellow Rock LLC

Name of Owner

c/o/ Jesse Allen

Name of Applicant (if different)

PO Box 3474, Iowa City, IA 52244

Applicant Street Address (including City, State, Zip)

319-530-8238

Applicant Phone

allenhomesinc@gmail.com

Applicant Email

Applicant Signature

See back page for Application Submittal Requirements and Checklist



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

November 3, 2021

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

RE: Letter of Intent for

Dear Josh:

On behalf of Yellow Rock LLC we are filing the Final Plat application for Yellow Rock Subdivision, a 7 lot subdivision located south of Rapid Creek Road NE, approximately 3,000 ft east of Highway 1 NE. As-builts are included with this application and a copy of the Final Plat has been sent to Johnson County Public Health for review. We are expecting to receive the water quality tests for the well approximately a week, at which time we will forward on to the County for review.

Please feel free to call if you have any questions.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Ron Amelon'.

Ronald Amelon, P.E.

T:\7596\7596-118\Final Plat\7596-118L-F.docx



The following items must be submitted for the application to be complete. Incomplete applications will be returned and will not be considered until the next submission deadline. Electronic submissions should be submitted prior to hard copy delivery. In all cases electronic submission is due by 12-noon the day after the posted submission deadline. **Initial each item below** to confirm that you are aware of the submittal requirements for an application to be considered complete.

- LSS A signed certificate of the Auditor approving the subdivision name.
- LSS Resolution Affirming the Stability of the Road System (signed and notarized)
- LSS Ten (10) copies of the plat (and any other sheets larger than 11x17).
- LSS The names and addresses of owners of all property within five hundred (500) feet of the parent property or parcel.
- LSS A brief letter of intent explaining the application and describing road, well, septic, etc.
- \$150 Application Fee (varies based on nature of application) is due at the time of submittal.
- N/A **FARMSTEAD SPLITS ONLY:** include a list of parcel numbers of the parent farm, and the book and page(s) recorded prior to December 1, 2000.
- LSS One (1) copy of the completed Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an approved waiver.
- LSS One (1) copy of the Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an approved waiver.
- LSS Proof of application to Johnson County Public Health for a Public Health Zoning Application.
- LSS **FINAL PLATS ONLY:** As-Built drawings for installed infrastructure, including statement/certification from the engineer affirming that the as-built infrastructure conforms to the intent and design parameters of the preliminary plat.
- LSS **FINAL & COMBINED PLATS:** The following DRAFT (i.e. unsigned) legal documents in digital or hard copy.
 - Owner's Certificate
 - Title Opinion
 - Treasurer's Certificate
 - Subdivider's Agreement
 - Fence Agreement
 - Other as applicable (easements, ROW dedication, Consent of Mortgagee, etc.)

Electronic Submission Requirements – an electronic submission of all hard-copy materials required above should be submitted prior to hard copy delivery. In all cases, electronic submission is due by 12 noon the day after the submittal deadline for the application to be considered complete. Electronic submissions should include:

- LSS Electronic or digitized copy (CAD line work or GIS geodatabase) of proposed plat in .dwg format (.dxf is also acceptable if .dwg is not an option. No .zip files will be accepted).
 - Submission must be saved in AutoCAD 2007 or older format
 - Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
 - Submission **MUST** include information for Sensitive Areas Analysis/Mapping and Stormwater/Soil Erosion Control infrastructure on the site. This includes any limits of disturbance or other impact areas.
 - Submission should NOT include legends, legal descriptions, location maps, signature blocks, etc.
- LSS A PDF of the entire application packet. (a single PDF preferred; but a separate PDF for plat, application materials, sensitive areas, stormwater plan, and legal documents are acceptable)
- LSS If only submitted electronically, DRAFT legal documents must be provided by 12 noon the day after the submission deadline or the application will be returned as incomplete.

Adjacent Property Owners List
Yellow Rock Subdivision
Within 500'
MMS Project #7596-018

COLA BLANCA FARMS LLC
67 PLEASANT HILL RD
MOUNT VERNON, IA 52314

DALE E & CONNI LYNCH
4730 RAPID CREEK RD
IOWA CITY, IA 52240

KAAREN VARGAS & CHARLES
KEVIN
4680 RAPID CREEK RD NE
IOWA CITY, IA 52240

LYNETTE D HOLLOWAY
4633 RAPID CREEK RD NE
IOWA CITY, IA 52240-7723

MICHAEL & ROSEMARY ROELF
734 ARLINGTON DR
IOWA CITY, IA 52245

QUARRY HILLS LLC
3169 RAPID CREEK TRL NE
IOWA CITY, IA 52240

RCR HOLDINGS LLC
3169 RAPID CREEK TRL NE
IOWA CITY, IA 52240

TRIPLE CROWN ACRES LLC
3595 PERCH DR
IOWA CITY, IA 52240

YELLOW ROCK LLC
PO BOX 3474
IOWA CITY, IA 52244-3474

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

FINAL PLAT

A PORTION OF THE
NORTHEAST QUARTER OF
THE FRACTIONAL
NORTHWEST QUARTER OF
SECTION 31, TOWNSHIP 80
NORTH, RANGE 5 WEST,
OF THE FIFTH PRINCIPAL
MERIDIAN

Date:		09-01-2021	
Designed by:		RLA	Field Book No: 132
Drawn by:		RLW	Scale: 1"=100'
Checked by:		RRN	Sheet No: 1
Project No:		IOWA CITY	
7596-118		OF: 1	

NOTE:
LOT A CONTAINS 1.46 ACRES AND IS
TO BE DEEDED TO THE HOME OWNERS
ASSOCIATION AS RIGHT-OF-WAY FOR
YELLOW ROCK ROAD NE.

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.

I CERTIFY THAT DURING THE MONTH OF AUGUST, 2021, AT THE DIRECTION OF YELLOW ROCK, LLC, A SURVEY WAS MADE UNDER MY SUPERVISION OF A PORTION OF THE NORTHEAST QUARTER OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, DESCRIBED AS FOLLOWS:

Beginning at the North Quarter Corner of Section 31, Township 80 North, Range 5 West of the Fifth Principal Meridian, Johnson County, Iowa; Thence S01°56'30"E, along the East Line of the Northeast Quarter of the Fractional Northwest Quarter of said Section 31, a distance of 1338.04 feet, to the Southeast Corner thereof; Thence S89°10'03"W, along the South Line of said Northeast Quarter of the Fractional Northwest Quarter, 1328.23 feet, to a Point on the East Line of Holloway Subdivision, in accordance with the Plat thereof Recorded in Plat Book 27 at Page 40 of the Records of the Johnson County Recorder's Office; Thence N01°25'57"W, along said East Line, 105.57 feet; Thence N02°07'52"E, along said East Line, 252.43 feet; Thence N10°01'19"W, along said East Line, 150.17 feet, to its intersection with the West Line of said Northeast Quarter of the Fractional Northwest Quarter; Thence N01°38'32"W, along said West Line, 112.51 feet, to its intersection with the East Line of Lyn-Den Heights Part III Phase 1, in accordance with the Plat thereof Recorded in Plat Book 52 at Page 371 of the Records of the Johnson County Recorder's Office; Thence Northeasterly, 112.35 feet, along said East Line on a 1061.86 foot radius curve, concave Northwestwardly, whose 112.30 foot chord bears N05°37'16"E, to the Northeast Corner thereof; Thence S88°45'17"W, along the North Line of said Lyn-Den Heights Part III Phase 1, 14.20 feet, to its intersection with the West Line of said Northeast Quarter of the Fractional Northwest Quarter; Thence N01°38'32"W, along said West Line, 603.46 feet, to the Northwest Corner thereof; Thence N88°58'24"E, along the North Line of said Northeast Quarter of the Fractional Northwest Quarter, 1326.07 feet, to the Point of Beginning. Said Yellow Rock Subdivision contains 40.62 Acres, and is subject to easements and restrictions of record.

EASEMENT IDENTIFICATION TABLE	
LABEL	DESCRIPTION
①	15.00 FOOT WIDE UTILITY EASEMENT
②	25.00 FOOT WIDE ACCESS EASEMENT
③	10.00 FOOT WIDE WATER MAIN EASEMENT (CENTERED)
④	65.00 FOOT X 70.00 FOOT WELL AND ACCESS EASEMENT
⑤	15.00 FOOT WIDE LANDSCAPE AND SUBDIVISION SIGN EASEMENT

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.

_____,
P.L.S. No. _____, N.E. Page _____.
My license renewal expires December 31, 20_____.

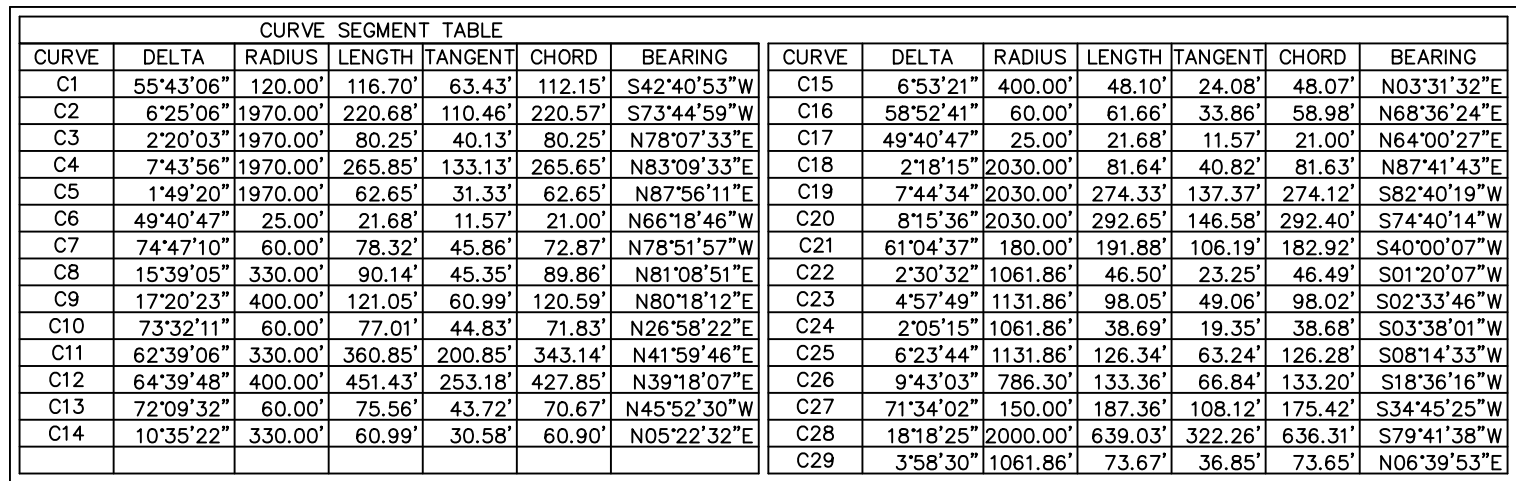
Pages or sheets covered by this seal:

SEAL

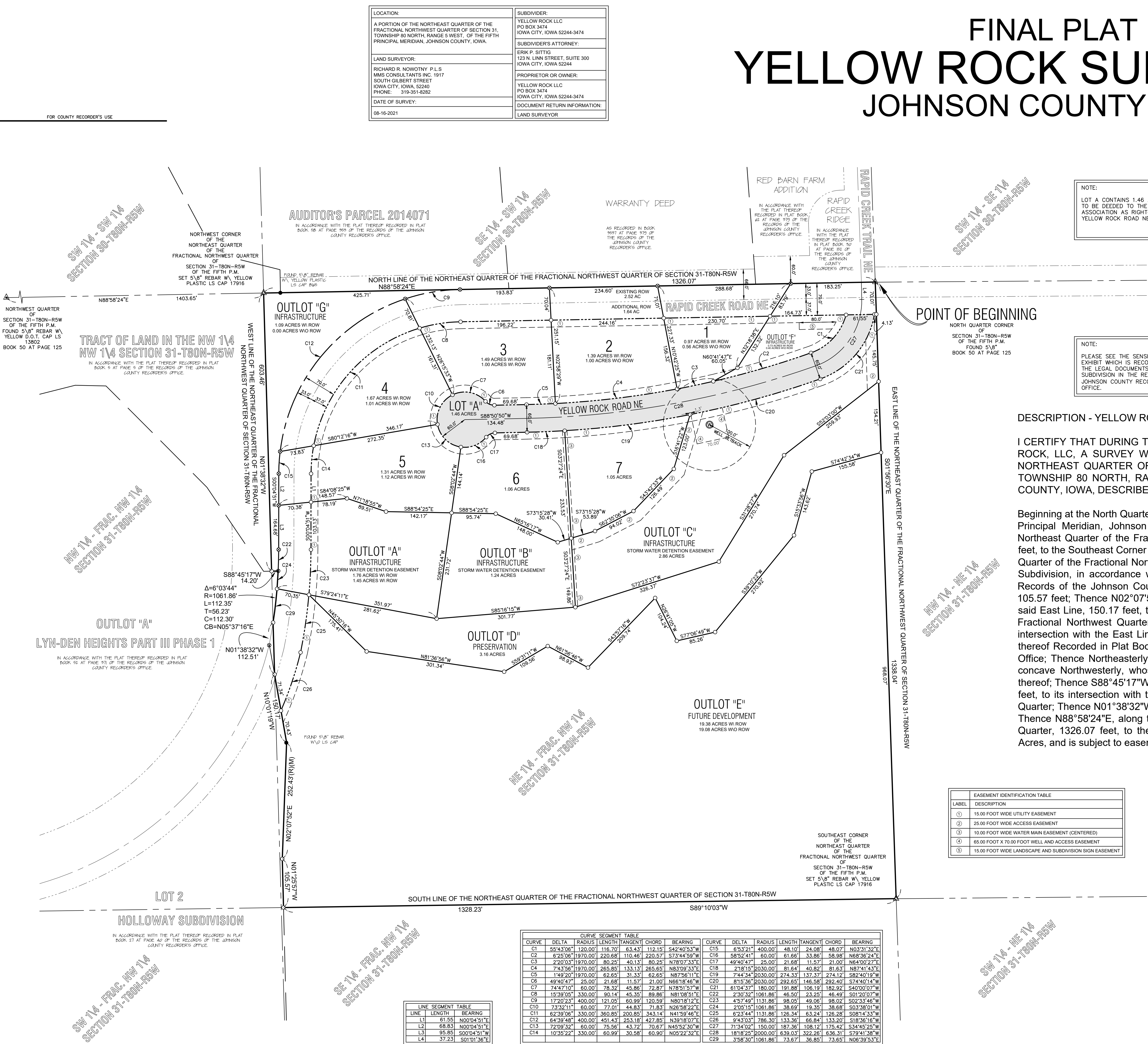
Signed before me this _____ day of _____, 20____.

Notary Public, in and for the State of Iowa.

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



LINE	LENGTH	BEARING
L1	61.55	N00°04'51"E
L2	68.83	N00°04'51"E
L3	95.85	S00°04'51"W
L4	37.23	S01°01'36"E



1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
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Date	Revision
10/08/2021	AS-BUILT - JEE

YELLOW ROCK

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 05/03/2021

Designed by:	Field Book No:
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Drawn by:	Scale:
IEB/RIC	NTS

Checked by:	Sheet No:
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Project No:	GL100
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	GI100
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7596-118



STANDARD LEGEND AND NOTES

	PROPERTY &/or BOUNDARY LINES
	CONGRESSIONAL SECTION LINES
	RIGHT-OF-WAY LINES
	EXISTING RIGHT-OF-WAY LINES
	CENTER LINES
	EXISTING CENTER LINES
	LOT LINES, INTERNAL
	LOT LINES, PLATTED OR BY DEED
	PROPOSED EASEMENT LINES
	EXISTING EASEMENT LINES
	BENCHMARK
	RECORDED DIMENSIONS
	CURVE SEGMENT NUMBER
	-EXIST-
	-PROP-
	POWER POLE
	POWER POLE W/DROP
	POWER POLE W/TRANS
	POWER POLE W/LIGHT
	GUY POLE
	LIGHT POLE
	SANITARY MANHOLE
	FIRE HYDRANT
	WATER VALVE
	DRAINAGE MANHOLE
	CURB INLET
	FENCE LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	WATER LINES
	ELECTRICAL LINES
	TELEPHONE LINES
	GAS LINES
	CONTOUR LINES (1' INTERVAL)
	PROPOSED GROUND
	EXISTING TREE LINE
	- EXISTING DECIDUOUS TREE & SHRUB
	- EXISTING EVERGREEN TREES & SHRUBS

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

[illegible]

UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/293-8989 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS BEGINNING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE EXISTENCE OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND CABLES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE CONTRACTOR SHALL BE CONSIDERED AWARE OF THE EXISTENCE OF ALL UTILITIES. ONLY, IT IS POSSIBLE, THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

BENCHMARK INFORMATION			
POINT	ELEVATION	DATUM	DESCRIPTION
V1	731.35	NAVD88	PK NAIL NORTH EDGE RAPID CREEK ROAD NE 309 FT WEST OF WEST EDGE OF DRIVE FOR 4680 RAPID CREEK RD NE. MMS POINT 401.

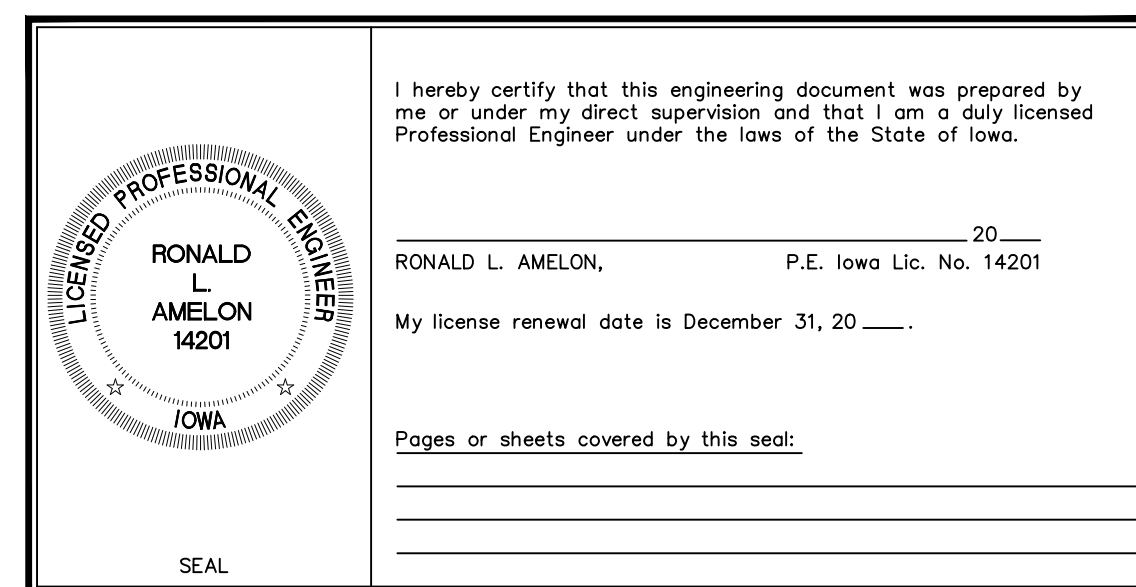
HORIZONTAL CONTROL			
POINT	NORTHING	EASTING	DESCRIPTION
H1	625898.49	2193115.99	SEE BENCHMARK V1 DESCRIPTION
H2	625677.37	2192711.27	MAG CONTROL 8' NORTH OF NORTH EDGE RAPID CREEK ROAD NE 731 FT WEST OF WEST EDGE OF DRIVE FOR 4680 RAPID CREEK RD NE. MMS POINT 412.
H3	625677.40	2192643.17	MAG CONTROL 15' NORTH OF NORTH EDGE RAPID CREEK ROAD NE 862 FT WEST OF WEST EDGE OF DRIVE FOR 4680 RAPID CREEK RD NE. UNDER N/S O&E LINE. MMS POINT 413.
H4	625125.03	2192596.31	MAG NAIL WEST SIDE OF RAPID CREEK ROAD NE AND 15 FT SOUTH OF DRIVE ONTO OUTLOT 'A'. LIN-BEN HEIGHTS PART II, PHASE 1, NEAR THE NW CORNER OF OUTLOT "E" OF PROPOSED PROPERTY. MMS POINT 30.

UTILITY COMPANY CONTACTS		
SERVICE	SUPPLIER	PHONE NO.
TELEPHONE & CABLE TV	AT&T TRANSMISSION ATTN: LENNY VOHLIS	816-275-4014
TELEPHONE, INTERNET & CABLE TV	SHARON TELEPHONE COMPANY	319-679-2211
INTERNET	WINDSTREAM ATTN: STEPHEN KNESS	
ELECTRICITY	FARMS ELECTRIC COOPERATIVE ATTN: TIM HELSDORFFER	319-683-2510

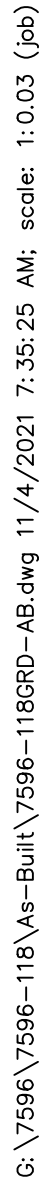
RECORD OF CONSTRUCTION

THIS DRAWING HAS BEEN REVISED TO
REPRESENT THE RECORDS OF
CONSTRUCTION AS PRESENTED BY THE
CONTRACTORS AND / OR THE
INSPECTORS AT THE TIME OF
COMPLETION OF THE WORK SET FORTH
ON THIS DRAWING

Date Revised: 10/08/2021 JEB

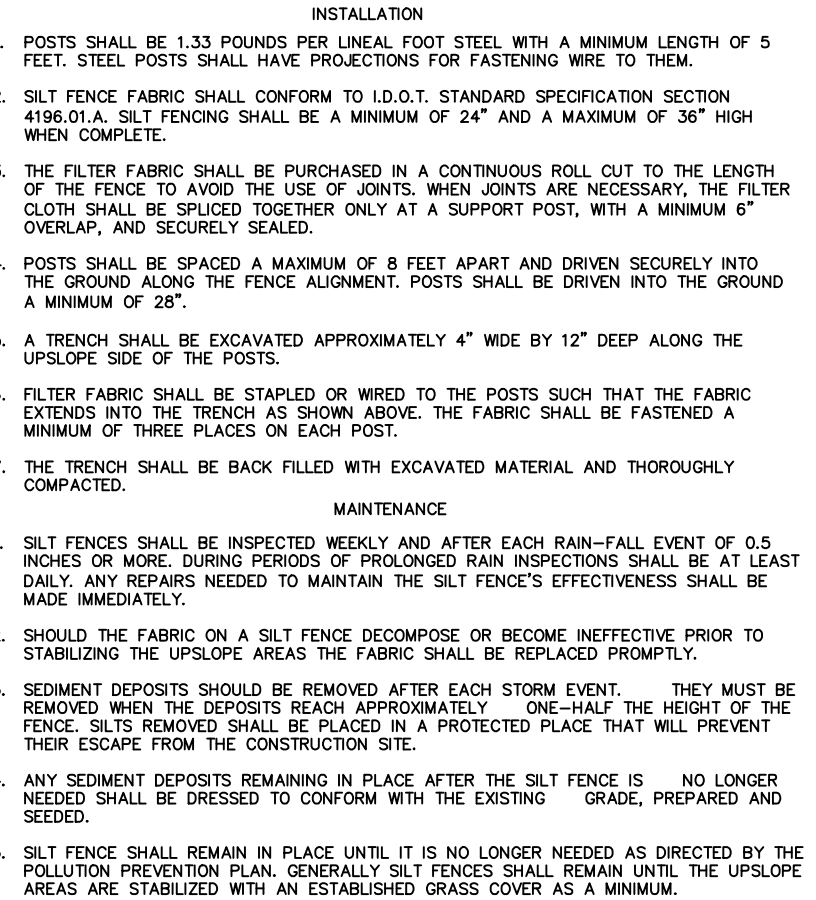


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EROSION CONTROL MEASURES, INCLUDING, BUT NOT LIMITED TO, TEMPORARY ROCK CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AND TEMPORARY PARKING ARE STORAGE AREAS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9040 SUDAS STANDARD SPECIFICATIONS.

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.



- 1) MAXIMUM SLOPE ON CUTS AND FILLS SHALL BE 3:5. HORIZONTAL TO 1 VERTICAL.
- 2) NO EXCAVATION SHALL BE ALLOWED WITHIN 2' OF PROPERTY LINES.
- 3) WHERE HEIGHT OF FILL IS GREATER THAN 30' AN INTERMEDIATE TERRACE AT LEAST 8' WIDE SHALL BE ESTABLISHED AT MID HEIGHT.
- 4) COMPACTED TO BE 95% MODIFIED STANDARD PROPERTIES.
- 5) ALL SLOPES SHALL BE SEEDED WITH GRASS. SEEDS SHALL BE SAVED, UNLESS OTHERWISE INDICATED TO BE REMOVED. TREES NEAR THE EDGES OF GRADING LIMITS SHALL BE REMOVED AND REPLANTED WITHIN 30 DAYS OF THE END OF THE PROJECT. THE SEEDING SHALL BE SAVED & SOWN WITHIN THE REQUIREMENTS OF THE SPECIFICATIONS.
- 6) STABILIZATION SEEDING SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT NOT MORE THAN 14 DAYS AFTER THE COMPLETION OF THE GRADING. ALL EXPOSED AREAS SHALL BE KEPT AS SMALL AS POSSIBLE TO PREVENT LARGE SCALE EROSION. SEEDING SHALL BE COMPLETED WITHIN 14 DAYS OF THE END OF THE PROJECT. AFTER 14 DAYS, THEN STABILIZATION SEEDING SHALL BE DONE ON ALL DISTURBED AREAS.
- 7) SILT FILL LOCATIONS AND LENGTHS, AS INDICATED, ARE APPROXIMATE ONLY. FINAL SLOPE AND LENGTHS WILL BE DETERMINED, AS NEEDED, UPON COMPLETION OF GRADING OPERATIONS.
- 8) ALL STREET SUBGRADE SHALL BE CONSTRUCTED AND COMPACTED IN ACCORDANCE WITH JOHNSON COUNTY DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES.
- 9) THE SIDE SLOPES OF THE DRAINAGE BASINS SHALL BE SEEDDED WITH A TURF TOLERANT MIX FOR RURAL AREAS ACCORDING TO IOTD SPECIFICATION 2601.02C.

LEGEND:

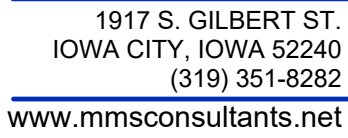
- SILT FENCE/FILTER SOCK
- EROSION CONTROL BLANKET
- TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT
- TEMPORARY PARKING AND STORAGE
- CONCRETE TRUCK/EQUIPMENT WASHOUT
- PORTABLE RESTROOM
- DOCUMENT LOCATION
- FILTER SOCK INLET PROTECTION

APPLICATIONS:

- EROSION CONTROL BLANKET
- TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT
- TEMPORARY PARKING AND STORAGE
- CONCRETE TRUCK/EQUIPMENT WASHOUT
- PORTABLE RESTROOM
- DOCUMENT LOCATION
- FILTER SOCK INLET PROTECTION

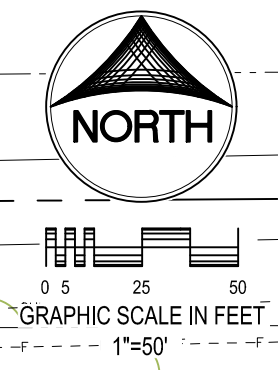
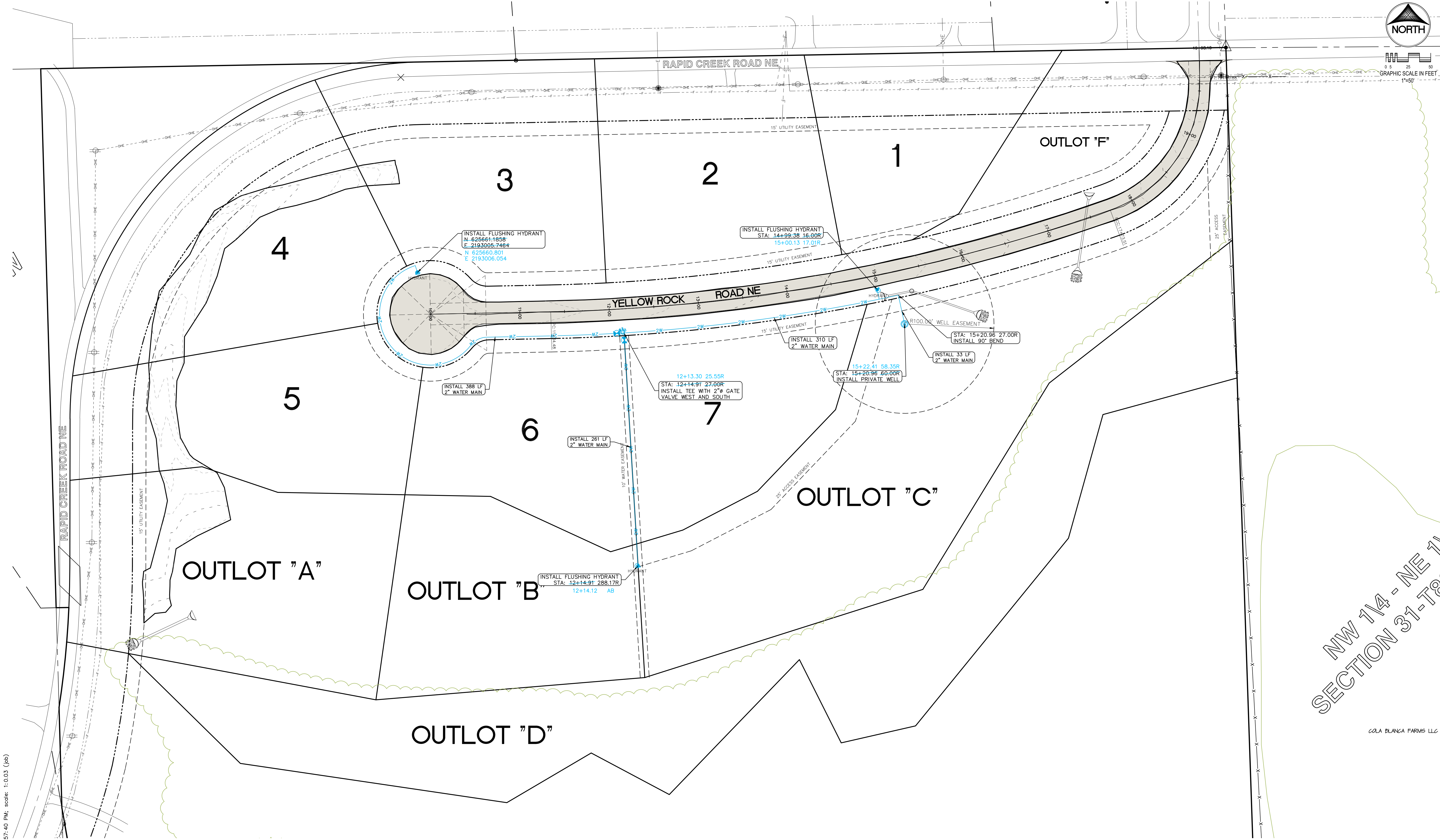
- PERIMETER SILT FENCE
- TEMPORARY SOIL STOCKPILE AREA
- DIRECTION OF OVERLAND FLOW
- DUMPSTER FOR CONSTRUCTION WASTE
- RIP RAP OUTLET PROTECTION
- 8" EROSION CONTROL BLANKET
- OTHER MEASURE: _____
- OTHER MEASURE: _____

THE ABOVE LISTED ITEMS ARE SHOWN IN THEIR RECOMMENDED LOCATIONS. IF A CONTROL MEASURE IS ADDED OR MOVED TO A MORE SUITABLE LOCATION, INDICATE THE REVISION ON THIS SHEET. THE BLANKS LEFT FOR OTHER MEASURES SHOULD BE USED IF AN ITEM NOT SHOWN ABOVE IS IMPLEMENTED ON SITE. ADDITIONAL PRACTICES FOR EROSION PREVENTION AND SEDIMENT CONTROL CAN BE FOUND IN APPENDIX D OF THE SWPPP.



GRADING AND EROSION CONTROL PLAN AND SWPPP

MMS CONSULTANTS, INC	
Date:	05/03/2021
Designed by:	Field Book No:
RLA	
Drawn by:	Scale:
JEB/BJC	1"=50"
Checked by:	Sheet No:
RLA	
Project No:	CG100



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
10/08/2021	AS-BUILT - JEB

WATER MAIN
PLAN

YELLOW ROCK

JOHNSON COUNTY
IOWA

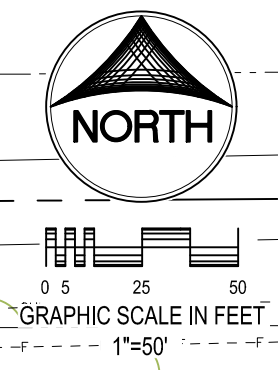
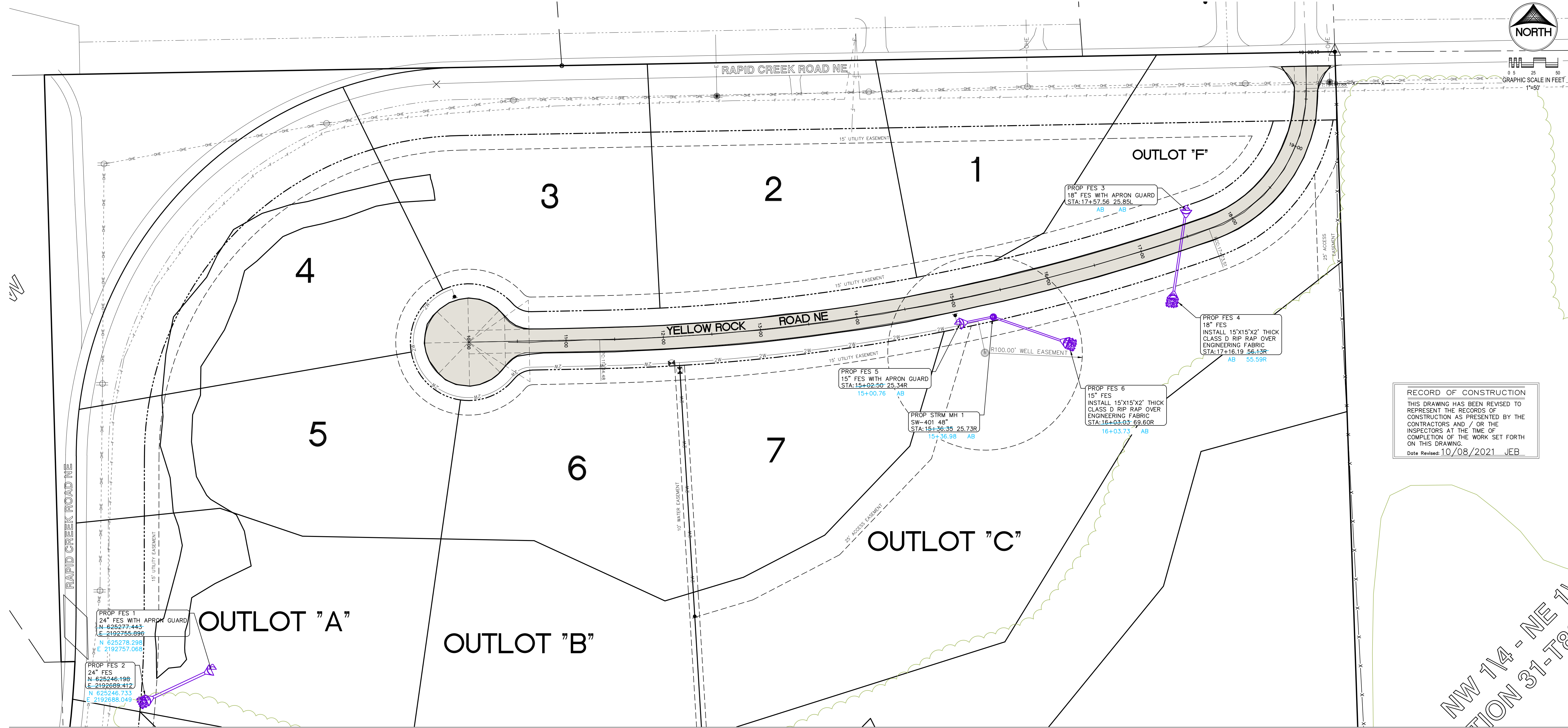
NW 14 - NE 71
SECTION 31-T&M

COLA BLANCA FARMS LLC

RECORD OF CONSTRUCTION
THIS DRAWING HAS BEEN REVISED TO REPRESENT THE RECORDS OF CONSTRUCTION AS PRESENTED BY THE CONTRACTORS AND / OR THE INSPECTORS AT THE TIME OF COMPLETION OF THE WORK SET FORTH ON THIS DRAWING.
Date Revised: 10/08/2021 JEB

MMS CONSULTANTS, INC.	
Date:	05/03/2021
Designed by:	Field Book No:
Drawn by: RLA	Scale: 1"=50'
Checked by: JEB/BJC	Sheet No:
Project No:	CU130
7596-118	

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RECORD OF CONSTRUCTION
THIS DRAWING HAS BEEN REVISED TO REPRESENT THE RECORDS OF CONSTRUCTION AS PRESENTED BY THE CONTRACTORS AND / OR THE INSPECTORS AT THE TIME OF COMPLETION OF THE WORK SET FORTH ON THIS DRAWING.
Date Revised: 10/08/2021 JEB



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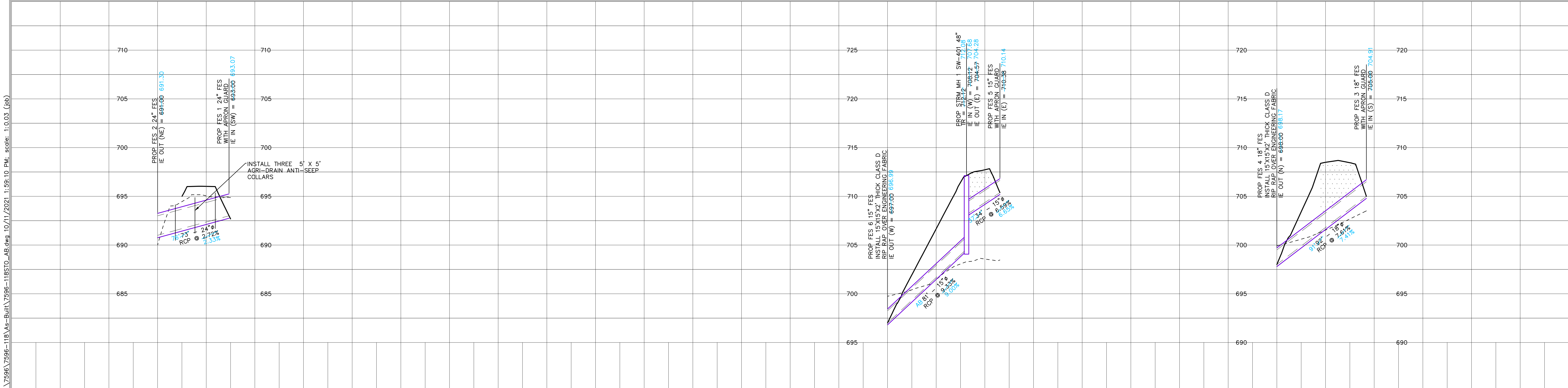
Date	Revision
10/08/2021	AS-BUILT - JEB

STORM SEWER
PLAN AND
PROFILE

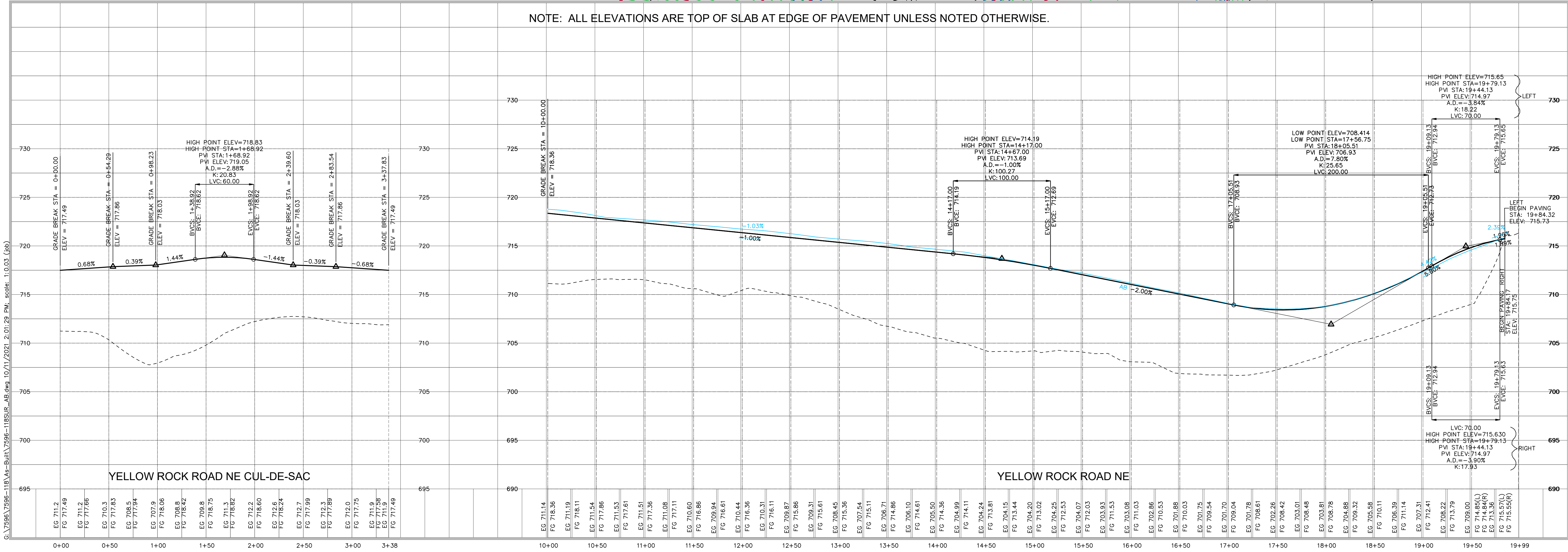
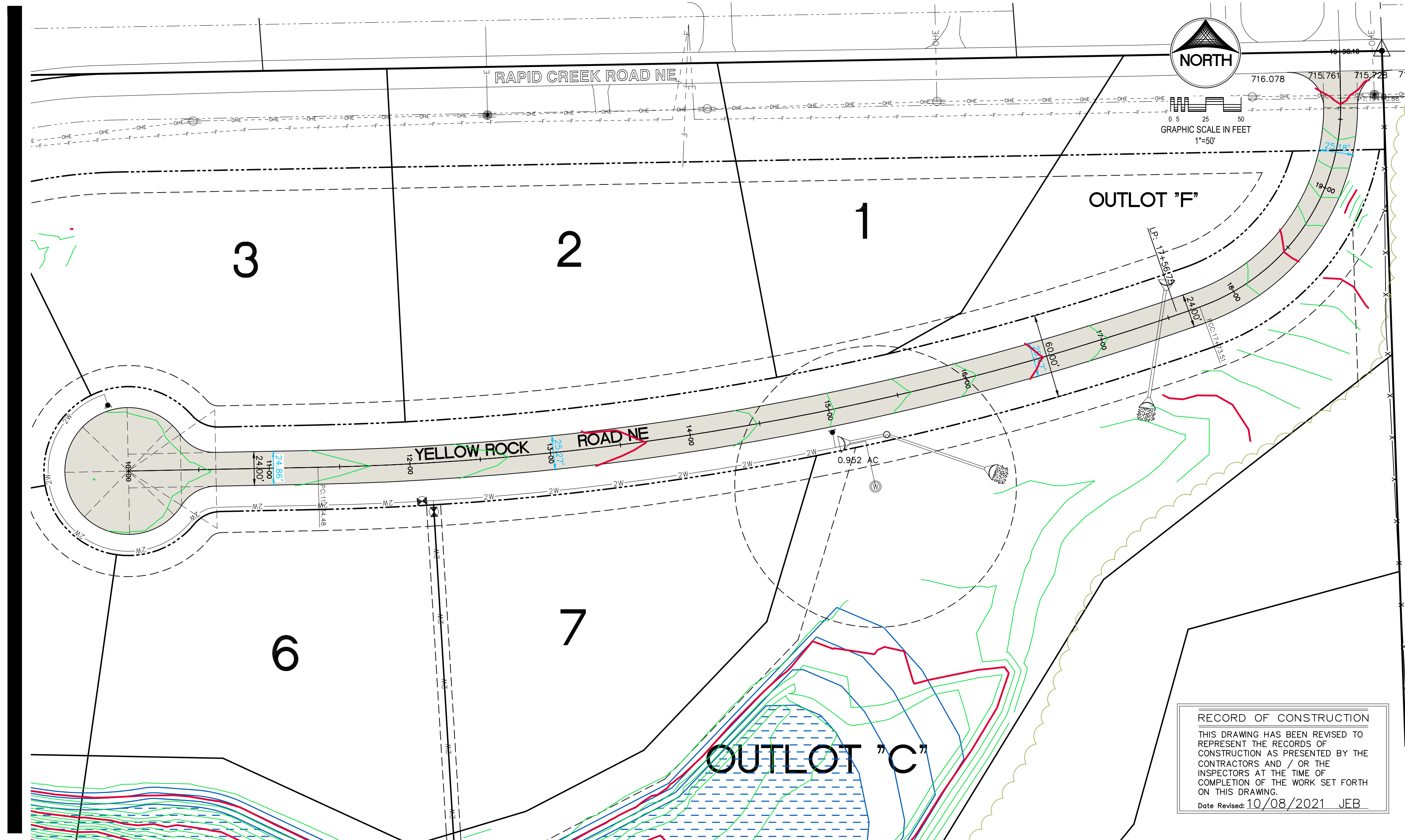
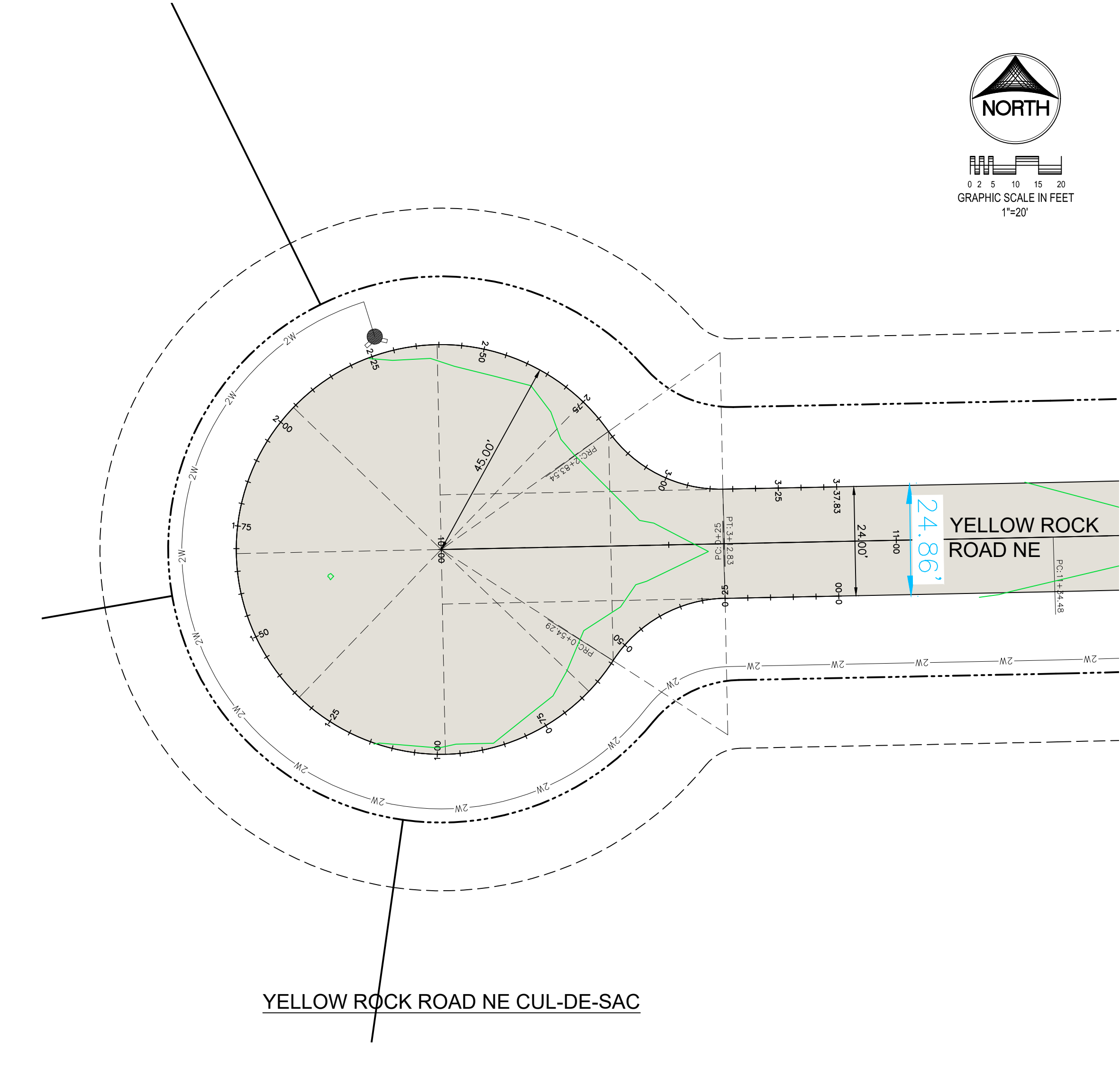
YELLOW ROCK

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.
Date: 05/03/2021
Designed by: RLA Field Book No:
Drawn by: JEB/BJC Scale: 5' H: 1"=50"
Checked by: RLA Sheet No:
Project No: CU160
7596-118



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CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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IOWA CITY, IOWA 52240
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www.mmsconsultants.net

Date	Revision
10/08/2021	AS-BUILT - JEB

PAVING PLAN
AND PROFILE
AND CUL-DE-SAC:
YELLOW ROCK
ROAD NE

YELLOW ROCK

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 05/03/2021

Designed by: RLA

Drawn by: JEB/BJC

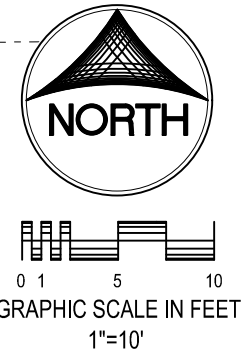
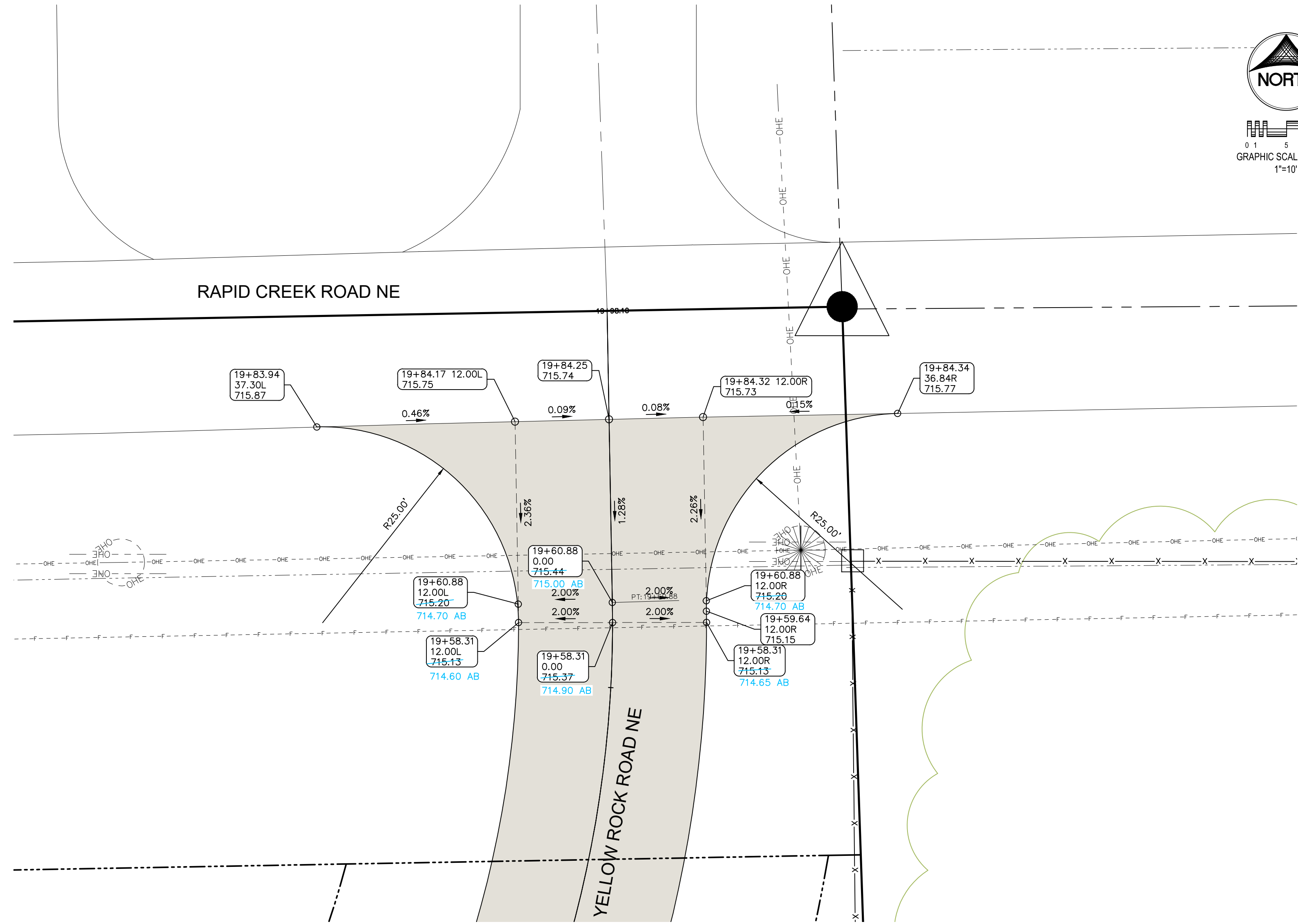
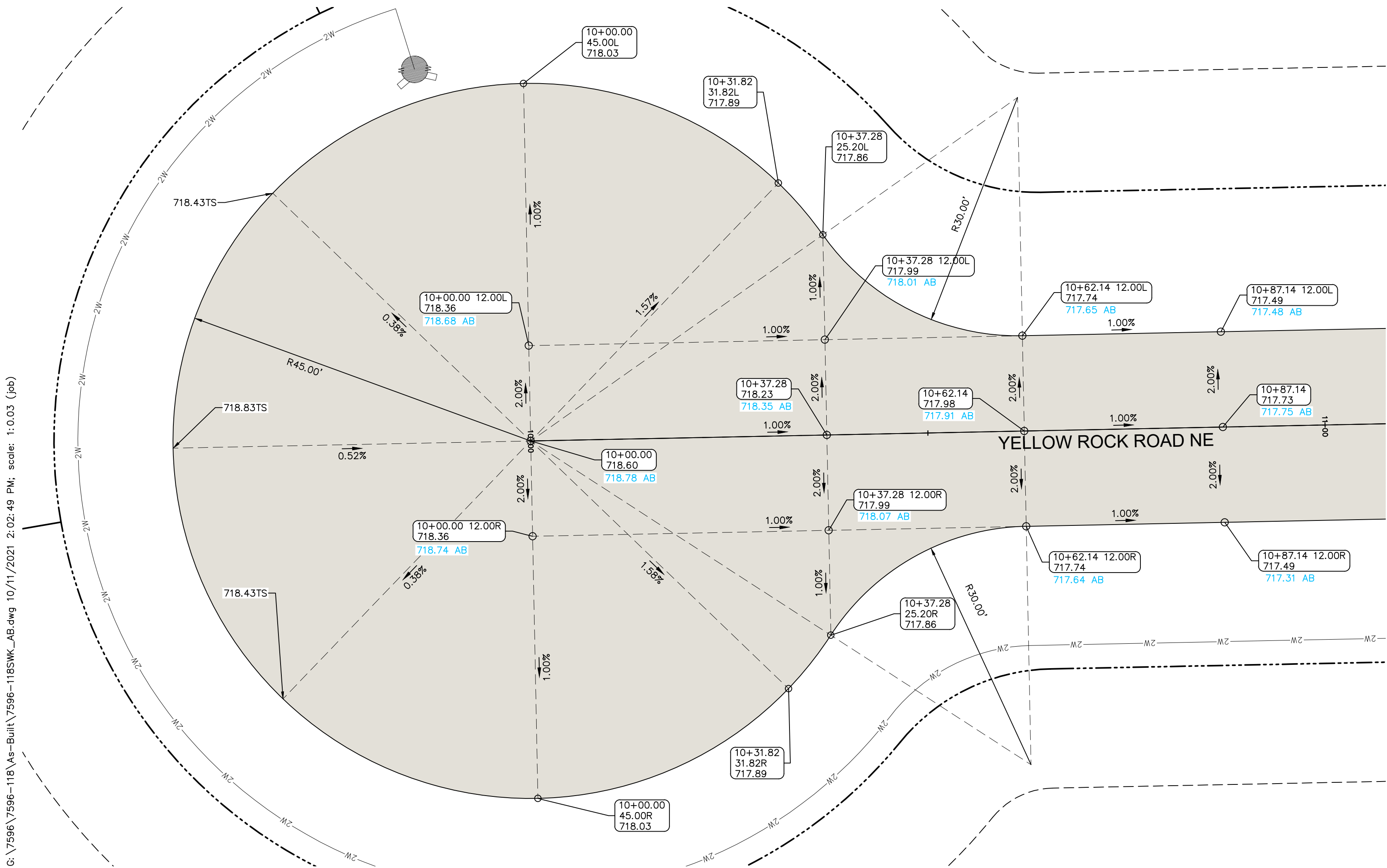
Checked by: RLA

Project No: 7596-118

Field Book No: 7596-118

Sheet No: CP100

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

Date	Revision
10/08/2021	AS-BUILT - JEB

INTERSECTION
DETAIL:
RAPID CREEK
ROAD NE &
YELLOW ROCK
ROAD NE

YELLOW ROCK

JOHNSON COUNTY
IOWA

RECORD OF CONSTRUCTION	
THIS DRAWING HAS BEEN REVISED TO REPRESENT THE RECORDS OF CONSTRUCTION AS PRESENTED BY THE CONTRACTORS AND / OR THE INSPECTORS AT THE TIME OF COMPLETION OF THE WORK SET FORTH ON THIS DRAWING.	
Date Revised:	10/08/2021 JEB

MMS CONSULTANTS, INC.	
Date:	05/03/2021
Designed by:	RLA
Drawn by:	JEB/BJC
Checked by:	RLA
Project No:	7596-118
Field Book No:	
Scale:	1"=10"
Sheet No:	CP400



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

November 3, 2021

Kasey Hutchinson
Johnson County Planning
913 South Dubuque Street
Suite 204
Iowa City, IA 52240

Re: Yellow Rock Subdivision
Storm water facilities as built certification

Dear Kasey:

I am writing to certify that the storm water management facility for Yellow Rock Subdivision is constructed in reasonable conformance to the approved construction plans for the subdivision. This documentation is based on field observations and post construction as-built measurements made by MMS personnel. Attached to this letter are an as-built grading plan and a site utility plan indicating as built elevations and dimensions of the storm sewer system. Also attached is the as-built basin volume calculations and the as built hydrograph routing.

Sincerely,

MMS Consultants, Inc.

 SEAL	I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa. <i>[Signature]</i> 11/3/21 RONALD L. AMELON, P.E. Iowa Lic. No. 14201 My license renewal date is December 31, 2021. Pages or sheets covered by this seal: <i>This sheet only</i>
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Hydrograph Report

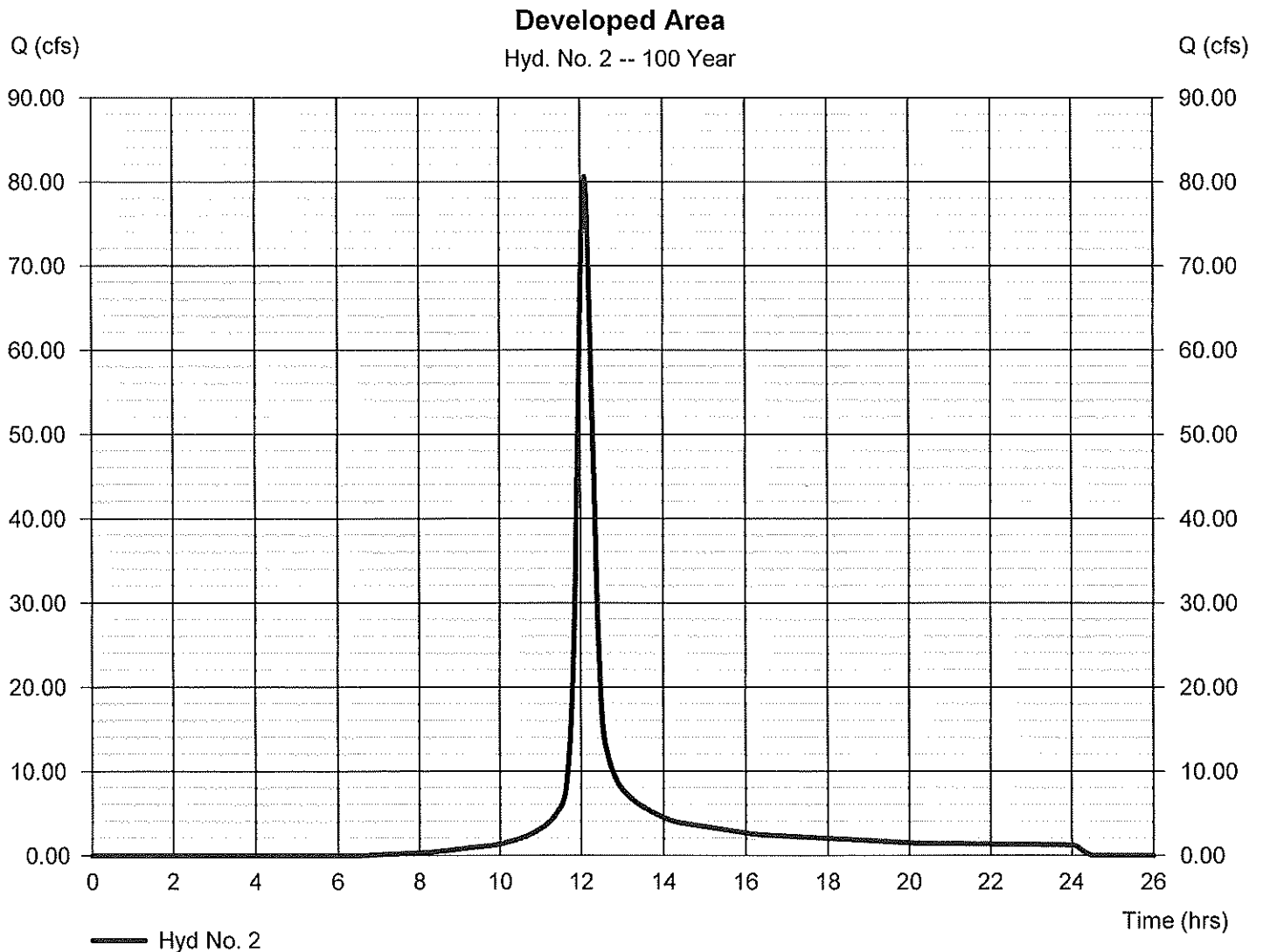
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Wednesday, 11 / 3 / 2021

Hyd. No. 2

Developed Area

Hydrograph type	= SCS Runoff	Peak discharge	= 80.67 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.10 hrs
Time interval	= 2 min	Hyd. volume	= 278,891 cuft
Drainage area	= 16.700 ac	Curve number	= 76.6
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 22.40 min
Total precip.	= 7.22 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

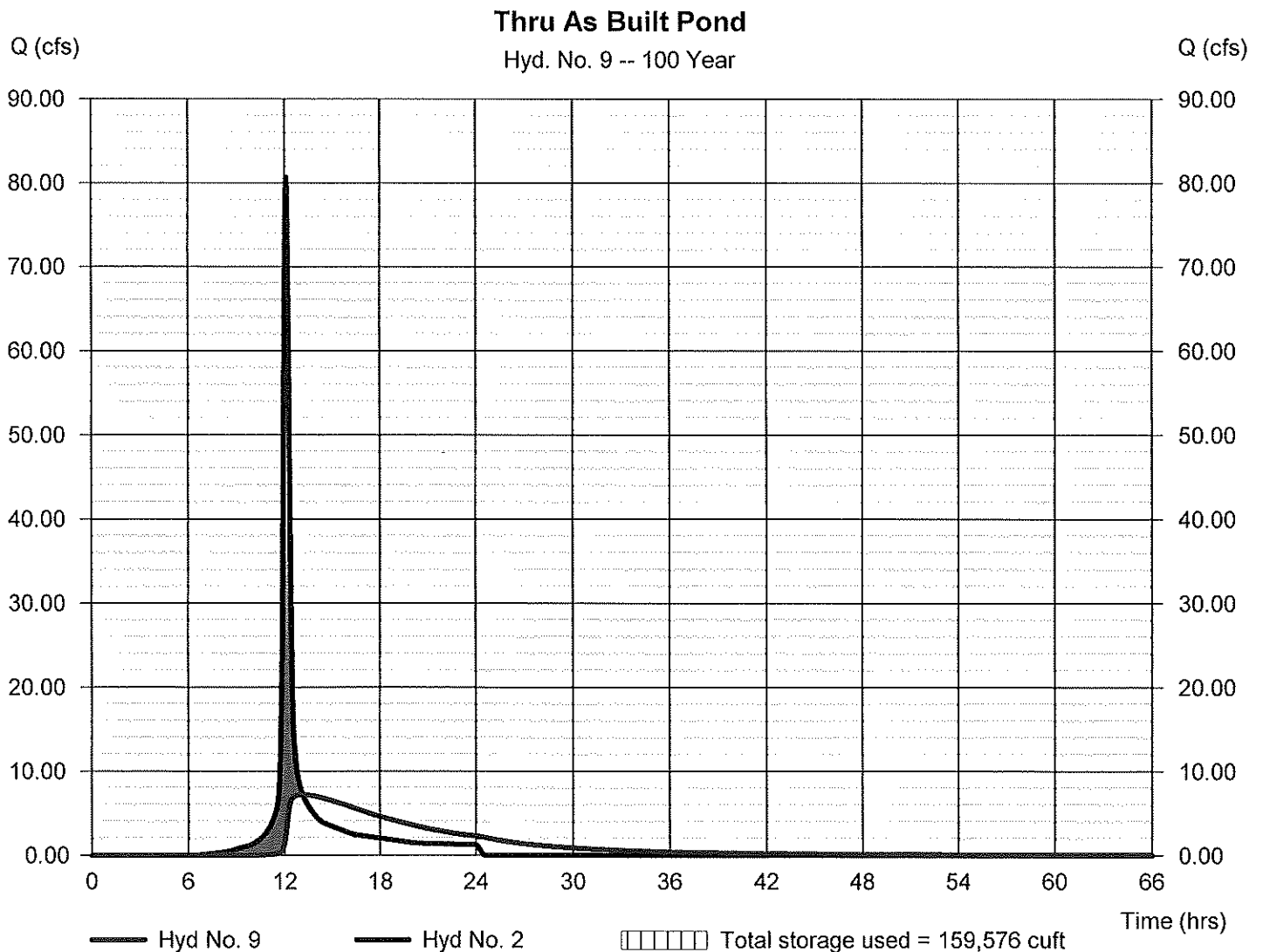
Wednesday, 11 / 3 / 2021

Hyd. No. 9

Thru As Built Pond

Hydrograph type	= Reservoir	Peak discharge	= 7.191 cfs
Storm frequency	= 100 yrs	Time to peak	= 13.13 hrs
Time interval	= 2 min	Hyd. volume	= 269,579 cuft
Inflow hyd. No.	= 2 - Developed Area	Max. Elevation	= 694.53 ft
Reservoir name	= As Built Pond	Max. Storage	= 159,576 cuft

Storage Indication method used.



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Wednesday, 11 / 3 / 2021

Pond No. 7 - As Built Pond

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Beginning Elevation = 693.07 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	693.07	100,083	0	0
0.93	694.00	110,691	98,010	98,010
1.93	695.00	123,024	116,858	214,867
2.93	696.00	144,277	133,651	348,518

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 18.00	0.00	0.00	0.00
Span (in)	= 18.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 693.07	0.00	0.00	0.00
Length (ft)	= 76.00	0.00	0.00	0.00
Slope (%)	= 2.33	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

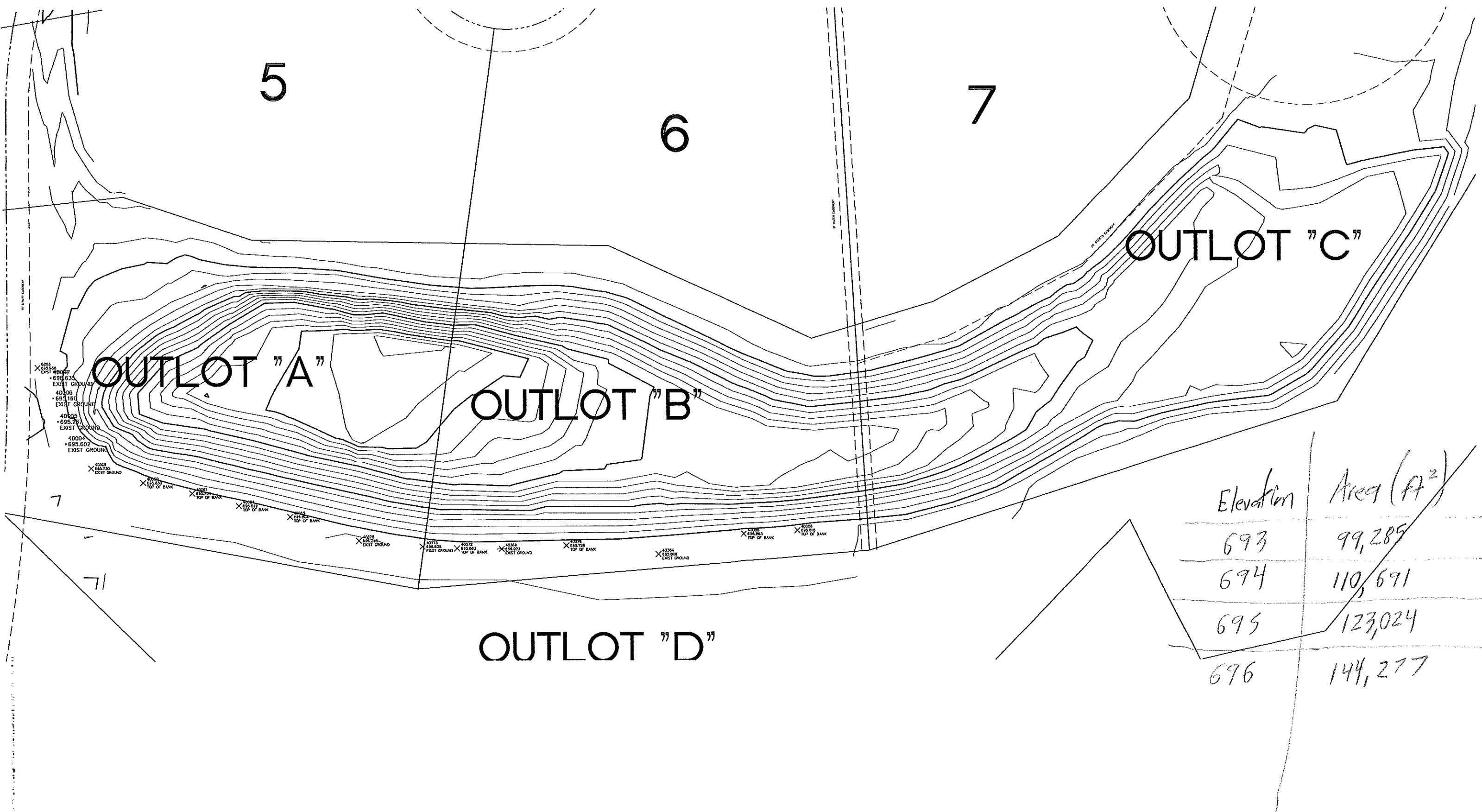
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	Inactive	0.00	0.00	0.00
Crest El. (ft)	= 695.16	0.00	0.00	0.00
Weir Coeff.	= 2.60	3.33	3.33	3.33
Weir Type	= Broad	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 693.10			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	693.07	0.00	---	---	---	0.00	---	---	---	---	---	0.000
0.93	98,010	694.00	3.78 ic	---	---	---	0.00	---	---	---	---	---	3.783
1.93	214,867	695.00	9.24 ic	---	---	---	0.00	---	---	---	---	---	9.242
2.93	348,518	696.00	12.56 ic	---	---	---	0.00	---	---	---	---	---	12.56



Elevation	Area (A ²)
693	99,285
694	110,691
695	123,024
696	144,277