

Office Use Only	5/12/2022	\$ 620 <sup>00</sup>	PZC-22-28224
	Date Filed	Fee	Application Number



**JOHNSON COUNTY, IOWA**  
**APPLICATION FOR: SUBDIVISION PLAT APPROVAL**

Application is hereby made for approval of a (circle): **PRELIMINARY** / FINAL / COMBINED  
subdivision plat on property located at (street address if available or layman's description):

NE of the intersection of Sandy Beach Road and 140th St NE

Parcel Number(s): 0207376002

Proposed Subdivision Name: Cottage Woods

The subdivision contains 20.05 total acres divided into 5 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: 4

Total buildable acres: 1.99 Total non-buildable acres: 18.06

Current Zoning: ERP, R

Proposed Use of the Subdivision: Residential

MMS Consultants - Rick Nowotny

j.marner@mmsconsultants.net 319-351-8282

Name of Engineer/Surveyor

Contact Email and Phone

Michael Pugh

mpugh@pughhagan.com 319-351-2028

Name of Attorney

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.

Scallon Farms LLC

Paul Scallon

Name of Owner

Name of Applicant (if different)

6710 Cottage Hill Lane NE Cedar Rapids, IA 52411

Applicant Street Address (including City, State, Zip)

319-981-5898

paul@scalloncustomhomes.com

Applicant Phone

Applicant Email

*[Handwritten Signature]*

Applicant Signature

**See back page for Application Submittal Requirements and Checklist**

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.

- |        |  |           |
|--------|--|-----------|
| ✓\$620 | Application Fee (varies based on nature of application) is due at the time of submittal.   | \$500     |
| ✓LSS   | A brief letter of intent explaining the application and describing road, well, septic, etc.  | +\$40 * 1 |
| ✓LSS   | Ten (10) copies of the plat (and any other sheets larger than 11x17).  | +\$20 * 4 |
| ✓LSS   | The names and addresses of owners of all property within five hundred (500) feet of the parent property or parcel.   | =\$620    |
| ✓LSS   | A signed certificate of the Auditor approving the subdivision name.  |           |
| ✓LSS   | Resolution Affirming the Stability of the Road System (signed and notarized).  |           |
| ✓LSS   | One (1) copy of the completed Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> 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 <u>approved</u> waiver.   |           |
| ✓LSS   | Proof of application to Johnson County Public Health for a Public Health Zoning Application.   |           |
| ○N/A   | <u>For subdivisions that propose to create a new access or upgrade an existing access to a public county road: a copy of an <u>approved</u> ROW Permit (Access Permit) from Johnson County Secondary Roads.</u>  |           |
| ✓N/A   | <u>FARMSTEAD SPLITS ONLY:</u> include a list of parcel numbers of the parent farm <u>and</u> the book and page(s) recorded prior to December 1, 2000.  |           |
| ✓N/A   | <u>FINAL PLATS ONLY:</u> 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   | <u>FINAL &amp; COMBINED PLATS:</u> The following DRAFT (unsigned) legal documents in digital or hard copy. <ul style="list-style-type: none"> <li>• Owner's Certificate</li> <li>• Title Opinion</li> <li>• Treasurer's Certificate</li> <li>• Subdivider's Agreement</li> <li>• Fence Agreement</li> <li>• Other as applicable (easements, ROW dedication, Consent of Mortgagee, etc.)</li> </ul> |           |

**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). <ul style="list-style-type: none"> <li>• Submission must be saved in AutoCAD 2017 or older format</li> <li>• Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet</li> <li>• Submission <b><u>MUST</u></b> 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.</li> <li>• Submission <u>should NOT</u> include legends, legal descriptions, location maps, signature blocks, etc.</li> </ul> |
| 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.  |



**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

May 9, 2022

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

RE: Cottage Woods

Dear Josh:

Paul Scallon desires to submit a one buildable lot subdivision with three preservation outlots and one open space outlot on his property located at Sandy Beach Road NE and 140<sup>th</sup> Street NE. Along with a subdivision application, we are requesting to rezone a 3.52 acre portion of the property from "R" to "ERP", with the intention to included that in the previously described outlots.

There is an existing entrance to the property, which will continue to be utilized. A new private well and septic system will be installed at the time a building permit is approved.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Jon D. Marner', is written over the typed name.

Jon D. Marner

6608-053L1.docx

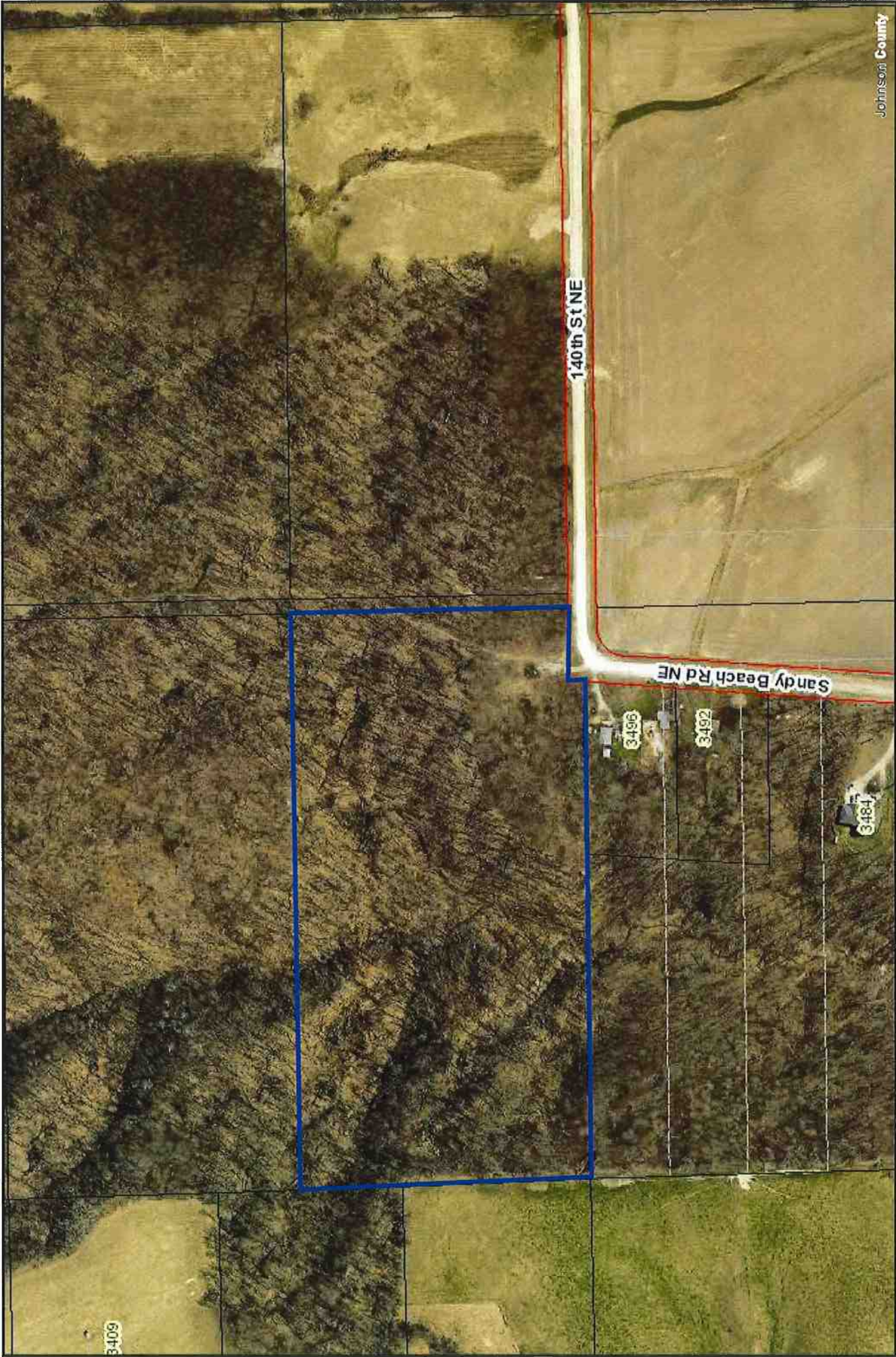
Environmental Specialists

Landscape Architects

Land Planners

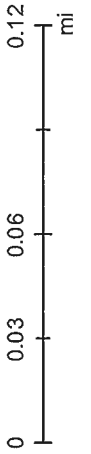
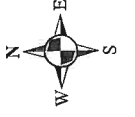
Land Surveyors

Civil Engineers



Johnson County

The information presented herein is intended to be an accurate representation of existing records. Johnson County assumes no liability for errors or omissions. Users relying on this information do so at their own risk.



Johnson County GIS  
Web Printing

My Map

Printed: 5/9/2022



Adjacent Property Owners List  
Cottage Woods  
Within 500'  
MMS Project #6608-053

LEONARD R VANORNY  
3425 SANDY BEACH RD NE  
SOLON, IA 52333-9397

MARK A STRATTON  
3492 SANDY BEACH RD NE  
SOLON, IA 52333

RICHARD & MARGARET HAJEK  
1306 NAPLES AVE NE  
SOLON, IA 52333

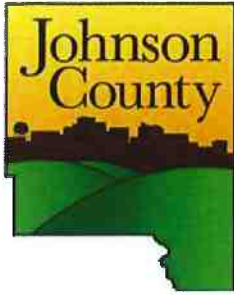
RICHARD D ANGELL JR  
3496 SANDY BEACH RD NE  
SOLON, IA 52333

RYAN E & JENNIFER S MULLEN  
3484 SANDY BEACH RD NE  
SOLON, IA 52333

SCALLON CUSTOM HOMES, LLC  
1371 JAMES AVE NE  
SWISHER, IA 52338

SCALLON FARMS LLC  
6710 COTTAGE HILL LN NE  
CEDAR RAPIDS, IA 52411

SCOTT D WIENEKE  
119 PARK RD  
WEST BRANCH, IA 52358



# PLANNING, DEVELOPMENT AND SUSTAINABILITY

## PLANNING DIVISION

**JOSH BUSARD**  
AICP, LEED-AP, CFM  
DIRECTOR

**NATHAN MUELLER, AICP, CFM**  
ASSISTANT DIRECTOR

**Luke McClanahan**  
ASSISTANT PLANNER

---

### WAIVER RESPONSE

Date: May 6<sup>th</sup>, 2022  
To: MMS Consultants; Attn. Jon Marnier  
From: Kasey Hutchinson, Soil and Water Conservation Coordinator  
Re: Waiver Request for Sandy Beach Road NE and 140<sup>th</sup> Street NE (PPN 0207376002)

Recently, your firm submitted a request to waive the Stormwater Management requirements for a subdivision located at Sandy Beach Road NE and 140<sup>th</sup> Street NE (PPN 0207376002). After a thorough review, the PDS Administrative Officer has issued the following decision on the request:

Request to waive Stormwater Management: **With Building Permit**

- Stormwater management planning will be required with any future building permits.

Please contact me at [khutchinson@johnsoncountyiowa.gov](mailto:khutchinson@johnsoncountyiowa.gov) if you have any questions.

Respectfully,

Kasey Hutchinson  
Soil and Water Conservation Coordinator

Office Use Only		
	Date Filed	Application Number



**JOHNSON COUNTY, IOWA**  
**REQUEST FOR WAIVER: Stormwater Management Requirements**

Type of Development Application: Preliminary, Final and Rezoning

Street Address or Layman's Description: NE of the intersection of Sandy Beach Rd NE & 140th Street NE

Parcel Number(s): 0207376002

**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.

Scallon Farms LLC

Name of Applicant

319-981-5898

Applicant Phone

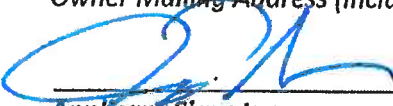
paul@scalloncustomhomes.com

Applicant Email Address

\_\_\_\_\_  
 Name of Owner (if different)

\_\_\_\_\_  
 Owner Email Address

\_\_\_\_\_  
 Owner Mailing Address (include City, State, Zip)

  
 Applicant Signature

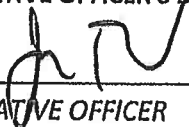
5-6-2022  
 Date

**Initial or check each item below to confirm that you are aware of the submittal requirements for a waiver request application to be considered complete.**

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

A written narrative explaining the request.

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

 5-6-2022  
 ADMINISTRATIVE OFFICER DATE

\*\*Erosion and Sediment 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.

**CERTIFICATE OF COUNTY AUDITOR  
COTTAGE WOODS  
JOHNSON COUNTY, IOWA**

I, Travis Weipert, the Johnson County Auditor, hereby approve Cottage Woods, Johnson County, Iowa as a succinct and unique name for the subdivision containing the following described real estate located in Johnson County, Iowa

**LEGAL DESCRIPTION**

BEGINNING at the South Quarter Corner of Section 7, Township 81 North, Range 6 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence S88°56'59"W, along the South Line of the South One-Half of the Southeast Quarter of the Southwest Quarter of said Section 7, a distance of 1320.87 feet, to the Southwest Corner of said South One-Half; Thence N01°41'39"W, along the West Line of said South One-Half of the Southeast Quarter of the Southwest Quarter of said Section 7, a distance of 662.12 feet, to the Northwest Corner of said South One-Half; Thence N89°01'06"E, along the North Line of said South One-Half of the Southeast Quarter of the Southwest Quarter of said Section 7, 1320.41 feet, to the Northeast Corner of said South One-Half; Thence S01°44'10"E, along the East Line of said South One-Half of the Southeast Quarter of the Southwest Quarter of said Section 7, 660.55 feet, to the POINT OF BEGINNING. Said Tract of Land contains 20.05 Acres, and is subject to easements and restrictions of record.

*Travis Weipert by Travis Weipert Deputy*  
Travis Weipert, Johnson County Auditor

*5/9/22*  
Date

(seal)



**RESOLUTION 04-19-90-2  
AFFIRMING THE STABILITY OF THE ROAD SYSTEM**

Whereas Johnson County is one of the counties in the State of Iowa that is increasing in its population; and

Whereas there is a growing tendency for persons in Johnson County to prefer to develop lots for building purposes; and

Whereas improvement of currently non-improved roads to standards dictated by the state of Iowa for Secondary roads is expensive;

Now, therefore be it resolved that any person who develops a rezoned and subdivided lot in Johnson County should first be aware of the existing secondary road conditions serving that tract of land, and should act under the presumption that said road in all probability will continue in its present condition. Private interests or adjacent landowners may underwrite the costs to bring said road up to minimum state standards which includes providing the necessary right-of-way, moving fences, grading, culverts, surfacing, and other items that may be needed to provide an improved road. These improvements can be achieved by permission of Johnson County per the Iowa Code, Section 319.14, and by Johnson County Resolution 08-10-89-2. However, if this tract of land is located on a road that has been designated as a Level B road per Resolution 04-05-90-1, Johnson County will provide no more services than stated in Johnson County Ordinance 02-08-90-1. If possible, consideration should be given to the prospect of agreeing that said road be closed by Johnson County and maintained by the residents owning land abutting said road to county subdivision standards as a private lane.

My (our) signature on this document indicates that I have read the above road policy of Johnson County, Iowa, and understand the contents of the above shown policy, and that the zoning, or subdivision, action that is being taken by me (us) would be subject to the above Resolution by the Johnson County Board of Supervisors.

*Paul Selman owner*

\_\_\_\_\_  
Signature of Owner, Contract Owner, Option Purchaser

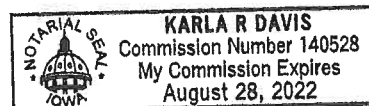
6710 Cottage Hill Lane NE Cedar Rapids, IA 52411 319-981-5898

\_\_\_\_\_  
Address and Phone Number

Subscribed and sworn to before me on this 9th day of MAY, 2022.

*Karla R. Davis*

\_\_\_\_\_  
Notary Public, in & 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  
www.mmsconsultants.net

Date	Revision
05-26-22	PER COUNTY REVIEW - JDM

PRELIMINARY  
PLAT

COTTAGE WOODS

JOHNSON COUNTY  
IOWA

MMS CONSULTANTS, INC.	
Date:	05-12-2022
Designed by:	JDM Field Book No:
Drawn by:	JDM Scale: 1"=50'
Checked by:	RRN Sheet No: 1
Project No:	6608-053 of 1

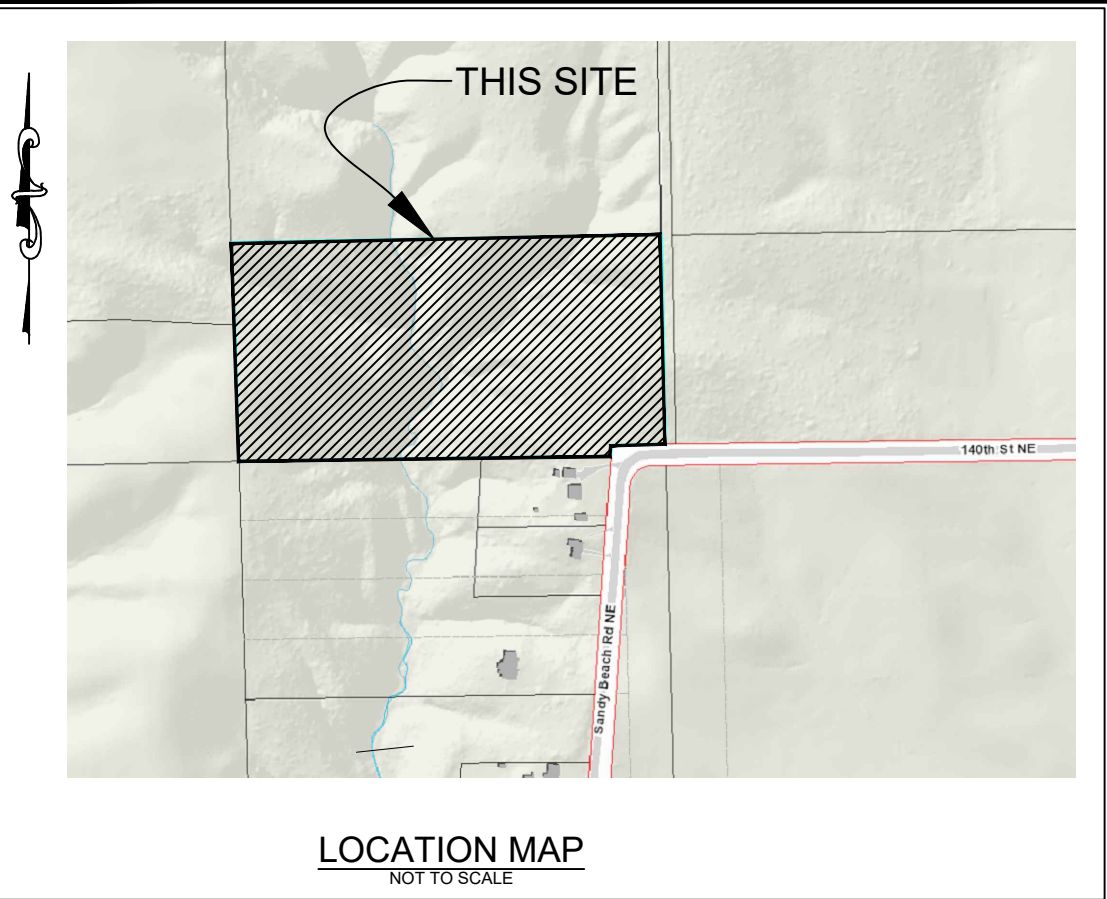
# PRELIMINARY PLAT COTTAGE WOODS JOHNSON COUNTY, IOWA

I hereby certify that this engineering document was prepared by me or under my direct supervision and I am a duly licensed Professional Engineer under the laws of the State of Iowa.

CHRISTOPHER A. THOMPSON, P.E. Iowa Lic. No. 25323  
 License Viewed on: December 31, 20\_\_

Seals to sheets covered by this seal:

SEAL



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

### STANDARD LEGEND AND NOTES

— PROPERTY &/or BOUNDARY LINES	— EXIST—	— PROP—	— POWER POLE
— CONGRESSIONAL SECTION LINES	— RIGHT-OF-WAY LINES	— EXISTING RIGHT-OF-WAY LINES	— POWER POLE W/DROP
— CENTER LINES	— LOT LINES, INTERNAL	— LOT LINES, PLATTED OR BY DEED	— POWER POLE W/TRANS
— EXISTING EASEMENT LINES	— PROPOSED EASEMENT LINES	— BENCHMARK	— GUY POLE
— RECORDED DIMENSIONS	— CURVE SEGMENT NUMBER	— EXISTING EDGE OF GRAVEL	— LIGHT POLE
— FENCE LINE	— EXISTING SANITARY SEWER	— PROPOSED SANITARY SEWER	— SANITARY MANHOLE
— PROPOSED STORM SEWER	— WATER LINES	— ELECTRICAL LINES	— FIRE HYDRANT
— TELEPHONE LINES	— GAS LINES	— CONTOUR LINES (2' INTERVAL)	— WATER VALVE
— PROPOSED GROUND	— EXISTING TREE LINE	— EXISTING DECIDUOUS TREE & SHRUB	— DRAINAGE MANHOLE
— EXISTING EVERGREEN TREES & SHRUBS			— CURB INLET

P.S.S. — POTENTIAL INDIVIDUAL SEPTIC SYSTEM  
 P.B.S. — POTENTIAL BUILDING SITE

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.

DESCRIPTION - COTTAGE WOODS

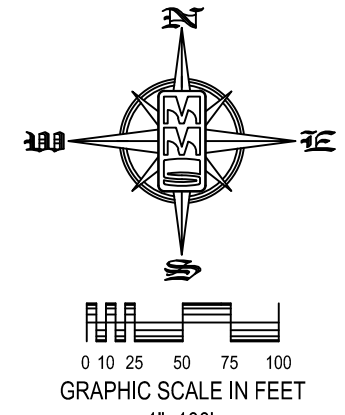
BEGINNING at the South Quarter Corner of Section 7, Township 81 North, Range 6 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence S88°56'59"W, along the South Line of the South One-Half of the Southeast Quarter of the Southwest Quarter of said Section 7, a distance of 1320.87 feet, to the Southwest Corner of said South One-Half; Thence N01°41'39"W, along the West Line of said South One-Half of the Southeast Quarter of the Southwest Quarter of said Section 7, a distance of 662.12 feet, to the Northwest Corner of said South One-Half; Thence N89°01'06"E, along the North Line of said South One-Half of the Southeast Quarter of the Southwest Quarter of said Section 7, 1320.41 feet, to the Northeast Corner of said South One-Half; Thence S01°44'10"E, along the East Line of said South One-Half of the Southeast Quarter of the Southwest Quarter of said Section 7, 660.55 feet, to the POINT OF BEGINNING. Said Tract of Land contains 20.05 Acres, and is subject to easements and restrictions of record.

- NOTES:
- LOT 1, OUTLOT "A", AND OUTLOT "C" ARE ZONED R (RESIDENTIAL).
  - OUTLOTS "B", "D", AND "E" ARE ZONED ERP (ENVIRONMENTAL RESOURCE PRESERVATION).
  - LOT 1 SHALL HAVE AN INDIVIDUAL SEPTIC SYSTEM AND WELL.
  - ALL EASEMENTS SHALL BE A 15 FOOT WIDE UTILITY EASEMENT UNLESS NOTED OTHERWISE.
  - OUTLOT "C" SHALL SERVE AS AN ACCESS EASEMENT FOR OUTLOT "E".
  - PLEASE SEE THE SENSITIVE AREAS EXHIBIT ON FILE WITH THIS PRELIMINARY PLAT.
  - PRESERVATIONS OUTLOTS "B", "D", AND "E" ARE SUBJECT TO PROTECTIVE COVENANTS WHICH ARE RECORDED WITH THE LEGAL DOCUMENTS FOR THE SUBDIVISION, AND WHICH RESTRICT CERTAIN USES AND IMPACTS.
  - THE EXISTING PATH IN OUTLOT "C" FOLLOWS THE NATURAL TERRAIN AND WILL NOT INVOLVE GRADING, CLEARING OR RESHAPING OF THE NATURAL TOPOGRAPHY.
  - ADDITIONAL RIGHT-OF-WAY SHOWN ON PLAT WILL BE FORMALLY DESCRIBED AND DEDICATED ALONG 140TH STREET NE AND SANDY BEACH ROAD NE AT THE TIME OF FINAL PLATTING.

PLAT PREPARED BY:  
 MMS CONSULTANTS INC.  
 1917 S. GILBERT STREET  
 IOWA CITY, IOWA 52240

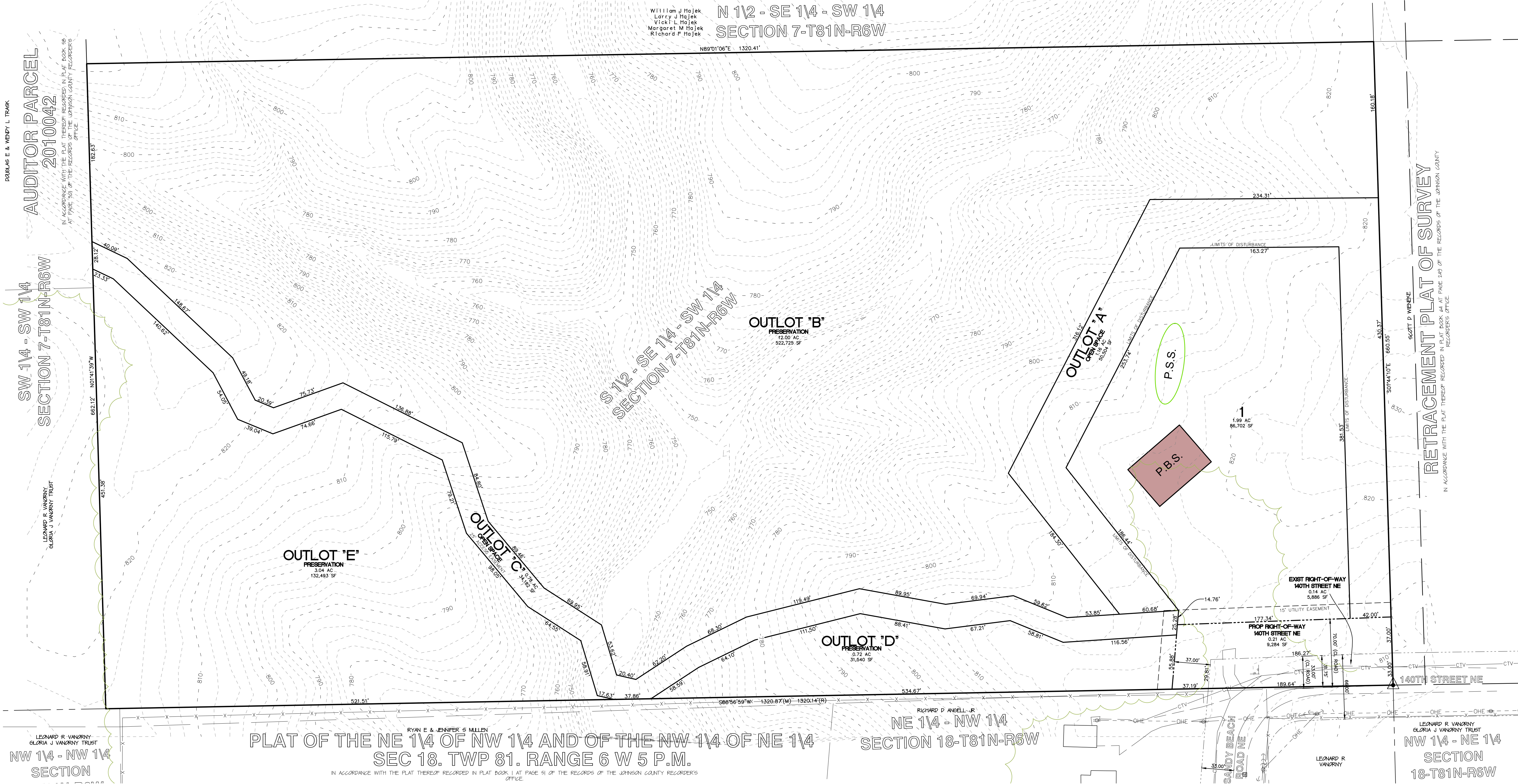
OWNER/APPLICANT:  
 PAUL SCALLON  
 6710 COTTAGE HILL LANE NE  
 CEDAR RAPIDS, IOWA 52411

APPLICANT'S ATTORNEY:  
 MICHAEL J. PUGH  
 425 E. OAKDALE BLVD, SUITE 201  
 CORALVILLE, IOWA 52241



### SOILS MAP

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
290C	Chelsea-Fayette-Lamont complex, 3 to 14 percent slopes	2.3	11.3%
290D	Chelsea-Fayette-Lamont complex, 9 to 14 percent slopes	0.8	3.8%
290F	Chelsea-Fayette-Lamont complex, 18 to 25 percent slopes	0.0	0.1%
290G	Chelsea-Fayette-Lamont complex, 25 to 40 percent slopes	13.3	65.1%
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	2.0	9.8%
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	1.4	6.8%
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	0.6	3.1%
Totals for Area of Interest		20.5	100.0%

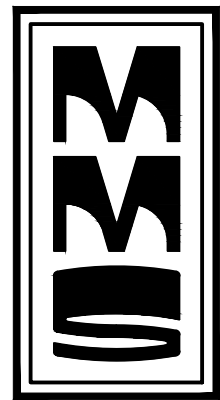


PLAT OF THE NE 14 OF NW 14 AND OF THE NW 14 OF NE 14  
 SEC 18. TWP 81. RANGE 6 W 5 P.M.

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 1, AT PAGE 91 OF THE RECORDS OF THE JOHNSON COUNTY RECORDERS OFFICE.

LOCATION: A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 81 NORTH, RANGE 6 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	REQUESTED BY: SCALLON FARMS LLC 6710 COTTAGE HILL LANE NE CEDAR RAPIDS, IOWA 52411
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: MICHAEL J. PUGH 425 E. OAKDALE BOULEVARD SUITE 201 CORALVILLE, IOWA 52241
DATE OF SURVEY: 12-07-2021	PROPRIETOR OR OWNER: SCALLON FARMS LLC 6710 COTTAGE HILL LANE NE CEDAR RAPIDS, IOWA 52411
	DOCUMENT RETURN INFORMATION: ATTORNEY

# ROAD RIGHT-OF-WAY ACQUISITION COTTAGE WOODS JOHNSON COUNTY, IOWA

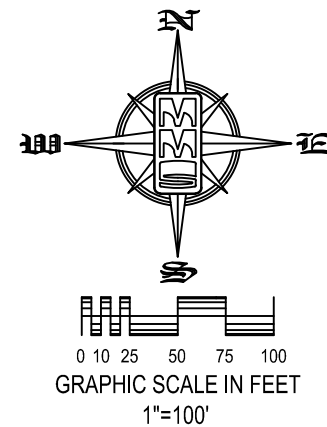


CIVIL ENGINEERS  
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ENVIRONMENTAL SPECIALISTS

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IOWA CITY, IOWA 52240  
(319) 351-8282  
www.mmsconsultants.net

FOR COUNTY RECORDER'S USE

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
(R)	-
(M)	-
C22-1	-
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS	



NORTHEAST CORNER OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7-T81N-R6W OF THE FIFTH P.M.  
FOUND 5/8" REBAR W/ YELLOW PLASTIC LS CAP 14675  
"RETRACEMENT PLAT BOOK 64 AT PAGE 249)

S 1/2 - SE 1/4 - SW 1/4 SECTION 7-T81N-R6W

RETRACEMENT PLAT OF SURVEY IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 64 AT PAGE 249 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE

SOUTHWEST CORNER OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7-T81N-R6W OF THE FIFTH P.M.  
SET 5/8" REBAR W/ YELLOW PLASTIC LS CAP 17916

PROPOSED COTTAGE WOODS

OUTLOT "A"

LOT 1

0.21 ACRE OF ADDITIONAL ROAD RIGHT-OF-WAY

OUTLOT "C"

0.14 ACRE OF EXISTING ROAD RIGHT-OF-WAY

SOUTH QUARTER CORNER OF SECTION 7-T81N-R6W OF THE FIFTH P.M.  
FOUND 3" ALUMINUM ARMY CORPS OF ENGINEER MONUMENT  
BOOK 64 AT PAGE 217

PLAT OF THE NE 1/4 OF NW 1/4 AND OF THE NW 1/4 OF NE 1/4 SEC 13, TWP 81, RANGE 6 W 5 P.M.  
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 1 AT PAGE 51 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

POINT OF BEGINNING

## DESCRIPTION - ROAD RIGHT-OF-WAY ACQUISITION

Commencing at the South Quarter Corner of Section 7, Township 81 North, Range 6 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence S88°56'59"W, along the South Line of the South One-Half of the Southeast Quarter of the Southwest Quarter of said Section 7, a distance of 189.64 feet, to the POINT OF BEGINNING; Thence continuing S88°56'59"W, along said South Line, 37.19 feet; Thence N04°43'47"E, 66.40 feet; Thence N87°55'22"E, 219.34 feet, to a Point on the East Line of said South One-Half of the Southeast Quarter of the Southwest Quarter of said Section 7; Thence S01°44'10"E, along said East Line, 37.00 feet; Thence S87°55'22"W, 186.27 feet; Thence S04°43'47"W, 29.81 feet, to the POINT OF BEGINNING. Said Road Right-of-Way Acquisition contains 0.21 Acre, and is subject to easements and restrictions of record.

Date	Revision
05-09-2022	PER RRN REVIEW -JDM

## ROAD RIGHT-OF-WAY ACQUISITION PLAT

EASEMENT IDENTIFICATION TABLE	
LABEL	DESCRIPTION
①	FOUND 5/8" REBAR W/ YELLOW PLASTIC LS CAP 14675

LICENSED PROFESSIONAL LAND SURVEYOR

RICHARD R. NOWOTNY  
17916

IOWA

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

JOHNSON COUNTY  
IOWA

MMS CONSULTANTS, INC.

Date:	05-05-2022
Designed by:	JDM
Field Book No:	1325
Drawn by:	RLW
Scale:	1"=100'
Checked by:	RRN
Sheet No:	1
Project No:	IC 6608-053
of:	1

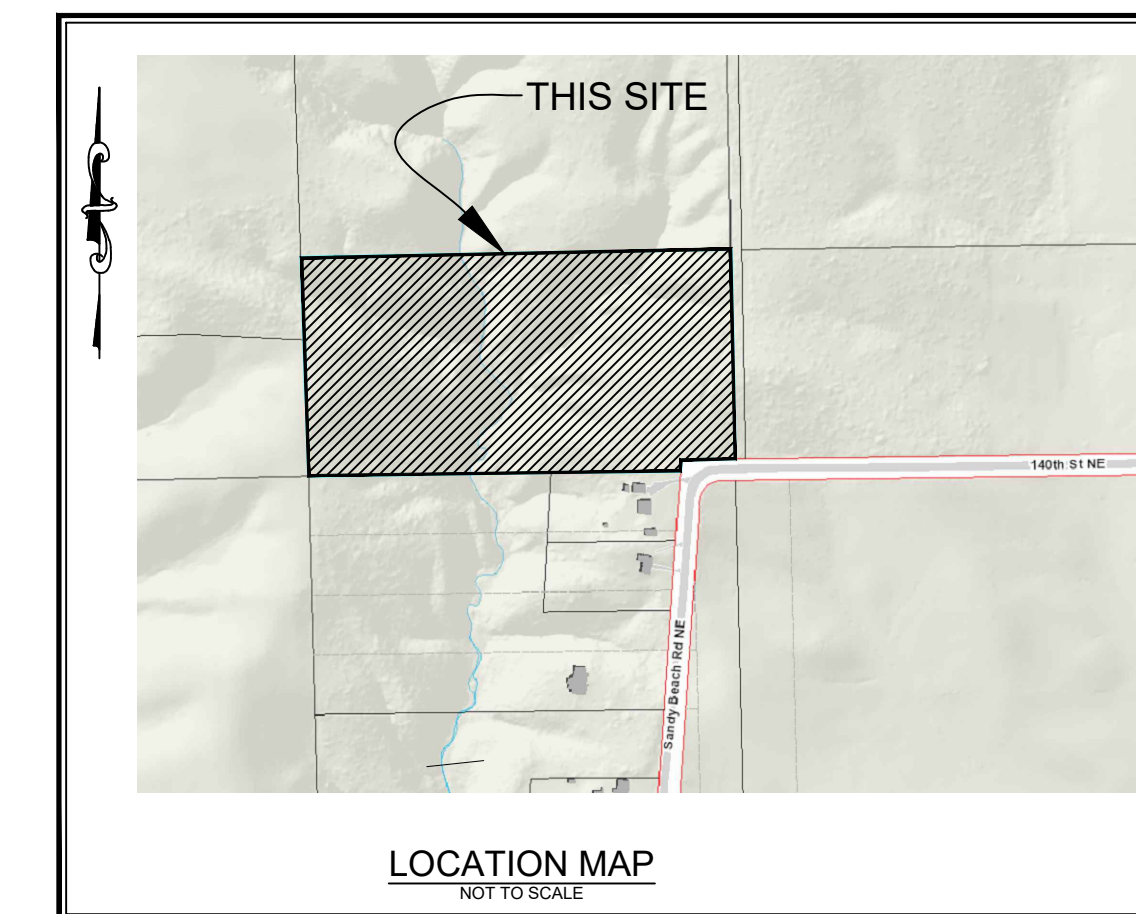
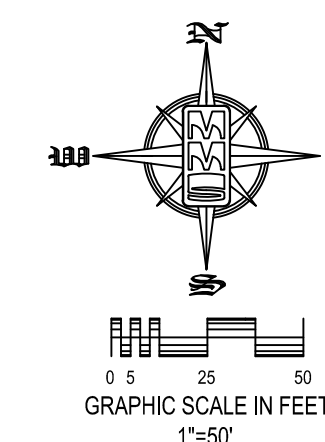


CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

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

Date	Revision
05/03/2022	PER CLIENT REQUEST

# SENSITIVE AREAS EXHIBIT COTTAGE WOODS JOHNSON COUNTY, IOWA



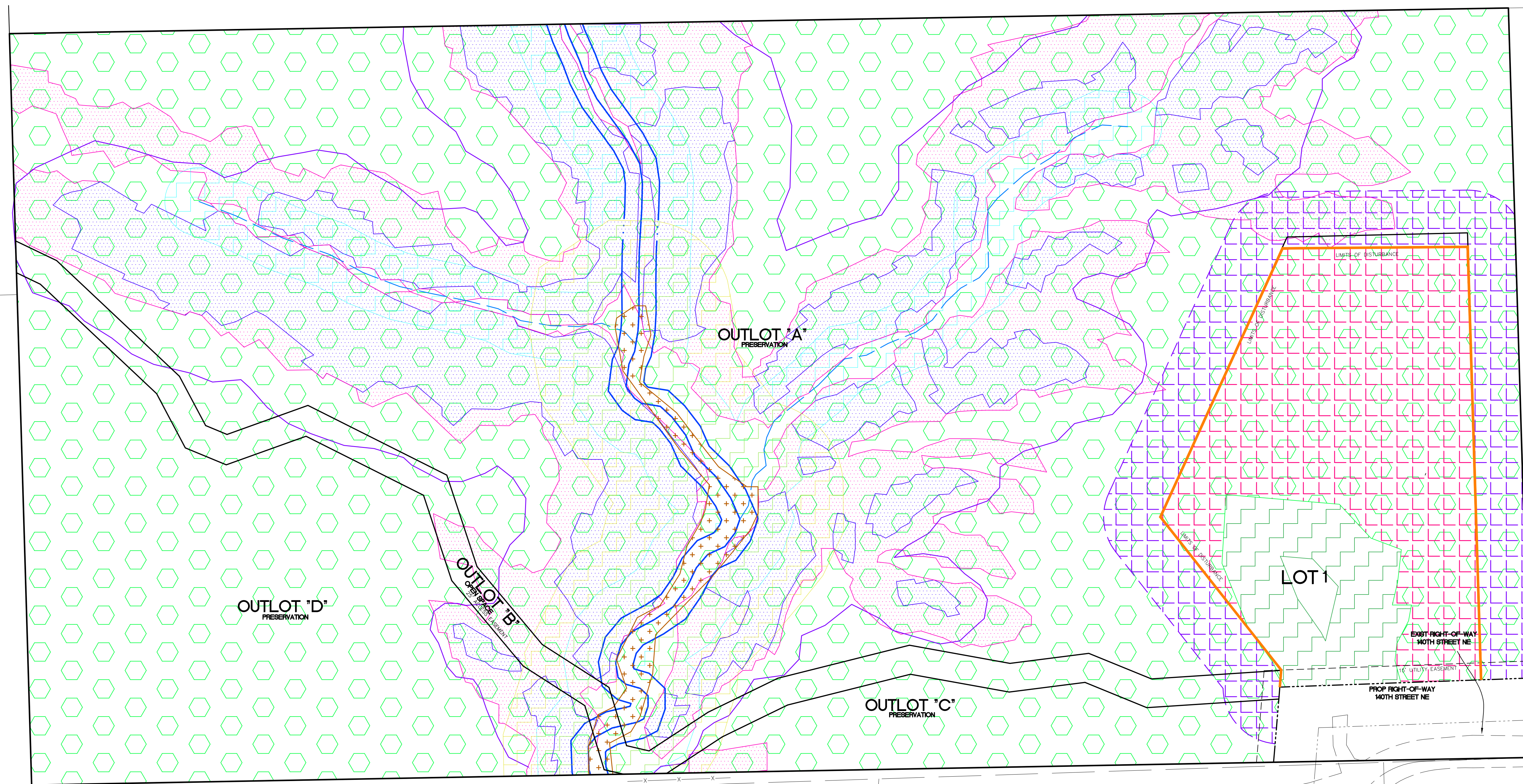
STANDARD LEGEND AND NOTES						
---	PROPERTY &/or BOUNDARY LINES	-EXIST-	---	PROF-	---	POWER POLE
---	CONGRESSIONAL SECTION LINES	---	---	---	---	POWER POLE W/DROP
---	RIGHT-OF-WAY LINES	---	---	---	---	POWER POLE W/TRANS
---	EXISTING RIGHT-OF-WAY LINES	---	---	---	---	POWER POLE W/LIGHT
---	CENTER LINES	---	---	---	---	GUY POLE
---	EXISTING CENTER LINES	---	---	---	---	LIGHT POLE
---	LOT LINES, PLATTED OR BY DEED	---	---	---	---	SANITARY MANHOLE
---	PROPOSED EASEMENT LINES	---	---	---	---	FIRE HYDRANT
---	EXISTING EASEMENT LINES	---	---	---	---	WATER VALVE
---	BENCHMARK	---	---	---	---	DRAINAGE MANHOLE
---	RECORDED DIMENSIONS	---	---	---	---	CURB INLET
---	CURVE SEGMENT NUMBER	---	---	---	---	
---	EXISTING EDGE OF GRAVEL	---	---	---	---	
---	FENCE LINE	---	---	---	---	
---	EXISTING SANITARY SEWER	---	---	---	---	
---	PROPOSED SANITARY SEWER	---	---	---	---	
---	EXISTING STORM SEWER	---	---	---	---	
---	PROPOSED STORM SEWER	---	---	---	---	
---	WATER LINES	---	---	---	---	
---	OHE	---	---	---	---	
---	ELECTRICAL LINES	---	---	---	---	
---	TELEPHONE LINES	---	---	---	---	
---	GAS LINES	---	---	---	---	
---	CONTOUR LINES (2' INTERVAL)	---	---	---	---	
---	PROPOSED GROUND	---	---	---	---	
---	EXISTING TREE LINE	---	---	---	---	
---	EXISTING DECIDUOUS TREE & SHRUB	---	---	---	---	
---	EXISTING EVERGREEN TREES & SHRUBS	---	---	---	---	

P.S.S. - POTENTIAL INDIVIDUAL SEPTIC SYSTEM  
P.B.S. - POTENTIAL BUILDING SITE

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.

SENSITIVE AREAS LEGEND					
[Pink Hatched]	CRITICAL SLOPES (25%-35%) (3.48 ACRES)	[Blue Wavy]	WATERCOURSE (943 LINEAR FEET)	[Green Hexagon]	50' WOODLAND BUFFER
[Purple Hatched]	PROTECTED SLOPES (>35%) (3.51 ACRES)	[Light Blue Hatched]	30' STREAM CORRIDOR/WATERCOURSE BUFFER	[Orange Dotted]	LIMITS OF DISTURBANCE
[Purple Outline]	PROTECTED SLOPES BUFFER	[Brown Dotted]	CLASS 2 WETLANDS (0.26 ACRES)	[Red Grid]	WOODLAND IMPACTS (1.46 - GENERAL DEVELOPMENT)
[Blue Wavy]	STREAM CORRIDOR (820 LINEAR FEET)	[Yellow Dotted]	75' WETLAND BUFFER	[Purple Grid]	WOODLAND IMPACTS REESTABLISHMENT - GENERAL DEVELOPMENT
		[Green Hexagon]	SENSITIVE WOODLAND (19.21 ACRES)		

- ### SENSITIVE AREAS NOTES
1. PERMITTED BUFFER USES AS OUTLINED WITHIN THE UDO SHALL BE FOLLOWED.
  2. PROPOSED LIMITS OF DISTURBANCE HAVE BEEN PROVIDED. IMPACT TO AREAS BEYOND THE LIMITS OF DISTURBANCE (UNLESS IT IS A PERMITTED ACTIVITY AS LISTED WITHIN THE UDO) CONSTITUTES A VIOLATION OF THE APPROVED SENSITIVE AREAS REPORT.
  3. THE LIMITS OF DISTURBANCE SHALL BE FLAGGED ON THE SITE PRIOR TO ANY CONSTRUCTION ACTIVITIES. AN ONSITE PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO THE COMMENCEMENT OF ANY GROUND DISTURBING ACTIVITIES OR SENSITIVE AREAS IMPACTS.
  4. PRIOR APPROVAL FROM THE COUNTY IS REQUIRED FOR ANY MODIFICATION TO THE LIMITS OF DISTURBANCE.
  5. CRITICAL WILDLIFE HABITAT IS PRESENT FOR THE ENDANGERED INDIANA BAT AND THREATENED NLEB. POTENTIAL ROOST TREES 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.



## SENSITIVE AREAS EXHIBIT

COTTAGE WOODS SUBDIVISION

JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.

Date:	07-08-21
Designed By:	LRS
Drawn By:	LRS
Checked By:	LRS
Project No.:	6608-053
Field Book No.:	
Scale:	1"=50'
Sheet No.:	1
of:	1