

Office Use Only	6/13/24	\$580 ⁰⁰	P2C-24-28538
	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):
3088 Highway 1 NE

Parcel Number(s): 0830254002

Proposed Subdivision Name: Stone View Subdivision

The subdivision contains 2.45 total acres divided into 2 total lots as follows:

Buildable Lots: 2 Non-buildable outlots: _____

Total buildable acres: 2.16 Total non-buildable acres: _____

Current Zoning: A Proposed Use of the Subdivision: Residential

Scott Ritter
Name of Engineer/Surveyor

sritter@hart-frederick.com
Contact Email and Phone

Joseph Moreland
Name of Attorney

moreland@hayek-law.com
Contact Email and Phone

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.

Luke & Erika Driessen
Name of Owner

Allison Goertz LPOA
Name of Applicant (if different)

3088 Highway 1 NE Iowa City, IA. 52240
Applicant Street Address (including City, State, Zip)

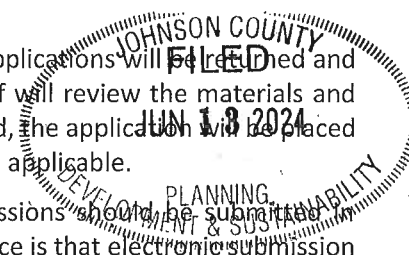
319-432-3956
Applicant Phone

luke@formabuilt.com
Applicant Email

Luke Driessen
Applicant Signature

See back page for Application Submittal Requirements and Checklist

Applications should be emailed to planning@johnsoncountyiowa.gov and delivered to the Planning, Development and Sustainability Office (913 South Dubuque Street, Iowa City, IA 52240)



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. Once submitted, county staff will review the materials and request revisions (if necessary). Once all revisions and outside reviews have been received, the application will be placed on the next available Planning and Zoning Commission or Board of Supervisors agenda, as applicable.

If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission, but will be accepted until 12:00 p.m. the day after the submittal deadline.

Initial each empty box below to ensure you included all necessary information in the appropriate form for an application to be considered complete. Some items may require both electronic and physical copies.

Items Required	Electronic Copy (PDF unless otherwise noted)	Hard Copies (number specified)
Application Fee (varies based on application. Fee: \$580.00)		(1)
This application form with all information completed	JSR	(3)
Brief cover letter explaining the application and describing lots, road(s), provision of water, septic, etc.	JSR	(2)
The subdivision plat conforming to all standards in subsection 8:2 of the UDO (optional: additional sheets such as a Right-of-Way Acquisition Plat)	JSR	(2)
CAD line work of the plat, following the guidelines below	JSR	
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver	CS	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below	JSR	
Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver	N/A	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	JSR	
<u>For subdivisions that propose to create a new access or upgrade an existing access to a public county road:</u> copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads	N/A	
<u>For Farmstead Splits:</u> a list of parcel numbers of the parent farm and the book and page(s) recorded prior to December 1, 2000	N/A	
<u>For Final Plats:</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 of the prelim plat	N/A	
CAD line work of stormwater infrastructure, following the guidelines below	N/A	
<u>For Combined and Final Plats:</u> Unsigned, draft legal documents are due at the time of submittal unless otherwise noted below. Additional documents may be required based on the nature of the application.		
1. <u>SIGNED</u> Auditor's Certificate approving the subdivision name	JSR	(1)
2. <u>SIGNED</u> and notarized Resolution Affirming the Stability of the Road System		
3. draft Owner's Certificate	JM	
4. draft Title Opinion		
5. draft Treasurer's Certificate		
6. draft Subdivider's Agreement		
7. draft Fence Agreement		
8. Others as applicable (easement agreements, Homeowners Association docs, etc.)		

Electronic Submission Requirements for CAD line work:

- Must be in AutoCAD 2017 or older and .dwg format (.dxf is also acceptable, no .zip files will be accepted).
- Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
- If applicable, submission should 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.



HART-FREDERICK CONSULTANTS P.C.



29 April 2024

Mr. Josh Busard
Johnson County Zoning Director

Re: Stone View Subdivision, for Luke & Erika Driessen,
a Residential Subdivision

Dear Josh:

Attached please find the application and accompanying documents for a Residential Subdivision application for the Driessen's.

At this time the Driessen's would like to subdivide their property to two lots. These lots have access to Highway 1 NE with water and septic established for the proposed lot 1.

If you have questions or if you require further information you may contact myself, Attorney: Joseph Moreland or Luke Driessen.

Respectfully Submitted,

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

C: Mr. Luke Driessen
Mr. Joe Moreland
HFCfile

INDEX LEGEND
 LOCATION: SOUTHWEST 1/4-NORTHWEST 1/4
 SECTION 30, T-80-N, R-5-W
 REQUESTOR: LUKE DRIESSEN
 PROPRIETOR: LUKE & ERIKA DRIESSEN
 SURVEOR: J. SCOTT RITTER, PLS #16546
 COMPANY: HART-FREDERICK CONSULTANTS P.C.
 510 STATE ST. PO BOX 560 TIFFIN, IA 52340
 RETURN TO: ritter@hart-frederick.com (319) 545-7215

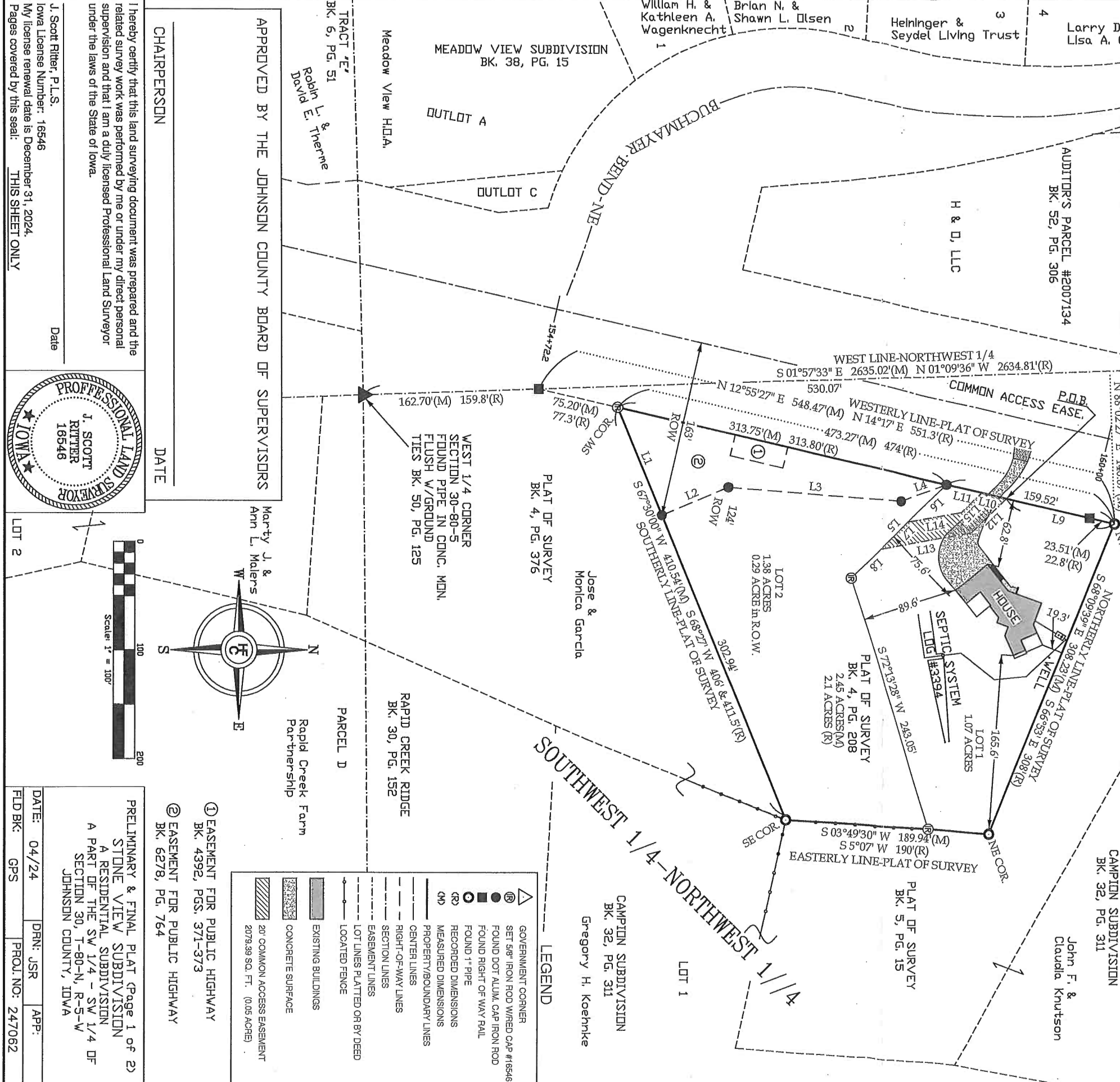
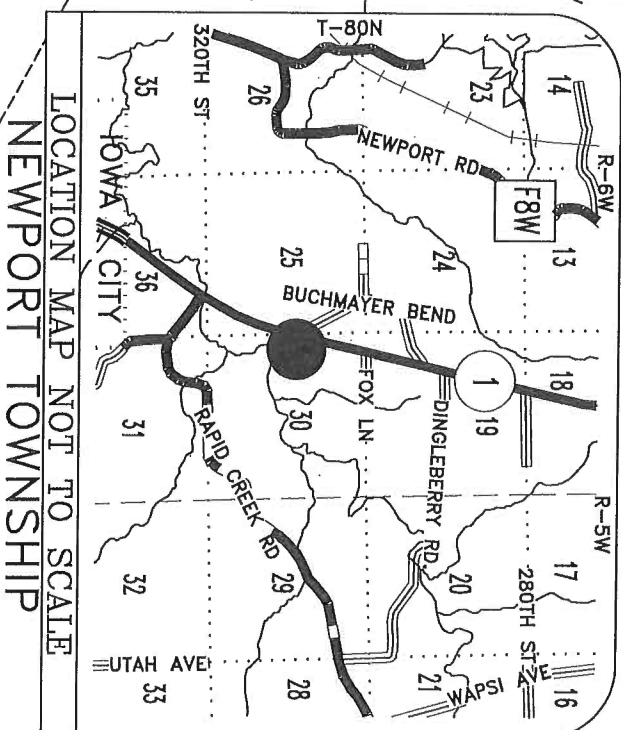


HART-FREDERICK CONSULTANTS P.C.
 510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215 www.hart-frederick.com

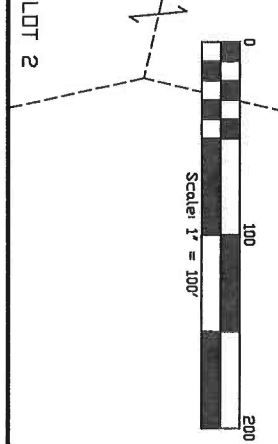
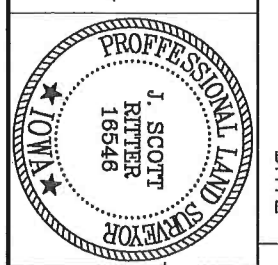


NORTHWEST CORNER SECTION 30-80-5 FOUND 5/8" REBAR 12" DEEP TIES BK. 50, PG. 125

NUMBER	DIRECTION	DISTANCE
L1	S 67°30'00" W	107.50' (M)
L2	S 67°30'50" W	107.57' (R)
L3	S 22°41'23" E	66.96' (M)
L4	S 22°40'23" E	66.97' (R)
L5	S 04°20'51" W	160.80' (M)
L6	S 04°21'38" W	160.80' (R)
L7	S 20°08'58" E	45.28' (M)
L8	S 20°07'37" E	45.35' (R)
L9	N 44°07'00" W	124.41'
L10	N 12°55'27" W	102.26'
L11	N 12°55'27" E	23.96'
L12	N 12°55'27" E	33.30'
L13	S 43°39'47" E	45.50'
L14	S 10°24'31" W	85.93'
L15	N 10°24'31" W	49.98'
L15	N 43°39'47" W	26.43'



MEADOW VIEW SUBDIVISION BK. 38, PG. 15
 OUTLOT A
 OUTLOT C
 MEADOW VIEW H.D.A.
 TRACT 7E1 BK. 6, PG. 51
 Robyn L. & Therme David E.
 APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS
 CHAIRPERSON _____
 DATE _____



WEST 1/4 CORNER SECTION 30-80-5 FOUND PIPE IN CONC. MON. FLUSH W/GROUND TIES BK. 50, PG. 125
 PLAT OF SURVEY BK. 4, PG. 376
 Jose & Monica Garcia
 LOT 2 1.38 ACRES 0.29 ACRE IN R.O.W.
 PLAT OF SURVEY BK. 4, PG. 208 2.45 ACRES (M) 2.1 ACRES (R)
 SEPTIC SYSTEM LOT 1 1.07 ACRES
 WELL 165.6'
 LOT 1 1.07 ACRES
 PLAT OF SURVEY BK. 5, PG. 15
 Gregory H. Koehnke
 CAMPION SUBDIVISION BK. 32, PG. 311
 John F. & Claudia Knutson
 CAMPION SUBDIVISION BK. 32, PG. 311

LEGEND

- △ GOVERNMENT CORNER
- SET 5/8" IRON ROD W/ WIRE CAP #16546
- FOUND DOT ALUM. CAP IRON ROD
- FOUND RIGHT OF WAY PAUL
- FOUND 1" PIPE
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- PROPERTY/BOUNDARY LINES
- CENTER LINES
- RIGHT-OF-WAY LINES
- SECTION LINES
- EASEMENT LINES
- LOT LINES PLATTED OR BY DEED
- LOCATED FENCE
- EXISTING BUILDINGS
- CONCRETE SURFACE
- 20' COMMON ACCESS EASEMENT 2079.39 SQ. FT. (0.05 ACRE)

① EASEMENT FOR PUBLIC HIGHWAY BK. 4392, PGS. 371-373
 ② EASEMENT FOR PUBLIC HIGHWAY BK. 6278, PG. 764

PRELIMINARY & FINAL PLAT (Page 1 of 2)
 STONE VIEW SUBDIVISION
 A RESIDENTIAL SUBDIVISION
 A PART OF THE SW 1/4 - SW 1/4 OF SECTION 30, T-80-N, R-5-W JOHNSON COUNTY, IOWA

DATE: 04/24 DRN: JSR APP: _____
 FLD BK: GPS PROJ. NO: 247062



HFC HART-FREDERICK CONSULTANTS P.C.  

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

STONE VIEW SUBDIVISION

Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 30, Township 80 North, Range 5 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

Commencing at the Northwest corner of said Section 30; thence S 01°57'33" E along the West line of the Northwest 1/4 of said Section 30, a distance of 1942.25 feet; thence N 88°02'27" E, a distance of 140.87 feet to the Northwest corner of a Plat of Survey as is recorded in Plat Book 4 on page 208 in the office of the Johnson County Recorder, being the Point of Beginning; thence S 68°09'39" E along the Northerly line of said Plat of Survey, a distance of 308.23 feet to the Northeast corner of said Plat of Survey; thence S 03°49'30" W along the Easterly line of said Plat of Survey, a distance of 189.94 feet to the Southeast corner of said Plat of Survey; thence S 67°30'00" W along the Southerly line of said Plat of Survey, a distance of 410.54 feet to the Southwest corner of said Plat of Survey; thence N 12°55'27" E along the Westerly line of said Plat of Survey, a distance of 473.27 feet to the Point of Beginning containing 2.45 acres of which 0.29 acre is state highway right of way and being subject to all easements and restrictions of record.

20' COMMON ACCESS EASEMENT

Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 30, Township 80 North, Range 5 West of the 5th P.M., Johnson County, Iowa and is described as
 Commencing at the Northwest corner of said Section 30; thence S 01°57'33" E along the West line of the Northwest 1/4 of said Section 30, a distance of 1942.25 feet; thence N 88°02'27" E, a distance of 140.87 feet to the Northwest corner of a Plat of Survey as is recorded in Plat Book 4 on page 208 in the office of the Johnson County Recorder; thence S 12°55'27" W along the Westerly line of said Plat of Survey, a distance of 102.26 feet to the Point of Beginning; thence S 43°39'47" E, a distance of 45.60 feet; thence S 10°24'31" E, a distance of 85.93 feet; thence N 44°07'00" W, a distance of 36.04 feet; thence N 10°24'31" W, a distance of 49.98 feet; thence N 43°39'47" W, a distance of 26.43 feet to a point on the Westerly line of said Plat of Survey; thence N 12°55'27" E along said Westerly line, a distance of 23.96 feet to the Point of beginning containing 0.05 acre.

SUBDIVIDORS/OWNERS: LUKE & ERIKA DRIESSEN
 3088 HIGHWAY I NE
 IOWA CITY, IA. 52240

ATTORNEY: JOSEPH T. MORELAND
 120 E. WASHINGTON ST.
 IOWA CITY, IA. 52240

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

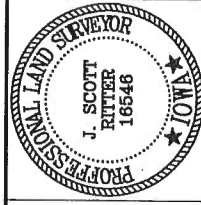
DESCRIPTION OF RECORD

Commencing at a point on the east line of Iowa State Highway No. 261 which point is 1938.3 feet south and 164.8 feet east of the northwest corner of Section 30, Township 80 North, Range 5 west of the 5th P.M., thence south 66 degrees 53 minutes east 308 feet, thence south 5 degrees 07 minutes west 190 feet, thence south 68 degrees 27 minutes west 406 feet to a point on the east line of said highway, thence north 14 degrees 17 minutes east 474 feet along the east line of said highway to the Place of beginning, according to the plat of survey thereof recorded in Plat Book 4, page 208, Plat Records of Johnson County, Iowa.
 This description is found as a Warranty Deed in Book 6425 on page 428.
 Reported as about 2.1 acres within said Plat of Survey. Dated February 13, 1951.

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.

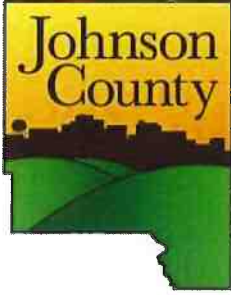
J. Scott Ritter, P.L.S.
 Iowa License Number: 16546
 My license renewal date is December 31, 2024.
 Pages covered by this seal: THIS SHEET ONLY

Date



PRELIMINARY & FINAL PLAT
 (Page 2 of 2)
 STONE VIEW SUBDIVISION

DATE: 04/24 | DRN: JSR | APP:
 FLD BK: GPS | PROJ. NO: 247062

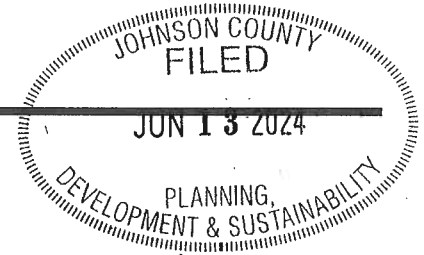


PLANNING, DEVELOPMENT AND SUSTAINABILITY

JOSH BUSARD
AICP, LEED-AP, CFM
DIRECTOR

NATHAN MUELLER, AICP, CFM
ASSISTANT DIRECTOR

PLANNING DIVISION



WAIVER RESPONSE

Date: April 17th, 2024
To: Hart-Frederick Consultants; Attn. Scott Ritter
From: Kasey Hutchinson, Soil and Water Conservation Coordinator
Re: Waiver Request for 3088 Highway 1 NE (PPN 0830254002)

Recently, your firm submitted a request to waive the Stormwater Management and Sensitive Areas requirements for a subdivision located at 3088 Highway 1 NE (PPN 0830254002). After 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 permit.

Request to waive Sensitive Areas: Partial Approval

- Waiver has been requested for all sensitive areas with the exception of Critical Wildlife Habitat, Significant Slopes, and Woodlands. Waiver has been approved for those sensitive areas requested with the exception of wetlands. Desktop analysis is insufficient to rule out wetlands within drainages.
- This project is NOT exempt from the Historic Properties requirements. Please consult with the OSA to determine the necessity for field survey.
- Results of these investigations should be submitted with the subdivision application.

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

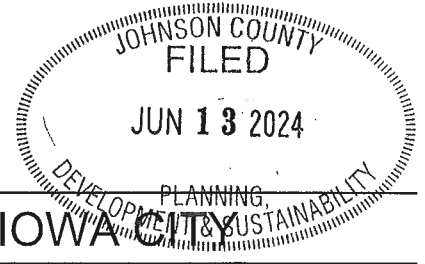
Respectfully,

Kasey Hutchinson
Environmental Regulations Coordinator

Office Use Only		
	Date Filed	Application Number



JOHNSON COUNTY, IOWA
REQUEST FOR WAIVER: Sensitive Areas Ordinance



Type of Development Application: Residential Parcel Split
 Street Address or Layman's Description: 3088 HIGHWAY 1 NE IOWA CITY
 Parcel Number(s): 0830254002

Please check all sensitive areas for which waiver is being requested:

- | | | | | |
|--|---|---|---|---|
| <input type="checkbox"/> Critical Wildlife Habitat | <input checked="" type="checkbox"/> Historic Properties | <input checked="" type="checkbox"/> Prairie & Prairie Remnant | <input checked="" type="checkbox"/> Savanna & Savanna Remnant | <input type="checkbox"/> Significant Slopes |
| <input checked="" type="checkbox"/> Stream Corridors, Watercourses, and Surface Water Bodies | <input checked="" type="checkbox"/> Floodplain & Floodway | <input checked="" type="checkbox"/> Wetlands | <input type="checkbox"/> Woodlands | |

Justification for granting this waiver request should be attached hereto. See back of this page.

The undersigned hereby requests waiver from the Sensitive Areas 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.

LUKE DRIESSEN
 Name of Applicant

luke@formabuilt.com
 Applicant Email Address

 Applicant Phone

 Name of Owner (if different)

 Owner Email Address

3088 HIGHWAY 1 NE IOWA CITY, 52240
 Owner Mailing Address (include City, State, Zip)

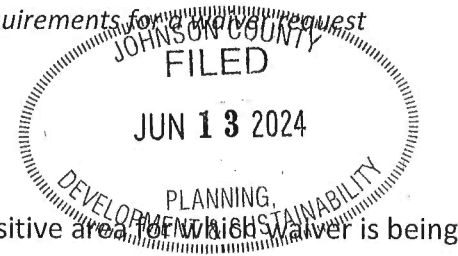
 Applicant Signature

04/08/24
 Date

ADMINISTRATIVE OFFICER'S DECISION: APPROVE PARTIAL APPROVAL** DENY
[Signature] 4/17/2024
 ADMINISTRATIVE OFFICER DATE

**See accompanying letter for explanation for specific requirements.

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.
- Supporting documentation to justify waiver approval for each sensitive area for which a waiver is being requested (see below).

Examples of supporting information for each of the sensitive areas is listed below. Information additional to this may be necessary to sufficiently illustrate the absence of sensitive areas. If provided information does not confirm the absence of the sensitive area(s), the waiver request will be denied. The list below is meant to illustrate *potential* supporting information, and should not be construed as a complete list, or that including the provided items will guarantee waiver approval. **Please initial or check each sensitive area for which material has been provided in support of the waiver request.**



Critical Wildlife Habitat: documentation, such as aerial photographs, showing absence of potential habitat for Threatened and Endangered species.



Floodplain and Floodway: FEMA map showing absence of floodplain and floodway.



Historic Properties: letter from the Office of the State Archaeologist indicating that survey is not warranted. Residential subdivisions which propose no more than one buildable lot and no more than three outlots are exempt from Historic Properties requirements.



Prairie and Prairie Remnant: aerial photographs showing history of row crops.



Savanna and Savanna Remnant: aerial photographs showing absence of open-grown trees.



Significant Slopes: soil survey map showing absence of soils characterized by excessive slopes and/or contour map showing slopes less than 25%.



Stream Corridors, Watercourses, and Surface Water Bodies: U.S. Geological Survey Quadrangle Map showing absence of a blue line river, stream, or drainageway, and aeriels showing the absence of watercourses and surface water bodies.



Wetlands: National Wetlands Inventory (NWI) map showing absence of wetlands, soil survey map showing absence of hydric soils, and contour map showing absence of a geomorphic setting supportive of wetlands (e.g. depression, drainageway, surface water body, etc.).

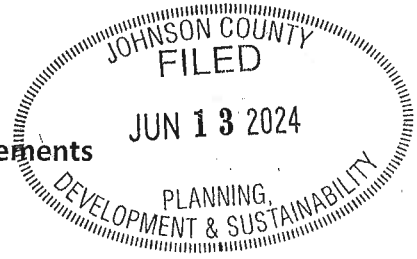


Woodlands: aerial photographs showing absence or sparse distribution of trees.

Office Use Only		
	Date Filed	Application Number



JOHNSON COUNTY, IOWA
REQUEST FOR WAIVER: Storm-water Management Requirements



Type of Development Application: Residential Parcel Split

Street Address or Layman's Description: 3088 HIGHWAY 1 NE IOWA CITY

Parcel Number(s): 0830254002

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.

LUKE DRIESSEN

luke@formabuilt.com

Name of Applicant

Applicant Email Address

Applicant Phone

Name of Owner (if different)

Owner Email Address

3088 HIGHWAY 1 NE IOWA CITY, 52240

Owner Mailing Address (include City, State, Zip)

Applicant Signature

04/08/24
Date

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

[Signature]
 ADMINISTRATIVE OFFICER

4/17/2024
 DATE

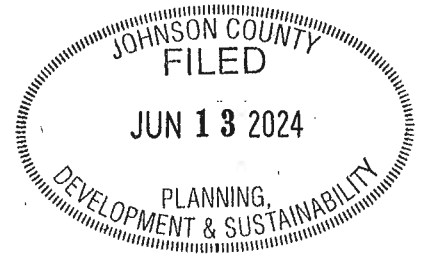
**Sediment and Erosion control, and Stormwater Management compliance will not be required with this development application, but will be required with any future building permits on this site.

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

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

_____ A written narrative explaining the request.

Sensitive Areas Review for:
Residential Subdivision
Parcel Number:
0830254002
Newport Township



Prepared for:

Luke Driessen

and

Johnson County Planning, Development & Sustainability

Prepared by:

Charles D. Schmidt

Hart-Frederick Consultants

April, 2024

Charles D. Schmidt

Applicant

date

PDS Director

date

As directed by the Johnson County Soil and Water Conservation Coordinator, this report addresses the following potential sensitive areas:

- 1 Critical Wildlife Habitat
- 2 Historic Properties
- 3 Significant Slopes
- 4 Woodlands
- 5 Wetlands

As a result of this assessment, it has been determined that there are sensitive areas present on the site (Figure 1). These sensitive areas consist of: critical wildlife habitat, significant slopes, and woodlands.

Minimal impacts to sensitive areas are proposed; a conservation easement or preservation outlot will be established to protect the sensitive areas named above. Site photos are shown in Figure 2.

Overall Analysis

Our analysis of the site consisted of an examination of the following:

1. Description of the area of interest.
2. Offsite analysis.
 - a. NRCS Web soil survey.
 - b. Slope analysis.
 - c. IDNR Environmental Review Request.
 - d. Is the site contiguous to other sensitive areas?
 - e. Past uses of the area: Historical photography.
3. Onsite analysis.
 - a. Current use of the area.
 - b. Assessment of onsite soils.
 - c. An evaluation of the presence, quality, and diversity of native plant species within the onsite woodlands.

Background Sensitive Areas Ordinance

The intent of the Sensitive Areas Ordinance is to ensure that the development of land protects and preserves areas defined as "sensitive".

Purpose of the Sensitive Areas Ordinance.

In seeking to achieve the goals defined in the Johnson County Land Use Plan the purpose of the SAO is to:

1. Protect and preserve areas of environmental concern (sensitive areas) while accommodating development and existing agricultural uses.
2. Implement the environmental goals of the Land Use Plan.
3. Encourage and recognize innovations that demonstrate good land stewardship.
4. Manage and conserve areas of unique or locally significant resources.
5. Prevent injury and damage from natural hazards (floods, erosion).
6. Prevent and minimize degradation of surface and groundwater.
7. Encourage higher density or clustering on non-sensitive areas of property to promote development that provides for open space.
8. Encourage incentives such as conservation easements with waivers on taxes for that portion of the property protected as sensitive areas or created as open space through the use of higher density conservation designs.
9. Provide a mechanism for on-site or off-site mitigation when it is not possible or feasible to avoid disturbance of a sensitive area during development.

Measurement of area to be considered

The Johnson County PIV website shows 2.44ac for the Driessen site, not including the Hwy 1 public highway easement. With the easement, the property is approximately 2.74ac total. Figure 1 shows the proposed division of the property; 1.38ac for Lot 2 on the south and 1.07ac for proposed Lot 1 on the north side.

Current description of site:

The parcel is currently zoned Agricultural with the future Land Use (2018) showing Residential. There is a home on the north side of the property which was built in 1956 (Figure 1). Woodlands cover approximately 1.4ac of the 2.44ac site. The area

adjacent to the house is mowed grass (Figure 2). The house plus mowed yard area amounts to approximately 0.7ac.

Past Use of site:

According to the overhead photos, the site has changed little for almost 100 years (Figure 3) although the woods are larger today than they were in the 1930's through the 1970's. The house (built in 1956) was built in an existing clearing in the woodland; it doesn't appear that any trees were cleared during construction. The Andreas Atlas of 1975 (Figure 3) shows that the area was originally wooded.

Soils at site

The Web Soil Survey (Figure 4) shows that the soil on the property is made up entirely of Fayette silty clay loam. There is no hydric soil on site; the depth to water table exceeds 80 inches. According to the USDA Soil Survey, the native vegetation is deciduous trees, mainly oak and hickory.

Site contiguousness to other sensitive areas

The site is adjacent to other Sensitive areas as defined by Section 8:3.4 of Chapter 8.3 of the Sensitive Areas Ordinance. There are many acres of connected woodlands north, south, and east of the site (Figure 5). Rapid Creek is not on the property but is south of the site where it is bordered by adjacent wetlands (Figure 6). None of the wetlands impact the Driessen property.

Potential Sensitive Areas

Critical Wildlife & Wildlife Habitat: (see App. A for further description)

Background:

As defined in the SAO, Critical Wildlife Habitat is any area which may contain threatened or endangered species.

As per the ordinance, the IDNR Environmental Review Coordinator was contacted and an Environmental Review was requested to determine the presence or absence of critical wildlife habitat. The Environmental Review Coordinator searched for records of rare species and significant natural communities in the project area and found no site-specific records (Figure 7) that would be impacted by this project. Since their records and data are not the result of thorough field surveys, any listed species or rare communities which may be found during the planning or construction phases would precipitate additional studies and/or mitigation.

To meet the requirements of the Johnson County Sensitive Areas Ordinance, state and federally listed species identified as threatened or endangered in Johnson County, Iowa were evaluated. For the purposes of this report, the following species and their habitat were evaluated. For the purposes of this report, the following species and their habitat were evaluated.

Rusty Patched Bumble bee

The Rusty Patched Bumble Bee Map (Figure 8) shows that the proposed parcel is in Low Potential Zone, "identified for scientific recovery permits and additional conservation efforts". Where the site is not mowed, such as the woods and margins, flowering plants were noted.

Regular mowing and maintenance of this site once developed, would make it less likely that any rusty patched bumble bee colonies would develop. Habitat for the RPBB is not limited to grasslands or prairie but may also include woodlands. Voluntary best practices must be used during any land disturbing activities to minimize incidental take of the RPBB. This may include Section 7 consultation guidance to analyze the

effects of the proposed action to the RPBB or its designated critical habitat. No rusty patched bumble bees were identified during the site survey.

Bat Habitat

The US Fish and Wildlife Service considers all Iowa counties south of Interstate 80, including Johnson County as potential areas containing Indiana bat habitat. Due to the abundance of mature trees on the property (see *Woodlands* section), potential bat Critical Wildlife Habitat is present. The summer roosting habitats for female and young Indiana bats include several hardwood tree species found in Johnson County. The bats live under the bark or in cavities of these (dead or living) trees where they form small colonies. There are mature trees on site, some of which are known bat habitat; e.g., oak, shagbark hickory, etc. Any proposed tree clearing would be accomplished between October 1 and March 31 to minimize bat taking.

The pond northeast of the site and Rapid Creek south are viable Summer water sources for Indiana and Northern Long-eared bats. No bats were seen during the site survey,

Summary: There is potential Critical Wildlife & Wildlife Habitat on the site.

Historic Properties

Based on UDO regulations (sec 8:5.A.2), Historic Properties requirements have not been waived. Residential subdivisions which propose more than one buildable lot are not exempt from the Historic Properties requirements of this section. No historically Significant Structures (structures older than 100 years) were noted on the property. Review of OSA database records (Figure 9) and GIS map coverages for the proposed construction area indicates the majority of the parcel was previously investigated. The

Iowa Site File Search shows that no additional archaeological investigation is warranted. The 1875 Andreas Atlas (Figure 3) indicates no buildings occupied the property at that time.

Summary: There are no historic buildings or likely archaeological items on the property.

Significant slopes

Significant Slopes contain slopes that are at high risk to erode, slide, or collapse.

This includes protected slopes (>35%) and critical slopes (25-35%).

The parcel contains several slopes (Figure 10) steep enough to be considered significant. Stabilization best practices must be utilized on any impacted significant slopes. With the exception of accepted stabilization practices and for installation of required stormwater management facilities, protected slopes shall not be impacted for any purpose.

Summary: There are significant slopes on the site.

Buffering: Protected slopes shall have a buffer zone of two (2) feet for each one (1) of vertical rise of the protected slope, up to a maximum fifty (50) feet.

Woodlands

Those areas that have an association of native forest trees, such as those listed in *Forest Trees of Johnson County* by McBride, 1987, (pp. 105-108, in Calvin, *Geology of Johnson County*) with a mix of understory wildflower species, such as those listed in *Wildflowers of Iowa Woodlands* by Runkle and Bull, 1979.

There are many trees on the site exceeding 6" dbh. Trees which exceeded 12" dbh included oaks, shagbark & pignut hickory, and black cherry.

Some of the large trees are very old and large, especially a few near the house. None of the woods on the property are 2.0ac or larger; however, because the woods are

contiguous to other sensitive areas (woods), these woods are to be considered sensitive. The understory in the woods includes, but is not limited to plants in Table 2. Figure 2 shows photos of some of these plants.

Table 2: Plants of the woodland understory

Common name	scientific name	¹ Runkel	² cc
Wild Gooseberry	<i>Ribes missouriense</i>	L	3
Mayapple	<i>Podophyllum peltatum</i>	L	4
Creeping Buttercup	<i>Ranunculus repens</i>	L	*0.5
Garlic Mustard	<i>Alliaria petiolate</i>	NL	*0.5
Lesser Celandine	<i>Ficaria verna</i>	NL	NL
Multiflora rose	<i>Rosa multiflora</i>	L	*0.5
Eastern Poison Ivy	<i>Toxicodendron radicans</i>	L	1
Bristly Greenbrier	<i>Smilax hispida</i>	NL	3
Virginia Creeper	<i>Parthenocissus quinquefolia</i>	L	4

*Invasive cc of 0.5

FQI = 2.01

¹Wildflowers of Iowa Woodlands

²IL, MO, & Johnson County CC charts

Coefficients of conservatism range from 0 to 10 and represent an estimated probability that a plant is likely to occur in a habitat that is relatively unaltered from what is believed to be a pre-settlement condition. For example, greenbrier, shows little to no fidelity to any particular plant community and can be found almost anywhere, so a C-value of 1 is applied. A C-value of 10 is applied to plants (e.g., grass-pink orchid), which are restricted to a high quality, specialized habitat. All non-native and invasive species are given a C-value of 0.

An FQI for a site is determined by recording the native and non-native vascular plants observed. The C-values for each species are applied, and the FQI is calculated by averaging the C-value of all vascular plants recorded. The highest FQI that can be achieved is 10, the lowest is 0. Therefore, a range of indices from 0 to 3 = low

ecological quality; a range of 3.1 to 6.9 = medium quality; and a range of 7 to 10 = high quality.

Summary: The total sensitive woodland area within the proposed Lot 2 (1.38ac) is 1.08ac.

Potential Impacts: The total impact allowed to the existing woodland is 15% of the total woodland area; 0.16ac (7,056.72ft²)

Buffering: Buffering. A buffer zone shall be established around the woodland that measures at least fifty (50) feet from the trunks of the trees on the perimeter of the woodland.

Wetlands

Definition: An area that is inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions. The diagnostic characteristics of wetlands are vegetation, hydric soils and hydrology. According to the Web Soil Survey (Figure 4), there are no hydric soils on the property. There are a few erosion gullies in the south woods; the distinctly defined bed, bank, and elevation drop of these gullies are antithetical to wetland formation (Figure 2). No ground water was noted exiting the sides of these gullies.

None of the plant species nor the plant groups in general presented a wetland tendency.

Summary: There are no wetlands on the site.

References:

1. Johnson County Unified Development Ordinance
https://www.johnsoncountyiowa.gov/dept_zoning.aspx?id=5121
2. U.S Fish & Wildlife Service. National Wetlands Inventory
<https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>
3. Soil Survey of Johnson County, Iowa. United States Department of Agriculture, Natural Resources Conservation Service.
4. United States Department of Agriculture, Natural Resources Conservation Service. State Soil Data Access (SDA) Hydric Soils List.
https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcseprd1316619.html
5. Forest Trees of Johnson County by McBride, 1987, (pp. 105-108, in Calvin, Geology of Johnson County)
6. Wildflowers of Iowa Woodlands, Runkle and Bull, 1979
7. Endangered animal spp list.
<https://www.legis.iowa.gov/docs/ACO/rule/571.77.2.pdf>
8. Endangered plant spp list.
<https://www.legis.iowa.gov/docs/ACO/rule/571.77.3.pdf>
9. Iowa DNR: Environmental Review Request (SLER@dnr.iowa.gov).
10. Johnson County Conservation Board Floristic Quality Assessment, 2023.
11. Chicago Region Floristic Quality Assessment Calculator, v 2017.
12. Johnson County Property Information Viewer
<https://gis.johnsoncountyiowa.gov/piv/>
13. Office of the State Archaeologist; Request for Iowa Site File Search

LIST OF FIGURES: 1-10

FIGURE 1: SITE

FIGURE 2: ONSITE PHOTOGRAPHS

FIGURE 3: HISTORICAL PHOTOGRAPHS

FIGURE 4: SITE SOIL MAP

FIGURE 5: ADJACENT WOODLANDS

FIGURE 6: NATIONAL WETLANDS INVENTORY MAP

FIGURE 7: ENVIRONMENTAL REVIEW RESPONSE

FIGURE 8: RUSTY-PATCHED BUMBLE BEE

FIGURE 9: OSA RESPONSE

FIGURE 10: SLOPE ANALYSIS

Parcel Number
0830254002
Address
3088 HIGHWAY 1
NE
IOWA CITY
Property Class
R
Township
NEWPORT
Deedholder(s)
DRIESSEN, LUKE
DRIESSEN, ERIKA
PLSS: Sec-R-T
30-80N-5W



FIGURE 1: SITE OVERHEAD



1 Looking SE at highway easement



2 Looking S at highway easement



3 Lesser Celandine



4 Looking NE uphill



5 Mayapple



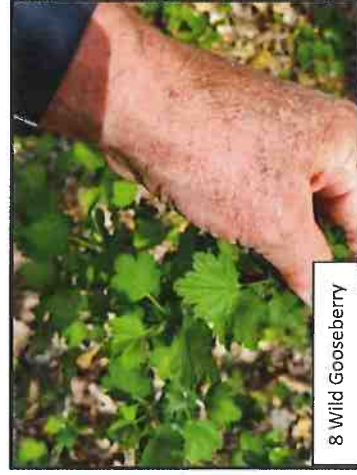
6 Erosion gully



6 Garlic mustard



7 Creeping Buttercup



8 Wild Gooseberry



4 Looking W at N boundary

FIGURE 2: SITE PHOTOS

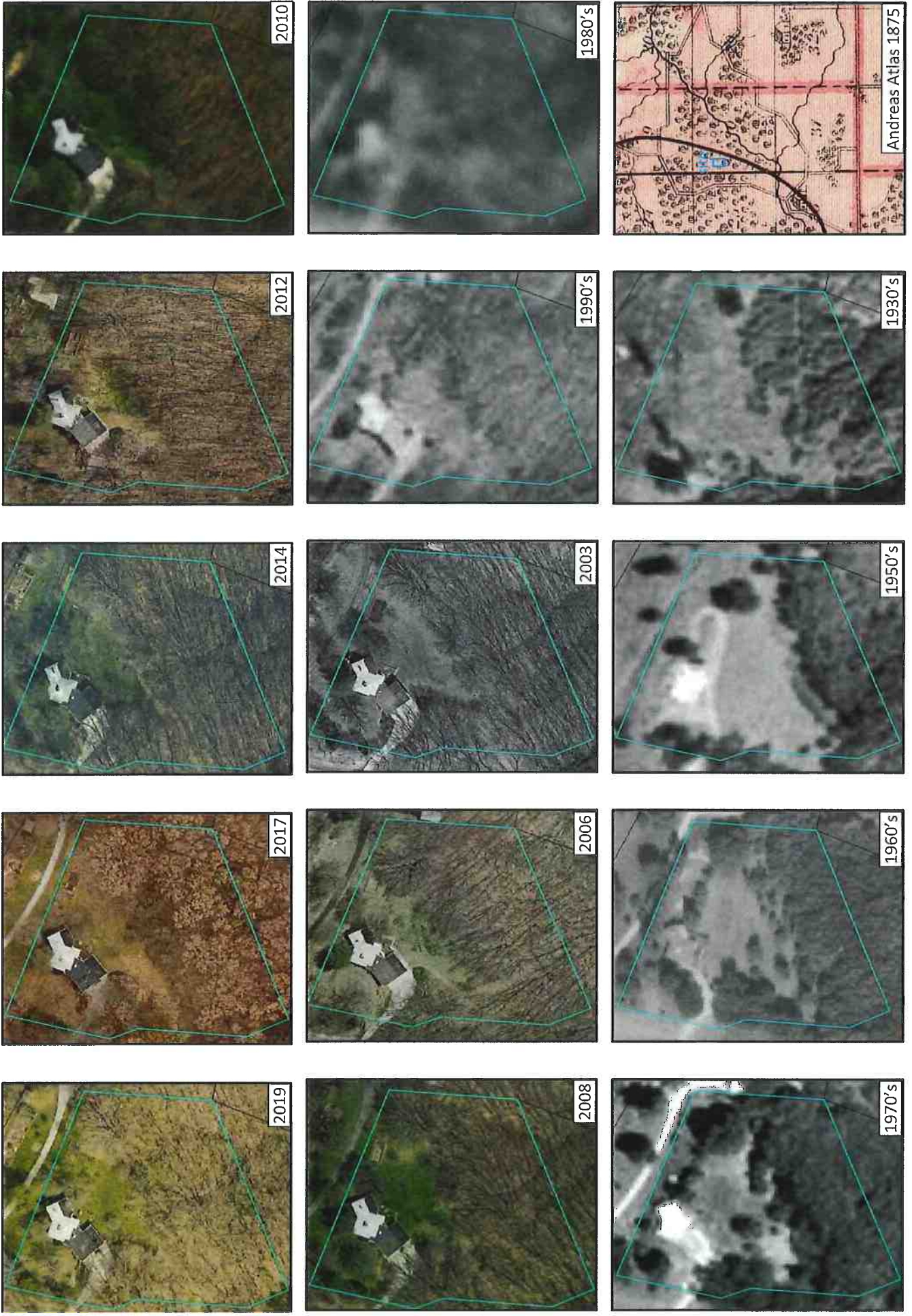


FIGURE 3: HISTORICAL PHOTOS

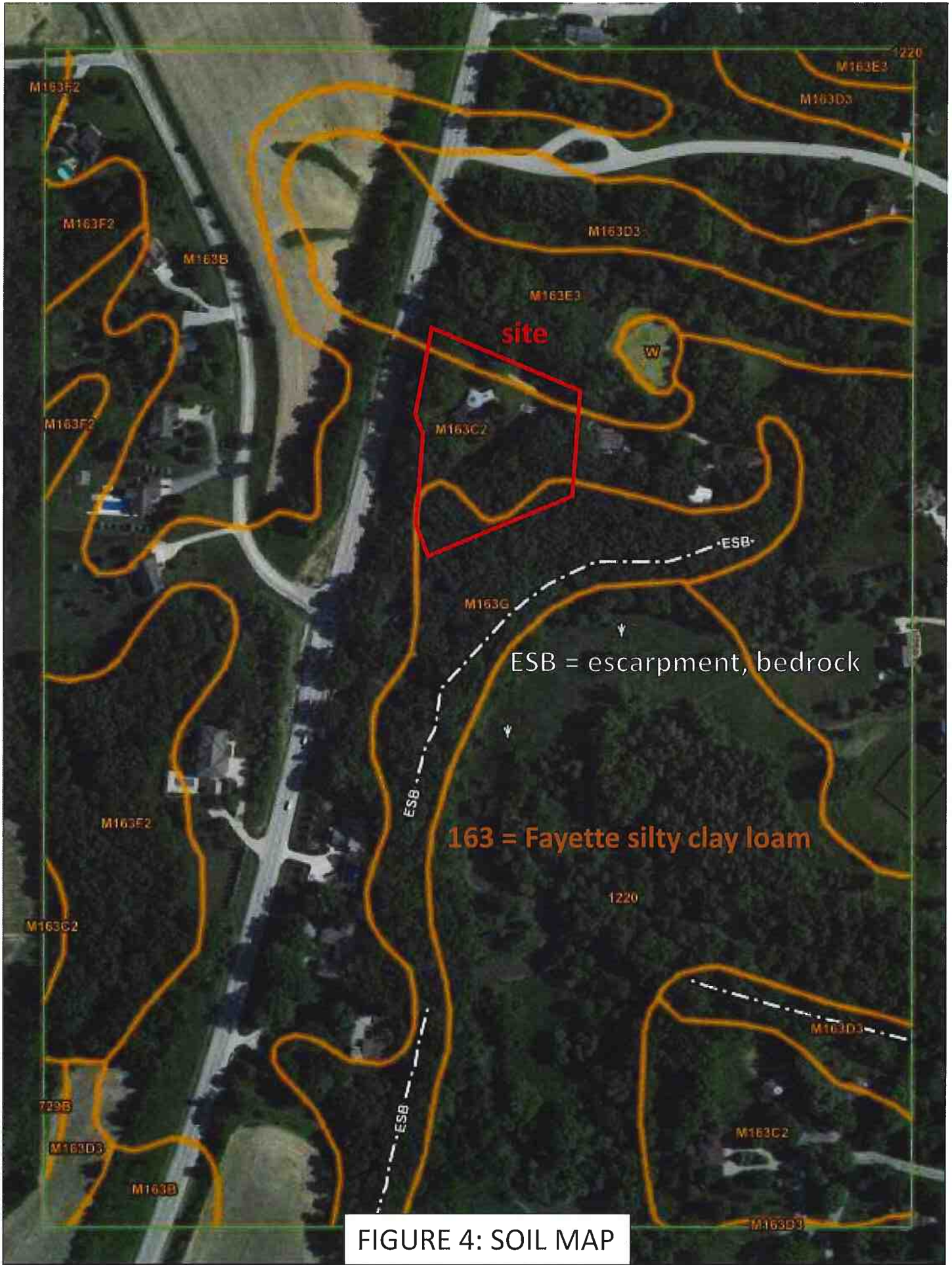


FIGURE 4: SOIL MAP

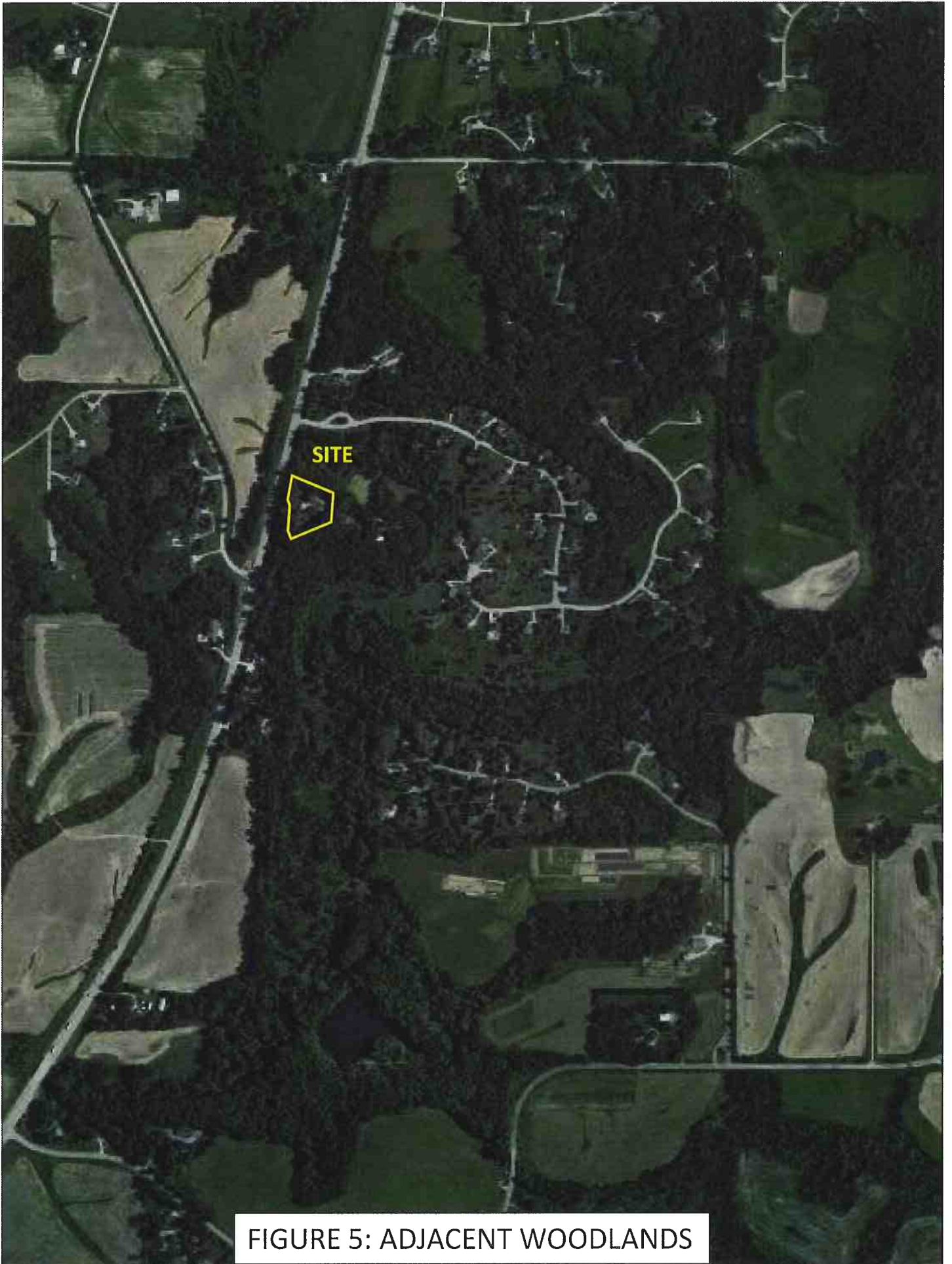


FIGURE 5: ADJACENT WOODLANDS



FIGURE 6: NWI MAP

LEGEND

Wetlands	
[Light Blue]	Estuarine and Marine
[Dark Blue]	Deepwater
[Light Green]	Estuarine and Marine Wetland
[Medium Green]	Freshwater Emergent Wetland
[Dark Green]	Freshwater Forested/Shrub Wetland
[Light Blue]	Freshwater Pond
[Dark Blue]	Lake
[Light Blue]	Other
[Dark Blue]	Riverine
Riparian	
[Light Green]	Forested/Shrub
[Light Yellow]	Herbaceous

41.7092/-91.4823; Johnson County

Sec. 30/T80N/R05W

Thank you for inviting the Department to comment on the impact of this project. The Department has searched for records of rare species and significant natural communities in the project area and found no site-specific records that would be impacted by this project. However, these records and data are not the result of thorough field surveys. If listed species or rare communities are found during the planning or construction phases, additional studies and/or mitigation may be required.

This email is a record of review for protected species, rare natural communities, state lands and waters in the project area, including review by personnel representing state parks, preserves, recreation areas, fisheries and wildlife but does not include comment from the Environmental Services Division of this Department. This email does not constitute a permit. Other permits may be required from the Department or other state or federal agencies before work begins on this project.

If you have questions about this letter or require further information, please contact me at (515) 330-6432.

Sincerely,

Casey Laskowski | Environmental Specialist

Iowa Department of Natural Resources

P 515-330-6432 | F 515-725-8202 | 502 E. 9th St., Des Moines, IA 50319

www.iowadnr.gov

FIGURE 7: ENVIRONMENTAL REVIEW REQUEST RESPONSE



RPBB_HPZModel_Update
 High Potential Zones (where presence should be presumed for ESA Section 7 purposes) 04/02/2024
 Low Potential Zones (identified for scientific recovery permits and additional conservation efforts) 04/02/2024
 Uncertainty Zone 04/02/2024

FIGURE 8: RUSTY-PATCHED BUMBLEBEE



Office of the State Archaeologist

University of Iowa
700 Clinton Street Building
Iowa City, Iowa 52242
319-384-0732
archaeology.uiowa.edu

Wednesday, April 24, 2024

Charles Schmidt
Hart-Frederick Consultants
510 State St.
Tiffin, IA 52340

Ref JH Johnson **Iowa Site File Search No.** 2024141

Dear Charles:

I have conducted a search of the Iowa Site File for archaeological sites recorded within a one-mile radius of the area described in your request for search on 4/23/2024. This area is within 80N-5W Sec 30. Our records indicate that one archaeological site has been reported to the OSA within 100 m of the project location. Thirty sites have been recorded within one mile of the project area. Other archaeological sites may be present at or near the project location but have not been discovered or reported to the OSA.

State Archaeologist John Doershuk and Bioarchaeology Director Lara Noldner have reviewed the location you indicated. Review of OSA database records and GIS map coverages for the proposed construction area indicates the majority of the parcel was previously investigated. While several small archaeological sites were documented in the vicinity of the project area the sites were not recommended for additional investigation, therefore no additional archaeological investigation is warranted. If in the course of project activities evidence of archaeological deposits of potential significance are uncovered including but not limited to human remains; burned earth, charcoal, or ash; large concentrations of stones; or artifacts such as pottery or projectile points, then work must stop in the vicinity, the finds protected, and consultation with OSA initiated to resolve the significance of the finds.”

Several caveats are in order. First, this scope will likely not fulfill the requirements of Section 106 of the National Historic Preservation Act but is specifically targeted at identifying burial mounds and/or obvious human remains. No field method short of 100 percent excavation using archaeological techniques will eliminate all possibility of human remains at a location. Therefore, should human remains be exposed as part of proposed activities at any stage of the project, the Iowa burial law [Code of Iowa, Sections 263B, 523I.316(6), and 716.5; IAC 685, Ch.11.1] requires that all work in the vicinity of the finding be halted, the remains protected, local law enforcement officials notified, and the Bioarchaeology Program Director at the OSA contacted immediately (319-384-0740 or 319-384-0732).

If applicable, a map including the HILD locations (Historic Indian Location Database) and Notable Locations (database of locations with potential historical or archaeological value) is included with this search. Historic documentation indicates an archaeological site may be present at these locations. Your project should take into consideration these potential areas of archaeological interest.

Please remember that you may contract with any member of the Association of Iowa Archaeologists Consultants List; please direct your chosen consultant to provide John Doershuk (John-Doershuk@uiowa.edu) with an electronic report of their investigation which should adhere to typical AIA survey report guidelines. John will do his utmost to then review and provide you with comments within five business days of complete report submittal.

Sincerely,

Colleen Randolph
Site Records Manager

FIGURE 9: OSA RESPONSE

SITE	CulturalAffiliation	Site Type	SITEAREA	DTYPE	Human_ Remains
13JH804	Prehistoric	Open habitation	314.1427317	dot	
13JH805	Prehistoric	Open habitation	314.1425672	dot	
13JH806	Historic Euro-American	Historic scatter	18317.43269	polygon	
13JH806	Prehistoric	Open habitation	18317.43269	polygon	
13JH807	Historic Euro-American	School	874.2539095	polygon	
13JH808	Prehistoric	Open habitation	886.0266738	polygon	
13JH809	Prehistoric	Open habitation	1875.669724	polygon	
13JH810	Prehistoric	Open habitation	314.1426755	dot	
13JH811	Middle Archaic	Prehistoric scatter	2768.471078	polygon	
13JH811	Prehistoric	Open habitation	2768.471078	polygon	
13JH811	Historic Euro-American	Historic scatter	2768.471078	polygon	
13JH812	Prehistoric	Open habitation	314.1426344	dot	
13JH812	Historic Euro-American	Historic scatter	314.1426344	dot	
13JH813	Late Archaic	Open habitation	1851.830442	polygon	
13JH814	Historic Euro-American	Historic scatter	314.1427662	dot	
13JH814	Prehistoric	Open habitation	314.1427662	dot	
13JH815	Prehistoric	Open habitation	1986.938851	polygon	
13JH816	Prehistoric	Open habitation	1873.020122	polygon	
13JH817	Prehistoric	Open habitation	314.142887	dot	
13JH818	Prehistoric	Open habitation	2783.922707	polygon	
13JH818	Historic Euro-American	Historic scatter	2783.922707	polygon	
13JH819	Historic Euro-American	Historic scatter	3785.797802	polygon	
13JH819	Prehistoric	Open habitation	3785.797802	polygon	
13JH820	Prehistoric	Open habitation	1743.411314	polygon	
13JH821	Historic Euro-American	Historic scatter	4190.58314	polygon	
13JH821	Late Prehistoric	Open habitation	4190.58314	polygon	
13JH822	Prehistoric	Open habitation	314.1428237	dot	
13JH823	Historic Euro-American	Historic farm/residence	1634.635086	polygon	
13JH824	Prehistoric	Open habitation	314.1428387	dot	
13JH931	Historic Euro-American	Historic scatter	969.46726	polygon	Yes
13JH932	Prehistoric	Open habitation	897.4891611	polygon	
13JH933	Prehistoric	Open habitation	640.7047033	polygon	
13JH1300	Woodland	Prehistoric scatter	6228.474169	polygon	

13JH1300	Woodland	Open habitation	6228.474169	polygon
13JH1301	Prehistoric	Prehistoric scatter	5390.37573	polygon
13JH1577	Prehistoric	Isolated find	312.5663479	dot
13JH1578	Prehistoric	Resource procurement	231.3705637	polygon
13JH1579	Prehistoric	Prehistoric scatter	133.3794977	polygon
13JH1580	Prehistoric	Open habitation	544.3138161	polygon
13JH1604	Historic Euro-American	Structure/building remains	1279.337234	polygon

Dtype definitions

Polygon: Boundaries and location known
 Triangle: Location and boundaries not certain
 Inverted Triangle: Location known, boundaries unknown
 Dot: (10 m radius) Location known, area < 20 m in any direction
 Circle: Location and site area known, exact boundaries not known

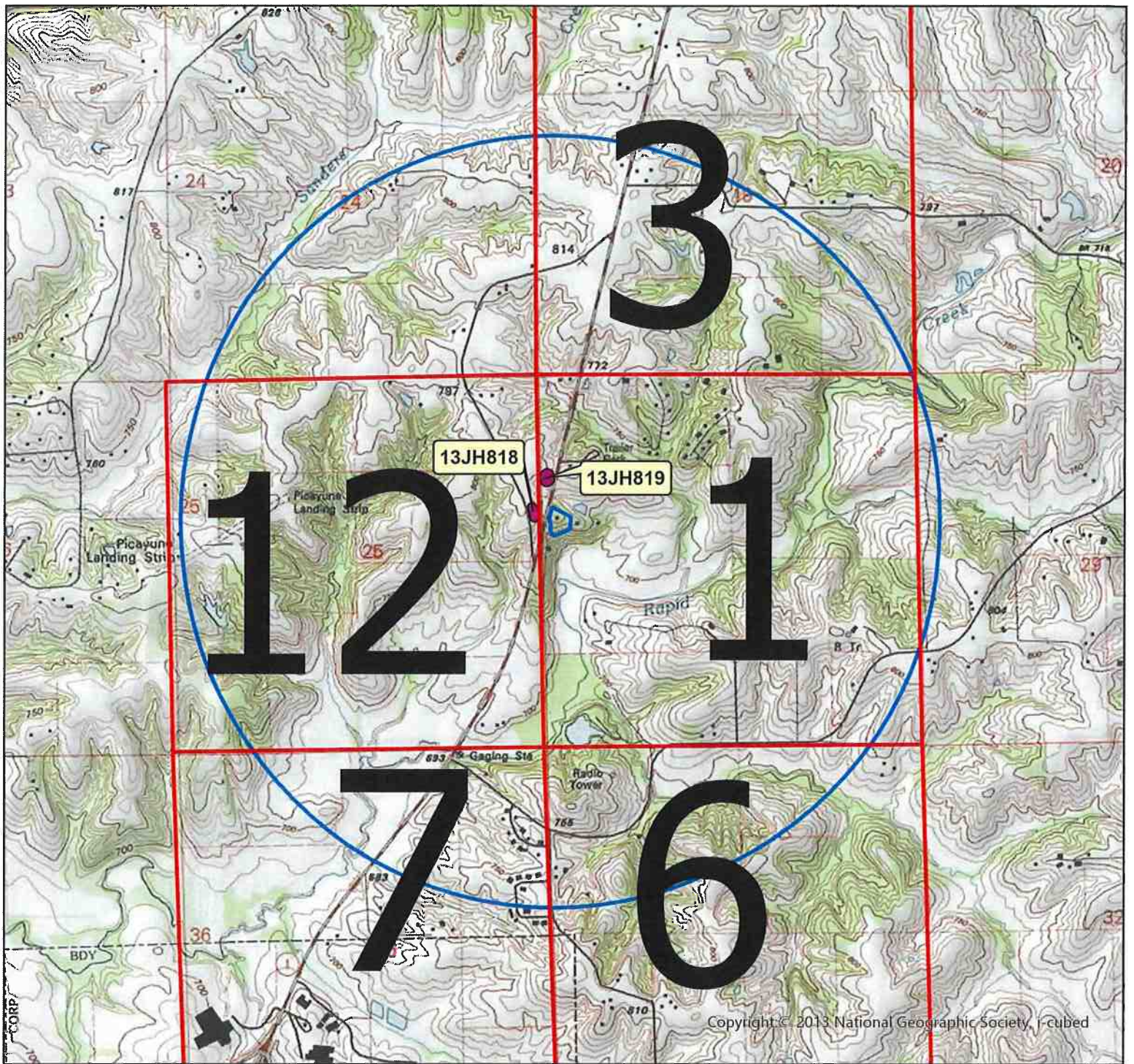
Human_Remains Yes indicates potential human remains on record

Notable Locations Database:

<u>Notable</u>	<u>Name</u>	<u>Reference</u>
XX8912	Swaner site	Keyes Johnson Co. folder Swaner note; 1900 plat

Historic Indian Locations Database:

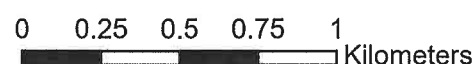
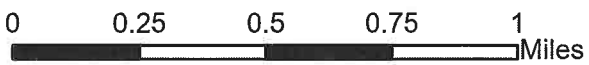
<u>Hild</u>	<u>Name</u>	<u>Reference</u>
1005	Five Mile House	Iowa City Daily Press April 5, 1913 p 3 col 3; 1870 plat



OSA Search 2024141
 Johnson County
 Search Date: 4/24/2024 CR

- Polygon: boundaries and location known.
- Circle: Location and site area known, exact boundaries not known
- Triangle: Location not certain
- Inverted Triangle: Location known, boundaries unknown
- Dot: (10 m radius) Location known: area <20 m in any direction

2 Number of sites per section which occur within 1 mile buffer



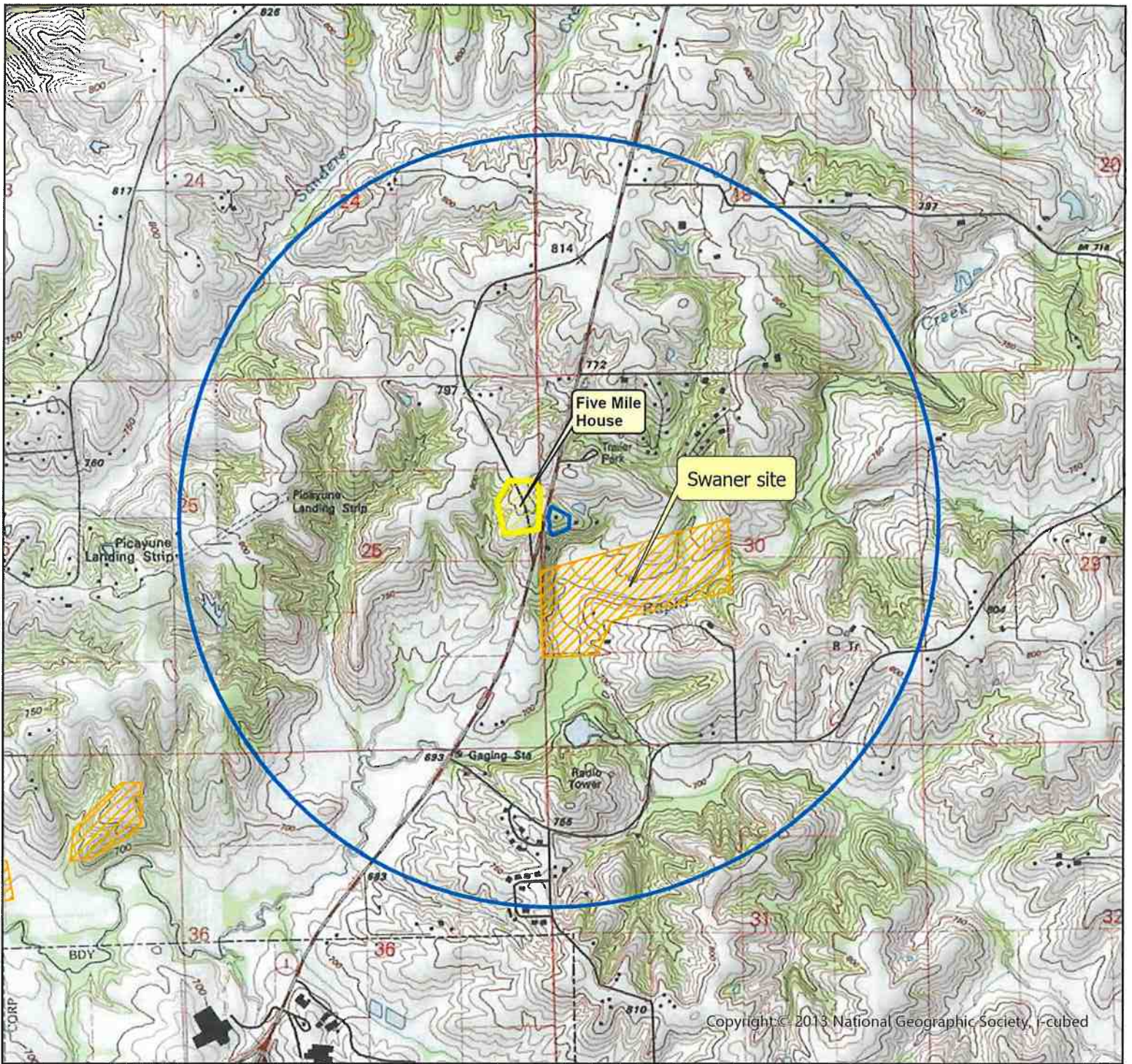
- Project area
- 1-mile buffer
- Previously surveyed area, "intense" labeled with SHPO R&C number



This map contains confidential site location information. Neither the map nor the associated data may be reproduced or distributed without the consent of the Office of the State Archaeologist.

Precise locations outside of the project area may be withheld pursuant to Iowa Code section 22.7 subsection 20






Data displayed on this map are current as of the date of this search, but are subject to additions and revisions without notice.



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OSA Search 2024141
 Johnson County
 Search Date: 4/24/2024 CR

-  Notable_Locations
-  lowa_HILD
-  Project area
-  1-mile buffer
-  Previously surveyed area, "intense" labeled with SHPO R&C number

0 0.25 0.5 0.75 1 Miles

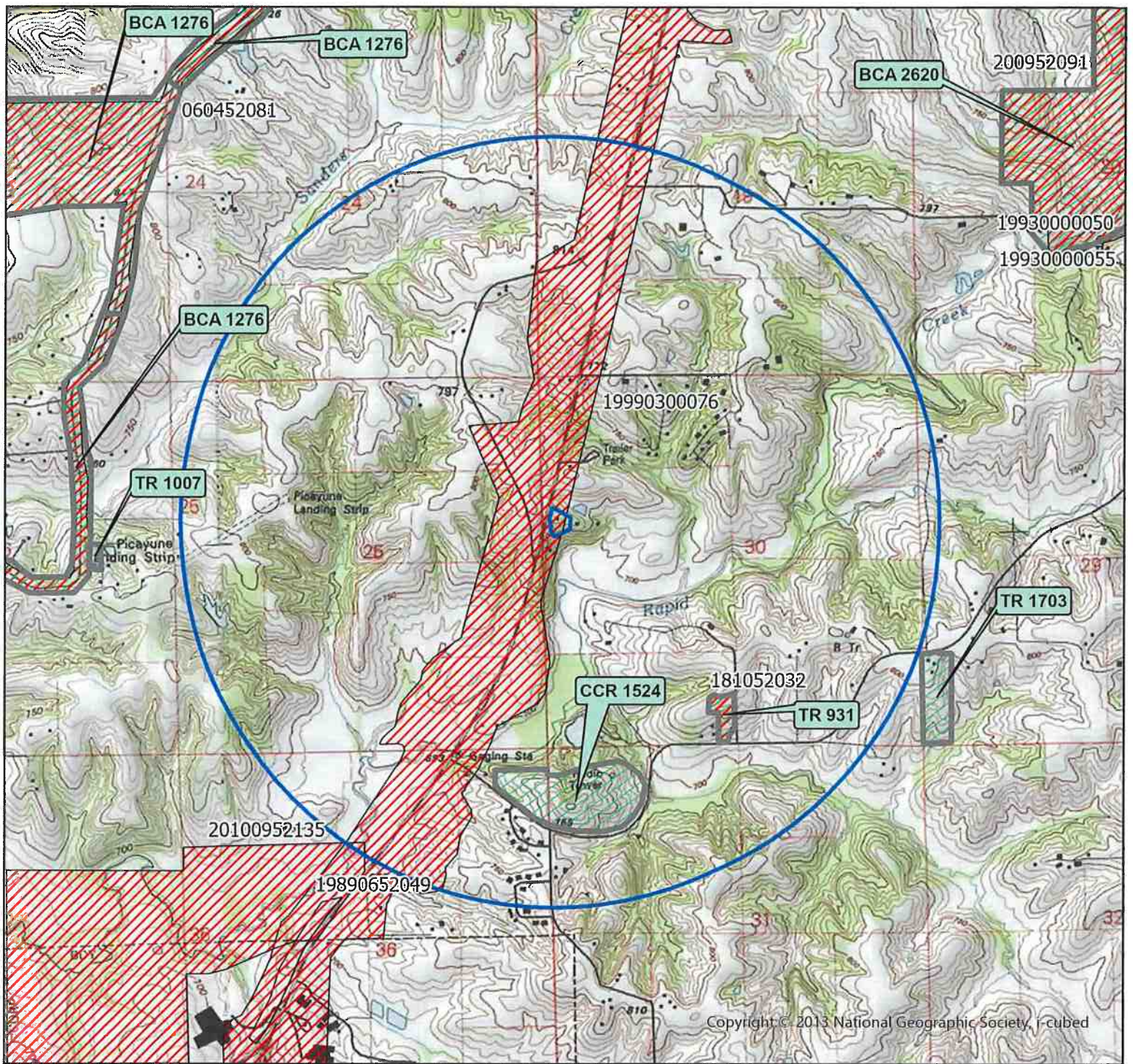
0 0.25 0.5 0.75 1 Kilometers



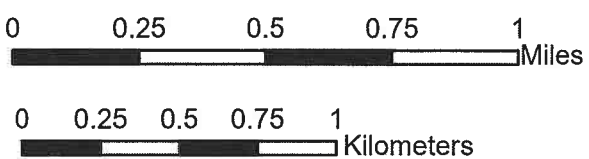
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Precise locations outside of the project area may be withheld pursuant to Iowa Code section 22.7 subsection 20

Data displayed on this map are current as of the date of this search, but are subject to additions and revisions without notice.



OSA Search 2024141
 Johnson County
 Search Date: 4/24/2024 CR



-  OSA survey report
-  Project area
-  1-mile buffer
-  Previously surveyed area, "intense" labeled with SHPO R&C number



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Precise locations outside of the project area may be withheld pursuant to Iowa Code section 22.7 subsection 20

Data displayed on this map are current as of the date of this search, but are subject to additions and revisions without notice.

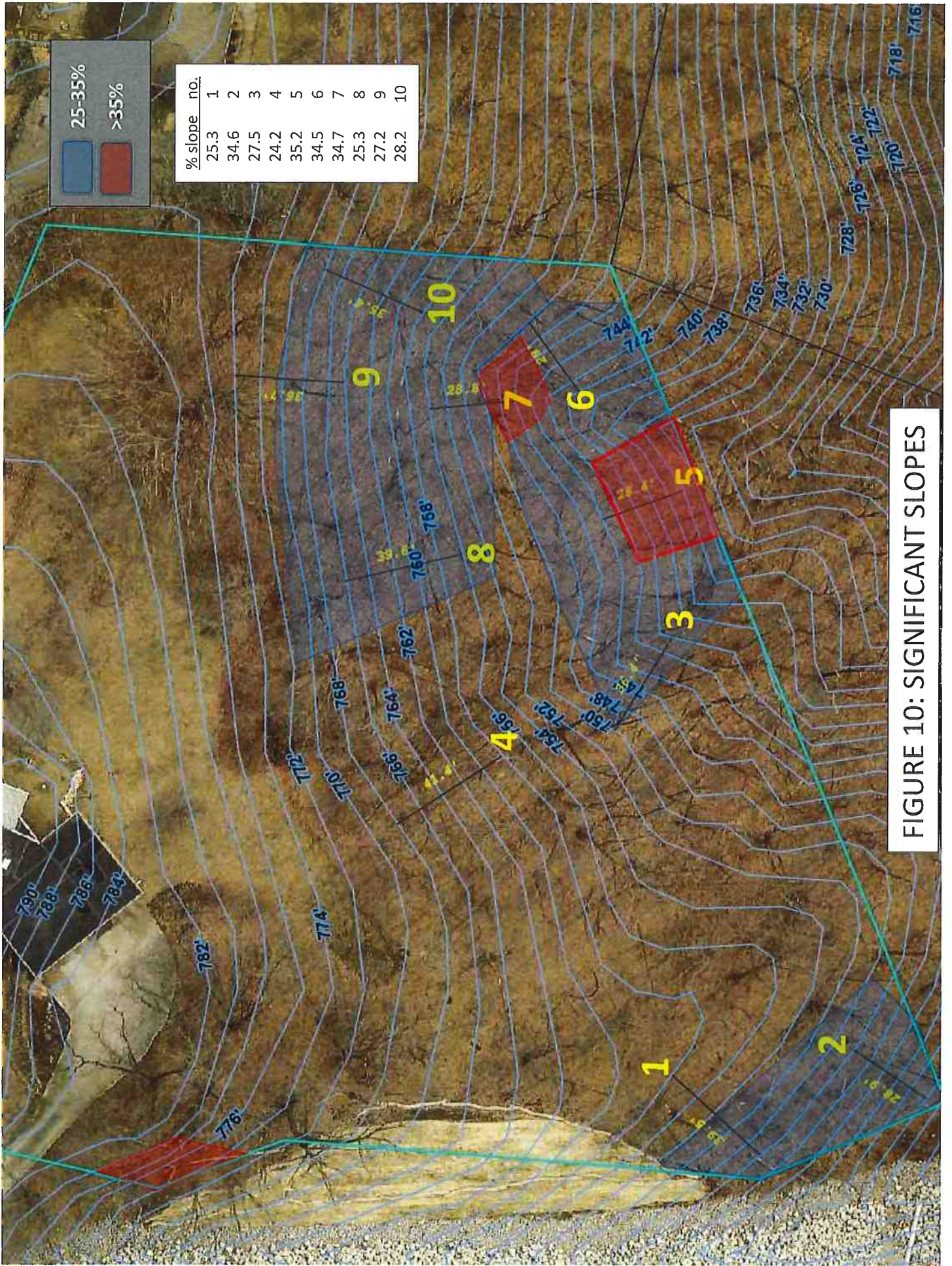
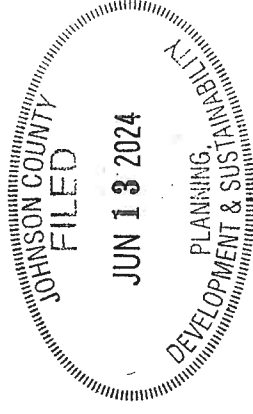


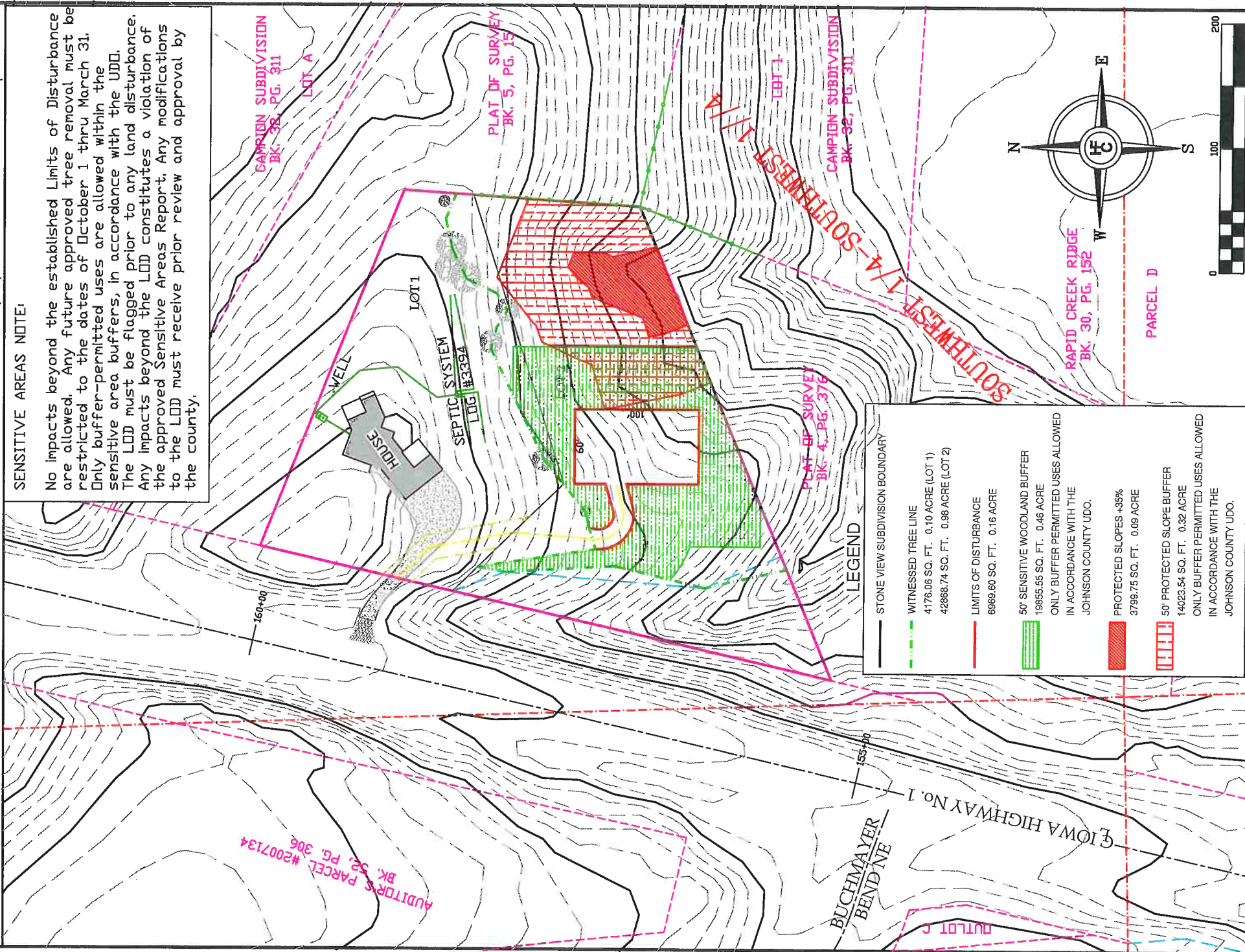
FIGURE 10: SIGNIFICANT SLOPES



HFC HART-FREDERICK CONSULTANTS P.C.

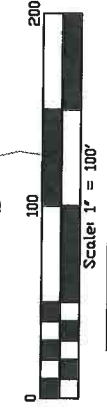
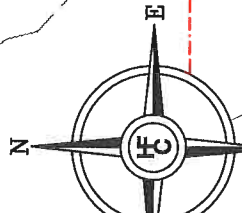
www.hart-frederick.com
510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215

SENSITIVE AREAS NOTE:
No impacts beyond the established Limits of Disturbance are allowed. Any future approved tree removal must be restricted to the dates of October 1 thru March 31. Only buffer-permitted uses are allowed within the sensitive area buffers, in accordance with the UDO. The LOD must be flagged prior to any land disturbance. Any impacts beyond the LOD constitutes a violation of the approved Sensitive Areas Report. Any modifications to the LOD must receive prior review and approval by the county.



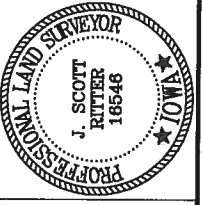
LEGEND

	STONE VIEW SUBDIVISION BOUNDARY
	WITNESSED TREE LINE 4176.06 SQ. FT. 0.10 ACRE (LOT 1) 42868.74 SQ. FT. 0.98 ACRE (LOT 2)
	LIMITS OF DISTURBANCE 6969.60 SQ. FT. 0.16 ACRE
	50' SENSITIVE WOODLAND BUFFER 19855.55 SQ. FT. 0.46 ACRE ONLY BUFFER PERMITTED USES ALLOWED IN ACCORDANCE WITH THE JOHNSON COUNTY UDO.
	PROTECTED SLOPES +35% 3799.75 SQ. FT. 0.09 ACRE
	50' PROTECTED SLOPE BUFFER 14023.54 SQ. FT. 0.32 ACRE ONLY BUFFER PERMITTED USES ALLOWED IN ACCORDANCE WITH THE JOHNSON COUNTY UDO.



SENSITIVE AREAS EXHIBIT
STONE VIEW SUBDIVISION
JOHNSON COUNTY, IOWA

DATE: 05/29/24 DRN: JHR APP: JHR
FLD BK: 385 PROJ. NO.: 247062



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
My license renewal date is December 31, 2024.
Pages covered by this seal: THIS SHEET ONLY

Date