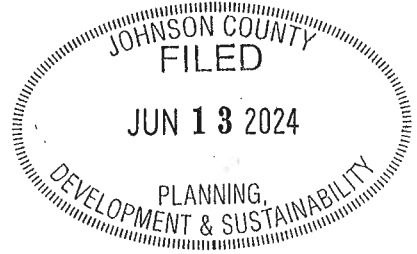


Office Use Only	6/13/24	\$580 ⁰⁰	P2C-24-28539
	Date Filed	Fee	Application Number



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):

1567 Derby Ave. NW

Parcel Number(s): 0415376001

Proposed Subdivision Name: Green Fields Subdivision

The subdivision contains 6.50 total acres divided into 3 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: 2

Total buildable acres: 3.25 Total non-buildable acres: 2.73

Current Zoning: A Proposed Use of the Subdivision: Residential

Scott Ritter
Name of Engineer/Surveyor

sritter@hart-frederick.com
Contact Email and Phone

Caleb Detweiler
Name of Attorney

detweiler@hebblelaw.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.

Green Fields, LLC
Name of Owner

Michael S. Green
Name of Applicant (if different)

1072 Amana Rd. NW Amana, IA. 52203
Applicant Street Address (including City, State, Zip)

319-530-0397
Applicant Phone

michael.green@genmills.com
Applicant Email


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.

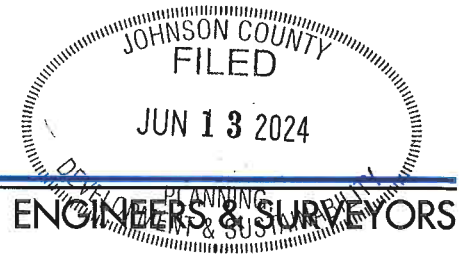
Items Required	Electronic Copy (PDF unless otherwise noted)	Hard Copies (number specified)
Application Fee (varies based on application. Fee: \$ 580.00)		(1)
This application form with all information completed	JSR	(3)
Brief cover letter explaining the application and describing lots, road(s), provision 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	JSR	
<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		
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.)	CD	

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.



16 May 2024

Mr. Josh Busard
Johnson County Zoning Director

Re: Green Fields Subdivision, for Green Fields, LLC (Michael Green),
a Farmstead Split

Dear Josh:

Attached please find the application and accompanying documents for a Farmstead Split application for Green Fields Subdivision.

At this time the Mike would like to split off this portion of his property for this Farmstead Split. These lots have access to Derby Ave. NW with water to be served by an existing well, a new septic system has been established.

If you have questions or if you require further information you may contact myself, Attorney: Caleb Detweiler or Mike Green.

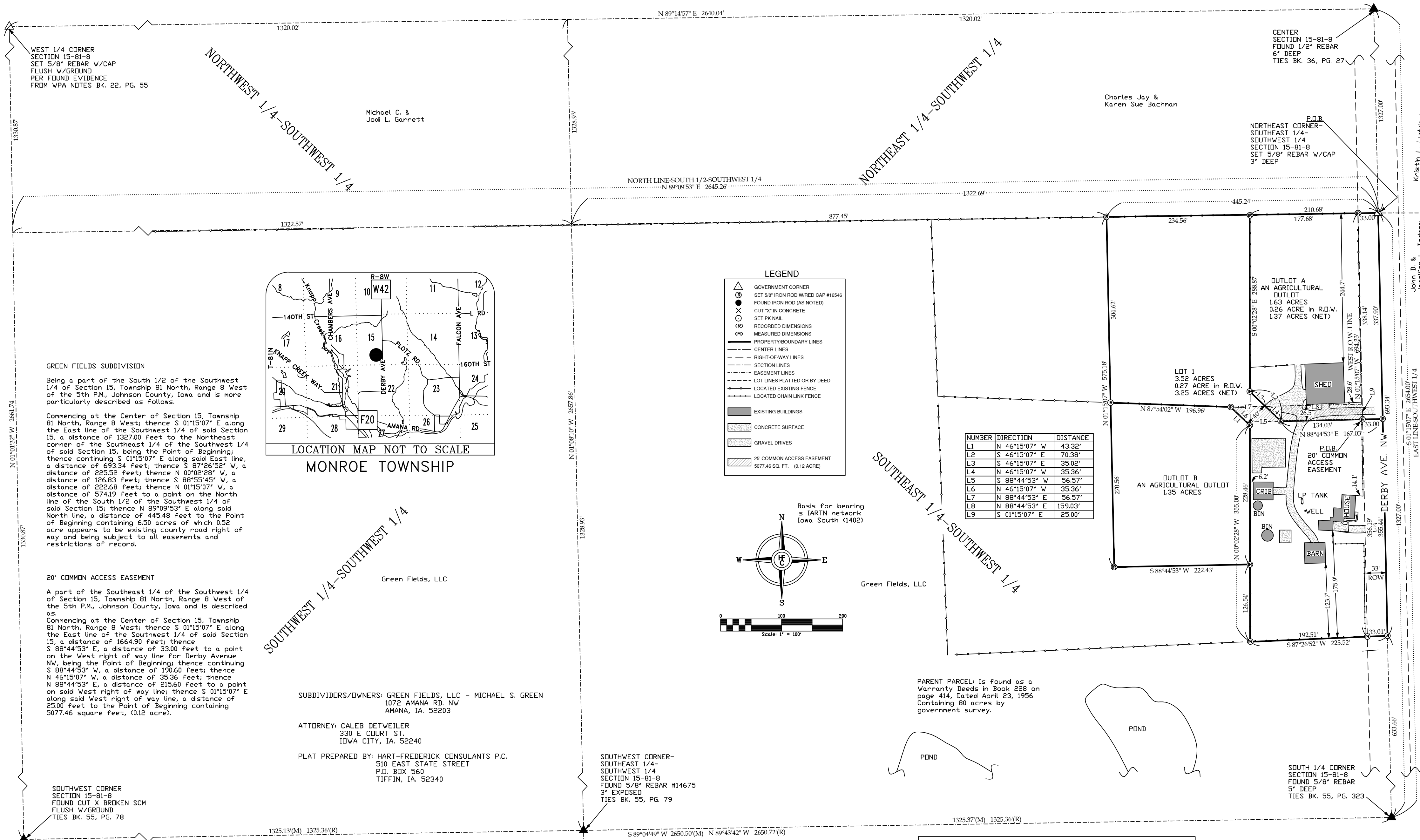
Respectfully Submitted,

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

C: Mr. Mike Green
Mr. Caleb Detweiler
HFCfile

INDEX LEGEND
 LOCATION: SOUTH 1/2-SOUTHWEST 1/4
 SECTION 15, T-81-N, R-8-W
 REQUESTOR: MIKE GREEN
 PROPRIETOR: GREEN FIELDS, LLC
 SURVEYOR: J. SCOTT RITTER, PLS #16546
 COMPANY: HART-FREDERICK CONSULTANTS P.C.
 510 STATE ST. PO BOX 560 TIFFIN, IA 52340
 RETURN TO: sritter@hart-frederick.com (319) 545-7215

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



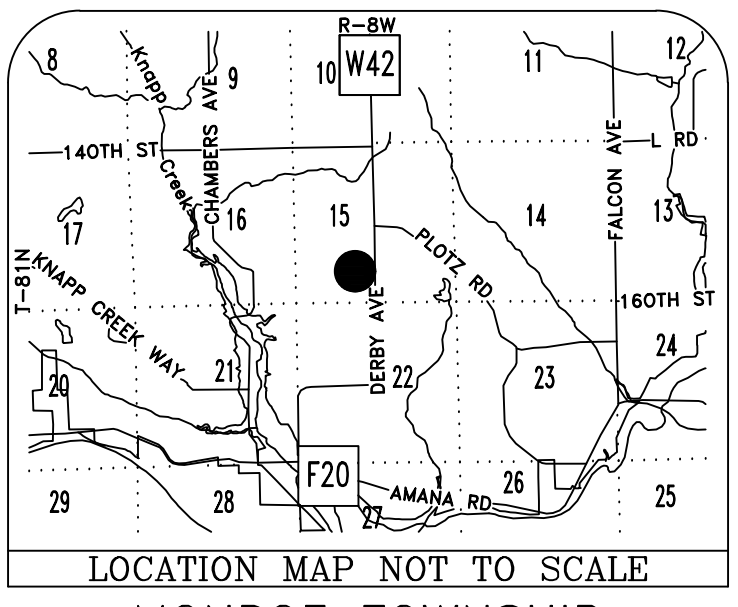
WEST 1/4 CORNER
 SECTION 15-81-8
 SET 5/8" REBAR W/CAP
 FLUSH W/GROUND
 PER FOUND EVIDENCE
 FROM WPA NOTES BK. 22, PG. 55

Michael C. &
 Jodi L. Garrett

Charles Jay &
 Karen Sue Bachman

CENTER
 SECTION 15-81-8
 FOUND 1/2" REBAR
 6" DEEP
 TIES BK. 36, PG. 27

P.O.B.
 NORTHEAST CORNER-
 SOUTHWEST 1/4-
 SOUTHWEST 1/4
 SECTION 15-81-8
 SET 5/8" REBAR W/CAP
 3" DEEP



GREEN FIELDS SUBDIVISION
 Being a part of the South 1/2 of the Southwest 1/4 of Section 15, Township 81 North, Range 8 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

Commencing at the Center of Section 15, Township 81 North, Range 8 West; thence S 01°15'07" E along the East line of the Southwest 1/4 of said Section 15, a distance of 1327.00 feet to the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 15, being the Point of Beginning; thence continuing S 01°15'07" E along said East line, a distance of 693.34 feet; thence S 87°26'52" W, a distance of 225.52 feet; thence N 00°02'28" W, a distance of 126.83 feet; thence S 88°55'45" W, a distance of 222.68 feet; thence N 01°15'07" W, a distance of 574.19 feet to a point on the North line of the South 1/2 of the Southwest 1/4 of said Section 15; thence N 89°09'53" E along said North line, a distance of 445.48 feet to the Point of Beginning containing 6.50 acres of which 0.52 acre appears to be existing county road right of way and being subject to all easements and restrictions of record.

20' COMMON ACCESS EASEMENT
 A part of the Southeast 1/4 of the Southwest 1/4 of Section 15, Township 81 North, Range 8 West of the 5th P.M., Johnson County, Iowa and is described as:
 Commencing at the Center of Section 15, Township 81 North, Range 8 West; thence S 01°15'07" E along the East line of the Southwest 1/4 of said Section 15, a distance of 1664.90 feet; thence S 88°44'53" E, a distance of 33.00 feet to a point on the West right of way line for Derby Avenue NW, being the Point of Beginning; thence continuing S 88°44'53" W, a distance of 190.60 feet; thence N 46°15'07" W, a distance of 35.36 feet; thence N 88°44'53" E, a distance of 215.60 feet to a point on said West right of way line; thence S 01°15'07" E along said West right of way line, a distance of 25.00 feet to the Point of Beginning containing 5077.46 square feet, (0.12 acre).

SUBDIVIDORS/OWNERS: GREEN FIELDS, LLC - MICHAEL S. GREEN
 1072 AMANA RD. NW
 AMANA, IA. 52203
 ATTORNEY: CALEB DETWEILER
 330 E COURT ST.
 IOWA CITY, IA. 52240
 PLAT PREPARED BY: HART-FREDERICK CONSULTANTS P.C.
 510 EAST STATE STREET
 P.O. BOX 560
 TIFFIN, IA. 52340

SOUTHWEST CORNER-
 SOUTHWEST 1/4-
 SOUTHWEST 1/4
 SECTION 15-81-8
 FOUND 5/8" REBAR #14675
 3" EXPOSED
 TIES BK. 55, PG. 79

SOUTHWEST CORNER
 SECTION 15-81-8
 FOUND CUT X BROKEN SCM
 FLUSH W/GROUND
 TIES BK. 55, PG. 78

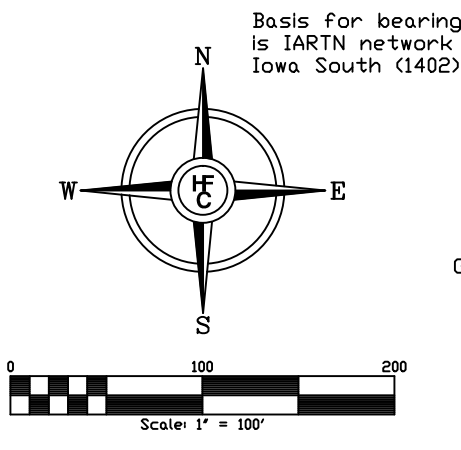
PARENT PARCEL: Is found as a
 Warranty Deeds in Book 228 on
 page 414, Dated April 23, 1956.
 Containing 80 acres by
 government survey.

SOUTH 1/4 CORNER
 SECTION 15-81-8
 FOUND 5/8" REBAR
 5" DEEP
 TIES BK. 55, PG. 323

LEGEND

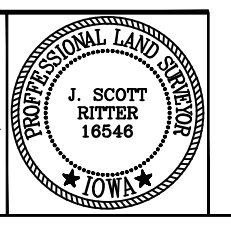
- △ GOVERNMENT CORNER
- ⊙ SET 5/8" IRON ROD W/ WIRE CAP #16546
- FOUND IRON ROD (AS NOTED)
- ⊗ CUT "X" IN CONCRETE
- SET PK NAIL
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS
- PROPERTY BOUNDARY LINES
- CENTER LINES
- - - RIGHT-OF-WAY LINES
- - - SECTION LINES
- - - EASEMENT LINES
- - - LOT LINES PLATTED OR BY DEED
- - - LOCATED EXISTING FENCE
- - - LOCATED CHAIN LINK FENCE
- EXISTING BUILDINGS
- ▨ CONCRETE SURFACE
- ▩ GRAVEL DRIVES
- ▧ 25' COMMON ACCESS EASEMENT
5077.46 SQ. FT. (0.12 ACRE)

NUMBER	DIRECTION	DISTANCE
L1	N 46°15'07" W	43.32'
L2	S 46°15'07" E	70.38'
L3	S 46°15'07" E	35.02'
L4	N 46°15'07" W	35.36'
L5	S 88°44'53" W	56.57'
L6	N 46°15'07" W	35.36'
L7	N 88°44'53" E	56.57'
L8	N 88°44'53" E	159.03'
L9	S 01°15'07" E	25.00'



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



AUDITOR'S PARCEL 2010059
 BK. 55, PG. 77
 Green Fields, LLC

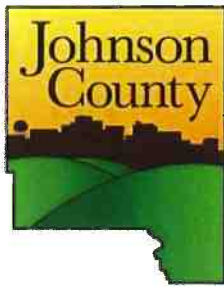
Margaret I. Drake

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON _____ DATE _____

PRELIMINARY & FINAL PLAT
 GREEN FIELDS SUBDIVISION
 A FARMSTEAD SPLIT
 PART OF THE SE 1/4 - SW 1/4 OF
 SECTION 15, T-81-N, R-8-W
 JOHNSON COUNTY, IOWA

DATE: 05/24 | DRN: JSR | APP: _____
 FLD BK: GPS | PROJ. NO: 247087



PLANNING, DEVELOPMENT AND SUSTAINABILITY

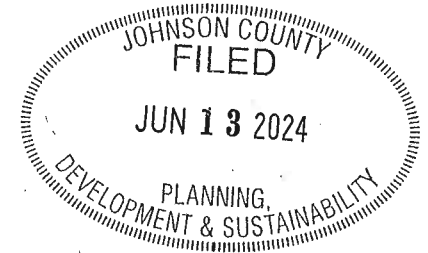
PLANNING DIVISION



NATHAN MUELLER, AICP, CFM
ASSISTANT DIRECTOR

WAIVER RESPONSE

Date: May 21st, 2024
To: Hart-Frederick Consultants; Attn. Scott Ritter
From: Kasey Hutchinson, Environmental Regulations Coordinator
Re: Waiver Request for 1567 Derby Avenue NW (PPN 0415376001)



Recently, your firm submitted a request to waive the Stormwater Management and Sensitive Areas requirements for a subdivision located at 1567 Derby Avenue NW (PPN 0415376001). 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. Waiver has been approved for those sensitive areas requested with the exception of significant slopes and wetlands. Significant slopes are known to exist on site, and desktop analysis is insufficient to rule out wetlands within the drainage located in the northern portion of the proposed subdivision.
- 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

JOHNSON COUNTY
FILED

JOHNSON COUNTY
FILED
JUN 13 2024
PLANNING,
DEVELOPMENT & SUSTAINABILITY

Office Use Only		
	Date Filed	Application Number



JOHNSON COUNTY, IOWA
REQUEST FOR WAIVER: Sensitive Areas Ordinance

Type of Development Application: Farmstead Split
Street Address or Layman's Description: 1567 Derby Ave. NW
Parcel Number(s): 0415376001

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

- Critical Wildlife Habitat
- Historic Properties
- Prairie & Prairie Remnant
- Savanna & Savanna Remnant
- Significant Slopes
- Stream Corridors, Watercourses, and Surface Water Bodies
- Floodplain & Floodway
- Wetlands
- 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.

Michael Green
Name of Applicant
319-530-0397
Applicant Phone

michael.green@genmills.com
Applicant Email Address

1072 Amana Rd. NW, Amana, IA 52203
Owner Mailing Address (include City, State, Zip)

Owner Email Address

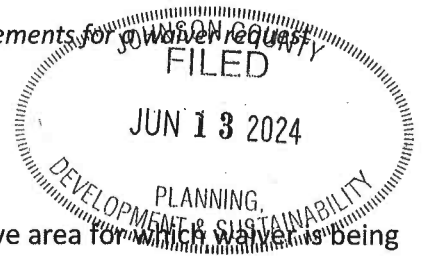
[Signature]
Applicant Signature

5-16-2024
Date

ADMINISTRATIVE OFFICER'S DECISION: APPROVE PARTIAL APPROVAL** DENY
[Signature] 5/21/2024
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.



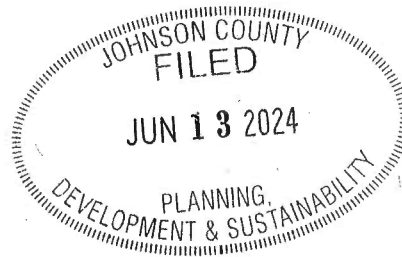
- A waiver request fee of \$50 due at time of submittal.
- A written narrative explaining the request.
- Supporting documentation to justify waiver approval for each sensitive area for which waiver is being requested (see below).

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 arials 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: Farmstead Split
 Street Address or Layman's Description: 1567 Derby Ave. NW
 Parcel Number(s): 0415376001

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.

Michael Green
 Name of Applicant
319-530-0397
 Applicant Phone

michael.green@genmills.com
 Applicant Email Address

Name of Owner (if different)
1072 Amana Rd. NW, Amana, IA 52203
 Owner Mailing Address (include City, State, Zip)

Owner Email Address
5-16-2024
 Date

[Signature]
 Applicant Signature

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

[Signature] 5/21/2024
 ADMINISTRATIVE OFFICER 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:

JUN 13 2024

Residential Subdivision

Parcel Number:

0415376001

Monroe Township



Prepared for:

Green Fields, LLC

and

Johnson County Planning, Development & Sustainability

Prepared by:

Charles D. Schmidt

Hart-Frederick Consultants

June, 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 Significant Slopes
- 2 Wetlands

As a result of this assessment, it has been determined that there are significant slope and wetland sensitive areas present on the site (Figure 1). Minimal impacts to sensitive areas are proposed; a Sensitive Areas Exhibit will be derived to establish & protect the sensitive areas (Figure 2). Site photos are shown in Figure 3.

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. Is the site contiguous to other sensitive areas?
 - d. Aerial Historical photography.
3. Onsite analysis.
 - a. Current use of the area.
 - b. Assessment of onsite soils within potential onsite wetlands.
 - c. An evaluation of the presence, quality, and diversity of native plant species within potential onsite wetlands.
 - d. Assessment of onsite hydrology within potential onsite wetlands.

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 39ac for the Green site, including the Derby Ave. right-of-way. Figure 2 shows the proposed division of the property; 3.51ac for Lot 1 (NW & SE), 1.63ac for Outlot A (NE), and 1.36ac for Outlot B (SW), for a total of approximately 6.5ac.

Current description of site:

The parcel is currently zoned Agricultural, Ag-dwelling. There is a home on the proposed Lot 1 on the southeast corner of the property and was built in 1930 (Figure 1). Of the approximately 6.5ac to be split, only 1.6ac is not horse ground (pasture, arena, grooming) and is generally mowed grass or buildings.

Other than the black willow thicket (see Figure 3) associated with the wetland, there are only a few scattered trees on the site. The area adjacent to the house is mowed grass (Figure 1).

Past Use of site:

According to the overhead photos, the site has changed little for many decades. (Figure 4) The ag ground has been grazed or cultivated since the 1930's. The house (built in 1930) 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 5) shows that the area was not wooded at the time of atlas production, and was either grassland or cultivated.

Soils at site

The Web Soil Survey (Figure 6) shows that the soil on the property is made up of several different loams and silty clay loams. What is important is that there is a hydric soil on site (Colo-Ely complex); running along what appears to be the ephemeral tributary of Knapp Creek. According to the USDA Soil Survey, the native vegetation for the Waubeek and Bassett loams is big bluestem, little bluestem, switchgrass, other grasses of the tall grass prairie and mixed deciduous trees (oak-hickory). Native vegetation for the Lindley loam is deciduous hardwoods, also oak-hickory.

Site contiguousness to other sensitive areas

The site is not adjacent to other Sensitive areas as defined by Section 8:3.4 of Chapter 8.3 of the Sensitive Areas Ordinance.

Potential Sensitive Areas

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 a very small area with slopes (Figures 2 & 7) steep enough to be considered significant. These are a small area with critical slopes near the extreme northwest corner of the proposed property division (Lot 1). There are no protected slopes on the property.

Summary: There are significant (critical) slopes on the site.

No buffering is required for critical slopes. Up to thirty five percent (35%) of the on-site critical slopes may be impacted. Stabilization best practices must be utilized on any impacted significant slopes.

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 6), there are hydric soils on the property running through the (draws) swales on the north side. The soil analysis showed evidence of ground water residence (redoximorphic features) at a depth of approximately 6 to 8 inches in the swale. Historical photos this area show a channel running through the swale (see 2011, 2006, 2021; etal, Figure 8). The channel is an ephemeral tributary which eventually flows into Knapp Creek. The pond to the northwest is a result of this channel and was installed sometime in the 1960's. When this pond is overfull and backs up, wetlands may form. There were no distinctly defined bed or banks noted in this swale area at the time of our site visits. No ground water was noted down to a depth of 20" in the swale. An analysis of the dominant plants (black willow & reed canarygrass) confirms that there is a transient

class 3 wetland in the swale west of the fence line. We have determined that the wetland is 0.2ac. No wetland exists east of the fence line nor has one been present for several years; this ground fairly steep and is not conducive to wetland formation and has been in pasture for many years (Figure 3). Several of the dominant plant species in Table 1 are wetland plants (see also Figure 9 photos).

Table 1: Wetland indicator status

CODE	DEFINITION	% OCCURRENCE
OBL	Obligate: Almost always occurs in wetlands under natural conditions in our region	99
FACW	Facultative Wetland: Usually occurs in wetlands but occasionally found in non-wetlands	67-98
FAC	Facultative: Equally likely to occur in wetlands and non-wetlands	34-66
FACU	Facultative Upland: Usually occurs in non-wetlands, but occasionally found in wetlands	33-1
UPL	Upland: Almost always occurs in non-wetlands under natural conditions in our region	<1

Table 2: Plants within the northwest swale

Common name	scientific name	ind. status
Black Cherry	<i>Prunus serotina</i>	FACU
Black willow	<i>Salix nigra</i>	FACW
Canada goldenrod	<i>Solidago canadensis</i>	FACU
Canada thistle	<i>Cirsium arvense</i>	FACU
Common Milkweed	<i>Asclepias syriaca</i>	FACU
Curly dock	<i>Rumex crispus</i>	FAC
Jewel weed	<i>Impatiens capensis</i>	FACW
Lesser burdock	<i>Arctium minus</i>	FACU
Orchard grass	<i>Dactylis glomerata</i>	FACU
Quackgrass	<i>Elymus repens</i>	FACU
Reed canarygrass	<i>Phalaris arundinacea</i>	FACW
Tree of heaven	<i>Ailanthus altissima</i>	FACU
Wild carrot	<i>Daucus carota</i>	UPL
Wild parsnip	<i>Pastinaca sativa</i>	NL

Summary: There is a 0.2ac wetland on the site.

Buffering: class 3 wetland; 50 feet.

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. Johnson County Property Information Viewer
<https://gis.johnsoncountyiowa.gov/piv/>
6. Iowa Geographic Map Server - Iowa State University Geographic Information Systems Support & Research Facility
https://ortho.gis.iastate.edu/client.cgi?zoom=1&x0=602575&y0=4630752&layer=naip_2017_nc&action=pan&pwidth=800&pheight=625&x=460&y=399
7. Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87-1. U.S. Army Corps of Engineers Waterways Experiment Station. Vicksburg, MS.
8. United States Army Corps of Engineers. 2010. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region. Vicksburg, Mississippi. United States Department of Agriculture, Natural Resources Conservation Service.
9. USDA Plants Database. <https://plants.sc.egov.usda.gov/home>

FIGURES 1-9

FIGURE 1: 2023 OH PHOTO WITH CONTOURS

FIGURE 2: EXHIBIT + PROPOSED SUBDIVISION

FIGURE 3: ONSITE PHOTOGRAPHS

FIGURE 4: HISTORICAL AERIAL PHOTOS SWALE

FIGURE 5: ANDREAS ATLAS, 1875

FIGURE 6: SOIL MAP

FIGURE 7: SITE SLOPES

FIGURE 8: WETLAND ACRES

FIGURE 9: PHOTOS, SWALE PLANTS

Parcel Number
0415376001
Address
1567 DERBY AVE NW
SWISHER, 52338
Property Class
A, AD
Township
MONROE
Deedholder(s)
GREEN FIELDS, LLC
Legal Description
STR 15-81-8 SE SW 1
PLSS
15-81N-8W

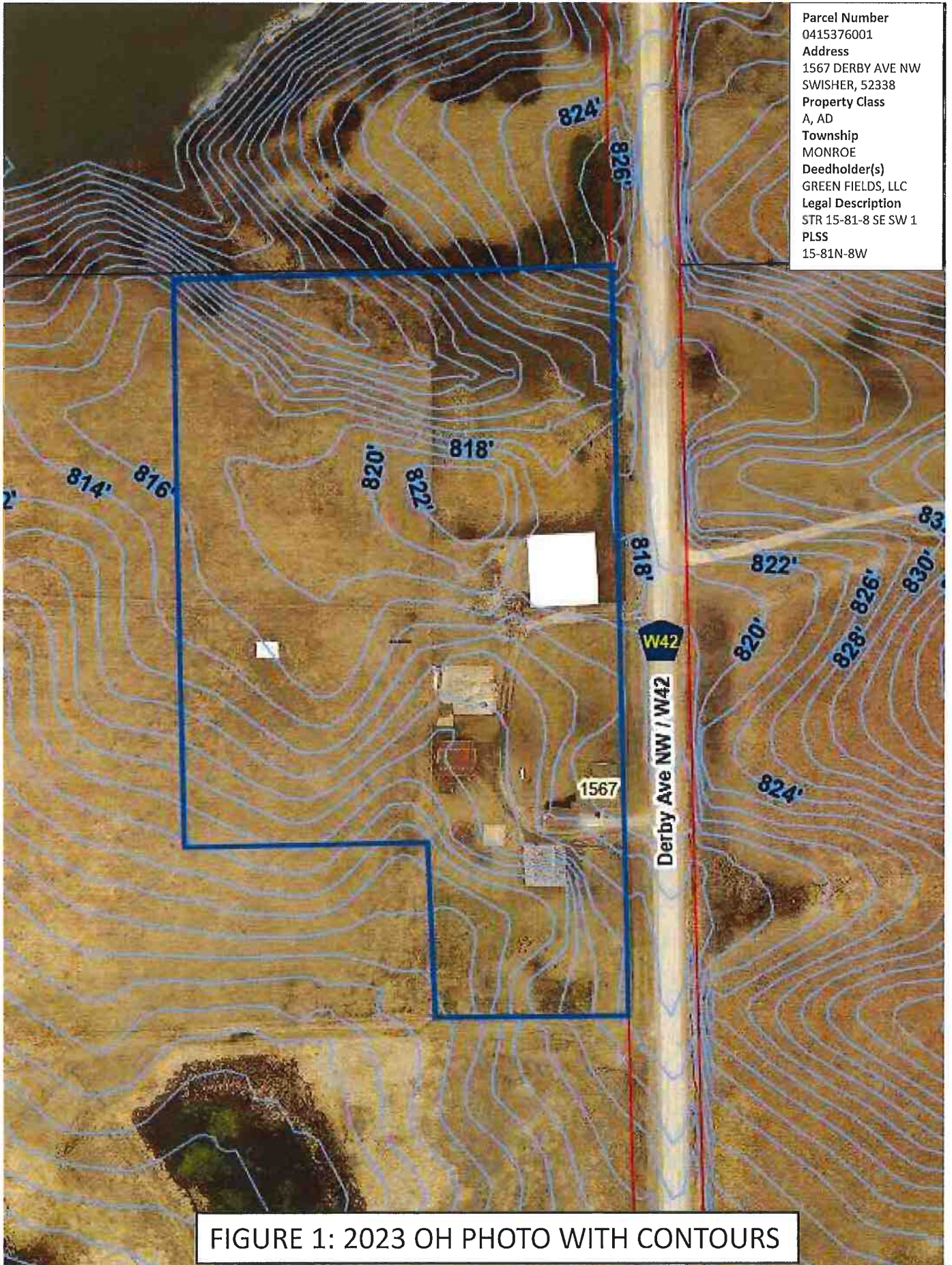


FIGURE 1: 2023 OH PHOTO WITH CONTOURS

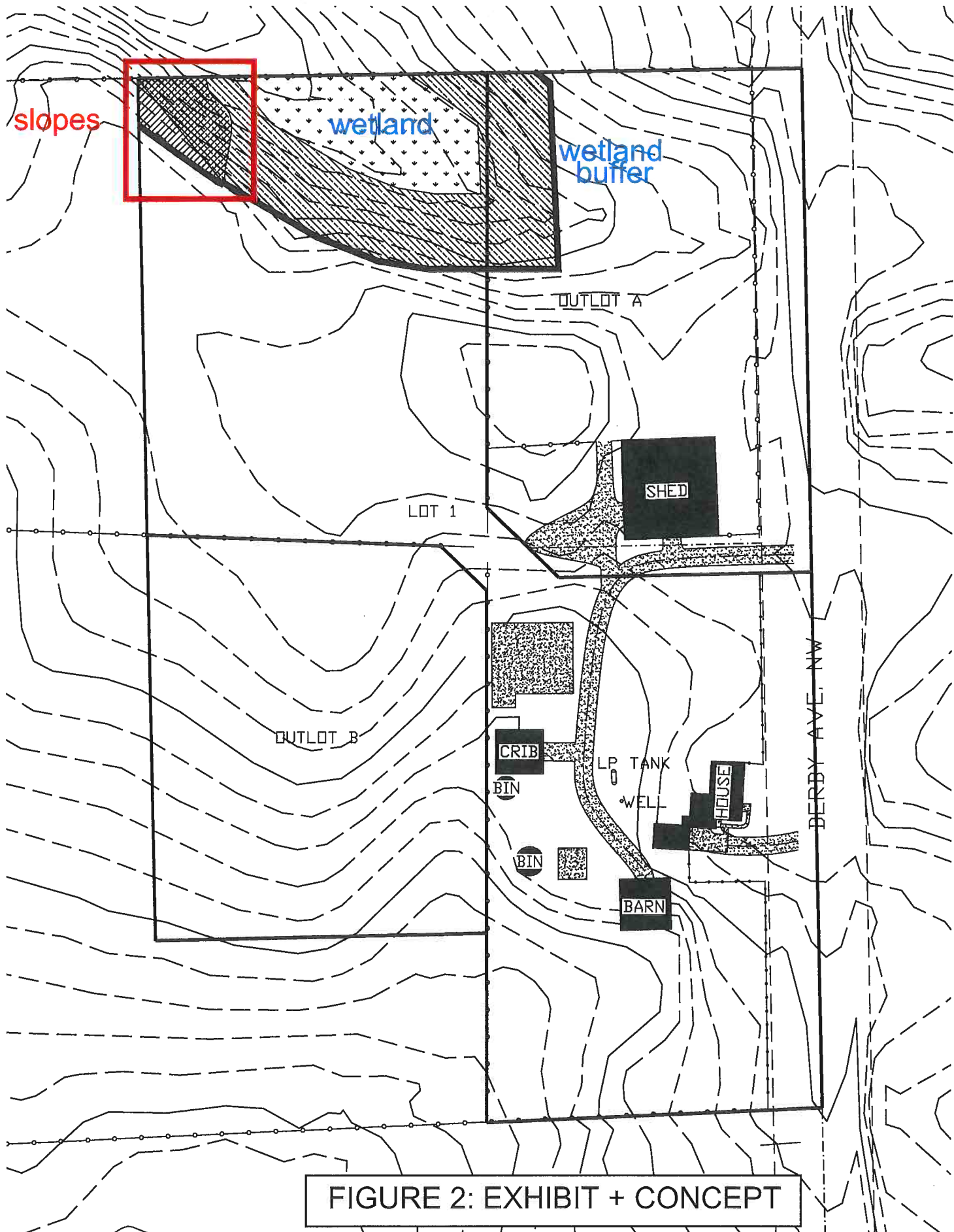
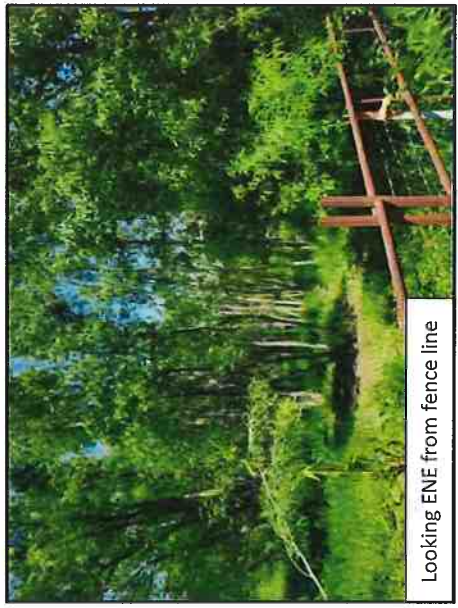
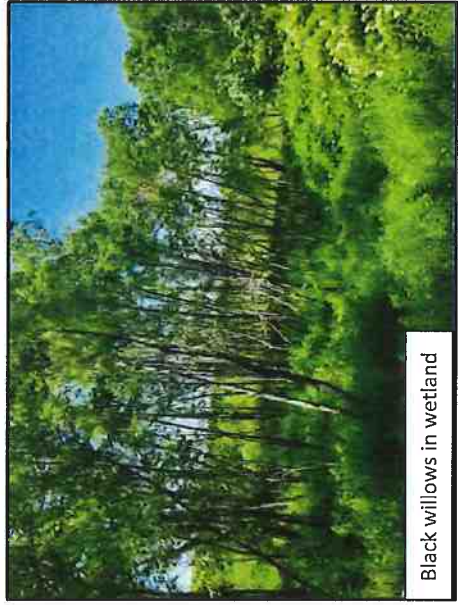
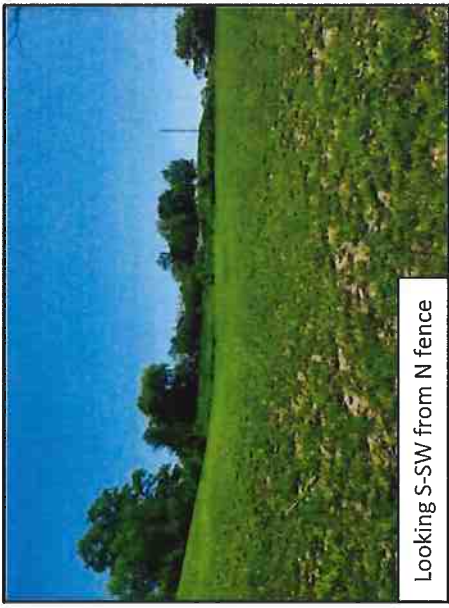
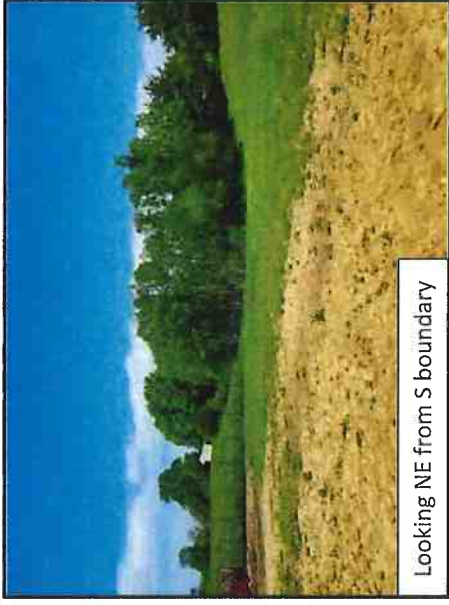
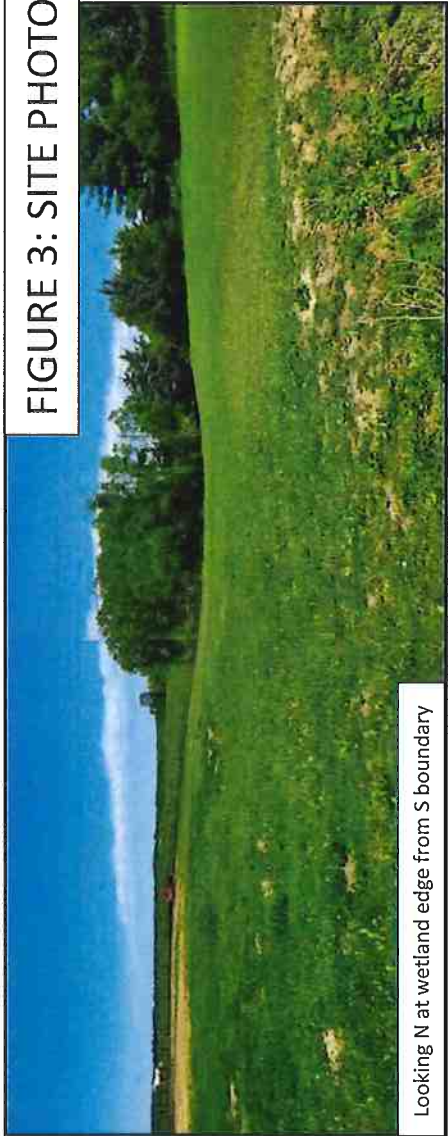


FIGURE 2: EXHIBIT + CONCEPT

FIGURE 3: SITE PHOTOS



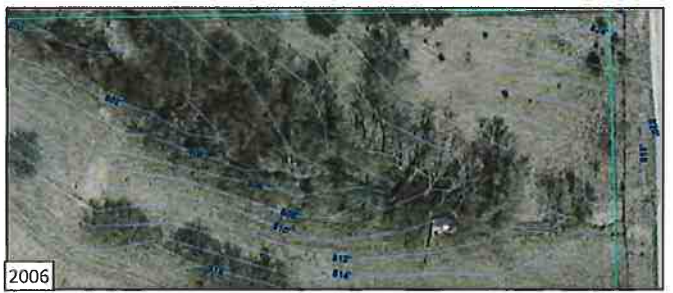
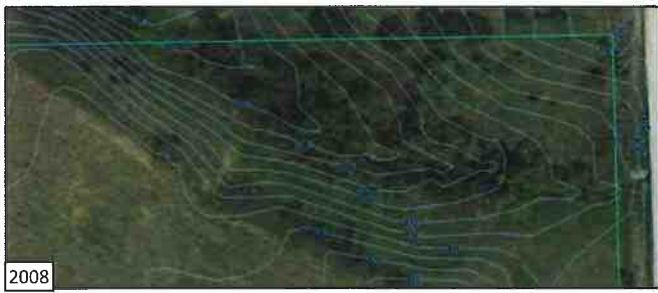
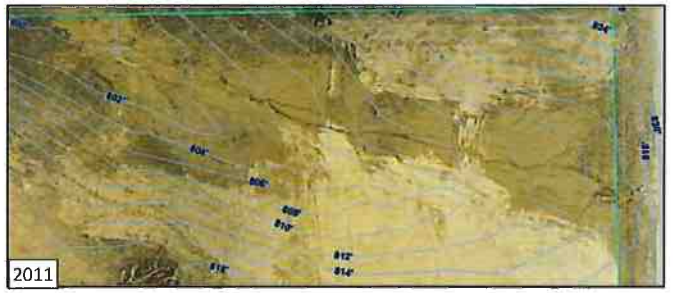
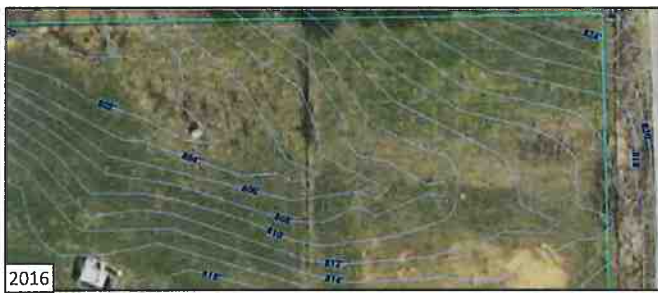
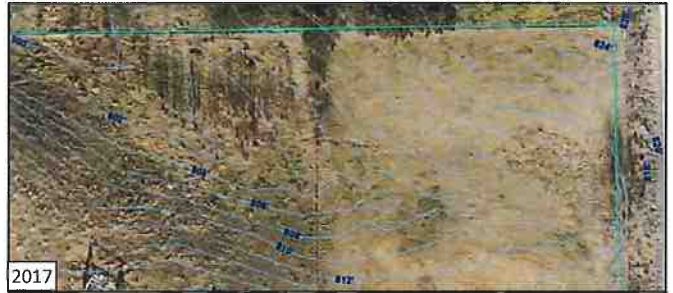
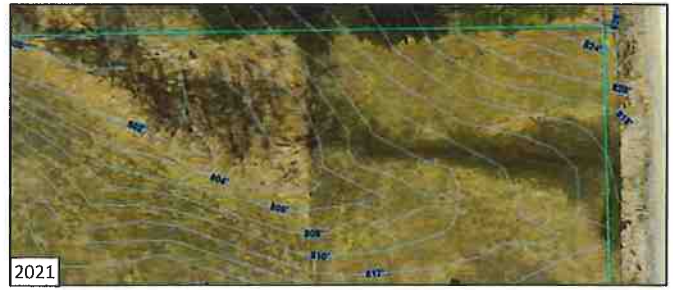
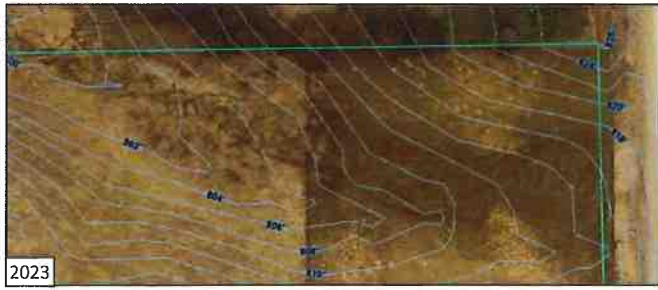
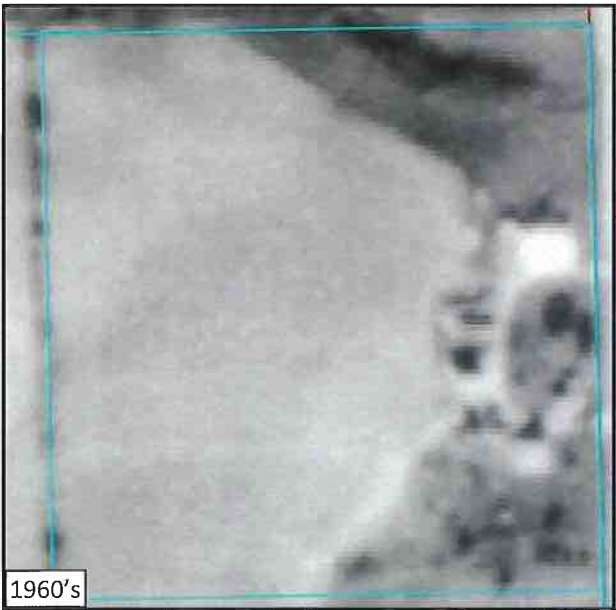
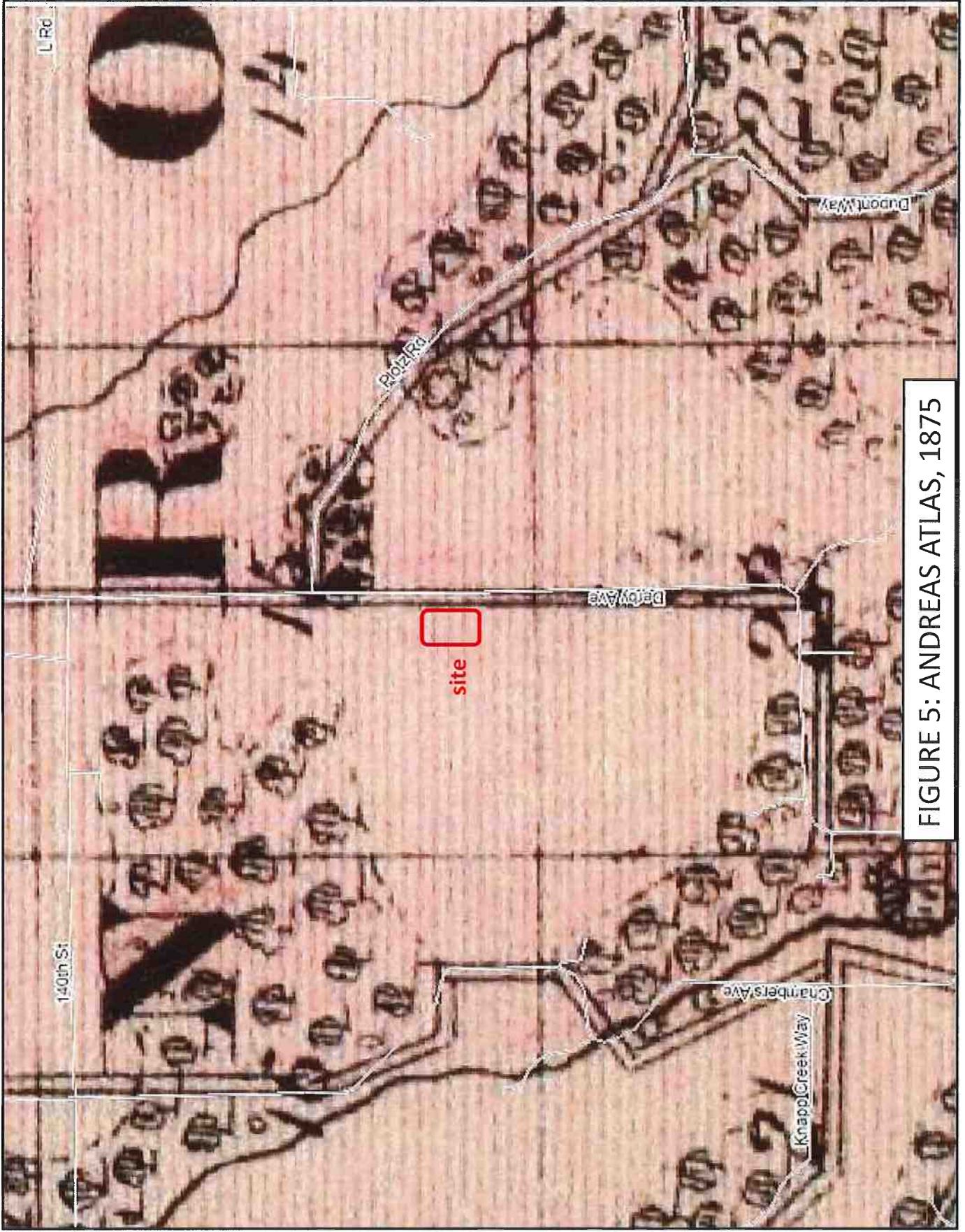


FIGURE 8: DATED OVERHEADS OF SWALE

FIGURE 4: HISTORICAL OVERHEAD PHOTOS





LIR6

14

Ritz Rd

DuPont Way

DeJoy Ave

site

140th St

Knapp Creek Way

Chambers Ave

FIGURE 5: ANDREAS ATLAS, 1875

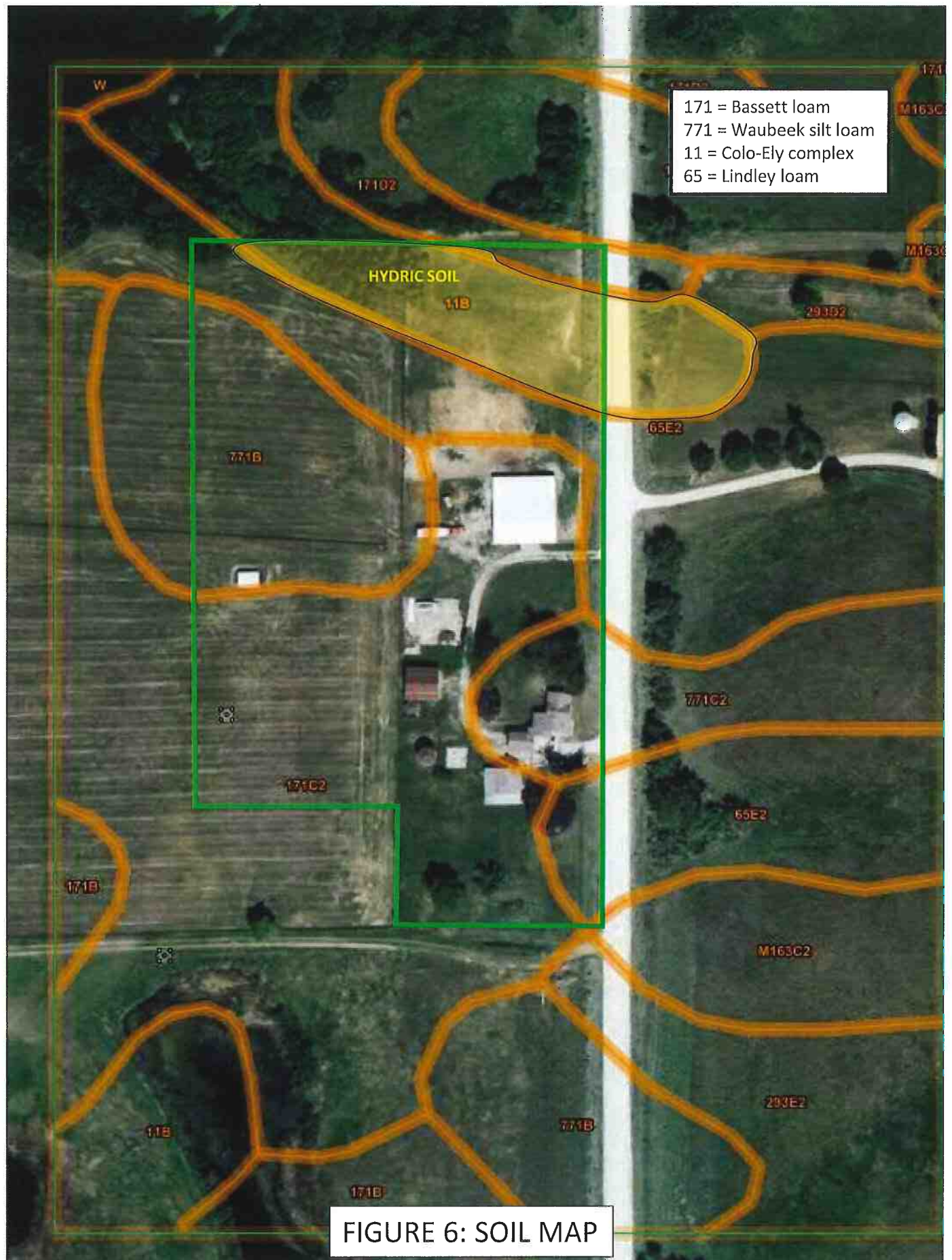


FIGURE 6: SOIL MAP

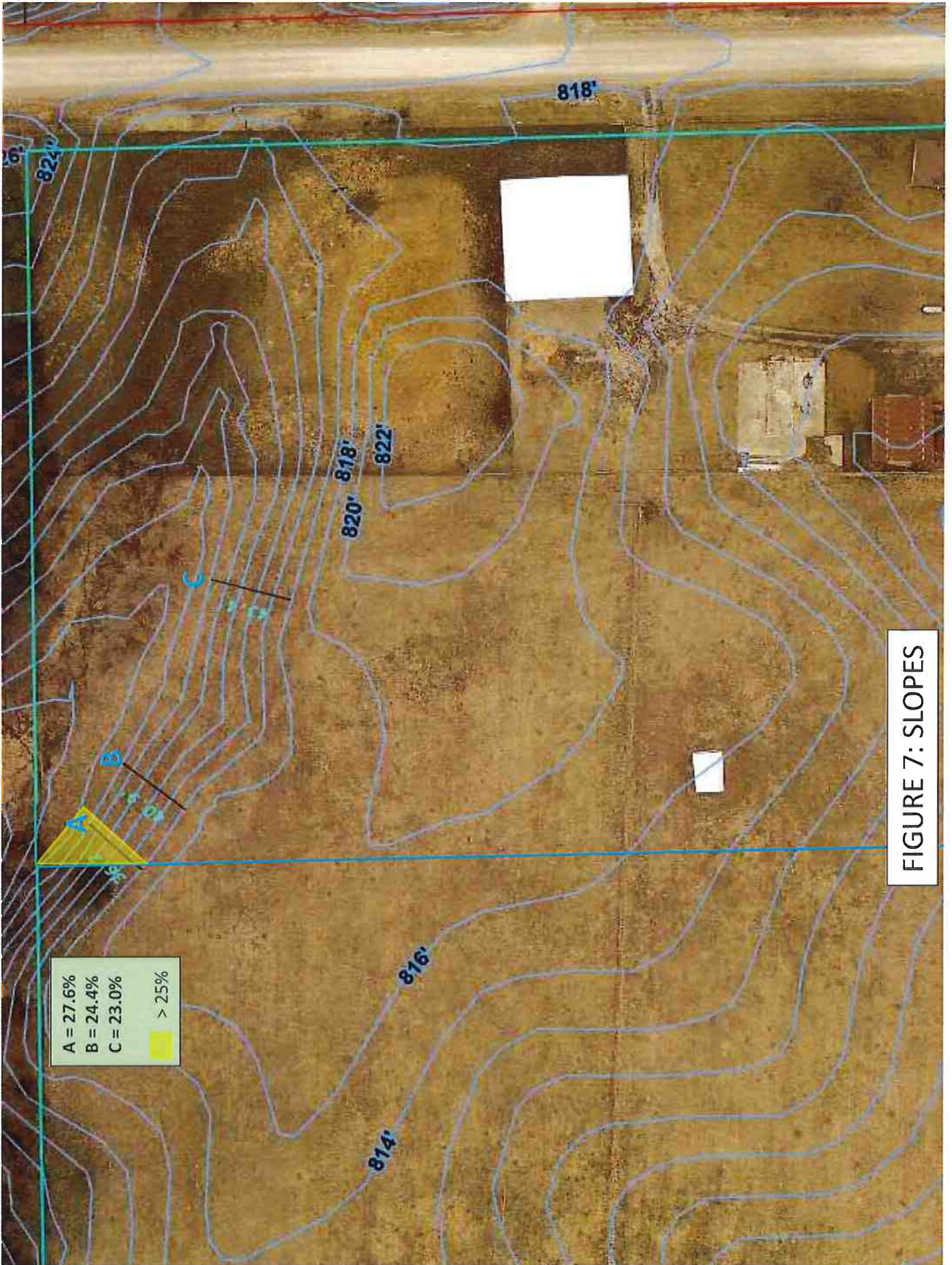


FIGURE 7: SLOPES

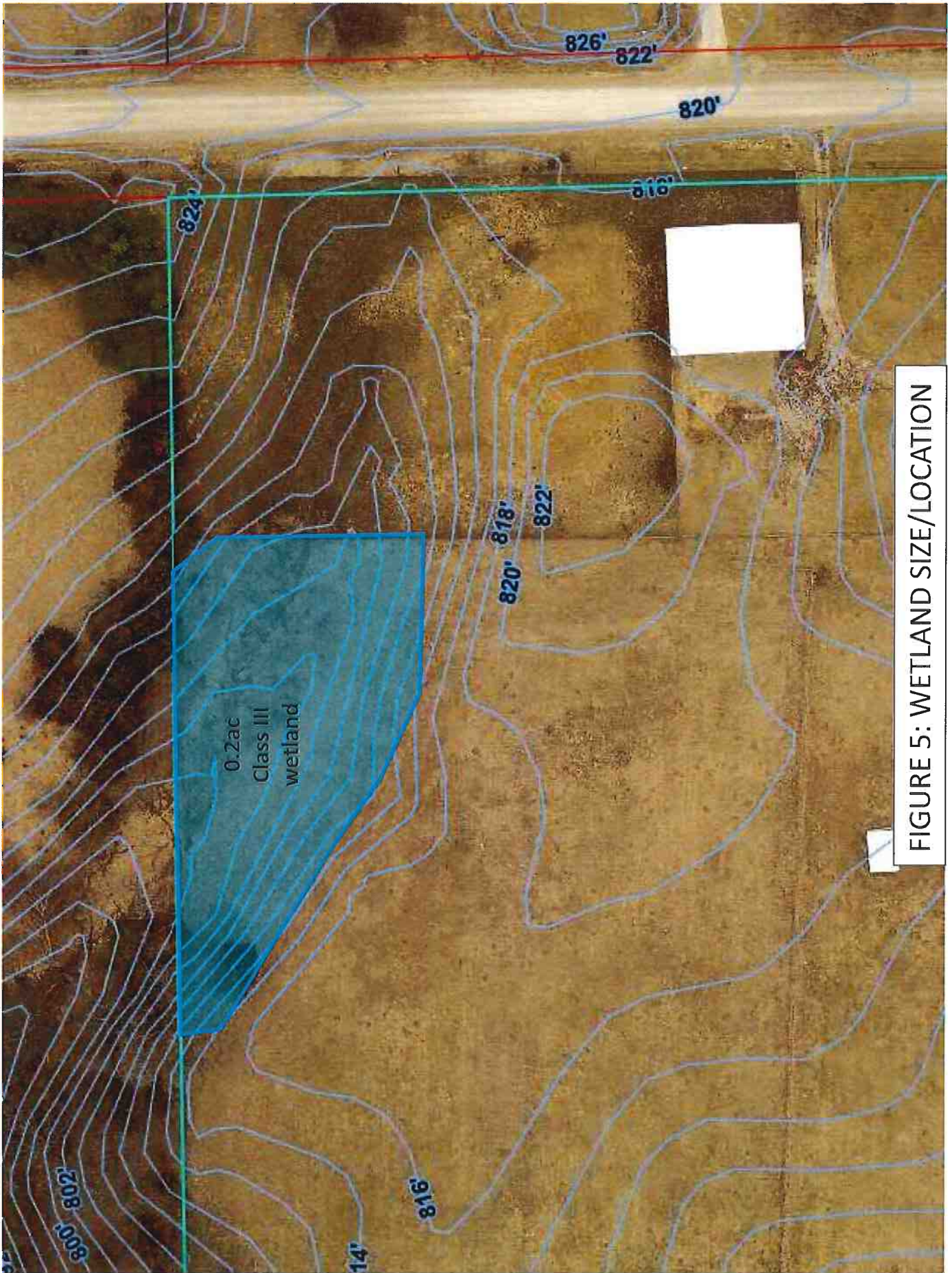
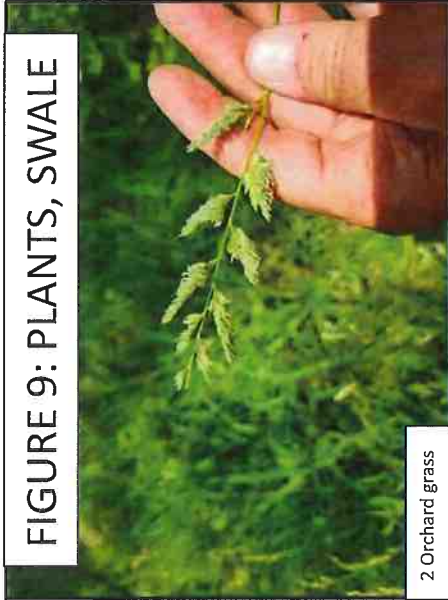


FIGURE 5: WETLAND SIZE/LOCATION



1 goldenrod



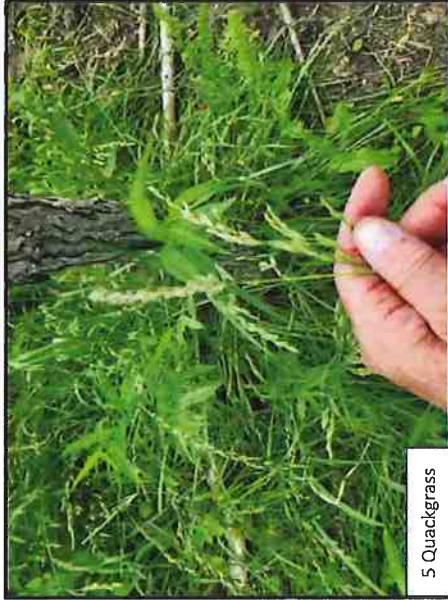
2 Orchard grass



3 Curly dock



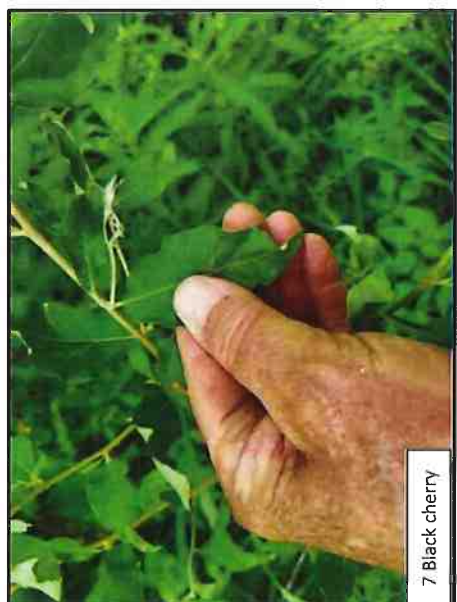
4 Common burdock



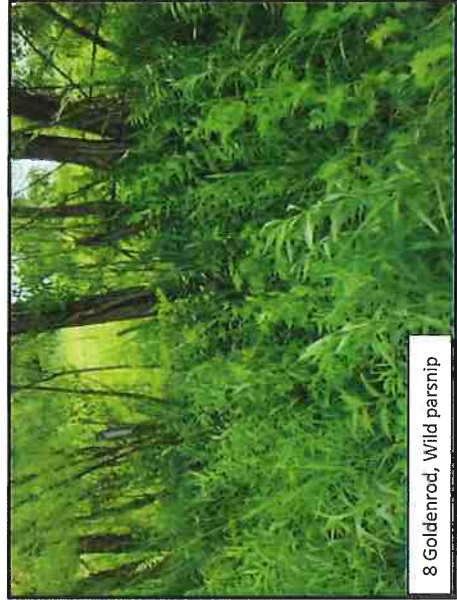
5 Quackgrass



6 Tree of heaven



7 Black cherry



8 Goldenrod, Wild parsnip



9 Jewel weed

FIGURE 9: PLANTS, SWALE

JOHNSON COUNTY
FILED
JUN 13 2024
PLANNING,
DEVELOPMENT & SUSTAINABILITY



HART-FREDERICK CONSULTANTS P.C.

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

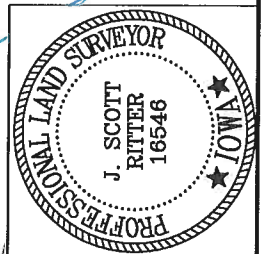
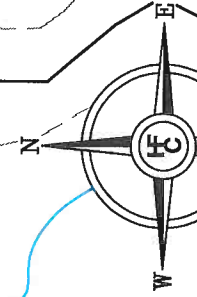
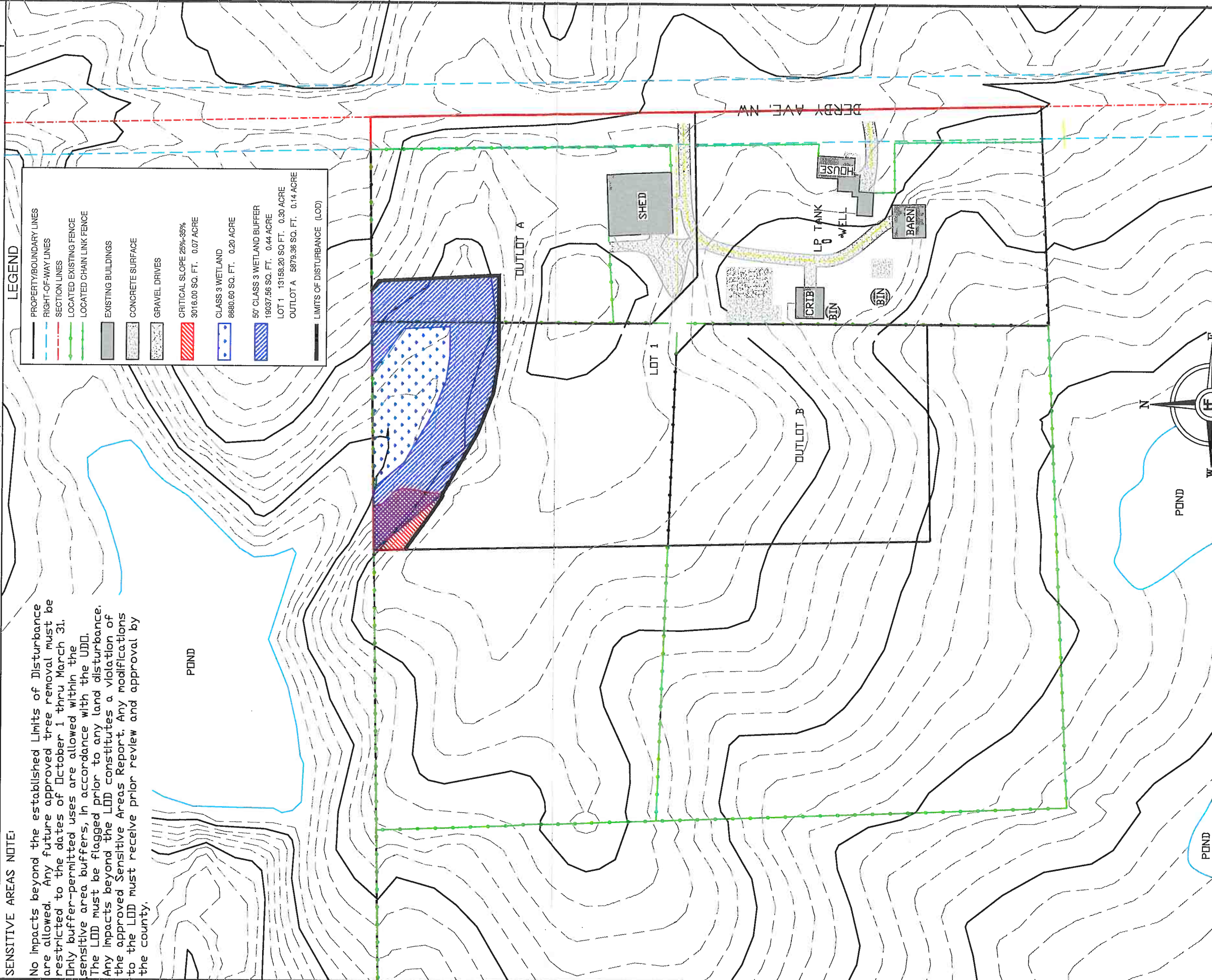


SENSITIVE AREAS NOTE:

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 UDD. 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

- PROPERTY/BOUNDARY LINES
- RIGHT-OF-WAY LINES
- SECTION LINES
- LOCATED EXISTING FENCE
- LOCATED CHAIN LINK FENCE
- EXISTING BUILDINGS
- CONCRETE SURFACE
- GRAVEL DRIVES
- CRITICAL SLOPE 25%-35%
3016.00 SQ. FT. 0.07 ACRE
- CLASS 3 WETLAND
8680.80 SQ. FT. 0.20 ACRE
- 50' CLASS 3 WETLAND BUFFER
19037.56 SQ. FT. 0.44 ACRE
- LOT 1 13158.20 SQ. FT. 0.30 ACRE
- OUTLOT A 5879.36 SQ. FT. 0.14 ACRE
- LIMITS OF DISTURBANCE (LOD)



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

SENSITIVE AREAS EXHIBIT
GREEN FIELDS SUBDIVISION
A FARMSTEAD SPLIT
PART OF THE SE 1/4 - SW 1/4 OF
SECTION 15, T-81-N, R-8-W
JOHNSON COUNTY, IOWA

DATE: _____ DRN: _____ APP: _____
FLD BK: _____ PROJ. NO: _____