

Office Use Only	10/10/24	\$560.00	P2C-24-28606
	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):

2760 520th St. SW

Parcel Number(s): 1416476001

Proposed Subdivision Name: Truman Second Subdivision

The subdivision contains 4.13 total acres divided into 2 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: 1

Total buildable acres: 1.75

Total non-buildable acres: 2.11

Current Zoning: A

Proposed Use of the Subdivision: Residential

Scott Ritter

Name of Engineer/Surveyor



Contact Email and Phone

Michael Brenneman

Name of Attorney



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.

Dale & Edith Marlene Schrock

Name of Owner

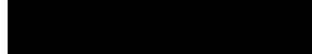
Name of Applicant (if different)

4600 Kansas Ave. SW Iowa City, IA. 52240

Applicant Street Address (including City, State, Zip)



Applicant Phone



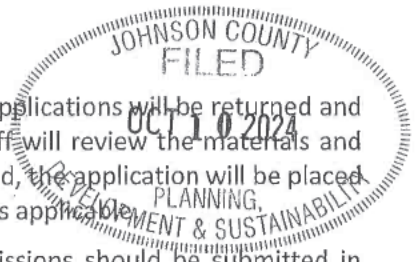
Applicant Email

Jay McArthur

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 appropriate.

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: \$ <u>560</u>)		(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	FOR 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	NB	
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.



1 October 2024

Mr. Josh Busard
Johnson County Zoning Director

Re: Truman Second Subdivision, for Dale & Edith Marlene Schrock,
a Residential Parcel Split

Dear Josh:

Attached please find the application and accompanying documents for a Residential Parcel Split application for the Dale & Edith Marlene Schrock. At this time they would like to split off this portion of their property for this existing residence and area around. This lot has access to 520th St. SW with water and septic established.

If you have questions or if you require further information you may contact myself, Attorney: Michael Brenneman or Dale Schrock.

Respectfully Submitted,

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

C: Mr. Dale Schrock
Mr. Michael Brenneman
HFCfile

INDEX LEGEND

LOCATION: SOUTHEAST 1/4-SOUTHEAST 1/4 SECTION 16, T-78-N, R-7-W
 REQUESTOR: DALE SCHROCK
 PROPRIETOR: DALE & EDITH MARLENE SCHROCK
 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 www.hart-frederick.com

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON _____ DATE _____

TRUMAN SECOND SUBDIVISION

Being a part of the Southeast 1/4 of the Southeast 1/4 of Section 16, Township 78 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

Beginning at the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 16, Township 78 North, Range 7 West; thence N 00°20'53" W along the East line of Truman First Subdivision as is recorded in Plat Book 51 on page 316 in the office of the Johnson County Recorder, a distance of 500.04 feet to the Northeast corner of said Truman First Subdivision; thence N 88°57'26" E, a distance of 356.94 feet; thence S 01°02'34" E, a distance of 500.00 feet to a point on the South line of the Southeast 1/4 of said Section 16; thence S 88°57'26" W along said South line, a distance of 363.00 feet to the Point of Beginning containing 4.13 acres of which 0.27 acre appears to be existing county road right of way and being subject to all easements and restrictions of record.

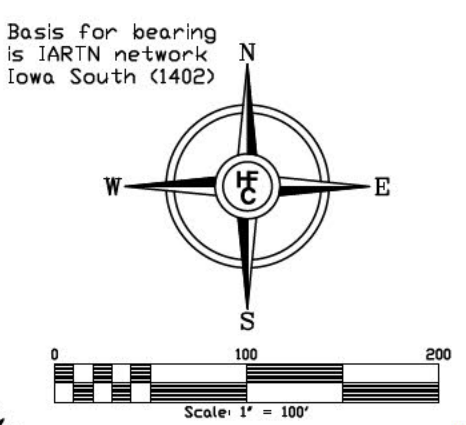
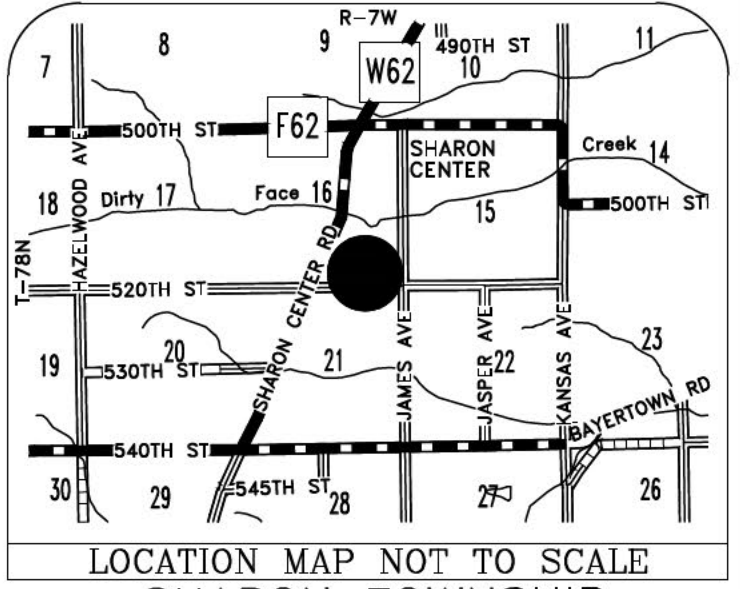
10' SEPTIC EASEMENT

Being a part of the Southeast 1/4 of the Southeast 1/4 of Section 16, Township 78 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is described.

Commencing at the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 16, Township 78 North, Range 7 West; thence N 00°20'53" W along the East line of Truman First Subdivision as is recorded in Plat Book 51 on page 316 in the office of the Johnson County Recorder, a distance of 33.00 feet to a point on the North right of way line for 520th Street SW; thence N 88°57'26" E along said North right of way line, a distance of 322.60 feet; thence N 01°02'34" W, a distance of 8.93 feet to the Point of Beginning; thence continuing N 01°02'34" W, a distance of 12.89 feet; thence S 51°53'55" E, a distance of 34.57 feet to a point on said North right of way line; thence S 88°57'26" W along said South right of way line, a distance of 15.84 feet; thence N 51°53'55" W, a distance of 14.14 feet to the Point of Beginning containing 243.54 square feet.

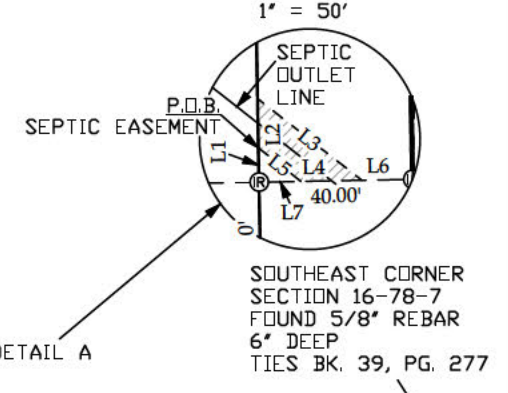
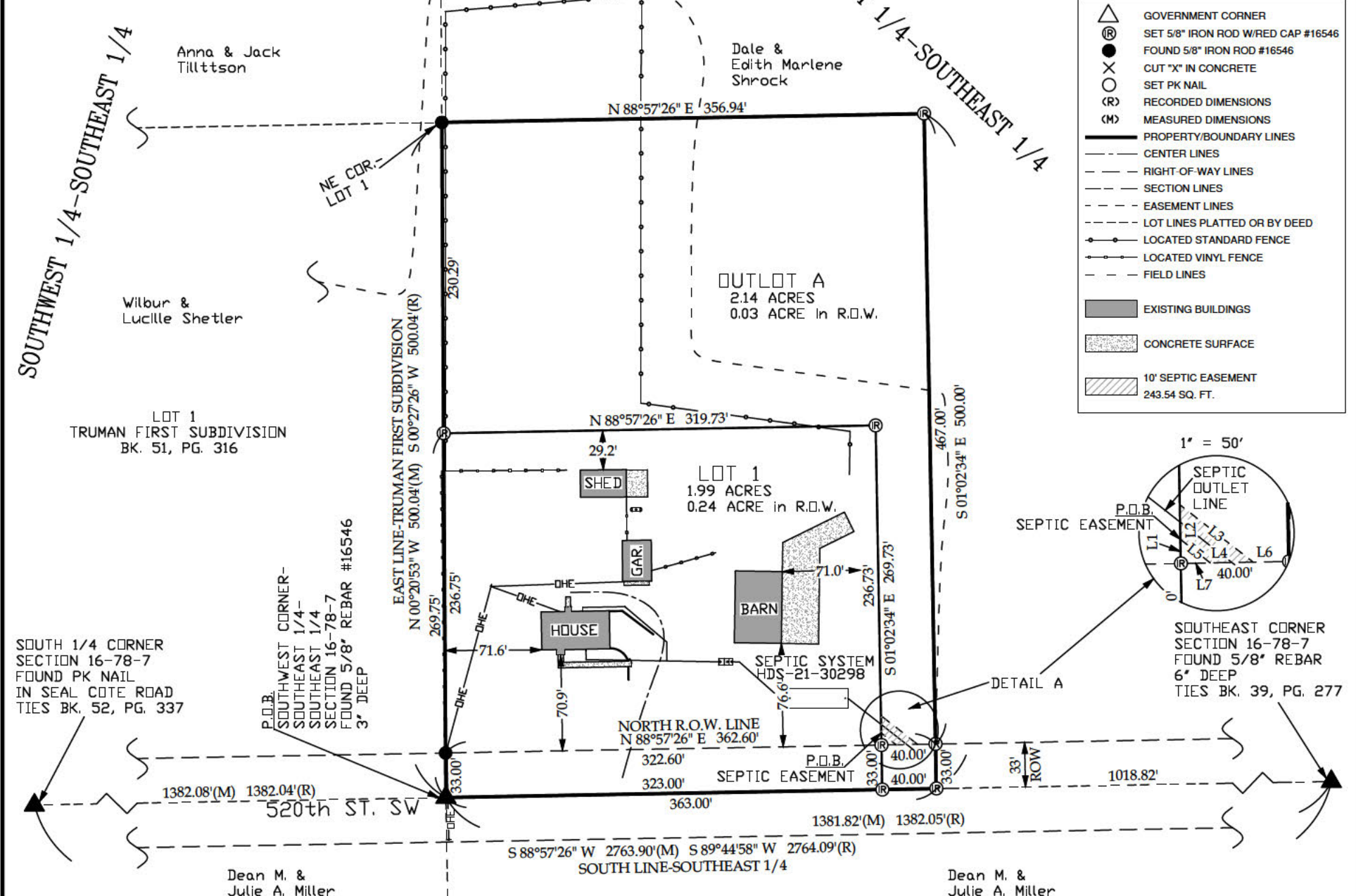
SUBDIVIDORS/OWNERS: DALE & EDITH MARLENE SCHROCK
 4600 KANSAS AVE. SW
 IOWA CITY, IA. 52240

ATTORNEY: MICHAEL BRENNEMAN
 330 E COURT ST.
 IOWA CITY, IA. 52240



LEGEND

- △ GOVERNMENT CORNER
- ⊙ SET 5/8" IRON ROD W/RED CAP #16546
- FOUND 5/8" IRON ROD #16546
- ⊗ 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 STANDARD FENCE
- LOCATED VINYL FENCE
- - - FIELD LINES
- EXISTING BUILDINGS
- CONCRETE SURFACE
- ▨ 10' SEPTIC EASEMENT 243.54 SQ. FT.



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

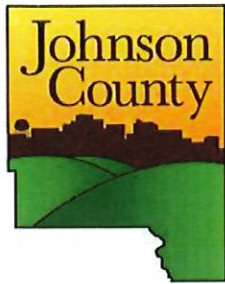
J. Scott Ritter, P.L.S. Date _____
 Iowa License Number: 16546
 My license renewal date is December 31, 2024.
 Pages covered by this seal: THIS SHEET ONLY



NUMBER	DIRECTION	DISTANCE
L1	N 01°02'34" W	8.93'
L2	N 01°02'34" W	12.89'
L3	S 51°53'55" E	34.57'
L4	S 88°57'26" W	15.84'
L5	N 51°53'55" W	14.14'
L6	S 88°57'26" W	13.19'
L7	S 88°57'26" W	10.97'

PRELIMINARY & FINAL PLAT
TRUMAN SECOND SUBDIVISION
 A RESIDENTIAL PARCEL SPLIT
 PART OF THE SOUTHEAST 1/4-SOUTHEAST 1/4
 OF SECTION 16, T-78-N, R-7-W
 JOHNSON COUNTY, IOWA

DATE: 10/24 DRN: JSR APP: _____
 FLD BK: GPS PROJ. NO: 247173



PLANNING, DEVELOPMENT AND SUSTAINABILITY

PLANNING DIVISION

JOSH BUSARD
AICP, LEED-AP, CFM
DIRECTOR

NATHAN MUELLER, AICP, CFM
ASSISTANT DIRECTOR

WAIVER RESPONSE

Date: September 17, 2024
To: Hart-Frederick Consultants; Attn. Scott Ritter
From: Kasey Hutchinson, Environmental Regulations Coordinator
Re: Waiver Request for 2760 520th Street SW (PPN 1416476001)

Recently, your firm submitted a request to waive the Stormwater Management and Sensitive Areas requirements for a subdivision located at 2760 520th Street SW (PPN 1416476001). 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 and approved for all sensitive areas with the exception of Wetlands and Woodlands.
 - Desktop assessment is insufficient to rule out the presence of wetland in the swale/drainage present in the northeast section (outlot A) of the subject property. The results of this assessment should be provided with the subdivision application.
 - Please verify that the adjacent offsite wooded areas are non-contiguous with the wooded area of the subject property as it is difficult to decipher via the aerial photographs. If the canopy is contiguous, the wooded area should be assessed for the other defining sensitive criteria.
- This project is exempt from the Historic Properties requirements.

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

Respectfully,

Kasey Hutchinson
Environmental Regulations Coordinator

Office Use Only	9/16/24	PDS-24-28588
	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: 2760 520TH ST SW , KALONA, IA
 Parcel Number(s): 1416476001

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.

DALE SCHROCK



Name of Applicant

Applicant Email Address



Applicant Phone

Name of Owner (if different)

Owner Email Address

4648 LACKENDER AVE SW, IOWA CITY, IA 52240

Owner Mailing Address (include City, State, Zip)

Dale Schrock

9/13/2024

Applicant Signature

Date

ADMINISTRATIVE OFFICER'S DECISION: APPROVE PARTIAL APPROVAL** DENY

[Signature]
 ADMINISTRATIVE OFFICER

9/17/2024
 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 aerials 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	9/16/24	PDS-24-28588
	<i>Date Filed</i>	<i>Application Number</i>



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

Type of Development Application: Residential Parcel Split

Street Address or Layman's Description: 2760 520TH ST SW , KALONA, IA

Parcel Number(s): 1416476001

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.

DALE SCHROCK

Name of Applicant

Applicant Email Address

Applicant Phone

Name of Owner (if different)

Owner Email Address

2760 520TH ST SW , KALONA, IA

Owner Mailing Address (include City, State, Zip)

Dale Schrock
Applicant Signature

9/13/2024
Date

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

[Signature] 9/17/2024
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 Report:

Waivers had been requested for all sensitive areas except Significant Slopes. The waivers have been approved for those sensitive areas requested with the exception of wetlands and woodlands. This subdivision is exempt from Historic Properties requirements.

As directed by the Johnson County Environmental Coordinator, this report addresses the following potential sensitive areas:

- 1 Wetlands
- 2 Woodlands

As a result of this assessment, it has been determined that there are no sensitive areas present on the site. Site photos are on Figure 2; their approximate locations & directions are shown on Figure 1.

Site Analysis

Our analysis of the site consisted of the following features:

1. Description of the area of interest.
2. Office analysis.
 - a. NRCS Web soil survey.
 - b. Whether the site is contiguous to other sensitive areas.
 - c. Historical photography. Past uses of the area.
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 (wetland & woodland).
 - d. An examination of surface or subsurface water on the site.

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".

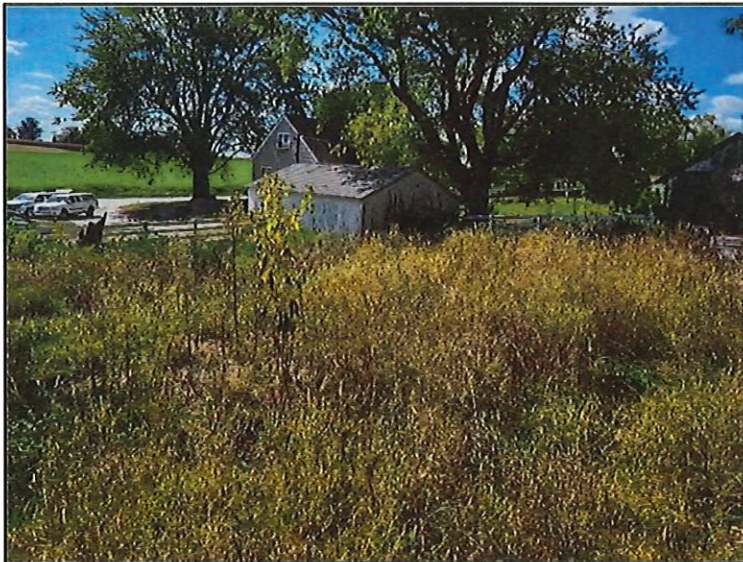
Purpose of the Sensitive Areas Ordinance.

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 38.0ac for the entire site. The proposed property split will be called the Truman Second Subdiv. and contains a north Outlot A



Looking SW at barn

of 2.14ac and a south Lot 1 of 1.99ac.; less the r.o.w. of 0.27ac (see Figure 1).

Current Use of site:

Outlot A consists of 1.2ac of woods and 0.9ac of cultivated ground. Greenspaces which surround the house and the

other outbuildings are mowed (Figure 1). Lot 1 consists of mowed and overgrown uncultivated property. None of the proposed Lot 1 property is being cultivated or pastured at this time. Sparse trees on the northeast and east boundary of Lot 1 serve as windbreaks. None of the tree groups on either proposed parcel are large enough to constitute a woodland (Figure 1).



Looking N from within woodland

Past Use of site:

The historic photos (Figure 3) show that the site has changed little from the 1930's till today. The trees on the north side of the site (outlot) have shown growth since the early 2000's. Prior to this the north of the outlot area was not a woodland due to the density of the trees. The farmed area, also in the outlot, has been cultivated since the 1930's. The Andreas Atlas of 1875 (Figure 4) show the site was likely grassland. Use as a building site since the 1930's has altered the native vegetation and character of the property.

Soils at site

The online Web Soil Survey (Figure 5) shows that the soils at the site are Clinton and Ladoga silt loams. Neither of these soils have a significant amount of sand. Native vegetation of the Ladoga silt loam is Wet Loess Upland Flat Savanna. Native

vegetation of the Clinton soil is Loess Upland Woodland. Neither of the soils are hydric.

Site contiguousness to other sensitive areas

Agricultural (cultivated) land surrounds much of the property. Woodlands west of the site are not connected to the woodlands of our site. No sensitive areas (as defined by Section 8:3.4 of Chapter 8.3 of the Sensitive Areas Ordinance) are adjacent or contiguous to the property (Figure 1).

Potential Sensitive Areas

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 5), there are no hydric soils on the property. The National Wetlands Inventory map (Figure 6) shows no wetlands on the site. The swale on the northeast side has no characteristics of wetland vegetation, or hydrology (Figure 1). The swale has been cultivated for many decades; this year's crop is corn. Historical photos do not show that the swale was ever not cultivated, showing a grassed swale or terracing. No standing or ground water was noted within the swale. The elevation change from the top of the swale to the bottom is 7.5%; too steep for water to collect.

Summary: There are no wetlands on the site.

Woodlands

Definition: 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. It shall be determined if the area that has the appropriate vegetation measures at least two (2) contiguous acres total (on- and off-site). If the area exceeds two (2) acres or is adjacent to another sensitive area, the woodland shall be considered sensitive.

There are trees on the site exceeding 6" dbh. Trees which exceed 12" dbh include Black walnut, E. Red Cedar, Black Locust, & Hackberry.

The woodlot on the property within Outlot A amounts to 0.7ac; 0.3ac of woods is north of Outlot A and is contiguous to it. The gap in the woodland on the property west of our site (Figure 7) limits the total woodland to under 2.0ac. and does not meet the criteria for definition as a woodland.

Summary: The total woodland within the proposed property split is less than 2.0ac is not contiguous to the larger woodland to the west. There are no sensitive woodlands on the property.

References:

1. Johnson County Unified Development Ordinance
https://www.johnsoncountyiowa.gov/dept_zoning.aspx?id=5121
2. Soil Survey of Johnson County, Iowa. United States Department of Agriculture, Natural Resources Conservation Service.
https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcseprd1316619.html
3. NRCS hydric soils by county: <https://www.nrcs.usda.gov/publications/query-by-ssa.html>. FIELD OFFICE TECHNICAL GUIDE Sec. II
4. U.S Fish & Wildlife Service. National Wetlands Inventory
<https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>
5. 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
6. Johnson County Property Information Viewer
<https://gis.johnsoncountyiowa.gov/piv/>
7. Iowa Geographic Map Server: Andreas Atlas, 1875
https://ortho.gis.iastate.edu/client.cgi?zoom=700&x0=480039&y0=4652942&layer=naip_2017_nc&action=layerdrg24&pwidth=800&pheight=625
8. Forest Trees of Johnson County by McBride, 1987, (pp. 105-108, in Calvin, *Geology of Johnson County*)
9. Wildflowers of Iowa Woodlands, Runkle and Bull, 1979

LIST OF FIGURES: 1-7

FIGURE 1: SITE, OVERHEAD VIEW

FIGURE 2: SITE PHOTOS

FIGURE 3: HISTORICAL PHOTOGRAPHS

FIGURE 4: ANDREAS ATLAS 1875

FIGURE 5: SITE SOIL MAP

FIGURE 6: NATIONAL WETLANDS INVENTORY MAP

FIGURE 7: WOODLAND GAPS

Parcel Number
1416476001
Address
2760 520TH ST SW
KALONA, 52247
Property Class
A, AD
Township
SHARON
Deedholder(s)
SCHROCK, DALE
SCHROCK, EDITH
MARLENE
Legal Description
STR 16-78-7 SE SE
PLSS Sec-TWP-R
16-78N-7W

Woods ~1.0ac
contiguous

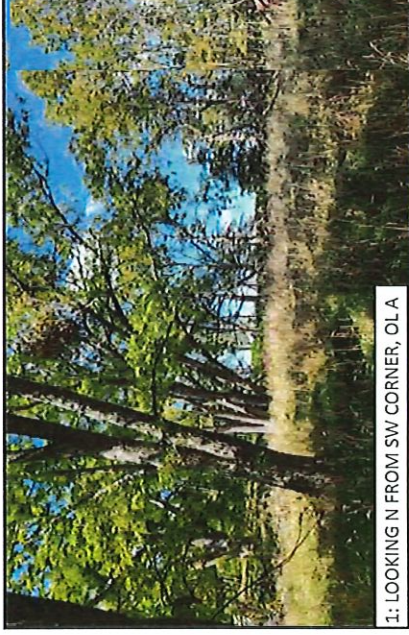
OUTLOT A:
2.14ac

LOT 1:
1.99ac

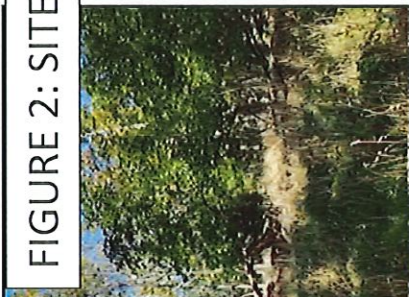


FIGURE 1: PROPOSED SITE

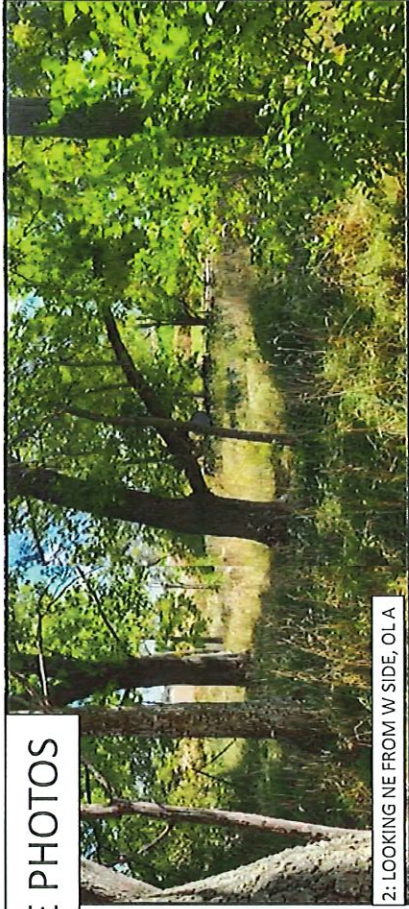
FIGURE 2: SITE PHOTOS



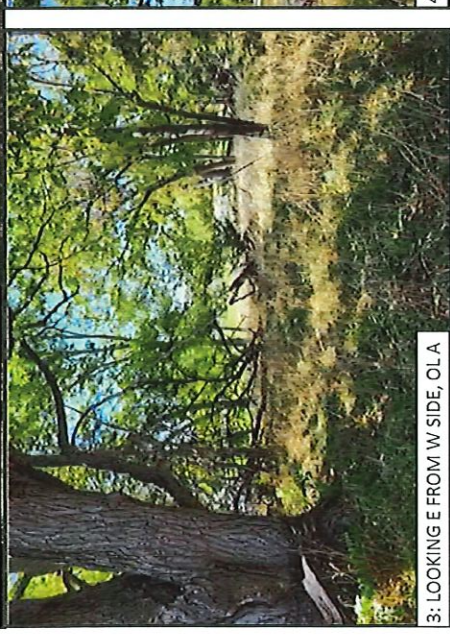
1: LOOKING N FROM SW CORNER, OLA



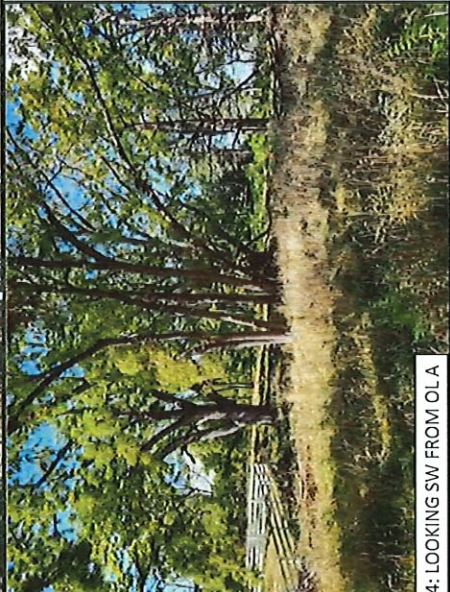
2: LOOKING NE FROM W SIDE, OLA



3: LOOKING E FROM W SIDE, OLA



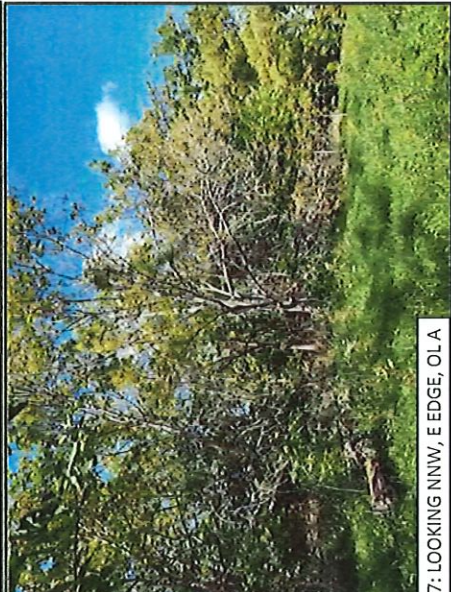
4: LOOKING SW FROM OLA



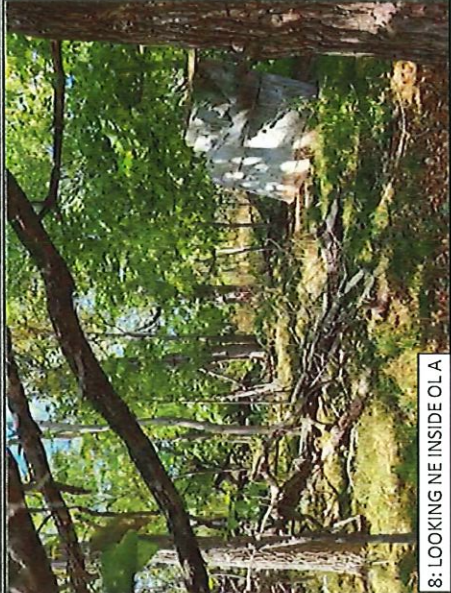
5: LOOKING E FROM EDGE OF WOODS



6: LOOKING N ALONG E EDGE, OLA

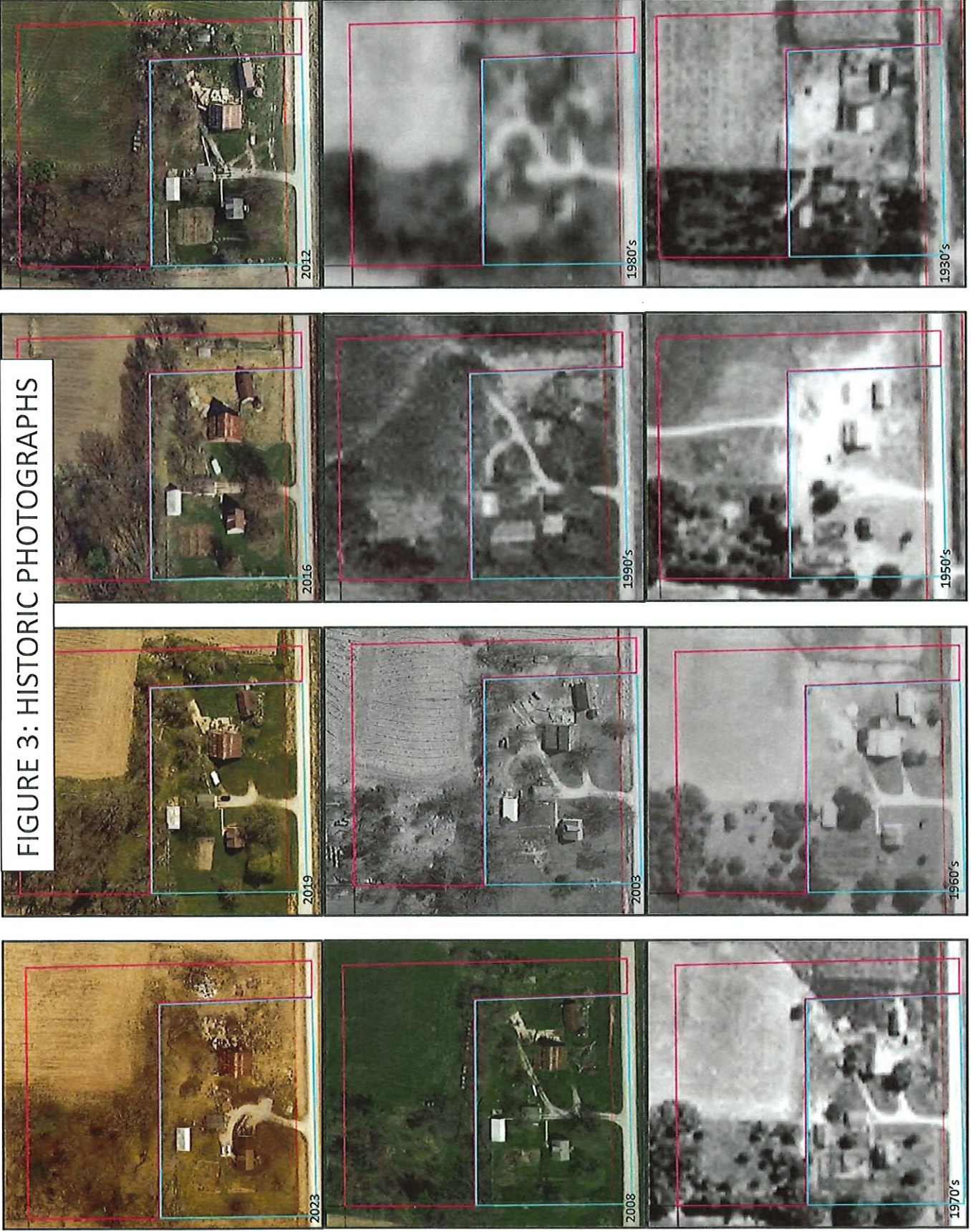


7: LOOKING NNW, E EDGE, OLA



8: LOOKING NE INSIDE OLA

FIGURE 3: HISTORIC PHOTOGRAPHS



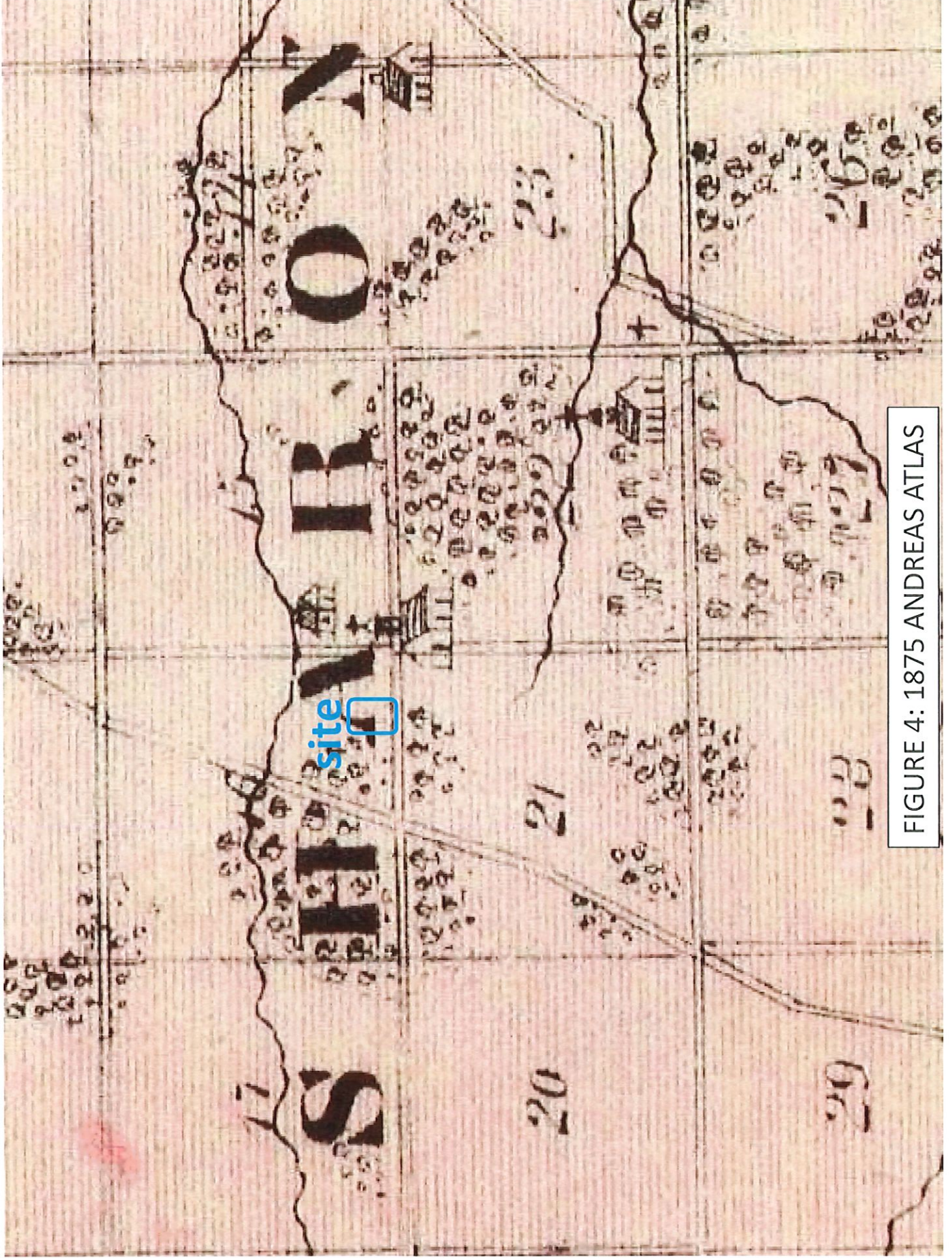


FIGURE 4: 1875 ANDREAS ATLAS



FIGURE 6 : NATIONAL WETLAND INVENTORY MAP

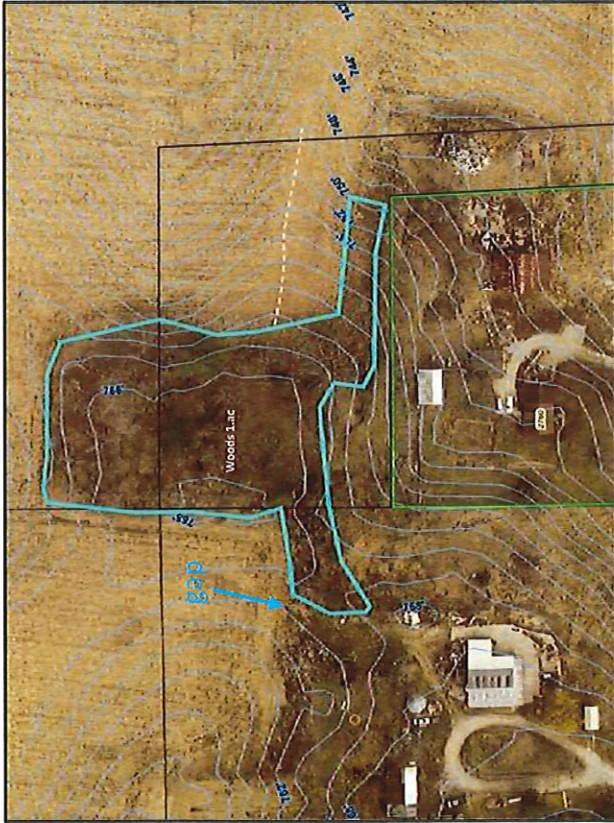
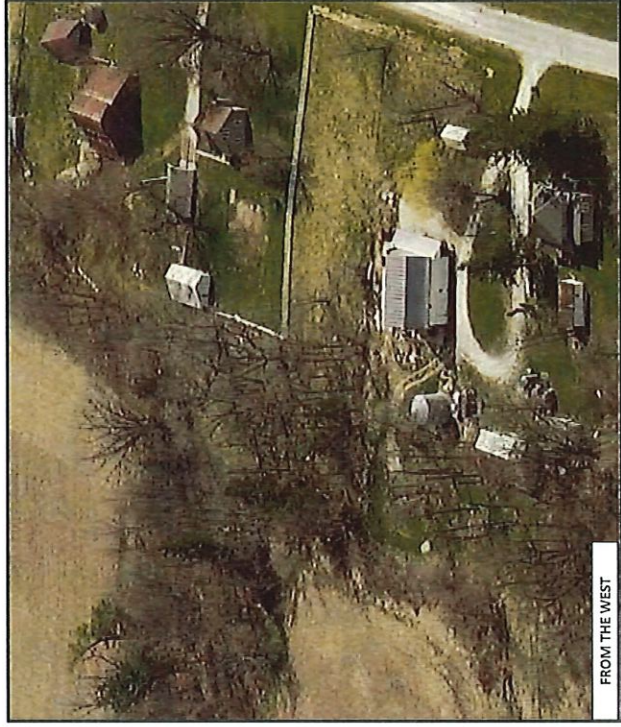
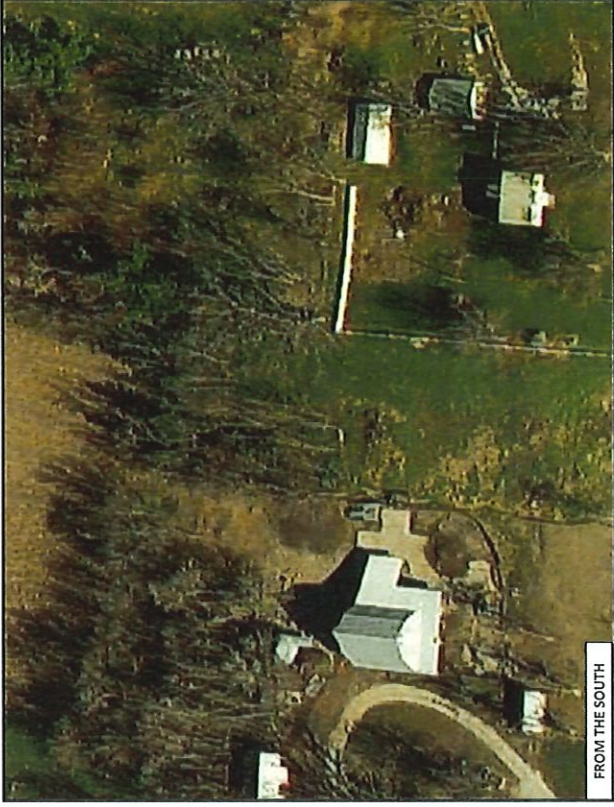


FIGURE 7: WOODLAND GAPS