

Office Use Only	1-2-25	\$250-	P2C-25-28648
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA
APPLICATION FOR: SITE PLAN REVIEW

In accordance with chapter 8:1.25 of the Johnson County Unified Development Ordinance, a site plan shall be reviewed prior to issuance of a building permit in the RR, C, CH, AG-T, C-AG, ML, MH, and SWDRR zoning districts, and prior to commencing certain conditional uses permitted by the Board of Adjustment.

Proposed Use of Structure(s): Workshop

Address of Location: 5486 CHAMBERS AVE SW IOWA IA 52247

Subdivision Name and Lot Number: _____

Parcel Number: N/A

Current Zoning: C

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.

RANDY & Betty L Stumpf
 Name of Owner

 Name of Applicant (if different)

[Redacted]
 Applicant Street Address (including City, State, Zip)

[Redacted]
 Applicant Phone

N/A
 Applicant Email

Randy Stumpf
 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 Board of Supervisors agenda or be decided on by the Zoning Administrator, as appropriate.

If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the PDS department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission.

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.

Item Required	Electronic Copy (PDF unless otherwise noted)	Hard Copy
Application Fee (\$250)		
This application form with all information completed	✓	(2) ✓
Brief cover letter explaining the proposed use including but not limited to the type of business, number of employees, parking facilities proposed, days and hours of operation, provisions for water and wastewater, type of equipment to be used, signage, lighting, etc.	ok	ok
Site Plan which addresses all information required by section 8:1.25 of the Johnson County Unified Development Ordinance, including: <ul style="list-style-type: none"> • Landscape Plan – should be a dedicated sheet. • Grading Plan, including Erosion and Sediment Control Plan/SWPPP – should be a dedicated sheet. • Paving detail for entrances, drives, and parking areas – can be included on other sheets or be on a dedicated sheet. • Sensitive Areas Exhibit – this exhibit should show all proposed disturbance on the site including proposed building footprints and the extent of any grading 	ok	Inc n/a ✓
Copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads, or Iowa DOT, for access sufficient to serve the proposed use	NA	
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance	ok	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below.		
Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver	ok	

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.

30 December 2024

Mr. Josh Busard
Johnson County Zoning Director



Re: Site Plan, Kalona Section 28, Range 8, for Randy Stumpf.

Dear Josh:

Attached please find the application and accompanying documents for a Site Plan application for Randy Stumpf. At this time Randy Stumpf would like to proceed with building a wood shop on his property. This facility will be unmanned with no hours of operation since it's a hobby building. This property has access to Chambers Ave. SW. This facility will not have a septic system or water service.

SQR will be used to treat water quality, and a detention basin will be used to handle stormwater runoff.

If you have questions or if you require further information you may contact myself, or Randy Stumpf.

Respectfully Submitted,

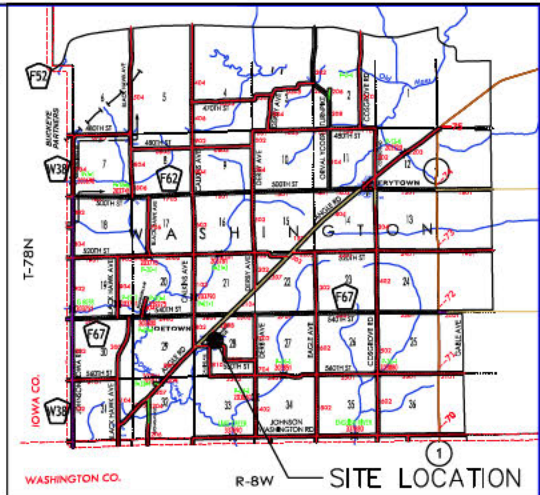
Jack E Burnham Jr. PE
Hart-Frederick Consultants P.C.

C: Mr. Randy Stumpf
HFCfile

JOETOWN ACKER HEIM ESTATES HOA

CLIFFORD AND LYDIA MILLER

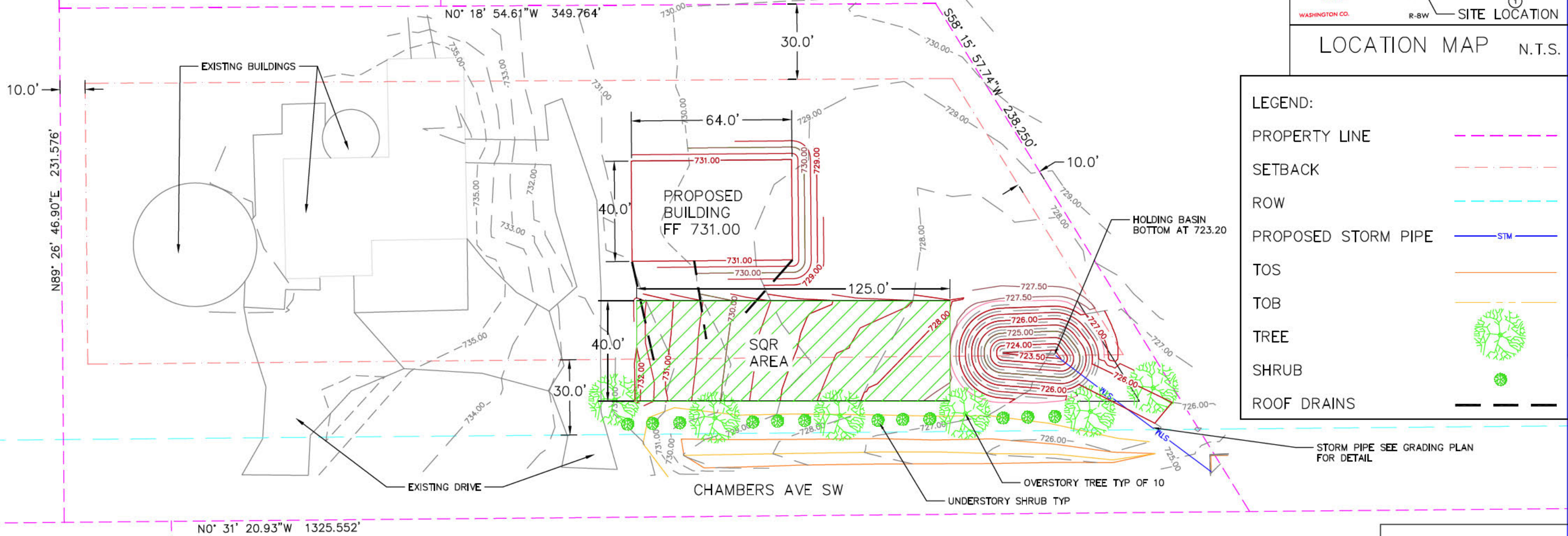
TERRY AND KELLY YODER



LOCATION MAP N.T.S.

LEGEND:

- PROPERTY LINE ---
- SETBACK ---
- ROW ---
- PROPOSED STORM PIPE --- STM
- TOS ---
- TOB ---
- TREE
- SHRUB
- ROOF DRAINS ---



LEGAL DESCRIPTION
KALONA SECTION: 28 RANGE: 8

OWNER/DEVELOPER
RANDY STUMPF
1447 ANGLE RD SW
JOHNSON COUNTY, IA 52247

SIGNATURES	
APPLICANT:	
PUBLIC HEALTH DEPARTMENT:	
SECONDARY ROADS DEPARTMENT:	
ZONING ADMINISTRATOR:	

ERIC AND MANDI LUECK

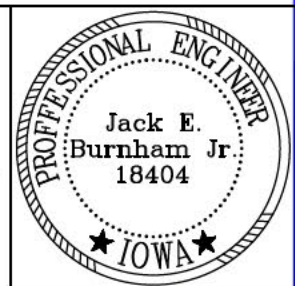
- NOTES:
- NO SIGNAGE IS BEING PROPOSED AT THIS TIME AND ANY FUTURE SIGNAGE WILL BE INSTALLED IN ACCORDANCE WITH COUNTY REGULATIONS
 - NO LIGHTING IS BEING PROPOSED AT THIS TIME AND ANY FUTURE SIGNAGE WILL BE INSTALLED

**** ALL DOWNSPOUTS TO BE DRAINED TO SQR AND ARE SUBJECT TO AS BUILT APPROVAL BEFORE ISSUANCE OF OCCUPANCY PERMIT**

LANDSCAPING REQUIREMENTS:
ROAD FRONTAGE = 253'
1 TREE/50' = 6 TREES
6 TREES PROVIDED
SHRUBS TO BE PLANTED AT A RATE TO PROVIDE 66% SCREENING AT 3'

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

Jack E. Burnham Jr., P.E. _____ Date
Iowa License Number: 18404
My license renewal date is December 31, 2024.
Pages covered by this seal: SHEETS 1-4



REVISIONS		
NO.	DATE	DESCRIPTION

FLD. BK.:	SCALE: AS NOTED
DATE: 12/10/2024	DRN.: JTW
APP.: JEB	

HFC HART-FREDERICK CONSULTANTS, P.C.
510 East State Street, P.O. Box 560, Tiffin, IA 52340-0560
Phone: (319) 545-7215 Fax: (319) 545-7220

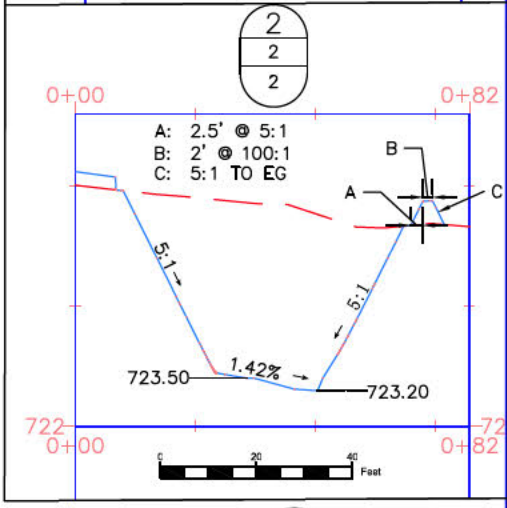
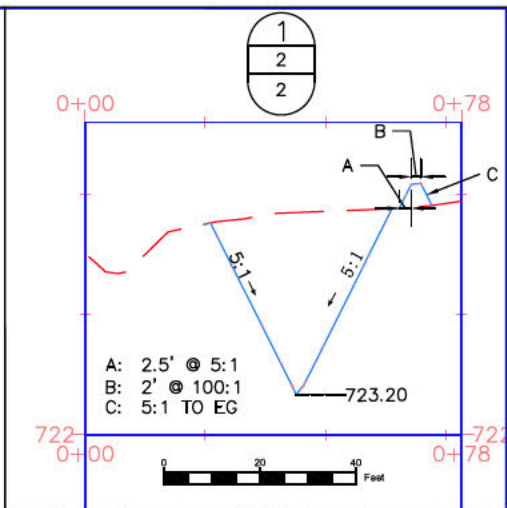
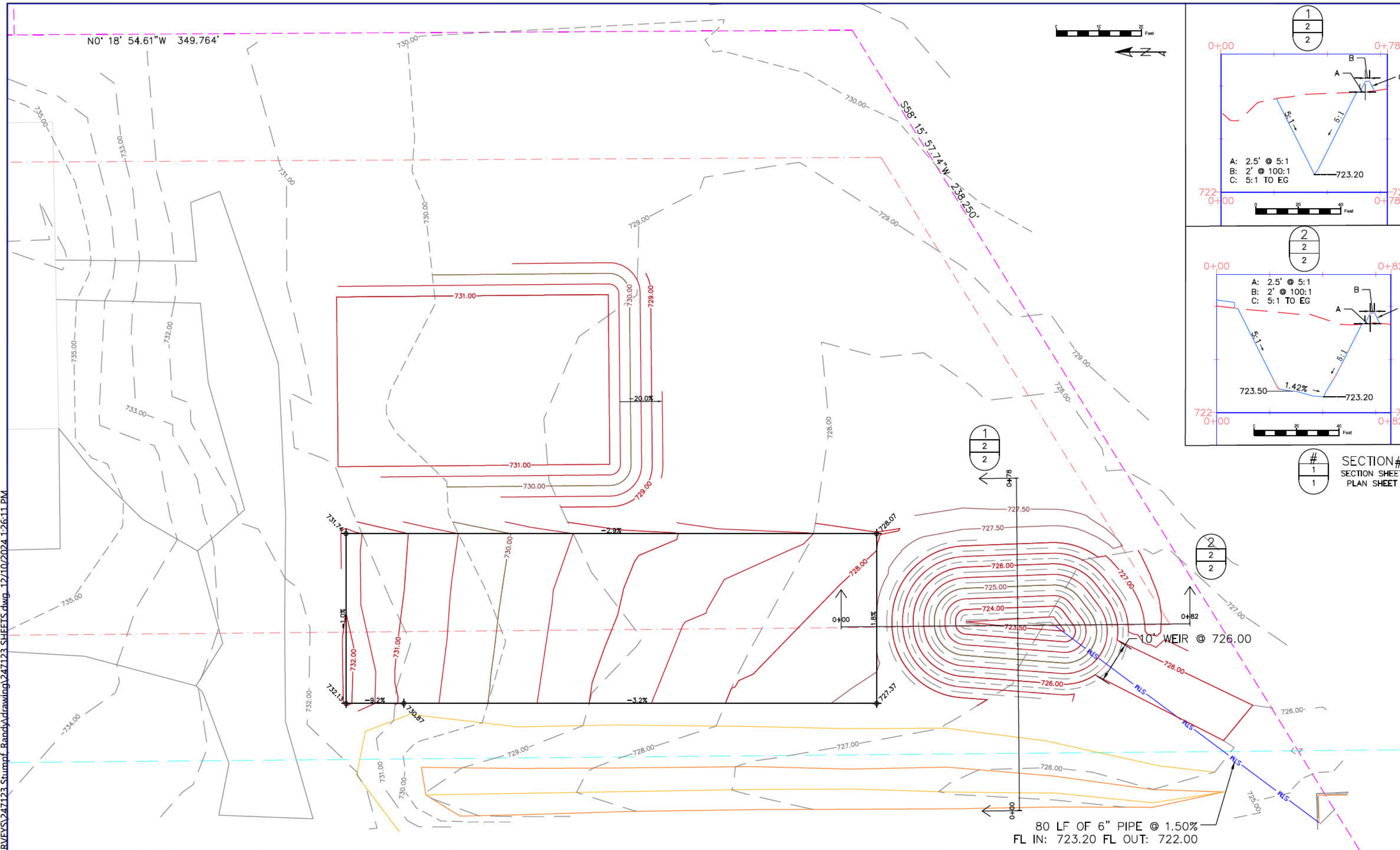
RANDY STUMPF
5486 CHAMBERS AVE SW,
KALONA, IA

SITE PLAN

PROJECT NO.: 247123
DRAWING NO.: SHEET 1

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1
1

SECTION #
SECTION SHEET
PLAN SHEET

80 LF OF 6" PIPE @ 1.50%
FL IN: 723.20 FL OUT: 722.00

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NO.	DATE	DESCRIPTION	

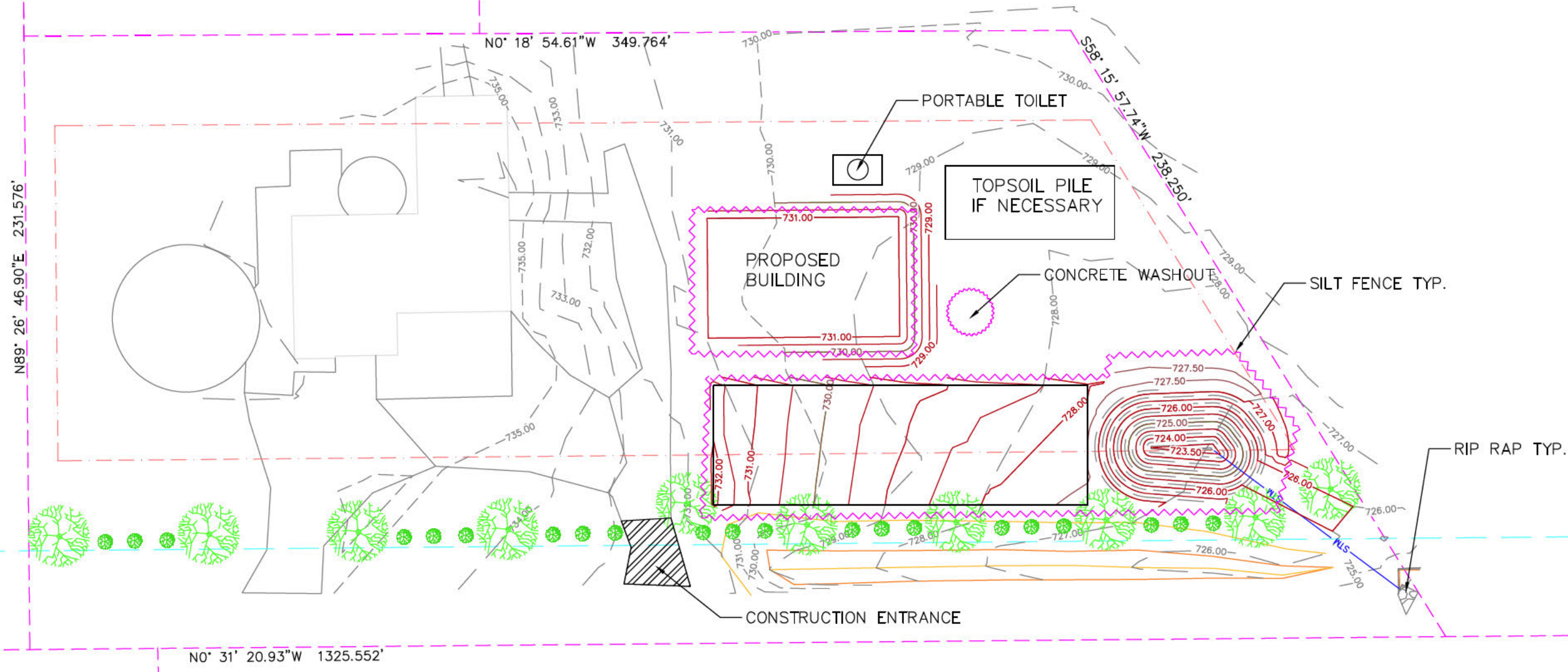
DATE: 12/10/2024	DRN: JTW	APP: JEB
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HFC HART-FREDERICK CONSULTANTS, P.C.
510 East State Street, P.O. Box 560, Tiffin, IA 52340-0560
Phone: (319) 545-7215 Fax: (319) 545-7220

RANDY STUMPF
5486 CHAMBERS AVE SW,
KALONA, IA

GRADING PLAN

PROJECT NO.: 247123
DRAWING NO.: SHEET 2



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DATE: 12/10/2024	DRN.: JTW
APP.: JEB	

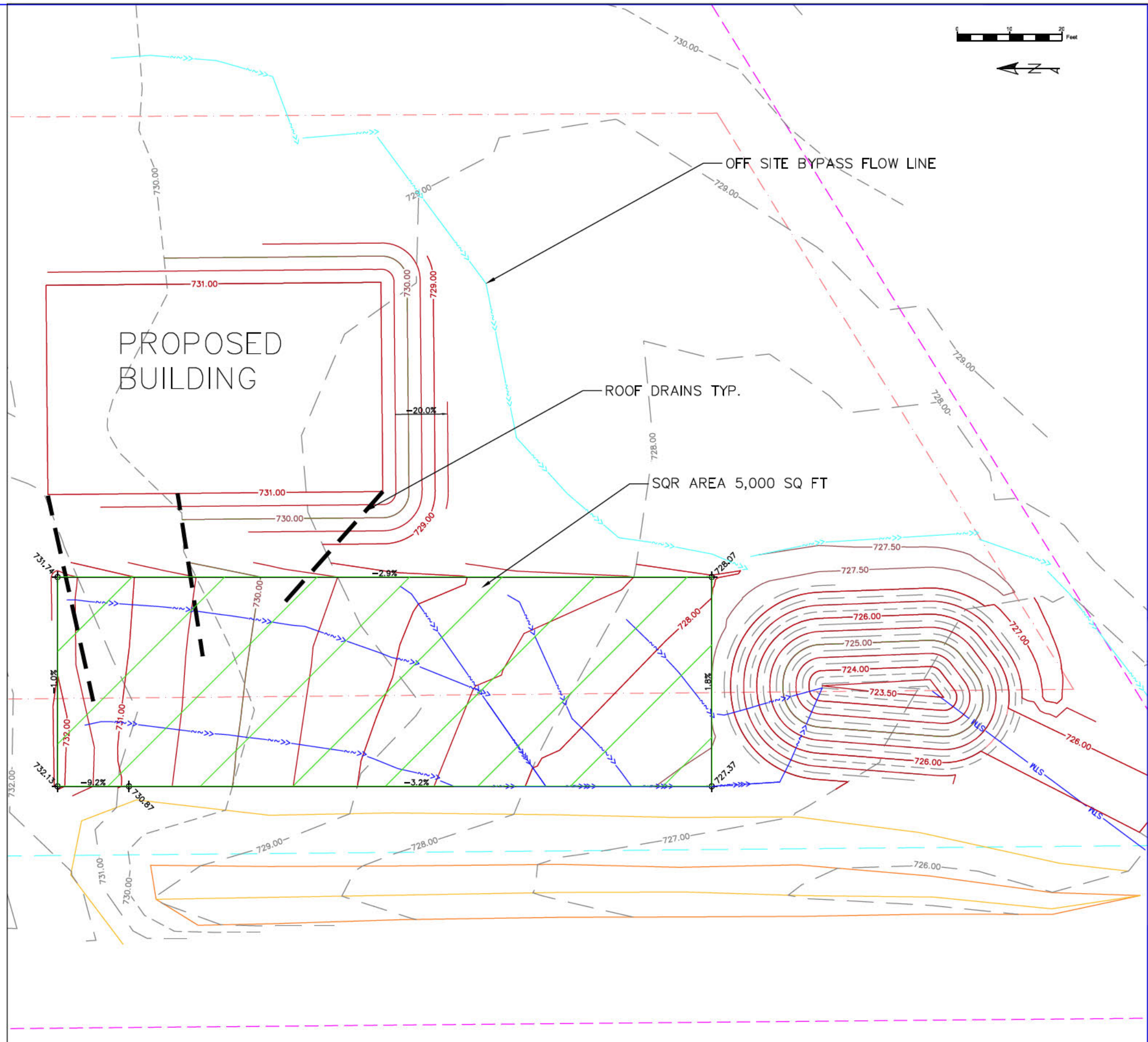
HFC HART-FREDERICK CONSULTANTS, P.C.
 510 East State Street, P.O. Box 560, Tiffin, IA 52340-0560
 Phone: (319) 545-7215 Fax: (319) 545-7220

RANDY STUMPF
 5486 CHAMBERS AVE SW,
 KALONA, IA

SOIL AND
 EROSION CONTROL PLAN

- SQR CALCS
 CONSTANTS & ASSUMPTIONS:
- ASSUME 4" TILL/4" COMPOST FOR 6.2% OM
 - TABLE C5-S6-7 WATER VOLUME MANAGED 3.20
 - 3.20-1.25=1.95"
 - TABLE C5-S6-8 (1.15/1.95) = 1.64 FACTOR

SQR CALCS:
 BUILDING: 2,560 SF OF IMPERVIOUS 0 SF PERMEABLE
 TOTAL EFFECTIVE IMP = $\frac{1}{2}(g) + 1 = \frac{1}{2}(0) + 2,560$ SF
 WQV AREA= 5,000 SF = 5,000 SF
 FACTOR X AREA = 1.64 X 5,000 = 8,200 SF
 8,200 SF > 2,560 SF THIS AREA WILL TREAT THE BUILDING.



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<table border="1"> <thead> <tr> <th colspan="2">REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>			REVISIONS		NO.	DATE							FLD. BK.: DATE: 12/10/2024	SCALE: AS NOTED DRN.: JTW APP.: JEB	 HART-FREDERICK CONSULTANTS, P.C. 510 East State Street, P.O. Box 560, Tiffin, IA 52340-0560 Phone: (319) 545-7215 Fax: (319) 545-7220	RANDY STUMPF 5486 CHAMBERS AVE SW, KALONA, IA	SQR EXHIBIT	PROJECT NO.: 247123 DRAWING NO.: SHEET 4 of 4
REVISIONS																		
NO.	DATE																	



Sensitive Areas Review for:
Commercial Property development

Parcel Number:

1328283002

Washington Township



Prepared for:

Randy Stumpf

and

Johnson County Planning, Development & Sustainability

Prepared by:

Charles D. Schmidt

Hart-Frederick Consultants

October, 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 Floodplain and Floodway
- 3 Historic properties
- 3 Prairie and Prairie Remnant
- 4 Savanna and Savanna Remnant
- 5 Significant Slopes
- 6 Stream Corridors/Watercourses/Surface Water Bodies
- 7 Wetlands
- 8 Woodlands

As a result of this assessment, it has been determined that there are no sensitive areas present on the site (Figure 1). Site photos are found in Figure 2. There approximate location and direction are on Figure 1.

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. Floodway assessment.
 - d. OSA request for State File Search.
 - e. Topographic map (blueline streams).
 - f. IDNR Environmental Review Request.
 - g. Is the site contiguous to other sensitive areas?
 - h. 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 (savanna, woodlands, & prairie).

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 (Figure 1) shows 1.93ac for the site. The building on the site, including additions, is approximately 4,000ft² (3,976), and was built in 1966.

Current description of site:

The site is zoned commercial and is used as a storage area for various construction materials and other items. Most of the site is mowed on a regular basis. There are no trees on the site. The historical photos show that there have not been trees on the site for many decades.

Past Use of site:

According to available information the site was built up in 1966, when it was rezoned from Agricultural to Commercial. Prior to rezoning in 1966, the site was cultivated agricultural ground. In recent history, the site had two grain storage bins; these are not visible in the 2014 photo (Figure 3- Historical Photos).

Soils at site

The Web Soil Survey (Figure 4) shows that the soil on the property is made up of Ladoga silt loam and Colo-Ely Complex. The Ladoga series consists of very deep, moderately well drained soils formed in loess and found on convex summits of interfluves, side slopes, and nose slopes on dissected till plains and treads and risers on stream terraces. The native vegetation of Ladoga soil is mixed big bluestem, little bluestem, switchgrass, other grasses of the tall grass prairie and deciduous trees (oak-hickory).

The Colo-Ely soil is two soils combined to form a soil that is indistinguishable from and can't be divided from each other. "...a mapping unit consisting of two or more recognized taxonomic units used in detailed soil surveys." Colo series consists of very deep, poorly drained soils formed in alluvium. These soils are on floodplains, low stream terraces, alluvial fans, and upland drainageways. The native vegetation is big bluestem, indiagrass, switchgrass, and other grasses of the tall grass prairie. The Ely series consists of very deep, somewhat poorly drained soils formed in colluvium. These soils are on footslopes of drainageways and alluvial fans. The natural vegetation is big bluestem, little bluestem, switchgrass, and other grasses of the tall grass prairie.

According to the Andreas Atlas of 1875 (Figure 5), the native vegetation of the site was prairie.

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. Other than the cultivated ground southeast of our site, the property is surrounded by residential property.

Potential Sensitive Areas

Critical Wildlife & Wildlife Habitat

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 that would be impacted by this project (Figure 10). 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, all 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 6) 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, 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

There are no trees on the site.

Summary: There is no potential Critical Wildlife & Wildlife Habitat on the site.

Floodplain and Floodway

No part of the property is susceptible to inundation by water as a result of a flood. The FEMA Floodplain map (Figure 7) for this area (Panel 19103C0275E) shows the property to be in Zone X, which has a less than 1% chance of an annual flood.

Summary: There are no Floodplains/Floodways on the site.

Historic Properties

No historically Significant Structures (structures older than 100 years) were noted on the property. no structures were built on the property until 1966.

Prairie and prairie remnants

As defined by the Johnson County Sensitive Areas Ordinance (SAO), a prairie or prairie remnant is a natural, undisturbed association of native grasses, sedges, and broadleaf plants. For the purposes of this review, it includes areas of at least 0.3 acres in size that have at least 4 prairie grass species and 10 broadleaf plant species (with a coefficient of conservatism of 5 or greater in either Illinois or Missouri) such as those listed in The Tallgrass Restoration Handbook by Packard and Mutel, 1997, Table A.3, pp. 356-397.

The area surrounding the building consists of various weeds found in patches of ground associated with brush piles or other areas which can't be mowed. Table 1 shows the species CC values & whether the plants are included in prairie plant listings.

Table 1: Plants on site

Common name	scientific name	¹ ind. Status	² cc	³ IA pr.
Velvet leaf	<i>Abutilon theophrasti</i>	FACU	-	NL
Canada goldenrod	<i>Solidago canadensis</i>	FACU	-	L
Curly dock	<i>Rumex crispus</i>	FAC	-	NL
Great ragweed	<i>Ambrosia trifida</i>	FAC	-	NL
Giant foxtail	<i>Setaria faberi</i>	FACU	-	NL
Barnyardgrass	<i>Echinochloa crus-galli</i>	FACW	-	NL
Jimsonweed	<i>Datura stramonium</i>	NL	-	NL
Smooth Groundcherry	<i>Physalis longifolia</i>	NL	-	NL

¹<https://pubs.er.usgs.gov/search?q=midwest+wetland+plant+list>

²coefficient of conservation Missouri Prairie

³Iowa Prairie Plants (UI Press)

The majority of the weeds are neither prairie nor wetland plants. Since it is clear that the property was in row crop production prior to 1966, the existence of prairie remnant can be ruled out.

Summary: There is no potential Prairie or prairie remnants on the site.



Savanna and savanna remnants

Areas containing a mixed association of native trees in grassland (originally prairie but may now also have domestic grass). The native trees are open grown and are frequently oaks and hickories.

Looking SSW @ S end of parcel

For the purposes of this

chapter, it includes areas of at least one (1) acre in size. Savannas may contain species not found in prairie such as those listed in The Tallgrass Restoration Handbook by Packard and Mutel, 1997, Table 5.1, pp. 69-71.

There are no trees on the site.

Summary: There are no potential Savanna or savanna remnants on the site.

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 no slopes (Figure 1), significant or otherwise.

Summary: There are significant slopes on the site.

Stream Corridors, Watercourses, and Surface Water Bodies

Stream Corridor: A river, stream, or drainageway shown as a blue line on the most current United States Geological Survey (USGS) Quadrangle Maps.

Watercourse: A river, stream, or drainageway that has a bed and bank as defined by an ordinary high-water mark and a definite direction of flow.

Surface Water Body: Water on the earth's surface, which is exposed to the atmosphere, such as lakes, ponds, streams, and creeks. The most current USGS topographic map (Figure 8) which includes our site shows a blue-line stream on the south side of the property. Historical photos (Figure 3) do not show any evidence of a stream or watercourse at the site. Existing contours (Figure 1) don't define a

stream corridor or watercourse. There is no bed or bank as defined by an ordinary high-water mark nor a definite direction of flow. There was no evidence showing that water flows through the property during times of adequate precipitation.



Looking NE @ former channel

The blue line stream which is shown on the topographic map does not have a bed and bank as defined by an ordinary high-water mark and a definite direction of flow.

Summary: There is no stream corridors or watercourses on the site.

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 no trees on the site.

Summary: There are no sensitive woodlands within the property.



Looking NE @ S end from Chambers Ave.

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 7), the Colo portion of the Colo-Ely complex soils on the property is hydric. This hydric soil coincides with the stream corridor shown on the topographic map (Figure 8). Site photos (Figure 2) show that no hydrophytic plants exist on the property. Historical photos (Figure 3) nor the National Wetlands Inventory Map (Figure 9) do not show evidence of a wetland existing on 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. University of Illinois Extension Service
<https://extension.illinois.edu/blogs/good-growing/2018-10-13-identify-and-manage-invasive-bush-honeysuckle>.
8. Lists of forbs found in Midwestern Oak Savannas
<http://www.oaksavannas.org/savanna-forbs.html>
9. Prairie plants of Iowa. <http://uipress.lib.uiowa.edu/ppi/counties.php?record=64>
10. Endangered animal spp list.
<https://www.legis.iowa.gov/docs/ACO/rule/571.77.2.pdf>
11. Endangered plant spp list.
<https://www.legis.iowa.gov/docs/ACO/rule/571.77.3.pdf>
12. Iowa DNR: Environmental Review Request (SLER@dnr.iowa.gov).
13. Johnson County Conservation Board Floristic Quality Assessment, 2023.
14. Chicago Region Floristic Quality Assessment Calculator, v 2017.

15. Johnson County Property Information Viewer

<https://gis.johnsoncountyiowa.gov/piv/>

16. Iowa Geographic Map Server: topographic map

https://ortho.gis.iastate.edu/client.cgi?zoom=700&x0=480039&y0=4652942&layer=naip_2017_nc&action=layerdrg24&pwidth=800&pheight=625

17. hydric soils of Johnson County, Iowa.

<https://www.nrcs.usda.gov/publications/query-by-ssa.html>

18. Natural Resources Conservation Service; Field Office Technical Guide Sec II.

Hydric Soil Interpretations. 02/27/2004

FIGURES 1-11

FIGURE 1: SITE

FIGURE 2: ONSITE PHOTOGRAPHS

FIGURE 3: HISTORICAL AERIAL PHOTOS

FIGURE 4: SITE SOIL MAP

FIGURE 5: ANDREAS ATLAS 1875

FIGURE 6: RUSTY-PATCHED BUMBLE BEE

FIGURE 7: FLOOD MAP

FIGURE 8: TOPOGRAPHIC MAP 1:24,000

FIGURE 9: NATIONAL WETLAND INVENTORY MAP

FIGURE 10: ENVIORNMENTAL REVIEW RESPONSE

FIGURE 11: OSA SITE FILE SEARCH REPONSE

Parcel Number
1328283002
Address
5486 CHAMBERS
AVE SW
KALONA, 52247
Property Class
C
Township
WASHINGTON
Deedholder(s)
STUMPF, RANDY R
STUMPF, BETTY L
PLSS Sec-TWP-R
28-78N-8W

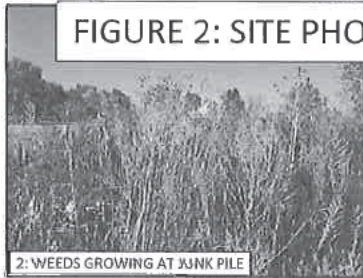


FIGURE 1: SITE OVERHEAD PHOTO

FIGURE 2: SITE PHOTOS



1: LOOKING WNW FROM OFFSITE



2: WEEDS GROWING AT JUNK PILE



3: LOOKING EAST OFF-PROPERTY



4: N END LOOKING W



5: FROM S END, LOOKING W-NW AT CHAMBERS AVE



6: LOOKING W NEAR UNDER-ROAD CULVERT



7: LOOKING NNE FROM S END



8: FROM CULVERT, LOOKING NNE



9: N END OF BLDG., LOOKING W



10: FROM S END, LOOKING N



11: N END LOOKING S



12: OLD STREAM CHANNEL, W OF CHAMBERS AVE



13: FURTHER UPSTREAM OF #12

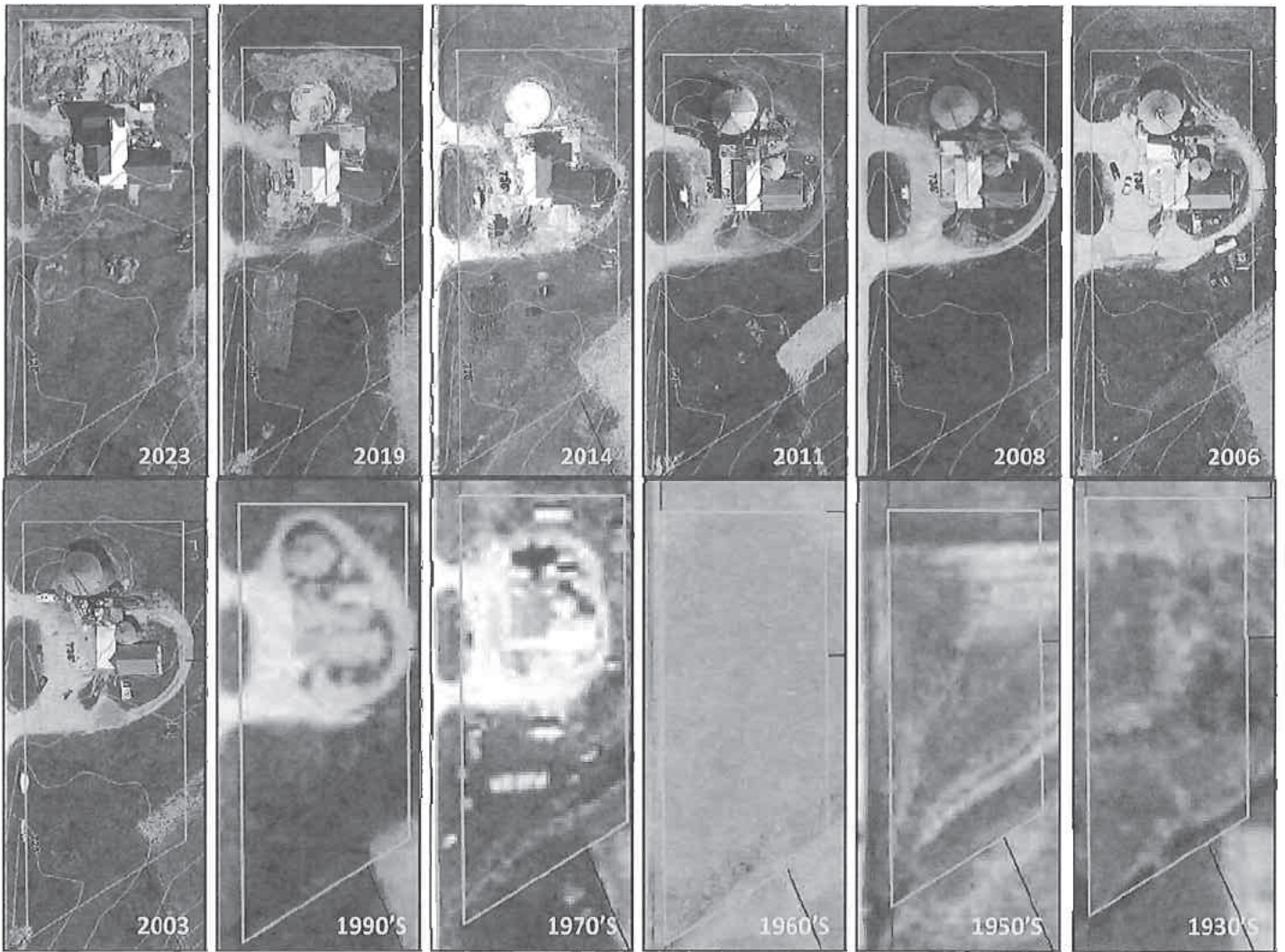
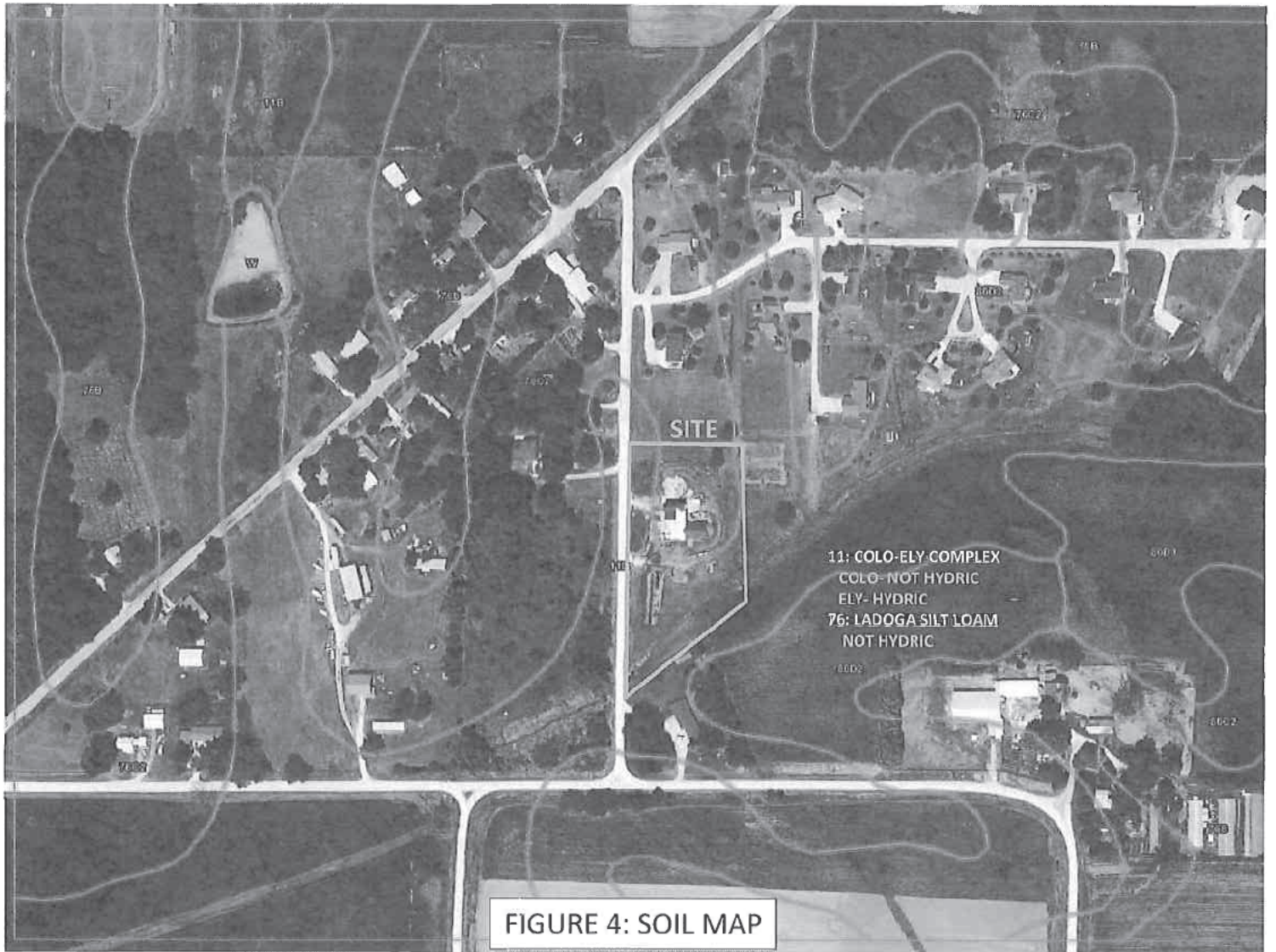


FIGURE 3: HISTORICAL PHOTOS



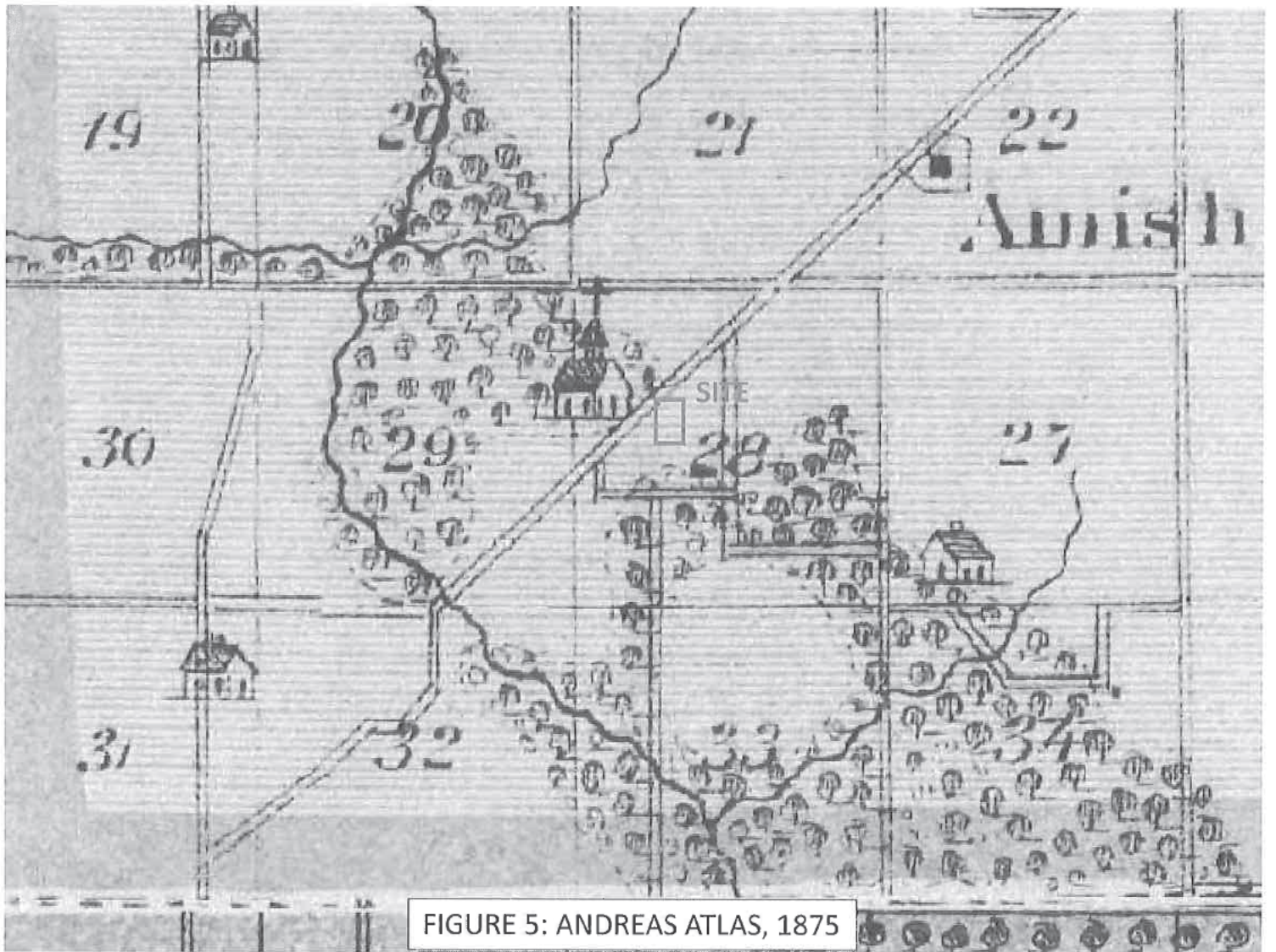


FIGURE 5: ANDREAS ATLAS, 1875

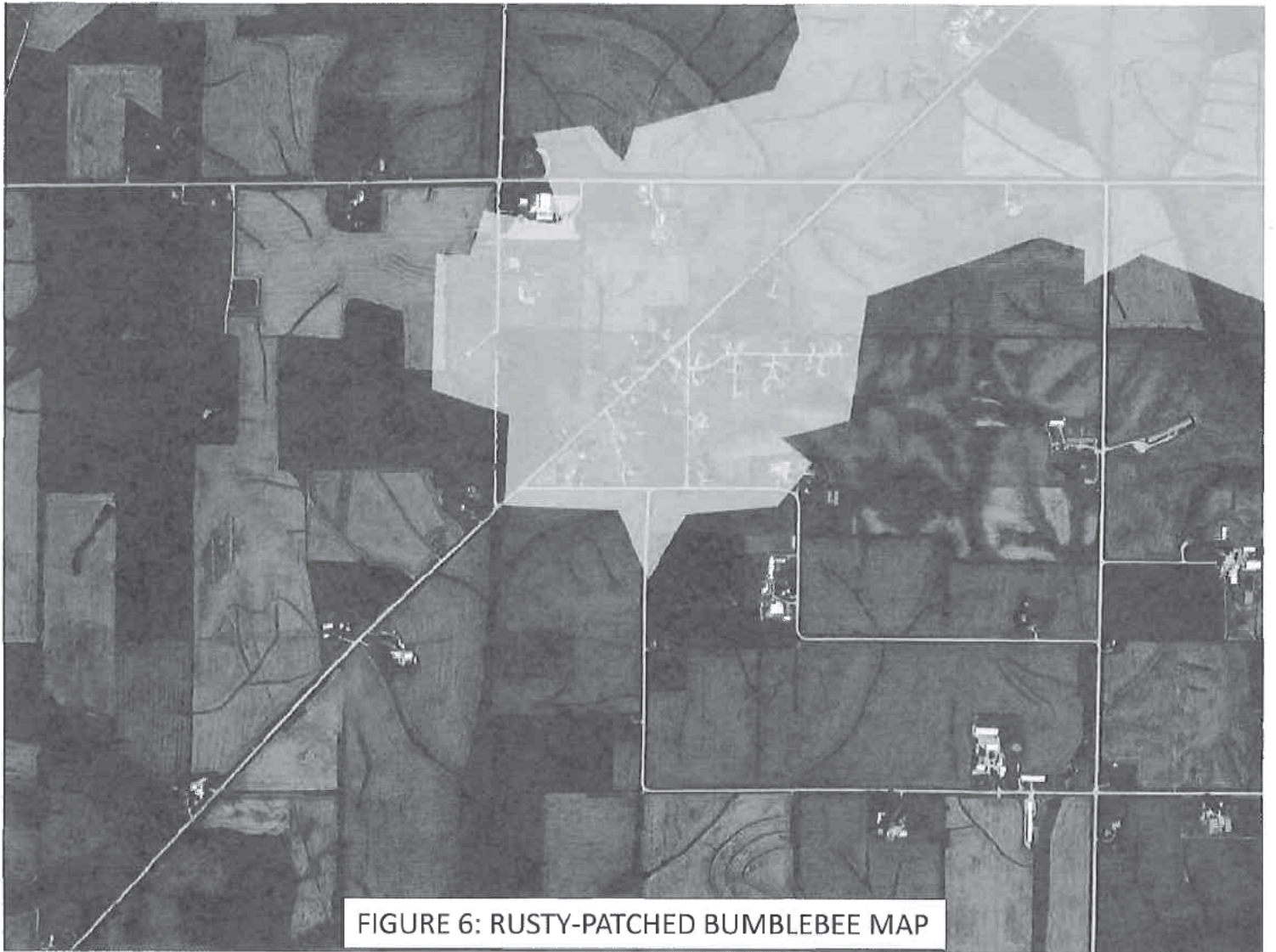


FIGURE 6: RUSTY-PATCHED BUMBLEBEE MAP

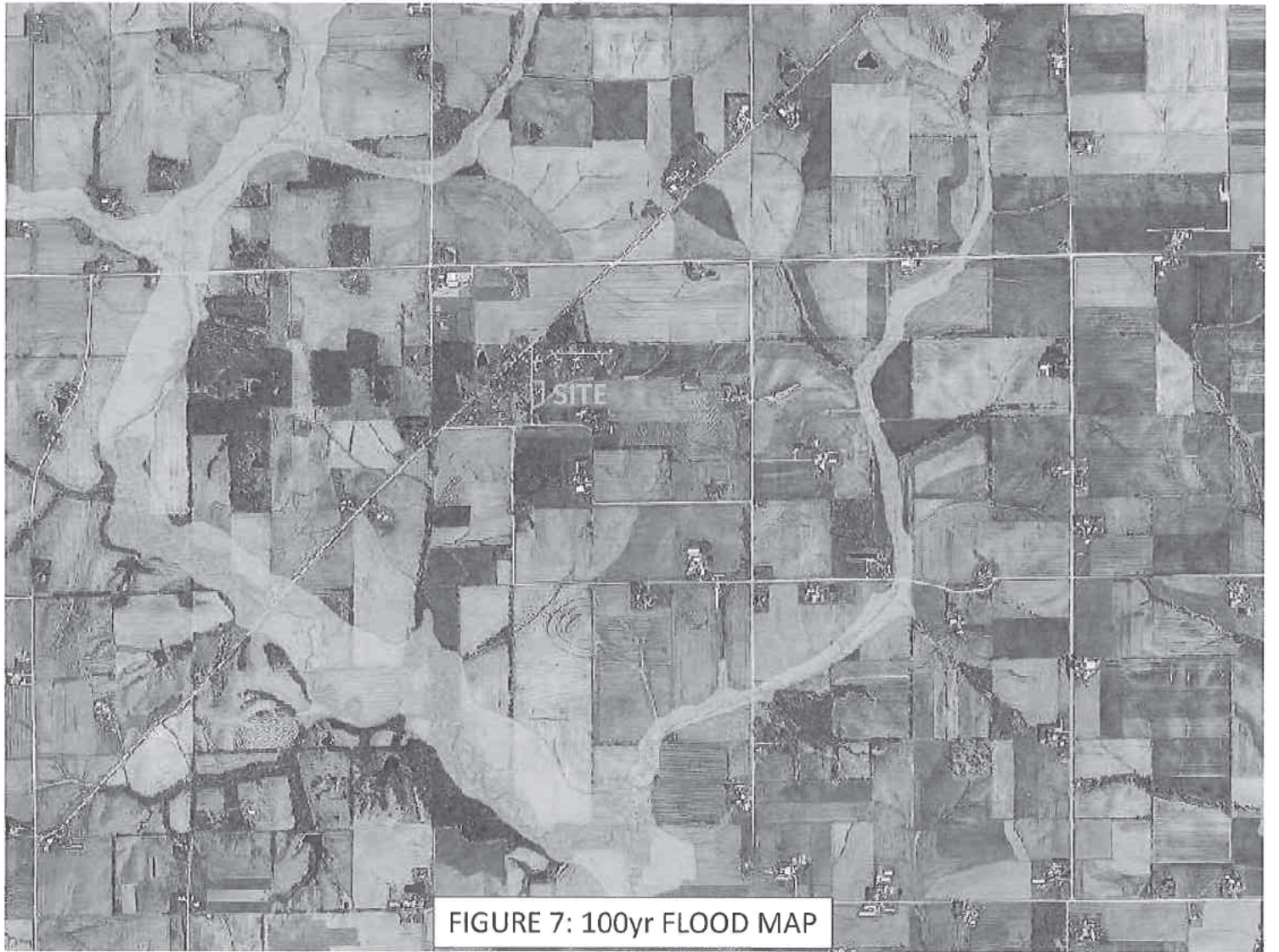


FIGURE 7: 100yr FLOOD MAP

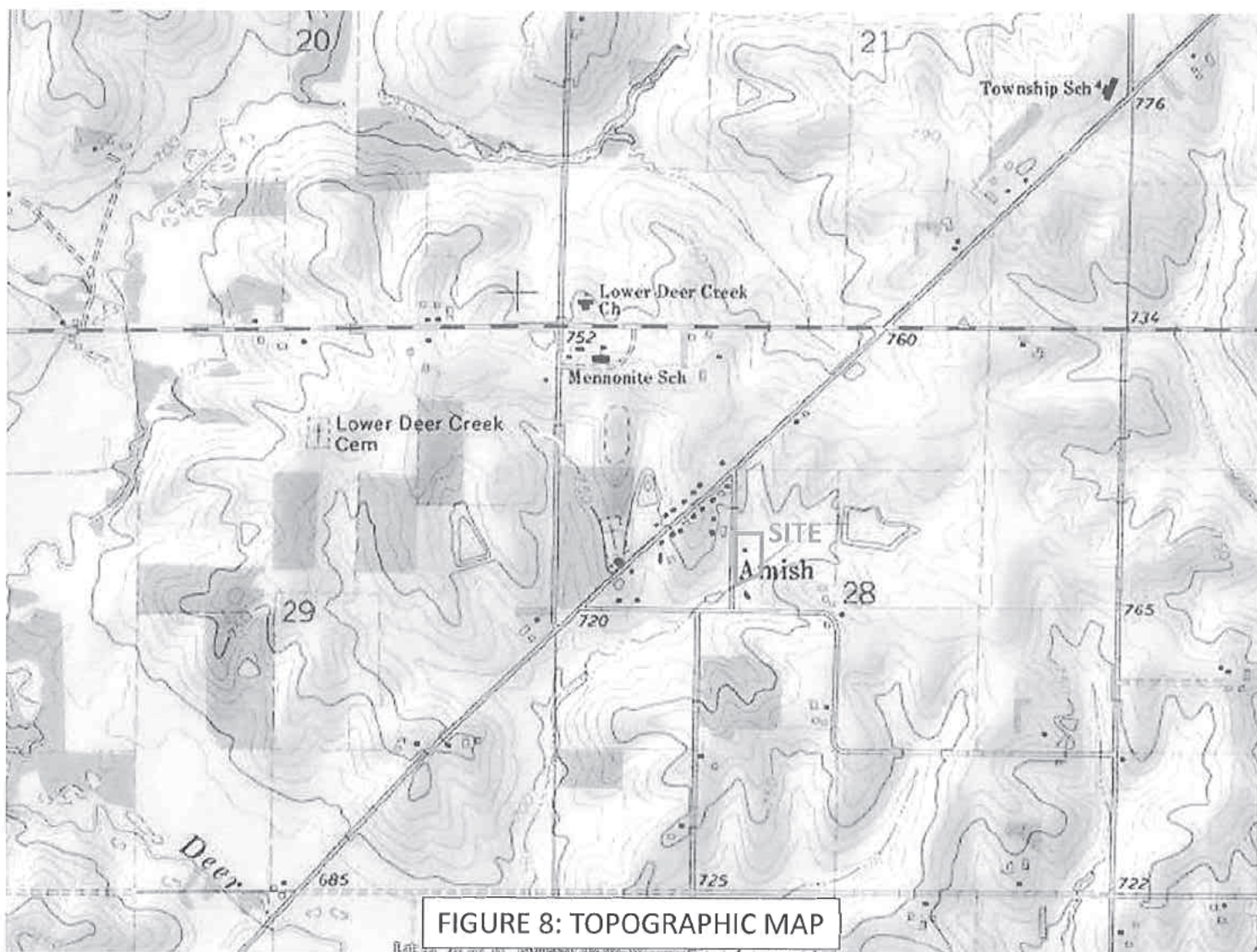
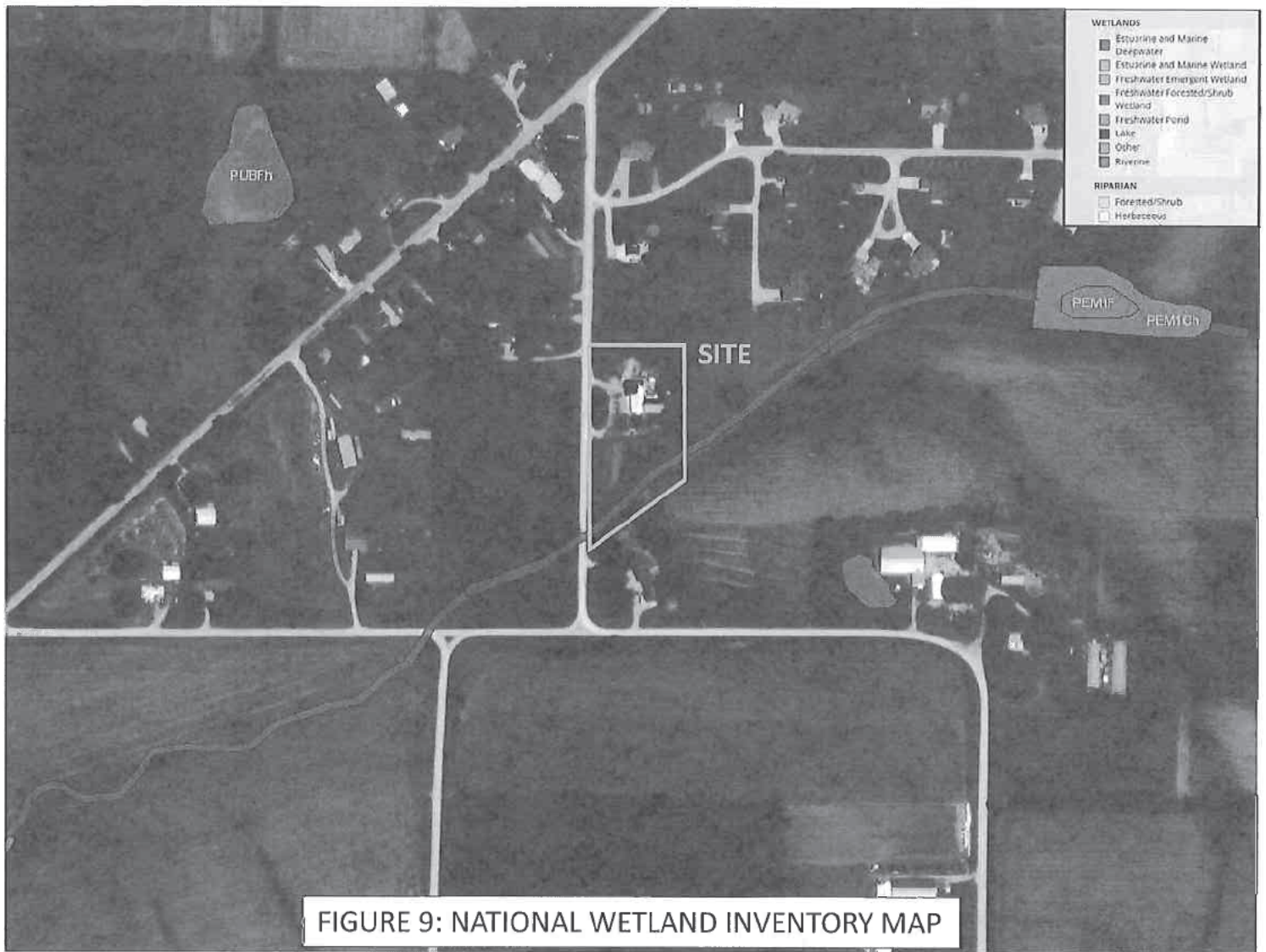


FIGURE 8: TOPOGRAPHIC MAP



cschmidt@hart-frederick.com

From: casey.laskowski@dnr.iowa.gov
Sent: Monday, October 21, 2024 11:03 AM
To: cschmidt@hart-frederick.com
Subject: 2024-1823 Environmental Review Request - Stumpf site plan

41.5348/-91.7840; Johnson County
Sec. 28/T78N/R08W

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 | 6200 Park Avenue Suite 200, Des Moines, IA 50321
www.iowadnr.gov



FIGURE 10: ENVIRONMENTAL REVIEW RESPONSE



Office of the State Archaeologist

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

Thursday, December 5, 2024

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

Ref JH Johnson **Iowa Site File Search No.** 2025076

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 12/4/2024. This area is within 78N-8W Sec 28. Our records indicate that no archaeological sites have been reported to the OSA within 100 m of the project location or 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 in your request. Review of OSA database records and GIS map coverages for the proposed construction area indicate a majority of the parcel in question—especially the northern two-thirds—has seen profound disturbance from previous building construction activities; the southernmost 0.5 ac is likely more or less intact based on available historical air photos. But, the landscape location suggests only low to moderate potential for preservation of intact significant archaeological materials. The recommendation is no survey is needed.

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.

Sincerely,

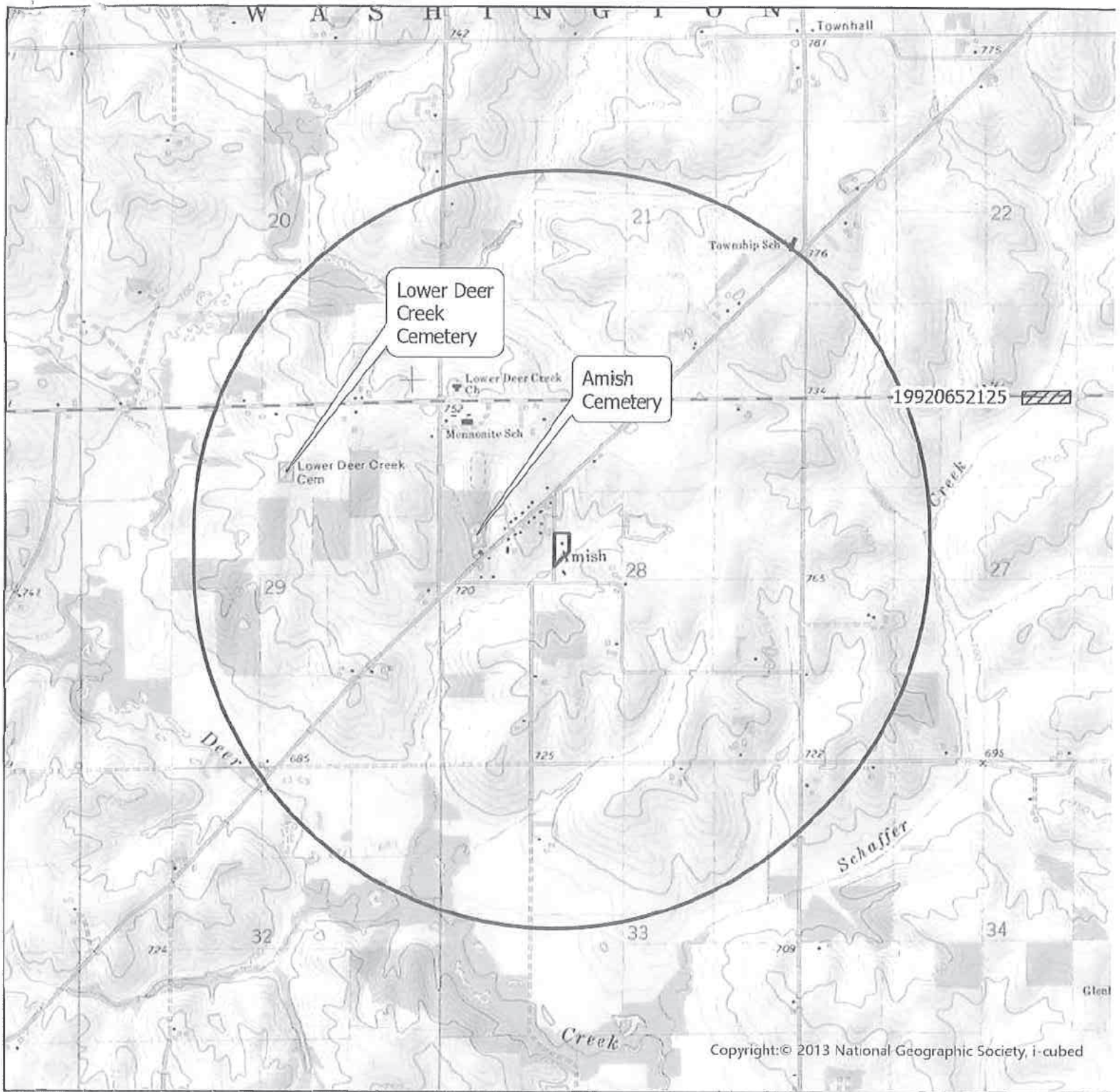
A handwritten signature in cursive script that reads "Colleen Randolph".

Colleen Randolph
Site Records Manager

FIGURE 11: OSA SITE FILE SEARCH

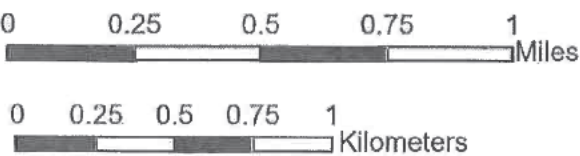
Notable Locations Database:





Notable	Name	Reference
XX2992	Lower Deer Creek Cemetery	Merged from old cemetery shapefiles
XX4724	Amish Cemetery	Merged from old cemetery shapefiles



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OSA Search 2025076
 Johnson County
 Search Date: 12/5/2024 CR



-  Notable_Locations
-  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.