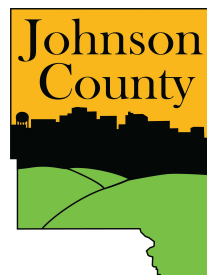


PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Subdivision****SUBTYPE: Combined****NO. SD26-000021****APPLICATION DATE: 10/07/2026****PROPERTY OWNER: M-C HOLDINGS LLC****APPLICANT: Scott Ritter****WORK DESCRIPTION: Sandy Beach Ag Farm Third****SITE ADDRESS:****PARCEL NUMBER: 0218276001****PROPOSED SUBDIVISION NAME: Sandy Beach Ag Farm Third****PROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
0218276001	38.8	A - Agricultural
0218201001	6	A - Agricultural
0218151001	40	A - Agricultural

**Planning, Development and Sustainability****913 S. Dubuque St. Iowa City, IA 52240****planning@johnsoncountyiowa.gov. 319-356-6083****<https://www.johnsoncountyiowa.gov/pds>**



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

25 September 2026

Mr. Josh Busard
Johnson County Zoning Director

Re: Sandy Beach Ag Farm Third, for M-C Holdings, LLC
a Residential Parcel Split

Dear Josh:

Attached please find the application and accompanying documents for a Residential Parcel Split application for M-C Holdings, LLC. At this time they would like to split off this portions of their property for a the residence and area around for a Lot 1, Outlot A & Outlot B. These lots has access to Sandy Beach Rd. NE, with water and septic has been established.

If you have questions or if you require further information you may contact myself, Attorney: Casey Rigdon or M-C Holdings, LLC.

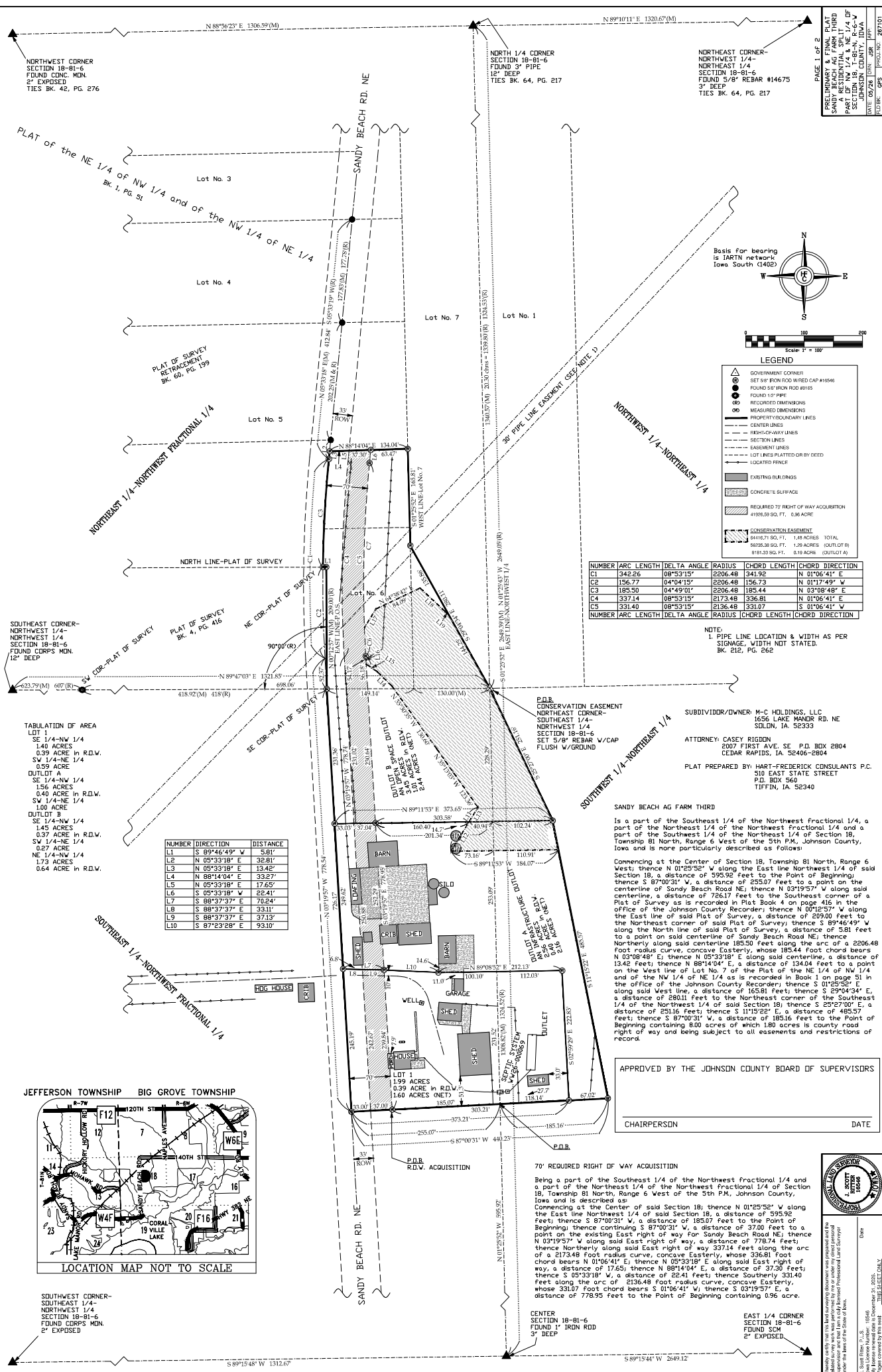
Respectfully Submitted,

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

C: M-C Holdings, LLC
Mr. Casey Rigdon
HFCfile

INDEX LEGEND
LOCATION: SOUTHEAST 1/4 NORTHWEST 1/4
SECTION 18, T81N, R6W
REQUESTOR: CHRIS HAGANWAN
PROPRIETOR: MFC HART-FREDERICK CONSULTANTS P.C.
CITY: COVINGTON, ILL. 62423
COUNTY: JOHNSON, ILL.
COMPANY: HART-FREDERICK CONSULTANTS P.C.
RETURN TO: sritter@hart-frederick.com (319) 545-7215

510 State Street P.O. Box 560 Tiffin, Iowa 52450-0560 Phone: (319) 545-7215
www.hart-frederick.com



Sensitive Areas Review for:

Residential Split

Parcel Numbers:

0218201001

0218276001

0218151001

Big Grove Township



Prepared for:

M-C Holdings

and

Johnson County Planning, Development & Sustainability

Prepared by:

Charles D. Schmidt

Hart-Frederick Consultants

September, 2026

Charles D. Schmidt

Applicant

date

PDS Director

date

Summary:

Sensitive area Waivers were requested for all sensitive areas. All waivers were approved with the exception of wetlands. As directed by the Johnson County Soil and Water Conservation Coordinator, this report addresses the following potential sensitive areas: Wetlands

As a result of this assessment, it has been determined that there are Wetlands present on the site (Figure 1). Site photos not in the body of this report can be found in Figure 2. Approximate photo locations and direction are shown 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. Site contiguous to other sensitive areas?
 - c. Sensitive areas measurement.
 - d. Historical photography: Past uses of the area.
 - e. National Wetland Inventory map.
3. Onsite analysis.
 - a. Current use of the area.
 - b. An evaluation of plants pertinent to potential wetlands.
 - c. Analysis of hydrological conditions of site.
 - d. Soil analysis of potential wetland areas.

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 proposed residential split is 7.94ac total, with 2.5ac in Outlot A, 3.45ac in Outlot B, and 1.99ac in Lot 1 (Figure 1).

Current description of site:

The site is zoned A (Agricultural), and occupies land from three separate parcels. Outlot A is split evenly between grassland and buildings. Outlot B is cultivated row crop (>50%) or grassland. Some of this grassland within the swale on the east boundary is wetland. Lot 1 is a building site with surrounding mowed yard grass.

Past Use of site:

Historical photos (Figure 3) show that the site has changed little for several decades. Much of Outlots A & B have been a grassland since the 1930's. buildings have also been present on the site since the 1930's. Tree cover in the north of Outlot B have has declined over the last 50 years. otherwise most of the site remains largely tree-less.

Soils at site

The Web Soil Survey (Figure 4) shows that the soils on the property are Fayette silt loam and Nodaway-Arenzville complex. The Fayette series consists of very deep, well drained soils formed in loess and is found on convex crests, interfluvies and side slopes on uplands and on treads and risers on high stream terraces. The parent material is loess, a predominantly silt-sized sediment that is formed by the accumulation of wind-blown dust. The native vegetation for this soil is deciduous trees, mainly oak and hickory.

The Nodaway series consists of very deep, moderately well drained soils formed in alluvium. These soils are on flood plains, upland drainageways, and alluvial fans.

The native vegetation is big bluestem, little bluestem, Indian grass, switchgrass, and other grasses of the tall grass prairie and scattered deciduous trees.

The Arenzville series consists of very deep, moderately well drained soils which are moderately deep or deep to a buried soil formed in mostly light-colored, relatively recent (post-settlement), mostly silty alluvium overlying buried soils with dark colored A horizons. These soils are on flood plains and upland drainageways.

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

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

Wetlands

Define

Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. The diagnostic characteristics of wetlands are vegetation, hydric soils and hydrology.

Analysis

General: This particular wetland likely exhibits criteria which may be absent due to seasonal variations in rainfall. The long-term rainfall prior to our delineation was below normal while more recent rains had occurred. The delineated wetland is approximately



Reed Canary Grass, looking S at E boundary

0.50ac (Figure 6).

Vegetation: The grassland area adjacent to the stream corridor which we classified as a wetland is covered by a monoculture of Reed Canary grass (RCG). The Reed canary grass has formed a dense, dominant cover that has apparently outcompeted other native species of grasses and

weeds. RCG is a perennial grass that grows in wetlands, swales, moist fields, and along roadsides. The few other weeds present can be seen in the site photos (Figure 2).

Hydrology: The area within the grassed swale is concave and prone to water collection. Standing water was noted on the surface (after a recent rain) and within 20" of the soil surface at several locations within the wetland swale channel.

Soil: The soil within the wetland is Fayette silt loam (Figure 4). These soils are on nearly level flood plains and gently sloping foot slopes on uplands. Although not classified as a hydric soil, the soil samples showed characteristics seen in soils exposed to water for extended periods; i.e., redoximorphic features and gley colors. Based on the hydrology and vegetation present, we consider the area within the upper swale to be a wetland.

For this wetland, we offer the Classification code of **PEM1B**. This classification can be found on the NWI map (Figure 7) at several nearby locations.

System. Palustrine (**P**): nontidal wetlands dominated by trees, shrubs, or other persistent emergent vegetation,

Class. Emergent (**EM**): This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.

Subclass. Persistent (**1**): Dominated by species that normally remain standing at least until the beginning of the next growing season.

Water Regime. Seasonally Saturated (**B**): The substrate is saturated at or near the surface for extended periods during the growing season, but unsaturated conditions prevail by the end of the season in most years. Surface water is typically absent, but may occur for a few days after heavy rain and upland runoff.

Summary:

There is a 0.5ac PEM1B wetland on the site within Outlot B. This wetland has been present for as long as overhead photographs have been available (Figure 3). Since this wetland is less than 1.0ac in size and is dominated by one plant classification type (RCG), we have assessed it as a Class 3 wetland.

Buffering:

Class 3 Wetland: Fifty (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
7. Johnson County Property Information Viewer
<https://gis.johnsoncountyiowa.gov/piv/>
8. Iowa Geographic Map Server:
https://ortho.gis.iastate.edu/client.cgi?zoom=700&x0=480039&y0=4652942&layer=naip_2017_nc&action=layerdrg24&pwidth=800&pheight=625
9. Classification of Wetlands and Deepwater Habitats of the United States, Cowardin et al. 1979

FIGURES 1-7

FIGURE 1: SITE

FIGURE 2: SITE PHOTOS

FIGURE 3: HISTORICAL AERIAL PHOTOS

FIGURE 4: SITE SOIL MAP

FIGURE 5: ANDREAS ATLAS 1875

FIGURE 6: WETLAND BOUNDARY

FIGURE 7: NATIONAL: WETLAND INVENTORY MAP

M-C HOLDINGS
BIG GROVE TWP
0218201001
0218276001
0218151001

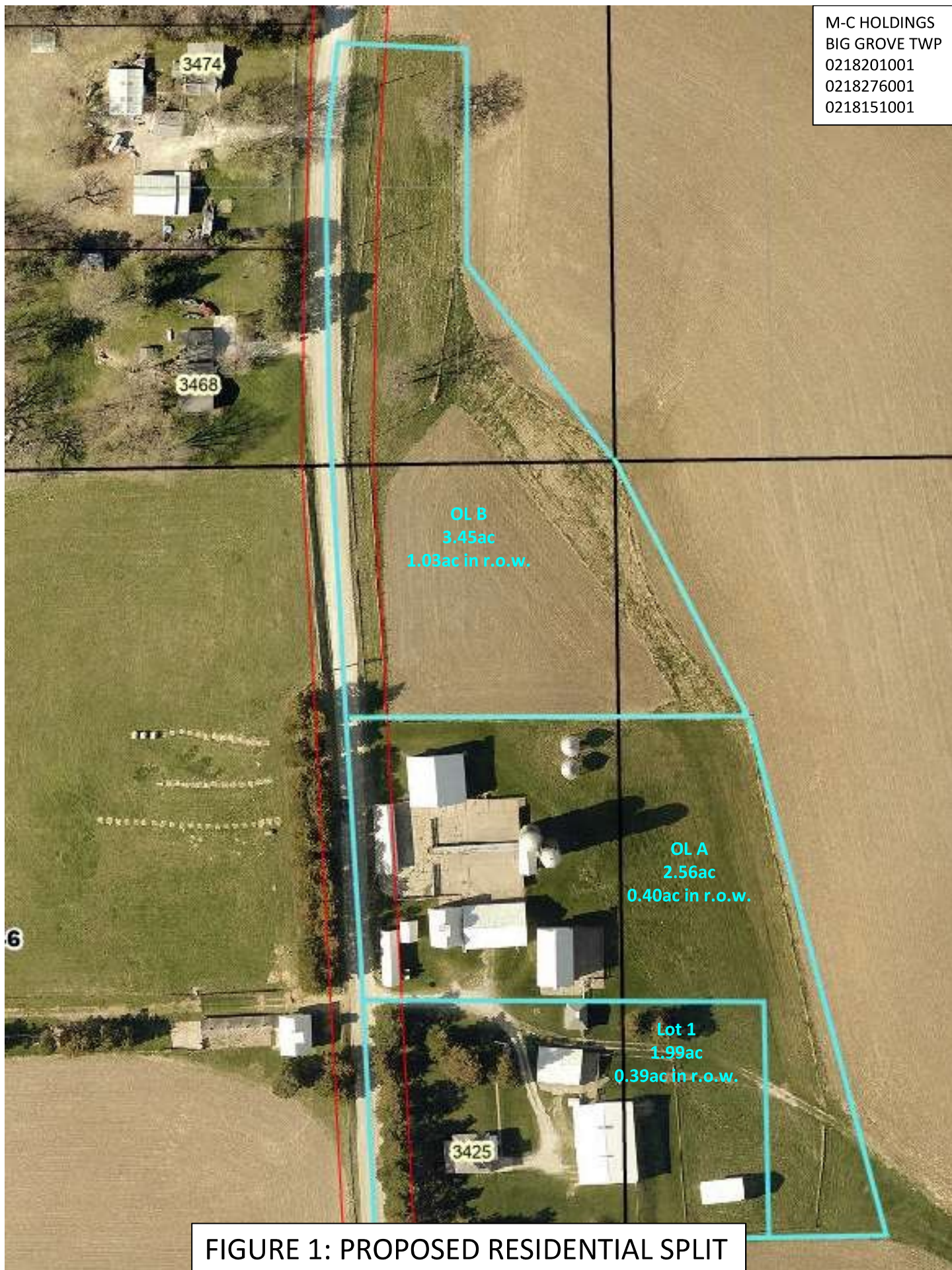


FIGURE 1: PROPOSED RESIDENTIAL SPLIT

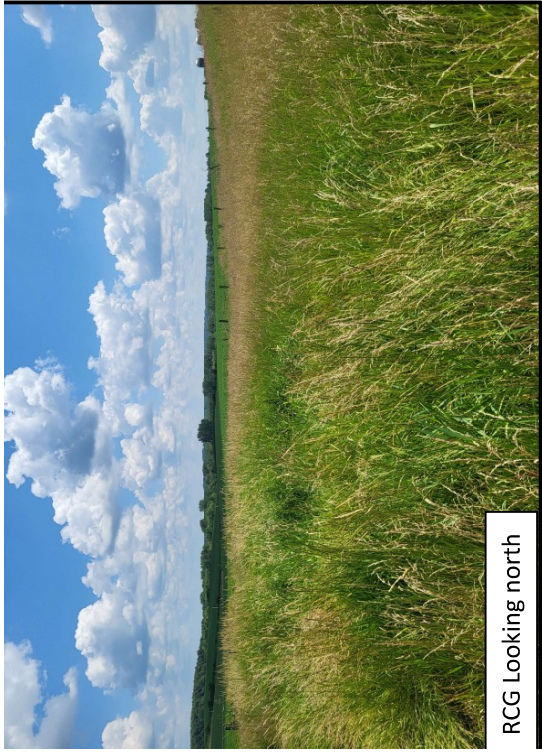


FIGURE 2: RCG & OTHER PLANTS

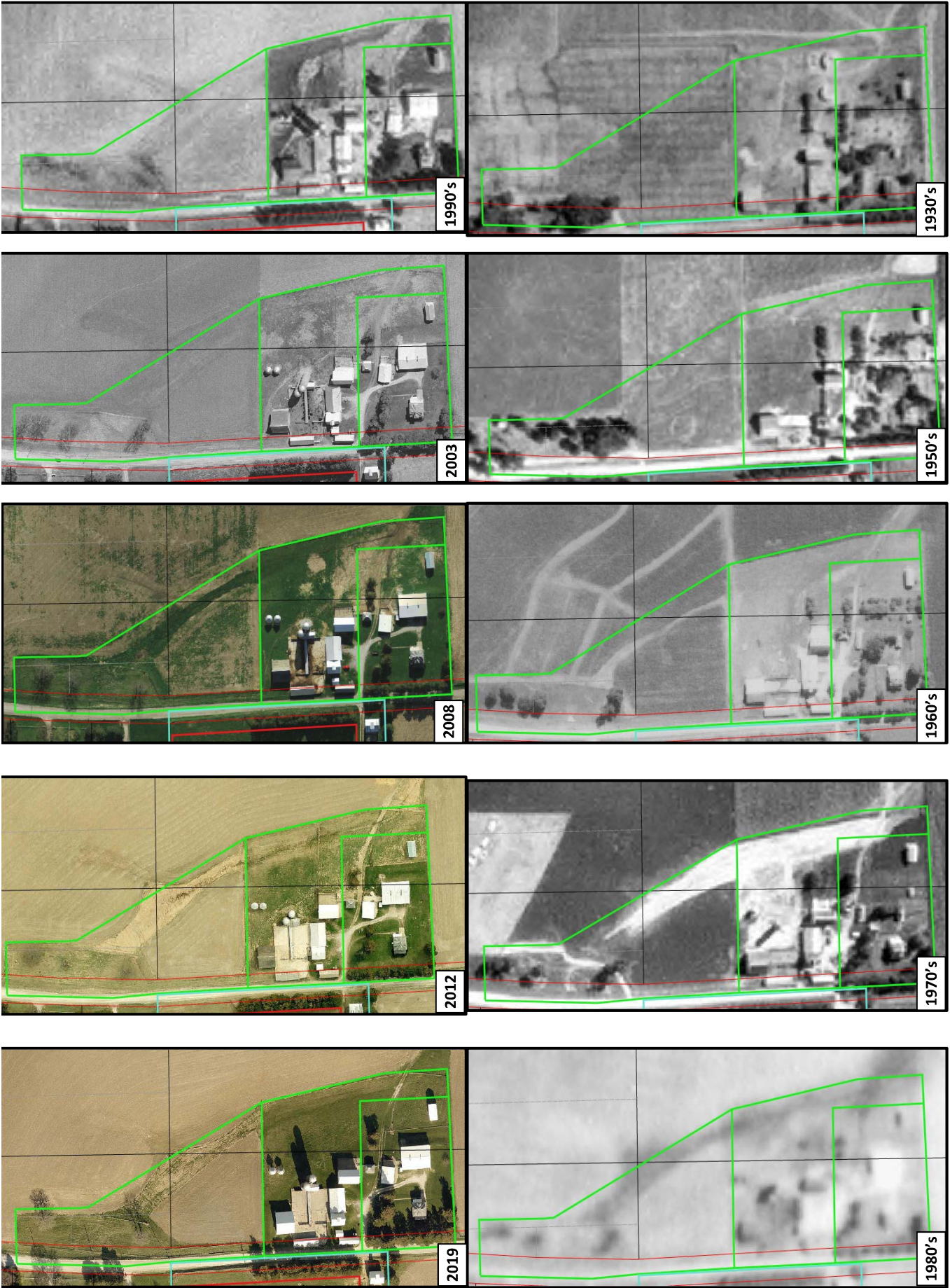


FIGURE 3: HISTORICAL PHOTOS

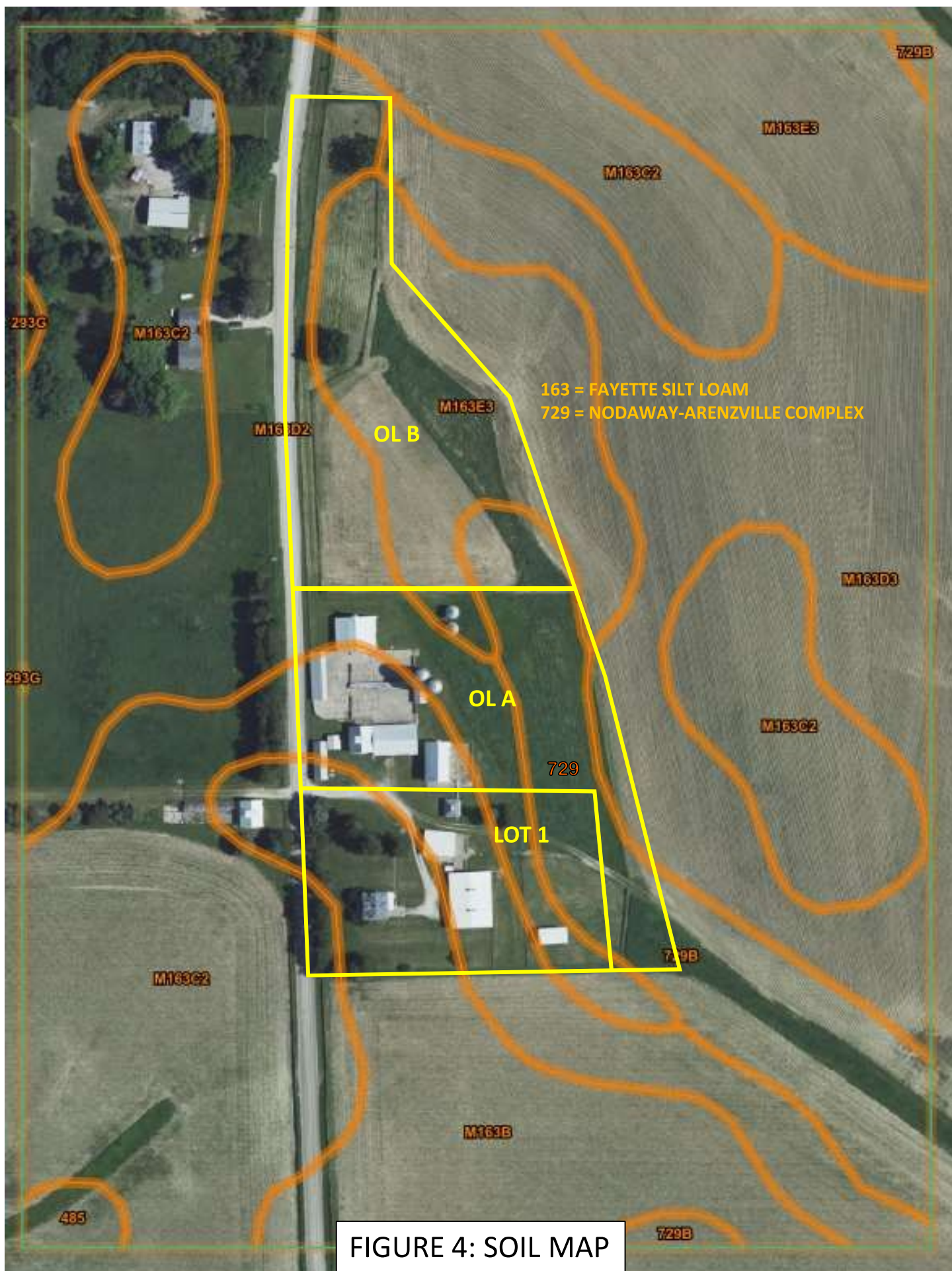


FIGURE 4: SOIL MAP

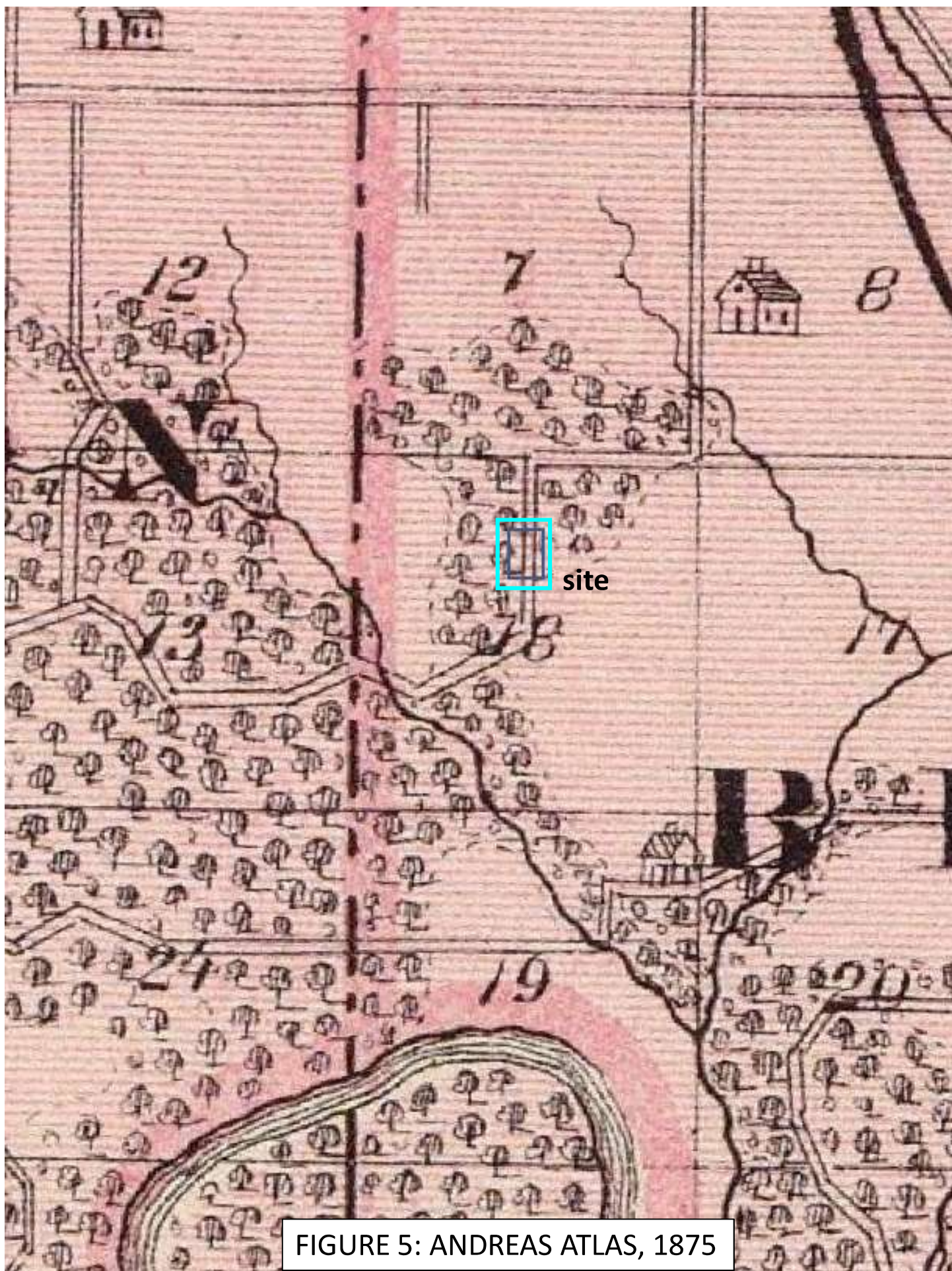


FIGURE 5: ANDREAS ATLAS, 1875

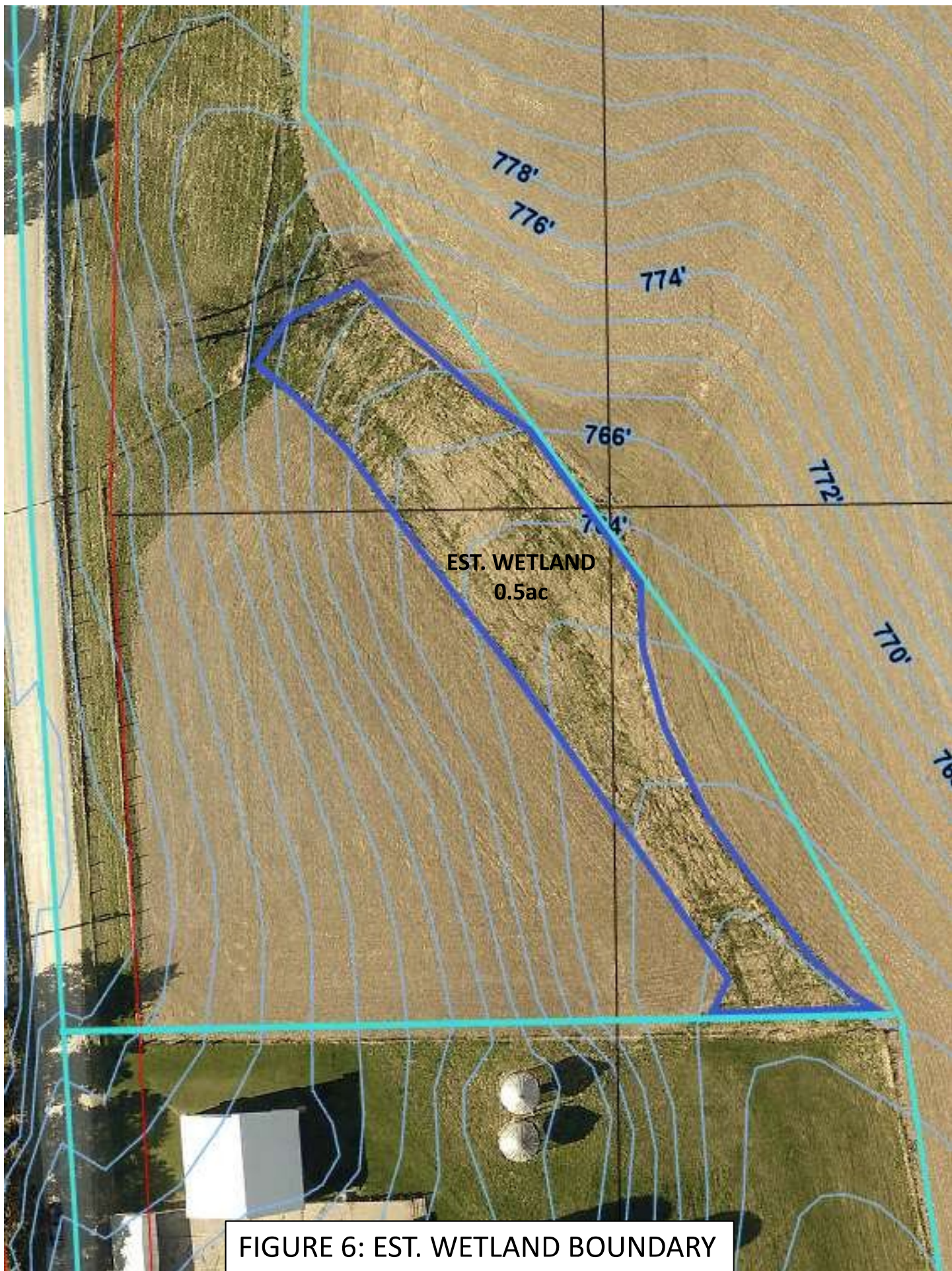


FIGURE 6: EST. WETLAND BOUNDARY



FIGURE 7: NATIONAL WETLAND INVENTORY MAP



PLANNING, DEVELOPMENT AND SUSTAINABILITY

PLANNING DIVISION

JOSH BUSARD
AICP, LEED-AP, CFM
DIRECTOR

NATHAN MUELLER, AICP, CFM
ASSISTANT DIRECTOR

WAIVER RESPONSE

Date: June 23, 2026
To: Hart-Frederick Consultants; Attn. Chuck Schmidt
From: Kasey Hutchinson, Environmental Regulations Coordinator
Re: Waiver Request, PPN 0218276001, 0218201001, 0218151001

Recently, your firm submitted a request to waive the Sensitive Areas requirements for a subdivision, PPNs 0218276001, 0218201001, and 0218151001. After review, the PDS Administrative Officer has issued the following decision regarding 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 is approved for those sensitive areas requested with the exception of **Wetlands**; the drainage on this property should be assessed for the presence of wetland indicators.
 - The results of this assessment should be provided with the subdivision application.
- This subdivision 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		
	Date Filed	Application Number



JOHNSON COUNTY, IOWA

REQUEST FOR WAIVER: Sensitive Areas Ordinance

Type of Development Application: RESIDENTIAL SPLIT

Street Address or Layman's Description: 3425 SANDY BEACH RD NE SOLON, 52333

Parcel Number(s): 0218276001, 0218201001, 0218151001

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.

CHARLES SCHMIDT

Name of Applicant

Applicant Email Address

Applicant Phone

CHRIS HAGANMAN

Name of Owner (if different)

Owner Email Address

Owner Mailing Address (include City, State, Zip)

[Signature]

6/2/26

Date

ADMINISTRATIVE OFFICER'S DECISION:

☐ APPROVE

☒ PARTIAL APPROVAL**

☐ DENY

6/23/2026

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 aeriels showing the absence of watercourses and surface water bodies.



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



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

Office Use Only		
	Date Filed	Application Number



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

Type of Development Application: RESIDENTIAL SPLIT

Street Address or Layman's Description: 3425 SANDY BEACH RD NE SOLON, 52333

Parcel Number(s): 0218276001, 0218201001, 0218151001

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.

CHARLES SCHMIDT

Name of Applicant

Applicant Email Address

Applicant Phone

CHRIS HAGANMAN

Name of Owner (if different)

Owner Email Address

Owner Mailing Address (include City, State, Zip)

[Signature]

Applicant Signature

6/2/2026

Date

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

[Signature]

6/23/2026

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 NOTE:

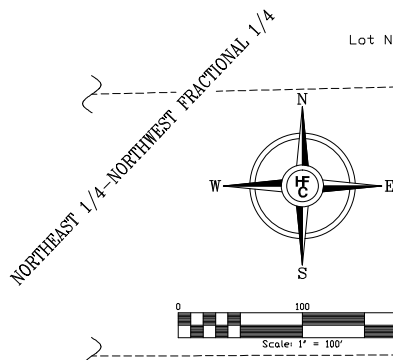
- A conservation easement has been established to protect sensitive areas and associated buffers. The easement is 1.48 acres. Please refer to the conservation easement agreement recorded with this subdivision for a list of allowed and prohibited uses within the conservation easement.
- The Conservation Easement must be flagged prior to any land disturbance. Any impacts beyond the Conservation easement constitutes a violation of the approved Sensitive Areas Report.
- Any modifications to the Conservation Easement must receive prior review and approval by the county.
- Note: A color version of this exhibit is available at Johnson County PDS along with the accompanying SA report.

NORTH 1/4 CORNER
SECTION 18-81-6
FOUND 3" PIPE
12" DEEP
TIES BK. 64, PG. 217

LEGEND

-  GOVERNMENT CORNER
-  SET 5/8" IRON ROD W/ WIRE CAP #16546
-  PROPERTY/BOUNDARY LINES
-  SECTION LINES
-  EASEMENT LINES
-  LOCATED FENCE
-  EXISTING BUILDINGS
-  CONCRETE SURFACE
-  REQUIRED 70' RIGHT OF WAY ACQUISITION SEE PAGE 1
-  WETLAND - CLASS 2
21616.43 SQ. FT. 0.50 ACRE (OUTLOT B)
-  50' WETLAND - CLASS 2 BUFFER
-  CONSERVATION EASEMENT
64416.71 SQ. FT. 1.48 ACRES TOTAL
56235.38 SQ. FT. 1.29 ACRES (OUTLOT B)
8181.33 SQ. FT. 0.19 ACRE (OUTLOT A)

PLAT OF SURVEY
RE-TRACEMENT
BK. 60, PG. 199



SOUTHEAST CORNER-
NORTHWEST 1/4-
NORTHWEST 1/4
SECTION 18-81-6
FOUND CORPS MON.
12" DEEP

PLAT OF SURVEY
BK. 4, PG. 416

CONSERVATION EASEMENT

Being a part of the Southeast 1/4 of the Northwest Fractional 1/4, a part of the Northeast 1/4 of the Northwest Fractional 1/4 and a part of the Southwest 1/4 of the Northeast 1/4 of Section 18, Township 81 North, Range 6 West of the 5th P.M., Johnson County, Iowa and is described as:
Commencing at the Center of said Section 18; thence N 01°25'52" W along the East line Northwest 1/4 of said Section 18, a distance of 1308.82 feet to the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 18, being the Point of Beginning; thence S 25°27'00" E, a distance of 251.16 feet; thence S 11°15'22" E, a distance of 50.84 feet; thence S 89°11'53" W, a distance of 184.07 feet; thence N 31°32'48" E, a distance of 88.43 feet; thence N 31°32'48" E, a distance of 88.43 feet; thence N 35°13'03" W, a distance of 123.36 feet; thence N 35°30'35" W, a distance of 130.60 feet; thence N 45°16'36" W, a distance of 36.06 feet; thence N 55°56'46" W, a distance of 22.85 feet; thence N 03°19'57" W, a distance of 13.93 feet; thence Northerly 48.63 feet along the arc of a 2136.48 foot radius curve, concave Easterly, whose 48.63 foot chord bears N 02°40'49" W; thence N 31°13'41" E, a distance of 37.50 feet; thence N 64°38'42" E, a distance of 84.09 feet; thence S 46°48'06" E, a distance of 58.70 feet; thence S 47°39'52" E, a distance of 8.44 feet; thence S 29°04'34" E, a distance of 144.25 feet to the Point of Beginning containing 1.48 acres.

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



CENTER
SECTION 18-81-6
FOUND 1" IRON ROD
3" DEEP

SENSITIVE AREAS EXHIBIT
PAGE 2 of 2
SANDY BEACH AG FARM THIRD
A RESIDENTIAL SPLIT
PART OF SE 1/4-NW 1/4 OF
SECTION 18, T-81-N, R-6-W
JOHNSON COUNTY, IOWA

DATE: 07/26 DRN: JSR APP:
FLD BK: GPS PROJ. NO: 267101

NUMBER	DIRECTION	DISTANCE
L11	N 31°32'48" E	88.43'
L12	N 31°32'48" E	59.19'
L13	N 31°32'48" E	29.24'
L14	N 45°16'36" W	36.06'
L15	N 55°56'46" W	22.85'
L16	N 03°19'57" W	13.93'
L17	N 31°13'41" E	37.50'
L18	S 46°48'06" E	58.70'
L19	S 47°39'52" E	8.44'

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD LENGTH	CHORD DIRECTION
C6	486.3	01°18'15"	2136.48	48.63	N 02°40'49" W
C7	282.77	07°35'00"	2136.48	282.57	N 01°45'48" E

P.O.B.
CONSERVATION EASEMENT
NORTHWEST CORNER-
SOUTHEAST 1/4-
NORTHWEST 1/4
SECTION 18-81-6
SET 5/8" REBAR W/CAP
FLUSH W/GROUND

SOUTHWEST 1/4-NORTHWEST 1/4



CENTER
SECTION 18-81-6
FOUND 1" IRON ROD
3" DEEP