

Office Use Only		\$	
	<i>Date Filed</i>	<i>Fee</i>	<i>Application Number</i>



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):
 2214 Dillons Furrow Rd NE

Parcel Number(s): 0806201001 & 0806276001

Proposed Subdivision Name: Spartan Hollow

The subdivision contains 72.16 total acres divided into 56 total lots as follows:

Buildable Lots: 51 Non-buildable outlots: 5

Total buildable acres: 48.59 Total non-buildable acres: 23.57

Current Zoning: R & RUA Proposed Use of the Subdivision: Residential

Ronald Amelon

Name of Engineer/Surveyor

r.amelon@mmsconsultants.net

Contact Email and Phone

Cynthia E. Parsons

Name of Attorney

cparsons@icialaw.com

Contact Email and Phone

PLEASE PRINT OR TYPE

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.

Nicholas Hemann

Name of Owner

Name of Applicant (if different)

PO Box 152, Solon, IA 52333

Applicant Street Address (including City, State, Zip)

319-321-6133

Applicant Phone

Nickhemann@hotmail.com

Applicant Email

X

Applicant Signature

See back page for Application Submittal Requirements and Checklist

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. Electronic submissions should be submitted prior to hard copy delivery. In all cases electronic submission is due by 12-noon the day after the posted submission deadline. **Initial each item below** to confirm that you are aware of the submittal requirements for an application to be considered complete.

<u>LSS</u>	A signed certificate of the Auditor approving the subdivision name.	\$40 * 51 (lots) = \$2,040
<u>LSS</u>	Resolution Affirming the Stability of the Road System (signed and notarized)	\$20 * 5 (outlots) = \$100
<u>LSS</u>	Ten (10) copies of the plat (and any other sheets larger than 11x17).	+ \$500
<u>LSS</u>	The names and addresses of owners of all property within five hundred (500) feet of the parent property or parcel.	= \$2,640
<u>LSS</u>	A brief letter of intent explaining the application and describing road, well, septic, etc.	
<u>LSS</u>	Application Fee (varies based on nature of application) is due at the time of submittal.	
<u>LSS</u>	<u>FARMSTEAD SPLITS ONLY:</u> include a list of parcel numbers of the parent farm, and the book and page(s) recorded prior to December 1, 2000.	
<u>LSS</u>	One (1) copy of the completed Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver.	
<u>LSS</u>	One (1) copy of the Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver.	
<u>LSS</u>	Proof of application to Johnson County Public Health for a Public Health Zoning Application.	
<u>_____</u>	<u>FINAL PLATS ONLY:</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 parameters of the preliminary plat.	
<u>_____</u>	<u>FINAL & COMBINED PLATS:</u> The following DRAFT (i.e. unsigned) legal documents in digital or hard copy. <ul style="list-style-type: none"> • Owner's Certificate • Title Opinion • Treasurer's Certificate • Subdivider's Agreement • Fence Agreement • Other as applicable (easements, ROW dedication, Consent of Mortgagee, etc.) 	

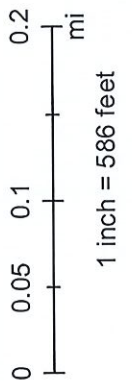
Electronic Submission Requirements – an electronic submission of all hard-copy materials required above should be submitted prior to hard copy delivery. In all cases, electronic submission is due by 12 noon the day after the submittal deadline for the application to be considered complete. Electronic submissions should include:

<u>LSS</u>	Electronic or digitized copy (CAD line work or GIS geodatabase) of proposed plat in .dwg format (.dxf is also acceptable if .dwg is not an option. No .zip files will be accepted). <ul style="list-style-type: none"> • Submission must be saved in AutoCAD 2007 or older format • Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet • Submission <u>MUST</u> 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 <u>should NOT</u> include legends, legal descriptions, location maps, signature blocks, etc.
<u>LSS</u>	A PDF of the entire application packet. (a single PDF preferred; but a separate PDF for plat, application materials, sensitive areas, stormwater plan, and legal documents are acceptable)
<u>_____</u>	If only submitted electronically, DRAFT legal documents must be provided by 12 noon the day after the submission deadline or the application will be returned as incomplete.



Johnson County

The information presented herein is intended to be an accurate representation of existing records. Johnson County assumes no liability for errors or omissions. Users relying on this information do so at their own risk.



Property Information Viewer

Printed: 5/11/2020





Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

September 9, 2020

Project # 9414-013

Johnson County Planning, Development & Sustainability
 Attn: Nate Mueller
 913 S Dubuque St.
 Suite 204
 Iowa City, IA 52240

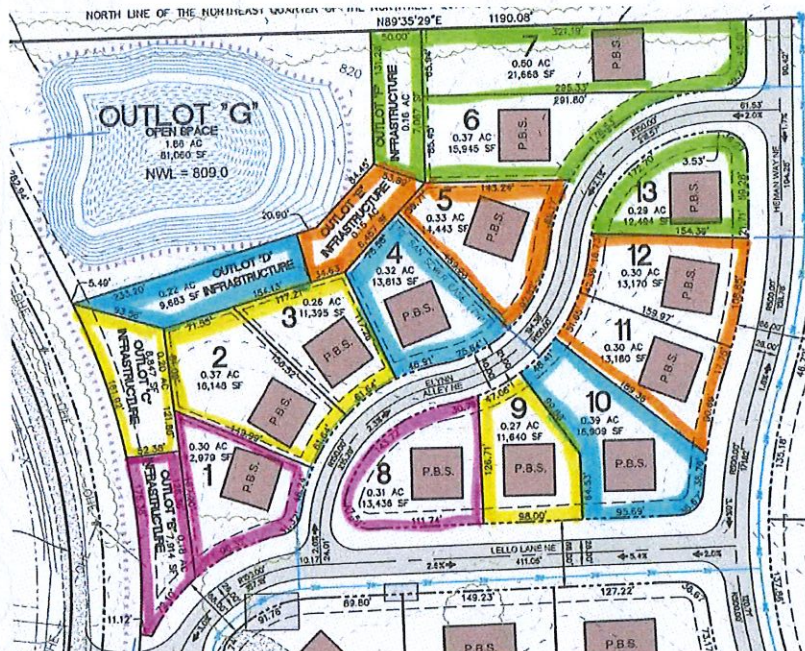
Re: Spartan Hollow – Dillon’s Furrow Road

Dear Nate:

Spartan hollow is proposed to be a 51 Lot residential subdivision, located 2 miles south of the city of Solon. The land encompasses approximately 72 acres of ground. In the last 15 months this land has gone through a Land Use Amendment to adjust it to residential growth area to match it to adjoining properties. It has also been rezoned to the residential zonings of RUA and R.

The subdivision will be broken up into a 1st and 2nd addition. The first addition will include 24 lots, predominantly located within the northern portion of this subdivision. The portion of the subdivision that is RUA zoned will have 13 smaller lots. Lots 46–51 shall be the only lots with access off Elynn Alley, a marginal access road with an approximate length of 713 feet. Lots 39–45 shall have access off Lello Lane. All subdivision roads throughout the subdivision will be oil chip seal at a minimum.

Lots located within the RUA zoning will utilize shared septics (color coded septic sharing below) while the rest of the subdivision will be composed of lots which are 1 acre or larger and shall have individual septics.





MMS Consultants, Inc.
Experts in Planning and Development Since 1975

1917 S. Gilbert Street
Iowa City, Iowa 52240

319.351.8282

mmsconsultants.net
mms@mmsconsultants.net

As we move through the process, please feel free to contact me with questions and concerns.

Sincerely,

A handwritten signature in blue ink that reads "Sandy Steil". The signature is written in a cursive, flowing style.

Sandy Steil
s.steil@mmsconsultants.net

cc: City of Solon
Dan Kramer - Public Health
Cindy Parsons
Secondary Roads - Mike Hennes

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A DNR Public Well, located along the northwest portion of Outlot H, shall be drilled and utilized by all homes within the subdivision.

Secondary Roads was consulted early in the concept phase of the design regarding utilizing the existing accesses for a major residential subdivision and verbal blessing was given at that time. A formal application for the driveways has been submitted in the meantime to Secondary Roads.

The information below outlines the data pertaining to Dillon's Furrow Road Counts, Surface and projected trips. This subdivision is within the 2-mile Fringe Area of Solon and located within the FA-2 area.

Dillon's Furrow Road Data

Travel Surface of Dillons Furrow Road currently - Crushed Rock/Gravel

Dillons Furrow Length - 6237' from Node to Node

Half Way point 3,118' +/-

The location of the half way point is the northern access to Spartan Hollow.

2018 DOT Average Daily Trips (ADT) - 35

Current existing homes accessing off of Dillons Furrow - 7

Buildable lots added this year to Dillons Furrow - 4

Trips added to Dillons Furrow from Harper Hollow (4 Lots x 8 trips per day) - 32

Amount of *Platted* and *Vacant* (regardless of Zoning) lots on Dillons Furrow - 2

Increase in trips if Platted & Vacant lots are built on - 16

Proposed amount of lots from Phase 1 of Spartan Hollow - 24

Trip increase from Spartan Hollow lots - (24 lots x 8 trips) -192

35 DOT trips

16 trips from 2 vacant lots

32 trips from Harpers Hollow

+ 192 trips from phase 1 of Spartan Hollow

275 total trips

There is a contrast with the DOT ADT Count of 35 vehicles per day and the calculation used to account for trips per day in regards to the actual amount of homes with accesses off of Dillons Furrow. There is currently 7 homes on the road which have access off of it. If we multiply this by 8 trips per day, we come up with a current ADT of 56. This gives us a different current number for ADT then calculated above.

56 trips based off of current residences

16 trips from 2 vacant lots

32 trips from Harpers Hollow

+ 192 trips from phase 1 of Spartan Hollow

296 total trips



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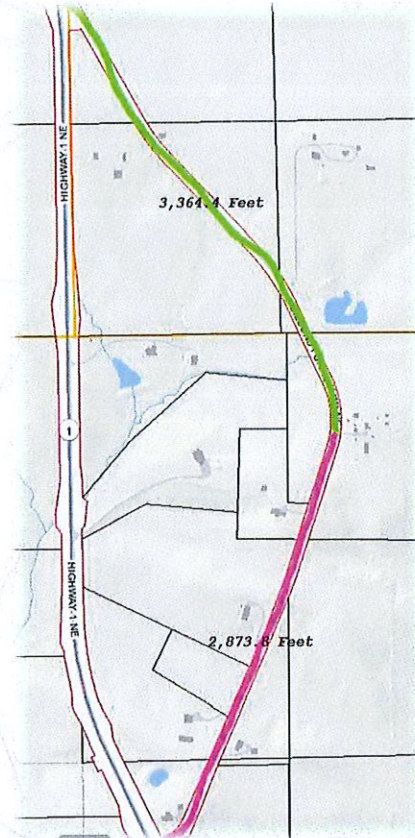
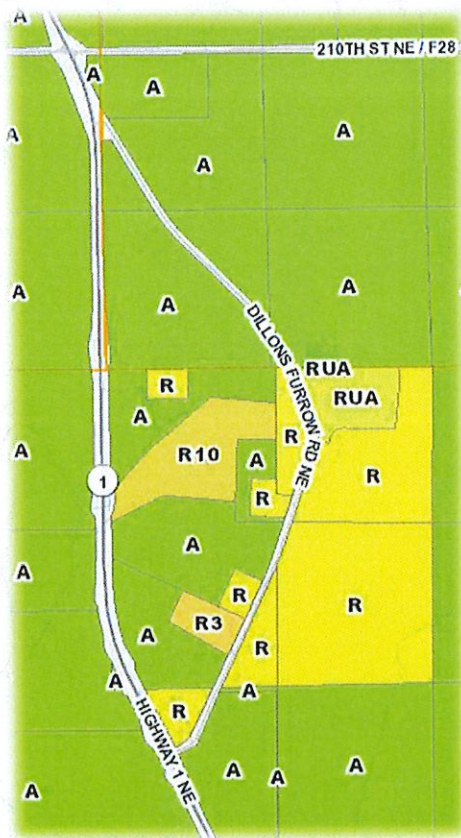
This data projects a total ADT after Spartan Hollow – Phase 1 is completed to be somewhere in the range of 275 to 296 . Either total is below the 400 trips per day as defined in the Unified Development Ordinance.

Section 8:2.7.J.2 regarding Road Performance Standards – Level A Roads

Service Level A Roads. Subdivisions shall not be approved on Service Level A roads where the projected vehicles per day exceed the following limits:

Surface Type	Posted Speed Limit (mph)	Projected Vehicles Per Day Limit
Crushed Rock or Gravel	Any	400
Oiled Chip Seal	55 or greater	2,500
	Less than 55	3,000
Paved	Any	No Limit

Once we approach the 2nd phase of the development, it is anticipated we will approach and surpass the 400 vehicles per day. At that point we can discuss Road performance standards.



DESCRIPTION - PRELIMINARY PLAT SPARTAN HOLLOW

A PORTION OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 5 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, DESCRIBED AS FOLLOWS:

Beginning at the North Quarter Corner of Section 6, Township 80 North, Range 5 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence $S00^{\circ}19'03''W$, along the East Line of the East One-Half of the Northwest Quarter of said Section 6, a distance of 2620.49 feet, to the Center of said Section 6; Thence $S88^{\circ}59'00''W$, along the South Line of the Southeast Quarter of the Northwest Quarter of said Section 6, a distance of 1320.00 feet, to the Southwest Corner thereof; Thence $N00^{\circ}18'44''E$, along the West Line of said Southeast Quarter of the Northwest Quarter, 1049.89 feet, to its intersection with the Centerline of Dillon's Furrow Road; Thence Northeasterly, 35.89 feet along said Centerline on a 2865.00 foot radius curve, concave Northwesterly, whose 35.89 foot chord bears $N19^{\circ}47'42''E$; Thence $N19^{\circ}26'11''E$, along said Centerline, 874.80 feet; Thence Northwesterly, 455.03 feet, along said Centerline on a 573.00 foot radius curve, concave Northwesterly, whose 443.17 foot chord bears $N03^{\circ}18'49''W$; Thence $N26^{\circ}03'49''W$, along said Centerline, 316.56 feet, to a Point on the North Line of the Northeast Quarter of the Northwest Quarter of said Section 6; Thence $N89^{\circ}35'29''E$, along said North Line, 1190.08 feet, to the Point of Beginning. Said Parcel contains 72.16 Acres, and is subject to easements and restrictions of record.

Adjacent Property Owners List

Within 500'
MMS Project #9414-013

ANDREW M & ELISABETH A
HORNING
2284 DILLONS FURROW RD NE
SOLON, IA 52333

BENJAMIN J & STEFANIE A GATES
4142 SHAGBARK LN NE
SOLON, IA 52333

DOROTHY JEAN HAHN
PO BOX 284
SOLON, IA 52333-0284

JERRY BUMGARNER
2257 DILLONS FURROW RD NE
SOLON, IA 52333

LYNN J & CONNIE L BEACHY
2206 HWY 1 NE
SOLON, IA 52333

NICHOLAS HEMANN
PO BOX 152
SOLON, IA 52333

PATRICK W MCGONAGILL
2332 HWY 1 NE
SOLON, IA 52333

PIONEER OAKS INC
49 UNDERROCK RD
SPARTA, NJ 07871-3149

SAFA GARDEN LLC
3670 FOREST GATE DR NE
IOWA CITY, IA 52240

STRAIGHTFELLOW FOUR LLC
12415 MALLARD BAY DR
KNOXVILLE, TN 37922

THOMAS J KOHLHAAS
2918 ORCHARD VIEW LN NE
IOWA CITY, IA 52240



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
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(319) 351-6282
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Revision table with columns for Date and Revision.

GRADING AND EROSION CONTROL PLAN AND SWPPP

SPARTAN HOLLOW

JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.
Date: 09-10-2020
Field Book No: 1267
Designed by: SAS
Drawn by: JDM
Checked by: RLA
Project No: 9414-013
Scale: 1"=100'
Sheet No: 1

GRADING AND EROSION CONTROL PLAN AND SWPPP

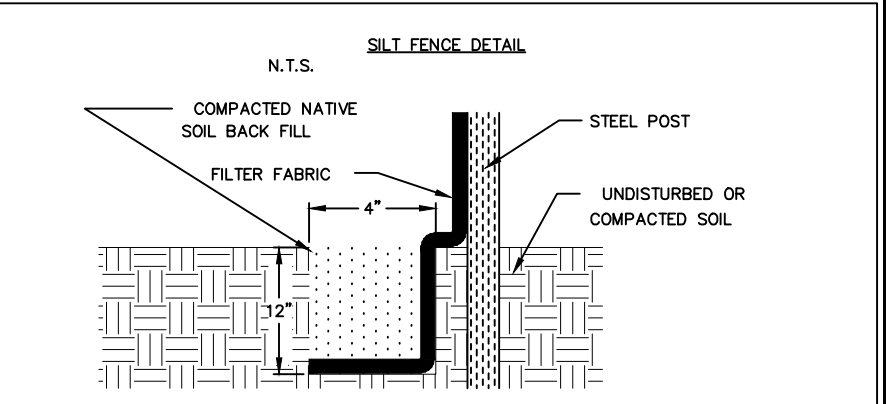
SPARTAN HOLLOW
JOHNSON COUNTY, IOWA

PLAT PREPARED BY: MMS CONSULTANTS INC.
OWNER/SUBDIVIDER: NICHOLAS HEMANN
SUBDIVIDER'S ATTORNEY: CYNTHIA E. PARSONS

STANDARD LEGEND AND NOTES. Includes symbols for property lines, easements, utilities, and erosion control measures.

EROSION CONTROL LEGEND. Lists various erosion control measures like silt fences, blankets, and stockpiles.

RURAL STABILIZING CROP SEEDING RATES AND SCHEDULE. Table with columns for dates and seeding rates.



- INSTALLATION instructions for silt fences, including post spacing and fabric requirements.

- GRADING NOTES detailing slope requirements, excavation limits, and seeding procedures.

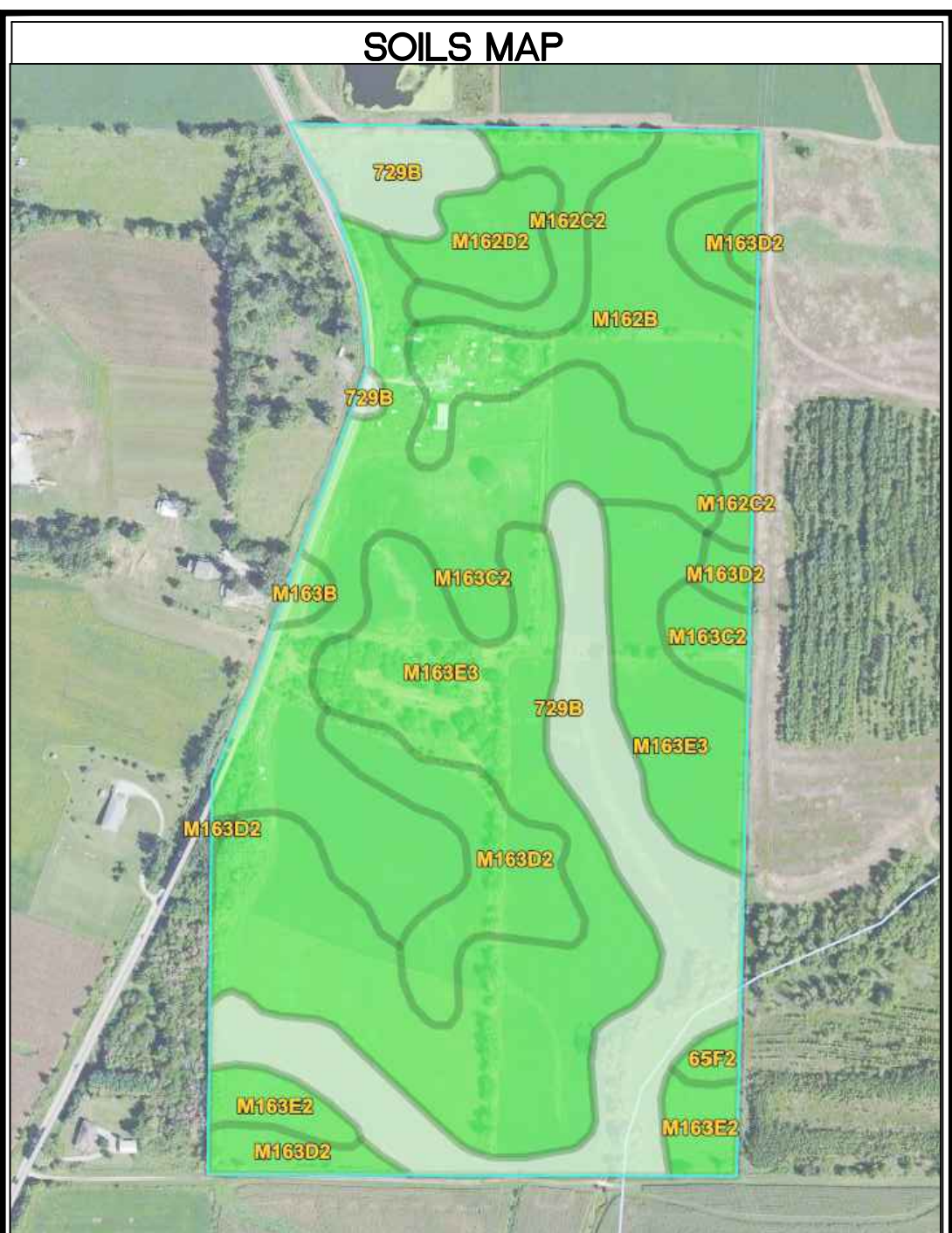
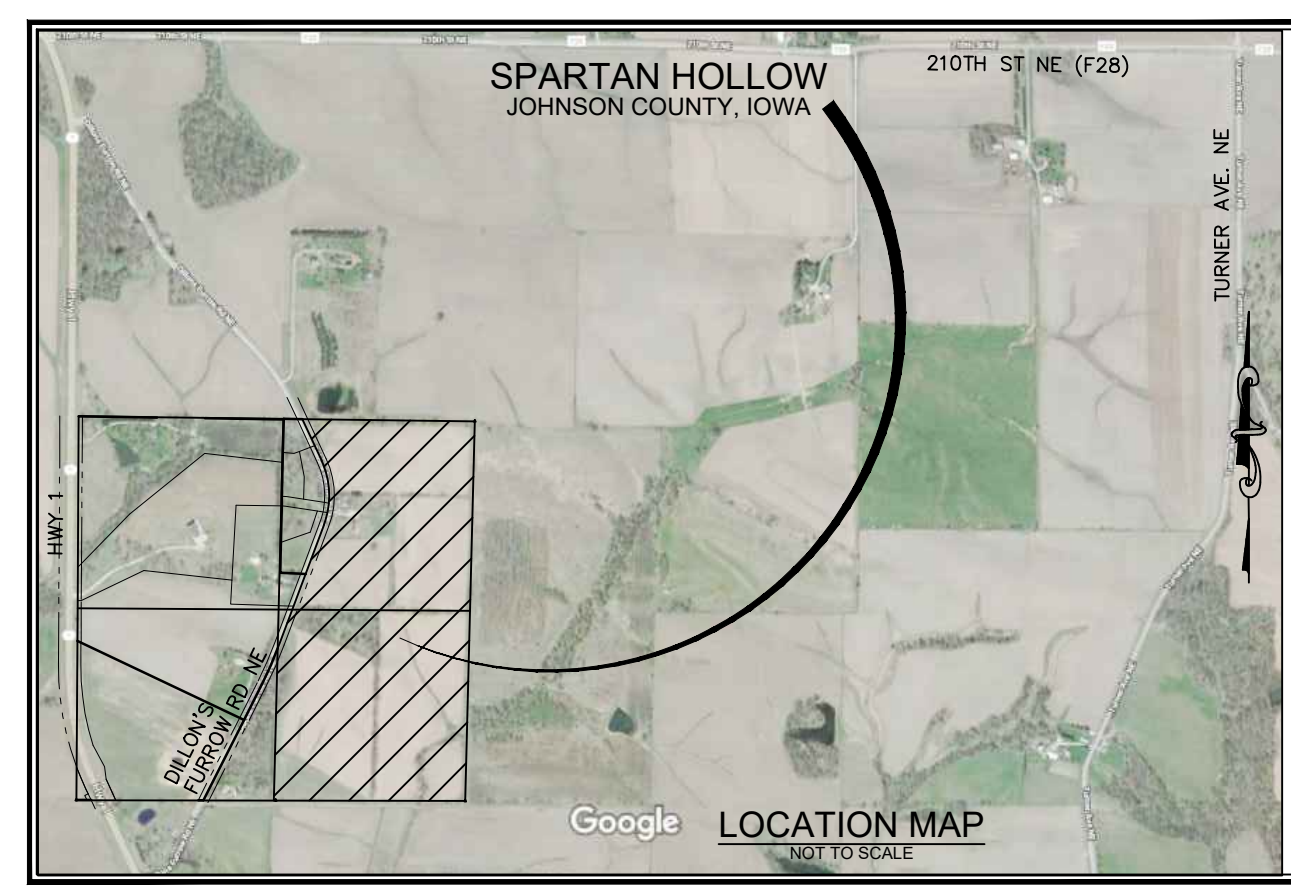
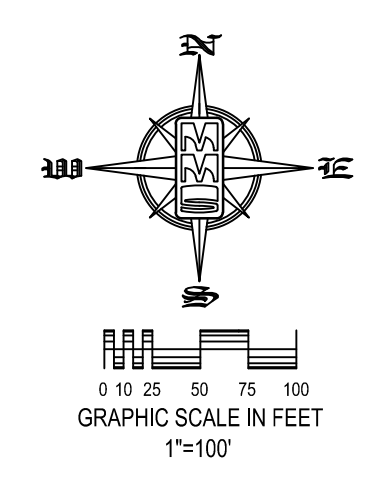
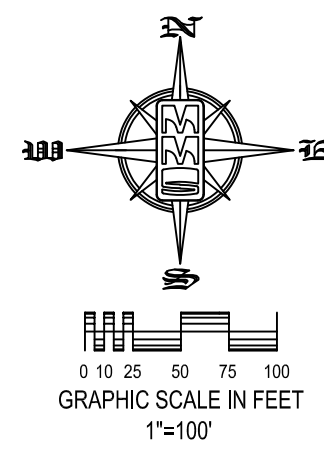


Table with columns for Map Unit Symbol, Map Unit Name, Rating, Acres in A.U., and Percent of A.U.



MOTTINGERS FIRST SUBDIVISION

SENSITIVE AREAS PLAT EXHIBIT SPARTAN HOLLOW FIRST AND SECOND ADDITIONS JOHNSON COUNTY, IOWA



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Date Revision

SENSITIVE AREAS LEGEND

- SENSITIVE WOODLAND (4.40 ACRES)
- SENSITIVE WOODLAND BUFFER
- WOODED (CLASS 2) WETLAND (0.03 ACRES)
- EMERGENT (CLASS 3) WETLAND (0.13 ACRES)
- WETLAND BUFFER
- STREAM CORRIDOR (89.3 LINEAR FEET)
- STREAM BUFFER
- CRITICAL SLOPES 25%-35% (0.52 ACRES)
- PROPOSED IMPACTS DUE TO SITE GRADING
- PROPOSED IMPACTS DUE TO DOWNGRADE TO BUFFER
- LIMITS OF DISTURBANCE

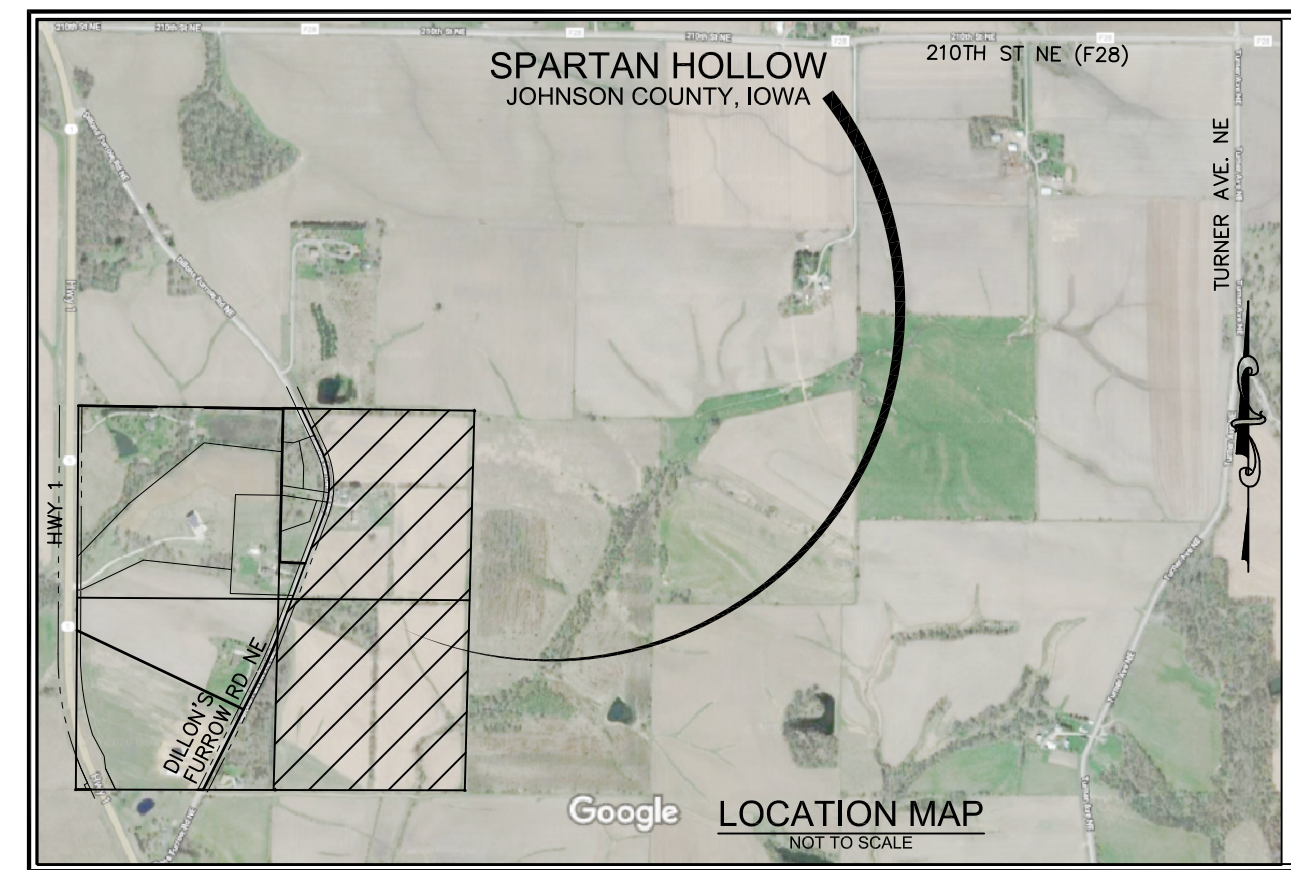
STANDARD LEGEND AND NOTES

- PROPERTY BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER
- POWER POLE
- POWER POLE W/DROP
- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- GUY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES
- PROPOSED WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES (2' INTERVAL)
- PROPOSED GROUND
- WALKING PATH

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

SENSITIVE AREAS NOTES:

- TO PROTECT CRITICAL WILDLIFE HABITAT FOR THE INDIANA BAT AND NLEB, TREE REMOVAL IS NOT ALLOWED ON OR BETWEEN THE DATES OF APRIL 1ST AND SEPTEMBER 30TH
- WOODLAND IMPACTS FOR GENERAL DEVELOPMENT ABOVE 15% (0.66 ACRES) WILL REQUIRE MITIGATION.
- PERCENT OF TOTAL WOODLAND IMPACTED INCLUDING STORMWATER FACILITIES SHALL NOT EXCEED 25% (1.10 ACRES) UNLESS A WOODLAND MITIGATION PLAN IS APPROVED BY THE COUNTY PRIOR TO IMPACTS.
- WETLAND IMPACTS ABOVE 0.10 ACRES WILL REQUIRE MITIGATION, AND ASSOCIATED PERMITS FROM THE USACE AND IDNR.
- SENSITIVE AREAS WITHIN OUTLOT G, OUTLOT H AND OUTLOT I SHALL NOT BE IMPACTED.
- PERMITTED BUFFER USES AS OUTLINED WITHIN THE UDO SHALL BE FOLLOWED.
- ADDITIONAL IMPACTS BEYOND WHAT HAS BEEN INDICATED WITHIN THIS EXHIBIT REQUIRE PRE APPROVAL FROM JOHNSON COUNTY PLANNING AND ZONING.



SENSITIVE AREAS EXHIBIT

SPARTAN HOLLOW
FIRST AND SECOND
ADDITIONS

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 09-10-2020
Designed by: SAS
Drawn by: LRS
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PRELIMINARY PLAT SPARTAN HOLLOW JOHNSON COUNTY, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IOWA 52240

OWNER/SUBDIVIDER:
NICHOLAS HEMANN
P.O. BOX 162
SOLON, IOWA 52333

SUBDIVIDER'S ATTORNEY:
CYNTHIA E. PARSONS
123 N. LINN STREET, SUITE 300
IOWA CITY, IOWA 52245

STANDARD LEGEND AND NOTES

PROPERTY &/or BOUNDARY LINES
CONGRESSIONAL SECTION LINES
RIGHT-OF-WAY LINES
EXISTING RIGHT-OF-WAY LINES
EXISTING CENTER LINES
LOT LINES, INTERNAL
LOT LINES, PLATTED OR BY DEED
PROPOSED EASEMENT LINES
EXISTING EASEMENT LINES
SEMICUM MARK
RECORDED DIMENSIONS
CURVE SEGMENT NUMBER

-EXIST- (R)
22-1
PROP-
22-1

POWER POLE W/DROP
POWER POLE W/TRANS
POWER POLE W/LIGHT
LIGHT POLE
SANITARY MANHOLE
FIRE HYDRANT
WATER VALVE
DRAINAGE MANHOLE
EXISTING EDGE OF GRAVEL
FENCE LINE
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
EXISTING STORM SEWER
PROPOSED STORM SEWER
WATER LINES
ELECTRICAL LINES
TELEPHONE LINES
GAS LINES
CONTOUR LINES (2' INTERVAL)
PROPOSED GROUND
EXISTING TREE LINE
EXISTING DECIDUOUS TREE & SHRUB
EXISTING EVERGREEN TREES & SHRUBS

P.S.S. - POTENTIAL INDIVIDUAL SEPTIC SYSTEM
P.B.S. - POTENTIAL BUILDING SITE
EXISTING BUILDING
WALKING PATH
PHASE LINE

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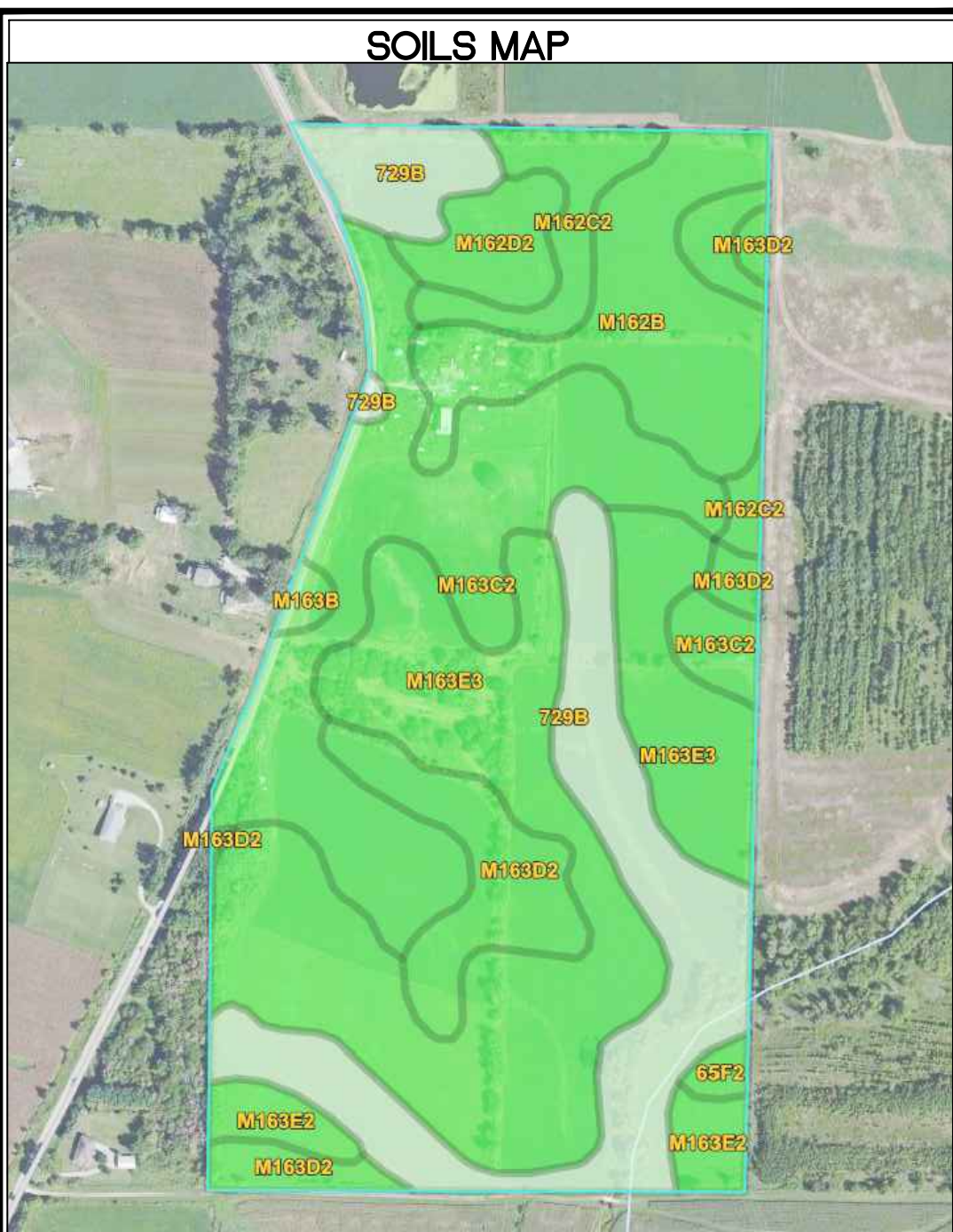
PLAT APPROVED BY:
JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON _____ DATE _____

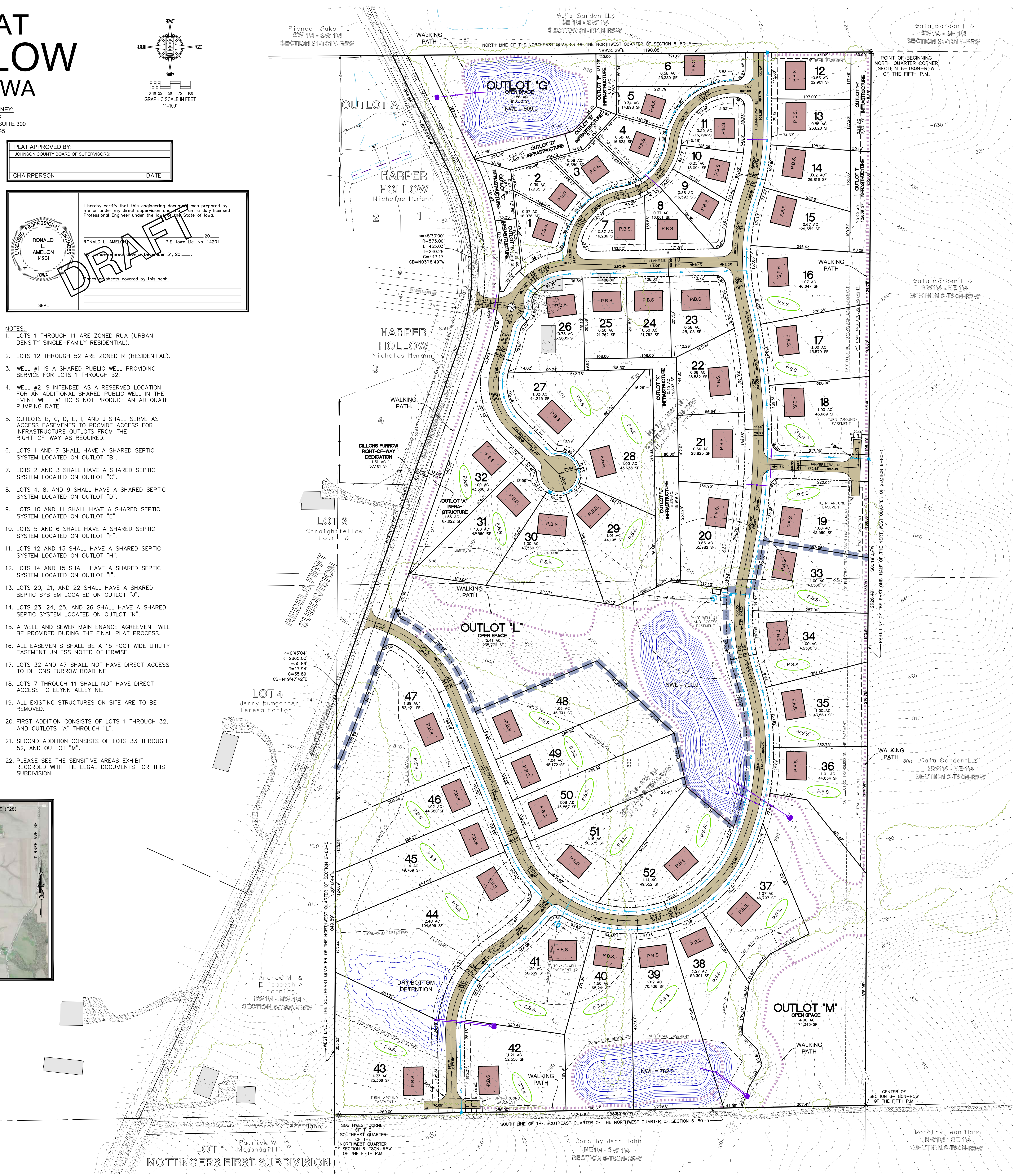
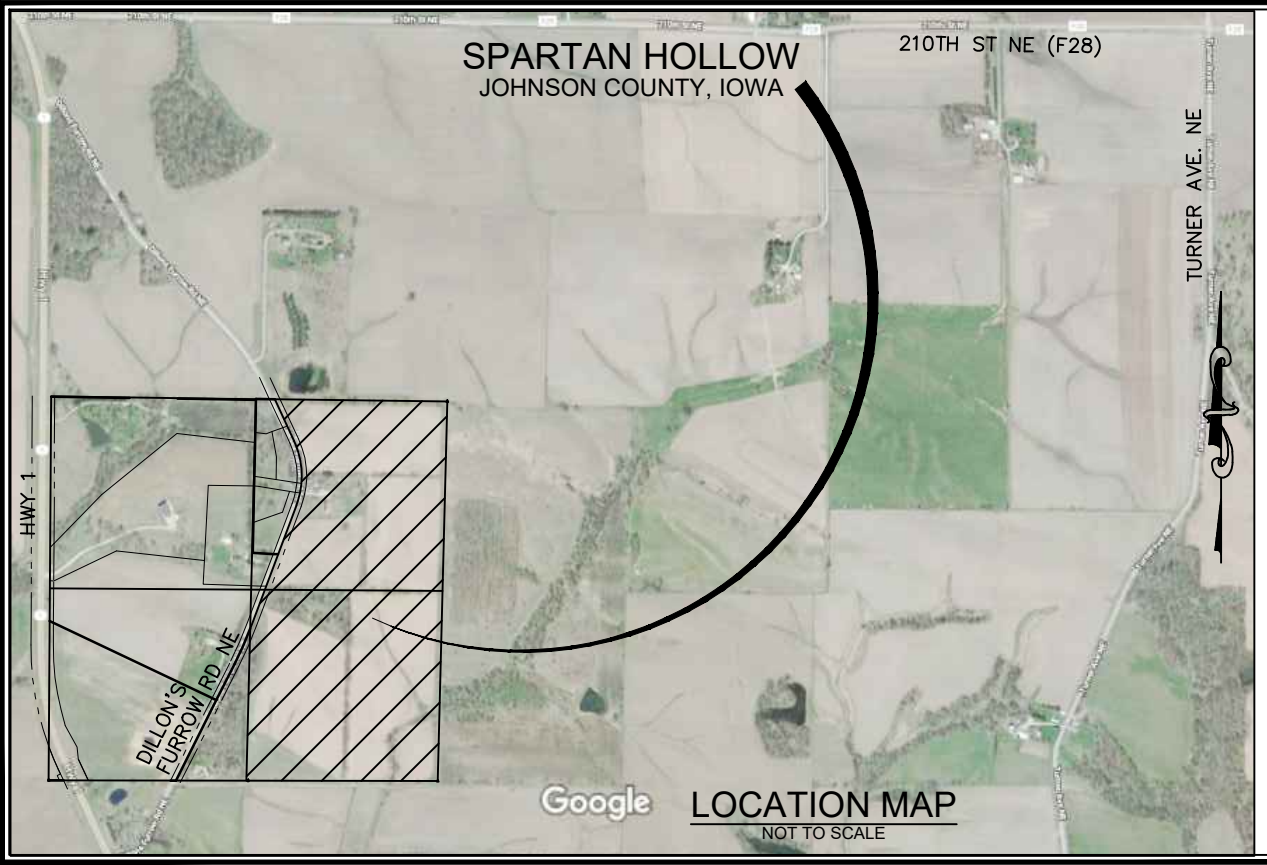
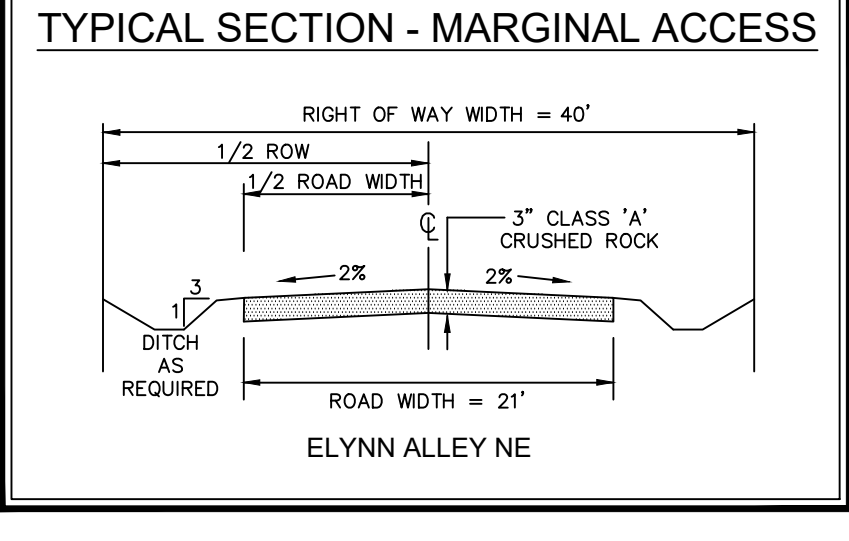
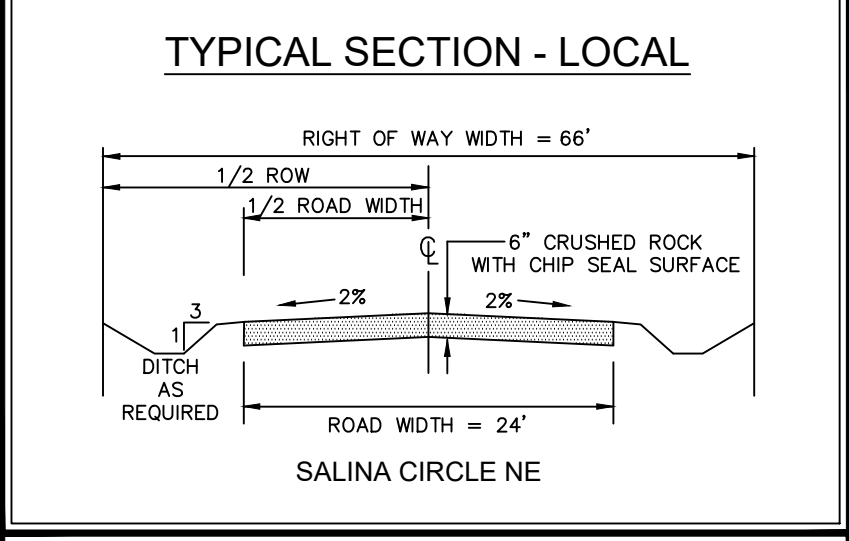
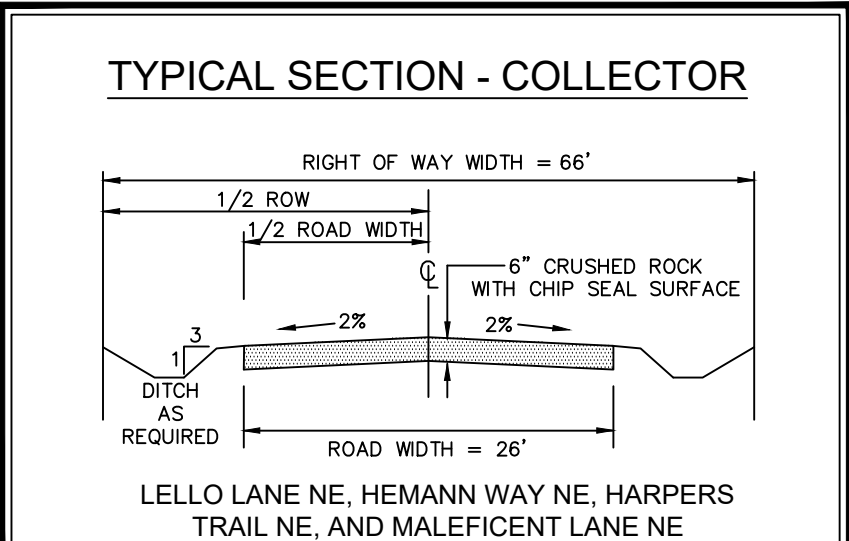
I hereby certify that this engineering document was prepared by me or under my direct supervision and I am a duly licensed Professional Engineer under the laws of the State of Iowa.

RONALD L. AMELT, P.E. Iowa Lic. No. 14201
Professional Engineer
Date of Issue: December 31, 2021
Seal No: 14201

- NOTES:
- LOTS 1 THROUGH 11 ARE ZONED RUA (URBAN DENSITY SINGLE-FAMILY RESIDENTIAL).
 - LOTS 12 THROUGH 52 ARE ZONED R (RESIDENTIAL).
 - WELL #1 IS A SHARED PUBLIC WELL PROVIDING SERVICE FOR LOTS 1 THROUGH 52.
 - WELL #2 IS INTENDED AS A RESERVED LOCATION FOR AN ADDITIONAL SHARED PUBLIC WELL IN THE EVENT WELL #1 DOES NOT PRODUCE AN ADEQUATE PUMPING RATE.
 - OUTLOTS B, C, D, E, I, AND J SHALL SERVE AS ACCESS EASEMENTS TO PROVIDE ACCESS FOR INFRASTRUCTURE OUTLOTS FROM THE RIGHT-OF-WAY AS REQUIRED.
 - LOTS 1 AND 7 SHALL HAVE A SHARED SEPTIC SYSTEM LOCATED ON OUTLOT "B".
 - LOTS 2 AND 3 SHALL HAVE A SHARED SEPTIC SYSTEM LOCATED ON OUTLOT "C".
 - LOTS 4, 8, AND 9 SHALL HAVE A SHARED SEPTIC SYSTEM LOCATED ON OUTLOT "D".
 - LOTS 10 AND 11 SHALL HAVE A SHARED SEPTIC SYSTEM LOCATED ON OUTLOT "E".
 - LOTS 5 AND 6 SHALL HAVE A SHARED SEPTIC SYSTEM LOCATED ON OUTLOT "F".
 - LOTS 12 AND 13 SHALL HAVE A SHARED SEPTIC SYSTEM LOCATED ON OUTLOT "H".
 - LOTS 14 AND 15 SHALL HAVE A SHARED SEPTIC SYSTEM LOCATED ON OUTLOT "I".
 - LOTS 20, 21, AND 22 SHALL HAVE A SHARED SEPTIC SYSTEM LOCATED ON OUTLOT "J".
 - LOTS 23, 24, 25, AND 26 SHALL HAVE A SHARED SEPTIC SYSTEM LOCATED ON OUTLOT "K".
 - ALL EASEMENTS SHALL BE A 15 FOOT WIDE UTILITY EASEMENT UNLESS NOTED OTHERWISE.
 - LOTS 32 AND 47 SHALL NOT HAVE DIRECT ACCESS TO DILLONS FURROW ROAD NE.
 - LOTS 7 THROUGH 11 SHALL NOT HAVE DIRECT ACCESS TO ELYNN ALLEY NE.
 - ALL EXISTING STRUCTURES ON SITE ARE TO BE REMOVED.
 - FIRST ADDITION CONSISTS OF LOTS 1 THROUGH 32, AND OUTLOTS "A" THROUGH "L".
 - SECOND ADDITION CONSISTS OF LOTS 33 THROUGH 52, AND OUTLOT "M".
 - PLEASE SEE THE SENSITIVE AREAS EXHIBIT RECORDED WITH THE LEGAL DOCUMENTS FOR THIS SUBDIVISION.



Map unit symbol	Map unit name	Status	Acres in AOI	% of AOI	Percent of AOI
M92	Loess silt, 18 to 25 inches, moderately eroded		0.4	0.6%	
Y08	Yellow loess, 18 to 25 inches, 1 to 4 percent slopes		13.3	18.2%	
M1028	Clayey silt loam, 18 to 24 inches, 2 to 4 percent slopes, eroded		8.0	10.8%	
M1022	Clayey silt loam, 18 to 24 inches, 2 to 4 percent slopes, eroded		3.9	5.3%	
M1020	Clayey silt loam, 18 to 24 inches, 2 to 4 percent slopes, eroded		2.2	2.9%	
M1018	Fine sandy loam, 18 to 24 inches, 2 to 4 percent slopes, eroded		0.4	0.5%	
M1012	Fine sandy loam, 18 to 24 inches, 2 to 4 percent slopes, eroded		16.7	22.8%	
M1010	Fine sandy loam, 18 to 24 inches, 2 to 4 percent slopes, eroded		6.1	8.2%	
M1002	Fine sandy loam, 18 to 24 inches, 2 to 4 percent slopes, eroded		2.3	3.0%	
M1000	Fine sandy loam, 18 to 24 inches, 2 to 4 percent slopes, eroded		22.8	30.9%	
Totals for Areas of Interest			74.2	100.0%	



Date	Revision
10-23-20	PER COUNTY REVIEW - JDM
11-04-20	REVISED LOTS PER CLIENT - JDM
11-23-20	REVISED LOTS PER CLIENT - JDM

PRELIMINARY
PLAT

SPARTAN HOLLOW

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 09-10-2020
Designed by: SAS Field Book No: 1267
Drawn by: JDM Scale: 1"=100'
Checked by: RLA Sheet No:
Project No: 1
9414-013 of: 1



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
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ENVIRONMENTAL SPECIALISTS
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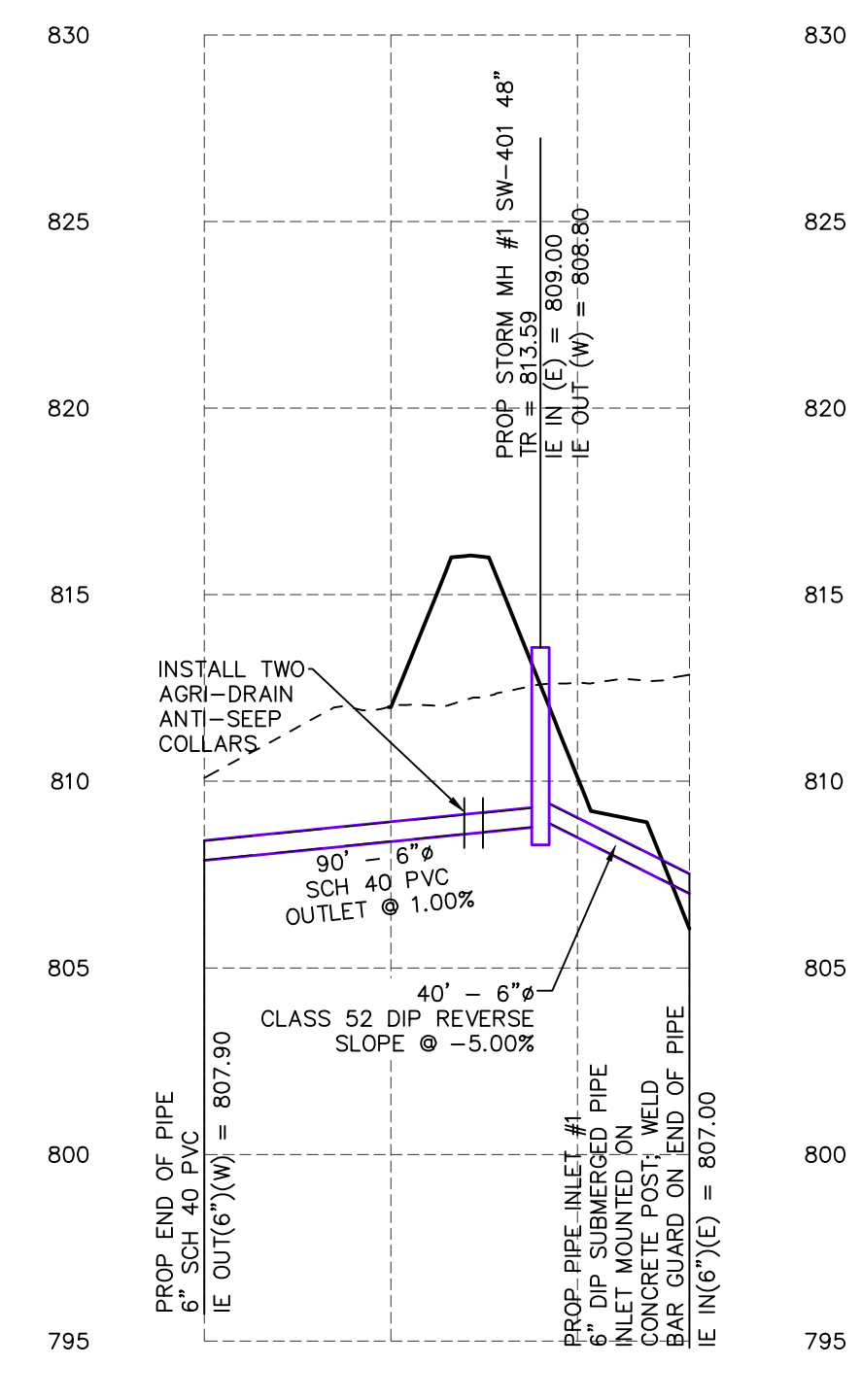
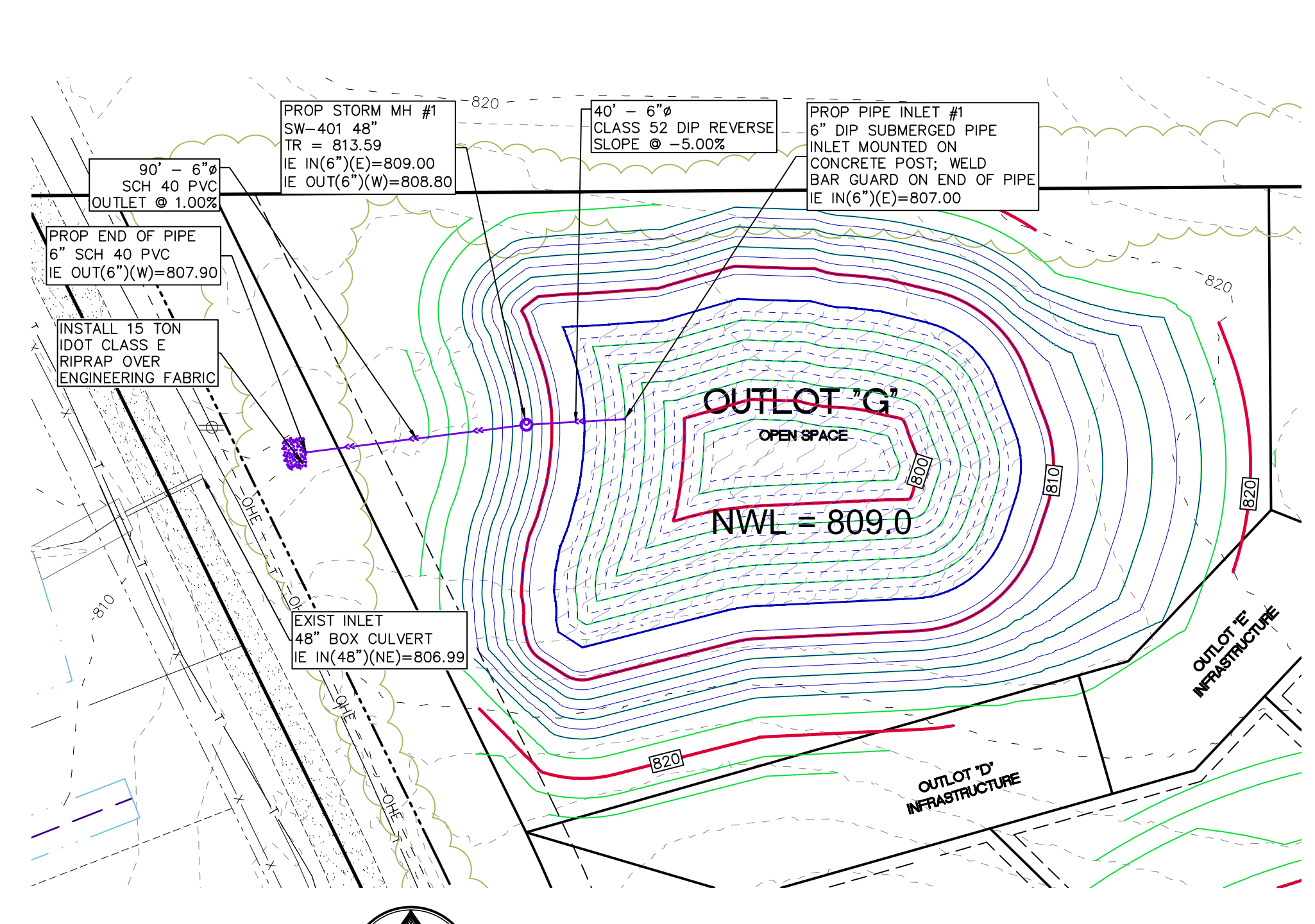
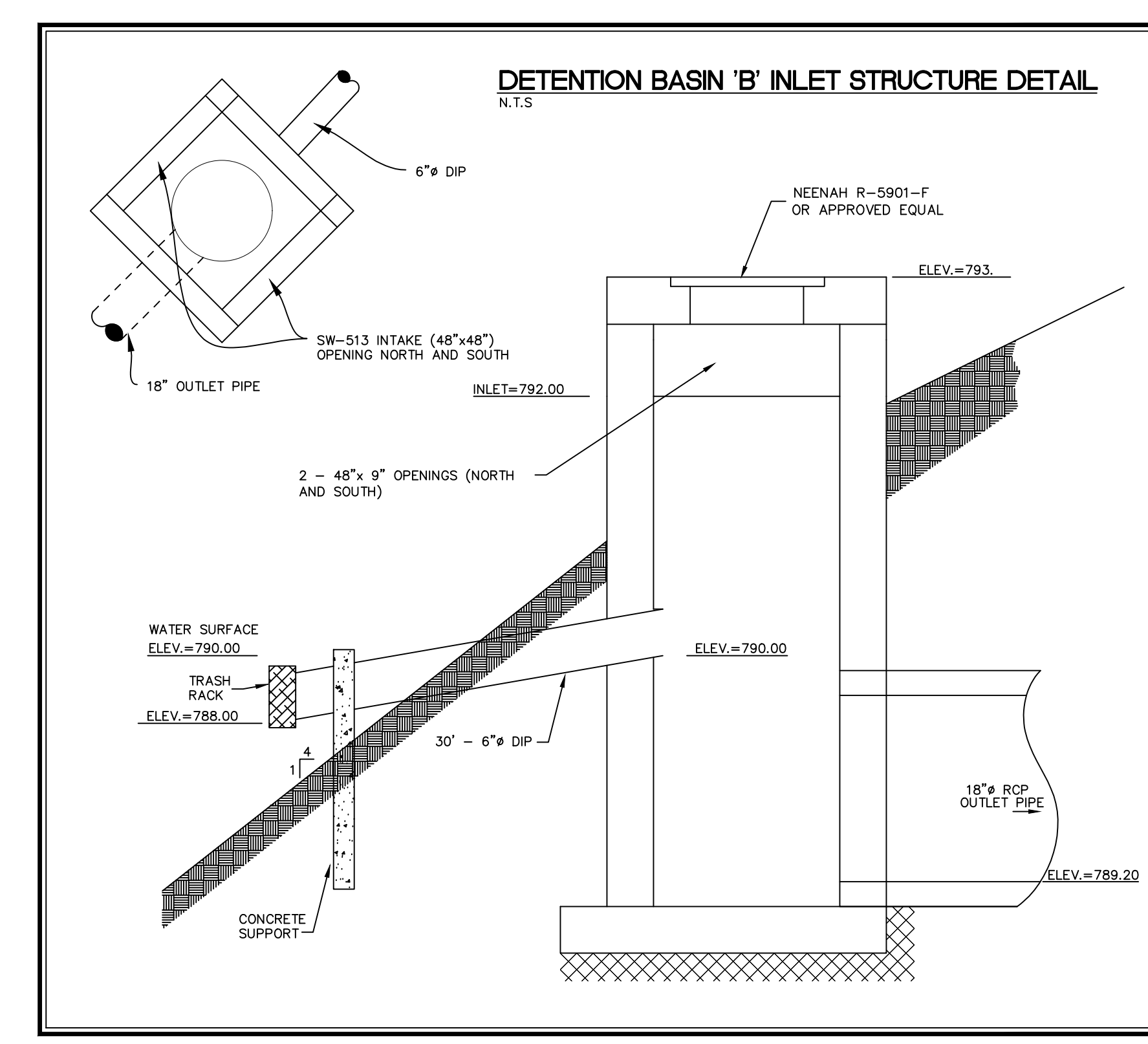
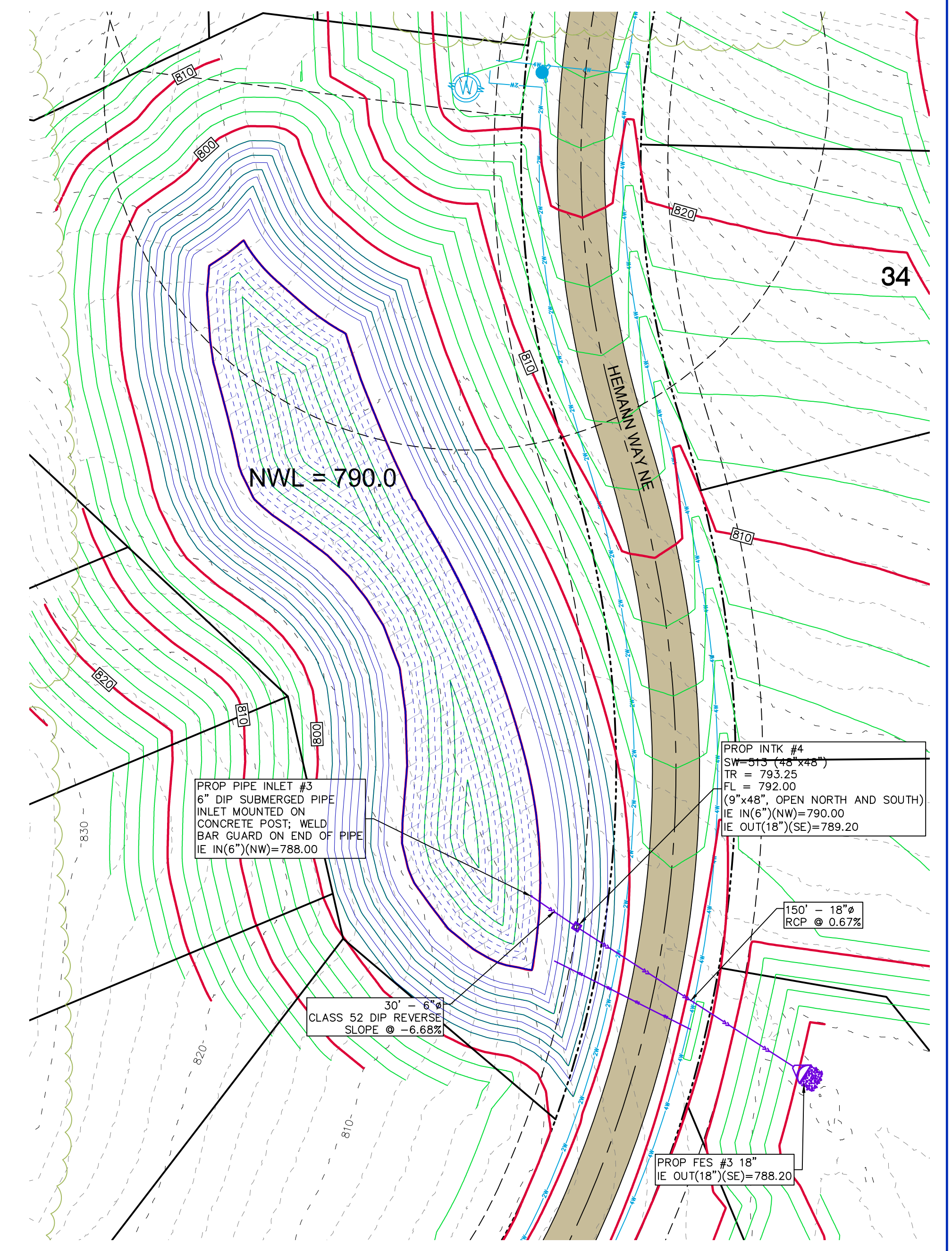
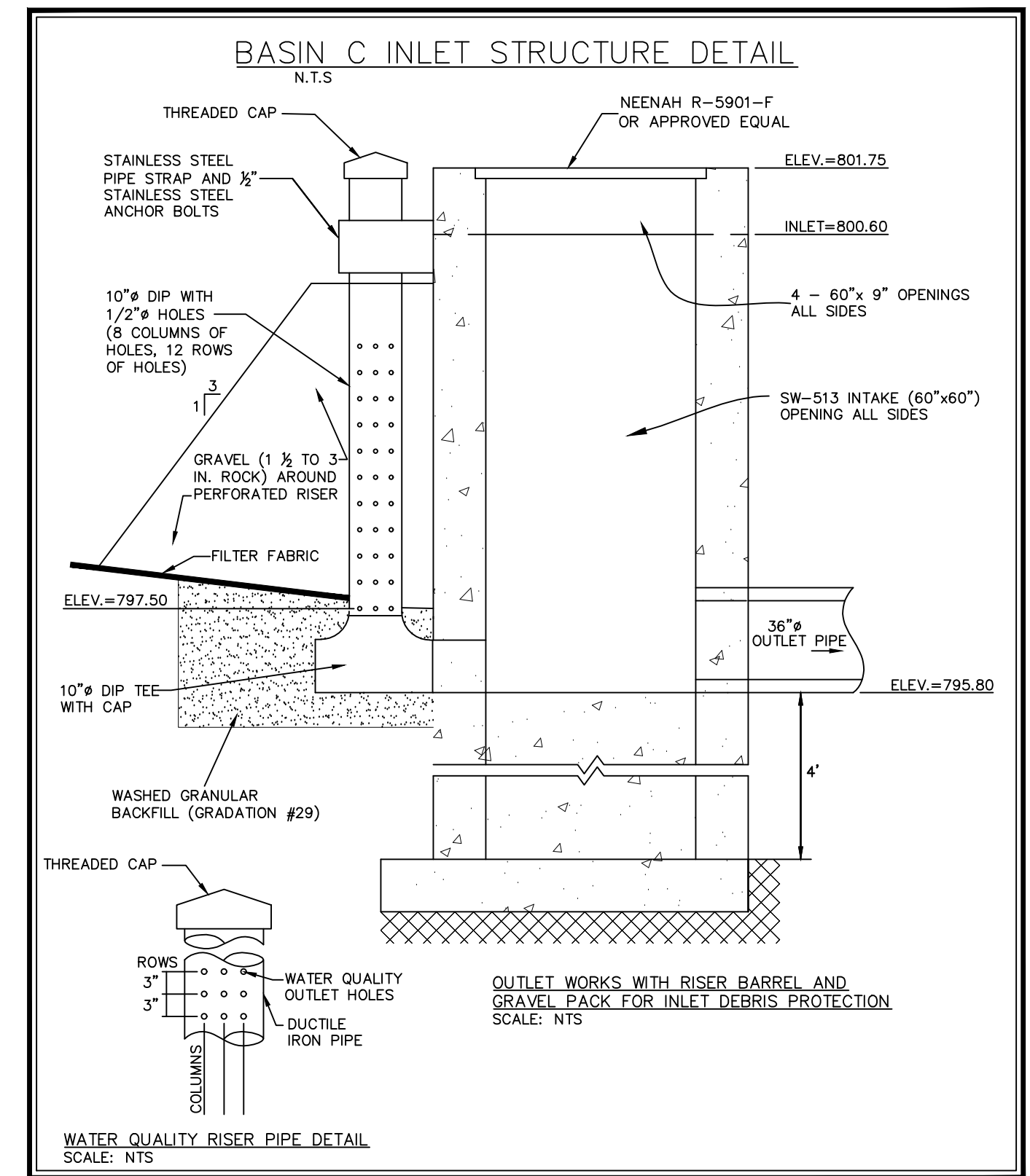
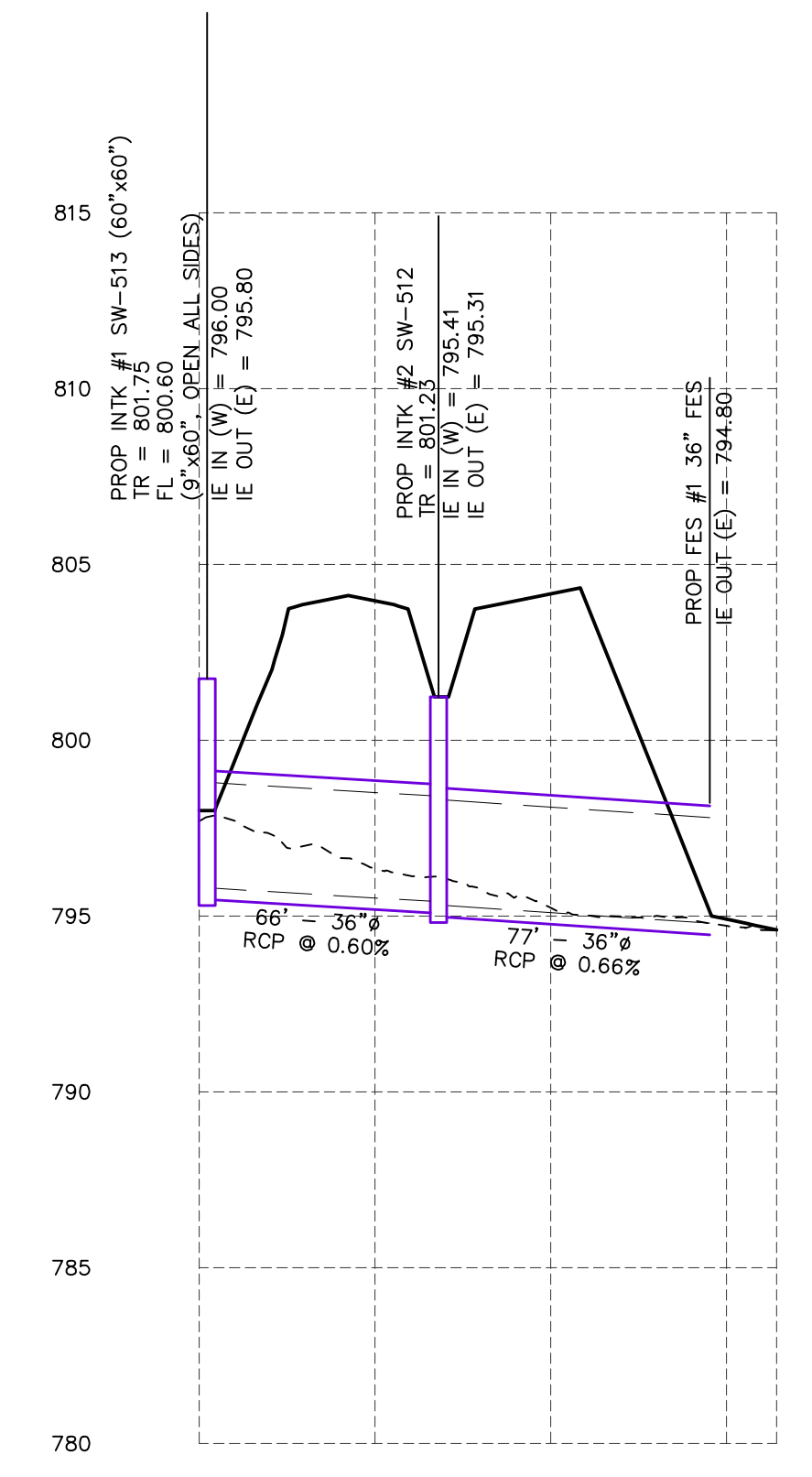
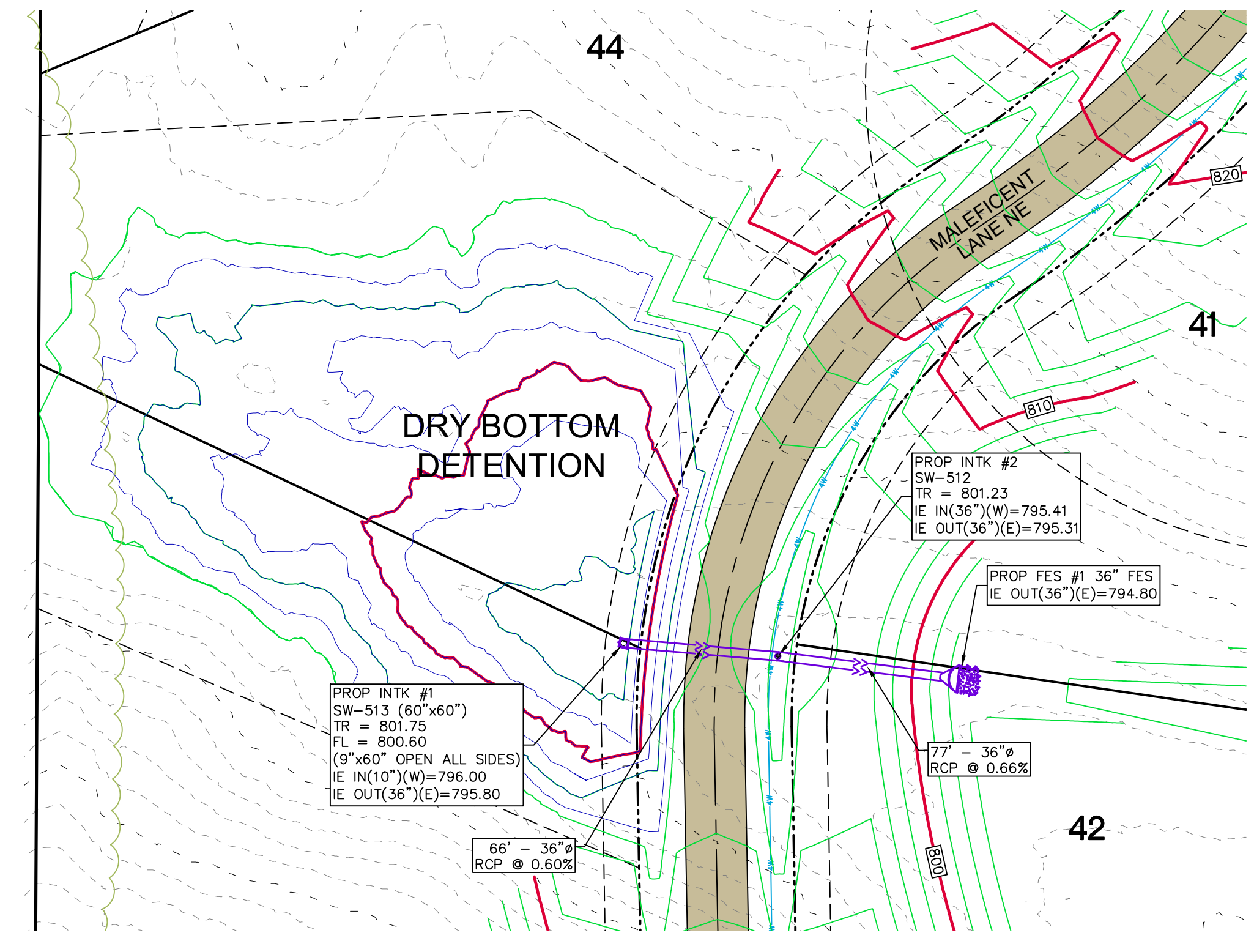
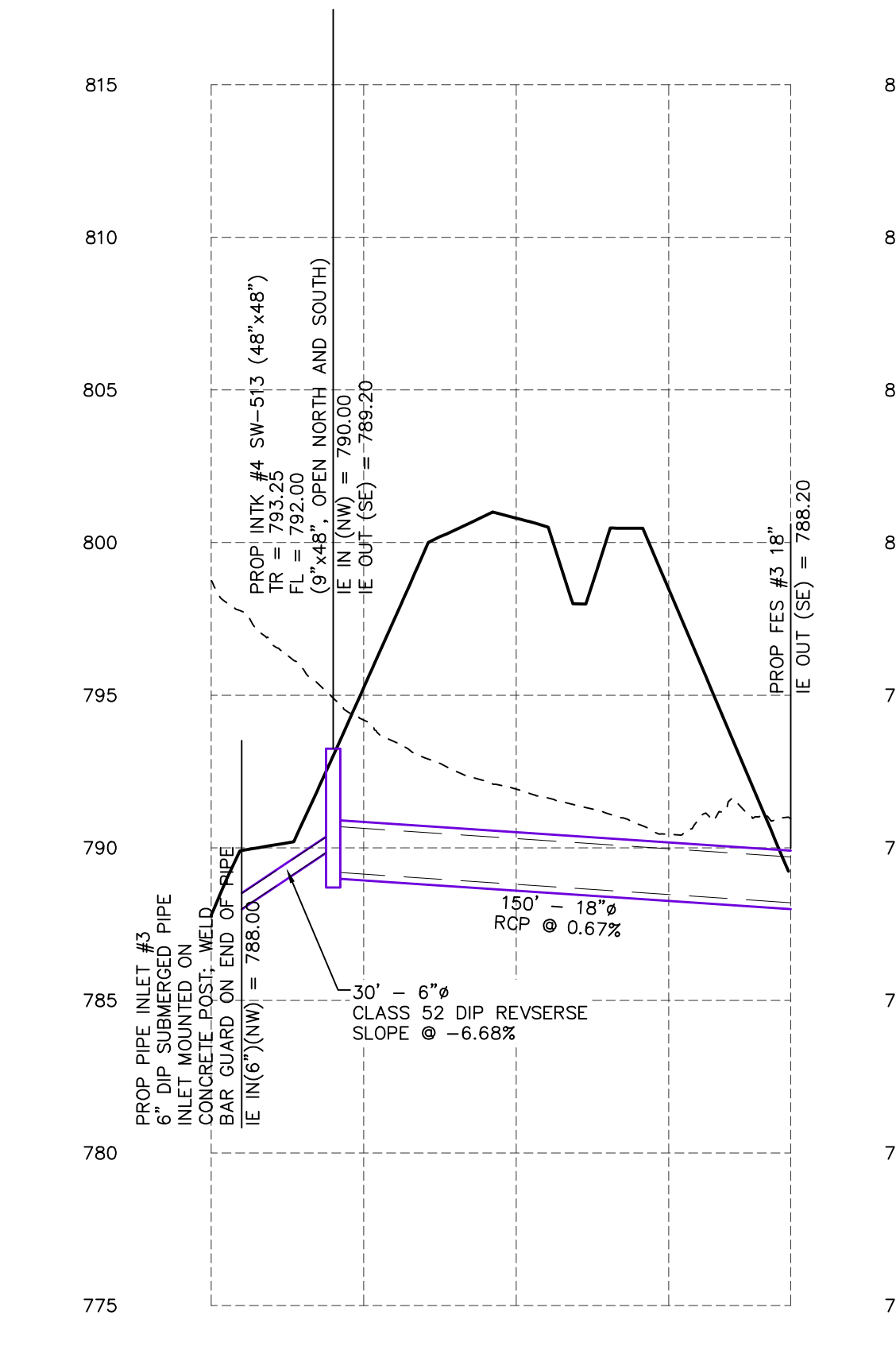
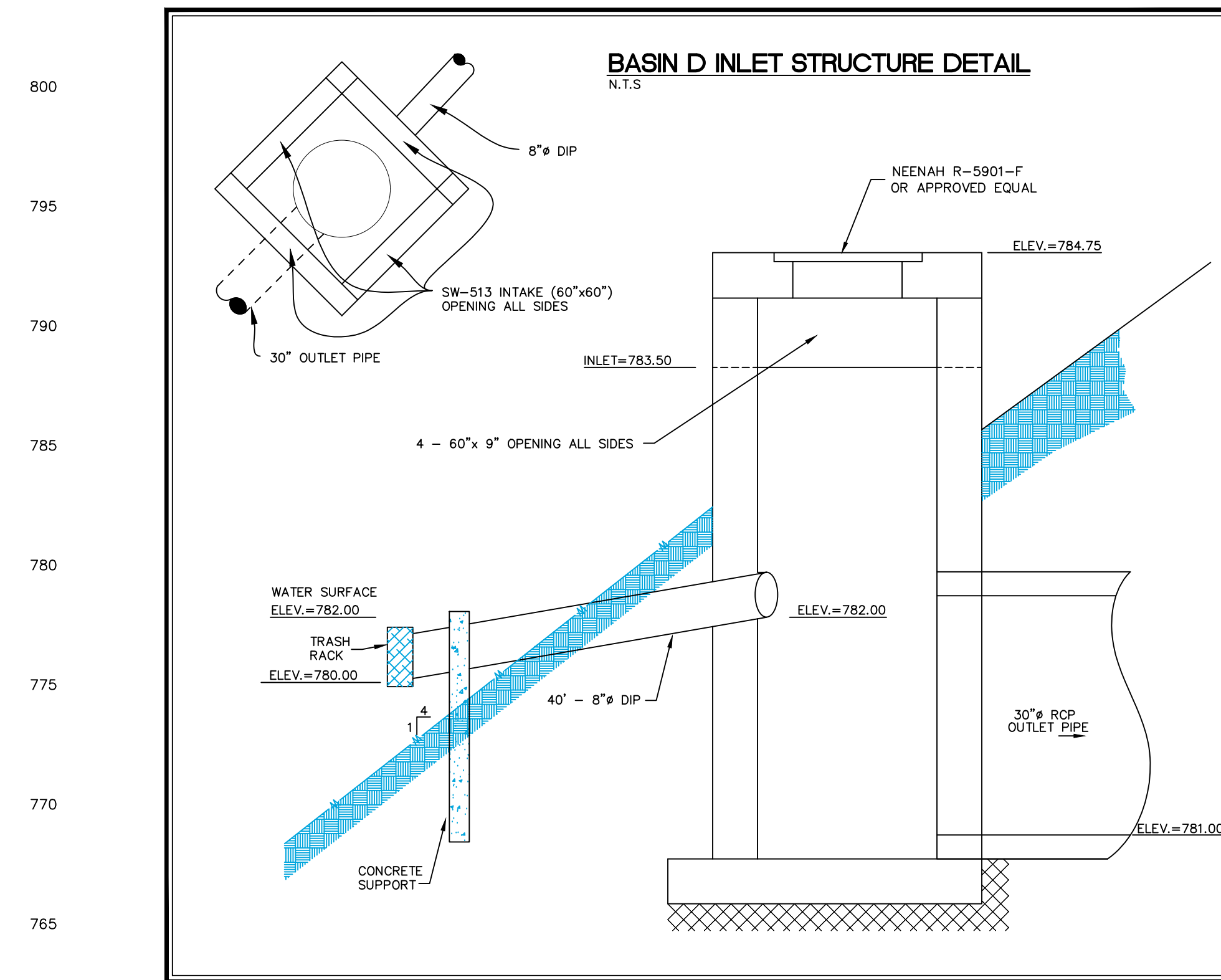
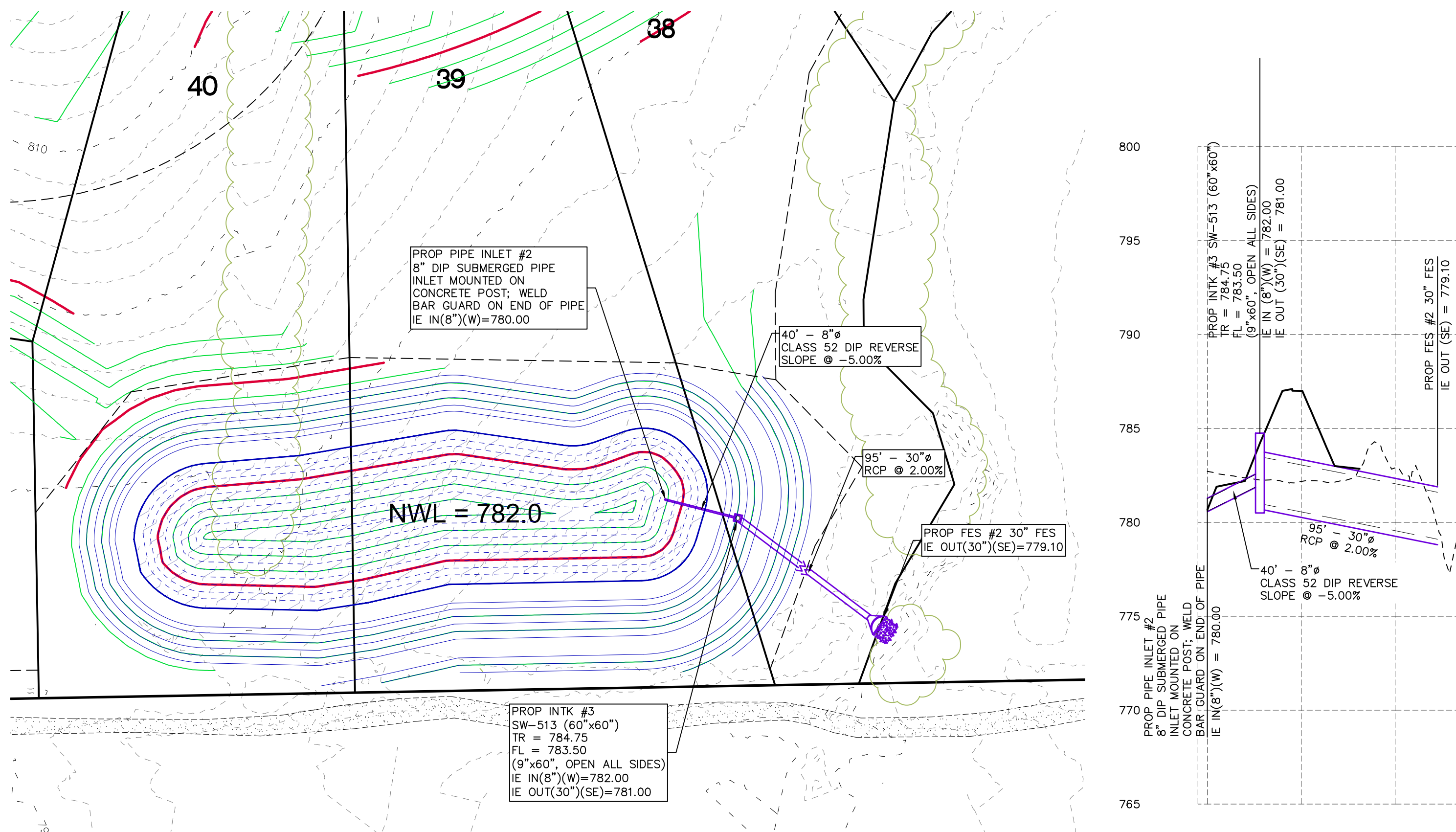
Date	Revision
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STORMWATER BASIN EXHIBIT SPARTAN HOLLOW JOHNSON COUNTY, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IOWA 52240

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SUBDIVIDER'S ATTORNEY:
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123 N. LINN STREET, SUITE 300
IOWA CITY, IOWA 52245



SPARTAN HOLLOW

JOHNSON COUNTY IOWA

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