



**US Army Corps  
of Engineers**®  
Rock Island District

# PUBLIC NOTICE

Applicant: Watts Group Construction      Date: February 01, 2022  
CEMVR-RD-2021-1265                              Expires: March 02, 2022  
Section 404

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**Joint Public Notice  
US Army Corps of Engineers  
Iowa Department of Natural Resources**

1. **Applicant:** Watts Group Construction, c/o Mr. Adam Hahn, 425 East Oakdale Boulevard, Coralville, Iowa 52241.

2. **Project Location:**

- South of Hwy 382 NE, unnamed tributary to Mill Creek, Solon, Iowa
- Section 15, Township 81 North, Range 6 West
- Johnson County, Iowa
- UTM NAD-83 Zone 15
- Lat 41.8139, Long -91.5164.

3. **Project Description and Purpose.**

- a. The applicant proposes to construct a new 104-acre residential subdivision, Trail Ridge Estates, outside of Solon, Iowa. The applicant submitted an application for review on August 25, 2021, and while the project was in review the unauthorized discharge of fill material into waters of the United States (WUS) occurred. A notice of violation was issued on November 23, 2021. At this time, no additional discharge of fill material has occurred within the identified wetlands. Should additional fill occur prior to a final Corps permit being issued this project will likely to be referred to the United States Environmental Protection Agency.
- b. The applicant is proposing a total of 2.44 acres of permanent impact to WUS for the construction of the Trail Ridge Estates subdivision. The applicant has stated impact to 1.27 acres of Wetland 5 have already occurred and are proposed as permanent impacts. In addition to Wetland 5, the applicant is proposing additional permanent impacts to include, 1.12 acres to Wetland 6; 0.04 acres to Wetland 1; and 0.01 acres to Wetland 2. No impacts are proposed to Wetlands 3 and 4. The applicant has stated that additional fill material will come from upland areas within the development. The applicant is proposing to purchase wetland credits for compensatory mitigation for permanent wetland impacts.

- c. This project is also located within a Corps real estate easement. Approval from real estate will be obtained prior to permit issuance.
- d. The applicants stated purpose and need statement involves the development of 104 acres for residential lots.
- e. The applicants stated avoidance and minimization efforts are fill being placed outside of the existing flowage easement and floodway limits. Fill placement being limited to the rear yards to remove those lots from the floodplain. Measures will be installed to prevent erosion into the waterway.

#### 4. Agency Review.

a. Department of the Army, Corps of Engineers. The Department of the Army application is being processed under the provisions of Section 404 of the Clean Water Act (33 U.S.C. 1344).

b. State of Iowa. The project plans have been submitted to the Iowa Department of Natural Resources (IDNR) for state certification of the proposed work in accordance with Section 401 of the Clean Water Act. The certification, if issued, will express the Department's opinion that the proposed activity will comply with Iowa's water quality standards (Chapter 61 IAC). The applicant has also applied for authorization of work in the floodplain pursuant to Chapter 455B of the Iowa Code and other applicable state permits. Written comments concerning possible impacts to waters of Iowa should be addressed to: Iowa Department of Natural Resources, 502 East 9<sup>th</sup> Street, Des Moines, Iowa 50319. A copy of the comments should be provided to the Corps of Engineers office (see paragraph 11. of this public notice for address).

5. **Historical/Archaeological.** The District Archaeologist consulted with the Iowa I-Sites geographic information systems archeological site and survey databases online. Including the HILD, HILD Burial and Notable Locations layers. The project area had not been surveyed and there were no previously identified historic properties in or adjacent to the permit area. Earth moving activities had commenced at the project location prior to the application review being completed by the Corps of Engineers. Therefore, a Section 110K violation investigation will be conducted prior the issuance of a permit. Due to the unknown amount of disturbance within the permit area it is the opinion of the District Archaeologist the project area has the potential to contain historic properties that may be potentially eligible for listing on the National Register of Historic Places (NRHP). As part of the Section 110K violation investigation the District will require the applicant to submit two (2) copies of a Phase I archaeological survey and geomorphological evaluation report covering the permit area. Geomorphological investigation must extend at least 50 centimeters below the proposed depths of soil disturbance or to a depth below which no possibility of historic properties exists. The applicant, in addition to this Phase I report, may be required to conduct additional Phase II test excavations to evaluate sites for eligibility for inclusion in the NRHP as well as other studies, site avoidance, or data recovery as may be the case.

## 6. Endangered Species.

a. District staff has performed a preliminary review of this application for the potential impact on threatened or endangered species pursuant to Section 7 of the Endangered Species Act as amended. The following all have potential habitat in Johnson County, Iowa.

- Indiana Bat (*Myotis sodalists*)
- Northern Long-eared Bat (*Myotis septentrionalis*),
- Monarch Butterfly (*Danaus plexippus*),
- Prairie Bush-clover (*Lespedeza leptostachya*),
- Western Prairie Fringed Orchid (*Platanthera praeclara*),
- Eastern Prairie Fringed Orchid (*Platanthera leucophaea*)

b. According to the Iowa Department of Natural Resources' Natural Areas Inventory website there are no known occurrences of federally listed species within or near the project area. No critical habitats are listed within the project area. Based on this lack of suitable habitat and known species occurring within or near the project area, our preliminary determination is that this project will have “**no effect**” to critical habitat or the federally listed species stated above.

**7. Dredge/Fill Material Guidelines.** The evaluation of the impact of the proposed activity on the public interest will also include application of the guidelines promulgated by the Administrator of the United States Environmental Protection Agency under authority of Section 404(b) of the Clean Water Act (40 CFR Part 230).

**8. Public Interest Review.** The decision whether to issue the Corps permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production and, in general, the needs and welfare of the people.

**9. Who Should Reply.** The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. These statements should be submitted on or before the expiration date specified at the top of page 1. These statements should bear upon the adequacy of plans and suitability of locations and should, if appropriate, suggest any changes considered desirable.

10. **Public Hearing Requests.** Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. A request may be denied if substantive reasons for holding a hearing are not provided.

11. **Reply to the Corps.** Comments concerning the Corps permit should be addressed to the US Army Corps of Engineers, Rock Island District, Attn: RD (K. Brown), Clock Tower Building - Post Office Box 2004, Rock Island, Illinois 61204-2004. **Ms. Kirsten Brown** may be contacted for additional information at (309) 794-5369 or email at [Kirsten.L.Brown@usace.army.mil](mailto:Kirsten.L.Brown@usace.army.mil).

Attach  
Plan

Ms. Kirsten L. Brown  
Project Manager, Western Branch  
Regulatory Division

Project Plans – 6 pages

**REQUEST TO POSTMASTERS:** Please post this notice conspicuously and continuously until the expiration date specified at the top of page 1.

**NOTICE TO EDITORS:** This notice is provided as background information for your use in formatting news stories. This notice is not a contract for classified display advertising.



# PRELIMINARY PLAT TRAIL RIDGE ESTATES SOLON, IOWA

## DEVELOPMENT CHARACTERISTICS

ALL ADJACENT PROPERTIES ARE A ZONING.  
ZONING IS LISTED IN THE FOLLOWING TABLE:

### R-1 RESIDENTIAL - SINGLE FAMILY

MINIMUM LOT AREA	8,000 SF
MINIMUM LOT WIDTH	70 FEET
FRONT YARD SETBACK	27 FEET
SIDE YARD SETBACK	10 FEET
- ONE STORY	12 FEET
- TWO OR MORE STORY	32 FEET

### R-3 RESIDENTIAL - SINGLE FAMILY

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT WIDTH	60 FEET
FRONT YARD SETBACK	27 FEET
SIDE YARD SETBACK	10 FEET
- ONE STORY	12 FEET
- TWO OR MORE STORY	32 FEET

### R-4 RESIDENTIAL

MINIMUM LOT AREA	9,600 SF
MINIMUM LOT WIDTH	80 FEET
FRONT YARD SETBACK	27 FEET
SIDE YARD SETBACK	10 FEET
- ONE STORY	12 FEET
- TWO OR MORE STORY	32 FEET

## LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER (NW ¼) OF SECTION 23, TOWNSHIP 81 NORTH, RANGE 6 WEST OF THE 5TH P.M., JOHNSON COUNTY, IOWA; THENCE ALONG THE WEST LINE OF SAID SECTION 23 500'37'38"E, 1583.31 FEET; THENCE CONTINUING ALONG SAID WEST LINE S01°01'22"E, 871.13 FEET; THENCE S37°26'52"E, 276.67 FEET; THENCE S89°58'20"E, 394.60 FEET; THENCE N00°04'02"E, 219.92 FEET; THENCE S83°08'56"E, 495.36 FEET; THENCE S48°47'21"E, 244.92 FEET; THENCE N89°55'55"E, 93.88 FEET; THENCE N00°41'59"W, 660.65 FEET; THENCE N89°49'01"E, 1310.88 FEET; THENCE N00°55'15"W, 829.02 TO THE RIGHT OF WAY LINE OF HIGHWAY #382; THENCE ALONG SAID ROW LINE N61°03'01"W, 135.32 FEET; THENCE ALONG SAID ROW N71°31'23"W, 137.53; THENCE ALONG SAID ROW N60°54'15"W, 913.88; THENCE S29°23'39"W, 374.02 FEET; THENCE N77°43'10"W, 249.86 FEET; THENCE N60°36'21"W, 135.94 FEET; THENCE N12°17'24"E, 480.69 FEET TO THE SAID ROW LINE; THENCE ALONG SAID ROW N69°56'39"W, 202.68 FEET; THENCE ALONG SAID ROW N66°50'13"W, 182.76 FEET; THENCE ALONG SAID ROW N66°29'33"W, 552.45 FEET; THENCE N89°38'43"W, 299.14 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 104.39 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

AND

BEGINNING AT THE NORTH QUARTER (N ¼) OF SECTION 23, TOWNSHIP 81 NORTH, RANGE 6 WEST OF THE 5TH P.M., JOHNSON COUNTY, IOWA; THENCE ALONG THE NORTH LINE OF SAID SECTION 23 N89°38'43"W, 2020.21 FEET TO THE RIGHT OF WAY LINE OF HIGHWAY #382; THENCE ALONG SAID ROW LINE S68°48'43"E, 437.19 FEET; THENCE 607.87 FEET ALONG SAID ROW ON A 4411.80 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY (CHORD BEARING S64°51'53"E, 607.38 FEET); THENCE ALONG SAID ROW S60°55'03"E, 1044.39 FEET; THENCE ALONG SAID ROW S61°03'01"E, 189.78 FEET; THENCE N00°55'15"W, 1003.13 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 21.52 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.
C1	607.87	4411.80	7°53'40"	N64°51'53"W

## PARCEL:

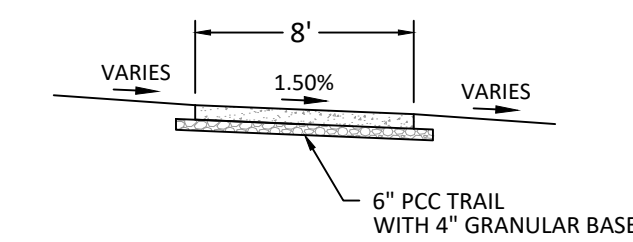
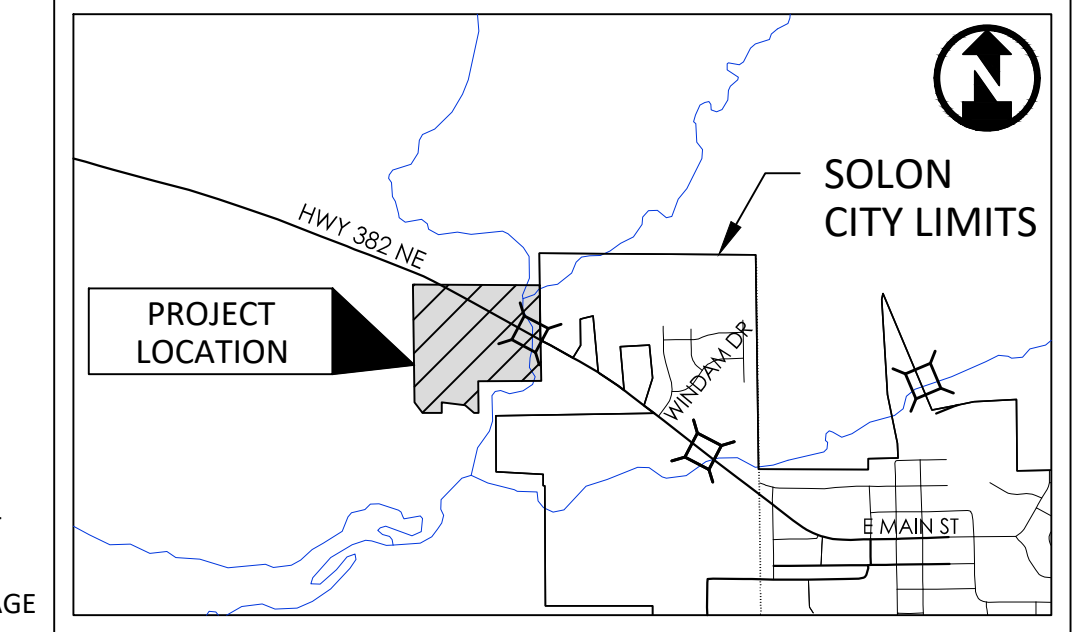
PARCEL	SIZE (AC)	INTENDED USE
OUTLOT A	5.16	STORMWATER MANAGEMENT
OUTLOT B	2.15	STORMWATER MANAGEMENT
OUTLOT C	6.28	OPEN SPACE
OUTLOT D	4.18	STORMWATER MANAGEMENT
OUTLOT E	12.89	OPEN SPACE
OUTLOT F	3.20	UNBUILDABLE OUTLOT
OUTLOT G	8.10	DOG PARK/OPEN SPACE
OUTLOT H	0.41	PARK SPACE
OUTLOT I	0.22	OPEN SPACE
OUTLOT J	0.13	FUTURE RIGHT OF WAY
OUTLOT K	0.10	OPEN SPACE
OUTLOT L	0.11	OPEN SPACE
OUTLOT M	0.12	UNBUILDABLE OUTLOT
OUTLOT N	0.20	UNBUILDABLE OUTLOT
OUTLOT O	1.66	STORMWATER MANAGEMENT
LOT A	14.13	RIGHT OF WAY
LOT B	2.38	RIGHT OF WAY

## KEY NOTES:

- Ⓐ 10' PUBLIC UTILITY EASEMENT
- Ⓑ 20' STORM SEWER AND DRAINAGE EASEMENT
- Ⓒ 50' DRAINAGE EASEMENT
- Ⓓ OFF-SITE TRAIL EASEMENT
- Ⓔ EXISTING FLOWAGE EASEMENT BK 202 PG 120
- Ⓕ EXISTING 25' OVERHEAD UTILITY EASEMENT
- Ⓖ 20' SANITARY SEWER AND DRAINAGE EASEMENT
- Ⓗ 30' PUBLIC ACCESS, STORM SEWER AND DRAINAGE EASEMENT

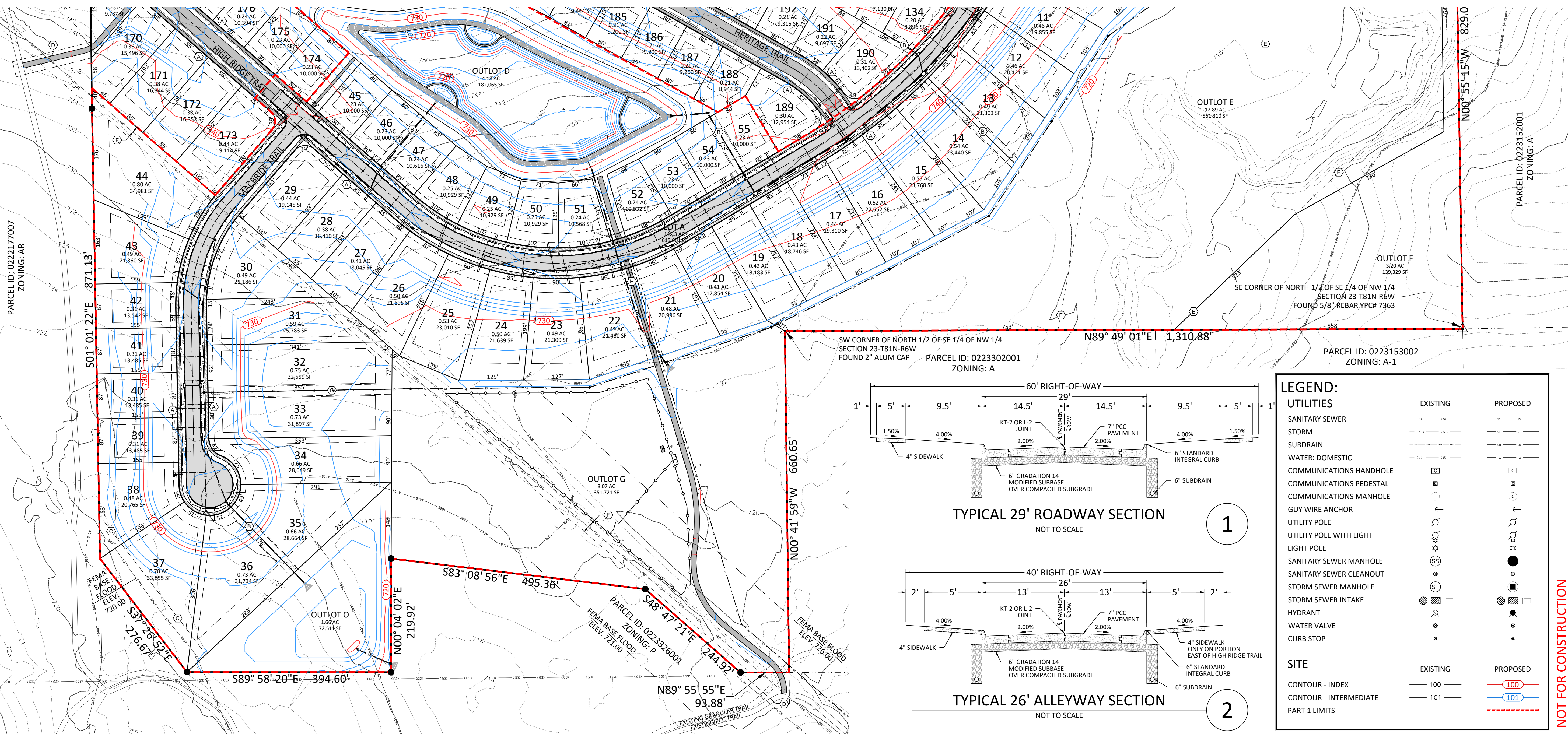
- OUTLOTS B, D AND O ARE TO BE OWNED AND MAINTAINED BY THE HOA FOR STORMWATER MANAGEMENT.
- OUTLOT F, M AND N ARE TO BE RETAINED BY THE DEVELOPER.
- OUTLOTS A, C, E, G, H, I, J, K, AND L ARE TO BE DEDICATED TO THE CITY FOR STORMWATER MANAGEMENT AND OPEN SPACE.
- LOT A & LOT B IS TO BE DEDICATED TO THE CITY FOR RIGHT OF WAY.

## PROJECT VICINITY MAP-CITY OF SOLON



TYPICAL TRAIL SECTION 3

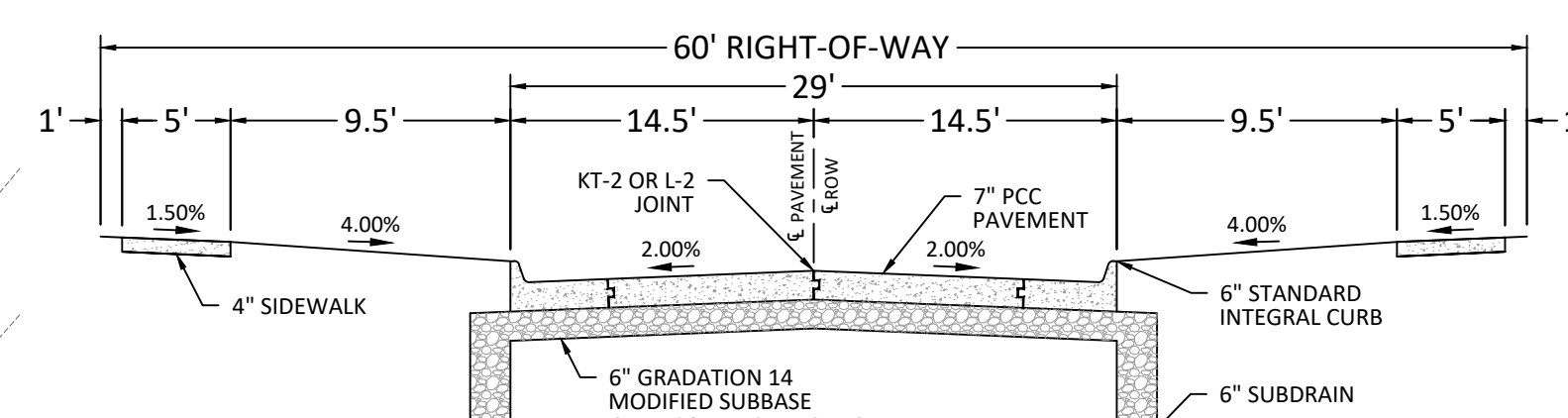
NOT TO SCALE



SW CORNER OF NORTH 1/2 OF SE 1/4 OF NW 1/4 SECTION 23-T81N-R6W FOUND 2" ALUM CAP PARCEL ID: 0223302001 ZONING: A

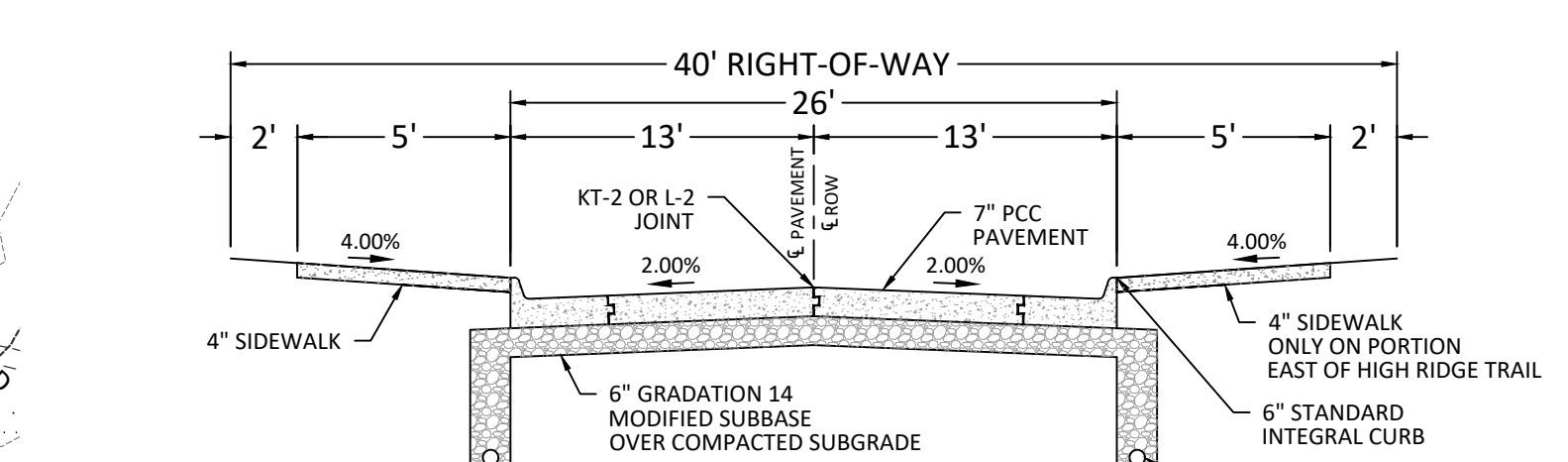
N89° 49' 01" E 1,310.88'

SE CORNER OF NORTH 1/2 OF SE 1/4 OF NW 1/4 SECTION 23-T81N-R6W FOUND 5/8" REBAR YPC# 7363 PARCEL ID: 0223153002 ZONING: A-1



TYPICAL 29' ROADWAY SECTION 1

NOT TO SCALE



TYPICAL 26' ALLEYWAY SECTION 2

NOT TO SCALE

### LEGEND:

UTILITIES	EXISTING	PROPOSED
SANITARY SEWER	—(S)—	—(S)—
STORM	—(ST)—	—(ST)—
SUBDRAIN	—(SD)—	—(SD)—
WATER: DOMESTIC	—(W)—	—(W)—
COMMUNICATIONS HANDHOLE	⊠	⊠
COMMUNICATIONS PEDESTAL	⊡	⊡
COMMUNICATIONS MANHOLE	⊞	⊞
GUY WIRE ANCHOR	⊙	⊙
UTILITY POLE	⊕	⊕
UTILITY POLE WITH LIGHT	⊕*	⊕*
LIGHT POLE	⊕	⊕
SANITARY SEWER MANHOLE	⊞	⊞
SANITARY SEWER CLEANOUT	⊞	⊞
STORM SEWER MANHOLE	⊞	⊞
STORM SEWER INTAKE	⊞	⊞
HYDRANT	⊞	⊞
WATER VALVE	⊞	⊞
CURB STOP	⊞	⊞
SITE		
CONTOUR - INDEX	—100—	—(100)—
CONTOUR - INTERMEDIATE	—101—	—(101)—
PART 1 LIMITS	---	---

ENGINEER: Axiom Consultants  
WWW.AXIOM-CON.COM | (319) 519-6220

0 50 100

DRAWING LOG	
DATE	DESCRIPTION OF CHANGES
07-14-2021	PRELIMINARY PLAT SUBMITTAL
07-29-2021	RESUBMITTAL
08-12-2021	RESUBMITTAL

REV	DESCRIPTION OF CHANGES
A	PRELIMINARY PLAT SUBMITTAL
B	RESUBMITTAL
C	RESUBMITTAL

PROJECT NAME: TRAIL RIDGE ESTATES

SHEET NAME: PRELIMINARY PLAT SOUTH PORTION

CLIENT NAME: WATTS GROUP

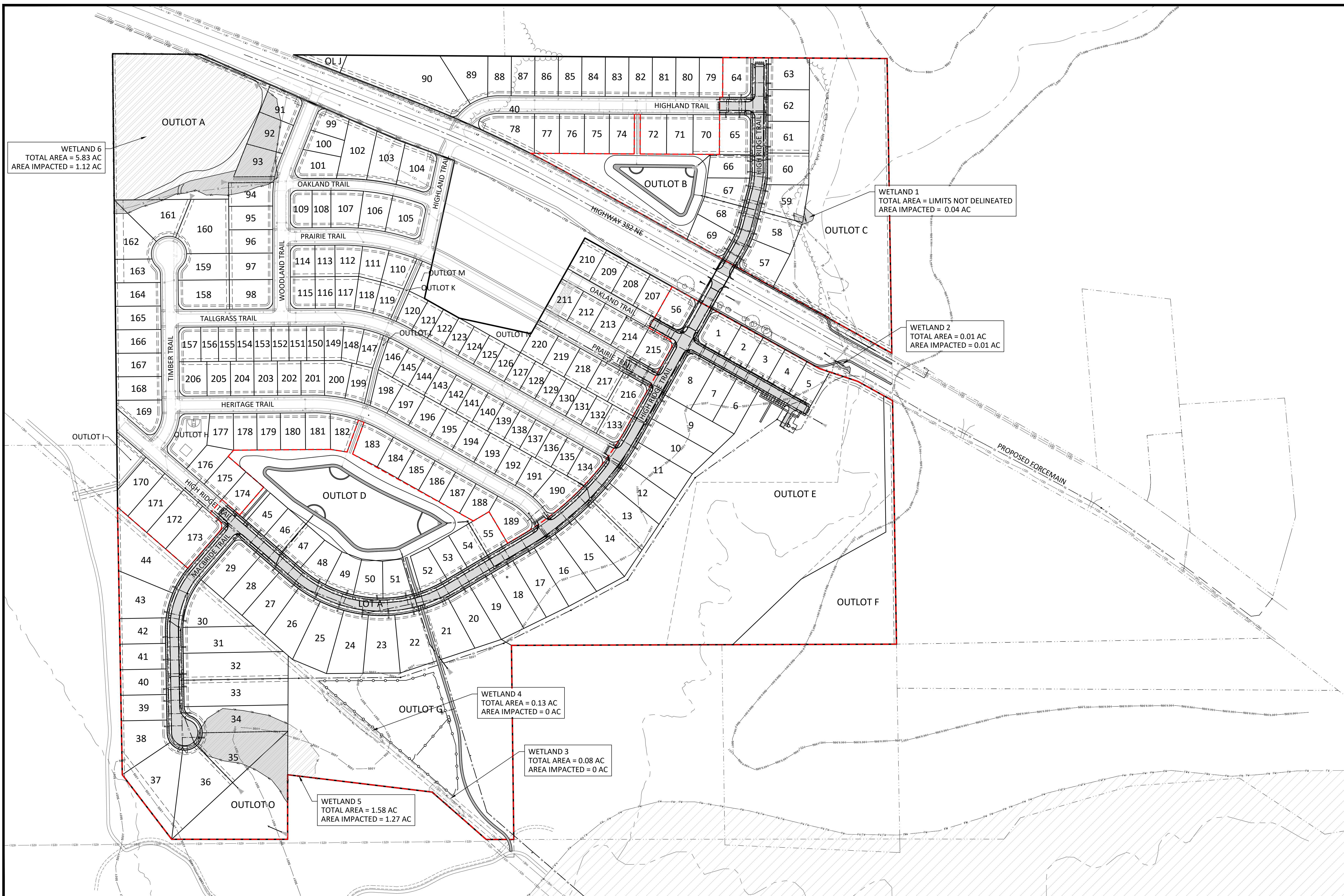
DESIGN PROFESSIONAL: BOELK

PROJECT NO.: 19-0157

SHEET NUMBER: 1 OF 3

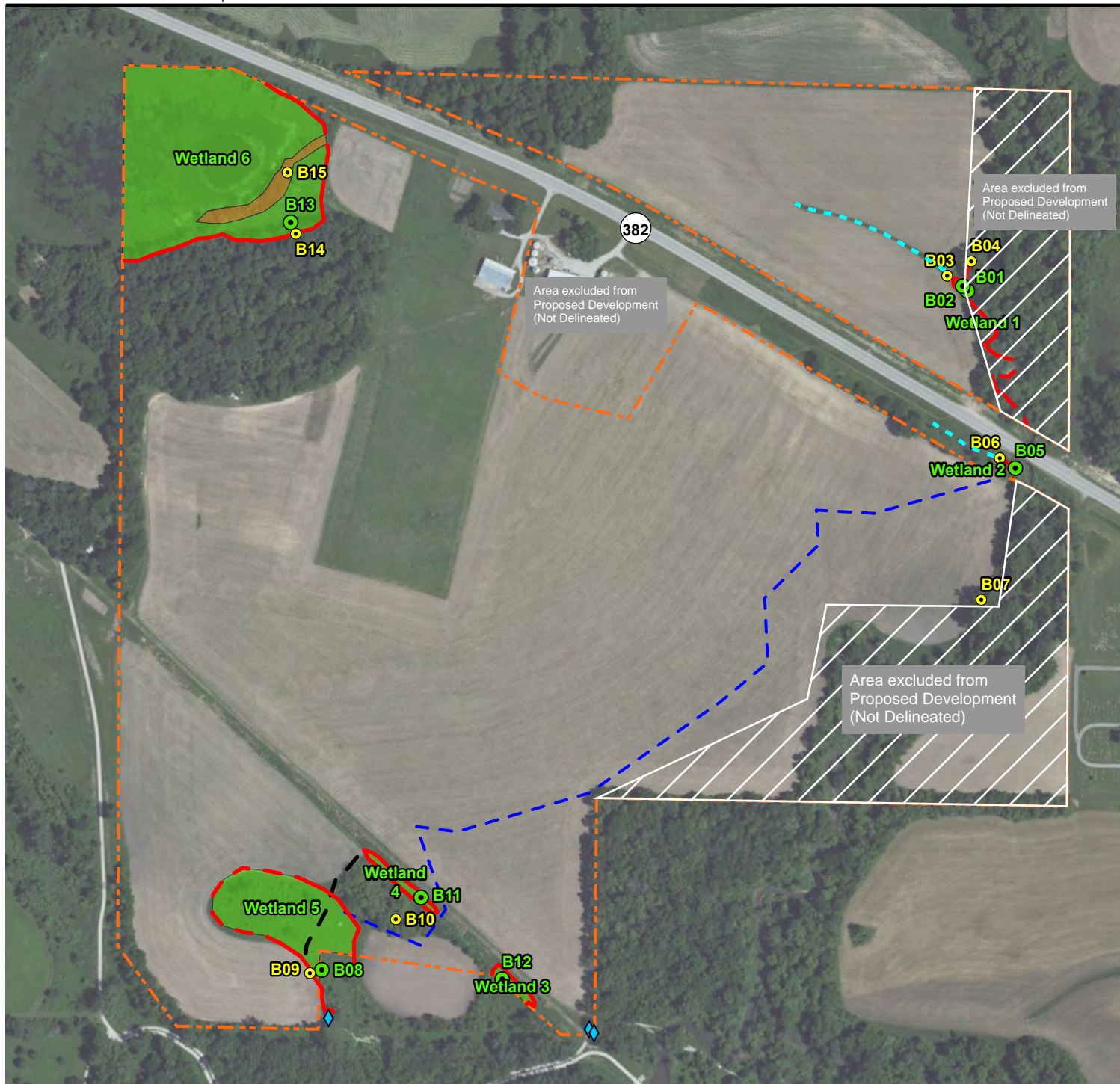
NOT FOR CONSTRUCTION





**AXIOM CONSULTANTS**  
 WWW.AXIOM-CON.COM | (319) 519-6220

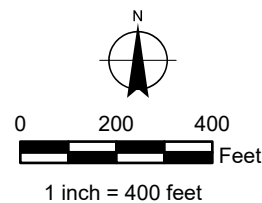




Aerial Imagery Source: Bing Maps Aerial

- Approximate Site Boundary
- Wetland
- Approximate Upland Area - Not Delineated
- Approximate Floodplain Elevation
- Limits of Disturbance
- Ephemeral Swale/Roadside Ditch
- Approximate Wetland Boundary - Not Delineated
- Delineated Wetland Boundary
- Wetland Sample
- Upland Sample
- ◆ Culvert

NOTE: Wetland boundaries and types are approximate for illustrative purposes only and do not reflect actual survey data.



11001 Hampshire Avenue S  
Minneapolis, MN 55438  
952.995.2000  
braunintertec.com

Project No:  
B2109233

Drawing No:  
Fig7\_WtInDelin

Drawn By: SL  
Date Drawn: 10/14/2021  
Checked By: TF  
Last Modified: 11/11/2021

Wetland Delineation

Trail Ridge Estates Residential Development

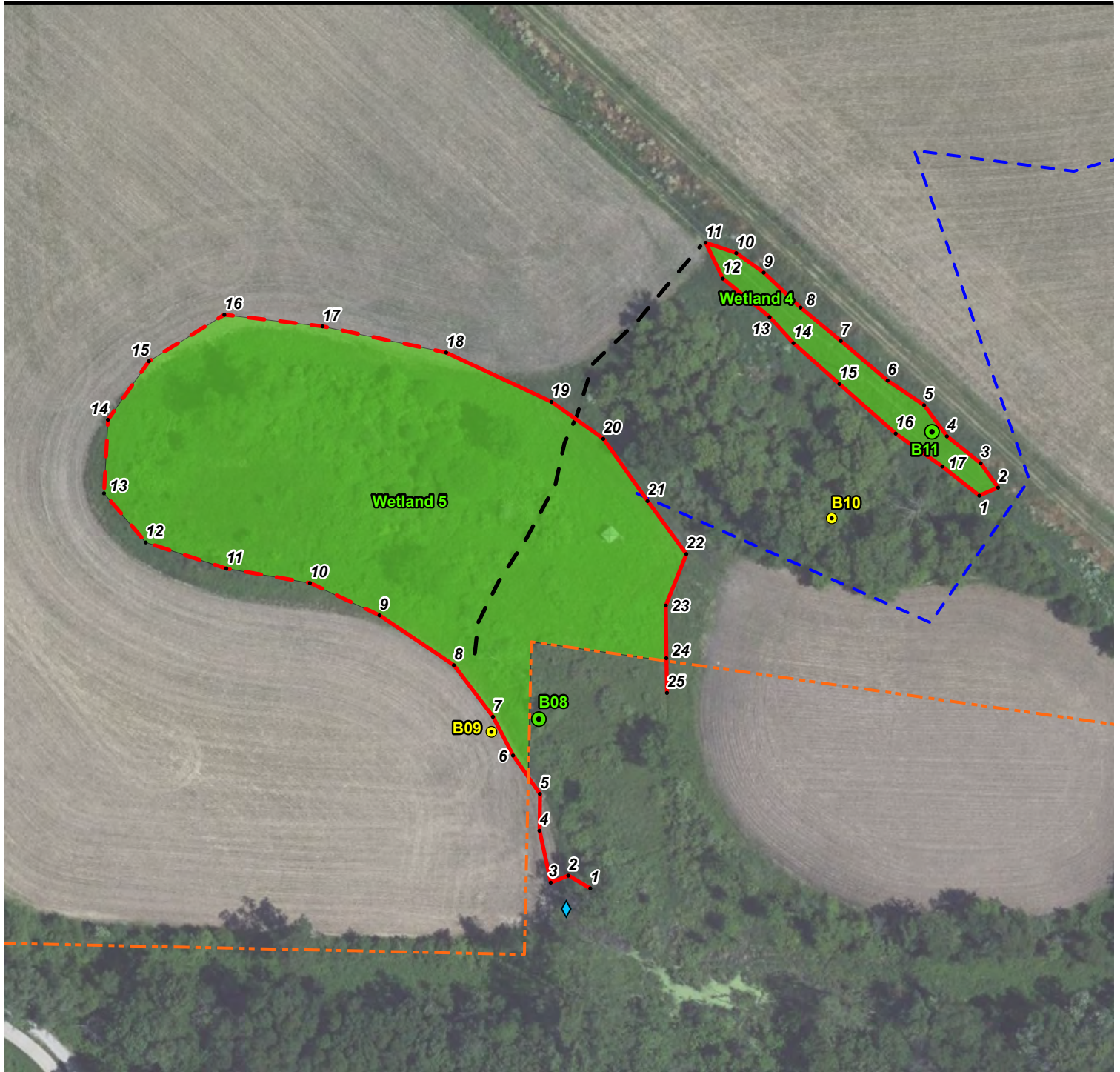
Approximately 110.5 Acres

Solon, Iowa

Wetland Delineation

Figure 7

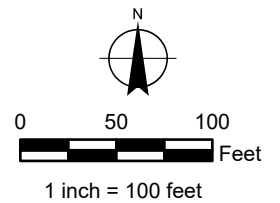




Aerial Imagery Source: Bing Maps Aerial

- Approximate Site Boundary
- Wetland
- Approximate Floodplain Elevation
- Limits of Disturbance
- Delineated Wetland Boundary
- Wetland Sample
- Upland Sample
- Boundary Flag
- ◆ Culvert
- Approximate Wetland Boundary - Not Delineated

NOTE: Wetland boundaries and types are approximate for illustrative purposes only and do not reflect actual survey data.



11001 Hampshire Avenue S  
Minneapolis, MN 55438  
952.995.2000  
braunintertec.com

Project No:  
B2109233

Drawing No:  
Fig7c\_WtInd5

Drawn By: SL  
Date Drawn: 10/14/2021  
Checked By: TF  
Last Modified: 11/11/2021

Wetland Delineation

Trail Ridge Estates Residential Development

Approximately 110.5 Acres

Solon, Iowa

**Wetland  
Delineation  
(Wetland 4 & 5)**

Figure 7c






Photograph #22	Trail Ridge Estates- Solon, IA	B2109233
Date:	11/2/2021	<b>BRAUN</b> <b>INTERTEC</b>
Direction:	Facing Southeast	
Subject:	Grading near edge of cleared area within Wetland 5.	




Photograph #25	Trail Ridge Estates- Solon, IA	B2109233
Date:	11/2/2021	<b>BRAUN</b> <b>INTERTEC</b>
Direction:	NA	
Subject:	Crayfish burrows in disturbed portion of wetland 5.	





Photograph #23	Trail Ridge Estates- Solon, IA	B2109233
Date:	11/2/2021	
Direction:	Facing Southwest	
Subject:	Significantly disturbed soil from earthwork in northern portion of Wetland 5.	



Photograph #24	Trail Ridge Estates- Solon, IA	B2109233
Date:	11/2/2021	
Direction:	Facing East	
Subject:	Approximate wetland boundary in disturbed portion of wetland 5.	