

Office Use Only		\$	
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA

APPLICATION FOR: SUBDIVISION PLAT APPROVAL

Application is hereby made for approval of a **PRELIMINARY / FINAL / COMBINED** subdivision plat on property located at (street address if available or layman's description):
 4809 Rapid Creek Road NE Iowa City, IA 52240

Parcel Number(s): 0829352001

Proposed Subdivision Name: Prairie Plum Ridge

The subdivision contains 13.07 total acres divided into 5 total lots as follows:

Buildable Lots: 2 Non-buildable outlots: 3

Total buildable acres: 3.98 Total non-buildable acres: 9.09

Current Zoning: R Proposed Use of the Subdivision: Residential

Rick Nowotny MMS Consultants Inc

s.steil@mmsconsultants.net 319-351-8282

Name of Engineer/Surveyor

Contact Email and Phone

David Bright

dbright@pughhagan.com 319-351-2028

Name of Attorney

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.

Evan & Kressa Evans

Name of Owner

Name of Applicant (if different)

4809 Rapid Creek Road NE Iowa City, IA 52240

Applicant Street Address (including City, State, Zip)

319-530-1777

evandog25@gmail.com

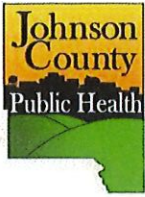
Applicant Phone

Applicant Email

Kressa Evans

Applicant Signature

See back page for Application Submittal Requirements and Checklist



FOR OFFICE USE ONLY:
ZONING NUMBER: _____

Johnson County Public Health
855 S. Dubuque Street Suite 217 * Iowa City, Iowa 52240 * 319/356-6040 * Fax: 319/356-6044

Johnson County Public Health Zoning Application

Applicant Name: Evan & Kressa Evans	Phone Number: (319) 530-1777		
Address: 4809 Rapid Creek Road NE	City: Iowa City	State: IA	Zip: 52240

NOTE: THIS APPLICATION NEED NOT BE SUBMITTED FOR FINAL PLATS.

TYPE OF ZONING REQUEST:	APPLICATION FEE:
<input type="checkbox"/> Zoning reclassification from _____ to _____	\$75.00 Application Fee
<input checked="" type="checkbox"/> Combined preliminary and final plat	\$50.00 + \$20.00 per Lot Application Fee*
<input type="checkbox"/> Preliminary plat using private onsite/centralized waste water systems	\$50.00 + \$20.00 per Lot Application Fee*
<input type="checkbox"/> Conditional Use Permit	\$25.00 Application Fee

***Outlots Exempt**

Application Fee \$50 + Lot Fee (if applicable)
 (Number of lots 5 Minus Number of Outlots = 2 x \$20.00 Fee Per Lot)
 = Enclosed Fee \$90

PLEASE RETURN THIS APPLICATION AND APPROPRIATE APPLICATION FEE TO:

**JOHNSON COUNTY PUBLIC HEALTH
855 S. DUBUQUE STREET SUITE 217
IOWA CITY, IA 52240**

The application and fee must be received by the department NO LESS THAN 24 HOURS prior to the Johnson County Zoning commission public hearing and/or the Johnson County Zoning Board of Adjustment.

No refund shall be made of any required fee accompanying a required application once filed with the administrative officer.

Signature of Applicant: *Kressa Evans* Date: May 13/2021



September 9, 2021

Project 11190-001

Johnson County Administration Building
Planning, Development and Sustainability
913 S Dubuque Street
Suite 204
Iowa City IA 52240

Re: Prairie Plum Ridge - 4809 Rapid Creek Road NE

Dear Nate:

On behalf of Kressa and Evan Evans, we are submitting a minor subdivision for 2 buildable lots. Lot 1 has a home already on it and an existing drive. Kressa and Evan are building a new home on the new lot to the south of the exiting home. The existing shared access will be utilized for Lot 2. This portion of the property also has an access easement (Bk 477 Pg. 340). It has also been approved by Johnson County Secondary Roads. The email correspondence is attached to the application and was sent to you on 03/12/2021.

The new 70 foot half right-of-way (ROW) requirement will place the existing house within 12.2 feet of the new ROW line. There are also 2 propane tanks used for heating the buildings on Lot 1, located within the new ROW. An agreement shall be prepared by David Bright with Pugh, Hagan and Prahm to annotate if a new house or addition is ever built on Lot 1, it shall be in conformance with current Johnson County setback requirements and if/when the propane tanks are replaced, they shall be placed outside of the ROW.

A stormwater waiver has been approved. We are creating one new buildable lot. The other lot on the property has 1 house on it already.

We have placed a 25' Access Easement across Lot 2 for access to Outlot A.

This subdivision is also within the 2-mile Fringe Area of Iowa City.

If you have any questions or concerns, please feel free to reach out.

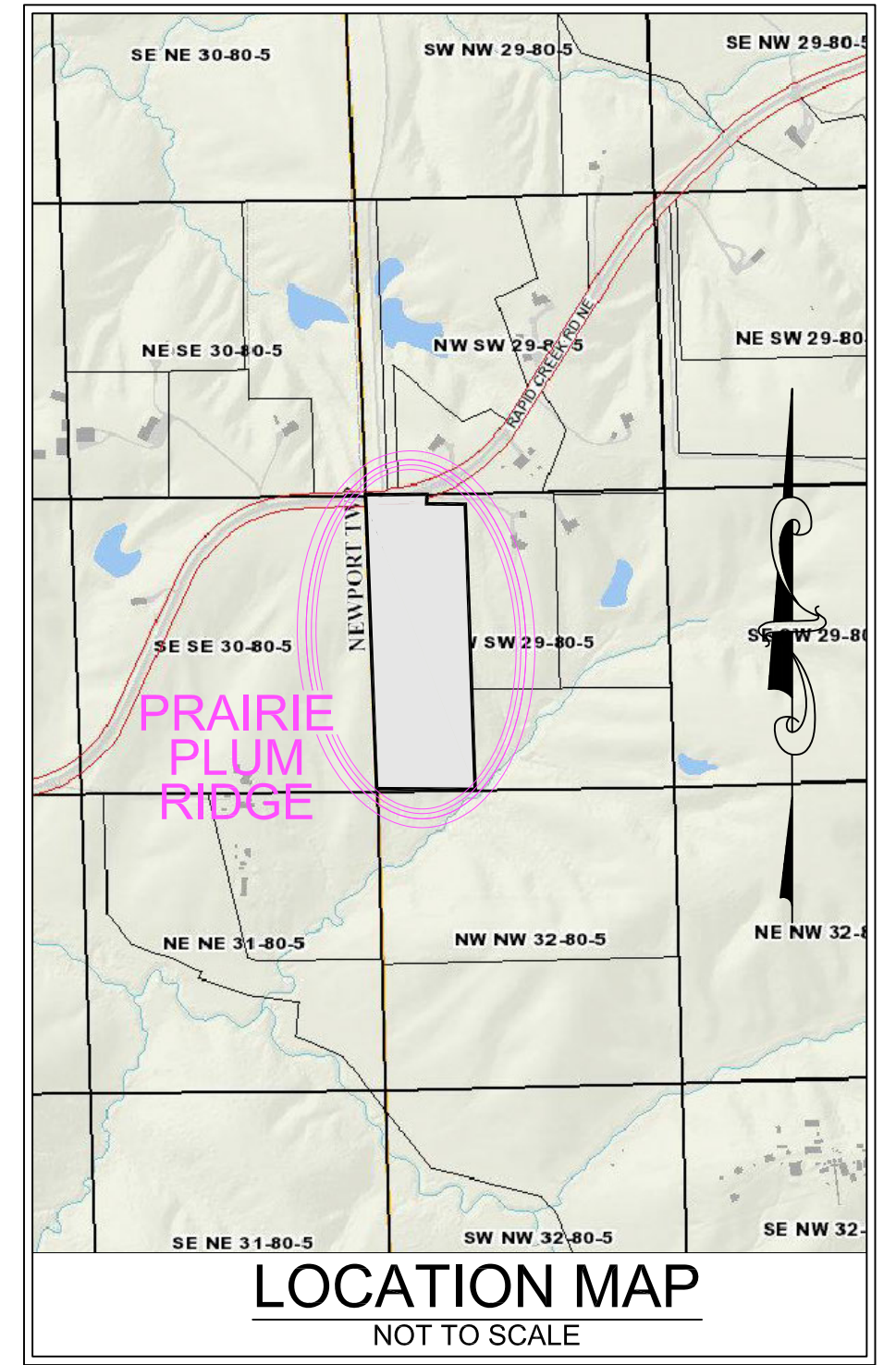
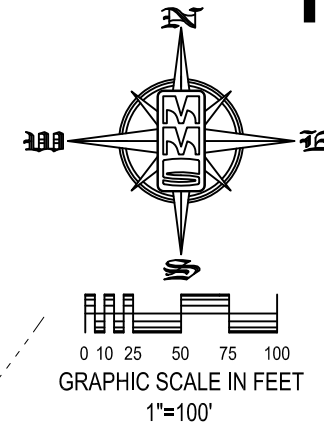
Sincerely,

Sandy Steil

Cc: David Bright
Public Health
Kress and Evan Evans
City of Iowa City

PRELIMINARY AND FINAL PLAT PRAIRIE PLUM RIDGE JOHNSON COUNTY, IOWA

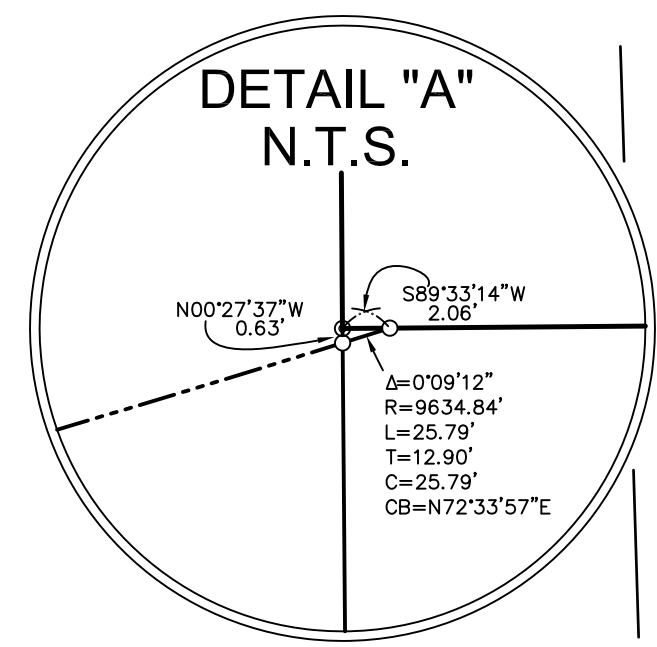
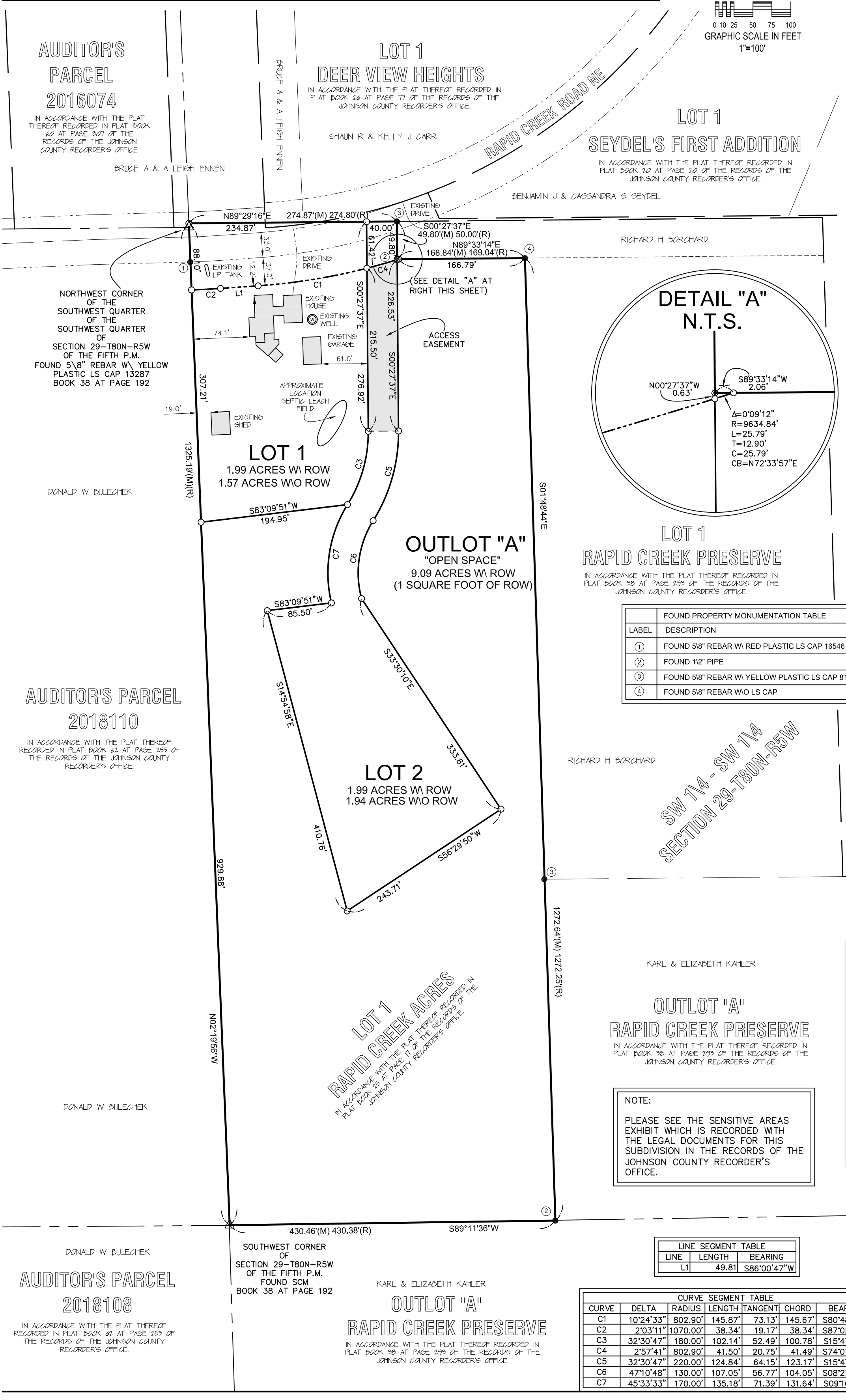
LOCATION: LOT 1 OF RAPID CREEK ACRES, IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 5 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	SUBDIVIDER: EVAN C & KRESSA J EVANS 4809 RAPID CREEK ROAD NE IOWA CITY, IOWA 52241
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	SUBDIVIDER'S ATTORNEY: DAVID J. BRIGHT 425 E. OAKDALE BLVD., SUITE 201 CORALVILLE, IOWA 52241
DATE OF SURVEY: 03-24-2021	PROPRIETOR OR OWNER: EVAN C & KRESSA J EVANS 4809 RAPID CREEK ROAD NE IOWA CITY, IOWA 52240
	DOCUMENT RETURN INFORMATION: LAND SURVEYOR



LEGEND AND NOTES

- ▲ CONGRESSIONAL CORNER, FOUND
- △ CONGRESSIONAL CORNER, REESTABLISHED
- CONGRESSIONAL CORNER, RECORDED LOCATION
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
- ✱ CUT "X"
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- EASEMENT LINES, WIDTH & PURPOSE NOTED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS



FOUND PROPERTY MONUMENTATION TABLE

LABEL	DESCRIPTION
①	FOUND 5/8" REBAR W/ RED PLASTIC LS CAP 16546
②	FOUND 1/2" PIPE
③	FOUND 5/8" REBAR W/ YELLOW PLASTIC LS CAP 8165
④	FOUND 5/8" REBAR W/O LS CAP

DESCRIPTION - PRAIRIE PLUM RIDGE

I CERTIFY THAT DURING THE MONTH OF MARCH, 2021, A SURVEY WAS MADE UNDER MY SUPERVISION OF LOT 1 OF RAPID CREEK ACRES, IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 5 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.

SAID LOT 1 CONTAINS 13.07 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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.

RICHARD R. NOWOTNY, P.L.S., Iowa Lic. No. 17916
My license renewal date is December 31, 20____.

Pages or sheets covered by this seal: _____

DRAFT

NOTE:
PLEASE SEE THE SENSITIVE AREAS EXHIBIT WHICH IS RECORDED WITH THE LEGAL DOCUMENTS FOR THIS SUBDIVISION IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

LINE SEGMENT TABLE

LINE	LENGTH	BEARING
L1	49.81'	S86°00'47"W

CURVE SEGMENT TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	10°24'33"	802.90'	145.87'	73.13'	145.67'	S80°48'30"W
C2	2°03'11"	1070.00'	38.34'	19.17'	38.34'	S87°02'22"W
C3	32°30'47"	180.00'	102.14'	52.49'	100.78'	S15°47'47"W
C4	2°57'41"	802.90'	41.50'	20.75'	41.49'	S74°07'24"W
C5	32°30'47"	220.00'	124.84'	64.15'	123.17'	S15°47'47"W
C6	47°10'48"	130.00'	107.05'	56.77'	104.05'	S08°27'46"W
C7	45°33'33"	170.00'	135.18'	71.39'	131.64'	S09°16'24"W

Signed before me this _____ day of _____, 20____.

Notary Public, in and for the State of Iowa.

PLAT APPROVED BY:
JOHNSON COUNTY BOARD OF SUPERVISORS:
CHAIRPERSON _____ DATE _____

JOHNSON COUNTY
MMS CONSULTANTS, INC.
04-27-2021
1310
11190-001

PRELIMINARY AND
FINAL PLAT
PRAIRIE PLUM RIDGE

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

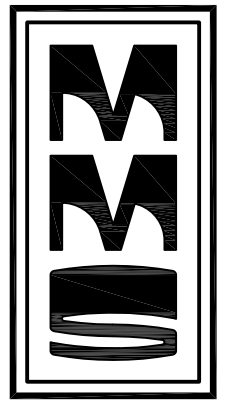
LOCATION: A PORTION OF LOT 1 OF RAPID CREEK ACRES, IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 5 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	SUBDIVIDER: EVAN C & KRESSA J EVANS 4809 RAPID CREEK ROAD NE IOWA CITY, IOWA 52240
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	SUBDIVIDER'S ATTORNEY: DAVID J. BRIGHT 425 E. OAKDALE BLVD., SUITE 201 CORALVILLE, IOWA 52241
DATE OF SURVEY: 03-24-2021	PROPRIETOR OR OWNER: EVAN C & KRESSA J EVANS 4809 RAPID CREEK ROAD NE IOWA CITY, IOWA 52240
	DOCUMENT RETURN INFORMATION: LAND SURVEYOR

ROAD RIGHT-OF-WAY ACQUISITION PLAT PRAIRIE PLUM RIDGE JOHNSON COUNTY, IOWA

LEGEND AND NOTES

▲	- CONGRESSIONAL CORNER, FOUND
△	- CONGRESSIONAL CORNER, REESTABLISHED
△	- CONGRESSIONAL CORNER, RECORDED LOCATION
●	- PROPERTY CORNER(S), FOUND (as noted)
○	- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
⊗	- CUT "X"
———	- PROPERTY &/or BOUNDARY LINES
- - - - -	- CONGRESSIONAL SECTION LINES
- - - - -	- RIGHT-OF-WAY LINES
- - - - -	- CENTER LINES
- - - - -	- LOT LINES, INTERNAL
- - - - -	- LOT LINES, PLATTED OR BY DEED
- - - - -	- EASEMENT LINES, WIDTH & PURPOSE NOTED
- - - - -	- EXISTING EASEMENT LINES, PURPOSE NOTED
(R)	- RECORDED DIMENSIONS
(M)	- MEASURED DIMENSIONS
C22-1	- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

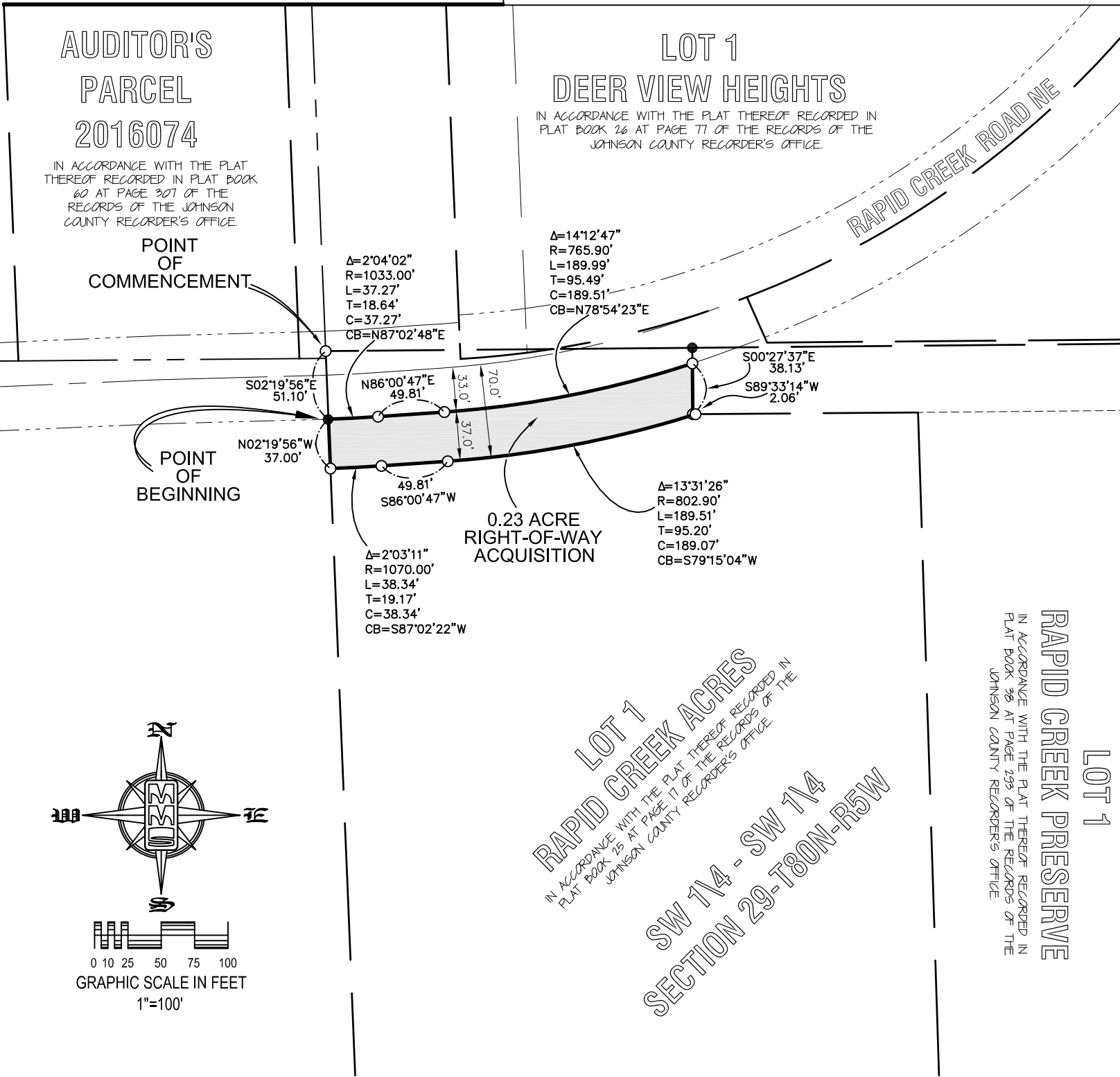


CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282

www.mmsconsultants.net

FOR COUNTY RECORDER'S USE



DESCRIPTION - ROAD RIGHT-OF-WAY ACQUISITION

A PORTION OF LOT 1 OF RAPID CREEK ACRES, IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 5 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, DESCRIBED AS FOLLOWS:

Commencing at the Northwest Corner of Lot 1 of Rapid Creek Acres, in accordance with the Plat thereof Recorded in Plat Book 25 at Page 17 of the Records of the Johnson County Recorder's Office; Thence S02°19'56"E, along the West Line of said Lot 1, a distance of 51.10 feet, to its intersection with the Southerly Right-of-Way Line of Rapid Creek Road NE, and the POINT OF BEGINNING; Thence Northeasterly, 37.27 feet, along said Southerly Right-of-Way Line on a 1033.00 foot radius curve, concave Northwesterly, whose 37.27 foot chord bears N87°02'48"E; Thence N86°00'47"E, along said Southerly Right-of-Way Line, 49.81 feet; Thence Northeasterly, 189.99 feet, along said Southerly Right-of-Way Line on a 765.90 foot radius curve, concave Northwesterly, whose 189.51 foot chord bears N78°54'23"E, to a Point on the East Line of said Lot 1; Thence S00°27'37"E, along said East Line, 38.13 feet; Thence S89°33'14"W, along said East Line, 2.06 feet; Thence Southwesterly, 189.51 feet, along an 802.90 foot radius curve, concave Northwesterly, whose 189.07 foot chord bears S79°15'04"W; Thence S86°00'47"W, 49.81 feet; Thence Southwesterly, 38.34 feet, along a 1070.00 foot radius curve, concave Northwesterly, whose 38.34 foot chord bears S87°02'22"W, to a Point on the West Line of said Lot 1; Thence N02°19'56"W, along said West Line, 37.00 feet, to the POINT OF BEGINNING. Said Road Right-of-Way Acquisition contains 0.23 Acre, and is subject to easements and restrictions of record.

Date	Revision
05-12-2021	PER RRN REVIEW - RLW

ACQUISITION PLAT ROAD RIGHT-OF-WAY

A PORTION OF LOT 1 OF RAPID CREEK ACRES, IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 5 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY IOWA
MMS CONSULTANTS, INC.

Date:	05-11-2021
Designed by:	SAS
Field Book No:	1310
Drawn by:	RLW
Scale:	1"=100'
Checked by:	RRN
Sheet No:	1
Project No:	IC 11190-001
of:	1

SEAL

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.

_____, 20____

RICHARD R. NOWOTNY
P.L.S. Iowa Lic. No. 17916

My license renewal date is December 31, 20____.

Pages or sheets covered by this seal: _____

DESCRIPTION - ROAD RIGHT-OF-WAY ACQUISITION

A PORTION OF LOT 1 OF RAPID CREEK ACRES, IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 5 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, DESCRIBED AS FOLLOWS:

Commencing at the Northwest Corner of Lot 1 of Rapid Creek Acres, in accordance with the Plat thereof Recorded in Plat Book 25 at Page 17 of the Records of the Johnson County Recorder's Office; Thence $S02^{\circ}19'56''E$, along the West Line of said Lot 1, a distance of 51.10 feet, to its intersection with the Southerly Right-of-Way Line of Rapid Creek Road NE, and the POINT OF BEGINNING; Thence Northeasterly, 37.27 feet, along said Southerly Right-of-Way Line on a 1033.00 foot radius curve, concave Northwesterly, whose 37.27 foot chord bears $N87^{\circ}02'48''E$; Thence $N86^{\circ}00'47''E$, along said Southerly Right-of-Way Line, 49.81 feet; Thence Northeasterly, 189.99 feet, along said Southerly Right-of-Way Line on a 765.90 foot radius curve, concave Northwesterly, whose 189.51 foot chord bears $N78^{\circ}54'23''E$, to a Point on the East Line of said Lot 1; Thence $S00^{\circ}27'37''E$, along said East Line, 38.13 feet; Thence $S89^{\circ}33'14''W$, along said East Line, 2.06 feet; Thence Southwesterly, 189.51 feet, along an 802.90 foot radius curve, concave Northwesterly, whose 189.07 foot chord bears $S79^{\circ}15'04''W$; Thence $S86^{\circ}00'47''W$, 49.81 feet; Thence Southwesterly, 38.34 feet, along a 1070.00 foot radius curve, concave Northwesterly, whose 38.34 foot chord bears $S87^{\circ}02'22''W$, to a Point on the West Line of said Lot 1; Thence $N02^{\circ}19'56''W$, along said West Line, 37.00 feet, to the POINT OF BEGINNING. Said Road Right-of-Way Acquisition contains 0.23 Acre, and is subject to easements and restrictions of record.

Adjacent Property Owners List
Evans Rezoning
Within 500'
MMS Project #11190-001

BENJAMIN J SEYDEL
4827 RAPID CREEK RD NE
IOWA CITY, IA 52240

BRUCE & A LEIGH ENNEN
4810 RAPID CREEK RD NE
IOWA CITY, IA 52240

DONALD W BULECHEK
3267 UTAH AVE NE
IOWA CITY, IA 52240

EVAN C & KRESSA J EVANS
4809 RAPID CREEK RD NE
IOWA CITY, IA 52240

GARL J & LAURA M MCLAUGHLIN
4790 RAPID CREEK RD NE
IOWA CITY, IA 52240

HELEN L KOTTMAN
PO BOX 1700
IOWA CITY, IA 52244

JANE A BENDA
4833 RAPID CREEK RD NE
IOWA CITY, IA 52240

KARL & ELIZABETH KAHLER
524 RONALDS ST
IOWA CITY, IA 52245

LARRY D & SUSAN M ELLINGSON
4823 RAPID CREEK RD NE
IOWA CITY, IA 52240

RICHARD H BORCHARD
4819 RAPID CREEK RD NE
IOWA CITY, IA 52240

SHAUN R & KELLY J CARR
4808 RAPID CREEK RD NE
IOWA CITY, IA 52240