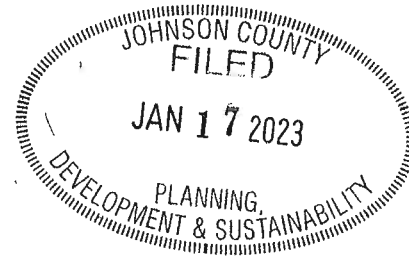


Office Use Only	117-23	\$560	P2C-23-28316
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA

APPLICATION FOR: SUBDIVISION PLAT APPROVAL



Application is hereby made for approval of a (circle): **PRELIMINARY** / **FINAL** / **COMBINED**
subdivision plat on property located at (street address if available or layman's description):

West of Rapid Creek Road, 4760 Rapid Creek Road NE, Iowa City

Parcel Number(s): 0830477001

Proposed Subdivision Name: Rapid Creek Estates

The subdivision contains 10.95 total acres divided into 6 total lots as follows:

Buildable Lots: 4

Non-buildable outlots: 2

Total buildable acres: 6.89

Total non-buildable acres: 4.06

Current Zoning: R

Proposed Use of the Subdivision: Residential

Paul Anderson/Dave West

g.landau@mmsconsultants.net 319-351-8282

Name of Engineer/Surveyor

Contact Email and Phone

Mike Kennedy

mkennedy@kcfglaw.com

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.

David Teagle

Name of Owner

Name of Applicant (if different)

P.O. Box 1188, Iowa City, IA 52244

Applicant Street Address (including City, State, Zip)

319-631-4893

datteagle@yahoo.com

Applicant Phone

Applicant Email

Applicant Signature

See back page for Application Submittal Requirements and Checklist

Updated and current as of 12.1.2021_NM

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.

- gll Application Fee (varies based on nature of application) is due at the time of submittal.
- gll A brief letter of intent explaining the application and describing road, well, septic, etc.
- gll Ten (10) copies of the plat (and any other sheets larger than 11x17).
- gll The names and addresses of owners of all property within five hundred (500) feet of the parent property or parcel.
- gll A signed certificate of the Auditor approving the subdivision name.
- gll Resolution Affirming the Stability of the Road System (signed and notarized).
- gll One (1) copy of the completed Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an approved waiver.
- gll One (1) copy of the Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an approved waiver.
- gll Proof of application to Johnson County Public Health for a Public Health Zoning Application.
- gll For subdivisions that propose to create a new access or upgrade an existing access to a public county road: a copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads.
- gll **FARMSTEAD SPLITS ONLY:** include a list of parcel numbers of the parent farm and the book and page(s) recorded prior to December 1, 2000.
- gll **FINAL PLATS ONLY:** 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.
- gll **FINAL & COMBINED PLATS:** The following DRAFT (unsigned) legal documents in digital or hard copy.
 - 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:

- gll 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).
 - Submission must be saved in AutoCAD 2017 or older format
 - Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
 - Submission **MUST** 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.
- gll 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).
- gll 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.

Adjacent Property Owners List
Rapid Creek Estates & Rezoning
Within 500'
MMS Project #11558-001

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

COLA BLANCA FARMS LLC
67 PLEASANT HILL RD
MOUNT VERNON, IA 52314

DALE E & CONNI LYNCH
4730 RAPID CREEK RD
IOWA CITY, IA 52240

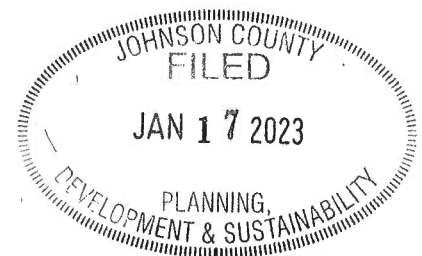
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4747 RAPID CREEK RD NE
IOWA CITY, IA 52240

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4809 RAPID CREEK RD NE
IOWA CITY, IA 52240

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

TEAGLE CONSTRUCTION LLC
123 STEVENS DR #3
IOWA CITY, IA 52240





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

January 16, 2022

Mr. Josh Busard
Johnson County Planning, Development, & Sustainability Dept.
913 S. Dubuque St, Suite 204
Iowa City, IA 52240

RE: Letter of Intent for Rapid Creek Estates

Dear Josh:

David Teagle is applying for final plat approval for Rapid Creek Estates, a six lot subdivision west of Rapid Creek Road NE. There will be four buildable lots. Lot 2 contains an existing home, Lot 1 will be for Mr. Teagle to construct a new home, and the other two lots will be sold.

Lots 1 & 2 will share the existing driveway. A new right of way permit has been approved for a new shared access for Lots 3 & 4.

There is an existing well and septic system that services the existing house. The well has been examined by Gingerich and was determined to be deep enough to service three additional homes. It will be upgraded if necessary and have a well house built around it. Each new home will install a septic system.

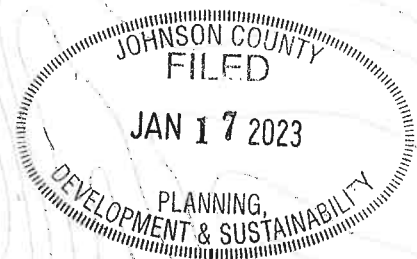
A performance agreement has been drafted and money is being held in escrow to cover the remainder of the improvements. As-built construction drawings are included with this submittal and they will be updated in the spring when the last of the infrastructure work is completed.

Respectfully submitted,

A handwritten signature in blue ink that reads "Gina Landau".

Gina Landau

11558-001LetterofIntent.docx

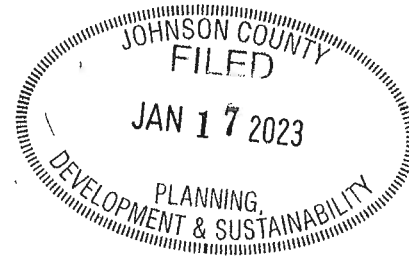


Office Use Only	117-23	\$560	P2C-23-28316
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JOHNSON COUNTY, IOWA

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g.landau@mmsconsultants.net 319-351-8282

Name of Engineer/Surveyor

Contact Email and Phone

Mike Kennedy

mkennedy@kcfglaw.com

Name of Attorney

Contact Email and Phone

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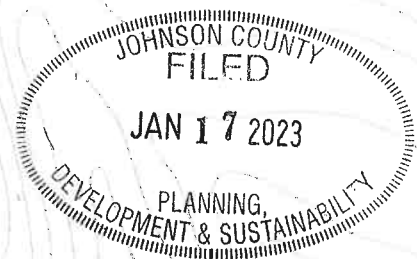
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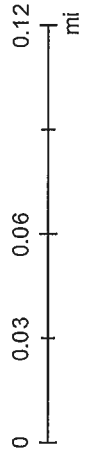
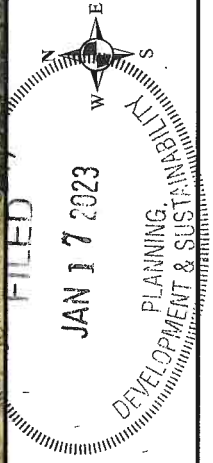
11558-001LetterofIntent.docx





Johnson County

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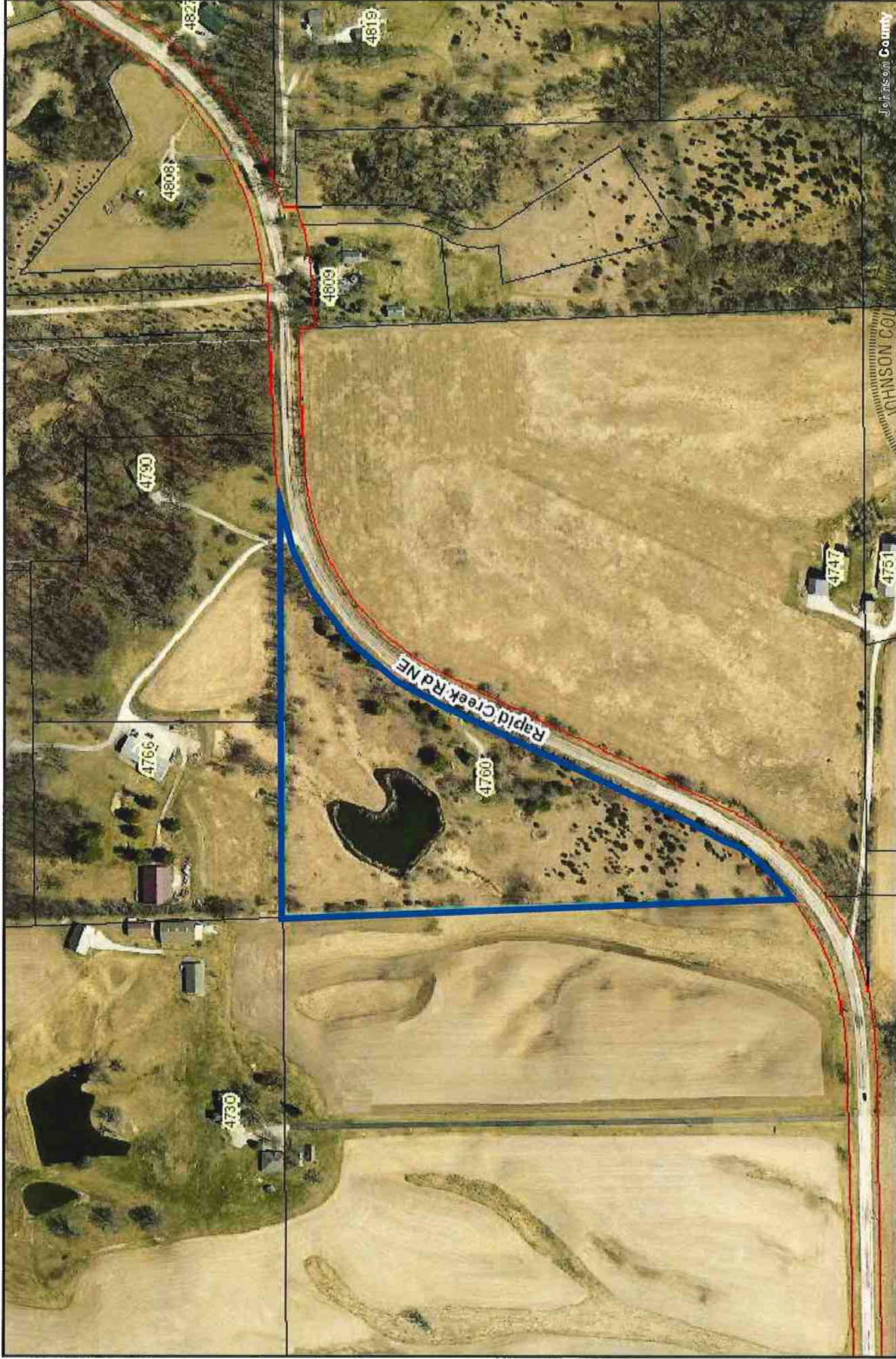


Johnson County GIS
Web Printing

My Map

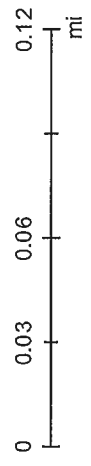
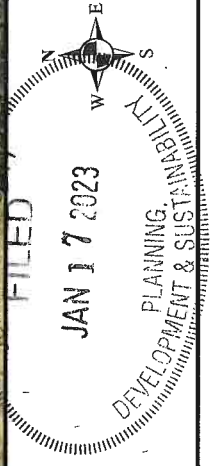
Printed: 5/19/2022





Johnson County

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1 inch = 293 feet

Johnson County GIS
Web Printing

My Map

Printed: 5/19/2022



POINT OF COMMENCEMENT

NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE FIFTH P.M. OF SECTION 30-T80N-R5W SET 5/8" REBAR W/ YELLOW PLASTIC LS CAP 17916

DAVID A & PAMELA J SEYDEL

NE 1/4 - SE 1/4
SECTION 30-T80N-R5W

OUTLOT "B"
OPEN SPACE
0.56 ACRES INCLUSIVE OF ROAD RIGHT-OF-WAY
0.08 ACRES EXCLUSIVE OF ROAD RIGHT-OF-WAY

AUDITOR'S PARCEL 2016074
PLAT BOOK 60 AT PAGE 301

BRUCE A & A LEIGH ENNEN

NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE FIFTH P.M. FOUND 5/8" REBAR W/ YELLOW PLASTIC LS CAP 17916 PLAT BOOK 62 AT PAGE 276

FOR COUNTY RECORDER'S USE

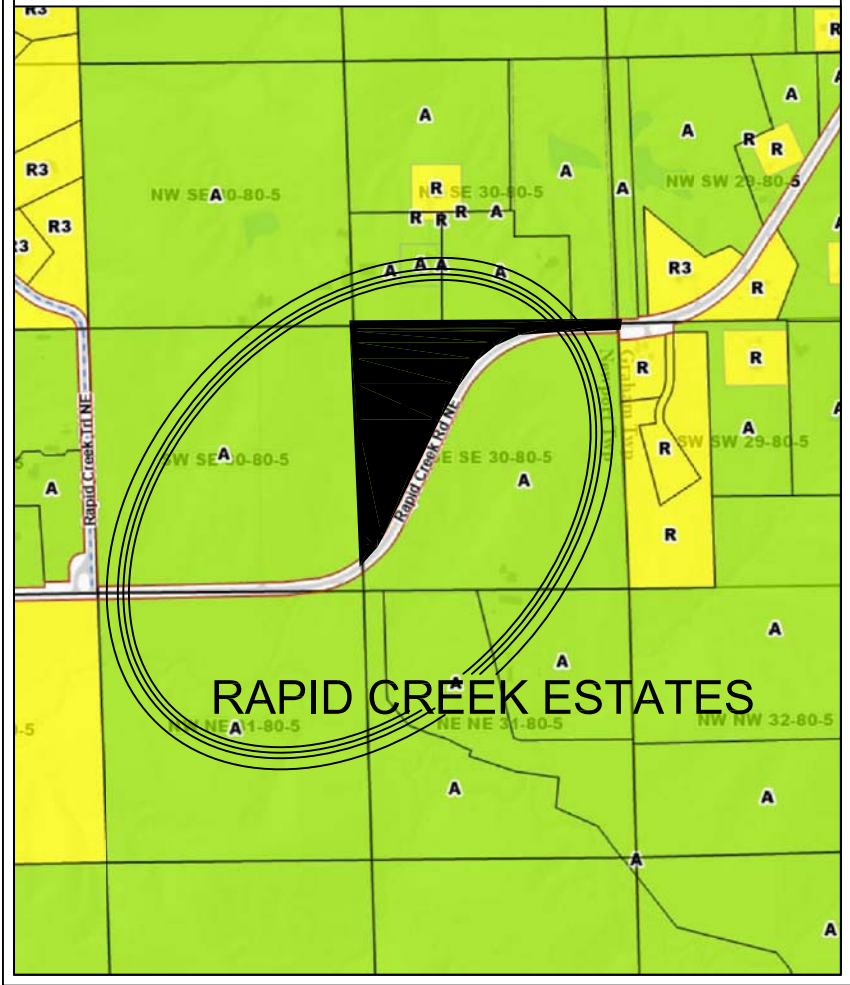
FINAL PLAT
RAPID CREEK ESTATES
JOHNSON COUNTY, IOWA

LOCATION:	SUBDIVIDER:
A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER ALL OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 5 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	TEAGLE CONSTRUCTION LLC 123 STEVENS DR #3 IOWA CITY, IOWA 52240
LAND SURVEYOR:	PROPRIETOR OR OWNER:
RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	TEAGLE CONSTRUCTION LLC 123 STEVENS DR #3 IOWA CITY, IOWA 52240
DOCUMENT RETURN INFORMATION:	SUBDIVIDER'S ATTORNEY:
LAND SURVEYOR	MICHAEL W. KENNEDY 920 SOUTH DUBUQUE STREET IOWA CITY, IOWA 52240
	DATE OF SURVEY:
	03-23-2022

DESCRIPTION - RAPID CREEK ESTATES

Commencing at the Northwest Corner of the Southeast Quarter of the Southeast Quarter of Section 30, Township 80 North, Range 5 West, of the Fifth Principal Meridian; Thence N89°31'01"E, along the North Line of said Southeast Quarter of the Southeast Quarter, 12.13 feet, to its intersection with the Northerly Projection of the Existing Fence line, and the POINT OF BEGINNING; Thence continuing N89°31'01"E, along said North Line, 1304.71 to the Northeast Corner of said Southeast Quarter of the Southeast Quarter; Thence S02°19'51"E, along the East Line of said Southeast Quarter of the Southeast Quarter, 13.11 feet, to its intersection with the Centerline of Rapid Creek Road NE; Thence S88°27'17"W, along said Centerline, 125.89 feet; Thence S87°30'16"W, along said Centerline, 164.31 feet; Thence Southwesterly, 652.73 feet, along said Centerline on a 600.00 foot radius curve, concave Southeasterly, whose 621.02 foot chord bears S56°20'19"W; Thence S25°10'23"W, along said Centerline, 712.50 feet; Thence Southwesterly, 154.84 feet, along said Centerline on a 400.00 foot radius curve, concave Northwesterly, whose 153.87 foot chord bears S36°15'44"W; Thence S47°21'05"W, along said Centerline, 50.00 feet; Thence Southwesterly, 53.66 feet, along said Centerline on a 535.00 foot radius curve, concave Northwesterly, whose 53.63 foot chord bears S50°13'28"W, to its intersection with the Southerly Projection of the Existing Fence Line; Thence N01°12'04"W, along said Fence Line, 459.63 feet; Thence N00°50'59"W, along said Fence Line, 180.05 feet; Thence N01°14'19"W, along said Fence Line, 148.02 feet; Thence N01°30'41"W, along said Fence Line and Northerly Projection thereof, 406.56 feet, to the POINT OF BEGINNING. Said Rapid Creek Estates contains 10.95 Acres, and is subject to easements and restrictions of record.

LOCATION MAP - N.T.S.



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")
 - MAG NAIL
 - 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 HUNDREDTHS

LABEL	EASEMENT IDENTIFICATION TABLE
①	15.00 FOOT WIDE UTILITY EASEMENT
②	15.00 FOOT WIDE WATER MAIN EASEMENT
③	30.00 FOOT WIDE ACCESS EASEMENT
④	STORM WATER DETENTION EASEMENT
⑤	DRAINAGE EASEMENT

1/4 - 1/4	AREA	AREA IN ROW
SE - SE	10.91 ACRES	2.54 ACRES
SW - SE	0.04 ACRE	0.01 ACRE
TOTAL	10.95 ACRES	2.55 ACRES

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.

LABEL	EASEMENT IDENTIFICATION TABLE
①	FOUND 5/8" REBAR WITH RED PLASTIC LS CAP 16546
②	FOUND PK NAIL
③	30.00 FOOT WIDE ACCESS EASEMENT
④	STORM WATER DETENTION EASEMENT
⑤	DRAINAGE EASEMENT

AUDITOR
PARCEL 2018108
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 62 AT PAGE 255 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE

OUTLOT 'A' GENERAL
3.50 ACRES INCLUSIVE OF ROAD RIGHT-OF-WAY
3.39 ACRES EXCLUSIVE OF ROAD RIGHT-OF-WAY

SW 1/4 - SE 1/4
SECTION 30-T80N-R5W

AUDITOR PARCEL 2018110
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 62 AT PAGE 255 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE

DAVID A & PAMELA J SEYDEL

Δ=22°10'42"
R=400.00'(M)(R)
L=154.84'(M)(R)
T=78.40'
C=153.87'(M)(R)
CB=S36°15'44"W

Δ=5°44'47"
R=535.00'
L=53.66'
T=26.85'
C=53.63'
CB=S50°13'28"W

Δ=62°19'53"
R=600.00'(M)(R)
L=652.73'(M)(R)
T=362.88'
C=621.02'(M)(R)
CB=S56°20'19"W

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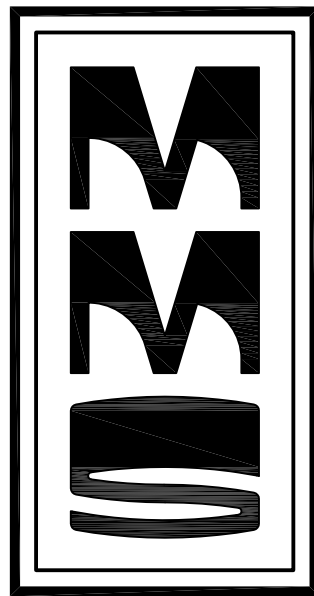
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NE 1/4 - NE 1/4
SECTION 31-T80N-R5W

SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE FIFTH P.M. FOUND 5/8" REBAR W/ RED PLASTIC LS CAP 16546

POS AUDITOR'S PARCEL 2018110 AS RECORDED IN PLAT BOOK 62 AT PAGE 255

10.95 ACRES



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

www.mmsconsultants.net

FINAL PLAT

RAPID CREEK ESTATES

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 11-29-2022

Designed by: GLL Field Book No: 1343

Drawn by: RLW Scale: 1"=100'

Checked by: RRN Sheet No: 1

Project No: IOWA CITY

11558-001 of: 1

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MMS Project #11558-001

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