

Office Use Only	4/14/23 <i>Date Filed</i>	\$500.- <i>Fee</i>	PZC-23-28355 <i>Application Number</i>
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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):

4760 Rapid Creek Road NE

Parcel Number(s): 0830477001

Proposed Subdivision Name: Rapid Creek Estates - Part Two

The subdivision contains 3.50 total acres divided into 2 total lots as follows:

Buildable Lots: 0

Non-buildable outlots: 2

Total buildable acres: 0

Total non-buildable acres: 3.50

Current Zoning: Residential

Proposed Use of the Subdivision: Residential

Rick Nowotny/Gina Landau

Name of Engineer/Surveyor

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

Contact Email and Phone

Michael W. Kennedy

Name of Attorney

mkennedy@kennedylawyers.com, 319-351-8181

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.

Teagle Construction

Name of Owner

David Teagle

Name of Applicant (if different)

123 Stevens Drive, #3, Iowa City, IA 52240

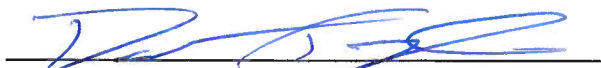
Applicant Street Address (including City, State, Zip)

319-631-4893

Applicant Phone

datteagle@yahoo.com

Applicant Email


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.

\$500.00	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).
N/A	One (1) copy of the completed Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver.
N/A	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.
gll	Proof of application to Johnson County Public Health for a Public Health Zoning Application.
	<u>For subdivisions that propose to create a new access or upgrade an existing access to a public county road: a copy of an <u>approved</u> ROW Permit (Access Permit) from Johnson County Secondary Roads.</u>
	<u>FARMSTEAD SPLITS ONLY:</u> include a list of parcel numbers of the parent farm <u>and</u> the book and page(s) recorded prior to December 1, 2000.
N/A	<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.
gll	<u>FINAL & COMBINED PLATS:</u> The following DRAFT (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:

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). <ul style="list-style-type: none"> • Submission must be saved in AutoCAD 2017 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.
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).
	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.



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

April 12, 2023

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 – Part Two

Dear Josh:

David Teagle (on behalf of the Rapid Creek Estates Home Owners Association) is applying for preliminary plat approval for Rapid Creek Estates – Part Two. This is a resubdivision of Outlot A of Rapid Creek Estates.

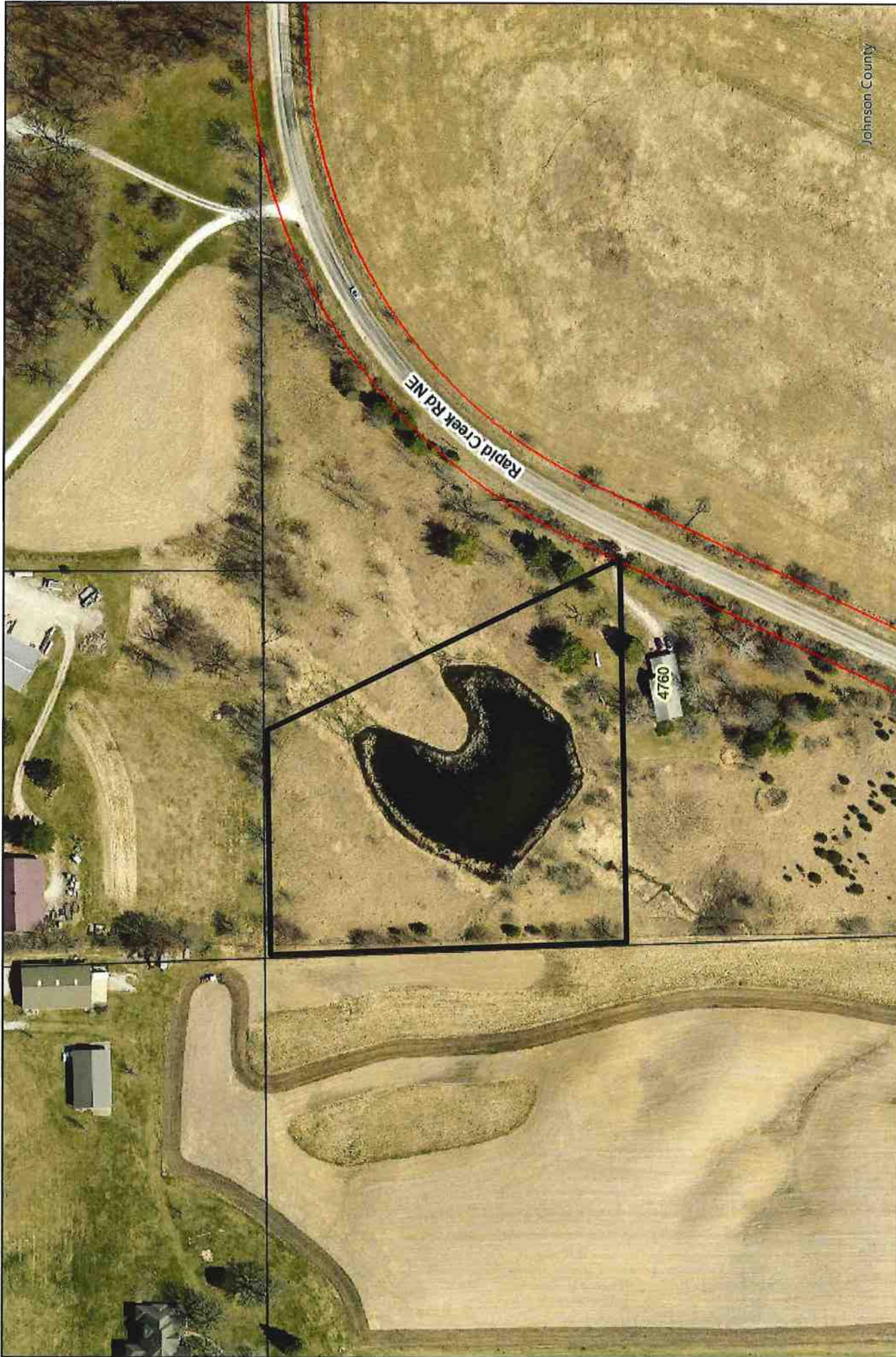
Outlot A contains the existing pond, dam, and outlet structure. This Outlot will remain as an Infrastructure Outlot and will be owned and maintained by the HOA. Outlot B is a general Outlot and will be owned by David Teagle. An access easement is shown on the plat along the southern boundary and crossing the pond berm to allow access to the northern part of Outlot B. There are also utility, watermain, and access easements shown near Rapid Creek Road NE.

There is an existing well on Lot 2 Rapid Creek Estates that will service a future outbuilding that will be built on Outlot B. If the future outbuilding will require a septic system, a new one will be installed.

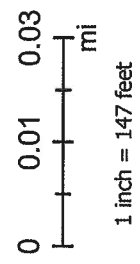
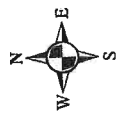
Respectfully submitted,

Gina Landau

11558-001LetterofIntent.docx



Johnson County



Johnson County GIS
Web Printing

My Map

Printed: 4/12/2023



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.

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- _____ FINAL & COMBINED PLATS: The following DRAFT (unsigned) legal documents in digital or hard copy.
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Johnson County Public Health
855 S. Dubuque Street Suite 217 * Iowa City, Iowa 52240 * 319/356-6040 * Fax: 319/356-6044

FOR OFFICE USE ONLY:
ZONING NUMBER: _____

Johnson County Public Health Zoning Application

Applicant Name: David Teagle	Phone Number: () 319-631-4893		
Address: P.O. Box 1188	City: Iowa City	State: IA	Zip: 52244

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 <u>final plat</u>	\$50.00 + \$20.00 per Lot Application Fee*
<input checked="" 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 \$50.00 + Lot Fee (if applicable)
(Number of lots ²⁻² Minus Number of Outlots = 0 x \$20.00 Fee Per Lot)
= Enclosed Fee \$50.00

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: _____

Date: _____

4/13/23

