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|-----------------|------------|-----|--------------------|
| Office Use Only | 9/12/24 | \$ | P2C-24-28585 |
| | 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):

3987 Johnson Cedar Rd SE, West Branch, Johnson County

Parcel Number(s): 0913476001

Proposed Subdivision Name: Slach Vikel Subdivision

The subdivision contains 1.58 total acres divided into 1 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: 0

Total buildable acres: 1.32

Total non-buildable acres: .26

Current Zoning: Residential

Proposed Use of the Subdivision: Residential

Mark A. Stein, PLS

m.stein@mmsconsultants.net, 319-351-8282

Name of Engineer/Surveyor

Contact Email and Phone

R Craig Oppel

coppel@allbeelaw.com, 563-263-1960

Name of Attorney

Contact Email and Phone

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.

Ray Slach Farms, LLC & Earl Vikel Jr

Raymond Slach

Name of Owner

Name of Applicant (if different)

23 326th St, West Branch, IA 52358

Applicant Street Address (including City, State, Zip)

Applicant Phone

Applicant Email

Raymond Slach
Applicant Signature

See back page for Application Submittal Requirements and Checklist

Applications should be emailed to planning@johnsoncountyiowa.gov and delivered to the Planning, Development and Sustainability Office (913 South Dubuque Street, Iowa City, IA 52240)

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. Once submitted, county staff will review the materials and request revisions (if necessary). Once all revisions and outside reviews have been received, the application will be placed on the next available Planning and Zoning Commission or Board of Supervisors agenda, as applicable.

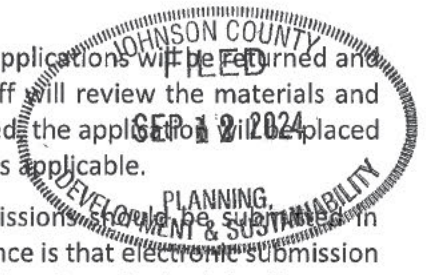
If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission, but will be accepted until 12:00 p.m. the day after the submittal deadline.

Initial each empty box below to ensure you included all necessary information in the appropriate form for an application to be considered complete. Some items may require both electronic and physical copies.

| Items Required | Electronic Copy (PDF unless otherwise noted) | Hard Copies (number specified) |
|---|--|--------------------------------|
| Application Fee (varies based on application. Fee: \$ <u>\$540.00</u>) | | (1) ly |
| This application form with all information completed | ly | (3) ly |
| Brief cover letter explaining the application and describing lots, road(s), provision of water, septic, etc. | ly | (2) ly |
| The subdivision plat conforming to all standards in subsection 8:2 of the UDO (optional: additional sheets such as a Right-of-Way Acquisition Plat) | ly | (2) ly |
| CAD line work of the plat, following the guidelines below | ly | |
| Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver | ly | |
| CAD line work of the Sensitive Areas Exhibit, following the guidelines below | | |
| Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver | ly | |
| Proof of application to Johnson County Public Health for a Public Health Zoning Application | ly | |
| For subdivisions that propose to create a new access or upgrade an existing access to a <u>public county road</u> : copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads | | |
| For <u>Farmstead Splits</u> : a list of parcel numbers of the parent farm and the book and page(s) recorded prior to December 1, 2000 | | |
| For <u>Final Plats</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 of the prelim plat | | |
| CAD line work of stormwater infrastructure, following the guidelines below | | |
| <u>For Combined and Final Plats</u> : Unsigned, draft legal documents are due at the time of submittal unless otherwise noted below. Additional documents may be required based on the nature of the application. | | |
| 1. <u>SIGNED</u> Auditor's Certificate approving the subdivision name | ly | (1) ly |
| 2. <u>SIGNED</u> and notarized Resolution Affirming the Stability of the Road System | ly | |
| 3. draft Owner's Certificate 4. draft Title Opinion 5. draft Treasurer's Certificate 6. draft Subdivider's Agreement 7. draft Fence Agreement 8. Others as applicable (easement agreements, Homeowners Association docs, etc.) | ly | |

Electronic Submission Requirements for CAD line work:

- Must be in AutoCAD 2017 or older and .dwg format (.dxf is also acceptable, no .zip files will be accepted).
- Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
- If applicable, submission should 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.





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

September 12, 2024

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

RE: Letter of Intent for Slach Vikel Subdivision

Dear Josh:

Ray Slach Farms, LLC and Earl Vikel Jr desire to complete a historical rezoning and preliminary and final plat on property located at 3987 Johnson Cedar Rd SE, Johnson County, IA. The property is owned by Ray Slach Farms, LLC and Earl Vikel Jr.

We are requesting the property be rezoned from A - Agricultural to R - Residential.

A new septic system has been installed and inspected and will be used along with the existing well. The house has been on the site since 1904. The existing driveway will be utilized.

Respectfully submitted,

Mark A. Stein, PLS

T:\6392\6392-010\6392-010LetterofIntent_Rezone&Farmsplit.docx

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers



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 Iowa City, Iowa 52240

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 mms@mmsconsultants.net

LETTER OF TRANSMITTAL

TO: Josh Busard
 Johnson County Planning,
 Development, & Sustainability Dept.

| | |
|-----------------------------|---------------------|
| Date: 9/12/24 | Project #: 6392-010 |
| From: MMS Consultants, Inc. | |
| RE: Slach Vikel Subdivision | |

We are sending you the following attached items: **Via Hand Delivered**

| COPIES | DATE | PROJECT NO. | DESCRIPTION |
|--------|---------|-------------|---|
| 3 | 9/12/24 | 6392-010 | Application for Subdivision Plat Approval & Client Check for \$540.00 fee |
| 2 | 9/12/24 | 6392-010 | Letter of Intent |
| 1 | 9/12/24 | 6392-010 | Road Resolution |
| 1 | 9/12/24 | 6392-010 | Certificate of County Auditor |
| 2 | 9/12/24 | 6392-010 | Preliminary & Final Plat |
| | | | |
| | | | |
| | | | |
| | | | |

These are transmitted as checked below:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> For Approval & Signature |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned as noted | <input type="checkbox"/> For Recording |
| <input type="checkbox"/> For review & comment | <input type="checkbox"/> Prints returned after loan to us | <input type="checkbox"/> Other |

REMARKS:

Mark A. Stein, PLS
 MMS Consultants, Inc.

COPY TO: _____

Received by: _____

IF ENCLOSURES ARE NOT NOTED, KINDLY NOTIFY US AT ONCE.

Environmental Specialists

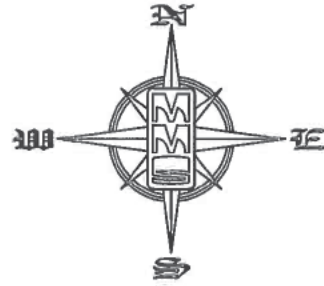
Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

E 1/4 CORNER
 SEC. 13-T79N-R5W
 FOUND A 5/8" Ø REBAR
 WITH AN ORANGE, PLASTIC
 CAP NO. 15749, 4" ± DEEP
 BOOK 1670, PAGE 335 IN THE
 RECORDS OF THE CEDAR COUNTY
 RECORDER'S OFFICE



GRAPHIC SCALE IN FEET
 1"=100'
 RAY SLACH FARMS, LLC
 CONTRACT PURCHASER &
 EARL VIKEL JR. DEED HOLDER

**PRELIMINARY AND FINAL PLAT
 SLACH VIKEL SUBDIVISION**

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

JOHNSON COUNTY, IOWA
 OWNER/SUBDIVIDER:
 RAY SLACH FARMS, LLC &
 EARL VIKEL JR.
 C/O RAY SLACH
 23 326TH STREET
 WEST BRANCH, IOWA 52358

OWNERS' ATTORNEY:
 R. CRAIG OPPEL
 ALLBEE & BARCLAY PC
 115 E. 2ND STREET
 MUSCATINE, IOWA 52761

DESCRIPTION

A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 79 NORTH, RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 79 NORTH, RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE N01°14'57"W, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 316.00 FEET TO THE POINT OF BEGINNING; THENCE S88°45'03"W, 200.00 FEET; THENCE N01°14'57"W, 345.00 FEET; THENCE N88°45'03"E, 200.00 FEET TO A POINT ON SAID EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 13; THENCE S01°14'57"E, ALONG SAID EAST LINE, 345.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.58 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOTES:

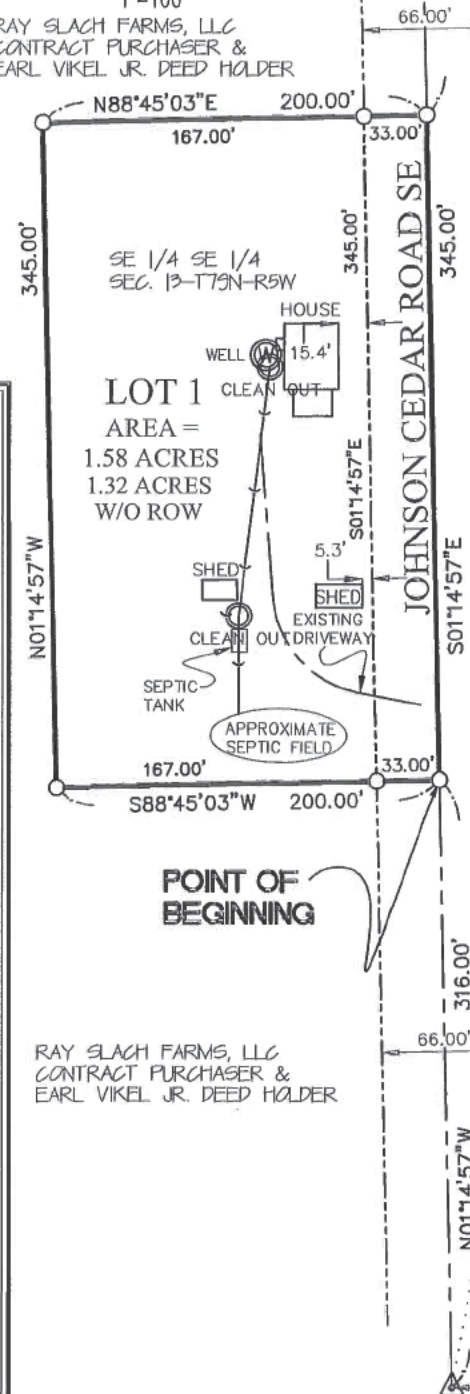
- 1) BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN) WITH DATUM NAD83(2011) EPOCH 2010.000. THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.
- 2) THE REAL ESTATE CONTRACT IS RECORDED IN BOOK 6551, PAGE 790 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.
- 3) THE WARRANTY DEED IS RECORDED IN BOOK 5880, PAGE 962 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

| |
|--|
| LOCATION: A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SEC. 13-T79N-R5W OF THE 5TH P.M., JOHNSON COUNTY, IOWA |
| LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION: DAVID M. WEST, P.L.S. MMS CONSULTANTS, INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282 |
| SURVEY REQUESTED BY: RAY SLACH |
| PROPRIETORS OR OWNERS: EARL VIKEL, JR. DEED HOLDER RAY SLACH FARMS, LLC CONTRACT PURCHASER |
| DATE OF SURVEY: AUGUST 15, 2024 |
| DOCUMENT RETURN INFORMATION: LAND SURVEYOR |

PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282

| | |
|--------------------------------------|------|
| PLAT APPROVED BY: | |
| JOHNSON COUNTY BOARD OF SUPERVISORS: | |
| CHAIRPERSON | DATE |

RAY SLACH FARMS, LLC
 CONTRACT PURCHASER &
 EARL VIKEL JR. DEED HOLDER



RAY SLACH FARMS, LLC
 CONTRACT PURCHASER &
 EARL VIKEL JR. DEED HOLDER

N01°14'57"W (M&R)
 2639.46' (M&R)
 SW 1/4 SW 1/4
 SEC. 13-T79N-R5W
 (CEDAR COUNTY, IOWA)

GARY A. MILDER &
 NANCY R. MILDER

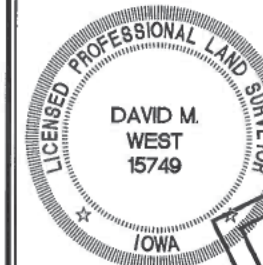
SE CORNER
 SEC. 13-T79N-R5W
 FOUND A 2" Ø OUTSIDE
 DIAMETER PIPE, 12" ± DEEP
 BOOK 1670, PAGE 335 IN
 THE RECORDS OF THE CEDAR
 COUNTY RECORDER'S OFFICE

LEGEND AND NOTES

- ▲ CONGRESSIONAL CORNER, FOUND
 - △ CONGRESSIONAL CORNER, REESTABLISHED
 - PROPERTY CORNER(S), FOUND (as noted)
 - PROPERTY CORNERS SET (5/8" Ø REBAR PINS WITH ORANGE, PLASTIC CAPS EMBOSSED WITH "MMS 15749")
 - ⊗ 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

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.

DAVID M. WEST
 P.L.S. Iowa Lic. No. 15749
 My license renewal date is December 31, 20__.

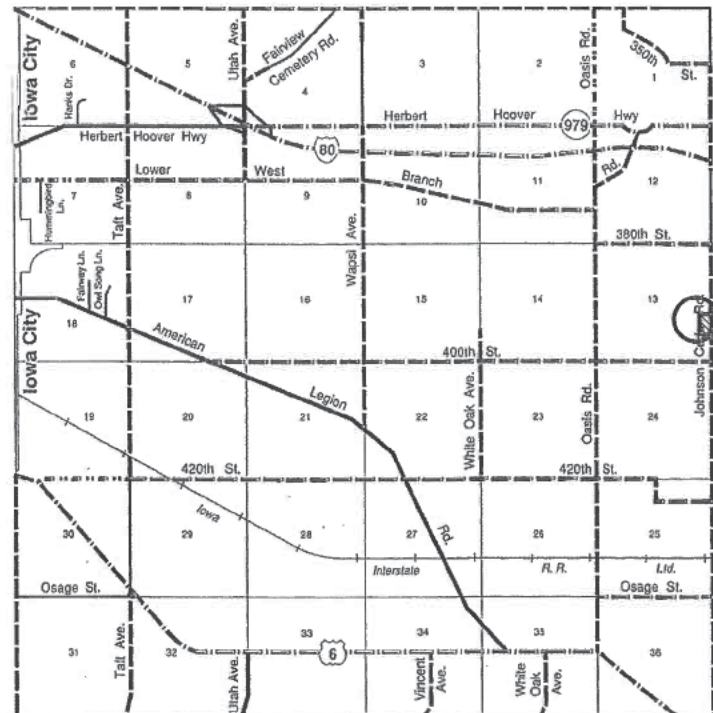


Pages or sheets covered by this seal:

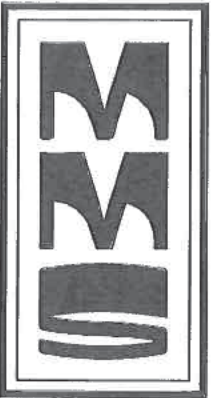
Signed before me this ____ day of _____, 20__.

Notary Public, in and for the State of Iowa.

**SLACH VIKEL SUBDIVISION
 SCOTT TWP.**



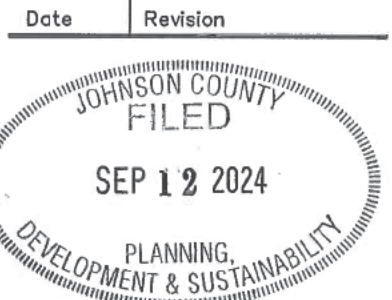
LOCATION MAP
 NOT TO SCALE



CIVIL ENGINEERS
 LAND PLANNERS
 LAND SURVEYORS
 LANDSCAPE ARCHITECTS
 ENVIRONMENTAL SPECIALISTS

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

www.mmsconsultants.net



**PRELIMINARY AND FINAL PLAT
 SLACH VIKEL SUBDIVISION**

A PORTION OF THE
 SE 1/4 OF THE SE 1/4
 OF SEC. 13-T79N-R5W
 OF THE 5TH P.M.,
 JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

| | |
|----------------|-----------|
| Date: | 8/16/2024 |
| Surveyed by: | DMW |
| Field Book No: | 1397 |
| Drawn by: | MAS |
| Scale: | 1" = 100' |
| Checked by: | DMW |
| Sheet No: | 1 |
| Project No: | 6392-010 |
| of: | 1 |