

Office Use Only	4-2-25	\$ 560.00	P2C-25-28684
	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):

Parcel Number(s): 0234426001

Proposed Subdivision Name: Beardshear Acres

The subdivision contains 5 total acres divided into 2 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: 0

Total buildable acres: 5 Total non-buildable acres: 0

Current Zoning: A - Agriculture Proposed Use of the Subdivision: Farmstead split

Brad Geater bgeater@axiom-con.com

Name of Engineer/Surveyor Contact Email and Phone

Matthew E. Evans (Anderson & Houghton, P) mevens@iclaw.net

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.

Trevor Beardshear

Name of Owner Name of Applicant (if different)

3985 Thorn Circle, Solon, IA 52333

Applicant Street Address (including City, State, Zip)

Applicant Phone Applicant Email

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: \$ _____)		(1)
This application form with all information completed	✓	(3) ✓
Brief cover letter explaining the application and describing lots, road(s), provision of water, septic, etc.	✓	(2) ✓
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)	✓	(2) ✓
CAD line work of the plat, following the guidelines below	✓	
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver	✓	
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	✓	
For subdivisions that propose to create a new access or upgrade an existing access to a public county road: copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads	✓	
For Farmstead Splits: a list of parcel numbers of the parent farm and the book and page(s) recorded prior to December 1, 2000	✓	
For Final Plats: 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	N/A	
CAD line work of stormwater infrastructure, following the guidelines below	N/A	
For Combined and Final Plats: 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	✓	(1) ✓
2. <u>SIGNED</u> and notarized Resolution Affirming the Stability of the Road System	✓	
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.)		

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 (2011) StatePlane Iowa South FIPS 1402 (US 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.



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COVER LETTER

PROJECT: Beardshear Acres
DATE: April 02, 2025
TO: Johnson County
TOPIC: Application and Description



This application is for a Farmstead Split within parcel #0234426001 in Johnson County. The 40-acre parcel in which this new parcel will be created is owned by JKH Investments, LLC. The intent of this plat is to split off 5 acres for the use of a single-family residence, which is to be owned by Trevor Beardshear.

This proposed lot will be accessed off an existing driveway that serves 2085 Poplar Ave NE via a shared access drive that is designated via a Shared Access Easement.

This residence will be served by a new dedicated septic sewer system and private well, which will be designed and permits applied for through Johnson County Public Health.

The existing land encompassed by this 5-acre Farmstead Split is cleared land and sits within the high point of the northeast corner of the 40-acre parcel.

