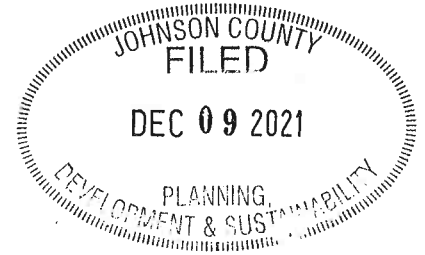


Office Use Only	12-9-21 <i>Date Filed</i>	\$620- <i>Fee</i>	P2C-21-28163 <i>Application Number</i>
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JOHNSON COUNTY, IOWA
APPLICATION FOR: SUBDIVISION PLAT APPROVAL

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):

5110 American Legion Rd SE, Iowa City, IA 52240

Parcel Number(s): 0921152001

Proposed Subdivision Name: Flat Top Farm Subdivision

The subdivision contains 5.37 total acres divided into 3 total lots as follows:

Buildable Lots: 3 Non-buildable outlots: 0

Total buildable acres: 4.88 Total non-buildable acres: 0.49

Current Zoning: A Proposed Use of the Subdivision: R

Brian Boelk, Axiom Consultants
Name of Engineer/Surveyor

bboelk@axiom-con.com, 319-519-6220
Contact Email and Phone

Michael 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.

Chris Lehman
Name of Owner

Name of Applicant (if different)

70 Sturgis Corner Dr, Iowa City, IA 52246
Applicant Street Address (including City, State, Zip)

319-330-8230
Applicant Phone

shooter@cbrep.com
Applicant Email

 Chris M. Lehman dotloop verified 12/07/21 1:36 PM CST URXB-SGRU-D15R-UCQZ

Applicant Signature

[See back page for Application Submittal Requirements and Checklist](#)



CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL • SURVEY • SPECIALTY

Application for: Subdivision Plat Approval – Flat Top Farm Subdivision (200070)
Johnson County, IA

RE: “A brief letter of intent explaining the application and describing road, well, septic, etc.”

Dear Johnson County Department,

There will be no new roads constructed or road improved as part of this project. Lot 1 will continue to Access American Legion Road via an existing driveway. Lots 2 and 3 will utilize a proposed shared access easement to connect to the existing American Legion Road.

Axiom proposes individual private septic systems and water wells for each lot. Each lot shall be responsible for installing and maintaining their own septic system and water wells.

Thank you,

A handwritten signature in black ink that reads 'Brian Boelk'.

Brian Boelk, PE



CIVIL · STRUCTURAL · MECHANICAL · ELECTRICAL · SURVEY · SPECIALTY

Application for: Subdivision Plat Approval – Flat Top Farm Subdivision (200070)
Johnson County, IA

RE: "The names and addresses of owners of all property within five hundred (500) feet of the parent property or parcel."

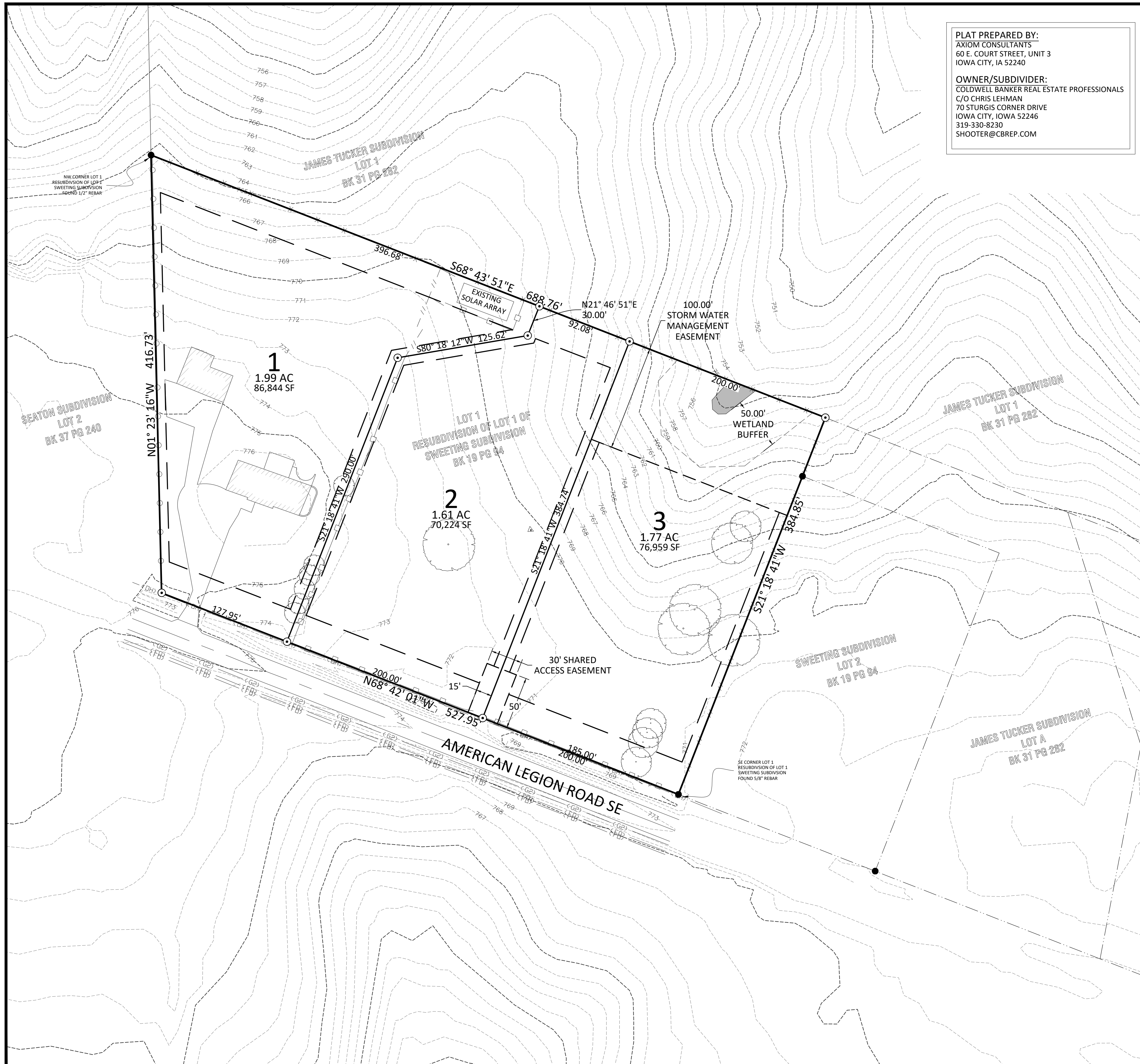
Dear Johnson County Department,

Below are the names and addresses of the owners of all properties within 500' of the parent parcel:

Name	Address	City, State	Zip
W JOHN & VICTORIA JEAN ALLEN SHARP	5124 AMERICAN LEGION RD	IOWA CITY, IA	52240
BRIAN & HALEY JOHANNESEN	5093 AMERICAN LEGION RD SE	IOWA CITY, IA	52240
KARYL L & DAVID M BOHNSACK	5097 AMERICAN LEGION RD SE	IOWA CITY, IA	52240
GENE & ROSALIE HANCOCK	5049 AMERICAN LEGION RD SE	IOWA CITY, IA	52240
JERRY L & JAN G EYMAN	5092 AMERICAN LEGION RD SE	IOWA CITY, IA	52240
CLAUDE J & MARY F GREINER	1412 J PL	KALONA, IA	52247
PETE & MIDORI VANBRUNT	5098 AMERICAN LEGION RD SE	IOWA CITY, IA	52240
RICK D & SUSAN W CERNY	5148 AMERICAN LEGION RD SE	IOWA CITY, IA	52240
ANDREW T & JANEEN VAN ETEN	2519 AARON DRIVE SE	IOWA CITY, IA	52240
BRANDON L & SHELLA R JOHNSON	5088 AMERICAN LEGION RD SE	IOWA CITY, IA	52240-9070
ADVANTAGE DEVELOPMENT INC	740 LIBERTY WAY, SUITE 1	NORTH LIBERTY, IA	52317

Thank you,

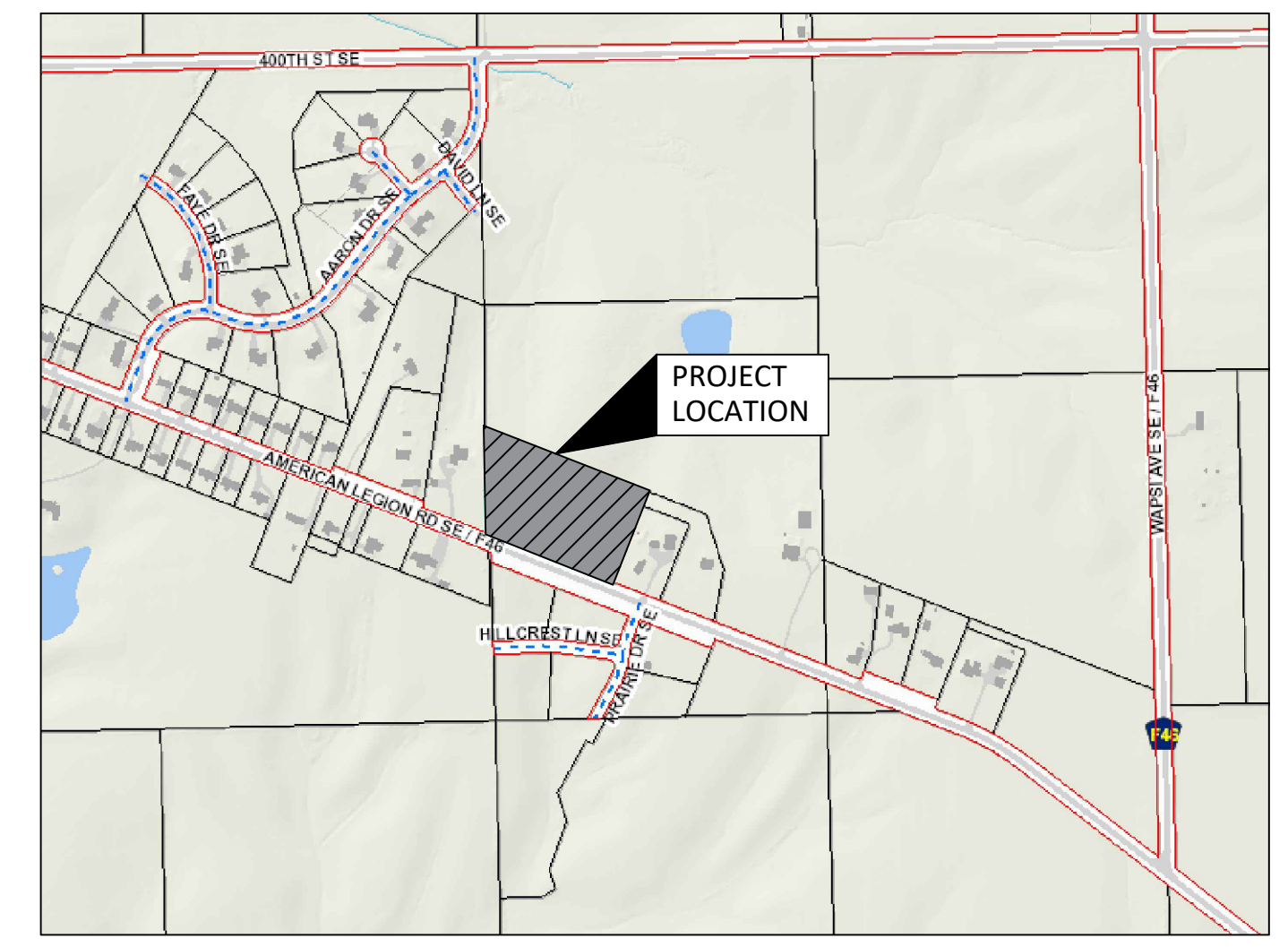
Brian Boelk, PE



PLAT PREPARED BY:
 AXIOM CONSULTANTS
 60 E. COURT STREET, UNIT 3
 IOWA CITY, IA 52240

OWNER/SUBDIVIDER:
 COLDWELL BANKER REAL ESTATE PROFESSIONALS
 C/O CHRIS LEHMAN
 70 STURGIS CORNER DRIVE
 IOWA CITY, IOWA 52246
 319-330-8230
 SHOOTER@CBREP.COM

FOR RECORDER'S USE ONLY	RECORDER'S INDEX
	COUNTY: JOHNSON
	SECTION: 21-79-5
	QUARTER SECTION: SW 1/4 NE 1/4
	CITY: N/A
	SUBDIVISION: SWEETING
	BLOCK: N/A
	LOT(S): N/A
	PROPRIETOR: CHRISTOPHER LEHMAN
	REQUESTED BY: CHRISTOPHER LEHMAN
	PREPARED BY: AXIOM CONSULTANTS, LLC, 60 E. Court St. Unit 3 Iowa City, IA 52240 - PH# 319.519.6220



PROJECT VICINITY MAP

LEGAL DESCRIPTION - PARCEL # 0921152001

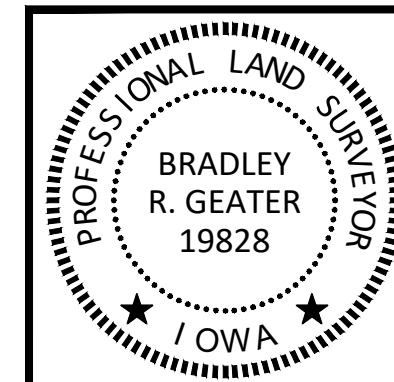
LOT 1, RESUBDIVISION OF LOT 1, SWEETING SUBDIVISION, JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 19, PAGE 94, PLAT RECORDS OF JOHNSON COUNTY, IOWA, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

LEGEND

- FOUND PROPERTY CORNER-AS LABELED
- SET 3/4" Ø PIPE OPC 19828
- EXISTING PROPERTY LINE
- PROPOSED BOUNDARY/PROPERTY LINE
- - - PROPOSED EASEMENT
- - - PROPOSED SETBACK
- x - x - EXISTING BARBED WIRE FENCE
- - ○ EXISTING WOOD FENCE
- - ○ EXISTING CHAIN LINK FENCE
- / - EXISTING WIRE FENCE
- - - WETLAND BUFFER

RESIDENTIAL REQUIREMENTS

MINIMUM LOT AREA	10,890 SF
MINIMUM FRONT SETBACK	30 FT
MINIMUM SIDE SETBACK	8 FT
MINIMUM REAR SETBACK	30 FT



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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

BRADLEY R. GEATER, P.L.S., P.E.
 LICENSE NUMBER 19828

DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021.

PAGES OR SHEETS COVERED BY THIS SEAL: ALL

AXIOM CONSULTANTS
 WWW.AXIOM-CON.COM | (319) 519-6220

ENGINEER: CHRIS LEHMAN

DRAWING LOG

REV	DATE	DESCRIPTION OF CHANGES

PROJECT NAME: FLAT TOP FARM SUBDIVISION
 5110 AMERICAN LEGION RD
 IOWA CITY, IA 52240

CLIENT NAME: CHRIS LEHMAN

DESIGN PROFESSIONAL: BOELK

PROJECT NO.: 200070

SHEET NO.: 1 OF 1