

Office Use Only	2/10/23	\$ 250	P2C-23-28331
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA
APPLICATION FOR: SITE PLAN REVIEW

In accordance with chapter 8:1.25 of the Johnson County Unified Development Ordinance, a site plan shall be reviewed prior to issuance of a building permit in the RR, C, CH, AG-T, C-AG, ML, MH, and SWDRR zoning districts, and prior to commencing certain conditional uses permitted by the Board of Adjustment where required by Chapter 8:1.23.

Proposed Use of Structure(s): Truck Wash

Address of Location: ???? Waterway Ln. SW

Subdivision Name and Lot Number: Buds Third Addition, Lot 1

Current Zoning: CH Parcel Number: 1312454001 1312451005

NOTE: Complete Site Plan applications are not subject to the standard filing deadlines for development applications and may be submitted at any time. Once complete, they will be placed on the next available Board of Supervisors' Formal Agenda.

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.

United Animal Health, Inc.
Name of Owner

Steve Schneider
Name of Applicant (if different)

322 S. Main St. Sheridan, IN. 46069
Applicant Street Address (including City, State, Zip)

317-758-2680
Applicant Phone

Steve.Schneider@UnitedAnH.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. 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 Board of Supervisors agenda.

Electronic submissions – including CAD or GIS line work – should be submitted in accordance with the PDS department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission.

Initial each item below to confirm that you are aware of the submittal requirements for an application to be considered complete.

- A letter of intent explaining the proposed use including but not limited to the type of business, number of employees, parking facilities proposed, days and hours of operation, provisions for water and wastewater, type of equipment to be used, and signage.
- Two (2) copies of the site plan which includes all information required by section 8:1.25 of the Johnson County Unified Development Ordinance, including:
 - Landscape Plan – should be a dedicated sheet
 - Grading Plan, including Erosion and Sediment Control Plan/SWPPP – should be a dedicated sheet.
 - Paving detail for entrances, drives, parking areas – can be included on other sheets or be on a dedicated sheet.
 - Sensitive Areas Exhibit (delineations from the Sensitive Areas Report, shown on a dedicated sheet at the same scale as the site plan. This exhibit should show all proposed disturbance on the site including proposed building footprints and the extent of any grading).
- A copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads or Iowa DOT for access sufficient to serve the use proposed in the application.
- Application Fee (\$250) is due at the time of submittal.
- One (1) copy of the Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance.
- 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.

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, and conform with, the following:

- _____ 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 2007 or older format.
 - Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
 - If applicable, submission should include existing structures (if any), property lines, road right-of-way lines, required setback lines, and requested setback lines.
 - 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.
- _____ A PDF of the entire application packet. A single PDF preferred; but a separate PDF for site plan, application materials, sensitive areas documentation, stormwater plan, and legal documents (if applicable) is acceptable.



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

10 January 2023

Mr. Josh Busard
Johnson County Zoning Director

Re: Site Plan, Lot 1, Buds Third Addition & Auditor Parcel 2011062, for
United Animal Health, Inc.

Dear Josh:

Attached please find the application and accompanying documents for a Site
Plan application for United Animal Health, Inc.

At this time United Animal Health, Inc. would like to proceed with building a
truck wash facility on their property. This facility will be unmanned with
hours of operation depending on the needs for use. This property has access
to Waterway Ln. SW. This facility will have a septic system and use the
existing well located at the center of cul-de-sac and it has been determined
to be adequate for this use and servicing others.

If you have questions or if you require further information you may contact
myself, or Steve Schneider.

Respectfully Submitted,

J. Scott Ritter, LLS
Hart-Frederick Consultants P.C.

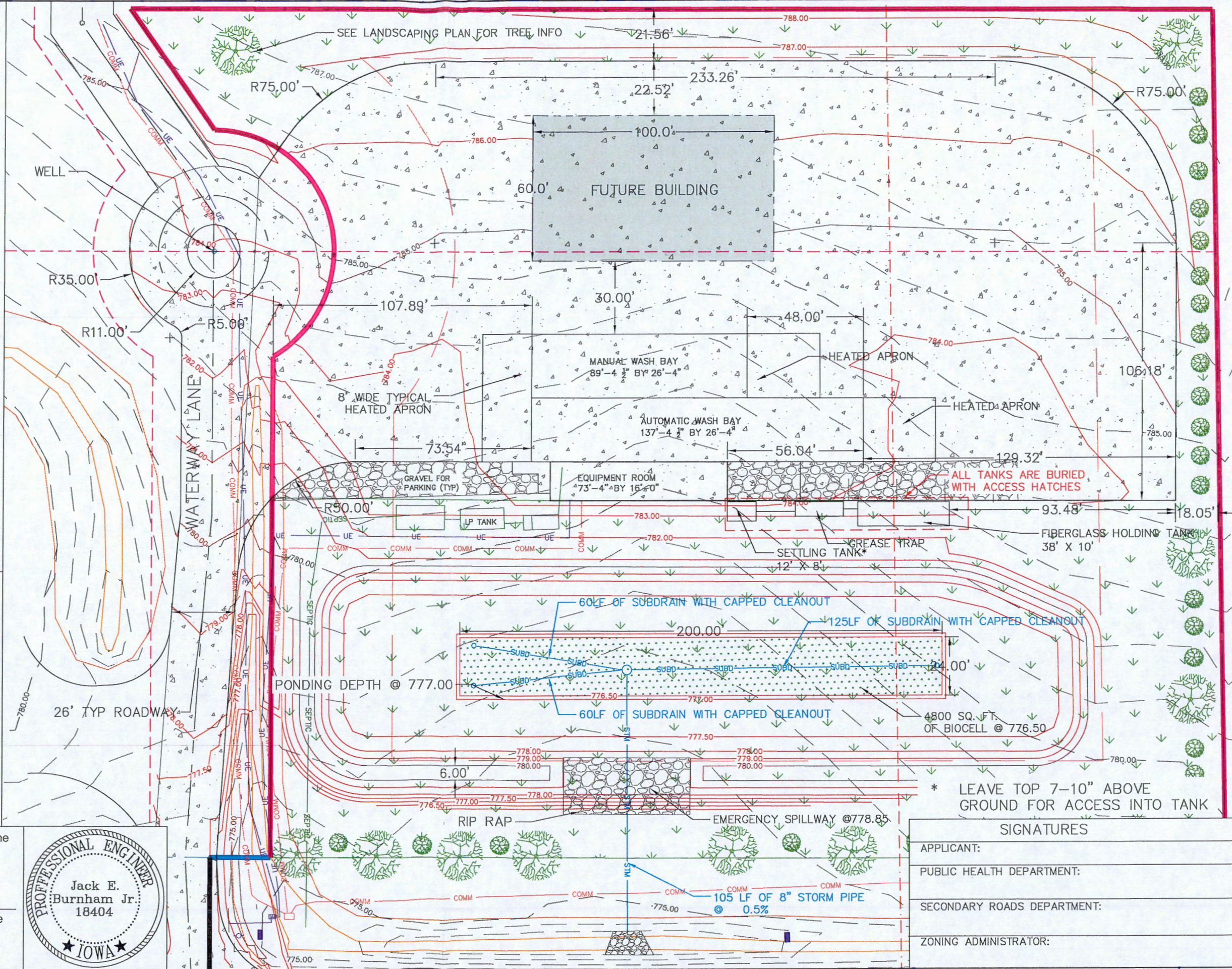
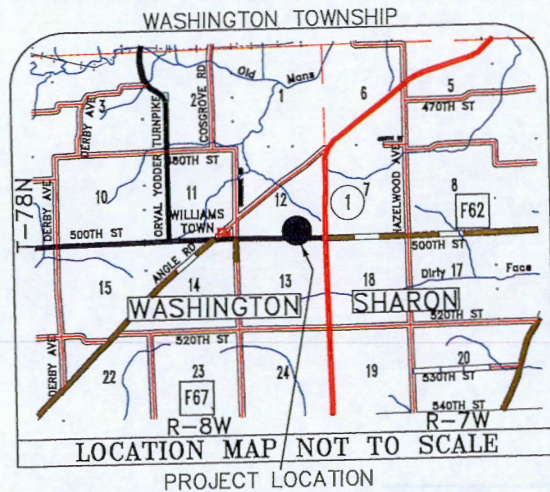
C: Mr. Steve Schneider
HFCfile

OWNER/SUBDIVIDER:
 UNITED ANIMAL HEALTH
 322 S. MAIN ST.
 SHERIDAN, IN. 46069

PARKING REQUIREMENTS
 PER 8.1.24.b.xv: 1 space per
 4000 sqft of gross floor area + 1
 per employee of largest shift
 7144 sqft / 4000 sqft = 2 spaces
 2 spaces for employees
 4 total spaces needed

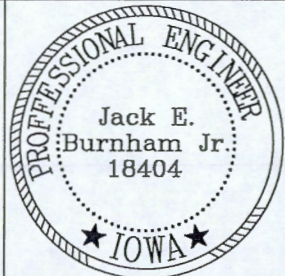
LEGEND

- EX MINOR CONTOUR -----
- EX MAJOR CONTOUR -----
- MINOR CONTOUR -----
- MAJOR CONTOUR -----
- PROPERTY LINE -----
- CENTERLINE -----
- SETBACK -----
- SECTION -----
- PAVEMENT EDGE -----
- TOB -----
- TOS -----
- EASEMENT -----
- SEPTIC -----
- SUBDRAIN -----
- OUTLET PIPE -----
- UNDERGROUND ELECTRIC -----
- COMMUNICATION LINE -----



I hereby certify that this land surveying document was prepared and the related work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Jack E. Burnham Jr., P.E.
 Iowa License Number: 18404
 My license renewal date is December 31, 2022.
 Pages covered by this seal: **SHEETS 1-X**



* LEAVE TOP 7-10" ABOVE GROUND FOR ACCESS INTO TANK

SIGNATURES	
APPLICANT:	
PUBLIC HEALTH DEPARTMENT:	
SECONDARY ROADS DEPARTMENT:	
ZONING ADMINISTRATOR:	

REVISIONS		
NO.	DATE	DESCRIPTION

FLD. BK.:	SCALE: AS NOTED
DATE: 06/14/2021	APP: JEB
DRN: JTJ	

HFC HART-FREDERICK CONSULTANTS, P.C.
 510 East State Street, P.O. Box 560, Tiffin, IA 52340-0560
 Phone: (319) 545-7215 Fax: (319) 545-7220

UNITED ANIMAL HEALTH TRUCK WASH
 WATERWAY LANE
 KALONA, IA

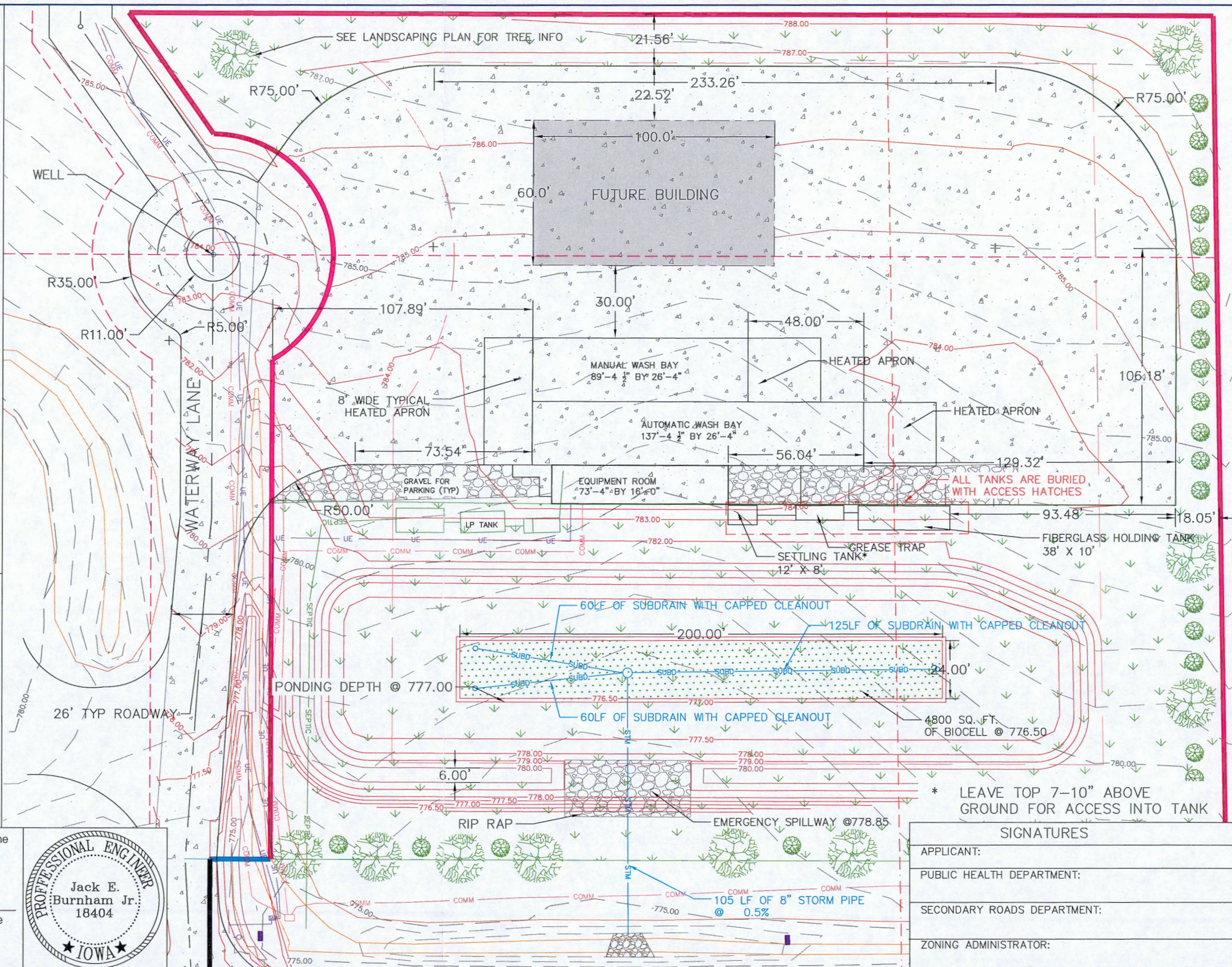
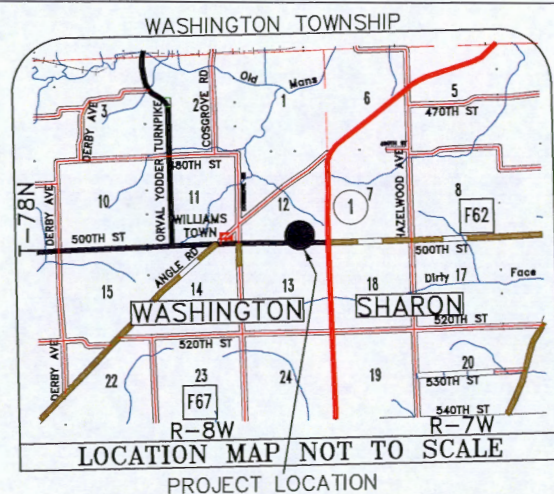
PROJECT NO: 227015
 DRAWING NO: **SITE PLAN**
 SHEET 1 of 5

OWNER/SUBDIVIDER:
 UNITED ANIMAL HEALTH
 322 S. MAIN ST.
 SHERIDAN, IN. 46069

PARKING REQUIREMENTS
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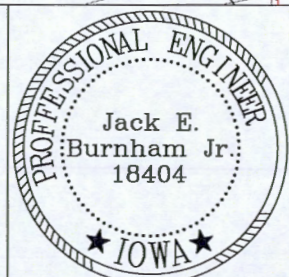
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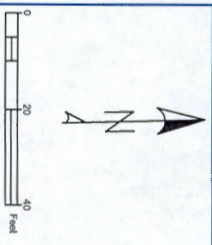
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DATE: 06/14/2021	DRN.: JTW
APP.: JEB	

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UNITED ANIMAL HEALTH TRUCK WASH
 WATERWAY LANE
 KALONA, IA

SITE PLAN

PROJECT NO.: 227015
 DRAWING NO.: SHEET 1 of 5

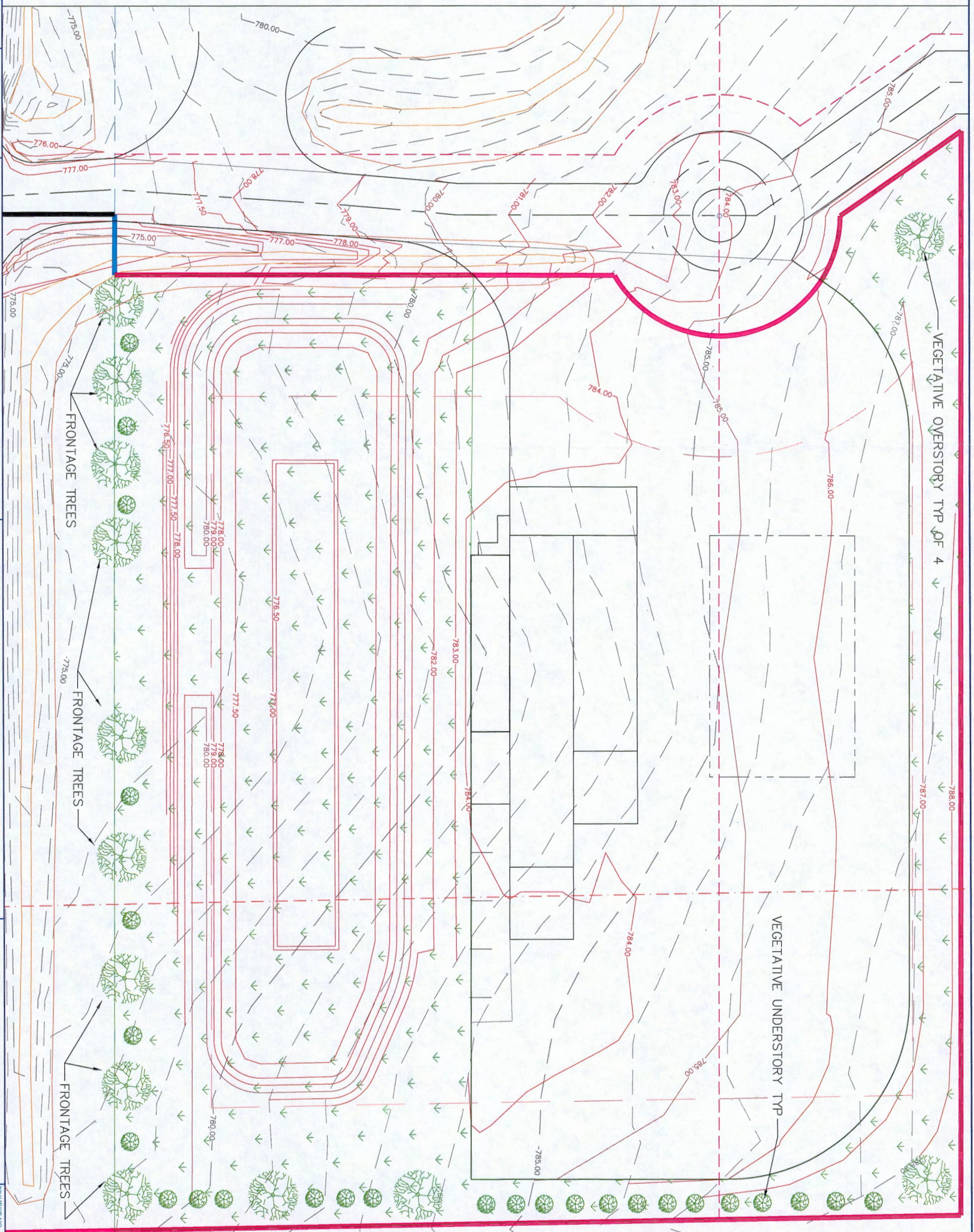


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 - MAJOR CONTOUR
 - PROPERTY LINE
 - CENTERLINE
 - SETBACK
 - SECTION
 - PAVEMENT EDGE
 - TOB
 - TOS
 - EASEMENT
 - VEGETATIVE OVERSTORY-TREE
 - VEGETATIVE UNDERSTORY-SHRUB
 - GRASS

NOTES:

- * GRASS TO BE PLANTED IN ALL PERMEABLE AREAS
- * UNDERSTORY VEGETATION SHALL PROVIDE AT LEAST 66% SCREENING 3' ABOVE GRADE

LANDSCAPING REQUIREMENTS:
 ROAD FRONTAGE - 421' @ 1 TREE/50 = 9 TREES REQUIRED
 9 TREES PROVIDED



NO.	DATE	REVISIONS

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DATE:	06/14/2021
DRN:	JTV
APP:	JEB

SCALE: AS NOTED

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UNITED ANIMAL HEALTH TRUCK WASH
 WATERWAY LANE
 KALONA, IA

LANDSCAPING PLAN

PROJECT NO.: 227015
 DRAWING NO.: SHEET OF 5

NO.	DATE	REVISIONS
		DESCRIPTION

FLD. BK.:	SCALE:
DATE:	AS NOTED
DRN.:	APP.:
JTW	JEB

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 Phone: (319) 545-7215 Fax: (319) 545-7220

UNITED ANIMAL HEALTH TRUCK WASH
 WATERWAY LANE
 KALDNA, IA

PROJECT NO.:	PAVEMENT PLAN
DRAWING NO.:	227015
SHEET OF 5	

