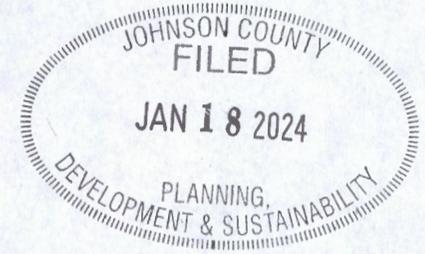


Office Use Only	1/18/24	\$250	P20-24-28473
	Date Filed	Fee	Application Number



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.

Proposed Use of Structure(s): Cold Storage

Address of Location: 1956 520th St. SW (5196 Farmers Ave. SW)

Subdivision Name and Lot Number: Farmers Henhouse Third Subdivision, Lot 2

Parcel Number: 1314477001

Current Zoning: MH

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.

Farmers Hen House LLC
Name of Owner

Sylvan Schlabach
Name of Applicant (if different)

503 10th St. Kalona, IA, 52247
Applicant Street Address (including City, State, Zip)

319-656-2305
Applicant Phone

sylvanschlabach@outlook.com
Applicant Email

Sylvan Schlabach per Scott Ritter
Applicant Signature *away on vacation*

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 Board of Supervisors agenda or be decided on by the Zoning Administrator, as appropriate.

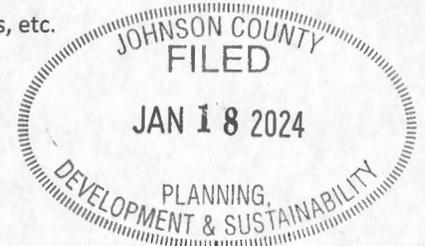
If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the PDS department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission.

Initial each 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.

Item Required	Electronic Copy (PDF unless otherwise noted)	Hard Copy
Application Fee (\$250)		
This application form with all information completed	JSR	(2)
Brief cover letter 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, signage, lighting, etc.	JSR	
Site Plan which addresses all information required by section 8:1.25 of the Johnson County Unified Development Ordinance, including: <ul style="list-style-type: none"> • 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, and parking areas – can be included on other sheets or be on a dedicated sheet. • Sensitive Areas Exhibit – this exhibit should show all proposed disturbance on the site including proposed building footprints and the extent of any grading 	JSR	
Copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads, or Iowa DOT, for access sufficient to serve the proposed use	JSR Duct Alteration	
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance	JSR	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below.	N/A	
Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver	JSR	

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.





HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

3 January 2024

Mr. Josh Busard
Johnson County Zoning Director

Re: Site Plan, Lot 2, Farmers Henhouse Third Subdivision, for Farmers Hen House LLC

Dear Josh:

Attached please find the application and accompanying documents for a Site Plan application for Farmers Hen House LLC.

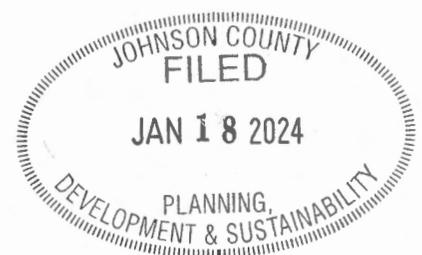
At this time Farmers Hen House LLC would like to proceed with building a cold storage facility addition on their property. This facility will be manned with hours of operation depending on the needs for use. This property has access to 520th Street. SW. This facility has an existing septic system and an existing water system.

If you have questions or if you require further information you may contact myself or Sylvan Schlabach.

Respectfully Submitted,

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

C: Mr. Sylvan Schlabach
HFCfile



sritter@hart-frederick.com

From: Sylvan Schlabach <sylvanschlabach@outlook.com>
Sent: Wednesday, January 3, 2024 3:58 PM
To: sritter@hart-frederick.com
Subject: Re: Site Plan application

You can put farmers hen house down and my information if you want.

Get [Outlook for Android](#)

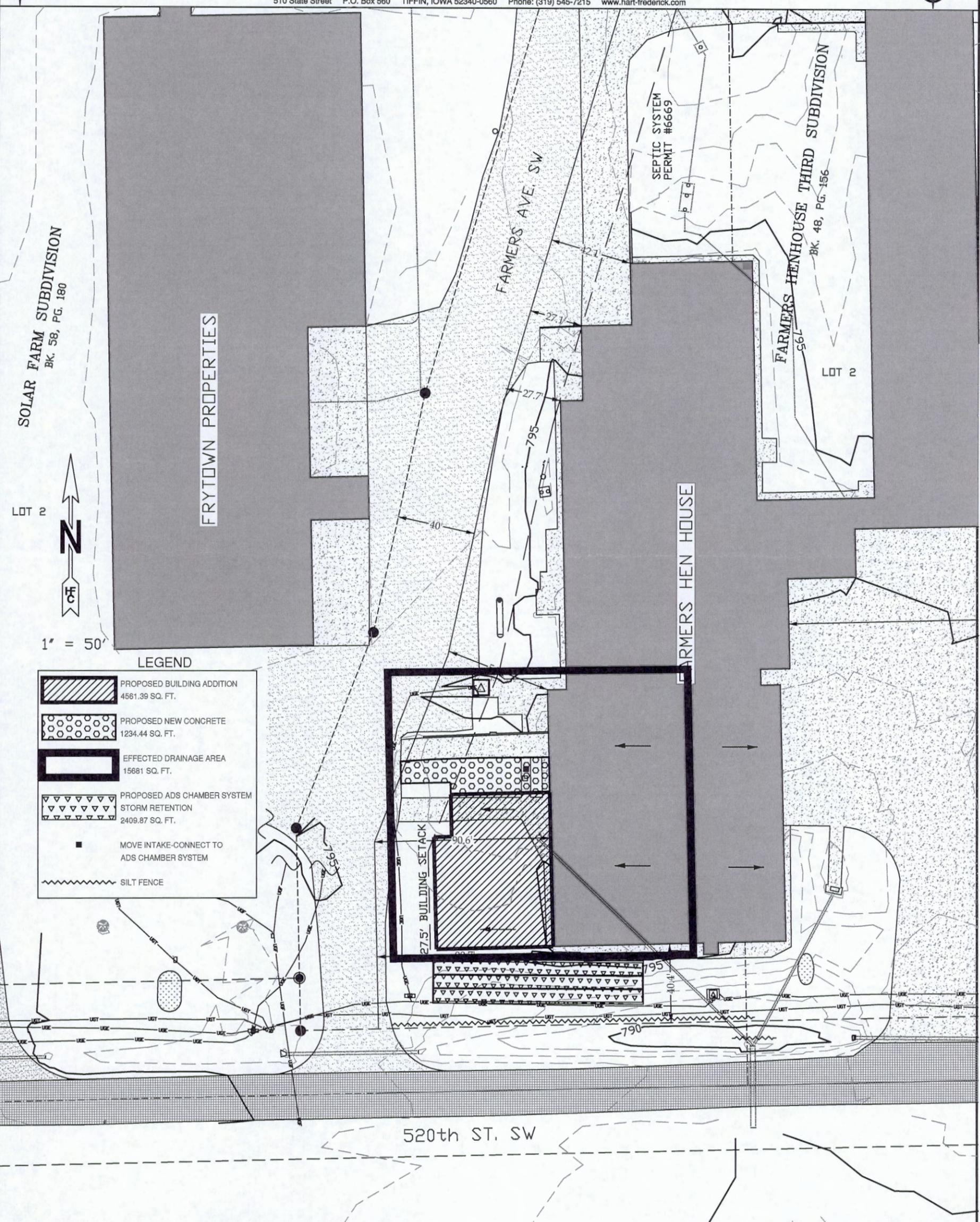
From: sritter@hart-frederick.com <sritter@hart-frederick.com>
Sent: Wednesday, January 3, 2024 6:15:35 PM
To: sylvanschlabach@outlook.com <sylvanschlabach@outlook.com>
Subject: Site Plan application

Sorry to bother you with your time away. Here is the application I plan to turn in, but on first page. Who is the contact person I should put in the highlighted lines? I am waiting on archeological yet, but should be able to tun in today.



HART-FREDERICK CONSULTANTS P.C.

510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215 www.hart-frederick.com



SOLAR FARM SUBDIVISION
BK. 58, PG. 180

FRYTOWN PROPERTIES

FARMERS AVE. SW

FARMERS HENHOUSE THIRD SUBDIVISION
BK. 48, PG. 156

FARMERS HEN HOUSE

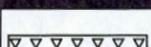
LOT 2

LOT 2



1" = 50'

LEGEND

-  PROPOSED BUILDING ADDITION
4561.39 SQ. FT.
-  PROPOSED NEW CONCRETE
1234.44 SQ. FT.
-  EFFECTED DRAINAGE AREA
15681 SQ. FT.
-  PROPOSED ADS CHAMBER SYSTEM
STORM RETENTION
2409.87 SQ. FT.
-  MOVE INTAKE-CONNECT TO
ADS CHAMBER SYSTEM
-  SILT FENCE

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.

J. Scott Ritter, P.L.S. Date
Iowa License Number: 16546
My license renewal date is December 31, 2024.
Pages covered by this seal: THIS SHEET ONLY



SITE PLAN (PAGE 2 of 3)
5196 FARMERS AVE SW
LOT 2
FARMERS HENHOUSE THIRD SUBDIVISION
JOHNSON COUNTY, IOWA

DATE: 02/01/23	DRN: JSR	APP:
FLD BK: GPS	PROJ. NO: 237013	



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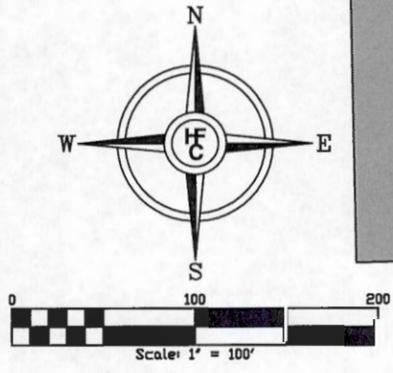
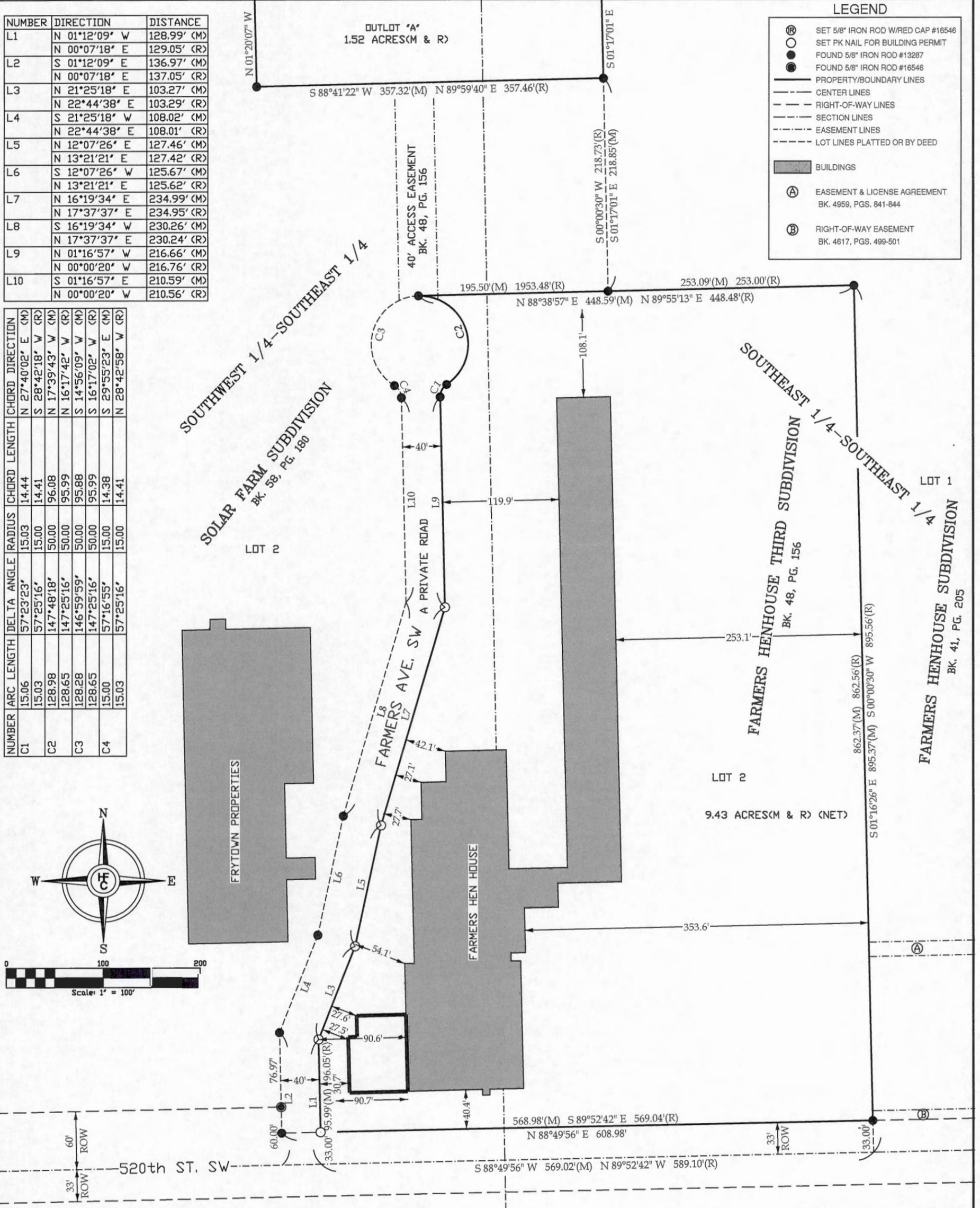


NUMBER	DIRECTION	DISTANCE
L1	N 01°12'09" W	128.99' (M)
	N 00°07'18" E	129.05' (R)
L2	S 01°12'09" E	136.97' (M)
	N 00°07'18" E	137.05' (R)
L3	N 21°25'18" E	103.27' (M)
	N 22°44'38" E	103.29' (R)
L4	S 21°25'18" W	108.02' (M)
	N 22°44'38" E	108.01' (R)
L5	N 12°07'26" E	127.46' (M)
	N 13°21'21" E	127.42' (R)
L6	S 12°07'26" W	125.67' (M)
	N 13°21'21" E	125.62' (R)
L7	N 16°19'34" E	234.99' (M)
	N 17°37'37" E	234.95' (R)
L8	S 16°19'34" W	230.26' (M)
	N 17°37'37" E	230.24' (R)
L9	N 01°16'57" W	216.66' (M)
	N 00°00'20" W	216.76' (R)
L10	S 01°16'57" E	210.59' (M)
	N 00°00'20" W	210.56' (R)

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD LENGTH	CHORD DIRECTION
C1	15.06	57°23'23"	15.03	14.44	N 27°40'02" E (M)
	15.03	57°25'16"	15.00	14.41	S 28°42'18" W (R)
C2	128.98	147°48'18"	50.00	96.08	N 17°39'43" W (M)
	128.65	147°25'16"	50.00	95.99	N 16°17'42" W (R)
C3	128.28	146°59'59"	50.00	95.88	S 14°56'09" W (M)
	128.65	147°25'16"	50.00	95.99	S 16°17'02" W (R)
C4	15.00	57°16'55"	15.00	14.38	S 29°55'23" E (M)
	15.03	57°25'16"	15.00	14.41	N 28°42'58" W (R)

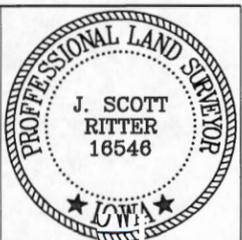
LEGEND

- ⊙ SET 5/8" IRON ROD W/RED CAP #16546
- SET PK NAIL FOR BUILDING PERMIT
- FOUND 5/8" IRON ROD #13287
- FOUND 5/8" IRON ROD #16546
- PROPERTY/BOUNDARY LINES
- CENTER LINES
- - - RIGHT-OF-WAY LINES
- - - SECTION LINES
- - - EASEMENT LINES
- - - LOT LINES PLATTED OR BY DEED
- BUILDINGS
- Ⓐ EASEMENT & LICENSE AGREEMENT BK. 4959, PGS. 841-844
- Ⓑ RIGHT-OF-WAY EASEMENT BK. 4617, PGS. 499-501



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.

J. Scott Ritter, P.L.S. Date _____
 Iowa License Number: 16546
 My license renewal date is December 31, 2024.
 Pages covered by this seal: THIS SHEET ONLY



SITE PLAN (PAGE 3 of 3)
 5196 FARMERS AVE SW
 (RETRACEMENT) LOT 2
 FARMERS HENHOUSE THIRD SUBDIVISION
 JOHNSON COUNTY, IOWA

DATE: 02/01/23 DRN: JSR APP: _____
 FLD BK: GF'S PROJ. NO: 237013