

Office Use Only		\$	
	<i>Date Filed</i>	<i>Fee</i>	<i>Application Number</i>



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): Business Shop

Address of Location: 4007 Cosgrove Rd. SW

Subdivision Name and Lot Number: None

Parcel Number: 1223101001

Current Zoning: CH-Highway Commercial

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.

Steve Rohret _____
Name of Owner *Name of Applicant (if different)*

4041 Cosgrove Rd. SW _____
Applicant Street Address (including City, State, Zip)

319-430-9406 _____ steverohret@gmail.com _____
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 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	N/A	
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance	JSR	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below.	JSR	
Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver	JB	

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

5 March 2023

Mr. Josh Busard
Johnson County Zoning Director

Re: Site Plan, for Steve Rohret.

Dear Josh:

Attached please find the application and accompanying documents for a Site Plan Review for Steve Rohret.

At this time Steve would like to request this site plan for his property. As shown with this exhibit showing the proposed building and a storm detention system, which will be an easement area west of this building in Lot 1, Rohret's Fifth Subdivision, which Steve also owns. Steve has an approved 20' rear setback per BOA-23-28469.

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

Respectfully Submitted,

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

C: Mr. Steve Rohret
HFCfile



HART-FREDERICK CONSULTANTS P.C.
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 www.hart-frederick.com
 Phone: (319) 545-7215 www.hart-frederick.com



NORTH 1/4 CORNER
 SECTION 23-79-8
 FOUND 5/8" REBAR
 3" DEEP
 TIES BK. 43, PG. 121

NORTHEAST CORNER
 SECTION 23-79-8
 FOUND BK NAIL
 IN PAVEMENT
 TIES BK. 58, PG. 74

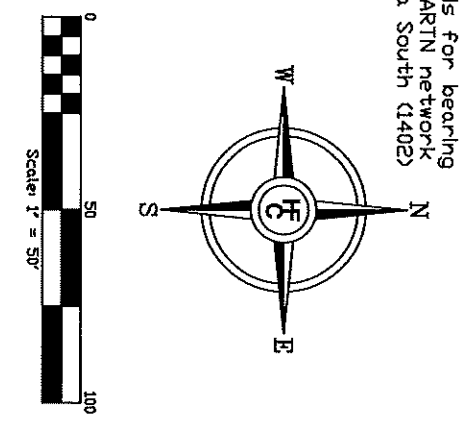
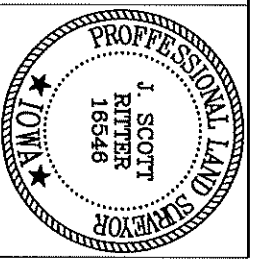
**PARKING REQUIREMENTS
 PER 81.24.C.v**
 4 SPACES PER 1000 SQ. FT. FLOOR AREA
 = 24 SPACES

**CH-HIGHWAY COMMERCIAL ZONING DISTRICT
 SETBACK REQUIREMENTS**
 FRONT = 40'
 REAR = 40' (20' PER SPECIAL EXCEPTION)
 SIDE = 10'

- LEGEND**
- △ GOVERNMENT CORNER
 - SET 5/8" IRON ROD W/RED CAP #16546
 - FOUND 5/8" IRON ROD
 - FOUND 5/8" IRON ROD #10435
 - FOUND 5/8" IRON ROD #13287
 - RECORDED DIMENSIONS
 - MEASURED DIMENSIONS
 - PROPERTY/BOUNDARY LINES
 - CENTER LINES
 - RIGHT-OF-WAY LINES
 - SECTION LINES
 - EASEMENT LINES
 - LOT LINES PLATTED OR BY DEED

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.

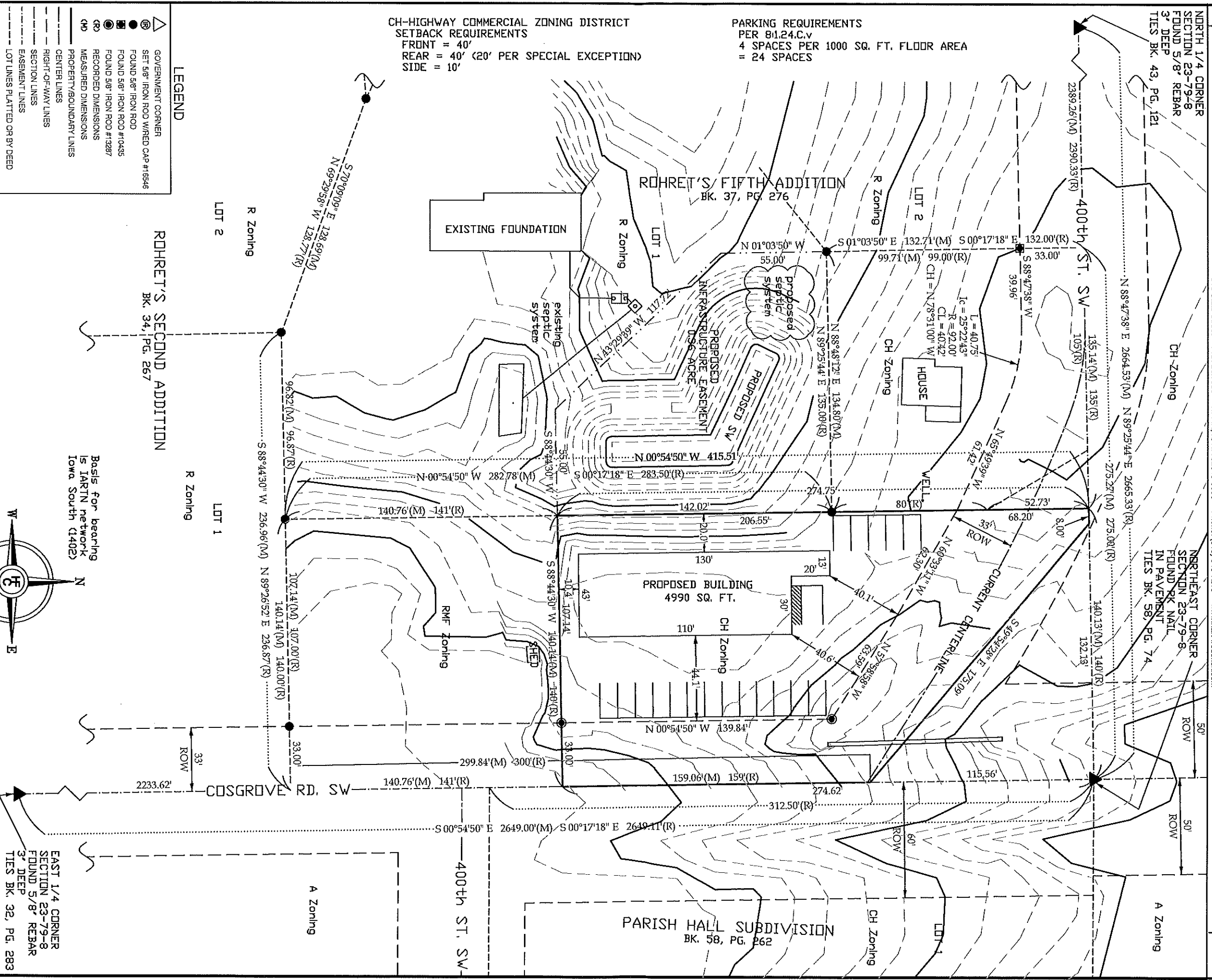
J. Scott Ritter, P.L.S.
 Iowa License Number: 16546
 My license renewal date is December 31, 2024.
 Pages covered by this seal: THIS SHEET ONLY



Basis for bearing
 is IARIN network
 Iowa South (1402)

SITE PLAN
 PART OF THE NE 1/4-NE 1/4
 OF SECTION 23, T-79-N, R-8-W
 COSGROVE
 JOHNSON COUNTY, IOWA

DATE: 10/18/23 DRN: JSR APP:
 FLD BK: GPS PROJ. NO: 237110



EAST 1/4 CORNER
 SECTION 23-79-8
 FOUND 5/8" REBAR
 3" DEEP
 TIES BK. 32, PG. 283