

|                 |            |           |                    |
|-----------------|------------|-----------|--------------------|
| Office Use Only | 10/28/24   | \$ 250.00 | P2C-24-28612       |
|                 | 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): Commercial Condo Building

Address of Location: 4224 Yvette St. SW

Subdivision Name and Lot Number: YANSKY'S SUBDIVISION Lot 1

Parcel Number: 1125278001

Current Zoning: CH

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.

DOUG YANSKY  
Name of Owner

DOUG YANSKY  
Name of Applicant (if different)

4086 KANSAS AVE SW  
Applicant Street Address (including City, State, Zip)

[REDACTED]  
Applicant Phone

[REDACTED]  
Applicant Email

[Signature]  
Applicant Signature

**See back page for Application Submittal Requirements and Checklist**

**Applications should be emailed to [planning@johnsoncountyiowa.gov](mailto: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<br>(PDF unless<br>otherwise noted) | Hard<br>Copy |
|--|--|--------------|
| Application Fee (\$250)  |  |              |
| This application form with all information completed   | Y  | (2) Y        |
| 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.  | Y  |              |
| 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"> <li>• Landscape Plan – should be a dedicated sheet.</li> <li>• Grading Plan, including Erosion and Sediment Control Plan/SWPPP – should be a dedicated sheet.</li> <li>• Paving detail for entrances, drives, and parking areas – can be included on other sheets or be on a dedicated sheet.</li> <li>• Sensitive Areas Exhibit – this exhibit should show all proposed disturbance on the site including proposed building footprints and the extent of any grading</li> </ul> | Y<br>Y<br>Y<br>Y                                   |              |
| Copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads, or Iowa DOT, for access sufficient to serve the proposed use   | Y  |              |
| Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance  | Y  |              |
| CAD line work of the Sensitive Areas Exhibit, following the guidelines below.  | Y  |              |
| Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver  | Y  |              |

**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.

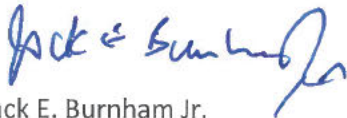
4224 Yvette St. SW

The applicant proposes to build a Commercial Condo Building on the lot to rent out to a business that has not been determined yet.

We estimate the business will be open from 8am to 6pm on Monday through Friday with 3 employees on the largest shift. The plan is to install chip-seal parking surfaces for the new building. The existing water service and septic system on site from the previous demolished building will be extended for the new building. Access will be from the existing driveway on Privately owned Yvette St. SW which is owned by the applicant and in sufficient design and repair to support the new building. All future lighting and signage will comply with applicable building code.

SQR will be used to treat water quality, and the existing detention area will be increased in size to handle stormwater run-off. Please see attached plans and stormwater report for appropriate calculations.

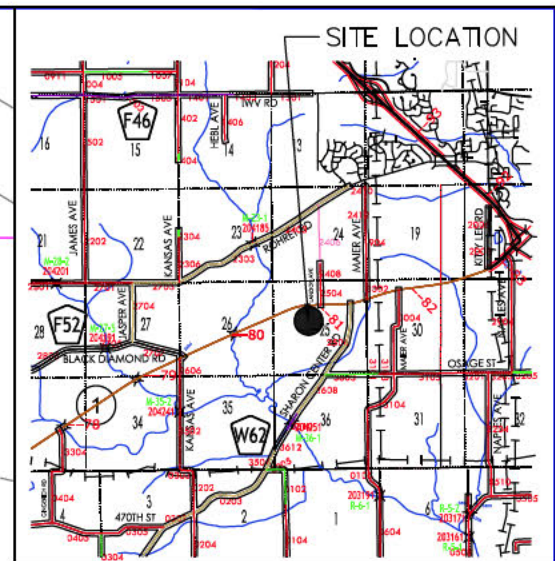
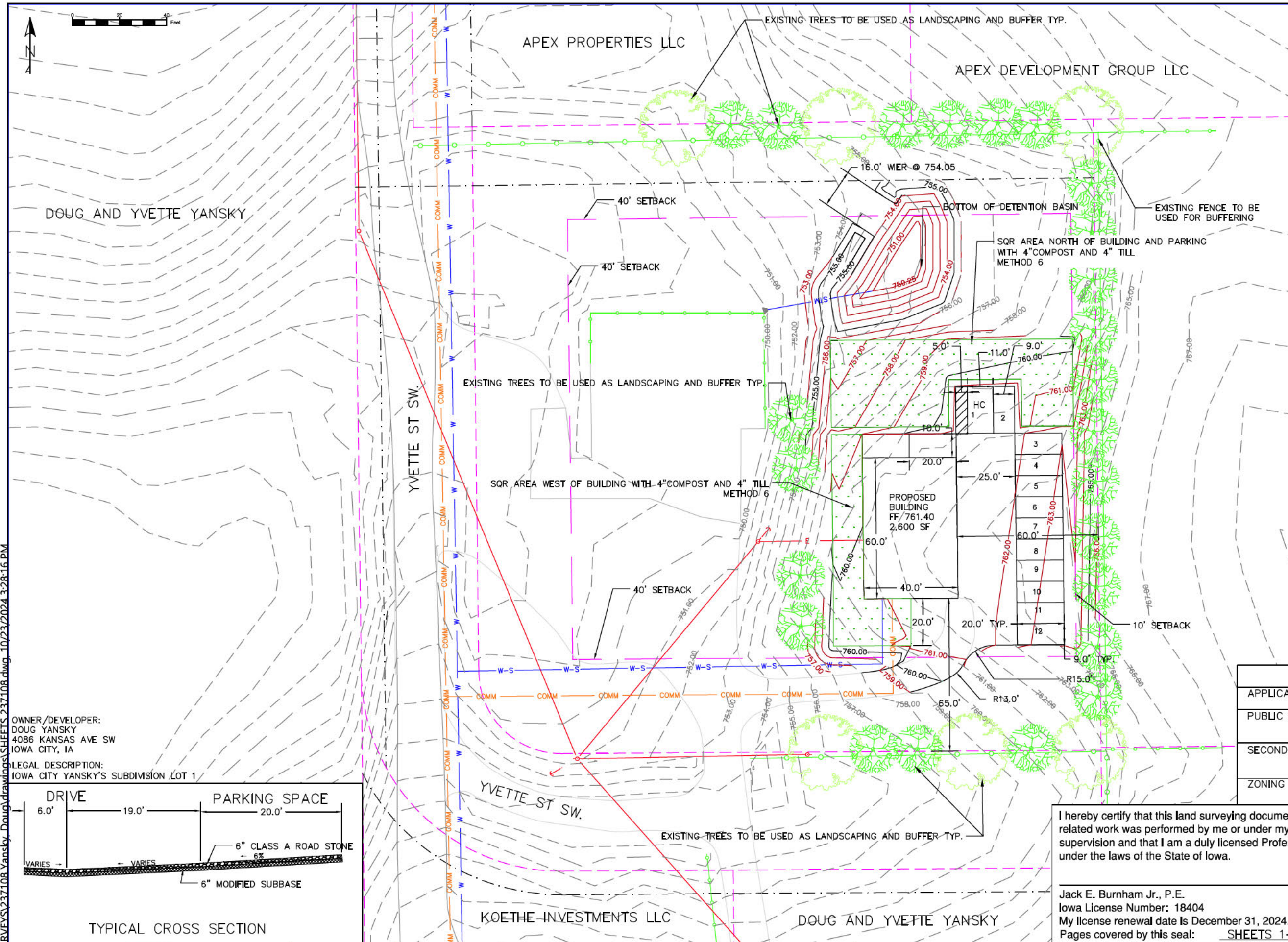
Thank you



Jack E. Burnham Jr.

PE # 18404

cc HFC Job # 237108 file



LOCATION MAP N.T.S.

**PARKING REQUIREMENTS**  
 8:1.24.C.b.v. COMMERCIAL CONDOMINIUM  
 4 spaces/1,000 sq. ft.  
 12 spaces required  
 12 provided with 1 Handicap space

**LEGEND:**

|                   |                      |
|-------------------|----------------------|
| PROPERTY LINE     | --- (dashed magenta) |
| FENCE             | --- (dashed green)   |
| EASEMENT          | --- (dashed black)   |
| SETBACKS          | --- (dashed magenta) |
| ROAD EDGE         | --- (dashed grey)    |
| EXISTING ELECTRIC | --- (dashed red)     |

**NOTES:**

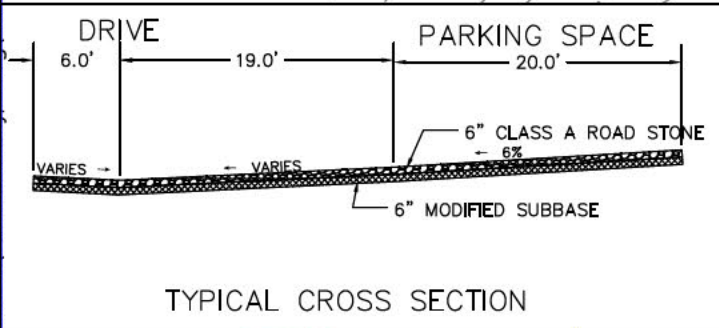
- NO SIGNAGE IS BEING PROPOSED AT THIS TIME AND ANY FUTURE SIGNAGE WILL BE INSTALLED IN ACCORDANCE WITH COUNTY REGULATIONS
- NO LIGHTING IS BEING PROPOSED AT THIS TIME AND ANY FUTURE SIGNAGE WILL BE INSTALLED IN ACCORDANCE WITH COUNTY REGULATIONS

**SIGNATURES**

|                             |  |
|-----------------------------|--|
| APPLICANT:                  |  |
| PUBLIC HEALTH DEPARTMENT:   |  |
| SECONDARY ROADS DEPARTMENT: |  |
| ZONING ADMINISTRATOR:       |  |

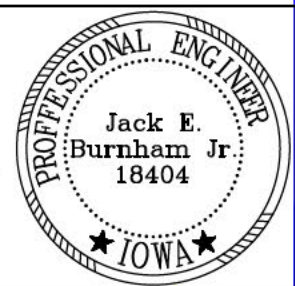
OWNER/DEVELOPER:  
 DOUG YANSKY  
 4086 KANSAS AVE SW  
 IOWA CITY, IA

LEGAL DESCRIPTION:  
 IOWA CITY YANSKY'S SUBDIVISION LOT 1



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.

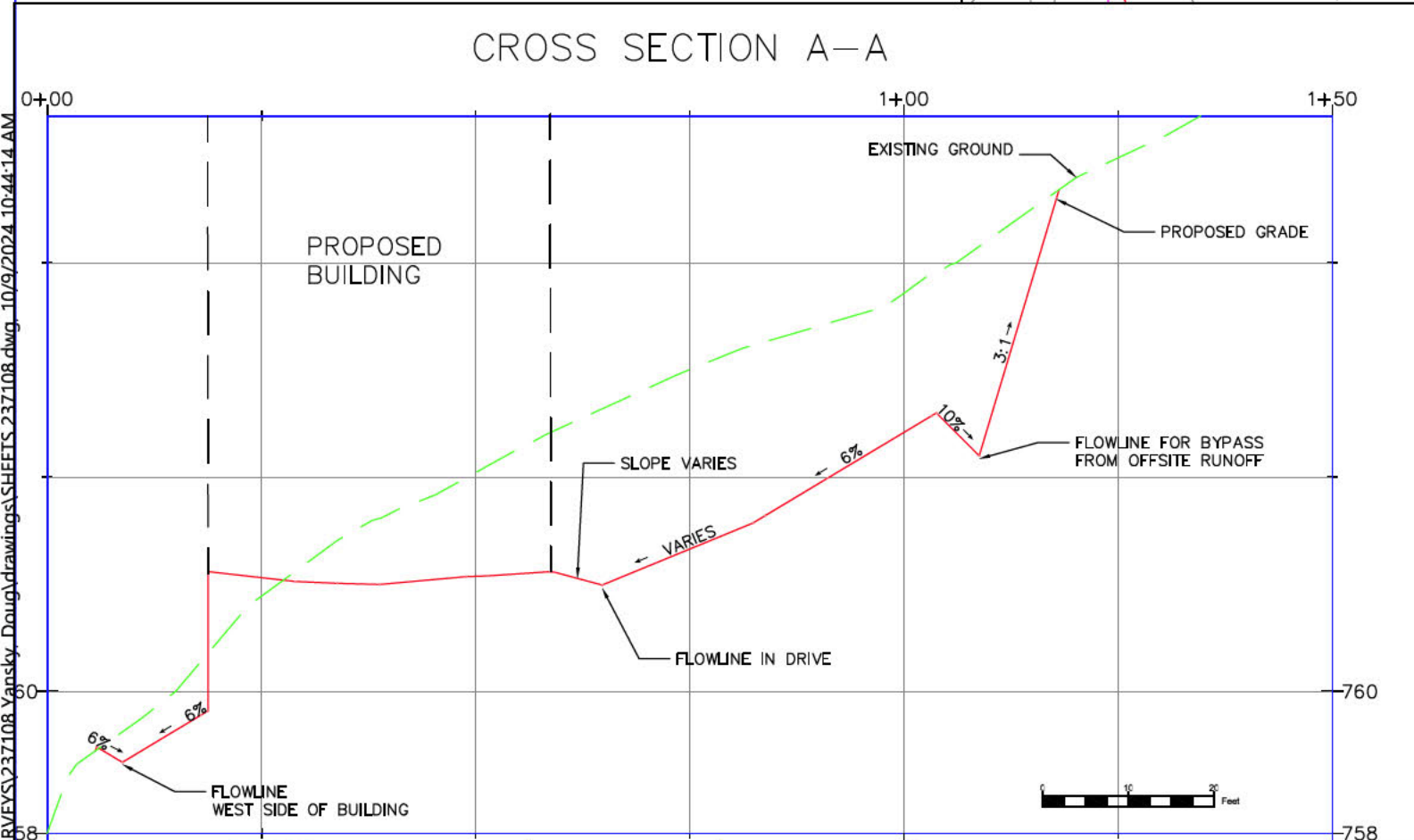
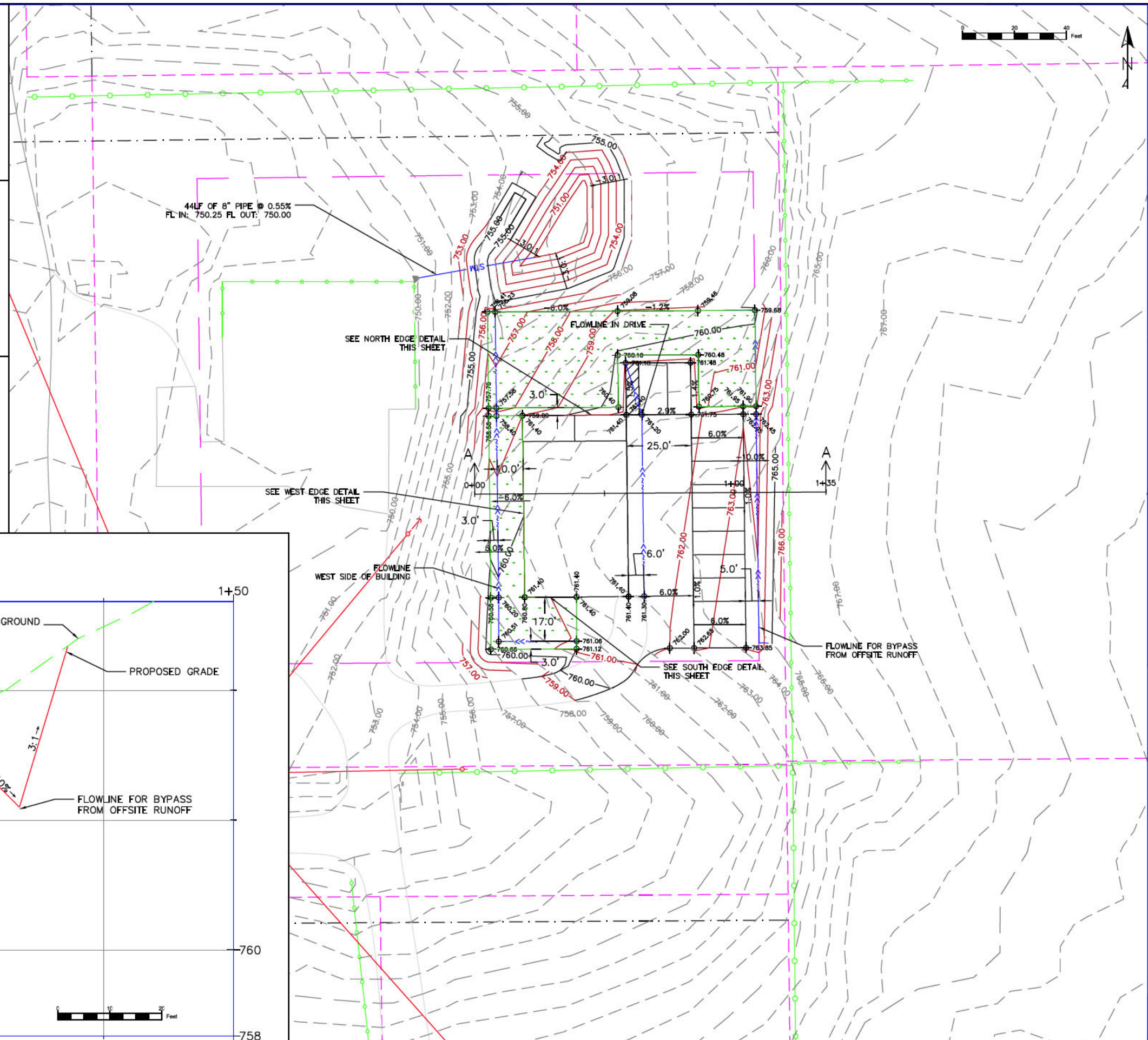
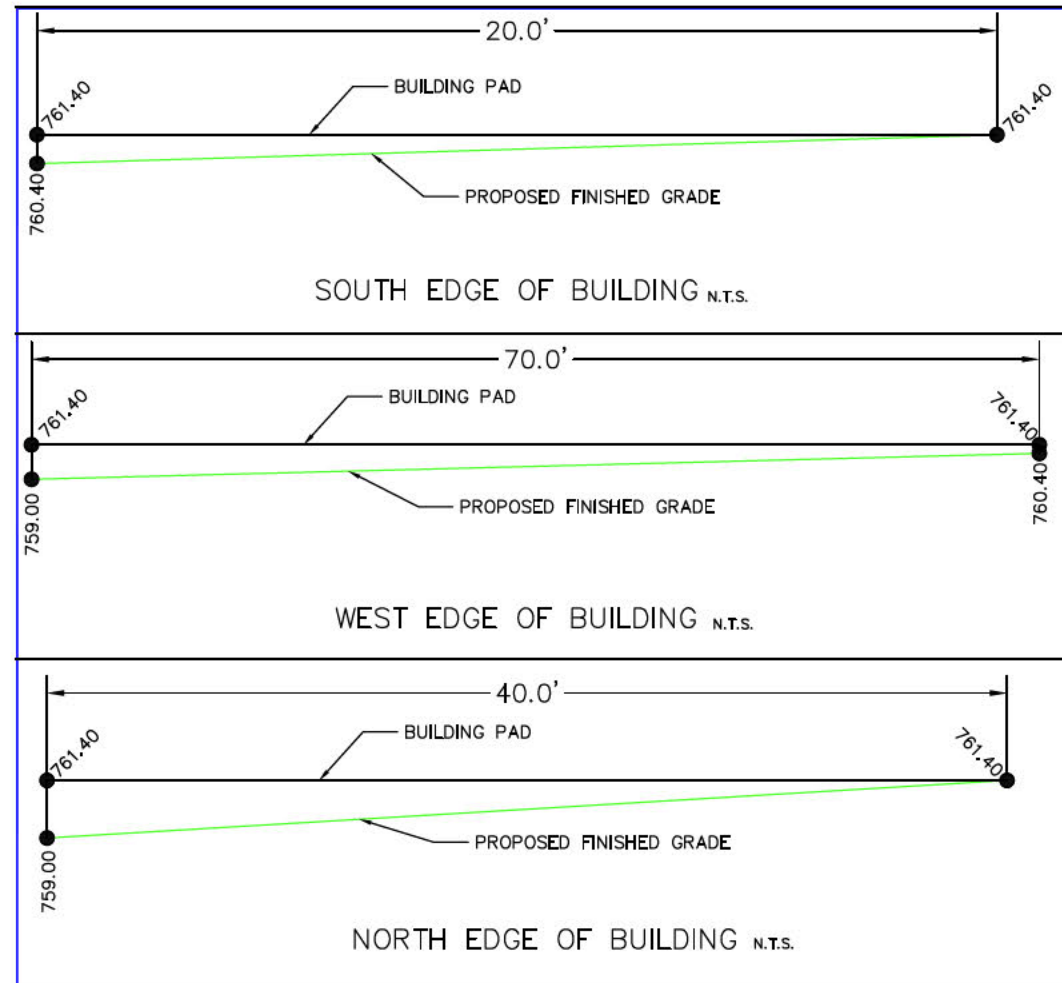
Jack E. Burnham Jr., P.E.  
 Iowa License Number: 18404  
 My license renewal date is December 31, 2024.  
 Pages covered by this seal: SHEETS 1-4



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| <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> |      | NO.                   | DATE | REVISIONS DESCRIPTION |  |  |  | FLD. BK.:<br>DATE: 10/08/2024 | SCALE: AS NOTED<br>DRN.: JTW<br>APP.: JEB | <b>HART-FREDERICK CONSULTANTS, P.C.</b><br>510 East State Street, P.O. Box 560, Tiffin, IA 52340-0560<br>Phone: (319) 545-7215 Fax: (319) 545-7220 | DOUG YANSKY<br>4224 YVETTE AVE<br>IOWA CITY, IA | PROJECT NO.: 237108<br>DRAWING NO.: SHEET 1 of 4 |
|--|------|-----------------------|------|-----------------------|--|--|--|-------------------------------|---|--|---|--|
| NO.  | DATE | REVISIONS DESCRIPTION |      |                       |  |  |  |                               |   |  |   |  |
|  |      |                       |      |                       |  |  |  |                               |   |  |   |  |

SITE PLAN



| REVISIONS |      |
|-----------|------|
| NO.       | DATE |
|           |      |
|           |      |
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|                  |                 |
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**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

**DOUG YANSKY**  
 4224 YVETTE AVE  
 IOWA CITY, IA

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PER SUDAS: ALL PERMANENT SEEDING AREAS TO BE SEEDED AND MULCHED DURING THE WINDOWS OF MARCH 1–MAY 31 OR AUGUST 10–SEPTEMBER 30. FOR TEMPORARY SEEDING WINDOWS PLEASE SEE TABLE 9010.10 ON THIS SHEET.

NOTES:

1. SWPP PLAN TO BE KEPT ON SITE AT ALL TIMES
2. SWPP PLAN TO BE MAINTAINED AND AMENDED AS NEEDED
3. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED
4. VEGETATION WILL BE REMOVED ONLY AS REQUIRED TO PERFORM WORK ANTICIPATED WITHIN THE NEXT 21 DAYS
5. SILT FENCE AND EROSION MATS WILL REMAIN IN PLACE UNTIL COMPLETION OF ALL IMPROVEMENTS AND UNTIL SURROUNDINGS SOILS ARE RETURNED TO THEIR PRE-CONSTRUCTION CONDITIONS
6. SILT FENCE TO BE INSPECTED EVERY 7 DAYS AND SILT WILL BE REMOVED FROM FENCE WHEN IT REACHES  $\frac{1}{2}$  THE DESIGN CAPACITY OF THE FENCE.
7. EROSION MAT IS REQUIRED ON ALL SLOPES GREATER THAN 3:1
8. TEMPORARY STABILIZING SEEDING WILL BE USED IN DISTURBED AREAS IF WORK IS NOT ANTICIPATED IN NEXT 14 DAYS UNLESS WINTER CONDITIONS PREVAIL
9. TEMPORARY STABILIZING SEEDING SHALL BE INSTALLED WITH SUDAS TYPE 5 (RURAL TEMPORARY EROSION CONTROL MIXTURE) IN THE DISTURBED AREA.
10. PERMANENT SEEDING SHALL BE INSTALLED WITH SUDAS TYPE 1 (PERMANENT LAWN MIXTURE) IN THE DISTURBED AREA.

A. **Type 1 (Permanent Lawn Mixture):** Used for residential and commercial turf site, fertilized, and typically mowed. Use between March 1 and May 31 and between August 10 and September 30.

Table 9010.06: Type 1 Seed Mixture<sup>1</sup>

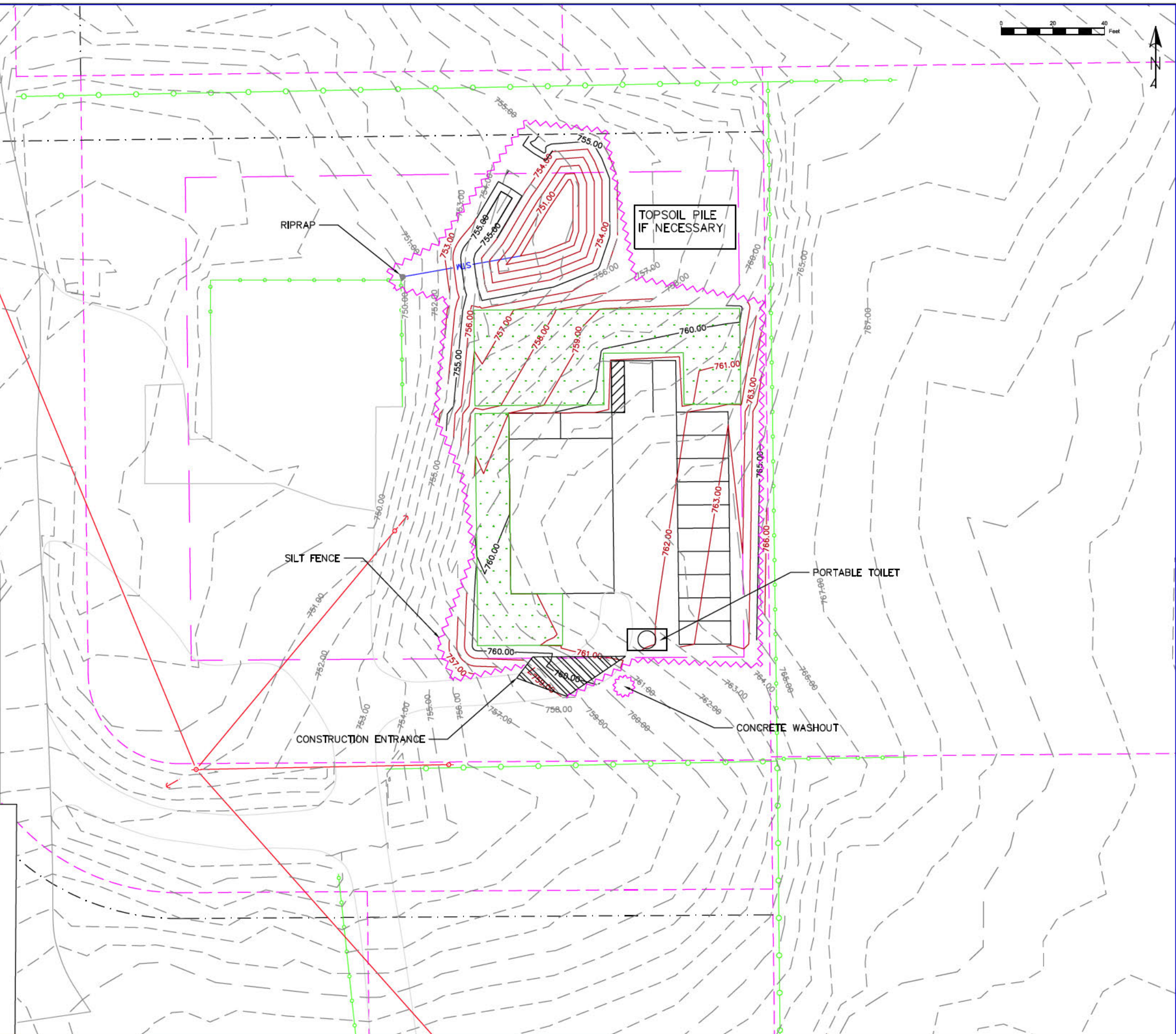
| Common Name                               | Application Rate lb/acre |
|---|--------------------------|
| Creeping red fescue                       | 25                       |
| Turf-type perennial ryegrass <sup>2</sup> | 20                       |
| Turf-type perennial ryegrass <sup>2</sup> | 20                       |
| Kentucky bluegrass cultivar <sup>3</sup>  | 65                       |
| Kentucky bluegrass cultivar <sup>3</sup>  | 65                       |
| Kentucky bluegrass cultivar <sup>3</sup>  | 65                       |

<sup>1</sup> A commercial mixture may be used if it contains a high percentage of similar bluegrasses; it may or may not contain creeping red fescue.  
<sup>2</sup> Choose two different cultivars of turf-type perennial ryegrass, at 20 lbs/acre each.  
<sup>3</sup> Choose three different cultivars of Kentucky bluegrass, at 65 lbs/acre each.

Table 9010.10: Type 5 Seed Mixture

| Common Name                             | Application lb/acre |
|---|---------------------|
| <b>March 1 - October 31</b>             |                     |
| Canada wildrye                          | 5 PLS/acre          |
| Grain rye                               | 50                  |
| Oats                                    | 50                  |
| <b>November 1 - February 28 (or 29)</b> |                     |
| Canada wildrye                          | 7 PLS/acre          |
| Grain rye                               | 62                  |
| Oats                                    | 62                  |

Seed does not need to be certified Source Identified Class (Yellow Tag).



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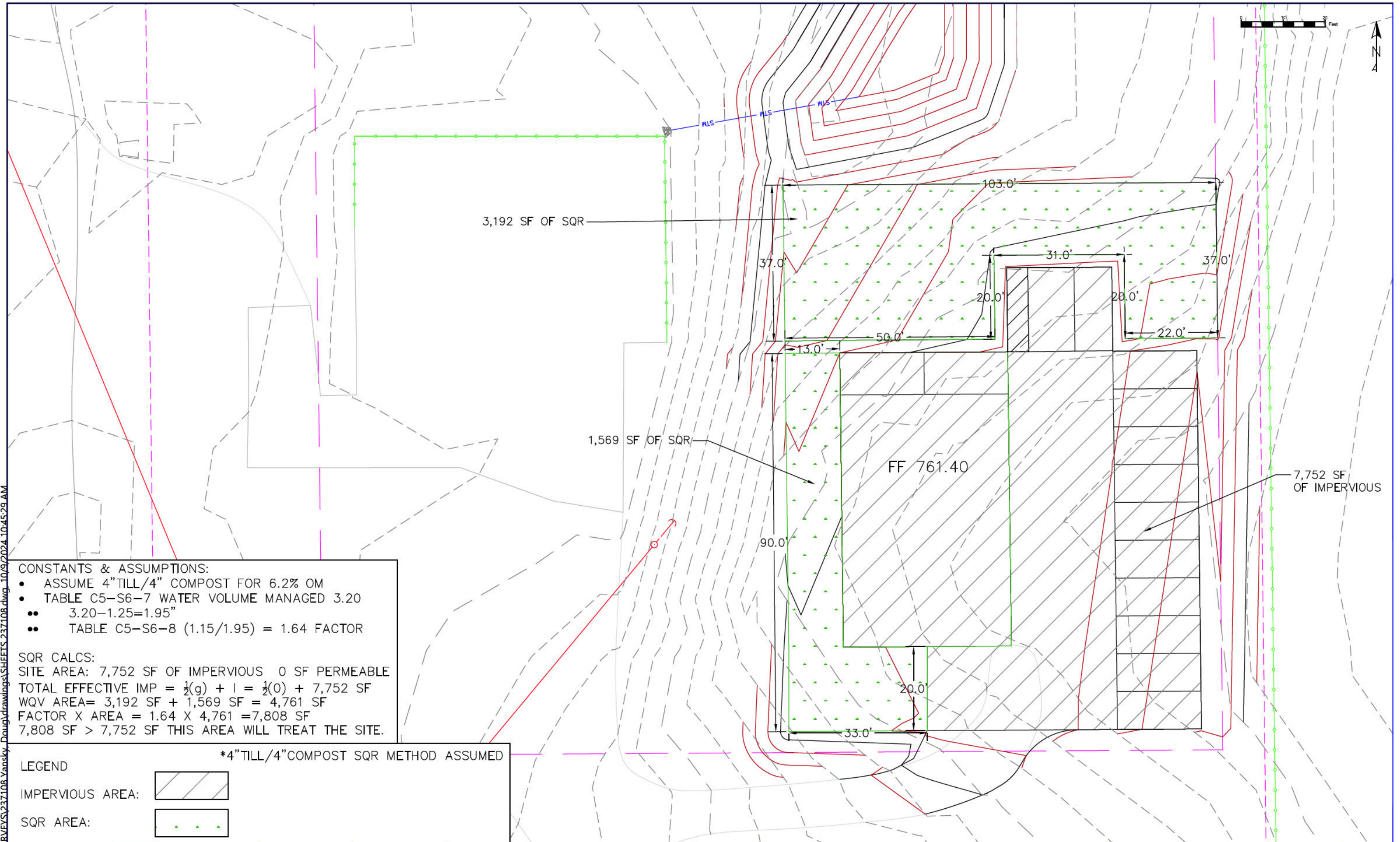
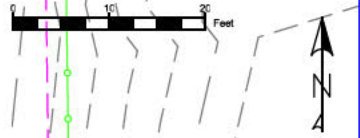
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**DOUG YANSKY**  
 4224 YVETTE AVE  
 IOWA CITY, IA

**SOIL AND EROSION CONTROL PLAN**

|                           |
|---------------------------|
| PROJECT NO.: 237108       |
| DRAWING NO.: SHEET 3 of 4 |



**CONSTANTS & ASSUMPTIONS:**

- ASSUME 4" TILL/4" COMPOST FOR 6.2% OM
- TABLE C5-S6-7 WATER VOLUME MANAGED 3.20
  - 3.20-1.25=1.95"
  - TABLE C5-S6-8 (1.15/1.95) = 1.64 FACTOR

**SQR CALCS:**  
 SITE AREA: 7,752 SF OF IMPERVIOUS 0 SF PERMEABLE  
 TOTAL EFFECTIVE IMP =  $\frac{1}{2}(g) + i = \frac{1}{2}(0) + 7,752$  SF  
 WQV AREA = 3,192 SF + 1,569 SF = 4,761 SF  
 FACTOR X AREA = 1.64 X 4,761 = 7,808 SF  
 7,808 SF > 7,752 SF THIS AREA WILL TREAT THE SITE.

**LEGEND**

\*4" TILL/4" COMPOST SQR METHOD ASSUMED

IMPERVIOUS AREA:

SQR AREA:

| REVISIONS |      | FLD. BK.: | SCALE: AS NOTED |
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SQR EXHIBIT

PROJECT NO.: 237108  
 DRAWING NO.:  
 SHEET 4 of 4

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