

Office Use Only	12/9/24	\$	P2C-24-28634
	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): Landscaping Business

Address of Location: 2365 Highway 6 NW Tiffin IA

Subdivision Name and Lot Number: N/A

Parcel Number: 0630177004

Current Zoning: C-AG

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.

NJN Enterprises LLC

Name of Owner

Name of Applicant (if different)

110 E. 2nd St. Tiffin, Iowa, 52340

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 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	js	(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.	js	js
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 	js	js
Copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads, or Iowa DOT, for access sufficient to serve the proposed use	js	
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance	js	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below.	js	
Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver	js	

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.

6 December 2024

Mr. Josh Busard
Johnson County Zoning Director

Re: Site Plan Application, for NJN Enterprises

Dear Josh:

Attached please find the application and accompanying documents for a Site Plan application for the NJN Enterprises, LLC.

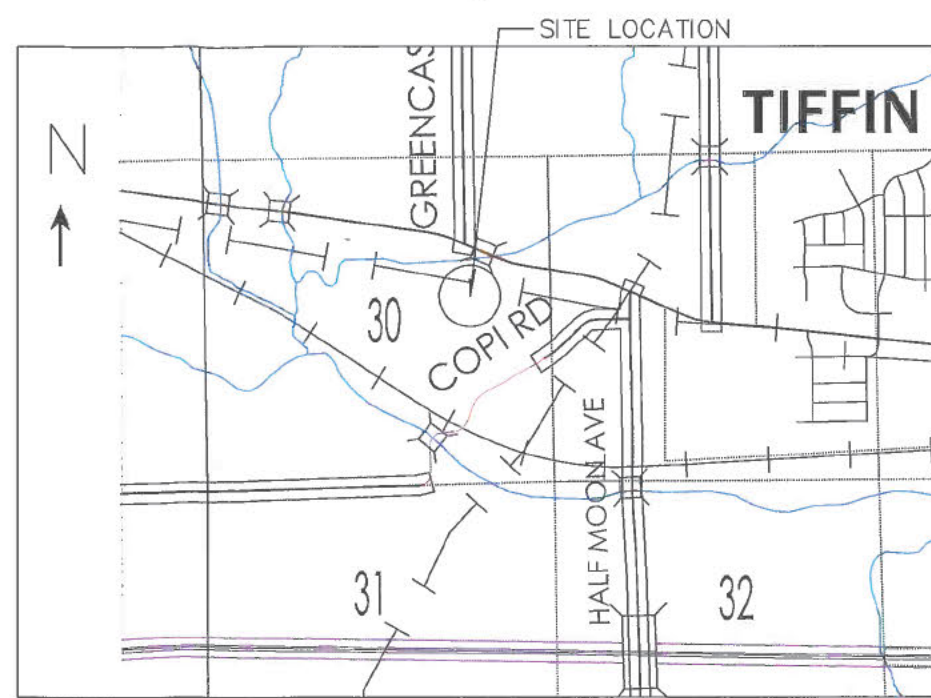
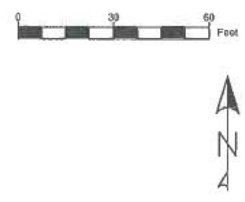
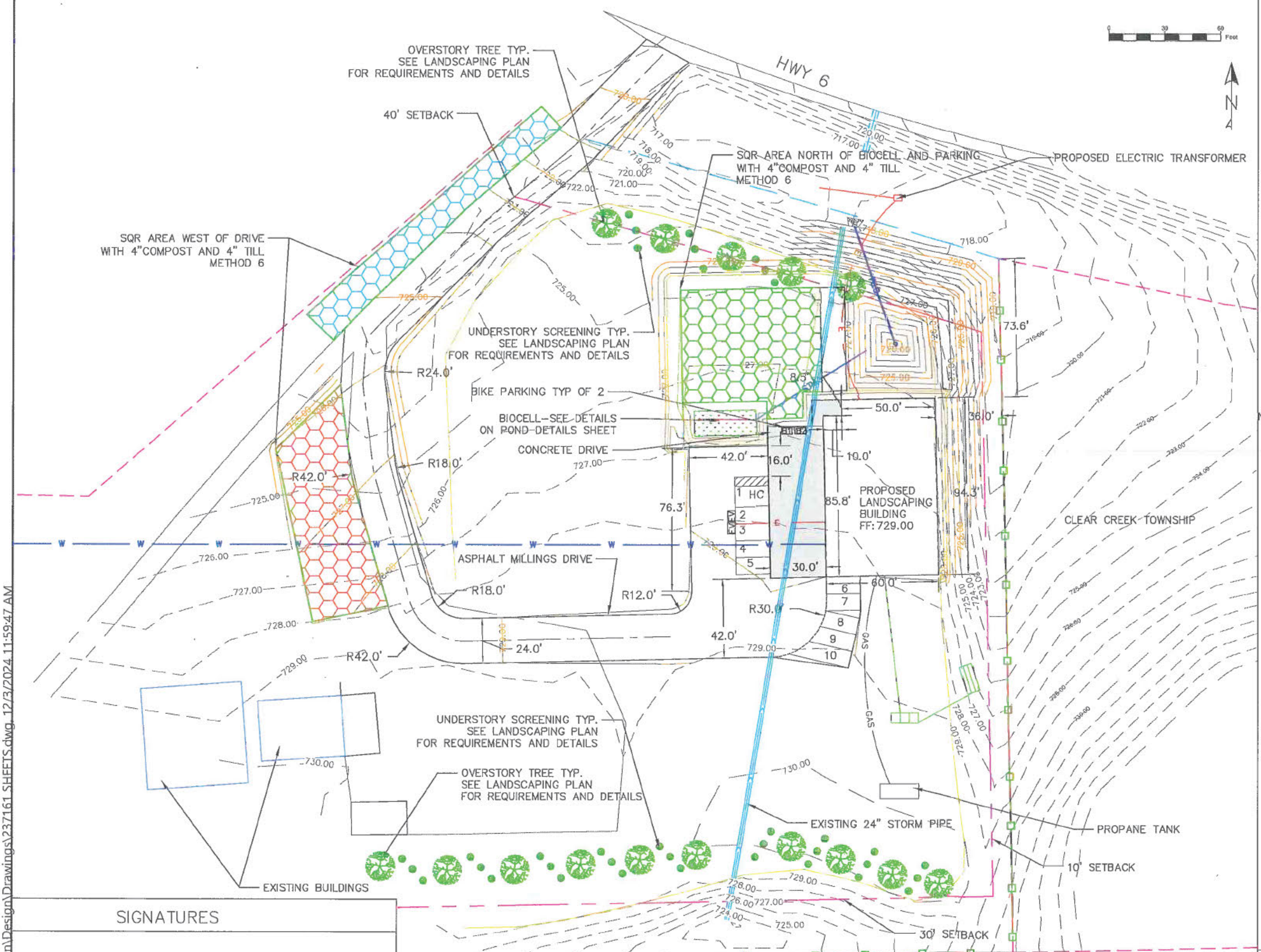
At this time they would like to build an additional building to expand the existing Landscaping Business being run from this address. This building will be 5575 square feet and have 4 employees on the max shift. Normal workweek hours are expected, 2 bike parking and 10 vehicle parking spaces have been provided including a handicap space and two future EV spaces. A larger building (and site plan) was already approved under the Conditional use permit, however with the new regulations brought about by rezoning, a smaller building is now proposed along with the widened driveway. All revised plans and stormwater management have been submitted. This parcel has access to Highway 6 NW, water and sewer systems are established onsite.

If you have questions or if you require further information you may contact myself or Nolan Navara.

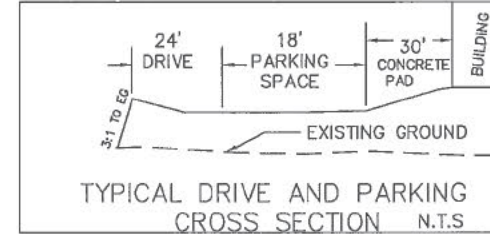
Respectfully Submitted,

Jack Burnham, PE
Hart-Frederick Consultants P.C.

C: Mr. Nolan Navara
HFCfile



- 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
 - MAX EMPLOYEES PER SHIFT IS 4.
 - IN ACCORDANCE WITH COUNTY REGULATIONS ELECTRIC SWITCHGEAR WILL BE INSTALLED WITH SUFFICIENT SPACE AND CAPACITY TO SUPPORT THE FUTURE INSTALLATION OF LEVEL TWO ELECTRIC VEHICLE CHARGING FACILITIES FOR AT LEAST TWO PARKING SPACES



- LEGEND
- ROW
 - PROPERTY LINE
 - FENCE
 - TOB
 - PROPOSED STORM PIPE
 - EXISTING STORM PIPE
 - SETBACK
 - SUBDRAIN
 - CENTERLINE

** ALL DOWNSPOUTS TO BE DRAINED TO BIOCELL AND ARE SUBJECT TO AS BUILT APPROVAL BEFORE ISSUANCE OF OCCUPANCY PERMIT

PARKING REQUIREMENTS:
 PER 8.1.24.b.xxiv:
 1 space per employee + 1 space/1000 sq ft
 4 employees on max shift
 + 5575 sq ft / 1000 sq ft = 10 req
 10 spaces provided with 1 Handicap

OWNER/DEVELOPER
 NJN ENTERPRISES LLC
 110 E 2ND ST.
 TIFFIN, IA 52340

SIGNATURES

APPLICANT:

PUBLIC HEALTH DEPARTMENT:

SECONDARY ROADS DEPARTMENT:

ZONING ADMINISTRATOR:

CAREW ENTERPRISES LLC

6" ASPHALT MILLINGS

6" ROCK BASE 1%--

TYPICAL ENTRANCE DRIVE CROSS SECTION N.T.S.

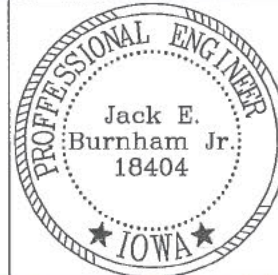
I hereby certify that this land surveying document was prepared and the related work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Jack E. Burnham Jr., P.E. Date

Iowa License Number: 18404

My license renewal date is December 31, 2024.

Pages covered by this seal: SHEETS 1-5



NO	DATE	REVISIONS DESCRIPTION

FLD. BK.:

SCALE: AS NOTED

DATE: 12/03/2024

DRN.: JTW

APP.: JEB

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

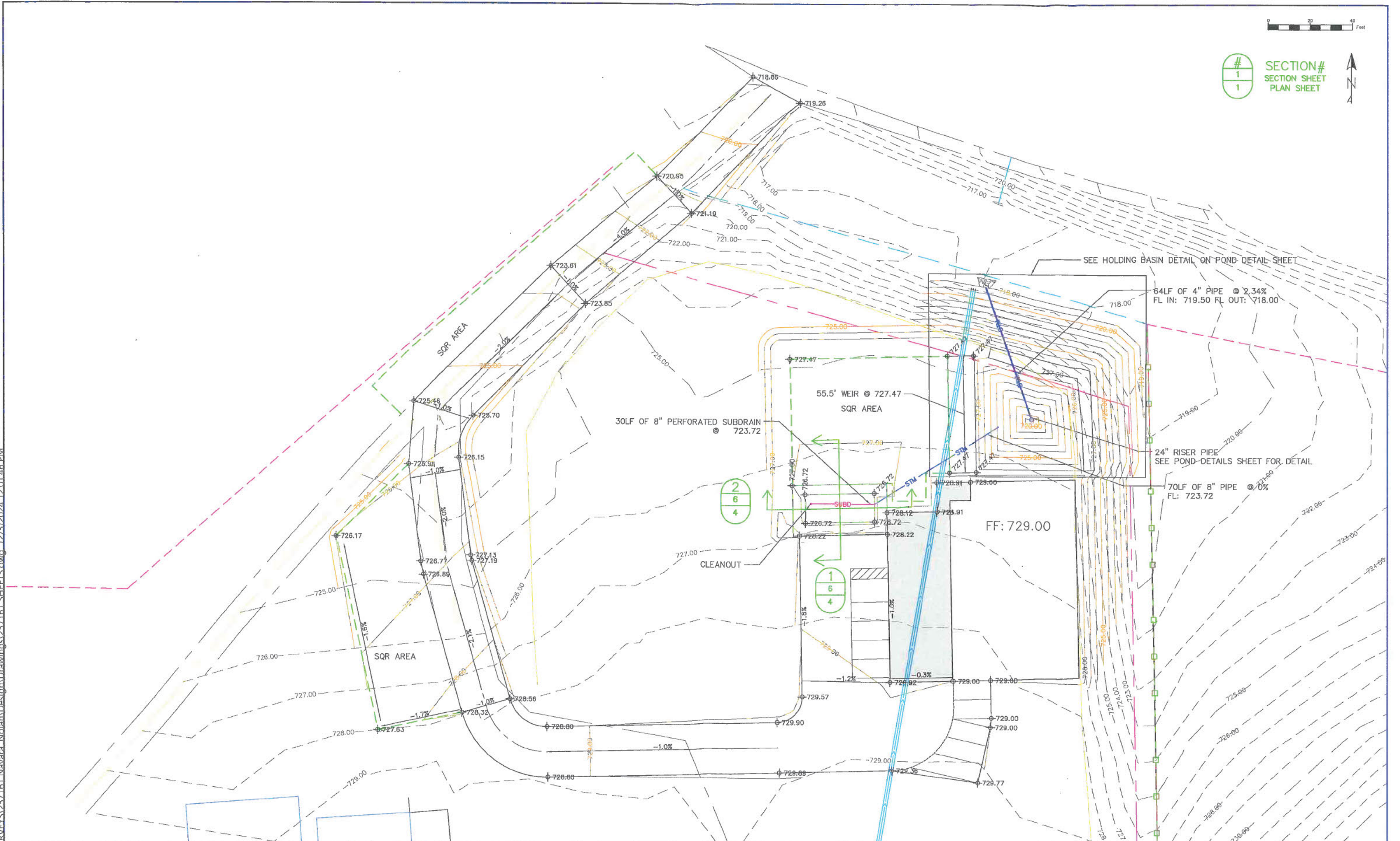
NOLAN NAVARA
 2365 HIGHWAY 6 NW,
 TIFFIN, IA

PROJECT NO: 237161

DRAWING NO: SHEET 1 OF 5

SITE PLAN

Y:\2023 SURVEYS\237161 Navara\Design\Drawings\237161 SHEETS.dwg_12/3/2024 11:59:47 AM



REVISIONS		
NO.	DATE	DESCRIPTION

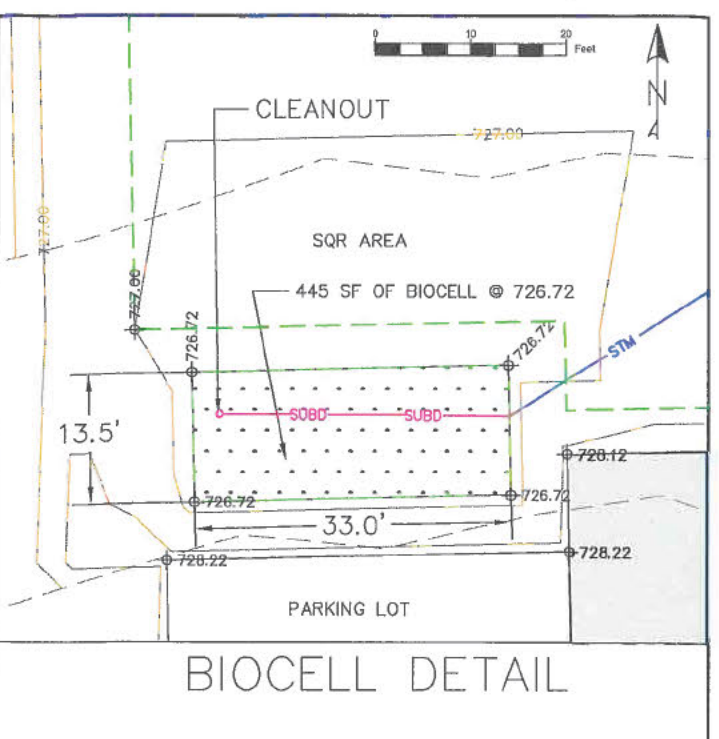
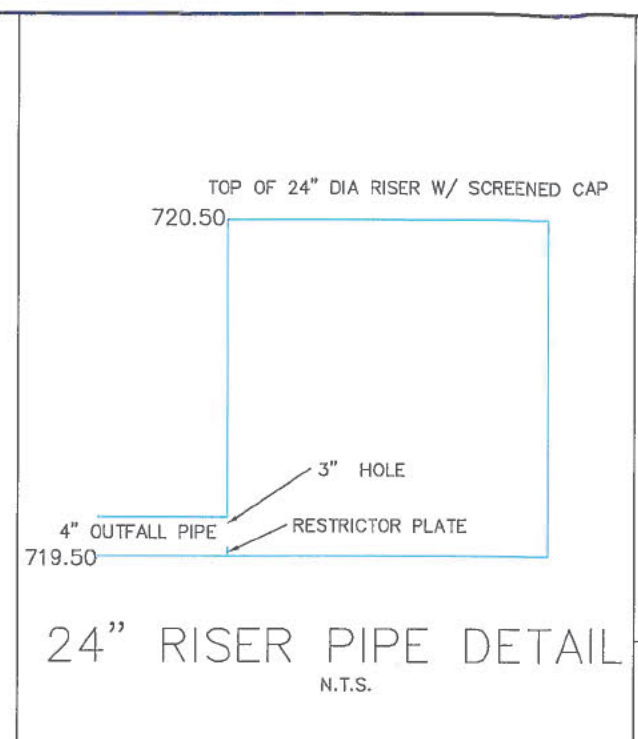
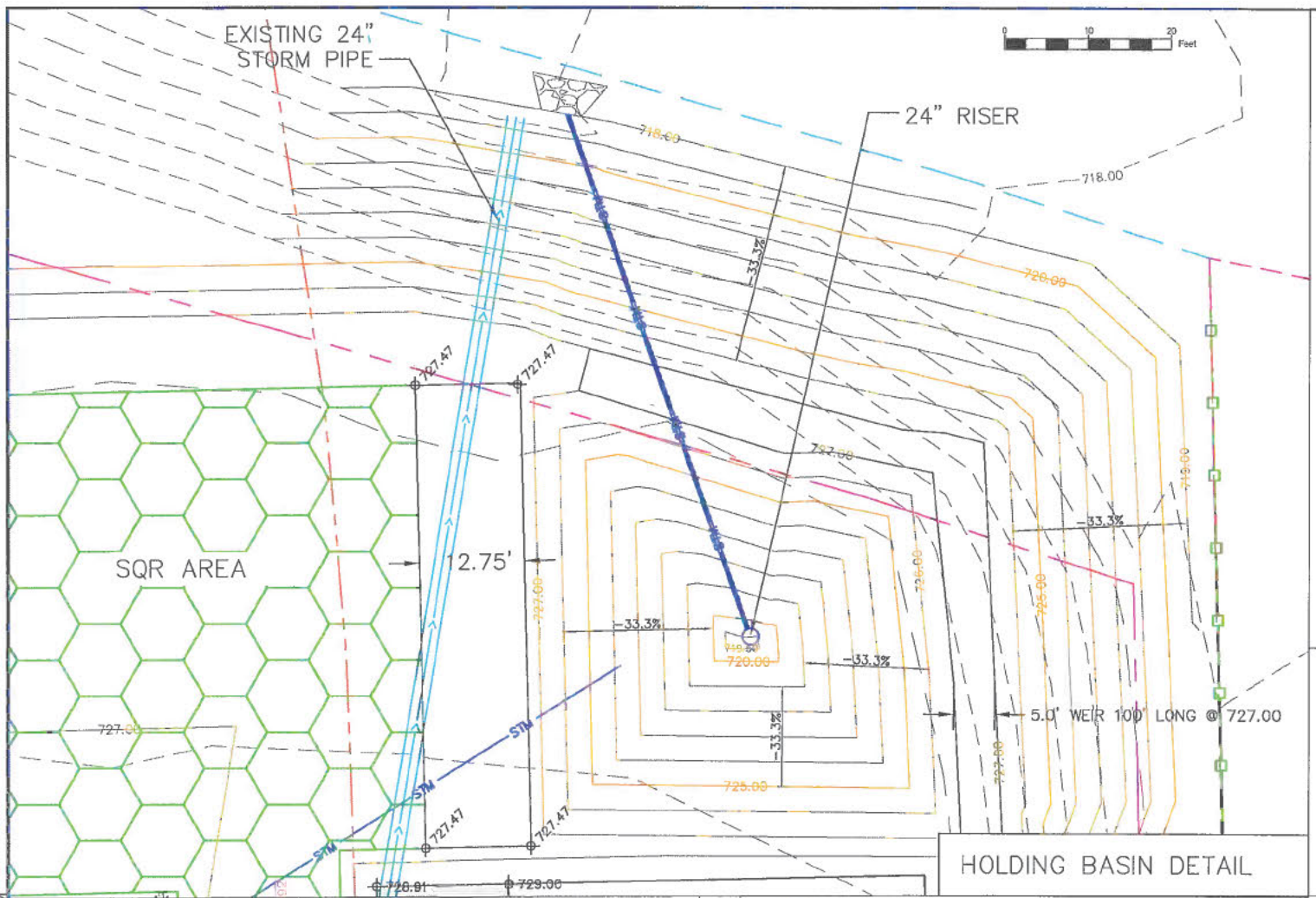
FLD. BK.:	SCALE: AS NOTED
DATE: 12/03/2024	DRN.: JTW
APP.: JEB	

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

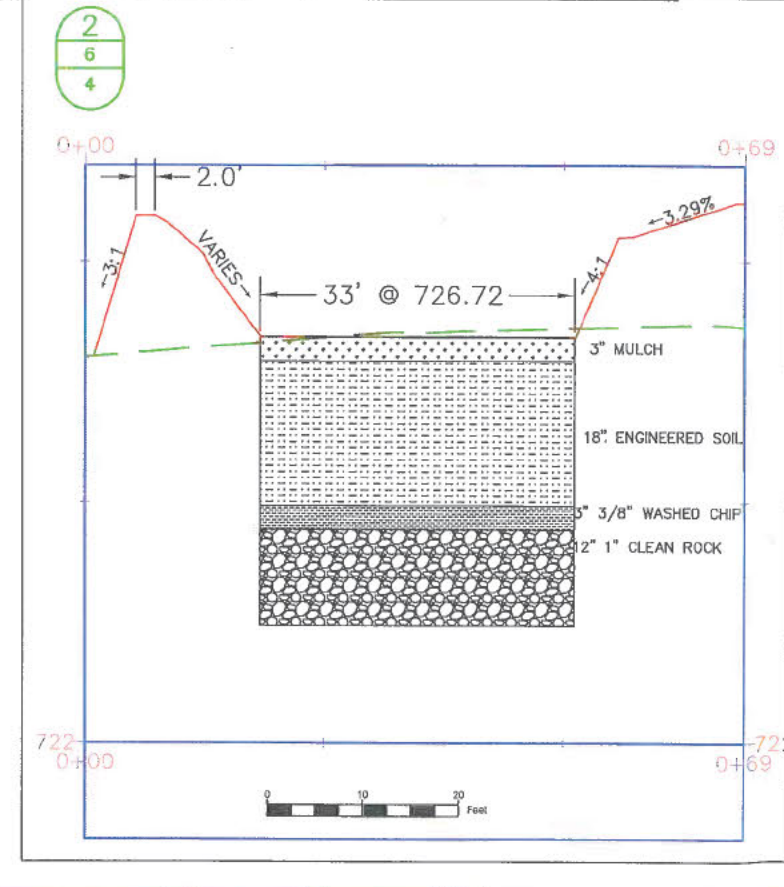
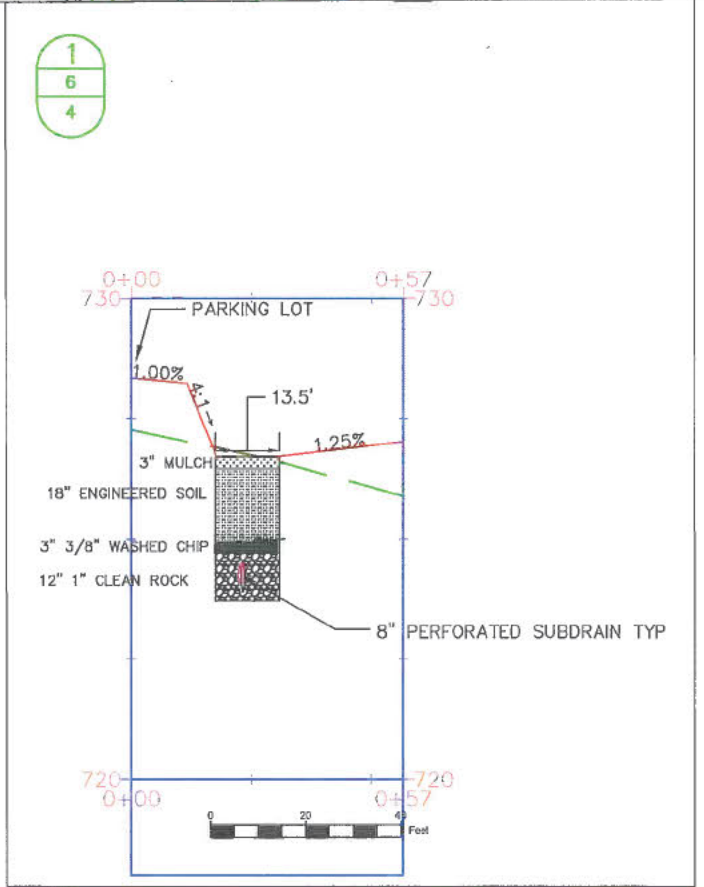
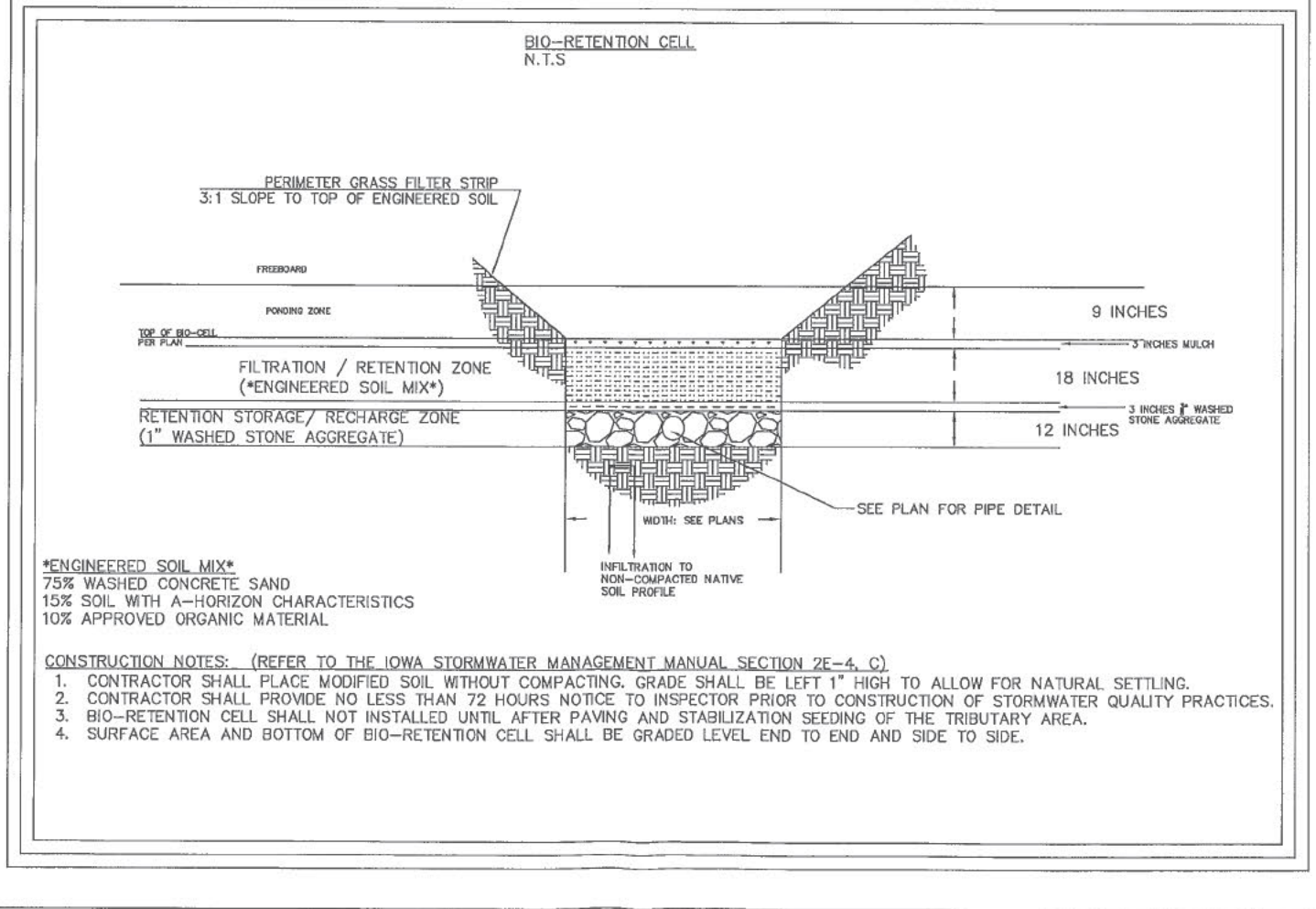
NOLAN NAVARA
 2365 HIGHWAY 6 NW,
 TIFFIN, IA

PROJECT NO.: 237161
DRAWING NO.: SHEET 2 OF 5

GRADING PLAN



*BIOCELL TO BE PLANTED WITH NATIVE PLANTS 12-18" OFF CENTER IN 3" OF WOODCHIP MULCH
 *IF SEEDING IS DONE, SEED WITH SWITCHGRASS (OR APPROVED EQUAL) @ 20 PLS/SF & INSIDE 1" STRAW MULCH LAYER THAT IS ENCLOSED IN NETTING THAT WILL HOLD THE SEEDING & MULCH IN PLACE



VA2023 SURVEYS\237161 Navara, Nolan\Design\Drawings\237161 SHEETS.dwg_12/3/2024 12:02:52 PM

REVISIONS			FLD. BK.:	SCALE:	HFC HART-FREDERICK CONSULTANTS, P.C. 510 East State Street, P.O. Box 580, Tiffin, IA 52340-0580 Phone: (319) 545-7215 Fax: (319) 545-7220	NOLAN NAVARA 2365 HIGHWAY 6 NW, TIFFIN, IA	PROJECT NO: 237161
NO.	DATE	DESCRIPTION	DATE:	DRN:			
			12/03/2024	JTV	JEB		POND DETAILS



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 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 Mixture¹

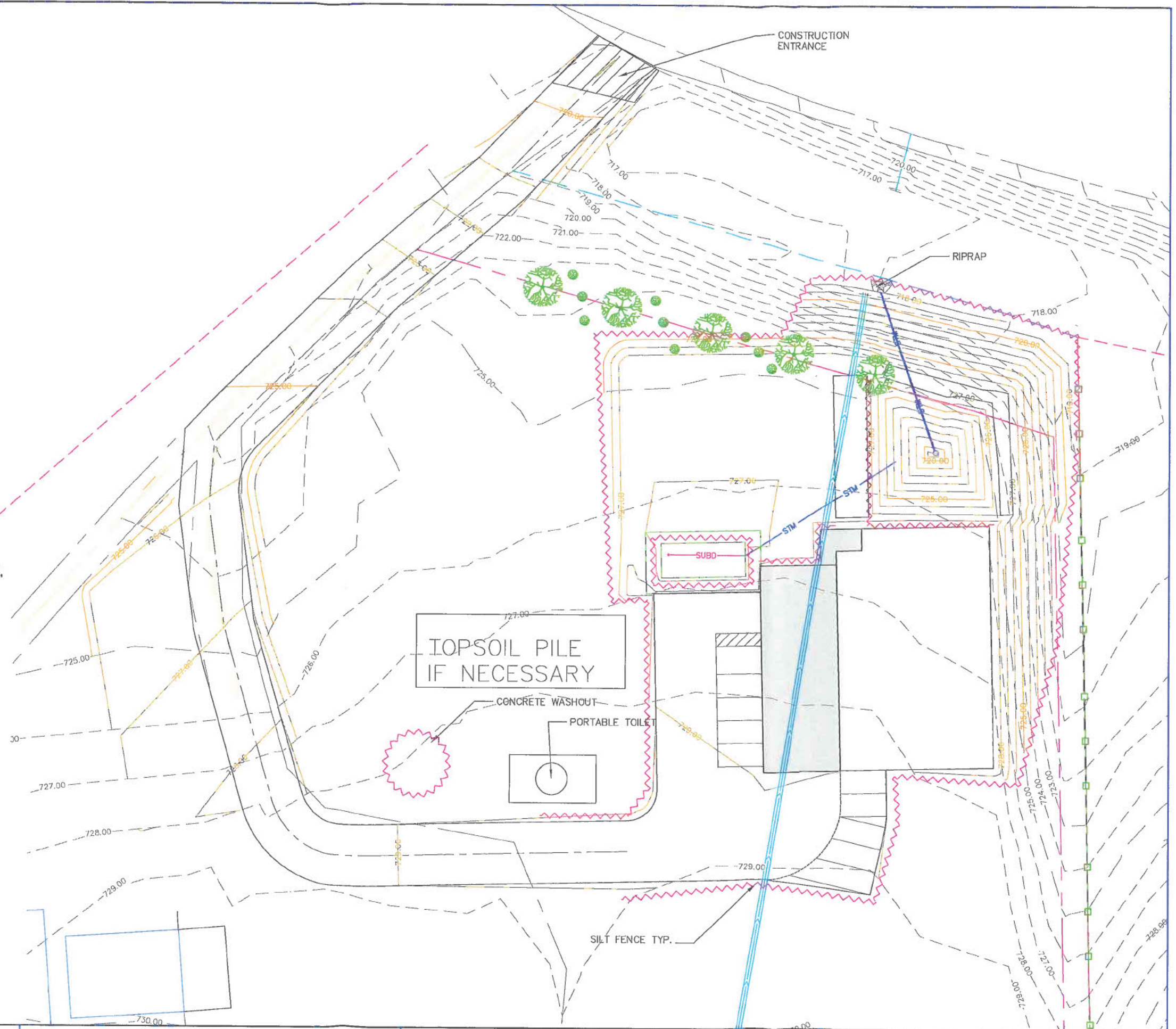
Common Name	Application Rate lb/acre
Creeping red fescue	25
Turf-type perennial ryegrass ²	20
Turf-type perennial ryegrass ²	20
Kentucky bluegrass cultivar ³	65
Kentucky bluegrass cultivar ³	65
Kentucky bluegrass cultivar ³	65

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

Table 9010.10: Type 5 Seed Mixture

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

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



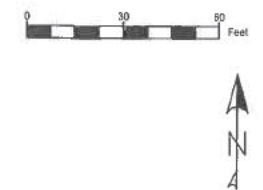
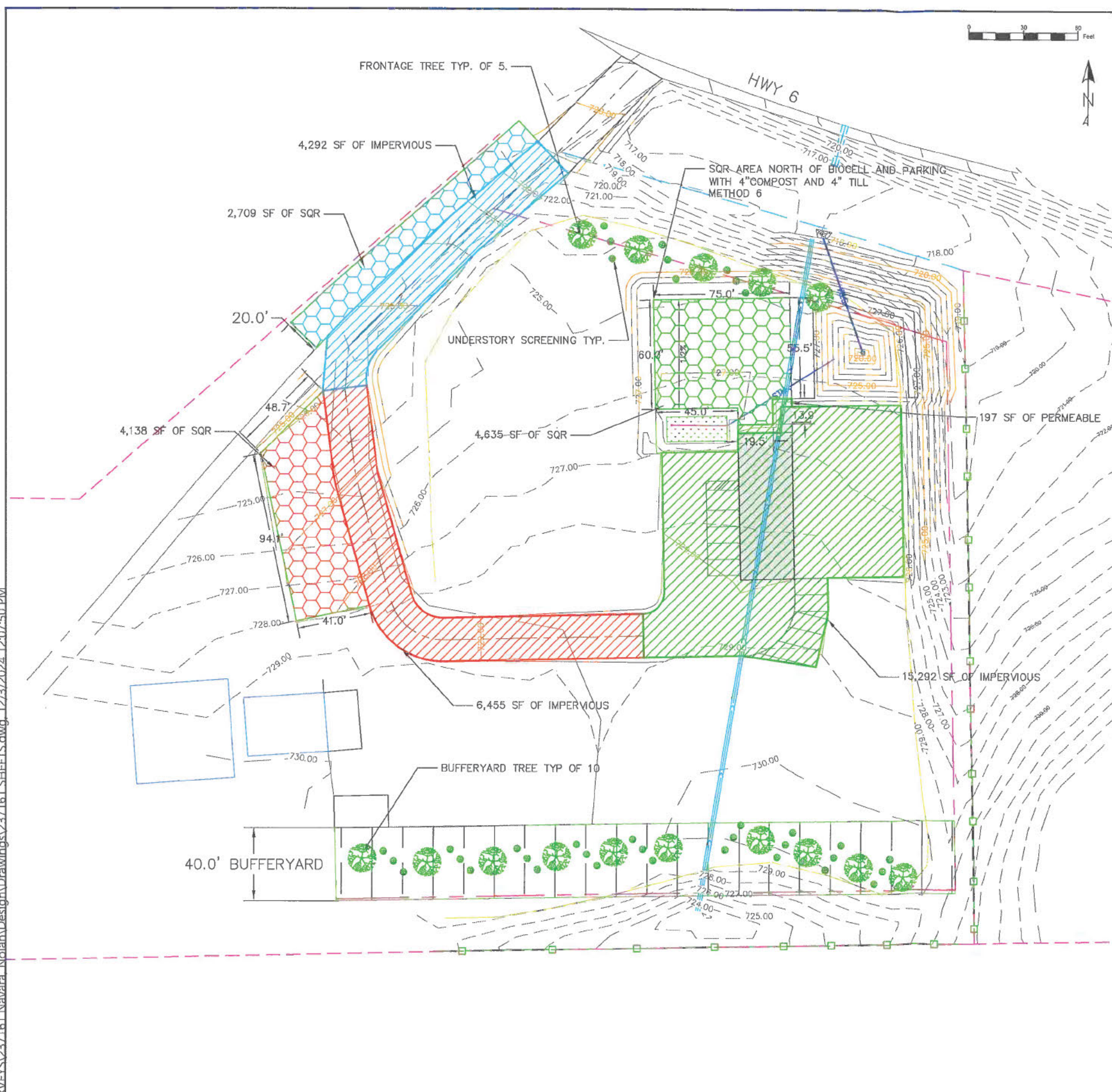
VA 2023 SURVEYS 237161 Navara Nolan Design Drawings 237161 SHEETS dwg. 12/3/2024 12:06:54 PM

REVISIONS		FLD. BK.:	SCALE:
NO.	DATE		AS NOTED
		DATE: 12/03/2024	APP.: JEB

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

NOLAN NAVARA
 2365 HIGHWAY 6 NW,
 TIFFIN, IA

SOIL AND EROSION CONTROL PLAN
 PROJECT NO: 237161
 DRAWING NO: SHEET 4 OF 5



LANDSCAPING LEGEND:

- FRONTAGE/ BUFFERYARD TREE
- UNDERSTORY SCREENING SHRUB

LANDSCAPING REQUIREMENTS:

- ROAD FRONTAGE = 230'
- 1 TREE/50' = 5 TREES
- 5 TREES PROVIDED
- REAR BUFFERYARD = 452'
- 1 TREE/ 50' = 10 TREES
- 10 TREES PROVIDED
- SHRUBS TO BE PLANTED AT A RATE TO PROVIDE 66% SCREENING AT 3'

SQR CALCS

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:

DRIVE AREA 1 (CYAN): 4,292 SF OF IMPERVIOUS 0 SF PERMEABLE
 TOTAL EFFECTIVE IMP = $\frac{1}{2}(g) + I = \frac{1}{2}(0) + 4,292$ SF
 WQV AREA = 2,709 SF = 2,709 SF
 FACTOR X AREA = 1.64 X 2,709 = 4,442 SF
 4,442 SF > 4,292 SF THIS AREA WILL TREAT DRIVE AREA 1.

DRIVE AREA 2 (RED): 6,455 SF OF IMPERVIOUS 0 SF PERMEABLE
 TOTAL EFFECTIVE IMP = $\frac{1}{2}(g) + I = \frac{1}{2}(0) + 6,455$ SF
 WQV AREA = 4,138 SF
 FACTOR X AREA = 1.64 X 4,138 = 6,786 SF
 6,786 SF > 6,455 SF THIS AREA WILL TREAT DRIVE AREA 2.

BUILDING/PARKING (GREEN): 15,292 SF OF IMPERVIOUS 197 SF PERMEABLE
 TOTAL EFFECTIVE IMP = $\frac{1}{2}(g) + I = \frac{1}{2}(197) + 15,292$ SF = 15,391 SF
 WQV AREA: 4,635 SF
 FACTOR X AREA = 1.64 X 4,635 = 7,601 SF
 7,601 SF WILL BE TREATED VIA SQR AND THE REMAINING 7,789 SF VIA BIOCELL

REVISIONS		FLD. BK.:	SCALE:
NO.	DATE	DESCRIPTION	AS NOTED

DATE:	DRN.:	APP.:
12/03/2024	JTW	JEB

HFC HART-FREDERICK CONSULTANTS, P.C.
 510 East State Street, P.O. Box 580, Tiffin, IA 52340-0560
 Phone: (319) 545-7215 Fax: (319) 545-7220

NOLAN NAVARA
 2365 HIGHWAY 6 NW,
 TIFFIN, IA

LANDSCAPING PLAN
 AND SQR EXHIBIT

PROJECT NO.: 237161
 DRAWING NO.: SHEET 5 OF 9

V:\2023 SURVEYS\237161 Navara_Nolan\Design\Drawings\237161 SHEETS.dwg, 12/3/2024 12:07:50 PM