



PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, March 14, 2016

Notice is hereby given that the **Planning and Zoning Commission** will hold a **Regular Meeting at 7:00 p.m. on Monday, March 14th, 2016**, in the Council Chambers of Johnston City Hall, 6221 Merle Hay Road, Johnston, Iowa, to discuss the following business:

AGENDA:

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Meeting Minutes:** Regular Meeting of February 29, 2016
5. **PZ Case No. 16-04; Wilkie Addition Preliminary Plat:** The applicant, Capital City Development, LLC proposes to subdivide a 9.72 acres into 27 lots and 2 outlots. The property is zoned R-1(75), Single Family Residential and is located at the corner of NW 64th place and NW 51st Street.
6. **Other Business:**
 - **Update on Special Census**
7. **Adjournment**

Next Scheduled Regular Meeting: Monday, March 28, 2016.

Posted on or before March 11, 2016 at: Johnston City Hall, Johnston Public Library, Johnston Post Office, Johnston Public Works, Crown Point Community Center, and Johnston Website (<http://www.cityofjohnston.com/agendacenter>)



PLANNING & ZONING COMMISSION

City of Johnston
 6221 Merle Hay Road, Johnston, IA 50131

Minutes
 Regular Meeting: Monday, February 29, 2016

AGENDA

1. Call to Order

Chairman Petersma called the meeting to order at 7:01 p.m.

2. Roll Call

	Spencer	Severino	Johnson	Smith	Whitaker	Petersma	Anderson
Present		X	X	X	X	X	
Absent	X						X

City Staff Present: David Wilwerding, Clayton Ender, Rebekah Davis

3. Approval of Agenda

Petersma called for a vote to approve the agenda.

	Spencer	Severino	Johnson	Smith	Whitaker	Petersma	Anderson
Aye		X	X	X	X	X	
Nay							
Abstain							

4. Approval of Meeting Minutes: Regular Meeting of January 11, 2016.

Petersma called for a vote to approve the minutes of January 11, 2016.

Roll Call Vote:

	Spencer	Severino	Johnson	Smith	Whitaker	Petersma	Anderson
Aye		X	X	X	X	X	
Nay							
Abstain							

5. PZ Case No. 16-02; Crosshaven Plat 7 Preliminary Plat; The applicant, Hubbell Properties I, L.C., has submitted an amended preliminary plat for Crosshaven Plat 7

subdividing 57.62 acres into 71 lots and two outlots. The subject property is located east of NW 100th Street and south of Little Beaver Creek.

Ender presented the staff report.

Whitaker questioned, with the development being located within the 100 or 500 year flood plain, would FEMA (Federal Emergency Management Agency) need to provide flood insurance?

Wilwerding noted a portion of this area is currently identified on the FEMA FIRM maps as being in the flood plain. However, they are allowed to submit documentation to FEMA and perform grading activities, provided the applicant does not increase the flood profile. We cannot do any formal approval of a development plans without prior approval from FEMA.

Whitaker inquired if FEMA determined the required elevation for homes to be out of the flood risk.

Wilwerding stated in response, that the update on the FEMA flood mapping would not be finalized before the applicant would begin construction plans. However, the majority of the development area is not shown as being in the flood plain on the updated FEMA flood map. FEMA has established an elevation and the applicant has certified that they are above that elevation. However, the applicant is in the formal approval process with FEMA.

Johnson stated that he recalled in previous cases that SUDAS (Statewide Urban Design and Specifications) required that the culverts be concrete.

Wilwerding noted that there are some SUDAS provisions that allow for steel structures. However, Public Works and FOTH are not convinced that they have enough information to declare that the culvert plans as proposed would be allowable.

Petersma questioned if the decorative stone would be located in the public right of way (ROW) or exclusively on association grounds.

Wilwerding stated that the decorative stone would be within the public ROW, and highlighted the recommended condition that the homeowners association enter into an agreement with the City that would define specific maintenance requirements for the decorative stone and place that burden on the homeowners association.

Petersma stated that it would be advantageous if there were be some reference to the maintenance agreement in the homeowners association's declarations and obligations.

Johnson stated that he was concerned if the maintenance agreement was not instituted he could foresee future homeowners not understanding the maintenance requirements for the decorative stone; and choosing a less attractive option to replace these structures.

Whitaker questioned if this cul-de-sac was the only one in the development that exceeded the 600 foot requirement?

Wilwerding declared that the original preliminary plat approved in 2008 and amended in 2014 had planned for a road that looped east and connected with Valley Parkway. The original PUD showed an additional street connection to the north between two 2 ponds. However, during the preliminary plat phase, the applicant didn't believe it was feasible to build 2 ponds and decided on 1 larger pond, as part of the negotiation at that time, Staff required the loop street to reduce

the overall number of cul-de-sacs in the development and improve pedestrian and traffic circulation.

Petersma noted that the loop configuration shows 8 more lots.

Caleb Smith, McClure Engineering Company, stated in response to commission concerns, that he recognizes that there are some issues with the culverts meeting SUDAS requirements. He affirms that although SUDAS outlines specific requirements they also state that determinations can be made at the engineer's judgment. They are still exploring cost effective engineering solutions that can be used to resolve this issue.

Smith is confident that they can work through the details of the decorative stone as they get through more design level details. At that time, they will determine whether or not the decorative stone is a viable solution.

Smith acknowledged that they obtained a better understanding of the stream crossing hydraulics as they got into the design phase. With this knowledge, they recognized that there would be a significant amount of water that would be coming down the hill into the street crossing and the lots on both sides. Based upon this information, they compromised on the version containing the looped drive with the street passing through. The 8 lots removed from the looped road provide for larger lots for the remaining residences on the cul-de-sac. He believes the loop drive does promote better traffic circulation but will push pedestrian traffic out to the street instead of to the trail. In his opinion, the cul-de-sac will push pedestrian traffic to the trail and away from the street.

Smith recognized that the length of the cul-de-sac is beyond what would traditionally be approved. However, they believe with the pond on the north side this is a unique circumstance. The development to the east is in a flood plain elevation and will require a significant amount of fill to be above the required elevation. Ultimately, the looped road to the east would not be a cost effective plan.

In Smith's engineering opinion, the looped drive creates a depressed area behind the lots and the potential for flooded basements should a pipe plug. From a storm water perspective, they believe they are maintaining better drainage with the cul-de-sac than with the looped drive.

Petersma questioned how the depressed areas would be engineered in the cul-de-sac plan.

Smith stated in the cul-de-sac solution the water would go east where the trail is, to an intake; should the intake be blocked the water would go over the trail before any lots were impacted. This solution creates for significantly less property damage in a flooding situation.

Whitaker confirmed that improvement of drainage with the cul-de-sac solution is compelling and questioned if this would be considered a unique circumstance providing a basis for the approval of the extended cul-de-sac.

Wilwerding stated in response, that there are other engineering solutions that would resolve their drainage concerns.

Petersma stated that he is concerned with the precedent for the exception to the 600 foot cul-de-sac rule. He would like to state that the trail loops around the development in both plans; and pedestrian traffic will move in a direction that is most convenient.

Johnson stated he is not passionate about either argument and questioned if the Fire Department and Public Works supported the plan for a cul-de-sac.

Wilwerding stated that Public Works is adamantly against the idea due to the additional maintenance requirements. Jim Krohse, Fire Chief, has not commented regarding this specific cul-de-sac. However, he has general safety concerns with respect to the cul-de-sac.

Motion by Johnson, second by Severino to approve PZ Case No. 16-02, the Preliminary Plat for Crosshaven Plat 7, subject to the following conditions:

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.
- 2. The Preliminary Plat shall be amended to address the following items:**
 - a. The road north of Valley Parkway (NW 95th Court) shall be reconfigured and constructed as a loop road similar to the Preliminary Plat approved on May 5, 2014, rather than the cul-de-sac shown on the proposed preliminary plat.
 - b. Areas of stream bank erosion for the unnamed channel located along the western side of this plat are identified as needing to be resurveyed and repaired as necessary, with necessary repairs to be identified on the Construction Plan. These areas were identified on the previously approved Preliminary Plat.
 - c. The Floodway Fringe Overlay District shall be is listed within zoning.
 - d. All trees that are to be removed as part of this plat be identified.
 - e. The PUD Requirement Summary be amended to properly reflect the 5.34 acre park site.
 - f. Address all comments from Foth's comment memo dated February 24th, 2016.
 - g. Address all comments from Johnston Public Work's comment memo dated February 24th, 2016.
3. Pursuant to Chapter 180.42 of the Subdivision Regulations and Resolution 08-53, the applicant shall be responsible for their share of improvements to NW 100th Street to improve the roadway to a collector standard. Prior to the City Council approval of a final plat for the subject property (or any portion thereof) the applicants shall select and provide one of the allowed options outlined in Resolution 08-53 (bond, payment or petition and waiver), based upon the 2,861 lineal feet of frontage on NW 100th Street, the 2008 value of this requirement is \$376,421.77.
4. All landscape buffers required within the proposed residential lots shall be installed or bonded for prior to the City's acceptance of the public improvements for the plat.
5. The applicants shall be responsible for payment of the applicable Little Beaver Creek Sewer connection fee at the time of final platting.
6. Any development/grading activity within the 100 or 500 year flood plain will require a floodplain development permit and a FEMA approved Flood Insurance Rate Map amendment.
7. Approval of Preliminary Plat including lots currently impacted by the FEMA 100 and 500 year flood elevations is contingent upon the applicants seeking and receiving approval of a Flood Insurance Rate Map amendment or revision, such approval must occur prior to Construction Plan approval of any phase of the project affected by the flood elevations.
8. Approval of the Preliminary Plat without traditional storm sewer sump drains is contingent upon further geotechnical exploration as recommended in the January 25, 2016, Thiele

GeoTech Inc. report. Such geotechnical exploration shall occur prior to approval of construction plans for the plat.

9. Pursuant to the PUD, a detailed management plan shall be provided with each plat for the outlot areas of the plat that are to be owned by a homeowners association, in addition, prior to approval of any final plat(s) applicants shall provide a performance bond and maintenance bond to cover the cost of initial installation and maintenance to establish said areas as prairie.
10. The decorative stone, proposed on the wing walls of the stream channel crossing of Valley Parkway shall only be permitted upon receipt of a maintenance agreement that would place the full responsibility of maintenance, repair and replacement upon the Homeowners Association to avoid unnecessary expenses to the City.

Prior to City Council approval of the Construction Plans for any phase of the development, the following items shall be included on the Construction Plans:

11. With construction of each phase of the plat, the existing drainage ways and creeks need to be resurveyed and necessary channel improvements shall be made to prevent future erosion and bank stabilization problems.
12. Final review of the location and construction methods of the water, sanitary sewer and storm sewer mains and the spacing of the fire hydrants will be completed with the review of the Construction Plans.
13. Minimum opening elevations shall be provided for all lots, adjacent to drainage ways, detention/retention ponds or other areas where inundation is possible, such elevations shall be identified on the final plat(s).
14. The Construction Plans and subsequent Final Plat(s) shall include critical spot elevations for all roadside ditches and drainage ways constructed throughout the site. As built elevations shall be provided for these areas prior to the City's acceptance of public improvements to verify construction at the appropriate elevations.
15. Revised pipe sizing calculations shall be provided to verify the size of all storm sewer structures.
16. The final location of all Post Office Cluster Box Units shall be identified and the necessary concrete pads and sidewalk connections shall be installed with the public improvements.
17. The applicants shall provide all necessary information to all for the City to review to proposed steel elliptical structure under Valley Parkway. Approval of the preliminary plat shall not constitute the City's acceptance of the steel elliptical structure; the final determination of the structure type shall be made as part of the approval of the construction plans.

Roll Call Vote:

	Spencer	Severino	Johnson	Smith	Whitaker	Petersma	Anderson
Aye		X	X	X	X	X	
Nay							
Abstain							

6. Other Business.

- **Update on FEMA FIRM mapping update**

Notice was sent to 140 property owners that are adjacent to or impacted by the updated FEMA FIRM (Flood Insurance Rate Maps) maps. Our last flood maps were adopted in 2000. For the last couple years, FEMA has been in the process of updating the maps for Polk County with more accurate 10,000 foot topographic data. June 2015, we received official preliminary FEMA FIRM maps. Banks use FEMA FIRM maps to determine if flood insurance is required for a property. We participate in the NFIP (National Flood Insurance Program). By participating in this program, we have flood overlay zoning districts, fringe overlay zoning districts and issue flood development permits. As a part of this program, our residents are able to purchase flood insurance from NFIP at a significantly discounted rate.

When the 2000 FEMA FIRM map was defined by 10 foot topographic USGS (United States Geological Survey) information. There was only an identifier at every 10 feet of elevation change. The updated FEMA FIRM maps are defined lidar which identifies elevation changes every 2 feet. The update maps are more accurate in identifying elevation changes. There is no change in how the floods are studied. Dave Croll, developed this map. The areas in green are areas that have been removed from the flood zone and the areas in red have been added to the flood risk. A link to the updated FEMA FIRM maps can be found on the cityofjohnston.com landing page.

FEMA did update the hydrology that went into the mapping of Little Beaver Creek. A portion of the reviewed Crosshaven plat was removed and an additional portion was added from the flood plain.

Property owners in the city have 90 days to appeal any changes to the updated FEMA FIRM maps. All appeals must be supported with data contradictory to the data shown on the FEMA FIRM map. We do foresee receiving an appeal from Hubbell, as a portion of their future development phase is identified as being in the flood plain.

After the 90 day appeal window, FEMA will resolve any appeals that have been filed. Once that is completed, sometime in 2017 we will get notice that these updated FEMA FIRM maps are official. At that time, the planning and zoning commission will need to approve an amendment to our zoning map and regulations.

- **Update on the Special Census**

Wilwerding presented an update on the timing of completion of the Special Census, noting the preliminary count should be provided within the next week or two. The Census surveyors were pleased with how quickly they worked through the community. If on a second attempt, they still were not able to get any information; they would attempt to get a preliminary count by proxy.

Wilwerding stated staff is anticipating a population of about 21,000 - 21,500.

7. Adjournment

Meeting adjourned at 7:50 PM.

Chair

Secretary



Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

March 14th, 2016 Meeting

SUBJECT: Consider recommending approval of PZ Case 16-04, Wilkie Addition Preliminary plat. This plat subdivides 9.72 acres into 27 lots and 2 outlots. The subject property is located at the corner of NW 64th place and NW 51st Street.

SYNOPSIS:

The applicant, Capital City Development, LLC is proposing to subdivide a 9.72 acre parcel into 27 lots and 2 outlots. The property is zoned R-1(75), Single Family Residential.

RECOMMENDATION:

Staff recommends approval and provides the following motion for the commission’s consideration:

The Planning & Zoning Commission recommends approval of PZ Case No. 16-04, Wilkie Addition Preliminary Plat, subject to the following conditions:

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.
2. Council acceptance of a development agreement reflecting a credit for installation of a recreational trail toward satisfaction of the parkland dedication requirement provided said improvement represents a value equivalent to the required contribution (\$11,264.40).
3. Council acceptance of the street name “Wilkie Lane”, having found justification for such as outlined in chapter 180.34(1) of the City of Johnston Code of Ordinances.
4. **The Preliminary Plat shall be amended to address the following items:**
 - a. The 100 year flood elevations shall be corrected.
 - b. Identify the recreational trail connection proposed on the north side of NW 64th place and note any easements necessary to accommodate such.
 - c. Indicate owner of the subject property.
 - d. Indicate the size of the existing public water main within the NW 51st Street right-of-way.

- e. Renumber lots to reflect 27 in lieu of 29.
 - f. All comments from Foth's memo dated March 10, 2016 shall be addressed.
 - g. Address all comments from Public Works memo dated March 10, 2016.
5. **Prior to City Council approval of Construction Plans for any phase of the development, the following items shall be included on the Construction Plans:**
- a. The Construction Plans and subsequent Final Plat(s) shall include critical spot elevations for all roadside ditches and drainage ways constructed throughout the site. As built elevations shall be provided for these areas prior to the City's acceptance of public improvements to verify construction at the appropriate elevations.
6. **Prior to City Council approval of a Final Plat for any phase of the development, the following items shall be addressed:**
- a. Applicant shall submit a Petition and Waiver regarding property assessment for future improvements to NW 51st Street.
 - b. Minimum opening elevations shall be provided for all lots, adjacent to drainage ways, detention/retention ponds or other areas where inundation is possible, such elevations shall be identified on the final plat(s).
 - c. Applicant shall submit a stormwater management maintenance agreement to be recorded with the final plat.
 - d. Provide evidence of the creation of a Home Owner Association to manage and maintain stormwater management facilities within the plat.

Attachments:

Proposed Preliminary Plat prepared by Cooper Crawford & Associates LLC, dated March 2, 2016;
Vicinity Map;
Notice of Public Meeting;
Comment Memo from Johnston Community Development Staff dated, February 24, 2016;
Comment Memo from Matt Greiner, Johnston Public Works, dated March 10, 2016;
Comment Memo from Foth Engineering, dated March 10, 2016;
Johnston 2030 Comprehensive Plan Major Street Improvement Plan;
Johnston 2030 Comprehensive Plan Future Parks and Trails System Plan.

APPLICANT:	Timothy Schutte Capital City Development, LLC 2936 104 th Street Urbandale, IA 50322
REPRESENTATIVE:	Cooper Crawford & Associates, LLC 435 S 50 th Street, Suite 800 West Des Moines, IA 50265
BACKGROUND & PRIOR APPROVALS:	The subject property is Lot 5 of the Rittger's Acres subdivision. Said plat was recorded on June 21, 1938, pre-dating incorporation of the City of Johnston.
COMPREHENSIVE PLAN:	The Johnston 2030 Comprehensive Plan envisions the subject property to develop as "Low Density Residential". This land use category is defined as housing with densities that generally range from two to five units per acre. The proposed plat has a density of 2.98 units/acre and is in compliance with the comprehensive plan.
ZONING DISTRICT & BULK REGULATIONS:	This property is zoned as part of an R-1(75) district, Single Family Residential. Following are the bulk regulations of the district: Maximum Dwelling Units Per Acre: 3.44 Maximum Building Height: 35 Feet Minimum Lot Area: 9,500 Square Feet Minimum Lot Width: 75 Feet Minimum Front Yard Setback: 35 Feet Minimum Side Yard Setback: 8 Feet One Side / 17 Feet Total Minimum Rear Yard Setback: 35 Feet
BUFFERS:	All adjacent properties are zoned R-1(75). As such, no buffers are required on this site.
PARKLAND DEDICATION:	Chapter 180.43 of the code of ordinances requires dedication of 5 acres of public parkland for each 1,000 residents added to the community. The applicant proposes 27 lots. The parkland dedication requirement is calculated via the following formula: 27 lots X 2.980 persons per unit X 0.005 acres of parkland per person = .4023 acres. The developer has requested to exercise an equal value alternative to parkland dedication as allowed by the same code chapter. The attributable value under this alternative is calculated as follows: \$28,000 x .4023 acres = \$11,264.40 The applicant is requesting acceptance of an equal value parkland

dedication for this subdivision to consist of the cost difference between the required five-foot public sidewalk and a proposed eight-foot recreational trail along the north side of NW 64th Place. Said installation would complete one segment of a planned future trail connection that would stretch from Dewey Park to NW Beaver Drive as shown on the Johnston 2030 Comprehensive Plan Future Parks and Trail System Plan (p. 116).

Staff recommends Council Acceptance of a development agreement reflecting a credit for installation of a recreational trail toward satisfaction of the parkland dedication requirement prior, provided said improvement represents a value equal to that calculated above. Said development agreement must be executed prior to approval of a final plat.

**STORMWATER
MANAGEMENT:**

This site currently drains generally to the north. The entire site will drain west to existing open storm sewer along NW 51st Street. Stormwater will be conveyed both overland and in a series of storm sewers to three different detention areas located in the rear yards (north edge of lots 1-6, South edge of lots 25-29, and at the rear of lots 10-21). These basins will provide storage of the water quality volume and will provide storage during larger rain events to restrict the release to the 5 year undeveloped state. Staff recommends a condition of approval requiring applicant submittal of a stormwater management maintenance agreement prior to approval of the final plat. Said agreement shall detail the ongoing maintenance responsibilities of stormwater management facilities within the plat. The applicant intends to establish a homeowner's association to assume the responsibilities of such. Staff recommends an additional condition of approval requiring applicant to provide evidence of the creation of a Home Owner Association to manage and maintain stormwater management facilities prior to approval of the final plat.

SIDEWALKS:

Sidewalks are required throughout the site and are shown on both sides of each proposed new street and also along existing NW 51st Street. NW 51st Street is a rural section asphalt road with drainage ditches either side. As such, the adjacent sidewalk will lie within an 8' sidewalk easement on private property to accommodate existing ditch grades.

The Future Park and Trails System Plan from the Johnston 2030 Comprehensive Plan depicts a trail connection traversing east/west across the subject property. Said connection will be accommodated by widening public sidewalk north of NW 64th Place to 8' trail width. Said connection is not shown on the preliminary plat and staff recommends a condition of approval mandating revisions illustrating such. It is likely a portion of said trail will be placed within an easement on private property to accommodate trail width.

TREE REMOVAL:

Since this property has been used for agriculture proposes tree removal will be limited. There are two areas of tree removal. In total 9 trees with a diameter greater than 6 inches will be removed.

ROAD NETWORK:

NW 64th Place will extend east with this plat, terminating in a temporary paved cul-de-sac near the east-adjacent property. The Johnston 2030 Comprehensive Plan depicts further extension to NW 48th Street as adjacent properties develop.

The second proposed street in this plat is Wilkie Lane. Said street is named after long-time owner of the subject property, Wilkie Walker. Chapter 180.34(1) states proper names of individuals shall not be considered acceptable as street names, except upon approval of the Council. Staff is awaiting a letter from the developer detailing the request to name said street thusly. Provided the City Council finds justification for approving said street name as outlined in chapter 180.34(1) of the City of Johnston Code of Ordinances, staff recommends a condition of approval accepting the street name "Wilkie Lane".

Before a Final Plat may be approved for this project, the applicant is required to submit a Petition and Waiver regarding property assessment for future improvements to NW 51st Street. Staff recommends a condition of approval regarding such.

PUBLIC UTILITIES:

City water is available to the site along NW 51st Street. The subdivision will be served by eight inch mains connecting to the aforementioned existing main. Said main is shown on the preliminary plat; however, the size is not indicated. Staff recommends a condition of approval to amend the plat to reflect such. Fire hydrants and valves are shown throughout the plat.

The sanitary sewer system through the subdivision consists of eight-inch mains. The eight-inch main south of NW 64th Place will extend to the east property line to facilitate connection to the east-adjacent property as it develops. The proposed main south of Wilkie Lane will connect to existing sanitary sewer serving Johnston Meadows Plat 2, directly east of the subject property.

NEIGHBOR NOTICE:

Notice was mailed to all adjacent property owners and those nearby on NW 64th Place and NW 51st Street. A copy of this notice is attached. As of publication of this report, staff has been contacted by two residents:

1. James Evans of 5125 NW 64th Place called to express reservations about project density.
2. Marilyn Howieson of 6382 NW 51st Street called to express concerns about stormwater, stating previous developments have worsened existing drainage issues for neighborhood properties.

CONSULTANT COMMENTS:

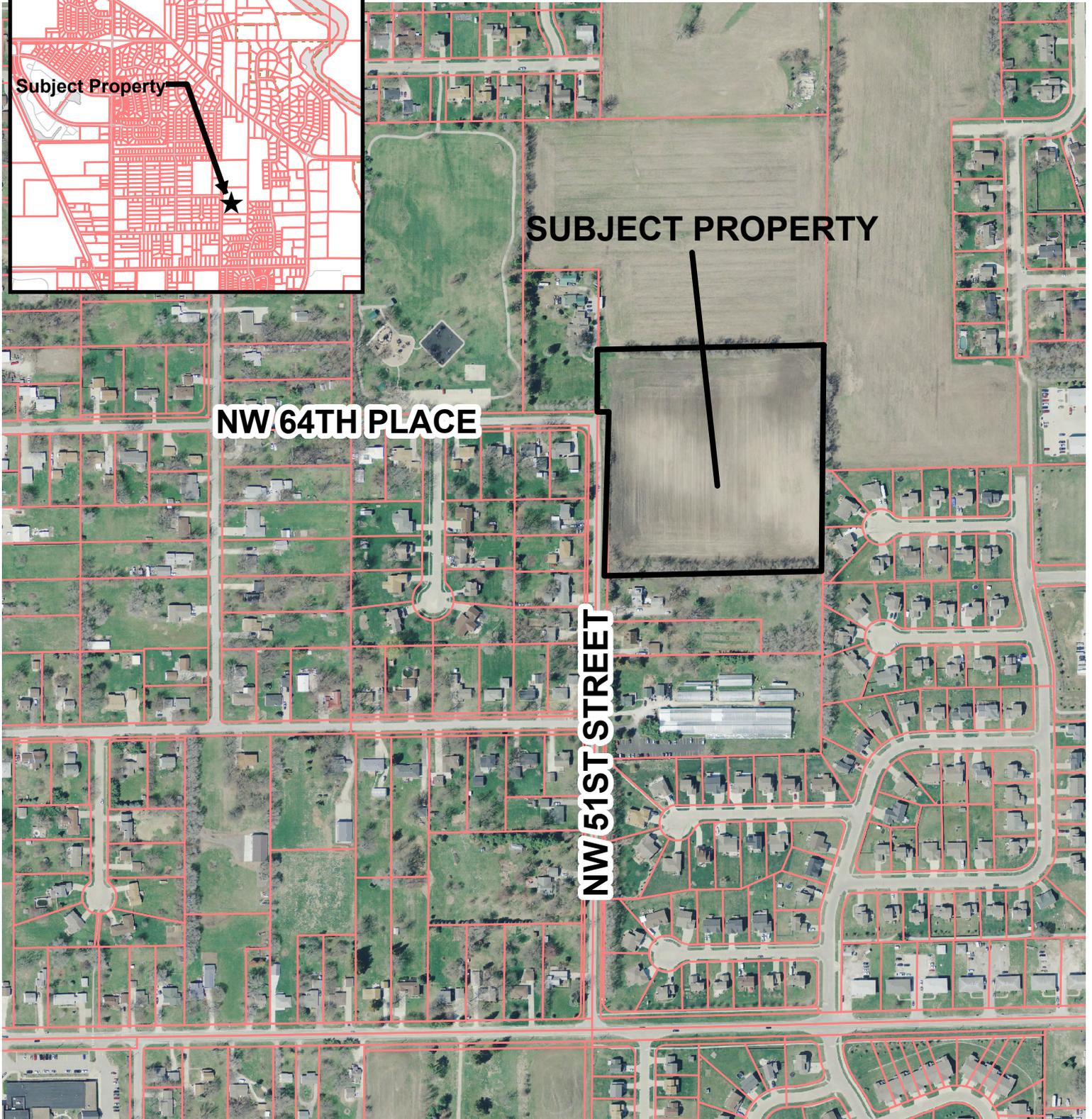
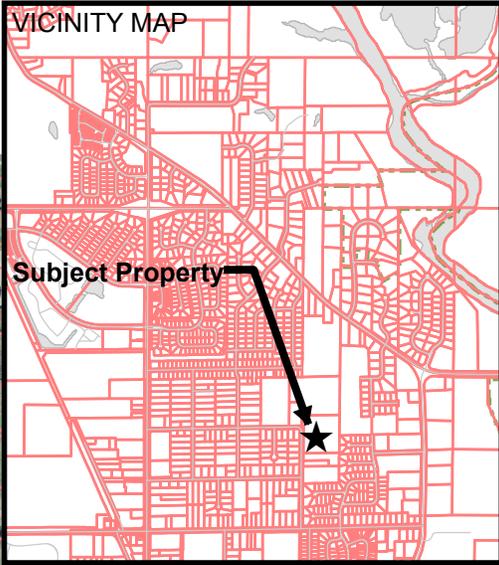
The preliminary plat has been reviewed by Foth Infrastructure and Environment, LLC. Foth has issued review comments in letters dated 2/23/16 and 3/10/16. Staff recommends a condition for approval to revise

the site plans appropriately to address all comments from Foth's 3/10/16 review letter.

PLAT SUMMARY:

Lots:	27 lots and 2 outlots
Area:	9.72 Acres
Area of Streets:	1.58Acres
Other Area Dedicated:	N/A
Outlot Area:	0.51 Acres
Net Area in Lots	7.63 Acres
Net Average Lot Area:	12,309 SF

**PZ CASE 16-04
WILKIE ADDITION PRELIMINARY PLAT**



1 inch = 394 feet

Created by City of Johnston Department of Community Development
6221 Merle Hay Road, P.O. Box 410, Johnston, IA, 50131-0410 (515)278-2344 Fax:(515)278-2033

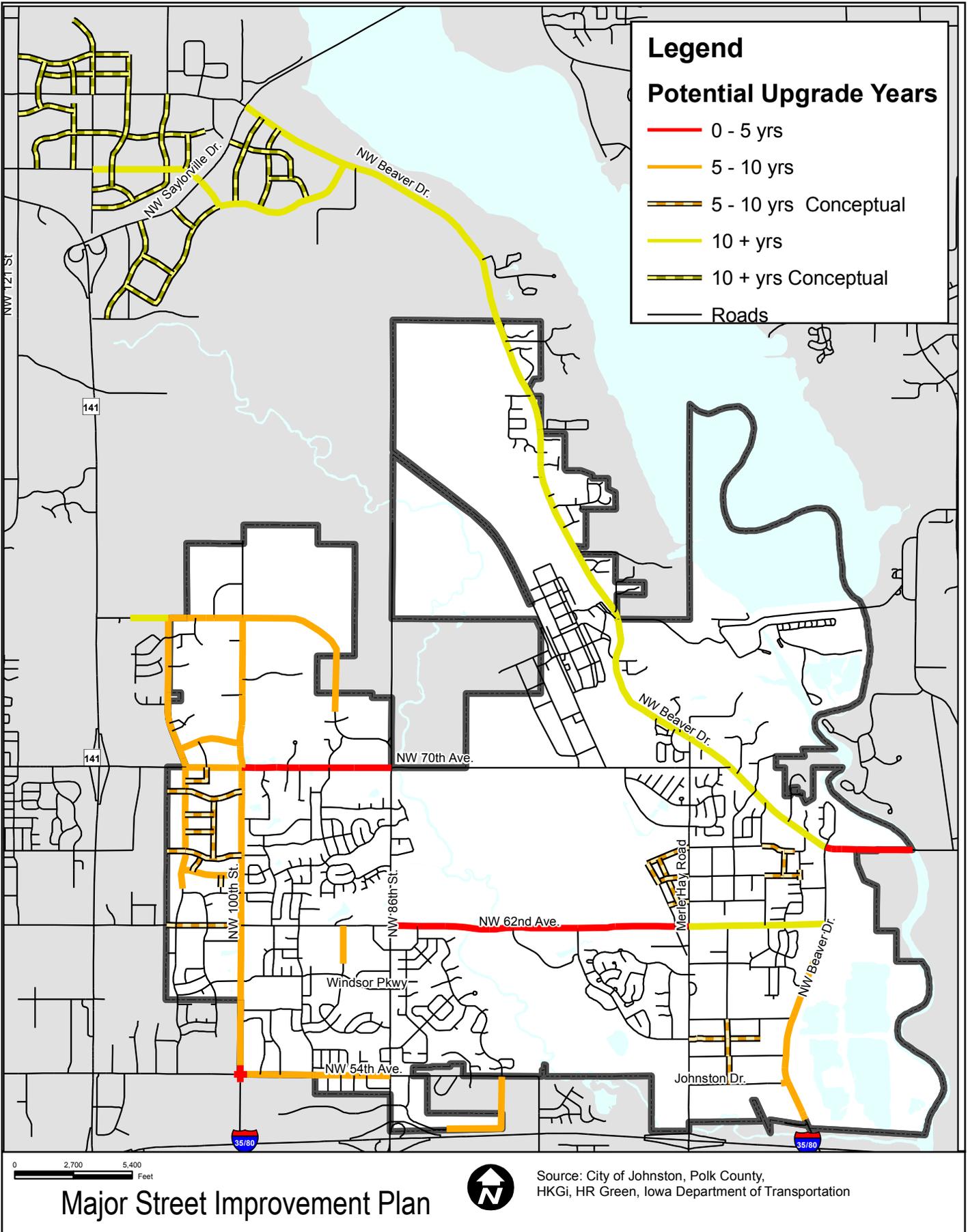


Figure 6.6 - Major Street Improvement Plan

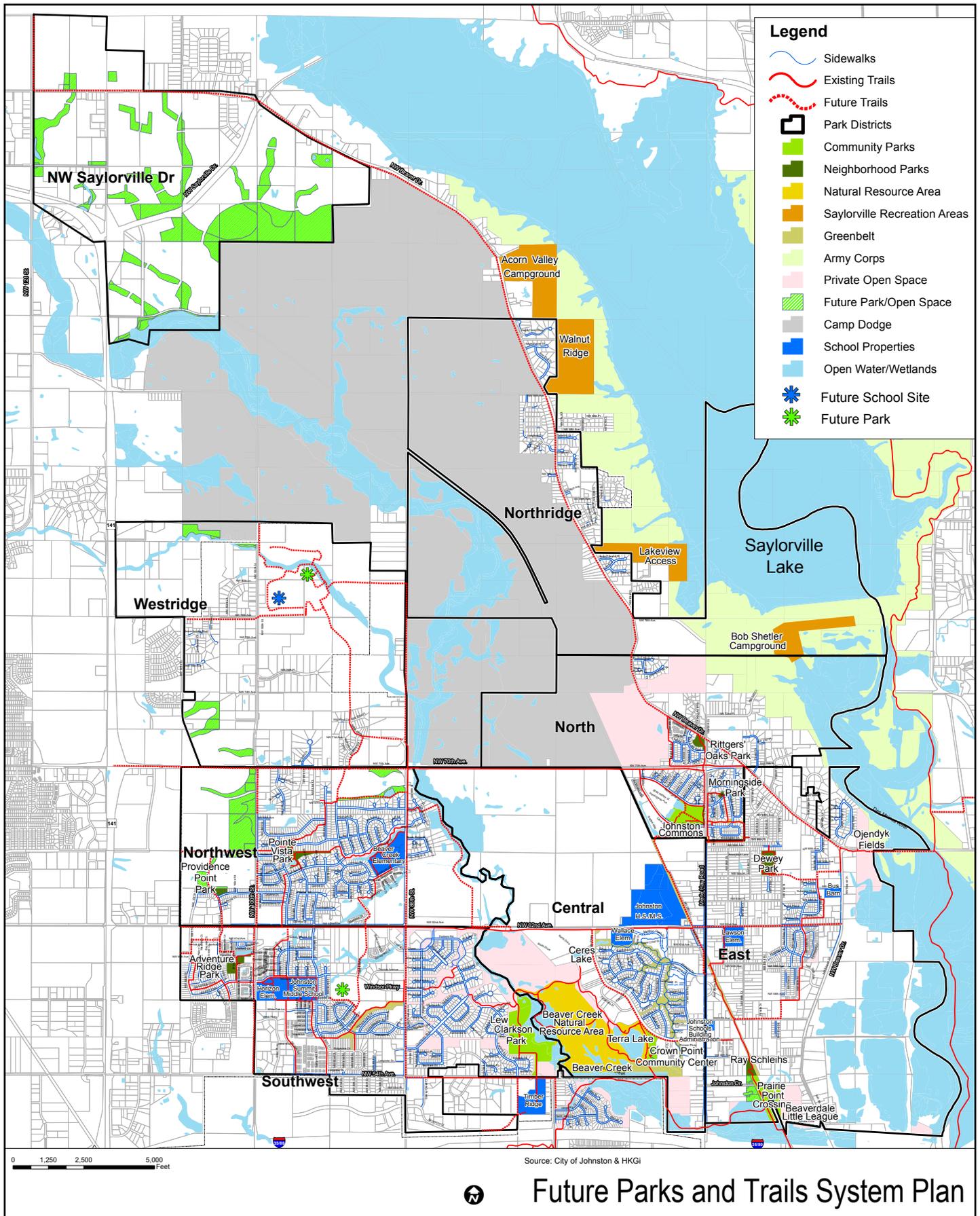
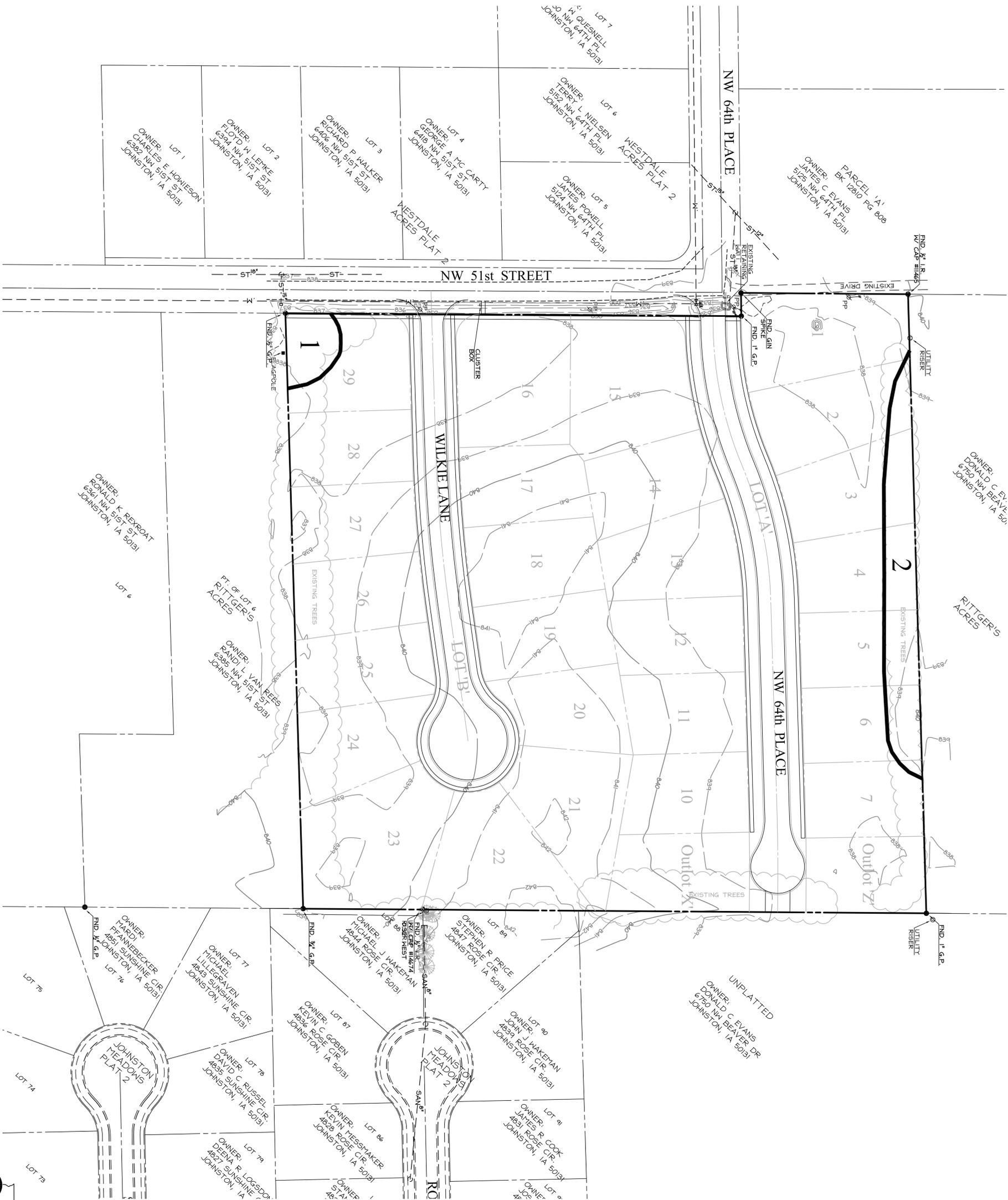


Figure 8.5 - Future Parks and Trails Plan

PRELIMINARY PLAT WILKIE ADDITION SHEET 4 OF 4



TREE REMOVAL INVENTORY
ALL OTHER TREES 6" OR LARGER TO REMAIN

AREA	6"	8"	10"	12"	14"	16"	18"	20"	24"
1	2 dec.	1 dec.							
2	3 dec.								

Legend:
dec. deciduous trees
pine pine trees

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- ST^{10"}
- ST^{6"}
- SAN^{6"}
- M^{6"}
- MATER MAIN & SIZE
- MANHOLE
- STORY INTAKE
- FIRE INTAKE
- VALVE
- F.E.S.
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK
- O.L.
- OUTLOT

COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345
DATE: 3-2-2016

REVISIONS:

APPROVED: [Signature] AS-BUILT: [Signature]

SCALE: 1"=50'

PRELIMINARY PLAT

WILKIE ADDITION

JOB NUMBER
1823

SHEET
4 OF 4





MEMORANDUM
City of Johnston, Iowa

DATE: February 24th, 2016

TO: Timothy Scleutte, Capital City Development LLC
Cooper Crawford & Associates LLC

FROM: Clayton Ender, Planning Intern

RE: Wilkie Addition Preliminary Plat

We have reviewed the preliminary plat for Wilkie Addition and note the following:

1. Please contact Jolene Bolger, Johnston Post Master to review CBU locations and show locations on the Preliminary Plat. She may be reached at 515-334-0216 or through email at Joleen.K.Bolger@usps.gov.
2. Please show existing utilities and proposed utilities on their own page.
3. Easements will need to be provided for the three stormwater detention basin in the rear yards and maintenance agreements will be required. Who will be responsible for maintenance?
4. Show the 100 year flood elevation in the three detention basins.
5. The pavement width for NW 64th place should be 29 feet to accommodate future street expansion.
6. Wilkie Court does not follow the street naming convention for the City. East-West streets shall end with drive, avenue, place, circle, or lane. Also city practice is to not name streets after someone (City Ordinance 180.34(1)).
7. A sidewalk connecting Wilkie Court and NW 64th place will be required along NW 51st Street.
8. Crosswalks for the sidewalks must be provided across Wilkie Court and NW 64th place.
9. Indicate Lots 'A' and 'B' on the plat for the right-of-way parcels (A note has been provided, but please include those legal descriptions with the street names).
10. You are showing a portion of an existing driveway on Lot 1. Is there an easement associated with this?
11. A storm sewer easement will need to be provided for on lots 15, 24, and 25.
12. Include an inventory of all trees greater than 6 inches in diameter to be removed.
13. Future lots 8 and 9 should be plated as outlots.
14. The temporary cul-de-sac on NW 64th place will need to be paved.

15. 0.4321 acres of public parkland is required to be dedicated with this plat to accommodate residential growth. An alternative development agreement may be proposed in lieu of dedicating the parkland. The City can accept alternatives of equal value to the land in lieu of dedication. For your project an acceptable alternative value would be payment of \$12,098.80 (\$28,000 per acre). Payment can occur with the Final Plat.

Prior to City Council approval of the Construction Plans for any phase of the development, the following items shall be included on the Construction Plans:

16. The Construction Plans and subsequent Final Plat(s) shall include critical spot elevations for all roadside ditches and drainage ways constructed throughout the site. As built elevations shall be provided for these areas prior to the City's acceptance of public improvements to verify construction at the appropriate elevations.

Information For Future Final Plat Approval

17. Before a Final Plat may be approved for this project a Petition and Waiver for property assessment must be accepted by the City Council. This would be done in lieu of immediate improvement of adjacent unimproved NW 51st Street. The city can provide you with a petition and waiver when requested.

18. Minimum opening elevations shall be provided for all lots, adjacent to drainage ways, detention/retention ponds or other areas where inundation is possible, such elevations shall be identified on the final plat(s).

This project is scheduled for a development review meeting on Wednesday, February 24th, 2016 at 1:30 P.M. The meeting will be held at Johnston City Hall Community Development Department. Four full size copies of revised site plans, four 11 x 17 inch reductions and a PDF version of the preliminary plat must be submitted by Wednesday, March 2nd, 2016 in order to proceed to the Planning and Zoning Commission on Monday, March 14th, 2016.

If you have any questions, please contact me at 727-7763 or by email at intern@cityofjohnston.com.

cc: Patrick Kueter, Foth
Josh DeBower, Foth
Dave Cubit, Public Works Director
Matt Greiner, Construction Inspector
Jim Krohse, Fire Chief
Aaron Wolfe, Senior Planner
David Wilwerding, Community Development Director



Memorandum

To: David Wilwerding
From: Matt Greiner
Date: 03/10/2016
Re: WILKIE ADDITION PRELIMINARY PLAT

City of Johnston Public Works has reviewed the construction plans for the above referenced project. Comments are as follows:

Wilkie Addition Preliminary Plat

- 1) Sheet 1 – Provide a note stating the work will be performed to the 2014 SUDAS specification and the 2014 Supplemental Specifications.
- 2) Sheet 3 – Remove watermain out of pavement in Wilkie Lane.
- 3) Sheet 3 – Storm sewer outlet on lot #15 to NW 51st St. will need to be connected at a structure.
- 4) Sheet 3 – CMP culverts are not allowed should be RCP.
- 5) Sheet 3 – Temporary turnaround needs to be 7” pavement.
- 6) Sheet 3 – Does the radius for the temporary turnaround meet city standards.
- 7) Sheet 3 – Verify the existing storm sewer on NW 64th Place has capacity for the additional storm water.
- 8) Remove San 8” labels in the culdesac on Wilkie Lane, appears they are from previous layout.

March 10, 2016

9) Place 45 degree bends on watermain crossing on NW 64th Place.

If you have any questions or comments please feel free to contact me by phone at 515-278-0822 or by e-mail at mgreiner@cityofjohnston.com

Sincerely,

Matt Greiner
Construction Inspector
Public Works Department



March 10, 2016

Aaron Wolfe, Senior Planner
City of Johnston, P.O. Box 410
6221 Merle Hay Road
Johnston, IA 50131

RE: Wilkie Addition Preliminary Plat
Development Review 2
Case No. PZ 16-04

Foth Infrastructure and Environment, LLC has completed a review of the Preliminary Plat and SWMP received March 3rd, 2016 for the above referenced project. Based on our review of project reference above, the following comments are offered:

Sheet 1

1. Include drainage slope arrows for drainage swales and detention ponds.
2. Include 100 year overflow path and elevation.

Sheet 2

3. Provide Detention Outlet Structure details to document what the model shows.
4. According to the Iowa Stormwater Management Manual, orifices less than 3" are not recommended due to clogging issues; how will clogging issues be resolved?

SWMP

5. Area #3 Q_{100} including bypass flow from area #2 = 2.27, not 2.18.
6. When calculating depth of flow in gutter, use 0.016 as manning's roughness coefficient.
7. Analyze drainage area going to proposed pipe under NW 64th place. Show capacity calculations for this pipe.
8. Analyze existing drainage area along NW 51st Street that is being used to convey site run off. Show capacity calculations for this pipe.
9. HydroCAD Reach Routing Method and Pond Routing Method shall be Dyn-Stor-Ind rather than Stor-Ind; this will ensure tailwater conditions are being taken into account when calculating storage.
10. How is the WQv being treated, according to Chapter 145 of the Johnston code, infiltration shall be the primary means of treatment; according to the plans and models provided it appears minimal infiltration will occur and the small rains will pass thru the detention ponds at a reduced flow rate.
11. Applicant shall revise detention outlets to ensure the 1.25" rain event is infiltrated or provide a geotechnical report that shows infiltration is not feasible.
12. Provide HydroCAD reports for the 1-year rain event to validate the table provided and ensure Channel protection volume doesn't need to be provided.

Please contact me at 515.251.2564 if you have questions or comments.

Sincerely,

Foth Infrastructure & Environment, LLC

A handwritten signature in blue ink, appearing to read "Joshua C. DeBower".

Joshua C. DeBower, P.E.
Lead Civil Engineer
JCD: mms3

Notice of Public Meeting

March 7th, 2016

The Johnston Planning and Zoning Commission will hold a Public Meeting at 7:00 p.m. on Monday, March 14th, 2016 and the Johnston City Council will hold a Public Meeting at 7:00 pm on Monday, March 21st, 2016. Both meetings will be held in the Council Chambers of Johnston City Hall, 6221 Merle Hay Road to consider the following item:

PZ Case No. 16-04; Wilkie Addition Preliminary Plat

The applicant, Capital City Development, LLC. has submitted a preliminary plat for the subdivision of a 9.72 Acres at the corner of NW 64th Place and NW 51st Street. The plat includes 27 lots for single family homes and 2 outlots. This site is zoned as R-1(75), Single Family Residential.

If you have questions or comments on the above-described action, please contact the city staff person listed at the bottom of this card, or attend the meeting at the above-listed date and time. Additional information, including the preliminary plat is also available under the "proposed development" section of the City's Website: <http://www.cityofjohnston.com/Index.aspx?NID=435>.

Aaron Wolfe, Senior Planner
Johnston City Hall; 6221 Merle Hay Road; Johnston, IA 50131
Phone: 727-7766; Email: awolfe@cityofjohnston.com

NAME	ADDRESS	CITY, STATE, ZIP CODE
GEORGE MC CARTY	6418 NW 51ST ST	JOHNSTON, IA 50131-1170
TERRY NIELSEN	5152 NW 64TH PL	JOHNSTON, IA 50131-1113
RONALD REXROAT (TRUSTEE)	6361 NW 51ST ST	JOHNSTON, IA 50131-1050
CHARLES HOWIESON	6382 NW 51ST ST	JOHNSTON, IA 50131-1049
FLOYD LEMKE	6394 NW 51ST ST	JOHNSTON, IA 50131-1049
ELAINE R EVANS REVOCABLE TRUST	6750 NW BEAVER DR	JOHNSTON, IA 50131-1311
DELORES VAN REES (TRUSTEE)	6404 NW 56TH ST	JOHNSTON, IA 50131-1109
RICHARD WALKER	6406 NW 51ST ST	JOHNSTON, IA 50131-1170
RAY QUESNELL	5180 NW 64TH PL	JOHNSTON, IA 50131-1113
JAMES EVANS	5125 NW 64TH PL	JOHNSTON, IA 50131-1114
ELAINE R EVANS REVOCABLE TRUST	6750 NW BEAVER DR	JOHNSTON, IA 50131-1311
CONNIE BIONDI	5204 NW 64TH PL	JOHNSTON, IA 50131-1115
JAMES POWELL	5124 NW 64TH PL	JOHNSTON, IA 50131-1113
MICHAEL WAKEMAN	4844 ROSE CIR	JOHNSTON, IA 50131-4702
STEPHEN PRICE	4847 ROSE CIR	JOHNSTON, IA 50131-4702
DAN HORST	4836 ROSE CIR	JOHNSTON, IA 50131-4702
JOHN WAKEMAN	4839 ROSE CIR	JOHNSTON, IA 50131-4702