



PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, May 31, 2016

Notice is hereby given that the **Planning and Zoning Commission** will hold a **Regular Meeting at 7:00 p.m. on Monday, May 31st, 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 May 9th, 2016
5. **PZ Case 14-16; White Oak Place Apartments Site Plan:** The applicant, Windsor Apartments LLC, is seeking re-approval of the site plans for the White Oak Place Apartments on Lots 8 and 9 of Johnston Commerce Park Plat 2, east of NW 100th Street and north of White Oak Lane.
6. **Other Business**
7. **Adjournment**

Next Scheduled Regular Meeting: Monday, June 13th, 2016.

Posted on or before May 30th, 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, May 9, 2016

AGENDA

1. Call to Order

Chairman Petersma called the meeting to order at 7:00 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, Aaron Wolfe, 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 April 25, 2016.

Roll Call Vote:

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

5. PZ 16-09; The Enclave Plat 3 Preliminary and Final Plat: The applicant, The Enclave of Johnston, has proposed to subdivide 18.7 acres into three lots to be accessed from Enclave Circle and two outlots for future development.

Wolfe presented the staff report.

Petersma opened for public comment at 7:05 p.m.

Kevin Stubbs, 6251 Enclave Circle, has spoken with Wolfe and the applicant in an attempt to guarantee that the developer does have the legal authority to subdivide Outlot 'Z'. Stubbs understands that the City does not interpret or enforce covenants. He stated he may seek clarification from legal counsel to determine if the applicant has the legal right under the covenants to subdivide the outlot. He is not firmly opposed to the proposed development however, he prefers the green space.

Petersma questioned if the applicant and the adjacent property owners had common ownership of Outlot 'Z'.

Stubbs responded that the covenants specified that the developer owned Outlot 'Z'. Ownership of Outlot 'Z' could have been transferred to the association. Additionally, the covenants specify if the developer owned a lot or a portion of a lot, he would have sole voting membership in the association.

Petersma noted that ownership of Outlot 'Z' had not been transferred to the property owners.

Petersma and Wilwerding clarified regarding the dubious ownership, before a final plat can go before City Council for approval, the applicant's attorney will need to provide a title opinion, and consent to plat which would be reviewed by the City Attorney.

Steven Safris, 6240 Enclave Circle, specified his property was located directly east of Outlot 'Z'. He is in agreement with Stubbs in questioning the legal right of the applicant to develop the outlot and will pursue a legal interpretation of the covenant bylaws with respect to the ownership of Outlot 'Z'. He purchased the property under the assumption that Outlot 'Z' would remain green space. He is opposed to the 3 lots being developed.

Christopher Winkler, 6232 Enclave Circle, he would like to insure that the applicant has the legal authority to develop the Outlot 'Z'. He received no notification about the proposed action and learned of the proposed development from his neighbors. He suggests that the 3 proposed lots have conservations easements. He considers it important to maintain the green space.

Tim Hogan of Hogan Law Offices, the applicant's attorney, states that the developer owns the Outlot 'Z' and this property was not dedicated to the homeowners association. The covenants provide that if the developer elected to dedicate Outlot 'Z' the association had to receive and maintain the property. The developer reserved the right to develop the property. The homeowners association is under the assumption that the covenant states that you cannot replat a lot. However, other lots in the Enclave have been replatted.

Petersma closed the public hearing at 7:20 p.m.

Johnson inquired based on topographic and erosion control data if Lots 1 -3 to have a conservation easement.

Wolfe noted approval condition #4 and stated that the sensitive stormwater runoff areas are on the south adjacent property Outlot 'X'. Once platted, these lots will be required to have conservation easements.

Wolfe added that the mailing notice did go to immediate adjacent property owners and that there is not a legal requirement for the City to notify neighbors for a minor subdivision however, this is typically done as a courtesy to the immediately adjacent property owners, he further indicated the list would be reviewed prior to the City Council notification being mailed.

Doug Siedenberg, the applicant, stated that this partner Kevin Kohles and he have endeavored to preserve the trees in the area and intend to maintain the green space. Their concern for the preserving the trees and the complex topographic in the area inclined them to make the proposed lots larger than the existing lots creating a substantial distance between adjacent residences.

Petersma recalled the consideration was taken in the development of the Enclave to maintain the trees, terrain and drainage patterns. He believes that the applicant will maintain the terrain and green space as they had done in the Enclave.

Motion by Smith, second by Spencer to approve PZ 16-09; The Enclave Plat 3 Preliminary and Final Plat, subject to the following conditions:

1. The project shall be in conformance and in accordance with the requirements, standards and regulations of the City of Johnston, and any other requirement of state or federal law or administrative rule.
2. Submission of all final plat documentation to City's Staff and Attorney, for review and approval, must occur six (6) working days prior to the City Council's regular meeting.
3. Plat approval is contingent on annexation of the subject property. The final plat cannot be filed until acknowledgement of annexation is received from the Secretary of State.
4. Conservation easements are not required on Lots 1-3 provided a conservation easement of sufficient size is provided to protect existing trees and sensitive drainage ways upon future subdivision of south-adjacent Outlot 'X'.
5. Address comments from Foth's review letter dated May 3, 2016.

Roll Call Vote:

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

6. PZ 16-10; Premier Lending Alliance Site Plan, 8831 Thomas Avenue: The applicant, Premier Lending Alliance has submitted site plans for the development of a 9,342 square foot Credit Union on Lot 6 of The Windsor Office Park north of Thomas Avenue. The site is zoned Planned Unit Development, being part of the Windsor Office PUD.

Wolfe presented the staff report.

Petersma inquired if PUD amendments were reviewed on a case by case basis.

Wilwerding clarified that City Council desired to review PUD amendments on a case by case basis as opposed to amending the PUD in its entirety.

Motion by Johnson, second by Spencer to approve 6. PZ 16-10; Premier Lending Alliance Site Plan, 8831 Thomas Avenue, subject to the following conditions:

1. The project shall be in conformance and in accordance with the requirements, standards and regulations of the City of Johnston, and any other requirement of state or federal law or administrative rule.
2. A Storm Water Pollution Prevention Plan, Evidence of NPDES Permit from the Iowa DNR and a City Grading Permit shall be provided prior to any ground disturbing activity on the site.

3. No exterior site lighting may be installed unless and until a photometric layout and manufacturer's cut sheets for proposed lighting have been submitted in satisfaction of Johnston's site lighting requirements as established by Resolution 99-56 for staff review.
4. **The site plans must be amended and the following items shall be completed prior to the issuance of a building permit:**
 - a) Applicant submittal of a recorded ingress/egress access easement as depicted on site plans allowing cross-access with east-adjacent property.
 - b) Applicant submittal of a recorded easement to discharge stormwater on north-adjacent property.
 - c) Applicant shall provide a recorded stormwater management maintenance agreement for proposed stormwater basin detailing a long-term maintenance schedule and assigning responsibilities for such.
 - d) Correct plant schedule to correctly label *Pseudotsuga Menziesii* as "Douglas Fir", *Amelanchier Canadensis* as "Serviceberry" and to reconcile inconsistencies between the number of Red Maple shown on the site plan vs. the number listed in the plant schedule (4 vs. 3).
 - e) Address comments 1-12 from Foth's review letter dated May 3, 2016.

Roll Call Vote:

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

Motion by Johnson, second by Spencer to approve a recommendation of a minor amendment to the Windsor Office Park PUD to accept use of stone in lieu brick toward satisfaction of the architectural requirements for building elevations facing public streets within the PUD for Lot 6.

Roll Call Vote:

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

7. **PZ 16-11; Consider a recommendation of Ordinance 944 to add a definition of a raceway within Chapter 170, Zoning Sign Regulations of the City of Johnston Code of Ordinances:** In effort to clarify a key component in building signage installation and use, staff would request the definition of a "raceway" to be added to Chapter 170 of the Code of Ordinances.

Wilwerding presented the staff report.

Motion by Smith, second by Serevino to approve PZ 16-11, a recommendation of Ordinance 944 to add a definition of a raceway within Chapter 170, Zoning Sign Regulations of the City of Johnston Code of Ordinances.

Roll Call Vote:

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

8. Other Business.

9. Adjournment

Meeting adjourned at 7:46 PM.

_____ **Chair**

_____ **Secretary**

- by Resolution 99-56.
8. Address comments 1, 2, 3, 4, 5, and 7 from Foth's review letter dated May 26, 2016.
-

Attachments:

Site Plan created by Cooper Crawford & Associates, L.L.C. dated 4/30/2014;

Building Elevations by Aller Design Group, received 5/7/14;

Vicinity Map;

Review letter from Foth Infrastructure and Environment dated 5/26/2016;

APPLICANT:

Windsor Apartments LLC
James Myers
2540 73rd Street
Urbandale, IA 50322

REPRESENTATIVE:

Cooper Crawford and Associates
475 South 50th Street #800
West Des Moines, IA 50265
Keven Crawford

**BACKGROUND &
PRIOR APPROVALS:**

- The Preliminary Plat for "Longview Business Park-Plat 1", an approximately 97-acre site that includes the project site, was approved via Resolution No. 99-82 on May 3, 1999 (PZ Case No. 99-11). On July 6th, 1999, the construction plans for Longview Business Park-Plat 1 were approved via Resolution No. 99-134. The preliminary plat included an east-west street that was named NW Windsor Drive.
- On April 3rd, 2000, the Final Plat for the 97-acre site was renamed "Johnston Commerce Park Plat 1" (PZ Case No. 99-50) and was approved via Resolution No. 00-71. The subject properties were not platted as lots with this plat action, but rather depicted as a part of 39.46-acre Outlot 'X'. Johnston Commerce Park Plat renamed NW Windsor Drive to White Oak Lane.
- The Final Plat for Johnston Commerce Park Plat 2 (PZ Case No. 00-53) was approved via resolution 01-168 on June 4, 2001. Johnston Commerce Park Plat 2 subdivided 39.46-acre Outlot 'X' of Johnston Commerce Park Plat 1 into 12 subsequent lots. The subject properties were platted as lots 8 and 9 of Johnston Commerce Park Plat 2.
- On September 15, 2003, the Johnston City Council approved Ordinance 673 establishing the West Park PUD, rezoning portions of Johnston Commerce Park from IC, Industrial Commerce District to PUD. Within the PUD, lots 1,2,4,and 8 of Johnston Commerce Park Plat 1 and lots 1-9 of Johnston Commerce Park Plat 2 were rezoned to allow uses of the C-O, Commercial Office District. Lots 29,30 and 15-16 or 16-17 as shown on the adopted PUD Master Plan were rezoned to allow uses of the C-O, Commercial Office and C-1, Neighborhood Commercial Districts.
- On December 16, 2013, the Johnston City Council approved Resolution 13-255, amending the Johnston 2030 Comprehensive Plan land use map for 5.886 acres (Lots 8 and 9 of Johnston Commerce Park Plat 2) from Business Park to High Density Residential.
- On January 6, 2014, the Johnston City Council approved third and

final reading of Ordinance 896, rezoning 5.886 acres (Lots 8 and 9 of Johnston Commerce Park Plat 2) in the West Park PUD from PUD allowing uses of the C-O, Commercial Office District, to R-4, High Density Residential district.

- On June 16, 2014 the Johnston Board of Adjustment approved a variance to allow a 36' rear yard setback for garage units depicted on the site plans for White Oak Place.
- On July 7, 2014, the Johnston City Council approved the site plans for 87 units of high-density residential housing on Lots 8 and 9 of Johnston Commerce Park Plat 2 vis resolution 14-145.

**ZONING DISTRICT &
BULK REGULATIONS:**

The proposed zoning designation of the subject property is R-4, High Density Residential District with the following bulk requirements:

Land Use: R-4 High Density Residential
Minimum Lot Area: 80,000 square feet
Minimum Lot Width: 200 feet
Front Yard Setback: 50 feet
Side Yard Setback: 35 feet/70 feet both sides
Rear Yard Setback: 50 feet
Height: 50 feet

The four proposed buildings are constructed over two existing lots, lot 8 and lot 9 of Johnston Commerce Park Plat 2. The building west of the common lot line does not meet side yard setback requirements and the north garage units are constructed over the lot line. Through the previous approval process, the site plans were approved pending a condition to replat the subject lots in such a way to comply with district requirements or to otherwise execute a lot tie agreement whereby the lots cannot be sold or divided without further review and approval of the City. The applicant chose to execute a lot tie agreement. Such has been recorded at BK 15563 PG 730-731 of the Polk County Recorder.

In addition to the above platting issues, the proposed garages are not in compliance with setback requirements for the district. The R-4 district does not have a setback requirement for accessory structures; therefore, accessory structures must be constructed to the same setback as the principal structure. On June 19th, the applicant appeared before the Board of Adjustment to request a 36' setback between the proposed garages and north property line in lieu of the required 50' setback. The Board of Adjustment granted the variance.

**TRAFFIC ACCESS &
CIRCULATION:**

The intersection at NW 54th Avenue and NW 100th Street is scheduled to be reconstructed in Fiscal Year 2015/2016. The improvements are a joint project of Johnston, Urbandale and Grimes. Scheduled improvements include widening the intersection and signalization.

NW 54th Avenue from NW 86th Street to NW 100th Street is scheduled to be reconstructed in Fiscal Year 2016/2017. The improvements are a joint project of Johnston and Urbandale.

NW 100th Street from NW 54th Avenue to NW 62nd Avenue is scheduled to be reconstructed in Fiscal Year 2018/2019.

A traffic study was not conducted in conjunction with this request as it does not meet the merits outlined in Chapter 171.05 of the City of Johnston Code of Ordinance which suggests conducting such an analysis for projects which generate 1,000 average daily trips. Based on the number of units, the proposed development is expected to generate between 580 to 700 daily trips. In staff's opinion, the increased trips would most likely be focused on NW 96th Street as an avenue to NW 54th Avenue, and/or White Oak Lane west as an avenue to NW 100th Street.

The main site entrance is proposed opposite the intersection of White Oak Lane and NW 96th Street. A secondary entrance from White Oak Lane is indicated near the east property boundary. A third site entrance was initially proposed at the west property boundary on shared access easement with the adjacent property (Traditions Daycare); however, the site has been re-designed to eliminate said entrance at the request of the adjacent property owner.

A 4' sidewalk is proposed along the north side of White Oak Lane. An internal sidewalk network will be constructed to allow circulation around each proposed building. An existing public trail easement and paved trail bisects the property, connecting with an existing trail on the north-adjacent school district property and an existing trail south of White Oak Lane which extends to NW 54th Avenue. This trail easement will be relocated within the site, and the trail segment reconstructed to avoid conflicts with internal vehicle circulation. Reconstructing this trail segment requires moving the existing trail connection on school district property. Staff recommends a condition for approval requiring both a new trail easement and written permission from the school district approving the proposed trail connection prior to issuance of a building permit.

Chapter 166.33.3(7) of the City of Johnston Code of Ordinances requires two parking spaces for each unit (a garage stall may count as one required space), and one additional space for each ten units. The required parking is calculated as follows:

$$88 \text{ units} \times 2 \text{ spaces/unit} + 88/10 = \underline{\underline{185 \text{ parking spaces required}}}$$

The required number of handicapped accessible parking stalls required is six stalls. The site plan satisfies ordinance requirements with 203 parking

PEDESTRIAN
CIRCULATION AND
SIDEWALKS:

PARKING AND
LOADING:

stalls (152 stalls + 51 garages), six of which are handicapped accessible. The redesign of the site to meet the garage setbacks may slightly impact this total amount of required spaces, but the site will still meet the parking requirements.

With the proposed re-approval, the applicant proposes to convert two garage stalls for use as rental office and gym. As the parking provided exceeds the number of stalls required, the site plan is still in compliance with regard to number of parking stalls.

PUBLIC UTILITIES:

An 8" water line is already stubbed to lot 8 and lot 9 is stubbed for service as well. The applicant will construct an 8" loop through the site connecting both service stubs and providing service for hydrant and building connections.

Lot 9 (easternmost) is served by existing 8" sanitary sewer stub. An 8" service connection will be extended between the two easternmost buildings and 6" branch connections will serve each building. Lot 8 (westernmost) is served by existing 6" sanitary sewer stub. A 6" service connection will be extended between the two westernmost buildings and will branch off to serve each of the westernmost buildings.

FIRE PROTECTION:

Five proposed hydrants will provide fire protection for the site. In addition, each building must be sprinkled. No fire department sprinkler connections are shown on the site plans. Staff recommends a condition for approval requiring the site plans be revised to indicate the location of each fire department sprinkler connection (within 100' of the nearest hydrant) and each building's KNOX box. If the fire department sprinkler connection(s) are adjacent to parking, the stall in front of the sprinkler connection must be signed "no parking". Staff further recommends a condition for approval to revise the site plans to indicate the hydrant coverage radius for each hydrant.

FLOODPLAIN:

The site is not located within the 100-year floodplain.

DRAINAGE:

The site generally drains from northwest to southeast. Two basins will be constructed at the front of the site east and west of the main access. Stormwater intakes throughout the site will convey stormwater to the proposed detention basins before release to the city's storm sewer. Staff suggests a condition for approval requiring submittal of a recorded stormwater management maintenance agreement for all proposed stormwater management facilities to insure long-term viability of each structure.

ARCHITECTURE:

Chapter 166.35 of the City of Johnston Code of Ordinances regarding architectural standards mandates multiple-family buildings shall be designed in a manner compatible with residential uses in the vicinity and

shall attempt to lessen “plainness of appearance”. Toward this end, multiple-family buildings with plane walls and boxy appearance are not acceptable and architectural design shall employ the following design techniques as appropriate:

- (1) Exterior building materials shall employ a variety of textures and colors and window and door details.
- (2) The roof shall be principally of gable, hip style or similar residential roof design.
- (3) The structures’ perimeter shall be varied when multiple buildings are proposed.
- (4) Multiple buildings shall be sited at angles with one another.

The elevation drawings submitted appear to illustrate compatibility with adjacent residential uses. A Hip-style roof with composite shingles is proposed and exterior materials include aluminum clad doors and windows, and a mix of stone veneer, brick, vertical siding to lend a variety of textures in satisfaction of the above-listed code requirements.

OPEN SPACE AND LANDSCAPING:

The total site area is 256,370 square feet. The R-4 district requires 30% open space or 76,911 s.f. The site plan exhibits 117,610 s.f. of open space and is therefore in compliance with ordinance requirements.

The open space landscaping requirement is calculated as follows:

- Trees (1 per 1,500 sq. ft. of required open space) = $66,743/1,500$ or 44 trees, 18 of which must be 2”-2.5” caliper and 26 of which must be 8’ -10’ in height.
- Shrubs (1 per 1,000 sq. ft. of required open space) = $66,743/1,000$ or 67 shrubs.

The open space landscaping schedule is in compliance with 67 shrubs and 44 trees, 20 of which are 2” caliper, and 24 of which are 8’ to 10’ in height.

**Chapter 166.34.3.G of the Code of Ordinances stipulates buffer area can be removed from the total lot area for calculation of the landscaping requirement. $256,370 \text{ sq. ft. (total site area)} - 33,893 \text{ sq. ft. (total buffer area required)} = 222,477 \text{ sq. ft.} \times .30 = 66,743.10 \text{ sq. ft.}$*

BUFFERS:

North: Pursuant to chapter 166.34, a 20’ buffer is required between the proposed land use and the adjacent school site to the north. When the Summit Middle School and Horizon Elementary site plans were approved, a 10’ buffer was required adjacent to the subject properties. Said buffer is one-half of the requisite 20’ buffer required between school sites and adjacent land uses. Installation of the remaining 10’ is a site plan requirement of the subject property. The north buffer is 789.77’ in length. The following table illustrates required vs. provided buffer area plantings:

North	Req. per 100’	Required	Provided
Evergreen	0	0	0
Overstory	1	8	8
Understory	3	24	24
Shrubs	8	63	63

The north buffer is in compliance with code requirements.

East: There is no buffer requirement between R-3 and R-4 uses; therefore, no buffer is required between the subject properties and the east-adjacent Longview Greens townhomes; however, the applicant has agreed to provide a degree of buffering for the adjacent townhome owners per their request.

East	Req. per 100’	Required	Provided
Evergreen	0	0	0
Overstory	0	0	2
Understory	0	0	11
Shrubs	0	0	17

West: A 30’ buffer is required between the subject properties and the west-adjacent daycare site. Because the daycare was developed absent of a buffer requirement (developed prior to rezoning of the subject site), the entire 30’ buffer must be constructed on the subject property. The west buffer is 309 in length (333.88’ less 10’ north buffer width less 15’ south buffer width). The following table illustrates required vs. provided buffer area plantings:

West	Req. per 100’	Required	Provided
Evergreen	3	9	10
Overstory	1	3	3
Understory	4	12	12
Shrubs	8	25	25

The west buffer is in compliance with code requirements.

South: Properties south of White Oak Lane and west of NW 96th Street are zoned for uses of the C-O district. Chapter 166.34 mandates a 30' buffer between said properties, half of which shall be installed on the subject property. The length of buffer west of the main site access is 329 lineal feet. The remaining 15' will be installed on the south-adjacent property opposite White Oak Lane when developed. The following table illustrates required vs. provided buffer area plantings *west* of the main site entrance:

South	Req. per 100'	Required	Provided
Evergreen	1.5	5	5
Overstory	.5	2	2
Understory	2	7	7
Shrubs	4	13	13

A 30' buffer requirement also applies between the subject property and the south-adjacent property east of NW 96th Street zoned IC, Industrial Commerce Park District. The length of buffer required east of the main site access is 393 lineal feet. As with the daycare lot, the entirety of the buffer requirement east of the main access shall fall on the subject property as the adjacent lot was developed absent of a buffer requirement. The following table illustrates required vs. provided buffer area plantings *east* of the main site entrance:

South	Req. per 100'	Required	Provided
Evergreen	3	12	12
Overstory	1	4	4
Understory	4	16	16
Shrubs	8	31	31

The south buffers are both in compliance with code requirements.

GRADING PERMIT:

Applicant must procure a City grading permit and an Iowa DNR NPDES Phase 2 permit, including a SWPPP for this site prior to any ground disturbing activity.

PARKLAND DEDICATION:

Chapter 180.43 of our code of ordinances requires dedication of 5 acres of public parkland for each 1,000 residents added to the community. The applicant proposes 88 units of multi-family housing. The parkland dedication requirement is determined through the following formula:

- 88 units X 1.615 persons per unit X 0.005 acres of parkland per person = 0.7106 acres.

Chapter 180.43 allows the developer to propose an equal value alternative to parkland dedication. The applicant proposes to pay a per-acre fee. In

the past we have used \$28,000 per acre as the attributable value. Said dedication would be calculated as follows:

- $\$28,000 \times .7106 \text{ acres} = \$19,896.80.$

This amount is due at time of re-plat or otherwise prior to issuance of a building permit.

SITE LIGHTING:

The applicant has submitted a photometric layout and manufacturer's cut sheets for site lighting. Staff recommends a condition for approval to submit a revised photometric showing lighting levels for paved areas only. Further, while cut sheets were provided for three types of lighting, only one lighting type is shown on the photometric layout. Staff recommends a revised photometric layout be submitted which indicates the location of all proposed site lighting. Said revisions must comply with City guidelines for site illumination established by Resolution 99-56

STORMWATER MANAGEMENT:

Two stormwater detention basins are proposed at the front of the property east and west of the main site access. The two basins are tied together and will release to the city storm sewer at the southeast corner of the site. On site detention is designed to address water quality and accommodate the detention volumes created by the development.

CONSULTANT COMMENTS:

Foth Infrastructure and Environment has reviewed the site plans and offers comments in their review letter dated May 26, 2016. Staff recommends a condition for approval to address comment from Foth's review letter prior to issuance of a building permit.

PUBLIC COMMENT:

A notice of this request was mailed to adjacent property owners with the first approval. No notice was sent regarding the subject action.

Prior to the initial consideration, the previous developer held an informational meeting October 17, 2013 for neighborhood residents wherein he elicited feedback on his original concept to construct four, three-story buildings with 94 units total. Based upon feedback received from the meeting, the applicant thereafter amended the concept to three, three-story buildings and one two-story building to be constructed at the east end of the property adjacent to the existing townhomes for a total of 87 units in lieu of the originally planned 94.

In advance of the initial planning commission meeting, staff received a phone call from Jerry Cron of 5751 Cedar Street in response to the notice of proposed site development. Mr. Cron stated that he thought there were too many units proposed, and generally did not approve of the project. Staff also received comment from Mr. Robert Netteland who is the owner of the west-adjacent Traditions Daycare. Mr. Netteland's primary concern was related to an early site plan submittal depicting a shared

access with the Traditions property. Mr. Netteland was concerned that White Oak Place residents would travel through the adjacent daycare site en-route to NW 100th Street. The applicant has eliminated the shared access in recognition of these concerns.

When the applicant sought a variance from the Board of Adjustment in 2014 to relax the side and rear yard setbacks for construction of garage units on the property. In advance of the Board of Adjustment hearing staff received notice of an electronic petition seeking to “Deny the variance for plans to expand the yard to facilitate placement of any structures in lots 8 and 9 of Johnston Commerce Park Plat 2.” The petition was signed by 25 people. The reasons cited for denying the variance include an objection to the density, concerns about traffic, population and public safety. In addition to the petition, staff received three emails opposed to the project for many of the same reasons. Staff also received another phone call from Mr. Jerry Cron, again opposed to the project for the same reasons.

As a matter of clarification, the question of “Use” was not on the table for discussion at the Board of Adjustment meeting. The rezoning (approved in January) established allowed uses of the property. The R-4 district allows densities up to 16 units per acre and the applicant’s proposal is within those parameters.



May 26, 2016

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

RE: White Oak Place
Development Review No. 4
Case No. PZ 14-16

Foth Infrastructure and Environment, LLC has completed a review of the Drainage Calculations received via email May 24, 2016 and revised Site Plan received May 13, 2016. Based on our review of project reference above, the following comments are offered:

Storm Water Management Report

1. Applicant shall label drainage area maps provided for the Pre-Settlement and Developed conditions, the following information shall be labeled:
 - a. Flow path with lengths and slopes for each type.
 - b. Drainage area size.
2. Applicant shall provide drainage area map for storm sewer design.

Site Plans

Sheet 1 – Dimension Plan

3. Provide ADA compliant connection from sidewalks to cluster box units.

Sheet 2 – Grading Plan

4. Provide spot elevations to document connections from sidewalks to Cluster box units are ADA compliant.
5. Note 4 shall be modified to ensure at least 8” of topsoil is put back within the right of way.

Sheet 3 – Utility Plan

6. No further comments.

Sheet 4 – Landscaping Plan

7. Applicant provided a maintenance schedule for a bio-swale; annual maintenance for that type of facility is required.

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
Lead Civil Engineer

File

White Oak Place Vicinity Map



GENERAL NOTES

- ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
 - CITY OF JOHNSTON ENGINEER
 - WILLMINGTON GROUP
 - COOPER CRAWFORD & ASSOCIATES, L.L.C.
- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES
- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 2014 SUDAS AND THE CITY OF JOHNSTON SUPPLEMENTAL SPECIFICATIONS
- SIDEWALK AND DRIVE APPROACH INSTALLATIONS TO BE INSPECTED BY CITY OF JOHNSTON ENGINEERING DEPARTMENT, MINIMUM 24 HOUR NOTICE
- PROVIDE 2" CONCRETE BOXOUT AROUND ALL INTAKES AND MANHOLES WITHIN PAVED AREAS
- ALL DEBRIS SPILLED ON CITY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY OWNER/CONTRACTOR IN TIMELY FASHION
- VERIFY COORDINATES AND BUILDING CORNERS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION

- ALL SITE WORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH 2014 SUDAS AND THE CITY OF JOHNSTON SUPPLEMENTAL SPECIFICATIONS
- DRIVE AISLES SHALL BE 6-INCH NON-REINFORCED P.C.C. AND PARKING STALLS SHALL BE 5-INCH NON-REINFORCED P.C.C.
- EXISTING TREES WILL BE SAVED TO THE EXTENT POSSIBLE TO ACCOMMODATE GRADING, UTILITY AND STREET CONSTRUCTION
- ALL LIGHTING MUST SHINE DOWN FROM RESIDENTIAL USES
- ANY TRANSFORMERS, JUNCTION BOXES, OR OTHER SUCH UTILITY USES OVER 3 FEET IN HEIGHT CANNOT BE LOCATED WITHIN THE REQUIRED SETBACK. OTHER SUCH USES NOT ABOVE 3 FEET IN HEIGHT MUST BE SCREENED BY LANDSCAPING MATERIALS
- ACCESSORY BUILDINGS AND SCREENING WILL NOT BE ALLOWED
- A KNOX BOX WILL BE REQUIRED ON THE NEW BUILDING FOR EMERGENCY ACCESS, SPECIFICATIONS ARE AVAILABLE FROM THE FIRE CHIEF
- SIDEWALK AND DRIVEWAY APPROACH INSTALLATIONS TO BE INSPECTED BY THE CITY OF JOHNSTON ENGINEERING DEPARTMENT, MINIMUM OF 24 HOURS NOTICE
- MAINTENANCE OF THE 10' TRAIL WITHIN THIS PROPERTY IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

SHEET INDEX

- SHEET 1 DIMENSION PLAN
- SHEET 2 GRADING PLAN
- SHEET 3 UTILITY PLAN
- SHEET 4 LANDSCAPE PLAN

PARKING REQUIREMENTS

REQUIRED: 2 SPACES PER DWELLING UNIT
 + 1 PER EVERY 10 UNITS = 185
 GARAGES = 51
 TOTAL = 200

DENSITY

88 UNITS/5.88 ACRES = 14.95 UNITS/ACRE
 1 UNIT WILL BE USED AS OFFICE AND COMMON AREA

FIRM MAP

THIS SITE IS WITHIN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS REFERENCED ON FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 190745 0005D, MAP REVISED JULY 19, 2000.

BENCHMARK

OPEN ARROW ON FIRST HYDRANT SOUTH OF WHITE OAK LANE EAST SIDE OF NW 100th STREET, +/1 150' SOUTH OF INTERSECTION

ELEVATION-----978.35



VICINITY SKETCH

NORTH
 SCALE: 1"=1000'

**SITE PLAN
 WHITE OAK
 PLACE**

SHEET 1 OF 4

OWNER
 WINDSOR APARTMENTS, LLC
 2540 73RD STREET
 URBANDALE, IOWA 50322

APPLICANT
 PREMIER COMMERCIAL SERVICES
 2540 73RD STREET
 URBANDALE, IOWA 50322

ZONING

R-4

SETBACKS

FRONT - 50'
 REAR - 50'
 SIDE - 35'

LAND USE

EXISTING: VACANT
 PROPOSED: APARTMENT COMPLEX

LEGAL DESCRIPTION

LOTS 8 AND 9, JOHNSTON COMMERCE PARK PLAT 2, AN OFFICIAL PLAT, CITY OF JOHNSTON, POLK COUNTY, IOWA.

UTILITIES

WATER - JOHNSTON WATER SYSTEM
 SANITARY SEWER - JOHNSTON SANITARY SEWER SYSTEM
 STORM SEWER - JOHNSTON STORM SEWER SYSTEM
 ELECTRIC - MIDAMERICAN ENERGY
 TELEPHONE - CENTURYLINK
 GAS - MIDAMERICAN ENERGY

SITE AREAS

BUILDINGS	35,150 S.F.	13.7%
GARAGES	12,342 S.F.	4.8%
PAVING	86,072 S.F.	33.6%
OPEN SPACE	122,748 S.F.	47.9%
TOTAL	256,370 S.F.	100.0%

OPEN SPACE

REQUIRED: 30% OPEN SPACE = 66,743 S.F.
 (EXCLUDES BUFFER AREA)
 PROPOSED: 122,748 S.F.

LEGEND

- EXISTING/PROPOSED
- PLAT BOUNDARY
 - W 8" WATER MAIN # SIZE
 - SAN 8" SANITARY SEWER # SIZE
 - ST 8" STORM SEWER # SIZE
 - UGE UNDERGROUND ELECTRIC CABLE
 - UGT UNDERGROUND TELEPHONE CABLE
 - CTV UNDERGROUND CABLE TV
 - G 4" GAS MAIN # SIZE
 - MANHOLE
 - INTAKE
 - HYDRANT
 - POWER POLE/LIGHT POLE
 - UTILITY BOX/TELEPHONE RISER
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - SILT FENCE OR APPROVED FILTRATION SOCK
 - TREES

CERTIFICATION

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED 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.

Keven J. Crawford
 KEVEN J. CRAWFORD, P.E. IOWA LICENSE NO. 13156
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014.
 PAGES OR SHEETS COVERED BY THIS SEAL: 2/4
 Sheets 1-4

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: 4-11-2014
 REVISIONS: 4-30-2014
 5-28-2014
 5-14-2015

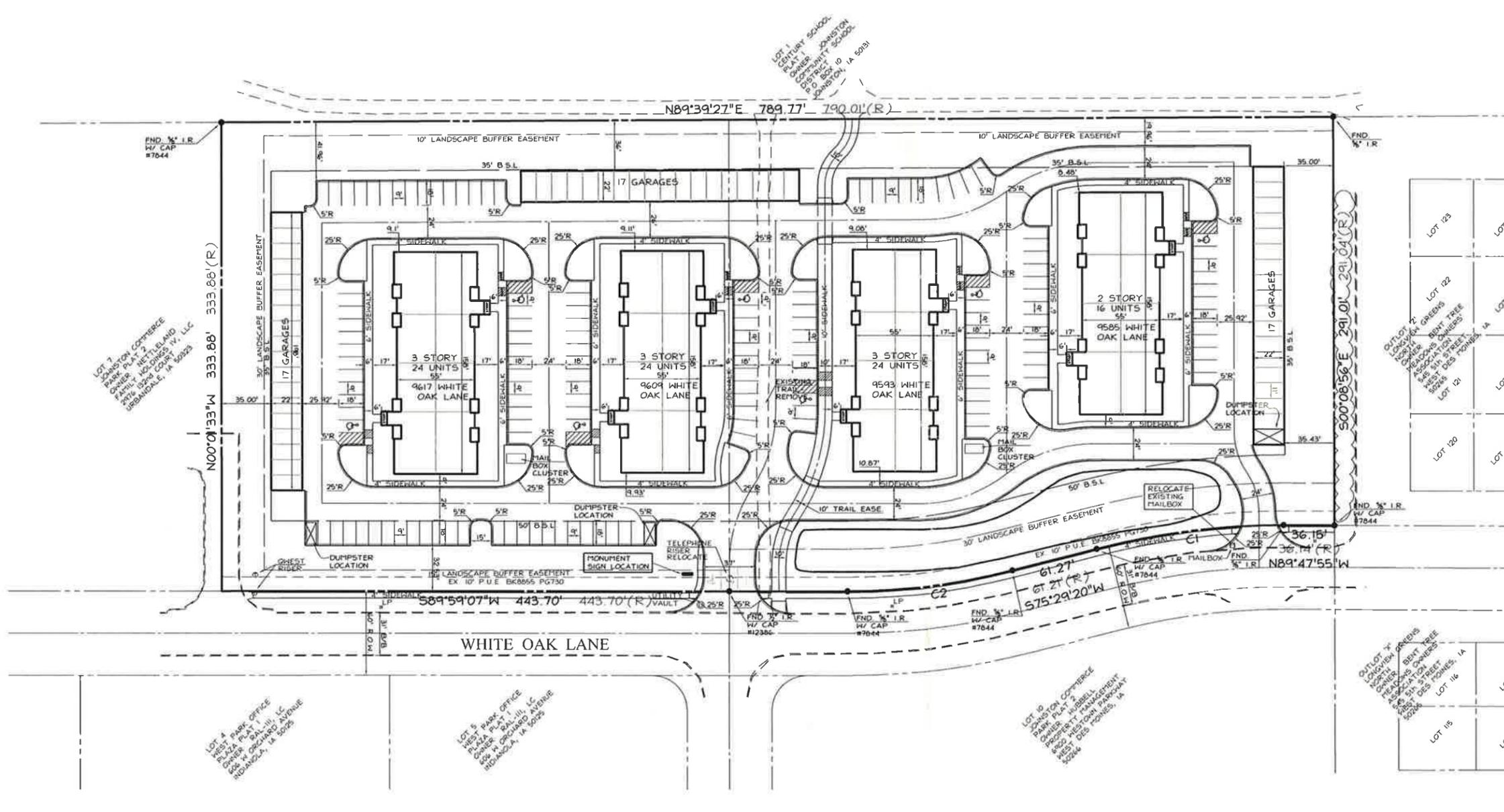
CC 1554

APPROVED: _____ INITIALED: _____ AS BUILT: _____

**DIMENSION PLAN
 WHITE OAK PLACE**

SHEET 1 OF 4

**CITY OF JOHNSTON
 COMMUNITY DEV. DEPT.**
 DATE REC'D: 05/13/14
 CASE NO.: PZ 14-10



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	14°32'33"	530.00	134.52	67.62	134.16	S82°39'30"W
C2	14°33'30"	470.00	119.42	60.04	119.10	N82°42'50"E



SITE PLAN WHITE OAK PLACE

SHEET 2 OF 4

STORM WATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

Location: Part of Sec. 10, T74N, R25W
 Nature of Construction Activity: Commercial
 Area: Total site area = 5.89 acres
 Site area affected = 5.8 acres
 Runoff coefficient = 0.563 (rational method)
 Approximate slopes anticipated: 3:1, or flatter
 Runoff from this project will flow into unmanured ditches and subdrains, which then flows into Beaver Creek.

CONTROLS

- Erosion and sediment controls
- Stabilization practices
 - Existing vegetation is preserved whenever possible.
 - Permanent seeding and/or sodding
 - Structural practices
 - Filter Socks
 - Drainage swales
 - Rock outlet protection (riprap)
- Storm water management
- Infiltration of runoff onsite
 - Velocity dissipation devices at discharge locations to provide non-erosive velocity flows.
- Waste disposal
- All building material wastes must be removed from the site.
 - Off-site vehicle tracking of sediments shall be minimized.

MAINTENANCE

- Maintain effective operating conditions of all protective measures identified in this plan
- Filter Sock is cleaned when they have lost 50% of their capacity.
 - Drainage swales remain undisturbed.
 - Rock outlet protection (riprap) remains intact.

INSPECTIONS

- Qualified personnel shall inspect disturbed areas of the construction site that have not been finally stabilized at least once every seven calendar days.
- Inspect site for evidence of, or the potential of, pollutants entering the drainage system from stored materials.
 - Observe erosion and sediment controls to ensure that they are operating correctly.
 - Locations where vehicles enter or exit the site shall be inspected for evidence of off-site sediment tracking.
 - Inspect discharge locations to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters.
 - Any modifications to the plan as a result of an inspection shall be implemented within 7 calendar days of the inspection.
 - An inspection report shall be prepared and retained as part of the prevention plan until project termination, this report will contain the following:
 - A summary of the scope of the inspection.
 - Qualifications of the personnel making the inspection.
 - Major observations relating to the implementation of the prevention plan.
 - Any actions taken.
 - Signature.

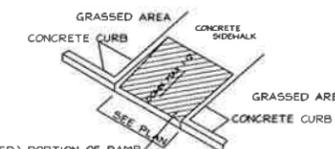
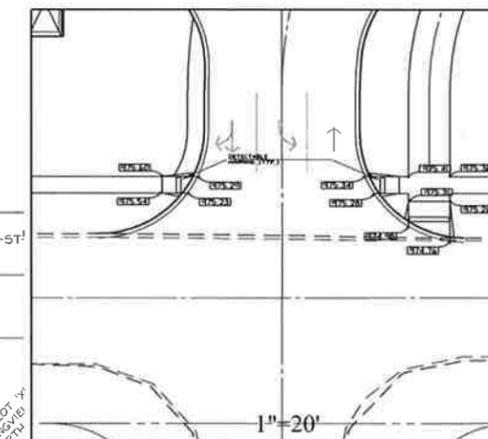
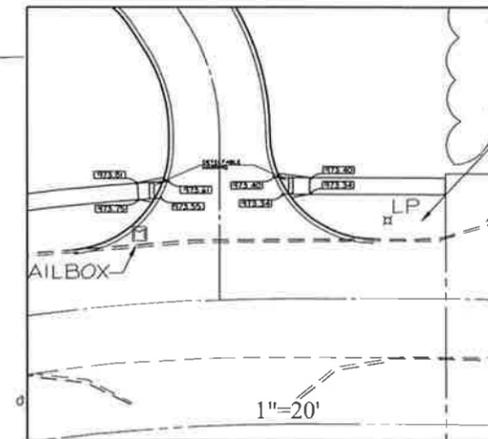
NON-STORM WATER DISCHARGES

- Water main flushing
- Flushed water will be discharged into the storm sewer system where, when discharged, it will undergo erosion and sediment controls consisting of:
 - Rock outlet protection (riprap)
 - Filter socks
 - Existing vegetation

CONTRACTORS

- The grading contractor shall have the responsibility of implementing the measures contained in this plan.
- All contractors and subcontractors shall sign a certification statement before conducting any professional service at the site relating to the National Pollutant Discharge Elimination System (NPDES) permit.

CONTACT PERSON:
 GRADING CONTRACTOR WHICH IS YET TO BE DETERMINED



SLOPED (SHADED) PORTION OF RAMP TO BE CONCRETE W/SLIP RESISTANT FINISH AND TRUNCATED CORNERS

NOTE: ADA CURB CUT @ SIDEWALK PERPENDICULAR TO RAMP.

CURB RAMP

NO SCALE

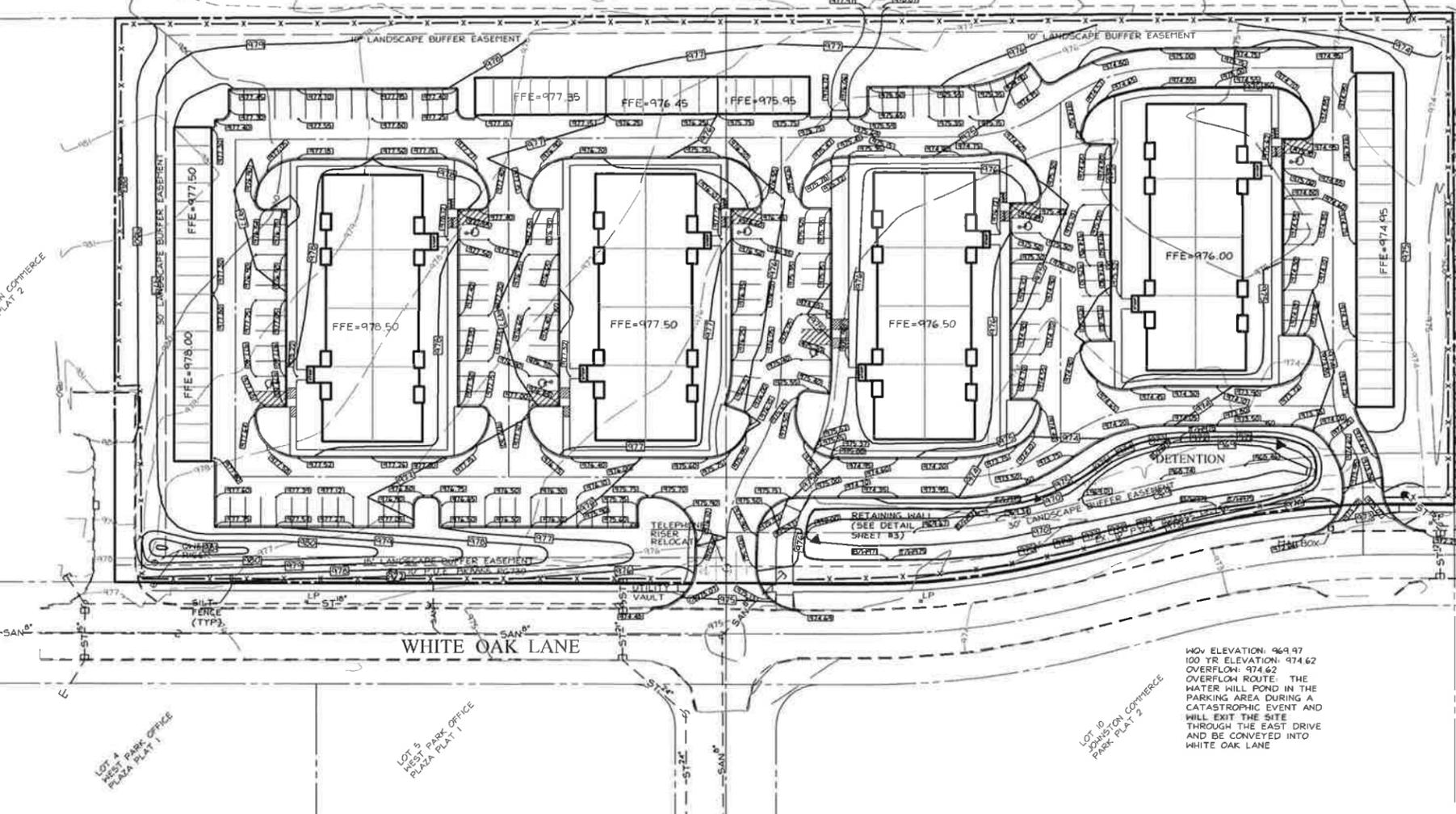
LEGEND

- | | | | |
|-----|-------------------|-----|--|
| --- | EXISTING/PROPOSED | --- | PLAT BOUNDARY |
| --- | W 8" | --- | WATER MAIN & SIZE |
| --- | SAN 8" | --- | SANITARY SEWER & SIZE |
| --- | ST 8" | --- | STORM SEWER & SIZE |
| --- | UGE | --- | UNDERGROUND ELECTRIC CABLE |
| --- | UGT | --- | UNDERGROUND TELEPHONE CABLE |
| --- | CTV | --- | UNDERGROUND CABLE TV |
| --- | G 4" | --- | GAS MAIN & SIZE |
| ○ | | ○ | MANHOLE |
| □ | | □ | INTAKE |
| ○ | | ○ | HYDRANT |
| ○ | | ○ | POWER POLE/LIGHT POLE |
| ○ | | ○ | UTILITY BOX/TELEPHONE RISER |
| ○ | | ○ | EXISTING CONTOURS |
| --- | | --- | PROPOSED CONTOURS |
| --- | | --- | SILT FENCE OR APPROVED FILTRATION SOCK |
| ○ | | ○ | TREES |

SLOPED (SHADED) PORTION OF RAMP TO BE CONCRETE W/SLIP RESISTANT FINISH AND TRUNCATED CORNERS

CURB RAMP

NO SCALE



NOV ELEVATION: 969.97
 100 TR ELEVATION: 974.62
 OVERFLOW: 974.62
 OVERFLOW ROUTE: THE WATER WILL FLOW IN THE PARKING AREA DURING A CATASTROPHIC EVENT AND WILL EXIT THE SITE THROUGH THE EAST DRIVE AND BE CONVEYED INTO WHITE OAK LANE

GRADING NOTES

- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES
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- STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT
- SOCKPILE SUFFICIENT TOP RESPREAD A MINIMUM OF 4-INCHES ON UNPAVED AREAS
- ALL AREAS TO RECEIVE FILL TO BE BENCHED
- PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES.
- ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR
- THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL NOT DEVIATE BY MORE THAN 2% ABOVE OPTIMUM
- MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES
- FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
- A MINIMUM OF ONE FOOT OF COMPACTED COHESIVE SUBGRADE SHALL BE PROVIDED BENEATH ALL PAVEMENTS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SUDAS.
- CONTRACTOR TO AVOID COMPACTION OF MATERIAL IN THE DETENTION BASIN/BIO-SWALE AS BEST AS POSSIBLE. DISC/TILL BOTTOM OF DETENTION BASIN/BIO-SWALE (MINIMUM 18") PRIOR TO LANDSCAPING.

BENCHMARK

OPEN ARROW ON FIRST HYDRANT SOUTH OF WHITE OAK LANE EAST SIDE OF NW 100th STREET, +/1 150' SOUTH OF INTERSECTION.
 ELEVATION-----978.35

EROSION & POLLUTION CONTROL NOTES

- THE SUBCONTRACTOR RESPONSIBLE FOR EROSION AND POLLUTION CONTROL SHALL CARRY OUT THE MEASURES DETAILED ON THIS SITE PLAN.
- CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED
- THE SUBCONTRACTOR SHALL INSPECT THE SITE AT MINIMUM ONCE EVERY 7 DAYS. ALL DISTURBED AREAS OF THE SITE, AREAS OF MATERIAL STORAGE, LOCATIONS WHERE VEHICLES ENTER/EXIT THE SITE, ALL OF THE EROSION AND SEDIMENT CONTROLS THAT ARE IDENTIFIED AS PART OF THIS PLAN AND ACCESSIBLE DISCHARGE LOCATIONS MUST BE INSPECTED
- THE SUBCONTRACTOR IS TO TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN 7 DAYS AFTER THE INSPECTION IN WHICH THE DEFICIENCY WAS FOUND
- THE SUBCONTRACTOR SHALL KEEP LOG AND PREPARE WEEKLY REPORTS DETAILING THE INSPECTIONS AND MEASURES TAKEN TO CORRECT ANY AND ALL DEFICIENCIES FOUND IN THE EROSION AND POLLUTION CONTROL MEASURES. THE REPORTS SHALL CONFORM TO THE STANDARDS SET BY THE IOWA DEPARTMENT OF NATURAL RESOURCES. COPIES OF THESE REPORTS SHALL BE FORWARDED TO THE DEVELOPER AND TO COOPER CRAWFORD & ASSOCIATES, L.L.C.
- AFTER INITIAL GRADING PRIOR TO UTILITY CONSTRUCTION - ALL DISTURBED AREAS OUTSIDE OF THE PROPOSED ROW'S ARE TO HAVE TEMPORARY SEEDING AND MULCHING (SEE SEEDING DETAIL FOR TIMETABLE). CONTRACTOR AND SUBS ARE TO TRY TO MINIMIZE DISTURBANCE TO THESE SEEDING AREAS THROUGH THE USE OF SPECIFIC ACCESS ROUTES WITHIN THE SITE
- DURING CONSTRUCTION, IF IT BECOMES EVIDENT THAT A DISTURBED AREA WILL NOT BE DISTURBED FOR 21 DAYS, IT SHALL BE SEED BY DAY 7
- PERMANENT SEEDING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
- ANY FAILED AREAS OF SEEDING/MULCHING SHALL BE REAPPLIED
- ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ONTO ADJOINING RIGHT-OF-WAYS AND PROPERTY WILL BE CLEANED UP BY THE OWNER/CONTRACTOR WITHIN 24 HOURS
- FILTER SOCKS ARE TO BE INSPECTED ONCE A WEEK AND AFTER EACH RAINSTORM, LOOK FOR UNDERCUTTING AND FAILURES IN FABRIC. REPLACE/REPAIR AS NECESSARY
- ADDITIONAL FILTER SOCKS (TO THAT SHOWN ON THIS PLAN) MAY BE REQUIRED IN AREAS WHERE EROSION IS EVIDENT
- FILTER SOCKS ARE TO BE CLEANED UP WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
- ALL INTAKES SHALL HAVE FILTER SOCKS PRIOR TO PAVING AND INLET FILTERS AFTER PAVING. THESE FILTERS REMAIN IN PLACE UNTIL THE SITE HAS A PERMANENT PERENNIAL GROUND COVER
- ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN THE STORM SEWER
- IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS WILL BE MULCHED.

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

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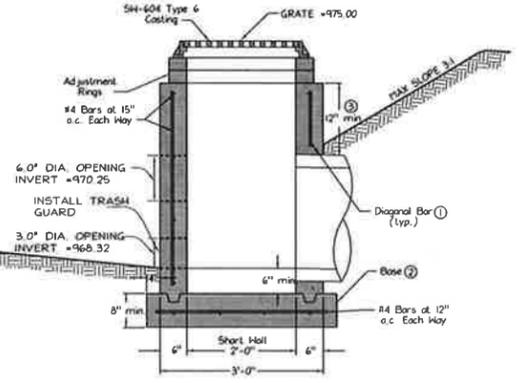
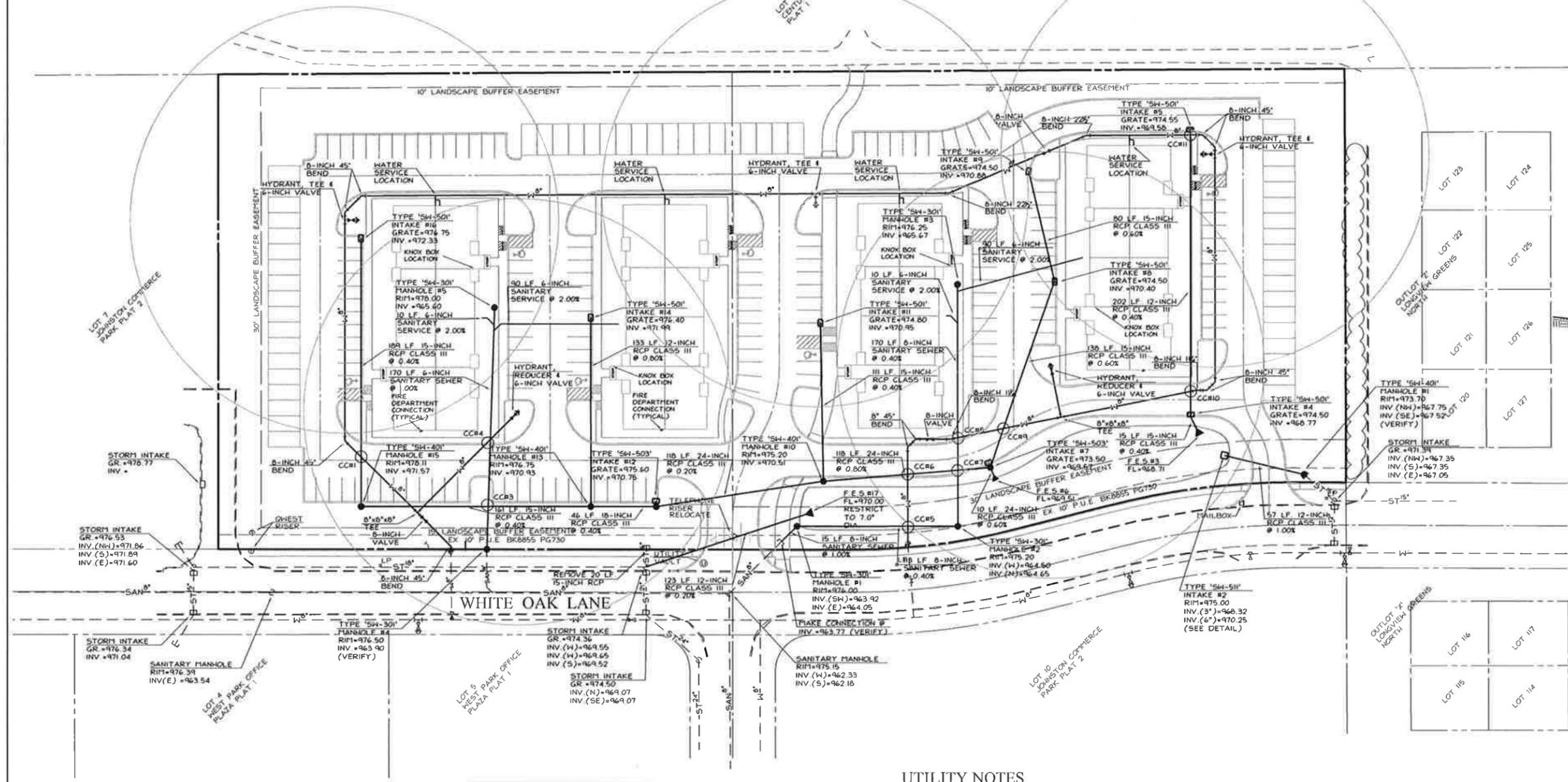
JOB NUMBER
CC 1554

APPROVED: _____ INITIALED: _____ AS-BUILT: _____
 GRADING PLAN
 WHITE OAK PLACE
 SHEET 2 OF 4



SITE PLAN WHITE OAK PLACE

SHEET 3 OF 4



TYPE 'SW-511' INTAKE #2 DETAIL
100 YEAR ELEVATION = 974.62
HW ELEVATION = 969.97

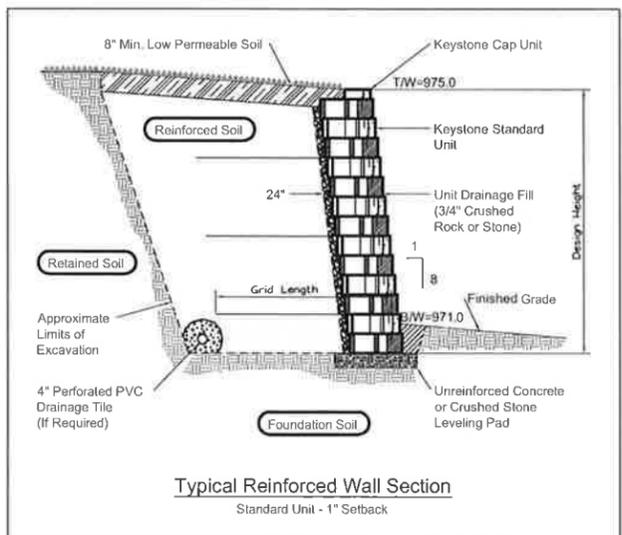
BENCHMARK
OPEN ARROW ON FIRST HYDRANT SOUTH OF WHITE OAK LANE EAST SIDE OF NW 100TH STREET, +/- 150' SOUTH OF INTERSECTION
ELEVATION = 978.35

LEGEND

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---	PLAT BOUNDARY
W 8"	WATER MAIN # & SIZE
SAN 8"	SANITARY SEWER # & SIZE
ST 8"	STORM SEWER # & SIZE
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---	UGT UNDERGROUND TELEPHONE CABLE
---	CTV UNDERGROUND CABLE TV
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○	INTAKE
○	HYDRANT
○/P	POWER POLE/LIGHT POLE
○/T	UTILITY BOX/TELEPHONE RISER
○	EXISTING CONTOURS
○	PROPOSED CONTOURS
---	SILT FENCE OR APPROVED FILTRATION SOCK
○	TREES

CRITICAL CROSSINGS

CC#1 INV(15") = 971.84 TOP OF WATER = 970.15 DIP WATER UNDER 15" STORM	CC#8 INV(SAN) = 965.15 BOTTOM OF WATER = 967.83
CC#2 INV(15") = 971.42 TOP OF WATER = 969.73 DIP WATER UNDER 15" STORM	CC#9 INV(15") = 969.63 TOP OF WATER = 967.50
CC#3 INV(15") = 971.23 TOP OF WATER = 969.54 DIP WATER UNDER 15" STORM	CC#10 INV(15") = 968.84 TOP OF WATER = 967.10
CC#4 INV(SAN) = 964.65 BOTTOM OF WATER = 970.33	CC#11 INV(15") = 969.55 TOP OF WATER = 967.55
CC#5 INV(SAN) = 964.36 BOTTOM OF WATER = 966.83	
CC#6 INV(15") = 970.08 TOP OF WATER = 967.50	
CC#7 INV(15") = 969.76 INV(SAN) = 964.89	



- UTILITY NOTES**
- ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
 - A CITY OF JOHNSTON ENGINEER
 - B WILLMINGTON GROUP
 - C COOPER CRAWFORD & ASSOCIATES, L.L.C.
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 - PROVIDE 2' CONCRETE BOXOUT AROUND ALL INTAKES AND MANHOLES WITHIN PAVED AREAS.
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 - ALL LIGHTING MUST SHINE DOWN FROM RESIDENTIAL USES.
 - ALL EXTERIOR PARKING LOT AND BUILDING MOUNTED LIGHT FIXTURES MUST BE LOW GLARE, "CUT OFF" FIXTURES.
 - STORM SEWERS WITH SLOPES FLATTER THAN 0.40% WILL REQUIRE CLEANING ANNUALLY OR WHEN EVIDENCE OF A PLUGGED PIPE OCCURS.
 - FIRE DEPARTMENT CONNECTIONS TO BE LOCATED AT THE SOUTH END OF EACH BUILDING.



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

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CC 1554

SCALE: 1"=40'

APPROVED: _____ INITIALED: _____ AS-BUILT: _____

UTILITY PLAN
WHITE OAK PLACE

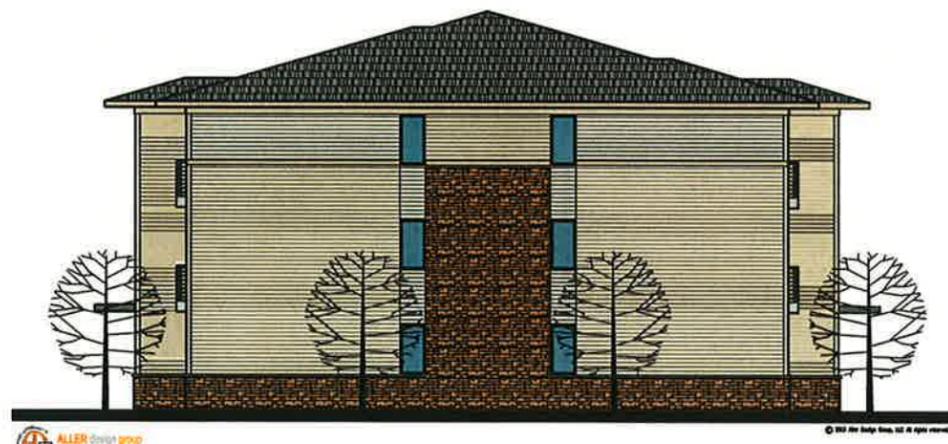
SHEET
3 OF 4



UNIT C

UNIT B UNIT B
FRONT / REAR ELEVATION
24 UNIT BUILDING

UNIT A



UNIT A

SOUTH ELEVATION
24 UNIT BUILDING

UNIT C



UNIT A

SOUTH ELEVATION
16 UNIT BUILDING

UNIT C



UNIT C

UNIT B UNIT B
FRONT / REAR ELEVATION
16 UNIT BUILDING

UNIT A

Review Set - Not For Construction - 07.07.14

White Oak Place Apartments

Johnston Commerce Park Plat 2 - Lots 8 and 9 - 9555/9609 White Oak Lane

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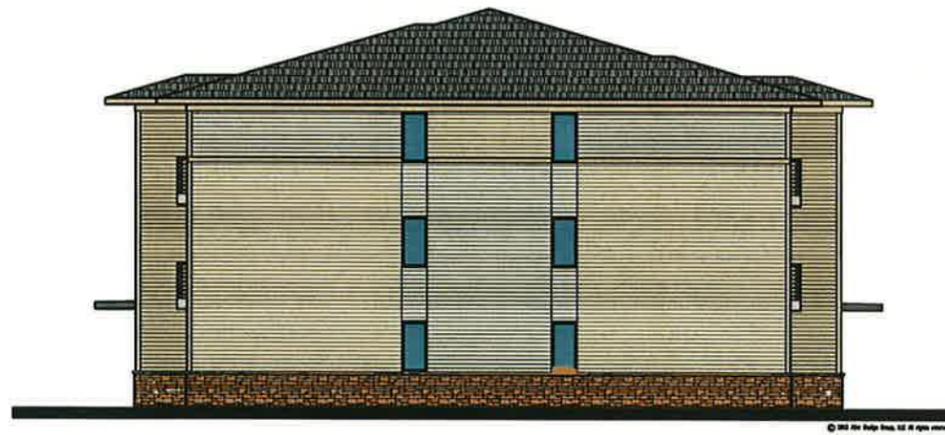
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Date:	05.07.14
Drawn By:	SH/JA
Revisions:	05.22.14
	06.30.14
	07.07.14
Sheet Title:	16 AND 24 UNIT BUILDING EXTERIOR ELEVATIONS
Sheet No.:	A1.1



UNIT C

UNIT B UNIT B
FRONT / REAR ELEVATION
24 UNIT BUILDING

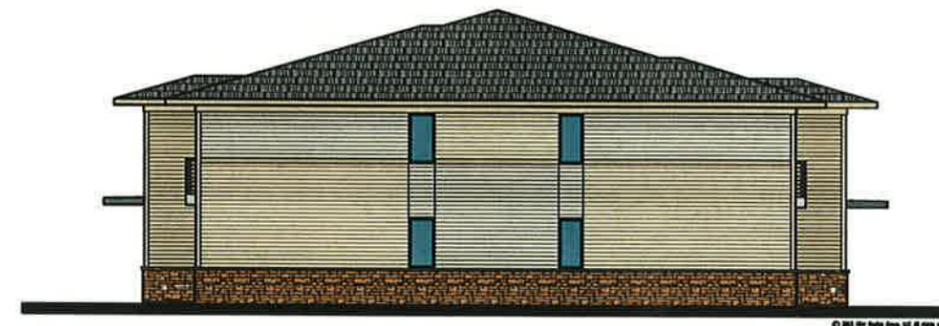
UNIT A



UNIT A

UNIT C

NORTH ELEVATION
24 UNIT BUILDING



UNIT A

UNIT C

NORTH ELEVATION
16 UNIT BUILDING



UNIT C

UNIT B UNIT B
FRONT / REAR ELEVATION
16 UNIT BUILDING

UNIT A

Review Set - Not For Construction - 07.07.14

White Oak Place Apartments

Johnston Commerce Park Plat 2 - Lots 8 and 9 - 9555/9609 White Oak Lane

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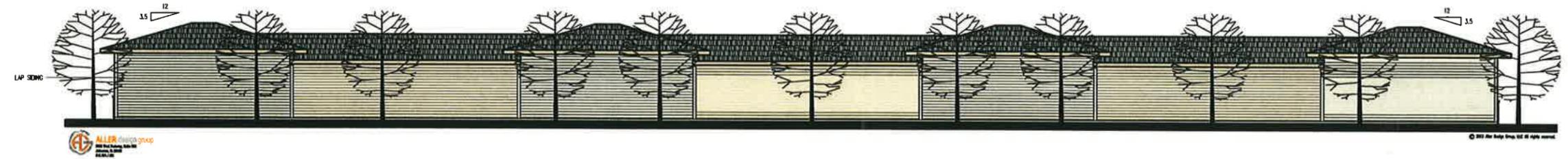
White Oak Place Apartments
Johnston Commerce Park Plat 2 - Lots 8 and 9 - 9555/9609 White Oak Lane

Project No.:	--
Date:	05.07.14
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Revisions:	05.22.14
	06.30.14
	07.07.14
Sheet Title:	
GARAGE	
EXTERIOR ELEVATIONS	
Sheet No.:	A2.1

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FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION