



Notice of Proposed Development *City of Johnston, Iowa*

January 30, 2015

PZ Case No. 14-39; The Gardens Apartments Site Plan

Iowa Heritage Village, LLC, has submitted a Site Plan depicting the construction of 72 apartment units over 4.5 acres located approximately 150' east of Merle Hay Road and north of NW 57th Avenue. The property is zoned PUD, Planned Unit Development and allows uses of the R-4, High-Density Residential District up to 16 units/acre.

Applicants:

Iowa Heritage Village, LLC
John Larson
10604 NW 57th Street
Grimes, IA 50111
515-491-4090
johnlarson89@gmail.com

Meeting Schedule:

Planning and Zoning Commission, Monday, February 9th, 2015

City Council Meeting, Monday, February 17th, 2015

Both meetings will be held in the Council Chambers of Johnston City Hall, 6221 Merle Hay Road and begin at 7:00 p.m. The public is welcome and invited to attend the above noted meetings and an opportunity will be provided for you to make comments on the proposed request.

Staff Contact:

Comments and questions about this application may be directed to:

Aaron Wolfe, AICP
Community Development Director
City of Johnston
6221 Merle Hay Road; P.O. Box 410
Johnston, IA 50131
Phone: 515-727-7775
awolfe@cityofjohnston.com

Attachments:

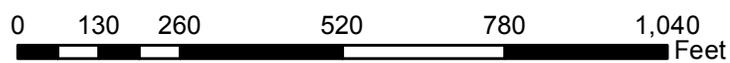
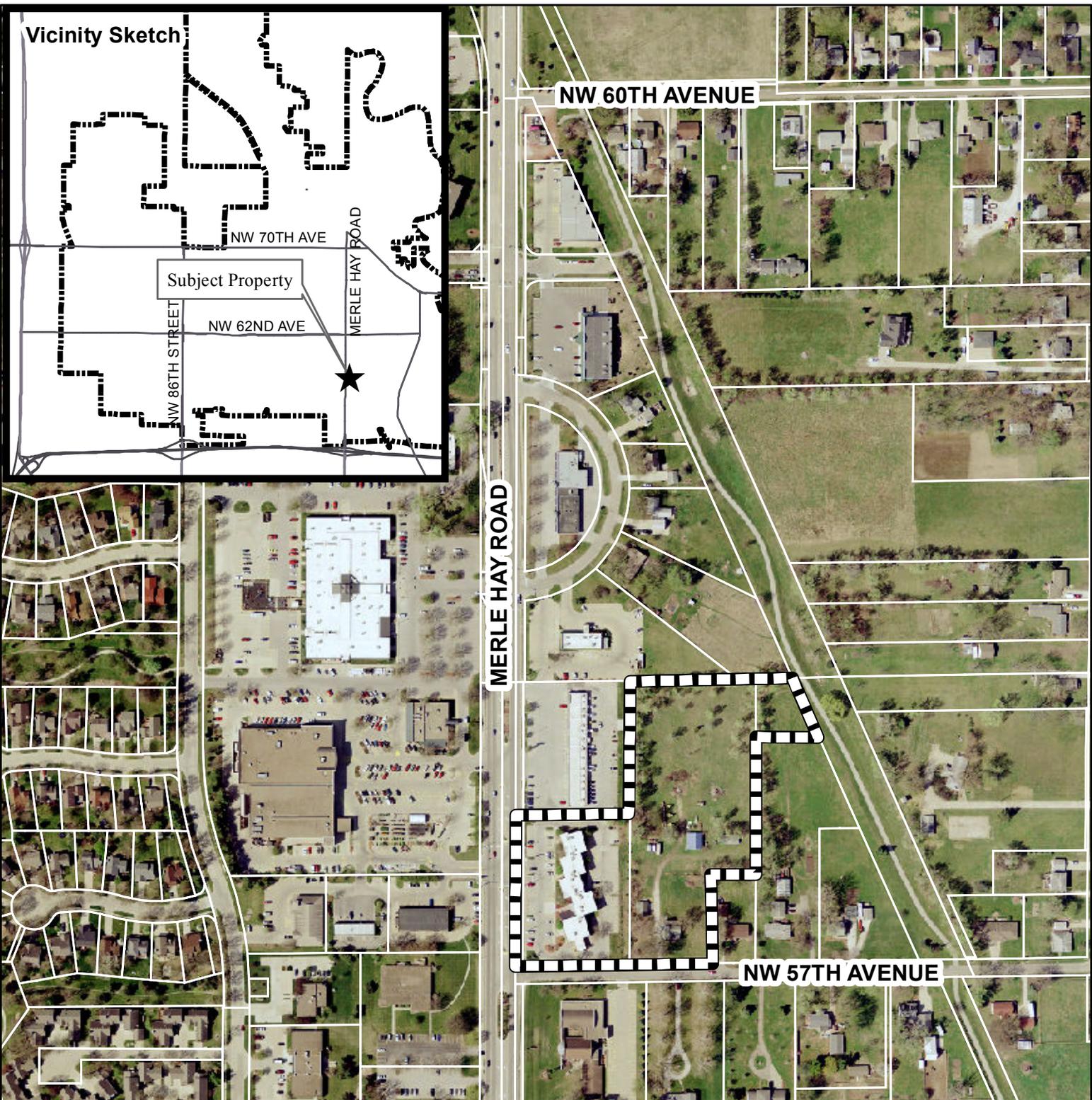
Site Plans dated 12-5-14

Vicinity Map

Neighborhood Mailing List

VICINITY MAP

14-22 THE GARDENS IN JOHNSTON



PRELIMINARY PLAT / SITE PLAN

FOR

THE GARDENS IN JOHNSTON

APARTMENT COMPLEX

CITY OF JOHNSTON, POLK COUNTY, IOWA

CITY OF JOHNSTON
COMMUNITY DEV. DEPT.
DATE REC'D: 12-5-14
CASE NO.: 14-39

OWNER

LOT 1
JOHNSTON COMMERCIAL PLAZA
10604 NW 75TH PLACE
GRIMES, IA 50111
CONTACT: JOHN LARSON

LOT 2
IOWA HERITAGE VILLAGE LLC.
10604 NW 75TH PLACE
GRIMES, IA 50111
CONTACT: JOHN LARSON

PARCEL "A"
CHRIS AND DEBRA ERICKSON
5615 NW 57TH AVENUE
JOHNSTON, IA 50131

APPLICANT

IOWA HERITAGE VILLAGE LLC.
10604 NW 75TH PLACE
GRIMES, IA 50111
CONTACT: JOHN LARSON
PHONE: (515) 491-4090

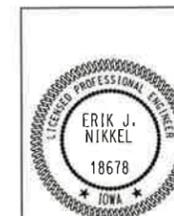


SCALE: 1"=1000'

VICINITY MAP

INDEX OF SHEETS

1. TITLE SHEET
2. PROJECT INFORMATION
3. DEMOLITION PLAN
4. OVERALL SITE PLAN
- 5-6. DIMENSION AND UTILITY PLAN
- 7-9. GRADING AND EROSION CONTROL PLAN
- 10-12. PLANTING PLAN
13. SEEDING PLAN



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.

Erik J. Nikkel, P.E. Date _____
License Number 18678
My License Renewal Date is December 31, 2015
Pages or sheets covered by this seal:
Sheets 1-9

THE GARDENS IN JOHNSTON

TITLE SHEET

SNYDER & ASSOCIATES, INC.

JOHNSTON, IOWA

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 1140776

Sheet 1 of 13

2	REVISED PER CITY COMMENTS	12/5/14	AWS
1	REVISED PER CITY COMMENTS	10/29/14	AWS
MARK	REVISION	DATE	BY
Engineer: E.J.N.	Checked By: B.K.C.	Scale: 1"=1'	
Technician: AWS	Date: 10/10/14	Field Bk:	
Project No:	1140776	Sheet	1 of 13

LEGEND

Table with columns for Existing and Proposed features. Includes Spot Elevation, Contour Elevation, various types of Fences, Tree Line, Tree Stump, Deciduous/Coniferous Tree or Shrub, Communication (C, OC, FO, E, OE), Gas Main (4", 8" G, W), Water Main (8" W), Sanitary Sewer (8" S), Duct Bank, and Sanitary Manhole. Also includes symbols for Storm Sewer, Fire Hydrant, Utility Pole, Street Light, Electric Box, Traffic Sign, etc.

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI/ ASCE 38-02 STANDARD. QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS. QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION. QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

GENERAL NOTES

- A. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
B. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2014 SDAS MANUAL AND THE CITY OF JOHNSTON SUPPLEMENTAL SPECIFICATIONS AND THE SOILS REPORTS PREPARED BY OTHERS.
C. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
D. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
E. NOTIFY OWNER, ENGINEER AND THE CITY OF JOHNSTON AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
F. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES, BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
G. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
H. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
I. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
J. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
K. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 4" DEPTH TO FINISH GRADES.
L. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
M. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
N. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
O. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
P. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, THE CITY OF JOHNSTON, AND THE OWNER PRIOR TO CONSTRUCTION.
Q. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.

HORIZONTAL CONTROL

- CP104 FOUND CUT "X" AT NE QUADRANT OF NW 57TH AVENUE AND MERLE HAY ROAD N 91438.43 E 66529.74
CP105 SET NAIL AT SOUTH SIDE ROW ON NW 57TH AVENUE 5' NORTH OF FENCE AT 5650 NW 57TH, 50' WEST OF HYDRANT N 91403.50 E 67042.82
CP108 SET PK NAIL IN ASPHALT AT WEST SIDE BANK OF THE WEST N 91568.54 E 66558.32

BENCHMARKS

- 1. FND CUT "X" AT NE QUADRANT OF NW 57TH AND MERLE HAY ROAD, NORTH SIDE OF SIDEALK, ELEV.=829,64
2. SET RAILROAD SPIKE IN POWER POLE AT NORTH SIDE NW 57TH AVENUE BETWEEN HOUSES 5685 AND 5705 ELEV.=828,33

PROPERTY DESCRIPTION

LOT 9 EXCEPT THE WEST 17 FEET AND THE NORTH 300 FEET; LOT 10 EXCEPT THE EAST 100 FEET OF THE SOUTH 200 FEET; AND A PART OF LOT 11 ALL OF FRUITLAND, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF JOHNSTON, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11; THENCE NORTH 89° 14' 55" EAST ALONG THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 76.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTH 24° 07' 37" EAST ALONG THE EAST LINE OF SAID LOT 11, A DISTANCE OF 99.14 FEET; THENCE SOUTH 89° 14' 55" WEST 117.08 FEET TO THE WEST LINE OF SAID LOT 11; THENCE SOUTH 00° 02' 05" WEST ALONG SAID WEST LINE OF LOT 11, A DISTANCE OF 352.76 FEET TO THE NORTHEAST CORNER OF THE SOUTH 200 FEET OF THE EAST 100 FEET OF SAID LOT 10; THENCE SOUTH 88° 52' 09" WEST ALONG THE NORTH LINE OF SAID SOUTH 200 FEET OF THE EAST 100 FEET OF LOT 10, A DISTANCE OF 99.92 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 200 FEET OF THE EAST 100 FEET OF LOT 10; THENCE SOUTH 00° 06' 08" WEST ALONG THE WEST LINE OF SAID SOUTH 200 FEET OF THE EAST 100 FEET OF LOT 10, A DISTANCE OF 200.11 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH 200 FEET OF THE EAST 100 FEET OF LOT 10; THENCE SOUTH 89° 35' 05" WEST ALONG THE SOUTH LINE OF SAID LOT 10 AND LOT 9, A DISTANCE OF 187.83 FEET; THENCE SOUTH 89° 23' 27" WEST CONTINUING ALONG SAID SOUTH LINE OF LOT 9, A DISTANCE OF 244.83 FEET TO THE EAST RIGHT-OF-WAY LINE OF MERLE HAY ROAD; THENCE NORTH 00° 03' 26" EAST ALONG SAID EAST LINE, 342.94 FEET TO THE SOUTH LINE OF THE NORTH 300 FEET OF LOT 9; THENCE NORTH 89° 18' 00" EAST ALONG THE SOUTH LINE OF THE NORTH 300 FEET OF LOT 9, A DISTANCE OF 244.88 FEET; THENCE NORTH 00° 03' 56" EAST 300.18 FEET TO THE NORTH LINE OF SAID LOT 9; THENCE NORTH 89° 14' 55" EAST ALONG THE NORTH LINE OF LOT 9 AND LOT 10, A DISTANCE OF 257.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.93 ACRES (258,149 S.F.).

PROPERTY ADDRESS

LOT 1: 5721 MERLE HAY ROAD
LOT 2: 5705 NW 57TH AVENUE

ZONING

IOWA HERITAGE VILLAGE PUD
ORDINANCE NO. 874
APPROVED: DECEMBER 17, 2012
PARCEL A = LOT 1
PARCEL B = LOT 2

BULK REGULATIONS

LOT 1
MINIMUM LOT AREA = 20,000 SF
MINIMUM LOT WIDTH = 100'
FRONT YARD SETBACK = 30'
SIDE YARD SETBACK (MIN.) = 10'
SIDE YARD SETBACK (SUM) = 20'
REAR YARD SETBACK = 35'
GARAGE SETBACK = 10'
LOT 2
MINIMUM LOT AREA = 80,000 SF
MINIMUM LOT WIDTH = 180'
FRONT YARD SETBACK = 35'
SIDE YARD SETBACK (MIN.) = 35'
SIDE YARD SETBACK (SUM) = 70'
REAR YARD SETBACK = 35'
GARAGE SETBACK = 10'

BUILDING DESCRIPTION

LOT 1
FLOOR SF = 12,500 SF
LOT 2
TOTAL BUILDING HEIGHT = 40'-0 3/8"
FLOOR SF = 8,790 SF

GENERAL USE

LOT 1
BANK, BUSINESS AND PROFESSIONAL OFFICES
LOT 2
MULTI-FAMILY RESIDENTIAL

PARKING REQUIREMENTS:

LOT 1
1 SPACE PER 200 SF OF GROSS FLOOR AREA UP TO 5,000 SF
1 SPACE PER 275 SF OF GROSS FLOOR AREA THEREAFTER
5,000 SF/200 SF = 25 SPACES REQUIRED
7,500 SF/275 SF = 28 SPACES REQUIRED
53 SPACES TOTAL REQUIRED
70 SPACES PROVIDED
LOT 2
2 PARKING SPACES PER DWELLING UNIT REQUIRED
1 ADDITIONAL SPACE FOR EVERY 10 UNITS
72 UNITS X 2 = 144 SPACES
72 UNITS / 10 = 7 ADDITIONAL SPACES
= 151 TOTAL REQUIRED
114 PARKING STALLS AND 54 GARAGES = 168 TOTAL PROVIDED

DENSITY CALCULATIONS

LOT 2
4.50 ACRES X 16 UNITS/ACRE = 72 UNITS ALLOWED
3 - 24 PLEX BUILDINGS = 72 UNITS PROVIDED

OPEN SPACE CALCULATIONS

LOT 1
57,579 SF X 25% = 14,425 SF REQUIRED
OPEN SPACE PROVIDED = 14,428 SF

LOT 2
196,144 SF X 30% = 58,844 SF REQUIRED
OPEN SPACE PROVIDED = 77,560 SF

FEMA FIRM DESIGNATION

ZONE X - DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN
PANEL #190745 0006 D

THE GARDENS IN JOHNSTON

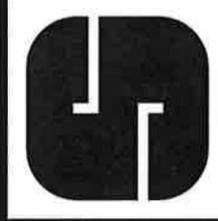
PROJECT INFORMATION

JOHNSTON, IOWA

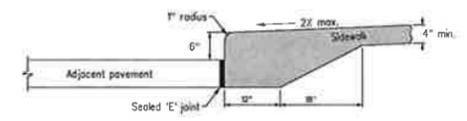
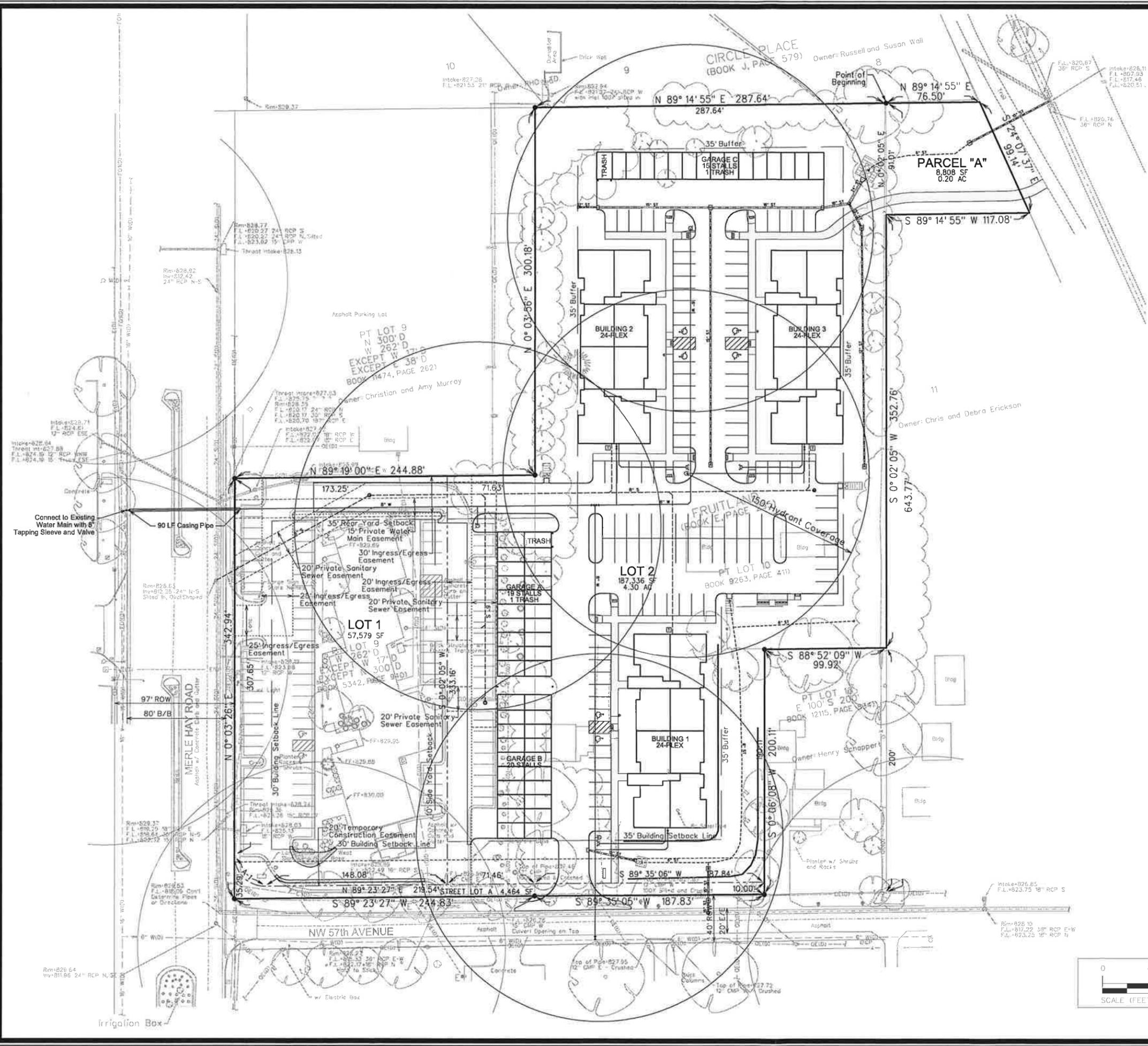
SNYDER & ASSOCIATES, INC.

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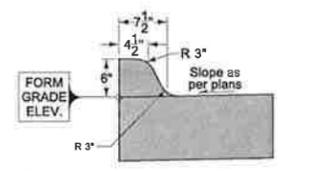
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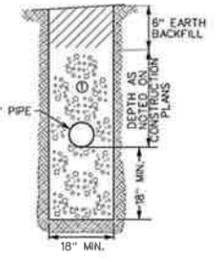
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1
4 INTEGRAL SIDEWALK AND CURB DETAIL

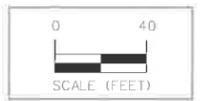


2
4 6" STANDARD CURB



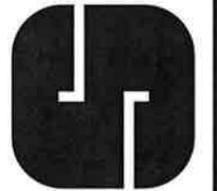
NOTES:
 1 BACKFILL ALL SUBDRAIN WITH POROUS BACKFILL (SUDAS 3010, 2.10).
 2 PLACE PERFORATIONS DOWN FOR ALL INSTALLATIONS.
 3 6" PERFORATED POLYETHYLENE CORRUGATED TUBING.

3
4 SUBDRAIN

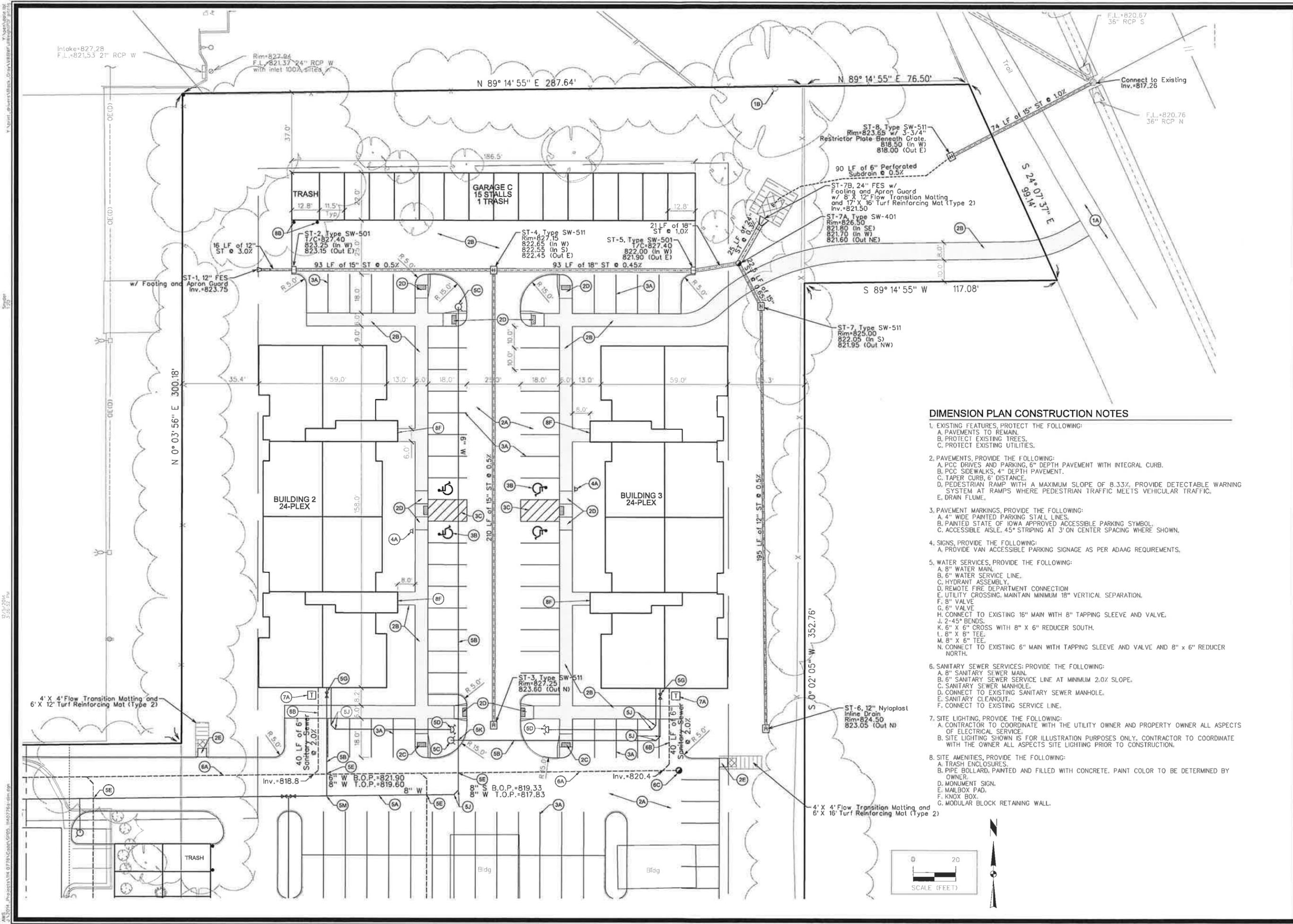


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Engineer:	EUN	Checked By:	BKC
Technician:	AWS	Date:	10/10/14
Scale:	1"=40'	Field Bk:	
Project No:	1140776	Sheet No:	4 of 13

THE GARDENS IN JOHNSTON
OVERALL SITE PLAN
SNYDER & ASSOCIATES, INC.
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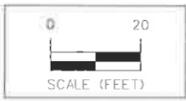


Project No: 1140776
 Sheet 4 of 13



DIMENSION PLAN CONSTRUCTION NOTES

- EXISTING FEATURES, PROTECT THE FOLLOWING:
 - PAVEMENTS TO REMAIN.
 - PROTECT EXISTING TREES.
 - PROTECT EXISTING UTILITIES.
- PAVEMENTS, PROVIDE THE FOLLOWING:
 - PCC DRIVES AND PARKING, 6" DEPTH PAVEMENT WITH INTEGRAL CURB.
 - PCC SIDEWALKS, 4" DEPTH PAVEMENT.
 - TAPER CURB, 6" DISTANCE.
 - PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33%. PROVIDE DETECTABLE WARNING SYSTEM AT RAMP WHERE PEDESTRIAN TRAFFIC MEETS VEHICULAR TRAFFIC.
 - DRAIN FLUME.
- PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
 - 4" WIDE PAINTED PARKING STALL LINES.
 - PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
 - ACCESSIBLE ANGLE, 45° STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
- SIGNS, PROVIDE THE FOLLOWING:
 - PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
- WATER SERVICES, PROVIDE THE FOLLOWING:
 - 8" WATER MAIN.
 - 6" WATER SERVICE LINE.
 - HYDRANT ASSEMBLY.
 - REMOTE FIRE DEPARTMENT CONNECTION.
 - UTILITY CROSSING, MAINTAIN MINIMUM 18" VERTICAL SEPARATION.
 - 8" VALVE.
 - 6" VALVE.
 - CONNECT TO EXISTING 16" MAIN WITH 8" TAPPING SLEEVE AND VALVE.
 - 2-45° BENDS.
 - 6" x 6" CROSS WITH 8" x 6" REDUCER SOUTH.
 - 8" x 8" TEE.
 - 8" x 6" TEE.
 - CONNECT TO EXISTING 6" MAIN WITH TAPPING SLEEVE AND VALVE AND 8" x 6" REDUCER NORTH.
- SANITARY SEWER SERVICES, PROVIDE THE FOLLOWING:
 - 8" SANITARY SEWER MAIN.
 - 6" SANITARY SEWER SERVICE LINE AT MINIMUM 2.0% SLOPE.
 - SANITARY SEWER MANHOLE.
 - CONNECT TO EXISTING SANITARY SEWER MANHOLE.
 - SANITARY CLEANOUT.
 - CONNECT TO EXISTING SERVICE LINE.
- SITE LIGHTING, PROVIDE THE FOLLOWING:
 - CONTRACTOR TO COORDINATE WITH THE UTILITY OWNER AND PROPERTY OWNER ALL ASPECTS OF ELECTRICAL SERVICE.
 - SITE LIGHTING SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WITH THE OWNER ALL ASPECTS SITE LIGHTING PRIOR TO CONSTRUCTION.
- SITE AMENITIES, PROVIDE THE FOLLOWING:
 - TRASH ENCLOSURES.
 - PIPE BOLLARD, PAINTED AND FILLED WITH CONCRETE. PAINT COLOR TO BE DETERMINED BY OWNER.
 - MONUMENT SIGN.
 - MAILBOX PAD.
 - KNOX BOX.
 - MODULAR BLOCK RETAINING WALL.



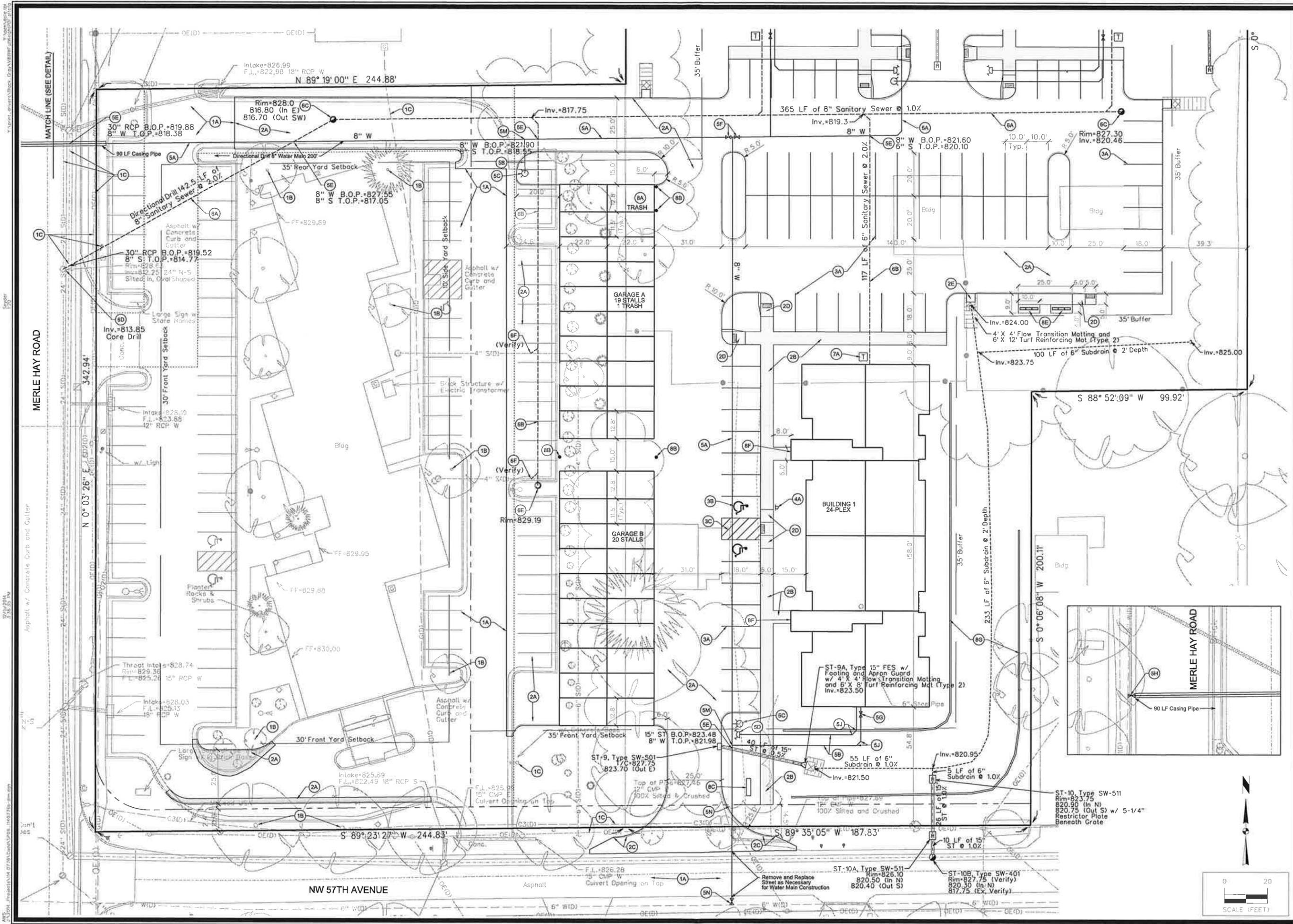
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2	REVISED PER CITY COMMENTS	12/5/14	AWS

Project No: 1140776
 Sheet 5 of 13

THE GARDENS IN JOHNSTON
DIMENSION AND UTILITY PLAN
SNYDER & ASSOCIATES, INC.

Project No: 1140776
 Sheet 5 of 13

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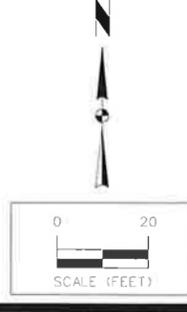


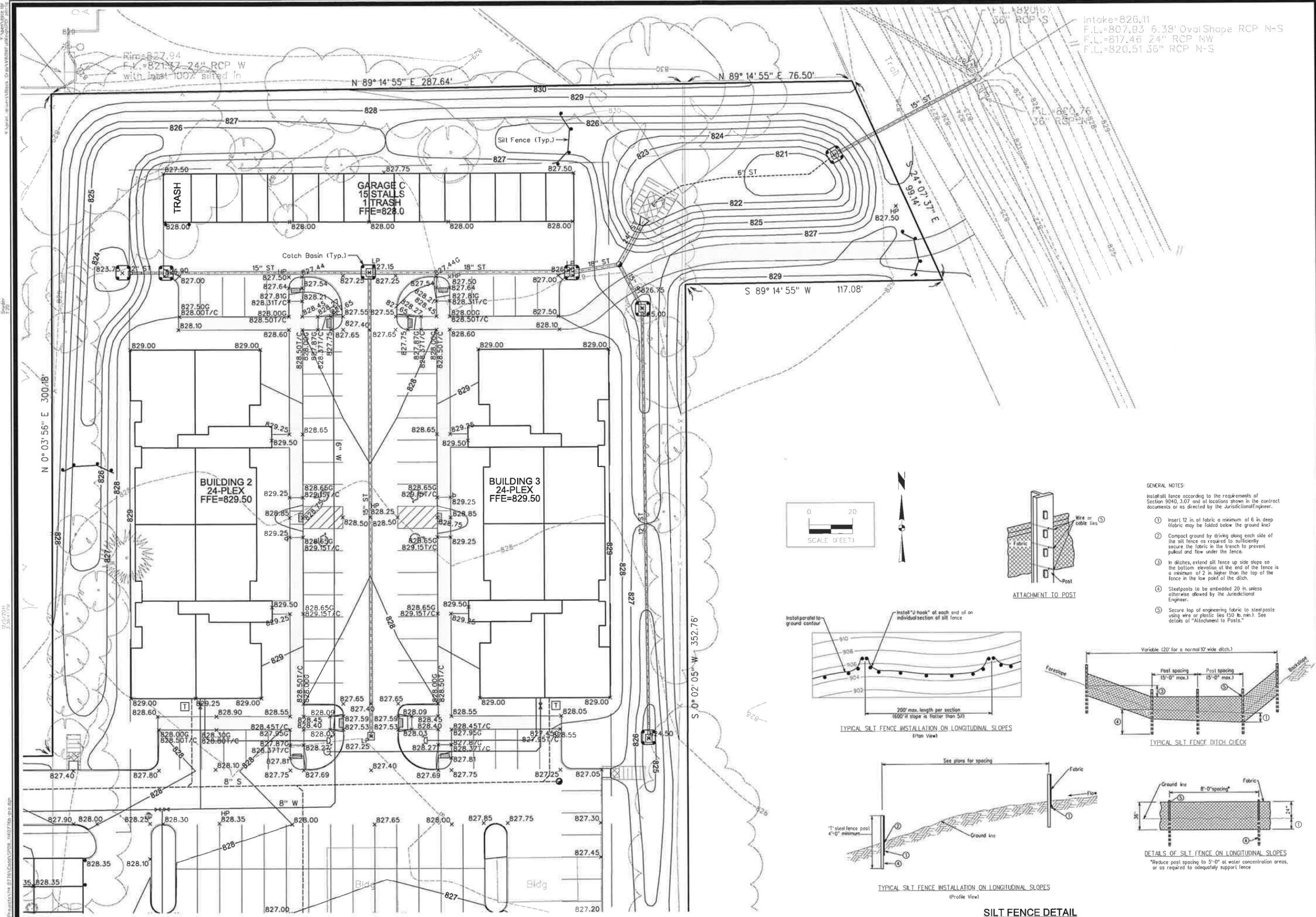
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1 REVISED PER CITY COMMENTS	10/29/14	AW/S
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Engineer: E.J.N.	Checked By: B.K.C.	Scale: 1"=20'
Technician: AWS	Date: 10/10/14	Field Bk: Pg.
Project No: 1140776		Sheet 6 of 13

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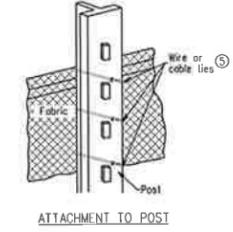
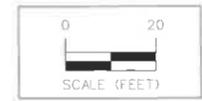
THE GARDENS IN JOHNSTON
 DIMENSION AND UTILITY PLAN
SNYDER & ASSOCIATES, INC.

Project No: 1140776
 Sheet 6 of 13





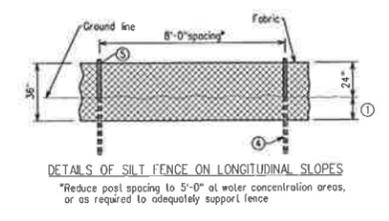
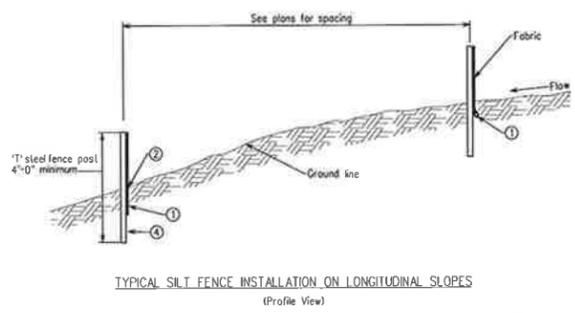
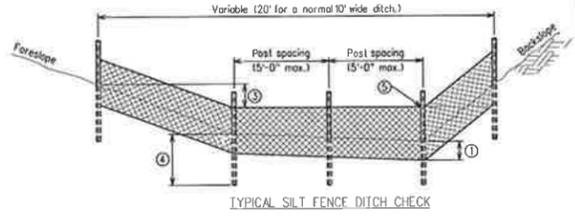
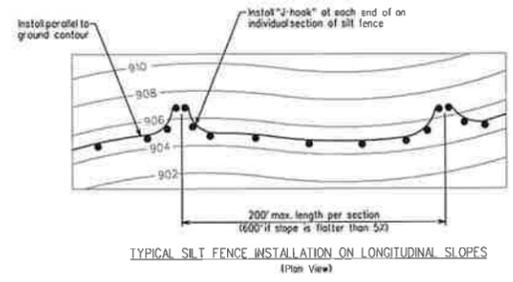
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 F.L.=807.93 6.38' Oval Shape RCP N-S
 F.L.=817.46 24" RCP NW
 F.L.=820.51 36" RCP N-S



GENERAL NOTES:

Install silt fence according to the requirements of Section 9040.3.07 and at locations shown in the contract documents or as directed by the Jurisdictional Engineer.

1. Insert 12 in. of fabric a minimum of 6 in. deep (fabric may be folded below the ground line)
2. Compact ground by driving along each side of the silt fence as required to sufficiently secure the fabric in the trench to prevent pullout and flow under the fence.
3. In ditches, extend silt fence up side slope so the bottom elevation at the end of the fence is a minimum of 2 in. higher than the top of the fence in the low point of the ditch.
4. Steel posts to be embedded 20 in. unless otherwise allowed by the Jurisdictional Engineer.
5. Secure top of engineering fabric to steel posts using wire or plastic ties (50 lb. min.). See details of "Attachment to Posts."



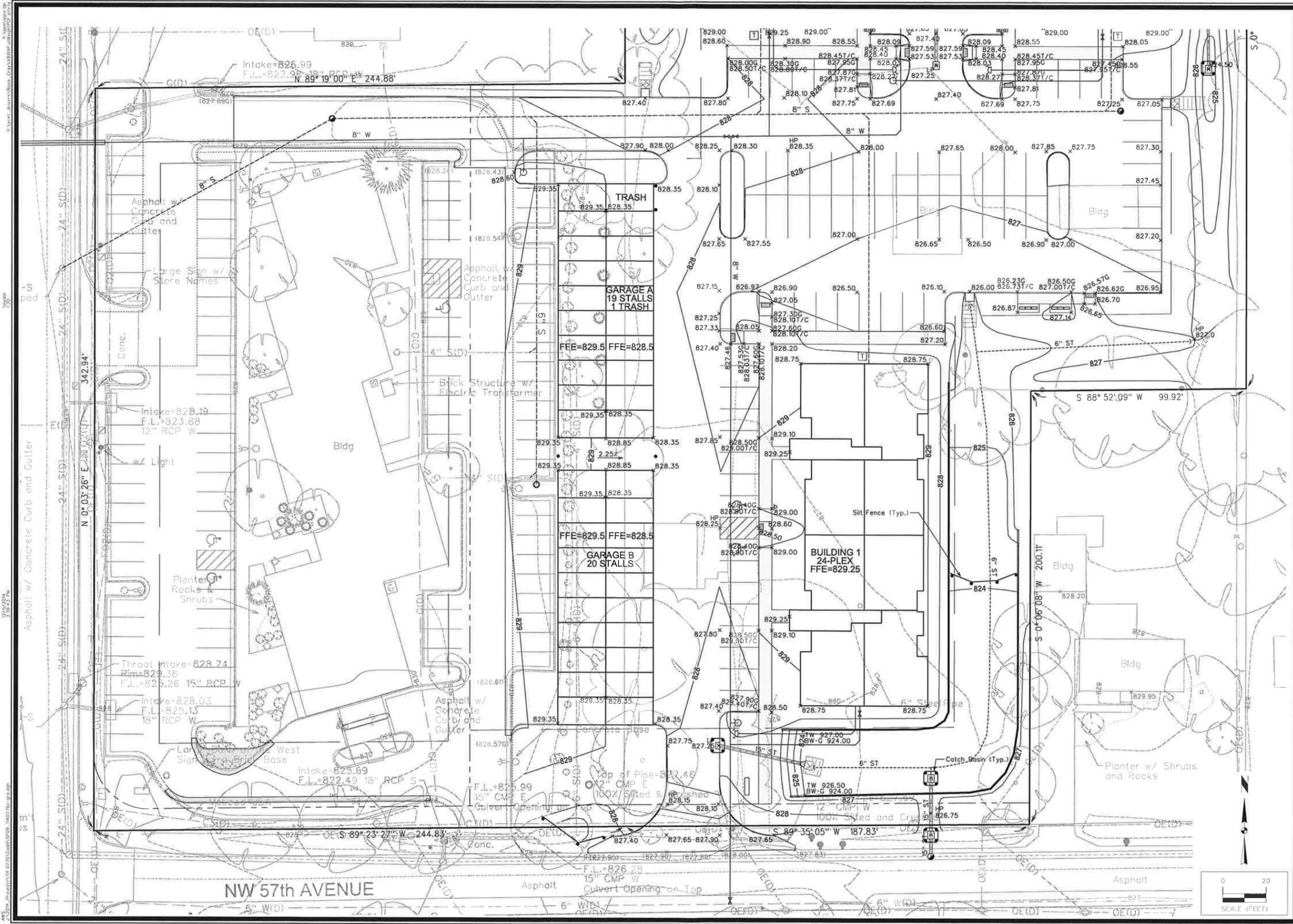
SILT FENCE DETAIL

THE GARDENS IN JOHNSTON
 GRADING AND EROSION CONTROL PLAN

SNYDER & ASSOCIATES, INC.

JOHNSTON, IOWA
 2727 S.W. SNYDER BLVD.
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

2	REVISED PER CITY COMMENTS	12/15/14	AWS
1	REVISED PER CITY COMMENTS	10/29/14	AWS
MARK	REVISION	DATE	BY
Engineer:	EJN	Checked By:	BKC
Technician:	AWS	Date:	10/10/14
Scale:	1"=20'	Field Bk.	
Project No:	1140776	Sheet	8 of 13



MARK	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	12/27/14	AWS
1	REVISED PER CITY COMMENTS	10/29/14	AWS

Engineer:	EJN	Checked By:	BKC	Scale:	1"=20'
Technician:	AWS	Date:	10/10/14	Field Bk:	Pg.

JOHNSTON, IOWA
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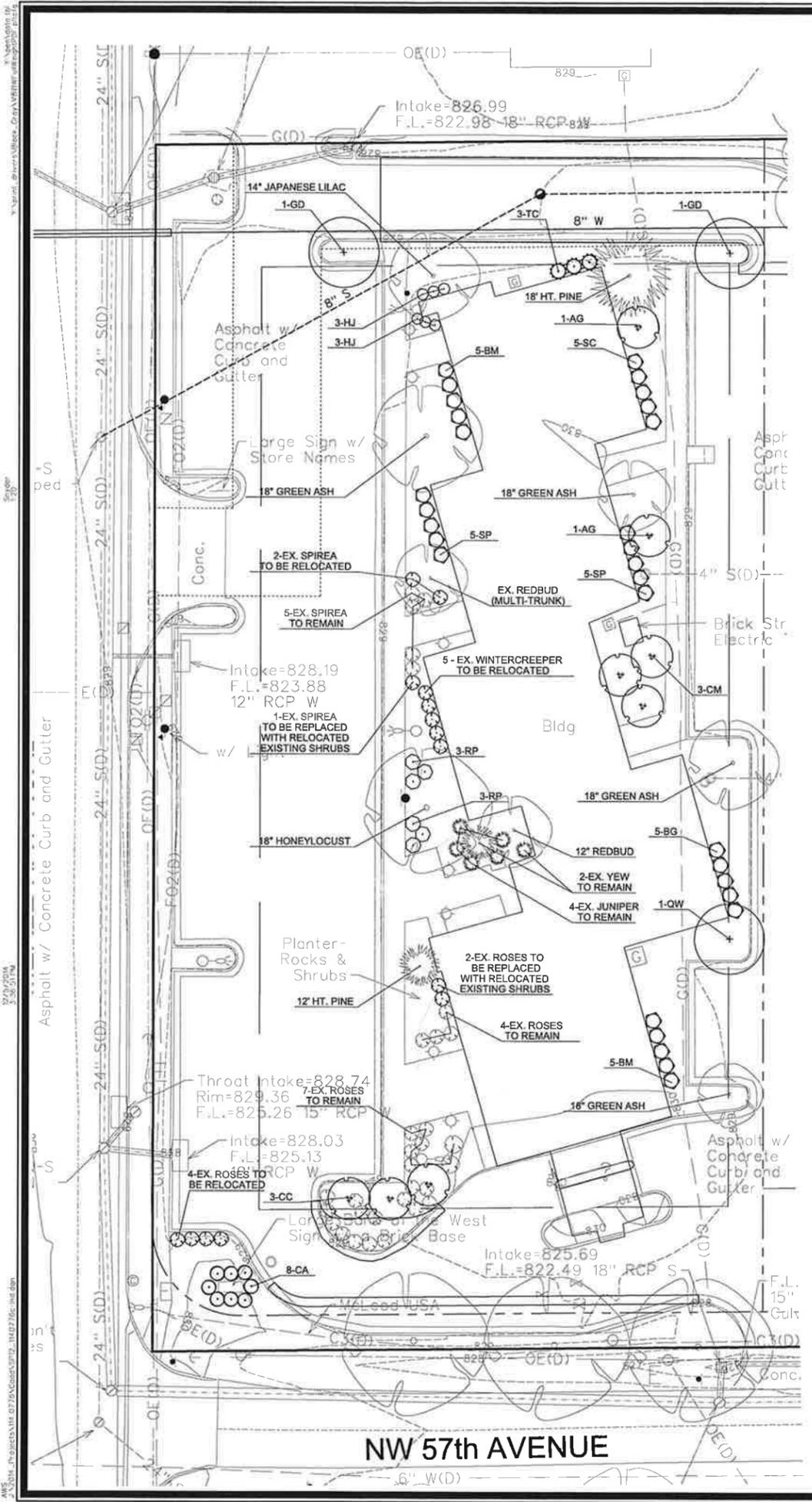
THE GARDENS IN JOHNSTON

GRADING AND EROSION CONTROL PLAN

SNYDER & ASSOCIATES, INC.

Project No: 1140776
 Sheet 9 of 13





PLANTING PLAN REQUIREMENTS

A. OPEN SPACE REQUIREMENTS

1) Parcel A: 57,579 SF Total Lot area
 14,425 SF Required Open Space

Open Space Provided:

Hard Surface Area = (Parking/Pavement 30,091 SF + Buildings 13,060 SF)
 57,579 SF (Lot Area) 43,151 SF (Total Hard Surface) = Open Space Provided
 Open Space Provided = 14,428 SF

Open Space Plant Material Required/Provided:

14,425 SF/1,500 SF = 9.61 PU's x 2 = 20 Trees Required (10 Trees existing, 10 provided)
 14,425 SF/1,000 SF = 14.4 PU's x 6 = 87 Shrubs Required (36 Shrubs existing, 53 provided = 89 total)

2) Parcel B: 196,144.11 SF Total Lot Area
 - 26,000 SF Buffer Area
 170,144.11 SF
 x 30%
 51,044 SF Required Open Space

Open Space Provided:

Hard Surface Area = (Parking/Pavement 77,096 SF + Buildings 41,488 SF)
 170,144.11 - 118,584 SF (Total Hard Surface) = Open Space Provided
 Open Space Provided = 51,560.11 SF

Open Space Plant Material Required:

51,044 SF/1,500 SF = 34.0 PU's x 2 = 68 Trees Required (59 provided)
 51,044 SF/1,000 SF = 51.0 PU's x 6 = 306 Shrubs Required (333 provided)
 (Substituted 9 Overstory for 27 Shrubs at a 1 Overstory Tree: 3 Shrub ratio)

B. BUFFERYARD REQUIREMENTS

1. Bufferyard A - Buffer between Parcel B/ R-4 and Parcel A/ C-2 Use Zone (Parcel B along the North and Northwest property lines)

Ordinance no. 874 requirements:
 Provide a 35' wide buffer meeting 50' wide buffer requirements with modifications described below.

A-1 Buffer Requirements:

6' ht. fence provided along Buffer A-1 to reduce the required plant material. Using a 6' ht. fence the plan eliminates the shrub and evergreen planting requirement.
 Colcs based on the above: A-1: 266 LF/100 LF = 2.66 PU's
 Required Plant Material (6 Overstory Trees, 11 Understory Trees)
 Provided Plant Material: 6 Overstory Trees, 11 Understory Trees

A-2 Buffer Requirements:

Due to proposed Garage C, the overall buffer area is reduced by the length of the garages.
 Colcs based on the above: A-2: 31 LF/100 LF = 0.31 PU's
 Required Plant Material (4 Evergreen Trees, 2 Overstory Trees, 4 Understory Trees, and 16 Shrubs)
 Provided Plant Material: 4 Evergreen Trees, 2 Overstory Trees, 4 Understory Trees, and 16 Shrubs

2. Bufferyard B - Buffer between Parcel B/ R-4 and Single Family Use Zone (Parcel B along the East and Southeast property line)

Ordinance no. 874 requirements:
 Provide a 35' wide buffer meeting 30' wide buffer requirements. Requirements state 1 Plant Unit (PU) per 100 LF. (1 PU = 3 Evergreen Trees, 1 Overstory Tree, 4 Understory Trees, and 8 Shrubs).

B-1 Buffer Requirements:

(No Fence, Full Plant Requirements)
 Colcs based on the above: 353.5 LF/100 LF = 3.54 PU's
 Required Plant Material: 11 Evergreen Trees, 4 Overstory Trees, 15 Understory Trees, and 29 Shrubs.
 Provided Plant Material: 11 Evergreen Trees, 4 Overstory Trees, 15 Understory Trees, and 29 Shrubs.

B-2 Buffer Requirements:

6' ht. fence provided along Buffer B-2 to reduce the required plant material. Using a 6' ht. fence the plan eliminates the shrub and reduces the understory/evergreen planting requirement.
 Colcs based on the above: 64.9 LF/100 LF = .65 PU's
 Required Plant Material: 1 Overstory Tree, 3 Evergreen Trees
 Provided Plant Material: 1 Overstory Tree, 3 Evergreen Trees

B-3 Buffer Requirements:

6' ht. fence provided along Buffer B-2 to reduce the required plant material. Using a 6' ht. fence the plan eliminates the shrub and understory planting requirement.
 Colcs based on the above: 200.1 LF/200 LF = 2.00 PU's
 Required Plant Material: 2 Overstory Trees, 8 Understory or Evergreen Trees
 Provided Plant Material: 1 Overstory Tree, 3 Understory Trees, and 9 Evergreen Trees (Substituted 1 Overstory for 3 Evergreen Trees).

B-4 Buffer Requirements:

(No Fence, Full Plant Requirements)
 Colcs based on the above: 199.5 LF/ 100 LF = 2.00 PU's
 Required Plant Material: 6 Evergreen Trees, 2 Overstory Trees, 8 Understory Trees, and 16 Shrubs
 Provided Plant Material: 6 Evergreen Trees, 2 Overstory Trees, 7 Understory Trees and 20 shrubs. (Substituted 1 Understory for 4 Shrubs).

3. Bufferyard C - Buffer between Parcel A/ C-2 and Parcel B/ R-4 Use Zone (Parcel A and Parcel B 12.5' either side of shared 333.16' property line)

Ordinance no. 874 requirements:
 Provide a 25' wide buffer meeting 30' wide buffer requirements.
 Due to proposed Garage B location and paved easement access, no additional plant materials required.

PARCEL A: OPEN SPACE PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
OV 2	1	Oedoceras triacanthos var. 'ermis' 'Draves'	STREET KEEPER HONEYLOCUST	12 1/2" CAL.	BBB
OW 1	1	Quercus x warei 'Long' 'REGAL PRINCE'	REGAL PRINCE OAK	7" CAL.	BBB
UN 2	2	Ambelochir x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	1 1/2" CAL., CLUMP	BBB
UC 3	3	Cercis canadensis	EASTERN REDBUD	8' HT	BBB
CM 3	3	Cornus mas 'Golden Glory'	GOLDEN GLORY DOGWOOD	8' HT	BBB
SH 10	10	Ruddelea x 'Miss Ruby'	MISS RUBY BUTTERFLYBUSH	24" HT	4' O.C.
BC 5	5	Buxus 'Green Velvet'	GREEN VELVET BOXWOOD	24" HT	4' O.C.
CA 18	18	Clethra alnifolia 'Ruby Spice'	RUBY SPICE SWEET PEPPERBUSH	36" HT	3' O.C.
HU 6	6	Hydrangea paniculata 'Sona'	LITTLE LIME HYDRANGEA	36" HT	3' O.C.
RP 6	6	Rosa 'Raddou'	PURPLE PAVEMENT ROSE	24" HT	4' O.C.
SC 5	5	Spiraea x cinerea 'Gretschheim'	GRETSCHEIM SPIREA	36" HT	5' O.C.
SP 10	10	Syringa x 'Penda'	BLOOMERANG PURPLE LILAC	36" HT	5' O.C.
LT 3	3	Thuja 'Corobae'	FIRE CHEF ARBORVITAE	36" HT	6' O.C.
EA 1	1	GREEN ASH		18" CAL.	
EA 1	1	HONEYLOCUST		18" CAL.	
EA 1	1	JAPANESE LILAC		14" CAL.	
EA 1	1	PINE		18" HT PINE	
EA 1	1	PINE		12" HT PINE	
EA 1	1	REDBUD		MULTI-TRUNK	
EA 4	4	JUNIPER		12" CAL.	
EA 17	17	ROSES			
EA 8	8	SPIREA			
EA 5	5	WINTERCREEPER			
EA 2	2	YEW			

PLANTING PLAN GENERAL NOTES

- A. SEE SHEET 10 FOR PLANTING PLAN GENERAL NOTES.
- B. SEE SHEET 11 FOR PLANTING DETAILS.

THE GARDENS IN JOHNSTON

PLANTING PLAN

SNYDER & ASSOCIATES, INC.



Project No: 1140776

Sheet 12 of 13

MARK	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	12/25/24	AWS
1	REVISED PER CITY COMMENTS	10/29/24	AWS

Johnston, Iowa

Engineer: E.J.N. Checked By: B.K.C. Date: 10/10/14

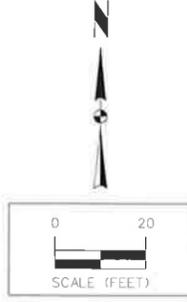
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Field Bk. Pg.

Project No: 1140776

Sheet 12 of 13

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 ANKENY, IOWA 50023
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WESTON SMITH	5650 NW 57TH AVE	JOHNSTON, IA 50131 -1411
JGY LLC	2022 S 41ST CT	WEST DES MOINES, IA 50265 -5756
GREGORY SCHOPP	5563 NW 57TH AVE	JOHNSTON, IA 50131 -1410
ST JAMES EVANG LUTH CH	3169 N Branch Rd	JOHNSTON, IA 50131 -0062
JOHNSTON CAR WASH LLC	5905 S WINWOOD DR	JOHNSTON, IA 50131 -1648
HENRY SCHAPPERT	5685 NW 57TH AVE	JOHNSTON, IA 50131 -1412
GEORGE HUBER	5869 NW 54TH CT	JOHNSTON, IA 50131 -1419
CHRIS ERICKSON	5615 NW 57TH AVE	JOHNSTON, IA 50131 -1412
LAYNE GRONAU	5840 NW 54TH CT	JOHNSTON, IA 50131 -1418
DAVID WINTER	5550 NW 57TH AVE	JOHNSTON, IA 50131 -1409
PIONEER HI BRED INTL INC	8850 NW 62nd	WILMINGTON, DE 19899 -1039
RHO LTD	1840 NW 118TH ST	CLIVE, IA 50325 -8275
JEFTY LAMBERTI	5855 NW MURRAY CIR	JOHNSTON, IA 50131 -1455
VILLAGE SQUARE LLC	1701 48TH ST	WEST DES MOINES, IA 50266 -6723
RUSSELL WALL	5845 NW MURRAY CIR	JOHNSTON, IA 50131 -1455
RANDALL TARLTON	1819 OTLEY AVE	PERRY, IA 50220 -
WILLIAM GOSS	5760 NW 54TH CT	JOHNSTON, IA 50131 -1416
JAMES GARRISON	5820 NW 54TH CT	JOHNSTON, IA 50131 -1418
JOHNSTON COMM SCH DIST	5608 Merle Hay Road	JOHNSTON, IA 50131 -0010
ST JAMES LUTHERAN CHURCH	5665 Merle Hay Road	JOHNSTON, IA 50131 -0062