



Notice of Proposed Development *City of Johnston, Iowa*

January 30, 2015

PZ Case No. 15-01; Northwood Home Association Townhomes Site Plan/ Preliminary Plat

January 30, 2015

The Johnston Planning and Zoning Commission will hold a Public Meeting at 7:00 p.m. on Monday, February 9, 2015 and the Johnston City Council will hold a Public Meeting at 7:00 pm on Monday, February 17, 2015. 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. 15-01; Northwood Home Association Townhomes Site Plan/Preliminary Plat:

The applicant, ABLN, LLC has submitted site plans depicting the platting and construction of improvements for 32 townhome units north of NW 70th Avenue and approximately 150' east of Peckham Street. The subject property is zoned located in the Villas at Northwood PUD, allowing uses of the R-3, Medium Density Residential District.

Applicants:

ABLN, LLC
Dallas Patterson
2900 Delaware Ave.
Des Moines, IA 50317
515-238-0388
dallasptt@aol.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:

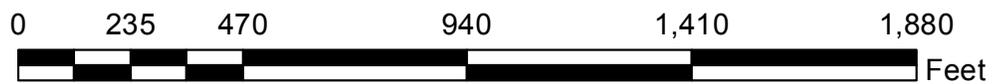
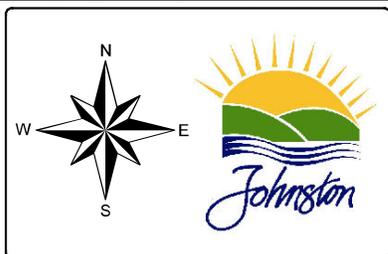
Comments and questions about this application may be directed to:

Aaron Wolfe, AICP
Community Development Director
City of Johnston
6221 Merle Hay Road; P.O. Box 410
Johnston, IA 50131
Phone: 515-727-7763
awolfe@cityofjohnston.com

Attachments:

Site Plans dated 1-28-15
Vicinity Map
Neighborhood Mailing List

Vicinity Map



1 inch = 400 feet

Another great GIS product of :

City of Johnston, P.O. Box 410, 6221 Merle Hay Road, Johnston IA. 50131-0410

(515) 278-2344 - www.cityofjohnston.com

1/31/2013

SITE PLAN AND PRELIMINARY PLAT FOR: NORTHWOOD HOME ASSOCIATION

JOHNSTON, IOWA

VICINITY MAP

JOHNSTON, IOWA



LEGAL DESCRIPTION

OUTLOT X NORTHWOOD ESTATES PLAT 3,
CONTAINING 9.25 ACRES.

ZONING

VILLAS AT NORTHWOOD PUD, APPROVED VIA ORDINANCE 881
ON AUGUST 5, 2013.

UNDERLYING R-3 ZONING

EXISTING/ PROPOSED USE

EXISTING: UNDEVELOPED
PROPOSED: TOWNHOMES

DEVELOPMENT SUMMARY

AREA: 9.25 ACRES (403,048 SF)

ZONING: PUD WITH UNDERLYING R-3 ZONING

SETBACKS:

MINIMUM SEPARATION BETWEEN BUILDINGS: 10'
MINIMUM BUILDING SETBACK FROM PUD BOUNDARY: 35'
MINIMUM DECK SETBACK FROM PUD BOUNDARY: 25'

(DECKS AND PATIOS ARE ALLOWED AS LONG AS FOOTINGS
ARE NOT IN DRAINAGE WAYS AND THEY ARE NOT IMPEDING
STORMWATER DRAINAGE. CONTRACTOR SHALL VERIFY
LOCATION WITH CITY PRIOR TO CONSTRUCTION)

OPEN SPACE:

TOTAL SITE: = 403,044 SF (9.25 AC.)
BUILDINGS = 103,602 SF
PRIVATE ROADS = 49,250 SF
DRIVEWAYS = ±16,000 SF
SIDEWALKS = 14,330 SF
TRAIL = 7,209 SF
OPEN SPACE REQUIRED = 120,915 SF (30%)
OPEN SPACE PROVIDED = 212,653 SF (47%)

UNITS:

32 UNITS (3.46 UNITS PER ACRE)

PARKING:

REQUIRED: 2 PER UNIT EXCLUDING GARAGES
TOTAL REQUIRED = 64
TOTAL PROVIDED = 101

FIRM DESIGNATION

ZONE X: OUTSIDE OF THE 500-YEAR FLOODPLAIN, FIRM
PANEL 190901 0085 D, EFFECTIVE DATE JULY 19, 2000

DATE OF SURVEY

AUGUST 12, 2013

BENCHMARKS

BM #1 JOHNSTON BM #11 LOCATED IN THE MEDIAN ON
MORNINGSIDE DRIVE ON THE WEST SIDE OF MERLE HAY ROAD;
IN THE CENTER OF THE ISLAND 1.5 FEET WEST OF THE NOSE
OF THE MEDIAN.
ELEVATION=857.95

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = MARCH 2015
ANTICIPATED FINISH DATE = SEPTEMBER 2015

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2-3	DETAILS
4	DIMENSION PLAN
5	GRADING PLAN
6	UTILITY PLAN (PRIVATE STORM & SANITARY SEWER)
7-11	PLAN AND PROFILE (PUBLIC WATER MAIN)
12	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED

PROJECT BOUNDARY	---
LOT LINE	---
SECTION LINE	---
CENTER LINE	---
RIGHT OF WAY	---R/W---
PERMANENT EASEMENT	---P/E---
TEMPORARY EASEMENT	---T/E---
TYPE SW-501 STORM INTAKE	⊠
TYPE SW-503 STORM INTAKE	⊠
TYPE SW-505 STORM INTAKE	⊠
TYPE SW-506 STORM INTAKE	⊠
TYPE SW-513 STORM INTAKE	⊠
TYPE SW-401 STORM MANHOLE	⊠
TYPE SW-402 STORM MANHOLE	⊠
TYPE SW-301 SANITARY MANHOLE	⊠
STORM/SANITARY CLEANOUT	⊠
WATER VALVE	⊠
FIRE HYDRANT ASSEMBLY	⊠
SIGN	⊠
DETECTABLE WARNING PANEL	⊠
STORM SEWER STRUCTURE NO.	⊠
STORM SEWER PIPE NO.	⊠
SANITARY SEWER STRUCTURE NO.	⊠
SANITARY SEWER PIPE NO.	⊠
SANITARY SEWER WITH SIZE	8" S
SANITARY SERVICE	S-S-S
STORM SEWER	ST-ST
STORM SERVICE	ST-ST
WATERMAIN WITH SIZE	8" W
WATER SERVICE	W-W
SAWCUT (FULL DEPTH)	⊠
SILT FENCE	⊠

EXISTING

SANITARY MANHOLE	⊠
WATER VALVE BOX	⊠
FIRE HYDRANT	⊠
WATER CURB STOP	⊠
WELL	⊠
STORM SEWER MANHOLE	⊠
STORM SEWER SINGLE INTAKE	⊠
STORM SEWER DOUBLE INTAKE	⊠
FLARED END SECTION	⊠
ROOF DRAIN/ DOWNSPOUT	⊠
DECIDUOUS TREE	⊠
CONIFEROUS TREE	⊠
DECIDUOUS SHRUB	⊠
CONIFEROUS SHRUB	⊠
ELECTRIC POWER POLE	⊠
GUY ANCHOR	⊠
STREET LIGHT	⊠
POWER POLE W/ TRANSFORMER	⊠
UTILITY POLE W/ LIGHT	⊠
ELECTRIC BOX	⊠
ELECTRIC TRANSFORMER	⊠
ELECTRIC MANHOLE OR VAULT	⊠
TRAFFIC SIGN	⊠
TELEPHONE JUNCTION BOX	⊠
TELEPHONE MANHOLE/VAULT	⊠
TELEPHONE POLE	⊠
GAS VALVE BOX	⊠
CABLE TV JUNCTION BOX	⊠
CABLE TV MANHOLE/VAULT	⊠
MAIL BOX	⊠
BENCHMARK	⊠
SOIL BORING	⊠
UNDERGROUND TV CABLE	⊠
GAS MAIN	⊠
FIBER OPTIC	⊠
UNDERGROUND TELEPHONE	⊠
OVERHEAD ELECTRIC	⊠
UNDERGROUND ELECTRIC	⊠
FIELD TILE	⊠
SANITARY SEWER W/ SIZE	8" S
STORM SEWER W/ SIZE	15" RCP
WATER MAIN W/ SIZE	8" W

OWNER / APPLICANT

ABL, LLC
CONTACT: DALLAS PATTERSON
2900 DELAWARE AVE
DES MOINES, IOWA 50317

ENGINEER/ SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: EMILY HARDING
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410



UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD
SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE
SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES
SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER
IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER
DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN
THE EXACT LOCATION SHOWN. A REQUEST WAS MADE TO
IOWA ONE CALL FOR THE UTILITY PROVIDERS TO LOCATE
THEIR UTILITIES IN THE FIELD.

CITY OF JOHNSTON
COMMUNITY DEV. DEPT.
ENTERED: 1-28-15
CASE NO.: PZ 15-01

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF JOHNSTON
GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE
INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE
CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE
RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND
MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR
ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2014 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC
RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY
SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT
UNLESS OTHERWISE NOTED.

THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN
ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND
ANY ACCOMPANYING SPECIFICATIONS.

EMILY N. HARDING, P.E.

DATE

PRELIMINARY

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015
PAGES OR SHEETS COVERED BY THIS SEAL:
1-11

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1403110

FILE: H:\3405SE\1403110\DWG\1403110-SPLE.DWG
 DATE PLOTTED: 1/28/2015 2:27 PM
 PLOTTED BY: EMILY HARDING

VILLAS AT NORTHWOOD - 1403.110



LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2014 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SEED OR SOIL ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. BACKFILL TO TOP OF CURB (MINUS 1 1/2" FOR SOIL IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
9. ALL EDGING SHALL BE SPADE CUT EDGE.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.
14. TURF SEED MIX SHALL BE "TYPE 1 PERMANENT LAWN MIXTURE" AS NOTED IN SUDAS.
15. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR A MAINTENANCE SCHEDULE FOR PROPOSED BMP'S.

BUFFER REQUIREMENTS

NORTH (286°)	EAST (66°)	NORTHWEST (316°)	EAST (274°)	WEST (357°)
20 FEET WIDE: 2 OVERSTORY DECIDUOUS OR EVERGREEN TREES; 8 UNDERSTORY TREES; AND 16 SHRUBS PER 100 LF.	25 FEET WIDE (1/2 THE 30' BUFFER); 2 OVERSTORY DECIDUOUS TREES, 2 EVERGREEN TREES, 2 UNDERSTORY TREES; AND 8 SHRUBS PER 100 LF.	20 FEET WIDE: 2 OVERSTORY DECIDUOUS OR EVERGREEN TREES; 8 UNDERSTORY TREES; AND 16 SHRUBS PER 100 LF.	15 FEET WIDE (1/2 THE 30' BUFFER); 0.5 OVERSTORY DECIDUOUS TREES, 1.5 EVERGREEN TREES, 2 UNDERSTORY TREES; AND 4 SHRUBS PER 100 LF.	20 FEET WIDE: 2 OVERSTORY DECIDUOUS OR EVERGREEN TREES; 8 UNDERSTORY TREES; AND 16 SHRUBS PER 100 LF.
OVERSTORY/ EVERGREEN TREES REQUIRED: 8 UNDERSTORY TREES REQUIRED: 16 SHRUBS REQUIRED: 48	OVERSTORY TREES REQUIRED: 5 EVERGREEN TREES REQUIRED: 10 UNDERSTORY TREES REQUIRED: 10 SHRUBS REQUIRED: 36	OVERSTORY/ EVERGREEN TREES REQUIRED: 11 UNDERSTORY TREES REQUIRED: 32 SHRUBS REQUIRED: 63	OVERSTORY TREES PROVIDED: 5 EVERGREEN TREES PROVIDED: 10 UNDERSTORY TREES PROVIDED: 10 SHRUBS PROVIDED: 36	OVERSTORY/ EVERGREEN TREES REQUIRED: 8 UNDERSTORY TREES REQUIRED: 22 SHRUBS REQUIRED: 57
OVERSTORY/ EVERGREEN TREES PROVIDED: 8 UNDERSTORY TREES PROVIDED: 16 SHRUBS PROVIDED: 48	OVERSTORY TREES PROVIDED: 5 EVERGREEN TREES PROVIDED: 10 UNDERSTORY TREES PROVIDED: 10 SHRUBS PROVIDED: 36	OVERSTORY/ EVERGREEN TREES REQUIRED: 11 UNDERSTORY TREES REQUIRED: 32 SHRUBS PROVIDED: 63	OVERSTORY TREES PROVIDED: 2 EVERGREEN TREES PROVIDED: 4 UNDERSTORY TREES PROVIDED: 4 SHRUBS PROVIDED: 11	OVERSTORY TREES PROVIDED: 8 EVERGREEN TREES PROVIDED: 22 UNDERSTORY TREES PROVIDED: 57 SHRUBS PROVIDED: 57

OPEN SPACE LANDSCAPE REQUIREMENTS

MINIMUM REQUIREMENTS AT THE TIME OF PLANTING - TWO (2) TREES OR ONE TREE OF THE FOLLOWING SIZE PER 1,500 SQUARE FEET OF OPEN SPACE, WHICHEVER IS GREATER:

- 40 PERCENT BALANCE = 2 - 2 1/2 INCHES CALIPER DIAMETER
- = 8 - 10 FEET IN HEIGHT

EVERGREEN TREES SHALL NOT BE LESS THAN SIX (6) FEET IN HEIGHT.

MINIMUM REQUIREMENTS AT THE TIME OF PLANTING - 8 SHRUBS, OR 1 SHRUB PER 1,000 SQUARE FEET OF OPEN SPACE, WHICHEVER IS GREATER.

SITE AREA	= 364,054 SF (EXCLUDING BUFFERS)
OPEN SPACE REQUIRED	= 109,216 SF (30%)
TREES REQUIRED	= 72 TREES
SHRUBS REQUIRED	= 108 SHRUBS

TREES PROVIDED	= 77 TREES
SHRUBS PROVIDED	= 120 (EACH UNIT SHALL HAVE A MINIMUM OF FOUR SHRUBS PLANTED PRIOR TO FINAL OCCUPANCY)

PLANT SCHEDULE (OPEN SPACE)

CODE/QTY	OVERSTORY TREES	SIZE	COND
AM 18	AUTUMN BLAZE MAPLE	ACER RUBRUM 'AUTUMN BLAZE'	2" CAL. BAG
CM 15	CRIMSON KING MAPLE	ACER PLATANOIDES	2" CAL. BAG
SH 10	SHADEMASTER HONEYLOCUST	GLEXTISIA RICANTHAS INERMIS 'SHADEMASTER'	8" HT. BAG
RO 14	RED OAK	QUERCUS RUBRA	8" HT. BAG

CODE/QTY	EVERGREEN TREES	SIZE	COND
WP 122	EASTERN WHITE PINE	PINUS STROBUS	8" HT. BAG

PLANT SCHEDULE (EAST 15' BUFFER)

CODE/QTY	OVERSTORY TREES	SIZE	COND
AM 1	AUTUMN BLAZE MAPLE	ACER RUBRUM 'AUTUMN BLAZE'	2" CAL. BAG
RO 1	RED OAK	QUERCUS RUBRA	2" CAL. BAG

CODE/QTY	ORNAMENTAL TREES	SIZE	COND
SC 18	SPRING SNOW CRAB	MALUS X 'SPRING SNOW'	1.5" CAL. BAG

CODE/QTY	EVERGREEN TREES	SIZE	COND
RS 14	COLORADO GREEN SPRUCE	PICEA PUNGENS	6" HT. BAG

CODE/QTY	SHRUBS	SIZE	COND
BB 12	DWARF BURNING BUSH	EUQUINOMYS ALATAS COMPACTUS	18" HT. CONT.

PLANT SCHEDULE (EAST 25' BUFFER)

CODE/QTY	OVERSTORY TREES	SIZE	COND
AM 2	AUTUMN BLAZE MAPLE	ACER RUBRUM 'AUTUMN BLAZE'	2" CAL. BAG
CM 2	CRIMSON KING MAPLE	ACER PLATANOIDES	2" CAL. BAG
RO 1	RED OAK	QUERCUS RUBRA	2" CAL. BAG

CODE/QTY	ORNAMENTAL TREES	SIZE	COND
PC 5	PRAIRIE FIRE CRAB	MALUS X 'PRAIRIE FIRE'	1.5" CAL. BAG
SC 15	SPRING SNOW CRAB	MALUS X 'SPRING SNOW'	1.5" CAL. BAG

CODE/QTY	EVERGREEN TREES	SIZE	COND
RS 10	COLORADO GREEN SPRUCE	PICEA PUNGENS	6" HT. BAG

CODE/QTY	SHRUBS	SIZE	COND
BB 27	DWARF BURNING BUSH	EUQUINOMYS ALATAS COMPACTUS	18" HT. CONT.
SJ 11	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	18" HT. CONT.

PLANT SCHEDULE (NORTH BUFFER)

CODE/QTY	ORNAMENTAL TREES	SIZE	COND
PC 7	PRAIRIE FIRE CRAB	MALUS X 'PRAIRIE FIRE'	1.5" CAL. BAG
SC 6	SPRING SNOW CRAB	MALUS X 'SPRING SNOW'	1.5" CAL. BAG
ER 5	EASTERN REDBUD	CERCIS CANADENSIS	1.5" CAL. BAG

CODE/QTY	EVERGREEN TREES	SIZE	COND
RS 8	COLORADO GREEN SPRUCE	PICEA PUNGENS	6" HT. BAG

CODE/QTY	SHRUBS	SIZE	COND
BB 16	DWARF BURNING BUSH	EUQUINOMYS ALATAS COMPACTUS	18" HT. CONT.
CO 15	IVORY HALO DOGWOOD	CORNUS ALBA	18" HT. CONT.
SJ 15	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	18" HT. CONT.

PLANT SCHEDULE (NORTHWEST BUFFER)

CODE/QTY	ORNAMENTAL TREES	SIZE	COND
PC 9	PRAIRIE FIRE CRAB	MALUS X 'PRAIRIE FIRE'	1.5" CAL. BAG
SC 8	SPRING SNOW CRAB	MALUS X 'SPRING SNOW'	1.5" CAL. BAG
ER 17	EASTERN REDBUD	CERCIS CANADENSIS	1.5" CAL. BAG

CODE/QTY	EVERGREEN TREES	SIZE	COND
RS 11	COLORADO GREEN SPRUCE	PICEA PUNGENS	6" HT. BAG

CODE/QTY	SHRUBS	SIZE	COND
BB 18	DWARF BURNING BUSH	EUQUINOMYS ALATAS COMPACTUS	18" HT. CONT.
CO 41	IVORY HALO DOGWOOD	CORNUS ALBA	18" HT. CONT.
SJ 4	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	18" HT. CONT.

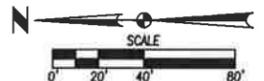
PLANT SCHEDULE (WEST BUFFER)

CODE/QTY	ORNAMENTAL TREES	SIZE	COND
PC 7	PRAIRIE FIRE CRAB	MALUS X 'PRAIRIE FIRE'	1.5" CAL. BAG
SC 7	SPRING SNOW CRAB	MALUS X 'SPRING SNOW'	1.5" CAL. BAG
ER 8	EASTERN REDBUD	CERCIS CANADENSIS	1.5" CAL. BAG

CODE/QTY	EVERGREEN TREES	SIZE	COND
RS 8	COLORADO GREEN SPRUCE	PICEA PUNGENS	6" HT. BAG

CODE/QTY	SHRUBS	SIZE	COND
BB 37	DWARF BURNING BUSH	EUQUINOMYS ALATAS COMPACTUS	18" HT. CONT.
CO 20	IVORY HALO DOGWOOD	CORNUS ALBA	18" HT. CONT.

NW 70TH AVENUE



DATE: _____

REVISIONS: _____

SECOND SUBMITTAL: _____

FIRST SUBMITTAL: _____

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

LA: RL

ENGINEER: ENH

NORTHWOOD HOME ASSOCIATION
LANDSCAPE PLAN

CIVIL DESIGN ADVANTAGE

JOHNSTON, IOWA

12/12
1403.110

Villas At Northwood Site Plan Mailing List

Name	Address	City, State, Zip
CARLA JEAN WOOD TRUST	7035 PECKHAM	JOHNSTON, IA 50131-4774
YULING XIA	7047 PECKHAM	JOHNSTON, IA 50131-4774
KYLE LYNCH	7031 PECKHAM	JOHNSTON, IA 50131-4774
TODD FREIDHOFF	7007 PECKHAM	JOHNSTON, IA 50131-4774
SUKHVINDER SINGH	8912 VALLEY	JOHNSTON, IA 50131-4779
RICHARD SEPANIC	7023 PECKHAM	JOHNSTON, IA 50131-4774
JEROMY WARRICK	7027 PECKHAM	JOHNSTON, IA 50131-4774
JONATHAN JASCHEN	7011 PECKHAM	JOHNSTON, IA 50131-4774
DAVID TEGEDER	7015 PECKHAM	JOHNSTON, IA 50131-4774
JASON ROOSE	7043 PECKHAM	JOHNSTON, IA 50131-4774
TANVEER HUSSAIN	8904 VALLEY	JOHNSTON, IA 50131-4779
SARAH SCHUTTE	7003 PECKHAM	JOHNSTON, IA 50131-4774
AMIT SETHI	7039 PECKHAM	JOHNSTON, IA 50131-4774
SIMPSON ENTERPRISES INC	6108 TERRACE	JOHNSTON, IA 50131-1590
CAMP DODGE DEVELOPMENT COMPANY LC	5668 NW 86TH	JOHNSTON, IA 50131-1731