



Notice of Proposed Development *City of Johnston, Iowa*

June 23, 2015

PZ Case No. 15-17; Fareway at 6005 Merle Hay Road

Fareway Stores, Inc. has submitted site plans and preliminary plat for the development of a 29,735 square foot store and division of Lot 1 Kevin Place on the northeast corner of Merle Hay Road and NW 60th Avenue. The site is zoned ROC-1, mixed use residential and commercial and includes 3.38 acres. The most recent site plan and building elevations are available below.

Applicant:

Matt Sherwood
Fareway Stores, Inc.
2300 Industrial Park Rd
Boone, IA, 50036

Meeting Schedule:

Planning and Zoning Commission, Monday, June 29, 2015
City Council Meeting, Monday, July 6, 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
Senior Planner
City of Johnston
6221 Merle Hay Road, Box 410
Johnston, IA 50131
Phone: (515) 727-7766
Email: awolfe@cityofjohnston.com

Attachments:

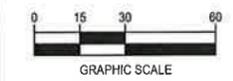
Vicinity Map
Sheet 6 of Fareway Site Plan
Building Elevation Drawings

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineer's guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

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NORTH



LANDSCAPING PLAN & STORM SEWER PROFILE

Fareway Store Site Plan

Johnston, Iowa
2214030
May, 2015

REVISIONS
6/17/2015

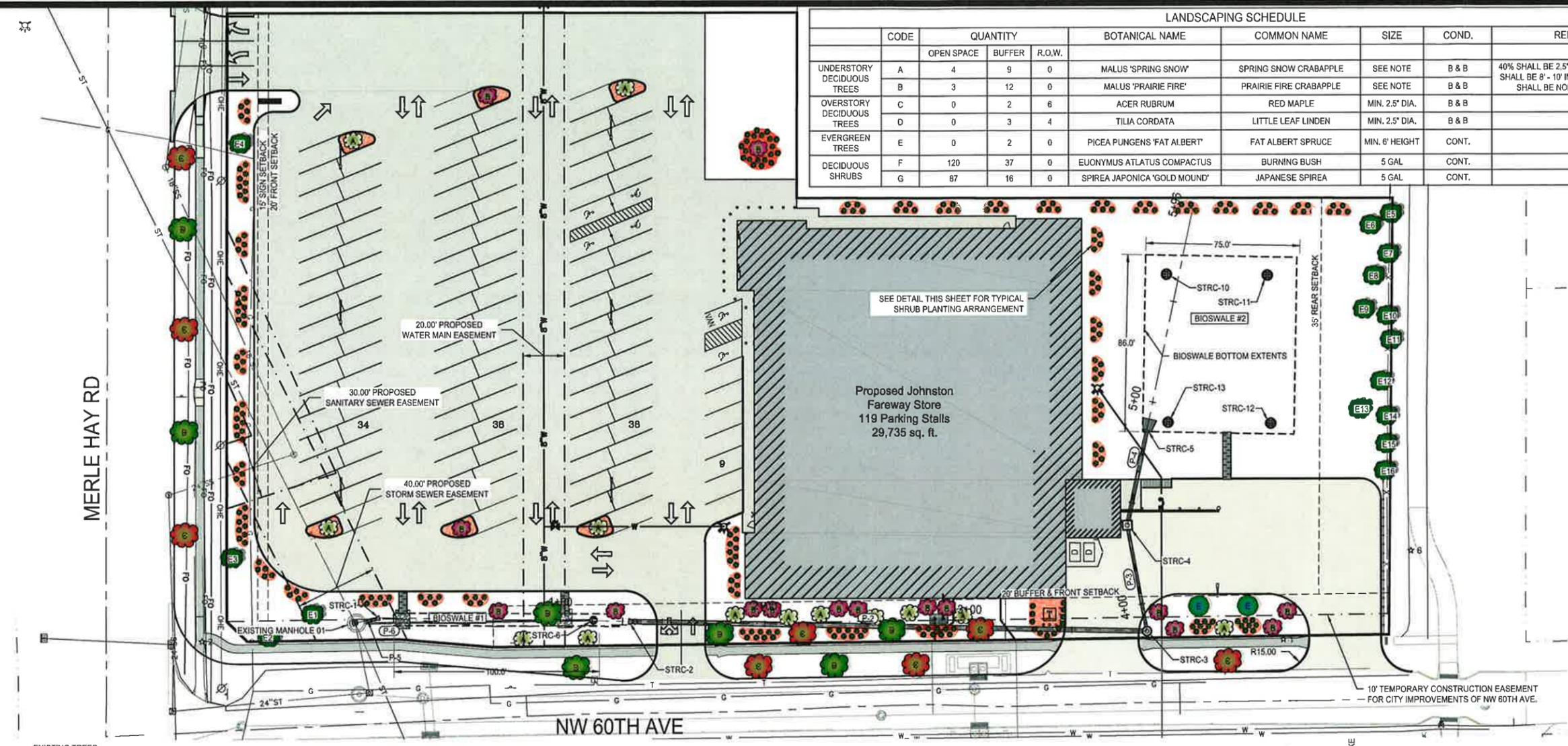
ENGINEER
M. Heath

DRAWN BY
M. Heath

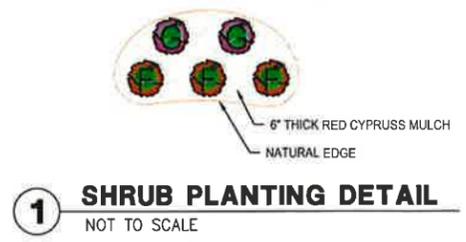
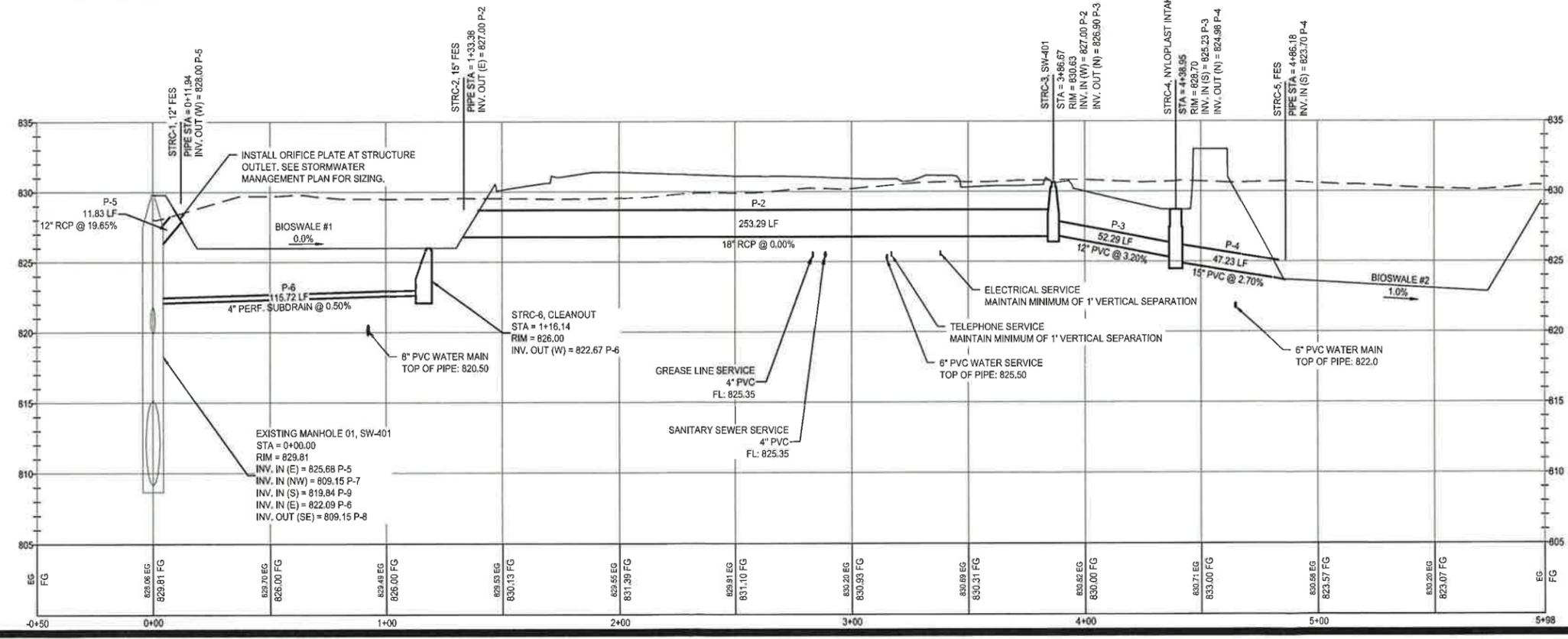
CHECKED BY
FIELD BOOK NO.

DRAWING NO. UT-02 SHEET NO. 06/07

LANDSCAPING SCHEDULE									
CODE	QUANTITY			BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS	
	OPEN SPACE	BUFFER	R.O.W.						
UNDERSTORY DECIDUOUS TREES	A	4	9	0	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	SEE NOTE	B & B	40% SHALL BE 2.5" CALIPER, REMAINDER SHALL BE 8" - 10" IN HEIGHT, CRABAPPLE SHALL BE NON-FRUIT BEARING.
	B	3	12	0	MALUS 'PRAIRIE FIRE'	PRAIRIE FIRE CRABAPPLE	SEE NOTE	B & B	
OVERSTORY DECIDUOUS TREES	C	0	2	6	ACER RUBRUM	RED MAPLE	MIN. 2.5" DIA.	B & B	
	D	0	3	4	TILIA CORDATA	LITTLE LEAF LINDEN	MIN. 2.5" DIA.	B & B	
EVERGREEN TREES	E	0	2	0	PICEA PUNGENS 'FAT ALBERT'	FAT ALBERT SPRUCE	MIN. 6' HEIGHT	CONT.	
DECIDUOUS SHRUBS	F	120	37	0	EUONYMUS ATLATUS COMPACTUS	BURNING BUSH	5 GAL	CONT.	
	G	67	16	0	SPIREA JAPONICA 'GOLD MOUND'	JAPANESE SPIREA	5 GAL	CONT.	



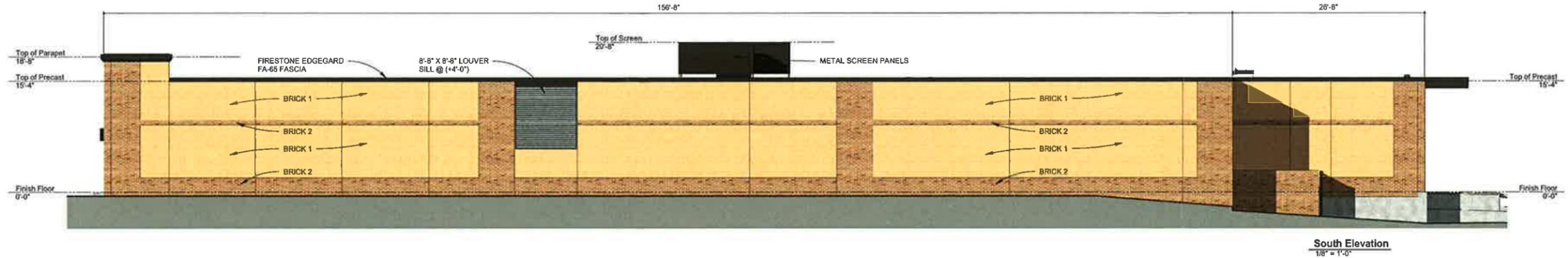
- EXISTING TREES
- E1 MALUS CRABAPPLE
 - E2 SYRINGA JAPANESE TREE LILAC
 - E3 MALUS CRABAPPLE
 - E4 MALUS CRABAPPLE
 - E5 MULBERRY
 - E6 ELM
 - E7 MULBERRY
 - E8 BOXELDER
 - E9 TREE OF HEAVEN
 - E10 MULBERRY
 - E11 ELM
 - E12 ELM
 - E13 CATALPA
 - E14 MULBERRY
 - E15 CATALPA
 - E16 ELM



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Building Material - South Elevation	
Building Material	Area (SF)
Brick	2,882
Louver	75
Fascia / Cornice	116

% BRICK = 2,882 / (2,882 + 75 + 116) = 94%
 % TRIM = (75 + 116) / (2,882 + 75 + 116) = 6%

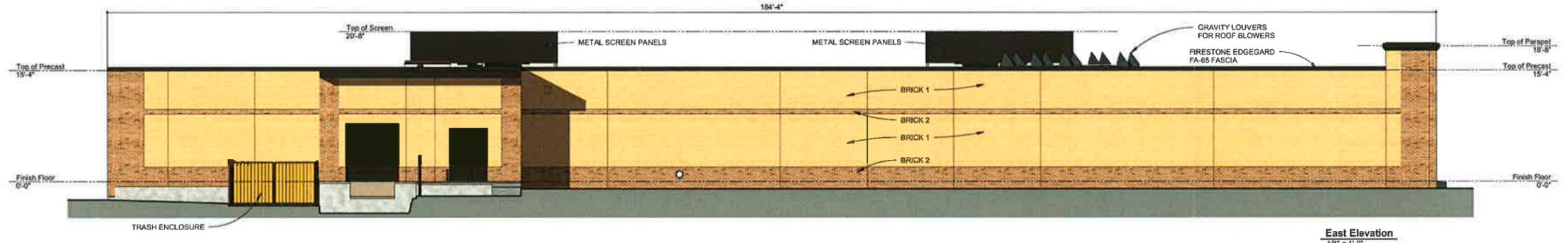


South Elevation
1/8" = 1'-0"

**CITY OF JOHNSTON
 COMMUNITY DEV. DEPT.**
 DATE REC'D: 6-17-15
 CASE NO.: PZ 15-17

Building Materials - East Elevation	
Building Material	Area (SF)
Brick	2,699
Doors	98
Fascia / Cornice	131

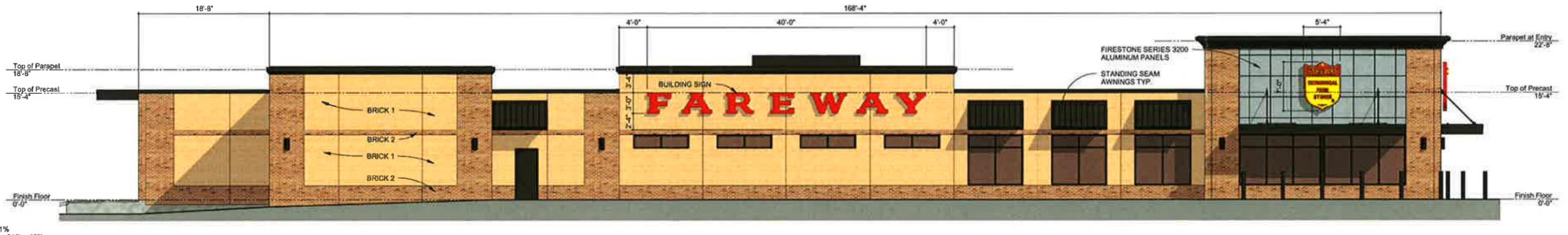
% BRICK = 2,699 / (2,699 + 131) = 96%
 % TRIM = 131 / (2,699 + 131) = 4%



East Elevation
1/8" = 1'-0"

Building Materials - North Elevation	
Building Materials	Area (SF)
Brick	2,635
Doors	24
Windows	416
Awnings	133
Aluminum Panels	260
Fascia / Cornice	216

% BRICK = 2,635 / (2,635 + 24 + 133 + 260 + 216) = 81%
 % TRIM = (133 + 260 + 216) / (2,635 + 24 + 133 + 260 + 216) = 19%

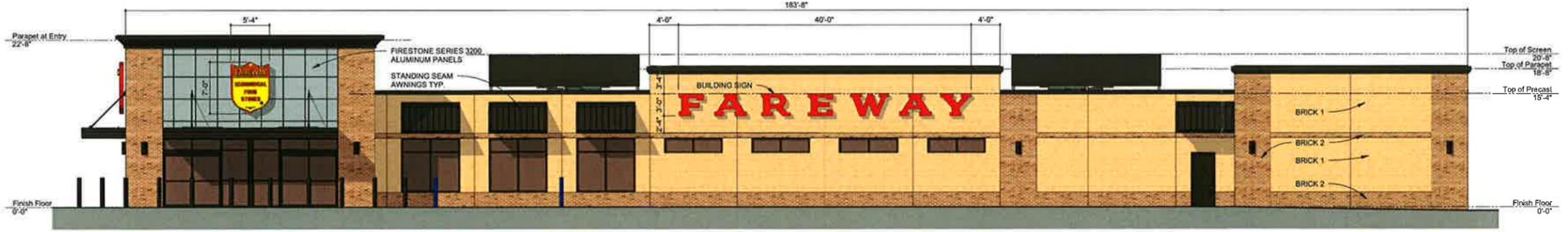


North Elevation
1/8" = 1'-0"

BUILDING SIGNS:
 WEST & SOUTH ELEVATIONS FACE STREET FRONTAGE
 TOTAL AREA OF WEST & SOUTH ELEVATIONS = 3,432 + 3,063 = 6,495 SF
 BUILDING SIGNS TOTAL AREA = (2 x 120) + (2 x 37) = 314 SF
 % BUILDING SIGN = 314 / 6,495 = 4.8%

Building Materials - West Elevation	
Building Materials	Area (SF)
Brick	2,524
Doors	24
Windows	464
Awnings	133
Aluminum Panels	260
Fascia / Cornice	205

% BRICK = 2,524 / (2,524 + 24 + 133 + 260 + 205) = 80%
 % TRIM = (133 + 260 + 205) / (2,524 + 24 + 133 + 260 + 205) = 19%



West Elevation
1/8" = 1'-0"



New Retail Store: 6000 Merle Hay Road, Johnston, IA 50131
Fareway Stores, Inc.
 2300 East Eighth Street
 Boone, Iowa 50036



Building Elevations
 PROJECT NO: 15-008-01
 ISSUE DATE: 08 JUN 2015