



Notice of Proposed Development *City of Johnston, Iowa*

July 7th, 2015

PZ Case No. 15-13 Johnston Commons Brownstones 3

Hubbell Realty Company has submitted a site plan depicting the construction of 19 townhome units on Lot 9 of Johnston Commons Plat 3. The project is an extension of the existing row houses south of NW 70th Avenue and west of Northglenn Drive. The property is located in the Johnston Commons Brownstones PUD, and was rezoned to R4, Multi-Family Residential Use, via ordinance 914 on January 20th, 2015.

Applicant:

Hubbell Realty Company
6900 Westown Parkway
West Des Moines, IA 50266
(515)280-2059
joe@hubbellrealty.com

Meeting Schedule:

Planning and Zoning Commission, Monday, July 13th, 2015

City Council, July 20th, 2015 (Tentative)

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.

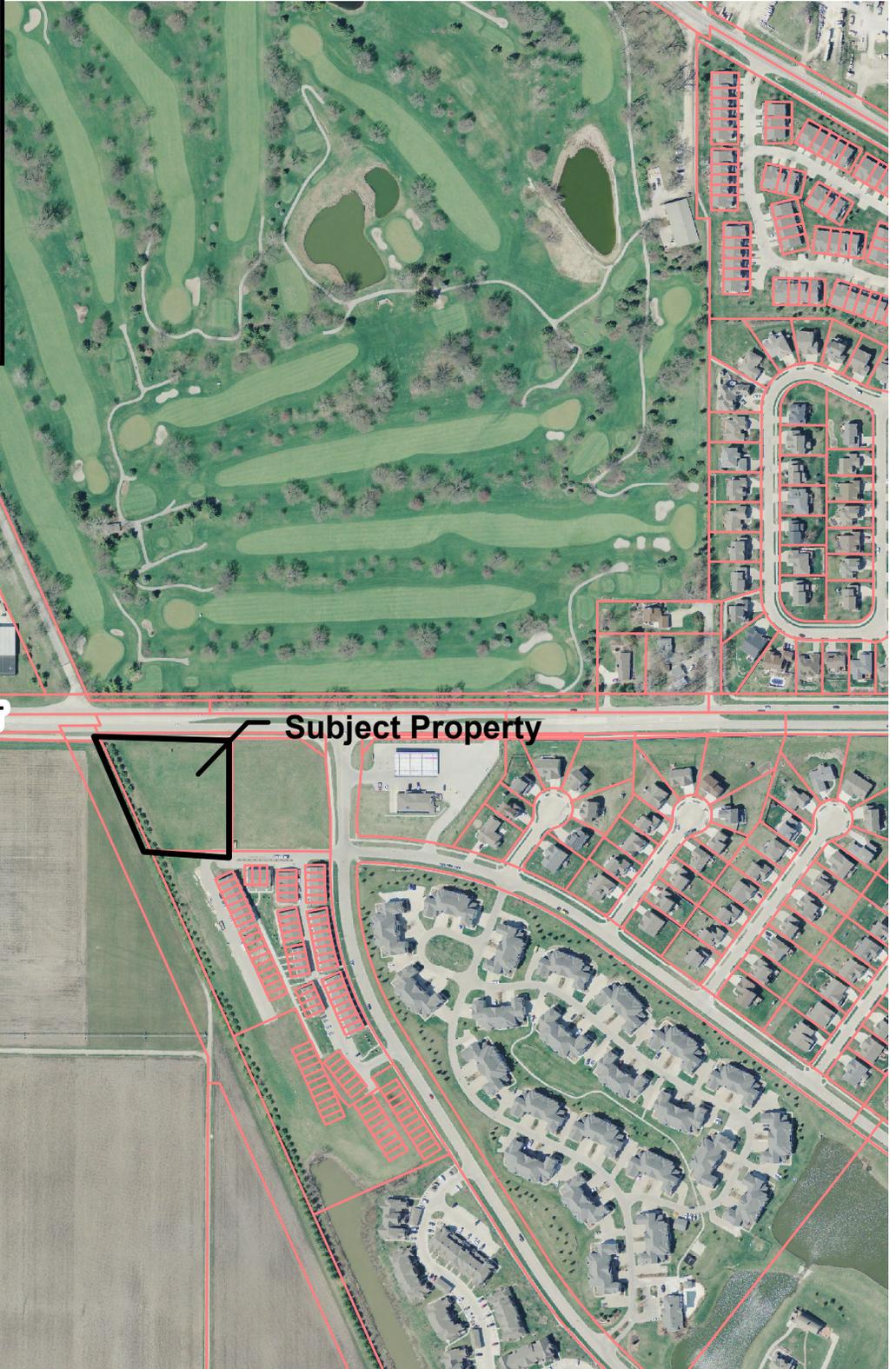
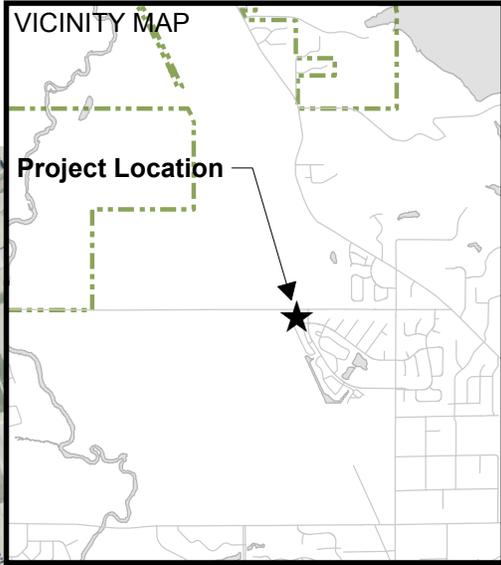
Staff Contact:

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
Revised Site Plan – Page 1

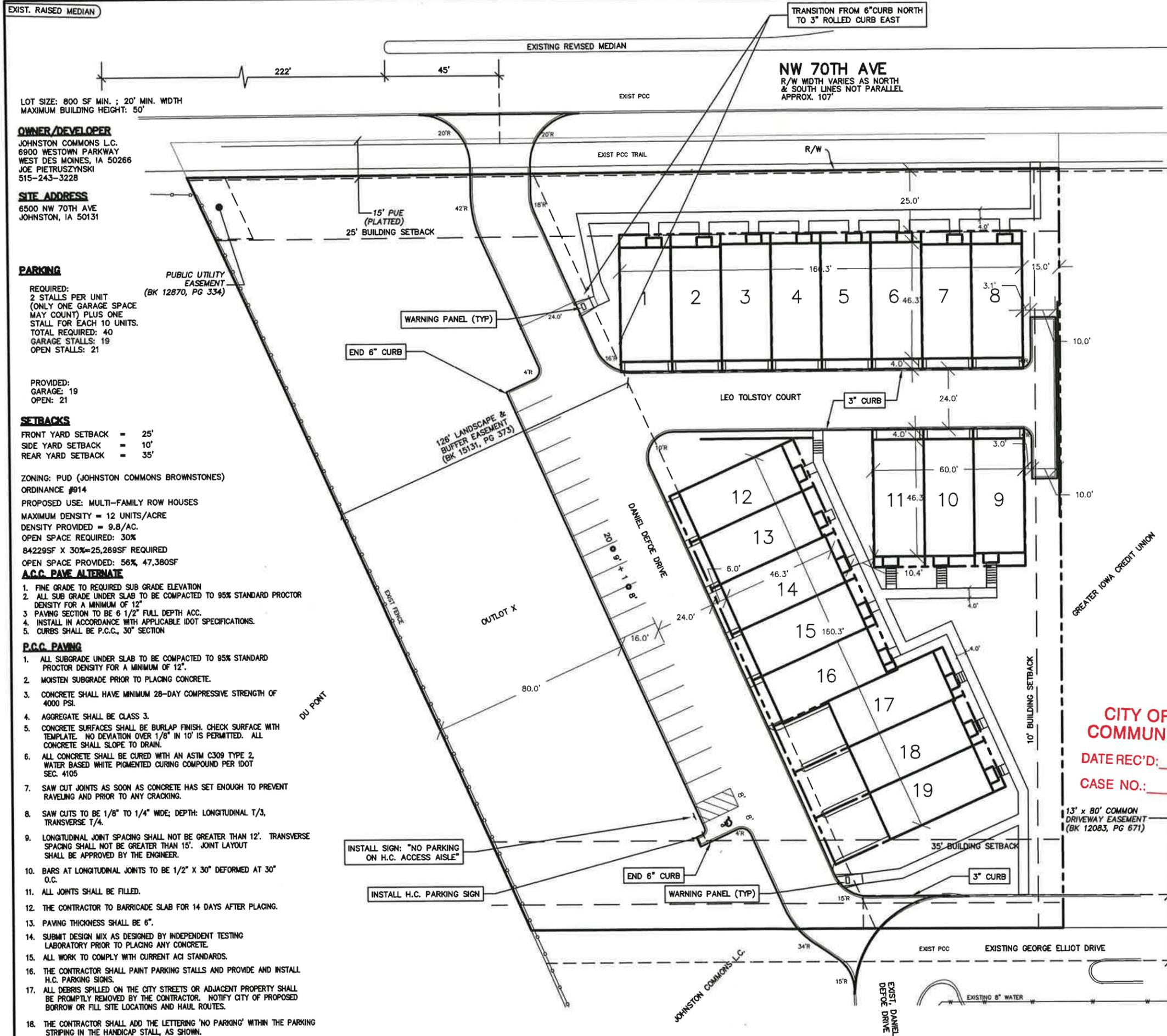
PZ Case No. 15-13 Johnston Brownstones 3 Vicinity Map



1 inch = 442 feet

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

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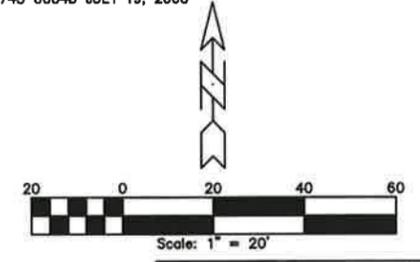


- GENERAL NOTES:**
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2014 SUDAS AND THE CITY OF JOHNSTON SPECIAL PROVISIONS.
 2. ALL DEBRIS SPILLED ON THE STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
 3. ALL CONSTRUCTION PROCEDURES AND MATERIALS TO MEET OR EXCEED MINIMUM REQUIREMENTS OF THE CITY.
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY AND ALL APPROPRIATE SAFETY REGULATIONS.
 5. THE CONTRACTOR SHALL FURNISH AND PLACE ALL NECESSARY SIGNS AND BARRICADES DURING CONSTRUCTION IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GIVING THE CITY PROPER NOTICE FOR THEIR REQUIRED INSPECTIONS.
 7. WORK SHALL INCLUDE CONNECTION TO EXISTING PUBLIC UTILITIES AND ANY AND ALL FITTINGS, CLEANOUTS AND APPURTENANCES REQUIRED BY CODES.
 8. THE CONTRACTOR IS RESPONSIBLE FOR CLEARING & GRUBBING THE SITE, AND REMOVAL & DISPOSAL OF ANY DELETERIOUS AND EXCESS MATERIALS FROM THE SITE.
 9. ANY DAMAGE DONE TO THE EXISTING FENCES, YARDS OR OTHER IMPROVEMENTS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 10. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED PERMITS FOR PERFORMING THE WORK.
 11. THE CONTRACTOR SHALL PLACE SILT FENCE AROUND ALL STORM SEWER INLET LOCATIONS, STEEP SLOPES, OR AS DIRECTED BY THE CITY.

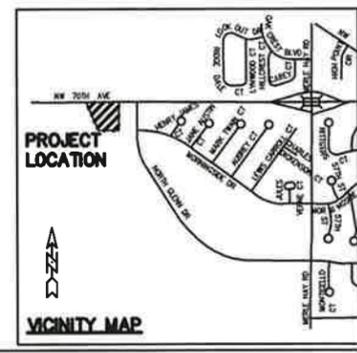
LEGAL DESCRIPTION
 LOT 9 IN JOHNSTON COMMONS PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF JOHNSTON, POLK COUNTY, IOWA; EXCEPT THOSE PORTIONS CONVEYED TO THE CITY OF JOHNSTON BY CORRECTIVE WARRANTY DEED FILED IN BOOK 10957 AT PAGE 680 AND BY WARRANTY DEED FILED IN BOOK 12833 AT PAGE 612 IN THE OFFICE OF THE RECORDER FOR POLK COUNTY, IOWA.
 CONTAINING 1.93 ACRES.

NOTE:
 THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

NOTE
 THE PROJECT SITE DOES NOT LIE WITHIN THE REGULATORY 100 YEAR FLOOD PLAIN.
 FIRM: 190745 0004D JULY 19, 2000



**CITY OF JOHNSTON
 COMMUNITY DEV. DEPT.**
 DATE REC'D: 6-29-15
 CASE NO.: PZ 15-13



ENGINEERING CERTIFICATION
 I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT, SPECIFICATION OR REPORT 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.
 DOUGLAS J. SALSONER, P.E. (11993) DATE: _____
 MY REGISTRATION RENEWAL DATE IS DECEMBER 31, 2016
 PAGES OR SHEETS COVERED BY THIS SEAL:
 1-5

LOT SIZE: 800 SF MIN. ; 20' MIN. WIDTH
 MAXIMUM BUILDING HEIGHT: 50'

OWNER/DEVELOPER
 JOHNSTON COMMONS L.C.
 6900 WESTOWN PARKWAY
 WEST DES MOINES, IA 50266
 JOE PIETRUSZYNSKI
 515-243-3228

SITE ADDRESS
 6500 NW 70TH AVE
 JOHNSTON, IA 50131

PARKING
 REQUIRED:
 2 STALLS PER UNIT
 (ONLY ONE GARAGE SPACE
 MAY COUNT) PLUS ONE
 STALL FOR EACH 10 UNITS.
 TOTAL REQUIRED: 40
 GARAGE STALLS: 19
 OPEN STALLS: 21

PROVIDED:
 GARAGE: 19
 OPEN: 21

SETBACKS
 FRONT YARD SETBACK = 25'
 SIDE YARD SETBACK = 10'
 REAR YARD SETBACK = 35'

ZONING: PUD (JOHNSTON COMMONS BROWNSTONES)
 ORDINANCE #914
 PROPOSED USE: MULTI-FAMILY ROW HOUSES
 MAXIMUM DENSITY = 12 UNITS/ACRE
 DENSITY PROVIDED = 9.8/AC.
 OPEN SPACE REQUIRED: 30%
 84229SF X 30%=25,269SF REQUIRED
 OPEN SPACE PROVIDED: 56%, 47,380SF

- ACC. PAVE ALTERNATE**
1. FINE GRADE TO REQUIRED SUB GRADE ELEVATION
 2. ALL SUB GRADE UNDER SLAB TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY FOR A MINIMUM OF 12"
 3. PAVING SECTION TO BE 6 1/2" FULL DEPTH ACC.
 4. INSTALL IN ACCORDANCE WITH APPLICABLE IDOT SPECIFICATIONS.
 5. CURBS SHALL BE P.C.C., 30" SECTION

- P.C.C. PAVING**
1. ALL SUBGRADE UNDER SLAB TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY FOR A MINIMUM OF 12".
 2. MOISTEN SUBGRADE PRIOR TO PLACING CONCRETE.
 3. CONCRETE SHALL HAVE MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI.
 4. AGGREGATE SHALL BE CLASS 3.
 5. CONCRETE SURFACES SHALL BE BURLAP FINISH. CHECK SURFACE WITH TEMPLATE. NO DEVIATION OVER 1/8" IN 10' IS PERMITTED. ALL CONCRETE SHALL SLOPE TO DRAIN.
 6. ALL CONCRETE SHALL BE CURED WITH AN ASTM C309 TYPE 2, WATER BASED WHITE PIGMENTED CURING COMPOUND PER IDOT SEC. 4105
 7. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET ENOUGH TO PREVENT RAVELING AND PRIOR TO ANY CRACKING.
 8. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
 9. LONGITUDINAL JOINT SPACING SHALL NOT BE GREATER THAN 12'. TRANSVERSE SPACING SHALL NOT BE GREATER THAN 15'. JOINT LAYOUT SHALL BE APPROVED BY THE ENGINEER.
 10. BARS AT LONGITUDINAL JOINTS TO BE 1/2" X 30" DEFORMED AT 30" O.C.
 11. ALL JOINTS SHALL BE FILLED.
 12. THE CONTRACTOR TO BARRICADE SLAB FOR 14 DAYS AFTER PLACING.
 13. PAVING THICKNESS SHALL BE 6".
 14. SUBMIT DESIGN MIX AS DESIGNED BY INDEPENDENT TESTING LABORATORY PRIOR TO PLACING ANY CONCRETE.
 15. ALL WORK TO COMPLY WITH CURRENT ACI STANDARDS.
 16. THE CONTRACTOR SHALL PAINT PARKING STALLS AND PROVIDE AND INSTALL H.C. PARKING SIGNS.
 17. ALL DEBRIS SPILLED ON THE CITY STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR. NOTIFY CITY OF PROPOSED BORROW OR FILL SITE LOCATIONS AND HAUL ROUTES.
 18. THE CONTRACTOR SHALL ADD THE LETTERING 'NO PARKING' WITHIN THE PARKING STRIPING IN THE HANDICAP STALL, AS SHOWN.

JOHNSTON COMMONS BROWNSTONES 3 - GEOMETRIC PLAN

PRELIMINARY PLAT 8