

November 23, 2015

The Johnston Planning and Zoning Commission will hold a Public Meeting at 7:00 p.m. on Monday, November 30, 2015 and the Johnston City Council will hold a Public Meeting at 7:00 pm on Monday, December 7, 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. 15-30; Tucker Place Preliminary Plat

The applicant, Tucker Properties has submitted a preliminary plat for the subdivision of 4.54 acres into 4 lots at 9170 NW 62nd Avenue. The site is zoned R-1(150), Single Family Residential.

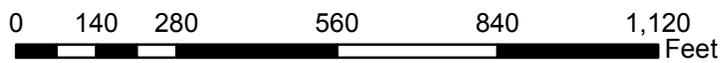
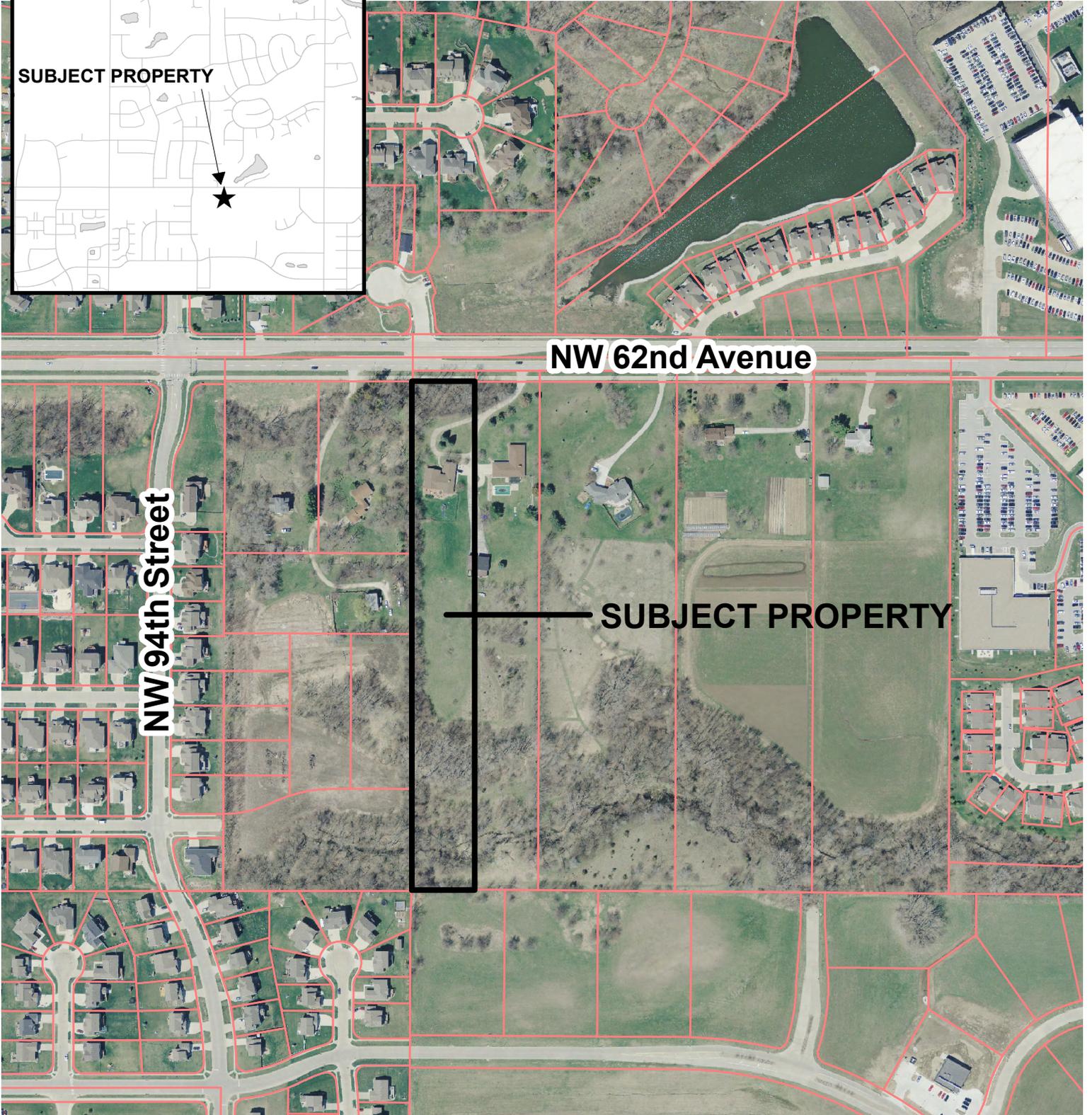
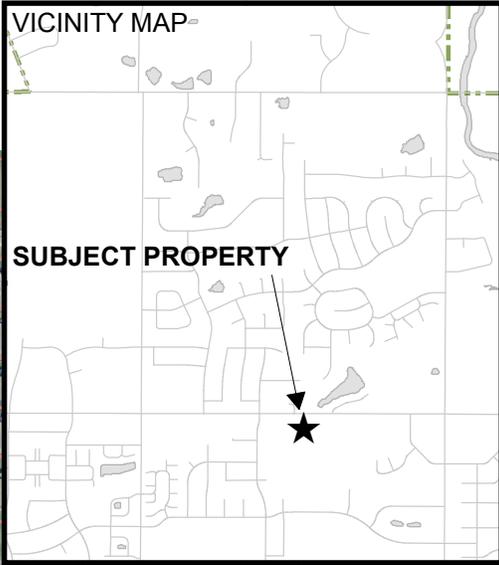
If you have questions or comments on the above-described action, please contact the city staff person below, or attend the meeting at the above-listed date and time.

Aaron Wolfe, Senior Planner

Johnston City Hall; 6221 Merle Hay Road; Johnston, IA 50131

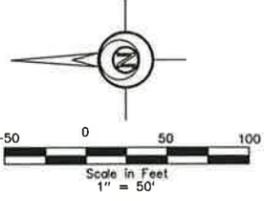
Phone: 727-7766; Email: awolfe@cityofjohnston.com

**PZ Case 15-30
Tucker Place Preliminary Plat**



1 inch = 3,333 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



TUCKER PLACE

PRELIMINARY PLAT

- GENERAL NOTES:**
- PAVEMENT OF THE SHARED DRIVEWAY MUST BE IN PLACE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH LOT.
- UTILITY NOTES:**
- SANITARY AND WATER MAINS WILL BE PUBLIC.
 - WATER SERVICES TO BE ENCASED IN AN 18" CONCRETE COLLAR.
 - UTILITIES MUST BE IN PLACE PRIOR TO APPROVAL OF A FINAL PLAT.
 - LOTS 1 AND 2 HAVE GRAVITY CONNECTIONS FOR SANITARY SERVICE. LOTS 3 AND 4 WILL NEED INDIVIDUAL GRINDER PUMPS FOR SANITARY SERVICE.



OWNER: GREGORY TUCKER
CONTACT: JOHN MINOGUE
PO BOX 12057
DES MOINES, IOWA 50320
PH: 515-321-8498 cell
EMAIL: tuckerproperties.io@gmail.com

SOURCE INFORMATION: CITY OF JOHNSTON

SITE ADDRESS: 9170 NW 62ND AVENUE, JOHNSTON, IA 50131

CONSULTANT: A. LEO PELDS ENGINEERING COMPANY
2323 DIXON STREET, DES MOINES, IA 50316

SURVEYOR: A. LEO PELDS ENGINEERING COMPANY
2323 DIXON STREET, DES MOINES, IA 50316

ZONING: R-1 (150) SINGLE FAMILY RESIDENTIAL DISTRICT

MAX. DU/AC: 0.875

MAX. BUILDING HEIGHT: 35'

MIN. LOT AREA: 40,000 SQ. FT.

MIN. LOT WIDTH: 150'

MIN. SETBACKS: 40' FRONT
12' SIDE, 30' SUM
50' REAR

PLAT AREA: 4.54 ACRES

MISC. NOTES:

- THE SUBJECT SITE IS LOCATED IN SECTION 10 - 79N - 25W
- PER FEMA PANEL # 190745 0005 D, THE SITE IS LOCATED IN ZONE X AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
- IOWA ONE-CALL DESIGN TICKET # 551501921

LEGAL DESCRIPTION (QCD - BK 12954 PG 757):
EXCEPT THE NORTH 27 FEET OF THE WEST ONE-HALF OF LOT 4, GRUBB CEDARSTROM ESTATES, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF JOHNSTON, POLK COUNTY, IOWA,
(CONTAINING 4.54 ACRES MORE OR LESS.)

PROPOSED SAN. MH #1
RIM = 922.89
INV (Out) = 914.06 (W)
INV (In) = 914.55 (S)

PROPOSED SAN. MH #2
RIM = 944.00
INV = 928.32 (N & S)

PROPOSED SAN. MH #3
RIM = 941.50
INV = 931.00 (N)

TREE REMOVAL SCHEDULE:

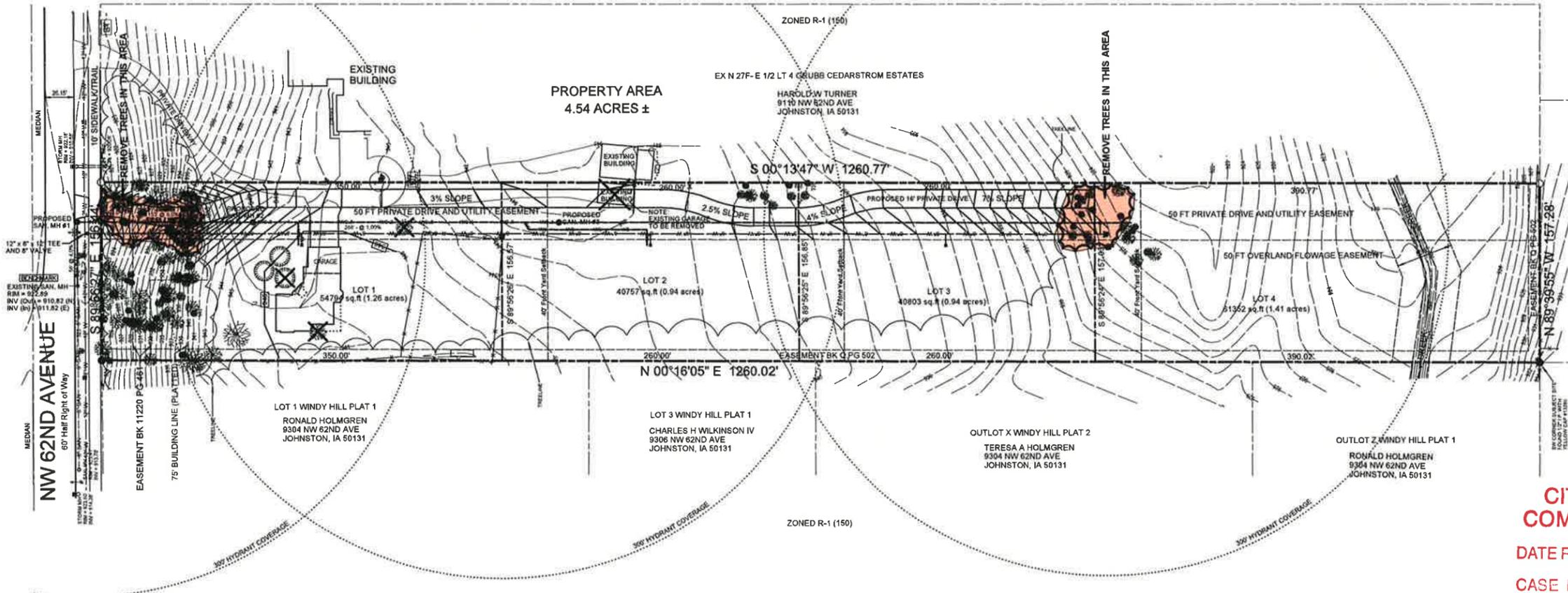
LOT 1
1 - 18" Evergreen
3 - 15" Trees
8 - 12" Trees
11 - 8" Trees
8 - 6" Trees

LOT 2
None

LOT 3
5 - 8" Trees
5 - 6" Trees

LOT 4
1 - 12" Tree
1 - 6" Tree

NOTE
Additional trees may be removed with individual house site plans.



CITY OF JOHNSTON
COMMUNITY DEV. DEPT.
DATE REC'D: 11-2-15
CASE NO.: PZ15-30

A. LEO PELDS ENGINEERING COMPANY
Engineering | Planning | Surveying
2323 Dixon Street, Des Moines, IA 50316 - P.O. Box 4626, Des Moines, IA 50395 - P: (515) 266-8198 F: (515) 266-2253

EXISTING UTILITIES NOTE:
THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION. IOWA ONE-CALL (1-800-292-6989).

DISCLAIMER:
THIS DRAWING IS BEING MADE AVAILABLE BY A. LEO PELDS ENGINEERING COMPANY (A.L.P.E.C.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH A.L.P.E.C.'S AGREEMENT FOR PROFESSIONAL SERVICES. A.L.P.E.C. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.

LEGEND:

STANDARD SYMBOLS:	SYMBOL	DESCRIPTION
●	●	IRON ROD OR PIPE FOUND
○	○	CALCULATED CORNER
△	△	SECT. COR. MONUMENT FOUND
▲	▲	SECT. COR. MONUMENT CALC.
⊕	⊕	POWER POLE
⊙	⊙	LIGHT POLE
⊖	⊖	FINISHED FLOOR
⊞	⊞	TEL. JCT. BOX
+	+	DECIDUOUS TREE
-	-	MORE OR LESS
—	—	FENCE LINE
⊕	⊕	FIRE HYDRANT
⊙	⊙	SANITARY SEWER MANHOLE
⊖	⊖	STORM SEWER MANHOLE
⊕	⊕	VALVE
⊙	⊙	SPOT ELEVATION (@ x)
⊖	⊖	NOT TO SCALE
⊞	⊞	WATER SHUT-OFF
⊕	⊕	ELECTRIC MANHOLE
○	○	EVERGREEN TREE
—	—	PORTLAND CEMENT CONCRETE
—	—	UTILITY LINE OR PIPE
W	W	WATER
GAS	GAS	GAS
SAN	SAN	SANITARY SEWER
ST	ST	STORM SEWER
U/E/T	U/E/T	UNDERGROUND ELEC. / TEL.
O/H/T	O/H/T	OVERHEAD ELEC. / TEL.
CATV	CATV	CABLE TELEVISION
[ET]	[ET]	ELECTRIC TRANSFORMER

TUCKER PLACE PRELIMINARY PLAT
9170 NW 62ND AVENUE
JOHNSTON, IA

SANITARY MANHOLE NORTH OF PROPERTY 62ND AVENUE ELEVATION = 922.89	
5-11-2015	E. Pelds
1" = 50'	10-30-2015
	15-031
PRE-PLAT	