



Notice of Proposed  
Development  
*City of Johnston, Iowa*

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June 3, 2014

**PZ Case No. 14-21; Chambery Point, Site Plan**

Newblood Investment has submitted a site plan proposing to construct two, 1-story buildings for retail and restaurant uses. The 2.08 acre site is located on the northwest corner of 86<sup>th</sup> Street and Chambery Boulevard (Lot 15 and Lot 16 of Frampton Plaza Plat 2). The subject property is currently zoned C-2 , Community Retail commercial District. Additional details regarding the applicant and meeting schedule are found below.

**Applicant:**

Newblood Investment, LLC  
Jeff Stanbrough  
10888 Hickman Rd #3B  
Clive, Iowa 50325  
Ph: (515) 334-3345

**Meeting Schedule:**

Planning and Zoning Commission, Monday, June 9, 2014

City Council Meeting, Monday, June 16, 2014

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:

Bryce Johnson, Planning Intern  
Johnston City Hall  
6221 Merle Hay Road; Johnston, IA 50131  
Phone: (515) 727-7766  
Email: [intern@cityofjohnston.com](mailto:intern@cityofjohnston.com)

**Attachments:**

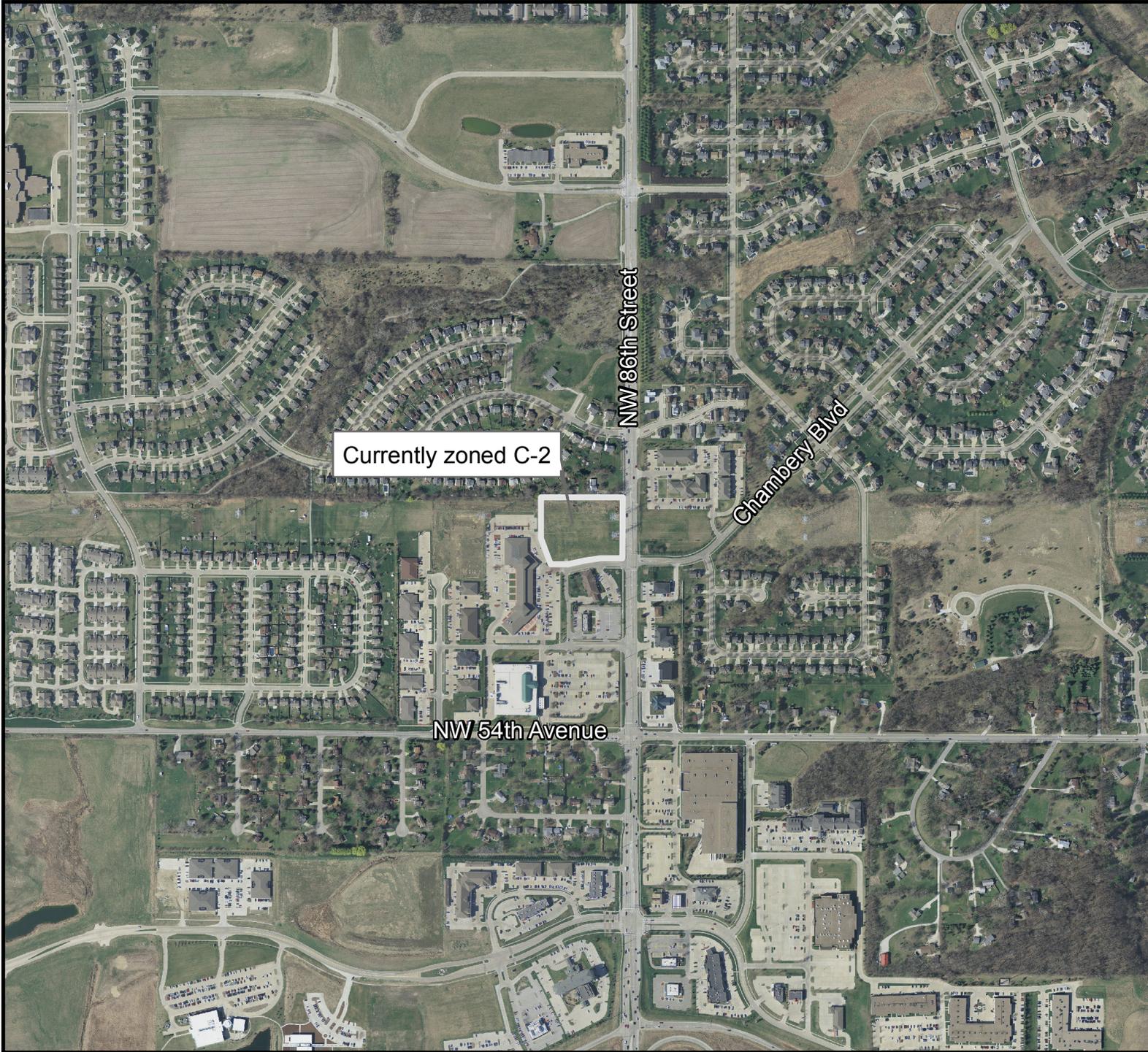
Site Plans dated May 28, 2014  
Vicinity Map  
Neighborhood Mailing List

### Mailing List--Chambery Point

<b>Name</b>	<b>Address</b>	<b>City, State, Zip</b>
Raymond H. Pugh	5608 NW 86th St.	Johnston, Iowa 50131
Brandi L. Cunningham	8721 Oakdale Dr.	Johnston, Iowa 50131
Theodore L. Jarnagin	8732 Oakdale Dr.	Johnston, Iowa 50131
Timothy A. Stiles	8740 Oakland Dr.	Johnston, Iowa 50131
Frampton Plaza, Plat 2, Lot 14	8805 Chambery Blvd.	Johnston, Iowa 50131
Charter Bank	5526 NW 86th St.	Johnston, Iowa 50131
E & K Holding LLC.	5541 NW 86th St.	Johnston, Iowa 50131

# Chambery Point Vicinity Map

*Johnston*  
Living • Learning • Growing



0 235 470 940 1,410 1,880  
Feet

# SITE PLAN/PRELIMINARY PLAT FOR: CHAMBERY POINT

## 8605 CHAMBERY BOULEVARD JOHNSTON, IOWA

CITY OF JOHNSTON  
COMMUNITY DEV. DEPT.  
DATE RECD: 5/28/2014  
CASE NO: 92 14-21

**VICINITY MAP**  
NOT TO SCALE



**APPLICANT / OWNER**

NEWBLOOD INVESTMENT, LLC  
CONTACT: JEFF STANBROUGH  
10888 HICKMAN RD #3B  
CLIVE, IA 50325  
PH. (515) 334-3345

**ENGINEER/ SURVEYOR**

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

**ARCHITECT**

SIMONSON & ASSOCIATES ARCHITECTS, LLC  
CONTACT: CLARK SNYDER  
1717 INGERSOLL AVE # 117  
DES MOINES, IOWA 50309  
PH. (515) 440-5626  
FX. (515) 440-0984

**LEGAL DESCRIPTION**

BOOK 13039, PAGE 84-85  
LOTS 15 AND 16 IN FRAMPTON PLAZA PLAT 2, AN OFFICIAL  
PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY  
OF JOHNSTON, POLK COUNTY, IOWA AND CONTAINING 3.58  
ACRES.

**CONSTRUCTION SCHEDULE**

ANTICIPATED START DATE = JUNE 2014  
ANTICIPATED FINISH DATE = DECEMBER 2014

**FLOOD ZONE**

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2%  
ANNUAL FLOOD PLAIN.  
MAP NUMBER: 19074500050  
EFFECTIVE: JULY 19, 2000

**BENCHMARKS**

**BM#1** BURY BOLT ON HYDRANT EAST END OF VALLEY PKWY  
SE COR OF HOUSE @ 8901  
ELEVATION=852.53

**BM#2** BURY BOLT ON FIRST HYDRANT WEST OF NW 86TH  
STREET NORTH ROW OF CHAMBERY BLVD.  
ELEVATION=950.16

**SUBMITTAL DATES**

SITE PLAN SUBMITTAL #1: 05/09/14  
SITE PLAN SUBMITTAL #2: 05/28/14



1-800-292-8989  
www.iowaonecall.com

**ZONING**

C-2 (COMMUNITY RETAIL COMMERCIAL DISTRICT)

**EXISTING/ PROPOSED USE**

EXISTING: UNDEVELOPED  
PROPOSED: RETAIL AND RESTAURANT

**DATE OF SURVEY**

MARCH 18, 2014

**DEVELOPMENT SUMMARY LOT 1**

SITE AREA: 90,538 (2.08 ACRES)

ZONING: C-2  
FRONT: 30'  
SIDE: 10'  
REAR: 35'

OPEN SPACE  
DRIVEWAYS AND PARKING AREAS: 31,227 SF  
SIDEWALKS: 4,125 SF  
OPENSACE REQUIRED: 22,635 SF (25%)  
OPENSACE PROVIDED: 45,830 SF (51%)

PROPOSED BUILDING AREA  
RETAIL: 6,500 SF  
RESTAURANT PATRON AREA: 1,805 SF  
NON-PATRON AREA: 1,805 SF  
9,710 SF

PARKING REQUIRED  
RETAIL (1 SPACE/175 SF): 37 SPACES  
RESTAURANT (1 SPACE/50 SF): 32 SPACES  
EMPLOYEES (1 SPACE/ EMPLOYEE MAX SHIFT): 74 SPACES  
74 SPACES

PARKING PROVIDED: 79 SPACES

**DEVELOPMENT SUMMARY LOT 2**

SITE AREA: 65,246 (1.50 ACRES)

ZONING: C-2  
FRONT: 30'  
SIDE: 10'  
REAR: 35'

OPEN SPACE  
DRIVEWAYS AND PARKING AREAS: 22,382 SF  
SIDEWALKS: 2,069 SF  
OPENSACE REQUIRED: 16,312 SF (25%)  
OPENSACE PROVIDED: 36,922 SF (57%)

PROPOSED BUILDING AREA  
RESTAURANT PATRON AREA: 1,950 SF  
NON-PATRON AREA: 1,950 SF  
3,900 SF

PARKING REQUIRED  
RESTAURANT (1 SPACE/50 SF): 39 SPACES  
EMPLOYEES (1 SPACE/ EMPLOYEE MAX SHIFT): 5 SPACES  
44 SPACES

PARKING PROVIDED: 48 SPACES

**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.

**INDEX OF SHEETS**

NO.	DESCRIPTION
C0.1	COVER SHEET
C1.1	TOPOGRAPHIC SURVEY/ DEMOLITION PLAN
C2.1	DIMENSION PLAN
C3.1	GRADING PLAN
C3.2	EROSION AND SEDIMENT CONTROL PLAN
C4.1	UTILITY PLAN
C5.1	DETAILS
L1.1	LANDSCAPE PLAN

**GENERAL LEGEND**

PROPOSED	EXISTING
PROJECT BOUNDARY	SANITARY MANHOLE
LOT LINE	WATER VALVE BOX
SECTION LINE	FIRE HYDRANT
CENTER LINE	WATER CURB STOP
RIGHT OF WAY	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-503 STORM INTAKE	FLARED END SECTION
TYPE SW-505 STORM INTAKE	ROOF DRAIN/ DOWNSPOUT
TYPE SW-506 STORM INTAKE	DECIDUOUS TREE
TYPE SW-513 STORM INTAKE	CONIFEROUS TREE
TYPE SW-401 STORM MANHOLE	DECIDUOUS SHRUB
TYPE SW-402 STORM MANHOLE	CONIFEROUS SHRUB
TYPE SW-301 SANITARY MANHOLE	ELECTRIC POWER POLE
STORM/SANITARY CLEANOUT	GUY ANCHOR
WATER VALVE	STREET LIGHT
FIRE HYDRANT ASSEMBLY	POWER POLE W/ TRANSFORMER
SIGN	UTILITY POLE W/ LIGHT
DETECTABLE WARNING PANEL	ELECTRIC BOX
SANITARY SEWER WITH SIZE	ELECTRIC TRANSFORMER
SANITARY SERVICE	ELECTRIC MANHOLE OR VAULT
STORM SEWER	TRAFFIC SIGN
STORM SERVICE	TELEPHONE JUNCTION BOX
WATERMAIN WITH SIZE	TELEPHONE MANHOLE/VAULT
WATER SERVICE	TELEPHONE POLE
SAWCUT (FULL DEPTH)	GAS VALVE BOX
SILT FENCE	CABLE TV JUNCTION BOX
	CABLE TV MANHOLE/VAULT
	MAIL BOX
	BENCHMARK
	UNDERGROUND TV CABLE
	GAS MAIN
	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

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  
CONTRACTOR'S 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 SDAS 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.

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.

**PRELIMINARY**

RYAN A. HARDESTY, P.E. \_\_\_\_\_ DATE \_\_\_\_\_

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015  
PAGES OR SHEETS COVERED BY THIS SEAL:  
C0.1, C1.1, C2.1, C3.1, C4.1, C5.1

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL  
SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR  
UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE.  
I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT  
UNDER THE LAWS OF THE STATE OF IOWA.

**PRELIMINARY**

KEITH D. WEGGEN, ASLA \_\_\_\_\_ DATE \_\_\_\_\_

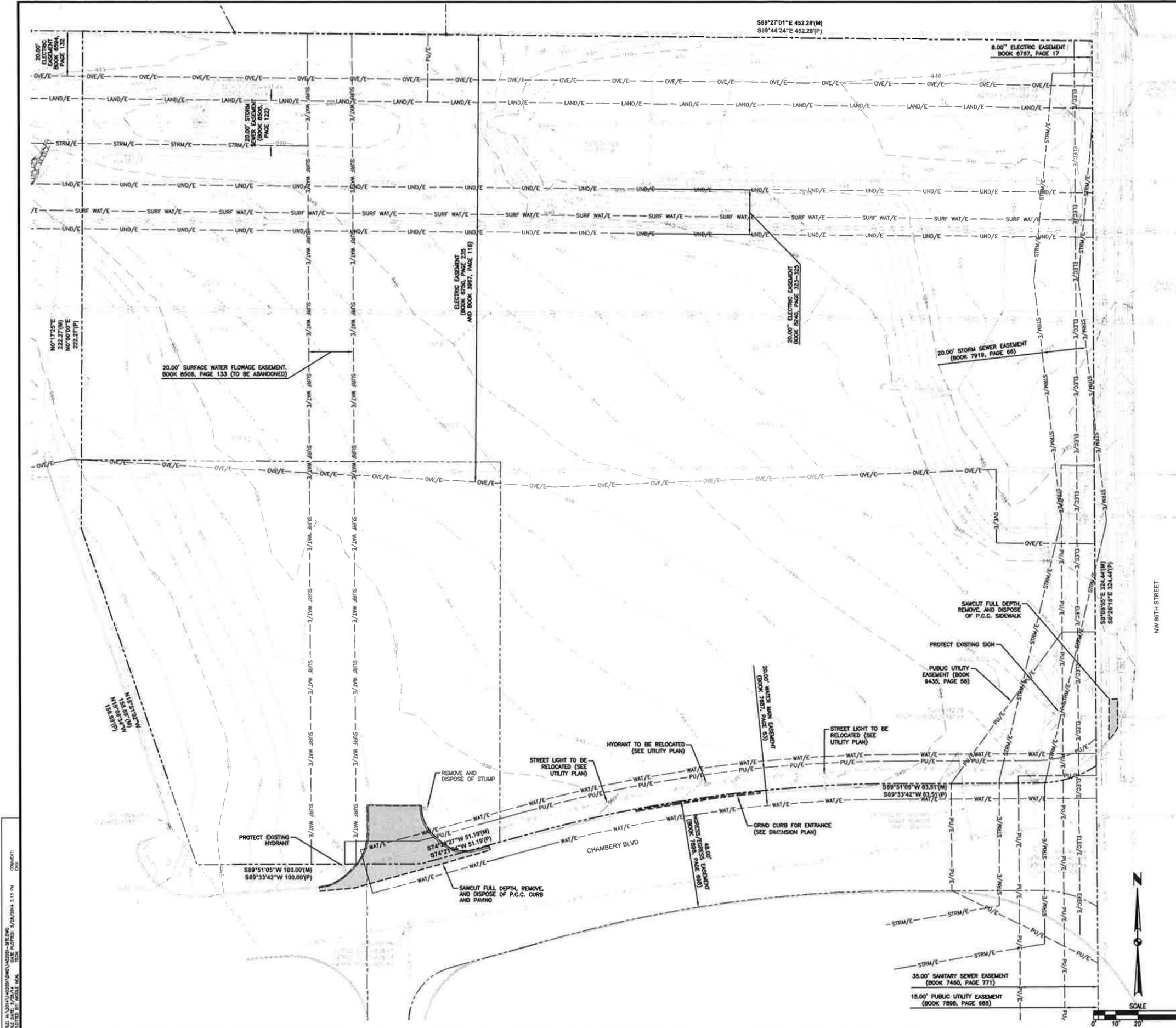
MY LICENSE RENEWAL DATE IS JUNE 30, 2014  
PAGES OR SHEETS COVERED BY THIS SEAL:  
L1.1



**CIVIL DESIGN ADVANTAGE**

3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111  
PH: (515) 369-4400 Fax: (515) 369-4410  
PROJECT NO. 0402.051

CHAMBERY POINT - 1402.051



**DEMOLITION NOTES**

- PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
  - CITY
  - APPROPRIATE UTILITY COMPANIES
  - OWNER
  - CIVIL DESIGN ADVANTAGE
  - ARCHITECT
- DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
- PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL 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 PLAN MAY BE PRESENT.
- BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
- FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
- DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
- ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
- CONSTRUCTION LIMITS SHALL BE CONFIRMED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

**TRAFFIC CONTROL NOTES**

- ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY P.O.W. OR LANE CLOSURES.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
- THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
- SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
- THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
- ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

**OVERHEAD ELECTRICAL WARNING**

THE OVERHEAD 13,000-VOLT, 88,000-VOLT, 161,000-VOLT AND 345,000-VOLT ELECTRIC LINES IN THE PROJECT AREA ARE CONTINUOUSLY ENERGIZED. THE CONDUCTORS (OVERHEAD WIRES) ON THESE ELECTRIC LINES ARE BARE AND UNINSULATED AND CONTACT WITH THESE ELECTRIC LINES CAN CAUSE SERIOUS INJURY OR DEATH. ALL PEOPLE INVOLVED WITH ANY CONSTRUCTION, MAINTENANCE, OR SIMILAR ACTIVITIES WITHIN THE VICINITY OF THESE ELECTRIC LINES MUST BE AWARE AND REMAIN AWARE OF THE HAZARDS OF WORKING AROUND THESE ELECTRIC LINES, INCLUDING MAINTAINING PROPER SAFETY CLEARANCES FROM THESE ELECTRIC LINES.

DATE	05/08/14
REVISIONS	
SITE PLAN SUBMITTAL #1	

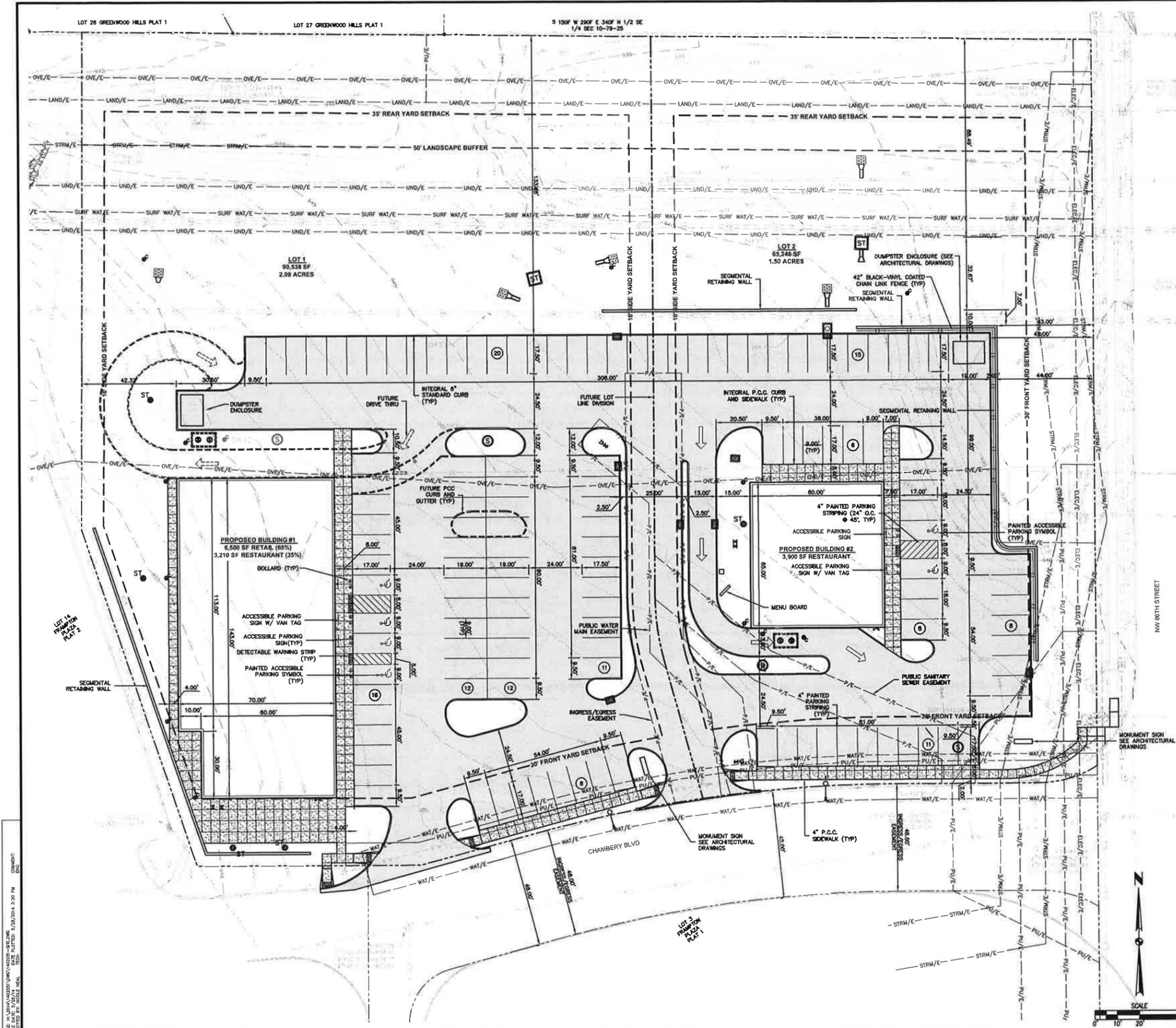
3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: ENGINEER:

**CHAMBERY POINT**  
TOPOGRAPHIC SURVEY/ DEMOLITION PLAN

JOHNSTON, IOWA

**C1.1**  
1402.051



**GENERAL NOTES**

1. THE 2014 EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4" INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2" INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

**PAVEMENT THICKNESS**

SIDEWALKS	4" P.C.C.
ENTRANCES, DRIVE LANES, DUMPSTER PAD:	7" P.C.C.
PARKING SPACE:	6" P.C.C.

**OVERHEAD ELECTRICAL WARNING**

THE OVERHEAD 13,000-VOLT, 69,000-VOLT, 161,000-VOLT AND 345,000-VOLT ELECTRIC LINES IN THE PROJECT AREA ARE CONTINUOUSLY ENERGIZED. THE CONDUCTORS (OVERHEAD WIRES) ON THESE ELECTRIC LINES ARE BARE AND UNINSULATED AND CONTACT WITH THESE ELECTRIC LINES CAN CAUSE SERIOUS INJURY OR DEATH. ALL PEOPLE INVOLVED WITH ANY CONSTRUCTION, MAINTENANCE, OR SIMILAR ACTIVITIES WITHIN THE VICINITY OF THESE ELECTRIC LINES MUST BE AWARE AND REMAIN AWARE OF THE HAZARDS OF WORKING AROUND THESE ELECTRIC LINES, INCLUDING MAINTAINING PROPER SAFETY CLEARANCES FROM THESE ELECTRIC LINES.

DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

SITE PLAN SUBMITTAL #1

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

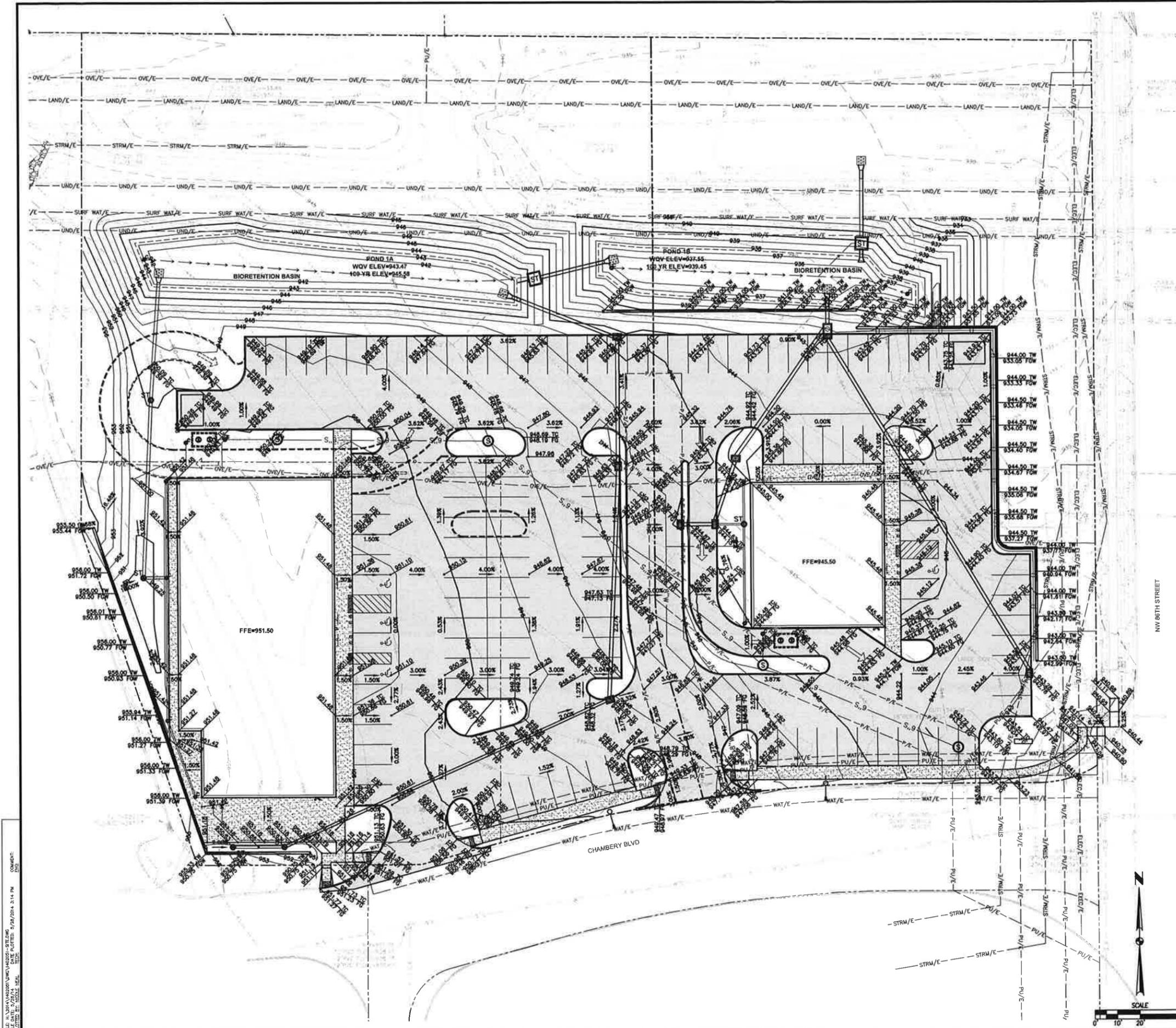
TECH: \_\_\_\_\_

**CHAMBERY POINT**  
DIMENSION PLAN

JOHNSTON, IOWA

**C2.1**  
1402.051

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FILE: P:\2016\2020\UNITS\2020-21\2020-21-01\2020-21-01-01\2020-21-01-01-01.dwg  
PLOT: 3/29/2016 3:50 PM



**GRADING NOTES**

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2014 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID POONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HALL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS: MAINTAIN 1% MINIMUM AND SIX MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE DEPTH: LONGITUDINAL 7/8" TRANSVERSE 1/4".
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.

**OVERHEAD ELECTRICAL WARNING**

THE OVERHEAD 15,000-VOLT, 69,000-VOLT, 161,000-VOLT AND 345,000-VOLT ELECTRIC LINES IN THE PROJECT AREA ARE CONTINUOUSLY ENERGIZED. THE CONDUCTORS (OVERHEAD WIRES) ON THESE ELECTRIC LINES ARE BARE AND UNINSULATED AND CONTACT WITH THESE ELECTRIC LINES CAN CAUSE SERIOUS INJURY OR DEATH. ALL PEOPLE INVOLVED WITH ANY CONSTRUCTION, MAINTENANCE, OR SIMILAR ACTIVITIES WITHIN THE VICINITY OF THESE ELECTRIC LINES MUST BE AWARE AND REMAIN AWARE OF THE HAZARDS OF WORKING AROUND THESE ELECTRIC LINES, INCLUDING MAINTAINING PROPER SAFETY CLEARANCES FROM THESE ELECTRIC LINES.

FILE: H:\2014\WOODRUM\PROJECTS\CHAMBERY POINT\5/24/2014\3-14.PN  
 COMMENT:  
 DATE: 05/24/2014

DATE	05/24/2014
REVISIONS	
SITE PLAN SUBMITTAL #1	

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

**CHAMBERY POINT**  
**GRADING PLAN**

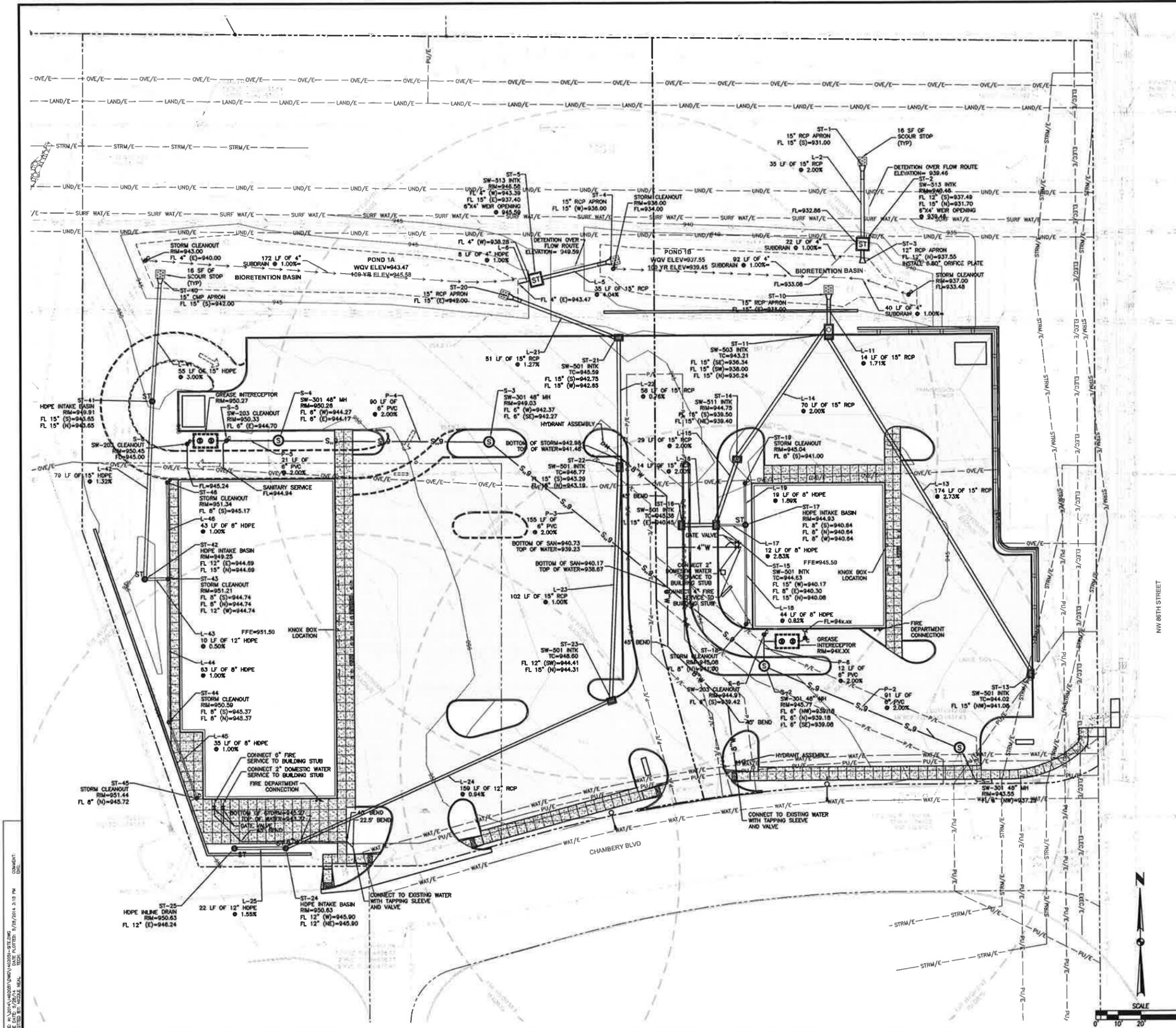
JOHNSTON, IOWA

TECH: ENGINEER

CIVIL DESIGN ADVANTAGE

**C3.1**  
 1402.051





**UTILITY NOTES**

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2014 EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES, UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8969 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2014 EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.

**OVERHEAD ELECTRICAL WARNING**

THE OVERHEAD 13,000-VOLT, 69,000-VOLT, 161,000-VOLT AND 345,000-VOLT ELECTRIC LINES IN THE PROJECT AREA ARE CONTINUOUSLY ENERGIZED. THE CONDUCTORS (OVERHEAD WIRES) ON THESE ELECTRIC LINES ARE BARE AND UNINSULATED AND CONTACT WITH THESE ELECTRIC LINES CAN CAUSE SERIOUS INJURY OR DEATH. ALL PEOPLE INVOLVED WITH ANY CONSTRUCTION, MAINTENANCE, OR SIMILAR ACTIVITIES WITHIN THE VICINITY OF THESE ELECTRIC LINES MUST BE AWARE AND REMAIN AWARE OF THE HAZARDS OF WORKING AROUND THESE ELECTRIC LINES, INCLUDING MAINTAINING PROPER SAFETY CLEARANCES FROM THESE ELECTRIC LINES.

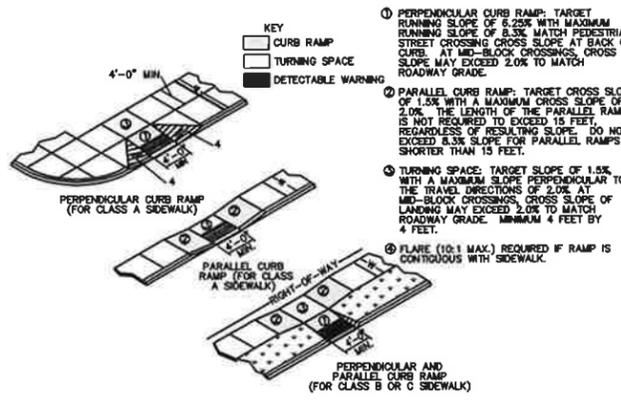
DATE	06/09/14
REVISIONS	
TECH:	ENGINEER:

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

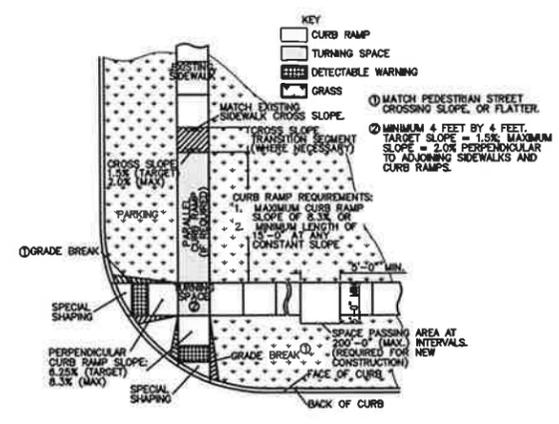
**CHAMBERY POINT**  
UTILITY PLAN

JOHNSTON, IOWA

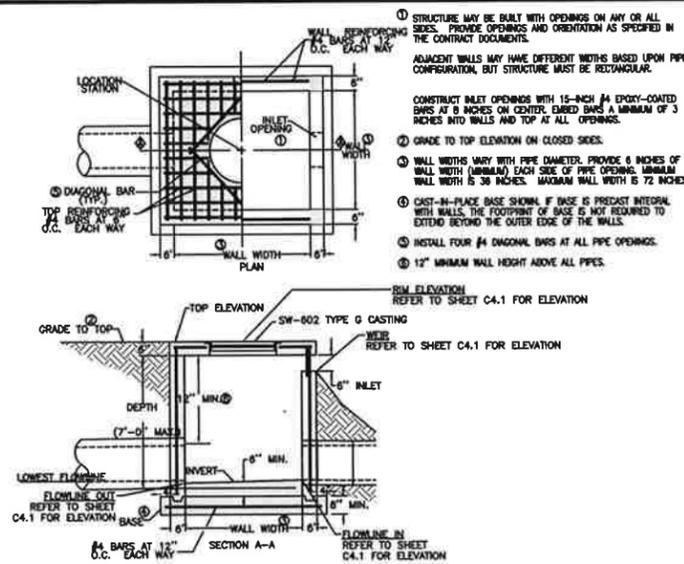
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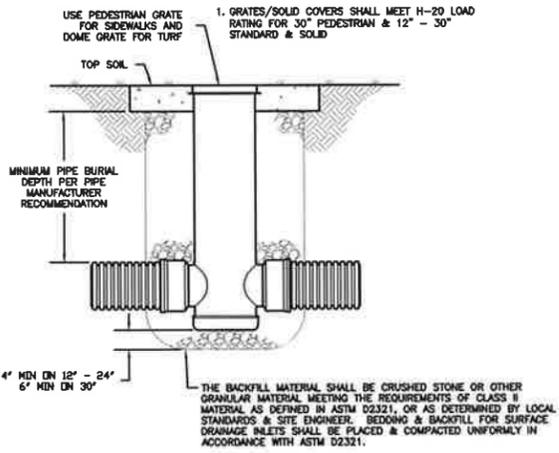
1 CURB RAMPS OUTSIDE OF INTERSECTION RADIUS  
 NOT TO SCALE



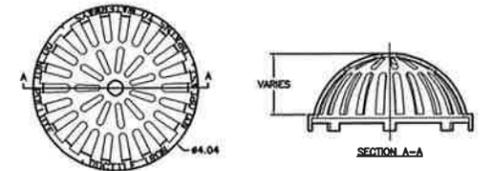
2 GENERAL FEATURES OF AN ACCESSIBLE SIDEWALK  
 NOT TO SCALE



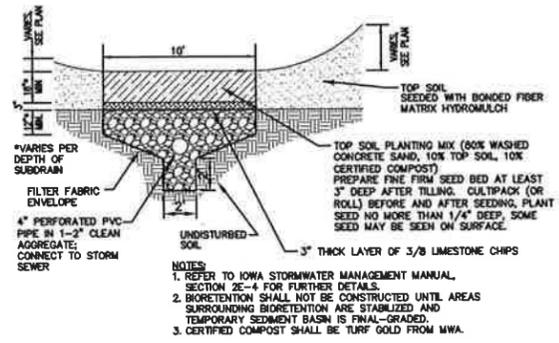
3 SW-513 INTAKE (ST-2 AND ST-5)  
 NOT TO SCALE



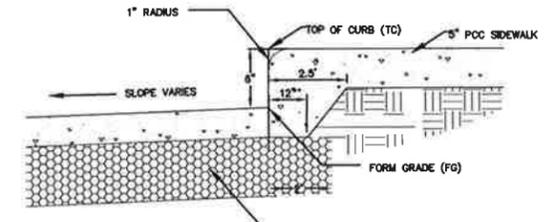
4 NYLOPLAST INLINE DRAIN BASIN  
 NOT TO SCALE



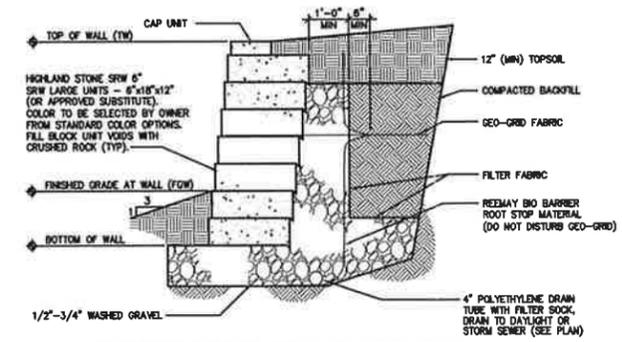
5 DOME GRATE  
 NOT TO SCALE



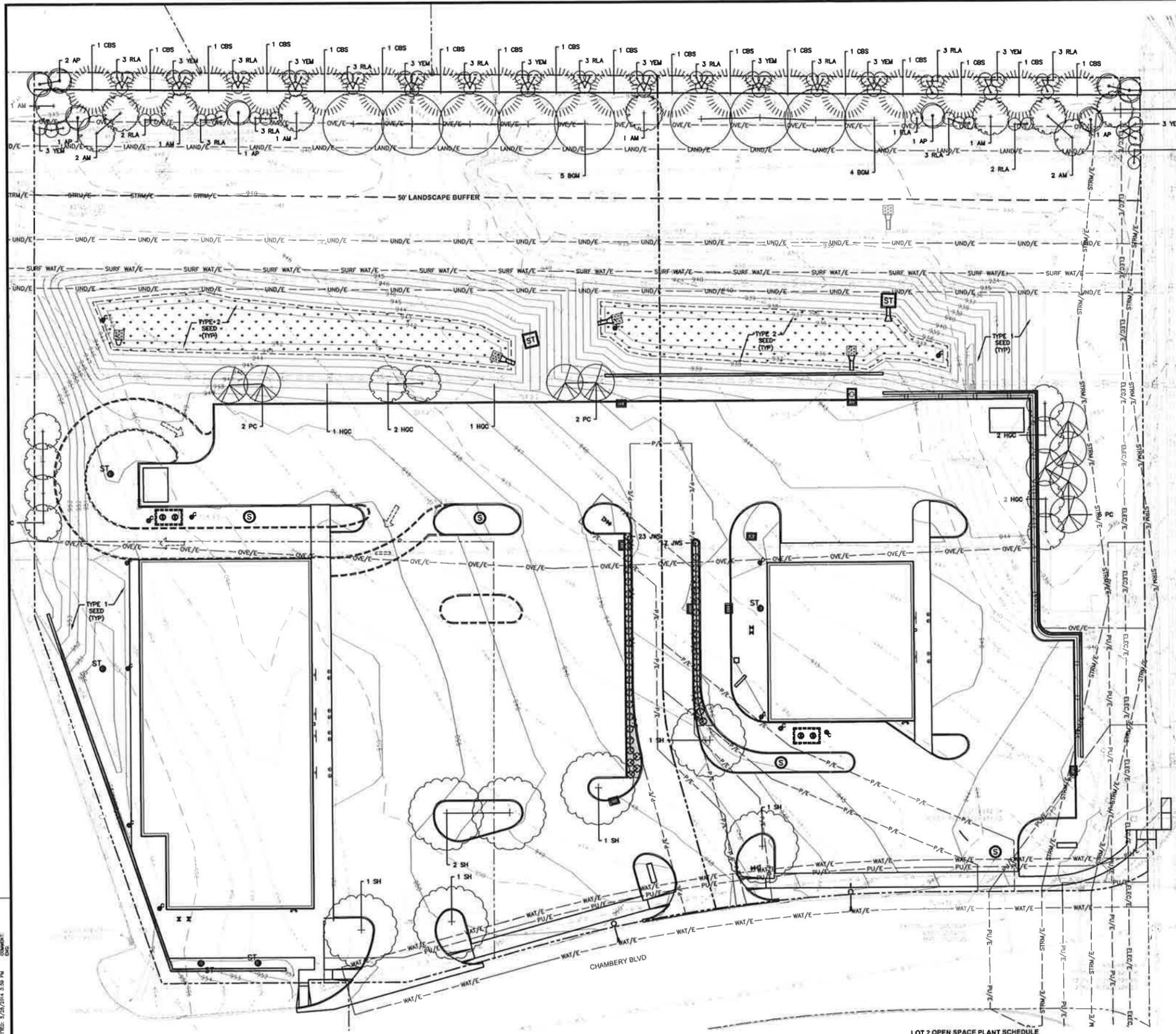
6 BIO RETENTION CROSS SECTION  
 NOT TO SCALE



7 6" INTEGRAL CURB AND SIDEWALK  
 NOT TO SCALE



8 MSE SEGMENTAL BLOCK RETAINING WALL  
 NOT TO SCALE



**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 ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. SOIL TO TOP OF CURB (MINUS 1 1/2" FOR SOIL F 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. SHREDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A MINIMUM DEPTH OF 3"
9. ALL EDGING SHALL BE SPADE OUT 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.

**SEED MIX**

TYPE 1 SEED: "PERMANANT LAWN MIXTURE" (TYPE 1 SUDAS MIXTURE). SEEDING DATES: MARCH 1-MAY 31, AUGUST 10-SEPTEMBER 30  
 TYPE 2 SEED: "GRAND MEADOW/ MESC SITE MIX" (AS SUPPLIED BY ION EXCHANGE, INC.) OR APPROVED SUBSTITUTE. SEEDING DATES: APRIL 1-JUNE 30. \*INSTALL PER MANUFACTURER'S RECOMMENDATION

**50' BUFFER PLANTINGS FOR LOT 1 (254 LF)**

**REQUIRED:**  
 2 OVERSTORY TREES PER 100 LF: 5 TREES  
 4 EVERGREEN TREES PER 100 LF: 10 TREES  
 4 UNDERSTORY TREES PER 100 LF: 10 TREES  
 18 SHRUBS PER 100 LF: 41 SHRUBS

**PROVIDED:**  
 TREES: 5 TREES  
 EVERGREEN TREES: 10 TREES  
 UNDERSTORY TREES: 10 TREES  
 SHRUBS: 41 SHRUBS

**LOT 1 BUFFER PLANT SCHEDULE**

Broadleaf Deciduous			
Code Name	Common Name	Scientific Name	Planting Size
AP	American plum	Prunus americana	B&B, 2" CAL
AM	Amar Maple	Acer glabro	B&B, 2" CAL
BGM	Black 'Greencolumn' Maple	Acer nigrum 'Greencolumn'	B&B, 3" CAL
Conifer Evergreen			
Code Name	Common Name	Scientific Name	Planting Size
CBS	Colorado Blue Spruce	Picea pungens 'Glauca'	B&B, 6" HEIGHT
Shrub			
Code Name	Common Name	Scientific Name	Planting Size
YEM	Japanese Yew, 'Emerald Mist'	Taxus cuspidata 'Emerald Mist'	CONT, 3 GAL
RLA	Rosey Lights Azalea	Rhododendron x 'Rosey Lights'	CONT, 3 GAL

**50' BUFFER PLANTINGS FOR LOT 2 (198 LF)**

**REQUIRED:**  
 2 OVERSTORY TREES PER 100 LF: 4 TREES  
 4 EVERGREEN TREES PER 100 LF: 8 TREES  
 4 UNDERSTORY TREES PER 100 LF: 8 TREES  
 18 SHRUBS PER 100 LF: 32 SHRUBS

**PROVIDED:**  
 TREES: 4 TREES  
 EVERGREEN TREES: 8 TREES  
 UNDERSTORY TREES: 8 TREES  
 SHRUBS: 32 SHRUBS

**LOT 2 BUFFER PLANT SCHEDULE**

Broadleaf Deciduous			
Code Name	Common Name	Scientific Name	Planting Size
AP	American plum	Prunus americana	B&B, 2" CAL
AM	Amar Maple	Acer glabro	B&B, 2" CAL
BGM	Black 'Greencolumn' Maple	Acer nigrum 'Greencolumn'	B&B, 3" CAL
Conifer Evergreen			
Code Name	Common Name	Scientific Name	Planting Size
CBS	Colorado Blue Spruce	Picea pungens 'Glauca'	B&B, 6" HEIGHT
Shrub			
Code Name	Common Name	Scientific Name	Planting Size
YEM	Japanese Yew, 'Emerald Mist'	Taxus cuspidata 'Emerald Mist'	CONT, 3 GAL
RLA	Rosey Lights Azalea	Rhododendron x 'Rosey Lights'	CONT, 3 GAL

**OPEN SPACE PLANTINGS LOT 1**

SITE AREA: 90,538 SF (2.08 AC)  
 OPEN SPACE REQUIRED: 22,835 SF (25%)  
 OPEN SPACE PROVIDED: 45,830 SF (51%)

**REQUIRED:**  
 1 OVERSTORY TREE PER 1,500 SF  
 40% 2"-2 1/2" CALIPER  
 60% 8'-10' HIGH  
 6 TREES (40%)  
 9 TREES (60%)  
 15 TREES  
 23 SHRUBS

**PROVIDED:**  
 TREES: 6 TREES (40%)  
 9 TREES (60%)  
 15 TREES  
 23 SHRUBS

**LOT 1 OPEN SPACE PLANT SCHEDULE**

Broadleaf Deciduous			
Code Name	Common Name	Scientific Name	Planting Size
HGC	Harvest Gold Crabapple	Malus 'Harvest Gold'	8' MIN B&B, 2" CAL
PC	Prolifera Crabapple	Malus ioensis 'Prolifera'	8' MIN B&B, 2" CAL
SH	Shodometer Honeylocust	Gleditsia triacanthos 'Shodometer'	8' MIN B&B, 3" CAL
Shrub			
Code Name	Common Name	Scientific Name	Planting Size
JWS	Japanese White Spiraea	Spiraea aliflora	N/A CONT, 3 GAL

**OPEN SPACE PLANTINGS LOT 2**

SITE AREA: 85,248 SF (1.95 AC)  
 OPEN SPACE REQUIRED: 18,312 SF (21%)  
 OPEN SPACE PROVIDED: 36,922 SF (43%)

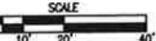
**REQUIRED:**  
 1 OVERSTORY TREE PER 1,500 SF  
 40% 2"-2 1/2" CALIPER  
 60% 8'-10' HIGH  
 4 TREES (40%)  
 7 TREES (60%)  
 11 TREES  
 17 SHRUBS

**PROVIDED:**  
 TREES: 4 TREES (40%)  
 7 TREES (60%)  
 11 TREES  
 17 SHRUBS

**LOT 2 OPEN SPACE PLANT SCHEDULE**

Broadleaf Deciduous			
Code Name	Common Name	Scientific Name	Quantity
PC	Prolifera Crabapple	Malus ioensis 'Prolifera'	5
HGC	Harvest Gold Crabapple	Malus 'Harvest Gold'	4
SH	Shodometer Honeylocust	Gleditsia triacanthos 'Shodometer'	2
Shrub			
Code Name	Common Name	Scientific Name	Quantity
JWS	Japanese White Spiraea	Spiraea aliflora	17

**OVERHEAD ELECTRICAL WARNING**  
 THE OVERHEAD 15,000-VOLT, 48,000-VOLT, 161,000-VOLT AND 345,000-VOLT ELECTRIC LINES IN THE PROJECT AREA ARE CONTINUOUSLY ENERGIZED. THE CONDUCTORS (OVERHEAD WIRES) ON THESE ELECTRIC LINES ARE BARE AND UNINSULATED AND CONTACT WITH THESE ELECTRIC LINES CAN CAUSE SERIOUS INJURY OR DEATH. ALL PEOPLE INVOLVED WITH ANY CONSTRUCTION, MAINTENANCE, OR SIMILAR ACTIVITIES WITHIN THE VICINITY OF THESE ELECTRIC LINES MUST BE AWARE AND REMAIN AWARE OF THE HAZARDS OF WORKING AROUND THESE ELECTRIC LINES, INCLUDING MAINTAINING PROPER SAFETY CLEARANCES FROM THESE ELECTRIC LINES.



DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 SITE PLAN SUBMITTAL #2: \_\_\_\_\_  
 SITE PLAN SUBMITTAL #1: \_\_\_\_\_

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

**CHAMBERY POINT**  
**LANDSCAPE PLAN**

CIVIL DESIGN ADVANTAGE ENGINEER: \_\_\_\_\_  
 TECH: \_\_\_\_\_

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