



Notice of Proposed Development *City of Johnston, Iowa*

September 8th, 2020

PZ Case No. 20-15; Ridgedale Heights Plat One Final Plat

Transition Properties LLC has submitted a final plat for the subdivision of 27.48 acres into 3 street lots, 40 buildable lots for single family homes, and 2 unbuildable outlots. The subject property is located south of NW 70th Avenue and west of NW 100th Street.

Meeting Schedule:

Planning and Zoning Commission, Monday, September 14th, 2020 at 7:00 PM
City Council Meeting, not yet scheduled.

Due to the Covid-19 Pandemic, and in accordance with Governor Reynolds' March 19, 2020 proclamation suspending the regulatory provisions of Iowa Code Section 21.8, or any other statute imposing a requirement to hold a public meeting or hearing, the City of Johnston will conduct meetings electronically with the public allowed to attend per instructions denoted on the meeting's particular agenda. Agendas can be accessed at the following link: <https://go.boarddocs.com/ia/cojia/Board.nsf/Public#>

Staff Contact:

Comments and questions about this application may be directed to:

Clayton Ender, Planner
City of Johnston
6221 Merle Hay Road, PO Box 410
Johnston, IA 50131
Phone: (515) 727-7763
Email: cender@cityofjohnston.com

Attachments:

Final Plat

INDEX LEGEND

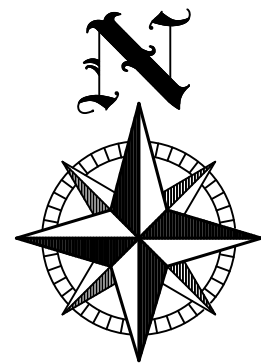
LOCATION: OUTLOTS C, E & G
RIDGEDALE HEIGHTS OUTLOTS
JOHNSTON POLK COUNTY IOWA

REQUESTOR: BRANDON STUBBS, PE

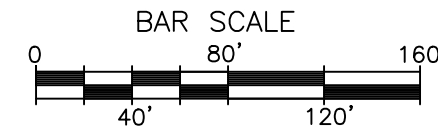
PROPRIETORS: TRANSITIONPROPERTIES LLC
1236 34th STREET
ALTOONA IOWA 50009

SURVEYOR: JOEL R. ROMNEY

COMPANY & RETURN TO: RACCOON VALLEY LAND SURVEYING LLC
33235 L AVENUE
ADEL IOWA 50003
PHONE: 515.493.8317



SCALE: 1"=80'



- LEGEND:**
- INDICATES PLAT CORNER FOUND 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971 UNLESS OTHERWISE NOTED
 - INDICATES LOT CORNER FOUND 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971 UNLESS OTHERWISE NOTED
 - INDICATES LOT CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971
 - P INDICATES PLATTED DISTANCE
 - M INDICATES MEASURED DISTANCE
 - SF SQUARE FEET
 - YPC YELLOW PLASTIC ID CAP
 - EASE. EASEMENT
 - INDICATES STREET ADDRESS

RIDGEDALE HEIGHTS PLAT 1

final plat

PROPERTY DESCRIPTION:

OUTLOT C, OUTLOT E AND OUTLOT G IN RIDGEDALE HEIGHTS OUTLOTS, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF JOHNSTON, POLK COUNTY, IOWA. SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENT OF RECORD.

BASIS OF BEARING IS THE IOWA REGIONAL ZONE 8 (AMES DES MOINES) COORDINATE SYSTEM. THIS PLAT HAS AN ERROR CLOSURE OF LESS THAN 1 FOOT IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR CLOSURE OF LESS THAN 1 FOOT IN 5,000 FEET.

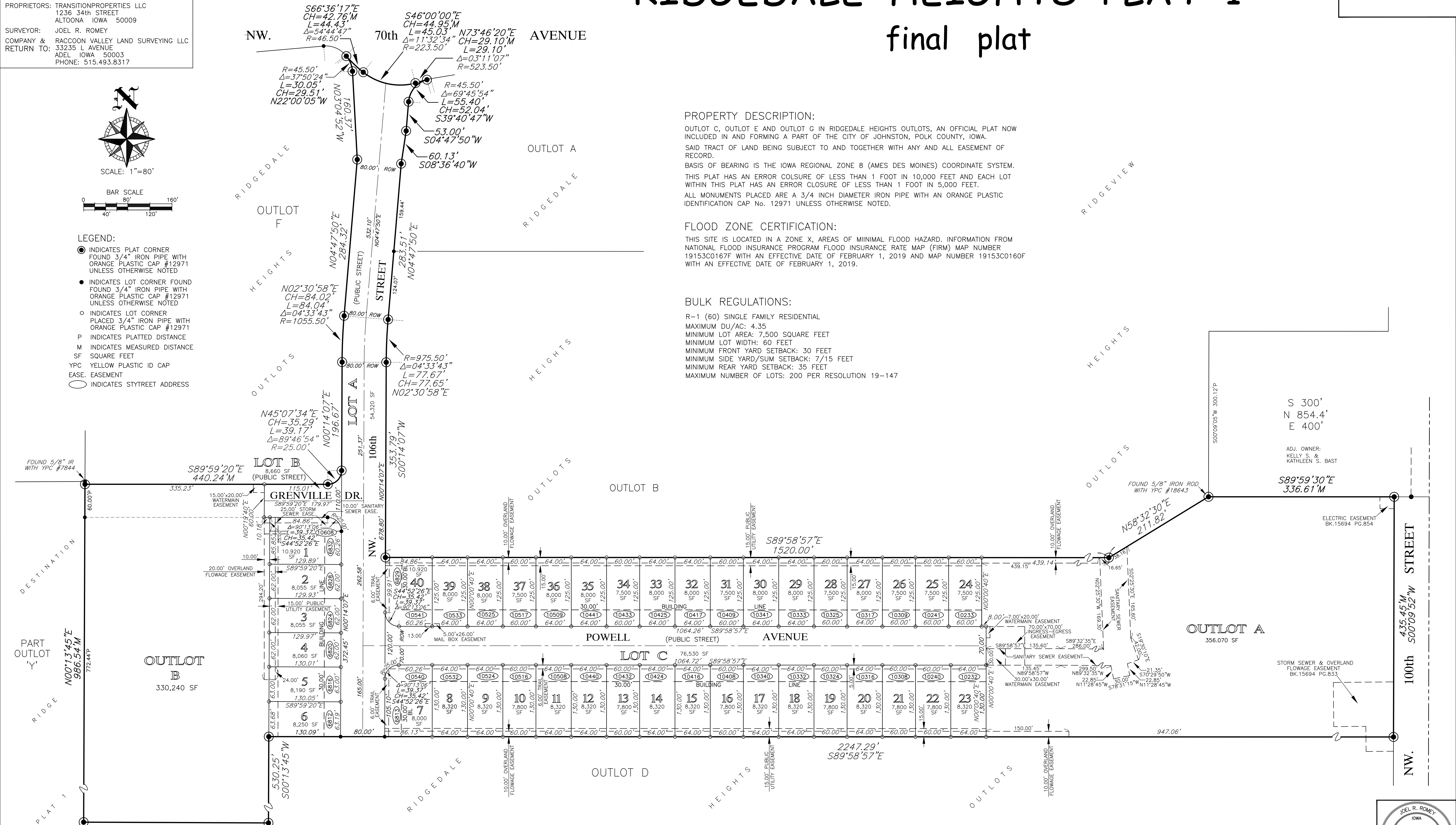
ALL MONUMENTS PLACED ARE A 3/4 INCH DIAMETER IRON PIPE WITH AN ORANGE PLASTIC IDENTIFICATION CAP No. 12971 UNLESS OTHERWISE NOTED.

FLOOD ZONE CERTIFICATION:

THIS SITE IS LOCATED IN A ZONE X, AREAS OF MINIMAL FLOOD HAZARD. INFORMATION FROM NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 19153C0167F WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2019 AND MAP NUMBER 19153C0160F WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2019.

BULK REGULATIONS:

- R-1 (60) SINGLE FAMILY RESIDENTIAL
- MAXIMUM DU/AC: 4.35
- MINIMUM LOT AREA: 7,500 SQUARE FEET
- MINIMUM LOT WIDTH: 60 FEET
- MINIMUM FRONT YARD SETBACK: 30 FEET
- MINIMUM SIDE YARD/SUM SETBACK: 7/15 FEET
- MINIMUM REAR YARD SETBACK: 35 FEET
- MAXIMUM NUMBER OF LOTS: 200 PER RESOLUTION 19-147



S 300'
N 854.4'
E 400'

ADJ. OWNER:
KELLY S. &
KATHLEEN S. BAST

S89°59'30"E
336.61 M

ELECTRIC EASEMENT
BK.15694 PG.854

STORM SEWER & OVERLAND
FLOWAGE EASEMENT
BK.15694 PG.833

Raccoon Valley
Land Surveying

33235 L Avenue Adel Iowa 50003 515.493.8317

PRELIMINARY

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEYING WORK WAS PERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

ISS. DATE: _____ NEW DATE: DEC 2021 PRESS OVER TO BE SEAL: THIS PAGE ONLY

SIGNED: _____ DATE: _____

JOEL R. ROMNEY P.L.S. 12971

PN:20050
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