



Notice of Proposed Development *City of Johnston, Iowa*

May 3, 2016

PZ Case No. 16-09; The Enclave Plat 3 Preliminary and Final Plat

The Enclave of Johnston proposes to subdivide 18.7 acres into three lots to be accessed from Enclave Circle and two outlots for future development. The property is currently the subject of voluntary annexation into the city and a petition to establish the area as part of the R-1(100) Single Family Residential, zoning district.

The proposed site plan and building elevations are available below.

Applicant:

Enclave of Johnston
5500 Merle Hay Road
Johnston, IA 50131

Meeting Schedule:

Planning and Zoning Commission, Monday, May 9, 2016
City Council Meeting (tentative), Monday, May 16, 2016

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:

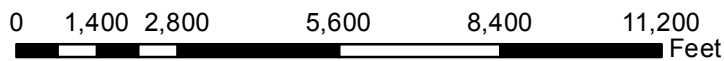
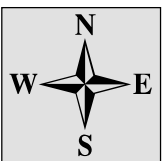
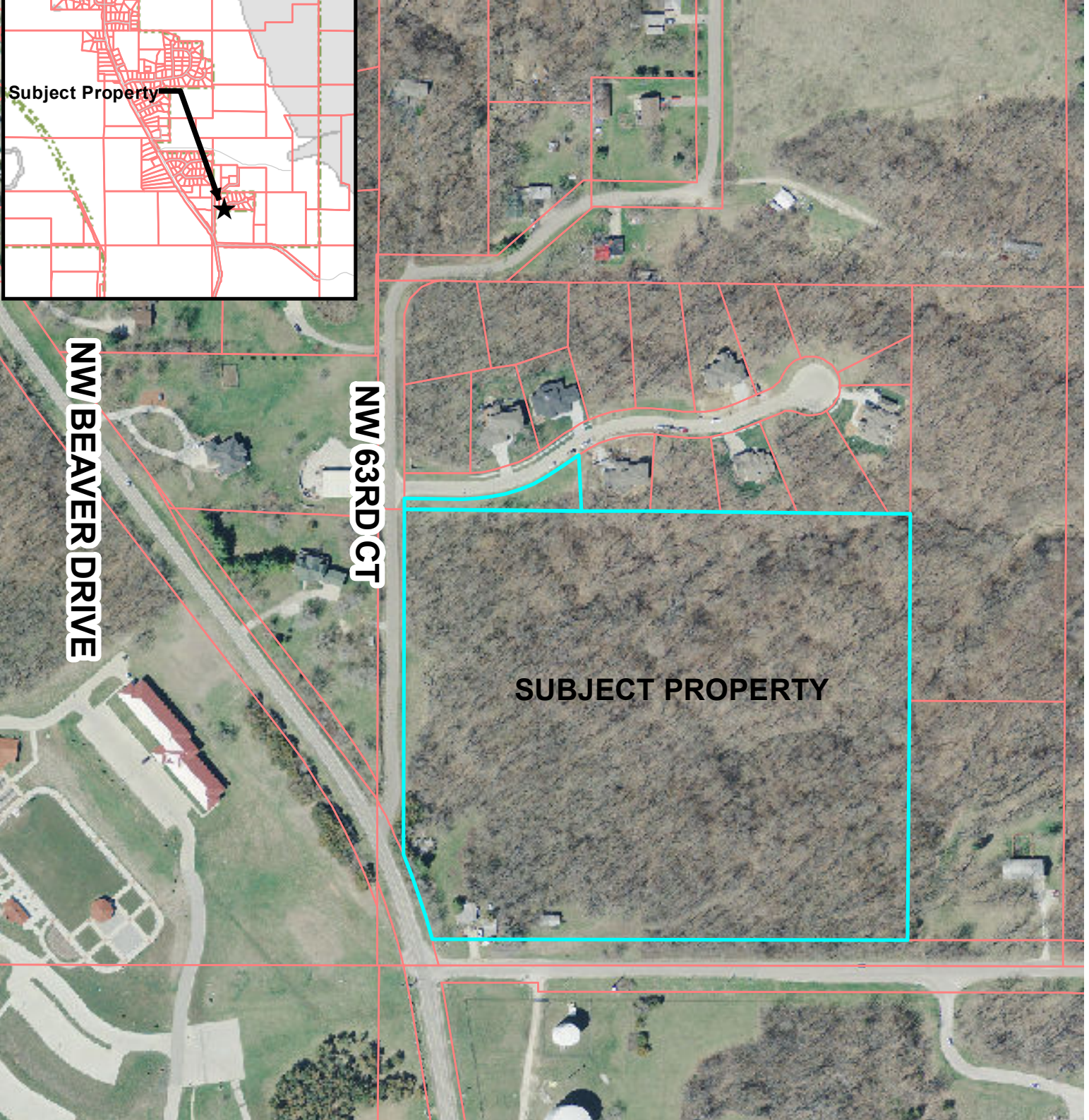
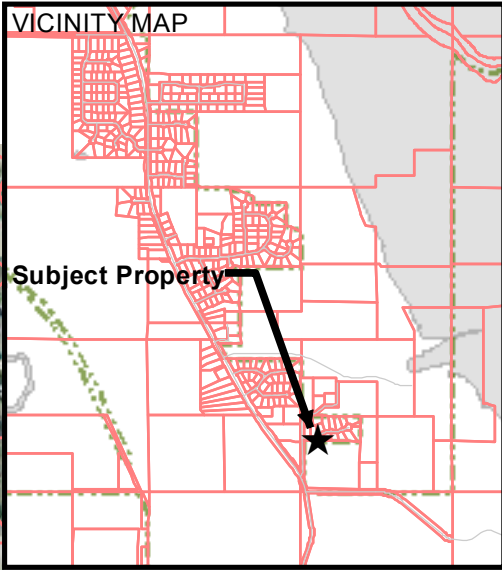
Comments and questions about this application may be directed to:

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
Preliminary and Final Plats

PZ CASE 16-09
The Enclave Plat 3 Preliminary & Final Plat



1 inch = 261 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

H:\Community Development\16-09, The Enclave Plat 3 Preliminary Plat & Final Plat\GIS\Aerial vicinity PZ 16-09.mxd

PRELIMINARY PLAT
THE ENCLAVE
PLAT 3
 SHEET 1 OF 1

OWNER/DEVELOPER
 THE ENCLAVE OF JOHNSTON LLC
 1850 NW 180TH ST STE 450
 CLIVE, IA 50822-0511

CITY OF JOHNSTON
 COMMUNITY DEV. DEPT.

DATE REC'D: 04/12/2010
 CASE NO.: PZ 110-09

ZONING
 R1-100 (PROPOSED)

BULK REGULATIONS
 FRONT YARD SETBACK- 40'
 REAR YARD SETBACK- 40'
 SIDE YARD SETBACK- 21' TOTAL, 10' MIN

LEGAL DESCRIPTION
 LOT 4, HUGHES ACRES, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF FOLK COUNTY, IOWA, CONTAINING 18.91 ACRES, MORE OR LESS,
 AND
 OUTLOT Z IN THE ENCLAVE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF JOHNSTON, FOLK COUNTY, IOWA, CONTAINING 0.51 ACRES, MORE OR LESS.
 SAID PARCELS CONTAIN 18.70 ACRES, MORE OR LESS.

- NOTES
1. CORNERS SHOWN TO BE SET ON THIS PLAT WILL BE ESTABLISHED WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.
 2. FEMA FLOOD ZONE INFORMATION:
 ZONE X
 COMMUNITY PANEL NUMBER 16040008D & 16048004D
 REVISED 7/19/2000
 3. NO GRADING OR TREE REMOVAL IS PROPOSED WITH THIS PLAT.
 4. THE INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR INSTALLATION OF THEIR OWN WATER, SANITARY, & STORM SEWER SERVICES. UTILITY EXISTENCES MUST BE COMPLETED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 5. SANITARY SEWER SERVICE WILL BE A GRINDER PUMP SYSTEM PURCHASED FROM THE CITY OF JOHNSTON.
 6. GRADING/STORM RENOFF
 (A) INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR GRADING THEIR LOT TO CONVEY RUNOFF GENERATED FROM THEIR LOT AND RUNOFF GENERATED FROM ADJACENT LOTS IN SUCH A MANNER AS TO NOT:
 (G) DAMAGE DOWN STREAM PROPERTY.
 (H) RESTRICT OFF SITE FLOW FROM BEING CONVEYED ACROSS THEIR LOT.
 (I) CHANGE THE GENERAL DIRECTION OF FLOW OF RUNOFF.
 (B) INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING THEIR SITE IS GRADED TO PROTECT THEIR PRIVATE PROPERTY FROM ANY AND ALL DAMAGE FROM STORM RENOFF GENERATE ONSITE OR OFF SITE.

BULK REQUIREMENTS
 FRONT YARD SETBACK 40'
 REAR YARD SETBACK 40'
 SIDE YARD SETBACK 10'/21'

LINE TABLE

LINE	BEARING	DISTANCE
M-11	S04°24'41"E	12.42'
P-11		12.42'
M-12	N80°01'50"E	41.33'
P-12		41.33'

CURVE TABLE

CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
M-11	301.02'	N12°48'43"E	325.00'	55°28'21"	171.88'	108.84'
P-11	300.90'		325.00'	55°28'06"	171.72'	108.64'
M-12	130.30'	N4°10'02"E	117.83'	8°49'54"	150.30'	40.51'
P-12	130.18'		117.83'	8°49'54"	150.30'	40.51'
C-1	21.62'	S68°51'34"E	325.00'	8°44'54"	21.61'	10.21'
C-2	121.80'	S71°45'55"E	325.00'	17°55'14"	121.81'	51.39'
C-3	111.19'	S61°58'43"E	325.00'	19°42'23"	111.50'	54.08'

VICINITY SKETCH



CERTIFICATION

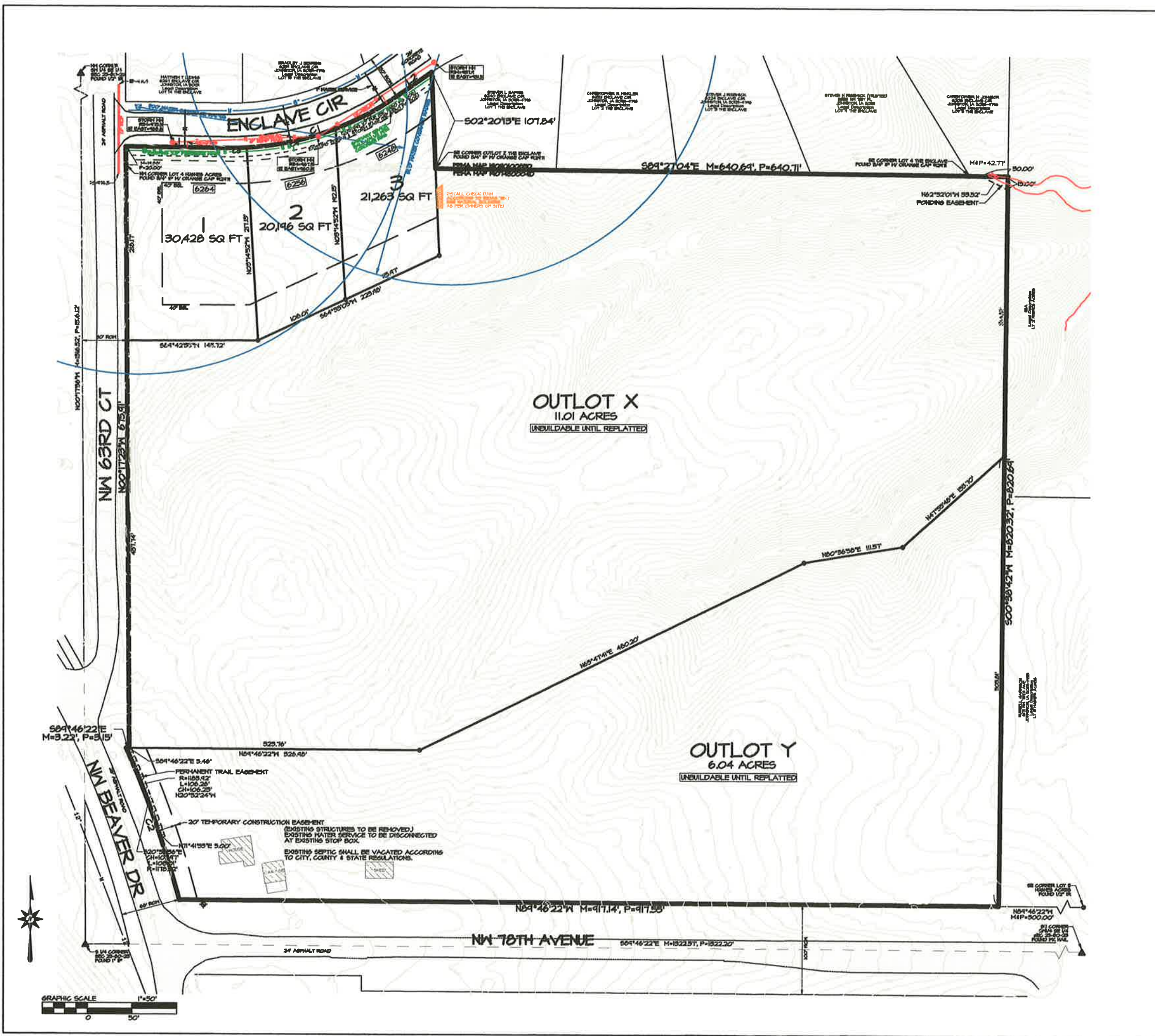


LEGEND

- FOUND 3/4" IF HV GRANGE CAP #15256
- SET 1/2" IR HV GRANGE CAP #15256
- △ SECTION CORNER AS NOTED
- △ SECTION CORNER SET AS NOTED
- M=MEASURED DISTANCE OR BEARING
- P=RECORDED DISTANCE OF BEARING
- EXISTING CONTOUR
- - - PROPOSED CONTOUR
- X= FENCE LINE AS NOTED
- BURIED TELEPHONE AS NOTED
- BURIED ELECTRIC AS NOTED
- OVER-HEAD UTILITIES
- GAS MAIN AS NOTED
- WATER MAIN AS NOTED
- STORM SEWER AS NOTED
- SANITARY SEWER AS NOTED
- BURIED TELEPHONE
- BURIED CABLE/UTILITIES
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING TRANSFORMER BOX
- SANITARY TRAP AS NOTED
- STORM MANHOLE AS NOTED
- FIRE HYDRANT AS NOTED
- UTILITY MANHOLE AS NOTED
- WATER VALVE
- UTILITY BOX AS NOTED

AEC ASSOCIATED ENGINEERING COMPANY OF IOWA
 2917 Martin Luther King Jr. Pkwy Des Moines, IA 50310
 Phone: (515) 255-3156 Fax: (515) 255-3157

PROJECT #: 206219
 PRINT SERIAL DATE: 4/20



FINAL PLAT THE ENCLAVE PLAT 3

SHEET 1 OF 1

OWNER/DEVELOPER
THE ENCLAVE OF JOHNSTON LLC
1850 NW 180TH ST SITE 450
CLIVE, IA 50525-6571

CITY OF JOHNSTON
COMMUNITY DEV. DEPT.

DATE REC'D: 04/27/2010

CASE NO.: PZ 110-09

ZONING
RI-100

BULK REGULATIONS

FRONT YARD SETBACK- 40'
REAR YARD SETBACK- 40'
SIDE YARD SETBACK- 21' TOTAL, 10' MIN

LEGAL DESCRIPTION

LOT 4, NINEE ACRES, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF
FOLK COUNTY, IOWA, CONTAINING 18.91 ACRES, MORE OR LESS,
AND
OUTLOT 7 IN THE ENCLAVE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF
THE CITY OF JOHNSTON, FOLK COUNTY, IOWA, CONTAINING 0.51 ACRES, MORE OR LESS.
SAID PARCELS CONTAIN 19.70 ACRES, MORE OR LESS.

NOTES

- CORNERS SHOWN TO BE SET ON THIS PLAT WILL BE ESTABLISHED WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.
- FEMA FLOOD ZONE INFORMATION:
ZONE X
COMMUNITY PANEL NUMBER 160400085 & 160400040
REVISED 1/15/2000
- NO GRADING OR TREE REMOVAL IS PROPOSED WITH THIS PLAT.
- THE INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR INSTALLATION OF THEIR OWN WATER, SANITARY, & STORM SEWER SERVICES. UTILITY EXTENSIONS MUST BE COMPLETED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- SANITARY SEWER SERVICE WILL BE A GRINDER PUMP SYSTEM PURCHASED FROM THE CITY OF JOHNSTON.
- GRADING/STORM RAINOFF
(A) INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR GRADING THEIR LOT TO CONVEY RAINOFF GENERATED FROM THEIR LOT AND RAINOFF GENERATED FROM ADJACENT LOTS IN SUCH A MANNER AS TO NOT:
(i) DAMAGE DOWN STREAM PROPERTY.
(ii) RESTRICT OFF SITE FLOW FROM BEING CONVEYED ACROSS THEIR LOT.
(iii) CHANGE THE GENERAL DIRECTION OF FLOW OF RAINOFF.
(B) INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING THEIR SITE IS GRADED TO PROTECT THEIR PRIVATE PROPERTY FROM ANY AND ALL DAMAGE FROM STORM RAINOFF GENERATED ONSITE OR OFF SITE.

BULK REQUIREMENTS

FRONT YARD SETBACK 40'
REAR YARD SETBACK 40'
SIDE YARD SETBACK 10'/21'

LINE TABLE

LINE	BEARING	DISTANCE
1-1	S64°24'42"E	12.22'
1-2	N12°01'58"E	12.43'
1-3	N89°01'58"E	41.51'
1-4	N12°01'58"E	41.42'

CURVE TABLE

CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
1-1-1	22.02'	N12°48'43"E	325.00'	39°28'	112.84'	129.64'
1-2-1	200.00'	N12°48'43"E	325.00'	39°28'	307.210'	111.59'
1-2-2	180.90'	N84°42'03"W	116.42'	84°53'	150.20'	40.51'
1-2-3	180.18'	N16°42'	116.42'	84°53'	150.20'	40.51'
1-3-1	31.22'	S68°11'18"W	325.00'	39°28'	112.84'	129.64'
1-3-2	124.64'	S71°43'58"W	325.00'	39°28'	112.84'	129.64'
1-3-3	112.22'	S64°24'42"E	325.00'	39°28'	112.84'	129.64'

VICINITY SKETCH



CERTIFICATION



LEGEND

- Ø FOUND 3/4" IR W/ ORANGE CAP RIGHTS UNLESS NOTED
- SET 1/2" IR W/ ORANGE CAP RIGHTS
- △ SECTION CORNER FOUND AS NOTED
- ▲ SECTION CORNER SET AS NOTED
- M= MEASURED DISTANCE OR BEARING
- P= RECORDED DISTANCE OR BEARING

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