



# Notice of Proposed Development *City of Johnston, Iowa*

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September 27<sup>th</sup>, 2019

## **PZ Case No. 19-27; Prairie Engineering Warehouse Building Site Plan**

Prairie Engineering Holdings LLCS has submitted a site plan for the development of a 1,250 square foot warehouse building and associated site work. The associated site work includes some additional paving for access to the building and one new parking stall. The subject property is located at 5008 NW 57<sup>th</sup> Avenue

### **Property Owner/ Applicant:**

Prairie Engineering Holdings LLC  
5008 NW 57<sup>th</sup> Avenue  
Johnston, IA, 50131

### **Meeting Schedule:**

Planning and Zoning Commission, Monday, September 30<sup>th</sup>, 2019 at 7:30 PM  
City Council, Monday, October 7<sup>th</sup>, 2019 at 7:00 PM

The above meetings will be held in the Council Chambers of Johnston City Hall, 6221 Merle Hay Road. The public is welcome and invited to attend the above noted meetings.

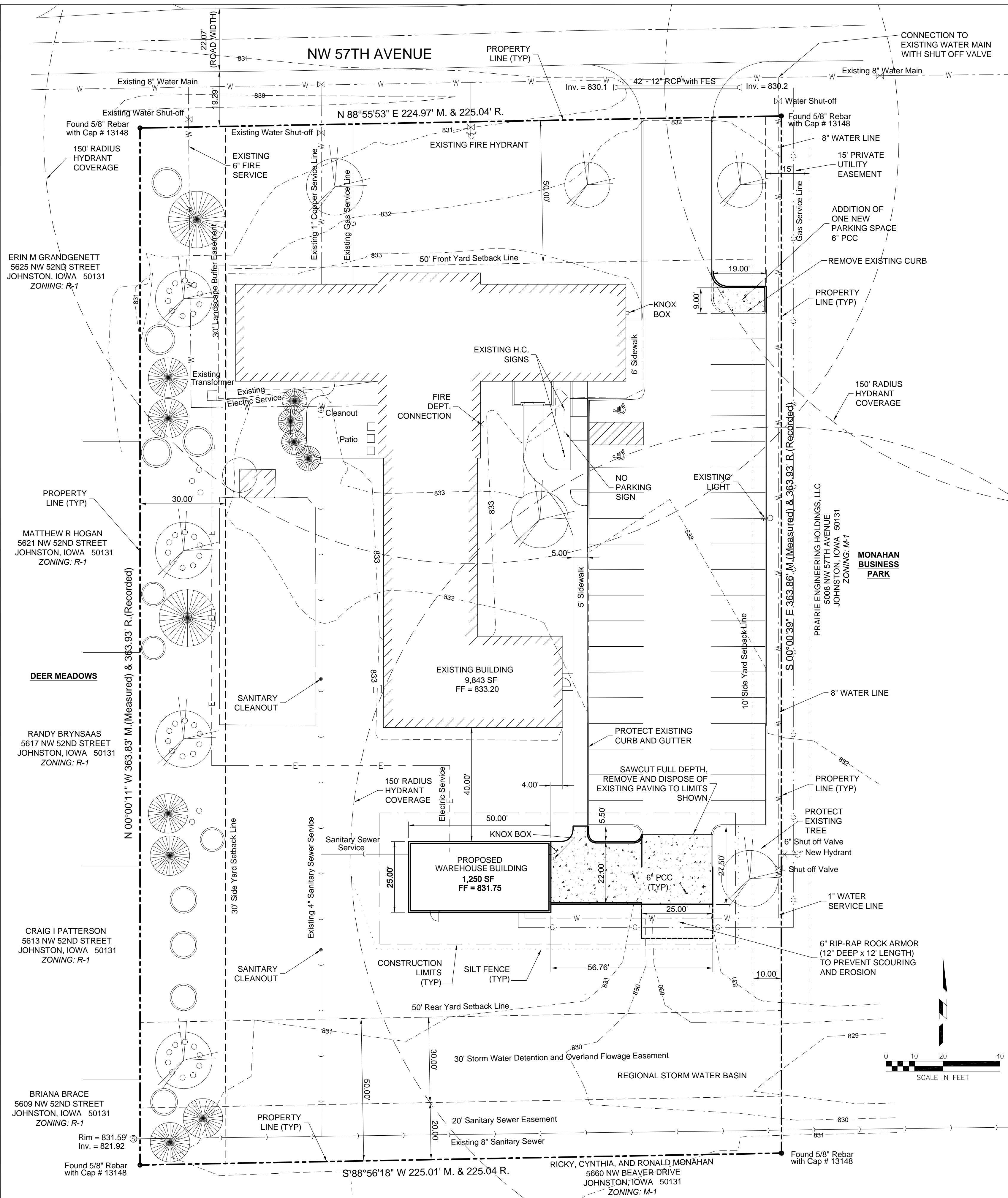
### **Staff Contact:**

Comments and questions about this application may be directed to:

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

### **Attachments:**

Site Plan  
Architectural Elevations



**OWNER / APPLICANT:**

PRAIRIE ENGINEERING HOLDINGS, LLC  
 ATTN: DON FRANCOIS  
 5008 NW 57TH STREET  
 JOHNSTON, IA 50131  
 515-270-1019

**SURVEYOR**

PELDS ENGINEERING COMPANY  
 2323 DIXON STREET  
 DES MOINES, IOWA 50316  
 (515) 265-8196  
 FAX: (515) 266-2259

**ZONING:**

M-1 - LIGHT INDUSTRIAL DISTRICT

**LEGAL DESCRIPTION:**

LOT 5 OF MONAHAN BUSINESS PARK (1.88 ACRES)

**PAVEMENT THICKNESS:**

DRIVE AISLES / PARKING AREAS: 6 INCH PCC  
 SIDEWALKS: 5 INCH PCC

**PROJECT DATA/OPEN SPACE SUMMARY:**

EXISTING/PROPOSED BUILDING USE: PROFESSIONAL OFFICE  
 BUILDING AREA FOOTPRINT OF PROPOSED ADDITION: 1,250 SF  
 BUILDING HEIGHT OF PROPOSED BUILDING: 24'-6"  
 OVERALL PROJECT SITE AREA: 5,910 SF (0.136 ACRES) (PER CONSTRUCTION LIMITS)  
 EXISTING SITE = 81,850 SF  
 EXISTING SITE IMPERVIOUS AREA = 26,150 SF (31.9%)  
 EXISTING SITE PERVIOUS AREA = 55,700 SF (68.1%)  
 CITY OF JOHNSTON  
 TEMPORARY CONSTRUCTION EASEMENT  
 BOOK #15899 PAGE #420  
 PROPOSED SITE IMPERVIOUS AREA = 28,650 SF (35%)  
 PROPOSED SITE PERVIOUS AREA = 53,200 SF (65%)  
 REQUIRED OPEN SPACE = 16,370 SF (20.0%)  
 PROVIDED OPEN SPACE = 55,107 SF (67.3%)

**BULK REGULATIONS:**

SETBACK REQUIREMENTS:  
 FRONT YARD - 50 FEET, MINIMUM  
 SIDE YARD - 10 FEET, MINIMUM ADJACENT TO M-1 DISTRICT  
 30 FEET, MINIMUM ADJACENT TO R-1 DISTRICT  
 REAR YARD - 50 FEET, MINIMUM  
 BUILDING / LOT REQUIREMENTS:  
 MAXIMUM HEIGHT - 50 FEET, PRINCIPAL BUILDING  
 MINIMUM LOT AREA - 20,000 SF  
 MINIMUM LOT WIDTH - 100'

**PARKING SUMMARY:**

TOTAL BUILDING SQUARE FOOTAGE OF PROPOSED WAREHOUSE BLDG = 1,250 SF  
 PARKING REQUIRED:  
 1 STALL PER 2000 SF FOR WAREHOUSE  
 TOTAL ADDITIONAL STALLS REQUIRED = 1 STALL  
 NOTE:  
 FOR EXISTING OFFICE PARKING REFER TO 2015 BUILDING ADDITION PROJECT  
 PZ Case No. 15-03

**LANDSCAPE / BUFFER SUMMARY:**

TOTAL SITE AREA: 81,850 SF  
 BUFFER LENGTH: 364 LF  
 BUFFER AREA: 364 LF x 30 LF = 10,920 SF  
 TOTAL SITE AREA FOR LANDSCAPE CALCULATIONS: 70,930 SF  
 MINIMUM OPEN SPACE (20%) USED FOR CALCULATIONS: 14,186 SF  
 REQUIRED BUFFER PLANTINGS:  

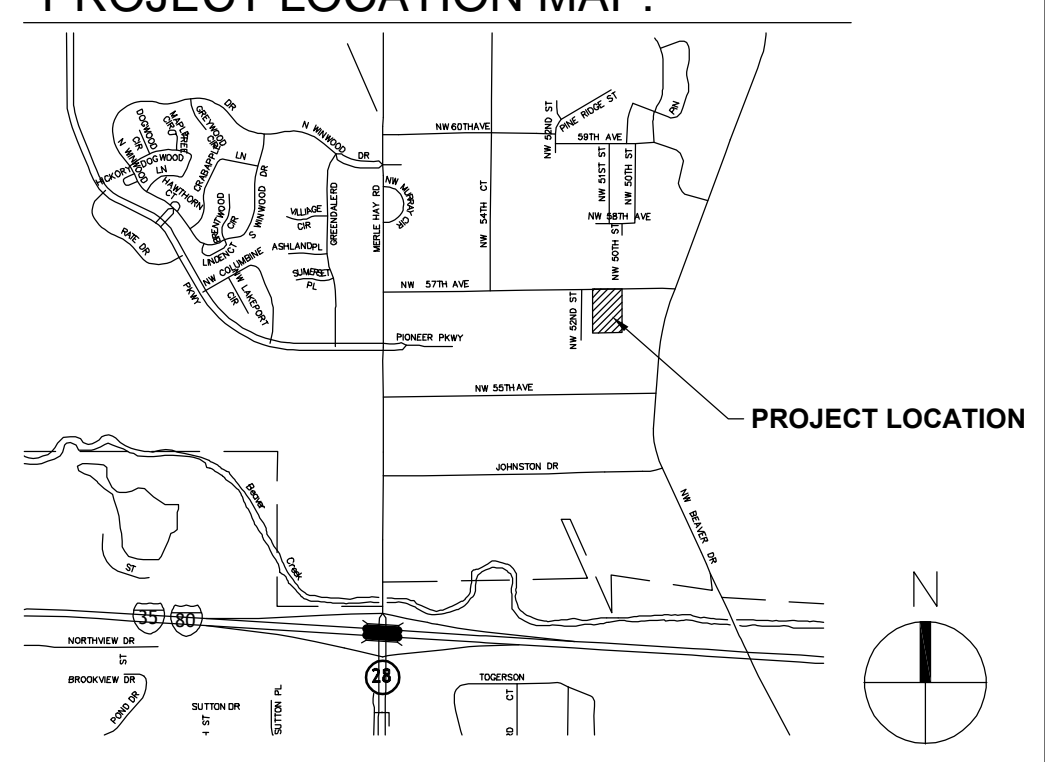
2 EVERGREENS PER 100 LF	REQUIRED	PROVIDED
1 OVERSTORY DECIDUOUS TREE PER 100 LF	8	8
3 UNDERSTORY TREES PER 100 LF	11	11
12 SHRUBS PER 100 LF	44	45

 REQUIRED LANDSCAPE PLANTINGS:  

1 TREE PER 1,500 SF	REQUIRED	PROVIDED
1 SHRUB PER 1,000 SF	10	10
	15	55

 REFER TO LANDSCAPE PLAN - DRAWING #L-001

**PROJECT LOCATION MAP:**



**EASEMENTS**

MIDAMERICAN ENERGY COMPANY  
 UNDERGROUND ELECTRIC LINE EASEMENT  
 BOOK #10474 PAGE #127  
 CITY OF JOHNSTON  
 STORM SEWER EASEMENT  
 BOOK #15881 PAGE #149  
 CITY OF JOHNSTON  
 TEMPORARY CONSTRUCTION EASEMENT  
 BOOK #15899 PAGE #420

**GENERAL NOTES:**

- THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THE DRAWING ARE APPROXIMATE ONLY AND WERE OBTAINED FROM RECORDS MADE AVAILABLE TO PRAIRIE ENGINEERING, INC. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN TO PRAIRIE ENGINEERING, INC. AND NOT SHOWN ON THIS DRAWING. THE UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR.
- NOTIFY UTILITY COMPANIES OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
- APPLICANT MUST PROCURE A CITY GRADING PERMIT PRIOR TO ANY GROUND DISTURBING ACTIVITY.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION. IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL 1-800-292-8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
- THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.
- PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
- MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
- SITE CLEAN-UP SHALL BE PERFORMED ON A DAILY BASIS. SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.
- ALL OPEN EXCAVATIONS SHALL BE PROTECTED.
- REPLACE ANY PROPERTY MONUMENTS REMOVED OR DESTROYED BY CONSTRUCTION. MONUMENTS SHALL BE SET BY A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF IOWA.
- MINIMIZE DUST SPREADING FROM ALL WORK AND STAGING AREAS.
- ANY WORK REQUIRED TO COMPLETE THE SCOPE OF THIS PROJECT BUT NOT SPECIFICALLY CALLED OUT, SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR THE COMPLETION OF THIS WORK.
- REPAIR OR REPLACE DAMAGE TO EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) DESIGNATED TO REMAIN, AT NO ADDITIONAL EXPENSE TO THE OWNER.
- WORK WHICH DOES NOT CONFORM TO THE REQUIREMENTS OF THE CONTRACT WILL BE CONSIDERED UNACCEPTABLE. UNACCEPTABLE WORK, WHETHER THE RESULT OF POOR WORKMANSHIP, USE OF DEFECTIVE MATERIALS, DAMAGE THROUGH CARELESSNESS OR ANY OTHER CAUSE, FOUND TO EXIST PRIOR TO THE FINAL ACCEPTANCE OF THE WORK, SHALL BE REMOVED AND REPLACED IN AN ACCEPTABLE MANNER, AS REQUIRED BY PRAIRIE ENGINEERING, INC. AT THE CONTRACTOR'S EXPENSE. WORK DONE CONTRARY TO THE INSTRUCTIONS OF PRAIRIE ENGINEERING, INC., WORK DONE BEYOND THE LINES SHOWN ON THE PLANS OR ANY EXTRA WORK DONE WITHOUT AUTHORITY WILL NOT BE PAID FOR.
- THE CONTRACTOR SHALL PROTECT ALL TREES SHOWN TO BE SAVED ON THE DRAWINGS. CONTRACTOR SHALL ERECT FENCING AROUND TREE AT THE DRIP LINE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PARK OR TRAVEL WITH ANY VEHICLE UNDER THE TREE DRIP LINE.
- ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE.
- CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISHED GRADE.
- NO PONDING OF WATER WILL BE ACCEPTED ON ANY NEW PAVEMENT OR OVERLAY AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ANY AREAS OF EXISTING OR PROPOSED PAVEMENT THAT HAVE POTENTIAL TO POND WATER AND MAKE ANY ADJUSTMENTS NECESSARY TO ENSURE THAT WATER WILL POSITIVELY DRAIN ACROSS THE PAVING OR OVERLAY.
- STAGING LOCATION FOR CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER.
- THE CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES NECESSARY TO PROTECT AGAINST SILTATION, EROSION, AND DUST POLLUTION ON THE PROJECT SITE AND ANY OFF SITE BORROW OR DISPOSAL AREAS USED FOR THIS PROJECT. COMPLY WITH SOIL EROSION CONTROL REQUIREMENTS OF IOWA CODE, FEDERAL REGULATIONS, AND LOCAL ORDINANCES.
- CONTRACTOR SHALL NOT DISTURB VEGETATION OUTSIDE GRADING LIMITS. CONTRACTOR SHALL MINIMIZE DISTURBANCE WITHIN GRADING LIMITS TO THAT NECESSARY TO ACHIEVE PROPOSED GRADES AS SHOWN.
- ALL AREAS DISTURBED BY CONSTRUCTION, NOT DESIGNATED AS PLANTED, SHALL BE SEEDDED.
- NO DUMPSTER WILL BE PROVIDED ON SITE WHICH WOULD REQUIRE THE NEED FOR A DUMPSTER ENCLOSURE.
- PROPOSED WAREHOUSE BUILDING DOES NOT REQUIRE A FIRE SPRINKLER SYSTEM. THE EXISTING OFFICE BUILDING HAS A SPRINKLER SYSTEM.
- THE PROJECT DISTURBANCE AREA FOR THIS PROJECT WILL BE LESS THAN 1 ACRE, THEREFORE NO NPDES PERMIT WILL BE NECESSARY.
- THE SITE IS LOCATED IN ZONE X (OUTSIDE THE 100-YEAR FLOOD AREA) PER FIRM PANELS 191530187F, 0195F, EFFECTIVE FEBRUARY 1, 2019.
- CONTRACTOR SHALL NOTIFY THE CITY OF JOHNSTON A MINIMUM OF ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
- HANDICAPPED SIGNS AND SIGN INSTALLATION SHALL MEET ALL STATE AND LOCAL CODES.
- NO CHANGE TO THE EXISTING SITE LIGHTING IS PROPOSED.
- ALL WORK SHALL CONFORM TO THE 2017 SDAS AND JOHNSTON SUPPLEMENTAL.

**LEGEND:**

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	SANITARY SEWER	---
---	STORM SEWER	---
---	UNDERGROUND TELEPHONE	---
---	WATER SERVICE	---
---	INTEGRAL PCC CURB	---
---	WATER VALVE	---
---	LIGHT POLE OVERHANG	---
---	SINGLE POLE SIGN	---
---	FIRE HYDRANT	---
---	CLEAN-OUT	---
---	BUILDING	---
---	MAJOR CONTOUR	---
---	MINOR CONTOUR	---
---	P.C.C. PAVING	---
---	P.C.C. SIDEWALK	---

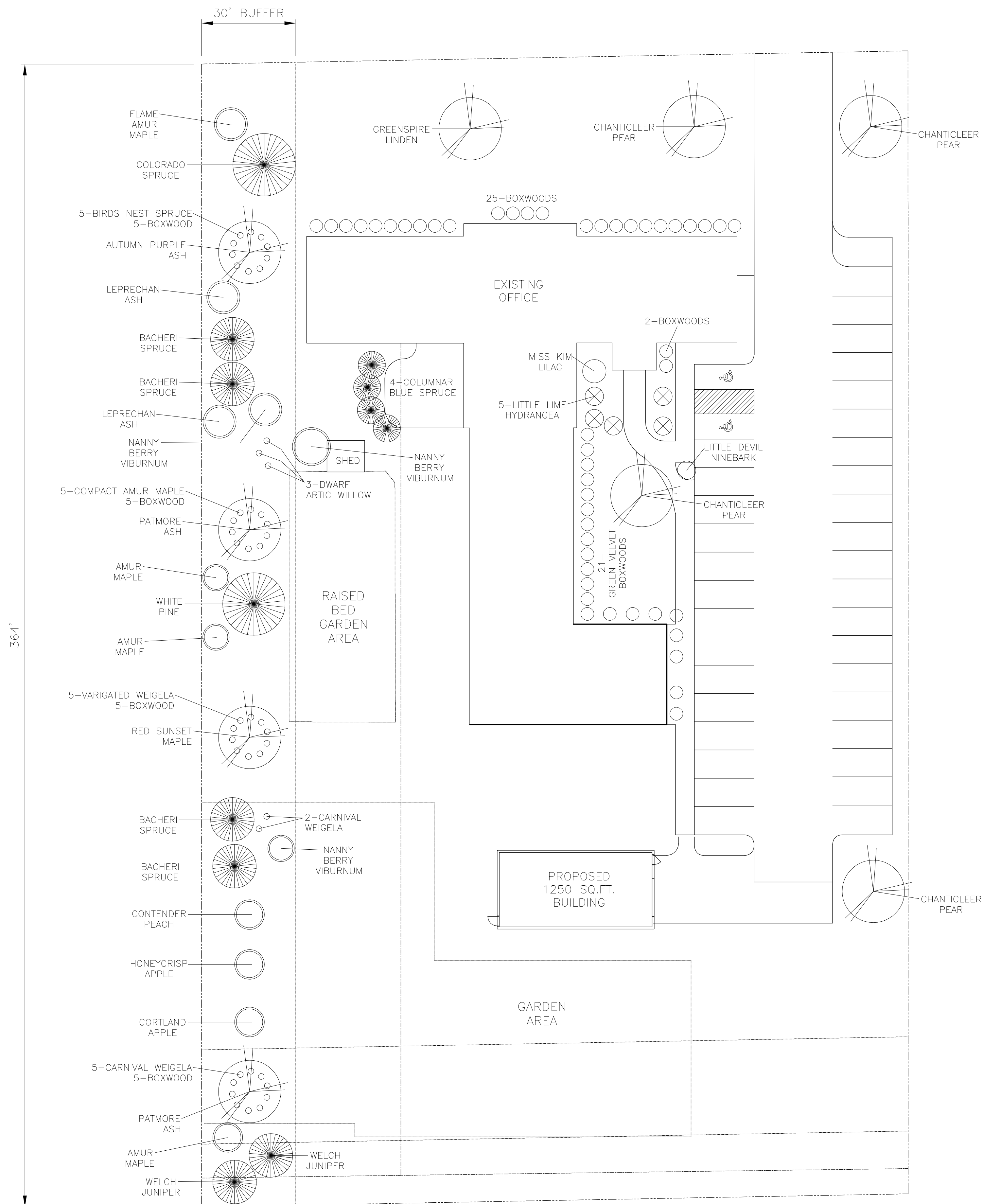
NO.	DATE	BY	DESCRIPTION OF CHANGE
1	9-18-19	DLF	REVISIONS PER CITY OF JOHNSTON AND FOTH ENGINEERING

**PRAIRIE ENGR.**  
**WHSE BUILDING**  
 5008 NW 57TH AVE  
 JOHNSTON, IOWA 50131



SCALE: 1" = 20'  
 DRAWN BY: DLF  
 CHECKED BY:  
 DATE: 2019-08-21  
 JOB NO.:  
 DRAWING NUMBER: C1  
 SIZE: D

THIS DRAWING IS THE PROPERTY OF PRAIRIE ENGINEERING, INC. AND IS CONDITIONALLY LOANED TO THE RECIPIENT WHO BY RECEIVING IT HAS AGREED NOT TO REPRODUCE OR COPY IT, IN WHOLE OR IN PART, OR TO FURNISH INFORMATION FROM IT TO OTHERS, OR TO MAKE ANY USE OF IT THAT IS OR MAY BE INJURIOUS TO PRAIRIE ENGINEERING, INC. AND TO RETURN IT UPON REQUEST.



## LANDSCAPING REQUIREMENTS

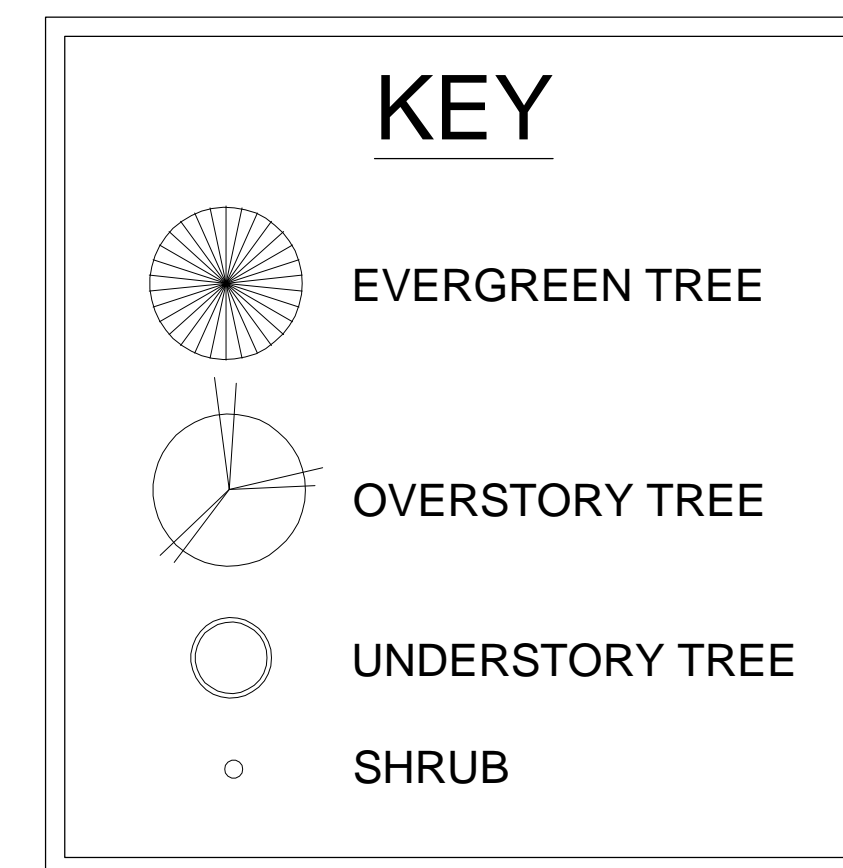
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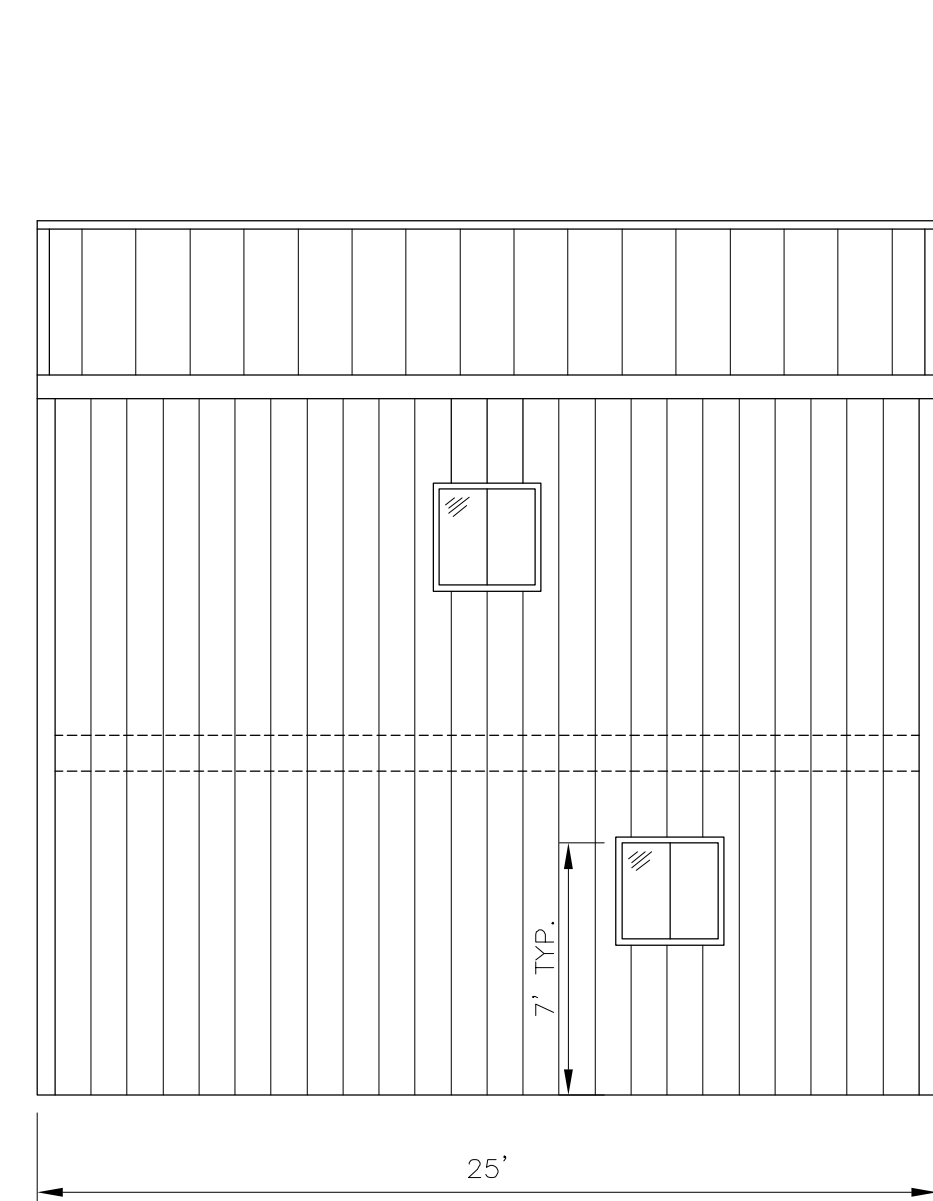
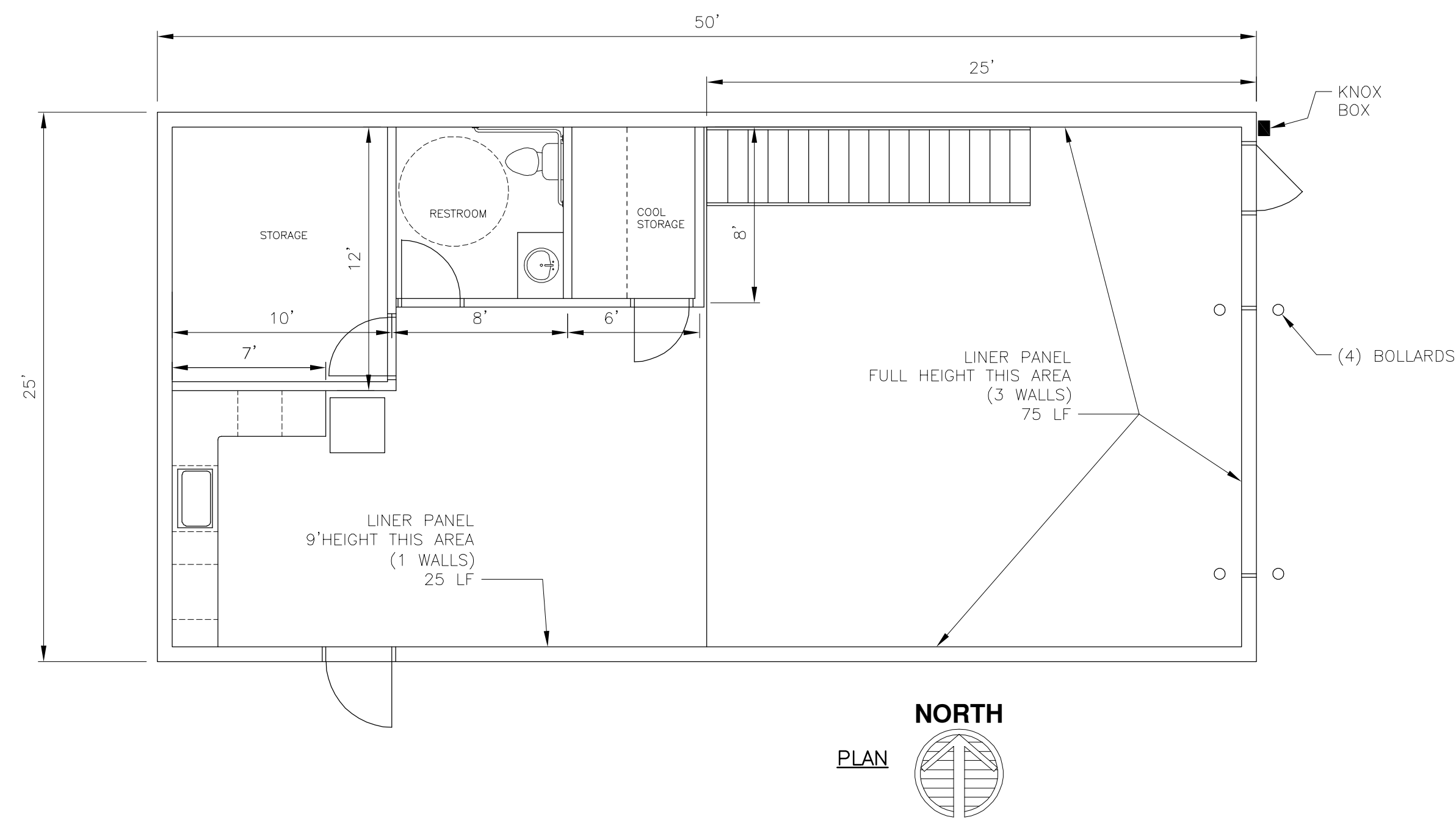
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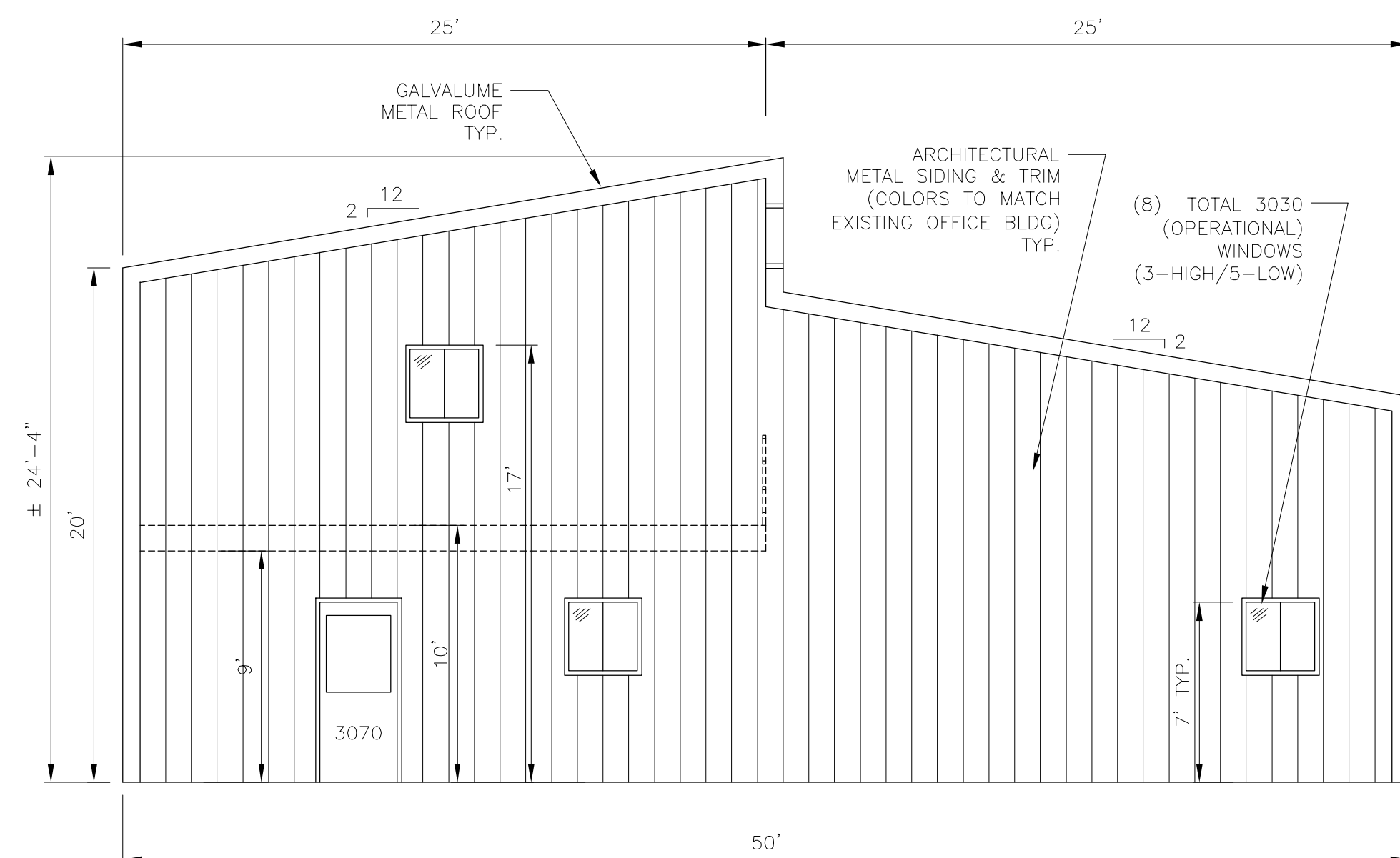
REV	DATE	BY	DESCRIPTION
---	---	---	---
DRAWN BY:	DATE:	PRAIRIE ENGINEERING HOLDINGS, LLC	
DLF	2019-09-18		
CHECKED BY:	DATE:	<b>LANDSCAPE PLAN</b>	
DLF	2019-09-18		
PROJECT NUMBER:	J-XXXX		
PROJECT LOCATION:	JOHNSTON, IOWA		
SIZE	DWG. NO.	L-001	
D	SCALE: 1/240   WT-LB:		

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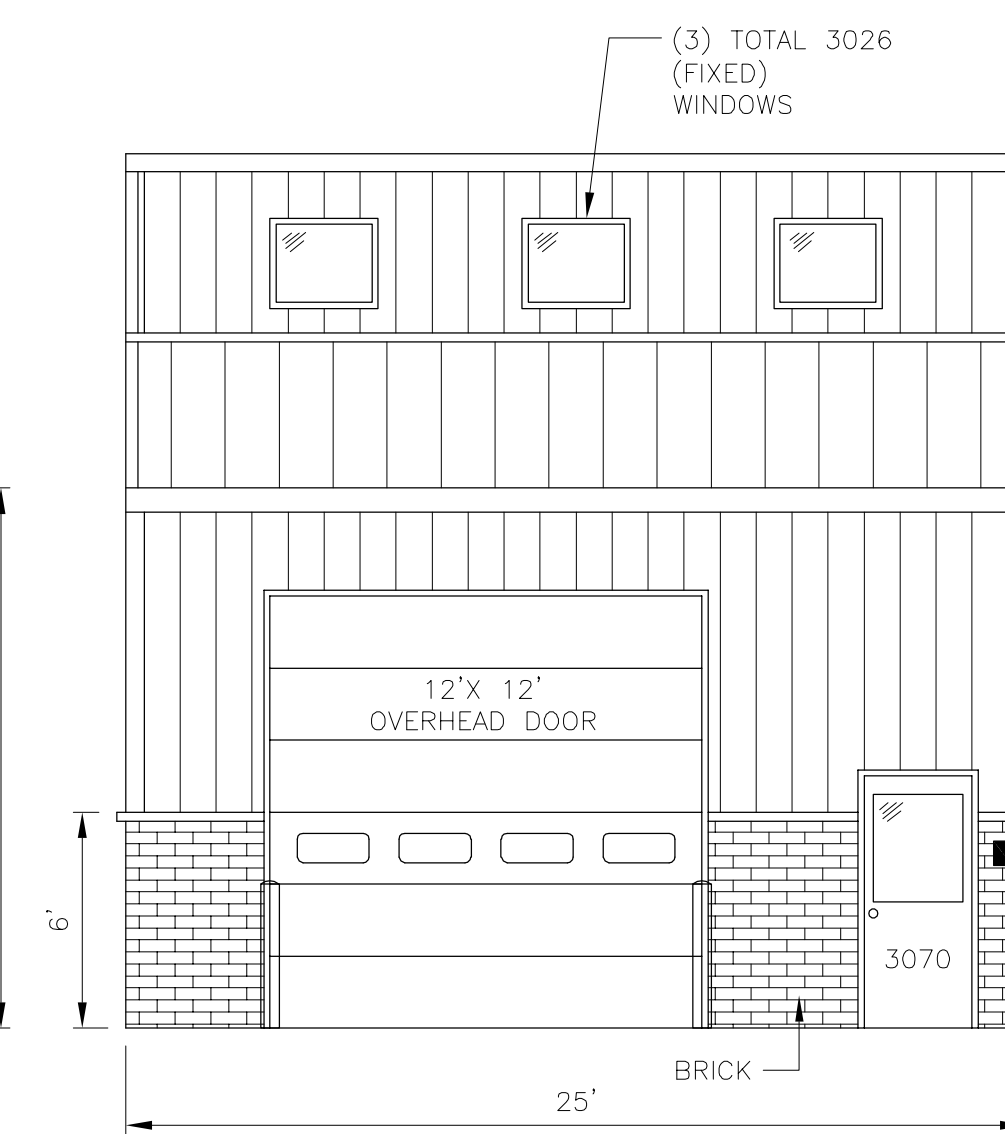




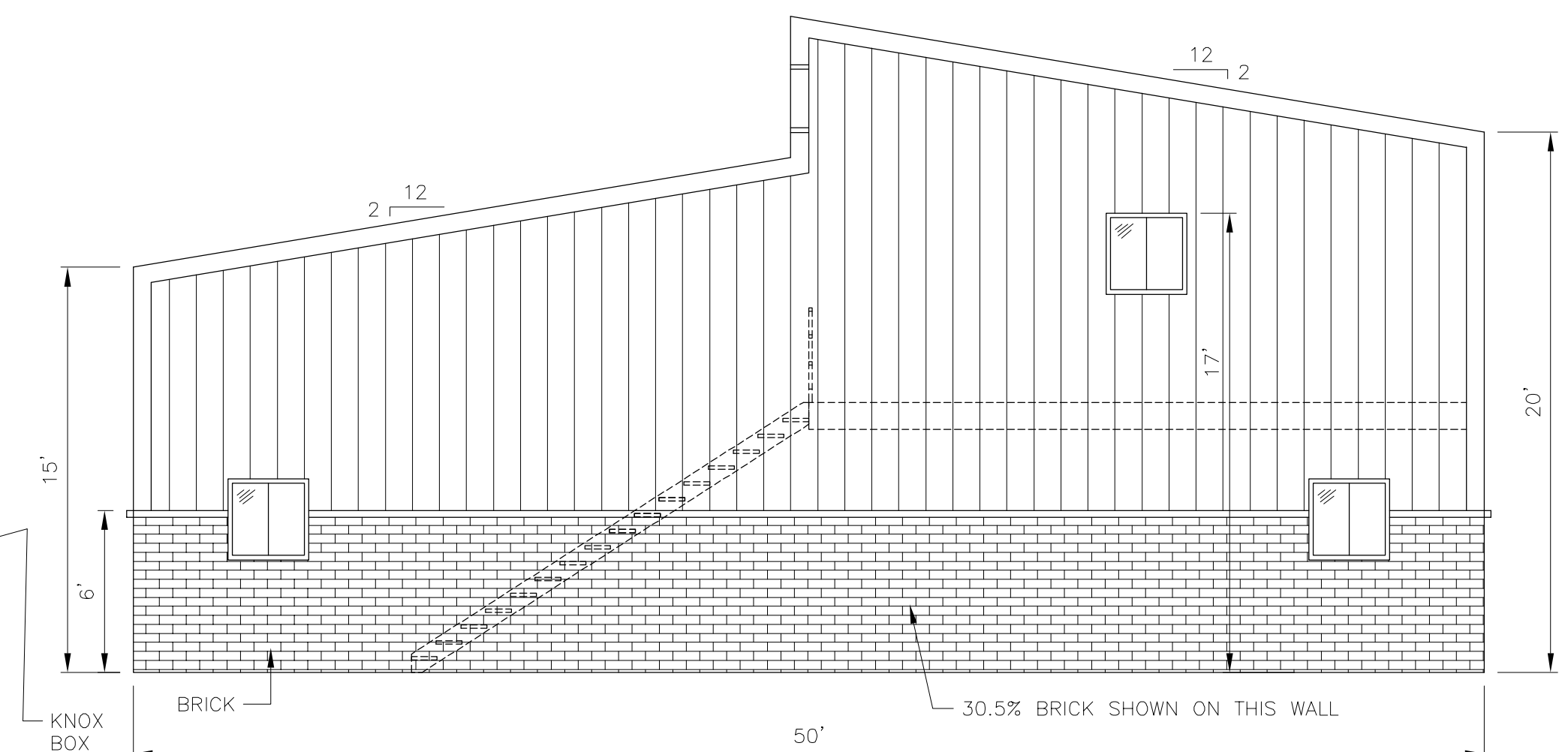
WEST ELEVATION  
LOOKING EAST



SOUTH ELEVATION  
LOOKING NORTH



EAST ELEVATION  
LOOKING WEST



NORTH ELEVATION  
LOOKING SOUTH

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REV	DATE	BY	DESCRIPTION
1	9-17-2019	DLF	ADDED KNOX BOX PER FIRE MARSHAL REVIEW
DRAWN BY: DLF			PRAIRIE ENGINEERING HOLDINGS, LLC
DATE: 2019-08-26			
CHECKED BY: DLF			WAREHOUSE BUILDING
DATE: 2019-08-26			
PROJECT NUMBER: J-XXXX			ARCHITECTURAL DETAILS PLAN AND ELEVATIONS
PROJECT LOCATION: JOHNSTON, IOWA			
SIZE	DWG. NO.	SCALE: 1/64 WT-LB	
D	A-001	SHEET: 10F1	