



Notice of Proposed Development *City of Johnston, Iowa*

August 9th, 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:

City Council Meeting, Monday, August 15, 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:

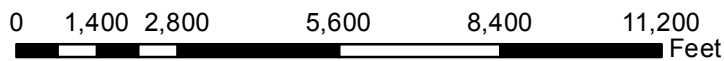
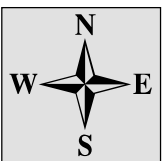
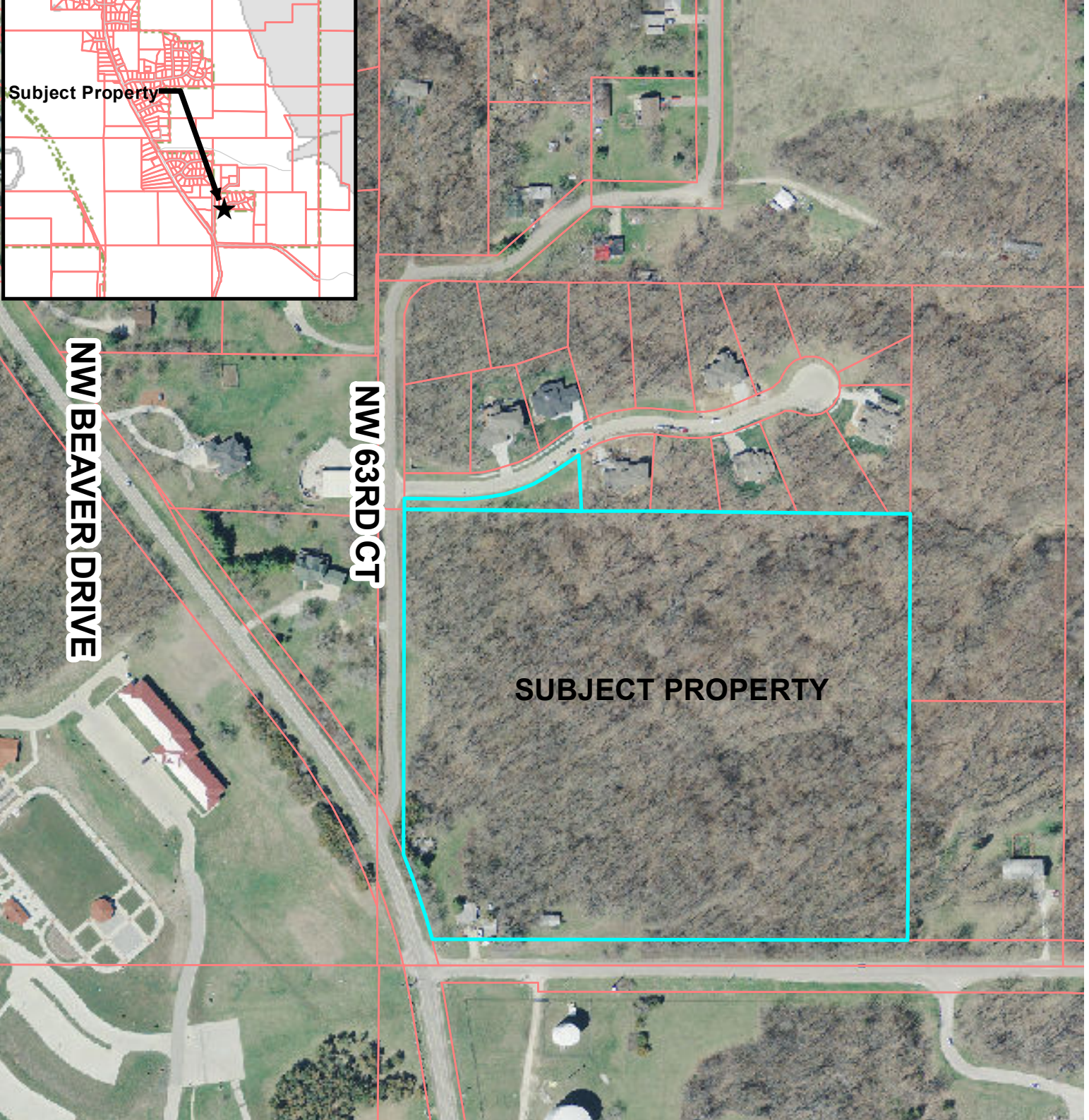
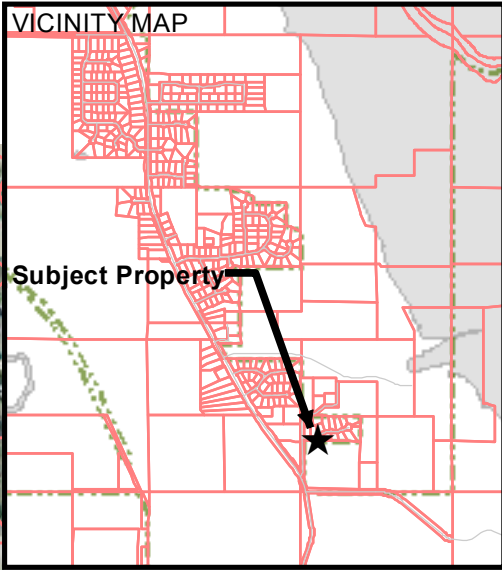
Comments and questions about this application may be directed to:

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

FINAL PLAT THE ENCLAVE PLAT 3 SHEET 1 OF 1

OWNER/DEVELOPER
THE ENCLAVE OF JOHNSTON LLC
1350 NW 138TH ST STE 450
GLIVE, IA 50325-8377

ZONING
RI-100

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 POLK COUNTY, IOWA, CONTAINING 18.94 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, POLK COUNTY, IOWA, CONTAINING 0.31 ACRES, MORE OR LESS,
SAID PARCELS CONTAIN 18.70 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 1904010085D & 190745004D
REVISED 7/9/2000
 - 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 RUNOFF
(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.
(D) RESTRICT OFF SITE FLOW FROM BEING CONVEYED ACROSS THEIR LOT.
(C) 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 RUNOFF GENERATED ON-SITE OR OFF-SITE.

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

LINE TABLE

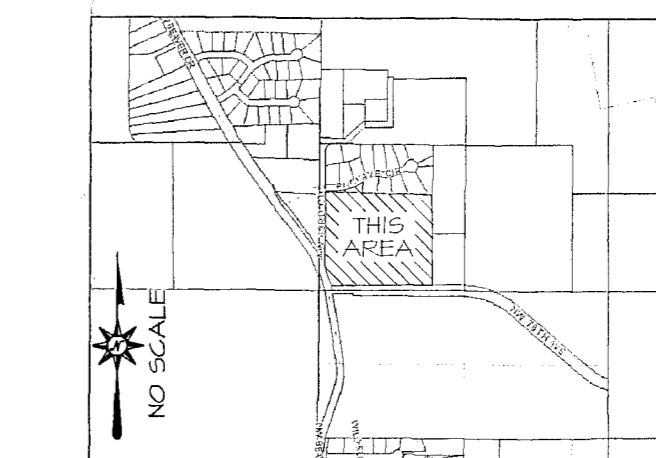
LINE	BEARING	DISTANCE
M=LI	S84°24'41"E	112.32'
P=LI	S84°24'41"E	112.96'
M=L2	N59°01'58"E	41.51'
P=L2	N59°01'58"E	41.42'

LINE	BEARING	DISTANCE
L3	S84°24'41"E	40.00'
L4	S45°04'31"W	28.03'
L5	S00°11'23"E	191.66'
L6	S84°42'33"W	20.05'
L7	S02°20'13"E	50.00'
L8	S02°20'13"E	209.02'
L9	S77°25'33"W	10.17'
L10	N02°20'13"W	204.84'
L11	N87°39'44"E	10.00'

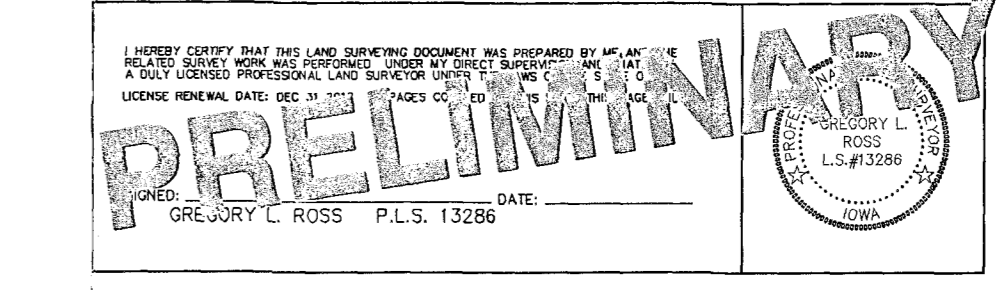
CURVE TABLE

CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
M=CI	201.02'	N72°48'43"E	325.00'	35°26'21"	141.83'	109.84'
P=CI	200.40'		325.00'	35°25'06"	141.72'	
M=C2	180.38'	N14°07'05"W	118.42'	8°45'54"	180.20'	40.37'
P=C2	180.13'		118.42'			
C3	15.56'	N84°04'58"E	325.00'	2°44'52"	15.55'	7.76'
C4	101.65'	N78°49'45"E	325.00'	17°55'13"	101.24'	51.24'
C5	89.82'	N82°28'51"E	325.00'	14°46'36"	89.54'	42.14'

VICINITY SKETCH



CERTIFICATION



- LEGEND**
- FOUND 3/4" IP W/ ORANGE CAP #12411 UNLESS NOTED
 - SET 1/2" IR W/ ORANGE CAP #13286
 - ▲ SECTION CORNER FOUND AS NOTED
 - SECTION CORNER SET AS NOTED
 - M= MEASURED DISTANCE OR BEARING
 - P= RECORDED DISTANCE OF BEARING

**CITY OF JOHNSTON
COMMUNITY DEV. DEPT.**
DATE REC'D: 02/10/16
CASE NO.: 12-10-16

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

