



Planning and Zoning Commission

Johnston, Iowa
December 8, 2014

SUBJECT:	ACTION REQUIRED:
Consider recommending approval of the Final Plat for Crosshaven Plat 4 subdividing 23.69 acres into 31 single family lots and two outlots. The subject property is located north of Valley Parkway and east of NW 100 th Street.	<input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Approval <input type="checkbox"/> Receive/File <input type="checkbox"/> Attorney Review

SYNOPSIS:	The applicant, Hubbell Realty Company, is proposing to subdivide 23.69 acres into 31 single family lots and two outlots. The property is located east of NW 100th Street and north of Valley Parkway. The subject property is zoned within the Crosshaven Planned Unit Development (PUD).
RECOMMENDATION:	<p>The Planning & Zoning Commission recommends approval of PZ Case No. 14-45, the Final Plat for Crosshaven Plat 4 with the following conditions:</p> <ol style="list-style-type: none"> 1. The project shall conform to the requirements, standards and regulations of the City of Johnston. 2. Submission of all final plat documentation to City's Staff and Attorney, for review and approval, must occur six (6) working days prior to the City Council's regular meeting. 3. Pursuant to Chapter 180.42 of the Subdivision Regulations and Resolution 08-53, the applicant is responsible for participation in the reconstruction of NW 100th Street which may be addressed by the submission of a Petition and Waiver, such Petition and Wavier must be filed prior to the City Council's consideration of the plat. 4. All pedestrian trails required within the proposed residential lots shall be installed or bonded for prior to the City's acceptance of the public improvements for each phase of the plat. 5. Prior to City Council approval of the Final Plat, payment of the Little Beaver Creek Trunk Sewer Connection District Fee for the portion of the plat not within undevelopable outlots shall be made. The per acre fee is \$3,350 per acre, totaling \$33,064.50 for Plat 4. 6. Pursuant to the PUD, a detailed management plan shall be provided with each plat for the outlot areas of the plat that are to be owned by a homeowners association, in addition, prior to City Council approval of

the final plat, applicants shall provide a performance bond and maintenance bond to cover the cost of initial installation and maintenance to establish said areas as prairie.

Prior to the issuance of a certificate of occupancy for any structure within the plat, the following items shall be completed:

7. Pursuant to Chapter 145.05(4) the Erosion and Sediment Control Ordinance, an engineer's certification shall be provided certifying the elevation of the all designated ditch and drainage way elevations that are on or immediately adjacent to the lot under construction.
8. All structures located on lots that have a minimum protection elevations identified on the plat shall certify that the structure meets that elevation.

Prior to the City Council's approval of the Final Plat, the plat shall be amended to address the following issues:

9. Depict overland flowage and storm sewer easements across the drainage pond located within Outlot Z.
10. Address any outstanding comments provided by Foth Infrastructure and Environment, LLC.

Motion by _____, seconded by _____ to recommend approval of the Final Plat for Crosshaven Plat 4.

Attachments: Final Plat prepared by McClure Engineering Company, dated December 1, 2014;
Ordinance 782; dated October 6, 2008; and,
PUD Master Plan prepared by McClure Engineering Company, dated April 11, 2008;

APPLICANT AND
PROPERTY
OWNERS:

Hubbell Realty Company
6900 Westown Parkway
West Des Moines, IA 50266

BACKGROUND &
PRIOR APPROVALS:

This property was part of the Northwest/Elmerodo Estates annexation which was approved by the City Council on February 19, 2008, and approved by the City Development Board in June 9, 2008. The annexation was finalized in September 2008 when it was recorded with the Secretary of State and Polk County Recorder.

The property was rezoned from A-R the automatic designation for annexed property to PUD via Ordinance 782 which was adopted by the Council on October 6, 2008.

In addition, portions of the property are within the Floodway and Floodway Fringe Overlay Zoning Districts and will be required to meet the requirements of those districts in addition to the PUD requirements.

The Preliminary Plat was approved by the City Council for the entire subdivision on December 1, 2008. An amended Preliminary Plat adjusting lot lines and street configurations was approved by the City Council on May 5, 2014. Construction Plans for Plat 4 were approved by the City Council on September 2, 2014.

COMPREHENSIVE
PLAN:

The Comprehensive Plan for this area was amended in 2006. The Plan calls for this area to be developed at an overall average density of 2.0 units per acre. Pursuant to the Comprehensive Plan that PUD allows for a density of not to exceed 2.06 units per acre, with the area south of Little Beaver Creek (the portion proposed with this plat) to have a density not to exceed 1.66 units per acre. In addition, buffers/setbacks are required along the west and south boundaries of the site.

DENSITY & BULK
REQUIREMENTS

The proposed PUD is divided into thirteen tracts. This plat encompasses a portion of Tracts 2 which consists of single family residential homes and utilize the bulk regulations applicable to the R-1(60) zoning district as amended:

Lot Area: 6,000 sq. ft.

Lot Width: 60 ft. at the building setback

Front Setback: 25 ft. for any garage; 15 feet for any porch.

Side Yard: 5 ft.

Rear Yard: 10 ft.

In addition, at least 50% or more of the lots are required to be a minimum of 65 feet in width or wider. As proposed all of the are 65 feet in width or wider at the building setback line.

**TRAFFIC ACCESS &
CIRCULATION:**

The street/lot configuration is as shown on the amended Preliminary Plat. Access to the site is provided by a northerly extension of NW 96th Street from Crosshaven Plat 3.

Outlot Y is being set aside in this plat to allow for a possible street/driveway connection to the parcel immediately to the west which is currently owned by the Johnston Community School District. The district purchased the property as the potential site for a future elementary school. It's unknown if a drive/street will be needed in this location, however, Lot 1, immediately to the north has setbacks identified as if it were a corner lot and the Outlot is sized to accommodate a road if necessary.

As required by the Subdivision Regulations and Resolution 08-53, the applicants are responsible for their share of improvements to NW 100th Street, either by payment, bond or petition and waiver. With the recording of Crosshaven Plat 1 and 2, the applicants filed a Petition and Waivers which allowed the per lot assessment cost to be reduced if future plats without frontage filed amended Petition and Waivers, which is proposed with this plat.

**OPEN SPACE
AREAS:**

The open space areas will all be located in outlots which are owned and maintained by a homeowners association. The PUD requires a maintenance plan be developed for these areas and proof of financial stability be provided to ensure the associations are adequately funded to support the ongoing care of the open space areas. In addition, performance and maintenance bonds are required to be provided to ensure the areas are sufficiently established, all of which are required prior to City Council approval of the Final Plat.

**PARKLAND
DEDICATION:**

As required by the PUD, the applicants are required to dedicate a minimum of a 3 acre park site within the development to allow for the development of a neighborhood park. The applicants have identified a 5.34 acre park site located in the northeastern corner of the site adjacent to Little Beaver Creek with access to NW 95th Street which will be dedicated to the City of Johnston with Crosshaven Plat 5.

In addition, and pursuant to the PUD Master Plan, the applicants have identified a significant trail system throughout the development with connections at NW 100th Street/Valley Parkway on the west and Valley Parkway and the east plat boundary on the east to allow for future extensions of this trail system. The trails will be primarily on property owned by a homeowners association, but be located within easements and owned/maintained by the City. The portions of the trail network located within this phase are required to be constructed with the public improvements.

SANITARY SEWER:	<p>The City constructed Little Beaver Creek Trunk sewer project that extended the trunk sewer from NW 86th Street westerly to the subject property.</p> <p>The applicants have extended mains through the future development areas of the site to connect Plat 4 with the City's trunk sewer.</p> <p>The applicant will be responsible for payment of the Little Beaver Creek Trunk Sewer Connection District Fee for the portion of the plat not within undevelopable outlots, which is a total of 9.87 acres in Plat 4. The per acre fee is currently \$3,350 per acre, totaling \$33,064.50.</p>
WATER:	<p>City water is already available to the site along NW 96th Street; the applicants extended water mains off of this main into Plat 4.</p>
STORMWATER MANAGEMENT:	<p>This site generally flows northerly towards Little Beaver Creek, located on the north side of this site. This plat includes a large pond constructed to accommodate detention requirements for most of the plat, this pond outlets via a weir structure to Little Beaver Creek.</p> <p>The street storm water will be collected in roadside ditches, in lieu of storm sewer pipe through the driveway curb cuts. Select storm sewer is proposed to convey this storm water under streets, driveways, sidewalks and trails to other drainage ways or the pond.</p> <p>Minimum protection elevations and critical spot elevations of all drainage ways are shown for all lots as identified on the preliminary plat and/or construction plans. The Building Department will require engineer's certification of these MPE's prior to issuance of occupancy permits.</p>
SIDEWALKS:	<p>Sidewalks are required throughout the site. Due to the proposed roadside ditches, these sidewalks are proposed to be located in an easement just inside of each lot.</p>
FLOODPLAIN:	<p>Portions of this site are located within the 100 year floodplain and 500 year floodway fringe and as such the Floodplain and Floodway Fringe Overlay Districts were applied to those portions of the property. The applicants have secured a Letter of Map Revision – Fill, from FEMA documenting that all of the proposed lots are outside of the 100 year floodplain.</p>
BUILDING PERMIT ISSUANCE:	<p>Pursuant to standard city practice, the Building Department will not issue building permits until all major construction has been completed, the final plat filed and recorded and a punch list created for all outstanding items. Prior to acceptance of the public improvements, the Building Department will issue no more than two permits for the subdivision.</p>

PLAT SUMMARY:

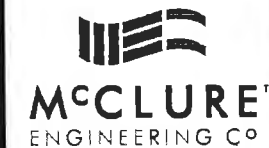
Lots:	31
Area:	23.69 Acres
Area of Streets:	2.12 Acres
Other Area Dedicated:	0
Outlot Area:	13.79 Acres
Net Area in Lots	7.78 Acres
Net Average Lot Area:	0.251 Acres
Length of Street:	1,437 Lineal Feet
Length of Water Main:	1,669 Lineal Feet
Length of Sanitary Sewer:	190 Lineal Feet
Length of Storm Sewer:	1,675 Lineal Feet

FINAL
DOCUMENTATION:

- Attorney's Title Opinion
- Polk County Treasurer's Tax Certificate
- Consent to Plat (Owner)
- Consent to Plat (Lenders)(If Applicable)
- Evidence of establishment of a Homeowners Association
- Easement prohibiting development of the outlot areas
- Covenants
- Sanitary Sewer Easement
- Water Main Easement
- Sidewalk Easement
- Overland Flowage Easement
- Bike Trail Easement
- Storm Sewer and Overland Flowage Easement
- Storm Sewer Easement
- Bike Trail, Storm Sewer and Overland Flowage Easement
- Storm Sewer and Bike Trail Easement
- Payment of the Little Beaver Creek Trunk Sewer District Connection Fee
- Petition and Waiver or other mechanism to address future improvements to NW 100th Street
- Performance Bonds for all outstanding construction items, bonds should be in the amount of the remaining construction costs plus ten percent. A contractor or engineers estimate shall be provided to document remaining items and costs.
- Maintenance bonds for all streets, underground infrastructure, trails and common open space areas. Maintenance bonds shall be valid for a four year period after acceptance of the public improvements.

CROSSHAVEN PLAT 4 FINAL PLAT

PREPARED BY & RETURNED TO: BRADLEY R. GEATER, PLS., MCCLURE ENGINEERING, 1360 NW 121ST STREET, CLIVE, IOWA 50325, 515-964-1229



building strong communities

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

OWNER

CROSSHAVEN I LLC
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
515-243-3228

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING PART OF OUTLOT W OF CROSSHAVEN OUTLOTS PLAT 1, A PART OF OUTLOT X OF CROSSHAVEN PLAT 3, AND A PART OF PARCEL D RECORDED IN BOOK 126563 PAGE 281 LOCATED IN SECTION 27, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., AND A PART OF PARCEL K RECORDED IN BOOK 12648 PAGE 649 LOCATED IN SECTION 34, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF JOHNSTON, POLK COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT W; THENCE 43.97 FEET ALONG A 243.81 FOOT RADIUS CURVE, CONCAVE NORTHWEST, CHORD BEARING N05°47'19"E, 43.91 FEET; THENCE N05°09'03"W, 163.58 FEET; THENCE 476.14 FEET ALONG A 177.00 FOOT RADIUS CURVE, CONCAVE SOUTHEAST, CHORD BEARING N39°50'57"E, 345.02 FEET; THENCE N84°50'57"E, 15.22 FEET; THENCE 41.40 FEET ALONG A 250.00 FOOT RADIUS CURVE, CONCAVE NORTH, CHORD BEARING N80°06'17"E, 41.35 FEET TO THE EAST LINE OF SAID OUTLOT W; THENCE N68°44'55"E, 88.22 FEET; THENCE N71°39'29"E, 369.08 FEET; THENCE N52°49'34"E, 83.41 FEET; THENCE N71°36'35"E, 83.65 FEET; THENCE 375.01 FEET ALONG A 182.00 FOOT RADIUS CURVE, CONCAVE SOUTHWEST, CHORD BEARING S49°41'13"E, 312.10 FEET; THENCE N89°57'47"E, 183.65 FEET TO THE EAST LINE OF SAID PARCEL D; THENCE ALONG SAID LINE S00°02'13"E, 618.45 FEET; THENCE N89°38'54"W, 476.80 FEET; THENCE S60°21'06"W, 393.92 FEET; THENCE S00°21'06"W, 275.37 FEET; THENCE N89°35'22"W, 320.66 FEET TO THE WESTERLY LINE OF SAID OUTLOT X; THENCE ALONG SAID LINE N09°28'02"E, 227.87 FEET; THENCE ALONG SAID LINE 122.69 FEET ALONG A 250.00 FOOT RADIUS CURVE, CONCAVE SOUTHEAST, CHORD BEARING N23°31'35"E, 121.46 FEET; THENCE ALONG SAID LINE 62.29 FEET ALONG A 450.00 FOOT RADIUS CURVE, CONCAVE NORTHWEST, CHORD BEARING N33°37'13"E, 62.24 FEET; THENCE ALONG SAID LINE N60°20'42"W, 120.00 FEET; THENCE ALONG SAID LINE 19.34 FEET ALONG A 330.00 FOOT RADIUS CURVE, CONCAVE NORTHWEST, CHORD BEARING N27°58'34"E, 19.34 FEET; THENCE ALONG SAID LINE N63°42'10"W, 179.50 FEET; THENCE ALONG SAID LINE 37.85 FEET ALONG A 243.81 FOOT RADIUS CURVE, CONCAVE NORTHWEST, CHORD BEARING N15°24'09"E, 37.81 FEET TO THE POINT OF BEGINNING. DESCRIBED LAND CONTAINS 23.69 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ZONING

ZONING: CROSSHAVEN P.U.D. (ORDINANCE 782)
FIRM PANEL: 190901 0085 D
EFFECTIVE DATE 7/19/2000

SETBACKS (SINGLE FAMILY LOTS)

FRONT: 15 FT (FOR USABLE PORCH AREA)
25 FEET GARAGE
SIDE: 5 FEET
REAR: 10 FEET
MIN LOT WIDTH: 60 FEET
MIN LOT AREA: 6,000 SF

UTILITIES

WATER - JOHNSTON WATER SYSTEM
SANITARY SEWER - JOHNSTON SANITARY SEWER DISTRICT.

BENCHMARK

RR SPIKE IN 2ND POWER POLE SOUTH OF THE INTERSECTION
NW 78TH AVE AND NW 100TH STREET. ELEVATION = 893.19
ARROW FIREHYDRANT (FH 100-28) NW CORNER OF THE INTERSECTION
NW 76TH PL AND NW 100TH STREET. ELEVATION = 900.71

BENCHMARK

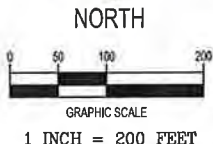
RR SPIKE IN 2ND POWER POLE SOUTH OF THE INTERSECTION
NW 78TH AVE AND NW 100TH STREET. ELEVATION = 893.19
ARROW FIREHYDRANT (FH 100-28) NW CORNER OF THE INTERSECTION
NW 76TH PL AND NW 100TH STREET. ELEVATION = 900.71

NOTES

1. LOT A TO BE DEDICATED TO THE CITY OF JOHNSTON FOR PUBLIC ROAD PURPOSES.
2. OUTLOT Y MAY BE USED AS RIGHT-OF-WAY FOR A FUTURE STREET/ROAD CONNECTION TO PROVIDE ACCESS TO OUTLOT Y, CROSSHAVEN OUTLOTS PLAT 1.

ADJACENT PROPERTY OWNERS

- | | |
|------------------------------|----------------------------|
| 1. CROSSHAVEN PLAT 3, LOT 11 | ANGELA ARRINDALE-SIEGFRIED |
| 2. CROSSHAVEN PLAT 3, LOT 12 | MEADOWBROOK BUILDERS, LLC |
| 3. CROSSHAVEN PLAT 3, LOT 13 | GM CONSTRUCTION INC |
| 4. CROSSHAVEN PLAT 3, LOT 14 | GRAYHAWK HOMES OF IOWA INC |
| 5. CROSSHAVEN PLAT 3, LOT 15 | GRAYHAWK HOMES OF IOWA INC |
| 6. CROSSHAVEN PLAT 3, LOT 16 | COSGRIFF DEVELOPMENT LLC |
| 7. CROSSHAVEN PLAT 3, LOT 17 | WILLIAM GRENNELL |



LEGEND

- SETBACKS
- - - EASEMENTS
- - - EXISTING PROPERTY LINES
- PROPERTY LINES
- PLAT BOUNDARY

DATE SURVEYED: OCTOBER 1, 2014

CORNERS FOUND:

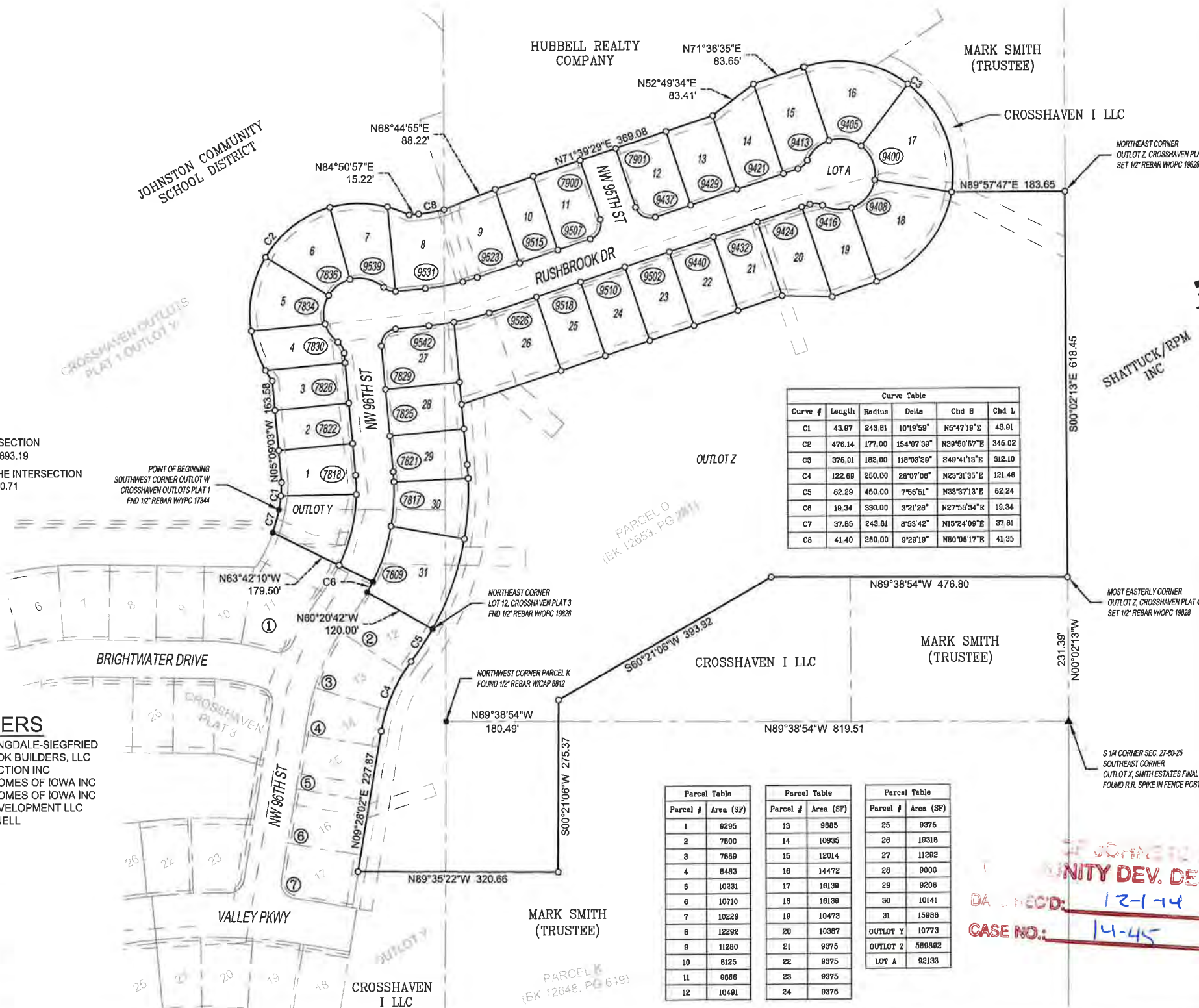
- ▲ - SECTION COR. (AS NOTED)
- - 1/2" REBAR YPC #8812
- - 1/2" REBAR OPC #19828

CORNERS SET:

- 1/2" REBAR & OPC #19828

PUE - PUBLIC UTILITY EASEMENT
MPE - MINIMUM PROTECTION ELEVATION

1001 - LOT ADDRESSES



Curve #	Length	Radius	Delta	Chd B	Chd L
C1	43.97	243.81	10°19'59"	N5°47'19"E	43.91
C2	476.14	177.00	154°07'30"	N39°50'57"E	346.02
C3	375.01	182.00	118°03'29"	S49°41'13"E	312.10
C4	122.69	250.00	26°07'09"	N23°31'35"E	121.46
C5	62.29	450.00	7°55'51"	N33°37'13"E	62.24
C6	19.34	330.00	3°21'28"	N27°58'34"E	19.34
C7	37.85	243.81	8°53'42"	N15°24'09"E	37.81
C8	41.40	250.00	9°28'19"	N80°06'17"E	41.35

Parcel #	Area (SF)	Parcel #	Area (SF)	Parcel #	Area (SF)
1	6295	13	9885	25	9375
2	7800	14	10935	26	19319
3	7889	15	12014	27	11292
4	8483	16	14472	28	9000
5	10231	17	16139	29	9208
6	10710	18	16139	30	10141
7	10229	19	10473	31	15989
8	12292	20	10387	OUTLOT Y	10773
9	11290	21	9375	OUTLOT Z	589892
10	8125	22	8375	LOT A	92133
11	6666	23	9375		
12	10491	24	9375		

NOTICE:
McClure Engineering Company warrants any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they carry, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inaccuracies, ambiguities, or conflicts which are alleged.

COPYRIGHT:
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.



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

BRADLEY R. GEATER, PLS.
NO. 19828

MY LICENSE RENEWAL DATE IS
DECEMBER 31, 2015

PAGES OR SHEETS COVERED BY
THIS SEAL:

CROSSHAVEN PLAT 4
FINAL PLAT

JOHNSTON, IA
226053
OCTOBER 21, 2014

REVISIONS
11/19/2014

ENGINEER M. HEATH DRAWN BY P. SHELQUIST

CHECKED BY B. GEATER FIELD BOOK NO.

DRAWING NO. FP-04 SHEET NO. 01/03

COMMUNITY DEV. DEPT.
DA - RECD: 12-1-14
CASE NO.: 14-45



Planning and Zoning Commission

Johnston, Iowa
December 8, 2014

<p>SUBJECT:</p> <p>Consider recommending approval of the Final Plat for Crosshaven Plat 5 subdividing 13.85 acres into 23 single family lots, a public park lot and two outlots. The subject property is located north of Valley Parkway and east of NW 100th Street.</p>	<p>ACTION REQUIRED:</p> <p><input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Approval <input type="checkbox"/> Receive/File <input type="checkbox"/> Attorney Review</p>
---	--

<p>SYNOPSIS:</p>	<p>The applicant, Hubbell Realty Company, is proposing to subdivide 13.85 acres into 33 single family lots and two outlots. The property is located east of NW 100th Street and north of Valley Parkway. The subject property is zoned within the Crosshaven Planned Unit Development (PUD).</p>
<p>RECOMMENDATION:</p>	<p>The Planning & Zoning Commission recommends approval of PZ Case No. 14-46, the Final Plat for Crosshaven Plat 5 with the following conditions:</p> <ol style="list-style-type: none"> 1. The project shall conform to the requirements, standards and regulations of the City of Johnston. 2. Submission of all final plat documentation to City's Staff and Attorney, for review and approval, must occur six (6) working days prior to the City Council's regular meeting. 3. Pursuant to Chapter 180.42 of the Subdivision Regulations and Resolution 08-53, the applicant is responsible for participation in the reconstruction of NW 100th Street which may be addressed by the submission of a Petition and Waiver, such Petition and Wavier must be filed prior to the City Council's consideration of the plat. 4. All pedestrian trails required within the proposed residential lots shall be installed or bonded for prior to the City's acceptance of the public improvements for each phase of the plat. 5. Prior to City Council approval of the Final Plat, payment of the Little Beaver Creek Trunk Sewer Connection District Fee for the portion of the plat not within undevelopable outlots shall be made. The per acre fee is \$3,350 per acre, totaling \$23,986 for Plat 5. 6. Pursuant to the PUD, a detailed management plan shall be provided with each plat for the outlot areas of the plat that are to be owned by a homeowners association, in addition, prior to City Council approval of

the final plat, applicants shall provide a performance bond and maintenance bond to cover the cost of initial installation and maintenance to establish said areas as prairie.

Prior to the issuance of a certificate of occupancy for any structure within the plat, the following items shall be completed:

7. Pursuant to Chapter 145.05(4) the Erosion and Sediment Control Ordinance, an engineer's certification shall be provided certifying the elevation of the all designated ditch and drainage way elevations that are on or immediately adjacent to the lot under construction.
8. All structures located on lots that have a minimum protection elevations identified on the plat shall certify that the structure meets that elevation.

Prior to the City Council's approval of the Final Plat, the plat shall be amended to address the following issues:

9. The unidentified line running through Outlot Z, and Lots 1, 23, A and B adjacent to Plat 4 should be labeled or removed.
10. Address any outstanding comments provided by Foth Infrastructure and Environment, LLC.

Motion by _____, seconded by _____ to recommend approval of the Final Plat for Crosshaven Plat 5.

Attachments: Final Plat prepared by McClure Engineering Company, dated December 1, 2014;
Ordinance 782; dated October 6, 2008; and,
PUD Master Plan prepared by McClure Engineering Company, dated April 11, 2008;

APPLICANT AND
PROPERTY
OWNERS:

Hubbell Realty Company
6900 Westown Parkway
West Des Moines, IA 50266

BACKGROUND &
PRIOR APPROVALS:

This property was part of the Northwest/Elmerodo Estates annexation which was approved by the City Council on February 19, 2008, and approved by the City Development Board in June 9, 2008. The annexation was finalized in September 2008 when it was recorded with the Secretary of State and Polk County Recorder.

The property was rezoned from A-R the automatic designation for annexed property to PUD via Ordinance 782 which was adopted by the Council on October 6, 2008.

In addition, portions of the property are within the Floodway and Floodway Fringe Overlay Zoning Districts and will be required to meet the requirements of those districts in addition to the PUD requirements.

The Preliminary Plat was approved by the City Council for the entire subdivision on December 1, 2008. An amended Preliminary Plat adjusting lot lines and street configurations was approved by the City Council on May 5, 2014. Construction Plans for Plat 5 were approved by the City Council on September 2, 2014.

COMPREHENSIVE
PLAN:

The Comprehensive Plan for this area was amended in 2006. The Plan calls for this area to be developed at an overall average density of 2.0 units per acre. Pursuant to the Comprehensive Plan that PUD allows for a density of not to exceed 2.06 units per acre, with the area south of Little Beaver Creek (the portion proposed with this plat) to have a density not to exceed 1.66 units per acre. In addition, buffers/setbacks are required along the west and south boundaries of the site.

DENSITY & BULK
REQUIREMENTS

The proposed PUD is divided into thirteen tracts. This plat encompasses a portion of Tracts 2 which consists of single family residential homes and utilize the bulk regulations applicable to the R-1(60) zoning district as amended:

Lot Area: 6,000 sq. ft.

Lot Width: 60 ft. at the building setback

Front Setback: 25 ft. for any garage; 15 feet for any porch.

Side Yard: 5 ft.

Rear Yard: 10 ft.

In addition, at least 50% or more of the lots are required to be a minimum of 65 feet in width or wider. As proposed all of the are 65 feet in width or wider at the building setback line.

**TRAFFIC ACCESS &
CIRCULATION:**

The street/lot configuration is as shown on the amended Preliminary Plat. Access to the site is provided by a northerly extension of NW 95th Street from Crosshaven Plat 4, eventually Marnewood Drive will extend westerly to NW 100th Street.

As required by the Subdivision Regulations and Resolution 08-53, the applicants are responsible for their share of improvements to NW 100th Street, either by payment, bond or petition and waiver. With the recording of Crosshaven Plat 1 and 2, the applicants filed a Petition and Waivers which allowed the per lot assessment cost to be reduced if future plats without frontage filed amended Petition and Waivers, which is proposed with this plat.

**OPEN SPACE
AREAS:**

The open space areas will all be located in outlots which are owned and maintained by a homeowners association. The PUD requires a maintenance plan be developed for these areas and proof of financial stability be provided to ensure the associations are adequately funded to support the ongoing care of the open space areas. In addition, performance and maintenance bonds are required to be provided to ensure the areas are sufficiently established, all of which are required prior to City Council approval of the Final Plat.

**PARKLAND
DEDICATION:**

As required by the PUD, the applicants are required to dedicate a minimum of a 3 acre park site within the development to allow for the development of a neighborhood park. The applicants have identified a 5.34 acre park site located within this plat which will be developed as a City Park to provide recreation opportunities to this portion of the community.

In addition, and pursuant to the PUD Master Plan, the applicants have identified a significant trail system throughout the development with connections at NW 100th Street/Valley Parkway on the west and Valley Parkway and the east plat boundary on the east to allow for future extensions of this trail system. The trails will be primarily on property owned by a homeowners association, but be located within easements and owned/maintained by the City. The portions of the trail network located within this phase are required to be constructed with the public improvements.

SANITARY SEWER:

The City constructed Little Beaver Creek Trunk sewer project that extended the trunk sewer from NW 86th Street westerly to the subject property. A service main extends off of this trunk to provide service to this plat.

The applicant will be responsible for payment of the Little Beaver Creek Trunk Sewer Connection District Fee for the portion of the plat not within undevelopable outlots, which is a total of 7.16 acres in Plat 5. The per acre

fee is currently \$3,350 per acre, totaling \$23,986.

WATER:

City water is already available to the site along NW 95th Street; the applicants extended water mains off of this main into Plat 5.

**STORMWATER
MANAGEMENT:**

This site generally flows northerly towards Little Beaver Creek, located on the east side of this site. A retention basin is being constructed in Plat 4 to serve the infiltration and detention requirements for this plat.

The street storm water will be collected in roadside ditches, in lieu of storm sewer pipe through the driveway curb cuts. Select storm sewer is proposed to convey this storm water under streets, driveways, sidewalks and trails to other drainage ways or the pond.

Minimum protection elevations and critical spot elevations of all drainage ways are shown for all lots as identified on the preliminary plat and/or construction plans. The Building Department will require engineer's certification of these MPE's prior to issuance of occupancy permits.

SIDEWALKS:

Sidewalks are required throughout the site. Due to the proposed roadside ditches, these sidewalks are proposed to be located in an easement just inside of each lot.

FLOODPLAIN:

Portions of this site are located within the 100 year floodplain and 500 year floodway fringe and as such the Floodplain and Floodway Fringe Overlay Districts were applied to those portions of the property. The applicants have secured a Letter of Map Revision – Fill, from FEMA documenting that all of the proposed lots are outside of the 100 year floodplain.

**BUILDING PERMIT
ISSUANCE:**

Pursuant to standard city practice, the Building Department will not issue building permits until all major construction has been completed, the final plat filed and recorded and a punch list created for all outstanding items. Prior to acceptance of the public improvements, the Building Department will issue no more than two permits for the subdivision.

PLAT SUMMARY:

Lots:	23
Area:	13.85 Acres
Area of Streets:	1.47 Acres
Other Area Dedicated:	5.34
Outlot Area:	1.35 Acres
Net Area in Lots	5.69 Acres
Net Average Lot Area:	0.247 Acres
Length of Street:	1,020 Lineal Feet
Length of Water Main:	1,095 Lineal Feet
Length of Sanitary Sewer:	995 Lineal Feet
Length of Storm Sewer:	371 Lineal Feet

FINAL
DOCUMENTATION:

- Attorney's Title Opinion
- Polk County Treasurer's Tax Certificate
- Consent to Plat (Owner)
- Consent to Plat (Lenders)(If Applicable)
- Evidence of establishment of a Homeowners Association
- Easement prohibiting development of the outlot areas
- Covenants
- Sanitary Sewer Easement
- Sidewalk Easement
- Bike Trail Easement
- Storm Sewer Easement
- Payment of the Little Beaver Creek Trunk Sewer District Connection Fee
- Petition and Waiver or other mechanism to address future improvements to NW 100th Street
- Performance Bonds for all outstanding construction items, bonds should be in the amount of the remaining construction costs plus ten percent. A contractor or engineers estimate shall be provided to document remaining items and costs.
- Maintenance bonds for all streets, underground infrastructure, trails and common open space areas. Maintenance bonds shall be valid for a four year period after acceptance of the public improvements.

CROSSHAVEN PLAT 5 FINAL PLAT JOHNSTON, IOWA

PREPARED BY & RETURNED TO: BRADLEY R. GEATER, PLS, MCCLURE ENGINEERING, 1360 NW 121ST STREET, CLIVE, IOWA 50325, 515-964-1229

OWNERS:

HUBBELL REALTY COMPANY
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
515-243-3228

CROSSHAVEN I, LLC
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
515-243-3228

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF OUTLOT X AND BEING A PART OF OUTLOT Z OF CROSSHAVEN OUTLOTS PLAT 1, PARCEL D RECORDED IN BOOK 12648, PAGE 648, AND PARCEL D RECORDED IN BOOK 12653, PAGE 281 ALL IN SECTION 27, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF JOHNSTON, POLK COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE N89°34'18"W, 313.55 FEET ALONG THE SOUTH LINE OF SAID PARCEL D (BOOK 12648, PAGE 648) TO THE POINT OF BEGINNING; THENCE S30°50'44"E, 229.27 FEET; THENCE S56°00'50"W, 133.00 FEET TO THE NORTHERLY LINE OF DEED DESCRIBED IN BOOK 15049, PAGE 262; THENCE ALONG SAID LINE 117.08 FEET ALONG A 182.00 FOOT RADIUS CURVE, CONCAVE SOUTH, CHORD BEARING S89°42'46"W, 115.07 FEET; THENCE ALONG SAID LINE S71°36'35"W, 83.65 FEET; THENCE ALONG SAID LINE S52°49'34"W, 83.41 FEET; THENCE ALONG SAID LINE S71°39'29"W, 369.08 FEET; THENCE ALONG SAID LINE S68°44'55"W, 88.22 FEET; THENCE N00°02'28"W, 29.27 FEET; THENCE N18°20'31"W, 121.53 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT X; THENCE ALONG THE NORTH LINE OF SAID OUTLOT X N71°39'29"E, 40.19 FEET TO THE WEST LINE OF SAID PARCEL D (BOOK 12653, PAGE 281); THENCE ALONG SAID LINE N00°02'28"W, 128.64 FEET TO THE SOUTHERLY LINE OF SAID OUTLOT Z; THENCE ALONG SAID LINE 128.55 FEET ALONG A 150.00 FOOT RADIUS CURVE, CONCAVE SOUTH, CHORD BEARING N62°04'30"W, 124.66 FEET; THENCE N02°08'15"W, 124.88 FEET; THENCE 10.26 FEET ALONG A 270.00 FOOT RADIUS CURVE, CONCAVE SOUTH, CHORD BEARING S86°46'25"W, 10.26 FEET; THENCE N04°18'55"W, 185.00 FEET; THENCE N28°11'28"E, 407.19 FEET TO THE NORTH LINE OF SAID PARCEL D (BOOK 12648, PAGE 648); THENCE ALONG SAID LINE N90°00'00"E, 325.32 FEET; THENCE S30°50'44"E, 600.08 FEET TO THE POINT OF BEGINNING. DESCRIBED LAND CONTAINS 13.85 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ZONING

ZONING: CROSSHAVEN P.U.D. (ORDINANCE 782)
FIRM PANEL: 190901 0085 D
EFFECTIVE DATE 7/19/2000

SETBACKS (SINGLE FAMILY LOTS)
FRONT: 15 FT (FOR USABLE PORCH AREA)
25 FEET GARAGE
SIDE: 5 FEET
REAR: 10 FEET
MIN LOT WIDTH: 60 FEET
MIN LOT AREA: 6,000 SF

UTILITIES

WATER - JOHNSTON WATER SYSTEM
SANITARY SEWER - JOHNSTON SANITARY SEWER DISTRICT

BENCHMARK

RR SPIKE IN 2ND POWER POLE SOUTH OF THE INTERSECTION

NW 78TH AVE AND NW 100TH STREET. ELEVATION = 893.19

ARROW FIREHYDRANT (FH 100-28) NW CORNER OF THE INTERSECTION
NW 76TH PL AND NW 100TH STREET. ELEVATION = 900.71

NOTES

- 1) LOT A IS TO BE DEDICATED TO THE CITY OF JOHNSTON FOR USE AS A PUBLIC PARK
- 2) LOT B IS TO BE DEDICATED TO THE CITY OF JOHNSTON FOR USE AS PUBLIC ROAD RIGHT-OF-WAY

FLOOD INSURANCE INFORMATION

THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN FLOOD INSURANCE PANEL 190910085D WITH AN EFFECTIVE DATE OF JULY 19, 2000. SUBJECT PROPERTY IS LOCATED IN ZONE AE & ZONE X.

LEGEND

- SETBACKS
- - - EASEMENTS
- - - EXISTING PROPERTY LINES
- PROPERTY LINES
- PLAT BOUNDARY

DATE SURVEYED: 10/22/2014

CORNERS FOUND:

- ▲ - SECTION COR. (AS NOTED)
- - 1/2" REBAR YPC #8812
- - 1/2" REBAR OPC #19828

CORNERS SET:

- - 1/2" REBAR & YPC #19828
- PUE - PUBLIC UTILITY EASEMENT
- MPE - MINIMUM PROTECTION ELEVATION

1001 - LOT ADDRESSES



Parcel Table	
Parcel #	Area (SF)
1	9670
2	10001
3	9393
4	10895
5	10918
6	10670
7	11268
8	9647
9	11024
10	11047
11	10964
12	14472
13	14472
14	14336
15	10945
16	10861
17	10460
18	11982
19	8964
20	8964
21	8823
22	8650
23	9680
OUTLOT Z	18937
LOT B	63923
LOT A	232586
OUTLOT Y	39922

Curve Table					
Curve #	Length	Radius	Delta	Chd B	Chd L
C1	117.08	182.00	36°51'28"	S89°42'46"W	115.07
C2	128.55	150.00	49°06'14"	N62°04'30"W	124.66
C3	10.26	270.00	2°10'40"	S88°46'25"W	10.26



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

BRADLEY R. GEATER, PLS
NO. 19828
MY LICENSE RENEWAL DATE IS
DECEMBER 31, 2015
PAGES OR SHEETS COVERED BY
THIS SEAL:

CROSSHAVEN PLAT 5 FINAL PLAT

JOHNSTON, IOWA
226053
10/22/2014

REVISIONS
11/25/2014

ENGINEER: C.SMITH
DRAWN BY: P.SHELQUIST

CHECKED BY: B.GEATER
FIELD BOOK NO:

DRAWING NO.: FP-05
SHEET NO.: 01/03

DATE RECD: 12-1-14
CASE NO.: 14-46