



Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

February 17, 2015

SUBJECT: Consider approval of a Final Plat for Northwood Trail Plat 1 subdividing 9.25 acres into 32 single family detached townhome lots served by private streets/utilities. The property is located east of NW 70th Avenue and approximately 175 feet east of Peckham Street.

SYNOPSIS:

The applicant, ABLN, LLC has requested approval of a final plat to develop 32 single family detached townhomes. The subject property is zoned PUD allowing R-3 uses, including detached townhomes.

RECOMMENDATION:

Staff recommends approval of the final plat, subject to the conditions noted and provides the following motion for the Commission's consideration:

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.
2. Submission of all final plat documentation, including a maintenance plan and agreement for all stormwater management facilities, 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 shall be responsible for their share of improvements to NW 70th Avenue to improve the roadway to a collector standard. Prior to the City Council approval of a final plat for the subject property (or any portion thereof) the applicants shall provide a petition and waiver pursuant to Resolution 08-53, based upon the 697.88 feet of frontage, which at the 2008 established rate of \$131.57 per foot would require participation in the amount of \$91,820 to be spread equally amongst the lots of the plat.
4. All landscape buffers required within the proposed residential lots shall be installed or bonded for prior to the City's issuance of a certificate of occupancy for the adjacent residential structures.
5. Council deferral of sidewalk adjacent to NW 70th Avenue until otherwise directed by the City Council at its sole discretion. Once the Council directs installation of the sidewalk, it shall be constructed immediately at the applicant's sole cost.

6. Prior to issuance of a building permit within the plat, the applicants shall submit an as built survey of the large detention basin to verify it is constructed properly.
 7. Prior to the issuance of a certificate of occupancy for any structure within the plat, all structures located on lots that have minimum protection elevations shall certify that the structure meets that elevation.
 8. 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.
-

Motion by _____, seconded by _____ to recommend approval of PZ Case No. 15-18 the Final Plat for Northwood Trail Plat 1 subject to the conditions noted above.

Attachments: Final Plat prepared by Civil Design Advantage, dated May 27th, 2015
Vicinity Map;
Letter from Josh DeBower, Foth Infrastructure and Environment, dated May 28th, 2015;

PROPERTY OWNER/APPLICANT:	<p>ABLN, LLC Represented by Dallas Patterson 2900 Delaware Ave. Des Moines, IA 50317 515-238-0388 dallasptt@aol.com</p>
REPRESENTATIVE:	<p>Emily Harding, PE Civil Design Advantage 3405 SE Crossroads Drive, Suite G Grimes, IA 50111</p>
BACKGROUND & PRIOR APPROVALS:	<p>The subject property was annexed to the City of Johnston as part of the D&E Properties Annexation which was approved by the City Development Board on July 12, 2006. The existing R-1(75) and R-3 zoning districts were established for this site as part of the annexation.</p> <p>The preliminary plat for Northwood Estates (PZ Case 06-32) was approved on September 6, 2006 and the Final Plat (PZ Case 06-38) was approved on August 6, 2007. This plat created a 10.432 acre Outlot Y, which included this subject property.</p> <p>A site plan and preliminary plat (PZ Case 07-47) depicting 60 townhome units on Outlot Y was approved on December 17, 2007. Due to economic conditions, the construction of the aforementioned townhomes did not proceed.</p> <p>A preliminary and final plat of Northwood Estates Plat 3 (PZ 09-19) was approved on September 8, 2009, this plat created three outlots, Outlot X, a 9.253 acre parcel is the lot subject to this request and two outlots along Valley Parkway. This plat facilitated the transfer of Outlot X to Cornerstone Community Church on September 16, 2006. Those two additional lots along Valley Parkway were later rezoned to R-1(75) (PZ Case 11-28) and platted as two single family residential lots via Northwood Estates Plat 5 (PZ Case 12-02). Plats 3 and 5, which prevented Outlot X from having access to Valley Parkway were only recommended for approval by Staff as the site was proposed for development for a church, which did not need the additional land or additional street/drive connection to Valley Parkway. On December 26, 2006, Cornerstone Community Church sold the property to Kubra Corporation and plan to develop their church elsewhere in the community.</p> <p>Upon transfer, Kubra Corporation requested a Comprehensive Plan</p>

ZONING DISTRICT
AND BULK
REGULATIONS:

Amendment from Quasi Public to Medium Density Residential. This change, Johnston 2030 Comprehensive Plan Amendment # 1 was approved on July 15, 2013 via Resolution 13-118. Following the amendment, the property was rezoned from R-3 Medium Density Residential to PUD, via Ordinance 881 which was approved on August 3, 2013. The PUD allows R-3 uses, included detached townhomes, the PUD was necessary as the R-3 district doesn't allow detached residential units.

The Site Plan and Preliminary Plat for the Villas at Northwood with 40 single family detached townhome lots and was previously approved on May 5th, 2014 by Resolution 14-95. A Final Plat for the Villas at Northwood was never submitted to the City Council.

The City Council approved the preliminary plat and site plans for Northwood Home Association on February 17, 2015 via Resolution 15-46. This site plan and preliminary plat was nearly identical to the previous approval except for a decrease in density (40 units to 32).

The subject property is zoned PUD, via Ordinance 881 with R-3 Medium Density Multiple Family Residential uses allowed, with the following bulk requirements:

Maximum Density 7.0 units per acre

Minimum lot size: 500 square feet (postage stamp lot with common space)

Minimum separation between principal buildings for detached townhomes: 10 feet

Minimum setback from PUD boundaries: 35 foot

Minimum separation between garage and edge of common drive: 25 feet

Single family detached homes are permitted in the PUD.

TRAFFIC ACCESS &
CIRCULATION:

As noted in the Background section of this report, this site was originally intended for development as a multi family townhome development. As such, the site was originally depicted with access from NW 70th Avenue (right-in, right-out), a 50 foot-wide private drive access to Peckham Street between two single-family lots, and access to Valley Parkway at the north. When the property was transferred to the church, there was no longer need for an access to Valley Parkway and two lots were created at the north end of the parcel for residential development.

As proposed by this site plan, a townhome association would be created to own and maintain all streets, with access from NW 70th

Avenue (right-in, right-out), and a 26 foot-wide private drive, within the 50 foot wide lot which provides access to Peckham Street between two single-family lots. This street provides access to a full-access intersection at Peckham and NW 70th Avenue.

Reconstruction of NW 70th Avenue to a four lane roadway with medians/turn lanes, is currently in the city's capital improvements plan scheduled to be constructed 2016-2017. This project will result in construction of a median adjacent to the subject site limiting access to right-in/right-out only. The intersection of NW 70th Avenue and Peckham is proposed to be controlled with the construction of a roundabout, providing full access.

SIDEWALKS:

Council deferral of sidewalk adjacent to NW 70th Avenue until otherwise directed by the City Council at its sole discretion. Once the Council directs installation of the sidewalk, it shall be constructed immediately at the applicant's sole cost.

BUFFERS:

Buffers are required between differing land uses; including a 20 foot buffer along the north and west property boundaries adjacent to single family residential. Additionally, the developer would be responsible for the installation of half of a 30 foot buffer where the site is adjacent to the PC zoning district and half of a 50 foot buffer where the site is adjacent to the C-1 zoning district to the east. Sheet 11 of the site plans depicts each of these buffers and the required planting within them. Installation of the buffers will be required prior to the completion of the homes adjacent to the buffers.

**PARKLAND
DEDICATION:**

This project is required to meet the Parkland Dedication requirements of Chapter 180.43 of the City of Johnston Code of Ordinances. The Northwood Estates Preliminary Plat and the Johnston 2030 Trail Plan depict a trail running north/south through this site from NW 70th Avenue to Valley Parkway. The PUD Master Plan depicts this trail along the western plat boundary and the PUD Ordinance requires its construction to satisfy the parkland dedication requirements. The northern portion of this trail is installed within Northwood Estates Plat 5, and this trail will be connected to Peckham Street as part of the reconstruction of NW 70th Avenue.

PUBLIC UTILITIES:

Sanitary Sewer: Sanitary sewer exists along the south side of NW 70th Avenue, this main can provided service to the subject property, however, the applicants will be required to bore a main under NW 70th Avenue. All of the sanitary sewer within the subdivision will be privately owned/maintained by the association.

Water: An eight inch water main exists between the two single

STORMWATER
MANAGEMENT:

family residential homes created in Northwood Estates Plat 5 to the north of the subject property and the applicants would be required to connect to the main. In addition, the system will be looped to the existing twelve inch main along NW 70th Avenue. This looping will improve water supply to the entire Northwood Estates subdivision and as such will be public main.

Generally, the site drains easterly/north easterly. The subject property contains an existing storm sewer and overland flowage easement and detention basin on the northern portion of the property, this basin extends northerly to the rear of the two adjacent single family lots in Northwood Estates Plat 5, where a Detention Easement also exists. This basin drains via an outlet easterly to the adjacent undeveloped property and was required to address the stormwater management from the single family Northwood Estates Plat 1 development. The existing detention basin does not address the City's current Water Quality Volume or Channel Protection Volume requirements and is not sized to accommodate the additional development proposed with this project. As such, the applicants are proposing a series of smaller detention facilities located in the rear of lots 4 and 5, 24 and 25, 22 and 23, and 14-17 which all drain via storm sewer to the existing basin on northern side of the property. Said basin will be regraded and significantly increased in size. This basin will also include a tile subdrain system to allow for the infiltration of the water quality volume and to ensure basin drains as quickly as possible. The water quality volume is designed to reach an elevation of 844.45, the lowest point of the adjacent basin to the north is 845, this will ensure that smaller storm events (generally less an 1.25 inches) will be addressed in the new portion of the basin without spilling into the portion of the basin on the adjacent parcels to the north. Larger storm events will back up into the basin on the adjacent properties to the north as they do today, with the 100 year storm elevation of the basin projected to increase by six inches from 845.77 to 846.36, however the top of berm/overtop elevation will be lowered from 847.5 to 846.5. Thus for extreme storm events the basin will over top at a foot below where it does today providing better protection to the adjacent properties which have minimum protection elevations of 850.5.

With the previous preliminary plat/site plan approval for the subject property (PZ Case 14-12 approving 40 lots), the property owners of the two residential parcels in north-adjacent Northwood Estates Plat 5 provided numerous emails regarding their concerns with stormwater in the area. The applicant's engineer, as well as the City's engineer have extensively reviewed the stormwater management design to ensure it meets the City's requirements, that

the basin functions properly and that neighbor concerns are addressed if possible. Additionally, staff is recommending a condition of approval requiring an as built survey of the basin prior to the issuance of a building permit for any structure within the plat to ensure the basin is constructed properly. As noted above, the installation of a subdrain system in the lowest portion of the basin within the Northwood Home Association site and the lowering of the basin overflow will improve the overall function of the detention basin; however, both portion of the basin will continue to function as a detention basin, within the confines of the existing easement areas, as it was/is designed to do.

**NORTHWEST AREA
WATER CONN.
DISTRICT:**

This site is within the Northwest Water Connection District, payment of district connection fees is required prior to City Council approval of the final plat(s). The fee is \$1,750 per acre or \$16,187.50 total for the plat.

**NORTHWEST AREA
SANITARY SEWER
CONNECTION
DISTRICT:**

This site is within the Northwest Area Sanitary Sewer Connection District, payment of district connection fees is required prior to City Council approval of the final plat(s). The fee is \$3,100 per acre until July 1, 2015 or \$28,675 total for the plat.

**IMPROVEMENTS TO
ADJACENT
ROADWAYS:**

Pursuant to Chapter 180.42 of the Subdivision Regulations and Resolution 08-53, the applicant shall be responsible participation in the reconstruction of NW 70th Avenue to improve the roadway to a collector standard. Prior to the City Council approval of a final plat for the subject property (or any portion thereof) the applicants shall select and provide one of the allowed options outlined in Resolution 08-53 (bond, payment or petition and waiver), based upon the 697.88 lineal feet of frontage on NW 70th Avenue, the 2008 value of this requirement is \$91,820.07.

**CONSULTANT
REVIEW:**

Foth Infrastructure and Environment has reviewed the site plans and stormwater management report and offered comments in letters dated May 18th and May 28th, 2015. The applicant has addressed all comments.

PLAT SUMMARY:

Lots:	32
Area:	9.25 Acres
Area of Streets:	NA (private streets)
Net Area in Lots	5.56 Acres (242,324 s.f.)
Length of Street:	NA
Length of Public Sewer Main:	NA
Length of Public Water Main:	NA
Length of Public Storm Sewer:	NA



MEMORANDUM

City of Johnston, Iowa

DATE: May 13th, 2015

TO: Dallas Patterson, ABLN, LLC
Emily Harding, Civil Design Advantage, LLC

FROM: Aaron Wolfe, AICP, Senior Planner

RE: Northwood Trail Plat 1

The following are comments on the Final Plat for Northwood Trail Plat 1; the comments are in addition to comments provided by Josh DeBower, P.E., Foth Infrastructure and Environment, LLC:

1. Lots shall be addressed according to exhibit provided by staff.
2. Applicant must procure a City grading permit and an Iowa DNR NPDES Phase 2 permit, including a SWPPP for this site prior to any ground disturbing activity.
3. This site is within the Northwest Water Connection District, payment of district connection fees is required prior to City Council approval of the final plat(s). The fee is \$1,750 per acre or \$16,187.50 total for the plat.
4. This site is within the Northwest Area Sanitary Sewer Connection District, payment of district connection fees is required prior to City Council approval of the final plat(s). The fee is \$3,100 per acre until July 1, 2015 or \$28,675 total for the plat.
5. Pursuant to Chapter 180.42 of the Subdivision Regulations and Resolution 08-53, the applicant shall be responsible participation in the reconstruction of NW 70th Avenue to improve the roadway to a collector standard. Prior to the City Council approval of a final plat for the subject property (or any portion thereof) the applicants shall select and provide one of the allowed options outlined in Resolution 08-53 (bond, payment or petition and waiver), based upon the 697.88 lineal feet of frontage on NW 70th Avenue, the 2008 value of this requirement is \$91,820.07. A petition and waiver is attached.
6. Prior to approval of the final plat, the applicant shall provide a financial plan illustrating long-term solvency of a homeowner's association for ongoing maintenance of private infrastructure.
7. Please note, in order to proceed to the City Council with the final plat, the following documents/payments will be required:
 - a. Attorney's Title Opinion
 - b. Polk County Treasurer's Tax Certificate
 - c. Consent to Plat (Owner)
 - d. Lenders consent to Plat (if mortgage on the property)
 - e. Stormwater management maintenance agreement language incorporated into storm sewer and overland flowage easement.

- f. All other easement documents (Water Main Easement, Overland Flowage Easement(s), 50' Ingress/Egress and Water Main Easement, Sanitary Sewer Easement, Storm Sewer Easement).
- g. Petition and Waiver for improvements to NW 70th Avenue.
- h. Sanitary Sewer and Water district connection fees (\$16,187 and \$28,675).

All original executed final plat legal documentation must be submitted to the Community Development Department a minimum of **6 working days prior to the City Council meeting date**. Copies of the final plat documents will then be routed to the City Attorney by the Community Development Department. The deadline for legal document submittal is Friday June 5th, 2015.

Revisions submitted by May 27th, 2015 are scheduled for review by the Planning and Zoning Commission at their June 8th, 2015, meeting and the June 15th, 2015, City Council meeting. In order to proceed on this schedule please submit 4 full size and 4 – 11x17 inch reductions by May 27th, 2015.

If you have any questions, please contact me at 727-7766 or by email at awolfe@cityofjohnston.com.



May 28, 2015

Aaron Wolfe
Senior Planner
City of Johnston
P.O. Box 410
6221 Merle Hay Road
Johnston, IA 50131

RE: Northwood Trail Plat 1
Final Plat Review No. 2
Case No. PZ 15-18

Foth Infrastructure and Environment, LLC has completed a review of the Final Plat submitted May 27, 2015 for the above referenced project. Based on our review of project reference above, all prior comments have been addressed and no further comments are offered.

Please contact me at 515.251.2564 if you have questions or comments.

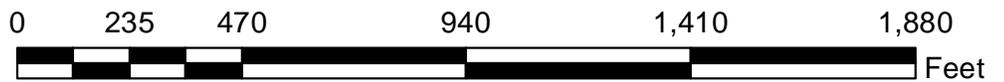
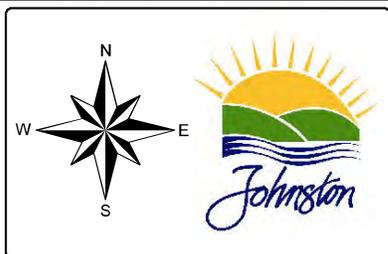
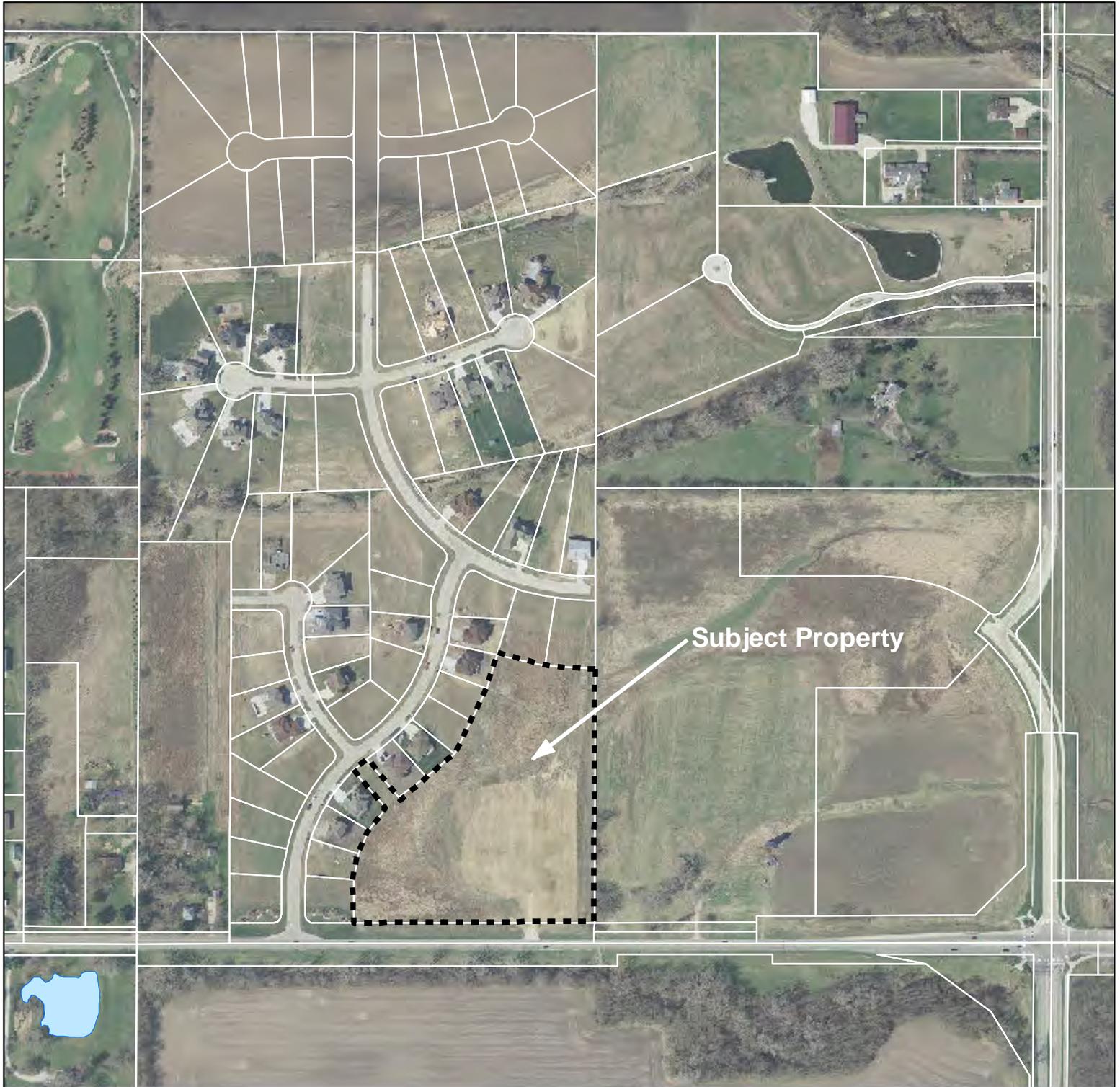
Sincerely,

Foth Infrastructure & Environment, LLC

A handwritten signature in blue ink, appearing to read "Joshua C. DeBower".

Joshua C. DeBower
Project Civil Engineer

jcd:mms3



1 inch = 400 feet

Another great GIS product of :

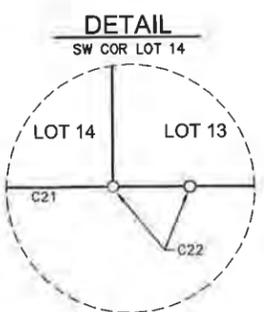
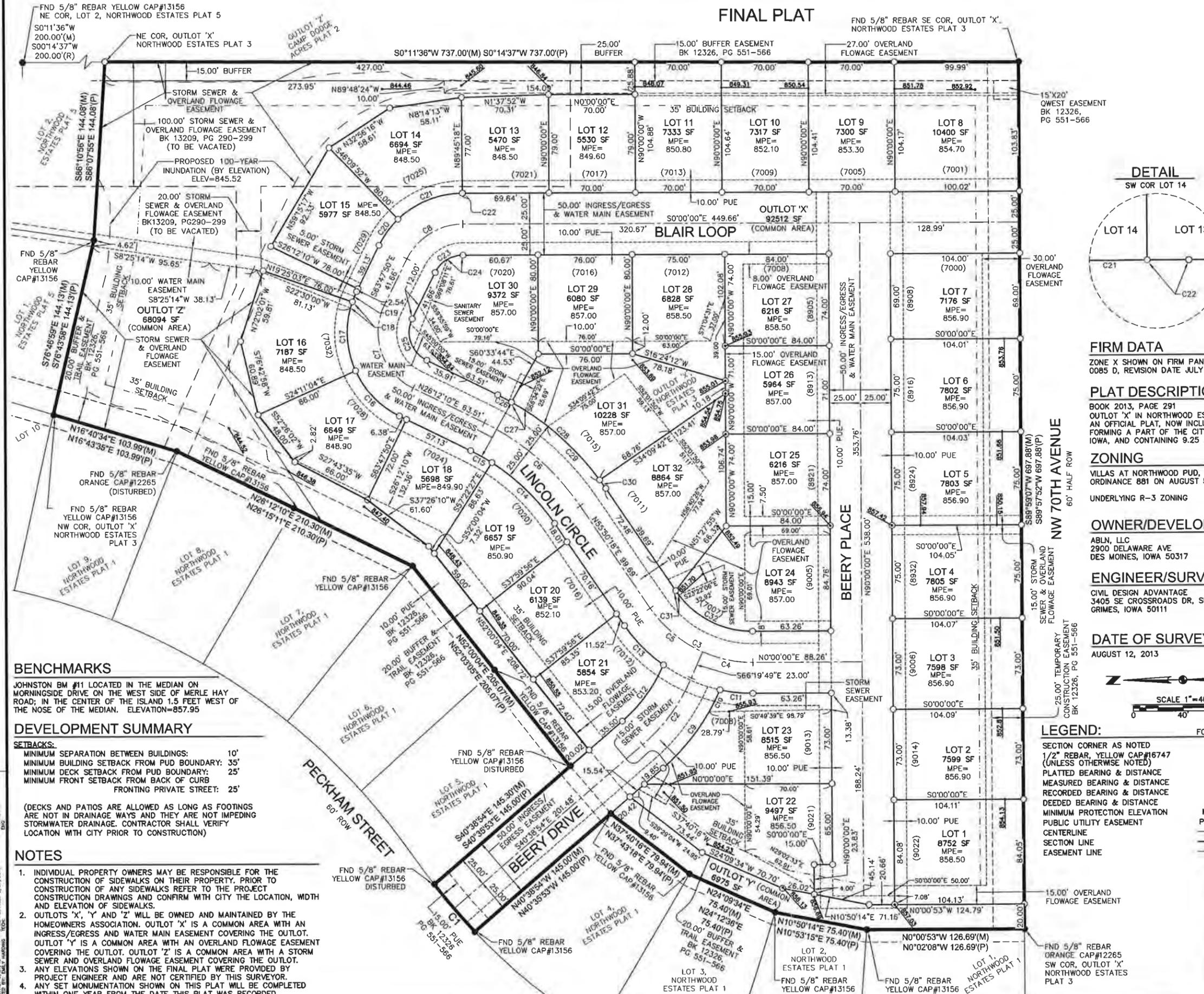
City of Johnston, P.O. Box 410, 6221 Merle Hay Road, Johnston IA. 50131-0410

(515) 278-2344 - www.cityofjohnston.com

1/31/2013

NORTHWOOD TRAIL PLAT 1

FINAL PLAT



CITY OF JOHNSTON
COMMUNITY DEV. DEPT.
DATE REC'D: 5-27-15
CASE NO: 215-18

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
(M) C1	6°05'53"	470.00'	50.02'	N49°21'06"E	50.00'
(P) C1	6°05'53"	470.00'	50.02'	N49°24'07"E	50.00'
C2	25°40'56"	150.00'	67.24'	S53°29'21"E	66.67'
C3	55°50'18"	100.00'	97.46'	N27°55'09"E	93.65'
C4	23°51'57"	100.00'	41.65'	S11°55'59"W	41.35'
C5	31°58'21"	100.00'	55.80'	S39°51'08"W	55.08'
C6	29°38'08"	200.00'	103.45'	N41°01'14"E	102.30'
C7	90°00'00"	50.00'	78.54'	N71°12'10"E	70.71'
C8	63°47'50"	50.00'	55.67'	S31°53'55"E	52.84'
C9	25°49'49"	175.00'	78.89'	N53°33'48"W	78.23'
C10	6°29'06"	175.00'	19.81'	S63°14'10"E	19.80'
C11	12°17'35"	125.00'	26.82'	N6°08'48"E	26.77'
C12	25°57'14"	125.00'	56.82'	S53°37'30"E	56.14'
C13	20°28'15"	125.00'	44.66'	N45°36'11"E	44.42'
C14	6°25'23"	175.00'	19.62'	N29°24'52"E	19.61'
C15	39°36'46"	75.00'	51.85'	N46°00'33"E	50.83'
C16	43°36'06"	75.00'	57.07'	N87°37'00"E	55.71'
C17	4°06'37"	75.00'	5.38'	N72°38'16"W	5.38'
C18	6°47'08"	75.00'	8.88'	S67°11'23"E	8.88'
C19	19°57'42"	75.00'	26.13'	S53°48'59"E	26.00'
C20	43°35'26"	75.00'	57.06'	S22°02'25"E	55.69'
C21	0°14'42"	75.00'	0.32'	S0°07'21"E	0.32'
C22	63°47'50"	25.00'	27.84'	N31°53'55"W	26.42'
C23	30°27'21"	25.00'	13.29'	N15°13'40"W	13.13'
C24	90°00'00"	25.00'	39.27'	S71°12'10"W	35.36'
C25	31°4'05"	225.00'	12.70'	S27°49'13"W	12.70'
C26	31°6'02"	225.00'	12.83'	N31°04'17"E	12.83'
C27	24°16'12"	225.00'	95.31'	S41°34'22"W	94.60'
C28	15°17'27"	225.00'	60.05'	N46°03'44"E	59.87'
C29	2°07'50"	225.00'	8.37'	S54°46'23"W	8.37'
C30	3°21'02"	75.00'	4.39'	S54°09'47"W	4.39'
C31	55°50'18"	75.00'	73.09'	S27°55'09"W	70.23'

FIRM DATA

ZONE X SHOWN ON FIRM PANEL 190901
0085 D, REVISION DATE JULY 19, 2000.

PLAT DESCRIPTION

BOOK 2013, PAGE 291
OUTLOT 'X' IN NORTHWOOD ESTATES PLAT 3,
AN OFFICIAL PLAT, NOW INCLUDED IN AND
FORMING A PART OF THE CITY OF JOHNSTON,
IOWA, AND CONTAINING 9.25 ACRES.

ZONING

VILLAS AT NORTHWOOD PUD, APPROVED VIA
ORDINANCE 881 ON AUGUST 5, 2013.

UNDERLYING R-3 ZONING

OWNER/DEVELOPER

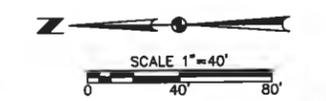
ABLN, LLC
2900 DELAWARE AVE
DES MOINES, IOWA 50317

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111

DATE OF SURVEY

AUGUST 12, 2013



LEGEND:

FOUND	SET
▲	△
●	○
P	P
M	M
R	R
D	D
MPE	MPE
P.U.E.	P.U.E.

SECTION CORNER AS NOTED
1/2" REBAR, YELLOW CAP #16747
(UNLESS OTHERWISE NOTED)
MEASURED BEARING & DISTANCE
RECORDED BEARING & DISTANCE
DEEDED BEARING & DISTANCE
MINIMUM PROTECTION ELEVATION
PUBLIC UTILITY EASEMENT
CENTERLINE
SECTION LINE
EASEMENT LINE

BENCHMARKS

JOHNSTON BM #11 LOCATED IN THE MEDIAN ON
MORNINGSIDE DRIVE ON THE WEST SIDE OF MERLE HAY
ROAD; IN THE CENTER OF THE ISLAND 1.5 FEET WEST OF
THE NOSE OF THE MEDIAN. ELEVATION=857.95

DEVELOPMENT SUMMARY

SETBACKS:
MINIMUM SEPARATION BETWEEN BUILDINGS: 10'
MINIMUM BUILDING SETBACK FROM PUD BOUNDARY: 35'
MINIMUM DECK SETBACK FROM PUD BOUNDARY: 25'
MINIMUM FRONT SETBACK FROM BACK OF CURB
FRONTING PRIVATE STREET: 25'

(DECKS AND PATIOS ARE ALLOWED AS LONG AS FOOTINGS
ARE NOT IN DRAINAGE WAYS AND THEY ARE NOT IMPEDING
STORMWATER DRAINAGE. CONTRACTOR SHALL VERIFY
LOCATION WITH CITY PRIOR TO CONSTRUCTION)

NOTES

- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE
CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO
CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT
CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH
AND ELEVATION OF SIDEWALKS.
- OUTLOTS 'X', 'Y' AND 'Z' WILL BE OWNED AND MAINTAINED BY THE
HOMEOWNERS ASSOCIATION. OUTLOT 'X' IS A COMMON AREA WITH AN
INGRESS/EGRESS AND WATER MAIN EASEMENT COVERING THE OUTLOT.
OUTLOT 'Y' IS A COMMON AREA WITH AN OVERLAND FLOWAGE EASEMENT
COVERING THE OUTLOT. OUTLOT 'Z' IS A COMMON AREA WITH A STORM
SEWER AND OVERLAND FLOWAGE EASEMENT COVERING THE OUTLOT.
- ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY
PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED
WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.

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 PROFESSIONAL LAND SURVEYOR
UNDER THE LAWS OF THE STATE OF IOWA.

PRELIMINARY
NOT FOR CONSTRUCTION

MICHAEL D. GRAY
16747
DATE _____

LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

DATE: 5/27/15
508615

REVISIONS: SECOND SUBMITTAL
FIRST SUBMITTAL

TECH: ENGINEER

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

CIVIL DESIGN ADVANTAGE
JOHNSTON, IOWA

NORTHWOOD TRAIL PLAT 1
FINAL PLAT

1403.110