



MEMORANDUM *City of Johnston, Iowa*

SENT VIA EMAIL

DATE: August 20, 2009
TO: Bradley Cooper, Cooper Crawford & Associates
FROM: Aaron Wolfe, Senior Planner
RE: Northwood Estates Plat 3

1. A separate preliminary and final plat shall be prepared for Northwood Estates Plat 3.
2. Remove text labeling plat drawings as "Concept Plan Cornerstone Comm Church" under the scale on both preliminary and final plats.
3. **The preliminary plat shall include**
 - a. Indication of front yard setback on NW 70th Avenue frontage.
 - b. Indicate all utilities available to serve site.
4. **The final plat shall include**
 - a. Indication of front yard setback on NW 70th Avenue frontage.
 - b. Addressing for Lot 1 as 9023 NW 70th Avenue.
5. Lot 1 is located in the Northwest Area Sanitary Sewer Connection District and the NW Expansion Area benefited water district. The following water and sewer connection fees must be paid before the city council will approve the final plat (these numbers exclude the outlots, for which fees will be calculated when said outlots are platted):
 - a. Water: \$1,750/Acre * 9.252 Acres = \$16,191.00
 - b. Sewer: \$2,600/Acre * 9.252 Acres = \$24,055.20
6. Prior to city council approval of a final plat the applicant shall provide a petition and waiver agreeing to future assessments for improvements to NW 70th Avenue (see accompanying petition and waiver document). Please note petition and waiver must be signed by owner(s) **AND** any/all lienholders.

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. Execution of petition and waiver for improvements to NW 70th Avenue.

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, August 28.

In order for this item to proceed to the August 31, 2009, Planning and Zoning Commission meeting, 2 full size copies and 14 – 11x17 inch reductions shall be submitted by August 26th.

If you have any questions, please don't hesitate to contact me at 727-7775 or by email at awolfe@ci.johnston.ia.us