City of Hiawatha

Engineering Department

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To: Planning And Zoning Commission **Date: August 19, 2019**

From: John C Bender PE, City Engineer

Re: Todd Hills 1st Addition

Description: Final Plat

Report:

This is a 29 lot plat located on the south side of Todd Hills Road and west of Edgewood Road. Proposed utilities on Reed Road and McLain Way are included in the plan of improvements. Outlot "A" will remain privately owned; however there is a sanitary sewer easement on Outlot "A" to be used for a sanitary sewer lift station. No rezoning is associated with this plat as it was completed as part of the preliminary plat.

The plan of improvements are under construction, but are not totally completed at this time. The plat and developers agreement can be forwarded to the City Council subject to the plan of improvements coming to Council for approval within the next few weeks. We will have a signed developer's agreement that includes several requirements, but most important items:

- Requirement that all improvements will be completed and accepted before any final occupancy permits are issued.
- Outlot "A" , "B", "C" and "D" are dedicated as street right-of -way
- The developer will install 6-LED street lights

Engineering finds this final plat in substantial compliance with the preliminary plat and recommends approval. If you have any questions please let me know.