

# *EASTON VILLAGE 5<sup>TH</sup> ADDITION*

## Final Plat Narrative

March 12, 2019



The Easton Village 5<sup>th</sup> Addition, by Chase Development, consists of 17.57 acres and with a total of 48 new single family lots. This project is located within Outlots E, F, H and the westerly 80 feet of Outlots D and G of Easton Village 3<sup>rd</sup> Addition.

Per City Resolution No. 2014-058 and No. 2015-07, all conditions of approval were met with the first addition of Easton Village. There have been four approved final plats for the Easton Village Project to date. After this 48 unit subdivision is completed a total of 26 units will remain to complete the entire Easton Village Project.

The proposed layout and lot design follow the latest approved preliminary plat that took into account adjustments to road profiles of the two northerly cul de sacs. With the completion of the North Port project to the south of Easton Village the normal water level of our ponding system is now at the final design which lowers the high water level to the final condition. No variances are proposed for this project. The setbacks will remain as required, with rear setbacks at 20 feet, front setbacks at 25 feet and side yard setbacks at 7.5 feet. City street right of way and street and sidewalk sections are proposed per City standards.

The proposed storm sewer will be connected to the existing pond storm sewer constructed with Easton Village 3<sup>rd</sup> and 4<sup>th</sup> Additions. The water main and sanitary sewer will be extended from the constructed water and

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sewer of Easton Village 4th Addition. All utilities will be constructed per city standards. The storm water ponding has been finalized per the original design and is at the final normal water level and high water level per the preliminary plat analysis.

One outlot is planned for this subdivision as previously identified on the preliminary plat. There will be a temporary cul de sac provided at the end of the proposed extension of Village Parkway. An easement will not be required for this cul de sac such that it resides entirely within Outlot I and J and the proposed right of way. The existing cut through from 33<sup>rd</sup> Street North to the Village Parkway is proposed to remain until the connection of 34<sup>th</sup> Street is completed as part of this project.

Following is a list of the proposed lots and size of the lots in square feet:

Block	Lot	Area (Sq. Ft.)	Avg. Width of Lot	Avg. Depth of Lot	Block	Lot	Area (Sq. Ft.)	Avg. Width of Lot	Avg. Depth of Lot
1	1	8,114	102	80	3	8	20,028	113	177
1	2	8,600	65	132	3	9	12,528	65	193
1	3	10,666	65	164	3	10	14,484	75	193
1	4	10,969	65	169	3	11	10,973	89	123
1	5	11,026	65	170	3	12	8,544	65	131
1	6	11,083	65	171	3	13	9,837	75	131
1	7	11,107	65	171	3	14	9,950	75	133
1	8	12,785	99	129	3	15	9,972	70	142
2	1	9,213	137	67	3	16	11,277	75	150
2	2	8,119	71	114	3	17	12,130	75	162
2	3	9,171	71	129	3	18	13,672	100	137
2	4	9,170	70	131	4	1	14,574	75	194
2	5	11,394	111	103	4	2	18,039	93	194
2	6	11,997	71	169	4	3	9,919	78	127
2	7	10,801	65	166	4	4	9,381	72	130
2	8	10,547	65	162	4	5	9,706	72	135
2	9	10,294	65	158	4	6	9,179	65	141
2	10	10,037	65	154	4	7	9,331	65	144
3	1	11,384	88	129	4	8	10,167	72	141
3	2	15,394	88	175	4	9	9,657	72	134
3	3	13,551	104	130	4	10	8,518	65	131
3	4	8,965	65	138	4	11	9,672	65	149
3	5	8,450	65	130	4	12	15,129	83	182
3	6	8,449	65	130					
3	7	9,754	77	127	Outlot A		11,338		

There are no parks being proposed with this subdivision. However, the trail through the previously platted park outlot will be constructed as part of this project. The total right of way dedication for this project is 226,139 sq. ft. or 5.19 Acres.

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No know issues have arisen since the last addition to Easton Village.

There are four existing easements that were created with the previous development that are requested to be vacated:

- 1) Temporary easement at the end of the cul de sac of Village Parkway
- 2) Temporary easement at the end of the cul de sac of the 4<sup>th</sup> Addition
- 3) Drainage and utility easement created for the trunk sewer for the 1<sup>st</sup> Addition.
- 4) Drainage and utility easement created for the storm sewer connection for the 4<sup>th</sup> Addition.

The final density of this addition is as depicted on the approved preliminary plat with no additional lots being created or removed.

The project is proposed to start as soon as possible in the spring.