

FINAL PLAT

SUMMARY

- **Applicants:** Steve and Lisa Zelle (DBA Legacy Development)
 - **Request:** Final Plat approval, Six-lot major subdivision known as Olathea Overlook
 - **Legal Description:** Lot 4 of the Amended Final Plat of Great River Hills, Section 15, LeClaire Twp
 - **General Location:** Approximately ¼ mile West of Great River Road, South-adjacent to Faulhaber's First Addition along 277th Avenue, part of the former Olathea Golf Course
 - **Size:** 39 acres (approximately)
 - **Zoning:** Single-Family Residential
-



PRINCETON

HWY 67

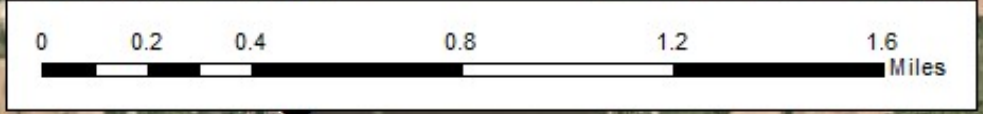
235TH ST

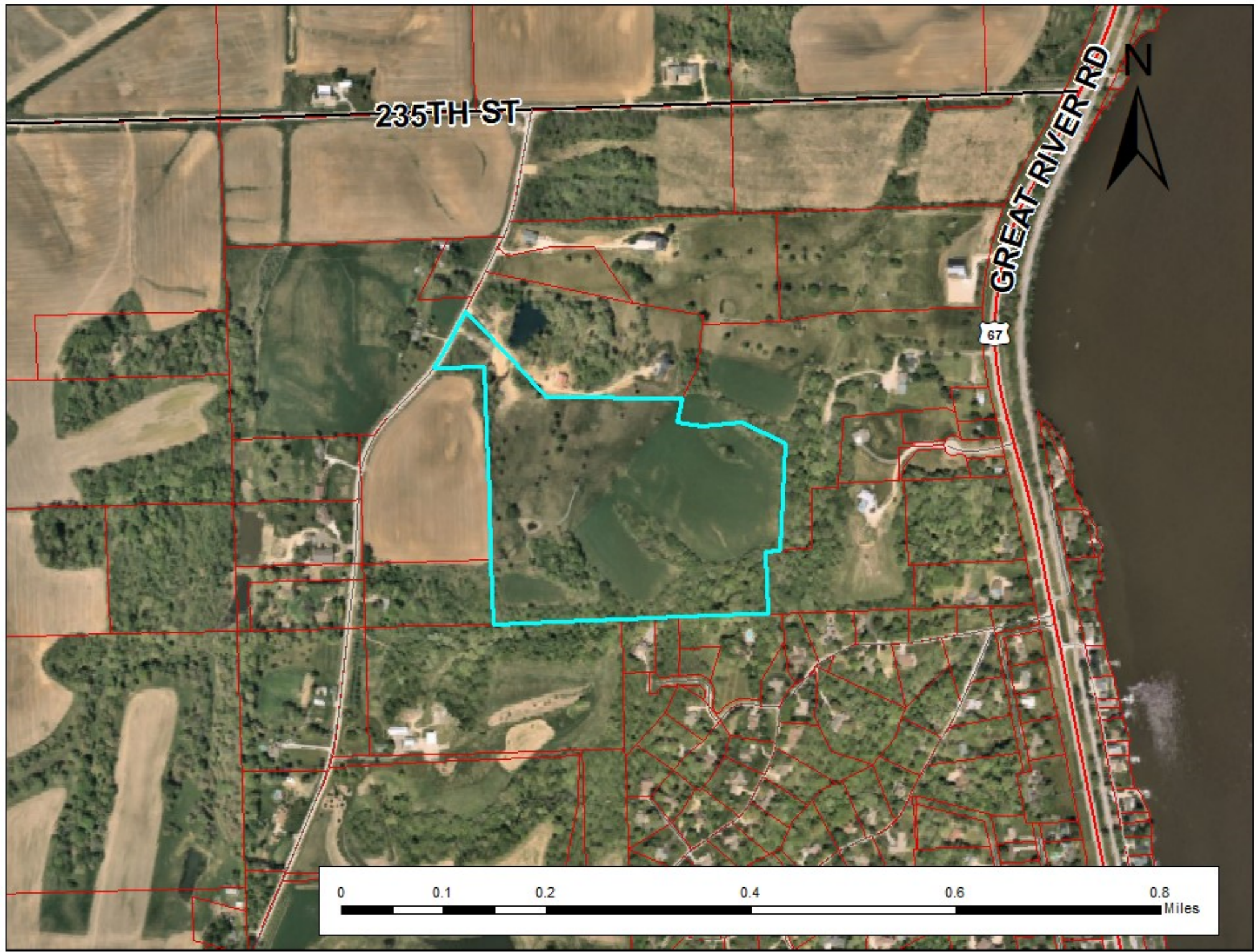
Subject Property

67

270TH AVE

AT RIVER RD

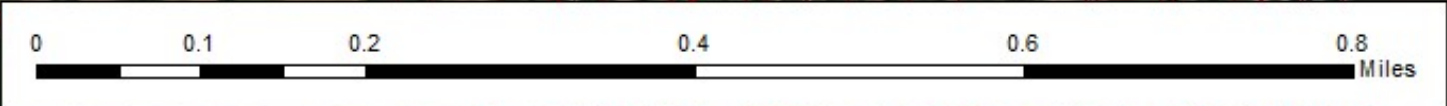


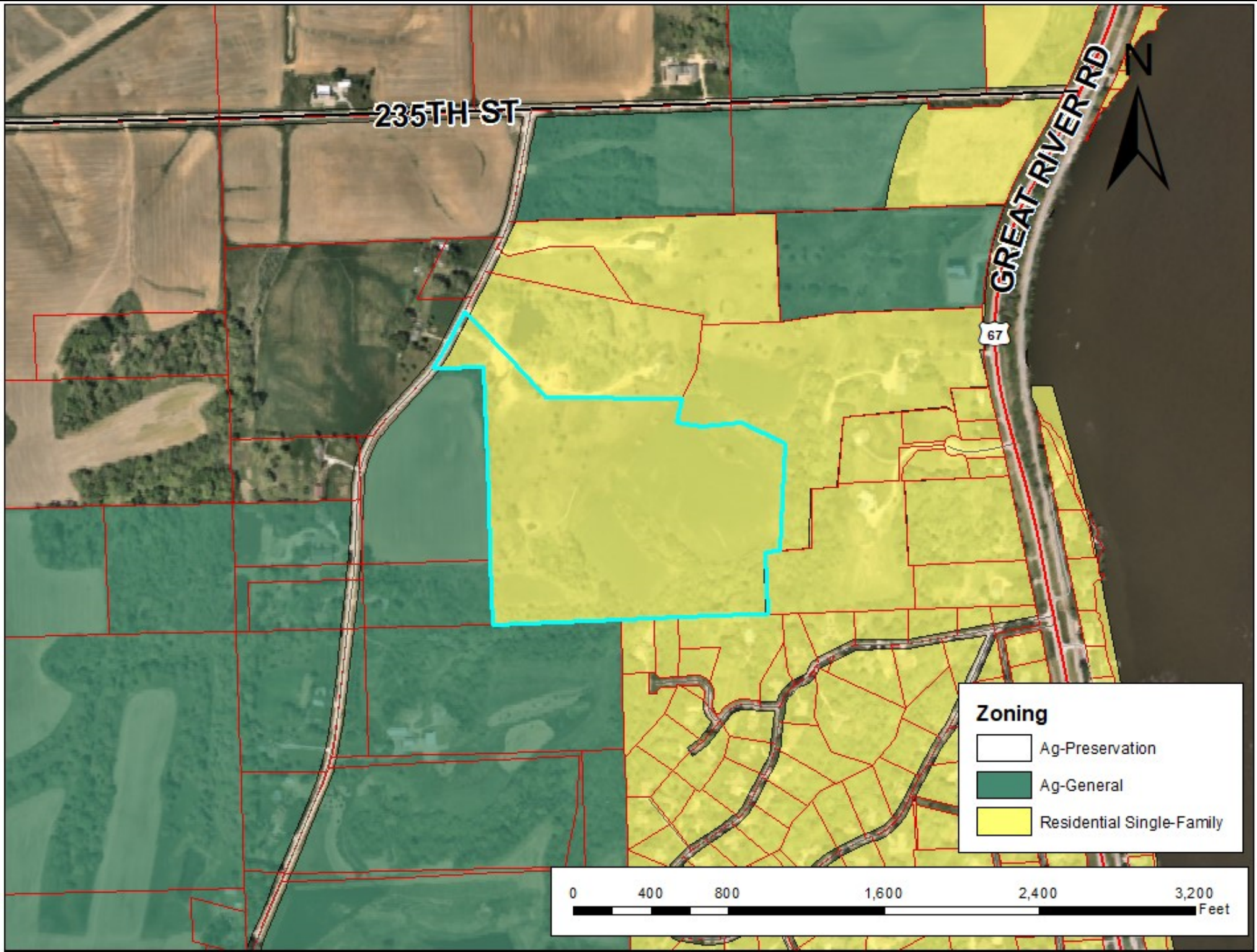


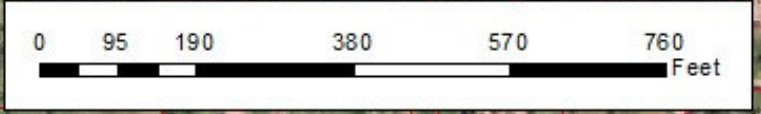
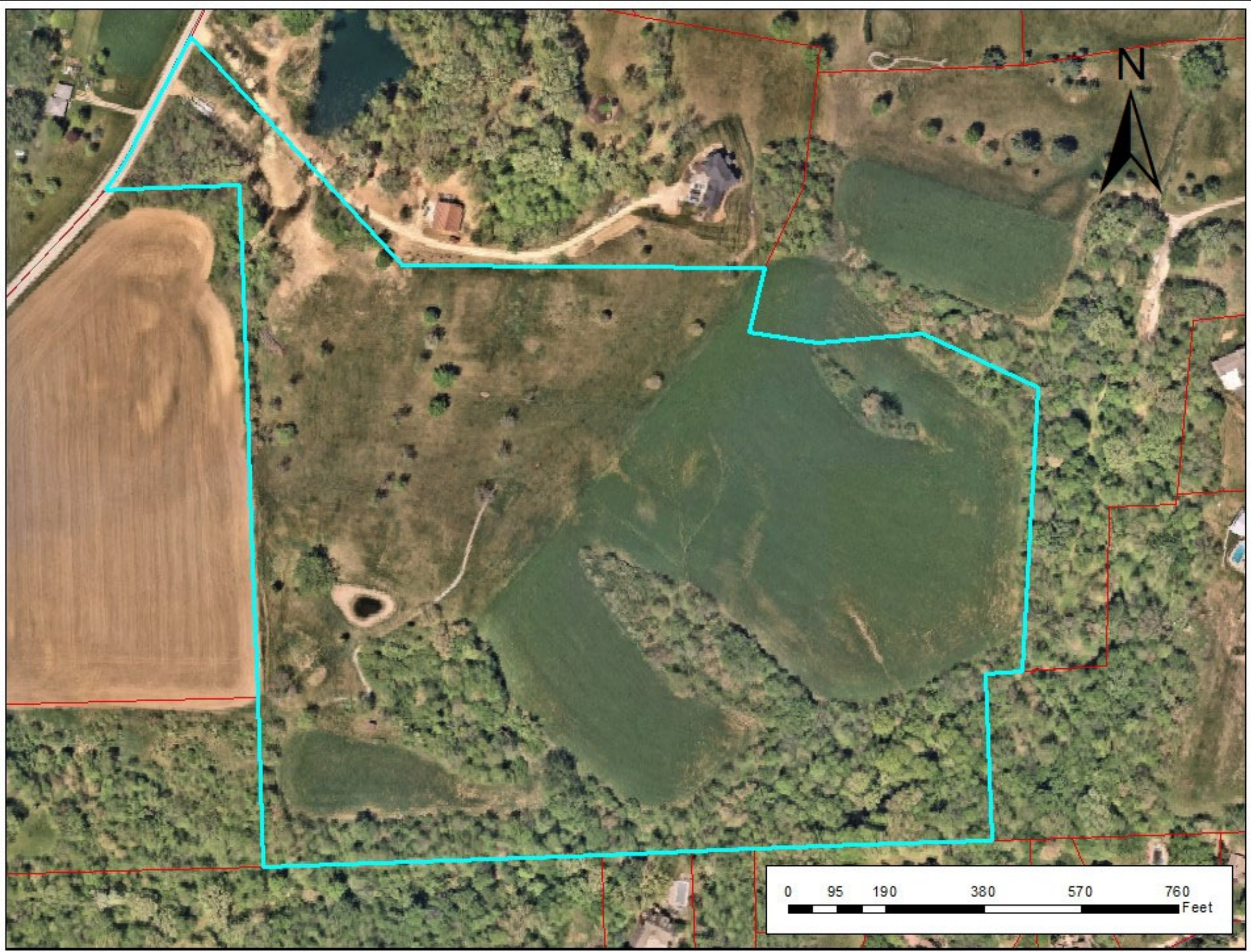
235TH ST

GREAT RIVER RD

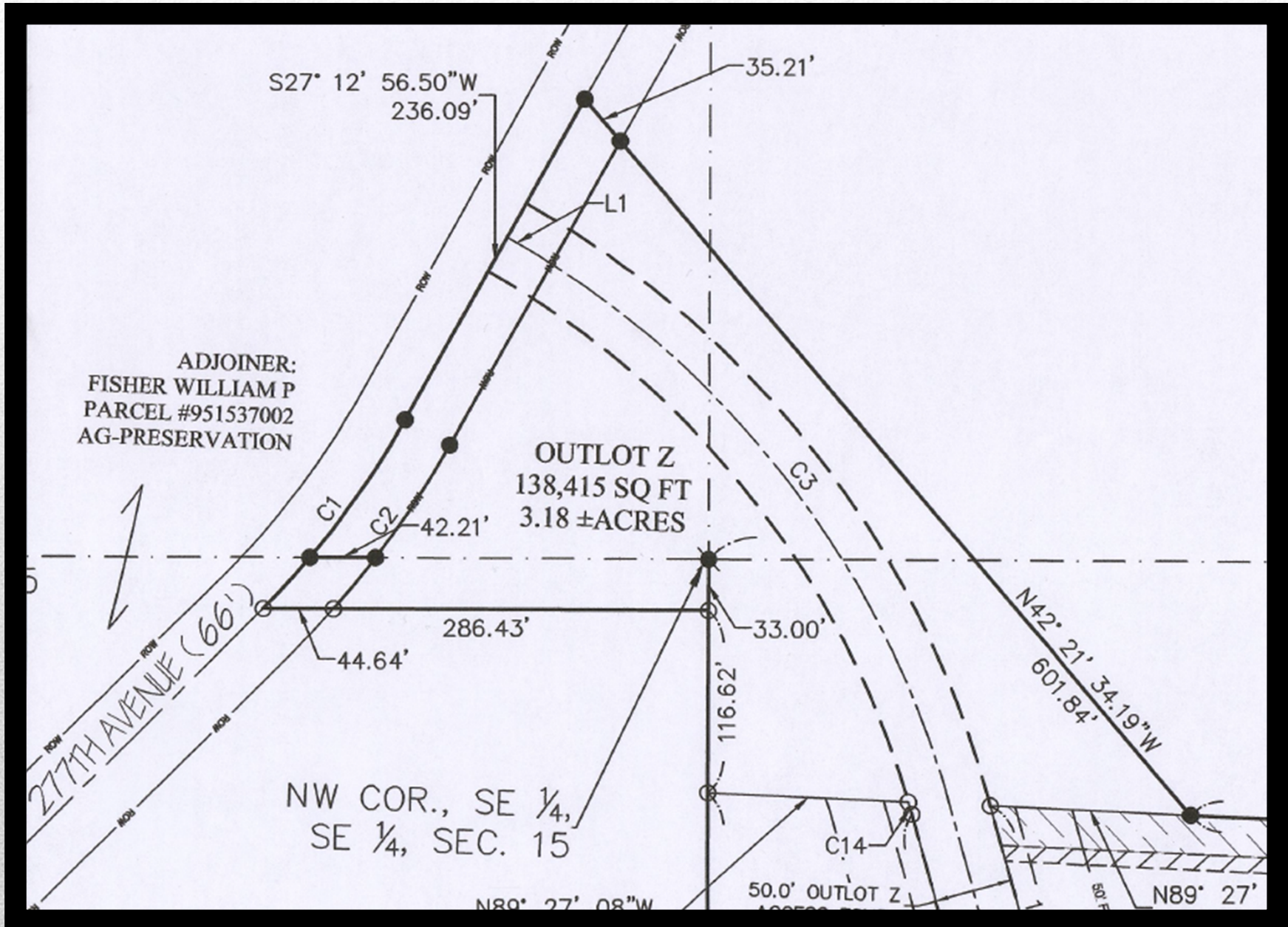
67





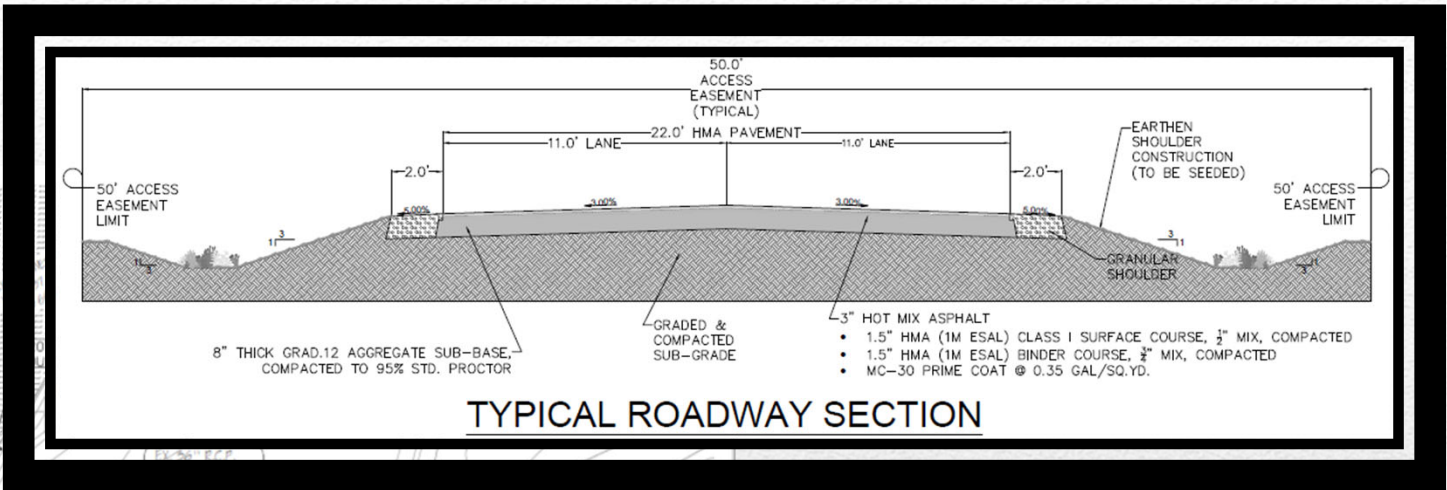
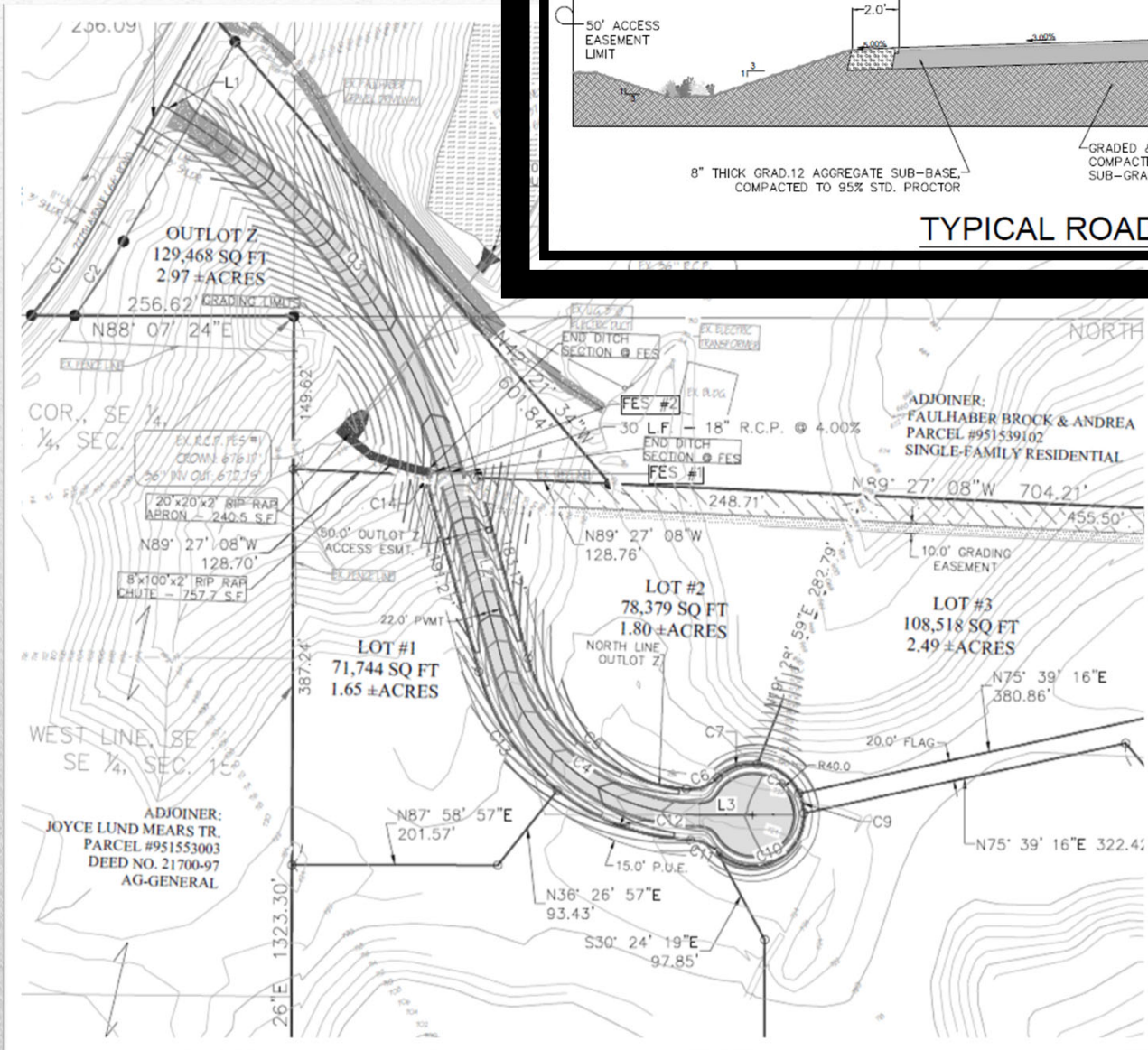


- **Common Open Space:** Not required, but includes Outlot Z



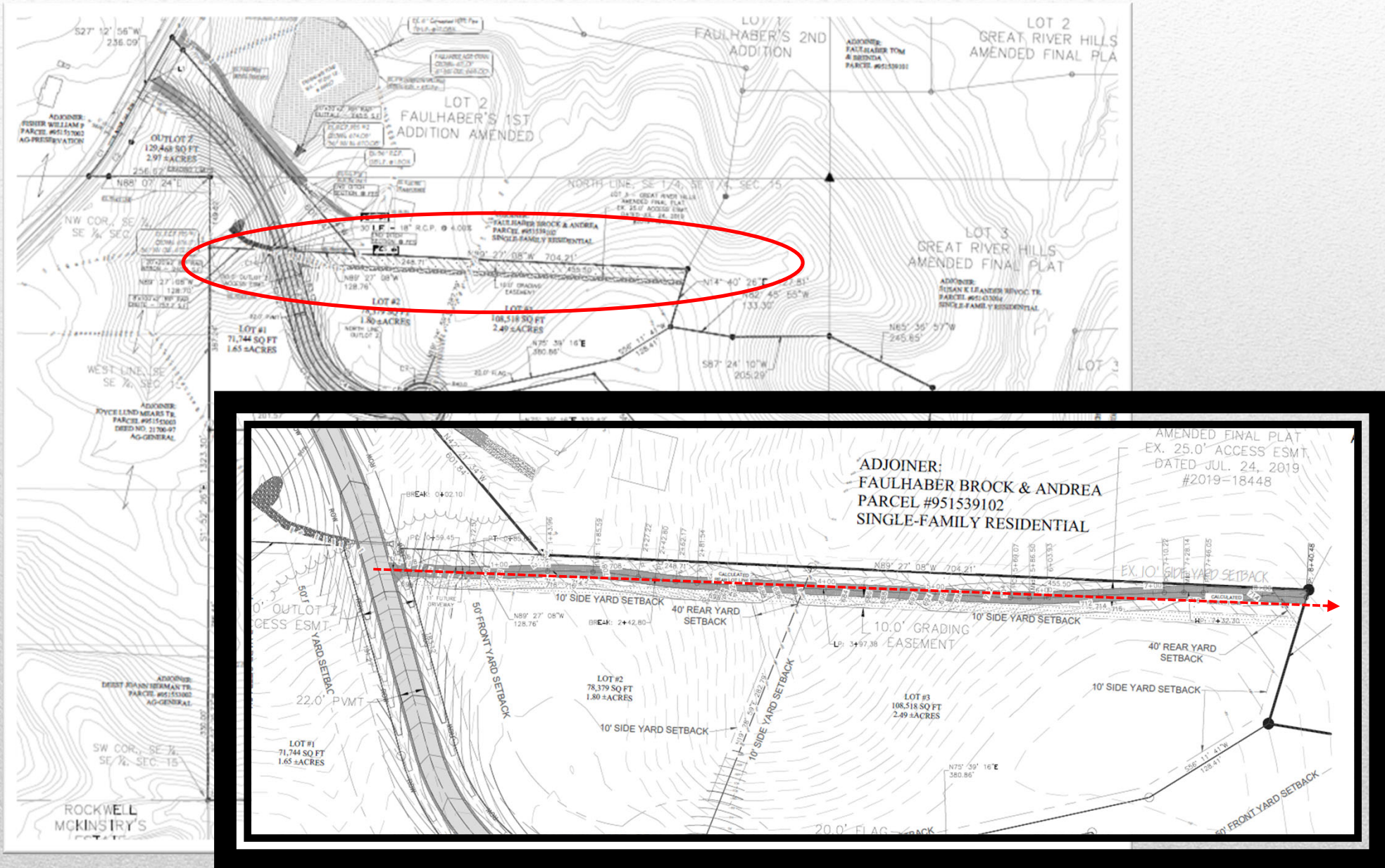
• Access and Roadway Improvements

Cul-de-sac

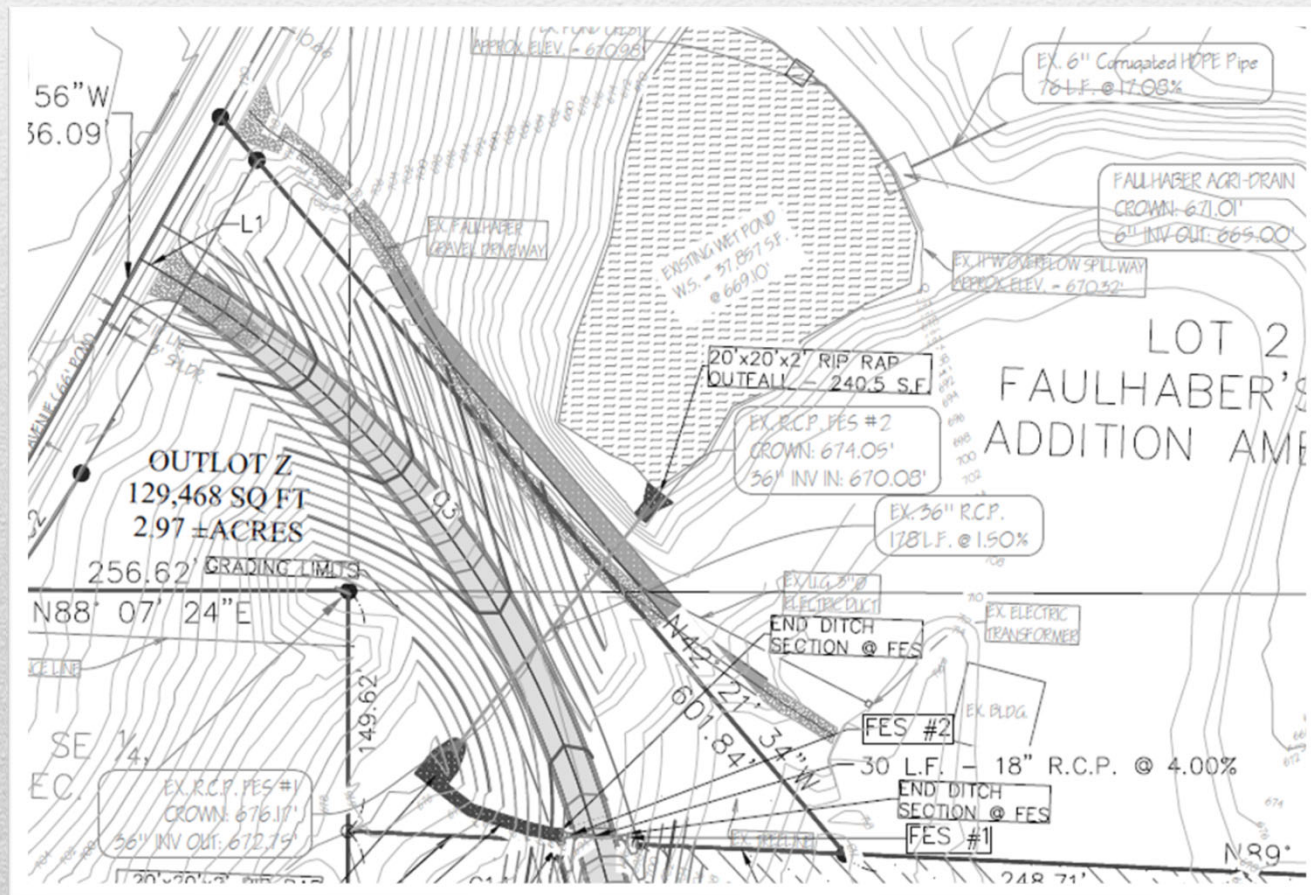


• Access and Roadway Improvements

Perpetual Access Agreement to Lot 3 of Great River Hills



- **Protection of Natural Vegetation Cover:** Less than 15% of canopy-tree cover will be impacted since majority of site is fallow former agricultural land or part of the former golf course
- **Storm Water Management:** Utilizes a drainage easement with the owners of Faulhaber's First Addition



- ***Erosion and Sediment Control Plan:*** Required at Final Plat
- ***Water:*** Each lot to be served by private well; No comments or concerns from the Health Department
- ***Wastewater Disposal Systems:*** Each lot to be served by individual on-site systems; No comments or concerns from the Health Department
- ***City of Princeton Review:*** Approval required at Final Plat

- ***Approval Conditions of the Preliminary Plat (Apr 2023)***

1. The private covenants include provisions for the ownership and maintenance of the proposed outlot;

Final private covenants have been submitted and this condition has been met.

2. The private covenants include provision for road maintenance of the shared private road;

Final private covenants have been submitted and this condition has been met.

3. The private covenants include provisions that no additional subdivision of these lots be permitted;

Final private covenants have been submitted and this condition has been met.

- ***Approval Conditions of the Preliminary Plat (Apr 2023) cont.***

4. The County Engineer review and approve all street construction plans, drainage plans, and erosion control plans prior to construction; and

Construction, drainage, and erosion control plans have been reviewed and approved by the County Engineer, and this condition has been met.

5. The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval by the Board of Supervisors.

Letter of credit provided and this condition has been met.

STAFF RECOMMENDATION

Final Plat of Olathea Overlook be approved with the following conditions:

1. The City of Princeton review and approve the Final Plat; ✓ Princeton Approved
2. The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval. ✓ Letter of Credit provided