

We have reviewed the Lawrence Lake Acres preliminary plat with the ordinance. Below are the comments along with the plat exhibit markups.

Vergas Ordinance 152.08 Platting presentation Requirements

B..4.f. – nothing indicated for drainage and flood control items.

There will need to be some sort of stormwater treatment area before entering the wetlands in order to meet MPCA requirements.

B.4.j. – nothing indicating groundwater levels at least 3' below finished grade

This probably isn't a major concern for the majority of the development but there could be a few lots that could be questionable.

B.5.a – no indication of proposed road names

B.5.d – I didn't see anything of proposed covenants.

B.5.g – Dedications for easements over natural drainage or ponding areas for management of stormwater and significant wetlands.

How does the City want to handle this? Wetlands can move based on the weather conditions for the year. I do think something should be provided for a stormwater pond though.

B.6 – Not sure if anything was submitted for a preliminary title opinion.

B.7 – lots should be staked within 14 days off preliminary plat submittal.

Ordinance 152.09 Plat Design Standards

B.1 – front yard utility easements are shown at 20' but city only requires 10'

C.3.a.2 – 65' minimum on outside curves for lot frontage. Current layout meets this but lots 11, 12 & 21 are a non-typical situation

Appendix 4. 2 – I can't tell the diameter of the cul-de-sac shown on the plat. It appears OK but wanted to note it.

Ordinance 252.105 Dedication Requirements

- I. – Will any dedication be required for the project? Approximately 0.42 units per acre would require a 10% land dedication.

Other Engineering items:

1. Would the City accept a roadway at 7.69% for Glenn St? I would like to see more like a 5% maximum.
2. Is the City willing to allow the well and septic request for the development?
 - a. I want to note that to have private systems there are several items to consider.
 - i. Sewer 100' from any well
 - ii. Sewer needs to be a minimum of 10' from property lines
 - iii. Site needs to have space for 2 drain field systems. (a replacement area for the 1st system)
 - iv. A soils test will be needed for each lot where a drain field is placed.
3. Plat notes a conditional use permit for the City to construct the streets. This probably isn't the right avenue but still relays the request at this point.
 - a. A significant amount of fill will be needed for Glenn Street. Will the City be allowed to use material from the project area, or will it need to be imported?
 - b. Similarly, will the City be allowed to grade outside of the proposed right of way?
4. Lawrence Lake is not considered an impaired water
5. Lot 1, block 2 has a huge amount of frontage. This could mean a large special assessment.

Nothing is indicated for stormwater treatment. We noted a few locations that could be considered for a pond.

Response from Josh of Meadowland Surveying

Ordinance 152.08

B.4.f – Josh is currently work on hiring someone to complete a SWMP.

B.4.j. - I put the existing contours on the drawing to indicate that the current elevation of all the lots is at least 3 feet above the water level of Lawrence Lake. All of them are well above that and should not have a problem building a residential building 3' above finished grade.

B.5.a – I believe that Julie and Josh talked about this already and have decided to use West Glenn St. If we need to name the street going southerly we certainly can propose something.

B.5.d – Josh has them done and will get them to Julie

B.5.g – If the city would like some type of stormwater pond easement once they are designed or a wetland protection easement created on the plat I do not see that would be too much of a problem. I have done developments both ways.

B.6 – The title opinion is in the works and will be submitted to the city.

B.7. – The lots will all be staked within 14 days of the preliminary plat submittal.

152.09

B.1 – We can make the utility easements smaller if that is what the city would like.

C.3.a.2 – This corner is none typical but does meet the requirements for frontage. The owner of Lots 11 and 12 would be responsible to build their approaches to meet the city road.

Appendix 4.2 – the proposed cul de sac is 120' diameter.

252.105

1 – I am curious if this required if so, maybe we could dedicate a portion of the storm water area that will more than likely be proposed on the northeasterly end of Lot 1, Block 2. This would eliminate the concern about assessments on that lot as well. The question on these areas is who maintains them?

Other

1 – This grade may change some once the storm water plan is competed and the road plan created. I noted on the drawing that the grades are only approximate and usually try and keep them proposed below 8%.

2 – I believe that this has changed slightly since we submitted and there may only be private water and sewer on Lots 1-4, Block 1.

3- The plat states that the road will be built to the city ordinances. a. and b. can be discussed with Josh.

5-This may be addressed with the land dedication or maybe have a different assessment value than the others.

6- Josh is currently work on hiring someone to complete a SWMP.

There is a note where the proposed road meets West Lake Street may be a concern for future special assessments. I have seen this situation in the past where they deferred the assessment so only the people in the new development had to pay for them.