

PRELIMINARY PLAT OF
LAWRENCE LAKE ACRES

Owner: Kelly Jo
Gabriel Guida

Owner: Larry Platt

Owners: Aaron & Michele Scott

Owner: Aaron Johnson

Owner: Sandra Grow

Owner: Michael Maneval

NOTES:

1. The proposed plat of LAWRENCE LAKE ACRES is located on the easterly shoreline of Lawrence Lake in Government Lots 1 and 2 of Section 25, Township 137 North, Range 41 West in the city limits of Vergas (Parcel Number Nos. 82000500024001, 82000500024000 and 82000500034000). It consists of 28 lots in two blocks to be rezoned to R-1 Low Density Residential District. The project will be completed in phases.

2. This application also requests a variance to use private wells and septic systems installed according to Minnesota Department of Health requirements. All lots have adequate area for a sewage treatment area.

3. This application requests a conditional use permit for a 3,241 +/- foot long road to be constructed per City of Vergas ordinances.

4. The building setbacks for primary structures shown are:
Shoreland district: Lawrence Lake - 100',
top of bluff - 30', Proposed Dedicated Public Road - 20',
side yard - 10'

Non-shoreland: Front yard - 25', side yard - 10',
rear yard - 25'

5. Contour lines are shown at a 10 foot interval based on DNR Lidar maps.

6. Drainage patterns will be altered slightly from the existing contours due to road and house construction and yard landscaping.

7. A 20 foot wide utility easement along the road and a 10 foot wide utility easement along lot lines will be dedicated. See utility easement diagram.

8. This project site is partially open and partially wooded. The amount of aquatic vegetation along the project shoreline varies from year to year. There is one bluff on this property.

9. Soil types on this project are:
1120 - Rushlake-Hangaard complex,
1196C - Sybil-Eagleview complex, 8 to 15 percent slopes.
1196B - Lida-Two Inlets complex, 1 to 8 percent slopes.
1341 - Clitherall-Wykeham complex,
1218C - Snellman-Lida complex, 8 to 15 percent slopes.
1230 - Haslie and Nidaros soils, ponded.
1215 - Pinelake sandy loam.
1196E - Lida-Two Inlets complex, 15 to 30 percent slopes.
2670C - Snellman sandy loam, 8 to 15 percent slopes.
1218B - Snellman-Lida complex, 1 to 8 percent slopes.

10. Total water frontage = 1,841'±

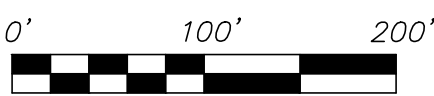
11. Total proposed platted area = 66.97 acres, more or less.

12. A storm water management plan will be completed.

13. Road profile final grades are approximate.

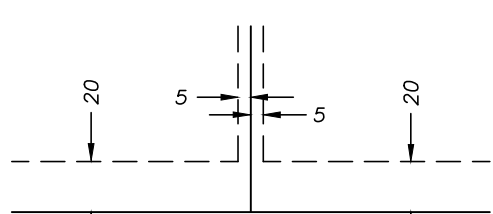


Orientation of bearing
system is assumed.

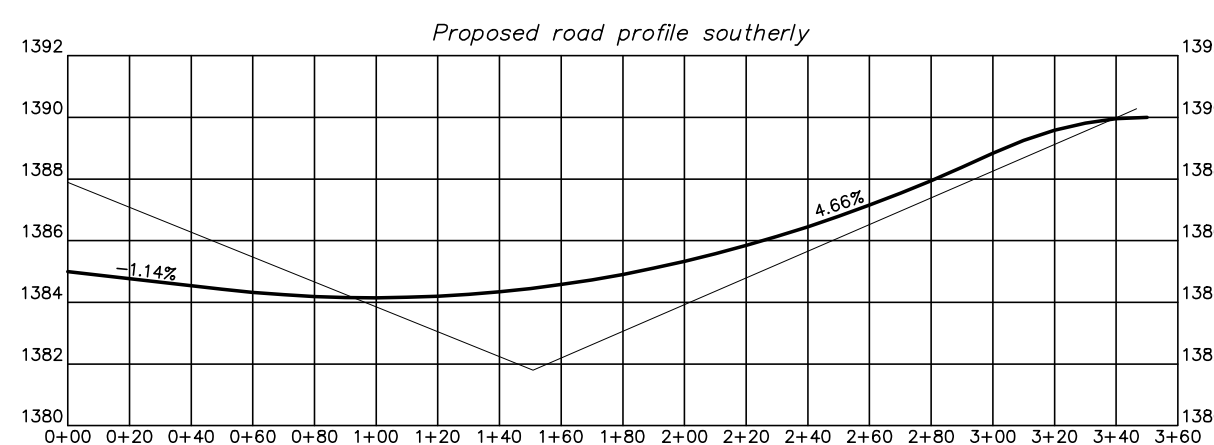
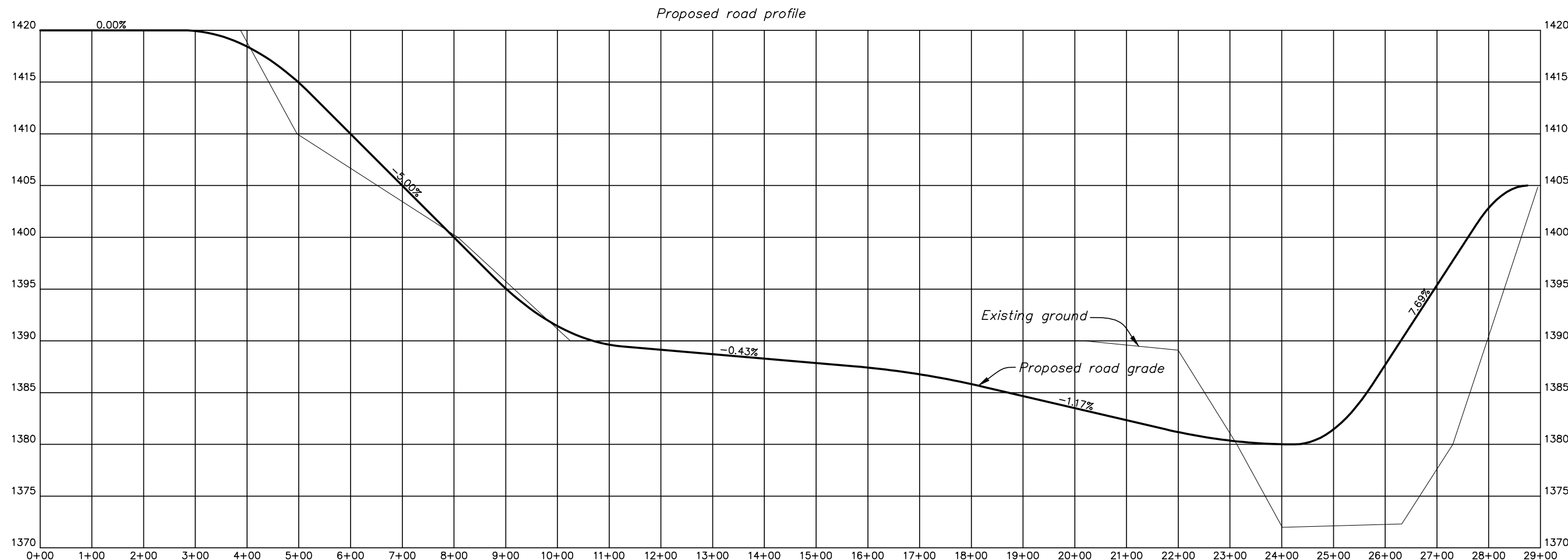


Scale: 1 inch = 100 feet
Prepared April 14, 2022

PROPOSED UTILITY
EASEMENTS:



Being 5 feet in width adjoining lot lines
and being 20 feet in width adjoining
right-of-way lines in the plat.



I hereby certify that this survey, plan, or
report was prepared by me or under my
direct supervision and that I am a duly
Licensed Land Surveyor under the laws of
the State of Minnesota.

Joshua P. Pfeffer
Print Name:

Signature:
April 14, 2022
Date:

57622
License #

MEADOWLAND SURVEYING, INC.

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