



**PLAINVIEW PLANNING COMMISSION
MEETING AGENDA**

**Tuesday, February 2, 2021 at 7:00 P.M.
Church of Christ – 205 1st Street NE Plainview, MN 55964**

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Approval of Consent Agenda**
 - a. Planning Commission Meeting Minutes – December 15, 2020**
- 4. Public Hearings**
 - a. Marshman Addition**
- 5. Updates/Discussion**
 - a. Open Discussion**
 - b. P & Z Terms**
- 6. Adjourn**

CITY OF PLAINVIEW PLANNING COMMISSION
December 15, 2020
Meeting Minutes

The December 15, 2020 meeting for the City of Plainview Planning Commission was called to order at 7:00 p.m. by Tom Wiener.

Members present: Tom Wiener, Dave Walkes, Roger Durgin, Roger Ziebell, Jim Walkes and Ann Liebenow-Anttila.

Members absent: None.

Staff members present: City Clerk Carol Kujath, Deputy Clerk Kayla Hall, and Police Officer Aaron Stoning.

Guest in attendance: Les Conway with WSE/Massey, Peter Meyer, Brian Malm and Jane Kansier with Bolton & Menk, Robert Lamprecht, Scott Anttila, and Rosemary Koenig.

Motion by Roger Ziebell, seconded by Dave Walkes to approve the agenda. Motion carried. The April 28, 2020 minutes were approved without any corrections or amendments.

Orchard Hills 7th Addition: Rezone Application -

Motion by D. Walkes, seconded by Durgin to open a public hearing to hear testimony regarding the proposed rezoning of Orchard Hills 7th Subdivision, East of 2nd St. SE, at the end of 6th Ave. SE and 7th Ave. SE Property ID 26.00111.12; 26.00111.18 from AG to R-2 to facilitate the Orchard Hills 7th subdivision.

The properties total approximately 10.83 acres and are bound by previous phases of Orchard Hills to the north and west, wetlands and a creek to the east, and undeveloped farmland to the south. The wetlands encompass a large area along the eastern property boundary. Public water and sewer are available to subject properties through previous phases of Orchard Hills. The property is within a Wellhead Protection Area and in the southern watershed. Hydric soils are located where wetlands are present on the larger property. The Comprehensive Plan-The Future Land Use Map designate the subject properties as Residential, which R-2 is a residential zoning district. Housing goals in the 2040 Comprehensive Plan do support a housing supply of various types and densities and managed residential growth for balanced land uses. The map also shows future roadways planned through the project site from west to east and through existing wetlands. Land use goals in the 2040 Comprehensive Plan do call for protection and conservation of wetlands in the City. Staff believes that the applicant can minimize wetland impacts. The DNR is also involved in wetland mitigation review, so if the applicant does seek to develop where there are existing wetlands, they will need to mitigate any wetland impacts resulting from the project. Overall staff believes the request will be consistent with the comprehensive plan. Bolton & Menk staff recommends the Planning Commission forward the rezoning proposal to City Council with the recommendation of approval.

Public comments: none.

Motion by Roger Ziebell, seconded by Dave Walkes to recommend the City Council approve rezoning Property ID 26.00111.12; 26.00111.18 from AG to R-2.

Aye: R. Ziebell, D. Walkes, J. Walkes, R. Durgin, A. Liebenow-Anttila

Nay: None

Recuse: T. Wiener

Motion carried.

Orchard Hills 7th Addition: Preliminary Plat Application -

The request is for 26 single-family lots and one detention pond lot. This phase of Orchard Hills is to be the final phase of the whole subdivision. The lot sizes will be between 9,555 square feet and 34,202 square feet with a range of lots widths (street frontage) between 62 feet and 105 feet. The lots in the proposed Orchard Hills 7th generally meet zoning requirements for lot area, frontage, and uses in R-2 zoning, with the exception of side setbacks. The applicant shall amend side setbacks on all buildable lots so that each setback dimension is a minimum of 5-feet wide and that both side setbacks add up to 10-feet. The applicant shall also note on the plat that the detention pond outlot is unbuildable. Of the overall 12.03 acres, 2.41 acres are proposed to remain wetland after the developer completes DNR's wetland removal and remediation procedures. The overall density for the development will be just over two homes per acre. The applicant will adhere to R-2 zoning. The applicant has proposed, to pay fees instead of 8% of the subdivision's land for the parkland dedication. The applicant has proposed block lengths and configurations that meet code, with the exception of 4th Ave. SE. This street exceeds the 1,200-foot maximum block length for streets, but the existing wetlands and stream on the eastern edge of the property discourage stub-outs to the adjoining property. Staff supports the longer block length, but the applicant must request this longer block length in writing prior to this item being heard at City Council. It is also proposed for 4th Ave. SE to be closed to the existing wetlands on the subject property, and to impact a portion of the wetlands to free up land for more buildable lot area. Mitigation of these wetland impacts is proposed to be completed through the purchase of wetland bank credits. If the applicant is unable to free up enough land to build their desired homes on Lots 2-5 of Block 2, staff suggests they alter the alignment of 4th Ave. SE to curve around the wetlands, which will minimize the wetland impacts and may negate the need for the applicant's variance. Elimination of the proposed street connection to 4th Ave SE to avoid wetland impacts is not recommended. The proposed streets of the subdivision meet the City's roadway section, with the exception of sidewalks. The applicant is proposing no sidewalks along new streets. Staff supports this as the applicant was not required to put in sidewalks on previous phases, so sidewalks in this phase would not connect to any existing sidewalks or trails. The applicant must clearly ask in writing for this allowance to construct streets without sidewalks prior to this item being heard at City Council. Proposing a small stub-out of right-of-way to connect out to the proposed detention pond outlot south of the subdivision. For the City to accept platted right-of-way, the applicant shall construct and extend street improvements to within 5-feet of the property line. This will allow adjoining southern property owner and any future developer of that property to connect into Orchard Hills and not be burdened by construction additional street. This development is subject to all local, county, and state requirements for development. Failure to receive necessary approvals will render any plat approval null and void.

Public hearing for the Orchard Hills 7th Subdivision Preliminary Plat Application.

Les Conway from WSE/Massey went through the conditions with the commission board.

Public comments:

-Roger Arens-230 6th Ave. SE – Expressed concerns about the limited exits and entrances into Orchard Hills. Thought any new development in that area a new entrance/exit would be needed.

-Robert Lamprecht-Plainview Township – Would like a 40-foot setback along adjacent property to prevent things ending up in his field. Also concerns with wetland area and the water runoff.

-by email: Nina Schneider-355 5th Ave SE- Concerns of the water in their back yard, and if landscape will be manipulated, how will the water be controlled that occurs during heavy rainfall and melting snow in the spring. Will there be another outlet for traffic?

-Ann Liebenow-Anttila-325 5th Ave SE – Concerns with the following:

Was a traffic study done? When was the wetland delineation done? Easement for wetlands? Sidewalks should be included to have a safe path to the park. Streetlight plan? Design of street lighting? Pond concerns, and who maintains the ponds? Consideration to extending the trail system. No subdrains in the street design. Utility easement size? Street concerns by the pond. Extension of right-of-way? Comprehensive Plan has connecting streets heading east, which none of them are on the plat. GDP is from 1998. Is it still valuable to have a connection to the east? Stored dirt impacting the drainage of the existing lots. Brian Malm, Jane Kansier and Les Conway, answered all questions asked by the public, and by the commission board.

Motion by R. Ziebell, seconded by J. Walkes to forward the Preliminary Plat to the City Council recommending approval with the following conditions.

1. Prior to City Council review:

- Show the correct setbacks on the preliminary plat, 5-foot side setback with a sum of 10-feet. -L.C. -yes agrees to changing the setbacks to R-2 zoning.
- Provide sufficient information on parkland fees in-lieu of dedication-L.C. 10.38 acres-1.98 acres ROW-1.74 acres Wetlands = 6.66 acres. 6.66 acres x \$800 (8% of \$10,000/acre) = \$5,328 Parkland dedication in-lieu of land.
- Request in writing any needed allowances or variances from subdivision requirements, no sidewalks and the 1,281 feet along 4th Street. -L.C. yes will have a written statement for city council for no sidewalks and the extra 81 feet on the east side 4th Street.
- Show street improvements within dedicated right-of-way up to 5 feet from the property line and stormwater pond and outlot. -L.C. agree but wanted clarification. B.M. gave clarification. Want improvements to extend to the end of development.
- Successfully rezone the property to R-2
- Update total area numbers and all figures dependent on said number to include the area required for the detention pond on the adjoining property -L.C. will update land date summary with the 1.66 acres the applicant is purchasing from the Jurgenson's.

2. The Subdivision shall generally be consistent with the general development plan. - L.C. agreed

3. Prior to final plat approval, the application shall show evidence of successful mitigation of all proposed wetland impacts in accordance with BWSR WCA requirements. -L.C. agreed

4. All other comments or conditions from city departments, franchise service and utility providers, or other authorities with jurisdiction over this development shall apply to this development. -L.C. agreed

5. Unless rescinded by the City Council, approval of a preliminary plat is limited to a period of one year, after which time the applicant is required to resubmit a preliminary plat. Upon application filed with the City Clerk, the City Council may continue the approval for an additional period of time. The application shall be filed at least 20 days prior to expiration of the approval of the preliminary plat. -L.C. agreed

Aye: R. Ziebell, J. Walkes, D. Walkes, R. Durgin,

Nay: A. Liebenow-Anttila

Recuse: T. Wiener

Motion carried: 4-1

Orchard Hills 7th Addition: Variance Application –

A Variance Application for Orchard Hills 7th, Lots 1-5, Block 2 was submitted. The variance is for the front yard setback from 25-feet to 20-feet in R-2 zoning from proposed Lots 1-5 of Block 2 in Orchard Hills 7th. The applicant intends to provide as much separation between the backs of a row of five future homes and existing wetlands while complying with the 20-foot setback around said wetlands. Les Conway pointed out that there is a 66-foot right-of-way instead of a 60-foot right-of-way. If the staff is willing to reduce the right-of-way from 66-feet to 60-feet, then there would be no need for the variance. Brian Malm, Les Conway, and Pete Meyer were all in agreement to this.

The Variance Application was withdrawn.

Wiener stated the commission will need to amend the motion to change the plat from 66-foot right-of-way to 60-foot right-of-way.

Aye: R. Ziebell, J. Walkes, D. Walkes, R. Durgin, A. Liebenow-Anttila

Nay: None

Recuse: T. Wiener

Motion made by Dave Walkes to adjourn. Second by Roger Ziebell.

Motion carried unanimously. 8:40pm

Planning & Zoning Commissioner

City Clerk

Date

**MEMORANDUM**

Date: January 26th, 2021
To: City of Plainview Planning Commission
From: Harry Davis, AICP
Brian Malm, P.E.
Subject: Marshman Addition – Preliminary Plat Application
City of Plainview

Meeting Date: February 2, 2021

Request:

Applicants: WSE/Massey Engineering & Surveying
Owner: Lucas Marshman
Property Location: Northwest corner of 8th St NE and East Broadway/CSAH 8
Property ID: 26.01415.00

Background:

The subject property is located in the E part of Plainview, at the northwest corner of 8th St NE and East Broadway/CSAH 8. The property is approximately 1.18 acres, is Lot 1 Block 1 of Harvest Ridge Subdivision, and bound by residential development to the north and west, unbuilt lots of Harvest Ridge to the east, and large lot residential and agricultural property to the south. The property is zoned R-2.

Table 1

Direction	Land Use	Zoning
North	Single-family homes	R-2, Residential
South	Large lot residential; Agriculture	R-1, Residential
East	Single-family home; Undeveloped	R-2, Residential
West	Single-family homes	R-1, Residential

Request:

The request by the applicant is for a total of 4 single-family lots. The lot sizes will be between 10,970 square feet and 14,500 square feet with a range of lot widths (street frontage) between 74 feet and 90 feet. The overall density for the development will be about 3.4 homes per acre. As detailed below and further within this report, the applicant will adhere to R-2 zoning:

Table 2

	Current Minimum Requirement	Proposed Minimum Requirement
Lot Area Single-family	6,000 sq. ft.	6,000 sq. ft.
Lot Width	60 feet	60 feet
Zoning Setbacks	Front: 25 feet (from ROW) Back: 15 feet Side: 5 feet (10 feet total)	Front: 25 feet (from ROW) Back: 15 feet Side: 5 feet (10 feet total)

Public Comment:

No public comment was received at the time of writing this report.

Neighborhood Notification:

All property owners within 350' feet of this property were notified within ten days of the public hearing and published in the paper on January 21, 2021 that a public hearing would be held on February 2, 2021.

Infrastructure:

- Streets: The subject parcel has access to 8th St. NE, a divided boulevard, and East Broadway (CSAH 8).
- Water: 8-inch diameter water lines can be found along 8th St. NE and East Broadway. A 6-inch diameter water line runs within the utility easement on the north side of the property. Water services were previously stubbed out for future lots in this area.
- Sewer: An 8-inch sanitary sewer can be found along 8th St. NE. Sewer services were previously stubbed out for future lots in this area.
- Drainage: This property is within a moderately vulnerable area of the City's Wellhead Protection, Drinking Water Supply Management Area (DWSMA). No wetlands or hydric soils are present on the property.

2040 Comprehensive Plan:

One of the land use goals in the comprehensive plan is to "encourage land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state, and utility costs". A sub-goal under the goal above is to require coordination between growth and utility capacities (sewer, water, etc.). Under the housing goals in the comprehensive plan, there are various goals that address supporting a "variety of housing types and densities", "encourage a range of housing ... [fitting community] character", and "maintain and enhance the quality of Plainview's homes and neighborhoods".

The Future Land Use Map designates the subject property as Residential.

Staff Findings:

1. A determination of whether the proposed preliminary plat meets zoning and overlay requirements.

Finding: The lots in the proposed Marshmann Addition generally meet zoning requirements for lot area, frontage, and uses in R-2 zoning, with the exception of setbacks on the corner lot. Corner lots shall have front setbacks along street frontages and all other setbacks shall be side yards. One of the front setbacks shall be half the requirement of a typical setback. This is a requirement for corner lots and front yards under Section 607.

2. A determination of whether the proposed preliminary plat meets subdivision development standards.

Finding: Easements: The applicant has utilized existing easements and right-of-way as well as proposed additional easements. Final review and determination of

easement locations and widths to be included on the final plat will be coordinated with review of proposed public infrastructure final plans and specifications.

Parkland Dedication: The applicant has proposed fees in-lieu of parkland dedication. They have calculated their undeveloped land value (exclusive of utility costs; inclusive of grading and seeding) at \$80,000 for approximately 1.18 acres. At 8%, the applicant's proposal is to pay \$6,400 for fees in-lieu of parkland dedication. A final amount will be calculated in the development agreement and paid along with other city fees.

Variances: The applicant has not submitted any variances.

Lot Configurations: The applicant has proposed lot configurations that generally meet code requirements.

Block and Street Configuration/Design: The applicant has generally proposed block lengths and configurations that meet code.

Required Improvements: The applicant is not proposing any new streets, but will need to place sidewalk along all street frontages. Sidewalk width along County Road 8 (East Broadway) shall be 5-feet wide with location as approved by the County. Sidewalk width and location along 8th St. NE shall be 5-feet wide and 6-inches from the edge of right-of-way in conformance with the typical residential street section.

Storm sewer improvements will be required to convey drainage from an existing 21-inch County culvert under County Road 8 (East Broadway) to an existing 24-inch City culvert under 8th Street NE. Inlets may be required to collect drainage from the proposed lots, depending on proposed lot grading, if drainage from lots is not able to flow onto 8th Street NE. The culvert and ditch arrangement as shown on the initial submittal by the applicant would not be acceptable due to ongoing maintenance issues (debris and silt collection issues). A subsequent submittal by the applicant showing an 18-inch storm sewer connection would not be acceptable as it is undersized to accept drainage from the County's 21-inch storm sewer under County Road 8 (East Broadway). A minimum 21-inch RCP storm sewer would be required. If inlets are needed to facilitate lot drainage, hydraulic calculations should be provided to verify pipe sizing is adequate.

Sump pump services should be provided for each lot according to the City standard detail. It does not appear that subdrain was installed as a part of the construction of 8th Street NE. Normally sump pump outlets from each lot are connected to the subdrain pipe. In this case, a 6-inch subdrain outlet pipe, connected to the proposed storm sewer, should be installed to provide an outlet for the sump pump services.

Other Jurisdictional Approvals: This development is subject to all local, county, and state requirements for development. Failure to receive necessary approvals will render any plat approval null and void. The County Engineer has made some comments about the proposal that should be addressed prior to approval:

- a) The culvert under County 8 is a 21" RCP (round). Please size the proposed driveway culverts and/or driveway finish surface elevation as necessary for the drainage area and to not influence drainage from County 8. The proposed grading plan indicate two sizes (2) 18" and downstream (2) 12" (this would seem to be in error). If a buried storm sewer is being considered, it is recommended a manhole be constructed at connections to existing culverts and/or directional changes in pipe. Future maintenance or replacement of culverts or drainage structures beyond the extents of the existing culverts maintained by the County would be the sole responsibility of the City.
- b) Property tile lines or sump outlets shall not be cut into curb/gutter line or otherwise flow overland onto street(s).
- c) Driveway slopes are required to be less than 2% in areas with planned sidewalk or (in the case of along County Hwy 8) where future sidewalk may be constructed. This requirement is to enable planned and future construction of sidewalk to meet standards for constructed cross slope. Verify the crossing (ped ramp) it is directly across from the existing ped ramp to the east and with a ped ramp at a directional crossing (not a fan/diagonal design). MnDOT standards are noted but please verify elevations would enable construction of these standards. Future maintenance (including snow removal), replacement, or improvements of sidewalk (additional to existing) within the right of way of County 8 would be the sole responsibility of the City.

In accordance with MN Statute 505.03, Subd. 2 (c), in response to the County's comments, within 10 business days of City Council approval of the preliminary plat, the City will need to submit notice of approval to the County Board along with a statement responding to the County Engineer's comments. Staff recommends the response indicate that the County Engineer's comments will be addressed and that the City will accept responsibility for future maintenance or replacement of storm sewer beyond the extents of the existing culverts maintained by the County, as well as future maintenance (including snow removal), replacement, or improvements of sidewalk (additional to existing) within the right-of-way of County Road 8 (East Broadway).

Denial of Plan and/or Plat: In the case of all subdivisions, the Planning Commission shall recommend denial of, and the City Council may deny, approval of a general development plan, preliminary or final plat if it makes any of the following findings:

- a) That the proposed subdivision, including the design, is in conflict with any adopted component of the Plainview Comprehensive Plan, Land Management Ordinance, Storm Water Pollution Control Ordinance, or any other provision of the City Code;
- b) That the physical characteristics of this site, including but not limited to topography, vegetation, susceptibility to erosion and siltation, susceptibility

to flooding, water storage, drainage and retention, are such that the site is not suitable for the type of development or use contemplated;

- c) That the site is not physically suitable for the proposed density of development;
- d) That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage;
- e) That the design of the subdivision or the type of improvements is likely to cause serious public health problems;
- f) That the design of the subdivision or the type of improvements will conflict with easements of record;
- g) That the design will create a significantly higher density than the surrounding areas;
- h) That the design will create an undue burden on the City's traffic system or water/wastewater infrastructure.

Staff does not believe that the subdivision should be denied as it does not violate any of the above findings.

Recommendation:

Staff recommends the Planning Commission forward the preliminary plat to City Council recommending approval, with the following conditions:

1. A recommendation that the proposed preliminary plat does not conflict with any conditions listed in Section 620.4 of the Plainview City Code, and thus approval of the preliminary plat is appropriate. *Staff recommends in favor of this recommendation.*
2. A recommendation addressing the County Engineer's comments and that the City will accept responsibility for future maintenance or replacement of storm sewer beyond the extents of the existing culverts maintained by the County, as well as future maintenance (including snow removal), replacement, or improvements of sidewalk (additional to existing) within the right-of-way of County Road 8 (East Broadway). *Staff recommends in favor of this recommendation.*
3. Prior to City Council review:
 - a. The applicant shall show the correct setbacks on the preliminary plat;
 - b. The applicant shall revise the proposed drainage design to meet City and County requirements for storm sewer and revise the proposed grading plan accordingly.
 - c. The applicant shall revise the plan to include the installation of sump pump services to each lot in accordance with City standards.
 - d. The applicant shall comply with County requirements related to sidewalk and pedestrian ramp design for the sidewalk within the County Road 8 (East Broadway) right-of-way.
4. A Development Agreement to install the required infrastructure improvements necessary to support development on lots within the proposed subdivision will be required as a condition of Final Plat approval in accordance with City Code.
5. The parkland dedication cash in lieu of land amount proposed by the developer or applicant shall be verified, adjusted if required, and finalized as a part of the development agreement.
6. Easements included on the final plat shall conform with those shown on the preliminary plat, as well as any adjustments or additions determined to be needed by the City during preparation and review of final plans and specifications for the proposed subdivision improvements.

Name: Marshman Addition Preliminary Plat Application

Date: January 26, 2021

Page: 6

7. Any parkland dedication or cash in-lieu of land amount shown on the preliminary plat and proposed by the developer or applicant shall be verified, adjusted if required, and finalized as a part of the development agreement.
8. All other comments or conditions from city departments, franchise service and utility providers, or other authorities with jurisdiction over this development shall apply to this development.
9. Unless earlier rescinded by the City Council, approval of a preliminary plat is limited to a period of one year, after which time the applicant is required to resubmit a preliminary plat. Upon application filed with the City Clerk, the City Council may continue the approval for an additional period of time. The application shall be filed at least 20 days prior to expiration of the approval of the preliminary plat. In the event the developer does not submit a final plat for approval within this time limits listed herein, the preliminary plat approval in this resolution shall expire.

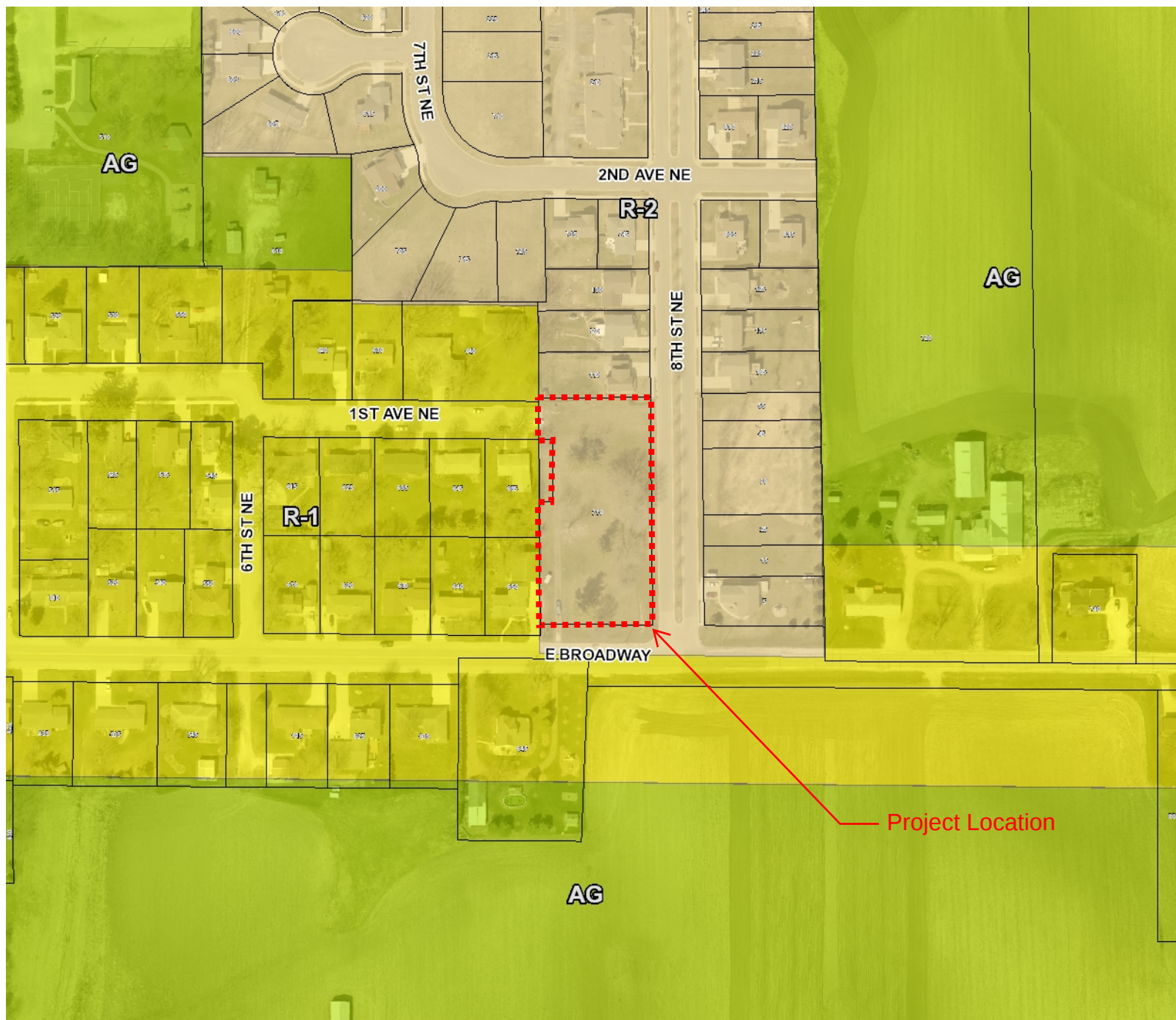
Attachments:

- Current Zoning Map
- Plainview Comprehensive Plan
 - o Future Land Use Map
 - o Environmental Resources
- County Engineer Sidewalk Diagram
- Request Letter
- Marshman Addition Preliminary Plat
- Harvest Ridge Subdivision Plat



Legend

- City Limits**
- Parcels (11/1/2020)**
- Zoning**
- AG (Agricultural District)
- C-1 (Central Business District)
- C-2 (Service Commercial District)
- IND (Industrial District)
- R-1 (One-Family Dwelling)
- R-2 (Two-Family Dwelling)
- T (Transition District)
- Protected Waters - Watercourse



Marshman Addition - Current Zoning

0 200 Feet

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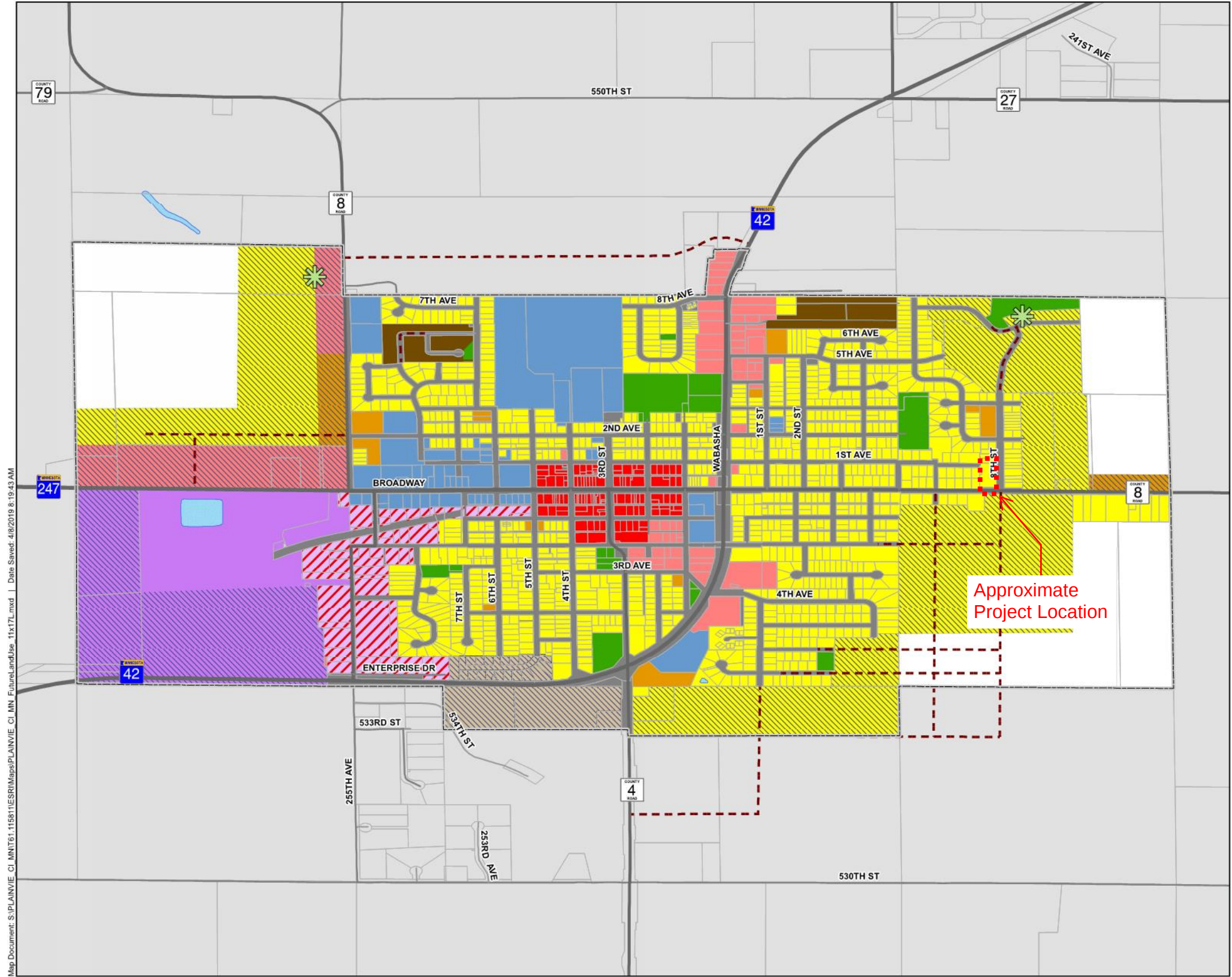


Current Zoning



Disclaimer:

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Plainview is not responsible for any inaccuracies herein contained.



Map #3: Future Land Use

2040 Comprehensive Plan
Plainview, Minnesota

Legend

- City Limits
- Parcels
- Waterbodies
- Future Roadways
- Planned Development Areas
- Future Park Areas

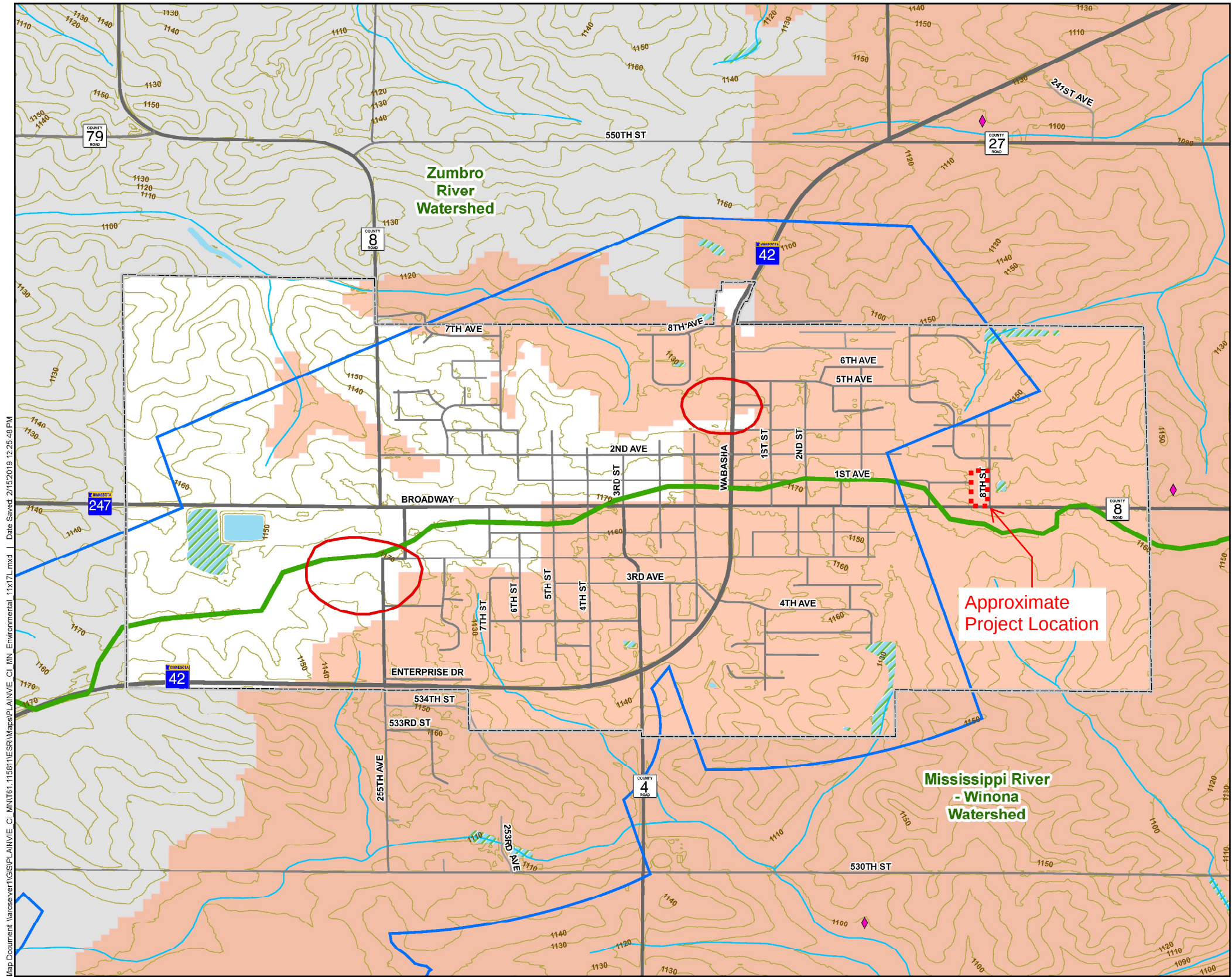
Future Land Uses

- Agricultural
- Central Business
- Service Commercial
- Commercial/Industrial
- Industrial and Utilities
- Institutional
- Mixed Residential / Commercial
- Residential
- Multi-Family Residential
- Manufactured Housing Park
- Parks, Open Space, and Recreational Areas
- Road and Railway Right of Way

0 0.5 Miles
Source: Wabasha County, MnGeo



April 2019



Map #13: Environmental Resources

2040 Comprehensive Plan
Plainview, Minnesota

Legend

- City Limits
- Waterbodies
- Streams and Ditches
- National Wetland Inventory
- Watershed Boundary
- ERA: Emergency Response Area
- WPA: Wellhead Protection Area
- Prone to Surface Karst Feature Development: Carbonate and Sandstone
- Karst Feature: Sinkhole
- 10ft Contours (LiDAR)

0 0.5 Miles

Source: Wabasha County, MnDNR, MnGeo, USFWS



Real People. Real Solutions.

February 2019

33B EAST VETERANS MEMORIAL HIGHWAY KASSON, MN 55944
320 WEST BROADWAY PLAINVIEW, MN 55964

MAILING ADDRESS: PO BOX 100 KASSON, MN 55944

507.634.4505 | WSE.ENGINEERING



January 22, 2021

City of Plainview
241 W Broadway
Plainview, MN 55964

To whom it may concern,

Please find the attached the preliminary plat and grading plan for Marshman Addition. This is a four lot residential subdivision of Lot 1 Block 1 of Harvest 8, located north of Broadway/ CSAH 8 and west of 8th St. NE. The development of approximately 1.18 acres includes new storm sewer connecting to City infrastructure, and sidewalk within the City Right of Way along Broadway and 8th St. Each proposed lot will connect to City utilities through existing services. Three units will have access from 8th St. NE, and one will have access from Broadway.

Parkland dedication is requested as fee in lie of land for this subdivision. At 8% of \$80,000, the parkland dedication comes to \$6,400.

Sincerely,

Les Conway, P.E.

320 West Broadway, Ste. 3
Plainview, MN 55964
507-405-0430

WSE Engineering Services, LTD
www.wse.engineering
With offices in Plainview, Rochester, and Kasson, MN

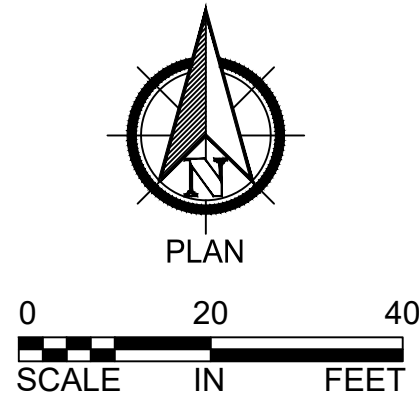
33 B Veterans Memorial Highway East
Mailing Address: PO BOX 100
Kasson, MN 55944
507-634-4505

047-203409CG01.dwg

1/21/2021 5:00:48 PM

LAND USE SUMMARY				
BLOCK 1 SITE INFORMATION:				
	HARDCOVER (SF)	PREVIOUS AREA (SF)	TOTAL AREA (SF)	PERCENT OF HARD COVER (SF)
LOT 4	3,627	10,322	13,949	26%
LOT 3	2,464	8,514	10,978	22%
LOT 2	2,468	9,713	12,181	20%
LOT 1	4,059	10,463	14,522	28%

BUILDING SETBACKS: R2 ZONING			
FRONT	SIDE	SIDE	REAR
25 FT	5 FT	5 FT	15 FT

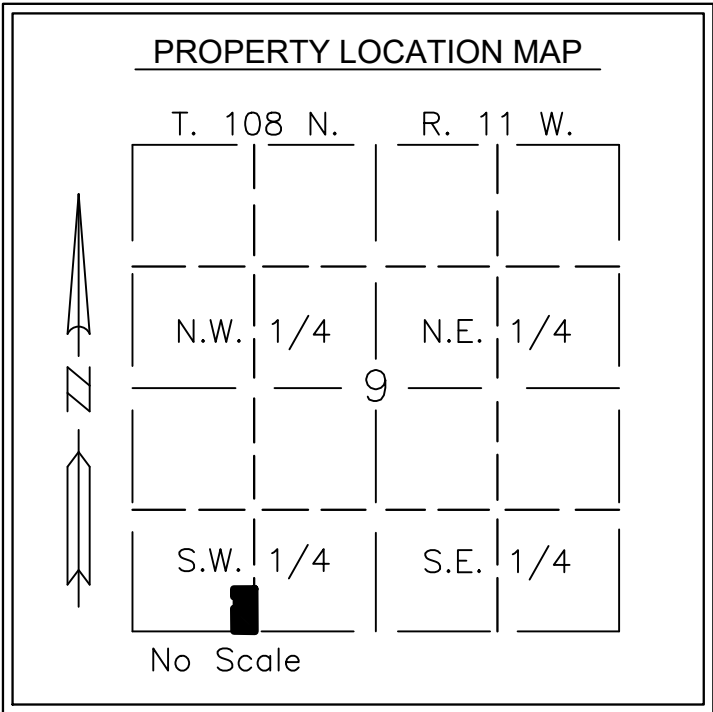


OWNER / DEVELOPER

MR. LUCAS MARSHMAN
BUILDING DESIGN SYSTEMS LLC
6240 COUNTY ROAD 10
PLAINVIEW, MN 55984
PHONE: 507-851-3600
EMAIL: LUCASMARSHMAN@GMAIL.COM

CIVIL ENGINEERS / SURVEYORS

WSE MASSEY ENGINEERING & SURVEYING, LTD
P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

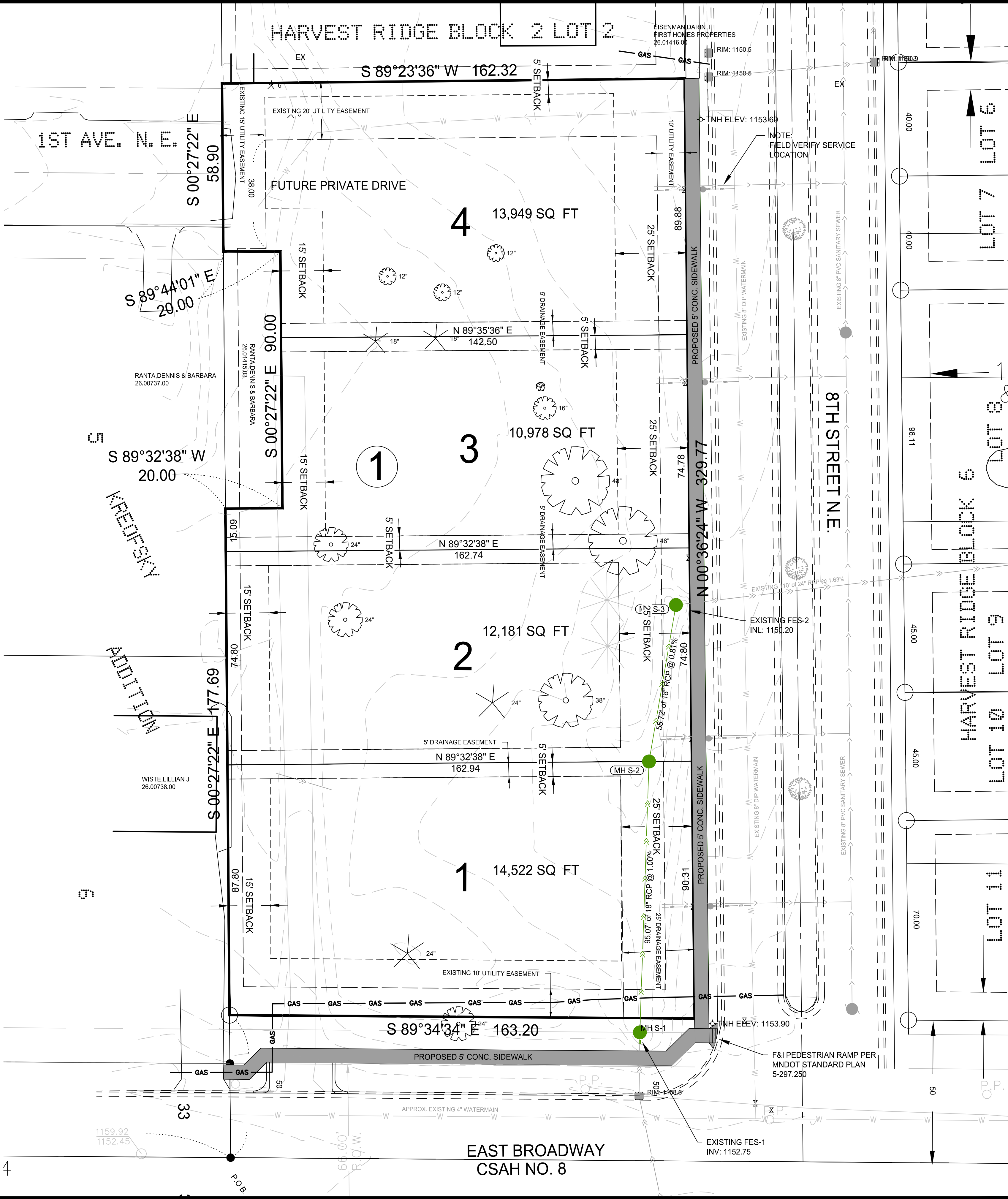


EXISTING UTILITY NOTES:

THE LOCATION OF UNDERGROUND AND OVERHEAD FACILITIES OR STRUCTURES AS SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME THE PLANS WERE PREPARED AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THERE MAY BE ADDITIONAL UNDERGROUND AND OVERHEAD UTILITIES NOT SHOWN ON THE PLAN THAT MAY BE REQUIRE RELOCATION OR REMOVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REQUEST A GOPHER STATE ONE CALL PRIOR TO THE START OF ANY CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION OF SAID UTILITIES DURING THE COURSE OF WORK.

GENERAL NOTES:

- SANITARY SEWER & WATER SERVICES ARE EXISTING
- LOT 1 ENTRANCE OFF EAST BROADWAY IS EXISTING
- WATER MAIN ALIGNMENT IN UTILITY EASEMENT ALONG NORTH END REQUIRES VERIFICATION
- THIS PROPERTY IS CURRENTLY HARVEST RIDGE, OUTLOT A
- OUTLOT A TOTAL AREA = 1.19 ACRE
- VERIFY SANITARY SEWER INVERT FOR HOUSE STYLE IF INVERT ISN'T SUITABLE CHANGE HOUSE STYLE FROM FULL BASEMENT TO SLAB ON GRADE



PH. NO. 507-634-4505
PLANS@WSE.ENGINEERING
www.wse.engineering

KASSON OFFICE
P.O. BOX 100
33 B E VETERANS
MEMORIAL HIGHWAY
KASSON, MN 55944

PLAINVIEW OFFICE
320 WEST BROADWAY
SUITE 3
PLAINVIEW, MN 55964

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

Les Conway
Les Conway
23292 01/06/2020
Number Date

REV.	DATE:	DESCRIPTION:

MARSHMAN ADDITION
PLAINVIEW, MINNESOTA
PRELIMINARY PLAT

ISSUED FOR CONSTRUCTION ONLY WITH APPROVED CITY SIGNATURE

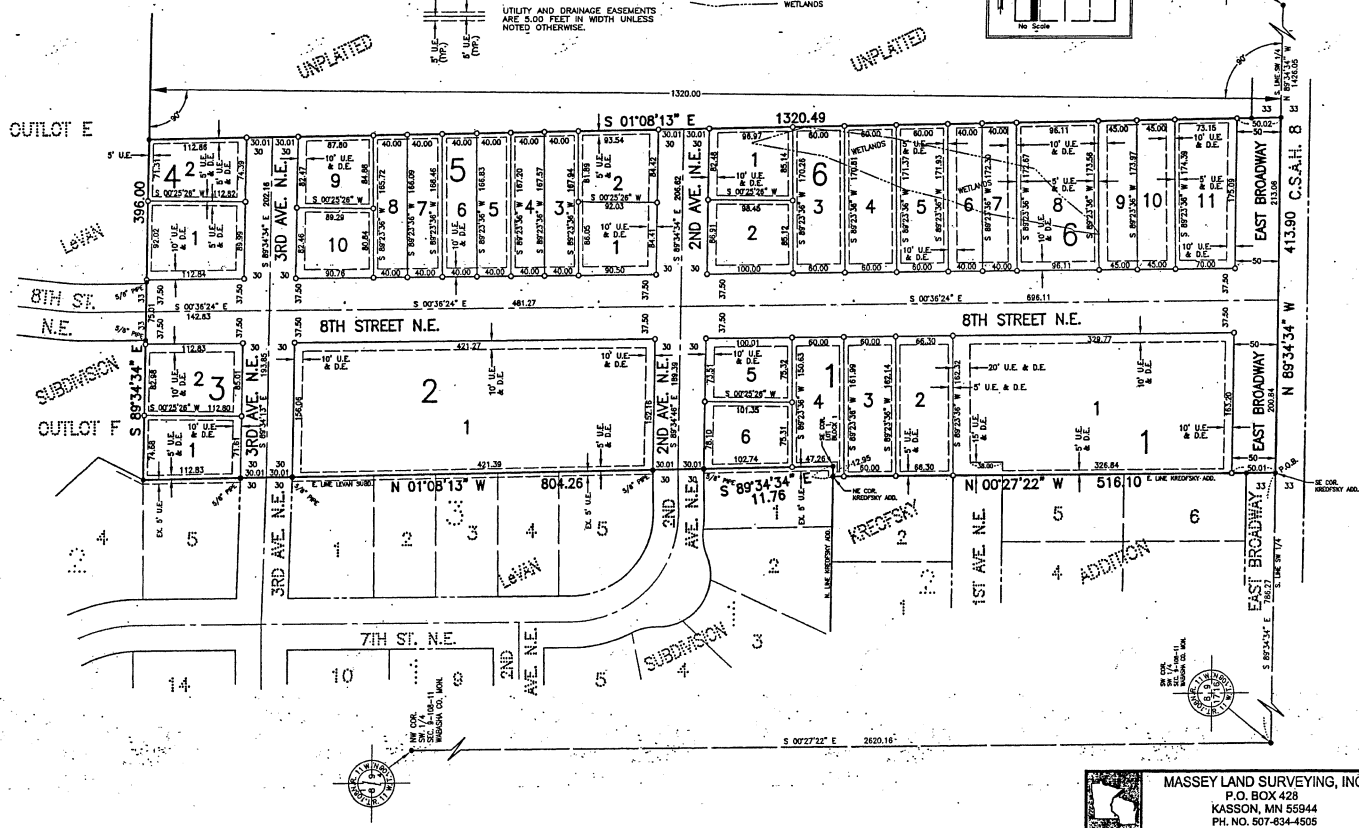
SCALE:	AS SHOWN
DATE:	01/21/2021
DRAWN BY:	TAC
JOB NUMBER:	047-203409
DWG. FILE:	047-203409CG01.dwg

Sheet 1 of 1

HARVEST RIDGE SUBDIVISION



WETLANDS



MASSEY LAND SURVEYING, INC.
P.O. BOX 428
KASSON, MN 55944
PH. NO. 507-834-4505