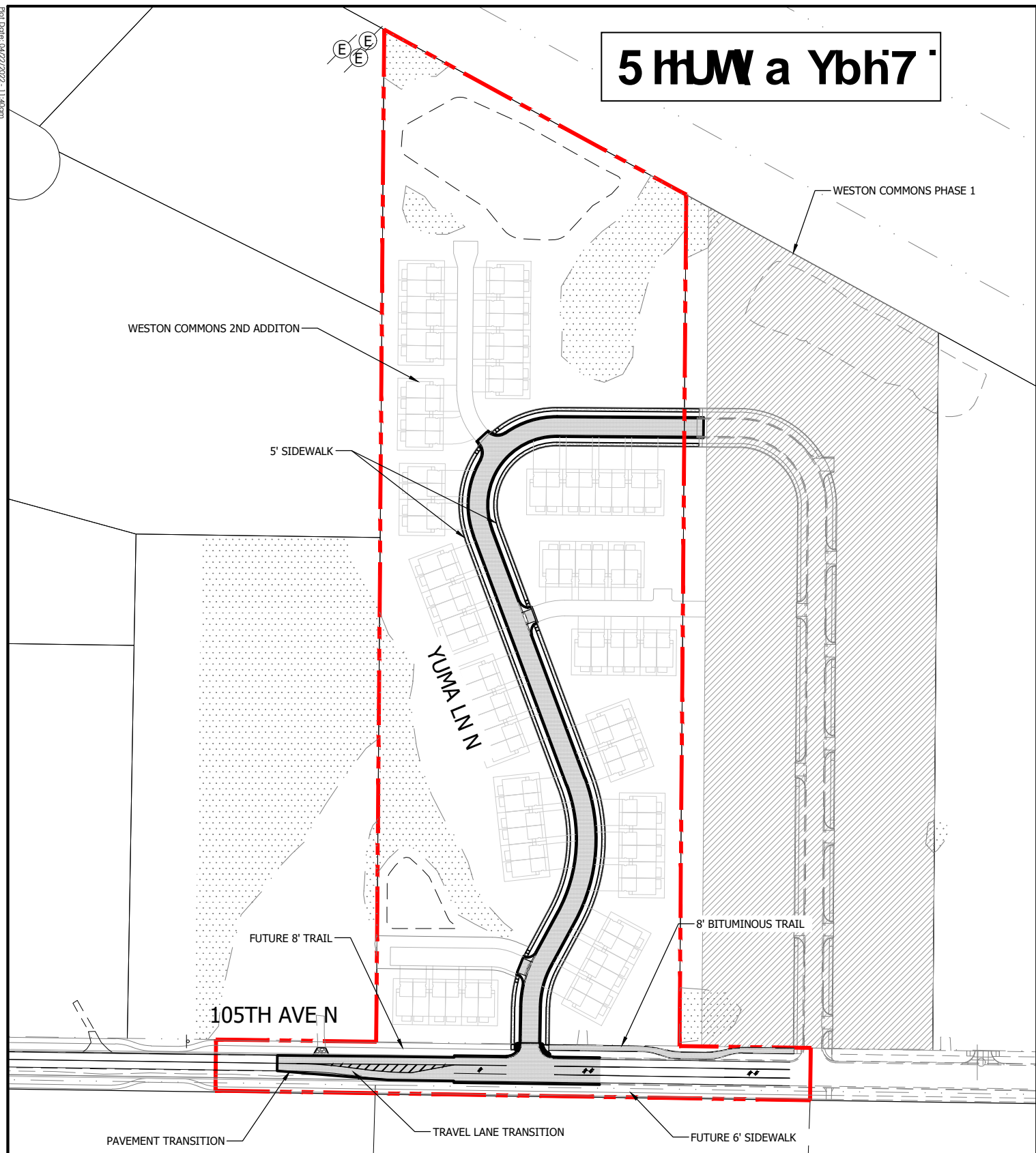


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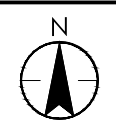
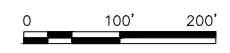


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STREET IMPROVEMENTS

CITY OF MAPLE GROVE
 WESTON COMMONS 2ND ADDITION - CP 22-14

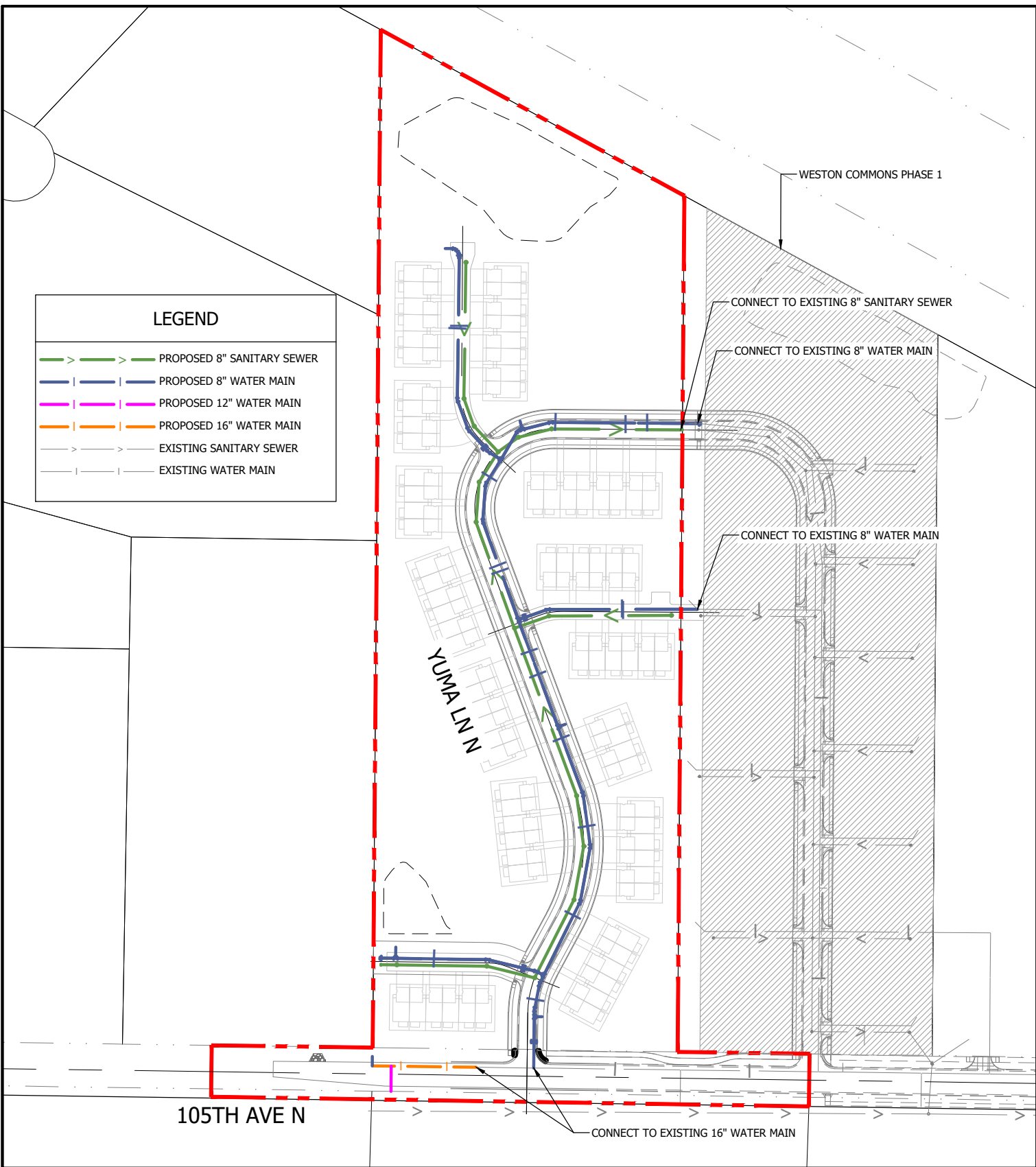
DATE 4/22/2022 PROJ. NO. 19380510



Stantec
 733 Marquette Avenue, Suite 1000
 Minneapolis, MN 55402
www.stantec.com

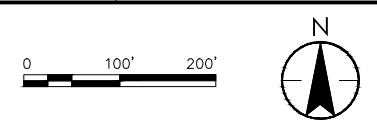
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Sheet: 1 of 1

LEGEND	
	PROPOSED 8" SANITARY SEWER
	PROPOSED 8" WATER MAIN
	PROPOSED 12" WATER MAIN
	PROPOSED 16" WATER MAIN
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN

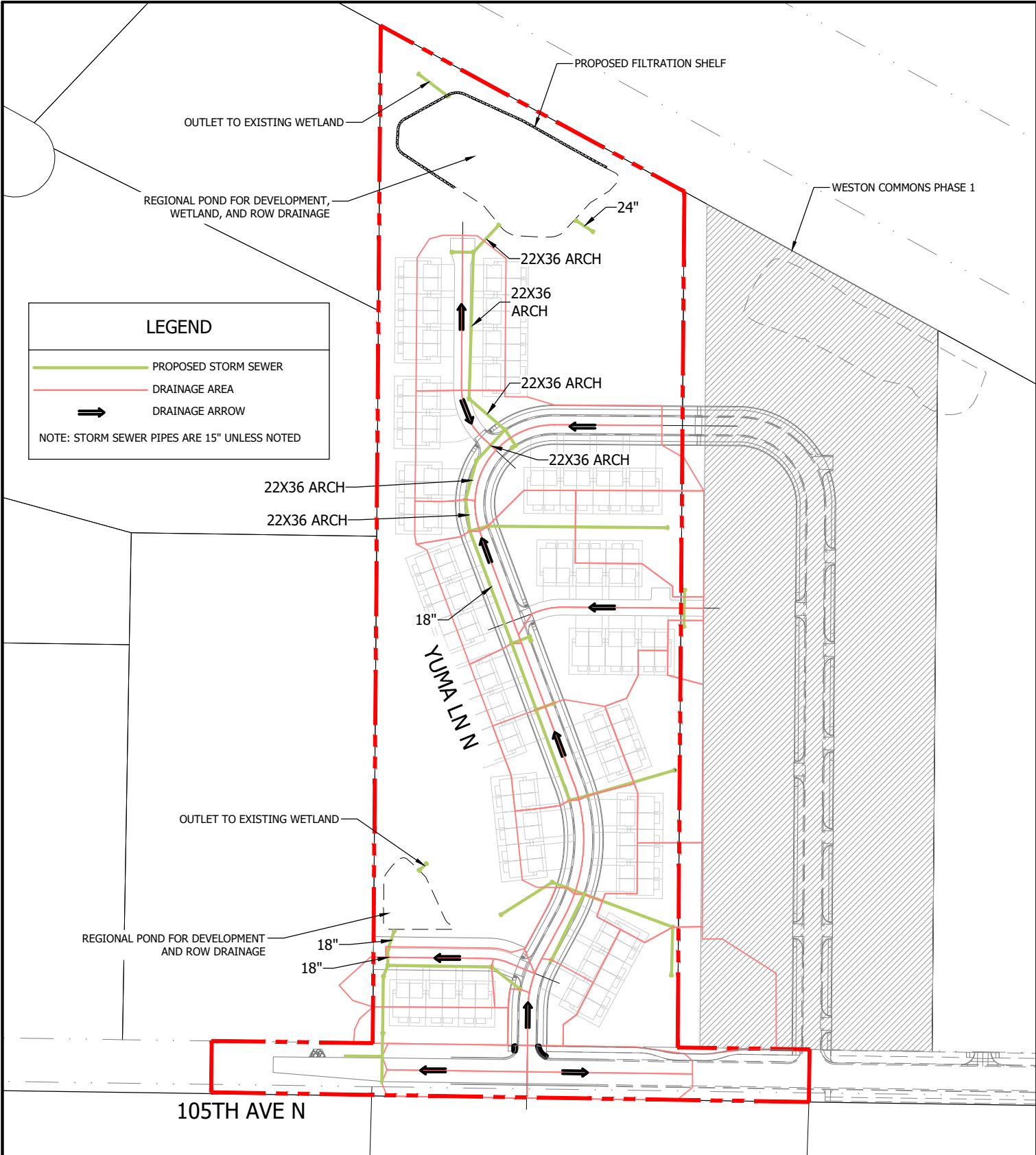


SANITARY AND WATER MAIN IMPROVEMENTS

CITY OF MAPLE GROVE
WESTON COMMONS 2ND ADDITION - CP 22-14



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LEGEND

- PROPOSED STORM SEWER
- DRAINAGE AREA
- DRAINAGE ARROW

NOTE: STORM SEWER PIPES ARE 15" UNLESS NOTED

0 100' 200'

STORM SEWER IMPROVEMENTS

CITY OF MAPLE GROVE
WESTON COMMONS 2ND ADDITION - CP 22-14

733 Marquette Avenue, Suite 1000
Minneapolis, MN 55402
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Proposed Improvement Cost Summary

Weston Commons	Amount
Weston Way N	\$551,246
Sanitary Sewer	\$660,420
Water Main	\$511,853
Storm Sewer	\$652,226
Erosion Control	\$114,750
Total Weston Commons Improvements	\$2,490,494

City of Maple Grove	Amount
105th Ave N	\$371,922
Water Main - Trunk 105th	\$116,775
Storm Sewer - 105th Ave N Storm	\$23,963
Erosion Control	\$17,213
Total Trunk Improvements	\$529,872

Total Project	\$3,020,366
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Proposed **Trunk Benefit Assessments**

	Weston Commons	Total	
Total Areas	15.47	15.47	Acres
Less Open Space	0	0	Acres
Less Wetland	1.61	1.61	Acres
Total Assessable Area	13.86	13.86	Acres

Weston Commons 2nd	Amount	Rate	Assessment
Trunk Sanitary Sewer	13.86	\$8,161.89	\$113,123.80
Trunk Storm Sewer	13.86	\$11,779.12	\$163,258.60
Trunk Water/Transportation	13.86	\$25,717.70	\$356,447.32
Right of Way	13.86	\$14,131.25	\$195,859.13
Right of Way Credit	15290	-\$3.46	-\$52,903.40
Pond Area Credit	12009	-\$3.46	-\$41,551.14
Total			\$734,234.31

Proposed Unit Cost Allocation Summary

Weston Commons	Units	Amount	Unit Cost
Weston Way N	82	\$551,246	\$6,723
Sanitary Sewer	82	\$660,420	\$8,054
Water Main	82	\$511,853	\$6,242
Storm Sewer	82	\$652,226	\$7,954
Erosion Control	82	\$114,750	\$1,399
Area Charges	82	\$734,234	\$8,954
Proposed Unit Cost	82	\$3,224,728	\$39,326