



MEMORANDUM

TO: Erickson Addition
FROM: Jesse Corrow, Associate Planner
DATE: September 26, 2022
SUBJECT: Erickson Addition

Community and Economic Development staff have the following comments:

1. City records indicate the utility lines to the existing home may cross beneath the future lot (Lot 1). Indicate the actual locations of the utility lines and necessary easement on the plan set.
2. Provide a drainage plan on the north side of the future lot that does not direct water onto the neighboring property. Raising the grade with a retaining wall between the two properties may be necessary, directing the water to the rear yard.
3. See additional comments provided by the Engineering Department and Parks Department.

TO: Peter Vickerman
FROM: Brandon Stenglein
DATE: 10/10/2022
PROJECT NAME: Erickson Addition
LOCATION: 8140 Yellowstone Lane
PID:
SUBMITTAL: Plat

The Engineering Department has reviewed the above mentioned project and offer the following comments:

SUMMARY

Lot split of existing residential lot which already has sanitary and water stub outs for future home.

GENERAL COMMENTS

Status

a. Driveway maximum should be no higher than 8% slope. Consider dropping the building pad by 1 foot to accommodate drainage.

ASSESSMENTS

Status

a. Assessments will be required, and amounts need to be verified.

Informational

PLAT

Status

a. The plat should be updated to show only two sets of service connections and not three.
See Utility General comments for details.

PROJECT NAME: Erickson Addition
LOCATION: 8140 Yellowstone Lane
DATE: 10/10/2022

WATER RESOURCES

DEREK ASCHE - WATER RESOURCES ENGINEER

1. GENERAL COMMENTS

	Status
a. Survey is dated August 2022 Side yard drainage must go to street or rear property line(s). Use proposed grading contours or drainage arrows to show surface water flow. May need to provide yard	Informational
b. drain on north property line of proposed home	Unresolved - Resubmit
c. Provide low opening elevation.	Unresolved - Resubmit
d. Call out rock construction entrance	Unresolved - Resubmit
e. Provide inlet protection in Yellowstone Lane	Unresolved - Resubmit
f. Show silt fence down gradient of grading work/exposed soils. Create high point between proposed house and existing house to the north to	Unresolved - Resubmit
g. promote drainage away from the existing home.	Unresolved - Resubmit

2. NATURAL RESOURCES

	Status
a. Wetland may be present but project appears a good distance away	Informational
b.	

5. STORMWATER MANAGEMENT

	Status
a. No rate control, water quality, or volume management required.	Informational
b.	

6. REQUIRED PERMITS

	Status
a. City of Maple Grove grading permit required if over 50cy of cut + fill. Provide cy	Unresolved - C of A
b. Right of Way permitting may be required for utility hook ups	Informational
c. Utility permits may be required (watermain/sanitary)	Informational

TRANSPORTATION

JOHN HAGEN - TRAFFIC OPERATIONS ENGINEER

7. TRIP GENERATION

	Status
a. No Comments	-

8. ACCESS

	Status
a. No Comments	-

9. PARKING

	Status
a. No Comments	-

10. PEDESTRIAN ACCOMODATIONS

	Status
a. No Comments	-

11. LANDSCAPE PLAN COMMENTS

	Status
a. No Comments	-

PROJECT NAME: Erickson Addition
LOCATION: 8140 Yellowstone Lane
DATE: 10/10/2022

12. OTHER MISCELLANEOUS COMMENTS

Status

a. No Comments

-

UTILITIES

JAY MURZYN - UTILITY OPERATIONS ENGINEER

13. GENERAL COMMENTS

Status

a. Preliminary Plat should be updated to show only 2 service connections. The existing building is currently connected to the center service connections shown. The services shown in the preliminary plat directly in front of the existing building were never installed. This being the case, realignment of the proposed property line should be considered. Also suggest the services (water and sewer) serving the existing building be located in its entirety to ensure they will be entirely within existing or proposed easements.

14. WATER

Status

a.

15. SANITARY SEWER

Status

a.

MEMORANDUM

TO: Peter Vickerman – Planning Manager

FROM: Ben Jaszewski, Parks and Planning Superintendent

DATE: September 19, 2022

SUBJECT: Erickson’s Addition – Preliminary and Final Plat

After reviewing the above-mentioned submittal, the Parks & Recreation Board staff has the following comments:

- The Park Dedication ordinance applies to this subdivision which requires a land dedication or a cash equivalent per unit based on the current rate.
- The Park Dedication obligation for the proposed subdivision would be a cash dedication based on the 2022 Single-Family Residential rate of \$4,236 per unit. Fees will apply to all units.
- This PUD is a lot-split converting 1 existing residential lot into 2 single-family residential lots. Park Dedication for the existing lot was satisfied in Appaloosa Woods 3rd, therefore park dedication is required only for the additional single-family lot. The park dedication would calculate as follows:

$$1 \text{ Single-Family Residential lot } \times \$4,236 = \$4,236$$

- Erickson’s Addition is located within the city’s Park Service Area 19. Residents of this subdivision are served by Weaver Lake Park and Rush Creek Elementary.

General

- *The recommendations above are that of the Parks and Recreation staff. Park dedication requirements are acted on by the Parks and Recreation Board at their regularly scheduled monthly meetings and forwarded on to the City Council for final approval.*
- *Applicants may pay the park dedication fee at any time after the final plat has been approved by the City Council and Park Board but it must be paid before the plat is released by the City for filing.*
- *Park dedication rates are reviewed annually in February by the City Council. The rate is applied at the time the plat is released to the County for filing.*