

Site Data

Site Area - Gross	35.5 Acres
Wetland	0.7 Acres
Wetland Buffer	0.2 Acres
Site Area - Net <i>(less wetland & wetland buffer)</i>	34.7 Acres
Easement <i>(not buildable)</i>	2.1 Acres
Buildable Area <i>(less wetland, wetland buffer, & easement)</i>	32.6 Acres
Floodplain Area to Mitigate	1.5 Acres

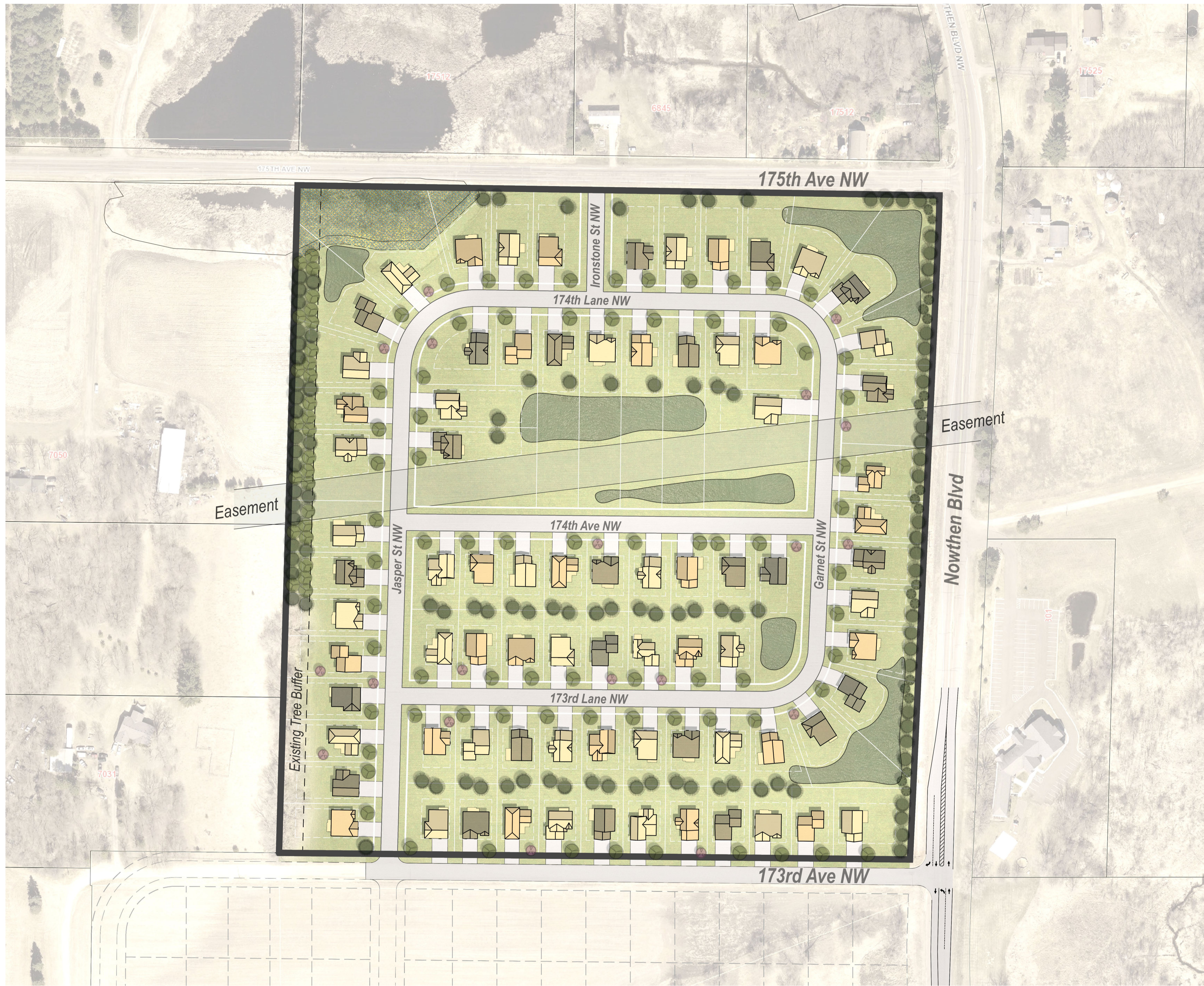
Concept Data

Unit Count	79
Density - Gross / Net	2.2 / 2.3
Minimum lot size	10,890 Sq. Ft.
Minimum lot width / Corner lot	80' / 90'
Front Building Setback	30'
Rear Building Setback	30'
Side Setback Street / Interior	30' / 10'
Wetland Buffer	16.5'
Buffer Requirements <i>(required along existing residential properties)</i>	45' no berm 35' berm

Legend

- Floodplain (FEMA)
- Wetland and Wetland Buffer (NWI)
- Stormwater

0 50' 100' NORTH



1 - Improve 173rd Avenue NW

Created by: Tim Gladhill
On: 11/30/2020 02:17 PM

173rd Avenue will need to be upgraded to urban street standards. Will discuss Cost Share/Assessment Agreement with other benefitting properties (benefitting by future development, not assessed to existing residents).

----- 0 Replies -----

2 - Add Turn Lane for 175th Avenue NW

Created by: Tim Gladhill
On: 11/30/2020 02:18 PM

Shift intersection south to improve width of ROW. Preserve additional ROW on south side of 175th Avenue NW.

----- 0 Replies -----

3 - Traffic Study Required

Created by: Tim Gladhill
On: 11/30/2020 02:19 PM

Due to access onto 2 collector roads, a traffic study shall be required.

To be completed as part of Preliminary Plat. Not required as part of Sketch Plan Review.

----- 0 Replies -----

4 - Trunk Utility Plan

Created by: Tim Gladhill
On: 11/30/2020 02:21 PM

Please work with City's Engineering Division to develop a revised plan for Trunk Utilities to service this site. 2018 Comprehensive Water and Sewer Plans are baseline for discussion. Plan prepared by Bolton and Menk.

----- 0 Replies -----

5 - Dead Space

Created by: Logan Czech
On: 12/09/2020 09:36 AM

Potential layout change to eliminate some of the dead space along the easement.

----- 0 Replies -----

6 - Trunk Municipal Utilities

Created by: Joe Feriancek
On: 12/11/2020 12:55 PM

Trunk utilities do not exist to this site. Development will require extension of utilities. Options will need to be discussed. Consideration of a temporary lift station until trunk sewer line from the west is constructed may need to be considered.

----- 0 Replies -----

7 - 173rd and 175th

Created by: Joe Feriancek
On: 12/11/2020 12:57 PM

Upgrades to adjacent streets will be required with development. These upgrades will need to be shown at time of preliminary plat to confirm right of way at 173rd and 175th is sufficient for necessary improvements.

----- 0 Replies -----

8 - Stormwater

Created by: Len Linton
On: 12/11/2020 02:30 PM

Stormwater ponds are shown on the sketch plan. This site minimal grade change from west to east and north to south. The proposed stormwater ponds are on the east and north edges of the site. The properties east of Nowthen Blvd and north of 175th Avenue do not have drainage and utility easements for routing stormwater.

The preliminary plat plans will need to show the proposed outlet routes with proposed easements from the ponds to the county ditch north or east of the site.

The City has recieved high water complaints in the past from the properties north of 175th Avenue. Stormwater cannot be directed north without investgation of the drainage system in that area.

Multiple connection points will most likely be required due to the Natural Gas lines that cross the site. Providing the require separation between storm sewer and gas lines is probably not feasible.

----- 0 Replies -----

9 - Floodplain

Created by: Len Linton
On: 12/11/2020 02:47 PM

The narrative talks about floodplain mitigation to allow constuction of the lots in the northwest corner of the site.

The floodplain bououndary was not established with detailed methods. The watershed for this floodplain extends into the City of Nowthen. Identifying the floodplain elevation in this area and sites for floodplain mitigation will take some effort that is not generally part of preliminary plat approval.

----- 0 Replies -----

10 - Municipal Services Connections

Created by: Len Linton
On: 12/11/2020 03:03 PM

The nearest Municipal Sewer and Water Lines are near the intersection of Trott Brook and Variolite Street. A plan for connection to these services must be developed. It must be thoughtful, providing service to this site while preserving the development potential of the lands which the lines must cross.

A concept for connection to municipal sewer and water must be included in the preliminary plat submittal.

----- 0 Replies -----

11 - Floodway/Flood Fringe Determination

Created by: Chris Anderson
On: 12/15/2020 02:26 PM

In the NW corner (impacting lots 36-40), the floodplain is designated General Floodplain District, meaning the floodway/flood fringe boundary has not been determined by FEMA. City Staff has reached out to the DNR to see if any regional flood elevation and/or floodway data is available to assist with this determination. Applicant may have to complete a hydrologic and hydraulic engineering analysis to determine Regional Flood Protection Elevation.

----- 0 Replies -----

12 - Lot size

Created by: Kristin Moen
On: 12/21/2020 09:23 AM

All lots have been measured to meet the required minimum lot width and depth.

Lot 77 as shown does not appear to meet the minimum lot size.

Note that lots 69 and 79 do not have 80 feet of continuous width due to the easement.

----- 0 Replies -----