

STONE GARDEN ESTATES

Final Plat Submitted For Approval Oct 2015



INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Keefe Properties, LLC, a Minnesota Limited Liability Company, being owner and proprietor of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

DESCRIPTION OF RECORD

That part of the East One-Half of the Southeast Quarter of Section 10, Township 106 North, Range 12 West, Olmsted County, Minnesota, described as follows:
 Commencing at the Northwest corner of the East One-Half of said Southeast Quarter; thence South 00 degrees 15 minutes 38 seconds East, (Note: All bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996) along the West line of said East One-Half, 510.10 feet to the POINT OF BEGINNING; thence continue South 00 degrees 15 minutes 38 seconds East along said West line and along the East lines of STONE RIDGE PLAZA and STONE RIDGE SECOND ADDITION, according to the plats thereof on file in the County Recorder's office, 571.01 feet to the Northwest corner of Lot 1, Block 2, said STONE RIDGE SECOND ADDITION; thence North 89 degrees 44 minutes 22 seconds East (the next 7 courses are along the North line of said STONE RIDGE SECOND ADDITION) 196.00 feet; thence South 00 degrees 15 minutes 38 seconds East, 14.20 feet; thence Southerly 72.63 feet along a tangential curve concave Westerly, having a radius of 233.00 feet and a central angle of 17 degrees 51 minutes 38 seconds; thence South 79 degrees 29 minutes 48 seconds East, 125.63 feet; thence North 59 degrees 15 minutes 57 seconds East, 161.05 feet; thence North 49 degrees 19 minutes 15 seconds East, 207.84 feet; thence North 35 degrees 01 minute 57 seconds East, 17.89 feet; thence North 54 degrees 58 minutes 03 seconds West, 44.09 feet; thence Westerly 68.99 feet on a tangential curve concave Southerly, having a radius of 112.00 feet and a central angle of 35 degrees 17 minutes 35 seconds; thence South 89 degrees 44 minutes 22 seconds West, 67.38 feet; thence North 00 degrees 15 minutes 38 seconds West, 94.42 feet; thence North 81 degrees 53 minutes 51 seconds West, 28.64 feet; thence North 35 degrees 01 minute 57 seconds East, 65.91 feet; thence North 54 degrees 58 minutes 03 seconds West, 44.09 feet; thence Westerly 68.99 feet on a tangential curve concave Southerly, having a radius of 112.00 feet and a central angle of 35 degrees 17 minutes 35 seconds; thence South 89 degrees 44 minutes 22 seconds West, 66.00 feet; thence South 89 degrees 44 minutes 22 seconds West 196.00 feet to the point of beginning.
 Said tract contains 6.90 acres more or less.

Have caused the same to be surveyed and platted as STONE GARDEN ESTATES and do hereby donate and dedicate to the public for public use the public ways and the easements as shown on this plat.

In witness whereof, said Keefe Properties, LLC, a Minnesota Limited Liability Company has caused these presents to be signed by its proper officer this ___ day of _____, 20__.

John Keefe

STATE OF MINNESOTA
 COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this ___ day of _____, 20__ by John Keefe its Chief Manager on behalf of said Keefe Properties LLC.

Notary Public, Olmsted County, MN
 My Commission Expires _____

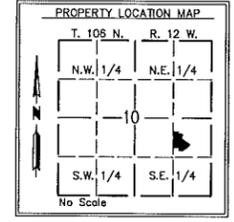
UTILITY EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

DRAINAGE EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- EX. 10 U.E. = EXISTING UTILITY EASEMENT



MONUMENTS

- SET (5/8" PIPE UNLESS NOTED OTHERWISE)
 - FOUND MONUMENTS (5/8" PIPE (UNLESS NOTED OTHERWISE))
- All monuments set have a plastic cap stamped L.S. 41814.

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 20__ on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this ___ day of _____, 20__.

DOCUMENT NUMBER

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this ___ day of _____, 20__ at ___ o'clock ___ M., and was duly recorded in the Olmsted County records.

Director of Property Records & Licensing

Deputy

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to applicable platting laws.

This ___ day of _____, 20__.

Olmsted County Surveyor

CITY APPROVAL
 STATE OF MINNESOTA
 COUNTY OF OLMSTED
 CITY OF EYOTA

We, Tyrel Clark, Mayor, and Marlis Knowlton, Clerk-Administrator, in and for the City of Eyota do hereby certify that on the ___ day of _____, 20__, the accompanying plat was duly approved by the Common Council of the City of Eyota, in testimony whereof, I have hereunto signed my name and affixed the seal of said City of Eyota, this ___ day of _____, 20__.

Tyrel Clark, Mayor

Marlis Knowlton, Clerk/Treasurer

SURVEYOR'S CERTIFICATE

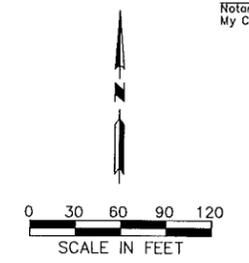
I hereby certify that I have surveyed and platted the property described on this plat as STONE GARDEN ESTATES; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been correctly set as indicated on the plat; that all water boundaries and wet lands as defined in MS 505.01, Subd. 3 existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Richard J. Massey
 Minnesota L.S. No. 41814

STATE OF MINNESOTA
 COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this ___ day of _____, 20__, by Richard J. Massey, L.S. No. 41814

Notary Public, Olmsted County, MN
 My Commission Expires _____



BASIS OF BEARINGS

All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996.

MASSEY
 LAND SURVEYING & ENGINEERING
 P.O. BOX 100, KASSON, MN 55944
 PH. NO. 507-634-4505, FAX NO. 507-634-6560

PROJECT NUMBER: 2246 COMPUTER FILE: 2246S01 DATE: 1/13/2015

Exhibit A

2905 South Broadway
Rochester, MN 55904-5515
Phone: 507.288.3923
Fax: 507.288.2675
Email: rochester@whks.com
Website: www.whks.com

whks

engineers + planners + land surveyors

October 26, 2015

Ms. Marlis Knowlton
City Clerk/Treasurer
City of Eyota
38 South Front Street SW
P.O. Box 328
Eyota, MN 55934-0328

RE: Eyota, MN
Stone Garden Estates Subdivision
Review of Final Plat, Plans and Specifications

Dear Marlis:

We have reviewed the final plat, plans and specifications for Stone Garden Estates Subdivision and have the following comments:

1. Fee related items are not included in our review. They will be addressed by the City Clerk.
2. A portion of Whetstone Place NW will be constructed outside of the platted area. This portion of the street will need to be permitted or incorporated in a development agreement to allow for construction outside the plat.
3. The NPDES permanent storm water management will be need to be addressed for the proposed subdivision. A storm water report for the subdivision is required to determine the amount of new runoff to the regional storm water pond. Modification of the existing regional storm water pond may be required based on the runoff calculations.
4. Sandstone Drive NW adjacent to Lot 9, Block 2 would typically be constructed and included within the final plat. This will provide for the development of the adjacent property to the north of Sandstone Drive NW. If this street isn't built, a provision for who will pay for the street construction should be included in the development agreement.
5. The governing specifications listed on the title sheet of the plans should reference the "2014" MNDOT standard specifications.
6. The title of Marlis Knowlton shown on the title sheet should be changed to "Clerk/Treasurer".
7. The bituminous non-wear course mixture is recommended to be increased to 2.5" thick as shown on the typical sections.

"Exhibit B"

8. A statement indicating the wearing course pavement should not be placed until the street has been through one freeze/thaw cycle should be included with the typical section.
9. It has been noted that B624 "batter faced" curb & gutter is to be constructed along the south side of Sandstone Drive N.W. A driveway should be discouraged on Sandstone Drive from Lot 6, Block 1 with batter faced curb. If a driveway is anticipated on to Sandstone Drive for this lot, driveover curb should be specified.
10. Tracer wire is not required for sanitary or storm sewer within the City of Eyota. Any reference to tracer wire should be removed from the sanitary and storm sewer details.
11. A City of Eyota standard pre-manufactured tracer wire box should be supplied at the fire hydrant locations.
12. The following shall be supplied for the water service connections:
 - a. McDonald 76104 Q ball compression curb stops
 - b. McDonald 74701 BQ ball compression corporation stops
 - c. McDonald 5614 curb boxes without stationary rods
13. The service connection detail should be modified to show the curb stop box at the right of way line as shown on the plans.
14. Manhole frame and lids shall be a Neenah 1733-B. Catch basin frame and grate shall be Neenah R-3067 type V grate.
15. It appears there are sanitary service conflicts with the proposed watermain to the Block 1 lots. The sanitary sewer main grades should be modified to allow for the service to pass beneath the proposed watermain.
16. The existing watermain at the intersection of Whetstone Place N.W. and Canyon Drive N.W. is believed to be 8 inch diameter pipe. Watermain note W-1 should reflect this change in pipe diameter.
17. New gate valves should be provided at both ends (W-1 and W-5) of Whetstone Place N.W.
18. All sanitary sewer main wall thicknesses shall conform to SDR-26 requirements.
19. Per the City subdivision ordinance #51 and the complete streets policy, sidewalks and pedestrian ramps may be required within the proposed subdivision. Past discussions with the City Planning commission suggested constructing sidewalk and pedestrian ramps along the west side of Whetstone Place N.W. and the south side of Sandstone

Drive N.W. including the portion of the sidewalk that is outside of the platted area. This item should be addressed with the developer in the development agreement.

20. Cleanouts should be included at the upstream ends of all dead end sub-drains and shall have a locatable cover.
21. Back of curb grades around the Keefe Court N.W. cul-de-sac should be supplied to ensure a minimum of 1% grade is maintained.
22. The following items should be included with the subdivision grading plan:
 - a. House style
 - b. Lowest floor elevation
 - c. Key grades outside of the house
 - d. Drainage arrows
 - e. Future grading contours around individual houses
 - f. Lot corner grades
23. A storm water pollution prevention plan (SWPPP) should be included with the subdivision plans.

We recommend approval of the project documents conditional upon the above items being addressed.

Sincerely,

WHKS & CO.



Daren D. Sikkink, P.E.

WA/dds

cc: Brad Boice, City of Eyota
Craig Britton, Widseth, Smith, Nolting
William Angerman, WHKS (file)