**Hennepin County**
Public Works

**Transportation Department**
1600 Prairie Drive
Medina, Minnesota 55340

612-596-0300, Phone
612-321-3410, Fax
www.hennepin.us/transportation

Mr. Mark Kaltsas
City of Independence
Terramark Consulting
1920 County Road 90
Independence, MN 55359

May 12, 2016

Re: Lot Split Proposal – Jerry Wise
County Road 11 – PID #1111824220003
Hennepin County Plat Review ID #3504

Dear Mr. Kaltsas:

Minnesota Statutes 505.02, 505.03, and 462.358, Plats and Surveys, allow up to 30 days for county review of preliminary plats abutting county roads. This proposal for a lot split along County Road 11 was received by Hennepin County staff on May 3, 2016. The lot split proposes subdividing a 20 acre parcel into 2 rural lots. The Hennepin County Plat Review Committee discussed this proposal on May 10, 2016 and have made the following comments:

***Access*** – The western parcel proposes utilizing an existing gravel farm field entrance which is shared with the neighboring property further to the west. This location is particularly challenging due primarily to the vertical crest curve immediately to the west. The eastern parcel proposes construction of a new driveway approximately 30' west of the eastern parcel boundary, which would have poor access spacing with the property to the east. County staff believe that the most preferable option for these two parcels would be to share one access point located along or near the subdivision boundary. This location appears to have both the most preferable sight distance, as well as better access spacing. With any proposed access location chosen in this corridor, validation that adequate entering sight distance is available must be presented to the county.

***Right-of-Way*** – In order to accommodate roadway and ditch drainage improvements necessary to provide for the future on-road bicycle facility we request an additional 17' of right-of-way or highway easement to meet our desired 50' half section. An on-street bikeway is proposed along this corridor in the Hennepin County Bicycle System Plan to make connections to future trail projects to the east. In addition, to properly maintain the existing drainage from the 24" culvert to the wetlands on the southern end of the property, a drainage easement may be necessary along the culvert.

***Permits*** – Please inform the developer that all proposed construction within county right-of-way requires an approved Hennepin County permit prior to beginning construction. This includes, but is not limited to driveway and street access, drainage and utility construction, trail development, and landscaping. Permit questions can be directed to Steve Groen at (612) 596-0337 or ***steven.groen@hennepin.us***.

Please contact Bob Byers at (612) 596-0354 or ***robert.byers@hennepin.us;*** or Jason Gottfried at (612) 596-0394 or ***jason.gottfried@hennepin.us*** for any further discussion of these items.

Sincerely,

James N. Grube, P.E.
Director of Transportation and County Engineer

JNG/jdg
cc: Plat Review Committee;
Mark Larson, Hennepin County Survey Office

Hennepin

# Interactive Maps

# Property Map

| | | | |
|---|---|---|---|
| **Parcel ID:** | 11-118-24-22-0003 | **A-T-B:** | Abstract |
| **Owner Name:** | G G Wise & C A Wise | **Market Total:** | $191,700 |
| **Parcel Address:** | 70 Address Unassigned<br>Independence, MN 00000 | **Tax Total:** | $2,713.84<br>(Payable: 2015) |
| **Property Type:** | Farm | **Sale Price:** | $100,000 |
| **Home-stead:** | Non-Homestead | **Sale Date:** | 10/1997 |
| **Parcel Area:** | 19.42 acres<br>846,152 sq ft | **Sale Code:** | Rejected |

Map Scale: 1" ≈ 400 ft.

Print Date: 5/10/2016

N

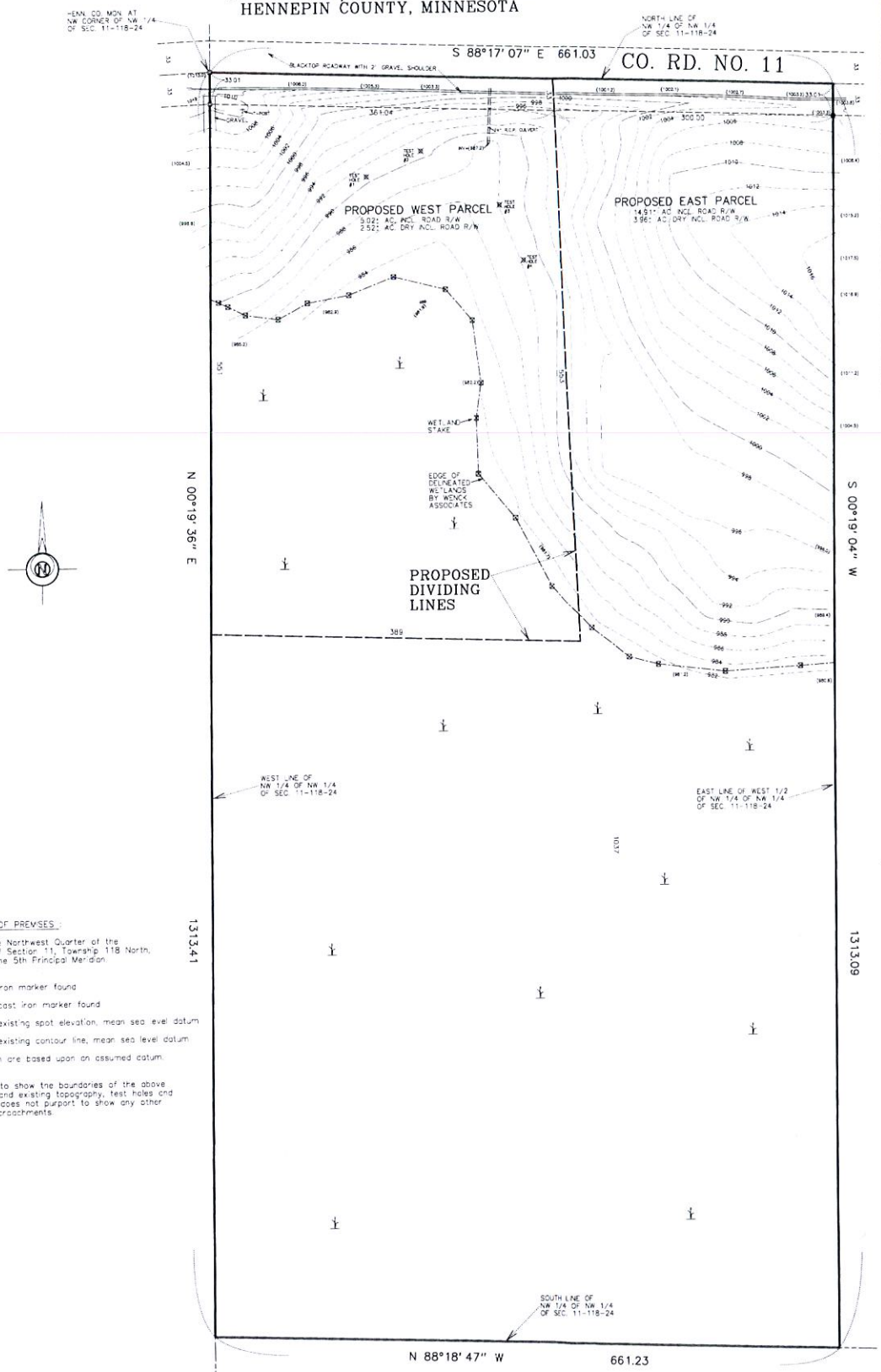
This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.

COPYRIGHT © HENNEPIN COUNTY 2016

Think Green!

16-151

# PROPOSED LOT DIVISION AND CERTIFICATE OF SURVEY FOR
# JERRY WISE
## IN THE NW 1/4 OF SEC. 11-118-24
## HENNEPIN COUNTY, MINNESOTA




LEGAL DESCRIPTION OF PREMISES:

The West half of the Northwest Quarter of the Northwest Quarter of Section 11, Township 118 North, Range 24 West of the 5th Principal Meridian.

● : denotes iron marker found

⊕ : denotes cast iron marker found

(908.3) : denotes existing spot elevation, mean sea level datum

917 : denotes existing contour line, mean sea level datum

Bearings shown are based upon an assumed datum.

This survey intends to show the boundaries of the above described property, and existing topography, test holes and wetlands thereon. It does not purport to show any other improvements or encroachments.

| DATE | REMARKS |
|---|---|
| | |

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 Land Surveyor under the laws of the State of Minnesota.

Mark S. Gronberg

Mark S. Gronberg Minnesota License Number 12755

PROJECT

DATE 4-19-16
SCALE 1"=50'
JOB NO. 16-151


GRONBERG & ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
445 NORTH WILLOW DRIVE LONG LAKE, MN 55356
952-473-4141