

Memorandum

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To: Alan Brixius
From: Vince Vander Top
Cc: Phil Kern, Marlene Kittock
Date: March 4, 2009
Subject: Kings Pointe 3rd Addition
Project Case: 09-05

Cottage Homesteads at Kings Pointe is requesting to amend the PUD in order to construct a six unit town home. Associated with the request, the submitted plans indicate minor site grading and modifications to the sewer and water services.

The following comments relate to the submitted materials.

1. The site storm water pond was sized based on the requirements of the overall development. The proposed modifications cannot compromise the dimensions of the pond.
2. The applicant should provide an escrow as determined by the City Engineer, to ensure the proper installation of the proposed sewer and water services, erosion control protection during and after construction, and restoration of the disturbed area. The city currently maintains a \$10,000 letter of credit for the completion of work in the previous phases.
3. The escrow shall also remain in place until the pond can be inspected after all construction and restoration is completed and established.
4. Sewer and water services are shown for the proposed six units. Four of the units will be served by "splitting" existing services. The services must be modified such that individual services extend to the mains in the street. Split or shared services are not acceptable.
5. All disturb areas in the existing pavement shall be saw cut and patched to the existing street section.
6. The installation of the sewer and water services shall be inspected by public works and the municipal utility respectively.

If there are questions relating to these comments, please contact me at 763-479-5124.