

PRELIMINARY PLAT OF WEST MEADOW SUBDIVISION IN THE CITY OF WELLS, MINNESOTA

PROPERTY DESCRIPTION

A tract of land in the Southeast Quarter of the Northwest Quarter of Section 8, Township 103 North, Range 24 West, in the City of Wells, County of Faribault, State of Minnesota, described as follows:

A tract commencing at a point 40 Rods West of the Northwest corner of the Northwest Quarter (NW1/4) of Section Eight (8), Township One Hundred Three (103), Range Twenty-four (24), Faribault County, Minnesota; thence South 42 Rods, thence West 20 Rods, thence North 42 Rods, thence East 20 Rods, to the point of beginning, excepting therefrom the West 9 Rods of the North 18 Rods thereof.

ZONING: R-1 GENERAL RESIDENTIAL DISTRICT

SETBACKS:
 Front Yard - 25 Feet Minimum
 Side Yard - 10 Feet Minimum
 Corner Side Yard - 15 Feet Minimum
 Rear Yard - 35 Feet Minimum

OWNERS:
 Wells IRA
 Zoo Heckman
 125 South Broadway
 Wells, MN 56097

LOT REQUIREMENTS:
 Lot Area - 10,500 Square Feet
 Lot Width - 75 feet Minimum
 Lot Depth - 140 Feet Minimum

TOTAL SUBDIVISION AREA
 4.237 ACRES

STORM WATER MANAGEMENT

The proposed stormwater management system for West Meadows Subdivision in Wells, MN should include a storm sewer conveyance system as well as a detention pond for rate control and treatment of stormwater prior to discharge. The surface area of the detention pond should be about 2% of the total area draining to it. The proposed subdivision is roughly 4.2 acres, which results in a detention pond foot print of about 3700 sq-ft. The pond could be situated south of the southeast corner of the subdivision, as this is a low point. Storm sewer should be designed to discharge the 4.4" or 10-year, rainfall event. According to the MPCA, the detention pond should have 1800 cu-ft of dead storage per acre draining to it for stormwater treatment and the active storage should be large enough to detain the 8.2" or 100-year, event. Also, the pond should be sited so that discharge from the pond is equal to or less than the existing discharge at the ultimate outfall point. The detention pond could discharge along south edge of Hwy 109 to the west, cross Hwy 109 to the north, and discharge into County Ditch 87. Storm sewer could also discharge straight north under Hwy 109 into CD 87 north of the Ross Hill Cemetery.

LEGEND

- 2 1/4" IRON PIPE MONUMENT SET MARKED BY REG. NO. 43909
- MONUMENT FOUND
- X — FENCE LINE
- - - - - INTERMEDIATE CONTOURS
- INDEX CONTOURS

PROPOSED IMPROVEMENTS

- ◆ HYDRANT
- S — SANITARY MANHOLE
- S — SANITARY SEWER
- I — WATER SYSTEM
- S — STORM SEWER
- C — CURB & GUTTER
- C — CURB & GUTTER (FUTURE)
- E — FINISHED CENTERLINE ELEVATION

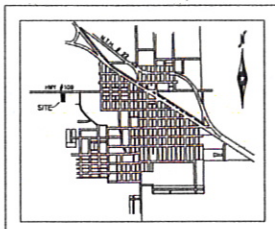
SURVEYOR'S NOTE: the orientation of this bearing system is based upon the Minnesota County Coordinate System NAD83 (Flood) Faribault County Datum

Drainage and Utility Easements are Shown Thus:



Being 10.0 feet in width, unless otherwise indicated, and adjoining street lines and rear lot lines, as shown on plat.

CITY OF WELLS, MN

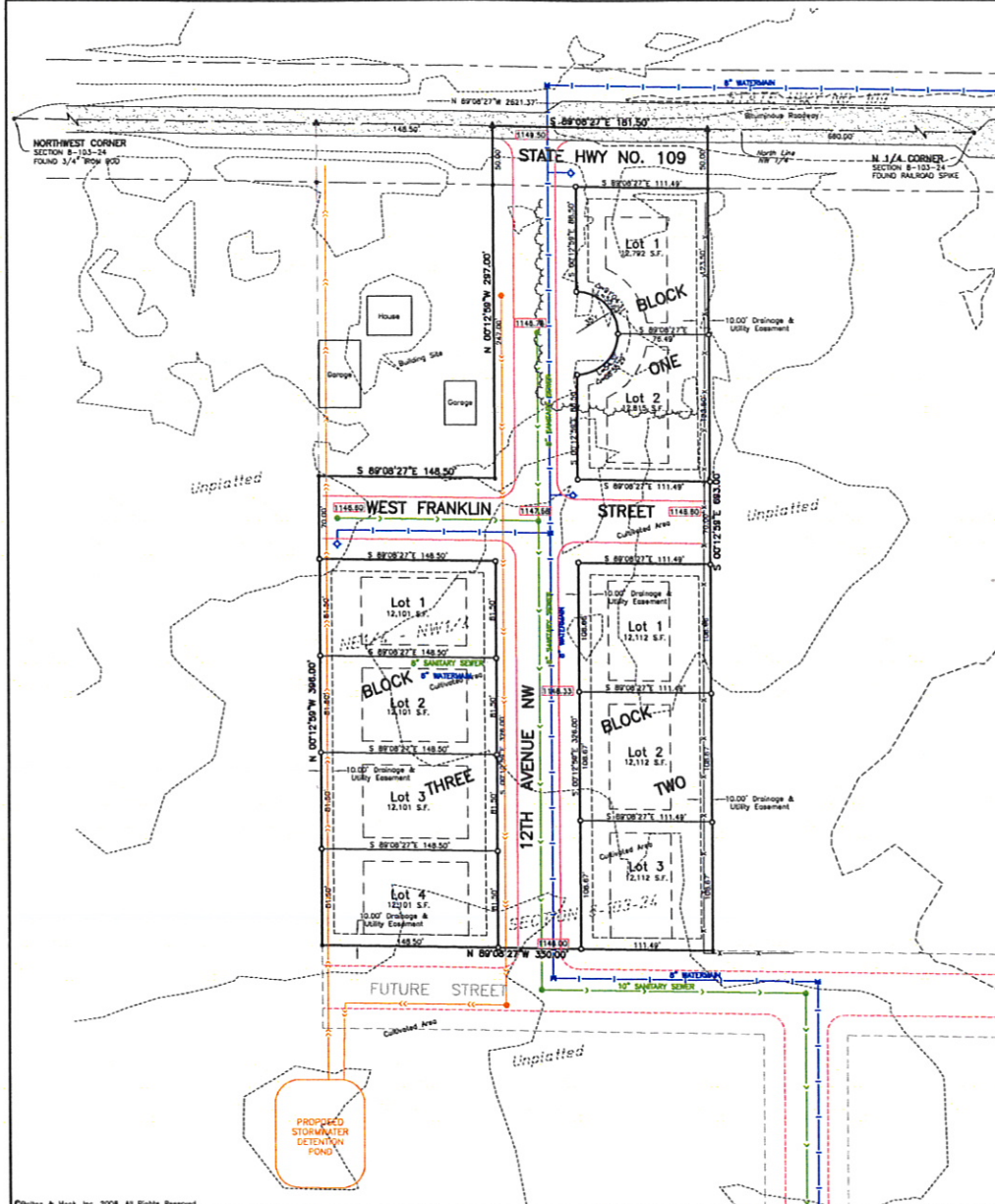
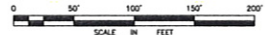


LOCATION MAP
 NOT TO SCALE

SURVEYOR'S CERTIFICATION

I hereby certify that this survey 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.

Joseph A. Howler _____ Date _____
 License Number: 43909



<p style="text-align: center;">PRELIMINARY PLAT LOT LAYOUT & EXISTING CONDITIONS</p> <p style="text-align: center;">BOLTON & MENK, INC. Consulting Engineers & Surveyors</p> <p style="font-size: small; text-align: center;">219 NORTH WASH. FARIBAUT, MN 56031 (507) 238-4738 MINNETONKA, MN FARIBAUT, MN SLEEPY EYE, MN BURNSVILLE, MN WELLS, MN CHASKA, MN RAMSEY, MN ANES, IA</p>	<p style="font-size: x-small;">NE1/4 - NW1/4 SECTION 8 T103N R24W CITY OF WELLS, MINNESOTA</p> <p style="font-size: x-small;">FOR WELLS, CITY OF</p>
JOB NUMBER: F13100097 FIELD BOOK: NONE DRAWN BY: GEA/JAH	8.07, SEC 8-163-24 (21)