

**From:** [Tom Larsen](#)  
**To:** [Lori Panton](#)  
**Cc:** [Mick Michel](#)  
**Subject:** RE: Lake View Estates  
**Date:** Monday, June 3, 2024 9:29:40 AM  
**Attachments:** [image002.png](#)

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Hi Lori,

The original changes were:

- The revision of the 16' drain tile easement between Lots 8 & 9 and 10 & 11 to a 20' storm sewer easement.
- The removal of the storm drainage easement at the back of Lots 10 & 11.
- The removal of the storm sewer easement in the northeast corner of Lot 10.
- The addition of the storm sewer easement at the southeast corner of Lot 19.

In making those changes though, I realized that although the original "Lot A" at the southeast, near Lot 10, had been combined with Lot 10, the Lot 10 area was incorrect, so I corrected it.

I then realized that I didn't renumber the "lettered lots" when Lot A was combined with Lot 10, so I renumbered them. Lot B (the remainder lot) is now Lot A, Lot C (6<sup>th</sup> Ave. SW) is now Lot B, and Lot D (Lake Shore Dr.) is now Lot C.

Please let me know if you have any questions.

Thanks

Tom

Thomas P. Larsen  
Senior Project Manager  
Buesing & Associates, Inc.  
(563) 556-4389

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**From:** Lori Panton <lpanton@cityofdymersville.com>  
**Sent:** Monday, June 3, 2024 8:53 AM  
**To:** Tom Larsen <tplarsen@buesing.com>  
**Cc:** Mick Michel <mmichel@cityofdymersville.com>  
**Subject:** RE: Lake View Estates

Hi Tom,  
What has changed on the final plat? I already sent out the agenda packets before receiving this.

Thanks.

*Lori Panton*  
*Deputy Clerk*  
*City of Dyersville*  
563-875-7724



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**From:** Tom Larsen <[tplarsen@buesing.com](mailto:tplarsen@buesing.com)>  
**Sent:** Thursday, May 30, 2024 8:29 AM  
**To:** Mick Michel <[mmichel@cityofdymersville.com](mailto:mmichel@cityofdymersville.com)>; John Wandsnider <[jwandsnider@cityofdymersville.com](mailto:jwandsnider@cityofdymersville.com)>  
**Cc:** Bill Hermsen ([bjhermsenbj@hotmail.com](mailto:bjhermsenbj@hotmail.com)) <[bjhermsenbj@hotmail.com](mailto:bjhermsenbj@hotmail.com)>; Todd Horsfield ([thorsfield@tgexcavating.com](mailto:thorsfield@tgexcavating.com)) <[thorsfield@tgexcavating.com](mailto:thorsfield@tgexcavating.com)>; Ben Kramer ([bkramer@tgexcavating.com](mailto:bkramer@tgexcavating.com)) <[bkramer@tgexcavating.com](mailto:bkramer@tgexcavating.com)>; Lori Panton <[lpanton@cityofdymersville.com](mailto:lpanton@cityofdymersville.com)>  
**Subject:** FW: Lake View Estates

**\*\* This Message originated from outside [External Email] Be Very Aware Links and Attachments.\*\***

Good Morning Mick and John,

Please see the email below and the attached.

Please let me know what you think.

Thanks  
Tom

Thomas P. Larsen  
Senior Project Manager  
Buesing & Associates, Inc.  
(563) 556-4389

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**From:** Tom Larsen  
**Sent:** Friday, May 24, 2024 5:03 PM  
**To:** Bill Hermsen ([bjhermsenbj@hotmail.com](mailto:bjhermsenbj@hotmail.com)) <[bjhermsenbj@hotmail.com](mailto:bjhermsenbj@hotmail.com)>  
**Cc:** Todd Horsfield ([thorsfield@tgexcavating.com](mailto:thorsfield@tgexcavating.com)) <[thorsfield@tgexcavating.com](mailto:thorsfield@tgexcavating.com)>  
**Subject:** Lake View Estates

Hey Bill,

Sorry this has taken so long, I've been really busy lately.

I've attached a revised Final Plat, a revised set of Improvement Plans, a revised set of Storm Calc's, and a set of Runoff Calc's (Mick's Pre and Post), for your review and approval.

Please see specifically sheet D.02, D.03, & D.06, where the storm sewer has changed. Originally it went from CB#3 to CB#1 and out to the "big ditch". Now there is a new CB#13 that will combine the storm sewer from CB#3, CB#1, and the FES to the south that collects the FarmTek field (along with the back half of the homes and yards on the south side). The calculations for the 100 year storm event show a 30" is needed to collect the FarmTek field (along with the back half of the homes and yards on the south side), a 36" is needed under the road and a 42" is needed to outlet to the pond (because it flattens out to try and reduce the velocity). I started with a manhole on the south side of the road but changed to a CB because of the different pipe angles and slopes coming in, there was too much interference.

Todd, Please note that I've added a note to A.01 for the catch basins to have a 2.5' short wall, to make them like the City of Dubuque's 101-B, so they will accept 24" pipes on the short wall side. Are you going to use pre-cast or cast in place CB's? Do you think that 36" will work with that double wide CB at that angle?

Please let me know what you think, and if you are OK with everything, can you forward to Mick? Or just let me know, and I can send it to him.

Thanks

Tom

## Thomas P. Larsen

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