

## Craig Larsen

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**From:** Eric Trast <ETrast@ci.grand-rapids.mn.us>  
**Sent:** Tuesday, February 1, 2022 9:54 AM  
**To:** Craig Larsen  
**Subject:** RE: My Place - Maturi Minor subdivision plat  
**Attachments:** Plat Comments.pdf; Electric Info.pdf

*[This message originated from an external source. Verify the legitimacy before clicking links, opening attachments or replying to this message.]*

Hi Craig-

Below and attached are comments relating to the preliminary plat: PUC/Engineering

1. Graphically depict electrical system on preliminary plat: (electric infrastructure required to be within easements)
  - ✓a. 20 ft. utility easement centered on lot line between Lot 3 and 4, Block 1.
  - ✓b. 10 ft. utility easement for electric line (west to east): located approximately 60 ft. north of the SE corner of Lot 2, Block 1, crossing the northern extension of Lot 4, Block 1 at this point.
  - ✓c. 10 ft. utility easement for electric line (north to south): Extending from SE corner of Lot 3, Block 1, crossing the western extension of Lot 4, Block 1 at this point, to the proposed 30 ft. utility easement.
2. (\*Site development related) Water and Sanitary Sewer to connect into respective systems within 2<sup>nd</sup> Avenue SE. (High pressure water at southern end of the proposed plat area, and existing Sanitary Sewer capacity within 11<sup>th</sup> St. SE to be reviewed for expanded future capacity) **To be dealt with during site review.**
- ✓3. Within the Plat Development Agreement: Require the water line within the eastern 1/3 of Lot 4, Block 1 (backwards/upside-down "L" in former K-Mart parking lot area) to be to be relocated within existing 45 ft. easement, prior to development of Lot 4, Block 1. **Do this with a note on the plat**
- ✓4. 10 ft. utility easement along western edge of Lots 1, 2, & 3, Block 1, may need to be increase to 15-20 ft. **easement, depending on placement of storm-water infrastructure.**

No stormwater infrastructure is anticipated to be needed in this easement along 2nd Ave. For initial construction of the hotel the existing stormwater across Lot 2 will be maintained to serve the hotel and Lot 4. Owners/developers of Lots 2 and 3 are entering into an agreement (with an easement) to wait until Lot 2 is developed to relocate this existing stormwater line just in case it does not need to be moved depending on how Lot 2 is developed. Should it need to be relocated a new storm line will be run around the north, east and south sides of Lot 2 to the proposed stormwater box located on the shared lot line of Lots 2 and 3. this box is to be installed as part of the hotel and elevations are being planned to ensure positive flow can be obtained in case the new line is required in the future.

### Zoning Related Comments:

- ✓1. On Signatory Page: Dale Christy (is the Mayor) and the "Johnson" can be removed from City Clerk's name: Kimberly Gibeau, City Clerk
- ✓2. #5 on attachment: The proposed lot areas for Lots 3 & 4 appear to be reversed.
- ✓3. Private, cross-access parking agreements should be (will be required) recorded against all lots to allow for parking lots to connect together, allowing seamless transition between lot, if proposed. Easy to grant, when there is on property owner. Proposed Lot 1 drive-thru exits onto proposed Lot 2. (one owner now not an issue...sale of lot 2, will require cross-access parking agreement)
  - a. Lot 1's dumpster is currently on what will be lot 2. As shown, I am not seeing a place on Lot 1, where the **required enclosure will meet the requirements of the zoning ordinance (yard placement & setbacks).**

Lot lines between Lot 1 and 2 have been adjusted to allow for a trash enclosure on Lot 1. Cross access easements and agreements can be created when Lot 4 is developed to make sure Lot 4 can also make the connection. The hotel will change this "connection" to parking for the time being, with a landscape buffer as req'd, until Lot 4 is developed in the future.

Let me know if you have any follow-up questions... (for me, or any of the other departments)

Thanks,

# PRELIMINARY PLAT OF: MY PLACE HOTEL MATURI ADDITION

**PROPERTY DESCRIPTION:**  
Lot 1, Block 1, HARTLEY ADDITION, according to the recorded plat thereof, Itasca County, Minnesota.

**SURVEYOR NOTES:**  
Orientation of this bearing system is based on the north line of Lot 1, Block 1, HARTLEY ADDITION to bear S89°19'18"E.

The description and easements as shown on this Preliminary Plat have been taken from an Ownership & Encumbrance Report, GR21067, prepared by The Title Team, dated January 4, 2022.

Contour Interval is one foot, all contours have been prepared from field located elevations on December 14, 2021, elevation datum is NAVD83.

Benchmark: Top nut of hydrant, west side Fraser Drive, opposite SE corner of Lot 1, Block 1, MINER'S ADDITION, elevation = 1308.76.

Benchmark: Top nut of hydrant, west side Fraser Drive, opposite NE corner of Lot 19, CIC NO. 7, elevation = 1303.03.

The existing easement described in Document No. 341572 is within the proposed right of way of Fraser Drive or outside of the boundary of this Preliminary plat.

Parcel Identification Numbers for this property are 91-544-0110 and 91-544-0111.

Building setback dimensions for this Preliminary plat are as follows:  
Front = 30 feet Rear = 10 feet Side = 10 feet

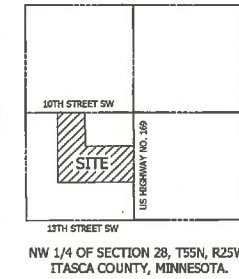
**OWNER ENGINEER SURVEYOR:**

**Owner:**  
Maturi Properties, LLC  
32407 Lakeview Drive  
Grand Rapids, MN 55744

**Engineer:**  
Craig B. Larsen, PE  
Legacy Design Group  
PO Box 1692  
Bountiful, UT 84011  
605-725-5257

**Surveyor:**  
Randy M. Morton, PLS  
JPJ Engineering, Inc.  
5670 Miller Trunk Hwy, Suite A  
Duluth, MN 55811  
218-969-9890

**LOCATION MAP:**  
NOT TO SCALE



**PROPOSED AREAS:**

- Lot 1, Block 1, = 40,599 square feet or 0.9320 acres ±
- Lot 2, Block 1, = 42,719 square feet or 0.9807 acres ±
- Lot 3, Block 1, = 226,639 square feet or 5.2029 acres ±
- Lot 4, Block 1, = 67,620 square feet or 1.5523 acres ±
- Total = 377,577 square feet or 8.6679 acres ±

**LEGEND:**

- ⊙ = Sanitary sewer manhole
- ⊕ = Storm sewer manhole
- ⊠ = Catch basin
- ⊕ = Fire hydrant
- ⊕ = Water valve
- ⊕ = Water curb stop
- ⊕ = Sign
- ⊕ = Electric meter
- ⊕ = Light pole
- ⊕ = Gas meter
- ⊕ = Electric box
- ⊕ = Telephone box
- ⊕ = Air conditioning unit
- ▭ = Bituminous Surface
- ▭ = Concrete surface
- ▭ = Gravel surface
- = Underground gas line
- = Watermain line
- = Storm sewer line
- = Sanitary sewer line
- = Fence line

SCALE: 1 INCH = 50 FEET  
0 25 50 100  
SCALE IN FEET

**CERTIFICATION:**

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.

Signed this 6th day of January 6, 2022. For: JPJ Engineering, Inc.

*Randy M. Morton*  
Randy M. Morton, Professional Land Surveyor  
Minnesota State License Number 21401



REVISION DESCRIPTION	DATE

**PRELIMINARY PLAT OF:**  
**MY PLACE HOTEL MATURI ADDITION**  
For: Legacy Design Group  
1111 Pokegama Avenue South, Grand Rapids, Minnesota.

SURVEY BY:	SB
DRAWN BY:	RMM
DESIGNED BY:	RMM
APPROVED BY:	RMM
DATE:	1/06/2022
PROJECT NUMBER:	21-974
SHEET NUMBER:	1 OF 1

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