



Jeanette Moeller <jmoeller@longlakemn.gov>

Pay Request Tabled - More Information Needed

Rachel Scheu <rscheu@wsbeng.com>

Tue, Nov 4, 2025 at 12:44 PM

To: Jeanette Moeller <jmoeller@longlakemn.gov>, Jeff Oliver <joliver@wsbeng.com>

Cc: Sean Diercks <sdiercks@longlakemn.gov>, Amanda Nowezki <anowezki@longlakemn.gov>, "lanceastech@yahoo.com" <lanceastech@yahoo.com>

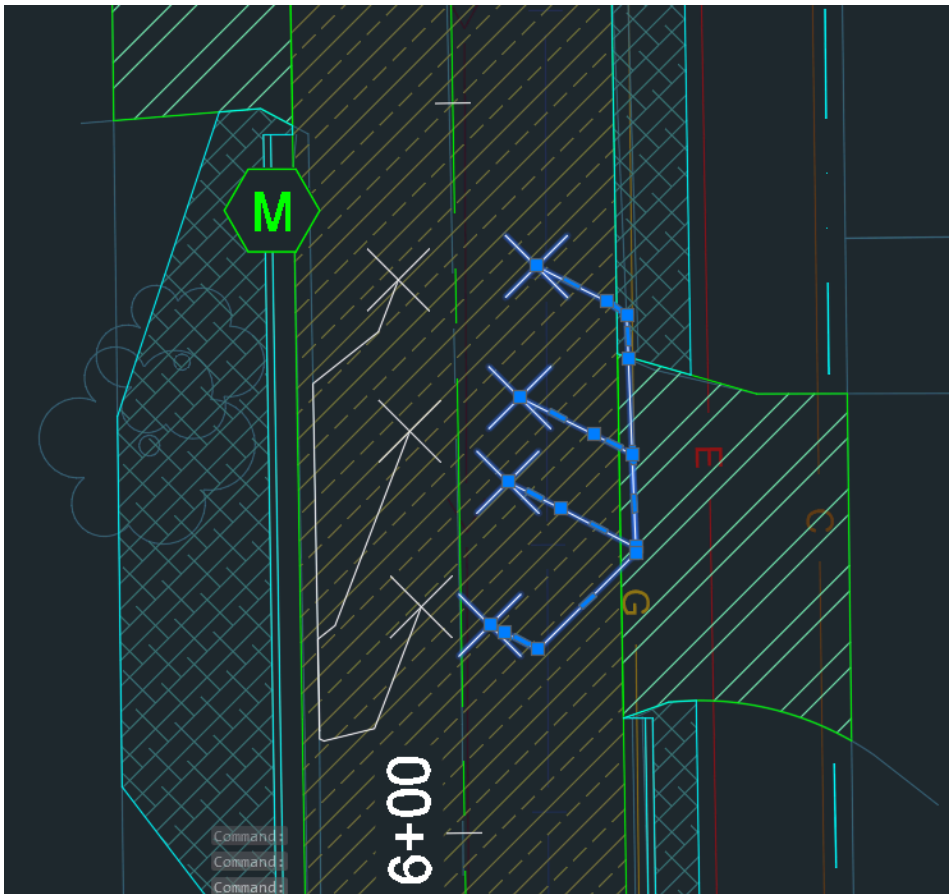
Hi Jeannette,

Thank you for keeping us informed.

To summarize, the contractor working with the resident paved the driveway incorrectly. At the end of September, Lance and I met on site with the builder and driveway paving contractor to review the drainage concerns. We found that the driveway had been paved with an inverted slope, and the swale was improperly graded—resulting in water draining back toward the driveway. Please see the attached email I sent to Sean in September, which includes photos and a more detailed explanation of the site conditions.

During the home's construction, Jeff had been in communication with the builder and requested that the driveway tie-in to the street be postponed until after the street was paved. However, the driveway was paved late last year. Jeff then asked the builder to provide survey shots of the new driveway elevations to confirm compatibility with our design, but those were never provided.

Also, I reviewed the existing surface that was shot by our survey crew prior to the driveway going in, and it confirms that the existing roadway had settled and caused a low point on the east side of the road, at the location where they installed the driveway. The driveway was paved to tie-in to the existing road, so the drainage issue and water settling here was an existing issue and not caused by our project. See the screenshot below showing the existing drainage flow from the X to the center of the driveway prior to our street project.



WSB's design, as constructed by ASTECH, lowered the elevation of the road at the driveway tie-in, which would have allowed for proper drainage and grade- had the driveway been paved correctly. To avoid impacting a newly paved driveway, ASTECH matched the existing elevation during street improvements, as marked by the inspector.

At the end of September, I followed up with the builder to clarify that any corrective work to resolve the drainage issue is the responsibility of the builder and Asphalt Experts and should be coordinated directly with the residents. I have not received any response or follow-up since.

To resolve the issue, the driveway will need to be patched to direct drainage across it and into the swale on the south side. Additionally, the swale must be regraded to prevent water from being obstructed by topsoil and turf.

If this work is to be completed this year, paving must occur this week before cold temperatures halt paving operations until next season.

Please review and let us know if you have any questions.

Thank you,

Rachel Scheu
Professional Engineer I



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Jeanette Moeller, City Clerk

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