

Midland Legacy Estate 3rd Addition

Parkland Information for Parks and Recreation Commission

July 8, 2021

On the new preliminary plat drawing we have shown the park area to be in the Southeast corner of the property for multiple positive reasons.

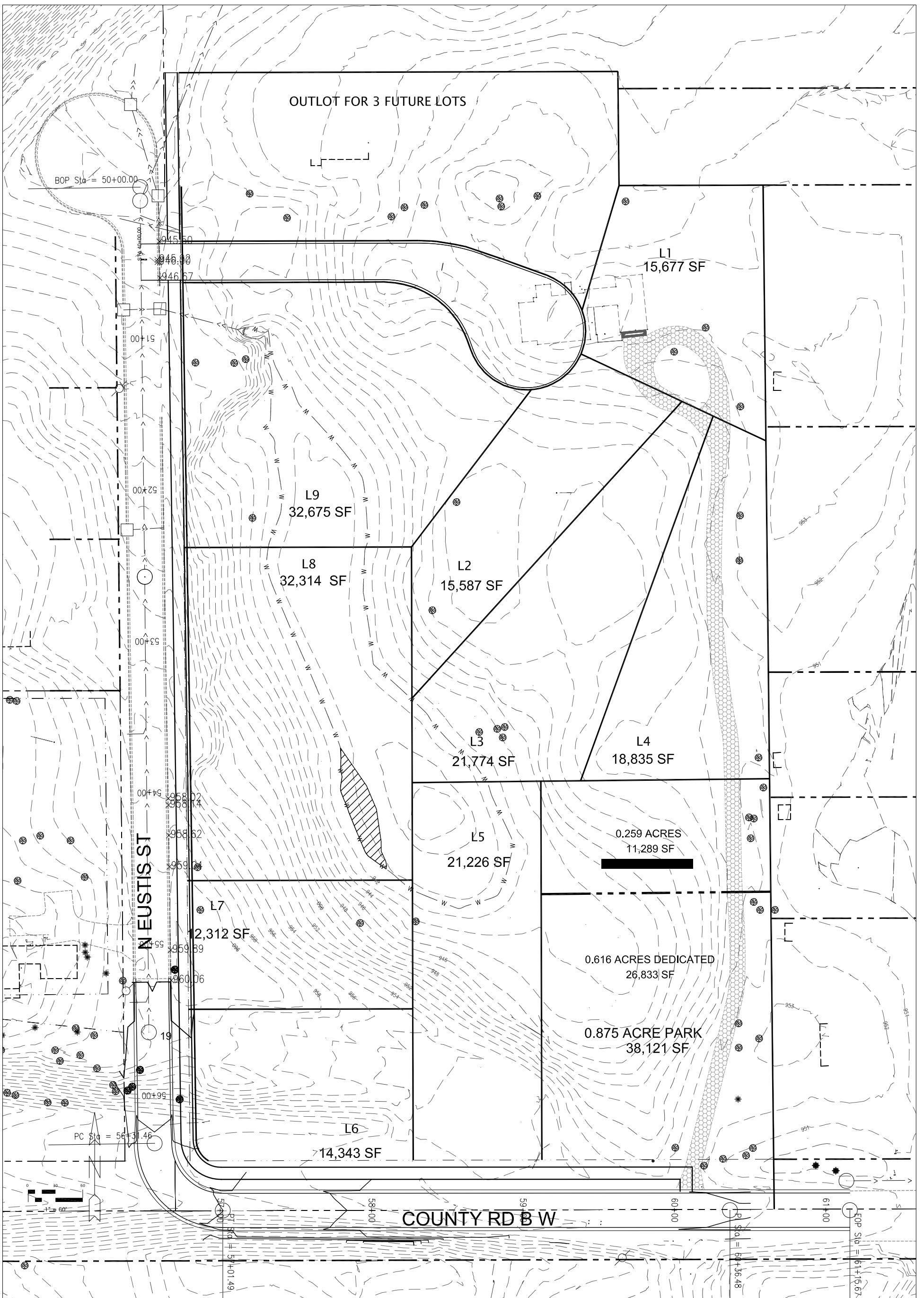
1. Being a park in the Southeast corner makes it easy for people in the community to access it from County Road B.
2. We are filling in the low drain area that will make this park area flat and easy to use. (You will see how the grade will slope to the Northwest corner). The majority of the park area is flat and/or modestly sloped.
3. We are saving all the beautiful large Oak trees on the east side of the existing driveway to keep the park beautiful and relaxing with shade.
4. Once we have the park area graded flat it will be quite easy for the City of Roseville to install a playset for children, a nice tennis court with basketball hoops, or whatever amenities the City of Roseville determines.
5. The average flat elevation of the new park will be 950 to 952 which will be slightly graded so it slowly drains at about 2% to the Northwest corner and towards the south towards County Road B.
6. We will also be installing silt fence around the new grading and hydroseeding all the disturbed areas to the Cities specified seed mixture.
7. The whole plat area of Midland Legacy Estate 3rd Addition, is 6.1 acres, which includes the Outlot A (Which is in the future 3 lot 4th Addition) and Outlot B (Which includes the private street) on the north side.
8. The proposed SE park area is 0.615 of an acre, (26,800 Sq. Ft.) which meets the 10% for park land. 153 feet wide on County Road B and 175 feet deep. These dimensions do not include street right-of-way.
9. In addition to the 10% maximum, the plans are now proposing the sale of an additional 0.245 acres (10,672 SF) of parkland, which increase the depth of the park by 76 feet, which makes the whole park area to be 153 feet wide by 251 feet deep. Based on public comments heard at the community meeting and the public hearing, it will please the community to have a park of this size.

Integrity Land Development, Inc.

Todd D. Ganz, President



Date 7-7-21



Description
2003 PARK EXTENTS AND DEDICATION - 1:60 SCALE

Drawn
GJM

Date
6/28/21

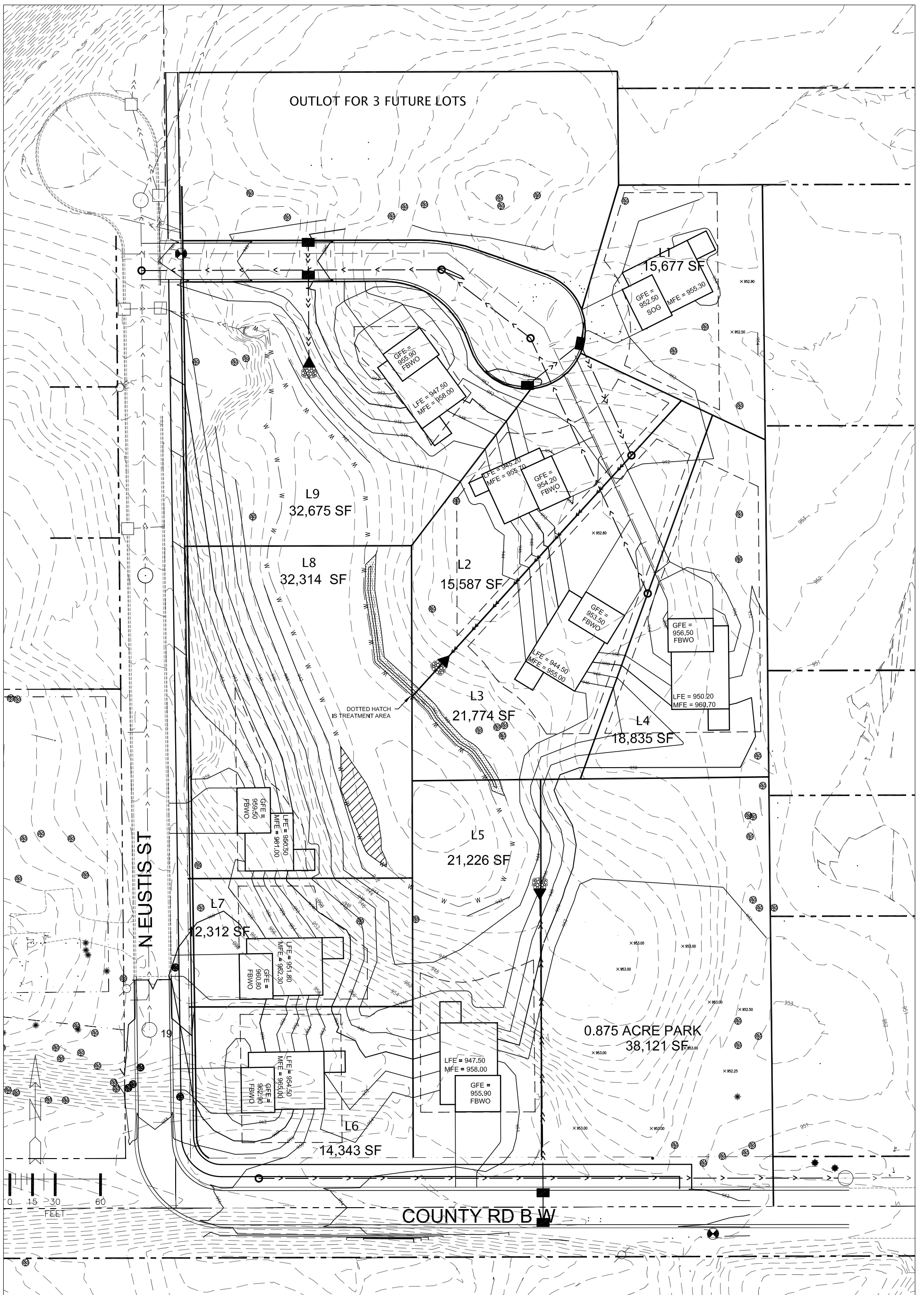
Project No.
2003

Sheet No.
1

Project
MIDLAND LEGACY ESTATE 3RD ADDITION

13635 Johnson Street
Ham Lake, MN 55304
Voice: 763.862.8000
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Description
 GRADING PLAN - 1:60 SCALE

Drawn
 GJM

Date
 7/8/21

Project No.
 2003

Sheet No.
 1

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