

CENTERLINE

MEMORANDUM

PW041101-15

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DATE: March 31, 2001

TO: Dan Bjerke, PE: Pubic Works Director
FROM: Lawrence M. Kostaneski, PE
RE: 0067 Olsen Development Company Project: Settlers Landing. Interim Drain Field

MESSAGE: Hi Dan:

Phil Olsen and I spoke briefly with you about the proposed multi use project north and west of Seger Dr. and 143rd Street (Settlers Landing).

The extension of a sewer trunk line from the Visitors Center is a needed improvement, and our preference would be to have this facility in place when we begin development. Realistically, however, there are a fair number of issues to resolve, not the least of which is funding. His portion of the assessment does not discourage my client, but rather the timing of this improvement as it relates to his development schedule.

The area is tentatively programmed for general commercial along Seger with a 50 acre +/- recreation center complex immediately to the north. The balance of the 127 acres is planned for mobile home use with a small section of MDR along the northwest boundary. We have met with the FLUC and received cautious acceptance of our proposed land use changes. Assuming for now that our requested changes will succeed, we would like to have you present the following proposal to the Public Works Committee, along with your recommendations, at their April 11 meeting.

We would like to use an interim drain field strategy to service Phase 1 of the project. Phase 1 would include up to 3 users in the general commercial area and a 200,000 +/- SF recreation center building to the north. Naturally we would dry sewer Phase 1 and extend our main to a location ready to connect to the trunk system. We would have all geo technical analysis completed along with recommendations for the drain field soil characteristics and the design prior to plans approval. We plan to use City water extended north and east from Disk Drive. The property will be annexed into the City.

We believe this is a reasonable middle ground. While we will do what we can to help you advance the trunk sewer project, we find that our schedules most likely will not coincide. Our plans are to have the general commercial uses and the recreation building on line by July 2002.

We are anxious for an early answer to our request and look forward to meeting with you as required.

Thanks, Dan.