

Prairie View Second Addition

City of Elm Prairie, Minnesota

Fictional demonstration city. Not a real record.

Preliminary Plat Narrative

Location: 14.2 acres east of County Road 7, north of Meadow Lane.

Zoning: R-1 Single Family Residential (no change requested).

Lots: 38 single-family lots, minimum 9,500 square feet.

Outlot A: stormwater pond, to be deeded to the City.

Streets: extension of Meadow Lane and a new street, Bluestem Court.

Park dedication: cash in lieu, \$1,450 per lot (\$55,100).

Utilities: 8-inch water main looped to County Road 7; sanitary sewer by gravity to the Meadow Lane lift station, which has capacity.

Phasing: Phase 1, 20 lots in 2027. Phase 2, 18 lots after a second street access to County Road 7 is built.