



## **AGENDA ITEM #10.1**

### **REPORT TO CITY COUNCIL**

**Report Prepared by: Nancy Malecha**

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**Date:** January 8, 2019

**Subject:** Heart of the Good Life Development

**Report:** For the past several months, the Economic Development Commission (EDC) has been discussing and analyzing information for the Heart of the Good Life Development, which is the 80+ acres located directly south of the Pequot Lakes Business Park. At the December 18<sup>th</sup> EDC Meeting, the EDC discussed the price per acre; marketing packet; marketing video; architectural, landscaping, and zoning requirements; and marketing outreach. The following is information for Council consideration.

- Video – The Heart of the Good Life Development video, created by WSN, will be presented at the Council Meeting.
- Marketing Packet – Attached is the current draft of the marketing packet for the Heart of the Good Life Development.
- Price Per Acre - The EDC is recommending the price per acre for the Heart of the Good Life Development be valued at \$65,000 per acre as approximately \$50,000 of this cost reflects infrastructure expansion costs for roads, stormwater, water, sewer, etc. Attached is the infrastructure improvements study/layout as completed by WSN.
- Architectural, Landscaping, and Zoning Regulations - The EDC is recommending the City Planner and the Planning Commission define the architectural, landscaping, and zoning regulations for the Heart of the Good Life Development as they would like to see this Development become a visionary gateway to our community.

**Council Action Requested:**

- A. Council consensus to proceed with the Heart of the Good Life video and marketing packet as presented.
- B. Council motion setting the price per acre in the Heart of the Good Life Development at \$65,000 per acre.
- C. Council consensus in directing the City Planner and Planning Commission to create architectural, landscaping, and zoning regulations for the Heart of the Good Life Development.

 BLAZEAIR

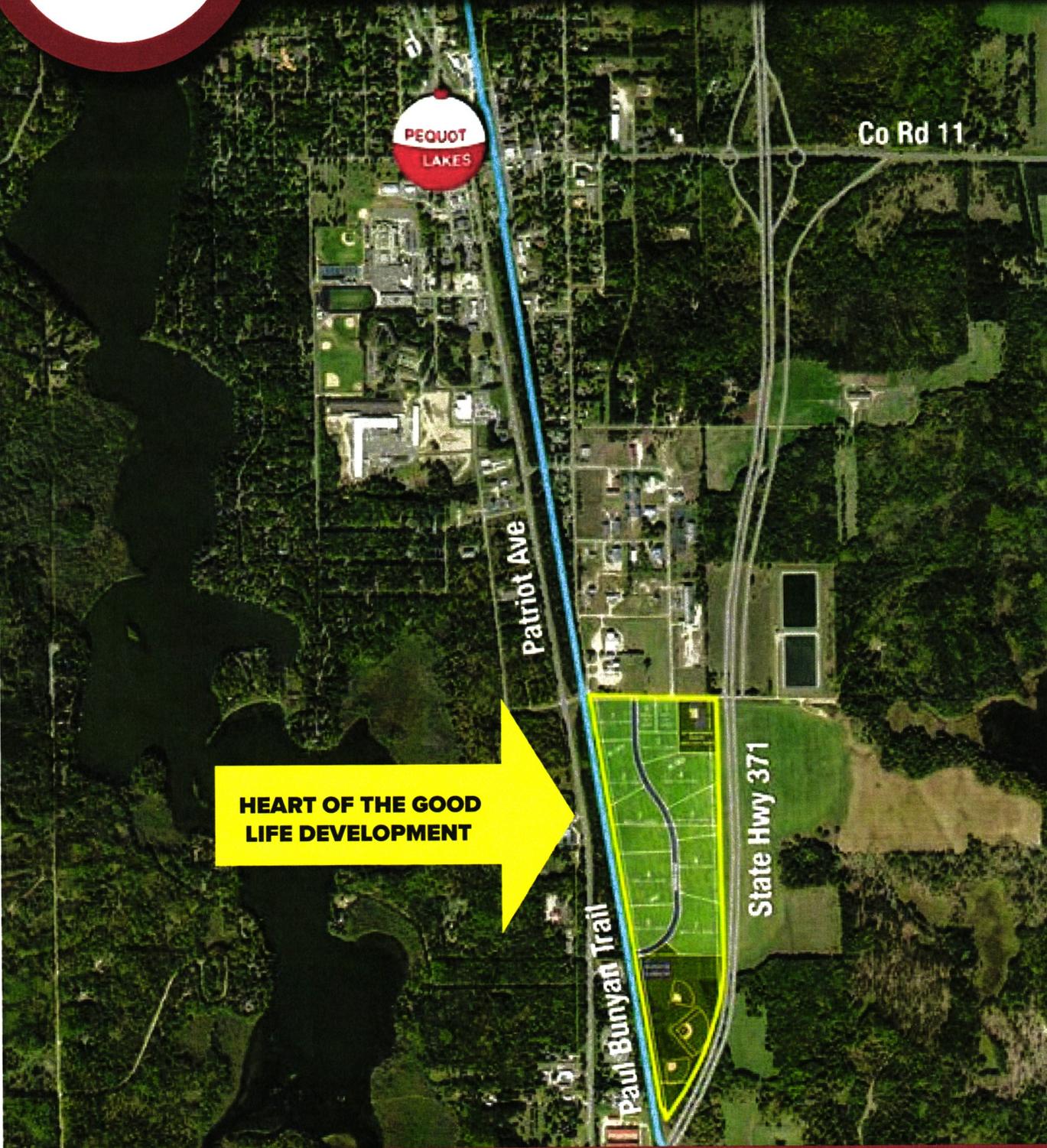


**CITY OF PEQUOT LAKES**  
Heart of the Good Life Development

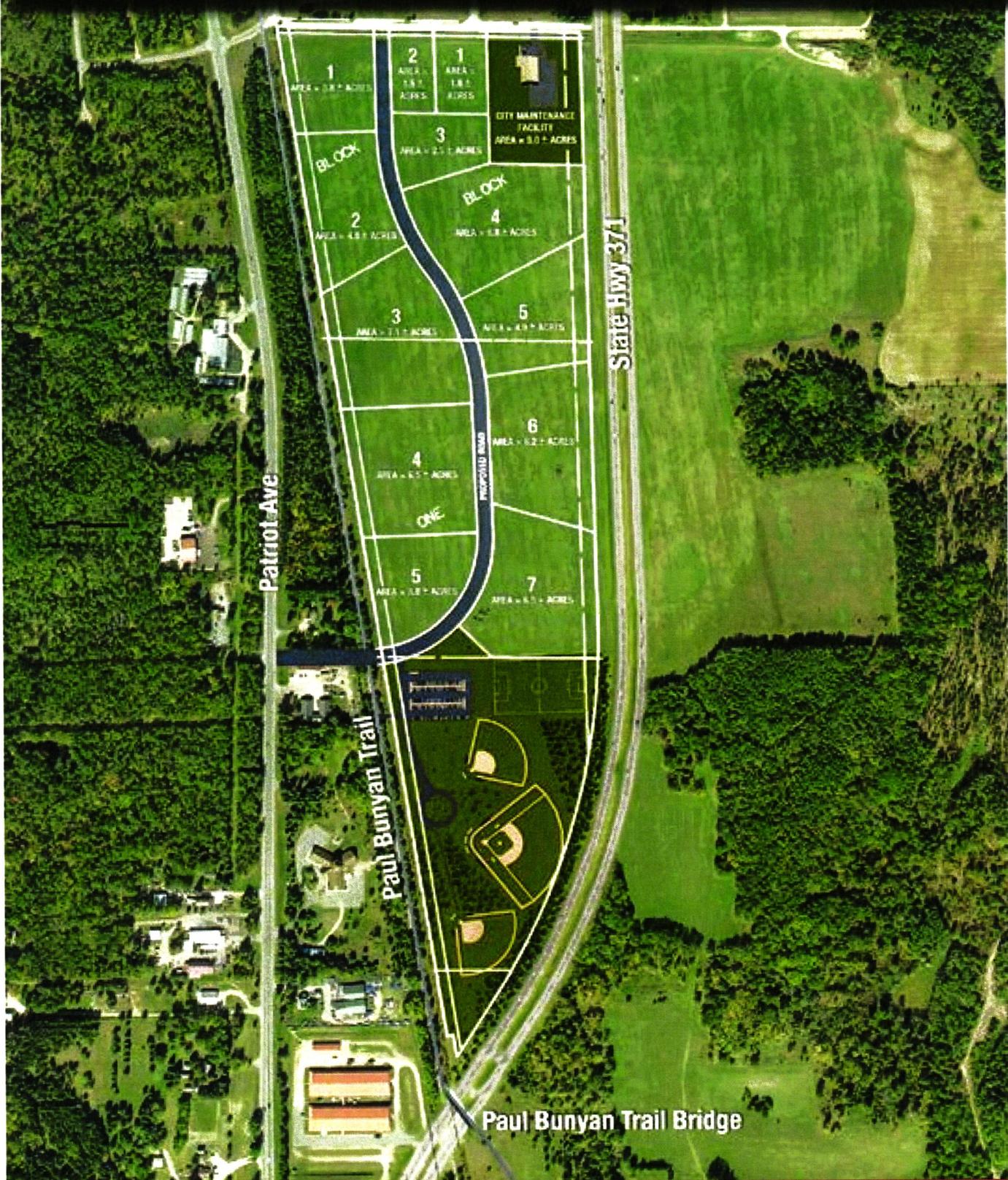
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# SITE PLANS



**HEART OF THE GOOD  
LIFE DEVELOPMENT**



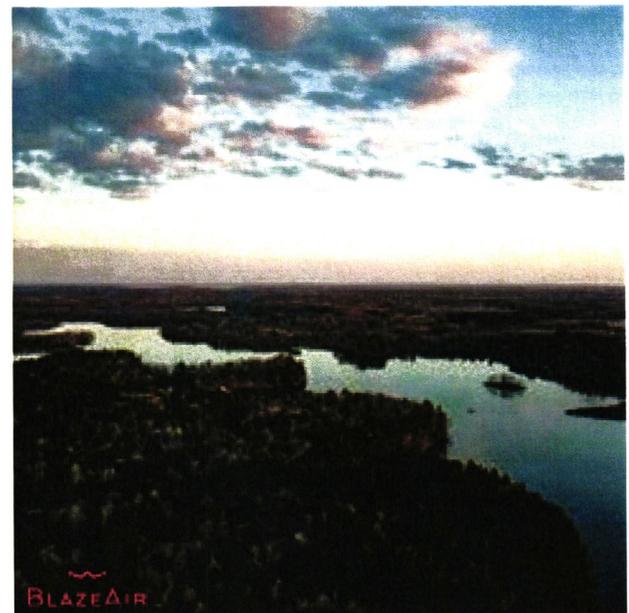
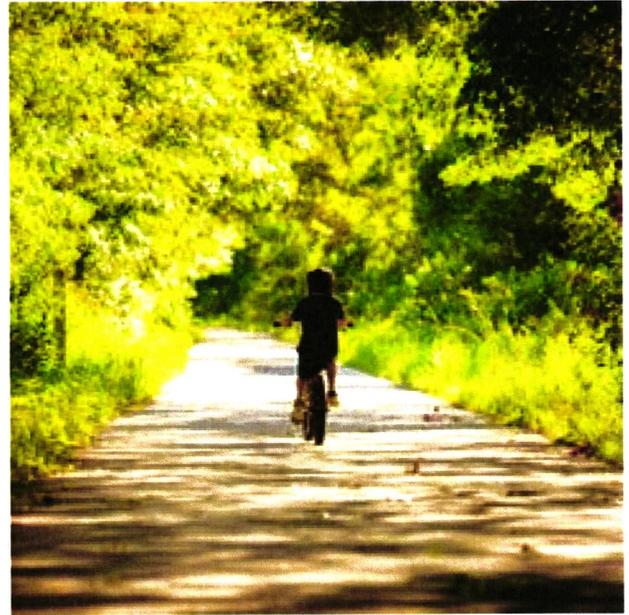


# VISION

## **The Pequot Lakes Heart of the Good Life Development**

is an 85 acre parcel located in the City of Pequot Lakes adjacent to four-lane Highway 371 and the Paul Bunyan State Trail. The City's vision for this Development is to support and facilitate public or private development of this area by creating recreational, commercial, and industrial opportunities to enhance the value and quality of life within our community.

Pequot Lakes is a vibrant, thriving community located in the northwest corner of Crow Wing County. The Pequot Lakes School District, Pequot Lakes Chamber of Commerce (affiliated with the Brainerd Lakes Chamber of Commerce), and our local business community create a robust element of economic partnerships and opportunities. This, along with our abundance of lakes, City parks, and segments of the Paul Bunyan State Trail and the Paul Bunyan Scenic Byway interconnected within our community, makes Pequot Lakes a great place to live, work, and play.





# DEMOGRAPHICS



Courtesy of Sharon Thurlow



Dru's Garden-Trailside Park



Artwork by Jeff Kreitz

## 2017 CITY POPULATION

2,339

## ESTIMATED REGIONAL SUMMER POPULATION

100,000+

## 2017 CITY HOUSEHOLDS

1,040

### CITY SERVICES

Administration, Fire, Parks, Planning & Zoning, Police, Public Works, Wastewater, and Water.

### CULTURAL OPPORTUNITIES

Greater Lakes Area Performing Arts Theatre, Pequot Lakes Community Library, and Pequot Lakes Historical Society.

### GOLF COURSES

The Preserve at Grand View Lodge, Deacons Lodge Golf Course, Breezy Point Golf Course, Whitebirch Golf Course, Whitefish Golf Club

### LAKES

Cloverleaf, East Twin, Lund, Mayo, Cullen, Rice, Sibley, and West Twin lakes.

### PARKS

Bobber Park, Dog Park, Gildner Park, Mayo Lake Nature Preserve, Sibley Lake Park, and Trailside Park.

### RECREATIONAL AMENITIES

Paul Bunyan State Trail (115 miles long), Paul Bunyan Scenic Byway, famous "Bobber" Water Tower, Historic Fire Tower and Playgrounds.

## **CHURCHES**

Gloria Dei Lutheran Church  
Grace United Methodist Church  
Our Lady of the Lakes Parish  
Our Savior's Lutheran Church  
Pequot Lakes Baptist Church

## **SCHOOLS**

PEQUOT LAKES SCHOOL DISTRICT  
1700 students

Consistent 93% - 96% graduation rate  
85% of 2016 graduates enrolled in a higher education institution  
Strongest academic achievement in central MN  
Robust arts, athletics, and activities program  
New elementary school in 2004  
Expanded and remodeled secondary campus in 2013  
PLHS offers a robust concurrent enrollment program including an  
AA degree

## **CENTRAL LAKES COLLEGE**

Comprehensive community and technical college  
6,000 students per year

## **LOCAL ECONOMIC AREA REPORTS**

<https://censusreporter.org/profiles/16000US2750416-pequot-lakes-mn/>

<http://growbrainerdlakes.org/workforce/>

<http://growbrainerdlakes.org/major-employers/>



Pequot Lakes High School Athletic Complex



# DEVELOPMENT GUIDELINES & PROCESS

## GUIDELINES

- Price structure is \$65,000 per acre.
- Shovel Ready Certified.
- Developer must create living wage jobs.
- Business shall be of a nature to enhance the value and quality of life.
- Developer must landscape and maintain their property in accordance with a development agreement and/or landscaping covenants that may apply.
- State and local incentives are available (if applicable).
- Closing costs are the responsibility of the developer.
- Developer must begin site preparation and construction within one year of acquiring property or the property reverts back to the City of Pequot Lakes and all fees are forfeited.

## PROCESS

1. Gather information by contacting the City of Pequot Lakes.
  - Nancy Malecha, City Administrator  
4638 Main Street, Pequot Lakes, MN 56472  
218)568-2352  
[nmalecha@pequotlakes-mn.gov](mailto:nmalecha@pequotlakes-mn.gov)
2. A meeting will be coordinated with the developer, City Administrator, City Zoning Specialist, and Brainerd Lakes Area Economic Development Corporation (BLAEDC).
3. Developer must compile the following information within their business proposal. Assistance in preparing this information can be obtained by contacting BLAEDC at (218)828-0096.
  - Company and project information
  - Preliminary construction and site plans
  - Job creation and retention information
  - Financing options
  - Proposed timelines
4. Developer will present their business proposal to the Pequot Lakes Planning Commission, if applicable. Planning Commission meetings occur on the third Thursday of each month at 6:00 p.m. at Pequot Lakes City Hall, 4638 Main Street, Pequot Lakes, MN 56472.
5. Developer will present their business proposal to the Pequot Lakes Economic Development Commission (EDC) for recommendation to the Pequot Lakes City Council. EDC meetings occur on the third Tuesday of each month at 8:00 a.m. at Pequot Lakes City Hall.
6. Developer will present their business proposal to the Pequot Lakes City Council for approval. City Council meetings occur on the first Tuesday of each month at 6:30 p.m. at Pequot Lakes City Hall.

## LOCATION

- Topography - Level
- Zoning classification - currently Public; however, rezoning to Commercial & Light Industrial is required
- Total acres - 85
- Adjacent to Highway 371
- Adjacent to Paul Bunyan State Trail
- Access to 10 ton roads north of development
- Distance to downtown Pequot Lakes – 1 mile
- Distance to nearest lake - Sibley Lake .5 miles
- Distance to nearest airports
  - Crow Wing County Regional Airport (BRD) - 24 miles
  - Pine River Airport - 10 miles

## ELECTRICITY

- Minnesota Power
  - 7,200 volts
  - 3 phase power
  - Can service any size transformer

## NATURAL GAS

- Xcel Energy
  - Size of nearest line - 6 inches
  - 60 PSI

## TELECOMMUNICATIONS

- Charter Spectrum or TDS Telecom
  - Voice services
  - Voice mail
  - VoIP phone services
  - High speed internet or fiber optic access

## **STORM WATER**

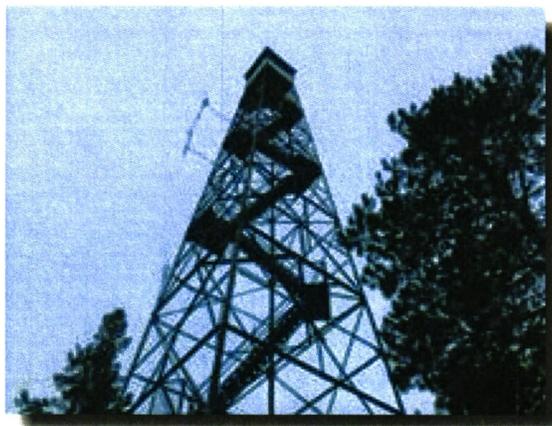
- Potential for a comprehensive storm water retention basin within overall development to alleviate storm water retention requirements on a per lot basis.

## **WASTEWATER**

- City of Pequot Lakes
  - o Treatment type – aerated wastewater ponds with spray irrigation
  - o Average demand – 65,000 gallons per day
  - o Peak demand – 85,000 gallons per day
  - o Size of nearest line – 8 inches
  - o Rates - see Fee Schedules section

## **WATER**

- City of Pequot Lakes
  - o Source – artesian aquifer
  - o Storage capacity – 200,000 gallons
  - o Pumping capacity – 330 gallons per minute
  - o Average demand – 100,000 gallons per day
  - o Size of nearest line – 6 inches
  - o Rates - see Fee Schedules section



Pequot Lakes Fire Tower

## Section 17-5.10 COMMERCIAL (C)

1. **Purpose and Intent:** To provide a zoning classification for commercial uses oriented around the automobile. Parcels are larger than in the Downtown Mixed-Use zone in order to provide on-site parking, on-site stormwater facilities as well as on-site water supply and sewage treatment where municipal utilities are not immediately available.
2. **Compatibility:** The Commercial zone should be established as a transition zone between the Downtown Mixed-Use zone or the Light Industrial Zone and the surrounding residential zones. The zone may not be established in an area where it is completely surrounded by residential zones.
3. **Lot, Use and Density Requirements.**

Lot width– feet, minimum	50
Buildable lot area (sewered) – square feet, minimum	10,000
Buildable lot area (unsewered) – square feet, minimum	20,000
Setback, right of way, City road- feet, minimum	30
Setback, right of way, County or State road, feet, minimum	30
Setback, between buildings – feet, minimum	10
Setback, side next to residential district – feet, minimum	30
Setback, side yard – feet, minimum	10
Setback, rear – feet, minimum	10
Setback, parking from lot line – feet, minimum	10
Setback, sign – feet, minimum	1
Setback, wetland – feet, minimum	30
Setback, unplatted cemetery or archeological site	50
Impervious surface – percent, maximum	25%
Building height – feet, maximum	25
Building above highest groundwater level – feet, minimum	3

4. **Performance Standards.** The following performance standards apply to all development in this zone:
- A. **Impervious Coverage.** Impervious coverage may be increased by up to 25%, not to exceed 50% of the property, through a conditional use permit if the following is provided and approved by the City:
    - (1) A storm water retention plan showing containment of the 10-year, 24-hour storm event on the parcel.
    - (2) Direct runoff of stormwater to adjacent properties and wetlands shall be eliminated through the use of berms, infiltration ponds, swales, filtration strips or other permanent means.
  - B. **Compatibility of Use.** Use shall be compatible with the surrounding neighborhood. Uses shall not present noise, odor, light nuisances or any other nuisances.
  - C. **Parking.** Off-street parking shall be provided as per Section 7.10. On-street parking is not allowed under any circumstances. To reduce the visual impacts and amount of surface parking, shared parking and surface parking shall be located behind or to the side of a building. Additionally, suitable trees and shrubs shall be planted between parking lots and all adjacent sidewalks, roads, lots and buildings.
  - D. **Screening.** All sites shall be heavily landscaped to provide 100% screening to adjacent residential parcels and over 50% screening from the road or any non-residential parcel. Percentages shall be determined by amount of structure that can be seen during leaf-on conditions. A landscaping and screening plan must be submitted and approved by the Planning Commission with each conditional use permit.
  - E. **Lighting.** Lighting shall be minimal. Lighting shall be downward directional and shall be compatible with the surrounding development. Lights approved with signs must be turned off at the close of business each day.
  - F. **Fire Lanes.** Fire lanes shall remain unobstructed at all times.

- G. **Fences.** Fences not exceeding 84 inches in height may be constructed. Under no circumstances shall a fence be constructed closer than 10 feet from the surface of a public road and in all cases not within the public right-of-way. Materials shall consist of usual fencing materials with posts and fence of metal, wood, concrete, brick or smooth wire. Barbed or electrified wire is prohibited, except where specific approval has been given by the Planning Commission.

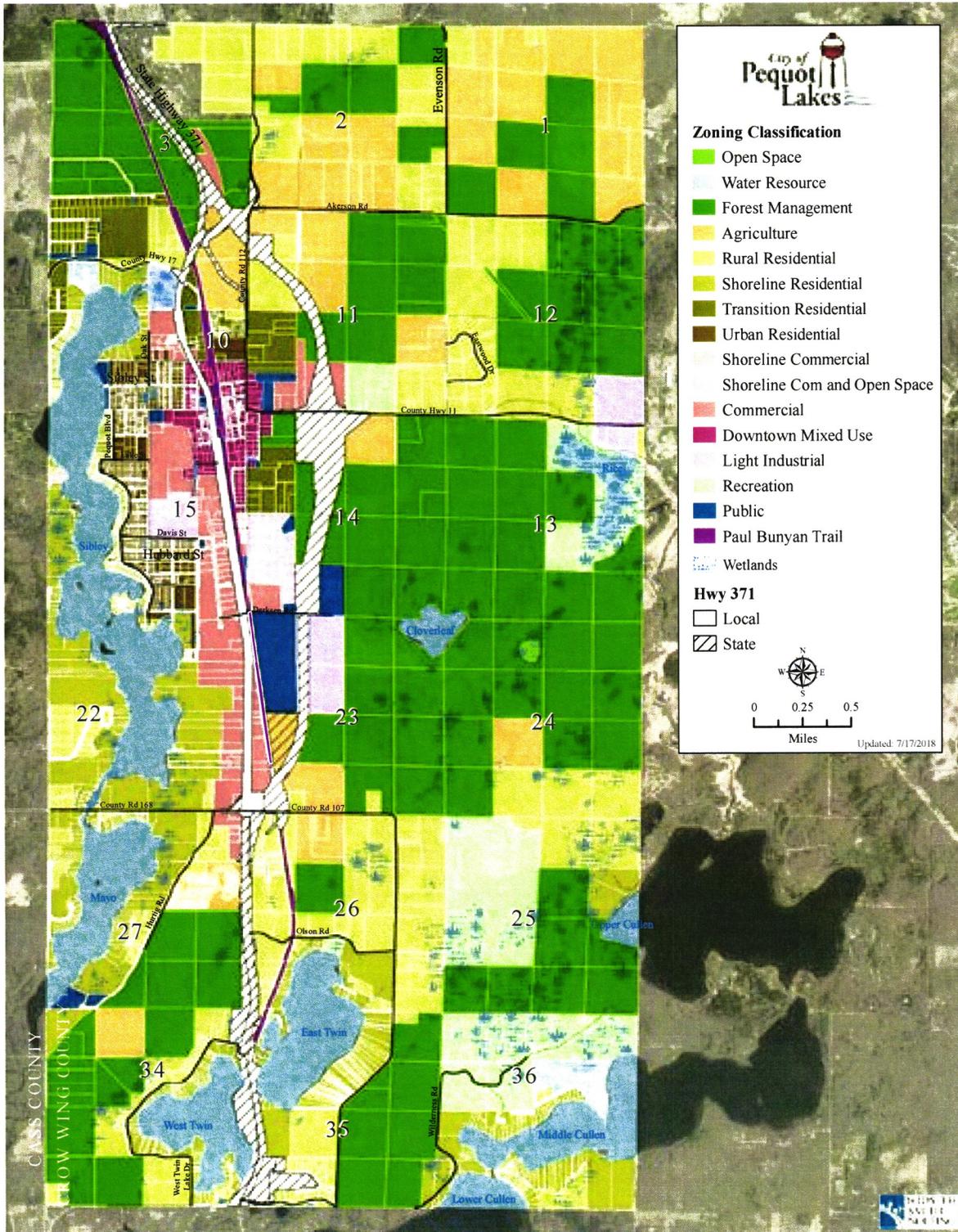
## Section 17-5.13 LIGHT INDUSTRIAL (LI)

1. **Purpose and Intent:** To provide a zoning classification for light industrial and commercial uses. Development in this zone requires high automobile accessibility, municipal water, sanitary sewer service, and municipal stormwater treatment facilities. Light Industrial zones should be clustered to control negative impacts of light industrial activities and to efficiently facilitate maximum interaction between light industrial and commercial enterprises.
2. **Compatibility:** The Light-Industrial zone is most compatible with and should be established adjacent to the Commercial zone, but in some circumstances may be compatible with the Downtown Mixed-Use, Urban Residential and Transition Residential zones. The zone may not be established in an area where it is completely surrounded by residential zones.
3. **Lot, Use and Density Requirements:**

Lot width– feet, minimum	50
Buildable lot area – square feet, minimum	10,000
Setback, right of way, City road- feet, minimum	30
Setback, right of way, County or State road, feet, minimum	30
Setback, between buildings – feet, minimum	10
Setback, side next to residential district – feet, minimum	30
Setback, side yard – feet, minimum	10
Setback, rear – feet, minimum	10
Setback, parking and driveways from lot line – feet, minimum	0
Setback, sign – feet, minimum	1
Setback, wetland – feet, minimum	30
Setback, unplatted cemetery or archeological site	50
Impervious surface – percent, maximum	90%
Building height, principal structure – feet, maximum	30
Building height, non-occupied accessory structure – feet, maximum	45
Building above highest groundwater level – feet, minimum	3

4. **Performance Standards.** The following performance standards apply to all development in this zone:
- A. **Compatibility of Use.** Use shall be compatible with the surrounding neighborhood. Uses shall not present noise, odor, light nuisances or any other nuisances.
  - B. **Parking.** Adequate off-street parking shall be provided. On-street parking is not allowed under any circumstances. Additionally, suitable trees and shrubs shall be planted between parking lots and all adjacent sidewalks, roads, lots and buildings.
  - C. **Lighting.** Lighting shall be minimal. Lighting shall be downward directional and shall be compatible with the surrounding development. Fire Lanes. Fire lanes shall remain unobstructed at all times.
  - D. **Fences.** Fences not exceeding 84 inches in height may be constructed. Under no circumstances shall a fence be constructed closer than 10 feet from the surface of a public road and in all cases not within the public right-of-way. Materials shall consist of usual fencing materials with posts and fence of metal, wood, concrete, brick or smooth wire. Barbed or electrified wire is prohibited, except where specific approval has been given by the Planning Commission.
  - E. **Landscaping.** For new construction or additions/alterations, at least ten percent (10%) of the land area shall be landscaped with a combination of grass or other approved ground cover, shrubs, trees and ornamental landscaping. All landscaped areas shall be maintained and kept free of weeds and debris.
  - F. **Vegetation Removal, Intensive.** The submittal requirements and procedures contained in Section 5.4 "Forest Management (FM)", Subparts 4b and 4c shall be met and followed.

# City of Pequot Lakes Zoning Map





# FEE SCHEDULES

## 2019 LAND USE FEE SCHEDULE

<b>Residential Construction*</b>	
Main Floor (basement not included in cost factor)	\$ .20 sq. ft.
Additional Floors (includes basement & attached garage)	\$ .10 sq. ft.
Accessory Building (over 100 sq. ft. & without plumbing)	\$ 15 sq. ft.
Accessory Building (over 100 sq. ft. & with plumbing)	\$ 20 sq. ft.
Accessory Building (100 sq. ft. or less)	\$50 (min. fee does not apply)
Demolition	\$75
Minimum Permit Fee	\$125
<b>Commercial Construction**</b>	
Building (without plumbing)	\$ 20 sq. ft.
Building (with plumbing)	\$ .25 sq. ft.
Accessory Building (100 sq. ft. or less)	\$50 (min. fee does not apply)
Paved Parking Lots	\$100
Demolition	\$75
Minimum Permit Fee	\$125
<b>Signage</b>	
Commercial, Permanent, and Offsite	\$100
Home Occupation	\$50
Commercial Sign Concept Plan	\$100
Residential Sign Concept Plan	\$100
<b>Hearing Fees</b>	
Residential Conditional Use	\$350 Plus Recording Fee - \$46
Commercial Conditional Use	\$450 Plus Recording Fee - \$46
Residential Variance	\$350 Plus Recording Fee - \$46
Commercial Variance	\$450 Plus Recording Fee - \$46
Rezoning Request	\$350
Petition for Ordinance Amendment	\$250

<b>Subdivisions</b>	
Sketch Plan Review	\$150 (credited to preliminary plat)
Preliminary Plat (less than 14 lots)	\$600
Preliminary Plat (14 lots or more)	\$3,000 Deposit (direct expenses invoiced and taken from deposit)
Final Plat	\$250
Metes and Bounds (less than 10 acres per parcel)	\$300
Metes and Bounds (10 acres or greater per parcel)	\$50
<b>Miscellaneous Fees</b>	
Communication Towers (50 ft. – 1,000 ft.)	\$500 + CUP
Communication Towers (over 1,000 ft.)	\$1,000 + CUP
Fence	\$50
Shoreline Alteration	\$150
Mobile Home in Mobile Home Park	\$25
Grading	\$125
<b>Administrative Fees</b>	
Extension of Permit	10% original fee (\$50 min.)
Special Meetings (per applicants request)	\$500
Appeals to Board of Adjustment (from action of Zoning Administrator)	\$0
Appeals to Council (from action of Planning Commission or Board of Adjustment)***	\$300

**After the Fact Fees** – 5 times base fee (included) with a minimum penalty of \$300.

\*Residence (for more than two families, use commercial schedule).

\*\*There is a \$5,000 maximum permit charge for one commercial development.

\*\*\*If appeal is upheld by Council, fee shall be refunded.

**Note:** Any non-permitted work or construction shall be removed and/or restored.

**Note:** When costs associated with processing or reviewing an application exceeds the original application fee, the applicant shall reimburse the City for any reasonable and customary additional costs. Such expenses may include, but are not limited to, payroll, mailing costs, consultant fees and other professional services the City may need to hire in reviewing permits. Any outstanding fees due to the City shall be paid before issuance of the permit and any construction of the project begins.

## 2019 WATER & SEWER FEE SCHEDULE

<b>Commercial</b>		
Water		
Base Rate		\$21.94 for first 5,000 gallons
Volumetric Rates		\$7.99 for 5,001 to 300,000 gallons
		\$11.98 for 300,001 to 400,000 gallons
		\$14.98 for 400,001 to 450,000 gallons
		\$18.72 for 450,001 gallons and up
Sewer		
Base Rate		\$24.91 for first 5,000 gallons
Volumetric Rate		\$11.83 for each additional 1,000 gallons
<b>Multi-Family Units</b>		
Water		\$21.94 multiplied by number of units
Sewer		\$24.91 multiplied by number of units
<b>Residential</b>		
Water		
Base Rate		\$7.88
Volumetric Rates		\$7.39 for 0 to 10,000 gallons
		\$11.08 for 10,001 to 12,000 gallons
		\$13.85 for 12,001 to 15,000 gallons
		\$17.31 for 15,001 gallons and up
Sewer		
Base Rate		\$23.49 for first 2,000 gallons
Volumetric Rate		\$11.83 for each additional 1,000 gallons
<b>Un-Metered – Commercial/Residential</b>		
Water		\$36.05 per month
Sewer		\$35.70 per month
<b>Duplicate Bill Fee</b>		
Commercial		\$1 per month
Residential		\$1 per month

## 2019 WATER & SEWER FEE SCHEDULE, CTD.

<b>Meter Maintenance Fee</b>	
5/8" and 3/4" Meters	\$2.70 per month
1" and Larger Meters	\$4.37 per month
<b>Meter Fees</b>	
5/8" Meter	\$145
3/4" Meter	\$185
1" Meter	\$240
1 1/2" Meter	\$500
Meter Frost Plates	\$10
5/8" Copperhorn	\$73
3/4" Copperhorn	\$80
1" Copperhorn	\$130
Single Port MXU	\$150
Double Port MXU	\$210
<b>Miscellaneous Fees</b>	
Contractor Water Usage - taxable	\$50 for first 2,000 gallons \$25 for each additional 1,000 gallons
Disconnect/Reconnect for Nonpymt	\$50
Disconnect/Reconnect for Seasonal	\$25
Late Fee	\$5 per month
Water/Sewer Personnel	\$50 per hour per employee
<b>WAC Fee</b>	
Commercial - taxable	\$2,000 per Equivalent Residential Connection (ERC)
Residential	\$2,000 per Equivalent Residential Connection (ERC)
<b>SAC Fee</b>	
Commercial	\$2,000 per Equivalent Residential Connection (ERC)
Residential	\$2,000 per Equivalent Residential Connection (ERC)



## CONTACT INFORMATION

**Thank you** for considering this development opportunity. Please contact us with any questions you may have.

•**Nancy Malecha, City Administrator**

City of Pequot Lakes  
4638 Main Street, Pequot Lakes, MN 56472  
(218)568-2352  
[nmalecha@pequotlakes-mn.gov](mailto:nmalecha@pequotlakes-mn.gov)  
[www.pequotlakes-mn.gov](http://www.pequotlakes-mn.gov)

•**Sheila Haverkamp, Executive Director**

Brainerd Lakes Area Economic Development Corporation (BLAEDC)  
224 West Washington Street, Brainerd, MN 56401  
(218)828-0096  
[sheila@growbrainerdlakes.org](mailto:sheila@growbrainerdlakes.org)  
[www.growbrainerdlakes.org](http://www.growbrainerdlakes.org)

•**Dawn Bittner, Zoning Specialist**

City of Pequot Lakes  
4638 Main Street, Pequot Lakes, MN 56472  
(218)568-6699  
[dbittner@pequotlakes-mn.gov](mailto:dbittner@pequotlakes-mn.gov)  
[www.pequotlakes-mn.gov](http://www.pequotlakes-mn.gov)



**BASIS OF ESTIMATED PROJECT COST**

**ROADWAY**

- 2 - 12' LANES, 2 - 6' MULTI. USE LANES
- B624 CONCRETE CURB AND GUTTER
- NO DRIVEWAY ENTRANCES
- 4" BITUMINOUS PAVEMENT, 6" AGGREGATE BASE

**PAUL BUNYAN TRAIL RESTORATION**

- BITUMINOUS PAVING
- TRUNCATED DOMES
- TURF RESTORATION
- SIGNS

**REGIONAL STORMWATER SYSTEM**

- STORM SEWER COLLECTION SYSTEM SIZED FOR PROPOSED ROADWAY SECTION AND INDIVIDUAL LOTS AT 60% IMPERVIOUS FOR THE 10-YEAR RAINFALL EVENT
- INDIVIDUAL LOTS SHALL PROVIDE ON-SITE STORMWATER RETENTION IF OVER 60% IMPERVIOUS
- PROPOSED STORM SEWER PIPE "STUBS" FOR INDIVIDUAL LOT CONNECTION TO REGIONAL SYSTEM
- NORTH & SOUTH REGIONAL INFILTRATION BASINS WITH LINED WET FOREBAYS FOR PRETREATMENT
- INFILTRATION BASINS ARE SIZED TO INFILTRATE THE 10-YEAR EVENT
- NORTH BASIN OVERFLOW - BETWEEN PAUL BUNYAN TRAIL & PATRIOT AVE.
- SOUTH BASIN OVERFLOW - HWY 371 DITCH
- FUTURE BALL FIELD FACILITY WILL HAVE TO PROVIDE ONSITE STORMWATER RETENTION

**WATER DISTRIBUTION SYSTEM**

- 8" PVC WATERMAIN
- 600' HYDRANT SPACING
- 6" PVC WATER SERVICES TO INDIVIDUAL LOTS

**SANITARY SEWER SYSTEM**

- 8" PVC SEWERMAIN
- 48" PRECAST STRUCTURES
- 6" PVC SEWER SERVICES
- 3" FORCEMAIN SEWER SERVICE FOR FUTURE BALL FIELD FACILITY

**EARTHWORK**

- ROADWAY CUT: 9,500 CU. YDS. FILL: 6,000 CU. YDS.
- NORTH POND CUT: 8,000 CU. YDS. FILL: 700 CU. YDS.
- SOUTH POND CUT: 15,000 CU. YDS. FILL: 0 CU. YDS.
- NOTE: EXCESS MATERIAL COULD BE USED TO IMPROVE THE TOPOGRAPHY OF SOME OF THE INDIVIDUAL LOTS

**RESTORATION**

- SCREENED TOPSOIL BARROW
- FERTILIZER TYPE 1
- SEED MIXTURE 25-151
- HYDRAULIC TYPE MULCH MATRIX

**ESTIMATED PROJECT COST**

**PHASE 1: 6.7 ACRES**

- ROADWAY - \$83,500
- STORM SEWER COLLECTION SYSTEM - \$7,000
- SANITARY SEWER COLLECTION SYSTEM - \$39,000
- WATER DISTRIBUTION SYSTEM - \$68,000

ESTIMATED CONSTRUCTION COST = \$187,500  
 CONTINGENCIES (15%) = \$28,150  
 SUBTOTAL = \$215,650  
 ENGINEERING (15%) = \$32,350  
 LEGAL AND OTHER COST (2%) = \$4,300  
 ADMINISTRATION (2%) = \$4,300  
**ESTIMATED TOTAL PROJECT COST = \$257,000**

**PHASE 2: 13.1 ACRES**

- ROADWAY - \$165,500
- PAUL BUNYAN TRAIL RESTORATION - \$6,000
- STORM SEWER COLLECTION SYSTEM - \$69,500
- NORTH INFILTRATION BASIN - \$103,000
- SANITARY SEWER COLLECTION SYSTEM - \$37,000
- WATER DISTRIBUTION SYSTEM - \$41,500

ESTIMATED CONSTRUCTION COST = \$422,500  
 CONTINGENCIES (15%) = \$63,400  
 SUBTOTAL = \$485,900  
 ENGINEERING (15%) = \$72,900  
 LEGAL AND OTHER COST (2%) = \$9,700  
 ADMINISTRATION (2%) = \$9,700  
**ESTIMATED TOTAL PROJECT COST = \$578,000**

**PHASE 3: 24.7 ACRES**

- ROADWAY - \$257,000
- STORM SEWER COLLECTION SYSTEM - \$73,000
- SANITARY SEWER COLLECTION SYSTEM - \$73,000
- WATER DISTRIBUTION SYSTEM - \$82,000

ESTIMATED CONSTRUCTION COST = \$485,000  
 CONTINGENCIES (15%) = \$72,750  
 SUBTOTAL = \$557,750  
 ENGINEERING (15%) = \$83,650  
 LEGAL AND OTHER COST (2%) = \$11,150  
 ADMINISTRATION (2%) = \$11,150  
**ESTIMATED TOTAL PROJECT COST = \$664,000**

**PHASE 4: 9.4 ACRES**

- ROADWAY - \$249,500
- PAUL BUNYAN TRAIL RESTORATION - \$9,500
- STORM SEWER COLLECTION SYSTEM - \$83,000
- SOUTH INFILTRATION BASIN - \$161,500
- SANITARY SEWER COLLECTION SYSTEM - \$10,500
- WATER DISTRIBUTION SYSTEM - \$69,000

ESTIMATED CONSTRUCTION COST = \$573,000  
 CONTINGENCIES (15%) = \$85,950  
 SUBTOTAL = \$658,950  
 ENGINEERING (15%) = \$98,850  
 LEGAL AND OTHER COST (2%) = \$13,200  
 ADMINISTRATION (2%) = \$13,200  
**ESTIMATED TOTAL PROJECT COST = \$784,000**

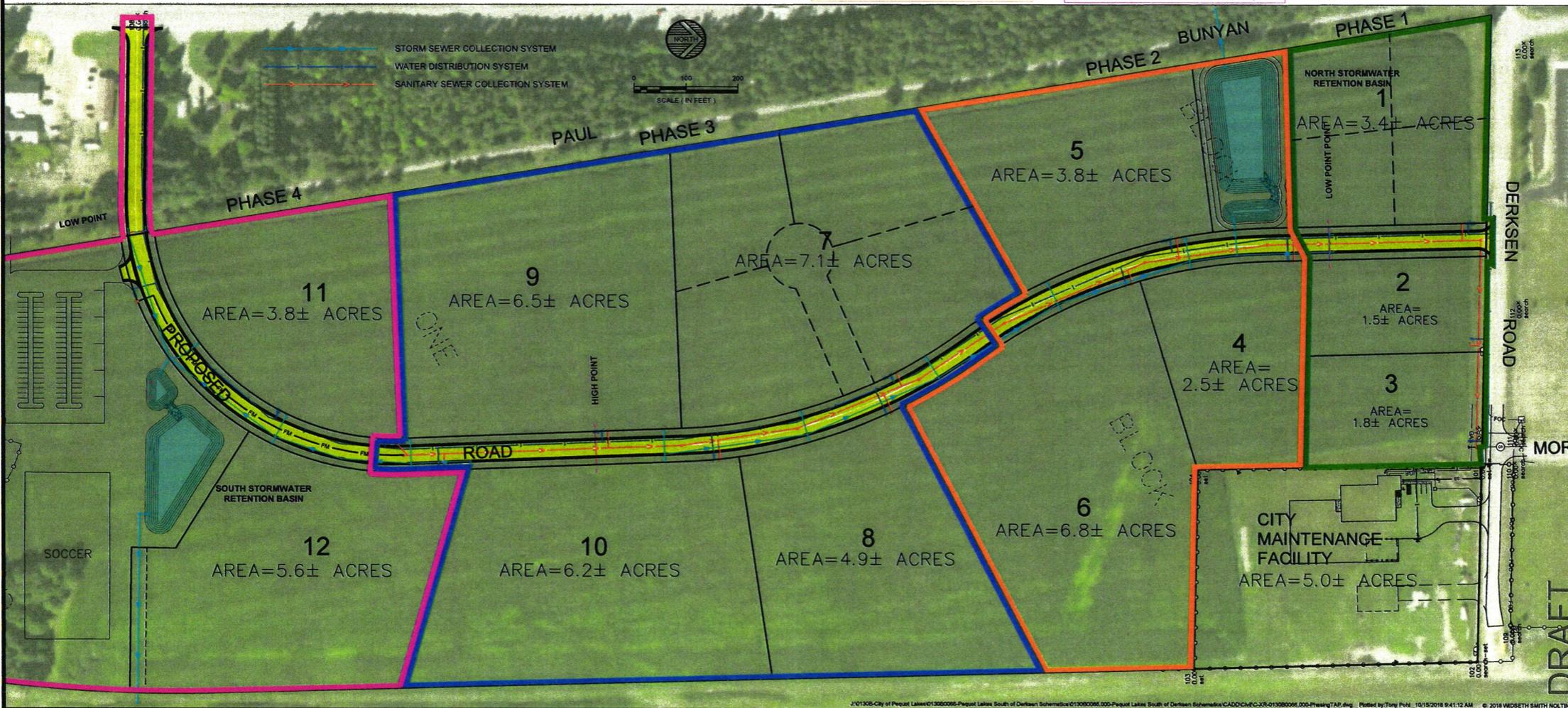
**TOTAL PROJECT COST: 53.9 ACRES**

- ROADWAY - \$755,500
- PAUL BUNYAN TRAIL RESTORATION - \$16,500
- STORM SEWER COLLECTION SYSTEM - \$232,500
- SOUTH INFILTRATION BASIN - \$161,500
- NORTH INFILTRATION BASIN - \$103,000
- SANITARY SEWER COLLECTION SYSTEM - \$159,500
- WATER DISTRIBUTION SYSTEM - \$250,500

ESTIMATED CONSTRUCTION COST = \$1,668,000  
 CONTINGENCIES (15%) = \$250,250  
 SUBTOTAL = \$1,918,250  
 ENGINEERING (15%) = \$287,750  
 LEGAL AND OTHER COST (2%) = \$38,350  
 ADMINISTRATION (2%) = \$38,350  
**ESTIMATED TOTAL PROJECT COST = \$2,283,000**

**PER ACRE TOTAL PROJECT COST CALCULATION:**

TOTAL LOT ACRES = 63.9 ACRE  
 TOTAL PROJECT COST/ACRE = \$42,350/ACRE  
 TOTAL PROJECT COST/LOT = \$190,250/LOT



**WIDSETH SMITH NOLTING**  
 Engineering | Architecture | Surveying | Environmental

**DATE:** JUNE 2018  
**SCALE:** AS SHOWN  
**DRAWN BY:** TAP  
**CHECKED BY:** THM  
**JOB NUMBER:** 013080007.000

**REVISIONS:**

NO.	DATE	BY	REVISION DESCRIPTION

**PROJECT:** SOUTH DERKSEN IMPROVEMENTS STUDY  
**CITY:** CITY OF PEQUOT LAKES  
**LOCATION:** PEQUOT LAKES, MINNESOTA  
**TITLE:** IMPROVEMENTS LAYOUT

**SHEET NO. 1**