

Meadow Village



HoustonEngineering Inc.

The Meadow Village Addition (MVA) plat was recorded, and the properties annexed into the city of Bismarck in 2018. Subsequently, the next steps in its development are based on previously completed efforts which include, but are not limited to, the following:

1. The original MVA plat occurred under an agreement with the Bismarck Parks and Recreation District (BPRD), which provided (donated) the 80-foot Boston Drive ROW subject to specific conditions. The BPRD was a signatory to the MVA as they had properties that were included in the plat and zoned Public. This agreement required the owners of the MVA residentially zoned properties to grand and construct Boston Drive from Burleigh Ave north to the Cottonwood Parkview Addition (CPA).
2. Stormwater management issues were resolved after collaboration with the Wachter Family Revocable Trust, owners of the CPA, and the City of Bismarck, as described in the stormwater section below.

GRADING PLAN

A preliminary grading plan was prepared for the MVA. Given the fill required and completion of the CPA grading in 2019, these plans and specifications need to be revisited. There are development options available to reduce the originally projected import quality and still secure adequate rough grading to remove MVA properties from the floodplain. This will require a Letter of Map Revision once the materials are placed and compacted. The LOMR(f) for the CPA properties has been approved.

To: Bill Daniel, Daniel Companies
Date: April 15th, 2021

From: Michael Gunsch, PE, CFM, Senior Project Manager
Subject: Development Summary and Status

STORM WATER MANAGEMENT PLAN (SWMP)

Several alternative Storm Water Management Plans (SWMP) were submitted and reviewed by the Bismarck City Engineer for the MVA. The approved SWMP, was the culmination of these submittals and a cooperative arrangement with the Trust. The Trust offered property on which a regional storm water detention area was constructed to serve the MVA and CPA properties. The cost for the detention area and pump station were prorated and assessed to the CPA and MVA properties. This regional system resulted in a significant savings in development costs for the MVA and avoided the need for larger storage areas within the plated MVA lots. The need remains for onsite storage associated with water quality treatment for the larger RM-30 Lots.

The CPA-MVA detention area and pump station have been constructed and is functional. The local MVA storm sewer from the connection to the regional pump along Lennox Drive and Boston Drive was designed by the Trust, which is typically the developer's expense in this case which would have been the MVA owners, This storm sewer service connection will be constructed in 2021, and the costs special assessed to the MVA properties. Additional local storm sewers will need to be installed within the MVA streets as noted in the utility plan or modified during the final site plans.

One potential means to offset a portion of local storm sewer costs is to implement on onsite storage withing the larger RM-30 lots. Such systems could also potentially reduce the amount of fill materials required. A SMWP amendment will be required to implement the final local storm sewer system design. In addition, the development of the RM-30 lots will require their own site SWMP. The final designs will need to account for any impacts or changes to the downstream regional system.

SANITARY SEWER

The MVA plat includes a sanitary sewer lift station lot in the SW corner north of Burleigh Ave. Again, through a collaborative effort with the Trust a gravity flow design in being constructed in 2021 by the Trust that eliminated the lift station. This collaboration resulted in a significant savings to the MVA properties. The platted sanitary lift station lot will remain in the sanitary utility master plan to serve future development south of Burleigh Ave. The cost to install the sanitary connection and the future sanitary lift station will not be a cost to the MVA properties.

Eliminating the sanitary lift station requires installing a 10" PVC sanitary sewer through the CPA and between Lot 17 and Lot 18 of Block 6. This sanitary sewer servicing the MVA will be installed by the Trust in 2021. Then a 10" sanitary line will need to be installed along the western side of the MVA Properties south to Burleigh Ave. This is an oversized system, which warrants City participation in the upsizing cost via credits under their newer Capital Charge program.

WATER SUPPLY

Providing a municipal water supply connection has never been an issue, as there is a primary water transmission line along Burleigh Ave. There is also a new supply connection being installed on Boston Drive by the trust (CPA) this summer. The internal system looping is available along Boston Dr. as well as west on Freiburg Lane to connect into the existing system. The connection on Boston to the north to the CPA system is a requirement prior to the street installation. An updated utility plan submitted to the City of Bismarck addressing both the sewer and water services is available.

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PARKS DEVELOPMENT PLAN

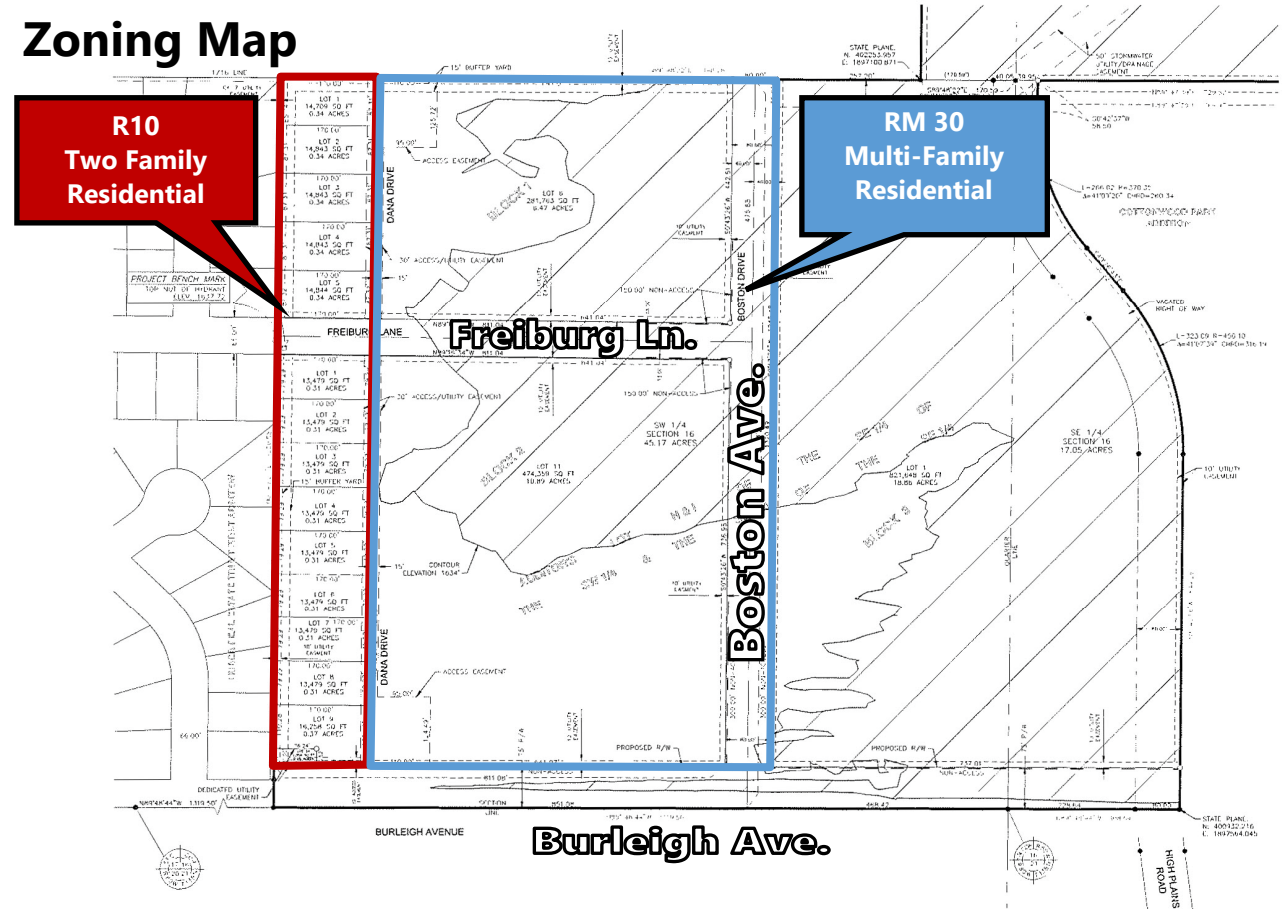
The MVA is not subject to the City of Bismarck's Green Space Ordinance, which typically includes a developer donating a parcel of property to the BPRD or Contributing funds. This exception occurred as the original MVA plat was submitted prior to the City implementing this policy. The Trust was required to donate property; therefore, a small neighborhood community park will be constructed on Lot 1 Block 8 (Hidden Star Park) just to the north of the MVA on the east side of Boston Drive. This is an advantage to the MVA development, as is the BPRD's expansion of the Cottonwood Park.

CONCLUSION

A significant investment has already occurred related to the planning, zoning and preliminary designs for the MVA property to achieve its recorded, annexed status, grading plan, stormwater management and utility master planning. While additional steps are remaining, significant hurdles have been resolved and final design and construction are ready to begin. This investment and documentation for site development is available for any purchaser, with the seller's approval.

There have been changes in the property markets were now the RM-30 lots may be or may not meet the current trend and use in this area. Therefore, re-platting and zoning changes are possible depending on market demand. The overall sewer, water and storm sewer services provided in and through the CPA will not change with any use reconfiguration.

Zoning Map



Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.