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MEMORANDUM

TO: Rob Mason, City Administrator

FROM: Randy Jenniges, PE

DATE: August 15, 2018

RE: Legacy Village, Revised Preliminary Plat Documents
SEH No. 146427 14.00

Rob,

Our goal was to address questions and concerns brought before us at the July Planning Commission meeting and later discussed with staff to create a positive improvement for the area. We believe that we have addressed each question and concern with the revised preliminary plat documents. The following is a summary list of items that changed from the last Preliminary Plat Submittal:

- PUD Area changed – The PUD area increased with the inclusion of the area north of the future maintenance area. About 3/4 acres +/-
- Common/Open Space – The Common/Open Space exhibits have been revised to include the additional PUD area and revision to the east side of the maintenance area.
- Master House layouts for each lot along with driveways, patios, and sidewalks are included in the submittal.
- Impervious calculations have been revised based on the master house layouts. The previous plan included 23.34% and the revised plan is 23.65%. If the City is looking for a mechanism to control lot coverage, we request that a condition of the plat includes a not-to-exceed impervious of 24%, and not setting a limit for each lot. Craguns will accomplish this by providing a house plan with impervious calculations for each lot at the time of the building permit. These plans can be reviewed against the Master House Layout included with this submittal. At the time of Certificate of Occupancy the impervious for the lot can be reviewed as well. Craguns will be responsible for not exceeding the 24% maximum for the entire development as some lots will have lower impervious and some higher than shown on the individual lots on the Master House Layout. We believe this will be the simplest approach that meets the needs of the City and Craguns. We are happy to review this with you further to discuss the formal language of the condition.
- Legal Descriptions – Revised legal descriptions of the PUD and Easement area are included with the submittal.
- Phasing – The phasing exhibit has been revised and the plan is to complete the project in one phase with the exception of the grading on the small southerly portion with the existing rental house.
- Water supply – The plan includes a proposed public well location and water distribution system. This is the water system that is planned in lieu of individual wells. In the unlikelihood that a public well is not attainable, Craguns reserves the right to use individual wells, however Craguns will contact the City if a public well becomes an issue.
- The Grading plan shows the existing trees and proposed limits of tree removal. Please note, the tree removal limits may be revised during final design.
- The Rezone Exhibit is revised to include the revised PUD area.
- The landscape Exhibit has been revised to include larger tree plantings in buffer areas.

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- A sheet was added that includes the proposed improvements at the Maintenance Facility. (fence location, tree planting, building changes, parking lot improvements, chemical tank location, future parking)
- Sheet revisions include the following:
 - Sheet 1-3 – No revisions
 - Sheet 4 – Revised PUD Area, buildable areas (also shown on Master House layout), additional easements such as 10 ft utility behind right of way, small lot adjustments to Block 2, Block 5, Block 4,
 - Sheet 5 – Revised phasing, predominately in 1 phase.
 - Sheet 6 – Revised typo to 60 ft pad
 - Sheet 7 – Included existing trees and clear and grub area
 - Sheet 8 – Extended 2” Forcemain to north due to the additional PUD area
 - Sheet 9-11 – No revisions
 - Sheet 12 – Revised Open Space area
 - Sheet 13 – Revised Common Space Area to include PUD and reduce easement area east of maintenance facility
 - Sheet 14 – Revised rezoning area to include additional PUD area
 - Sheet 15 – Revised tree size and summary
 - Sheet 16 – New sheet of Maintenance Facility Improvements, revised fence location, additional trees, etc.
 - Sheet 17 – Revised impervious area calculations, included shaded area to show road impervious

Respectfully,

rbj

c: Erik Peterson, Bob Schulke

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