



TO: Jesse Corrow
FROM: Brandon Stenglein
DATE: 4/14/23
PROJECT NAME: Evanswood of Maple Grove 2nd Addition
LOCATION: Troy Lane & 101st Ave
PID:
SUBMITTAL:

The Engineering Department has reviewed the above mentioned project and offer the following comments:

SUMMARY

GENERAL COMMENTS

Status

- a. Developer's Agreement must be amended prior to releasing the plat for future lots.
- b.

ASSESSMENTS

Status

- a.

PLAT

Status

- a. Define the locations of all D&U's across all outlots as part of plat now.
- b.

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WATER RESOURCES

DEREK ASCHE - WATER RESOURCES ENGINEER

1. GENERAL COMMENTS

Status

a. Plan set is revised as of 2/7/23

Informational

b. Grading is consistent with previously approved plans.

Informational

2. NATURAL RESOURCES

Status

a.

3. FLOODPLAIN

Status

a.

4. SHORELAND

Status

a.

5. STORMWATER MANAGEMENT

Status

a.

6. REQUIRED PERMITS

Status

a.

TRANSPORTATION

JOHN HAGEN - TRAFFIC OPERATIONS ENGINEER

7. TRIP GENERATION

Status

a.

8. ACCESS

Status

a.

9. PARKING

Status

a.

10. PEDESTRIAN ACCOMODATIONS

Status

a.

11. LANDSCAPE PLAN COMMENTS

Status

a.

12. OTHER MISCELLANEOUS COMMENTS

Status

a.

UTILITIES

JAY MURZYN - UTILITY OPERATIONS ENGINEER

13. GENERAL COMMENTS

Status

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a. None

14. WATER

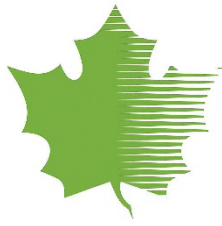
Status

a. None

15. SANITARY SEWER

Status

a. None



MEMORANDUM

TO: Peter Vickerman – Planning Manager

FROM: Ben Jaszewski – Parks and Planning Superintendent

DATE: April 26, 2023

SUBJECT: Evanswood 2nd Addition

After reviewing the above-mentioned submittal, the Parks & Recreation Board staff has the following comments:

- The Park Dedication ordinance applies to this subdivision which requires a land dedication or a cash equivalent per unit based on the current rate.
- The Park Dedication obligation for the proposed subdivision would be a combination of land and cash based on the 2023 Single-Family Residential rate of \$4,156 per unit. Fees will apply to all units.
- Land Dedication: Evanswood is a 118.83-acre development. The proposal identifies outlots which includes the Maple Grove park trail corridor and the Three Rivers regional trail corridor. The applicant is responsible for the engineering and grading of the trail corridor to meet city standards. The city will construct the trail with the public improvements as appropriate.
- The city is allowed a land dedication of up to ten percent per ordinance which calculates to 11.88 acres. Based on the site data the total land dedication for the project is 7.79 acres. The 7.79 acres satisfies 65% of the park dedication requirement which calculates as follows:

$$35\% \times \$4,156 = \$1,455 \text{ per unit}$$

- Based on the Evanswood 2nd Addition plat and 52 units the park dedication obligation would calculate as follows:

$$52 \text{ Single-Family Residential units} \times \$1,455 = \$75,660$$

- Park dedication fees for the remaining lots will be calculated with the same fee per unit calculated at a 65% reduction corresponding with the total acreage and land dedication.

General

- *The recommendations above are that of the Parks and Recreation staff. Park dedication requirements are acted on by the Parks and Recreation Board at their regularly scheduled monthly meetings and forwarded on to the City Council for final approval.*
- *Applicants may pay the park dedication fee at any time after the final plat has been approved by the City Council and Park Board but it must be paid before the plat is released by the City for filing.*
- *Park dedication rates are reviewed annually in February by the City Council. The rate is applied at the time the plat is released to the County for filing.*