



TO: Peter Vickerman
FROM: Brandon Stenglein
DATE: 4/14/23
PROJECT NAME: Rush Hollow 2nd Addition
LOCATION: Territorial and Maple Grove Parkway
PID:
SUBMITTAL:

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

SUMMARY

GENERAL COMMENTS

Status

- a. Verification will be needed to ensure D&U is wide enough for all underground utilities under green space
- b.

ASSESSMENTS

Status

- a.

PLAT

Status

- a.

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WATER RESOURCES

DEREK ASCHE - WATER RESOURCES ENGINEER

1. GENERAL COMMENTS

	Status
a. Plans are dated 3/31/23	Informational
b. Plans must be signed for approval	Unresolved - C of A
c. Grading Plan must be approved through 1st Addition	Unresolved - C of A
d. Storm Sewer for this area is in design.	Unresolved - Resubmit

2. NATURAL RESOURCES

	Status
a. Documented with 1st Addition	Informational

3. FLOODPLAIN

	Status
a. Documented with 1st Addition	Informational

4. SHORELAND

	Status
a. Documented with 1st Addition	Informational

5. STORMWATER MANAGEMENT

	Status
a. Documented with 1st Addition	Informational

6. REQUIRED PERMITS

	Status
a. Grading, NPDES, Watershed Review, Wetlands, documented with 1st Addition	Informational
b. Grading is not approved at this time.	Informational

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.	

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UTILITIES

JAY MURZYN - UTILITY OPERATIONS ENGINEER

13. GENERAL COMMENTS

Status

a. None

14. WATER

Status

a. None

15. SANITARY SEWER

Status

a. None

TO: Peter Vickerman – Planning Manager

FROM: Ben Jaszewski – Parks and Planning Superintendent

DATE: April 26, 2023

SUBJECT: Rush Hollow 2nd Addition

After reviewing the above-mentioned submittal, the Park & 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 proposed Rush Hollow subdivision is located north of Highway 81, along Territorial Road bordered by Maple Grove Parkway and lies within the city's Park Service Area (PSA) 4. A neighborhood park is planned for this PSA. Pedestrian access to the planned regional trail system and neighborhood park are essential in connecting new residents to the many nearby park amenities.
- The Park Dedication obligation for the proposed subdivision is a dedication cash based on the current Single-Family Residential rate per unit.
- Land dedication: The applicant previously satisfied a portion of the park dedication obligation with a land dedication of 1.09 acres which equates to 9% of the required obligation for the entire Rush Hollow PUD. The dedicated land, outlots U, V, W, X, Y, and Z, are for future local and regional trail corridors. The 9% reduction in the park dedication obligation will carry forward to all future subdivisions within the Rush Hollow PUD.
- Cash Dedication: The balance of the park dedication obligation will be paid in cash. The Rush Hollow 2nd Addition subdivision consists of 33 single-family residential units. The current single-family rate is \$4,156 per unit or lot. The land dedication (9%) reduces the single-family rate to \$3,782 per unit. Cash dedication for Rush Hollow 2nd Addition calculates as follows:

33 single-family units x \$3,782 per unit = \$124,806

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.