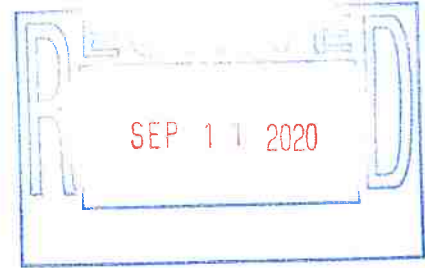


Project Narrative
Holy Name Lake Estates
Medina, MN
Preliminary Plat Application



Date: 9/9/2020

Application Deadline Date: 9/11/2020

Planning Commission Target Date: 10/13/2020

City Council Target Date(s): 11/4/2020 & 11/17/2020

PIDS Included in application (referred to herein as "the property"):

24-118-23-22-0002 = 20 acres zoned "FARM" / 2 building entitlements*

24-118-23-21-0001 = 40 acres zoned "FARM" / 4 building entitlements

24-118-23-24-0001 = 30 acres zoned "VACANT LAND RESIDENTIAL" (80% of this acreage is in Holy Name Lake itself) / 0 building entitlements

Applicant: Donavon DesMarais (cell: 612-221-4395 / Donavon@YouWillBeMoved.com)

Survey-Engineer: Paul Otto / Otto Associates (763-682-4727 / Paul@OttoAssociates.com)

Fee Owner's: John Scherer & Francis Scherer Trust

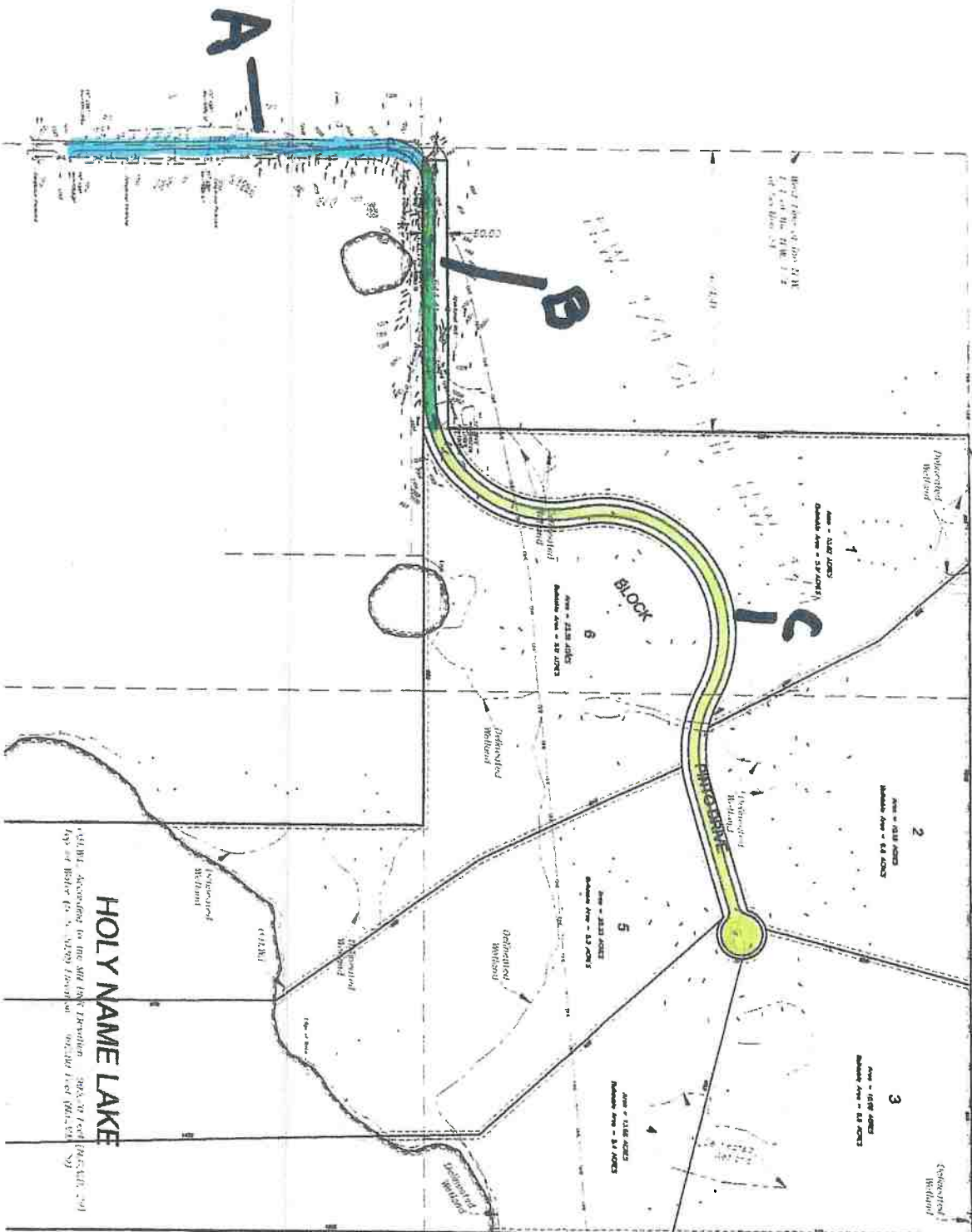
Narrative/Purpose of the Subdivision Request:

Holy Name Lake Estates is envisioned to be a small subdivision of large lots in a rural setting nestled beside Holy Name Lake that offers its future residents countryside tranquility with convenient access to all one needs to lead a fulfilling life. The proposed subdivision seeks to limit the impact on its neighbors while adhering closely to the guidance of the governing entities associated with processing this application herein.

The applicant requests consideration for preliminary then final plat approval to subdivide the aforementioned three large PIDs which collectively are comprised of 90 acres into 6 new acreage lots. The lots themselves respectfully will range in size from 10 acres to 23 acres each (*see preliminary plat for exact sizes and configurations for each of the lots*) and three of the lots will have frontage on the north shore of Holy Name Lake. In order to do so, access to the property subdivision will come off public/paved Pinto Dr where it meets County Road 24 just west of Holy Name Lake. Where Pinto Dr presently dead-ends to the north, it turns to a private shared gravel drive owned by the applicant. The applicant would intend to improve with a new asphalt/tar road approximately 800-850 feet of Pinto Dr where it is presently "sub-standard", then convert the shared gravel drive that goes east at the dead-end into a new paved road (625-675 ft +/-) which will all meet city engineer public road specifications, as instructed. From this point north and east, an all-new paved road (*approximately 1,500-1,600 ft +/-*) will be installed ending in a cul-de-sac near the upper center of the 40 acre PID on top of the hill. An above-grade electrical power line owned by Wright-Hennepin Electric spans the property east to west. That power line will be buried from where it enters the property and be co-trenched with a new natural gas line provided by CenterPoint Energy.

See included "Holy Name Lake Estates" colored map of the plat which provides a general overview of how the road sections are presently and will be once improved.

HOLY NAME LAKE ESTATES



KEY

- Section "A" (blue):
 - Pinto Drive presently
 - Asphalt/tar that has 2/3rds of it as "sub-standard" now
 - 800-850 ft +/- from cul-de-sac to where it dead-ends on its north end
- Section "B" (green):
 - Existing shared gravel drive serves as access into the property/future subdivision
 - Presently 2 other homes use/have an easement to access their residences
 - Owned by fee-title owner (Scherer's), flag-pole section of 20 acre PID# 24-118-23-22-0002
 - 644 ft +/- Flag-pole section will be improved, widened and converted to an asphalt/tar road,
 - 60 ft wide through the flag-pole portion before it becomes the north/south rectangular area of 20 acres
- Section "C" (yellow):
 - All new asphalt/tar road to be installed
 - New road will be approx 1500-1600 ft +/- and end in a cul-de-sac