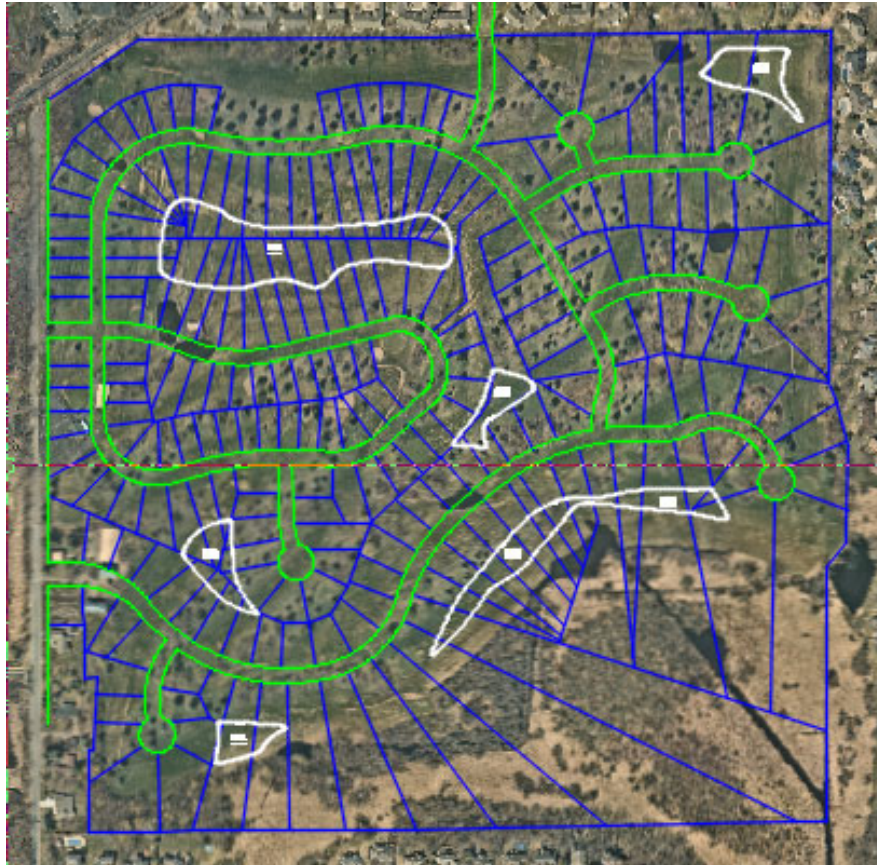


“Hollydale” – Development Narrative

The Developer proposes to create a community of 229 detached, single-family homes located on the property that contained the former Hollydale Golf Course. The parcel proposed for development is +/- 159.52 Acres. As proposed, Hollydale will include a public park, interior trails and sidewalks for walking and biking, and a private community amenity lot including a clubhouse, pool, park, and sport court. The Developer is proposing to record a tree preservation / open space conservation easement on parts of the perimeter of the property, totaling about 9.47 acres. There will be minimal wetland impact of regulated wetlands. A large 30-acre wetland complex in the SE section of the property will be preserved. Additionally, this wetland will be further buffered by storm ponds. This development will consist of 108 extra-large lots that average .85 acre in size and an additional 121 lots on the west side of the project. It is anticipated that these homes will range in price from \$600,000 to over \$2,000,000. The site is located in a prime area of Plymouth with easy access to the transportation system. This will provide the future homeowners a secluded place to live that is located within minutes of all the amenities Plymouth has to offer along with the regional facilities of the larger metropolitan area.

“Hollydale”



Development is anticipated to begin in the spring of 2021. The development will be built in phases over 3-4 years. Over ninety percent of the homes in the community will have a walkout style basement or a lookout style basement. Hollydale is located within the Wayzata School District #284.

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Property Ownership:

An ALTA survey has been submitted with the application. Most of the property is currently owned by a company unaffiliated with the Developer, Hollydale Land, LLC. The Developer owns a small parcel located at 4640 Holly Lane N.

Site Analysis:

The site is bordered on the north by The Courts at Nanterre townhomes and Schmidt Lake Road. The site is bordered on the west by Holly Lane N. and across Holly Lane N. is a detached villa and single-family home neighborhood, Wyndemere Farms and the detached villa neighborhood, Timbers Edge. The property is bordered to the east by the low density, single-family neighborhoods Nanterre and Autumn Hills. The proposed development is bordered on the south by a low density, single-family neighborhood, Golfview Estates. Vicksburg Lane is to the east and Old Rockford Road is south of the property.

The site currently has two existing homes that access Holly Lane N. The old farm home located at 4640 Holly Lane N. will be removed prior to development and the existing home located at 4600 Holly Lane N. will remain with the existing driveway access to Holly Lane N. The balance of the property was the former Hollydale Golf Course and a 30-acre wetland area.

The topography of the site varies, with most of the drainage going to the middle of the site and then draining south. The NE corner of the site drains to the north. Elevations range from 1010 on the northeast side of the site, 1002 on the northwest side of the site to 966 on the southeast side of the site. The center of the site has elevations at 980. The wetland on the north side of the site is at 1010, and the large wetland complex in the southern / southeastern part of the site is around 966. Most of the site drains to the large wetland complex on the southeastern portion of the site.

The proposed development will contain 6 stormwater treatment ponds. Storm water will be managed and discharged from the site in accordance with the City and Watershed requirements. The site is mostly within the Bassett Creek Watershed District and a small portion of the site is within the Elm Creek Watershed District. The Bassett Creek Watershed District will be doing the review for the project. Minor utilities (gas, electric, phone, and TV) are available to serve the site from Holly Lane N. and Schmidt Lake Road.

EAW / Concept Plan Review

In September 2019, the Developer submitted an application for an Environmental Assessment Worksheet (EAW) review along with a sketch plan, or “concept plan” review. For the purposes of conducting a traffic study and other EAW studies, the Developer created a concept plan which contained 319 new housing units on the property. The concept plan was designed at a density of 2.5 units per acre, which is in the middle of the lowest density guiding in the Comprehensive Plan (LA-1 / 2-3 units per acre).

In February 2020, the City of Plymouth conducted a public hearing (Planning Commission meeting) and in March 2020, held a City Council meeting where the City Council Members heard a presentation from the Developer and listened to more public testimony. Although the current plan submitted with 229 new homes falls below the threshold of requiring an EAW (an EAW is required for a development of greater than 250 units), the Developer feels the EAW study was useful and appreciates the feedback from the Planning Commission Members, City Council Members, and the public on the concept plan.

While many of the comments and discussions were helpful when designing the current plan, the three most notable items that the Developer changed in response to the comments received was (1) the lot count /density / lot size, (2) the drainage and stormwater management design, and (3) the location and size of the City park. In addition, the Developer will address the mercury abatement and the replacement of Rusty Patch Bumblebee habitat, which were also raised as comments during the EAW review.

The lot count was reduced from 319 new homes in the concept plan to 229 new homes in the current plan. The lot sizes were increased considerably, especially in areas along the perimeter of the property. This will decrease the amount of new traffic generated from the development and provide a larger buffer for the existing neighbors.

The grading plan and stormwater management plan will help mitigate and improve existing drainage issues. The grading plan and stormwater management plan significantly decreases the rate of water runoff from the site to neighboring properties during storm events, including surge events like a 100-year storm event. The new grading and stormwater infrastructure will improve drainage issues and concerns in The Courts at Nanterre, Nanterre and Autumn Hills neighborhoods by redirecting stormwater away from them and creating capacity to hold more water on the Hollydale site prior to runoff. It will also provide opportunities for neighboring homeowners to connect gutter, drain tile and sump pump systems into new drainage systems on the Hollydale site.

The size of the City park was increased and was moved away from the railroad tracks. The new park location still accomplishes the goal of connecting the trail system from Holly Lane N. to the trail system along Schmidt Lake Road with a new trail segment and also provides a generous buffer to the existing residents at Courts at Nanterre townhomes.

Zoning:

The majority of the land is currently zoned FRD (Future Restricted Development). The purpose of the Future Restricted Development Zoning is described as:

“The purpose of the Future Restricted Development (FRD) District is to provide a holding zone until a landowner/developer makes application for development, at which time the City may rezone the affected property consistent with its designation in the Comprehensive Plan, provided that the development does not result in the premature extension of public utilities, facilities, or services. A lot size minimum of 20 acres will retain these lands in their natural or current state or in agricultural uses until such time as development occurs.”

The Developer is proposing to rezone the property to RSF-3 Zoning (Residential Single Family). While the proposed lot sizes far exceed the minimum lot size requirements of this zoning, RSF-3 will give the developer flexibility to create more open space by having larger lots on the perimeter of the property in order to create a tree preservation / open space / conservation area buffer to the existing neighbors. RSF-3 requires 6’ and 8’ side yard setbacks. The Developer is proposing 8’ and 8’ side yard setbacks, which is the same distance between homes in the RSF-2 zoning. RSF-2 zoning requires a 10’ (to living side) and 6’ (to garage side) setback. Like many previous developments, the Developer is proposing equal setbacks on both sides of the homes because equal setbacks are more appropriate and conducive for modern home plans.

Three of the parcels included in the site are currently zoned RSF-1. RSF-1 is a low-density, detached residential zoning created to help maintain existing large lot neighborhoods. The Plymouth zoning ordinance describes the RSF-1 zoning as follows: “The purpose of the Single Family Detached Dwelling District 1 (RSF-1) is to preserve and maintain existing larger lot single family neighborhoods while also allowing for directly related, complementary uses. A full range of public services and facilities shall be available to RSF-1 areas.” The three parcels zoned as RSF-1 are the two existing homes located on Holly Lane and one small .72 acre parcel adjacent to the Autumn Hills neighborhood on the east side of the site.

Comprehensive Plan / Guiding

The majority of the land is currently guided as P/I in the 2040 Comprehensive Plan (Public / Semi-Public / Institutional). Uses allowed in this guiding are schools, libraries, fire stations, public administration offices and maintenance shops, correctional facilities, nursing homes, hospitals, and private recreational facilities. Private recreational facilities include golf courses, horse riding stables and snowmobile courses. Historically, the property was utilized as a golf course. The golf course closed in 2019. The three parcels zoned as RSF-1 (described above in the “Zoning” section) are guided as LA-1.

The developer has applied for a comprehensive plan amendment to change the guiding of the land to Living Area 1 (LA-1). LA-1 is a guiding for low density, single family homes with a density goal of 2-3 units per acre. LA-1 guiding is the most appropriate guiding for

the property and will be the least intense use of the property, especially when compared to other guiding categories and compared to the development scenarios / uses included in the P/I guiding. Please see Appendix A for more information and specific considerations for a comprehensive plan amendment.

Lot Sizes and Setbacks

Lot Sizes

Lots- 229 Homesites (plus one existing home and one amenity lot)

Average Lot Size for Extra Large Lots: .85 acre (108 lots)

Average Lot Size of Large Lots: .34 acre (121 lots)

Average Lot Size of All Lots on Site: .58 acre (all lots)

A preliminary plat lot area tabulation sheet is attached as Appendix B of this narrative.

Setbacks

Side Yard Setback: 8’/8’ (to garage and living). The Developer is proposing 8-foot and 8-foot side yard setbacks rather than 6’ and 8’ side yard setbacks in the RSF-3 Zoning.

Front Yard Setback: 25 feet

Corner Yard Setback: 25 feet

Rear Yard Setback: 25 feet

Site Area and Density

There are multiple formulas and purposes for determining “density” on a project. The gross site area for the parcels included in the application is 159.52 acres. The densities for Hollydale are as follows:

Gross Density: 230 lots (229 new + 1 existing) ÷ 159.52 = 1.44 units per acre

Buildable Acres Density: This is the density yield on the buildable acres on the site.

Gross Site Area: 159.52 acres

Less Existing ROW Area: 1.06 acres

Less Wetland Area: 30.72 acres

= 127.74 Buildable acres

230 lots (229 new + 1 existing) ÷ 127.74 = 1.8 units per acre (Buildable Acres Density)

Metropolitan Council Net Density / Net Density: The City and the Metropolitan Council have a prescribed formula to determine what the net density is on a site. The City Zoning Ordinance defines density as follows, “The number of dwelling units divided by the

acreage of a site, excluding areas of wetlands and required wetland buffer strips, areas below the 100-year flood elevation, areas below the ordinary high water level of lakes and streams, areas below the high water level of ponds, areas to be dedicated as public park land or public open space, areas of right-of-way for arterial roadways, and areas encumbered by conservation easement granted to the homeowner's association, city, or a public land trust agency." Please see Appendix C to this narrative to see an illustration showing the areas used to determine the Metropolitan Council Net Density / Net Density.

Gross Site Area: 159.52

Less Wetland Area: 29.67 acres (some wetland areas are included in the Conservation Area and City Park Area acreage)

Less Wetland Buffer Area: 3.24 acres

Less Conservation Area: 9.47 acres

Less City Park Area: 7.21 acres

= 109.93 acres

230 lots (229 new + 1 existing) ÷ 109.93 = **2.09 units per acre** (Metropolitan Council Net Density)

Street Design:

The proposed project will have local public streets that will be 28' back to back within a 50' ROW and six, 45.0' Radius cul-de sacs within a 60' Radius / 120' diameter ROW. All streets will be constructed to the City of Plymouth standard street section. The City has indicated that if Comstock Lane N. connects through to the development it may be designed at a lesser width with no parking on that street. One of the six cul-de-sacs is longer than 750'. The cul-de-sac in the NE section of the site is 780' in length.

Utility Services:

City sanitary sewer will be connected via an existing 10" sanitary sewer stub on the south property line. Water will be provided by two connections to the existing watermain within Holly Lane N. and a connection to the north on Comstock Lane N. The project is designed to remove the lift station that currently exists in Autumn Hills. Once the lift station is removed, the sewer from Autumn Hills will gravity flow through the Hollydale project.

Site Grading:

The site grading is planned to begin in the spring of 2021. The project will be graded in one phase. The overall graded area is +/- 115 acres. The Developer is proposing to grade all streets to the proposed hold downs and prepare corrected building pads for all home sites. Care has been taken to preserve as many trees as possible (please refer to the Tree Survey Plan). The excavation of on-site material is estimated at +/- 350,000 cy. It is our design objective to balance the site with on-site material. All mercury suspended in the soils on the site will be excavated and removed prior to mass grading the site. The

Developer will enter a voluntary cleanup program under the Minnesota Department of Agriculture once the project receives preliminary plat approval.

Stormwater:

The stormwater facilities proposed are illustrated on the preliminary plans. See the Stormwater Management Plan (SWMP). Runoff from the site will be directed to storm sewer inlet locations, collected and conveyed to the proposed treatment ponds. The treatment ponds will provide temporary storage of stormwater runoff, treatment of stormwater and sediment removal. The majority of the water runoff will outlet from the stormwater treatment areas and will discharge into the wetland complex on the south side of the project. The NE section of the site will drain north from the stormwater treatment areas and discharge into the wetland complex on the north side of the project. The stormwater plan will provide adequate treatment and storage to meet the City of Plymouth and Watershed District requirements. The developer is proposing water re-use from storm pond #5S to irrigate portions of the site. As designed, the post development conditions slow the rate of water runoff during a 100-year storm event by 73.1%.

Condition	2-Year			10-Year			100-Year		
	Bassett Creek	Elm Creek	Total	Bassett Creek	Elm Creek	Total	Bassett Creek	Elm Creek	Total
Existing	77.0	5.4	82.4	174.5	19.6	194.1	427.7	49.7	477.4
Proposed	22.6	0.9	23.5	50.7	5.6	56.3	109.6	18.8	128.4
Δ Q	-54.4	-4.5	-58.9	-123.8	-14.0	-137.8	-318.1	-30.9	-349.0
% Reduction	-70.6%	-83.3%	-71.5%	-70.9%	-71.4%	-71.0%	-74.4%	-62.2%	-73.1%

Wetlands:

Nine (9) wetland areas were identified on the property. Four wetland areas (wetlands 1, 2, 3 and 8) totaling .85 acres were excavated ornamental ponds built in upland areas over the years to serve as ornamental features and hazards for the former golf course. These four wetlands are not regulated and are considered “No-loss”. Four (4) wetlands (wetland 4, 5, 6, and 9) totaling 30.54 acres will remain in place and will not be impacted. One (1) wetland (wetland 7) totaling .18 acre is proposed to be impacted with the development of the project. In accordance with BWSR and LGU recommendations, the Developer proposes to buy wetland credits to offset this impact. None of the wetlands on the site are considered Waters of the United States, therefore the Army Corps of Engineers has determined they do not have jurisdiction over any wetlands or wetland impacts proposed on the site. Wetland buffer averaging will be completed in accordance with the approved City standards.

Traffic:

The Developer requests that interested parties refer to the traffic study completed by the City for all traffic related questions or inquiries. The Developer does note that according to the City, there are additional studies planned in connection with the preliminary plat application. The traffic study was completed assuming 319 new homes on the site plan developed for the purpose of conducting the EAW and sketch plan review. The traffic study cited no material impacts on the transportation system. As described herein, the Developer's proposal is for 229 new homes on the site.

Tree Inventory / Survey:

A current tree survey performed in accordance with City of Plymouth requirements has been completed for this site and is included in the submittal. The site has 1,666 eligible significant trees, totaling 25,813.5 caliper inches of significant trees. There are a variety of tree species located throughout the site. The species include Ash, Maple, Oak, Spruce, Pine, Elm, Box Elder, Black Walnut, Birch, Basswood, Willow, and others. A table containing data on the trees, as well as a map which shows tree location, species, size and condition, are shown in the tree survey.

Tree Removal & Restitution:

The Developer is proposing to remove 48.8% of the significant trees on the site. The proposed tree removal represents 53.41% of the significant caliper inches of trees on site. The Developer is proposing re-forestation on site to meet the restitution requirements for the tree removal. The required caliper inches for replacement is 1,100.3. The Developer is proposing to plant at least 3 trees on each lot for a total of at least 9 caliper inches per lot.

229 Lots x 9 caliper inches per lot = 2,061 caliper inches.

229 Lots x 3 trees minimum = 687 trees

The proposed restitution is almost double the amount of tree replacement required by the City ordinance. The Developer is also proposing to plant 10% more trees than are proposed to be removed. 813 trees are being removed. The Developer will commit to planting at least 900 new trees on the site (including the trees installed on the lots).

Landscape Plan, Monuments, & Entrance:

The Developer will work with the City and the neighbors to determine locations for the additional trees to be planted on site. The project may have multiple neighborhood monuments throughout. The project also includes a possible landscaped center median that will divide Holly Lane N. (proposed in the area north of the Holly Lane N. and 46th Avenue N. intersection).

Homeowner's Association and Restrictive Covenants:

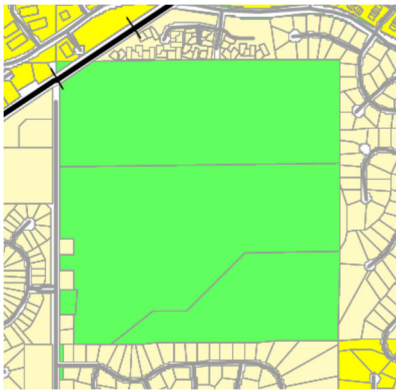
A Homeowners Association (HOA) will be created for this development. The Developer will prepare restrictive covenants and standards that will apply to the entire neighborhood during both the initial development and the overall operation of the subdivision once future homeowners control the HOA Board. A select group of builders will participate in the community. The restrictive covenants will be tailored to the Developer's vision of the project. Each builder will be required to meet the specifics of building types, landscaping, and overall goals of the development.

Additionally, the Developer is proposing to record restrictive easements in areas around the perimeter of the property that will require tree preservation and an open space feel. The property will be privately-owned, but the restrictive easement will not allow the installation of landscaping features, fire pits, structures, gardens, etc. to be located in the easement areas.

Appendix A to Hollydale Narrative
Comprehensive Plan Amendment Considerations

1. The extent to which the location criteria of applicable existing or proposed land use guide plan classifications are satisfied.

ANSWER: The developer has requested a Comprehensive Plan amendment to change the guiding of the property from P/I to LA-1. The proposed LA-1 land use is consistent with the adjacent land uses on all four sides of the proposed development. The figure below shows the area immediately surrounding the proposed development. The light-yellow coloring represents LA-1 land use (2-3 units per acre) and the bright-yellow coloring in the NW corner and SE corner of the site represents LA-2 land use (3-6 units per acre). The development is proposed at a lower Density than the average Density of the existing properties surrounding the site (use of the word “Density” in this Appendix shall mean the Met Council Net Density as described in the narrative). For example, the proposed lots backing to the existing neighbors on the east side of the property are approximately twice the size of the existing lots. The homes on those proposed lots will be approximately twice the distance to the property line than the homes on the existing lots. The proposed development meets the LA-1 density goal of 2-3 units per acre with a Density of 2.09 units per acre by designating 9.47 acres on the perimeter of the property as conservation area and by including a 7.21-acre, City park.



Located in the immediate area of the site are elementary schools and school parks. Kimberly Lane Elementary is less than a quarter mile away and Plymouth Creek Elementary is less than a half mile away from the site. There are multiple options for neighborhood shopping facilities, services, and entertainment options within two miles (within a 5-minute drive), including grocery stores, gas stations, retail stores, restaurants, a movie theater, and medical clinics.

2. Evidence submitted by the applicant demonstrating the reasons the plan should be changed, including but not limited to whether new information has become available since the Comprehensive Plan has been adopted that supports re-examination of the plan, or that existing or proposed development offer new opportunities or constraints that were not previously considered by the plan.

ANSWER: P/I land use guiding includes private recreational uses as an allowed use. Hollydale Golf Course operated on the property from 1964 until 2019. During the period the golf course was in operation, P/I was an appropriate land use guiding for the property. The owners of the property operated the golf course and made the decision in Spring, 2019 that 2019 would be the final season they would operate the golf course. The owners retired at age 68 after working at two family-owned golf courses for 55 years. The most recent Comprehensive Plan update was completed prior to the time the forthcoming sale and proposed development of the property became public. This information is new information and is relevant to determining the appropriate land use.

The property is only guided P/I because of its use as private recreational facilities. Since the property no longer contains a golf course, P/I is no longer an appropriate guiding or a reasonable use of the property. While P/I allows for other uses such as schools, libraries, fire stations, community centers, public administration offices and maintenance shops, places of worship, correctional facilities, nursing care and hospital facilities, most of those uses would be inappropriate for the site due to site location and surrounding land uses. Other uses in P/I are not reasonable uses for the property in the sense that they are not economically feasible or appropriate for the site based on the surrounding uses.

3. If the amendment affects a particular site, whether or not the change is needed to allow reasonable development of the site.

ANSWER: A land use change is needed to allow reasonable development of the site. The current owners are longtime owners of the property and have retired from operating the golf course at age 68. The property owners are not obligated to operate a golf course or sell the land with private recreational facilities as the intended use.

Since the golf course has ceased operation, the zoning of the property is in conflict with the land use guiding. All privately-owned property that previously had or currently has a P/I land use guiding was or is zoned FRD or "Future Restricted Development". FRD is described as:

"The purpose of the Future Restricted Development (FRD) District is to provide a holding zone until a landowner/developer makes application for development, at which time the City may rezone the affected property consistent with its designation in the Comprehensive Plan, provided that the development does not result in the premature extension of public utilities, facilities, or services. A lot size minimum of 20 acres will retain these lands in their natural or current state or in agricultural uses until such time as development occurs." On the City's zoning map, all of the properties that are privately owned and that potentially could be developed in the future are zoned as "FRD" or another Zoning other than P/I.

City sewer, water, and roads are already extended to the property with adequate capacity to serve the proposed development; therefore, the development will not result in the premature extension of public utilities, facilities, or services. Over the course of the past 25 years, there are numerous examples of former City staff and former City Council members contemplating future development of the Hollydale property during discussions about sewer, water, and transportation design and capacity. Since the golf course ceased operations and the property is surrounded on all sides by residential development, amending the Comprehensive Plan to allow low density, single family development is a reasonable and practical decision and is consistent with prior land use decisions.

Precedent is well established in the City of Plymouth for changing a land use guiding during a Comprehensive Plan update or granting Comprehensive Plan amendments for privately-owned property with a P/I land use guiding. This includes, but is not limited to, four properties that were guided as P/I due to private recreational facilities being the prior use category. The table below illustrates four specific examples of the City changing the Comprehensive Plan from P/I to allow for reasonable development of privately-owned property.

Property	Use of Property	Previous Guiding	Changed Guiding	Density Allowed	Year Changed
Hampton Hills Golf Course	Golf Course	P/I	LA-R2	2-4 units / acre	2008
Elm Creek Golf Course	Golf Course	P/I	LA-2	3-6 units / acre	2008
Begin Oaks Golf Course	Golf Course	P/I	LA-2	3-6 units / acre	2016
Speak the Word	Soccer Fields / Church	P/I	LA-2	3-6 units / acre	2016

A Comprehensive Plan is a guiding, flexible document that is changed with updates and amendments as new information becomes available and as development applications are received. Since 2001, the City has approved Comprehensive Plan amendments 27 times outside of the 10-year Comprehensive Plan updates.

The current plan being titled as the “2040” plan can be misleading. The Comprehensive Plan is updated every 10 years. More importantly, approving the proposed Comprehensive Plan amendment would be completely consistent with prior precedent of Reguiding P/I property with a private recreational use in the City of Plymouth. As illustrated above, each time new information was presented (i.e. golf course closing, developer purchasing the property and/or an application for concept plan or development) the City changed the guiding to the requested land use either in a 10-year update process or with a Comprehensive Plan amendment. This is further evidenced by the fact that the City has approved Comprehensive Plan amendments in the immediate year following a Comprehensive Plan update. When new information is presented, the timing of a proposed Comprehensive Plan amendment in relation to the most-recent

Comprehensive Plan update has historically not been a consideration or relevant factor in approving such amendments.

4. The relationship of the proposed amendment to the supply and demand for particular land uses within the City and the immediate vicinity of the site.

ANSWER: The availability of raw land for single-family homes in the City of Plymouth is exceptionally low. Besides the Hollydale property, there are only two owners of undeveloped land parcels with a combined excess of 20 acres for single-family residential development in the entire City. The combined acreage of those parcels' totals under 60 acres of buildable land (gross area less wetland) available for future single-family development.

In response to comments received during the EAW and concept plan review, the Developer decreased density substantially and increased the lot sizes substantially. The tradeoff for limiting density and creating larger lot sizes is that both the lot cost and the ultimate house package cost is going to be higher. In other words, proposing low density and large lots essentially defines what type of project the development is going to be: a more expensive, high-end, custom home community. The current inventory of vacant lots in Plymouth for all lot types is very low. For the first time in over 20 years, there isn't a premium lot available for custom home packages over \$1,200,000. The recently developed neighborhoods (developed in 2017) Creekside Hills and Enclave at Elm Creek have the following lot and spec home inventory (as of 8/6/20):

Enclave at Elm Creek: 111 lots – totally sold out – no vacant lots or new homes available

Creekside Hills: 139 lots
Premium lots – totally sold out
Lots for packages between \$800K and \$1.2M – 5 vacant lots and 2 spec homes remaining

The only active developments with lots available in the City for local, custom homebuilders and for new residents looking to purchase that product type is Creekside Hills (7 vacant lots / model homes remaining) and Westin Ridge (75 lots remaining as of 8/6/20). The builders in Westin Ridge have sold over 45 homes since November 2019. Due to the lack of options for premium lots available in the City, some of the sold homes in Westin Ridge are close to \$1,000,000 (4 over \$900K with one at \$995K) on 65' wide lots.

Housing First Minnesota offered the following analysis on lot availability in the Twin Cities market: The US Census data is the leading indicator for housing inventory, VDL (vacant developed lot). MLS data is also utilized but the Census data cuts through the narrower data sets. In its most recent data set (2019 2Q), MSP metro ranks 73rd out of the 75 largest US metros for worst (lowest) inventory of available VDL's (vacant developed lot). This trendline has held for years and is the centerpiece of our housing market's problems in the MSP region and throughout Minnesota. The only way out is to build more homes, which will require more land availability, lots, and the political will to approve housing of all types. The leading bi-partisan work on

housing (The Governor's Task Force on Housing) prioritized the housing supply challenge as one of the top issues.

The City of Plymouth recently did an inventory of vacant lots. At current rates of absorption, the lots currently installed or approved to be installed will be totally depleted in approximately one year or less. Other than Hollydale, there are no other proposed single-family developments in Plymouth and there are very limited opportunities for them based on available land. Further, there are no additional phases of existing developments with preliminary plat approval that could come forward.

5. A demonstration by the applicant that the proposed amendment has merit beyond the interests of the proponent.

ANSWER: The following items provide merit beyond the interest of the proponent:

- a) Dedication of 7.21-acre City Park. This provides public park space / open space where none exists today.
- b) Park Trail. A new park trail segment will be constructed connecting existing Holly Lane N. trails and Schmidt Lake Road trails.
- c) Conservation Area. A conservation area easement will be recorded on approximately 9.47 acres of property, creating permanent open space, tree preservation and a permanent buffer area between the new development and existing properties.
- d) Permanent Open Space. The development will contain approximately 49 acres of permanent public and private open space including the wetlands, conservation area and City park.
- e) Improving Site Drainage. The grading plan and stormwater management plan significantly decreases the rate of water runoff from the site to neighboring properties during storm events, including surge events like a 100-year storm event. The new grading and stormwater infrastructure will improve drainage issues and concerns in The Courts at Nanterre, Nanterre and Autumn Hills neighborhoods by redirecting stormwater away from them and creating capacity to hold more water on the Hollydale site prior to runoff. It will also provide opportunities for neighboring homeowners to connect gutter, drain tile and sump pump systems into new drainage systems on the Hollydale site.
- f) Autumn Hills Lift Station. The existing lift station in the Autumn Hills neighborhood has experienced power failures and raw sewage has backed up into homes. This lift station will be removed during construction of the Hollydale site and the sewer will then gravity flow through the Hollydale site.
- g) Providing Much-Needed Lot Inventory. As evidenced over the past 20 years, the demand to move into the City of Plymouth, especially in the Wayzata School District, is very

high. This project will provide lot inventory for new Plymouth residents and help fill the existing lot shortage in Plymouth.

- h) Financial Benefits to the City and Others. This development is conservatively projected to add over \$225,000,000 to the City's tax base. This translates into approximately \$3.15M per year in local taxes (examples of the breakout are: approximately \$671,000 to the City of Plymouth annually and approximately \$1,200,000 to Wayzata School District annually). Other positive fiscal impacts to the City of Plymouth are set forth in question 7 below.

Many builders, trade workers, subcontractors, Realtors, and suppliers will benefit economically from the development other than the proponent. According to a study commissioned by Housing First Minnesota and performed by Elliot Eisenberg (PhD and internationally acclaimed economist), each lot developed and home built creates the equivalent of 3.6 full-time jobs per one year construction cycle. Assuming a typical 6-month construction cycle for the type of homes in the proposed development, that is the equivalent of 1.8 jobs per home built for one full year. This means the development will create the equivalent to over 412 full-time jobs for one year. The same study cited that each new single-family home built creates the equivalent of .59 full time jobs on a perpetual, ongoing basis. Examples of the ongoing jobs and ongoing impacts to the economy are landscapers, remodelers, deck builders, lawn service providers, Realtors, mortgage officers, title companies, painters, furnace repair, window cleaning, plumbers, and other service providers. According to this study, the proposed development will create the equivalent of over 135 full time jobs on a perpetual, ongoing basis.

6. The possible impacts of the amendment on all specific elements of the Comprehensive Plan as may be applicable, including but not limited to:

ANSWER:

Transportation. The required traffic study was completed for review of the EAW. The traffic study cited no material impacts on the transportation system. The traffic study will be updated to reflect the final proposal (229 new homes vs. 319 new homes in the sketch plan) prior to the planning commission hearing. Additional analysis on the intersection of Comstock Lane N. and Schmidt Lake Road will occur.

Sanitary Sewer. The sanitary sewer system design allows for the development of the Hollydale site. The sewer connection is located at the south property boundary and has adequate capacity for the proposed development. Additionally, an existing lift station in the Autumn Hills neighborhood will be removed and the sewer will gravity flow through the Hollydale development.

Housing. In an effort to reduce the number of units on the site, larger lots were designed to decrease the number of housing units and to create buffer space from the existing neighbors. By dedicating a public park and creating conservation areas, the proposed development meets the

LA-1 minimum density goal of over 2 units per acre (the proposed development is 2.09 units per acre). The development will provide lots to fill a shortage in the City of Plymouth and the Twin Cities market and will help the City with their diversity in housing goals by providing lots on the high-end of the market.

Surface Water. The stormwater management plan will meet or exceed the City and Watershed goals for water treatment and rate control. The developer is proposing re-using pond water to irrigate portions of the site. As designed, the post development conditions slow the rate of water runoff during a 100-year storm event by 73.1%. The new grading and stormwater infrastructure will improve drainage issues and concerns in The Courts at Nanterre, Nanterre and Autumn Hills neighborhoods by redirecting stormwater away from them and by creating capacity to hold more water on the Hollydale site prior to runoff. It will also provide opportunities for neighboring homeowners to connect gutter, drain tile and sump pump systems into new drainage systems on the Hollydale site.

Water Supply. The City water system in this area was designed to accommodate future development of all sites, including the Hollydale site. There are three separate water connections available at 3 different locations to the site boundary. The Developer's engineering analysis shows adequate capacity / pressure to serve the development.

Parks / Open Space. The proposal to dedicate a 7.21-acre City park is consistent with the City's long-time and current park plan if the Hollydale property develops. The City park plan shows a neighborhood park in the approximate location the Developer is proposing. The location of the park was changed slightly based on a request from City Council Members and through working with City staff. A conservation area easement will be recorded on approximately 9.47 acres of property, creating permanent open space, tree preservation and a permanent buffer area between the new development and existing properties. The development will contain approximately 49 acres of permanent public and private open space including the wetlands, conservation area and City park.

Capital Improvement Plan. There are no net negative impacts on the City's CIP. The net positive fiscal impacts are listed below in the Answer to question 7.

7. Consideration of the impact of the proposed amendment upon current and future special assessments and utility area charges, future property tax assessments or other fiscal impacts on the City of Plymouth.

Answer:

Current and Future Special Assessments. Any improvements required to Comstock Lane N. (south of Schmidt Lake Road) shall be a Hollydale development cost. No Plymouth residents will be assessed for improvements to Comstock Lane N. made in connection with developing the Hollydale property.

Utility Area Charges: Using the 2020 sewer and water area charge rates (current sewer rate is \$1,303 per acre and current water rate is \$4,838 per acre), the Developer anticipates paying about \$675,080 in combined sewer and water area charges in connection with the development of the site.

Property Tax. The estimated annual property taxes generated from a development with a \$225,000,000 market valuation, based on current tax rates, is shown in the table below. The development would increase the City’s overall tax capacity by 1.6% and market value by 1.7%.

Taxing Entity	Annual Property Taxes
City of Plymouth	\$ 671,347
Hennepin County	\$ 1,045,074
Wayzata Schools	\$ 1,200,957
Metro Taxing Districts	\$ 62,602
Other Taxing Districts	\$ 168,015
Total Annual Property Taxes	\$ 3,147,995

Park Fees. In addition to the proposed land dedication of 7.21 acres, the Developer anticipates paying about \$980,000 in park dedication fees.

Other Fiscal Impacts. There will be fees generated for the development fees and building permit fees. The development related fees (application fees, grading permit, etc.) are somewhat immaterial and total less than \$25,000 +/-.

At current rates, building permit fee for a structure with a \$500,000 permit value is \$9,429. There is an additional \$2,768 in pass-through fees collected with the permit as well.

229 housing units x \$9,429 = \$2,159,241 in building permit fees to the City of Plymouth

229 housing units x \$283 = \$64,807 collected by Plymouth and passed through to the State

229 housing units x \$2,485 = \$569,065 collected by Plymouth and passed through to the Met Council for sewer access

All anticipated cost of service for the new homes will be offset by the increase in tax revenue. The design options for the intersection of Schmidt Lake Road and Comstock Lane N. will be studied. The desired improvements and the City’s portion of the estimated cost of those improvements are currently unknown.

EXHIBIT B to Hollydale Narrative

HOLLYDALE GC

Plymouth, Minnesota

Project #

3120-077

Date

June 17, 2020

Prepared for:

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Lot	GROSS AREA			WETLAND AREA			NET AREA			WIDTH @ SETBACK			66'	76'	92'
	s.f.	acres		s.f.	acres		s.f.	acres		ft.	ft.	ft.			
Lot 1	21,080	0.48		0			21,080	0.48		175.7	+/-	1.f.	-	-	-
Lot 2	15,135	0.35		0			15,135	0.35		115	+/-	1.f.	-	-	15,135
Lot 3	15,119	0.35		0			15,119	0.35		114.8	+/-	1.f.	-	-	15,119
Lot 4	16,829	0.39		0			16,829	0.39		102.5	+/-	1.f.	-	-	16,829
Lot 5	18,017	0.41		0			18,017	0.41		83.1	+/-	1.f.	-	-	18,017
Lot 6	21,881	0.50		0			21,881	0.50		91.9	+/-	1.f.	-	-	21,881
Lot 7	15,731	0.36		0			15,731	0.36		94.1	+/-	1.f.	-	-	15,731
Lot 8	22,376	0.51		0			22,376	0.51		94.3	+/-	1.f.	-	-	22,376
Lot 9	56,782	1.30		0			56,782	1.30		93.9	+/-	1.f.	-	-	56,782
Lot 10	38,945	0.89		0			38,945	0.89		93.8	+/-	1.f.	-	-	38,945
Lot 11	18,089	0.42		0			18,089	0.42		97	+/-	1.f.	-	-	18,089
Lot 12	14,252	0.33		0			14,252	0.33		113.1	+/-	1.f.	-	-	14,252
Lot 13	15,845	0.36		0			15,845	0.36		134.9	+/-	1.f.	-	-	15,845
Lot 14	14,037	0.32		0			14,037	0.32		92	+/-	1.f.	-	-	14,037
Lot 15	64,793	1.49		19,104			45,689	1.05		75.8	+/-	1.f.	-	-	64,793
Lot 16	61,345	1.41		31,730			29,615	0.68		92	+/-	1.f.	-	-	61,345
Lot 17	73,736	1.69		49,582			24,154	0.55		109.8	+/-	1.f.	-	-	73,736
Lot 18	89,163	2.05		58,074			31,089	0.71		109.9	+/-	1.f.	-	-	89,163
Lot 19	101,136	2.32		44,211			56,925	1.31		92	+/-	1.f.	-	-	101,136
Lot 20	147,547	3.39		88,012			59,535	1.37		92	+/-	1.f.	-	-	147,547
Lot 21	264,257	6.07		237,084			27,173	0.62		92	+/-	1.f.	-	-	264,257
Lot 22	317,745	7.29		290,428			27,317	0.63		85.9	+/-	1.f.	-	-	317,745
Lot 23	29,940	0.69		8,006			21,934	0.50		100.7	+/-	1.f.	-	-	29,940
Lot 24	29,916	0.69		7,178			22,738	0.52		100.7	+/-	1.f.	-	-	29,916
Lot 25	34,828	0.80		9,809			25,019	0.57		97.2	+/-	1.f.	-	-	34,828
Lot 26	37,938	0.87		10,460			27,478	0.63		93.9	+/-	1.f.	-	-	37,938
Lot 27	32,883	0.75		7,557			25,326	0.58		96.6	+/-	1.f.	-	-	32,883
Lot 28	28,218	0.65		2,644			25,574	0.59		108.6	+/-	1.f.	-	-	28,218
Lot 29	24,726	0.57		2,250			22,476	0.52		100.4	+/-	1.f.	-	-	24,726
Lot 30	99,315	2.28		74,224			25,091	0.58		109.1	+/-	1.f.	-	-	99,315
Lot 31	40,956	0.94		13,967			26,989	0.62		109.1	+/-	1.f.	-	-	40,956

Lot 32	162,755	s.f.	3.74	acres	121,903	s.f.	40,852	s.f.	0.94	acres	100	+/-	1.f.	-	-	162,755
Lot 33	21,870	s.f.	0.50	acres	0	s.f.	21,870	s.f.	0.50	acres	100.7	+/-	1.f.	-	-	21,870
Lot 34	15,946	s.f.	0.37	acres	0	s.f.	15,946	s.f.	0.37	acres	144	+/-	1.f.	-	-	15,946
Lot 35	21,933	s.f.	0.50	acres	0	s.f.	21,933	s.f.	0.50	acres	152.8	+/-	1.f.	-	-	21,933
Lot 36	152,797	s.f.	3.51	acres	108,484	s.f.	44,313	s.f.	1.02	acres	120.3	+/-	1.f.	-	-	152,797
Lot 37	149,074	s.f.	3.42	acres	103,282	s.f.	45,792	s.f.	1.05	acres	120.2	+/-	1.f.	-	-	149,074
Lot 38	29,306	s.f.	0.67	acres	0	s.f.	29,306	s.f.	0.67	acres	109.1	+/-	1.f.	-	-	29,306
Lot 39	26,498	s.f.	0.61	acres	0	s.f.	26,498	s.f.	0.61	acres	91.4	+/-	1.f.	-	-	26,498
Lot 40	32,202	s.f.	0.74	acres	0	s.f.	32,202	s.f.	0.74	acres	91.9	+/-	1.f.	-	-	32,202
Lot 41	21,934	s.f.	0.50	acres	0	s.f.	21,934	s.f.	0.50	acres	91.9	+/-	1.f.	-	-	21,934
Lot 42	22,011	s.f.	0.51	acres	0	s.f.	22,011	s.f.	0.51	acres	100	+/-	1.f.	-	-	22,011
Lot 43	22,058	s.f.	0.51	acres	0	s.f.	22,058	s.f.	0.51	acres	99.9	+/-	1.f.	-	-	22,058
Lot 44	21,237	s.f.	0.49	acres	0	s.f.	21,237	s.f.	0.49	acres	112.9	+/-	1.f.	-	-	21,237
Lot 45	24,448	s.f.	0.56	acres	0	s.f.	24,448	s.f.	0.56	acres	124.8	+/-	1.f.	-	-	24,448
Lot 46	23,229	s.f.	0.53	acres	0	s.f.	23,229	s.f.	0.53	acres	121.6	+/-	1.f.	-	-	23,229
Lot 47	18,665	s.f.	0.43	acres	0	s.f.	18,665	s.f.	0.43	acres	105.6	+/-	1.f.	-	-	18,665
Lot 48	18,867	s.f.	0.43	acres	0	s.f.	18,867	s.f.	0.43	acres	105.6	+/-	1.f.	-	-	18,867
Lot 49	18,914	s.f.	0.43	acres	0	s.f.	18,914	s.f.	0.43	acres	105.6	+/-	1.f.	-	-	18,914
Lot 50	19,086	s.f.	0.44	acres	0	s.f.	19,086	s.f.	0.44	acres	113.6	+/-	1.f.	-	-	19,086
Lot 51	33,494	s.f.	0.77	acres	0	s.f.	33,494	s.f.	0.77	acres	99.6	+/-	1.f.	-	-	33,494
Lot 52	41,894	s.f.	0.96	acres	0	s.f.	41,894	s.f.	0.96	acres	99.7	+/-	1.f.	-	-	41,894
Lot 53	48,658	s.f.	1.12	acres	0	s.f.	48,658	s.f.	1.12	acres	99.5	+/-	1.f.	-	-	48,658
Lot 54	19,056	s.f.	0.44	acres	0	s.f.	19,056	s.f.	0.44	acres	97.6	+/-	1.f.	-	-	19,056
Lot 55	16,117	s.f.	0.37	acres	0	s.f.	16,117	s.f.	0.37	acres	92.1	+/-	1.f.	-	-	16,117
Lot 56	15,409	s.f.	0.35	acres	0	s.f.	15,409	s.f.	0.35	acres	92	+/-	1.f.	-	-	15,409
Lot 57	16,515	s.f.	0.38	acres	0	s.f.	16,515	s.f.	0.38	acres	92	+/-	1.f.	-	-	16,515
Lot 58	18,427	s.f.	0.42	acres	0	s.f.	18,427	s.f.	0.42	acres	92	+/-	1.f.	-	-	18,427
Lot 59	17,172	s.f.	0.39	acres	0	s.f.	17,172	s.f.	0.39	acres	109	+/-	1.f.	-	-	17,172
Lot 60	15,065	s.f.	0.35	acres	0	s.f.	15,065	s.f.	0.35	acres	92	+/-	1.f.	-	-	15,065
Lot 61	16,537	s.f.	0.38	acres	0	s.f.	16,537	s.f.	0.38	acres	111	+/-	1.f.	-	-	16,537
Lot 62	15,068	s.f.	0.35	acres	0	s.f.	15,068	s.f.	0.35	acres	102	+/-	1.f.	-	-	15,068
Lot 63	16,274	s.f.	0.37	acres	0	s.f.	16,274	s.f.	0.37	acres	105.6	+/-	1.f.	-	-	16,274
Lot 64	16,610	s.f.	0.38	acres	0	s.f.	16,610	s.f.	0.38	acres	97.1	+/-	1.f.	-	-	16,610
Lot 65	17,526	s.f.	0.40	acres	0	s.f.	17,526	s.f.	0.40	acres	92	+/-	1.f.	-	-	17,526
Lot 66	18,560	s.f.	0.43	acres	0	s.f.	18,560	s.f.	0.43	acres	92	+/-	1.f.	-	-	18,560
Lot 67	18,145	s.f.	0.42	acres	0	s.f.	18,145	s.f.	0.42	acres	110.8	+/-	1.f.	-	-	18,145
Lot 68	32,424	s.f.	0.74	acres	0	s.f.	32,424	s.f.	0.74	acres	92.6	+/-	1.f.	-	-	32,424
Lot 69	54,986	s.f.	1.26	acres	0	s.f.	54,986	s.f.	1.26	acres	94.9	+/-	1.f.	-	-	54,986
Lot 70	98,722	s.f.	2.27	acres	0	s.f.	98,722	s.f.	2.27	acres	94.8	+/-	1.f.	-	-	98,722
Lot 71	48,604	s.f.	1.12	acres	0	s.f.	48,604	s.f.	1.12	acres	108.7	+/-	1.f.	-	-	48,604
Lot 72	37,330	s.f.	0.86	acres	3,077	s.f.	34,253	s.f.	0.79	acres	92	+/-	1.f.	-	-	37,330
Lot 73	29,298	s.f.	0.67	acres	1,719	s.f.	27,579	s.f.	0.63	acres	92	+/-	1.f.	-	-	29,298

Lot 74	19,707	s.f.	0.45	acres	0	s.f.	19,707	s.f.	0.45	acres	92	+/-	l.f.	-	-	19,707
Lot 75	18,200	s.f.	0.42	acres	0	s.f.	18,200	s.f.	0.42	acres	126.7	+/-	l.f.	-	-	18,200
Lot 76	63,040	s.f.	1.45	acres	4,674	s.f.	58,366	s.f.	1.34	acres	92.2	+/-	l.f.	-	-	63,040
Lot 77	58,422	s.f.	1.34	acres	0	s.f.	58,422	s.f.	1.34	acres	91.9	+/-	l.f.	-	-	58,422
Lot 78	46,506	s.f.	1.07	acres	0	s.f.	46,506	s.f.	1.07	acres	92.1	+/-	l.f.	-	-	46,506
Lot 79	16,354	s.f.	0.38	acres	0	s.f.	16,354	s.f.	0.38	acres	114.6	+/-	l.f.	-	-	16,354
Lot 80	25,437	s.f.	0.58	acres	0	s.f.	25,437	s.f.	0.58	acres	109.1	+/-	l.f.	-	-	25,437
Lot 81	13,564	s.f.	0.31	acres	0	s.f.	13,564	s.f.	0.31	acres	85.1	+/-	l.f.	13,564	-	-
Lot 82	10,440	s.f.	0.24	acres	0	s.f.	10,440	s.f.	0.24	acres	66	+/-	l.f.	10,440	-	-
Lot 83	10,679	s.f.	0.25	acres	0	s.f.	10,679	s.f.	0.25	acres	66	+/-	l.f.	10,679	-	-
Lot 84	10,560	s.f.	0.24	acres	0	s.f.	10,560	s.f.	0.24	acres	66	+/-	l.f.	10,560	-	-
Lot 85	10,560	s.f.	0.24	acres	0	s.f.	10,560	s.f.	0.24	acres	66	+/-	l.f.	10,560	-	-
Lot 86	9,746	s.f.	0.22	acres	0	s.f.	9,746	s.f.	0.22	acres	66.1	+/-	l.f.	9,746	-	-
Lot 87	9,824	s.f.	0.23	acres	0	s.f.	9,824	s.f.	0.23	acres	67.1	+/-	l.f.	9,824	-	-
Lot 88	11,159	s.f.	0.26	acres	0	s.f.	11,159	s.f.	0.26	acres	66	+/-	l.f.	11,159	-	-
Lot 89	11,156	s.f.	0.26	acres	0	s.f.	11,156	s.f.	0.26	acres	66	+/-	l.f.	11,156	-	-
Lot 90	11,156	s.f.	0.26	acres	0	s.f.	11,156	s.f.	0.26	acres	66	+/-	l.f.	11,156	-	-
Lot 91	11,156	s.f.	0.26	acres	0	s.f.	11,156	s.f.	0.26	acres	66	+/-	l.f.	11,156	-	-
Lot 92	11,576	s.f.	0.27	acres	0	s.f.	11,576	s.f.	0.27	acres	70	+/-	l.f.	11,576	-	-
Lot 93	12,523	s.f.	0.29	acres	0	s.f.	12,523	s.f.	0.29	acres	75.9	+/-	l.f.	12,523	-	-
Lot 94	11,156	s.f.	0.26	acres	0	s.f.	11,156	s.f.	0.26	acres	66	+/-	l.f.	11,156	-	-
Lot 95	11,518	s.f.	0.26	acres	0	s.f.	11,518	s.f.	0.26	acres	66	+/-	l.f.	11,518	-	-
Lot 96	11,143	s.f.	0.26	acres	0	s.f.	11,143	s.f.	0.26	acres	66	+/-	l.f.	11,143	-	-
Lot 97	10,361	s.f.	0.24	acres	0	s.f.	10,361	s.f.	0.24	acres	69.9	+/-	l.f.	10,361	-	-
Lot 98	9,795	s.f.	0.22	acres	0	s.f.	9,795	s.f.	0.22	acres	70	+/-	l.f.	9,795	-	-
Lot 99	9,236	s.f.	0.21	acres	0	s.f.	9,236	s.f.	0.21	acres	66	+/-	l.f.	9,236	-	-
Lot 100	9,237	s.f.	0.21	acres	0	s.f.	9,237	s.f.	0.21	acres	66	+/-	l.f.	9,237	-	-
Lot 101	11,618	s.f.	0.27	acres	0	s.f.	11,618	s.f.	0.27	acres	83	+/-	l.f.	11,618	-	-
Lot 102	13,022	s.f.	0.30	acres	0	s.f.	13,022	s.f.	0.30	acres	93	+/-	l.f.	-	13,022	-
Lot 103	10,643	s.f.	0.24	acres	0	s.f.	10,643	s.f.	0.24	acres	76	+/-	l.f.	-	10,643	-
Lot 104	10,645	s.f.	0.24	acres	0	s.f.	10,645	s.f.	0.24	acres	76	+/-	l.f.	-	10,645	-
Lot 105	11,983	s.f.	0.28	acres	0	s.f.	11,983	s.f.	0.28	acres	75.8	+/-	l.f.	-	11,983	-
Lot 106	15,325	s.f.	0.35	acres	0	s.f.	15,325	s.f.	0.35	acres	75.9	+/-	l.f.	-	15,325	-
Lot 107	19,772	s.f.	0.45	acres	0	s.f.	19,772	s.f.	0.45	acres	75.9	+/-	l.f.	-	19,772	-
Lot 108	15,405	s.f.	0.35	acres	0	s.f.	15,405	s.f.	0.35	acres	75.9	+/-	l.f.	-	15,405	-
Lot 109	14,635	s.f.	0.34	acres	0	s.f.	14,635	s.f.	0.34	acres	75.9	+/-	l.f.	-	14,635	-
Lot 110	18,420	s.f.	0.42	acres	0	s.f.	18,420	s.f.	0.42	acres	75.9	+/-	l.f.	-	18,420	-
Lot 111	24,384	s.f.	0.56	acres	0	s.f.	24,384	s.f.	0.56	acres	76	+/-	l.f.	-	24,384	-
Lot 112	20,408	s.f.	0.47	acres	0	s.f.	20,408	s.f.	0.47	acres	80.2	+/-	l.f.	-	20,408	-
Lot 113	12,311	s.f.	0.28	acres	0	s.f.	12,311	s.f.	0.28	acres	80.2	+/-	l.f.	-	12,311	-
Lot 114	13,220	s.f.	0.30	acres	0	s.f.	13,220	s.f.	0.30	acres	97.2	+/-	l.f.	-	13,220	-
Lot 115	11,530	s.f.	0.26	acres	0	s.f.	11,530	s.f.	0.26	acres	76	+/-	l.f.	-	11,530	-

Lot 116	15,588	s.f.	0.36	acres	0	s.f.	15,588	s.f.	0.36	acres	78	+/-	l.f.	-	15,588	-
Lot 117	16,381	s.f.	0.38	acres	0	s.f.	16,381	s.f.	0.38	acres	92.9	+/-	l.f.	-	16,381	-
Lot 118	17,845	s.f.	0.41	acres	0	s.f.	17,845	s.f.	0.41	acres	74.9	+/-	l.f.	-	17,845	-
Lot 119	16,873	s.f.	0.39	acres	0	s.f.	16,873	s.f.	0.39	acres	79.4	+/-	l.f.	-	16,873	-
Lot 120	16,984	s.f.	0.39	acres	0	s.f.	16,984	s.f.	0.39	acres	85.2	+/-	l.f.	-	16,984	-
Lot 121	14,415	s.f.	0.33	acres	0	s.f.	14,415	s.f.	0.33	acres	83.4	+/-	l.f.	-	14,415	-
Lot 122	19,659	s.f.	0.45	acres	0	s.f.	19,659	s.f.	0.45	acres	103.2	+/-	l.f.	-	19,659	-
Lot 123	13,198	s.f.	0.30	acres	0	s.f.	13,198	s.f.	0.30	acres	86.1	+/-	l.f.	-	13,198	-
Lot 124	14,950	s.f.	0.34	acres	0	s.f.	14,950	s.f.	0.34	acres	114	+/-	l.f.	-	14,950	-
Lot 125	18,033	s.f.	0.41	acres	0	s.f.	18,033	s.f.	0.41	acres	80	+/-	l.f.	-	18,033	-
Lot 126	17,539	s.f.	0.40	acres	0	s.f.	17,539	s.f.	0.40	acres	80	+/-	l.f.	-	17,539	-
Lot 127	14,186	s.f.	0.33	acres	0	s.f.	14,186	s.f.	0.33	acres	80	+/-	l.f.	-	14,186	-
Lot 128	11,953	s.f.	0.27	acres	0	s.f.	11,953	s.f.	0.27	acres	78	+/-	l.f.	-	11,953	-
Lot 129	12,044	s.f.	0.28	acres	0	s.f.	12,044	s.f.	0.28	acres	80.1	+/-	l.f.	-	12,044	-
Lot 130	12,990	s.f.	0.30	acres	0	s.f.	12,990	s.f.	0.30	acres	79.7	+/-	l.f.	-	12,990	-
Lot 131	14,635	s.f.	0.34	acres	0	s.f.	14,635	s.f.	0.34	acres	78	+/-	l.f.	-	14,635	-
Lot 132	14,366	s.f.	0.33	acres	0	s.f.	14,366	s.f.	0.33	acres	78	+/-	l.f.	-	14,366	-
Lot 133	12,545	s.f.	0.29	acres	0	s.f.	12,545	s.f.	0.29	acres	77.4	+/-	l.f.	-	12,545	-
Lot 134	19,406	s.f.	0.45	acres	0	s.f.	19,406	s.f.	0.45	acres	65.9	+/-	l.f.	19,406	-	-
Lot 135	28,483	s.f.	0.65	acres	0	s.f.	28,483	s.f.	0.65	acres	65.9	+/-	l.f.	28,483	-	-
Lot 136	27,406	s.f.	0.63	acres	0	s.f.	27,406	s.f.	0.63	acres	65.8	+/-	l.f.	27,406	-	-
Lot 137	19,005	s.f.	0.44	acres	0	s.f.	19,005	s.f.	0.44	acres	66	+/-	l.f.	19,005	-	-
Lot 138	20,088	s.f.	0.46	acres	0	s.f.	20,088	s.f.	0.46	acres	66	+/-	l.f.	20,088	-	-
Lot 139	22,490	s.f.	0.52	acres	0	s.f.	22,490	s.f.	0.52	acres	70	+/-	l.f.	22,490	-	-
Lot 140	23,709	s.f.	0.54	acres	0	s.f.	23,709	s.f.	0.54	acres	70	+/-	l.f.	23,709	-	-
Lot 141	23,471	s.f.	0.54	acres	0	s.f.	23,471	s.f.	0.54	acres	66	+/-	l.f.	23,471	-	-
Lot 142	24,547	s.f.	0.56	acres	0	s.f.	24,547	s.f.	0.56	acres	66	+/-	l.f.	24,547	-	-
Lot 143	15,875	s.f.	0.36	acres	0	s.f.	15,875	s.f.	0.36	acres	79.5	+/-	l.f.	15,875	-	-
Lot 144	19,332	s.f.	0.44	acres	0	s.f.	19,332	s.f.	0.44	acres	80.6	+/-	l.f.	19,332	-	-
Lot 145	19,204	s.f.	0.44	acres	0	s.f.	19,204	s.f.	0.44	acres	80.2	+/-	l.f.	19,204	-	-
Lot 146	23,662	s.f.	0.54	acres	0	s.f.	23,662	s.f.	0.54	acres	66.1	+/-	l.f.	23,662	-	-
Lot 147	25,559	s.f.	0.59	acres	0	s.f.	25,559	s.f.	0.59	acres	66	+/-	l.f.	25,559	-	-
Lot 148	11,962	s.f.	0.27	acres	0	s.f.	11,962	s.f.	0.27	acres	66	+/-	l.f.	11,962	-	-
Lot 149	10,726	s.f.	0.25	acres	0	s.f.	10,726	s.f.	0.25	acres	83	+/-	l.f.	10,726	-	-
Lot 150	9,108	s.f.	0.21	acres	0	s.f.	9,108	s.f.	0.21	acres	66	+/-	l.f.	9,108	-	-
Lot 151	15,452	s.f.	0.35	acres	0	s.f.	15,452	s.f.	0.35	acres	66	+/-	l.f.	15,452	-	-
Lot 152	17,651	s.f.	0.41	acres	0	s.f.	17,651	s.f.	0.41	acres	70	+/-	l.f.	17,651	-	-
Lot 153	16,872	s.f.	0.39	acres	0	s.f.	16,872	s.f.	0.39	acres	79.5	+/-	l.f.	16,872	-	-
Lot 154	12,983	s.f.	0.30	acres	0	s.f.	12,983	s.f.	0.30	acres	85.8	+/-	l.f.	12,983	-	-
Lot 155	13,740	s.f.	0.32	acres	0	s.f.	13,740	s.f.	0.32	acres	90.6	+/-	l.f.	13,740	-	-
Lot 156	13,740	s.f.	0.32	acres	0	s.f.	13,740	s.f.	0.32	acres	90.6	+/-	l.f.	13,740	-	-
Lot 157	12,983	s.f.	0.30	acres	0	s.f.	12,983	s.f.	0.30	acres	85.8	+/-	l.f.	12,983	-	-

Lot 158	15,517	s.f.	0.36	acres	0	s.f.	15,517	s.f.	0.36	acres	78.5	+/-	l.f.	15,517	-	-
Lot 159	22,233	s.f.	0.51	acres	0	s.f.	22,233	s.f.	0.51	acres	66	+/-	l.f.	22,233	-	-
Lot 160	21,116	s.f.	0.48	acres	0	s.f.	21,116	s.f.	0.48	acres	66	+/-	l.f.	21,116	-	-
Lot 161	20,450	s.f.	0.47	acres	0	s.f.	20,450	s.f.	0.47	acres	66	+/-	l.f.	20,450	-	-
Lot 162	21,439	s.f.	0.49	acres	0	s.f.	21,439	s.f.	0.49	acres	70	+/-	l.f.	21,439	-	-
Lot 163	21,677	s.f.	0.50	acres	0	s.f.	21,677	s.f.	0.50	acres	70	+/-	l.f.	21,677	-	-
Lot 164	21,117	s.f.	0.48	acres	0	s.f.	21,117	s.f.	0.48	acres	66	+/-	l.f.	21,117	-	-
Lot 165	22,234	s.f.	0.51	acres	0	s.f.	22,234	s.f.	0.51	acres	66	+/-	l.f.	22,234	-	-
Lot 166	19,700	s.f.	0.45	acres	0	s.f.	19,700	s.f.	0.45	acres	69	+/-	l.f.	19,700	-	-
Lot 167	17,109	s.f.	0.39	acres	0	s.f.	17,109	s.f.	0.39	acres	75.9	+/-	l.f.	17,109	-	-
Lot 168	17,112	s.f.	0.39	acres	0	s.f.	17,112	s.f.	0.39	acres	75.9	+/-	l.f.	17,112	-	-
Lot 169	17,001	s.f.	0.39	acres	0	s.f.	17,001	s.f.	0.39	acres	75.9	+/-	l.f.	17,001	-	-
Lot 170	17,748	s.f.	0.41	acres	0	s.f.	17,748	s.f.	0.41	acres	80.5	+/-	l.f.	17,748	-	-
Lot 171	17,371	s.f.	0.40	acres	0	s.f.	17,371	s.f.	0.40	acres	80.5	+/-	l.f.	17,371	-	-
Lot 172	18,660	s.f.	0.43	acres	0	s.f.	18,660	s.f.	0.43	acres	75.9	+/-	l.f.	18,660	-	-
Lot 173	14,950	s.f.	0.34	acres	0	s.f.	14,950	s.f.	0.34	acres	92	+/-	l.f.	-	-	14,950
Lot 174	17,250	s.f.	0.40	acres	0	s.f.	17,250	s.f.	0.40	acres	92	+/-	l.f.	-	-	17,250
Lot 175	18,834	s.f.	0.43	acres	0	s.f.	18,834	s.f.	0.43	acres	92	+/-	l.f.	-	-	18,834
Lot 176	19,701	s.f.	0.45	acres	0	s.f.	19,701	s.f.	0.45	acres	92	+/-	l.f.	-	-	19,701
Lot 177	20,568	s.f.	0.47	acres	0	s.f.	20,568	s.f.	0.47	acres	92	+/-	l.f.	-	-	20,568
Lot 178	19,275	s.f.	0.44	acres	0	s.f.	19,275	s.f.	0.44	acres	115.2	+/-	l.f.	-	-	19,275
Lot 179	16,497	s.f.	0.38	acres	0	s.f.	16,497	s.f.	0.38	acres	138.7	+/-	l.f.	-	-	16,497
Lot 180	17,832	s.f.	0.41	acres	0	s.f.	17,832	s.f.	0.41	acres	129	+/-	l.f.	-	-	17,832
Lot 181	16,628	s.f.	0.38	acres	0	s.f.	16,628	s.f.	0.38	acres	92	+/-	l.f.	-	-	16,628
Lot 182	15,183	s.f.	0.35	acres	0	s.f.	15,183	s.f.	0.35	acres	92	+/-	l.f.	-	-	15,183
Lot 183	15,291	s.f.	0.35	acres	0	s.f.	15,291	s.f.	0.35	acres	92.1	+/-	l.f.	-	-	15,291
Lot 184	14,432	s.f.	0.33	acres	0	s.f.	14,432	s.f.	0.33	acres	92	+/-	l.f.	-	-	14,432
Lot 185	15,066	s.f.	0.35	acres	0	s.f.	15,066	s.f.	0.35	acres	92	+/-	l.f.	-	-	15,066
Lot 186	16,963	s.f.	0.39	acres	0	s.f.	16,963	s.f.	0.39	acres	91.9	+/-	l.f.	-	-	16,963
Lot 187	17,339	s.f.	0.40	acres	0	s.f.	17,339	s.f.	0.40	acres	92	+/-	l.f.	-	-	17,339
Lot 188	15,219	s.f.	0.35	acres	0	s.f.	15,219	s.f.	0.35	acres	92.1	+/-	l.f.	-	-	15,219
Lot 189	15,095	s.f.	0.35	acres	0	s.f.	15,095	s.f.	0.35	acres	107.2	+/-	l.f.	-	-	15,095
Lot 190	14,878	s.f.	0.34	acres	0	s.f.	14,878	s.f.	0.34	acres	113.3	+/-	l.f.	-	-	14,878
Lot 191	15,307	s.f.	0.35	acres	0	s.f.	15,307	s.f.	0.35	acres	118	+/-	l.f.	-	-	15,307
Lot 192	15,201	s.f.	0.35	acres	0	s.f.	15,201	s.f.	0.35	acres	112.1	+/-	l.f.	-	-	15,201
Lot 193	14,849	s.f.	0.34	acres	0	s.f.	14,849	s.f.	0.34	acres	100.7	+/-	l.f.	-	-	14,849
Lot 194	16,921	s.f.	0.39	acres	0	s.f.	16,921	s.f.	0.39	acres	100.6	+/-	l.f.	-	-	16,921
Lot 195	18,967	s.f.	0.44	acres	0	s.f.	18,967	s.f.	0.44	acres	100.6	+/-	l.f.	-	-	18,967
Lot 196	19,962	s.f.	0.46	acres	0	s.f.	19,962	s.f.	0.46	acres	100.7	+/-	l.f.	-	-	19,962
Lot 197	19,550	s.f.	0.45	acres	0	s.f.	19,550	s.f.	0.45	acres	90.7	+/-	l.f.	-	-	19,550
Lot 198	19,959	s.f.	0.46	acres	0	s.f.	19,959	s.f.	0.46	acres	92	+/-	l.f.	-	-	19,959
Lot 199	16,075	s.f.	0.37	acres	0	s.f.	16,075	s.f.	0.37	acres	92	+/-	l.f.	-	-	16,075

Lot 200	16,648	s.f.	0.38	acres	0	s.f.	16,648	s.f.	0.38	acres	91.9	+/-	l.f.	-	-	16,648
Lot 201	25,489	s.f.	0.59	acres	0	s.f.	25,489	s.f.	0.59	acres	119.8	+/-	l.f.	-	-	25,489
Lot 202	12,197	s.f.	0.28	acres	0	s.f.	12,197	s.f.	0.28	acres	86.8	+/-	l.f.	12,197	-	-
Lot 203	9,174	s.f.	0.21	acres	0	s.f.	9,174	s.f.	0.21	acres	66	+/-	l.f.	9,174	-	-
Lot 204	9,420	s.f.	0.22	acres	0	s.f.	9,420	s.f.	0.22	acres	66	+/-	l.f.	9,420	-	-
Lot 205	10,494	s.f.	0.24	acres	0	s.f.	10,494	s.f.	0.24	acres	74.8	+/-	l.f.	10,494	-	-
Lot 206	11,295	s.f.	0.26	acres	0	s.f.	11,295	s.f.	0.26	acres	110.6	+/-	l.f.	11,295	-	-
Lot 207	11,309	s.f.	0.26	acres	0	s.f.	11,309	s.f.	0.26	acres	110.6	+/-	l.f.	11,309	-	-
Lot 208	10,884	s.f.	0.25	acres	0	s.f.	10,884	s.f.	0.25	acres	79.3	+/-	l.f.	10,884	-	-
Lot 209	11,192	s.f.	0.26	acres	0	s.f.	11,192	s.f.	0.26	acres	66	+/-	l.f.	11,192	-	-
Lot 210	10,834	s.f.	0.25	acres	0	s.f.	10,834	s.f.	0.25	acres	66	+/-	l.f.	10,834	-	-
Lot 211	10,358	s.f.	0.24	acres	0	s.f.	10,358	s.f.	0.24	acres	66	+/-	l.f.	10,358	-	-
Lot 212	10,165	s.f.	0.23	acres	0	s.f.	10,165	s.f.	0.23	acres	66	+/-	l.f.	10,165	-	-
Lot 213	10,250	s.f.	0.24	acres	0	s.f.	10,250	s.f.	0.24	acres	66	+/-	l.f.	10,250	-	-
Lot 214	10,615	s.f.	0.24	acres	0	s.f.	10,615	s.f.	0.24	acres	66	+/-	l.f.	10,615	-	-
Lot 215	11,268	s.f.	0.26	acres	0	s.f.	11,268	s.f.	0.26	acres	66	+/-	l.f.	11,268	-	-
Lot 216	11,232	s.f.	0.26	acres	0	s.f.	11,232	s.f.	0.26	acres	81.2	+/-	l.f.	11,232	-	-
Lot 217	11,162	s.f.	0.26	acres	0	s.f.	11,162	s.f.	0.26	acres	92.6	+/-	l.f.	11,162	-	-
Lot 218	10,941	s.f.	0.25	acres	0	s.f.	10,941	s.f.	0.25	acres	71.7	+/-	l.f.	10,941	-	-
Lot 219	10,490	s.f.	0.24	acres	0	s.f.	10,490	s.f.	0.24	acres	71.2	+/-	l.f.	10,490	-	-
Lot 220	37,456	s.f.	0.86	acres	0	s.f.	37,456	s.f.	0.86	acres		+/-	l.f.	-	-	-
Lot 221	10,058	s.f.	0.23	acres	0	s.f.	10,058	s.f.	0.23	acres	68	+/-	l.f.	10,058	-	-
Lot 222	10,872	s.f.	0.25	acres	0	s.f.	10,872	s.f.	0.25	acres	68	+/-	l.f.	10,872	-	-
Lot 223	11,384	s.f.	0.26	acres	0	s.f.	11,384	s.f.	0.26	acres	68	+/-	l.f.	11,384	-	-
Lot 224	10,785	s.f.	0.25	acres	0	s.f.	10,785	s.f.	0.25	acres	68	+/-	l.f.	10,785	-	-
Lot 225	10,489	s.f.	0.24	acres	0	s.f.	10,489	s.f.	0.24	acres	68	+/-	l.f.	10,489	-	-
Lot 226	10,384	s.f.	0.24	acres	0	s.f.	10,384	s.f.	0.24	acres	67.9	+/-	l.f.	10,384	-	-
Lot 227	10,607	s.f.	0.24	acres	0	s.f.	10,607	s.f.	0.24	acres	68	+/-	l.f.	10,607	-	-
Lot 228	11,709	s.f.	0.27	acres	0	s.f.	11,709	s.f.	0.27	acres	68	+/-	l.f.	11,709	-	-
Lot 229	14,051	s.f.	0.32	acres	0	s.f.	14,051	s.f.	0.32	acres	68	+/-	l.f.	14,051	-	-
Lot 230	17,650	s.f.	0.41	acres	0	s.f.	17,650	s.f.	0.41	acres	70	+/-	l.f.	17,650	-	-
Lot 231	12,047	s.f.	0.28	acres	0	s.f.	12,047	s.f.	0.28	acres	84	+/-	l.f.	12,047	-	-
Total	5,827,634	s.f.	133.78	acres	1,297,459	s.f.	4,530,175	s.f.	104.00	acres				1,289,419	485,887	3,993,791

OUTLOT	GROSS AREA			WETLAND AREA			NET AREA			
A	97,987	s.f.	2.25	acres	0	s.f.	97,987	s.f.	2.25	acres
B	305,869	s.f.	7.02	acres	3,485	s.f.	302,384	s.f.	6.94	acres
C	8,424	s.f.	0.19	acres	0	s.f.	8,424	s.f.	0.19	acres
D	20,074	s.f.	0.46	acres	4,574	s.f.	15,500	s.f.	0.36	acres
Total	432,354	s.f.	9.46	acres	8,059	s.f.	424,295	s.f.	9.74	acres

R/W	GROSS AREA				WETLAND AREA		NET AREA			
	688,622	s.f.	15.81	acres	0	s.f.	688,622	s.f.	15.81	acres
TOTAL	GROSS AREA				WETLAND AREA		NET AREA			
	6,948,610	s.f.	159.52	acres	1,305,518	s.f.	5,643,092	s.f.	129.55	acres

Lot Width	66'	76'	92' +
Number of Lots	89	32	108
Avg Width	72	82	102
Avg Area (SF)	14,488	15,184	36,980
Avg Area (AC)	0.33	0.35	0.85

Total Site Avg	
Width =	87.46
Area (SF) =	25,193
Area (AC) =	0.58

***EXCLUDES EXISTING HOME ON LOT 1
& AMENITY LOT 220**

Appendix C to Hollydale Narrative

