



**BOLTON
& MENK**

Real People. Real Solutions.

West Area Development General Plan Council Discussion



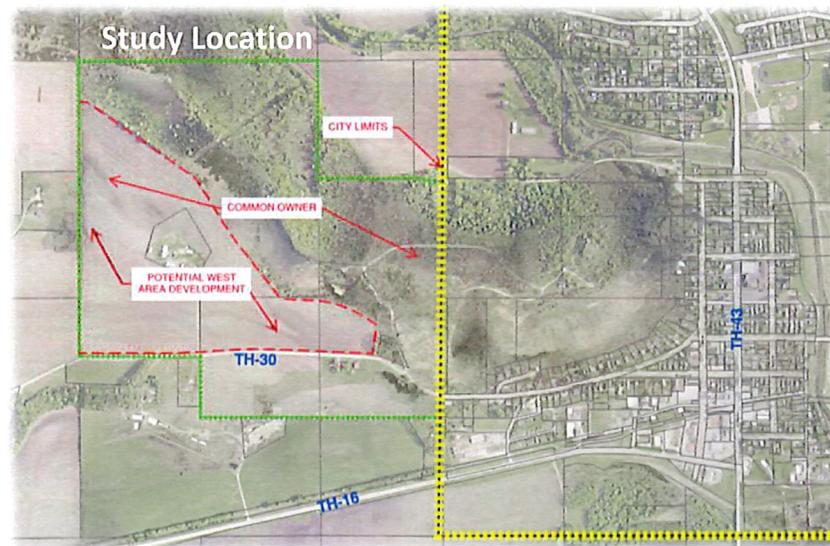
November 26, 2018

City of Rushford
City of Parks, Trees, and Trails

Scope

Report

- Develop 2 Conceptual Layouts
 - For Discussion Purposes Only
- Costs & Capabilities of Infrastructure
- Future Planning Efforts



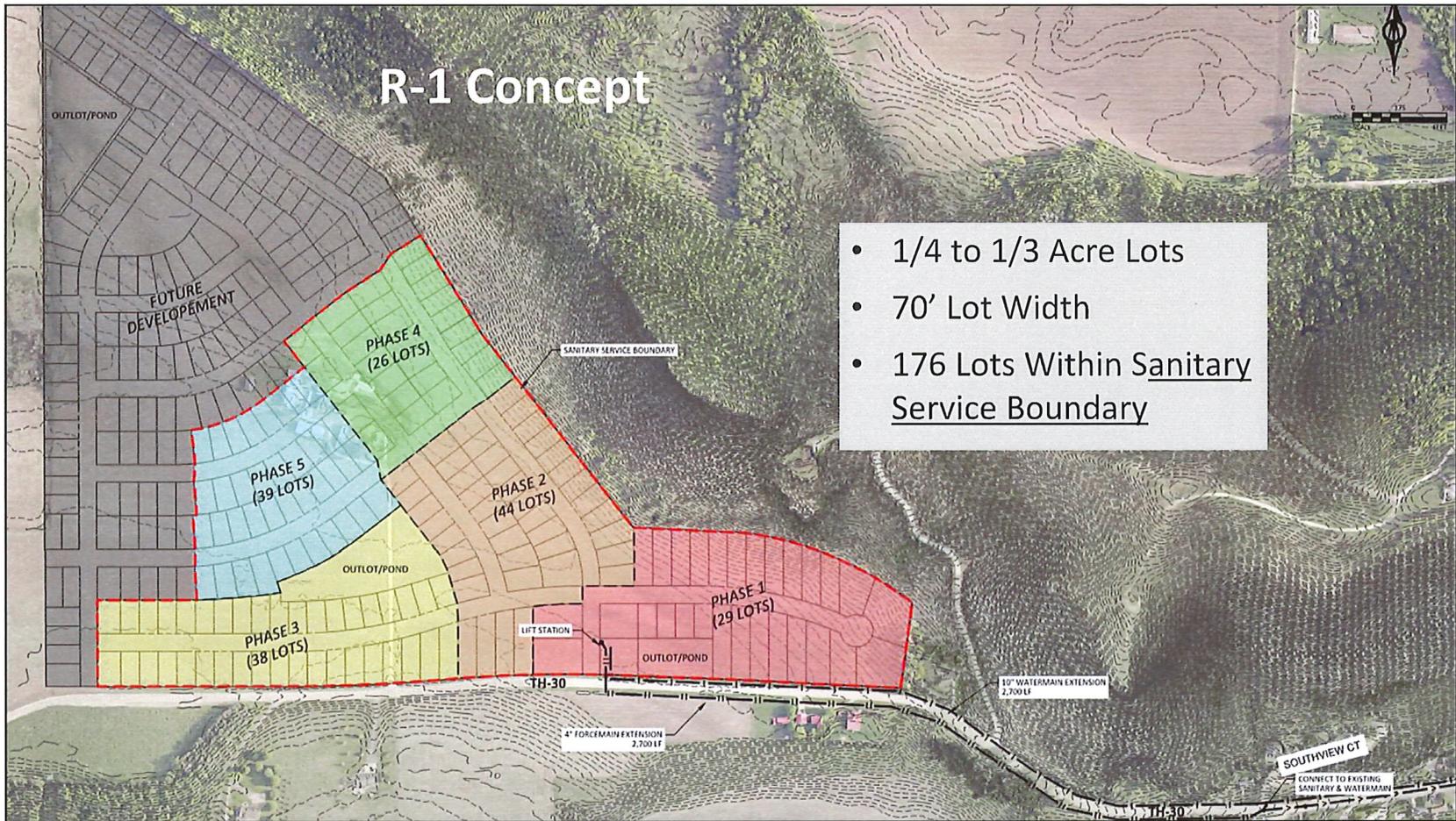
Concept and Cost Development

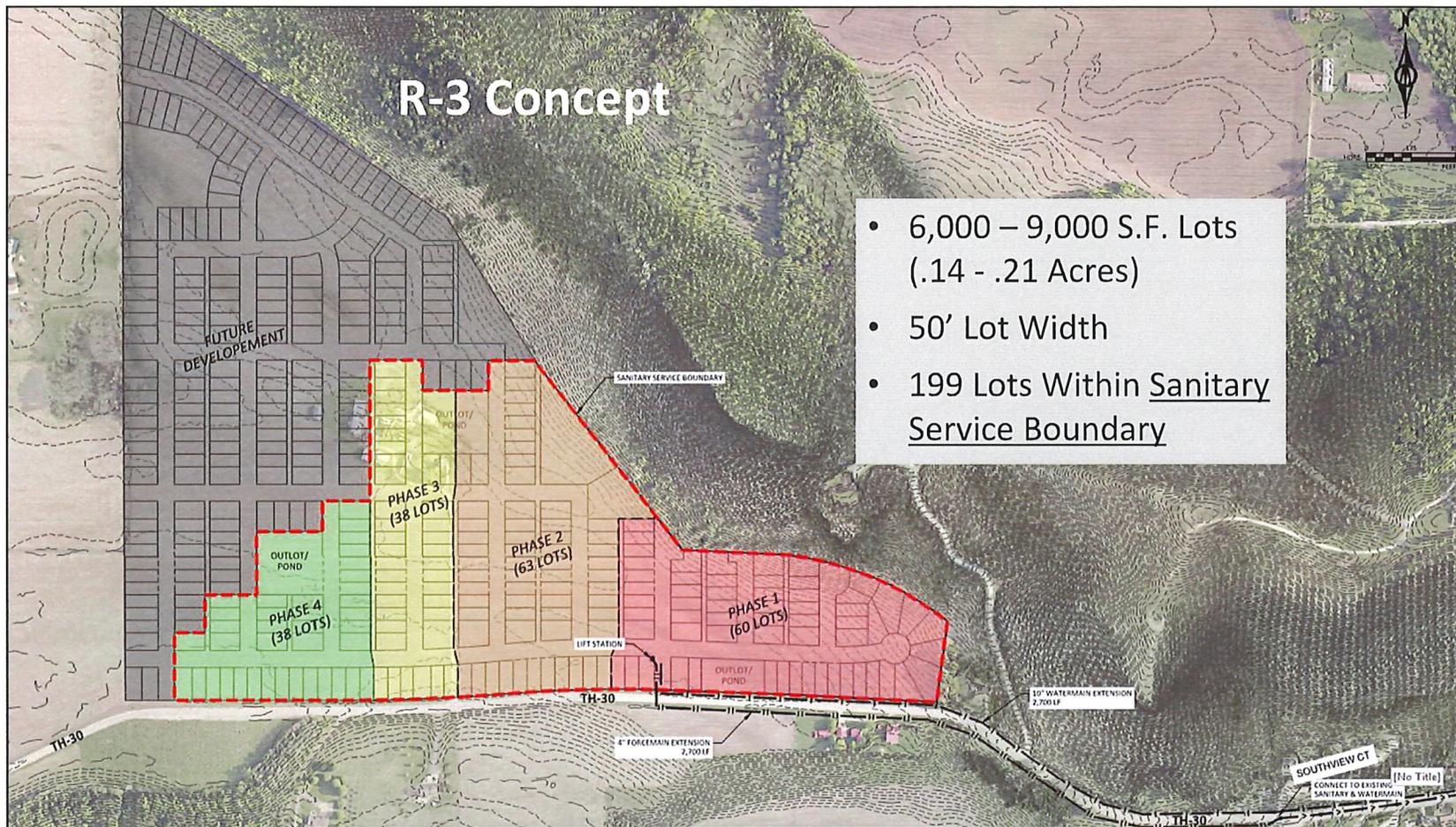
- Total Infrastructure Costs
 - On & Off Site
- How Many Lots?
 - Conceptual Layouts
 - Traditional Single Family (R-1 Concept)
 - Higher Density (R-3 Concept)

Table 1: Zoning Requirements

Requirement	R-1 Zoning	R-3 Zoning
Minimum Lot Width	70 ft	50 ft
Front/Rear Setback	25 ft /30 ft	25 ft / 25 ft
Sidyard Setback	10 ft	6 ft
Minimum Lot Size	8,000 sf	6,000 sf
Minimum ROW Width	66 ft	66 ft







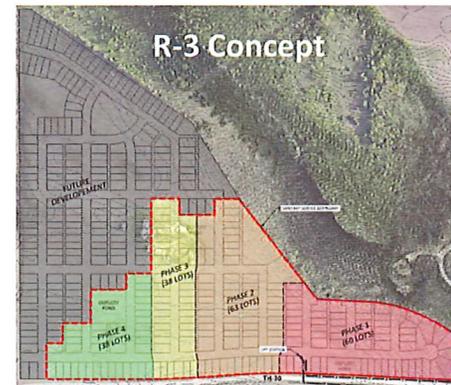
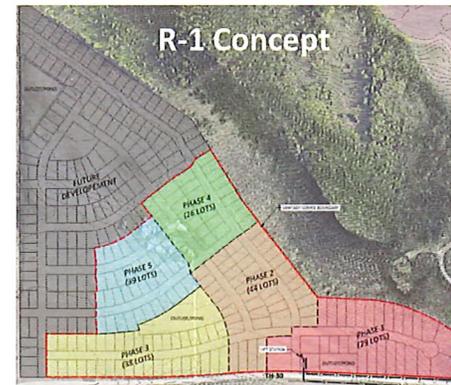
- 6,000 – 9,000 S.F. Lots (.14 - .21 Acres)
- 50' Lot Width
- 199 Lots Within Sanitary Service Boundary

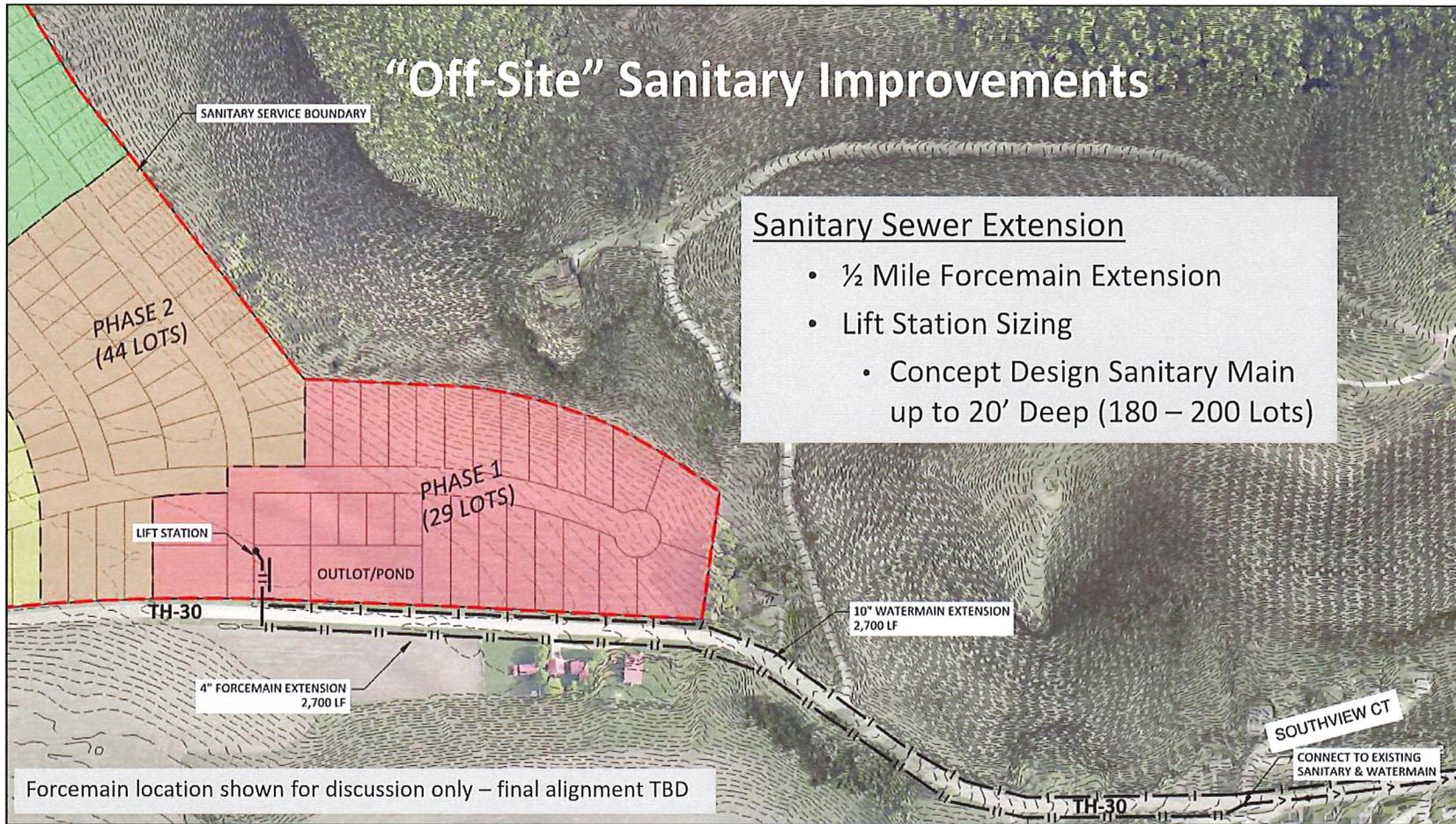
Construction Costs

- On-Site Infrastructure
 - Streets - Watermain
 - Grading - Storm Sewer
 - Sanitary - Stormwater Treatment

	R-1 Concept		R-3 Zoning Concept	
	Phase 1	Phase 2	Phase 1	Phase 2
Estimated Project Total	1,230,900	\$1,425,900	\$2,008,600	\$2,287,200
No. New Lots	29	44	60	63
Estimated Cost Per Lot	\$42,500	\$32,400	\$33,500	\$36,300

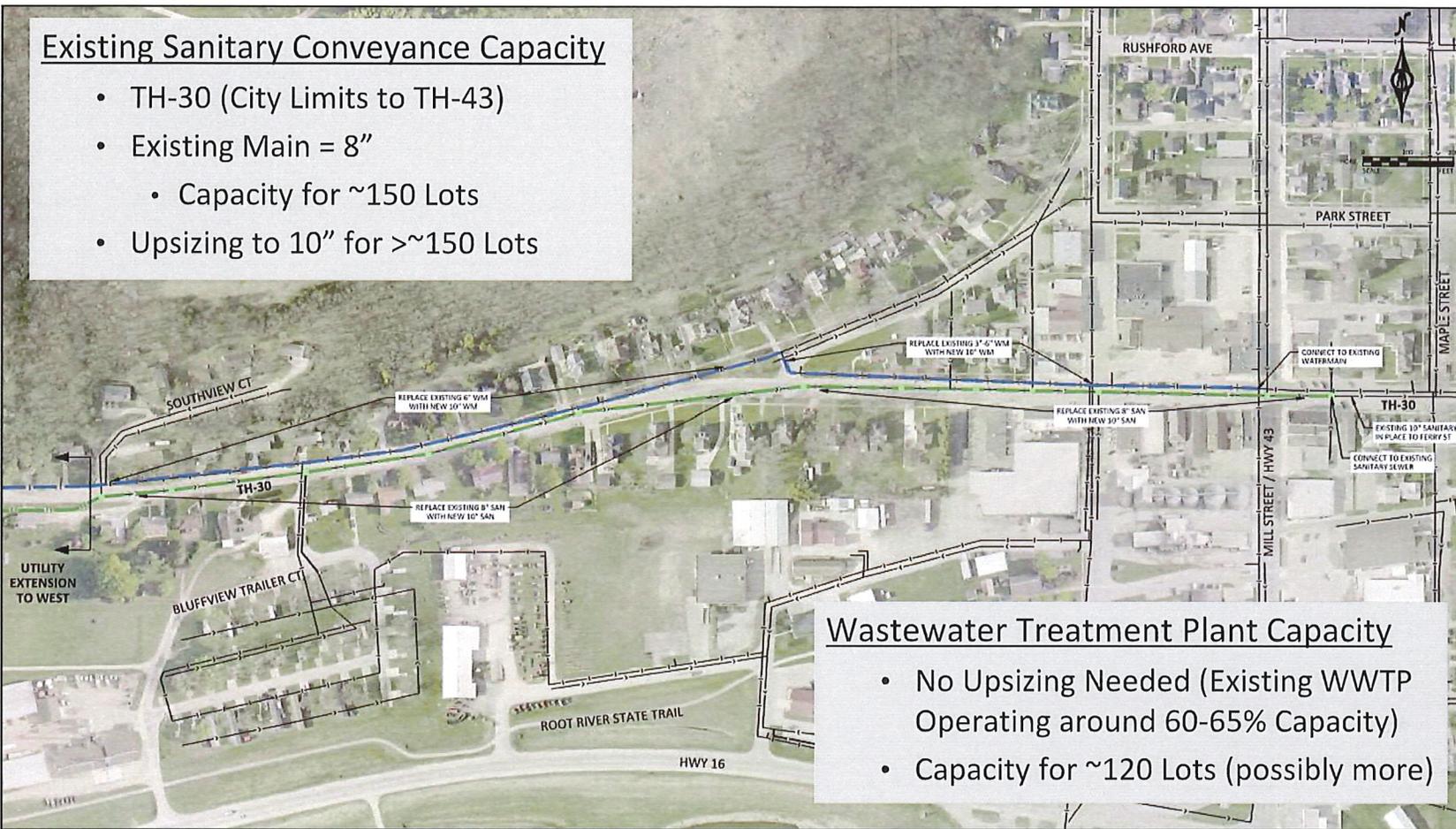
- Costs do not include
 - Power/Street Lighting - Land Acquisition
 - SAC/WAC Fees - Off-Site Extensions/Work

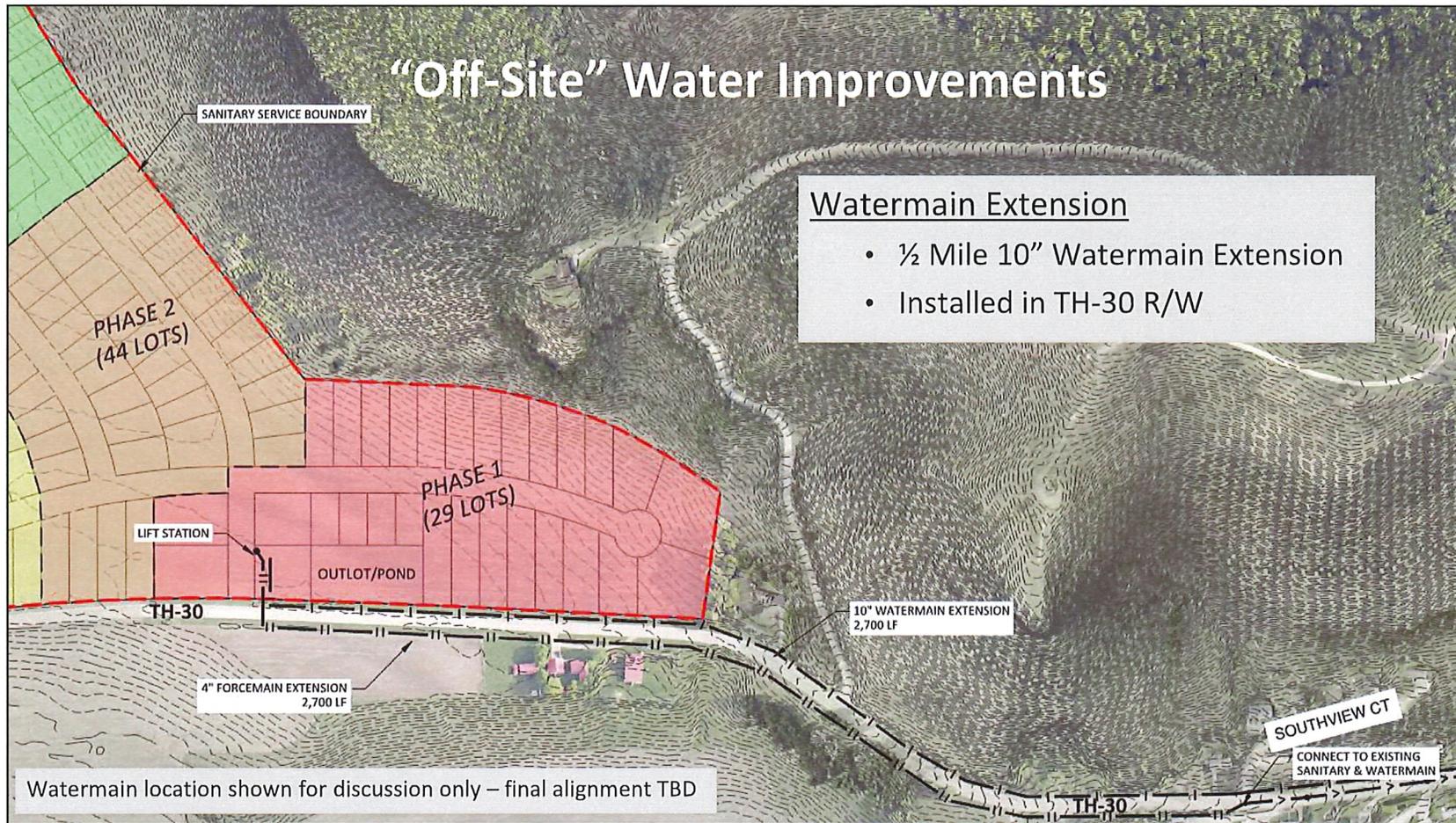




Existing Sanitary Conveyance Capacity

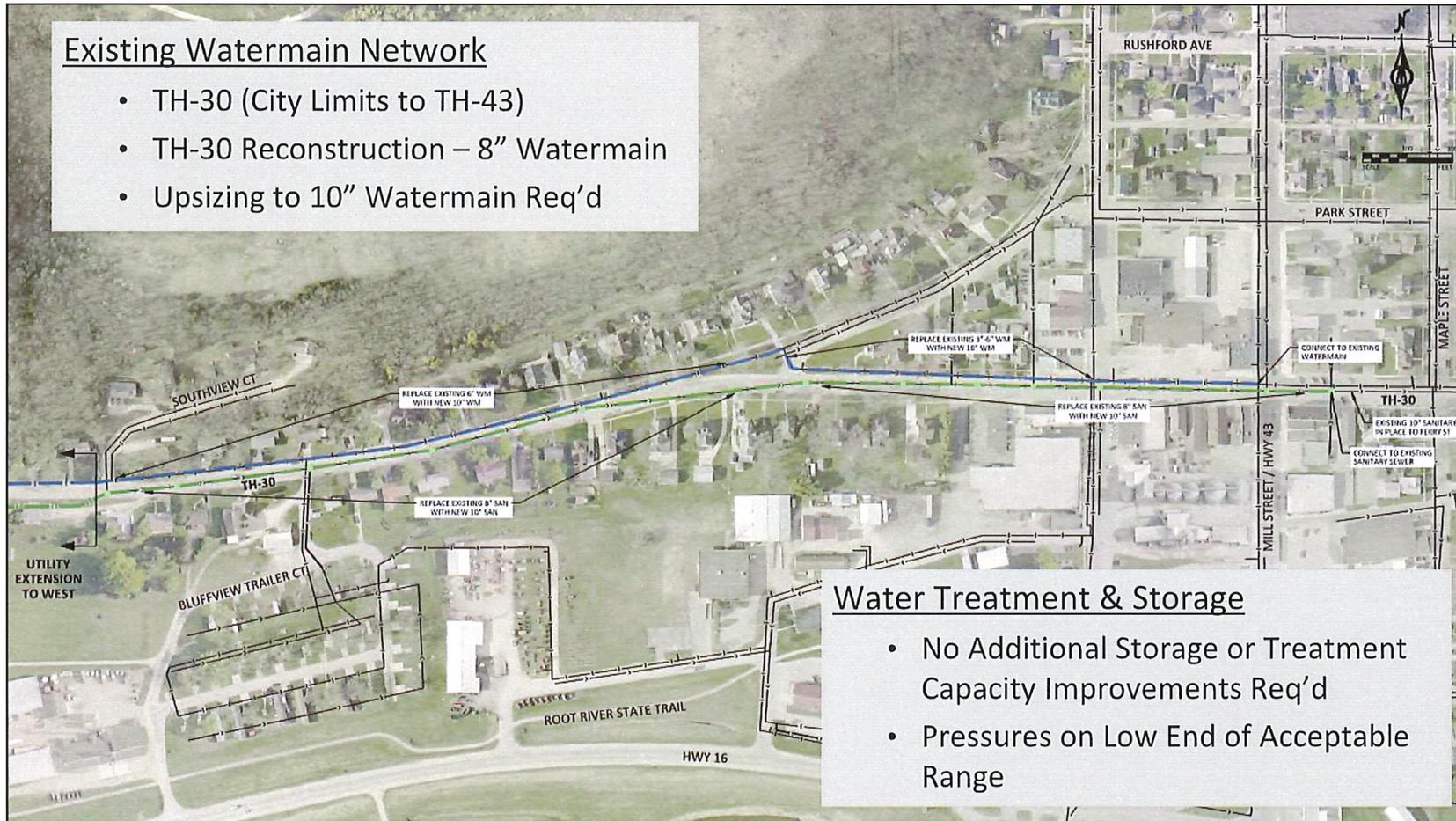
- TH-30 (City Limits to TH-43)
- Existing Main = 8"
 - Capacity for ~150 Lots
- Upsizing to 10" for >~150 Lots





Existing Watermain Network

- TH-30 (City Limits to TH-43)
- TH-30 Reconstruction – 8" Watermain
- Upsizing to 10" Watermain Req'd

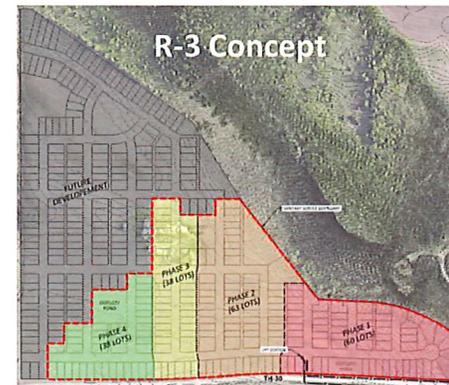
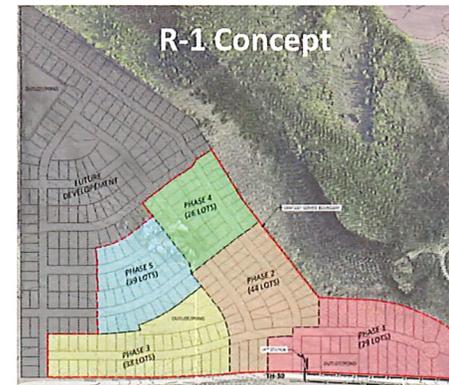


Water Treatment & Storage

- No Additional Storage or Treatment Capacity Improvements Req'd
- Pressures on Low End of Acceptable Range

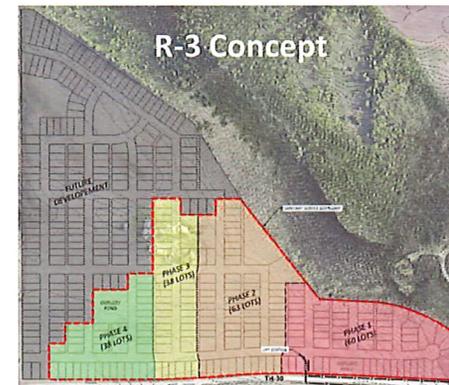
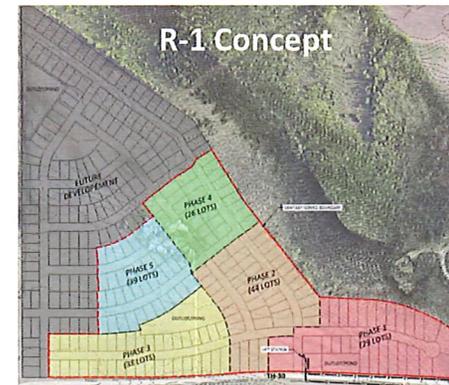
Off-Site Utility Costs

- Utility Extension Cost - ~\$800,000
 - Includes Sanitary Forcemain, Lift Station & Watermain
 - Based on Horizontal Drilling Mains/No Significant Surface Replacement
- Utility Upgrade Costs - ~\$43,000
 - Upgrade Costs above and beyond the planned TH-30 Utility Improvements



Other Off-Site Costs

- MnDOT Access Management Manual
 - 1/4 Mile Min Spacing (Primary Intersection)
- Right Turn Lane (RTL) Req'd
 - Initiated by Phase 1 Development
 - Estimated Cost ~\$70,000



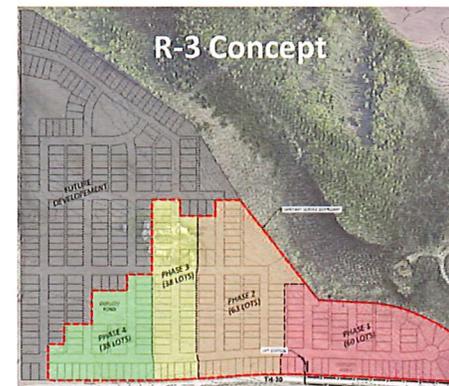
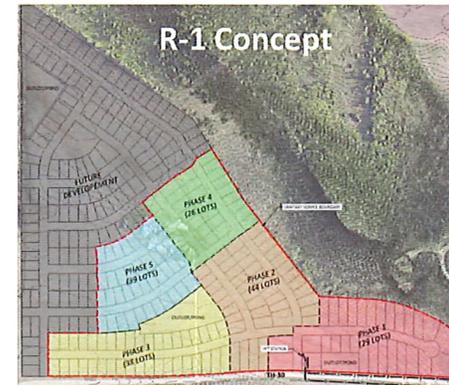
Additional Steps

Before Utility Extension:

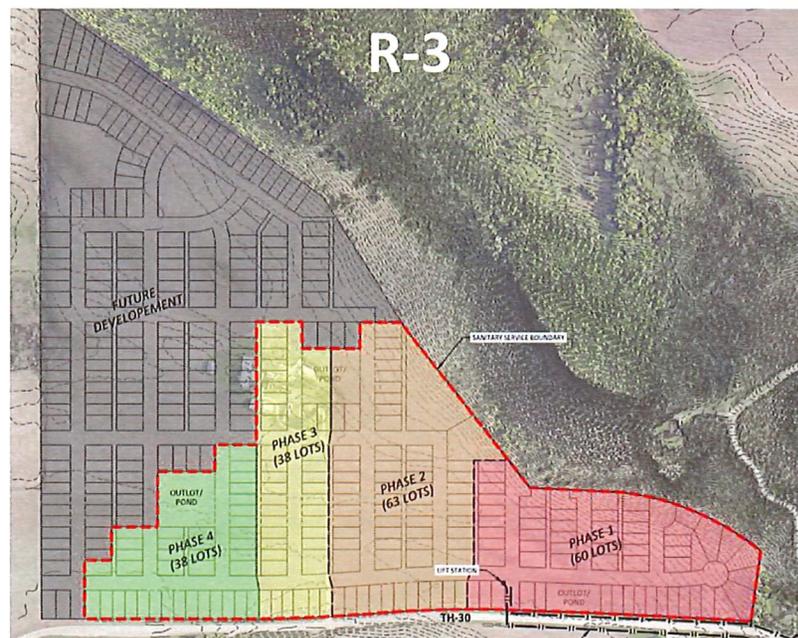
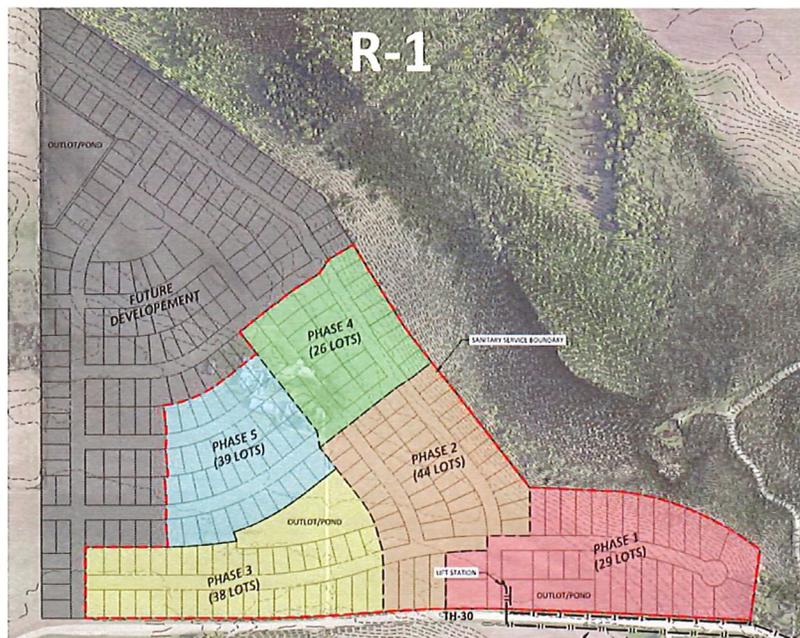
- Preliminary Design
- MPCA & MnDOT Permits Req'd prior to Construction

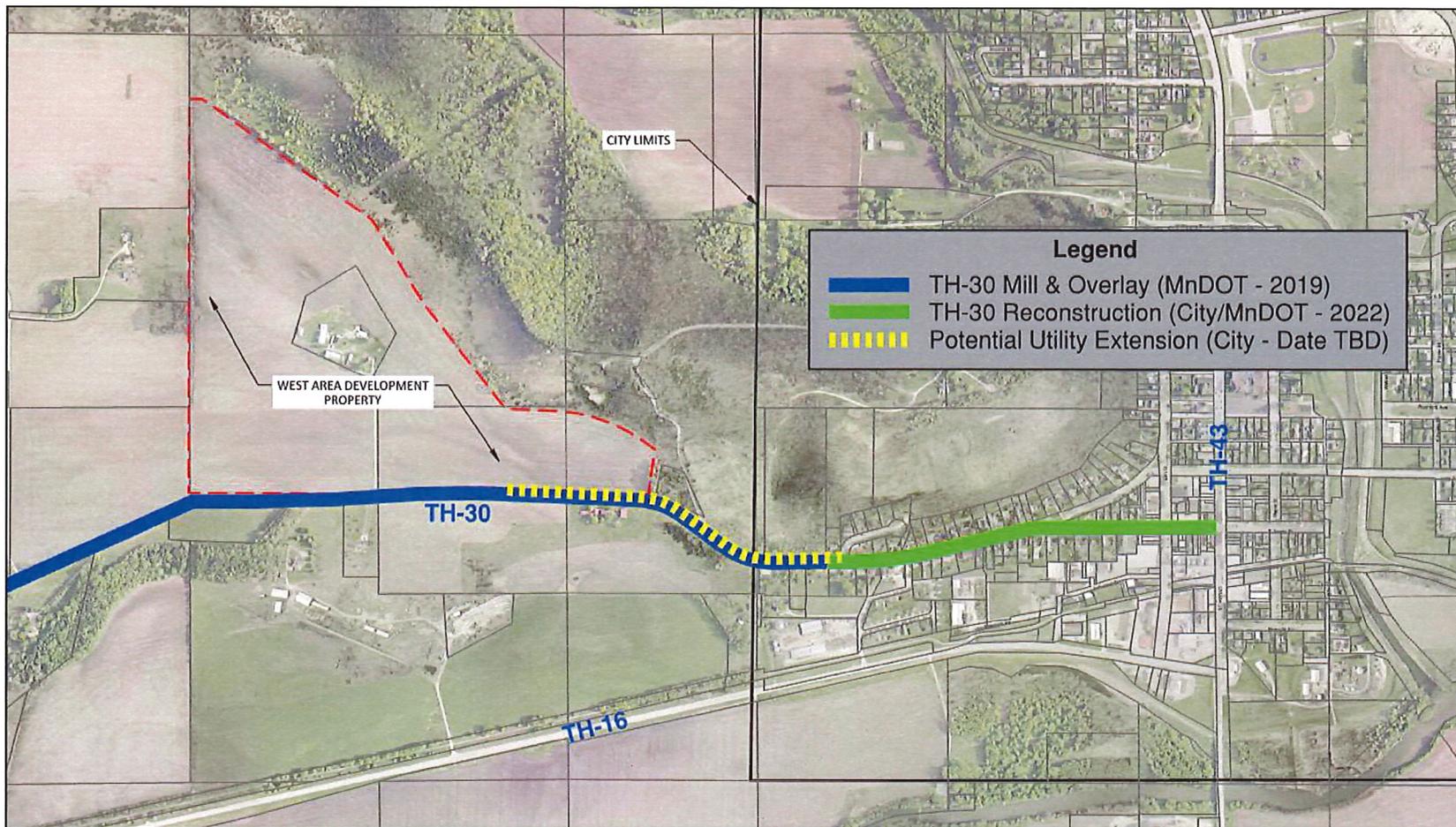
Before Phase 1 Development:

- Normal Annexation/Planning/Zoning Process
- Traffic Study for Right Turn Lane
- Understanding of Feed Lots



Discussion





Geotechnical/Preliminary Work

- 4 Soil Borings
- Update Cost Estimates & Construction Scope
- Cost: \$5,000

Benefits:

- Better Understand Feasibility of Utility Extension
- May Reduce Surface Replacement Costs

