

Preserve of Mayowood

Presentation by Mark Welch / G-Cubed INC. on behalf of
Mayowood Lands, LLC

April 4th, 2023

Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
 - Existing Zoning District
 - Proposed Street Layout and Unit Densities
 - Project Details
- Traffic Impacts
- Environmental Features – Wetland, Soil Borings, Existing Floodplain and Shoreland
- Q&A

Introduction

Mark Welch – P.E., G-Cubed Engineering

- Senior Vice President – Civil Division Chief

Mark Hanson – MDH Inc., R&M Development, RyMark Homes

- Owner-Developer of Scenic Oaks developments, Meadow Lakes, Fox Hills Villas, Lilly Farm, Millie Meadows and others.

Gene Peters – GP Development

- Owner-Developer of Fieldstone developments, Greystone, Lilly Farm, Millie Meadows and others

Joe Powers – Powers Ventures

- Owner – Mayowood Stone Barns, Canadian Goose Restaurant, Pinnacle Catering, Hubble House and others

About our Project

Location: North of Mayowood Road SW, Rochester, MN

-Property adjoining to the Mayowood Stone Barn

Proposal: 129 Residential lots

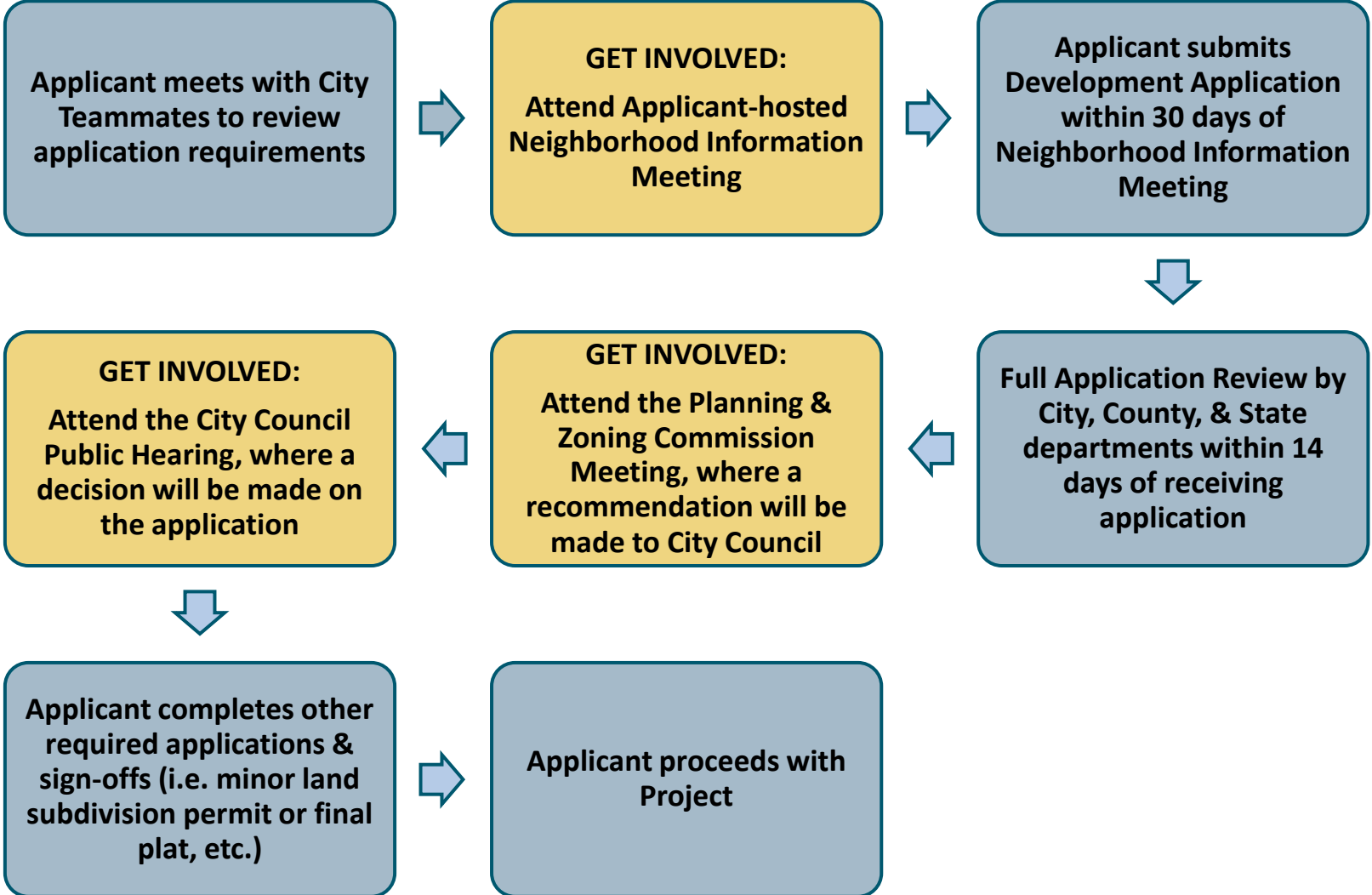
Maintain Stone Barn – Farm House theme

Private roads and amenities connected to public sewer and water

Pedestrian facilities and connections to public pedestrian pathways

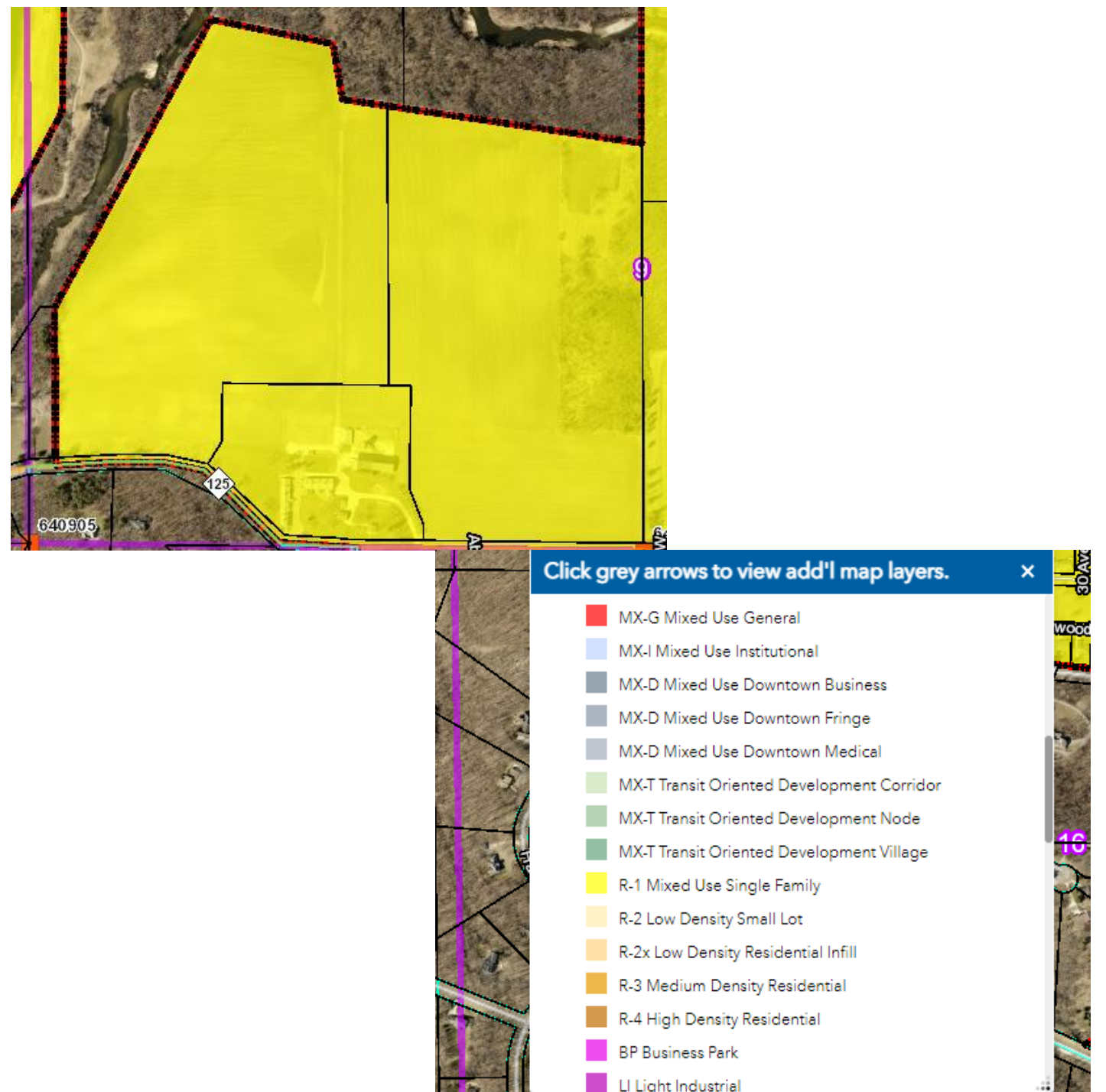
Proximity to the South Fork of the Zumbro River

The Application Process



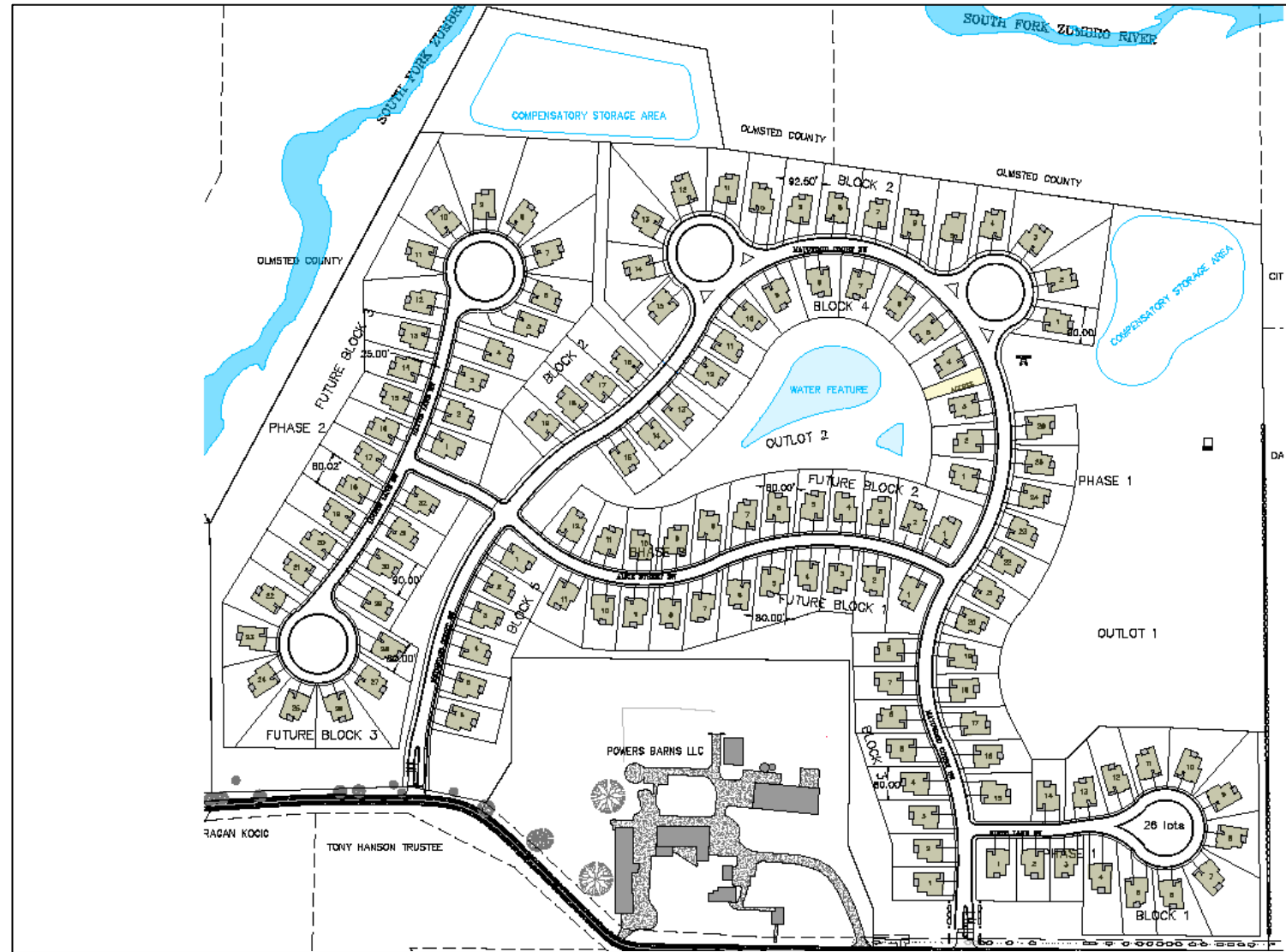
Existing Zoning District: R-1

- R-1 -- Mixed Use Single Family
- Maintain/promote low residential density
- Various styles of single family dwellings



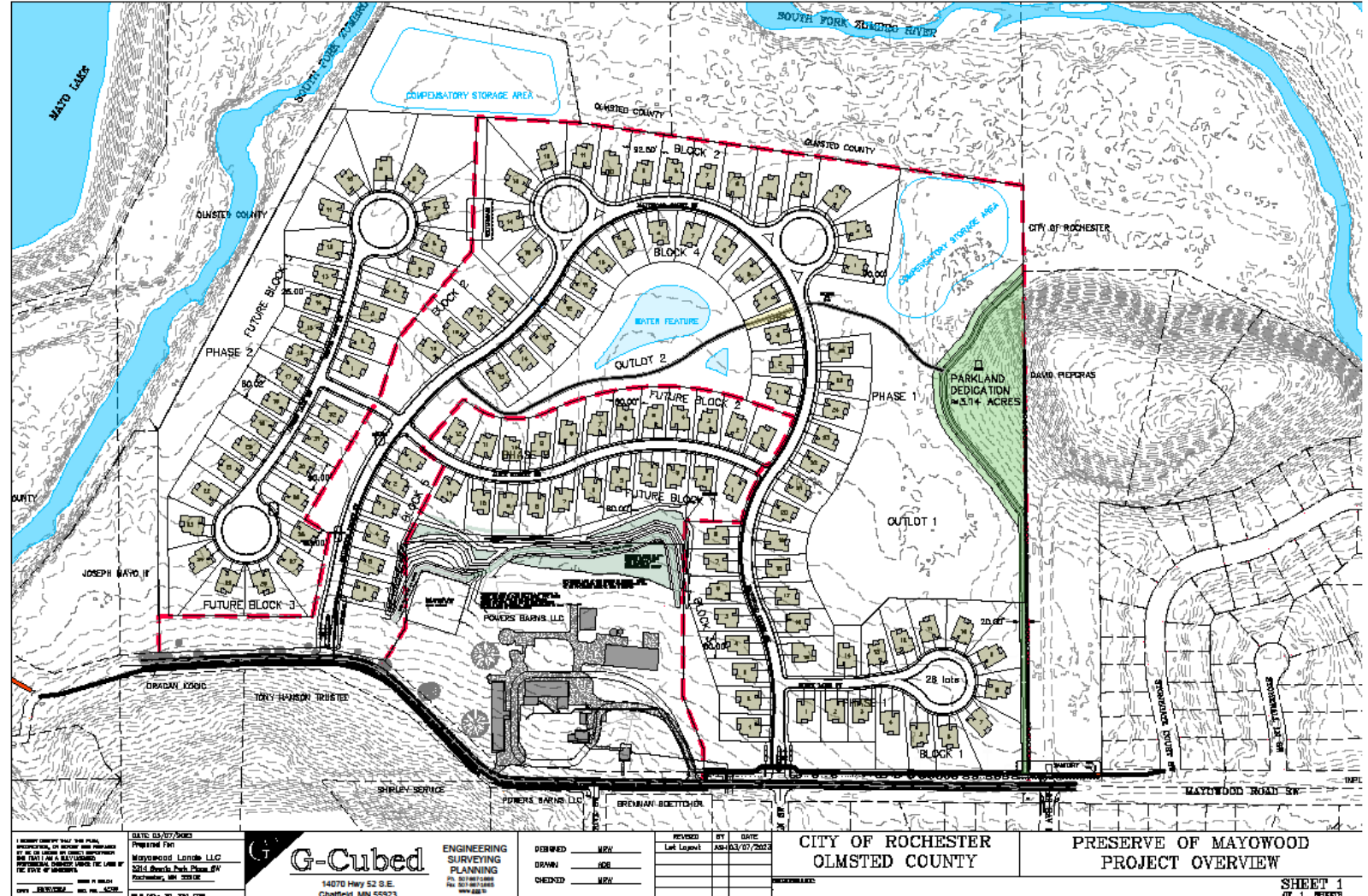
Proposed Street Layout & Unit Densities

- Private streets
- Two access points to Mayowood Road
- East entrance directly across from Abigale Ln.
- 129 lots on 89 acres



Project Details

- Project will be built in phases.
 - Phase 1 – 74 Lots
 - Phase 2 – 55 Lots
- Water feature in center
- Parkland area to the East
- Internal pathways
- Designated walkways



Traffic Impacts – Performed by SSTS

Table 3 - Trip Generation

Land Use	Land Use Code	Size	Trips Generated:				Weekday ADT
			AM peak		PM Peak		
			Enter	Exit	Enter	Exit	
Single Family Housing	210	129 units	26	73	76	44	1,216
Totals			26	73	76	44	1,216
			99		120		

Table 6 – Intersection Sight Distance for Proposed Access Locations

Access Intersection	Min Rec Sight Distance (40 MPH)		Measured Available Sight Distance	
	B1-Left Turn*	B2-Right Turn**	B1-Looking Right	B2-Looking Left
Mayowood Rd & East Access	445'	385'	600'	800'
Mayowood Rd & West Access	445'	385'	518'	613'

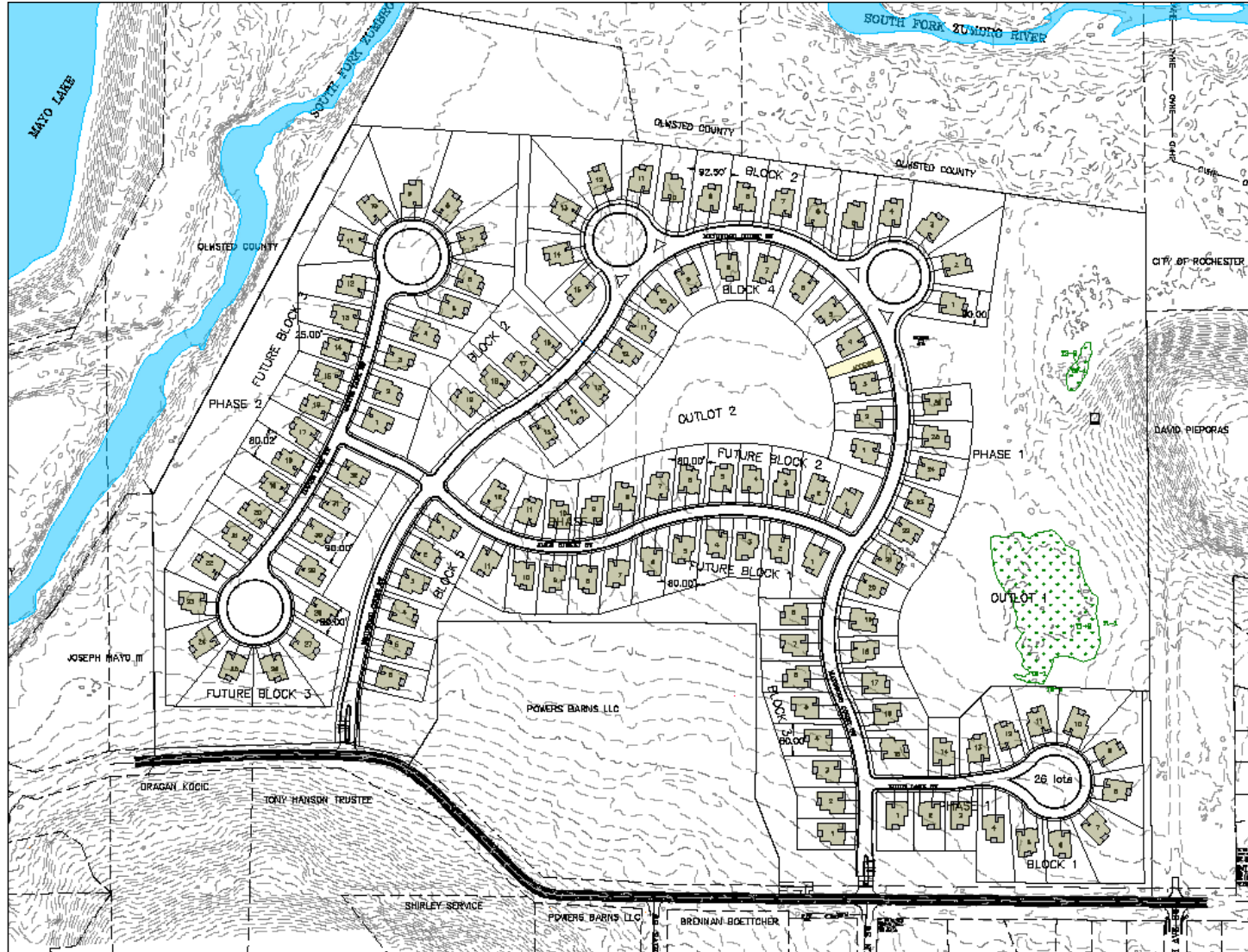
Table 7 – ADT review on Mayowood Rd

ADT Location	Existing ADT	Site Traffic To Be Added	Build ADT	Acceptability
Mayowood Rd near Salem Rd	499	304	803	Excellent
Mayowood Rd near Stone Barn	508	425	933	Excellent
Mayowood Rd east of School	1,038	912	1,950	Good
Mayowood Rd west of School	2,850	912	3,762	Poor

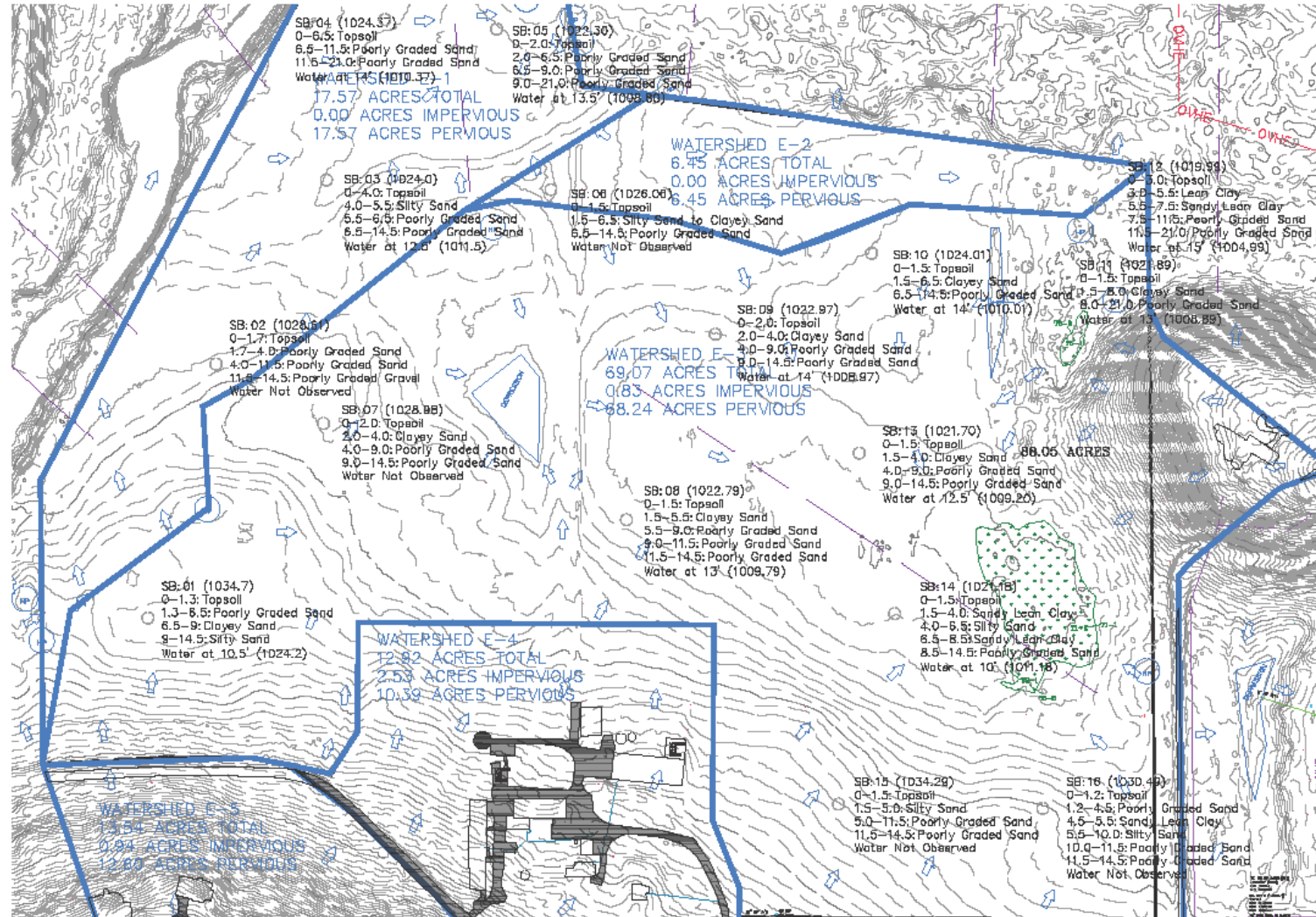
Traffic Impacts – Performed by SSTS

- Generates 99 trips during A.M. peak hour
- Generates 120 trips during P.M. peak hour
- Results indicate acceptable operations with minimal traffic backups
- Existing sight distance availability acceptable at both drive locations

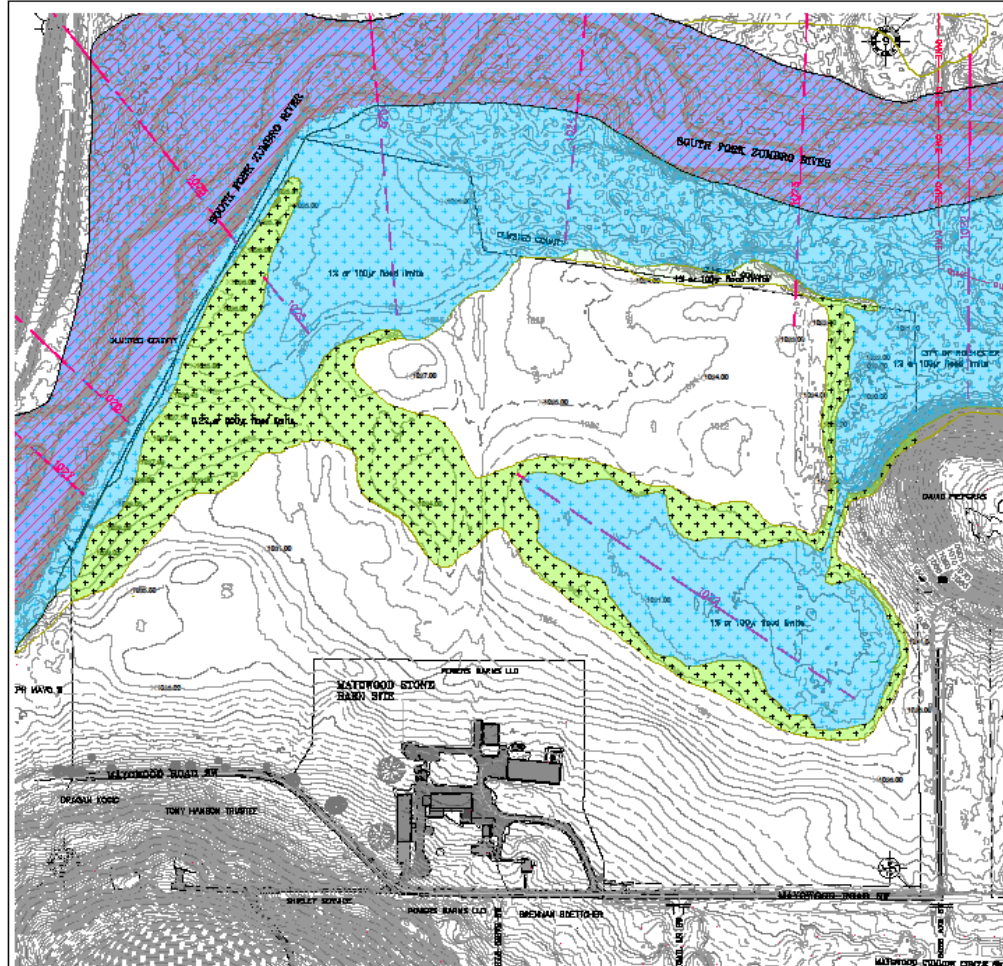
Wetlands






Soils Borings & Groundwater




Existing Floodplain



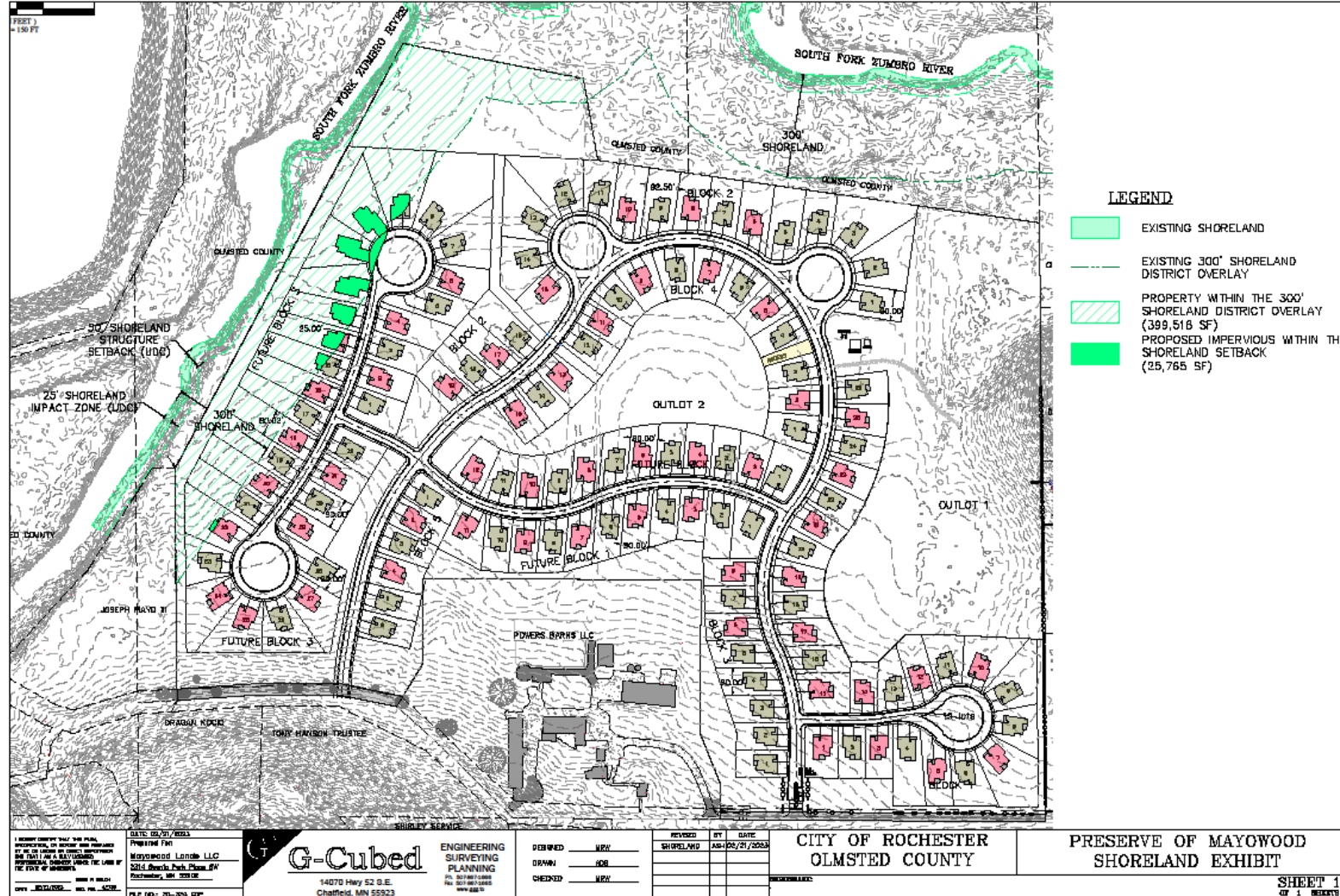
LEGEND

- PRESERVE OF MAYWOOD BOUNDARY
-  EXISTING FLOODWAY
-  1% (100 YEAR) FLOODPLAIN
-  0.2% (500 YEAR) FLOODPLAIN
- - - BASE FLOOD LINE AND ELEVATION

FROM FIRM PANEL No. 27109C0282F
EFFECTIVE DATE 4-19-2017

<small>A LICENSED SURVEYOR HAS REVIEWED THIS PLAN, SPECIFICATIONS, OR REPORT AND CERTIFIES THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY DATA AND INFORMATION PROVIDED TO HIM OR HER BY THE CLIENT AND THAT HE OR SHE IS NOT PROVIDING ANY OPINION OR GUARANTEE AS TO THE ACCURACY OF THE DATA OR INFORMATION PROVIDED TO HIM OR HER BY THE CLIENT OR AS TO THE FITNESS OF THE DATA OR INFORMATION FOR THE PURPOSES INTENDED.</small> <small>MADE IN U.S.A.</small> <small>DATE: 02/22/2018</small> <small>PROJECT: FIRM</small> <small>MAYWOOD STONE HARD SITE</small> <small>2018 Olmsted Falls, Plan #19</small> <small>Rochester, MN 55902</small> <small>FILE NO.: 20-262-001</small>	 G-Cubed <small>14070 Hwy 52 S.E.</small> <small>Chattfield, MN 55923</small>	ENGINEERING SURVEYING PLANNING <small>PH: 507-841-1888</small> <small>FAX: 507-841-1888</small> <small>WWW.GCUBED.COM</small>	<small>DRAWN BY</small> MWK <small>CHECKED BY</small> MWK	<small>DESIGNED BY</small> MWK <small>DATE</small>	CITY OF ROCHESTER OLMSTED COUNTY	PRESERVE OF MAYWOOD FEMA FLOOD MAP
			<small>DATE</small>	<small>BY</small>	<small>DATE</small>	SHEET A

Shoreland



Q&A