



Public Works Department

Donald J. Theisen, P.E.
Director

Wayne H. Sandberg, P.E.
Deputy Director/County Engineer

August 22, 2016

Stephen Wensman
City Planner
City of Lake Elmo
3600 Laverne Avenue North
Lake Elmo, MN 55042

RE: Washington County comments on the concept plan for the H.C. Golf Course Development LLC

Dear Mr. Wensman,

Thank you for providing the County with the concept plan for the H.C. Golf Course Development LLC at Lake Elmo/Tartan Park in Section 24, Township 29, Range 20, City of Lake Elmo. Based on review of the plans, we offer the following comments and recommendations to consider as you process this application through the City of Lake Elmo:

- The Regional Functional Classification of CSAH 17/Lake Elmo Avenue is an "A" Minor Arterial Roadway. The Washington County Comprehensive Plan 2030, identifies 150 feet for the future right-of-way requirement along this section of roadway. Currently, the right-of-way varies but ultimately, there should be 75 feet from the centerline of the roadway.
- The proposed access points on CSAH 17/Lake Elmo Avenue are acceptable to the County. Transportation staff is currently reviewing the Traffic Impact Study (TIS) as part of the environmental review process and will be coordinating the recommended roadway improvements as this development is processed through the city. Once more specific development plans are prepared, the County will review the specific plans prior to the issuance of Washington County Access and Right Of Way permits.
- The Washington County Comprehensive Plan 2030, Planned Trail System identifies CSAH 17/Lake Elmo Avenue as a Planned Regional Trail.
- The City should consider requiring that the two neighborhoods along the eastern edge of the site be connected and access be provided to 10th Street on the south.
- A Right Of Way permit will be required for any work in the CSAH 15/Manning Avenue right-of-way as it relates to the development. A plan set is required with the application and include any grading, installation of culverts, installation of water and sewer services, left and right turn lanes on CSAH 15/Manning Avenue, parallel trail grading, signage and any landscaping and other improvements within county right-of-way.

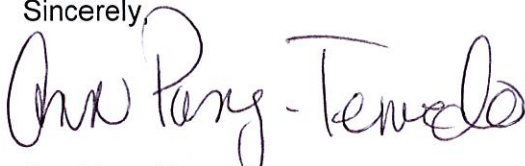
H.C. Golf Course Development LLC
August 18, 2016

- The developer or the city must submit the drainage report and calculations to our office for review of any downstream impacts to the county drainage system. Along with the drainage calculations, we will request written conclusions that the volume and rate of stormwater run-off into the county right-of way will not increase as part of the project.
- Washington County's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from this highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where the establishment of the land use would result in violations of established noise standards. Minnesota Statute 116.07, Subpart 2a exempts County Roads and County State Aid Highways from noise thresholds.

County policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such areas. The developer should assess the noise situation and take any action outside of County right of way deemed necessary to minimize the impact of any highway noise.

If you have any questions or comments to the responses on H.C. Golf Course Development LLC concept plan, please contact me at Ann.pung-terwedo@co.washington.mn.us.

Sincerely,



Ann Pung-Terwedo
Senior Planner

C: Carol Hanson, Office Specialist

R/Plat Reviews/City of Lake Elmo/Tarten PUD