From the concerned citizens of the South Valley Drive area.

In regards to the proposed Johnson Ranch subdivision at the corner of S. Valley & E. Saint Patrick streets Items of concern.

#1 that S. Valley from E. Saint Patrick South to the southern boundary of the proposed subdivision be rebuilt into three lanes (1 is a turn lane) with curb, gutter & sidewalks. Not only is this important to the immediate subdivision and existing traffic but to the future as S. Valley will be a collector street necessitating 3 lanes to the Minnesota street connection. All the while keeping in mind that the Saint Patrick intersection will need to be upgraded.

#2 that planned subdivision streets aligns with existing streets.

#3 housing density, lot size and setbacks, that all of the subdivision be low density single family with full size lots and standard setbacks or at the very most the area designated for medium density be of owner occupied town houses no more than 2 stories in height with garages attached to each unit and quality amenities.

# 4 that access to the corner commercial lot at S Valley be at the southernmost point of said lot AND that access will also flow across both commercial lots southernmost border allowing entrance from east and west.

#5 that all interior streets & turnarounds be of full capacity capable for fire trucks, garbage trucks etc.

# 6 that a six (6) foot high privacy fence be constructed on the southernmost property line in parallel with Eden lane and between all residential and commercial lots.

# 7 storm water / runoff plan and a wetlands plan be made public before platting.