

## Proposal for new use of empty land

The St Joseph's Crossing land will be split into 3 sections. Immaculate Rentals LLC property, Carol Fryzelka's lot and the St Joseph's Crossing Home Owners' Association. See map for details.

Joe Syrokosz manager of Immaculate Rentals LLC is asking for approval to build 5 sets of townhomes per plan D-441 with modifications per the professional builder and engineers as needed for our area. This plan will add 20 new homes and was selected due to its ability to use the area to its maximum potential while making a great place to rent and live. Each unit will have its own central heat and AC to help contribute to an efficient cost-effective way to live. The outside lawn and landscape will be managed by Immaculate Rentals to keep a nice, clean kept neighborhood. ValleyScapes, LLC a local Landscape company will be hired to install sod, landscape shrubs and bushes including sod and irrigation in the front yards. The back will also be nicely landscaped with bushes, trees and irrigation as needed, but will likely be seeded to keep cost down. Immaculate Rentals will be obtaining bids from local contractors to help support our community.

### ADDITIONAL INFO

Each addressed unit will have its own electric and water meters.

The community will have one additional water meter for the irrigation of the lawns and landscape. The maintenance shop will be solar powered without an electric meter as it will not need much electric as it will only be storing tools and maintenance equipment such as a lawn mower.

Community parking is welcome to all. There will be management by Immaculate Rentals to a 24-hour parking limit for residents and non-residents. This will help reduce unused cars from being parked and not moved. Violators cars will be towed at owners' expense and risk.

Prior to the building of any of these townhomes Immaculate Rentals agrees to install a road as wide as the existing streets are (approximately 22 feet wide). Using concrete or asphalt per the City's thickness requirements. The placement of the street is drawn in the approximate location on the townhome's placement map. If for some reason address 1117 N 7<sup>th</sup> street will not allow the street to be built where it as designed to be built then we will have to shift this street onto our property to the west. This road will be constructed at Immaculate Rentals' cost. We will not ask any of the current house/condos to provide money for the improvements. With this said we would like for the city to grant Carol Fryzelka permission to build on her portion of property at any time before or after the road is installed. The roads will all have a mountable curb (Or similar) to transition into the existing curbs. (This will allow for ease of connecting the existing driveways into the new road and accommodate for the new driveways without removing or adjusting the street. Drainage will be directed onto the public parking from St Joseph Crossing to drain into the parking and be directed into the drainage creek. (See drawing for parking

placement) This will eliminate extra water into the 7<sup>th</sup> street drainage pipes from St Joseph's Crossing. The city will have no additional specials for the property and will agree to adopt the road to plow snow and maintain it as they do on the rest of the city streets after its installation.

Immaculate Rentals will hire a contractor to extend the 6-inch water line to make a loop from 7<sup>th</sup> street to HWY 63.

Install a fire hydrant in the approximate location on the map (Will the city help do this?)

Electric meters to be installed in the front yard per the city's requirements.

Water meters to be installed in the front yards per the city's requirements.

Electric to be underground or as needed per the city's request.

Thank you in advance for this opportunity to make St Marys a bigger better place to enjoy and live. I look forward to starting this project.

Immaculate Rentals LLC

Joe Syrokosz Manager