

**CITY OF LINO LAKES
PLANNING & ZONING BOARD MEETING**

Wednesday, April 12, 2017

6:30 p.m.

Council Chambers

Please be courteous and turn off all electronic devices during the meeting.

AGENDA

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES: February 8, 2017 and March 8, 2017
4. OPEN MIKE
5. ACTION ITEMS
 - A. NorthPointe 5th Addition Final Plat
 - B. Saddle Club 3rd Addition Final Plat
 - C. Woods Edge 2nd Addition Final Plat
6. DISCUSSION ITEMS
 - A. Project Updates
7. ADJOURN

Meeting guidelines on reverse side.

City of Lino Lakes Planning & Zoning Board MEETING GUIDELINES

Open Mike – The purpose of a Board Meeting is to accomplish the business of the city. When presenting at a meeting please remember to be respectful, and follow these guidelines:

- Please address the meeting chair.
- State your name and address for the record.
- Please observe a 4-minute limit.
- The topic must relate to city business.
- Open Mike is for items not on the agenda.
- A spokesperson must represent a group of five or more – groups will have 8 minutes.
- The Presiding Officer may limit duplicative presentations.
- Remember, the meeting is to discuss city business only.

Public Hearing - Held as a separate item of business on the agenda. The public hearing segment is your opportunity to tell the Board how you feel about issues scheduled to be heard. Typically, a hearing follows these steps:

- The Presiding Officer (Chair or Vice-Chair) will announce the proposal to be reviewed and ask for the staff report. The presiding Officer shall maintain strict order and etiquette at all meetings.
- Staff will present their report on the proposal.
- Board members will then ask City Staff questions about the proposal.
- The Presiding Officer will then open up the public hearing for anyone present who wishes to comment on the proposal. This is the time for the public to make comments or ask questions about the proposal.
Comments should be limited to four (4) minutes unless further time is granted by the Presiding Officer. All comments should be directed to the Board as a body and not to any individual Board Member or City Staff Member unless permission is granted by the Presiding Officer. No person shall be permitted to enter into any discussion, either directly or through a member of the Board without the permission of the Presiding Officer.
- After everyone in the audience wishing to speak has given his/her comments, the Presiding Officer shall close the public hearing.
- The Board will then discuss the proposal. No further public comments are allowed.
- The Board will then make a recommendation(s) and/or a decision.

When you are called upon for your comments, please step to the microphone at the podium and state your name and address for the record.

Occasionally, the Board may continue a hearing to another meeting before taking action.

Meeting Etiquette

The Planning & Zoning Board must preserve order and decorum while the meeting is in session. A resident shall not, by conversation or otherwise, delay or interrupt the proceedings or the business of the Board, nor disturb any resident or Board Member while speaking or refuse to obey the orders of the Board.

**CITY OF LINO LAKES
PLANNING & ZONING BOARD MINUTES**

DATE	: February 08, 2017
TIME STARTED	: 6:30 P.M.
TIME ENDED	: 7:24 P.M.
MEMBERS PRESENT	: Dale Stoesz, Perry Laden, Lou Masonick, Neil Evenson, Michael Root, Jeremy Stimpson
MEMBERS ABSENT	: Paul Tralle (Chair)
STAFF PRESENT	: Katie Larsen, Michael Grochala, Diane Hankee

I. CALL TO ORDER AND ROLL CALL:

Vice Chair Root called the Lino Lakes Planning and Zoning Board meeting to order at 6:30 p.m. on February 08, 2017.

II. APPROVAL OF AGENDA

The Agenda was approved as presented.

III. SWEARING IN OF BOARD MEMBERS

The Board Members signed their Oaths of Office.

IV. APPROVAL OF MINUTES:

Mr. Stoesz made a MOTION to approve the January 11, 2017 Meeting Minutes. Motion was supported by Mr. Laden. Motion carried 5 - 0. (Stimpson abstained.)

V. OPEN MIKE

Vice Chair Root declared Open Mike at 6:32 p.m.

There was no one present for Open Mike.

Mr. Masonick made a MOTION to close Open Mike at 6:34 p.m. Motion was supported by Mr. Evenson. Motion carried 6- 0.

VI. RE-ELECTION OF CHAIR & VICE CHAIR

Mr. Laden nominated Mr. Tralle for Chair Position. Motion carried.

Mr. Evenson nominated Mr. Root for Vice Chair Position. Motion carried.

VII. ACTION ITEMS

A. PUBLIC HEARING to consider Bald Eagle Erectors, Conditional Use Permit for Open and Outdoor Storage

Ms. Larsen presented the staff report. The applicant, Bald Eagle Erectors owns the 5.45 acre parcel located at 7309 Lake Drive. The request is for a conditional use permit to bring the property into conformance with the open and outside storage requirements of the, LI, Light Industrial zoning district. The applicant primarily leases the site to Mobile Mini, a company that leases construction trailers and outside storage bins which are stored on site. The applicant is proposing to pave a portion of their property

Staff addressed questions of the board.

Mr. Stoesz asked about turn lanes, and if they are needed. Ms. Larsen stated there currently is not, and staff is not requiring any roadway improvements. Mr. Stoesz also commented about future building improvements and expansion, regarding maximum size allowed on site. Ms. Larsen stated the site is allowed a maximum of 75% impervious surface cover.

Mr. Laden asked about height restrictions. Mr. Stimpson also expressed similar concerns. Ms. Larsen stated the existing Land Use Agreement allows for the storage containers to be stacked 2 high. To be consistent, the Board recommended a maximum height for all exterior storage and equipment of 17 feet.

Mr. Stimpson asked staff if there was any concern about the bituminous pavement and long term viability. Staff explained the pavement is thicker than standard driveway and parking lot and will be able to handle the capacity of the storage containers.

Mr. Root asked about the privacy fence and the matching the existing wood fence. Ms. Larsen explained the current fence is chain link, and is not allowed in open and outdoor storage areas, it must provide screening and be 8 feet high like the fence in the front of the property. The applicant will be required to submit a separate fence permit.

Mr. Stoesz asked if the surrounding property owners were informed of the improvements being made to the site. Ms. Larsen explained that public hearing notices were mailed to surrounding property owners and published in the Quad Newspaper.

Mr. Laden asked if lighting is proposed on site and if it should be addressed in the CUP. Ms. Larsen states there is no new lighting proposed or existing, and if any new lighting were proposed in the future, staff could administratively approve lighting by reviewing a photometric plan that meets the City's ordinance.

Rose Lorsung from Recreate Real Estate, LLC was present. Rose explained the existing fence is relatively new, and wish they would have caught the open and outdoor storage requirement before the fence was installed. The height restriction should be discussed in the case of selling the property in the future, since the property is zoned light industrial, the height restriction could create issues for attracting future tenants.

Mr. Laden asked how the open area is proposed to be used. Rose explained it will not be used for any purpose at this time other than open area to meet pervious surface cover. Mr. Laden also asked if the storage area will be fenced or the entire property. Rose commented they will look into a cost benefit analysis.

Mr. Masonick asked about the landscaping near the ponding area. Rose explained there are trees and bushes that meet the landscaping ordinance including seeding.

Mr. Stoesz asked how the stormwater will be directed toward the pond. Mark Jay, 4411 Morningside Avenue, Vadnais Heights spoke on the issue. Mr. Jay explained the lot will be graded from the south to the north, and the slope will drain toward the pond. No curb and gutter is planned.

Vice Chair Root declared the Public Hearing open at 7:02 p.m.

There was no one present to speak.

Mr. Stoesz made a MOTION to close the Public Hearing at 7:03 p.m. Motion was supported by Mr. Stimpson. Motion carried 6-0.

Mr. Evenson had a question regarding the open area. Ms. Larsen explained it is being proposed as untouched and left as is, and bollards or signs will be placed so storage is not placed out of the designated storage area. Mr. Grochala expressed concerns with the open area not having any planned vegetation, because it will grow weeds and other unaesthetic vegetation. Irrigation would not be required. The area should be maintained grass or natural seeding, Mr. Laden agreed.

Mr. Laden discussed height of storage containers because of the site being near residential and school property. Outdoor storage would not typically be the desired use in this area so a height restriction should be put into place. Mr. Grochala explained the different approaches that could be taken.

Mr. Stimpson expressed concern of having the maximum height of storage taller than the fence requirement, which is not sufficient, and recommends a 17 feet maximum height. Mr. Grochala agreed with Mr. Stimpson on the 17 feet maximum height.

Mr. Root asked what the standard height of the outdoor storage was when this property was developed. Mr. Grochala explained there wasn't a specific height in the past, so the City has mitigated this with the requirement of an 8 foot fence and screening.

Mr. Laden would like to see the 8 foot privacy fence around the entire property.

Mr. Stimpson asked staff if they have any concerns regarding the environmental board comments. Mr. Grochala stated he has had internal conversations with the Environmental Coordinator, and the concerns have been resolved.

Mr. Laden made a MOTION to recommend approval of Bald Eagle Erectors, Conditional Use Permit for Open and Outdoor with the conditions noted in the staff report. The Board also recommended a maximum height for all exterior storage and equipment of seventeen (17) feet.

Motion was supported by Mr. Masonick.

Motion carried 6 - 0.

VIII. DISCUSSION ITEMS

A. Project Updates

Mr. Grochala presented project updates.

IX. ADJOURNMENT

Mr. Laden made a MOTION to adjourn the meeting at 7:24 p.m. Motion was supported by Mr. Evenson. Motion carried 6 - 0.

Respectfully submitted,

Alex McKenzie
Community Development Intern

**CITY OF LINO LAKES
PLANNING & ZONING BOARD MINUTES**

DATE	: March 8, 2017
TIME STARTED	: 6:30 P.M.
TIME ENDED	: 7:22 P.M.
MEMBERS PRESENT	: Lou Masonick, Paul Tralle (Chair), Neil Evenson, Michael Root
MEMBERS ABSENT	: Dale Stoesz, Perry Laden, Jeremy Stimpson
STAFF PRESENT	: Michael Grochala, Katie Larsen, Diane Hankee, Mara Strand, Alex McKenzie

I. CALL TO ORDER AND ROLL CALL:

Chair Tralle called the Lino Lakes Planning and Zoning Board meeting to order at 6:30 p.m. on March 8, 2017.

II. APPROVAL OF AGENDA

The Agenda was approved as presented.

III. APPROVAL OF MINUTES:

Mr. Root made a MOTION to table the February 8, 2017 Meeting Minutes. Motion was supported by Mr. Evenson. Motion carried 4 - 0.

IV. OPEN MIKE

Chair Tralle declared Open Mike at 6:32 p.m.

Tony Hall, 62 Pine Street. Hall owns 4.63 acres and wants to build a standard pole structure on land. Chair Tralle stated that the City of Lino Lakes does not allow a standard pole building under 5 acres. Katie Larsen stated that it would require an amendment to the ordinance. Chair Tralle directed Hall to the City Council to change the ordinance.

Mr. Root made a MOTION to close Open Mike at 6:35 p.m. Motion was supported by Mr. Evenson Motion carried 4 -0.

V. ACTION ITEMS

A. Conditional Use Permit for Home Occupation Permit Level C (180 Pine Street)

Katie Larsen, City Planner, presented the staff report. Staff recommended denial of the Conditional Use Permit at 180 Pine Street.

The applicant, Stephen Witzel, submitted a Land Use Application for a conditional use permit for a Home Occupation Permit Level C to be located at 180 Pine Street. Mr. Witzel owns Mobile Maintenance, Inc, a handyman service that specializes in the repair and service on manufactured home on the lots where they are located. Mr. Witzel currently resides at 925 Evergreen Trail in Lino Lakes and is considering moving to 180 Pine Street.

Staff addressed questions of the board.

Mr. Root acknowledged a section of Pine Street is a gravel road. Root questioned the difference between gravel and compacted dirt. Ms. Larsen stated that the impact is the same. Mrs. Hankee, City Engineer, agreed with Larsen.

Mr. Root questioned where 10 trips per day per house came from. Ms. Larsen stated that it is a standard engineering guideline.

Mr. Masonick asked about tax and valuation increase. Ms. Larsen stated that she did not think a Home Occupation in an accessory structure would allow for a significant increase.

Chair Tralle asked applicant to take the podium.

Steve Witzel, 925 Evergreen Trail. Applicant went to every house on the street to interview home owners. Mr. Witzel determined there were 108 trips per day. Mr. Witzel interviewed people on the street asking if they would object to what Mr. Witzel was trying to do; he could not find anyone who objected. Interviewed the largest property owners adjacent to the property. One property owner expressed concerned around a pole barn being built and blocking the view. This area is an active operating farm with an airport on it causing noise. Mr. Witzel has two commercial buildings in Fridley that he continues to operate out of. No plans to expand Lino Lakes location. Does not foresee more than 2 trips per day. Plans to store equipment, when bought in bulk, at the Lino Lakes location. Plans to put office at Lino Lakes location.

Chair Tralle asked where Mr. Witzel conducts his current business, 505 NE Fairmount Street Fridley, MN and 8150 East River Road Fridley, MN. Chair Tralle disagreed and stated there is equipment in yard at 925 Evergreen Trail.

Chair Tralle asked if Mr. Witzel has been cited for zoning at this location. Mr. Witzel stated that he has been cited for business storage. Mr. Witzel stated he is not currently cited.

Chair Tralle stated that he will vote against the Home Occupation at this property.

Mr. Root asked about Mr. Witzel's statement, "we do not usually store material outside". Mr. Witzel explained that if he comes home with a trailer, the trailer will be stored outside.

Mr. Root questioned Mr. Witzel's statement "there is typically one employee in the office, on site during the day". Mr. Witzel stated that there will be one employee in the office at a time. Mr. Witzel stated that most employees will be going to the Fridley location.

Mr. Root asked to clarify what Mr. Witzel means by personal vehicles in his letter. Mr. Witzel stated that employees drive three quarter ton vans.

Mr. Root asked for clarification on trash pickup. Mr. Witzel is uncertain about when he trash would be picked up. If operation was fully operating, trash would be picked up on Tuesday and Wednesday.

Mr. Root asked for clarification on storing material. Mr. Witzel stated that when he buys material in bulk, these are the items that will be stored at the Lino Lakes location.

Chair Tralle declared the Public Hearing open at 7:06 p.m.

Melissa Jackson, 172 Pine Street stated that Mr. Witzel came to the home and she was not in favor of the Home Occupancy. Mrs. Jackson has 3 young children. She noted that the road traffic is busier than she initially thought. Her concern is employees driving and not slowing down. Mrs. Jackson expressed concern around regulation of material on the property. Chair Tralle explained the CUP would regulate that there would be no outdoor storage. CUP runs with the land and would be there forever for a Home Occupancy to operate on this site. Mrs. Jackson questioned surrounding property value changes if a Home Occupancy were to be approved. Chair Tralle states that nothing would happen to surrounding property value.

Chair Tralle made a MOTION to close the Public Hearing at 7:11 p.m. Motion was supported by Mr. Root. Motion carried 4 - 0.

Mr. Root made a MOTION to recommend denial of the applicant for Conditional Use Permit at 180 Pine Street. Motion was supported by Mr. Evenson. Motion carried 3 -1.

Chair Tralle stated that applicant can attend City Council meeting on April 10th.

B. Erickson Estates Final Plat

Ms. Larsen presented the staff report. Staff recommended approval of Erickson Estates Final Plat.

The applicant has submitted a land use application for Final Plat. The proposed development is a 2 lot single family residential subdivision located at the northwest quadrant of White Pine Road and Baldwin Lake Road. The development contains one 4.38 gross acre parcel and is called Erickson Estates.

Paul McGinley with Loucks, 7200 Hemlock Lane, stated that he is representing the owners and there to answer any questions and everything is going smoothly.

Mr. Root made a MOTION to recommend approval of Erickson Estates

Motion was supported by Mr. Evenson. Motion carried 4-0.

VI. DISCUSSION ITEMS

Mr. Grochala presented project updates

- a. Continuing to work on Comp plan process, staff still looking at consultatnts.
- b. Mattamy Homes has moved out of MN. Mattamy Homes owns one parcel in Lino Lakes and parcel is currently on the market.
- c. St. Clair Estates will begin construction later this year.
- d. Woods Edge project has approval for 3rd strucutre.
- e. Eagle Liquor is working through parking consideration.
- f. Century Farms North 6th edition – Robinson Road should be open now. Couple houses going up on single family portion. Dropped to finish townhouses and parcel is back on the market. Water main taken care of – looped water main.
- g. Interest on the east side of Lino Lakes.
- h. Drainage area study still underway. Stormwater management plan to be approved by the district this Spring.

VII. ADJOURNMENT

Mr. Root made a MOTION to adjourn the meeting at 7:22 p.m. Motion was supported by Mr. Everson. Motion carried 4 - 0.

Respectfully submitted,

Mara Strand
Community Development Assistant

**PLANNING & ZONING BOARD
AGENDA ITEM 5A**

STAFF ORIGINATOR: Katie Larsen, City Planner

P & Z MEETING DATE: April 12, 2017

REQUEST: NorthPointe 5th Addition Final Plat

CASE NUMBER: FP2017-002

APPLICANT: Tony Emmerich Construction, Inc.
Attn: Larry Olson
4920 173rd Avenue NE
Ham Lake, MN 55304

REVIEW DEADLINE:

Complete Application Date:	February 23, 2017
60-Day Review Deadline:	April 24, 2017
120-Day Review Deadline:	June 23, 2017
Environmental Board Meeting:	N/A
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	April 12, 2017
Tentative City Council Work Session:	April 24, 2017
Tentative City Council Meeting:	April 24, 2017

BACKGROUND

NorthPointe is a PUD residential subdivision located northeast of the intersection of Birch Street and 20th Avenue South/CSAH 54. The preliminary plat is 94.09 gross acres and consists of a residential density mix of single family lots and an 88 unit senior multi-family residence. The following is a breakdown of unit development:

- 216 Single Family Units (215 new lots + 1 existing home)
- 11 Future Single Family Units (future development of existing home)
- 88 unit multi-family
- **315 TOTAL UNITS**

The applicant has submitted a land use application for final plat of NorthPointe 5th Addition. This review is based on the NorthPointe 5th Addition Street and Utility Plan Set and final plat dated February 17, 2017 and prepared by Carlson McCain.

Previous Council Actions:

- March 10, 2014: NorthPointe PUD Development Stage Plan/Preliminary Plat, Resolution No. 14-21
- June 23, 2014: NorthPointe PUD Final Plan-Final Plat, Resolution No. 14-47
- September 22, 2014: NorthPointe 2nd Addition Final Plat, Resolution No. 14-105
- August 24, 2015: NorthPointe 3rd Addition Final Plat, Resolution No. 15-86
- July 11, 2016: NorthPointe 4th Addition Final Plat, Resolution No. 16-64

ANALYSIS

Subdivision Ordinance

Conformity with the Comprehensive Plan and Zoning Code

The final plat has been reviewed for compliance with the comprehensive plan, zoning and subdivision ordinance. The proposed development is not considered premature and meets the performance standards of the subdivision and zoning ordinance. The final plat is consistent with the PUD Development Stage Plan/Preliminary Plat and Final Plan.

There is a modification from the phasing plan. The phasing plan dated July 28, 2016 for Phase V was for 19 lots. The proposed plat is for 39. The phasing plan shall be revised accordingly.

Phases

NorthPointe has been developed in the following phases:

Phase	# Lots
1	21
2	40
3	41
4	31
5	39
6	TBD

7	TBD
8	TBD
TOTAL	172

TOTAL SF Lots in NP =	215
- # Lots Platted to Date =	172
# Lots Remaining¹ =	43

¹The # Lots Remaining does not include the potential 88 unit multi-family senior complex proposed in the southeast corner of the development.

Blocks and Lots

The final plat for NorthPointe 5th Addition creates 39 lots and 4 outlots. Outlots A and D are for future development. Outlots B and C are stormwater management and wetland protection areas.

Outlot B, NorthPointe 4th Addition and Outlot C, NorthPointe 5th Addition will be deeded to the City after all construction, utilities, lift station, restoration and as-builts have been completed in the outlots and approved by the City Engineer.

Streets

The following right-of-way and street widths were approved with Resolution No. 14-21, PUD Development Stage Plan/Preliminary Plat:

Street Name	Right-of-Way Width	Street Width (Back to Back)
Chestnut Street	60 feet	32 feet
Rosewood Street	60 feet	32 feet
Dogwood Street	50 feet	28 feet

A 5 foot wide concrete sidewalk will be constructed along Chestnut Street and connect with existing sidewalk along Cypress Street and 21st Avenue S. as approved in the PUD Development Stage Plan/Preliminary Plat. No sidewalk is required along Rosewood or Dogwood Street.

Easements

Standard drainage and utility easements are provided on all lot lines. A Conservation Easement was also dedicated to RCWD over the wetland and buffer areas on Outlot D, NorthPointe.

The applicant is requesting the drainage and utility easement dedicated in the plat of NorthPointe 3rd Addition lying over, under and across Outlot A and NorthPointe 4th Addition lying over, under and across Outlot C be vacated to eliminate any potential tile issues. This easement will be re-dedicated on the plat of NorthPointe 5th Addition. The City Council approved a similar easement vacations throughout the development of NorthPointe. The City Council will hold the public hearings for the vacation.

Public Land Dedication and Fees

The City will require a combination of land dedication and cash in lieu of land for the entire NorthPointe development. Outlot D, NorthPointe 4th Addition was dedicated to the City for parkland in 2016. The negative cash balance from the 4th Addition (\$37,250) will be carried over and subtracted from the final plat of NorthPointe 5th Addition.

NorthPointe 5th Addition	
Total #of Lots =	39
x Park Dedication fee	\$2,575
= Cash in Lieu Value	\$100,425
Cash in Lieu Value	\$100,425
-Negative Balance NP 4th	(\$37,250)
= Total Due for NP 5th	\$63,175

The Park Board has been working with WSB to create a master plan for the park and anticipates starting construction in summer 2017. The City will construct the trails in conjunction with the park development.

Zoning

NorthPointe 5th Addition is zoned PUD-Planned Unit Development as approved by the City Council with Ordinance No. 02-14.

Comprehensive Plan

The final plat is in compliance with the Comprehensive Plan in terms of the Resource Management System, Land Use Plan, Housing Plan, and Transportation Plan.

Alternative Urban Areawide Review (AUAR)

The project site is within the 2005 I-35E Corridor AUAR and is subject to the AUAR mitigation plan. The NorthPointe PUD Development Stage Plan/Preliminary Plat is consistent with development Scenario 1 for residential medium density and complies with the mitigation plan in regards to wetlands, water use, erosion and sedimentation, surface water runoff, wastewater and transportation. The final plat for NorthPointe 5th Addition is also consistent with these plans.

Floodplain

The applicant received a FEMA Letter of Map Revision effective December 21, 2016. The Zone A floodplain has been removed from any lots in NorthPointe 5th Addition and there are no floodplain impacts.

Development Agreement

A Development Agreement shall be drafted by the City, executed by the City and the developer and recorded by the developer.

Title Commitment

The City Attorney reviewed the title commitment and final plat and notes consents to plat are required.

Stormwater Maintenance Agreement

A Maintenance Agreement for Stormwater Management Facilities was approved by the City Council on August 11, 2014 with Resolution No. 14-87 for the entire NorthPointe development.

Environmental

The Environmental Coordinator reviewed the plans and has no issues.

RECOMMENDATION

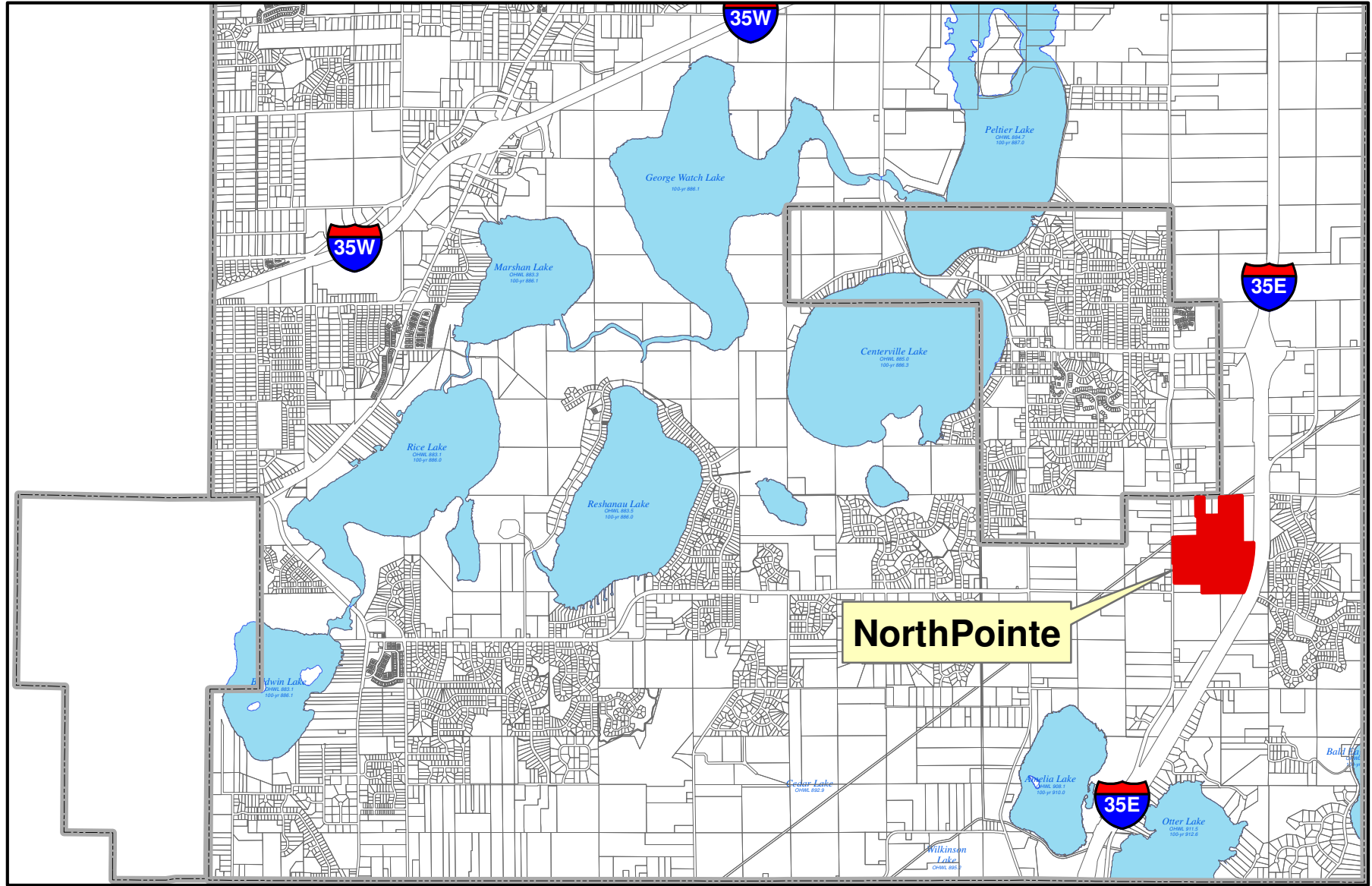
Staff recommends approval of the NorthPointe 5th Addition final plat subject to the following conditions:

1. All comments from City Engineer letter dated April 4, 2017 shall be addressed.
2. A Development Agreement shall be drafted by the City, executed by the City and the developer and recorded by the developer.
3. The Phasing Plan shall be revised to reflect changes from the original plan.
4. Title Commitment:
 - a. Consent of the Mortgagees shall be obtained

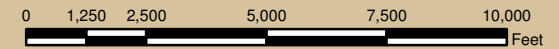
5. Outlot B, NorthPointe 4th Addition and Outlot C, NorthPointe 5th Addition shall be deeded to the City after all construction, utilities, lift station, restoration and as-builts have been completed and approved by the City Engineer.

ATTACHMENTS

1. Site Location Map
2. City Engineer letter dated April 4, 2017
3. Environmental Coordinator Letter dated April 4, 2017
4. Final Plat, NorthPointe 5th Addition



Site Location Map





Memorandum

To: *Katie Larsen, City Planner*

From: *Diane Hankee PE, City Engineer*

Date: *April 4, 2017*

Re: *NorthPointe 5th Addition
Plan Review
WSB Project No. 2988-51*

We have reviewed the Final Plat documents dated February 17, 2017 for the North Pointe 5th Addition development in Lino Lakes, MN prepared by Carlson McCain. The following are our review comments that should be responded to in writing by the applicant.

Plans, specifications, and construction activities shall reference the latest version of the City General Specifications and Standard Detail Plates for Street and Utility Construction dated November 2016, the 2013 CEAM, and the 2016 MnDOT Standard Specifications.

Engineering

• **Grading, Erosion and Sediment Control**

The NorthPointe 5th Addition development proposes an additional 39 new single-family lots by extending the street and utilities down Rosewood Street, Chestnut Street and Dogwood Street. The NorthPointe 5th Addition overall site grading was completed in 2015. The project was permitted under RCWD #13-094 for surface water management, and an extension maybe required. Erosion control is required with this phase which includes rock construction entrances and silt fence around the perimeter of the disturbed area.

Comments:

1. The applicant shall include tabulated calculations of pre-impervious and post-impervious.
2. The applicant shall label required buffer distances from surface waters/wetlands. If buffer distance cannot be maintained, call out that with a note on the plan sheet and provide redundant perimeter control BMPs.
3. The applicant shall show the location for temporary/permanent erosion control measures and the estimated quantities for all BMPs. Note the seven day stabilization requirement (temp/perm).

4. The applicant shall include that there is a 24 hour requirement for the last 200' of swales and ditches.
5. The plans need to describe maintenance activities and when to complete maintenance. Show locations for stockpiles and BMP measures for stockpile management.
6. The SWPPP shall denote the inspection process/schedule for SWPPP activities as well as the person(s) to ensure the inspections and maintenance activities are being performed.
7. Provide a map showing proposed lots with BFE and low openings along Block 3 Lots 1-10 Block 4 Lots 1-8.
8. The ditch culvert crossing under Chestnut St. was installed with phase 1. The FES outlet for pond 100 may be in conflict with the culvert crossing due to proximity. The applicant shall provide a narrative regarding the outlet change for pond 100. An agency review and permit status update should be provided.

- **Stormwater Management**

NorthPointe 5th Addition surface water management is permitted under RCWD #13-094. This phase of the development includes the extension of storm sewer from previous phases and new outlets to ponds as planned.

Comments:

1. The applicant shall add catch basins as necessary to eliminate the use of valley gutter on new streets (21st Avenue, Dogwood Street; Note, no valley gutter is shown at the Redwood Ave crossing on Dogwood St).
2. The applicant shall provide 3 foot sumps for STMH 242 and CBMH 211 as they are the last accessible structures prior to discharging into a water body.
3. The applicant shall add a note that all joints to be wrapped with geotextile fabric (STR-11).
4. Minimum structure depth is 3.5 feet within roadway to avoid frost heaving. The applicant shall grout below invert to provide sufficient depth as necessary.
5. The applicant shall add street stationing to the utility profile of all sheets, consistent with the street plans.
6. The applicant shall provide their current Hydrocad model for the ponds in the 5th Addition. The outlet change of pond 100 should be reviewed for conformance with permitting. The applicant shall provide the NWL and HWL for the wetlands in the HydroCad model.
7. The applicant shall add EOF's to the plans.

- **Water Supply**

NorthPointe 5th Addition is served by extending existing 8 inch diameter DIP mainline watermain, and installing 1 inch diameter copper services.

Comments:

1. The applicant shall shift the watermain highpoint in the Rosewood Street profile so that it is at the hydrant tee location.

2. The applicant shall add a note to maintain 24-inch minimum vertical clearance between sewer and water main or water service crossings. Add a note to use 8'x8'x4" insulation at pipe crossings when there is less than 24" vertical clearance between the watermain and sewer. Refer to Standard Detail Plate WAT-3.
3. The applicant shall verify the proximity of the watermain with CBMH 187 on Rosewood Street. Insulate as necessary.
4. The applicant shall add a note that "gate valves shall be added in the future" (where there are temp hydrants shown) to the ends of the water line at the end of Redwood Avenue and Dogwood Street.
5. The hydrant on Chestnut St ST5+00 shall be moved towards the intersection with 21st Ave. The hydrant at ST9+20 shall be adjusted to meet min. spacing.
6. The applicant shall add street stationing to the utility profile of all sheets, consistent with the street plans.

- **Sanitary Sewer**

NorthPointe 5th Addition is served by extending existing 8 inch diameter PVC mainline sanitary sewer, and installing 4 inch diameter PVC services.

Comments:

1. The applicant shall call out how the connection is being made to the existing manhole on Rosewood Street at ~STA 3+50.
2. The applicant should re-lay the sanitary main on the south side of the existing manhole on Rosewood Street at ~STA 3+50 from where the service wye needs to be cut-in, to the connection at the existing manhole (in lieu of having to use a sleeve).
3. The applicant should show sanitary main material between MH 6 and MH 7 as SDR 26.
4. Add note that sanitary services require contractor to provide X, Y and Z GPS coordinates of wyes and service ends for future locating requirements.
5. Show the installation of tracer wire for all sanitary services. A tracer wire box shall be provided at the surface for the ends of the sanitary sewer service tracer wire to provide access to wire ends for future locating requirements.
6. The applicant shall add street stationing to the utility profile of all sheets, consistent with the street plans.

- **Transportation**

The North Pointe 5th Addition development: completes the Rosewood Street loop, approximately 700 feet (28 feet back of curb to back of curb); extends Chestnut Street approximately 1,150 feet (28 feet back of curb to back of curb) and adds a temporary turnaround/cul de sac at the southern limit of the development; extends Dogwood Street approximately 200 feet (28 feet back of curb to back of curb).

Comments:

1. Temporary cul de sac shall be enlarged to meet the minimum 46 feet back to back City size requirement to allow for access of emergency vehicles, garbage trucks, etc.

2. The applicant shall include a temporary cul de sac at Dogwood Street.
3. The vertical curves should meet 30 MPH design criteria for stopping sight distance. The minimum curve length is 90 feet.
4. The plans should show the existing and proposed street light locations.
5. There is a typo in the proposed centerline on Rosewood where the grade is shown as (-) 0.50% instead of (+)0.50%.

- **Floodplain**

A LOMR was obtained for the NorthPointe Development site.

- **Wetlands and Mitigation Plan**

The NorthPointe Development wetland mitigation plan was reviewed and approved through the preliminary plat process and the RCWD and ACOE permitting process.

- **Drainage and Utility Easements**

The NorthPointe 5th Addition development includes standard drainage and utility easements rear yard drainage easement areas.

- **Development Agreement**

The NorthPointe 5th Addition development will require a Development Agreement.

- **Grading Agreement (if applicable)**

A grading agreement is not applicable at this time.

- **Stormwater Maintenance Agreement (if applicable)**

A Stormwater Maintenance Agreement for the overall site was recorded with the 1st Addition of the NorthPointe

- **Permits Required**

The following permits shall be obtained prior to the issuance of a grading permit.

Comments:

1. NPDES Construction General Permit
2. City of Lino Lakes Zoning Permit for Grading
3. Rice Creek Watershed Permit for Erosion and Sediment Control

If you or the applicant has any questions regarding these comments, please contact Diane Hankee at (651) 982-2430 or diane.hankee@ci.lino-lakes.mn.us.



Memo

To: Katie Larsen

From: Marty Asleson

Date: April 4, 2017

Re: NorthPointe 5th Addition comments Environmental

Environmental has no further comments concerning NorthPointe 5th Addition

NORTHPOINTE 5TH ADDITION

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 25, TWP. 31, RGE. 22

KNOW ALL PERSONS BY THESE PRESENTS: That Tony Emmerich Construction, Inc., a Minnesota corporation, owner of the following described property:

Outlot A, NORTHPOINTE 3RD ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

and

Outlot A and Outlot C, NORTHPOINTE 4TH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as NORTHPOINTE 5TH ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Tony Emmerich Construction, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this ____ day of _____, 20__.

TONY EMMERICH CONSTRUCTION, INC.

Baleen K. Roberts, President

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Baleen K. Roberts, President of Tony Emmerich Construction, Inc., a Minnesota corporation, on behalf of the corporation.

Notary Public, _____
My commission expires _____

I, Thomas R. Balluff, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20__.

Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Thomas R. Balluff.

Notary Public, _____
My commission expires _____

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

This plat of NORTHPOINTE 5TH ADDITION was approved and accepted by the City Council of the City of Lino Lakes, Minnesota at a regular meeting thereof held this ____ day of _____, 20__, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

By: _____, Mayor By: _____, Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20__.

By: _____
Larry D. Hoium
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20__ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20__.

Property Tax Administrator
By _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

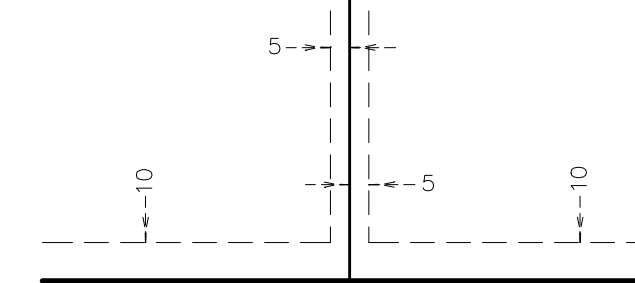
I hereby certify that this plat of NORTHPOINTE 5TH ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 20__ at ____ o'clock ____ M. and was duly recorded in Book _____, Page _____, as Document Number _____.

County Recorder/Registrar of Titles
By _____, Deputy

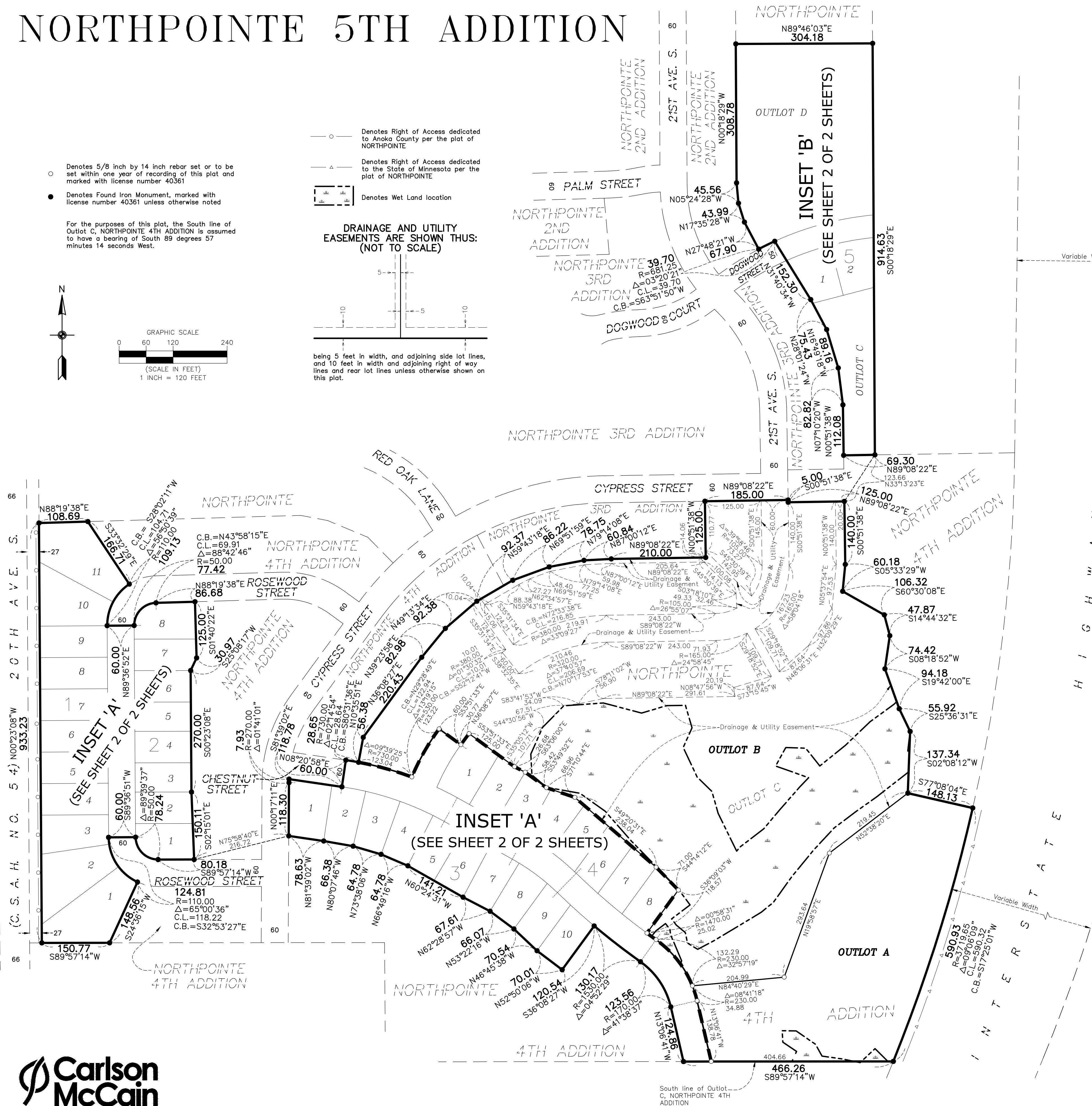
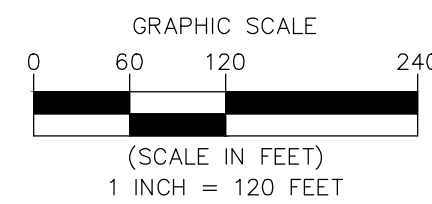
- Denotes Right of Access dedicated to Anoka County per the plat of NORTHPOINTE
- Denotes 5/8 inch by 14 inch rebar set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found Iron Monument, marked with license number 40361 unless otherwise noted

For the purposes of this plat, the South line of Outlot C, NORTHPOINTE 4TH ADDITION is assumed to have a bearing of South 89 degrees 57 minutes 14 seconds West.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)

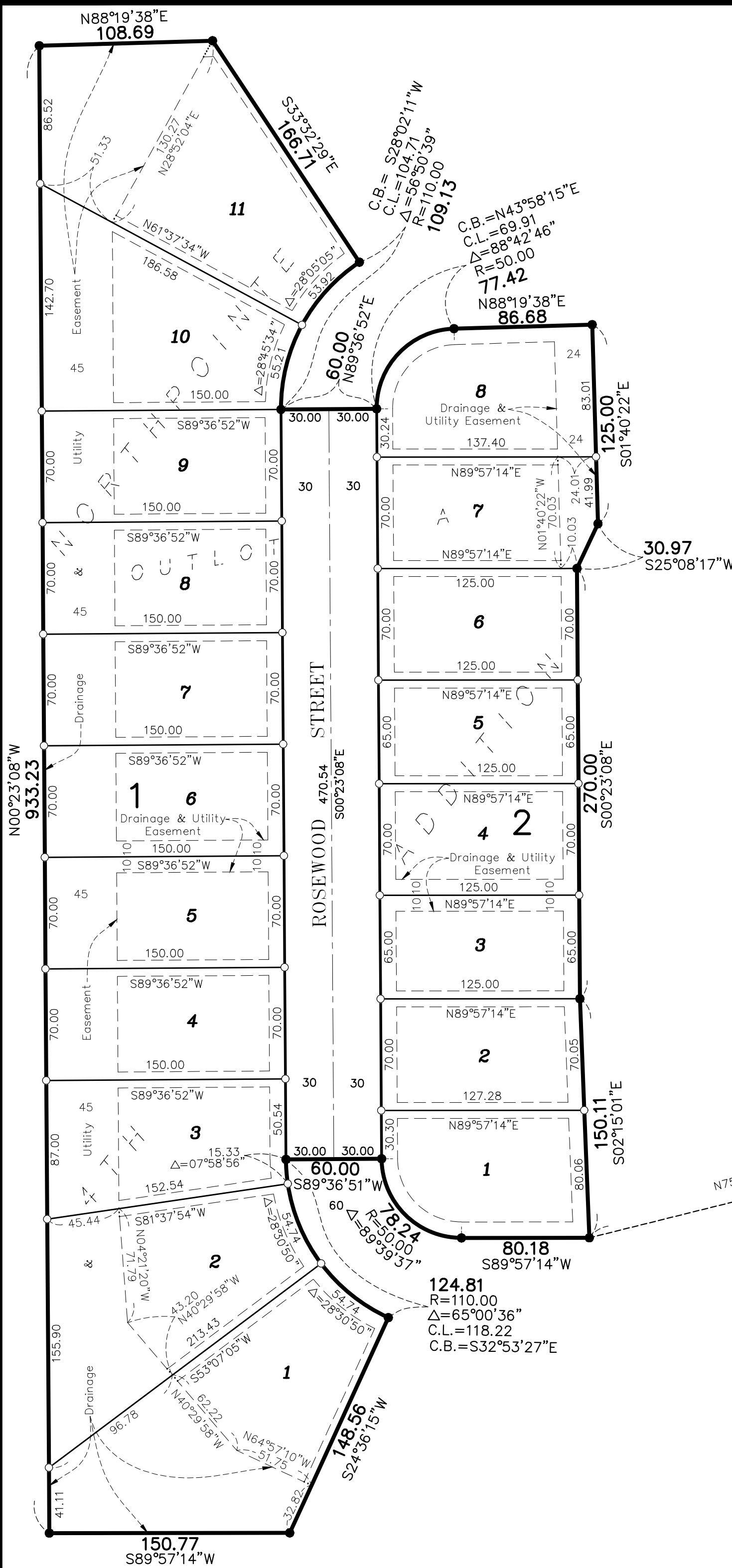


being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

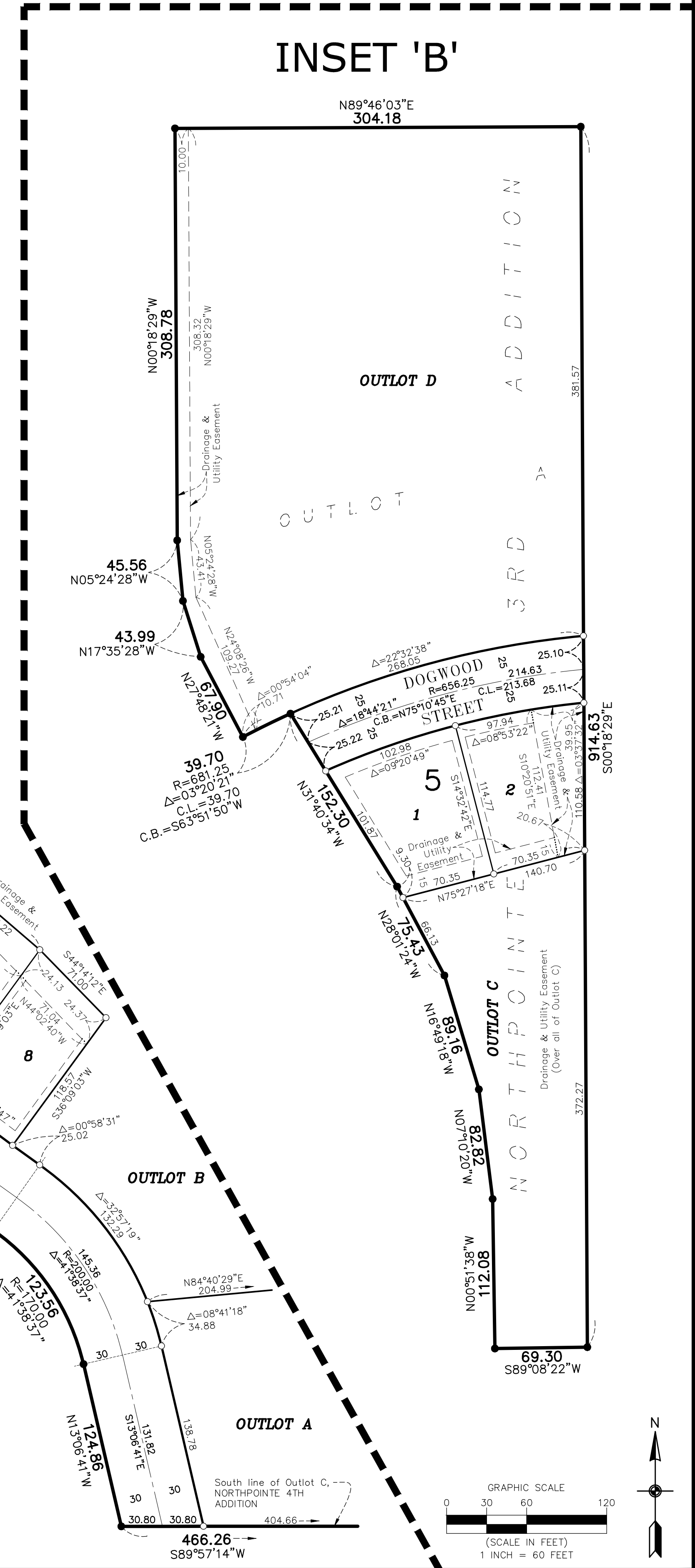


NORTHPOINTE 5TH ADDITION

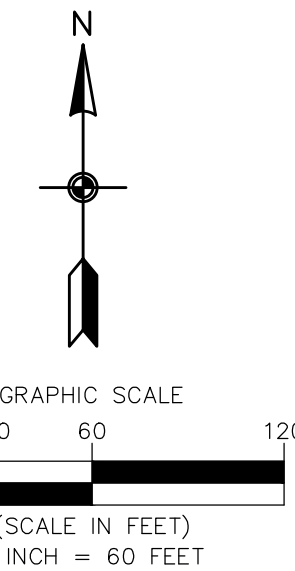
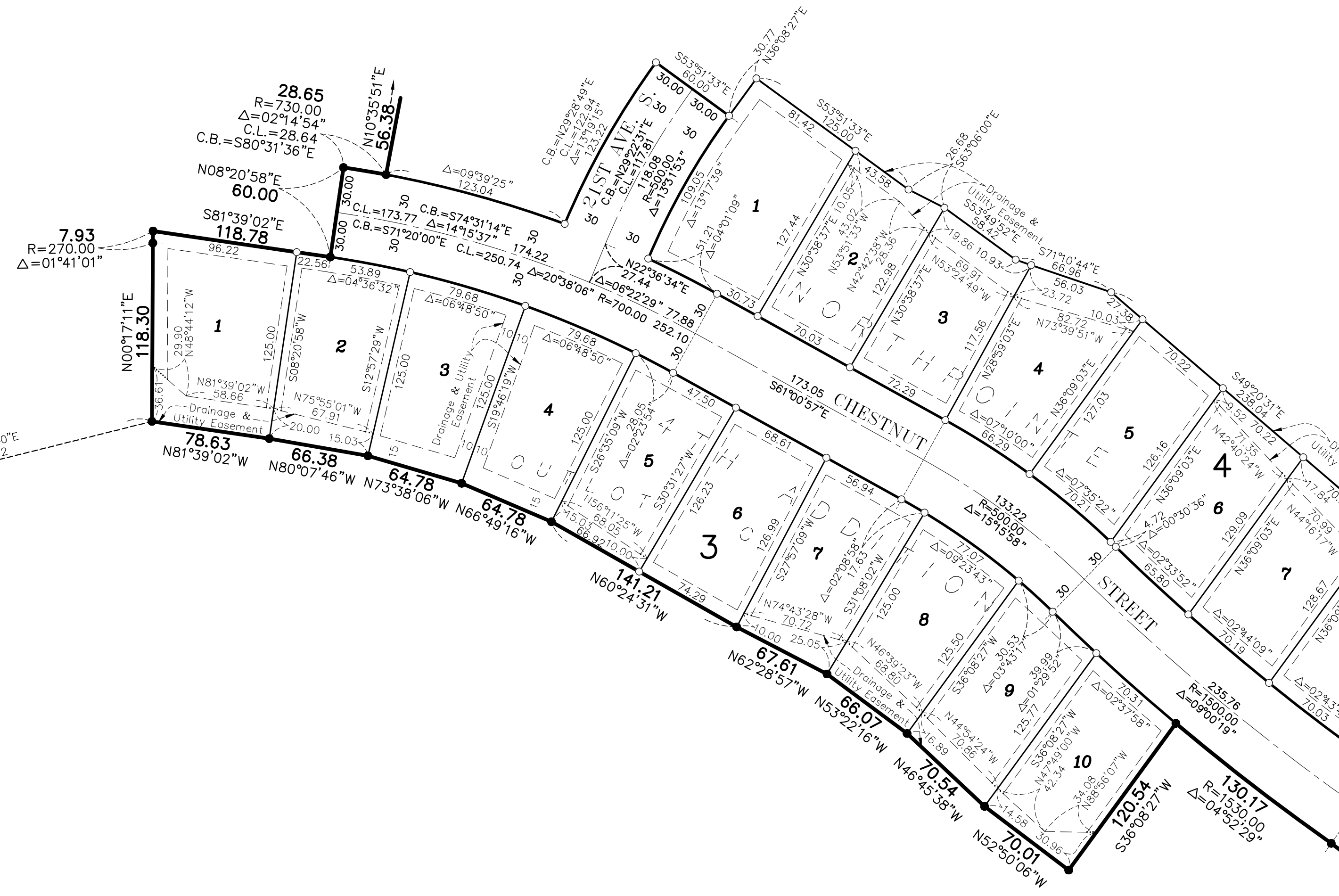
CITY OF LINO LAKES
 COUNTY OF ANOKA
 SEC. 25, TWP. 31, RGE. 22



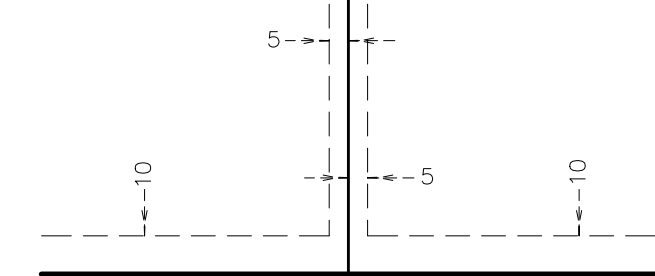
INSET 'A'



INSET 'B'

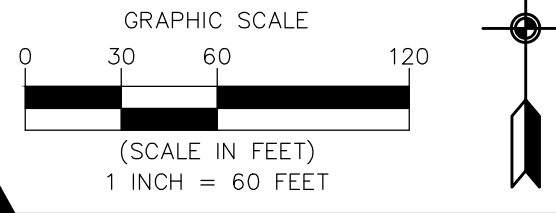


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
 (NOT TO SCALE)



For the purposes of this plat, the South line of Outlot C, NORTHPOINTE 4TH ADDITION is assumed to have a bearing of South 89 degrees 57 minutes 14 seconds West.

- Denotes 5/8 inch by 14 inch rebar set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found Iron Monument, marked with license number 40361 unless otherwise noted



**PLANNING & ZONING BOARD
AGENDA ITEM 5B**

STAFF ORIGINATOR: Katie Larsen, City Planner

P & Z MEETING DATE: April 12, 2017

REQUEST: Saddle Club Third Addition Final Plat

CASE NUMBER: FP2017-003

APPLICANT: Royal Oaks Realty, Inc.
Attn: Marcel Eibensteiner
1000 County Road E West
Shoreview, MN 55126

REVIEW DEADLINE:

Complete Application Date:	March 15, 2017
60-Day Review Deadline:	May 14, 2017
120-Day Review Deadline:	July 13, 2017
Environmental Board Meeting:	N/A
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	April 12, 2017
Tentative City Council Work Session:	May 1, 2017
Tentative City Council Meeting:	May 8, 2017

BACKGROUND

Saddle Club is a PUD residential subdivision located south of Birch Street and Old Birch Street. The preliminary plat is 39.4 gross acres and consists of 55 single family residential lots.

The applicant has submitted a land use application for final plat of Saddle Club Third Addition. This review is based on the final plat and prepared by EG Rud & Sons, dated March 15, 2017 and received by the City on March 15, 2017.

Previous Council Actions:

- February 10, 2014: Saddle Club PUD Development Stage Plan/Preliminary Plat, Resolution No. 14-15

- August 25, 2014: Saddle Club PUD Final Plan-Final Plat, Resolution No. 14-63
- April 11, 2016: Saddle Club Second Addition Final Plat, Resolution No. 16-12

ANALYSIS

Subdivision Ordinance

Conformity with the Comprehensive Plan and Zoning Code

The Third Addition final plat is compliant with the comprehensive plan, zoning and subdivision ordinance. The final plat is consistent with the PUD Development Stage Plan/Preliminary Plat and Final Plan.

The phasing plan was revised from 2 phases to 3 phases with the final plat of Saddle Club Second Addition. The total number of lots has not changed.

ORIGINAL PHASING PLAN	# of LOTS
Phase One	28
Phase Two	27
TOTAL	55

REVISED PHASING PLAN	# of LOTS
Phase One	28
Phase Two	17
Phase Three	10
TOTAL	55

An important component of the Saddle Club development was the connection of Fox Road and extension of public utilities to the Foxborough development through the Comcast property. This extension was to be completed originally with phase two of the development. The revised phasing plan now has this connection being made with phase three.

As required per Section 19 of the Development Agreement for Saddle Club Second Addition, the Developer acquired from the City title to the southern 550 feet of the abutting parcel to the west of the Subdivision (a/k/a the Comcast parcel) pursuant to a separate purchase agreement. Upon acquisition of, and final plat approval for the Comcast parcel, Developer shall:

- i. Construct Fox Road across the Comcast parcel so as to join the Fox Road segment in Saddle Club to the existing Fox Road in the Foxborough subdivision to the southwest. All plans and specifications for Fox Road must be approved by the City prior to construction.
- ii. Install sanitary sewer and water main on the Comcast parcel so as to connect the sanitary sewer and water main in Saddle Club to those existing utilities in the Fox Road right-of-way in the Foxborough subdivision to the southwest. All plans and specifications for the sanitary sewer and water main utilities must be approved by the City prior to construction.
- iii. All Fox Road utility and roadway improvements shall be completed prior to, or concurrent with, the utility and roadway improvements within phase three of Saddle Club, or within two years from the date of Council approval of the Saddle Club Second Addition final plat, whichever is earlier.

The Developer is currently designing the preliminary plat, street and utility alignment for the Comcast property and Fox Road connection. Ideally, these plans would be submitted and constructed concurrently with Saddle Club Third Addition; however, the developer is working the RCWD on the wetland mitigation and would like to move forward with Saddle Club Third Addition.

To ensure the connection of Fox Road and extension of public utilities to the Foxborough development through the Comcast property, staff recommends Block 3 be platted as an outlet in the Third Addition. This outlet will then be platted with the Comcast property as Fourth Addition. The City will continue to hold \$115,000 in trunk credits from the Second Addition and will require additional cash securities with the Third Addition.

Blocks and Lots

The final plat for Saddle Club Third Addition creates 10 lots and Outlot A. Outlot A covers a small section of trail that was inadvertently constructed on what was to be Lot 1, Block 3 Saddle Club Third Addition. Outlot A shall be deeded to the City.

Comment:

1. Lot 1 and Lot 2, Block 3 shall be platted as an outlet.

Streets

A portion of Fox Road will be constructed with this phase. As approved with the PUD final plan, the right-of-way width is 50 feet and street width is 30 feet back to back.

Sidewalk is not required along Fox Road.

Comment:

1. Fox Road shall be paved south to the east lot line of Lot1, Block 3.

Public Utilities

The submitted plans indicate water main and sanitary sewer extending the length of Fox Road and servicing Lot 2, Block 3.

Comment:

1. The watermain shall be extended south to the east side of Lot 1, Block 3.
 - a. Future Lot 1 and Lot 2, Block 3 shall be served when the watermain is looped through the Comcast development.
2. The sanitary sewer shall be extended south to serve Lot 5, Block 2.
 - a. Future Lot 1 and Lot 2, Block 3 shall be served by gravity sanitary sewer through the Comcast development.

Easements

Standard drainage and utility easements are provided on all lot lines.

The Comcast development is also encumbered by a Right-of-Way, Drainage and Utility Easement held by the City for the purposes of constructing street and utilities.

Public Land Dedication and Fees

The City is requiring cash in lieu of land dedication. By requiring Lot 1 and Lot 2, Block 3 to be platted as an outlot, eight (8) lots will be platted in the Third Addition.

Saddle Club Second Addition	
8 lots x \$2,575 =	\$20,600

Trail

The trail was constructed from the Foxborough development to Black Berry Court in the Second Addition. The last remaining 150 foot section to Fox Road will be constructed with the Third Addition.

Outlot A as shown on the final plat is a small section of trail that was inadvertently constructed on what was supposed to be Lot 1, Block 3.

Comment:

1. Outlot A shall be deeded to the City.

Zoning

Saddle Club Third Addition is zoned PUD-Planned Unit Development as approved by the City Council with Ordinance No. 01-14.

Comprehensive Plan

The final plat is in compliance with the Comprehensive Plan in terms of the Resource Management System, Land Use Plan and Housing Plan.

Transportation Plan

By-pass Lane on Birch Street

The City designed and Anoka County completed construction of the by-pass lane in June 2016.

Old Birch Street

The City designed and the Developer completed construction of the north end cul de sac in October 2016.

The developer completed construction of the east-west section of Old Birch Street in May 2016.

Future Fox Road and Public Utilities Connection

As detailed above, the Developer is currently designing the preliminary plat, street and utility alignment for the Comcast property and Fox Road connection. Ideally, these plans would be submitted and constructed concurrently with Saddle Club Third Addition; however, the developer is working the RCWD on the wetland mitigation and would like to move forward with Saddle Club Third Addition.

To ensure the connection of Fox Road and extension of public utilities to the Foxborough development through the Comcast property, staff recommends Block 3 be platted as an outlot in the Third Addition. This outlot will then be platted with the Comcast property as Fourth Addition. The City will continue to hold \$115,000 in trunk credits from the Second Addition and will require additional cash securities with the Third Addition.

Floodplain

The developer received a FEMA LOMR (Letter of Map Revision) on December 7, 2015 effectively removing floodplain from 10 lots in Saddle Club First Addition. There is no floodplain in Saddle Club Third Addition.

Development Agreement

A Development Agreement shall be drafted by the City, executed by the City and the developer and recorded by the developer.

Comments:

1. The Agreement shall amend Section 19. Special Provisions of the Development Agreement for Second Addition in regards to the construction of the Fox Road and utility connection to the Foxborough subdivision.
2. The Agreement shall detail the trunk credits and the securities required for the connection.

Title Commitment

The City Attorney reviewed the title commitment and final plat and notes that Consent to Plat is required.

Stormwater Maintenance Agreement

A Maintenance Agreement for Stormwater Management Facilities was approved by the City Council on August 25, 2014 with Resolution No. 14-92 for the entire Saddle Club development.

RECOMMENDATION

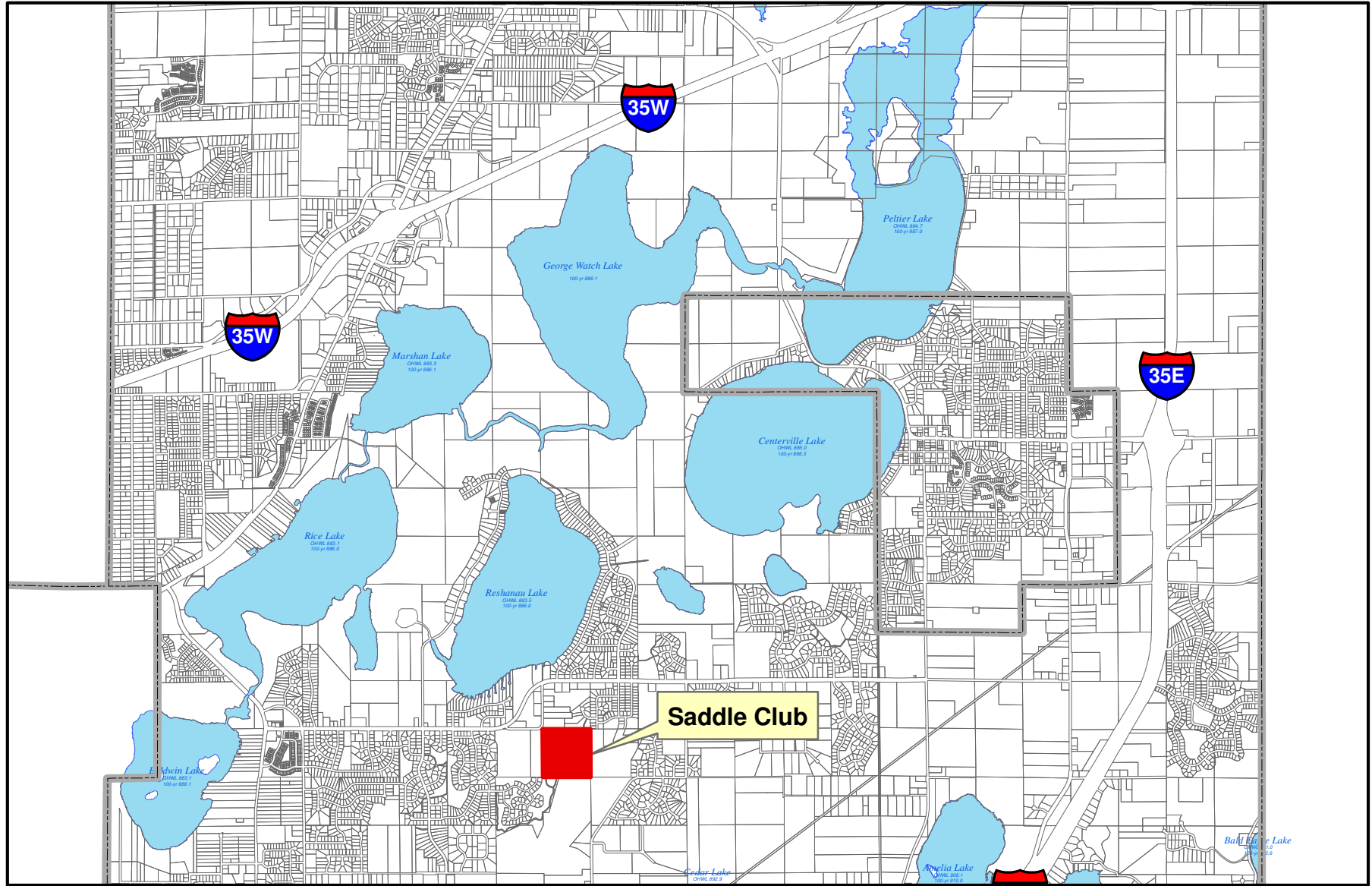
Staff recommends approval of the Saddle Club Third Addition final plat subject to the following conditions:

1. All comments from City Engineer letter dated April 4, 2017 shall be addressed.
2. All comments from the Environmental Coordinator letter dated April 5, 2017 shall be addressed.
3. A Development Agreement shall be drafted by the City, executed by the City and the developer and recorded by the developer.
 - a. The Agreement shall amend Section 19. Special Provisions of the Development Agreement for Second Addition in regards to the construction of the Fox Road and utility connection to the Foxborough subdivision.
 - b. The Agreement shall detail the trunk credits and the securities required for the connection.
4. Developer shall draft a deed for Outlot A to the City.
5. Title Commitment:
 - a. Consent to Plat is required.
6. Final Plat:
 - a. Lot 1 and Lot 2, Block 3 shall be platted as an outlot.
7. Civil Plan Set:

- a. Lot 1 and Lot 2, Block 3 shall be platted as an outlot.
- b. Fox Road shall be paved south to the east lot line of Lot 1, Block 3.
- c. The watermain shall be extended south to the east lot line of Lot 1, Block 3.
- d. The sanitary sewer shall be extended south to serve Lot 5, Block 2.

ATTACHMENTS

1. Site Location Map
2. City Engineer Letter dated April 4, 2017
3. Environmental Coordinator letter dated April 5, 2017
4. Final Plat, Saddle Club Third Addition
5. Exhibit of Plan Revisions



Site Location Map





Memorandum

To: *Katie Larsen, City Planner*

From: *Diane Hankee PE, City Engineer*

Date: *April 4, 2017*

Re: *Saddle Club 3rd Addition
Plan Review
WSB Project No. 2988-53*

We have reviewed the Final Plat documents dated March 15, 2017 for the Saddle Club 3rd Addition development in Lino Lakes, MN prepared by Plowe Engineering, Inc. and E. G. Rud & Sons, Inc. The following are our review comments that should be responded to in writing by the applicant.

All plans, specifications, and construction activities shall reference the latest version of the City General Specifications and Standard Detail Plates for Street and Utility Construction dated November 2016, the 2013 CEAM, and the 2016 MnDOT Standard Specifications.

Engineering

The Saddle Club 3rd Addition Final Plat shall be resubmitted with the roadway and utilities extending approximately 600 feet south to serve 8 new single-family lots (~ST 10+15). Block 3 will be an Outlot and platted with the 4th Addition. The 4th Addition will include the connection to Fox Road (Fox Borough Development), and looping the watermain through the parcel to the west which was recently acquired from Comcast.

• **Grading, Erosion and Sediment Control**

The Saddle Club 3rd Addition overall site grading has been completed and approved. The project was permitted under RCWD #13-088 for surface water management, and an extension maybe required. Erosion control is required with this phase and includes the rock construction entrances and silt fence around the perimeter of the disturbed area.

Comments:

1. The applicant shall include tabulated calculations of pre-impervious and post-impervious.
2. The applicant shall label pre drainage and post drainage directional flow arrows.

3. The applicant shall label required buffer distances from surface waters/wetlands. If the buffer distance cannot be maintained, the applicant shall note this on the plan sheet and provide redundant perimeter control BMPs.
4. The applicant shall include construction entrances at all site entrances and the standard detail for 'Construction Entrance' needs geotextile separator.
5. The applicant shall show the location for temporary/permanent erosion control measures and the estimated quantities for all BMPs. Note the seven day stabilization requirement (temp/perm).
6. The plans need to describe maintenance activities and when to complete maintenance. Show locations for stockpiles and BMP measures for stockpile management.
7. Street sweeping is required.
8. The SWPPP shall denote the inspection process/schedule for SWPPP activities as well as the person(s) to ensure the inspections and maintenance activities are being performed.
9. The applicant shall label the proposed high points between lots, and proposed elevations at property corners.

- **Stormwater Management**

Saddle Club 3rd Addition surface water management is permitted under RCWD #13-088. This phase of the development includes the extension of storm sewer from the 1st Addition which is planned to accommodate the runoff through the existing systems. At the south end of Fox Road there are two sedimentation basins included that were also part of the overall development surface water management plan.

Comments:

1. Add note to 'Storm Sewer Notes' to include the following verbiage: All joints to be wrapped with geotextile fabric (STR-11).
2. Add note to 'Storm Sewer Notes' that 'The FES and last 3 pipe joints are to be tied'.

- **Water Supply**

Saddle Club 3rd Addition is served by 8 inch diameter DIP mainline watermain, and 1 inch diameter copper services. The watermain shall only be extended to ~ ST 10+15. Saddle Club 4th Addition will require the looping of the watermain to the existing line in Fox Road (Fox Borough Development).

Comments:

1. The applicant shall add a crossing note on plan and profile views that insulation is required. The 'Water Main Notes' note 2 shall have the following verbiage: Maintain 24-inch minimum vertical clearance between sewer and water main or water service crossings. Refer to Standard Detail Plate WAT-3.
2. The applicant shall add a note to 'Water Main Notes', to use 8'x8'x4" insulation at pipe crossings when there is less than 24" vertical clearance between the watermain and sewer.

3. The applicant shall add a note to 'Water Main Notes', that fittings shall be ductile iron Class 350 compact fusion-bonded epoxy coated.
4. The hydrant at ST 7+90 shall be moved north to ~ ST 7+00 and the hydrant at ST 11+50 shall be moved back to ST 10+15. This will better serve Lot 1 Block 3 in the future.

- **Sanitary Sewer**

Saddle Club 3rd Addition is served by 8 inch diameter PVC mainline sanitary sewer, and 4 inch diameter PVC services. Sanitary sewer shall only be extended to ~ ST 7+60. The Saddle Club 4th Addition sanitary sewer service will be from the south existing line in Fox Road (Fox Borough Development). The proposed 3rd Addition Block 3 lots can also be served by the sanitary line from the south. This will minimize the amount of mainline sanitary sewer.

Comments:

1. The applicant shall justify why several sanitary services are proposed to be installed at a 1% grade. This does not provide the minimum flow necessary (2 feet per second).
2. The applicant shall modify the insulation note in the profile view that insulation is to be provided when the sanitary main has less than 7.5' of cover.
3. Show the installation of tracer wire for all sanitary services. Provide access to wire ends for future locating requirements.
4. Add note to 'Sanitary Sewer Notes' that the contractor shall provide X, Y and Z GPS coordinates of wye and service end for future locating requirements.

- **Transportation**

The Saddle Club 3rd Addition development extends Fox Road 600 feet to the southwest. The roadway is 30 feet wide back of curb to back of curb and there is a temporary cul de sac at the end.

Comments:

1. The temporary cul de sac shall be enlarged to meet the minimum 46 feet back to back City size requirement to allow for access of emergency vehicles, garbage trucks, and buses.
2. The vertical curves should meet the 30 MPH design criteria for stopping sight distance. The minimum curve length is 90 feet.
3. The applicant shall add a note to the typical street sections to seal the joints running between the edge of the bituminous street and the concrete curb with mastic joint sealant.
4. Update 'Curb & Bituminous Notes' note 2 to identify a "full depth" saw cut.
5. The plans should show the existing and proposed street light locations.

- **Floodplain**

A LOMR-F was obtained for the Saddle Club Development site, and further more floodplain is not within the area of the 3rd Addition.

- **Wetlands and Mitigation Plan**

The Saddle Club Development wetland mitigation plan was reviewed and approved through the preliminary plat process and the RCWD and ACOE permitting process.

- **Drainage and Utility Easements**

The Saddle Club 3rd Addition development includes standard drainage and utility easements rear yard drainage easement areas.

- **Development Agreement**

The Saddle Club 3rd Addition will require a Development Agreement.

- **Grading Agreement (if applicable)**

A grading agreement is not applicable at this time.

- **Stormwater Maintenance Agreement (if applicable)**

A Stormwater Maintenance Agreement for the overall site was recorded with the 1st Addition of the Saddle Club development.

- **Permits Required**

The following permits shall be obtained prior to the issuance of a grading permit.

Comments:

1. NPDES Construction General Permit
2. City of Lino Lakes Zoning Permit for Grading
3. Rice Creek Watershed Permit for Erosion and Sediment Control
4. MDH for Water System Extension
5. MPCA Sanitary Sewer Extension

If you or the applicant has any questions regarding these comments, please contact Diane Hankee at (651) 982-2430 or diane.hankee@ci.lino-lakes.mn.us.



Memo

To: Katie Larsen
From: Marty Asleson
Date: April 5, 2017
Re: Saddle Club 3rd Addition

Environmental has the following comments concerning the Saddle Club 3rd Addition:

- Additional Buffer signage should be placed at the western corner of Lot 3 Blk 1, the southern corner of Lot 5 Blk 2, and around the entire perimeter of Lots 1 and 2 Blk 3 including the SW corner of Lot 2 Blk 3.
- Verification of the required Buffers in the wetland Preservation Corridor must be provided.
- The original RCWD Permit expired on 10/13/2016. A new permit needs to be submitted.
- Escrow must be provided for 1 boulevard tree per house frontage.

SADDLE CLUB THIRD ADDITION

City of Lino Lakes
County of Anoka
Sec. 28, T31, R22

KNOW ALL PERSONS BY THESE PRESENTS: That Dupont Holdings, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot F, SADDLE CLUB FIRST ADDITION, Anoka County, Minnesota

Has caused the same to be surveyed and platted as SADDLE CLUB THIRD ADDITION and does hereby dedicate to the public for public use the public way and the drainage and utility easements as shown by this plat.

In witness whereof said Dupont Holdings, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____

Dupont Holdings, LLC

_____, President and Chief Manager

Marcel Eibensteiner

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Marcel Eibensteiner, President and Chief Manager of Dupont Holdings, LLC, a Minnesota limited liability company.

Notary Public, _____ County, Minnesota
My Commission Expires _____

I Daniel W. Obermiller do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Daniel W. Obermiller, Licensed Land Surveyor
Minnesota License No. 25341

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Daniel W. Obermiller.

Notary Public, _____ County, Minnesota
My Commission Expires _____

City Council, City of Lino Lakes, Minnesota

This plat of SADDLE CLUB THIRD ADDITION was approved and accepted by the City Council of the City of Lino Lakes, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Lino Lakes, Minnesota

By _____ Mayor

By _____ Clerk

County Surveyor

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

Larry D. Holm
Anoka County Surveyor

County Auditor/Treasurer

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

Property Tax Administrator

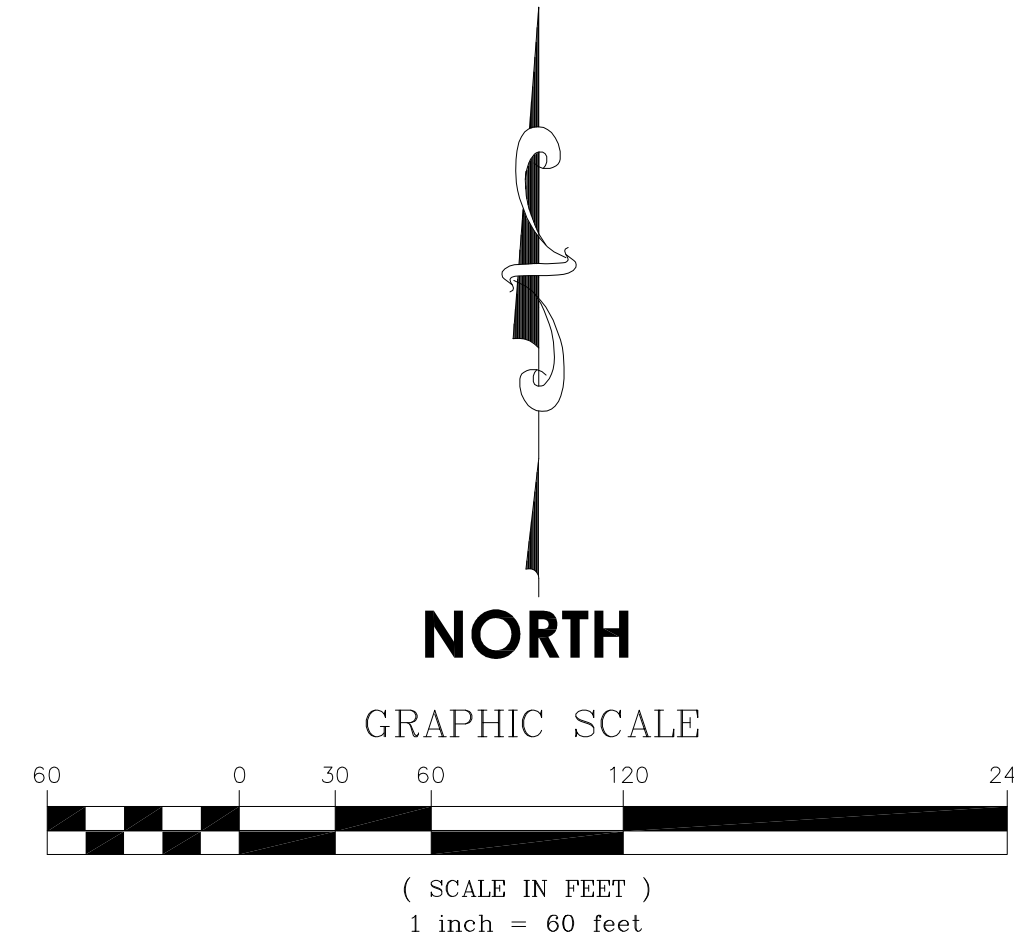
By _____ Deputy

County Recorder/Registrar of Titles

County of Anoka, State of Minnesota
I hereby certify that this plat of SADDLE CLUB THIRD ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock _____ M. and was duly recorded in Book _____ Page _____ as Document No. _____

County Recorder/Registrar of Titles

By _____ Deputy



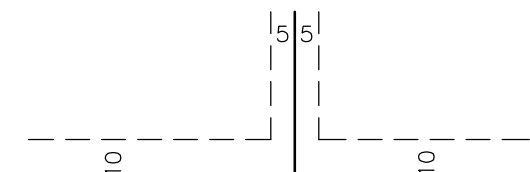
- ⊕ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MARKED BY RLS NO. 25341.
- DENOTES FOUND IRON MONUMENT

FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 31, RANGE 22, IS ASSUMED TO HAVE A BEARING OF SOUTH 89 DEGREES 50 MINUTES 40 SECONDS EAST.

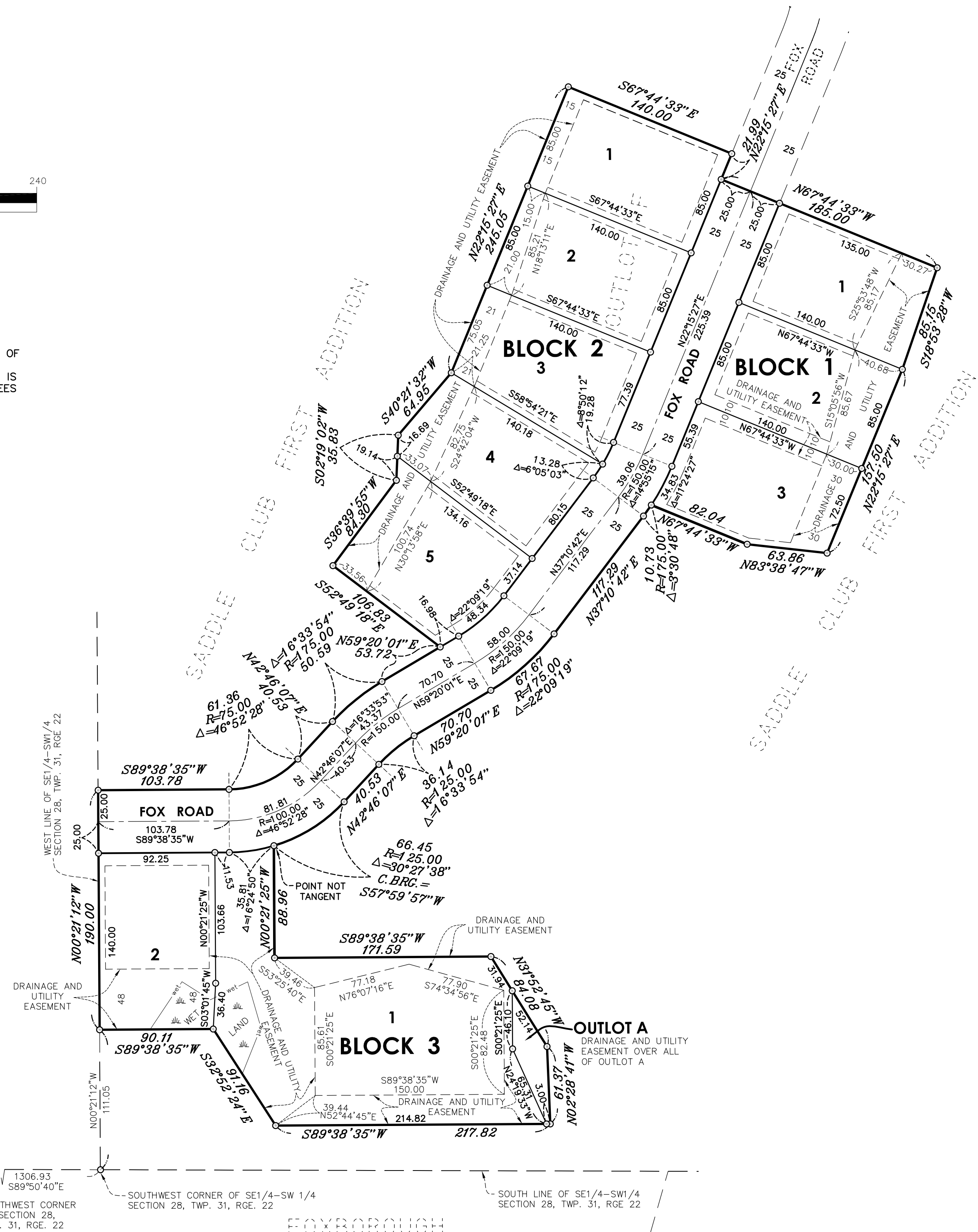
- wet — DENOTES EDGE OF WET LAND.
- DENOTES WET LAND.

(NOT TO SCALE)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.



Plan Revisions

SADDLE CLUB THIRD ADDITION

City of Lino Lakes
County of Anoka
Sec. 28, T31, R22

KNOW ALL PERSONS BY THESE PRESENTS: That Dupont Holdings, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot F, SADDLE CLUB FIRST ADDITION, Anoka County, Minnesota

Has caused the same to be surveyed and platted as SADDLE CLUB THIRD ADDITION and does hereby dedicate to the public for public use the public way and the drainage and utility easements as shown by this plat.

In witness whereof said Dupont Holdings, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

_____, President and Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by Marcel Ebersteiner, President and Chief Manager of Dupont Holdings, LLC, a Minnesota limited liability company.

Notary Public, _____ County, Minnesota
My Commission Expires _____

I, Daniel W. Obermiller, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are accurately displayed on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Daniel W. Obermiller, Licensed Land Surveyor
Minnesota License No. 25341

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by Daniel W. Obermiller.

Notary Public, _____ County, Minnesota
My Commission Expires _____

City Council, City of Lino Lakes, Minnesota

This plat of SADDLE CLUB THIRD ADDITION was approved and accepted by the City Council of the City of Lino Lakes, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and sold plat is in compliance with the provisions of the Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Lino Lakes, Minnesota

By _____ Mayor

By _____ Clerk

County Surveyor

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

Larry D. Holm
Anoka County Surveyor

County Auditor/Treasurer

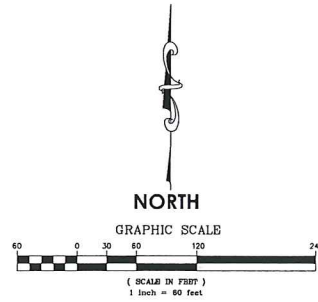
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land heretofore described have been paid. Also, pursuant to Minnesota Statutes, Section 572.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

Property Tax Administrator
By _____ Deputy

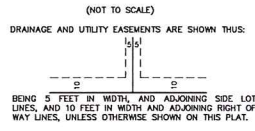
County Recorder/Registrar of Titles

County of Anoka, State of Minnesota
I hereby certify that this plat of SADDLE CLUB THIRD ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock _____ M., and was duly recorded in Book _____ Page _____, or Document No. _____

County Recorder/Registrar of Titles
By _____ Deputy



- DENOTES ANOKA COUNTY CAST IRON MONUMENT
 - DENOTES 3/8 INCH BY 14 INCH IRON PIPE MARKED BY RLS NO. 25341.
 - DENOTES FOUND IRON MONUMENT
- FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 31, RANGE 22, IS ASSUMED TO HAVE A BEARING OF SOUTH 89 DEGREES 50 MINUTES 40 SECONDS EAST.
- DENOTES EDGE OF WET LAND.
 - ▲ DENOTES WET LAND.



Paved

Sanitary

Watermain

outlot

**PLANNING & ZONING BOARD
AGENDA ITEM 5C**

STAFF ORIGINATOR: Katie Larsen, City Planner

P & Z MEETING DATE: April 12, 2017

REQUEST: Woods Edge 2nd Addition Final Plat

CASE NUMBER: FP2017-004

APPLICANTS: D.R. Horton, Inc. – Minnesota
Attn: David Klee
20860 Kenbridge Ct.
Lakeville, MN 55044

OWNERS: Same

REVIEW SCHEDULE:

Complete Application Date:	March 21, 2017
60-Day Review Deadline:	May 20, 2017
120-Day Review Deadline:	July 19, 2017
Environmental Board Meeting:	N/A
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	April 12, 2017
Tentative City Council Work Session:	May 1, 2017
Tentative City Council Meeting:	May 8, 2017

BACKGROUND

Woods Edge is part of the Lino Lakes Town Center PUD that was approved in 2004. The development is a 112 unit attached townhome project on 11.2 acres in the Town Center. The Woods Edge 2nd Addition Final Plat request is for approval of Phase II of this project. This is the last phase of development.

Previous Council approvals include:

- July 11, 2016: Resolution No. 16-67 approving PUD development stage plan and preliminary plat

- July 25, 2016: Ordinance No. 06-16 ordinance text amendment to modify the residential development standards for Lino Lakes Town Center for Woods Edge established by Ordinance No. 04-04
- September 12, 2016: Resolution No. 16-100 Woods Edge 1st Addition final plat

The following staff report is based on the following information received by the City on March 21, 2017:

- 9/20/2016: Grading, Drainage and Erosion Control Plan, prepared by Westwood
- 2/20/2017: Sanitary Sewer, Water Main, Storm Sewer, and Streets, prepared by Westwood
- 07/19/2016: Final Landscape Plan, prepared by Westwood
- Final Plat, prepared by Westwood
- Final Site Plan, prepared by Westwood

ANALYSIS

Subdivision Ordinance

Conformity with the Comprehensive Plan and Zoning Code

The Woods Edge 2nd Addition final plat has been reviewed for compliance with the comprehensive plan, zoning and subdivision ordinance. The proposed final plat meets the performance standards of the subdivision and zoning ordinance and is consistent with the PUD Development Stage Plan/Preliminary Plat and Final Plan.

Blocks and Lots

The final plat creates 55 lots and 0 outlots. Three (3) of the lots are the common areas surrounding the units. The remaining 52 lots are housing units.

Woods Edge Housing Units	
1 st Addition	60 units
2 nd Addition	52 units
Total	112 units

Comments:

1. The original HOA documents shall be amended to include this final phase of development.

Easements

Standard drainage and utility easements are being dedicated on individual lots.

Comment:

1. Additional drainage and utility easements are required along Block 1 and 3.

Street and Utilities

The public streets that will provide access to the site were previously constructed and will provide the primary access to the site. The internal private street, Eagle Court, was platted as Outlot A in the 1st Addition. This street will be constructed to provide internal access and it will be owned and maintained by the homeowners association (HOA). These private drives are currently shown as 26-foot wide (back-to-back). This is consistent with City standards.

Public Land Dedication and Fees

The City is requiring cash in lieu of land dedication for the entire Woods Edge development.

Woods Edge 2nd Addition	
Total # Units =	52
x Park Dedication fee	\$2,575
= Cash in Lieu Value	\$133,900

The City is working with Anoka County Parks to development a playground south of Outlot C, Woods Edge 1st Addition. WSB is currently designing the park with construction anticipated to be either fall 2017 or spring 2018.

Architecture

Per the approved PUD Development Stage Plan and Final Plan, the applicant is proposing a mix of 4-8 unit buildings. The buildings all provide access via new private streets and have front porches facing the existing public streets (Town Center Parkway, Village Drive and Woods Edge Boulevard). All of the townhomes will be part of a homeowners association (HOA) that will be responsible for maintenance of the common areas, including the private streets. The HOA will provide snow removal and landscape maintenance for the individual lots and the common areas.

The City Council did approve a text amendment allowing vinyl siding on the homes. However, there was much discussion about the appearance of vinyl. In order to retain the higher quality appearance of buildings in the Lino Lakes Town Center, the applicant has revised the plans to provide LP or Hardi-board trim on the units rather than vinyl. Only the horizontal trim will be vinyl to ensure seamless siding installation—all window and vertical trim on the buildings will be LP or Hardi-board.

No changes to the townhome architecture or elevations are required.

Landscaping

The Final Landscaping Plan was approved with the PUD Final Plan. The plan includes the monument fence details.

No changes to the landscape plan are required.

Development Agreement

A development contract shall be drafted by the City, executed by the city and the developer and recorded by the developer.

Title Commitment

The City Attorney reviewed the title commitment and final plat and had no comments.

Stormwater Maintenance Agreement

A Declaration for Maintenance of Stormwater Facilities for private facilities for the entire development was recorded on September 23, 2016. A Maintenance Agreement for Stormwater Management Facilities for the public facilities for the entire development was executed on September 23, 2016.

No other agreements are required.

RECOMMENDATION

Staff recommends approval of the Woods Edge 2nd Addition final plat subject to the following conditions:

1. All comments from the City Engineer letter dated April 4, 2017 shall be addressed.
2. All comments from the Environmental Coordinator letter dated April 6, 2017 shall be addressed.
3. A Development Contract shall be drafted by the City, executed by the City and the developer and recorded by the developer.
4. The original HOA documents shall be amended to include this final phase of development.
5. Final Plat:
 - a. Additional drainage and utility easements are required along Block 1 and 3.

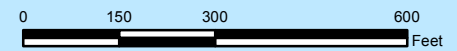
ATTACHMENTS

1. Site Location Map
2. City Engineer Letter dated April 4, 2017

3. Environmental Coordinator Letter dated April 6, 2017
4. Final Plat received March 21, 2017
5. Site Plan received March 21, 2017
6. Final Landscape Plan dated August 19, 2016



Site Location Map Woods Edge





Memorandum

To: *Katie Larsen, City Planner*

From: *Diane Hankee PE, City Engineer*

Date: *April 4, 2017*

Re: *Woods Edge 2nd Addition
Plan Review
WSB Project No. 2988-51*

We have reviewed the Final Plat documents dated February 20, 2017 for the Woods Edge 2nd Addition development in Lino Lakes, MN prepared by Westwood Professional Services, Inc. The following are our review comments that should be responded to in writing by the applicant.

Plans, specifications, and construction activities shall reference the latest version of the City General Specifications and Standard Detail Plates for Street and Utility Construction dated November 2016, the 2013 CEAM, and the 2016 MnDOT Standard Specifications.

Engineering

• **Grading, Erosion and Sediment Control**

The Woods Edge 2nd Addition development proposes an additional 53 lots and includes the extension of the private street installed with the 1st Addition. The project is permitted under RCWD #16-054 for surface water management. Erosion control is required with this phase and includes rock construction entrances and silt fence around the perimeter of the disturbed area.

Comments:

1. The applicant shall clarify that NPDES permit coverage includes this area.
2. The applicant shall include tabulated calculations of pre-impervious and post-impervious within the SWPPP.
3. The applicant shall label required buffer distances from surface waters/wetlands. If buffer distance cannot be maintained, call out that with a note on the plan sheet and provide redundant perimeter control BMPs.

4. The applicant shall show the location for temporary/permanent erosion control measures and the estimated quantities for all BMPs. Note the seven day stabilization requirement (temp/perm).
5. Label drainage directional flow arrows.
6. Provide standard detail for 'Heavy Duty Silt Fence'.
7. The plans need to describe maintenance activities and when to complete maintenance. Show locations for stockpiles and BMP measures for stockpile management.
8. Temporary sediment basin need denotation on plan set if required.
9. The SWPPP shall denote the inspection process/schedule for SWPPP activities as well as the person(s) to ensure the inspections and maintenance activities are being performed.

- **Stormwater Management**

The proposed stormwater management for the Woods Edge 2nd Addition development consists of; extensions of the existing storm sewer system from the 1st addition as well as overland drainage swales that handle most drainage from the 2nd Addition by conveying runoff to the central infiltration basin inside the private looped road before it outlets to an existing pond that were created with the 1st Addition.

Comments:

1. The applicant shall provide a detail for what is proposed to convey drainage from the gutter line of the curb into the boulevard, back behind the curb, on Street 2 @ STA 3+40.
2. The applicant shall include a note in the outlet control structure details that gate valves should remain closed unless the infiltration basin is not functioning as intended.
3. The applicant shall verify from the 1st Addition, that the surface grades around FES 53A match the proposed grades required for the functionality of the forebay in Outlot C.
4. The applicant shall verify from the 1st Addition, the casting type on CB-73 which, is located in the common parking area on the east side of the island infiltration basin. R-3267-A is shown in the storm sewer schedule but is not found in the Neenah catalog.

- **Water Supply**

The Woods Edge 2nd Addition Development is proposed to be served by municipal water. The proposed development is extending and looping the 8 inch diameter DIP watermains installed with the 1st Addition while installing 1 inch diameter copper services to each lot as well as two 4 inch diameter DIP services for irrigation of the common areas around the central infiltration basin.

Comments:

1. The applicant shall add a note to use 8'x8'x4" insulation at pipe crossings when there is less than 24" vertical clearance between the watermain and sewer.
2. The proposed 4" irrigation services are shown as being DIP in the plans and PVC in the details. The applicant shall show service details as being DIP.

- **Sanitary Sewer**

The Woods Edge 2nd Addition development is proposed to be served by municipal sewer. The proposed development is extending the 8 inch diameter PVC sewer mains installed with the 1st Addition as well as connecting to an existing 8 inch diameter PVC stub from Town Center Parkway. The proposed development is installing 4 inch diameter PVC services to each lot.

Comments:

1. The applicant shall provide insulation where the sanitary main has less than 7.5 feet of cover (add note or label where applicable on profile).
2. Sanitary services require contractor to provide X, Y and Z GPS coordinates of wyes and service ends for future locating requirements.

- **Transportation**

The Woods Edge 2nd Addition development proposes to extend 2 private streets (26' from back of curb to back of curb) created with the 1st Addition and constructs a third private street (28' from back of curb to back of curb) to connect to Town Center Parkway which, is a public street.

- **Floodplain**

Floodplain is not impacted with the Woods Edge 2nd Addition development site.

- **Wetlands and Mitigation Plan**

Woods Edge 2nd Addition was permitted through RCWD who is the LGU for wetland mitigation.

- **Drainage and Utility Easements**

The Woods Edge 2nd Addition development includes standard drainage and utility easements.

Comments:

1. Additional drainage and utility easements are required along Block 1 and 3.

- **Development Agreement**

The Woods Edge 2nd Addition development will require a Development Agreement.

- **Grading Agreement (if applicable)**

A grading agreement is not applicable at this time.

- **Stormwater Maintenance Agreement (if applicable)**

A Stormwater Maintenance Agreement for the overall site was recorded with the 1st Addition of the Woods Edge plat.

- **Permits Required**

The following permits shall be obtained prior to the issuance of a grading permit.

Comments:

1. NPDES Construction General Permit
2. City of Lino Lakes Zoning Permit for Grading
3. Rice Creek Watershed Permit for Erosion and Sediment Control

If you or the applicant has any questions regarding these comments, please contact Diane Hankee at (651) 982-2430 or diane.hankee@ci.lino-lakes.mn.us.



Memo

To: Katie Larsen
From: Marty Asleson
Date: April 6, 2017
Re: Woods Edge 2nd Addition

Environmental has the following comment about Phase 2 of Woods Edge:

- Tree protection is needed on the existing Town Center Parkway boulevard trees. This should be shown on a map.

WOODS EDGE 2ND ADDITION

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 17, T. 31, R. 22

KNOW ALL PERSONS BY THESE PRESENTS: That D.R. Horton, Inc.-Minnesota, a Delaware corporation, owner of the following described property:

Outlot E, Outlot F and Outlot G, WOODS EDGE, according to the recorded plat thereof, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as **WOODS EDGE 2ND ADDITION** and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said D.R. Horton, Inc.-Minnesota, a Delaware corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

D.R. HORTON, INC.-MINNESOTA

By _____

Its _____

**STATE OF MINNESOTA
COUNTY OF _____**

This instrument was acknowledged before me this _____ day of _____, 20____ by _____ its _____ of D.R. Horton, Inc.-Minnesota, a Delaware corporation, on behalf of the corporation.

Notary Public, _____ County, Minnesota

My Commission Expires _____

I Craig W. Morse do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____

Craig W. Morse, Licensed Land Surveyor
Minnesota License No. 23021

**STATE OF MINNESOTA
COUNTY OF HENNEPIN**

This instrument was acknowledged before me this _____ day of _____, 20____ by Craig W. Morse.

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

This plat of **WOODS EDGE 2ND ADDITION** was approved and accepted by the City Council of the City of Lino Lakes Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

Mayor

Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

Larry D. Holm, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

Property Tax Administrator

By _____, Deputy

**COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA**

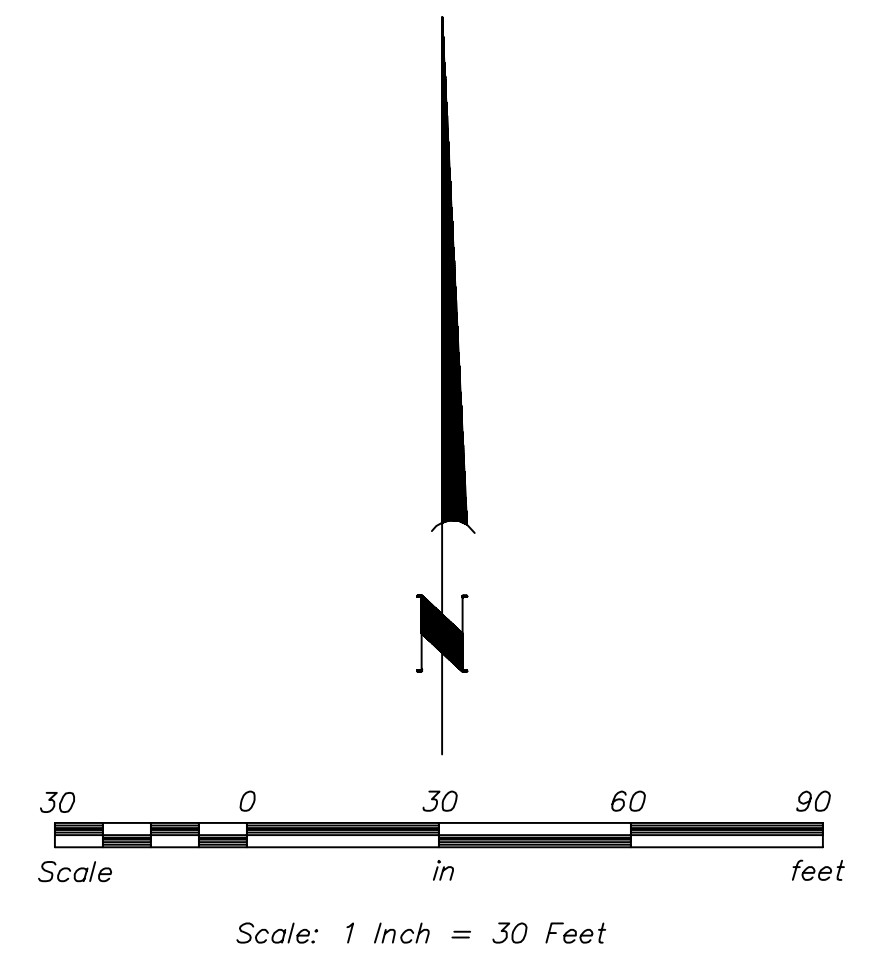
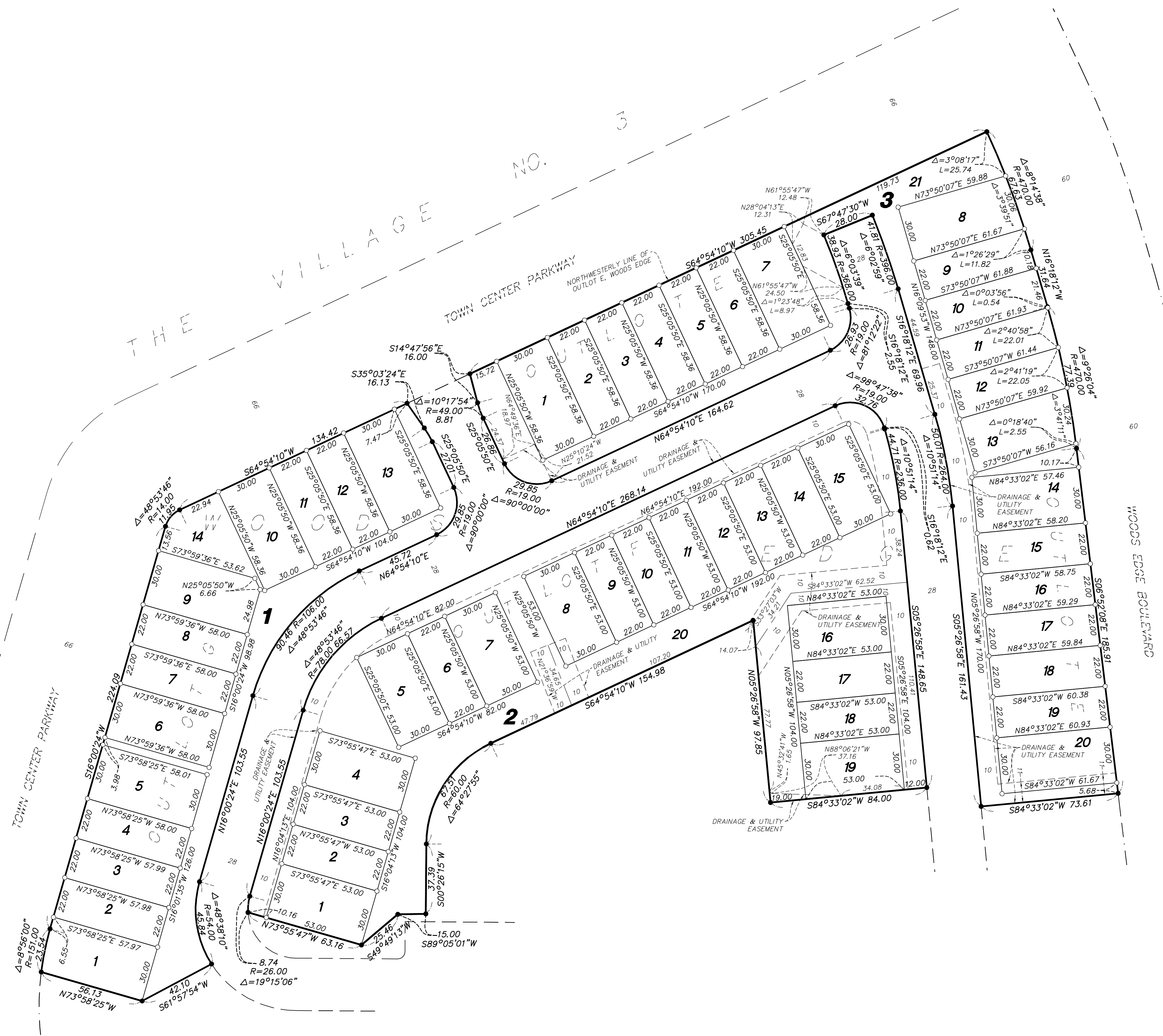
I hereby certify that this plat of **WOODS EDGE 2ND ADDITION** was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock _____M. and was duly recorded in Book _____ Page _____, as Document Number _____.

County Recorder/Registrar of Titles

By _____, Deputy

WOODS EDGE 2ND ADDITION

CITY OF LINO LAKES
 COUNTY OF ANOKA
 SEC. 17, T. 31, R. 22



The northwesterly line of Outlot E, WOODS EDGE, is assumed to bear $S64^{\circ}54'10''W$.

- Denotes 1/2 inch by 14 inch iron rebar set and marked by License No. 23021
- Denotes 1/2 inch by 14 inch iron rebar found and marked by License No. 44125, unless otherwise noted

Property Description:

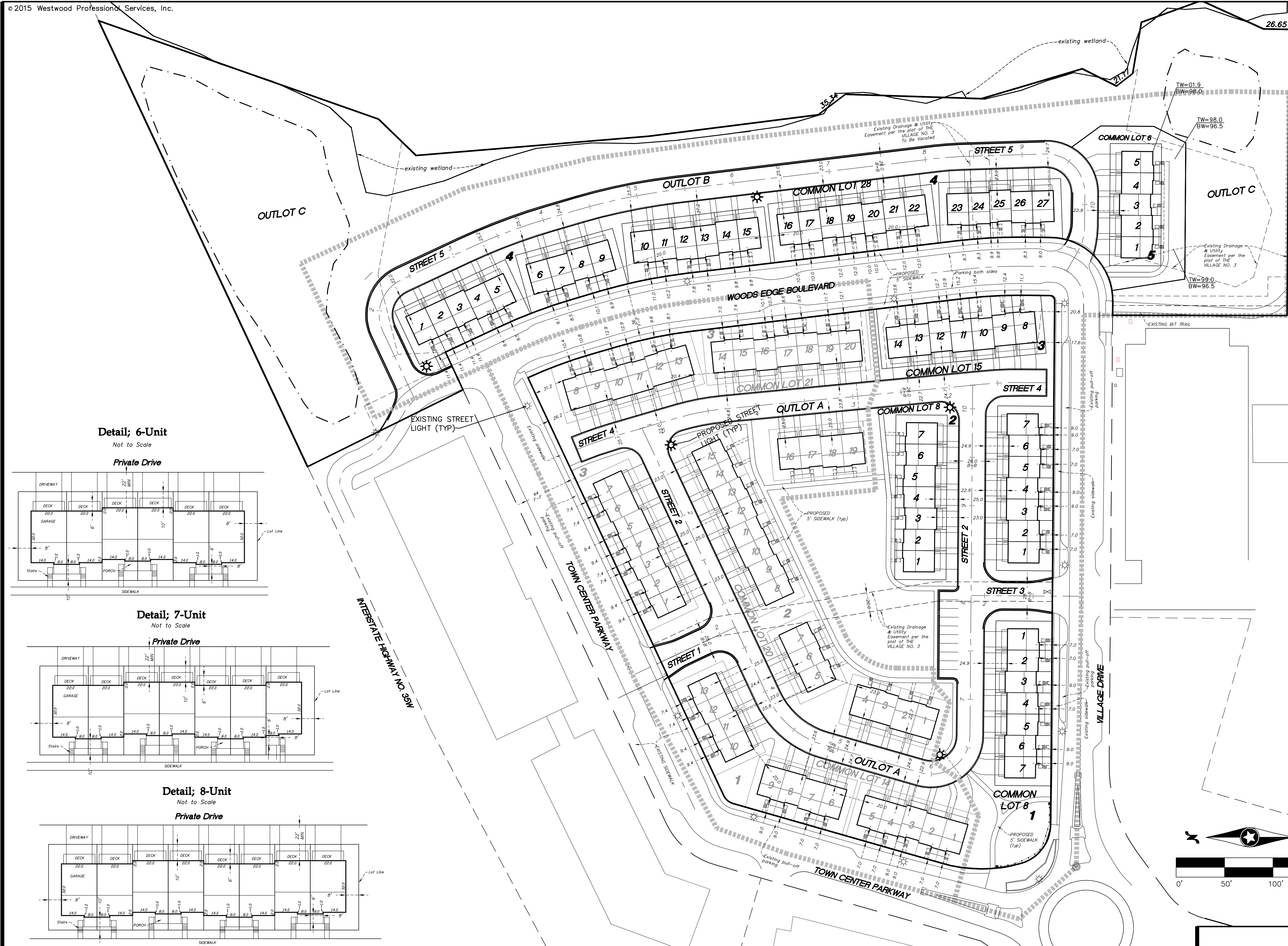
Outlot B and Outlot D, THE VILLAGE NO. 3, according to the recorded plat thereof, Anoka County, Minnesota.

Development Data

AREA	
SITE AREA	11.22 ac.
IMPERVIOUS SURFACE	
EXISTING	1,864 SF = 0.04 ac.
PROPOSED	206,465 SF = 4.74 ac.
EXISTING ZONING	
	R-4 Urban Residential District
UNIT SUMMARY	
PROPOSED TOWNHOMES	112 UNITS
DENSITY	
PROPOSED DENSITY	10.0 un./ac.
SETBACKS	
Front Setback	15' Maximum from R/W to bldg.
Private Driveway Length	22' min to BOC (23' typ.)
Side Setbacks	20' b/tw bldgs
	15' corner to R/W
PARKING	
112 units x .5/un = 56 parking stalls	
Provided On-Street Parking	= 47 stalls
Provided Internal Parking	= 10 stalls
Total Parking Stalls	= 57 stalls

Development Notes

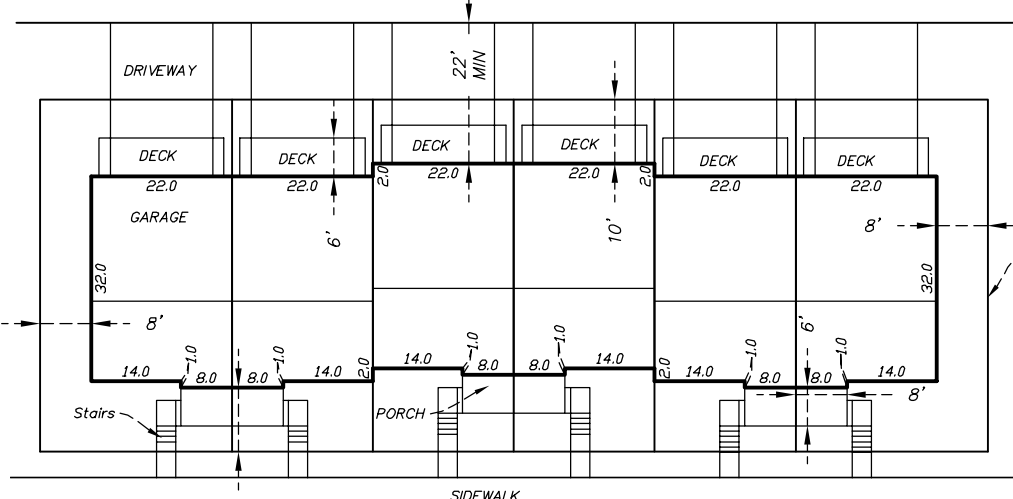
1. ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
2. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
3. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
4. DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND UP TO 1 FOOT ABOVE THE HIGH WATER LEVEL OF ALL PONDS.
5. STREET WIDTHS SHOWN ARE FROM BACK OF CURB TO BACK OF CURB, UNLESS NOTED OTHERWISE.



Detail; 6-Unit

Not to Scale

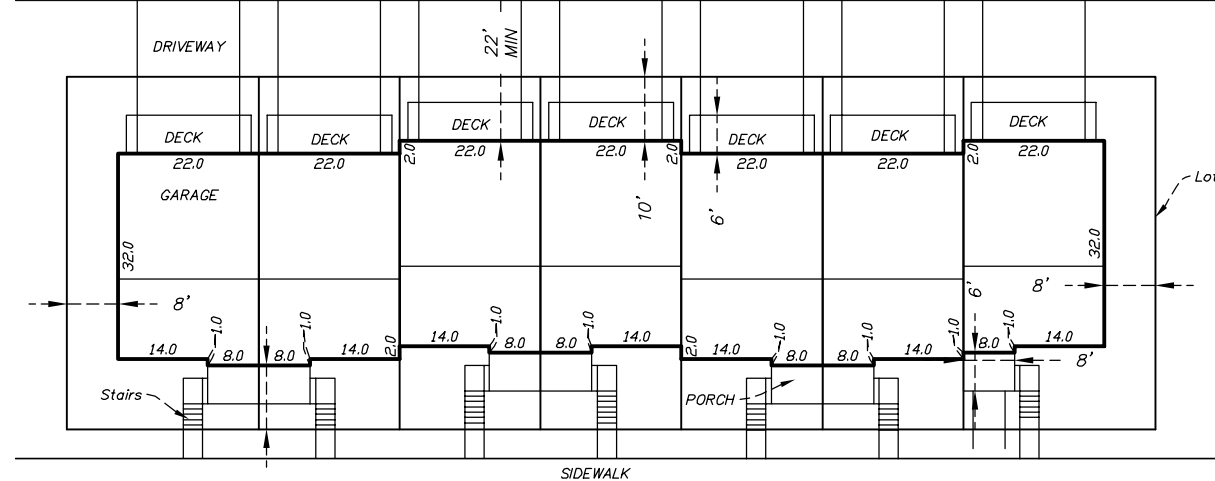
Private Drive



Detail; 7-Unit

Not to Scale

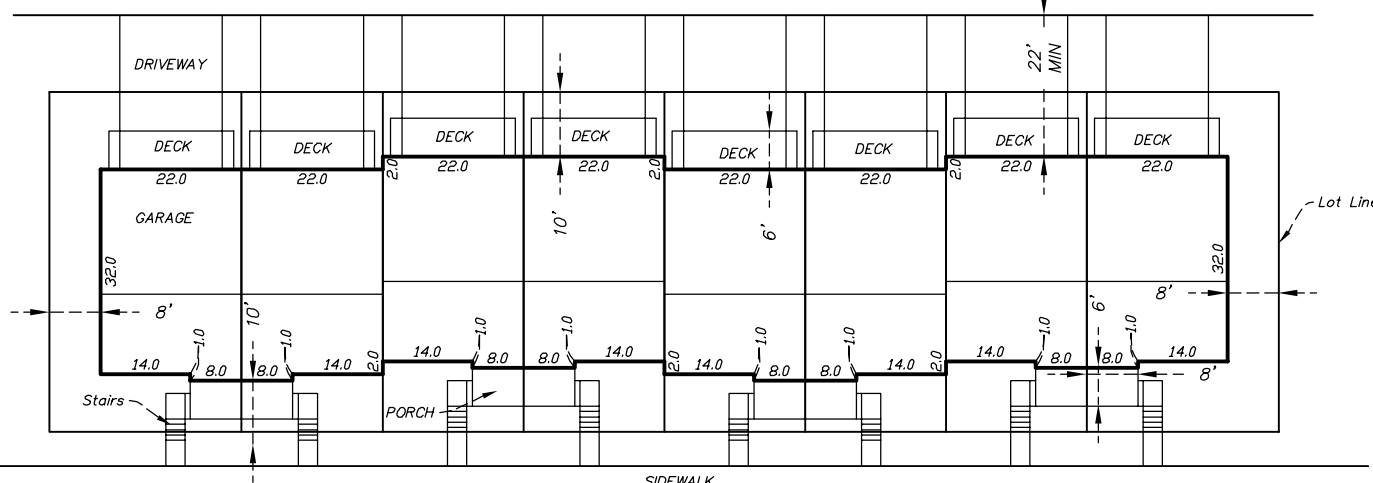
Private Drive



Detail; 8-Unit

Not to Scale

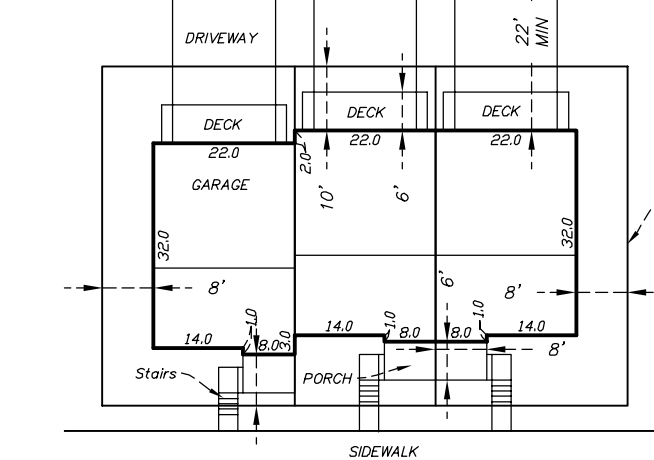
Private Drive



Detail; 3-Unit

Not to Scale

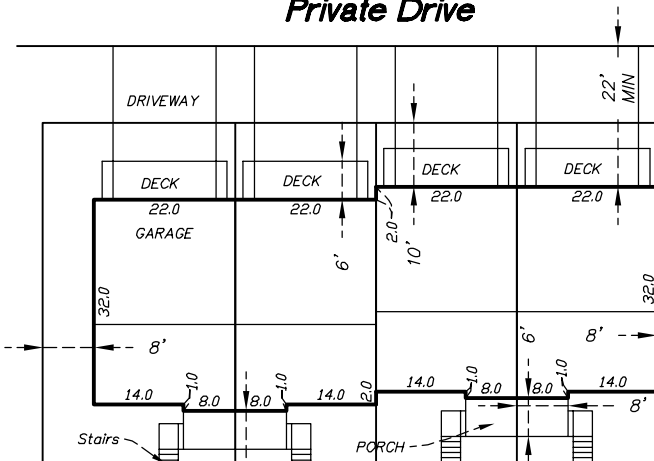
Private Drive



Detail; 4-Unit

Not to Scale

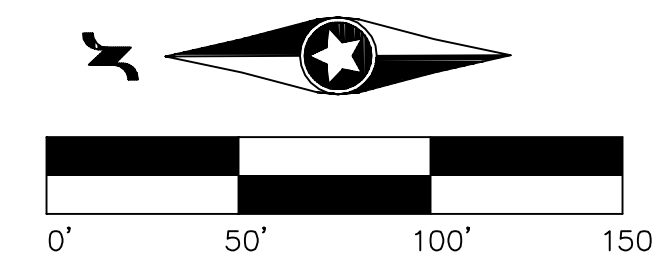
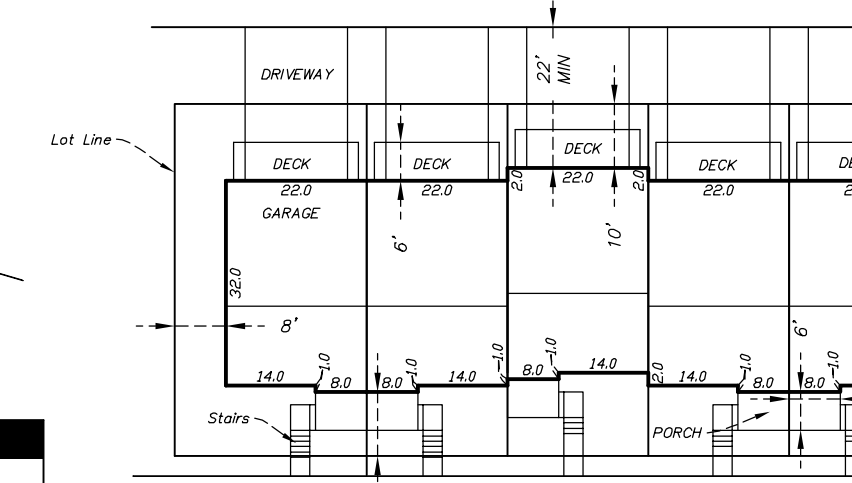
Private Drive



Detail; 5-Unit

Not to Scale

Private Drive



Westwood

Phone (952) 937-5150 7699 Anagram Drive
 Fax (952) 937-5822 Eden Prairie, MN 55344
 Toll Free (888) 937-5150 westwoodps.com
 Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL ENGINEER under the laws of the State of Minnesota.

Francis D. Hagen II, PE

Date: xx/xx/xx License No. 17716

Revisions:

Designed: FDH II
 Checked: DJG
 Drawn: DWR
 Record Drawing by/date:

Prepared for:

DR Horton, Inc. - Minnesota
 20860 Kenbridge Court, Suite 100
 Lakeville, Minnesota 55044

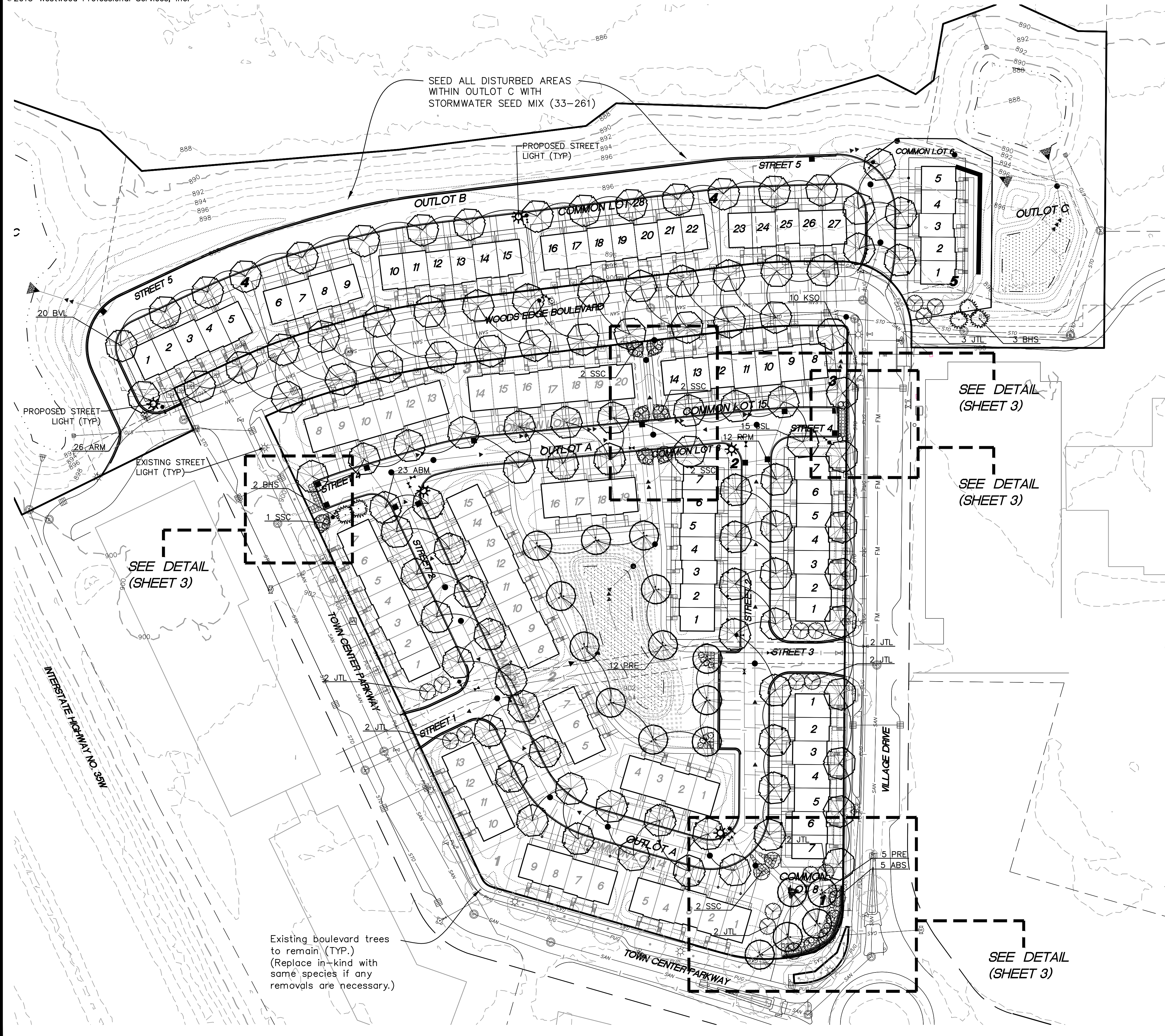
Woods Edge

Lino Lakes, MN

Date: xx/xx/xx Sheet: 1 OF 1

Final Site Plan

0005341SPF01.dwg



Plant Schedule

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
ABM	23	Autumn Blaze Maple / Acer x freemanii 'Jeffersred'	2.5" BB/Cont.	AS SHOWN
ARM	26	Armstrong Maple / Acer x freemanii 'Armstrong'	2.5" BB/Cont.	AS SHOWN
BVL	20	Boulevard Linden / Tilia americana 'Boulevard'	2.5" BB/Cont.	AS SHOWN
GSL	15	Greenspire Linden / Tilia cordata 'Greenspire'	2.5" BB/Cont.	AS SHOWN
KSO	10	Kindred Spirit Oak / Quercus x warei 'Nadler'	2.5" BB/Cont.	AS SHOWN
PRE	17	Princeton Elm / Ulmus americana 'Princeton'	2.5" BB/Cont.	AS SHOWN
RPM	12	Red Pointe Maple / Acer rubrum 'Frank Jr.'	2.5" BB/Cont.	AS SHOWN

ABS	5	Autumn Brilliance Serviceberry / Amelanchier x grandiflora 'Autumn Brilliance'	6' HT., BB Clump	AS SHOWN
JTL	15	Ivory Silk Japanese Tree Lilac / Syringa reticulata 'Ivory Silk'	6' HT., BB Clump	AS SHOWN
SSC	9	Showtime Crabapple / Malus 'Shotizam'	2" BB/Cont.	AS SHOWN

BHS 5 Black Hills Spruce / Picea glauca densata 7' HT., BB AS SHOWN
 NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

Landscape Requirements

*** BOULEVARD TREE REQUIREMENT: (1,890 LF) 27 TREES**
 TOWNHOMES SHALL PROVIDE TREES AT A RATE OF 1 TREE PER 70 LINEAR FEET OF PUBLIC ROAD FRONTAGE. (BOULEVARD WITH EXISTING TREES NOT INCLUDED.)

*** OPEN SPACE PLANTING REQUIREMENTS:**
 OPEN AREAS SHALL HAVE 1 LARGE TREE AND 3 LARGE SHRUBS PER 2,000 SF.
 1 LARGE TREE = 1.5 MEDIUM TREE = 2 SMALL TREE
 1 LARGE SHRUB = 1.5 MEDIUM SHRUB = 3 SMALL SHRUB

SUBTOTAL CENTRAL OPEN SPACE PLANTINGS REQUIRED:
 LARGE TREES = 20,125 SF. /2,000 SF. = 11 TREES
 LARGE SHRUBS = 20,125 SF. /2,000 SF. = 31 SHRUBS

SUBTOTAL ROUNDABOUT OPEN SPACE PLANTINGS REQUIRED:
 LARGE TREES = 2,900 SF. /2,000 SF. = 2 TREES
 LARGE SHRUBS = 2,900 SF. /2,000 SF. = 5 SHRUBS

TOTAL OPEN SPACE PLANTING REQUIRED:
 LARGE TREES = 13 TREES
 LARGE SHRUBS = 36 SHRUBS

*** FOUNDATION PLANTING REQUIREMENTS: (2,464LF.)**
 FOUNDATIONS SHALL HAVE 2 LARGE TREES AND 6 LARGE SHRUBS PER 100 LF. OF BUILDING
 1 LARGE TREE = 1.5 MEDIUM TREE = 2 SMALL TREE
 1 LARGE SHRUB = 1.5 MEDIUM SHRUB = 3 SMALL SHRUB

TOTAL FOUNDATION PLANTING REQUIRED:
 LARGE TREES = 2,464 LF. /100 LF. = 50 TREES
 LARGE SHRUBS = 2,464 LF. /100 LF. = 150 SHRUBS

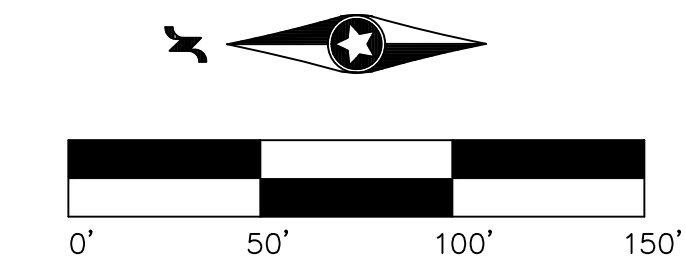
TOTAL PLANTINGS REQUIRED:
 TOTAL TREES REQUIRED 90 TREES
 TOTAL SHRUBS REQUIRED 186 SHRUBS

Landscape Provisions

TOTAL LANDSCAPING PROVIDED:	157 TREES
* STREET TREES:	106 TREES
* SITE OVERSTORY TREES:	17 TREES
* SITE EVERGREEN TREES:	5 TREES
* SITE ORNAMENTAL TREES:	29 TREES
* SITE SHRUBS:	222 SHRUBS
* FOUNDATION SHRUBS:	1,858 SHRUBS

Legend

- DENOTES STREET TREE
- DENOTES ORNAMENTAL TREE
- DENOTES BUFFER EVERGREEN TREE
- DENOTES EXISTING STREET TREE
- DENOTES PRAIRIE CORDGRASS (Spartina pectinata) MONOCULTURE SEED MIX (SEE NOTES) (10 ac)
- HARD FESCUE GRASS SEED MIX (LOW MOW APPLICATION) (SEE NOTES) (20 ac)



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Date: 07/19/16 Sheet: 1 OF 3

Westwood
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 Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

 Cory Meyer
 Date: 08/03/16 License No. 26971

Revisions:
 08-03-16 Update townhome landscape per new building layout

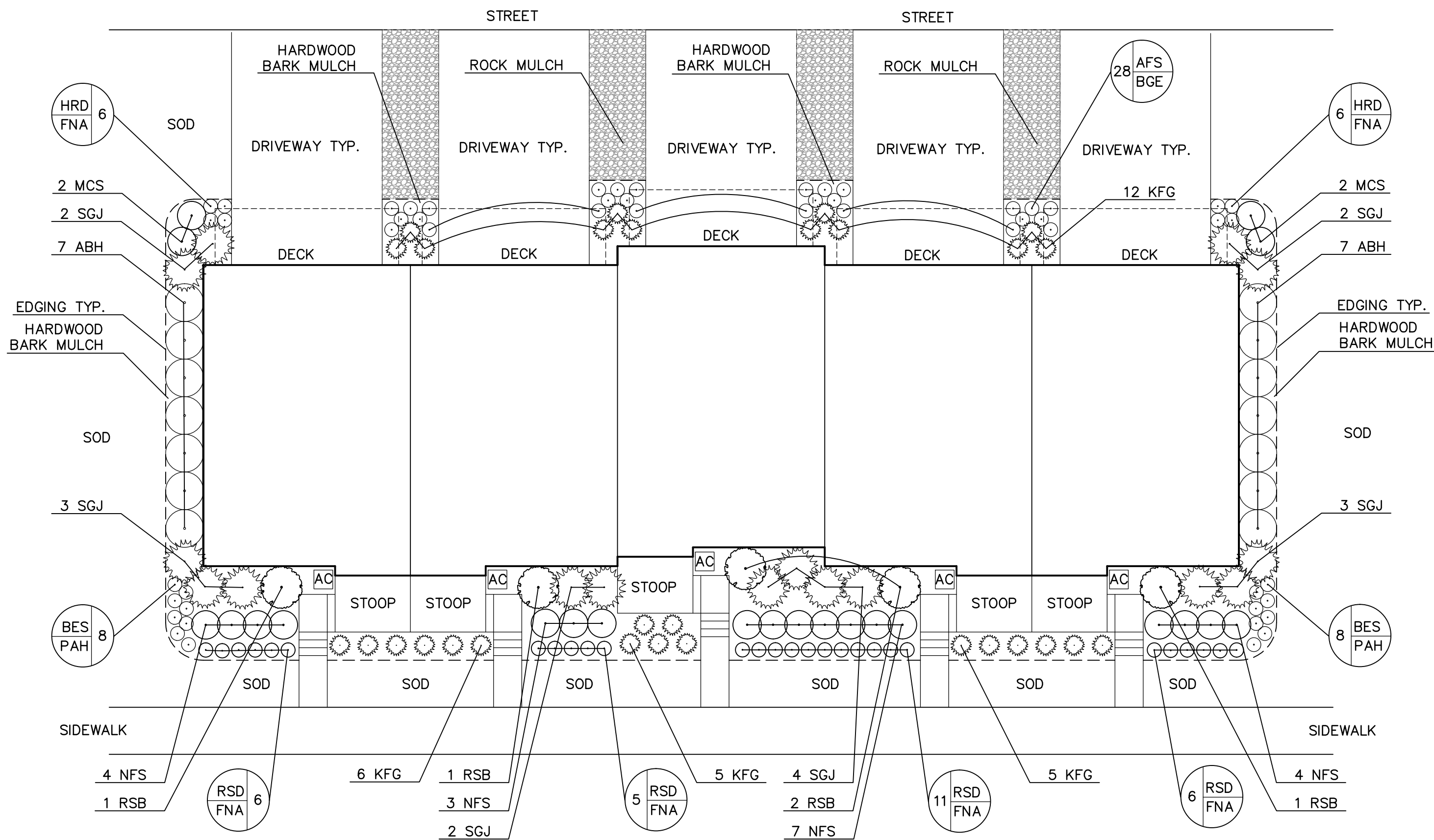
Designed: NTM
 Checked: CLM
 Drawn: NTM
 Record Drawing by/date:

Prepared for:
DR Horton, Inc. - Minnesota
 20860 Kenbridge Court, Suite 100
 Lakeville, Minnesota 55044

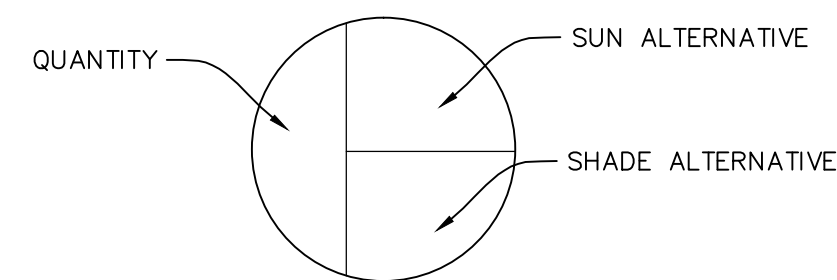
Woods Edge
 Lino Lakes, MN

Final Landscape Plan

Typical Townhome Planting Detail - 5 Unit

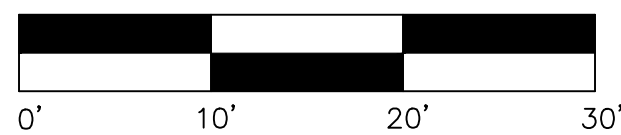


Legend



- NOTES:
- QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.
 - CONTRACTOR TO SUBSTITUTE USING SHADE ALTERNATE SPECIES AS DETERMINED BY SOLAR ORIENTATION OF BUILDING (IE NORTH SIDE PLANTS RECEIVE SHADE ALTERNATE PLANTS). SEE RESPECTIVE PLANT KEY FOR ALTERNATE SPECIES SUBSTITUTIONS.
 - 1 1/2" RIVER ROCK AT 3" DEPTH WITH WEED BARRIER FABRIC TO BE USED IN BETWEEN DRIVEWAYS.
 - DOUBLE SHREDDED HARDWOOD BARK MULCH TO BE USED AT 3" DEPTH WITH VINYL EDGER ON ALL LANDSCAPE PLANTING BEDS.
 - ACTUAL AMOUNT OF STAIRS TO VARY PER UNIT BASED UPON TOPOGRAPHY.
 - SEE LANDSCAPE PLAN FOR STREET AND BOULEVARD TREE LOCATIONS.

NORTH VARIES



Townhome Plant Schedule

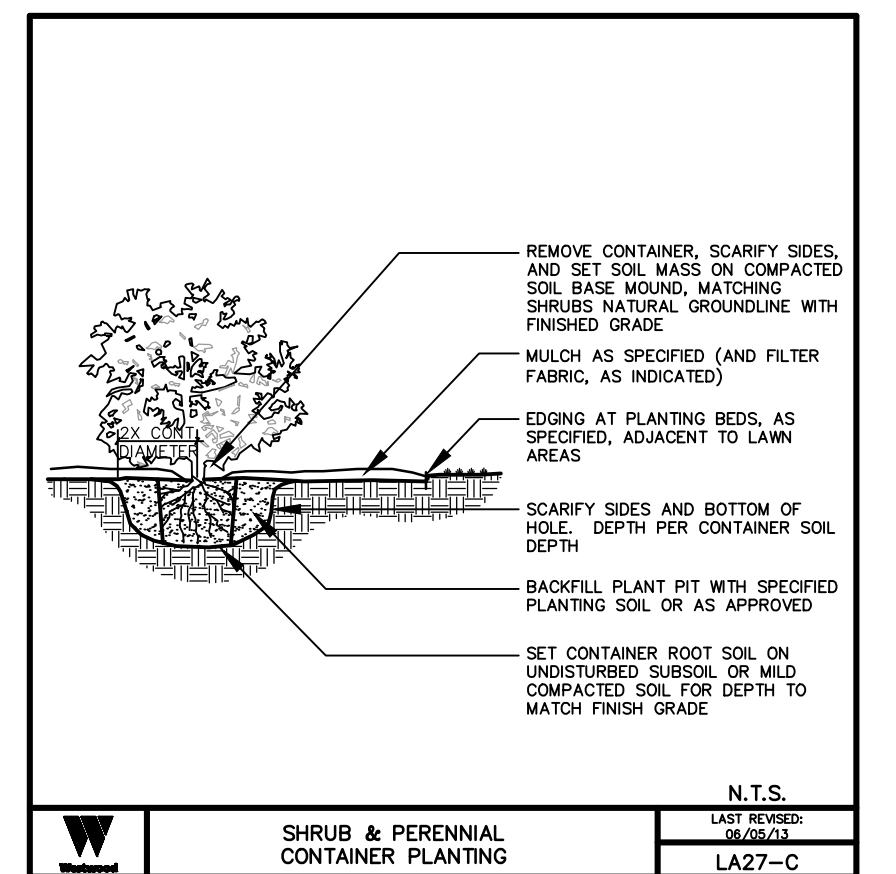
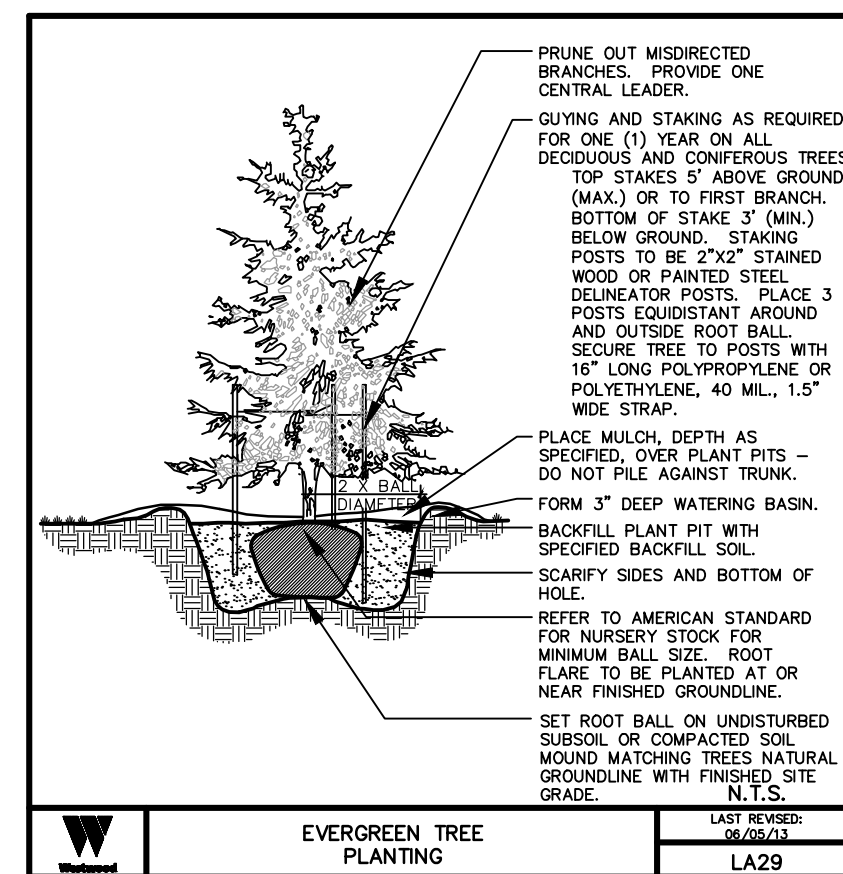
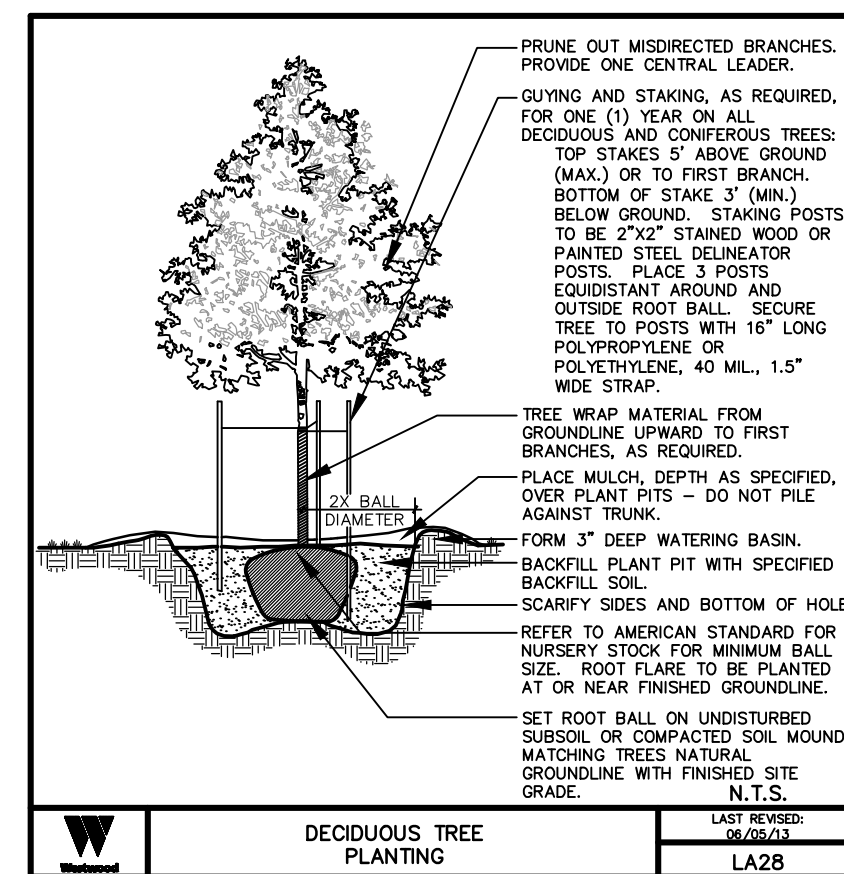
TYPE	CODE	QTY. 8 UNIT	QTY. 7 UNIT	QTY. 6 UNIT	QTY. 5 UNIT	QTY. 4 UNIT	QTY. 3 UNIT	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
SHRUBS & PERENNIALS	RSB	8	7	6	5	4	3	Regent Serviceberry / Amelanchier alnifolia 'Regent'	#5 CONT.	5'-0" O.C.
								shade alt: no change		
	NFS	29	25	22	18	15	11	Neon Flash Spirea / Spiraea japonica 'Neon Flash'	#5 CONT.	3'-0" O.C.
								shade alt: no change		
	MCS	4	4	4	4	4	4	Magic Carpet Spirea / Spiraea japonica 'Magic Carpet'	#5 CONT.	4'-0" O.C.
								shade alt: no change		
	ABH	14	14	14	14	14	14	Annabelle Hydrangea / Hydrangea arborescens 'Annabelle'	#5 CONT.	4'-0" O.C.
								shade alt: no change		
	SGJ	22	20	18	16	14	12	Sea Green Juniper / Juniperus chinensis 'Sea Green'	#5 CONT.	3'-0" O.C.
								shade alt: no change		
	KFG	45	41	33	29	21	17	Karl Forester Grass / Calamagrostis x acutiflora 'Karl Forester'	#1 CONT.	3'-0" O.C.
							shade alt: no change			
BES	16	16	16	16	16	16	Goldstrum Black-Eyed Susan / Rudbeckia 'Goldstrum'	#1 CONT.	18" O.C.	
							shade alt: PAH Patriot Hosta / Hosta 'Patriot'	#1 CONT.	18" O.C.	
RSD	45	39	34	28	23	17	Ruby Stella Daylily / Hemerocallis 'Ruby Stella'	#1 CONT.	18" O.C.	
							shade alt: FNA Fanal Astilbe / Astilbe x arendsii 'Fanal'	#1 CONT.	18" O.C.	
AFS	49	42	35	28	21	14	Autumn Fire Sedum / Sedum x 'Autumn Fire'	#1 CONT.	18" O.C.	
							shade alt: BGE Biokovo Geranium / Geranium x cantabrigiense 'Biokovo'	#1 CONT.	18" O.C.	

Stormwater Seed Mix - Outlot C

Common Name	Scientific Name	Rate (kg/ha)	Rate (lb/ac)	% of Mix (% by wt)	Seeds/ sq ft
big bluestem	Andropogon gerardi	2.24	2.00	5.73%	7.35
fringed bromegrass	Bromus ciliatus	2.24	2.00	5.73%	8.10
bluejoint	Calamagrostis canadensis	0.07	0.06	0.18%	6.40
slender wheatgrass	Elymus trachycaulis	1.12	1.00	2.85%	2.53
Virginia wild rye	Elymus virginicus	1.08	1.00	2.82%	2.31
switchgrass	Panicum virgatum	0.43	0.38	1.07%	1.93
fowl bluegrass	Poa palustris	1.19	1.06	3.03%	50.70
Indian grass	Sorghastrum nutans	0.13	0.12	0.36%	0.55
prairie cordgrass	Spartina pectinata	0.43	0.38	1.07%	0.91
Total Grasses		9.53	8.50	24.29%	80.78
awl-fruited sedge	Carex stipata	0.28	0.25	0.71%	3.10
dark green bulrush	Scirpus atrovirens	0.21	0.19	0.54%	31.70
wetland spikerush	Scirpus cespitosus	0.07	0.06	0.18%	39.00
Total Sedges and Rushes		0.56	0.50	1.43%	73.80
Canada anemone	Anemone canadensis	0.08	0.07	0.19%	0.20
marsh milkweed	Asclepias incarnata	0.12	0.11	0.32%	0.20
leafy beggartick	Bidens frondosa	0.12	0.11	0.31%	0.20
flat-topped aster	Doellingeria umbellata	0.07	0.06	0.17%	1.50
spotted Joe pye weed	Euthrochium maculatum	0.07	0.06	0.18%	2.19
autumn anemone	Heibenum autumnale	0.15	0.13	0.36%	5.97
obedient plant	Physostegia virginiana	0.08	0.07	0.21%	0.30
tall cornflower	Rudbeckia laciniata	0.08	0.07	0.21%	0.37
New England aster	Symphoricarpos novae-angliae	0.08	0.07	0.19%	1.56
blue vervain	Veronica hastata	0.06	0.05	0.15%	1.85
golden alexanders	Zizia aurea	0.22	0.20	0.56%	0.79
Total Forbs		1.12	1.00	2.85%	15.13
Total Cover Crop		28.02	25.00	71.43%	11.14
Totals		39.23	35.00	100.00%	180.85

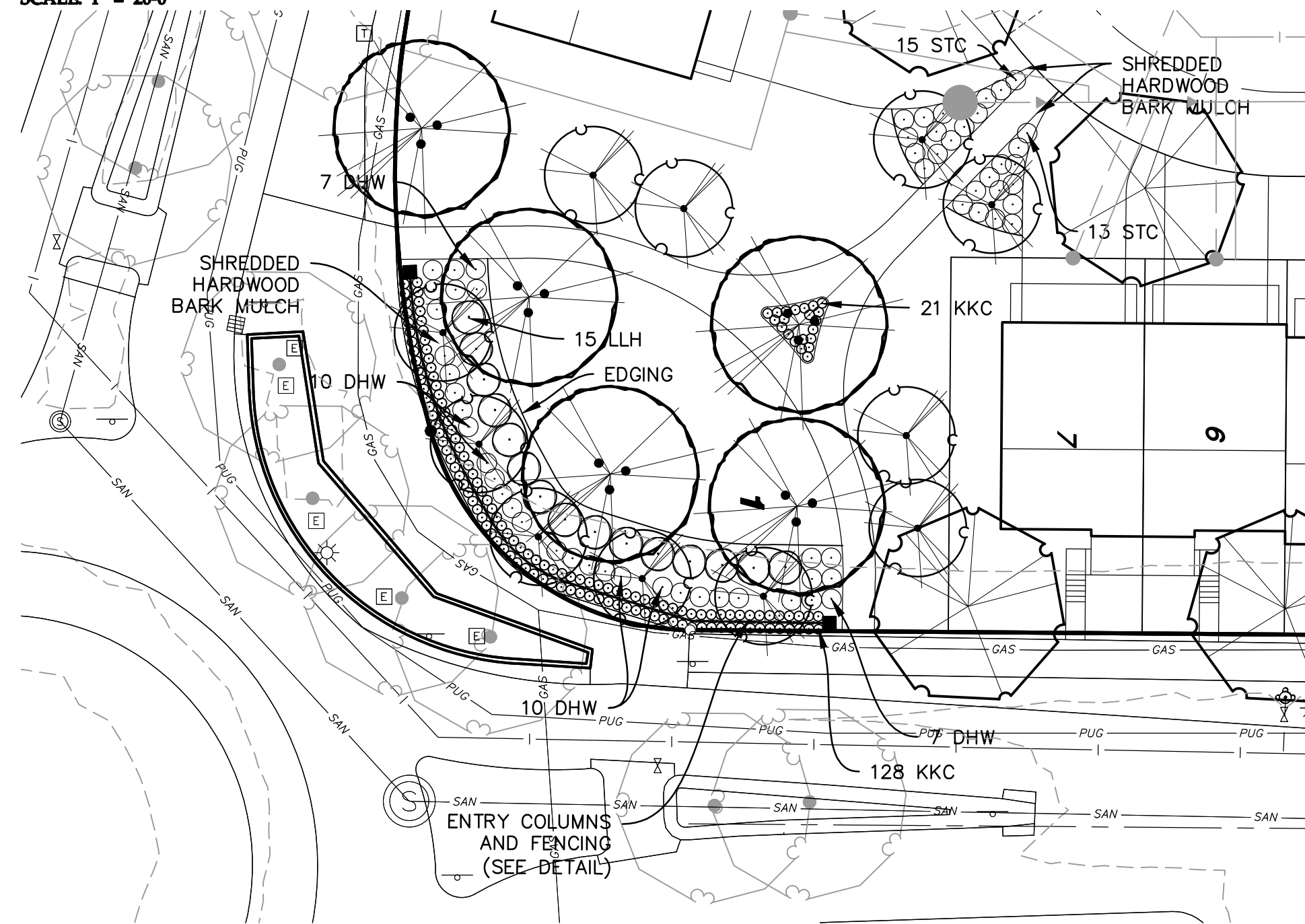
Planting Notes

- CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE ONE YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER MNL A & ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (COMMON TOPSOIL BORROW) AND TO BE NATIVE TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE.
- 3 INCHES OF HARDWOOD BARK MULCH TO BE USED AROUND IN PLANTING BEDS, UNLESS OTHERWISE SPECIFIED.
- EDGING TO BE VINYL EDGING, UNLESS OTHERWISE INDICATED. VINYL EDGING TO CREATE SEPARATION BETWEEN HARDWOOD BARK MULCH AND GRASS. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE.
- ALL DISTURBED AREAS TO BE SODDED, UNLESS NOTED OTHERWISE. SOD TO BE STANDARD MINNESOTA CROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE.
- PROVIDE IRRIGATION TO ALL SODDED & PLANTING AREAS ON SITE. IRRIGATION TO BE RESPONSIBILITY OF HOA. NO IRRIGATION TO BE PROVIDED TO OUTLOT C, UNLESS OTHERWISE NOTED. DRIP IRRIGATION TO BE INSTALLED FOR ALL FOUNDATION PLANTING BEDS. IRRIGATION TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED BY THE GENERAL CONTRACTOR.
- BOTTOM OF INFILTRATION BASIN WITHIN COMMON LOT 21 TO BE SEEDED WITH PRAIRIE CORD GRASS (SPARTINA PECTINATA). SEED AT A RATE OF 15 LBS/AC. ALL BASIN SIDE SLOPES TO BE SEEDED WITH HARD FESCUE AT A RATE OF 260 LBS/AC. SEE PLAN FOR SPECIFIC AREAS.
- CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.



Roundabout Planting Detail

SCALE 1" = 20'-0"



Roundabout Planting Schedule

LLH	15	Limelight Hydrangea / <i>Hydrangea paniculata</i> 'Limelight'	#5 Cont.	5'-0" O.C.
STC	28	Sugartina Clethra / <i>Clethra alnifolia</i> 'Crystalina'	#3 Cont.	3'-0" O.C.
DHW	34	Dark Horse Weigela / <i>Weigela florida</i> 'Dark Horse'	#5 Cont.	3'-0" O.C.
KKC	149	Kit Kat Catmint / <i>Nepeta faassensii</i> 'Kit Kat'	#1 Cont.	18" O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

Trailhead Accent Planting Detail

SCALE 1" = 20'-0"



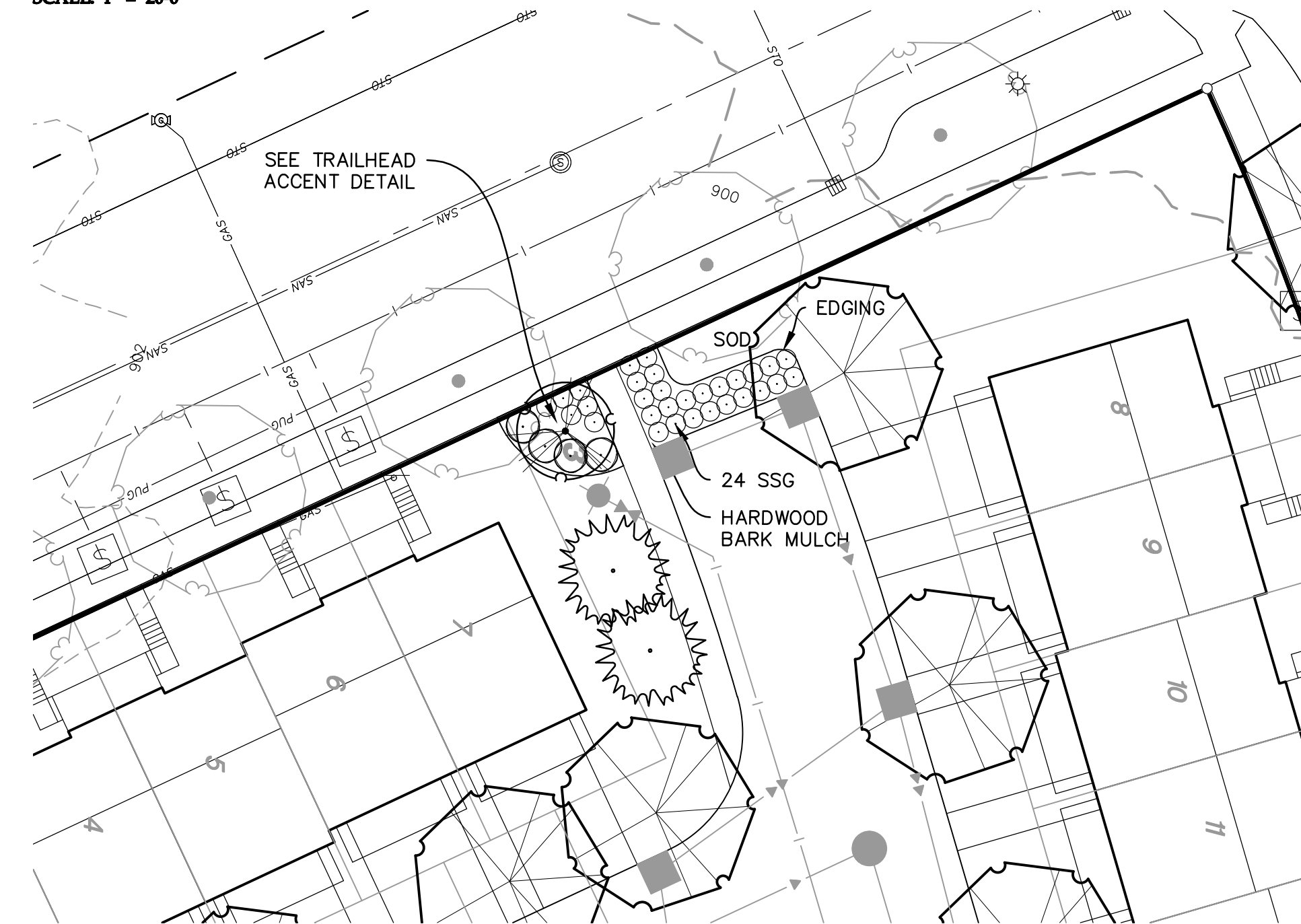
Trailhead Accent Planting Schedule (9 Accent Plantings)

SWN	4	Summer Wine Ninebark / <i>Physocarpus opulifolius</i> 'Seward'	#5 Cont.	5'-0" O.C.
STC	6	Sugartina Clethra / <i>Clethra alnifolia</i> 'Crystalina'	#3 Cont.	3'-0" O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

West Street Planting Detail

SCALE 1" = 20'-0"



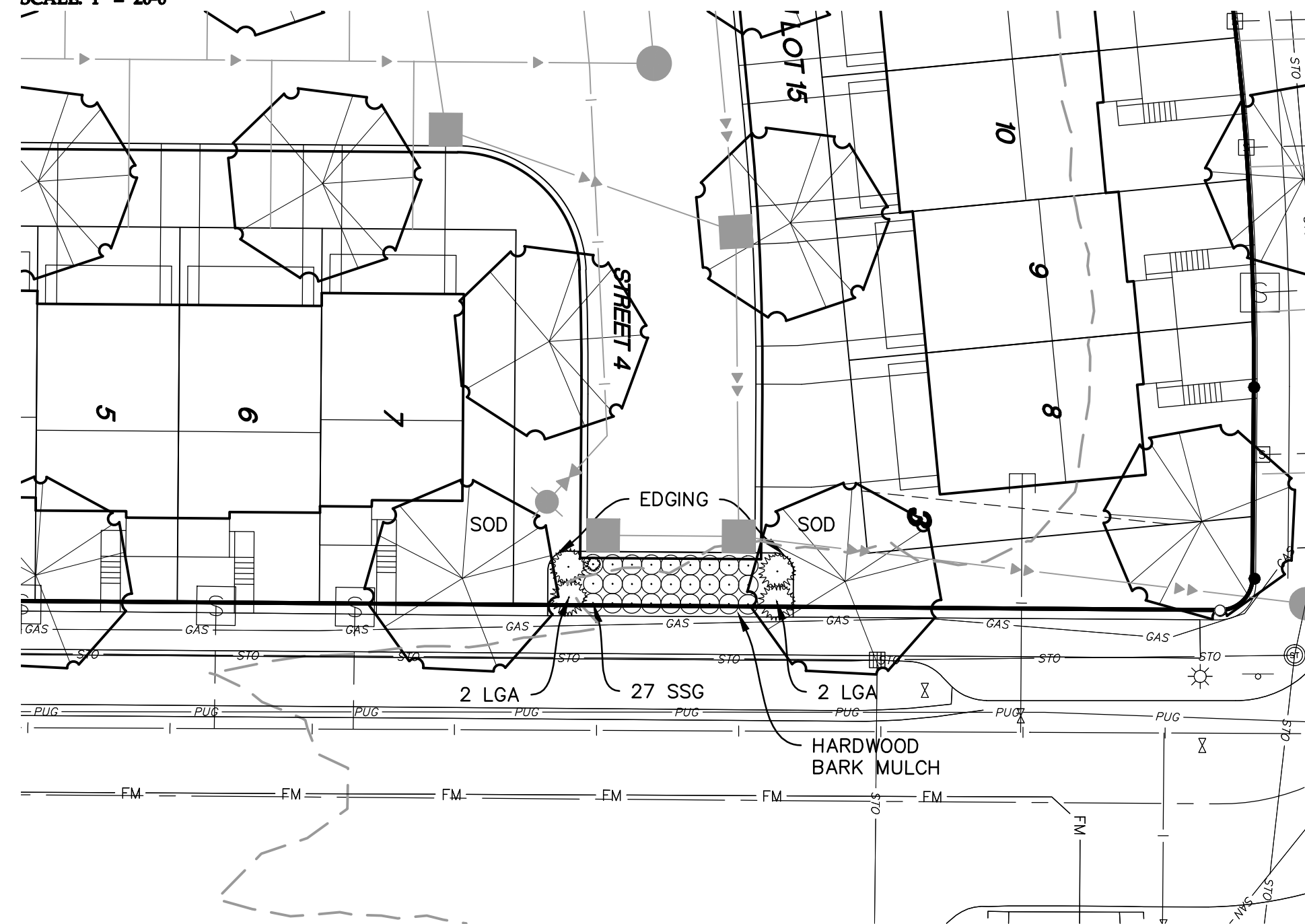
West Street Planting Schedule

SSG	24	Shenandoah Switch Grass / <i>Panicum virgatum</i> 'Shenandoah'	#3 Cont.	3'-0" O.C.
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NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

East Street Planting Detail

SCALE 1" = 20'-0"



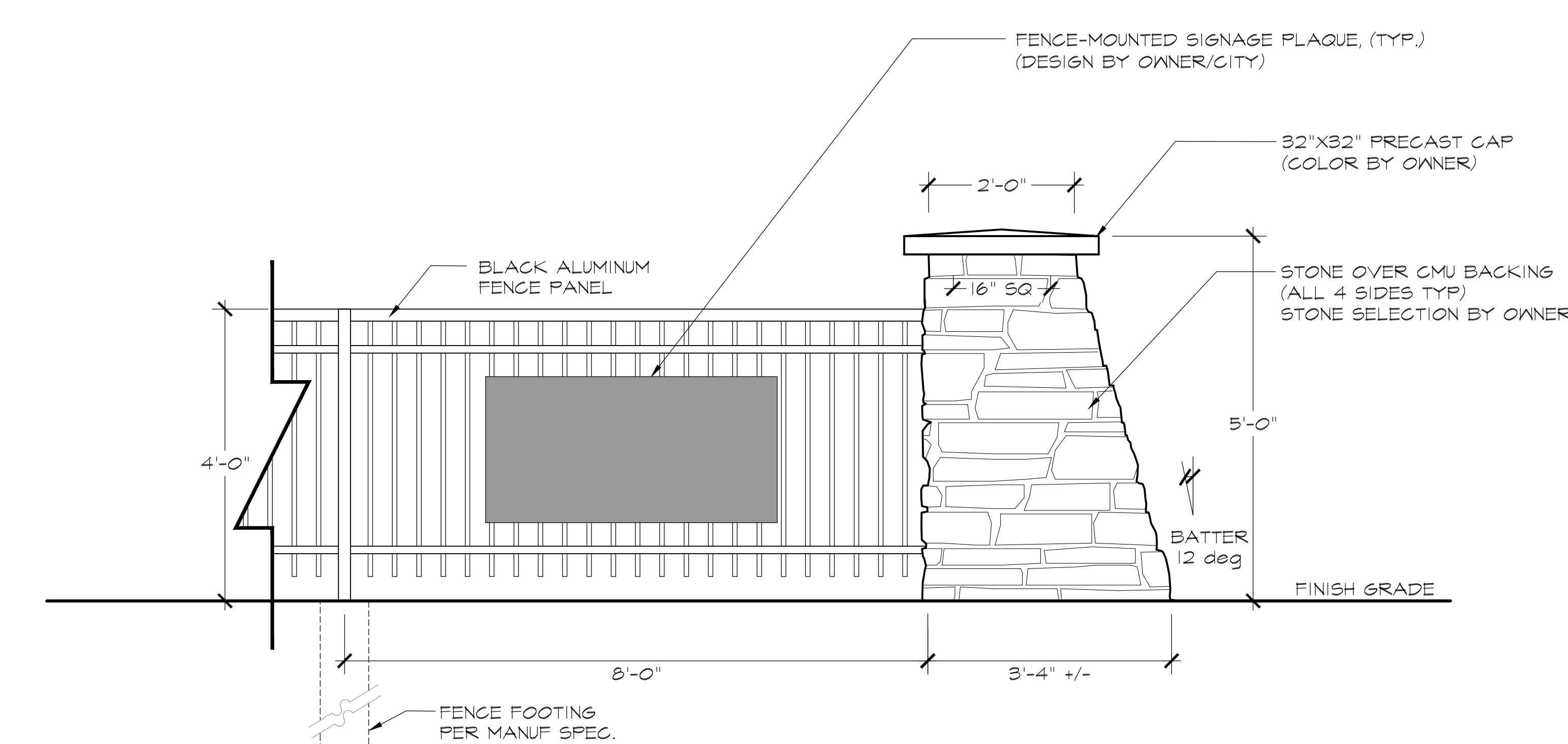
East Street Planting Schedule

LGA	4	Little Giant Arborvitae / <i>Thuja occidentalis</i> 'Little Giant'	#5 Cont.	3'-0" O.C.
SSG	27	Shenandoah Switch Grass / <i>Panicum virgatum</i> 'Shenandoah'	#3 Cont.	3'-0" O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

Monument Elevation

SCALE NTS



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Date: 07/19/16 Sheet: 3 OF 3

Westwood

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

Cory Meyer
 Date: 08/03/16 License No. 26971

Revisions:

08-03-16 Update townhome landscape per new building layout

Designed: NTM
 Checked: CLM
 Drawn: NTM
 Record Drawing by/date:

Prepared for:

DR Horton, Inc. - Minnesota
 20860 Kenbridge Court, Suite 100
 Lakeville, Minnesota 55044

Woods Edge

Lino Lakes, MN

Landscape Plantings Details