

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

Wednesday, September 11, 2019

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. PLEDGE OF ALLEGIANCE
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES: August 14, 2019
5. OPEN MIKE
6. ACTION ITEMS
 - A. **PUBLIC HEARING:** Conditional Use Permit for Open and Outdoor Storage for Direct Bore, Inc. (502 & 510 Lilac Street)
 - B. **PUBLIC HEARING:** Watermark PUD Development Stage Plan Amendment #3-Architectural Design Standards
7. DISCUSSION ITEMS
 - A. Project Update
8. 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	: August 14, 2019
TIME STARTED	: 6:30 P.M.
TIME ENDED	: 7:22 P.M.
MEMBERS PRESENT	: Paul Tralle, Michael Ruhland, Michael Root, Sue Peacock, Neil Evenson, Perry Laden, Jeremy Stimpson
STAFF PRESENT	: Katie Larsen, Diane Hankee, Katharine Dowling, Mara Strand

PLANNING & ZONING BOARD MEETING

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 August 14, 2019.

II. APPROVAL OF AGENDA

The Agenda was approved as presented.

III. APPROVAL OF MINUTES

Mr. Stimpson made a MOTION to approve the July 10, 2019 meeting minutes. Motion was supported by Mr. Ruhland. Motion carried 6-0.

IV. OPEN MIKE

Chair Tralle declared Open Mike at 6:32 P.M.

Cindy and Shawn Goldade, 6824 145th Ave NE, Columbus MN, looking to purchase 502 and 510 Lilac Street, previously Lino Lakes Blacktop. Mr. and Mrs. Goldade are in conversation with city staff and are wanting to use the properties in a similar or less intense purpose than previously. Applicant is inquiring if they are on the right track. The original project narrative included razing the house. The applicant is looking to amend the project narrative and is proposing to connect the house to water and sewer and install a fence to secure an outdoor storage area.

Chair Tralle asked staff why the house has to come down. Staff stated that it was a suggestion as it is a residential home in an industrial zoned property. There was a comprehensive letter prepared and are trying to move the parcel in the direction of compliance for industrial zoning. Chair Tralle expressed his concern and stated, if a motion was made tonight, his motion would be to install a fence and not require additional paving.

DRAFT MINUTES

Board members comments and inquires:

- Business background
 - Direct Bore is a directional boring company and have been around for 20 years. The home would be used for residential use.
- What was Lino Lakes Blacktop operating under?
 - There were possibly no formal CUP's for Lino Lakes Blacktop.
- Communicate minimum standards for what's being asked on the application.
- Clarification on the properties
 - 510 Lilac Street is the accessory structure and 502 Lilac Street is the residential home.
- Have there been similar transactions within the City?

Mr. Evenson made a MOTION to close Open Mike at 6:48 P.M. Motion was supported by Mr. Root. Motion carried 6 - 0.

V. ACTION ITEMS

A. PUBLIC HEARING: Variance and Preliminary Plat for Poehling Addition (6790 West Shadow Lake Drive)

Katie Larsen, City Planner, presented the staff report.

Chair Tralle opened the public hearing at 6:55 P.M.

Mr. Laden made a MOTION to continue the Public Hearing until a later date. Motion was supported by Mr. Evenson. Motion carried 6-0.

B. PUBLIC HEARING: Conditional Use Permit Amendment for Otter Lake Animal Care Center (6848 Otter Lake Road)

Katie Larsen, City Planner, presented the staff report.

Mr. Laden asked if there is new signage/monuments proposed. Staff confirmed there is not but the applicant is welcome to submit a sign permit application.

Mr. Laden ask for clarification on follow through when Public Safety makes a recommendation. A conversation is had between the applicant/architect and Public Safety; City Planner follows up with Public Safety when drafting the City Council staff report.

Chair Tralle opened the public hearing at 7:10 P.M.

Tim Knutson, BDH+Young, explained that the addition is primarily for animal care.

Mr. Knutson stated that pharmaceuticals are under lock and key.

Ms. Peacock made a MOTION to close the Public Hearing. Motion was supported by Mr. Stimpson. Motion carried 6-0.

Mr. Laden made a MOTION to approve the conditional use permit amendment for Otter Lake Animal Care Center. Motion was supported by Mr. Evenson. Motion carried 6-0.

VI. DISCUSSION ITEMS

A. Project updates

West Shadow Lake Drive will be paved next week and utility work is mostly complete. Residents on West Shadow Lake have been great.

Cedar Street/Elmcrest Avenue project is out for bid.

Utilities are installed at Eastside Villas.

Watermark project is progressing - blacktop laid and a house constructed.

Saddle Club 4th Addition is sitting idle. Utilities will be installed in 2 weeks.

Lino Lakes Storage has first pad down.

All Seasons Rental is constructed.

Well House #7 is moving forward and water results were good. Next step is to work with the County and DNR.

More paving on Birch Street next week.

Tentative Lyngblomsten neighborhood meeting is scheduled for the end of August.

Mr. Laden expressed appreciation to the applicants for attending open mic.

VII. ADJOURNMENT

Mr. Ruhland made a MOTION to adjourn the meeting at 7:22 P.M. Motion was supported by Mr. Stimpson. Motion carried 6 - 0.

Respectfully submitted,
Mara Strand and Katharine Dowlding

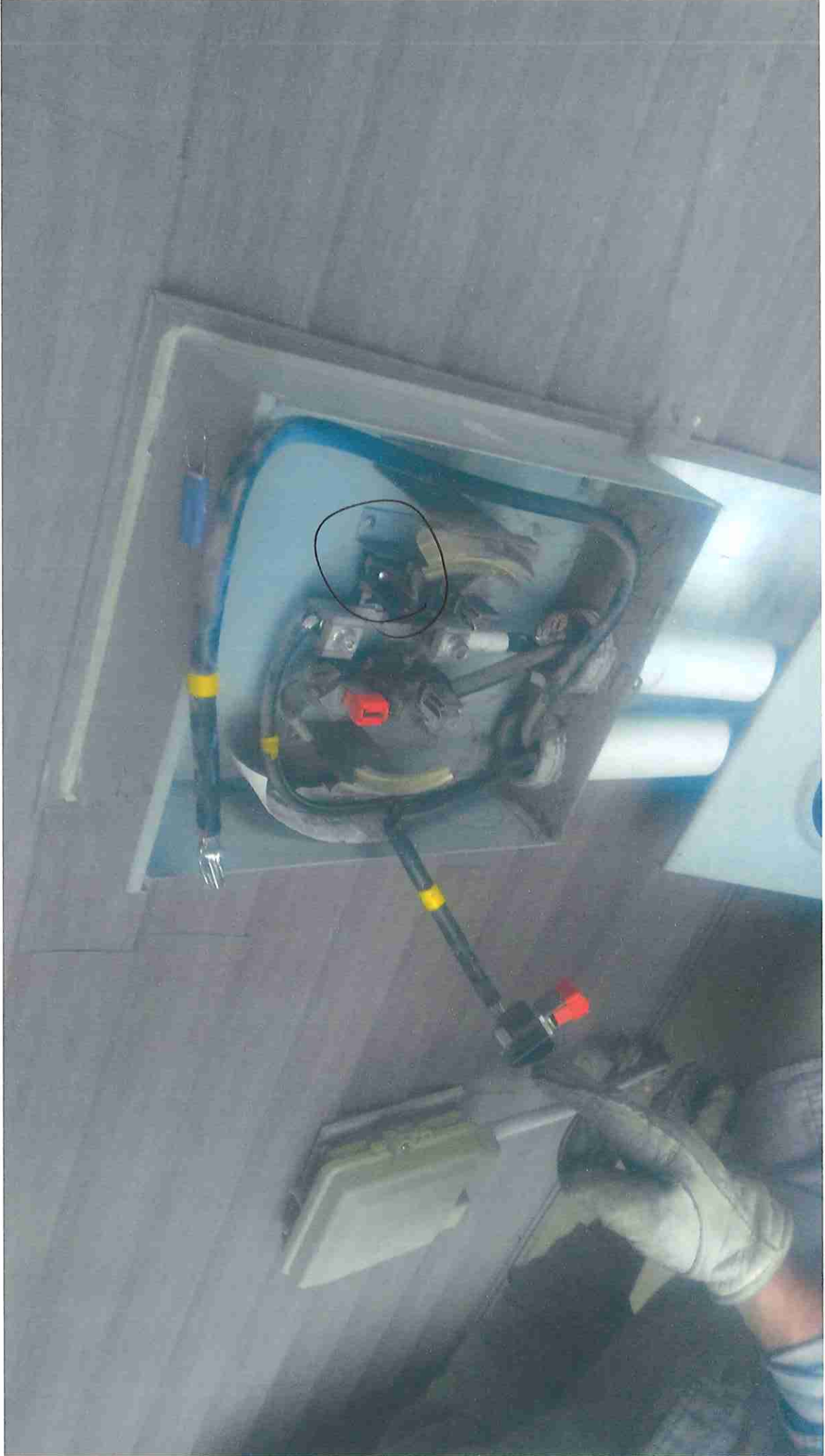
ST. CIMAIRE ESTATES
CONSTRUCTION DAMAGES.
PERMITS

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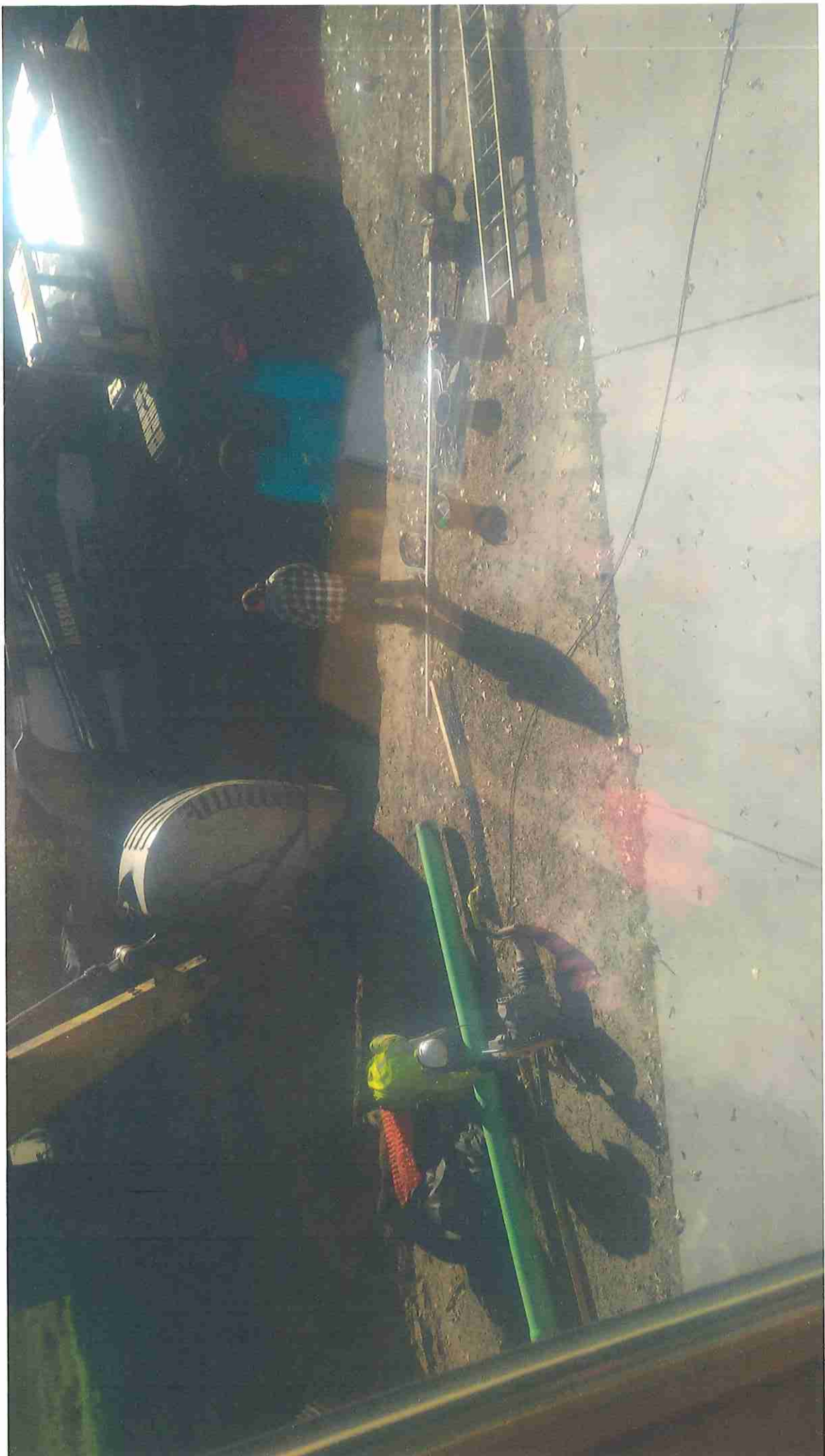
Photos distributed by
resident at Open Mic



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**PLANNING & ZONING BOARD
AGENDA ITEM 6A**

STAFF ORIGINATOR: Katie Larsen, City Planner

P & Z MEETING DATE: September 11, 2019

REQUEST: **PUBLIC HEARING**
Rezoning and Conditional Use Permit for Open and Outdoor Storage for Direct Bore, Inc. (502 & 510 Lilac Street)

CASE NUMBER: RZ2019-002
CU2019-004
SP2019-003

APPLICANT: SC Goldade Properties
Attn: Shawn and Cindy Goldade
PO Box 235
Circle Pines, MN 55014

REVIEW DEADLINE:

Complete Application Date:	August 2, 2019
60-Day Review Deadline:	October 1, 2019
120-Day Review Deadline:	November 30, 2019
Environmental Board Meeting:	September 25, 2019
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	September 11, 2019
City Council Work Session:	October 7, 2019
City Council Meeting:	October 14, 2019

BACKGROUND

The applicant, SC Goldade Properties, is proposing to operate their directional boring company, Direct Bore, Inc., at 502 & 510 Lilac Street. Rezoning and a conditional use permit are required for open and outdoor storage of reel and flatbed trailers. The subject site consists of 3 parcels totaling approximately 2.20 acres.

The Land Use Application is for the following:

- Rezoning

- From GB, General Business to LI, Light Industrial
- Conditional Use Permit (CUP)
 - Open and Outdoor Storage

This staff report is based on the following submittal information:

- Certificate of Survey and Tree Inventory prepared by EG Rud & Sons, Inc. dated August 1, 2019
- Site and Civil Plans prepared by Plowe Engineering dated August 1, 2019
- Site Drainage Narrative prepared by Plowe Engineering dated July 19, 2019
- Applicant’s Project Narrative dated June 10, 2019

ANALYSIS

History

The original property owners were the Ramsden family. They owned 5 parcels and lived in the single family house located at 502 Lilac Street and operated Lino Lakes Blacktop, Inc. out of the accessory building located at 510 Lilac Street. The house was constructed in 1966 and the business started operation in 1971. The Ramsdens have since ceased operation of Lino Lakes Blacktop and are trying to sell their parcels. In February 2019, the two (2) west parcels were sold to Chad Boe leaving the three (3) parcels with the residential house, accessory structure (industrial pole barn) and vacant parcel.

The following is a land use summary of the properties:

Parcel Address	PID #	Current Owner	Acres	2030 Comp Plan	2019 Zoning	Current Use
XX Lilac Street	17-31-22-22-0023	Chad Boe	1.03	Industrial	GI, General Industrial	Vacant
XX Lilac Street	17-31-22-22-0036	Chad Boe	0.51	Industrial	GI, General Industrial	Vacant
502 Lilac Street	17-31-22-21-0007	Betty and Dale Ramsden	0.96	Industrial	GB, General Business	Residential House
510 Lilac Street	17-31-22-21-0006	Betty and Dale Ramsden	0.44	Industrial	GB, General Business	Industrial Pole Barn
XX Lilac Street	17-31-22-21-0009	Betty and Dale Ramsden	0.8	Industrial	GB, General Business	Vacant

- In 1979, a special use permit was approved to allow for the storage of 4 pieces of commercial equipment in a residential area.

- 1 truck, 2 rollers and 1 paver
- In 1988, the 3 parcels were rezoned to GB, General Business
- In 1997, a conditional use permit was approved to allow for the expansion of the existing pole barn.
 - The parcels functioned as a whole and should have been combined.
- No conditional use permits were approved to allow for contractor's office or outdoor storage.
- The single family home was the principal use and the business operation was an accessory use, similar to a home occupation.
- The blacktop business was not approved as a stand-alone principal use.
- Properties are currently guided for Industrial use and zoned GB, General Business.

The City Attorney recommends terminating the 1979 special use permit and the 1997 conditional use permit via a Termination Agreement or similar document that would be recorded against the property to clear up any future land use or title issues caused by multiple approvals on the site.

Existing Site Conditions

The existing 3 parcel site contains a 2,220 sf single family residential home, a 2,900 sf accessory structure, gravel and paved parking areas and driveway, scattered trees and landscaping and open grass areas. The house is on private well and septic system and the accessory structure is on municipal water and sanitary sewer. Prior to the sale of the 2 west parcels, multiple gravel driveways provided access to the site from Lilac Street and the west. Two of these driveways now terminate right at the west property line. Lilac Street abuts on the north and CSAH 12 (Apollo Drive) abuts on the east.

Non-Conforming Uses and Structures

The subject site poses a complex land use and zoning situation. A single family home and industrial accessory structure exist on parcels currently zoned commercial but are guided for industrial use per both the 2030 and draft 2040 Comprehensive Plans. The residential single family home became a non-conforming use when the parcels were rezoned to GB, General Business in 1988. It is standard planning practice and supported by the zoning ordinance that non-conforming uses be eventually brought into conformity.

Per Definitions Section 1007.001(2):

NON-CONFORMING USES. A use or activity which was lawful prior to the adoption, revision or amendment of a zoning ordinance, but which fails, by reason of such adoption, revision or amendment, to conform to the present requirements of the zoning district.

Per Section 1007.041 NON-CONFORMING USES AND STRUCTURES.

(1) *Purpose.* It is the purpose of this section to provide for the regulation of non-conforming buildings, structures and uses and to specify those requirements, circumstances, and conditions under which non-conforming buildings, structures and uses will be operated and maintained. The Zoning Ordinance establishes separate districts, each of which is an appropriate area for the location of uses which are permitted in that district. It is necessary and consistent with the establishment of these districts that non-conforming buildings, structures and uses not be permitted to continue without restriction. Furthermore, it is the intent of this section that all non-conforming uses shall be eventually brought into conformity.

(2) *Provisions.*

(a) Any nonconformity, including the lawful use or occupation of land or premises existing at the time of the adoption of an additional control under this chapter, may be continued, including through repair, replacement, restoration, maintenance, or improvement, but not including expansion, unless:

1. The nonconformity or occupancy is discontinued for a period of more than one year.

This leads to the question as to what should happen with the single family house located in a commercial zoning district guided for industrial use? Community Development Department staff and the City Attorney agreed the single family is a non-conforming use and may be continued as a single family house if compliant with Section 1007.041. Per the applicant’s narrative, “the house would most likely be rented out during this interim”. To verify the house is being occupied and not discontinued for a period of more than one year, the applicant shall provide annually to the City a copy of a rental lease agreement.

Zoning and Land Use

The parcels will be rezoned from GB, General Business to LI, Light Industrial to be consistent with the comprehensive plan and surrounding parcels. The LI, Light Industrial District allows for construction-related businesses including contractor storage of equipment and building materials if enclosed within a building but not storage yards. Open and outdoor storage (i.e. storage yards) require a conditional use permit. The existing single family house is a non-conforming use as detailed above. The existing accessory structure will become the permitted principal use as a construction related business.

Current Zoning	GB, General Business
Current Land Use	Residential and Industrial
Future Land Use per CP	Industrial
Utility Staging Area	1A=2008-2015

Surrounding Zoning and Land Use

Direction	Zoning	Current Land Use	Future Land Use
North	R, Rural	Rural Residential	Commercial
East	GB, General Business	Single Family Residential	Industrial & Commercial
South	GB, General Business	Vacant Industrial	Industrial
West	GI, General Industrial	Vacant Industrial	Industrial

Definitions

Per Definitions Section 1007.001(2):

EXTERIOR STORAGE/STORAGE YARDS. An outside area where equipment, vehicles, trailers, or material relating to the principal use of a parcel of land is stored. This includes semi-trucks and trailers. The stored items are not for sale or display but are used in the everyday operation of the principal use. Also referred to as “outdoor storage.” Outdoor sales lots are not outdoor storage but are distinct uses regulated by this ordinance.

Per LI, Light Industrial District Section 1007.120(7):

(e) Construction-related businesses, including shops and offices for plumbing, heating, glazing, painting, paper hanging, roofing, ventilating, electrical, carpentry, welding, landscaping, excavating, general contracting and similar uses, including contractor storage of equipment and building materials if enclosed within a building, but not storage yards.

Site and Building Plan Review

Site Plan

The subject site contains 3 parcels totaling approximately 2.20 acres. The 2,220 sf single family residential home and 2,900 sf accessory structure will remain on site.

Per the applicant’s narrative, Direct Bore, Inc. is a small family owned underground directional drilling company. They have 4 employees and two crews that operate 2 truck/trailers daily. The trucks fit inside the accessory building. Reel and flatbed trailers would be parked outside within a fence area. There will be no customer traffic. At the August 14, 2019 Planning & Zoning Board meeting, the applicant stated they have 5 employees, 2 large trucks/trailers, 2 smaller support trucks/pickup trucks, reel trailers, flat conduit trailers and a couple of vacuum trailers.

Per Sheet C2, Civil Site Plan, a 74.3' x 93.7' (6,948 sf) bituminous pad for outdoor storage will be installed west of the existing accessory structure. The existing bituminous parking lot and gravel surfaces will remain unchanged. A chain link fence and gate with slats is proposed extending from the northwest corner of the accessory building to the west property line and then along the south lot line and north to the accessory building.

A conditional use permit for outdoor storage is required. Per Section 1007.120(9):

- (f) Open and outdoor storage (not outdoor sales lots) as an accessory use provided that:
 - 1. The designated storage area shall comply with all building setback requirements for the district. Outside storage is prohibited between the principal structure and any public right-of-way.

The required building setback along CSAH 12 (Apollo Drive) is 50 feet. The proposed setback for open and outdoor storage area is 160 feet and is compliant. No outdoor storage is proposed or allowed between the single family house or construction-related business and public right-of-way.

- 2. The storage area is landscaped and screened from view of adjacent uses and public rights-of-way via a fence and greenbelt planting strip, in accordance with §1007.043 (17)(f) of this Ordinance.

The table under Section 1007.043(17)(f)1. states that outdoor storage yards require a screen height of 8 foot and the required screen materials consists of a wall or fence of permanent materials and planting shall provide shrub cover for 50% of the wall or fence on the exterior side. At its discretion, the City Council may approve a modification or waiver from these standards where the affected property line adjoins another industrial property.

Per Sheet C2, Civil Site Plan, the applicant is proposing an 8 ft tall chain link fence with slats around the perimeter of the bituminous outdoor storage pad and the existing gravel surface to the south.

The City Council may waive the landscape and screening requirements along the west and south property lines because they adjoin industrial properties. The west lot line abuts industrial property currently owned by Chad Boe, presumably of Boe Ornamental (484 Lilac Street). A chain link fence with slats exists along the west lot line. The south lot line abuts industrial property currently owned by Patrick Bland, future site of Distinctive Elements Tile and Design. Mature coniferous trees exist along the south lot line.

The east property line abuts the public right-of-way of CSAH 12 (Apollo Drive) and contains a row of mature coniferous trees. If supported by Planning & Zoning Board and approved by City Council, additional fencing may not be required.

Staff recommends a solid 8ft tall privacy wood, vinyl, composite or similar product fence be installed along the north side of the outdoor storage area to screen between the industrial use and residential home. Per Section 1007.043(17)(f), chain link fences with slats are prohibited for screening walls.

If supported by the Planning & Zoning Board and City Council, the slats in the chain link fence proposed along the south and east perimeter could remain since the fence is being used more for perimeter control and the mature coniferous trees are providing screening.

3. The entire storage area is fenced and secured in an appropriate manner.

Per Sheet C2, Civil Site Plan, the applicant is proposing an 8 ft tall chain link fence with slats around the perimeter of the bituminous outdoor storage pad and the existing gravel surface to the south. City ordinance does not prohibit the use of a chain link fence with slats for perimeter and security control.

It should be noted that outdoor storage is only allowed on the “Proposed Bituminous Surface” as shown on Sheet C2, Civil Site Plan. Outdoor storage is not allowed anywhere else on site, including the grass and existing gravel surface areas within the proposed chain link fence.

The applicant could consider reducing the area of the chain linked fence in area to only include the “Proposed Bituminous Surface” as a potential cost savings.

4. The storage area is blacktopped or concrete surfaced, unless an alternative wear-resistant material is determined by the City Engineer to be suitable to control dust and drainage and is specifically approved by the City Council.

The 74.3' x 93.7' (6,948 sf) outdoor storage area will be a bituminous (i.e. blacktopped) surface.

In regards to curb and gutter, per Section 1007.044(3)(h)12: Curbing and Landscaping. Except for single, two family, townhouse and quadraminiums, all open off-street parking shall have a continuous concrete perimeter curb barrier around the entire parking lot. Said curb barrier shall not be closer than the required parking setback of the respective zoning district.

An open and outdoor storage area could be considered differently from a parking lot. By definition, exterior storage (i.e. open and outdoor storage) is an outside area where equipment, vehicles, trailers or materials are stored. A parking lot is an off-street, ground level area for the temporary storage of motor vehicles. Curb and gutter could be required for just parking lots and not exterior storage areas if supported by the Planning & Zoning Board and approved by the City Council.

5. The storage area does not take up parking space or loading space as required for conformity to this Ordinance and is not located in the front yard.

The storage area does not take up any required parking space or loading space. The storage area is not located in the front yard.

6. The property shall not abut I-35W or I-35E.

The property does not abut I-35W or I-35E.

7. The ratio of storage area to building footprint shall not exceed 2.5:1.

For this purpose, the accessory structure building footprint of 2,900 sf will be used. This would allow a storage area of 7,250 sf ($2,900 \text{ sf} \times 2.5 = 7,250 \text{ sf}$). The proposed bituminous pad is 6,948 sf. The storage area ratio is compliant.

8. All parking, loading and truck staging activities shall occur on site. On-street parking and loading associated with the use is prohibited.

All parking, loading and truck staging activities will occur on site. On-street parking and loading is not proposed.

9. Storage shall not include material considered hazardous under Federal or State Environmental Law.

The applicant is not proposing to store hazardous materials on site.

Architectural Plans and Exterior Building Materials

There are no changes proposed to the buildings or exterior building materials of either the single family house or accessory structure.

A 45-gallon garbage container will be used for refuse and recycling. The location of the garbage container shall be compliant with Section 1007.043(5)(b)(2):

- a. All refuse, recyclable materials, and necessary handling equipment including but not limited to garbage cans, recycling bins, and dumpsters shall be stored within the principal structure, within an accessory building, or totally screened from eye level view from all neighboring uses and the public right-of-way.

Off-Street Parking Requirements

Sheet C2, Civil Site Plan indicates 16 parking stalls on the north side of the accessory structure. Contractor's Offices, Shops and Yards require two (2) spaces for each

employee. The sixteen (16) parking stalls would allow for up to 8 employees. Per the applicant's narrative, they have 4 employees. The number of existing parking stalls is compliant.

Grading Plan and Stormwater Management

Per the Site Drainage Narrative prepared by Plowe Engineering, Inc. dated July 19, 2019, the site is semi-developed and there are 3 areas of discharge on the site (one offsite to the West, one offsite to the Southeast, and one onsite to the low area in the Northeast portion of the property). The proposed conditions drainage areas follow mostly the same delineation as those under the existing conditions. The main difference is that the site's overall impervious area increased from 42.1% to 43.2% (52,680 sf) with the addition of the new bituminous surface. The discharge points remain the same. The new impervious surface is routed to the existing low gravel area on site. There is no change in rate control from existing to proposed conditions.

A stormwater management plan is not required because less than 10,000 sf of new impervious is being created.

Public Utilities

The existing single family house is served by a private well and septic system. The accessory structure is served by an 8" municipal sanitary sewer and 12" municipal watermain located along Lilac Street. No changes to either the private or public systems are proposed. The City last received an inspection report for the septic system in 2016. Inspections are required every 3 years. Prior to the operation of Direct Bore, Inc., an inspection report performed by an ISTS Maintainer/Service Provider shall be submitted to the Building Department.

Tree Preservation Plan

The Certificate of Survey and Tree Inventory sheet indicate 80 trees on site. No trees are proposed for removal so a tree preservation plan is not required.

Landscaping

Canopy Cover

Canopy cover is not required for the existing bituminous surface area or for permitted exterior storage areas in industrial districts.

Foundation Landscaping

Foundation landscaping is not required because no new building additions are proposed.

Open Areas Landscaping

Open Area Landscaping is not required for the existing open areas. No new open areas are being created.

Buffer and Screen

As discussed above, the City Council may modify or waive screening requirements for the west and south property lines that adjoin another industrial property. The east property line abuts the public right-of-way of CSAH 12 (Apollo Drive) and contains a row of mature coniferous trees. Staff recommends a solid 8ft tall privacy wood, vinyl, composite or similar product fence be installed along the north side of the outdoor storage area to screen between the industrial use and residential home.

Boulevard Trees

Boulevard trees are not required for industrial developments.

Sod and Ground Cover

Disturbed areas shall be properly ground covered in accordance with City ordinances.

Signage

Signage is not required by the City. If the applicant chooses to have on-site signage, a Sign Permit Application and sign plans are required.

Impervious Surface Coverage

The LI, Light Industrial zoning district allows for 75% impervious surface coverage. Per Sheet C2, Civil Site Plan, the proposed impervious surface is 1.06 acres or 43% which meets ordinance requirements.

Impervious Surface Coverage	
Total Parcel Size	2.46 acres
Existing Impervious	1.03 acres (42%)
Proposed Impervious	1.06 acres (43%)

Traffic Study

A traffic study is not required. Lilac Street is a minor collector road and is capable of handling the traffic volume proposed by the construction-related business. Per the applicant’s narrative, two (2) crews operate 2 trucks/trailers daily.

Public Land Dedication

Park land dedication and/or fees are not required. This is an existing lot of record and not being subdivided.

Comprehensive Plan

Resource Management System

The Resource Management System Plan goal of preserving surface water quality is supported by regulating the amount of allowed on site impervious surfaces. The proposed 42% impervious is less than the maximum allowed 75%.

Land Use Plan

The 2030 and draft 2040 Comprehensive Plan guide the subject site for industrial use. The proposed construction-related business and open and outdoor storage for Direct Bore, Inc. is consistent with industrial land use.

Housing Plan

The goals and policies of Housing Plan are not negatively impacted by the proposed open and outdoor storage for Direct Bore, Inc. The single family house is a non-conforming use and may continue if compliant with Section 1007.041.

Transportation Plan

Goals of the Transportation Plan are to ensure that street and roads are as safe as possible and to reduce unnecessary traffic. Lilac Street is a minor collector road and is capable of handling the industrial operations of the construction-related business.

Sanitary Sewer and Water Supply Plan

No changes are proposed to the private or public sanitary sewer or water supplies for the single family house or accessory structure. The municipal sanitary sewer and water supply system have capacity for the construction-related business.

Environmental Assessment Worksheet (EAW) or Environmental Impact Statement (EIS)

A EAW or EIS are not required.

Wetlands

There are no wetlands on site.

Shoreland District

The parcel is not located within the Shoreland District.

Floodplain

There are no floodplains located on site.

Anoka County Highway Department

CSAH 12 (Apollo Drive) abuts the subject to the east but no impacts are proposed.

Public Safety Comments

The Fire Division reviewed the project addition and did not have any fire department related concerns.

The Police Division reviewed the project and did not have any public safety concerns.

Environmental Board

The Environmental Board reviewed the project on August 28, 2019 and had no concerns.

Storm Water Maintenance Agreement

A Storm Water Maintenance Agreement is not required because no stormwater management improvements are proposed.

Site Improvement Performance Agreement

A Site Improvement Performance Agreement is required.

Findings of Fact-Rezoning

The property shall be rezoned from GB, General Business to LI, Light Industrial. Per Section 1007.015(5), the Planning and Zoning Board shall consider possible adverse effects of the proposed amendment. Its judgement shall be based upon, but not limited to, the following factors:

(a) The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan.

The proposed construction-related business and open and outdoor storage area is consistent with the Comprehensive Plan with the required rezoning and plan revisions as detailed in this staff report.

- (b) The proposed use is or will be compatible with present and future land uses of the area.

The proposed construction-related business and open and outdoor storage area is compatible with present and future land uses. The adjacent areas are zoned and guided for industrial and commercial uses. The single family house is a non-conforming use and may continue if compliant with Section 1007.041.

- (c) The proposed use conforms with all performance standards contained herein.

The proposed construction-related business and open and outdoor storage area conforms with all performance standards if conditions listed in this staff report are met.

- (d) The proposed use can be accommodated with existing public services and will not overburden the City's service capacity.

The proposed construction-related business and open and outdoor storage area can be accommodated with the existing 12" municipal watermain and 8" municipal sanitary sewer.

- (e) Traffic generation by the proposed use is within capabilities of streets serving the property.

The proposed construction-related business and open and outdoor storage do not change the level of service along Lilac Street. It is a minor collector road and is capable of handling the traffic volume proposed by the construction-related business.

Findings of Fact-Conditional Use Permit

Per Section 1007.016(2)(g), the Planning and Zoning Board shall recommend a conditional use permit and the Council shall order the issuance of such permit only if it finds the following criteria have been met:

1. The proposed development application has been found to be consistent with the policies and recommendations of the Lino Lakes Comprehensive Plan including:
 - a. Land Use Plan.
 - b. Transportation Plan.
 - c. Utility (Sewer and Water) Plans.
 - d. Local Water Management Plan.
 - e. Capital Improvement Plan.

- f. Policy Plan.
- g. Natural Environment Plan.

The proposed open and outdoor storage area is consistent with the Land Use, Utility, Local Water Management, Capital Improvement, Policy and Natural Environmental Plans and recommendations of the comprehensive plan with the required rezoning and plan revisions as detailed in this staff report.

- 2. The proposed development application is compatible with present and future land uses of the area.

The proposed open and outdoor storage area are compatible with present and future land uses with the rezoning of the site from GB, General Business to LI, Light Industrial. The subject site and adjacent parcels are guided and zoned for commercial and industrial use. Open and outdoor storage is consistent the industrial land uses. The single family house is a non-conforming use and may continue as a non-conforming use consistent with Section 1007.041.

- 3. The proposed development application conforms to performance standards herein and other applicable City Codes.

A Site Plan Review has been completed and the proposed open and outdoor storage area will meet zoning performance standards if conditions listed in staff report are met.

- 4. Traffic generated by a proposed development application is within the capabilities of the City when:
 - a. If the existing level of service (LOS) outside of the proposed subdivision is A or B, traffic generated by a proposed subdivision will not degrade the level of service more than one grade.
 - b. If the existing LOS outside of the proposed subdivision is C, traffic generated by a proposed subdivision will not degrade the level of service below C.
 - c. If the existing LOS outside of the proposed subdivision is D, traffic generated by a proposed subdivision will not degrade the level of service below D.
 - d. The existing LOS must be D or better for all streets and intersections providing access to the subdivision. If the existing level of service is E or F, the subdivision developer must provide, as part of the proposed project, improvements needed to ensure a level of service D or better.

- e. Existing roads and intersections providing access to the subdivision must have the structural capacity to accommodate projected traffic from the proposed subdivision or the developer will pay to correct any structural deficiencies.
- f. The traffic generated from a proposed subdivision shall not require City street improvements that are inconsistent with the Lino Lakes Capital Improvement Plan. However, the City may, at its discretion, consider developer-financed improvements to correct any street deficiencies.
- g. The LOS requirements in paragraphs a. to d. above do not apply to the I-35W/Lake Drive or I-35E/Main St. interchanges. At City discretion, interchange impacts must be evaluated in conjunction with Anoka County and the Minnesota Dept. of Transportation, and a plan must be prepared to determine improvements needed to resolve deficiencies. This plan must determine traffic generated by the subdivision project, how this traffic contributes to the total traffic, and the time frame of the improvements. The plan also must examine financing options, including project contribution and cost sharing among other jurisdictions and other properties, that contribute to traffic at the interchange.
- h. The City does not relinquish any rights of local determination.

The proposed construction-related business and open and outdoor storage do not change the level of service along Lilac Street It is a minor collector road and is capable of handling the traffic volume proposed by the construction-related business. Per the applicant's narrative, two (2) crews operate 2 trucks/trailers daily.

- 5. The proposed development shall be served with adequate and safe water supply.

The proposed construction-related business and open and outdoor storage will be served by an adequate and safe water supply. The existing single family house is served by a private well. The construction-related business is served by a 12" municipal watermain located along Lilac Street.

- 6. The proposed development shall be served with an adequate and safe sanitary sewer system.

The proposed construction-related business and open and outdoor storage will be served by an adequate and safe sanitary sewer system. The existing single family house is served by a private septic system. Prior to the operation of Direct Bore, Inc., an inspection report completed by an ISTS Maintainer/Service Provider shall be submitted to the Building Department.

The construction-related business is served by an 8" municipal sanitary sewer located along Lilac Street.

7. The proposed development shall not result in the premature expenditures of City funds on capital improvements necessary to accommodate the proposed development.

No City funds are being expended on this project.

8. The proposed development will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, or odors.

The proposed construction-related business and open and outdoor storage are allowed uses within the LI, Light Industrial Districts with an approved conditional use permit. The project will not generate excessive traffic, noise, smoke, fumes, glare or odors.

9. The proposed development will not result in the destruction, loss, or damage of a natural, scenic or historic feature of major importance.

There are no natural, scenic or historic features on the existing site.

Specific Conditional Use Permit (CUP) Requirements

As previously discussed, in addition to the administrative requirements of a conditional use permit, the following specific performance standards of Section 1007.120 (9)(e) must also be met:

- (e) Open and outdoor storage (not outdoor sales lots) as an accessory use provided that:

1. The designated storage area shall comply with all building setback requirements for the district. Outside storage is prohibited between the principal structure and any public right-of-way.

The required building setback along CSAH 12 (Apollo Drive) is 50 feet. The proposed setback for open and outdoor storage area is 160 feet and is compliant. No outdoor storage is proposed or allowed between the single family house or construction-related business and public right-of-way.

2. The storage area is landscaped and screened from view of adjacent uses and public rights-of-way via a fence and greenbelt planting strip, in accordance with §1007.043 (17)(f) of this Ordinance.

Mature coniferous trees exist along the south lot line which abuts another industrial property. Mature coniferous trees also exist along the east lot line abutting CSAH 12 (Apollo Drive). The west lot line abuts industrial property and a chain link fence with

slats exists along the lot line. North of the proposed outdoor storage area is the residential single family home.

Per Section 1007.043(17)(f)1, the City Council may waive the landscape and screening requirements along the west and south property lines because they adjoin industrial properties.

Staff recommends a solid 8ft tall privacy wood, vinyl, composite or similar product fence be installed along the north side of the outdoor storage area to screen between the industrial use and residential home.

3. The entire storage area is fenced and secured in an appropriate manner.

The applicant is proposing an 8 ft tall chain link fence with slats around the perimeter of the bituminous outdoor storage pad and the existing gravel surface to the south.

Outdoor storage is only allowed on the “Proposed Bituminous Surface” as shown on Sheet C2, Civil Site Plan. Outdoor storage is not allowed anywhere else on site, including the grass and existing gravel surface areas within the proposed chain link fence.

4. The storage area is blacktopped or concrete surfaced, unless an alternative wear-resistant material is determined by the City Engineer to be suitable to control dust and drainage and is specifically approved by the City Council.

The 74.3' x 93.7' (6,948 sf) bituminous pad for outdoor storage will be installed west of the existing accessory structure.

5. The storage area does not take up parking space or loading space as required for conformity to this Ordinance and is not located in the front yard.

The storage area does not take up any required parking space or loading space. The storage area is not allowed in the front yard.

6. The property shall not abut I-35W or I-35E.

The property does not abut I-35W or I-35E.

7. The ratio of storage area to building footprint shall not exceed 2.5:1.

For this purpose, the accessory structure building footprint of 2,900 sf will be used. This would allow a storage area of 7,250 sf ($2,900 \text{ sf} \times 2.5 = 7,250 \text{ sf}$). The proposed bituminous pad is 6,948 sf. The storage area ratio is compliant.

8. All parking, loading and truck staging activities shall occur on site. On-street parking and loading associated with the use is prohibited.

All parking, loading and truck staging activities will occur on site. On-street parking and loading is not proposed.

9. Storage shall not include material considered hazardous under Federal or State Environmental Law.

The applicant is not proposing to store hazardous materials on site.

RECOMMENDATION

Staff requests the Planning & Zoning Board input on the following items:

1. Should curb and gutter be required around the open and outdoor storage area?
2. Should a solid wood, composite or similar material fence be required along the east property line that abuts CSAH 12 (Apollo Drive) or are the existing mature coniferous trees acceptable for landscape screening?
3. Should a solid 8ft tall privacy wood, vinyl, composite or similar product fence be installed along the north side of the outdoor storage area to screen between the industrial use and the single family house?

Staff recommends approval of the rezoning, conditional use permit and site plan review for Direct Bore, Inc. located at 502 & 510 Lilac Street subject to the following conditions:

1. The three (3) parcels shall be combined into one (1) parcel.
2. The one (1) parcel shall have one (1) address, 510 Lilac Street.
3. A Termination Agreement or similar document related to the 1979 special use permit and 1997 conditional use permit shall be recorded against the parcel.
4. The property owner shall provide annually to the City a copy of a rental lease agreement related to the single family house.
5. Open and outdoor storage is only allowed in the area labeled "Proposed Bituminous Surface" as shown on Sheet C2, Civil Site Plan.
6. Open and outdoor storage is not allowed anywhere else on site, including the grass and existing gravel surface areas within the proposed chain link fence.
7. The single family house is a non-conforming use and may be continued if compliant with Section 1007.041.

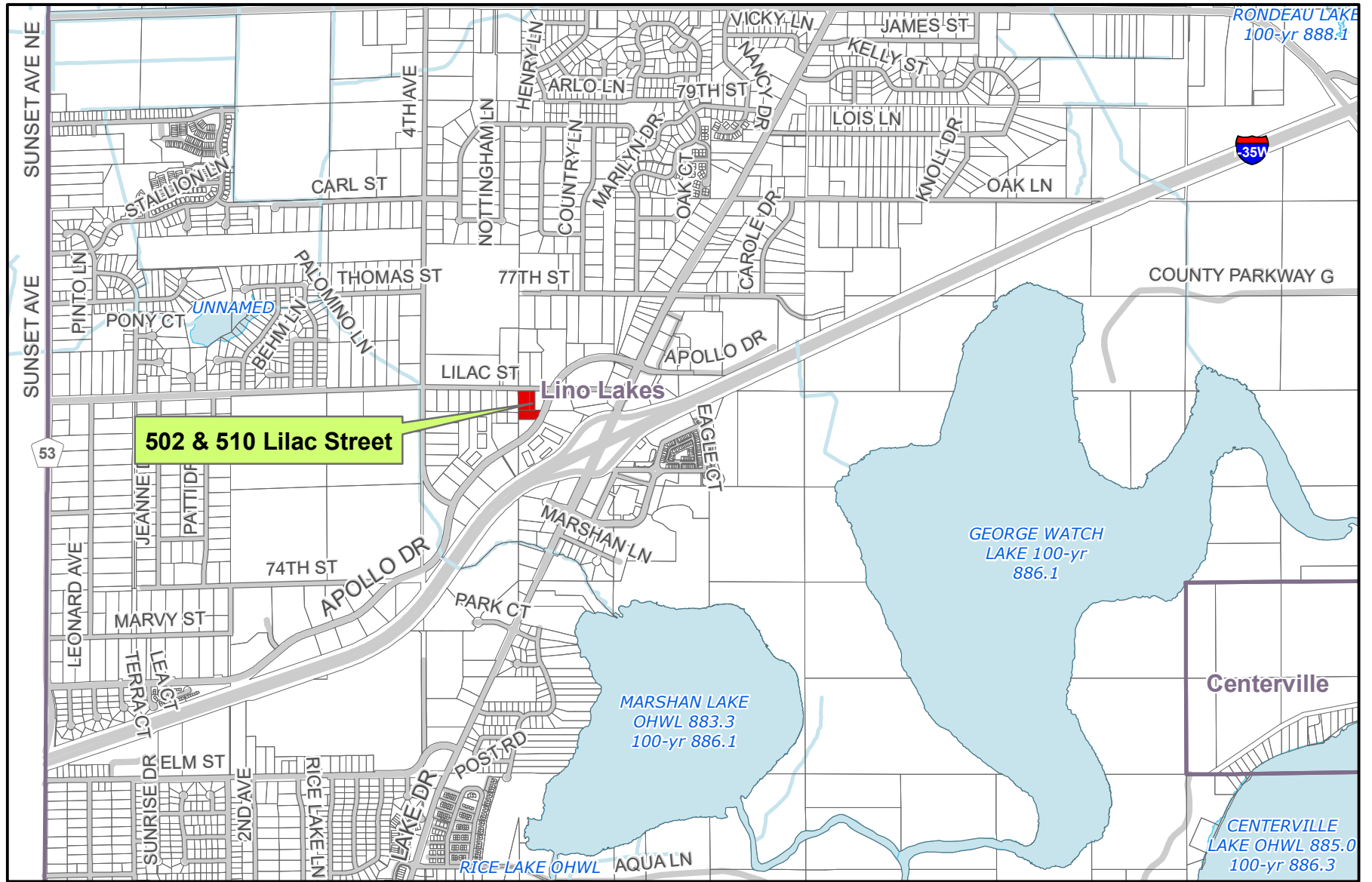
The following issues shall be addressed prior to the on-site operation of Direct Bore, Inc:

1. An inspection report completed by an ISTS Maintainer/Service Provider shall be submitted to the Building Department. Any septic system issues shall be resolved prior to business operation.

2. A building permit for change of use shall be submitted and approved by the Building Department.
3. A Termination Agreement shall be drafted by the applicant and approved by the City Attorney.
4. Sheet C2, Civil Site Plan:
 - a. Under Area Calculations, there appears to be an error in the Proposed Impervious (88,426 sf). Please revise.
 - b. If approved by City Council, plans shall be revised to show an 8ft tall privacy wood, vinyl, composite or similar product fence be installed along the north side of the outdoor storage area to screen between the industrial use and the single family house.
 - i. Fence details would be also required.

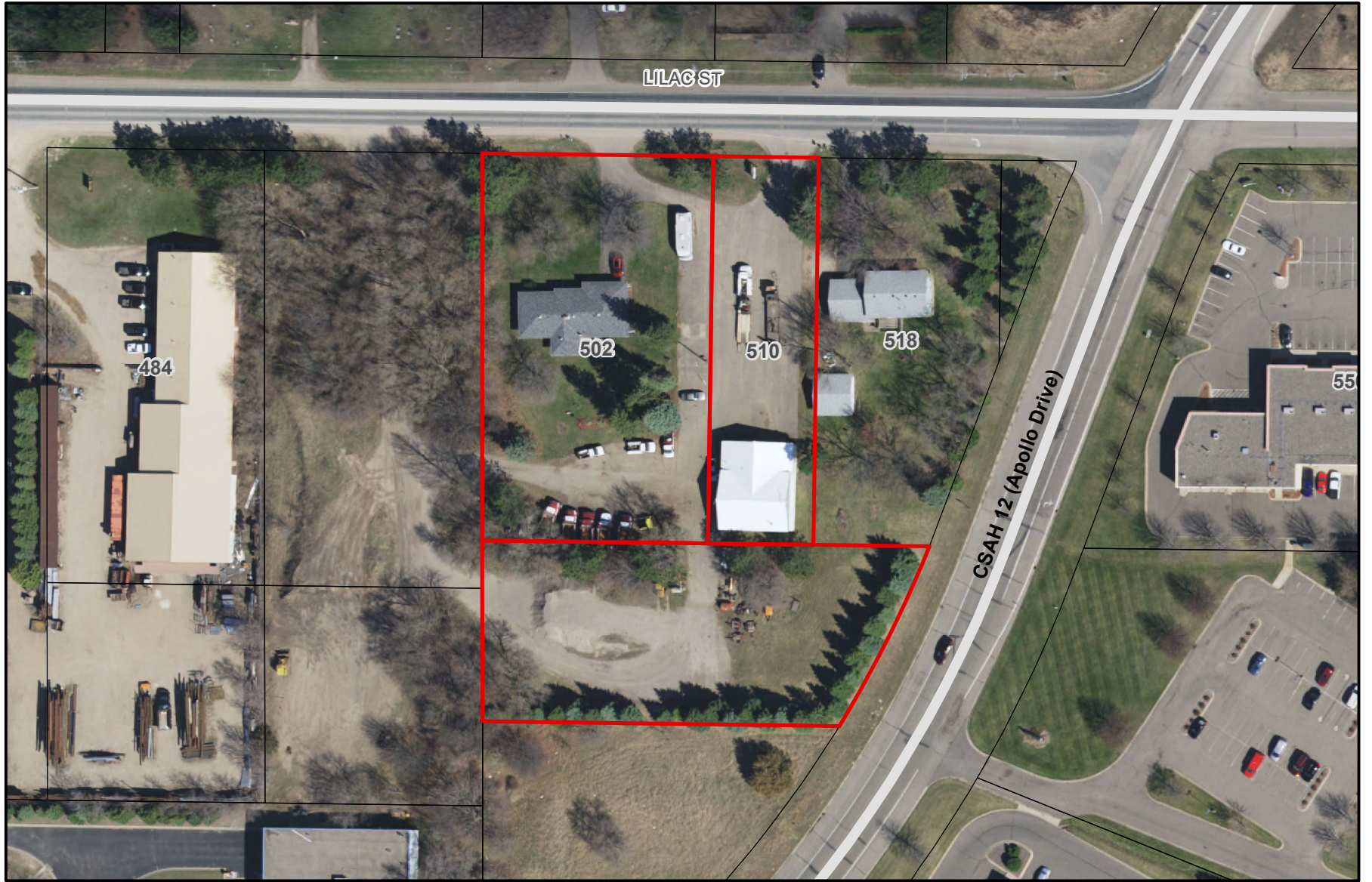
ATTACHMENTS

1. Site Location Map
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Applicant Narrative
6. City Engineer letter dated September 5, 2019
7. Certificate of Survey
8. Civil Plan Set



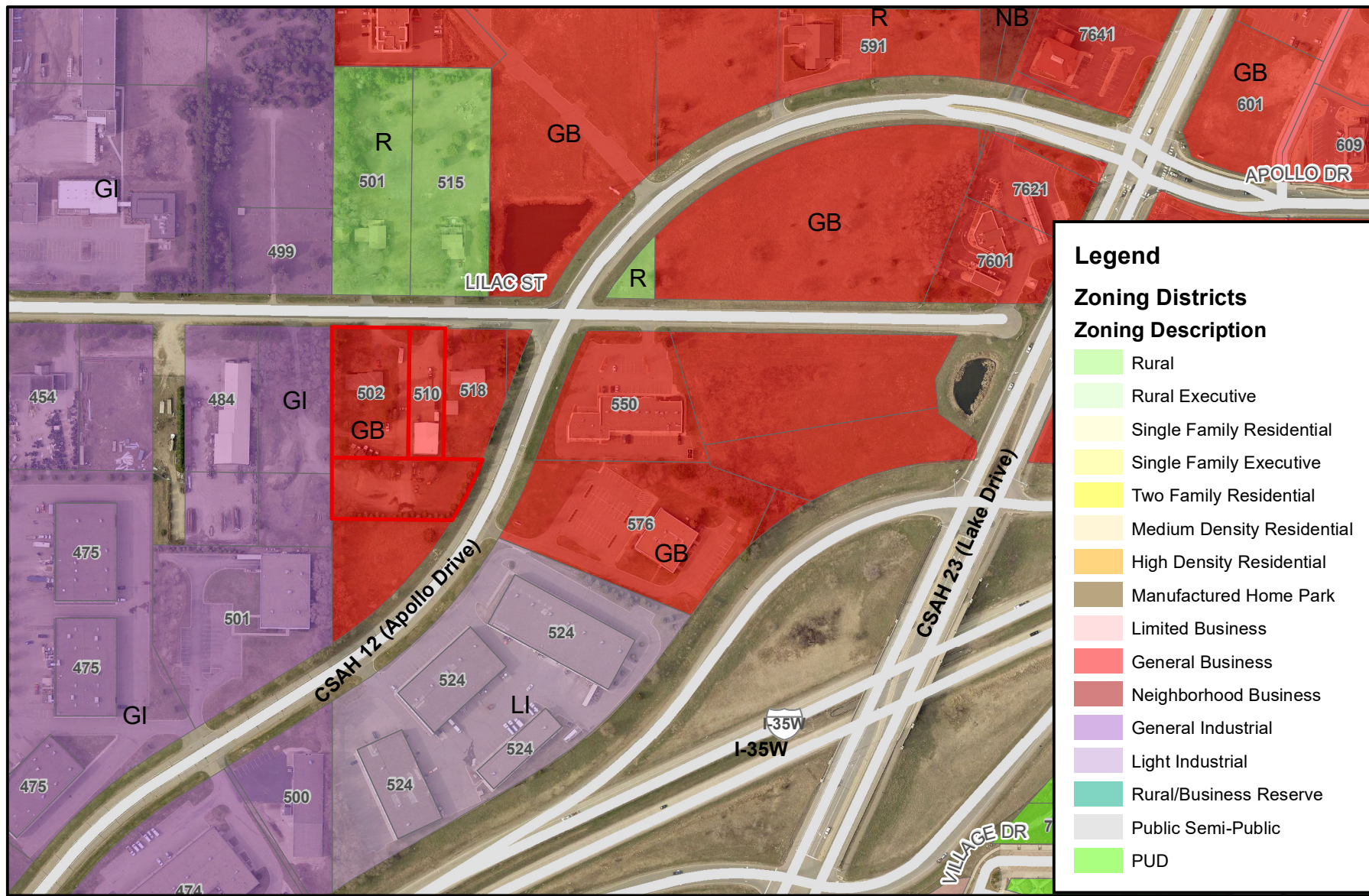
Site Location Map





Aerial Map 502 & 510 Lilac Street





Legend

Zoning Districts

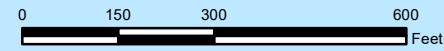
Zoning Description

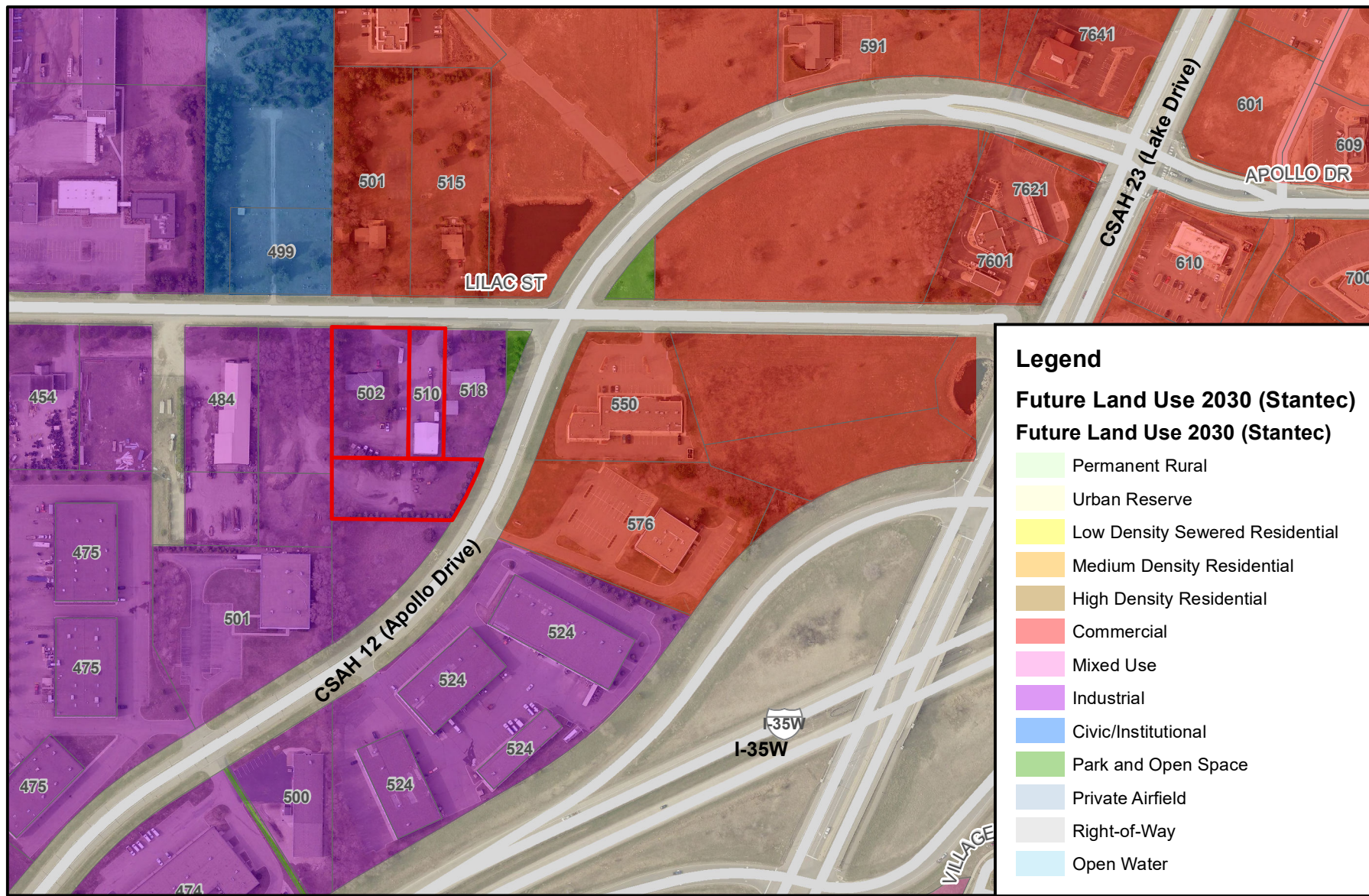
	Rural
	Rural Executive
	Single Family Residential
	Single Family Executive
	Two Family Residential
	Medium Density Residential
	High Density Residential
	Manufactured Home Park
	Limited Business
	General Business
	Neighborhood Business
	General Industrial
	Light Industrial
	Rural/Business Reserve
	Public Semi-Public
	PUD



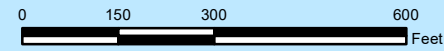
Zoning Map

502 & 510 Lilac Street





Future Land Use Map 502 & 510 Lilac Street



June 10, 2019



PROJECT NARRATIVE

This is a request for Conditional Use Permit for the properties of 502 and 510 Lilac Street in Lino Lakes.

The application seeks approval to use this property in a manner similar to the past 50 years.

Direct Bore, Inc is a small family owned underground directional drilling company. Shawn grew up in Lino Lakes and knows the area well. He is a 3rd generation ditch digger; his dad owned and operated Goldade Ditching in Lino Lakes for decades. Direct Bore would use the 502/510 property in a less-intense manner than Lino Lakes Blacktop, based on our number of employees and amount of equipment.

Direct Bore has 4 employees. Two crews operate 2 truck/trailers daily. The trucks would easily fit inside the existing accessory building. Outdoors we'd park reel and flatbed trailers, within a fenced area.

Understandings and Proposals

We understand this historically has been a residential lot, which then built an accessory building. We know additions were made for office space in front of the building. There was a big company sign for many years on the building and out by the street. We also know equipment used to be parked out front, behind the house and behind the accessory building.

We realize it is in the best interest of the city to keep these three lots together, due to the comprehensive plan for a larger industrial facility to eventually be there. It may also be in the best interest of the current owners since the current paved area of 510 encroaches on 502.

In our vision of the property,

The house will remain a residence. Keeping in line with the city's comprehensive plan, we realize the house will be razed at some point.

- The house would most likely be rented out during this interim.
- Regarding sewer and water, we propose continuing to use the existing private well and septic or tying in to the existing city water and sewer at the Accessory Building.
- We propose razing the house by 2030.

The accessory building will become our primary construction-related shop.

- Our intended use will be far less intense than the property has seen for decades. Since the house and accessory building are slated (by the city) for razing and starting over, we see our purchase of the property as an interim solution for Direct Bore, property owners, and the city. We only see ourselves staying in business for 10-15 more years; we would keep the land as is (paved in front and earthed surface in the back). This way the next owner who comes in to industrialize potentially the entire corner (including parcel 518) can start from scratch.

- Other than four employees, there will not be traffic from customers since we meet our clients on their own job sites. The employees would park in front of the building.
- Accessory Building: Our trucks would fit inside the Accessory Building. Tools required for maintenance of the equipment would be stored in the building as well.
- Signage: We do NOT see a need for a business sign, unless the city requires one.
- Trailers: We are looking for the path of least resistance.
 - A fence with a gate would be built from front west corner of building to west property border meeting up with BOE's fence. The south and east sides would be inside the existing tree screen and end at the SE corner of the building.
 - There is already some paving in existence and it would remain as is. Straight west of the building we'd like to add to the existing paving to make it rectangular in size for parking equipment.
 - If there are insurmountable requirements, we would fence in the front parking lot and park trailers in the front. (The back lot would remain unused.)
 - As a last resort, we would simply park the trailers on the 502 residential property, as is shown in the aerial photo.

In summary, we would like to use this property in the same manner it has been used for 50 years. We would use the building and land similarly; our usage will be less intense than Lino Blacktop. The Comprehensive Plan states a desire for this property to be razed and re-constructed, so we propose not investing a lot of financial and earthly resources into the project at this time.

Memorandum

To: Katie Larsen, City Planner

From: Ed Youngquist, WSB & Associates
Diane Hankee, City Engineer

Date: September 5, 2019

Re: Direct Bore Submittal 08/01/19

WSB and Associates, Inc. has reviewed the Preliminary Plans for the Direct Bore expansion in Lino Lakes, MN submitted by SC Goldade Properties, received on August 1st, 2019. The following documents were reviewed:

- Certificate of Survey and Tree Inventory prepared by E.G. Rud and Sons, Inc. dated August 1, 2019
- Title Sheet, Legend, Existing Conditions and Removal Plan prepared by Plowe Engineering, Inc. dated August 1, 2019
- Civil Site Plan prepared by Plowe Engineering, Inc. dated August 1, 2019
- Grading, Drainage and Erosion Control Plan prepared by Plowe Engineering, Inc. dated August 1, 2019
- Comprehensive Stormwater Management Plan Hydrology Report prepared by prepared by Plowe Engineering, Inc. dated August 1, 2019

Engineering

- **General**

The applicant, SC Goldade Properties, is proposing to operate their directional boring company, Direct Bore, Inc., at 502 & 510 Lilac Street. The existing 3 parcel site contains a 2,220 sf single family residential home, a 2,900 sf accessory structure, gravel and paved parking areas and driveway, scattered trees and landscaping and open grass areas. The house is on private well and septic system and the accessory structure is on municipal water and sanitary sewer. The majority of the site stormwater is contained on site.

- **Site Grading, Storm Sewer and Erosion Control**

Improvements to the proposed Direct Bore site include paving the existing gravel parking area located 60 feet south of the existing single family home. The proposed 6200sf paved parking area is designed to surface drain southeasterly to an existing low gravel area on site. The general drainage pattern of the subject property is intended to remain unchanged. Erosion control is proposed silt fence on the southeast side of the parking area.

Comments:

1. It is recommended to use biologs instead of silt fence due to paved area east of proposed parking improvement.
2. Any disturbed soils, not being paved, shall be restored with approved vegetation/turf.

- **Stormwater Management**

WSB completed a preliminary review of the stormwater management plan for the proposed Direct Bore site. These plans were reviewed for conformance with the City of Lino Lakes Stormwater, Erosion and Sediment Control Ordinance (Chapter 1011) and the Lino Lakes Plan Review Form.

Comments:

1. Correct the total square footage of impervious surface in the proposed conditions narrative.
2. No net increase in stormwater rate or volume discharge off site.
3. No change in general stormwater drainage patterns.
4. No additional stormwater management required.

- **Water Supply**

The water supply for the 502 Lilac Street is a private well, located under the front stoop of the house. 510 Lilac Street is served by municipal water located in Lilac Street. No additional water service improvements are proposed with this submittal.

Comments:

1. No comments

- **Sanitary Sewer**

502 Lilac Street is served by a private on-site septic system. 510 Lilac Street is served by municipal sewer located in Lilac Street. No additional sewer service improvements are proposed with this submittal.

Comments:

1. Provide evidence of a compliant on-site septic system for 502 Lilac Street.
2. Show the location of the existing septic system (tanks, drain field) on the existing conditions survey.

- **Transportation**

The subject property currently has two existing access drives off Lilac Street. No additional access points or improvements to the existing access are proposed. No adverse traffic impacts are anticipated and a traffic study is not required.

Comments:

1. No comments

- **Wetlands and Environmental**

Wetland review is being completed by the City's Environmental Coordinator and comments are not included herein.

- **Floodplain**

The subject property is not located within the floodplain.

- **Drainage and Utility Easements**

Drainage and utility easements are required for public stormwater systems. Private utility service lines do not require drainage and utility easements.

Comments:

1. The subject property is not encumbered by any existing public stormwater system.

2. The subject property is not encumbered by any existing public utilities (sanitary sewer, watermain, etc.).
 3. No public drainage and utility easements are required.
- **Stormwater Maintenance Agreement**
 1. No stormwater maintenance agreement is required.
 - **Permits Required**
 1. City of Lino Lakes Zoning Permit for construction

If you or the applicant have any questions regarding these comments, please contact Ed Youngquist at (763) 287-7167 or eyoungquist@wsbeng.com.

CERTIFICATE OF SURVEY AND TREE INVENTORY

~of~ 502 AND 510 LILAC STREET
LINO LAKES, MN

LEGEND

	DENOTES SANITARY SEWER MANHOLE		DENOTES IRON MONUMENT FOUND AS LABELED
	DENOTES SIGN		DENOTES IRON MONUMENT SET, MARKED RLS# 41578
	DENOTES STORM SEWER APRON		DENOTES AIR CONDITIONING UNIT
	DENOTES WATER VALVE		DENOTES CABLE PEDESTAL
	DENOTES WELL		DENOTES CLEAN OUT
	DENOTES TREE (SEE TREE TABLE)		DENOTES ELECTRICAL BOX
	DENOTES FENCE		DENOTES EXISTING SPOT ELEVATION
	DENOTES EXISTING CONTOURS		DENOTES FIBER OPTIC BOX
	DENOTES EXISTING STORM SEWER		DENOTES GAS METER
	DENOTES BITUMINOUS SURFACE		DENOTES GUY WIRE
	DENOTES CONCRETE SURFACE		DENOTES HYDRANT
	DENOTES GRAVEL SURFACE		DENOTES LIGHT POLE
			DENOTES MAILBOX
			DENOTES POWER POLE

PARCEL 1:

All that part of the Northeast Quarter of the Northwest Quarter of Section Seventeen (17), Township Thirty-one (31) North, Range Twenty-two (22) West, Anoka County, Minnesota described as follows:

Beginning at the Northwest corner of said Northeast Quarter of the Northwest Quarter of Section 17; thence East 0 degrees 00 minutes, along the North line thereof, 160 feet; thence South 0 degrees 00 minutes, 300 feet, thence West 0 degrees 00 minutes, 155.96 feet to the point of intersection thereof with the West line of said Northeast Quarter of the Northwest Quarter; thence North 0 degrees 46 minutes 15 seconds West along said West line, 300.03 feet to the point of beginning, Subject to Lilac Street along the north line thereof.

PARCEL 2:

All that part of the Northeast Quarter of the Northwest Quarter of Section Seventeen (17), Township Thirty-one (31) North, Range Twenty-two (22) West, Anoka County, Minnesota described as follows:

Commencing at the Northwest corner of said Northeast Quarter of the Northwest Quarter of Section 17; thence East 0 degrees 00 minutes, along the North line thereof, 160 feet to the point of beginning; thence continuing East 0 degrees 00 minutes along the North line thereof 72.6 feet; thence South 0 degrees 00 minutes 300 feet; thence West 0 degrees 00 minutes 72.6 feet, thence North 0 degrees 00 minutes 300 feet to the point of beginning.

PARCEL 3:

That part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 31, Range 22, Anoka County, Minnesota.

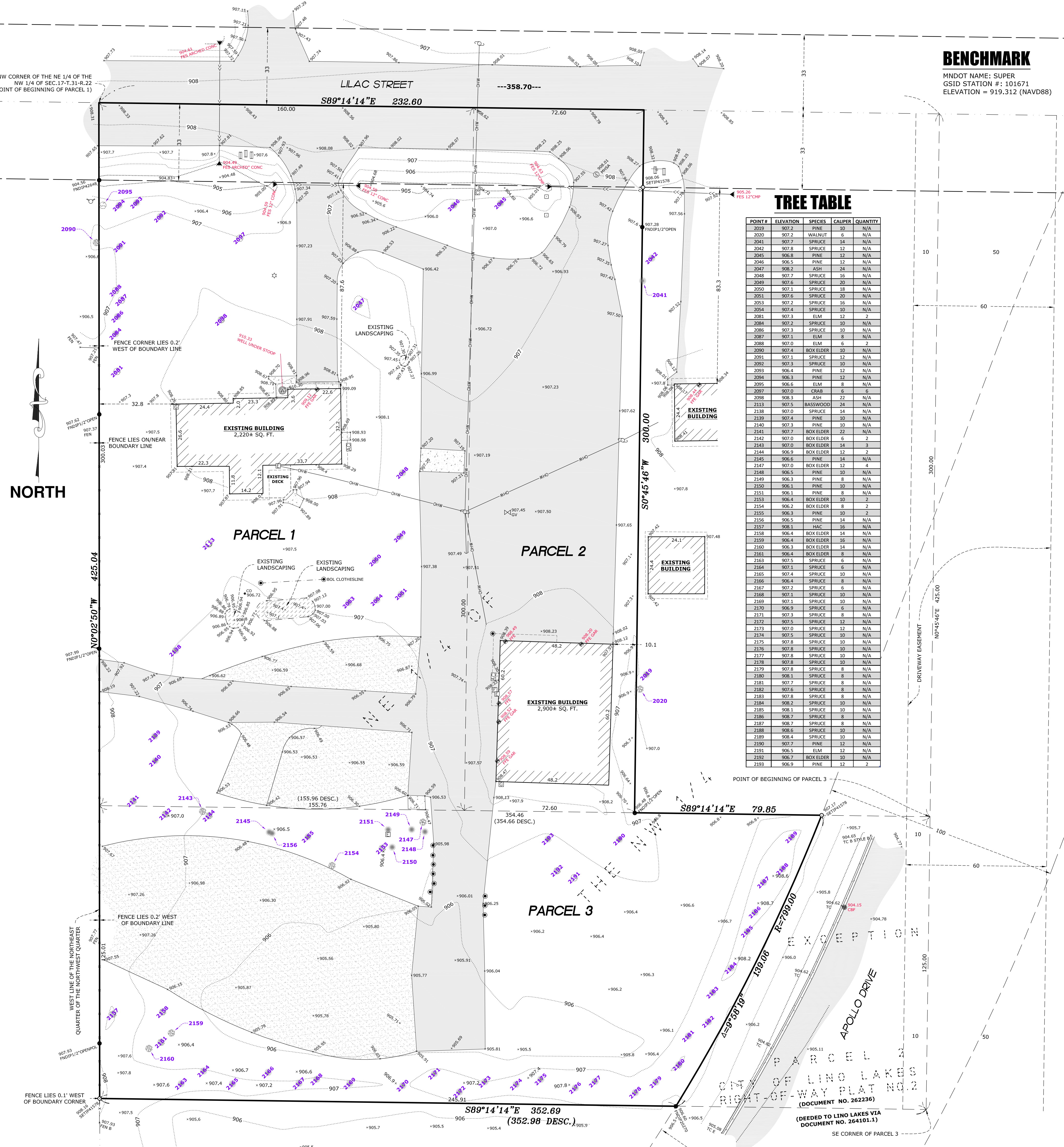
Commencing at the Northwest corner of said Northeast Quarter of Section 17, thence on an assumed bearing of East 0 degrees 00 minutes, along the North line of said Northeast Quarter of Northwest Quarter, a distance of 358.7 feet; thence South 0 degrees 00 minutes a distance of 300 feet to the point of beginning; thence continuing South 0 degrees 00 minutes a distance of 125 feet; thence West 0 degrees 00 minutes, a distance of 352.98 feet to the west line of said Northeast Quarter of Northwest Quarter; thence North 0 degrees 46 minutes 15 seconds West, a distance of 125.01 feet to the point of intersection with a line that bears West 0 degrees 00 minutes from the point of beginning; thence East 0 degrees 00 minutes, along said line, a distance of 354.66 feet to the point of beginning. EXCEPT that part platted as Parcel 21, CITY OF LINO LAKES RIGHT-OF-WAY PLAT NO. 2.

BENCHMARK

MNDOT NAME: SUPER
GSID STATION #: 101671
ELEVATION = 919.312 (NAVD88)

TREE TABLE

POINT #	ELEVATION	SPECIES	CALIPER	QUANTITY
2019	907.2	SPRUCE	10	N/A
2020	907.2	WALNUT	6	N/A
2041	907.7	SPRUCE	14	N/A
2042	907.8	SPRUCE	12	N/A
2045	906.8	PINE	12	N/A
2046	906.5	PINE	12	N/A
2047	908.2	ASH	24	N/A
2048	907.7	SPRUCE	16	N/A
2049	907.6	SPRUCE	20	N/A
2050	907.1	SPRUCE	18	N/A
2051	907.6	SPRUCE	20	N/A
2053	907.2	SPRUCE	16	N/A
2054	907.4	SPRUCE	10	N/A
2081	907.3	ELM	12	2
2084	907.2	SPRUCE	10	N/A
2086	907.3	SPRUCE	10	N/A
2087	907.1	ELM	8	N/A
2088	907.0	ELM	6	2
2090	907.4	BOX ELDER	10	N/A
2091	907.1	SPRUCE	12	N/A
2092	907.8	SPRUCE	10	N/A
2093	906.4	PINE	12	N/A
2094	906.3	PINE	12	N/A
2095	906.6	ELM	8	N/A
2097	907.0	ELM	6	N/A
2098	908.3	ASH	22	N/A
2113	907.5	BASSWOOD	24	N/A
2138	907.0	SPRUCE	14	N/A
2139	907.4	PINE	10	N/A
2140	907.3	PINE	10	N/A
2141	907.7	BOX ELDER	22	N/A
2142	907.0	BOX ELDER	6	2
2143	907.0	BOX ELDER	14	3
2144	906.9	BOX ELDER	12	2
2145	906.6	PINE	14	N/A
2147	907.0	BOX ELDER	12	4
2148	906.5	PINE	10	N/A
2149	906.3	PINE	8	N/A
2150	906.1	PINE	10	N/A
2151	906.1	PINE	8	N/A
2153	906.4	BOX ELDER	10	2
2154	906.2	BOX ELDER	8	2
2155	906.3	PINE	10	2
2156	906.5	PINE	14	N/A
2157	908.1	HAC	16	N/A
2158	906.4	BOX ELDER	14	N/A
2159	906.4	BOX ELDER	16	N/A
2160	906.3	BOX ELDER	14	N/A
2161	906.4	BOX ELDER	8	N/A
2163	907.5	SPRUCE	6	N/A
2164	907.1	SPRUCE	6	N/A
2165	907.4	SPRUCE	10	N/A
2166	906.4	SPRUCE	8	N/A
2167	907.2	SPRUCE	6	N/A
2168	907.1	SPRUCE	10	N/A
2169	907.1	SPRUCE	10	N/A
2170	906.9	SPRUCE	6	N/A
2171	907.3	SPRUCE	8	N/A
2172	907.5	SPRUCE	12	N/A
2173	907.0	SPRUCE	12	N/A
2174	907.5	SPRUCE	10	N/A
2175	907.8	SPRUCE	10	N/A
2176	907.8	SPRUCE	10	N/A
2177	907.8	SPRUCE	10	N/A
2178	907.8	SPRUCE	10	N/A
2179	907.8	SPRUCE	8	N/A
2180	908.1	SPRUCE	8	N/A
2181	907.7	SPRUCE	8	N/A
2182	907.6	SPRUCE	8	N/A
2183	907.8	SPRUCE	8	N/A
2184	908.2	SPRUCE	10	N/A
2185	908.1	SPRUCE	10	N/A
2186	908.7	SPRUCE	8	N/A
2187	908.7	SPRUCE	8	N/A
2188	908.6	SPRUCE	10	N/A
2189	908.4	SPRUCE	10	N/A
2190	907.7	PINE	12	N/A
2191	906.5	ELM	12	N/A
2192	906.7	BOX ELDER	10	N/A
2193	906.9	PINE	12	2

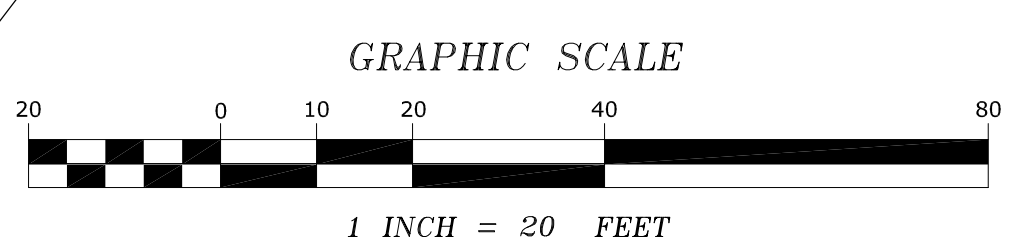


NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 7/8/19.
- Bearings shown are on Anoka County datum.
- Parcel ID Numbers: 17-31-22-21-0007 (Parcel 1)
17-31-22-21-0006 (Parcel 2)
17-31-22-21-0009 (Parcel 3)
- Curb shots are taken at the top and back of curb.
- This survey was prepared with the benefit of title work. Commitment No. 2019-160418 prepared by Stewart Title Guaranty Company, dated effective June 25, 2019, at 8:00 A.M., was used to supplement this survey.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
Date: 08/01/19 License No. 41578



E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

DRAWN BY: CMB	JOB NO: 19516BT	DATE: 07/11/19
CHECK BY: JER	FIELD CREW: RW	
1	08/01/19	CITY COMMENTS
2		
3		
NO.	DATE	DESCRIPTION
		BY

DIRECT BORE SITE IMPROVEMENT

TITLE SHEET, LEGEND, EXISTING CONDITIONS & REMOVAL PLAN

LINO LAKES, MINNESOTA

LEGEND

— OHW —	EXISTING OVERHEAD ELECTRIC	— —	PROPOSED WATER PIPE
— TEL —	EXISTING UNDERGROUND TELEPHONE	—>—	PROPOSED SANITARY SEWER PIPE
— CBL —	EXISTING UNDERGROUND CABLE	—>>—	PROPOSED STORM SEWER PIPE
□	EXISTING TELEPHONE PEDESTAL	—>>>—	PROPOSED DRAIN TILE AND CLEAN-OUT
□	EXISTING ELECTRICAL PEDESTAL	—ELEC—	PROPOSED ELECTRIC SERVICE *
□	EXISTING CABLE PEDESTAL	—GAS—	PROPOSED GAS SERVICE *
□	EXISTING UTILITY POLE	—TEL—	PROPOSED TELEPHONE SERVICE *
☆	EXISTING LIGHT POLE	⊙	PROPOSED STORM MANHOLE
—>>—	EXISTING STORM SEWER	□	PROPOSED CATCH BASIN
— —	EXISTING WATER MAIN	△	PROPOSED FLARED-END SECTION
—>—	EXISTING SANITARY SEWER	⊗	PROPOSED GATE VALVE
— FM —	EXISTING FORCEMAIN	⊗	PROPOSED HYDRANT
⊙	EXISTING STORM MANHOLE	⊙	PROPOSED SANITARY SEWER MANHOLE
□	EXISTING CATCH BASIN	—928—	PROPOSED CONTOUR
◀	EXISTING FLARED-END SECTION	—930—	PROPOSED CONTOUR
⊗	EXISTING GATE VALVE	⊗ 920.60	PROPOSED SPOT ELEVATION (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
⊗	EXISTING HYDRANT	—S—	PROPOSED SILT FENCE
⊗	EXISTING WELL	—4.0%—	PROPOSED DIRECTION OF DRAINAGE
⊙	EXISTING SANITARY SEWER MANHOLE	—	PROPOSED BITUMINOUS
—	EXISTING CONTOUR	—	PROPOSED RIP-RAP
⊗ 920.99	EXISTING SPOT ELEVATION	—	PROPOSED FILTRATION MEDIA
⊗ 907.42	EXISTING SPOT ELEVATION (MATCH INTO ELEVATION)	—	PROPOSED INLET PROTECTION
—	EXISTING BITUMINOUS	—	PROPOSED HEAVY-DUTY PAVEMENT
—	EXISTING TREES	—	PROPOSED ENKAMAT
—	EXISTING TREE TO BE REMOVED	—	PROPOSED BITUMINOUS SURFACE
—	EXISTING RETAINING WALL	—	EXISTING GRAVEL SURFACE
—	EXISTING FENCE	—	
—	EXISTING WETLAND	—	

GENERAL NOTES

THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.

CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS.

THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING SANITARY SEWER, STORM SEWER, AND WATER MAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.

INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.

ALL UTILITIES THAT WILL BE OWNED AND MAINTAINED BY THE CITY AFTER CONSTRUCTION SHALL BE BUILT TO LINO LAKES STANDARDS.

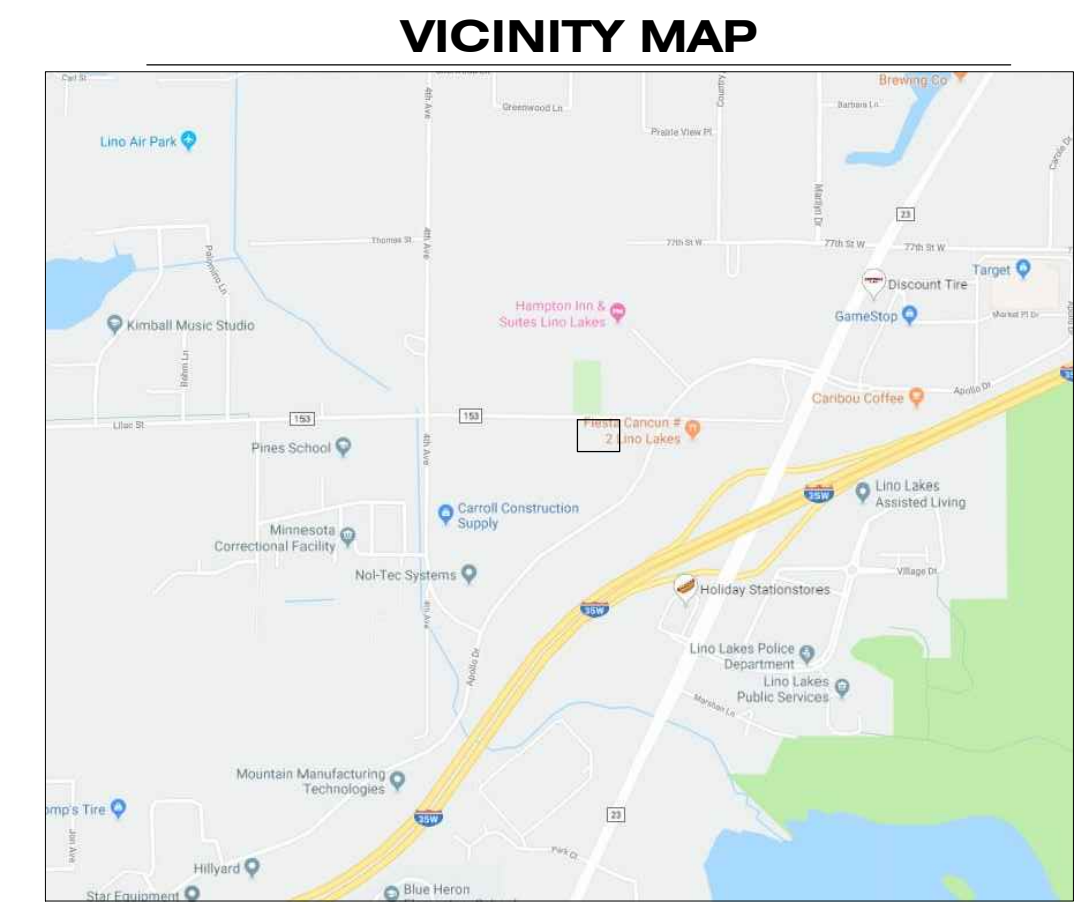
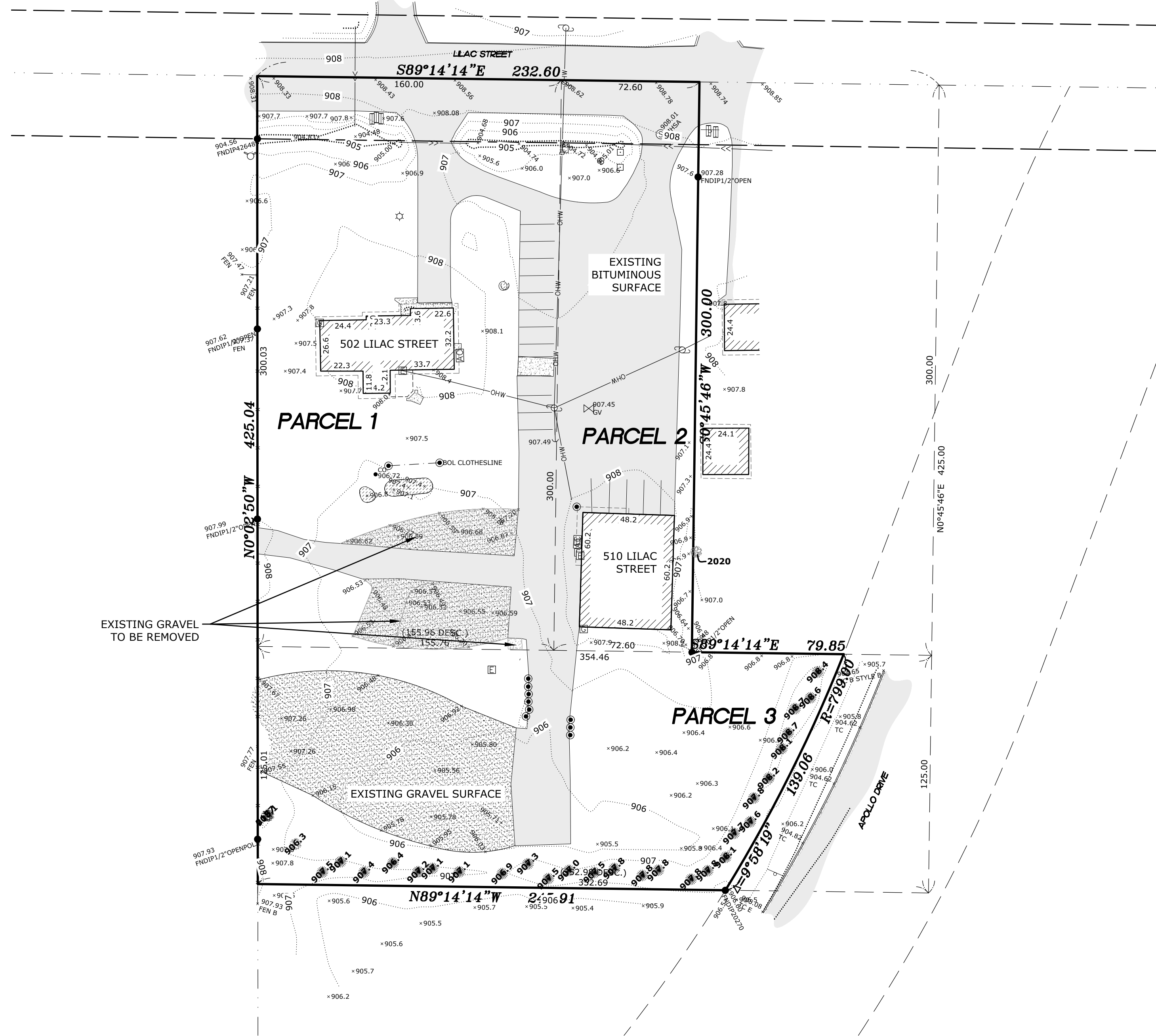
THE CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO THE INTERRUPTION OF ANY SEWER OR WATER SERVICES TO EXISTING HOMES OR BUSINESSES.

THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FROM THE CITY OF LINO LAKES PRIOR TO ANY WORK ON ENERGY WAY.

STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.

NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.



NOT TO SCALE

PROJECT LOCATION
ADDRESS: 502 AND 510 LILAC STREET, LINO LAKES, MN 55014

OWNER/TENANT
SC GOLDADE PROPERTIES

DEVELOPER
SC GOLDADE PROPERTIES
8824 145TH AVE. NE
COLUMBUS, MN 55025
CONTACT NAME: SHAWN GOLDADE
CONTACT PHONE: (812) 940-2330
CONTACT E-MAIL: DIRECTBOREINC@GMAIL.COM

CONTACT NAME: CINDY GOLDADE
CONTACT PHONE: (763) 218-6301
CONTACT E-MAIL: CINGOLD35@MAC.COM

TOTAL DISTURBED AREA
0.16 ACRES

DRAWN BY:	DESIGN BY:
A.A.	A.A.
CHCKD BY:	PROJ. NO.
C.W.P.	19-1857
ORIGINAL DATE:	
JULY 17, 2019	

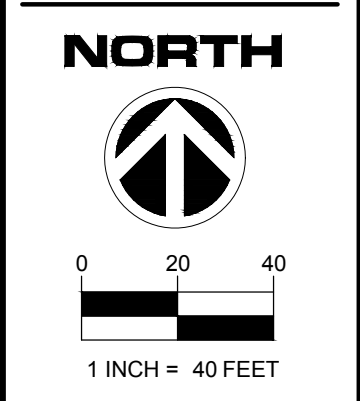
DATE	REVISION DESCRIPTION
8/1/2019	CITY REVISIONS

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.
ALI Q. ABUGHAZLEH
LIC. NO. 56223
DATE: 08.1.2019

DIRECT BORE SITE IMPROVEMENT
CIRCLE PINES, MINNESOTA
TITLE SHEET, NOTES, & LEGEND

PREPARED FOR:
SC GOLDADE PROPERTIES

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701



C1

SHEET INDEX

- C1 TITLE SHEET, LEGEND, EXISTING CONDITIONS & REMOVAL PLAN
- C2 CIVIL SITE PLAN
- C3 GRADING, DRAINAGE & EROSION CONTROL PLAN



DATE	REVISION DESCRIPTION
8/1/2019	CITY REVISIONS

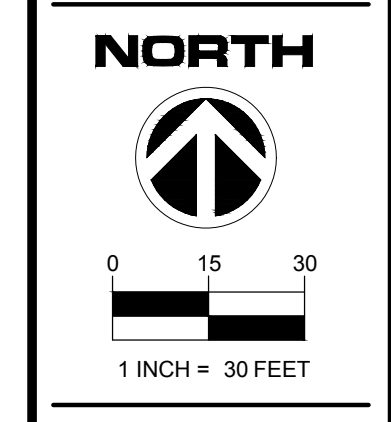
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Ali Q. Abughazleh
 ALI Q. ABUGHAZLEH
 LIC. NO. 56223
 DATE: 08.1.2019

DIRECT BORE INC
502 & 510 LILAC STREET
LINO LAKES, MINNESOTA
 CIVIL SITE PLAN

PREPARED FOR:
SC GOLDADE PROPERTIES

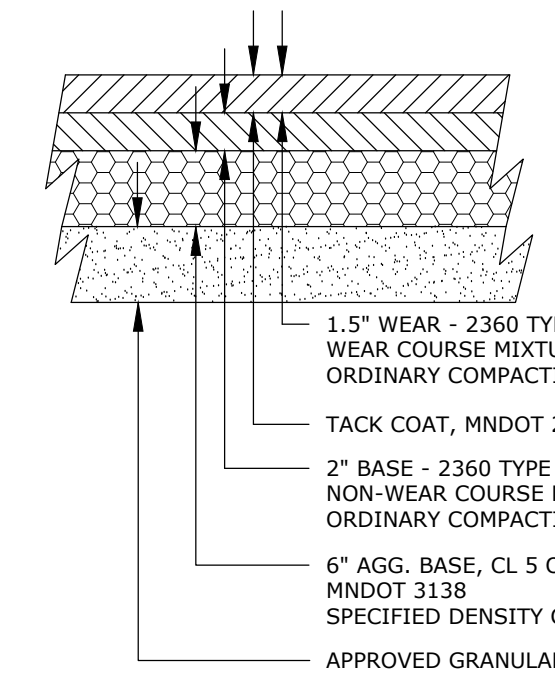
PLOWE ENGINEERING, INC.
 SITE PLANNING & ENGINEERING
 6776 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014
 PHONE: (651) 361-8210
 FAX: (651) 361-8701



C2

BITUMINOUS NOTES

REMOVAL AND DISPOSAL OF EXISTING STREET MATERIALS AS REQUIRED FOR CONSTRUCTION IS CONSIDERED INCIDENTAL.
 SAW-CUT EXISTING BITUMINOUS TO PROVIDE BUTT-JOINT.
 RESTORE DISTURBED STREET TO EXISTING OR BETTER SECTION.

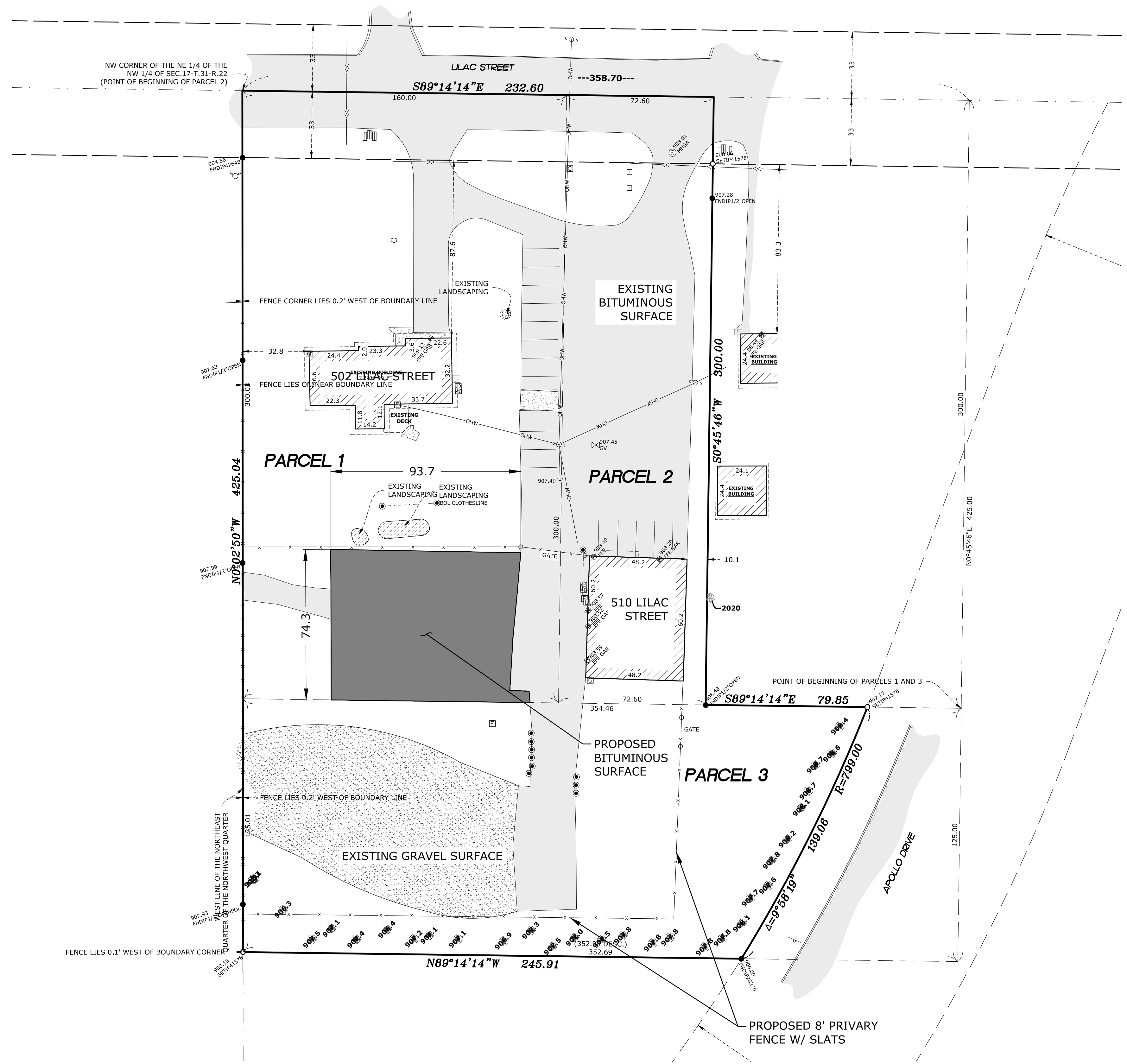


- 1.5" WEAR - 2360 TYPE LV4 WEAR COURSE MIXTURE B (LVWE45030B) ORDINARY COMPACTION METHOD
- TACK COAT, MNDOT 2357
- 2" BASE - 2360 TYPE LV3 NON-WEAR COURSE MIXTURE B (LVNW35030B) ORDINARY COMPACTION METHOD
- 6" AGG. BASE, CL 5 OR CL 6 MNDOT 3138 SPECIFIED DENSITY COMPACTION METHOD
- APPROVED GRANULAR SUBBASE AS DETERMINED BY GEOTECHNICAL ENGINEER

PAVING SHALL CONFORM TO THE LATEST EDITION OF MNDOT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE CITY'S STANDARDS FOR STREET AND UTILITY CONSTRUCTION.
 PAVING SECTION SHALL BE REVIEWED AND APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO ANY INSTALLATIONS.

BITUMINOUS PAVEMENT

NOT TO SCALE



AREA CALCULATIONS

EXISTING:	45,045.00 S.F. (IMPERVIOUS)	= 42.10%
	107,006.00 S.F. (SITE AREA)	
PROPOSED:	88,426.80 S.F. (IMPERVIOUS)	= 43.20%
	107,006.00 S.F. (SITE AREA)	



Know what's below.
 Call before you dig.

CIVIL SITE PLAN
DIRECT BORE INC
502 & 510 LILAC STREET

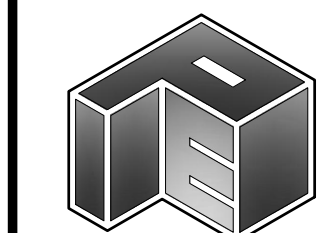
DATE	REVISION DESCRIPTION
8/17/2019	CITY REVISIONS

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.

Ali Q. Abughazeh
 ALI Q. ABUGHAZEH
 LIC. NO. 56223
 DATE: 08.1.2019

DIRECT BORE INC
502 & 510 LILAC STREET
LINO LAKES, MINNESOTA
 GRADING, DRAINAGE, AND EROSION CONTROL PLAN

PREPARED FOR:
SC GOLDADE PROPERTIES

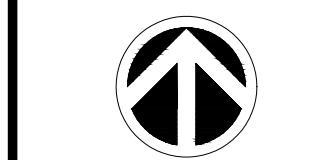


SITE PLANNING & ENGINEERING

PLOWE ENGINEERING, INC.

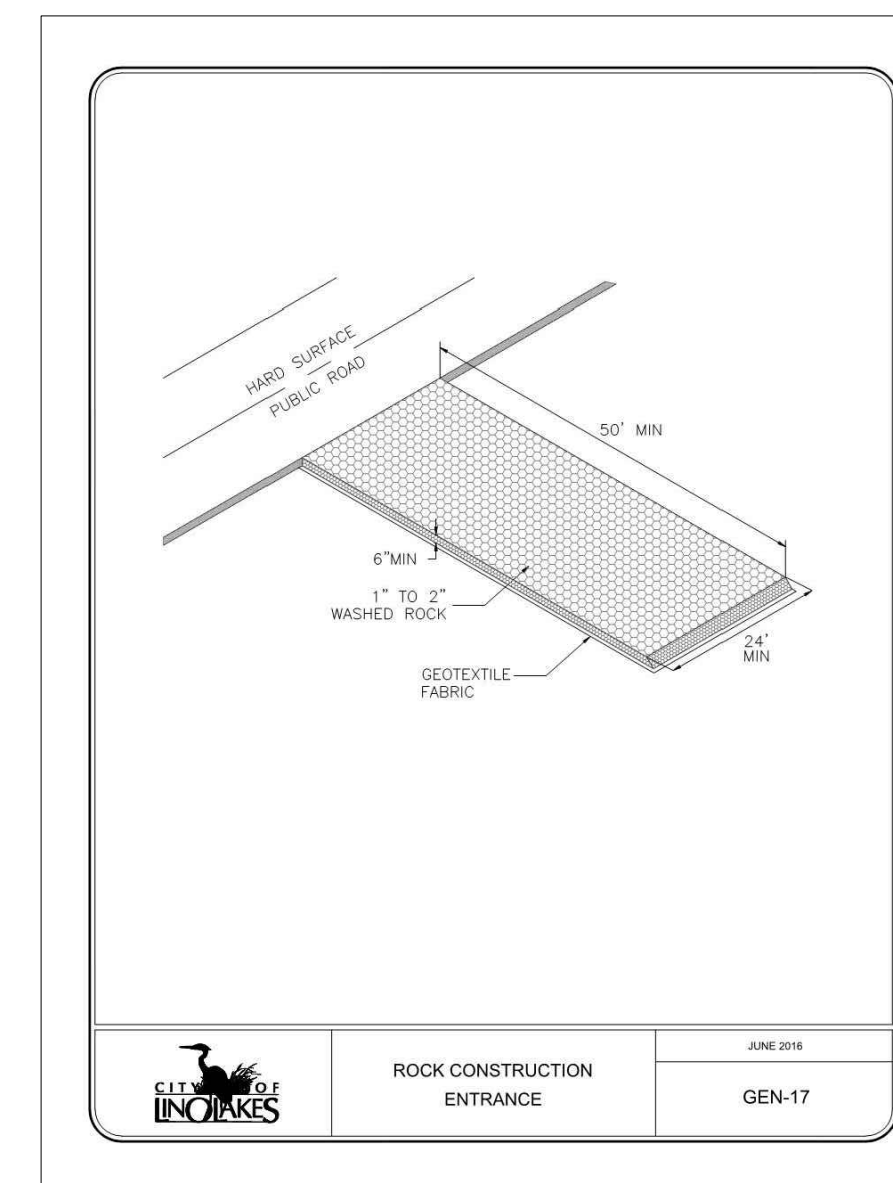
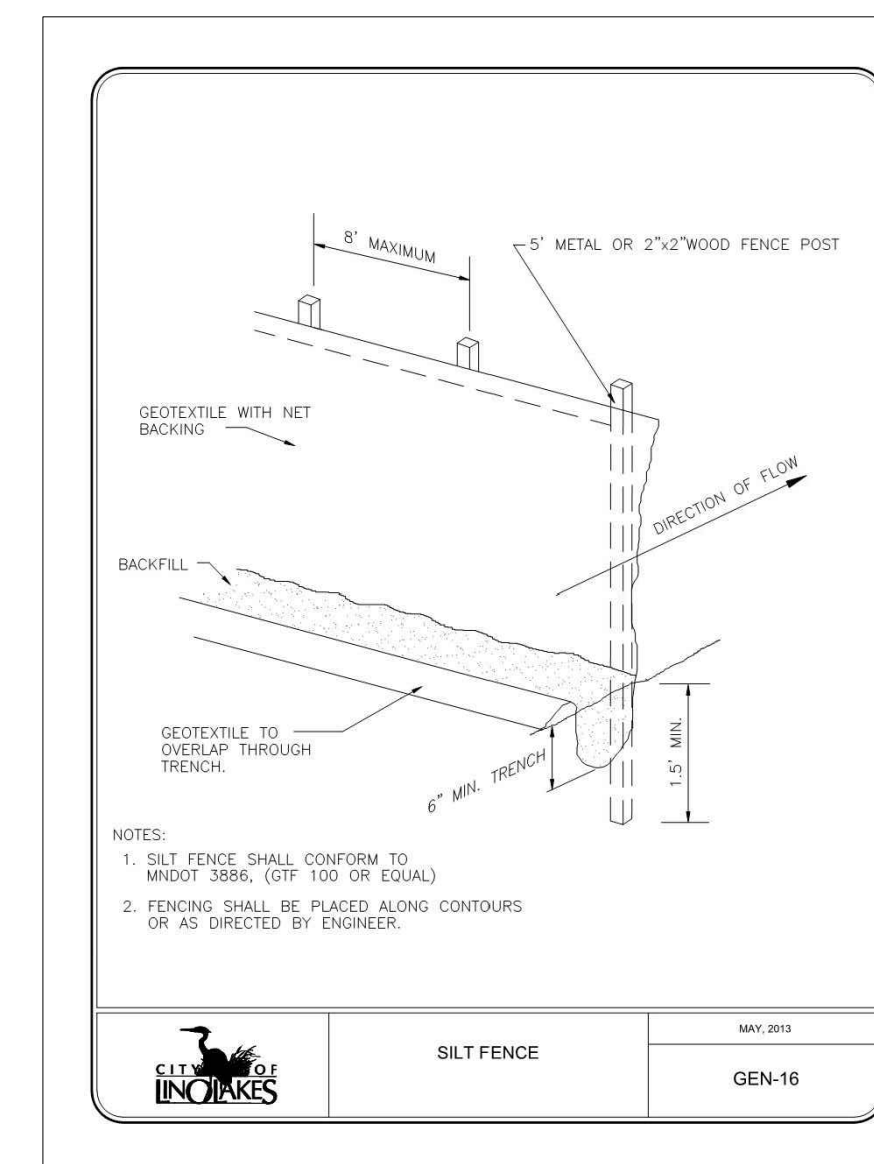
6776 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014
 PHONE: (651) 361-8210
 FAX: (651) 361-8701

NORTH



0 15 30
 1 INCH = 30 FEET

C3



GRADING, DRAINAGE, AND EROSION CONTROL PLAN
DIRECT BORE INC
502 & 510 LILAC STREET



Know what's below.
 Call before you dig.

**PLANNING & ZONING BOARD
AGENDA ITEM 6B**

STAFF ORIGINATOR: Katie Larsen, City Planner

P & Z MEETING DATE: September 11, 2019

REQUEST: **PUBLIC HEARING**
Watermark PUD Development Stage Plan Amendment #3-
Architectural Design Standards

CASE NUMBER: PD2019-002

APPLICANT: U.S. Homes Corp dba Lennar
Attn: Joe Jablonski
16305 36th Avenue, Suite 600
Plymouth, MN 55447

REVIEW SCHEDULE:

Complete Application Date:	August 20, 2019
60-Day Review Deadline:	October 19, 2019
120-Day Review Deadline:	December 18,2019
Environmental Board Meeting:	N/A
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	September 11, 2019
City Council Work Session:	October 7, 2019
City Council Meeting:	October 14, 2019

BACKGROUND

Watermark is a master planned residential community located in the northwest quadrant of I-35E and CSAH 14/Main Street. It is approximately 372 gross acres and consists of a residential mix of 692 single family lots and 172 townhome units totaling 864 housing units. The PUD Development Stage Plan/Preliminary Plat was approved in June 2016. Lennar has submitted a land use application requesting an amendment to the architectural design standards related to the one-story, single level villa homes and 3-stall garages.

Previous Council approvals related to the PUD Development Stage Plan include:

- June 13, 2016: Resolution No. 16-51 approving PUD Development Stage Plan/Preliminary Plat
- October 9, 2017: Resolution No. 17-95 approving amendment #1 to Land Use Plan

- December 11, 2017: Resolution No. 17-133 approving amendment #2 to Architectural Design Standards

ANALYSIS

Resolution No. 17-133 details architectural design standards for the both the single family homes and the townhomes. The proposed amendment is only for the single family homes. No changes are proposed to the townhomes. Per the resolution:

4. Garages. All single family homes shall have a double garage and shall comply with the following:
 - a. Compliance with the Building Type and Construction Standards of §1007.043 (2), and
 - b. All garages, except side or rear loaded garages, shall not protrude forward of the front wall of the house, unless the house includes a front porch that is unenclosed, a minimum of 6 feet in depth, and extends across 100 percent of the front façade of the house. The garage shall then not protrude forward of the front porch more than 6 feet, and
 - c. If the garage door faces the street, the length of the garage wall facing the street shall not be greater than fifty-five percent (55%) of the length of the entire front facade of the structure; except on houses that comply with all of the following conditions:
 - i. The second floor living space extends over the two-car portion of the garage; and
 - ii. The garage doors are decorative and have a strip of windows; and
 - iii. Garages in excess of two stalls shall be broken up so the additional stalls are recessed two feet from the main garage façade; and
 - iv. Garage width does not exceed 32 feet except on four stall garages.

The intent of the garage standards is to minimize the visual impacts of garages protruding forward of the house i.e. snout houses. The resolution did not take into account a one-story, single-level villa home with a 3 stall garage. As noted in their narrative, Lennar has several one-story house plans that would not be allowed a 3 stall garage because the length of the garage wall exceeds the 55% criteria and the home does not have a second floor to extend over the garage. The floor areas of these homes range from 1,500-1,900 sf.

Lennar is proposing to amend 4(c) of Resolution No. 17-133 as follows:

- i. If a two-story home, a portion of the second floor living space extends over the two-car portion of the garage; or if a one-story home, the front porch or front facade must be flush with or protrude forward of the front garage facade; and

For added clarity to the resolution, staff suggests the following language:

4. Garages. All single family homes shall have a double garage and shall comply with the following:
 - a. Compliance with the Building Type and Construction Standards of §1007.043 (2), and
 - b. On a one-story, single level home,
 - i. Garages, except side or rear loaded garages, shall not protrude forward of the front wall of the house, unless the house includes a front porch that is unenclosed, a minimum of 6 feet in depth, and extends across 100 percent of the front façade of the house, and
 - ii. The garage shall then not protrude forward of the front porch, and
 - iii. The length of the garage wall shall not be greater than sixty-seven percent (67%) of the length of the entire front facade of the structure, and
 - iv. The house shall have a window in the gable over the garage, and
 - v. Garage width shall not exceed 32 feet.
 - c. On a multi-story home,
 - i. Garages, except side or rear loaded garages, shall not protrude forward of the front wall of the house, unless the house includes a front porch that is unenclosed, a minimum of 6 feet in depth, and extends across 100 percent of the front façade of the house, and
 - ii. The garage shall then not protrude forward of the front porch more than 6 feet, and
 - iii. If the garage protrudes forward of the front porch, the length of the garage wall shall not be greater than fifty-five percent (55%) of the length of the entire front facade of the structure; except on houses that comply with the following condition:
 1. The second floor living space extends over the two-car portion of the garage; and

- iv. Garage width shall not exceed 32 feet except on four stall garages.
- d. All garage doors shall be decorative and have a strip of windows; and
- e. All garages in excess of two stalls shall be broken up so the additional stalls are recessed two feet from the main garage façade.

RECOMMENDATION

Staff recommends approval of the Watermark PUD Development Stage Plan Amendment #3-Architectural Design Standards subject to the following conditions:

- 1. All other conditions of Resolution No. 16-51 and Resolution No. 17-133 shall be met unless amended by further Council action.

ATTACHMENTS

- 1. Lennar Narrative dated August 19, 2019
- 2. One-Story House Plan Examples
- 3. Draft Resolution No. 19-XX



August 19, 2019

Ms. Katie Larsen
City Planner
City of Lino Lakes, MN

RE: PUD Amendment to revise the Watermark Architectural Design Standards

Dear Ms. Larsen:

Lennar is submitting this request for an amendment to the Watermark PUD to revise the architectural design standards adopted through Resolution 17-133. Item 4(c) of the Watermark Architectural Design Standards currently states the following:

If the garage door faces the street, the length of the garage wall facing the street shall not be greater than fifty-five percent (55%) of the length of the entire front facade of the structure; except on houses that comply with all of the following conditions:

- i. The second floor living space extends over the two-car portion of the garage; and
- ii. The garage doors are decorative and have a strip of windows; and
- iii. Garages in excess of two stalls shall be broken up so the additional stalls are recessed two feet from the main garage façade; and
- iv. Garage width does not exceed 32 feet except on four stall garages.

Overall the architectural standards are very well thought out, however, it appears the above standards relative to garage width were not crafted with single-level homes in mind. We have several one-story floorplans that would not be allowed in the three-car garage option as the 3rd stall pushes the garage façade beyond 55% and the home does not have a second floor to extend over the garage. Our one-level homes have been in high demand and selling very successfully in other communities throughout the Twin Cities. We need the ability to build one-level plans with three-car garages in Watermark. Allowing one-story three-stall homes would also help diversify the streetscape and prevent monotonous design.

Our proposal is to amend 4(c) of the Watermark Architectural Design Standards as follows:

If the garage door faces the street, the length of the garage wall facing the street shall not be greater than fifty-five percent (55%) of the length of the entire front facade of the structure; except on houses that comply with all of the following conditions:

- i. If a two-story home, a portion of the second floor living space extends over the two-car portion of the garage; or if a one-story home, the front porch or front façade must be flush with or protrude forward of the front garage façade; and
- ii. The garage doors are decorative and have a strip of windows; and
- iii. Garages in excess of two stalls shall be broken up so the additional stalls are recessed two feet from the main garage façade; and
- iv. Garage width does not exceed 32 feet except on four stall garages.

LENNAR[®]

The development of the Watermark community has been a success thus far and we look forward to the continual progress. We thank City staff, Planning & Zoning Committee, and City Council for your time and consideration of our request.

Regards,

A handwritten signature in black ink, appearing to read 'Josh Metzer', with a long horizontal flourish extending to the right.

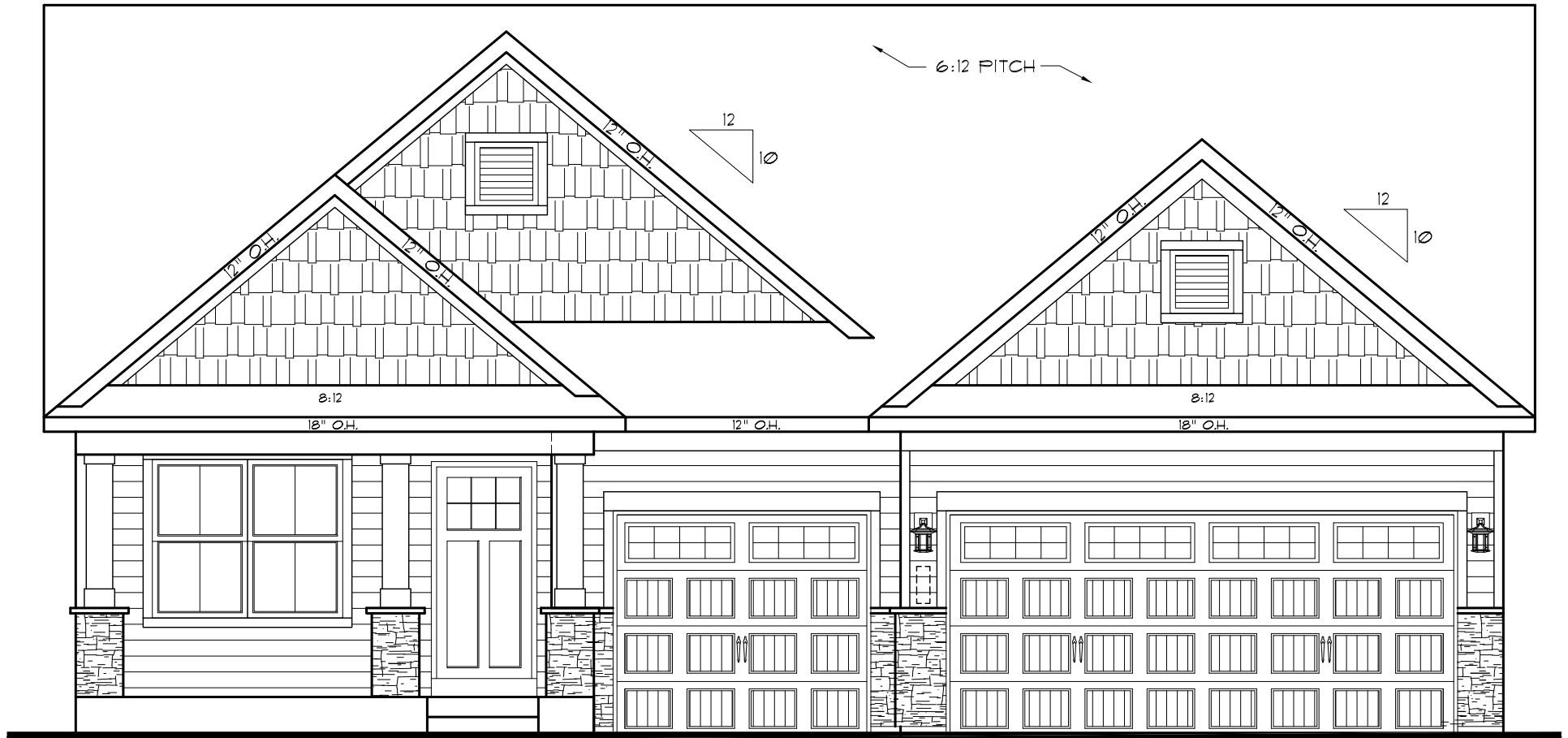
Josh Metzer
Land Entitlement Manager
Lennar Minnesota



01 **FRONT ELEVATION E**

SCALE: 1/4" = 1'-0"

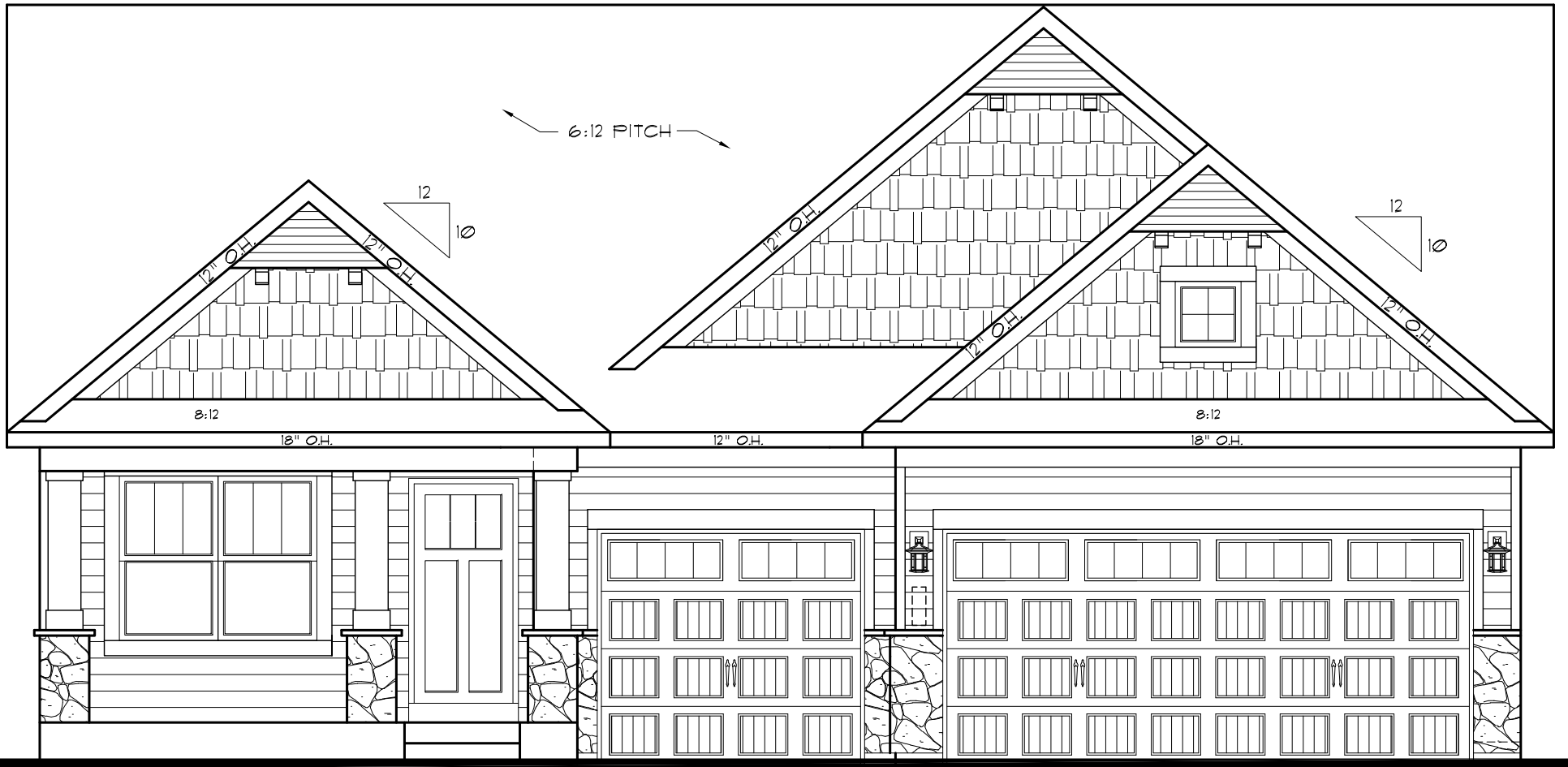
EFO3 - CARLISLE



01 FRONT ELEVATION F

SCALE: 1/4" = 1'-0"

EFO3 - CARLISLE



01 **FRONT ELEVATION G**

SCALE: 1/4" = 1'-0"

EFO3 - CARLISLE



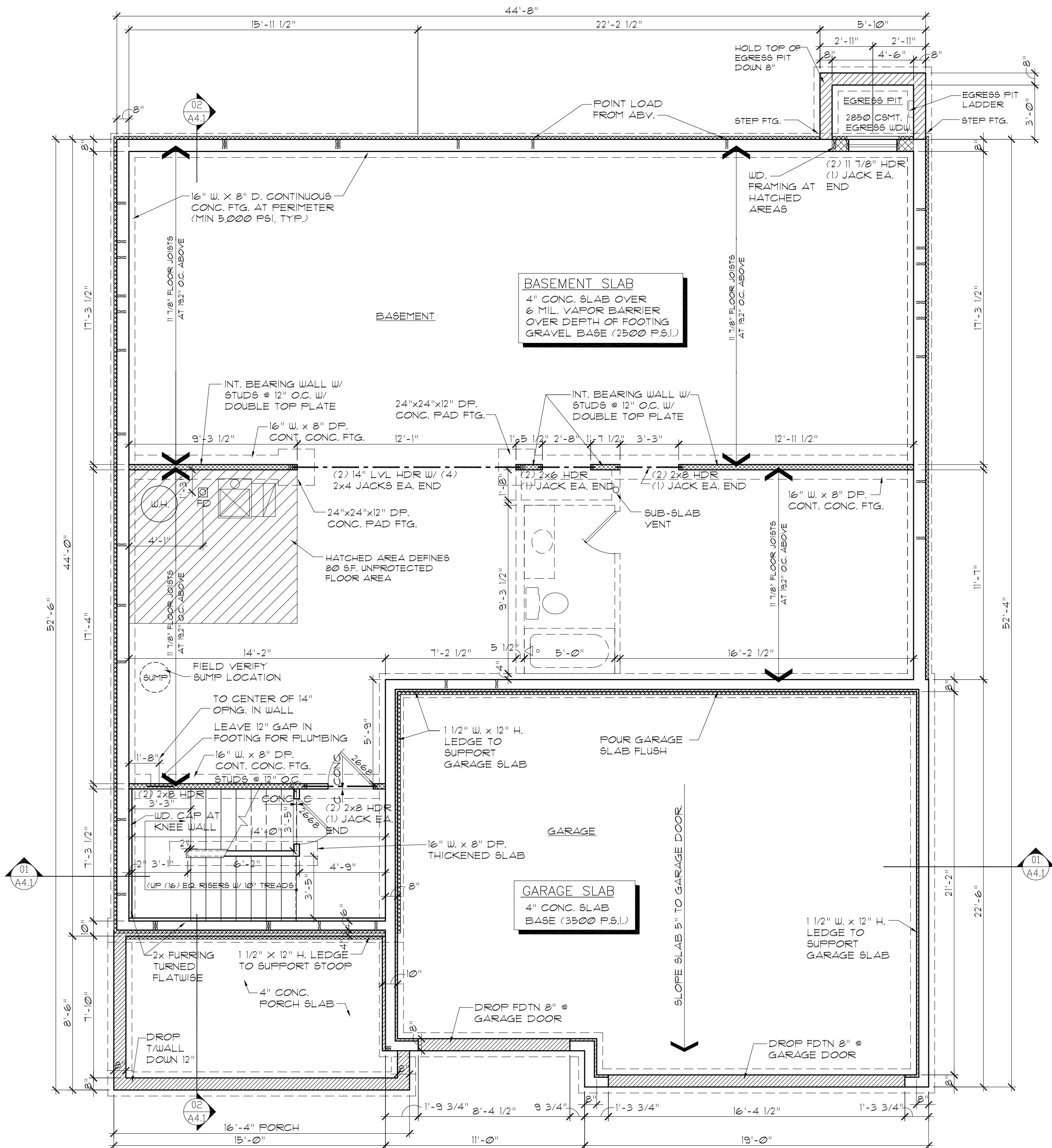
01 FRONT ELEVATION H

SCALE: 1/4" = 1'-0"

EFO3 - CARLISLE

FOUNDATION PLAN NOTES:

1. ALL WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE.
2. ALL WOOD IN CONTACT W/ CONCRETE TO BE PRESSURE TREATED WOOD.
3. ALL POINT LOAD SUPPORTS (JACK STUDS) TO BE CARRIED THRU EACH FLOOR LEVEL TO SOLIDLY BEAR ON FOUNDATION SYSTEM. PROVIDE SOLID BLOCKING IN FLOOR SYSTEM BELOW ALL POINT LOAD SUPPORTS.
4. FOUNDATION WALL THICKNESS AND REINFORCING PER IRC SEC. R404
5. DISTANCE FROM T.O. FOOTING TO T.O. FOUNDATION WALL TO BE 8'-4" FOR 8' BASEMENT AND 9'-0" FOR 9' BASEMENT.



01

BASEMENT FOUNDATION PLAN - E, F, G, H

SCALE: 1/4" = 1'-0"

REV. #	DATE	REMARKS
1	4-29-13	ISSUE FOR CONSTRUCTION
2	5-21-18	PLAN ENERGY REVISIONS #1
3	6-28-18	PLAN UPDATED FOR E/I
4	12-21-18	ADDED D-STONE ELEVATION
5	2-20-19	E/I REVISIONS
6	4-19-19	UPDATED FIREPLACE SHEETS
	8-29-19	ADDED ELEVATIONS EF&H

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I do hereby certify that these drawings/ plans and related specifications meet all local code requirements and are in conformity with MN minimum property requirements.

LENNAR

MODEL: **CARLISLE E/I**

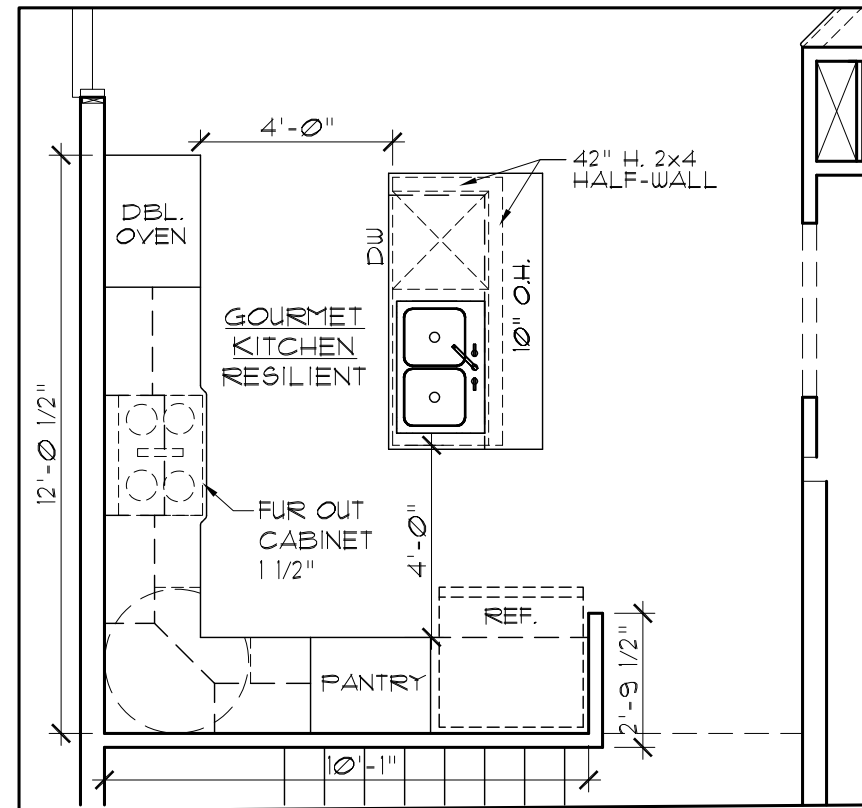
SHEET NUMBER: **A2.1EFGH**

SET NO.: EF03

DRAWN BY: GRE

COMMUNITY NAME: BSMT. FNDTN. PLAN

OPTION INFO: E, F, G, H



02 GOURMET KITCHEN OPT.

SCALE: 1/4" = 1'-0"

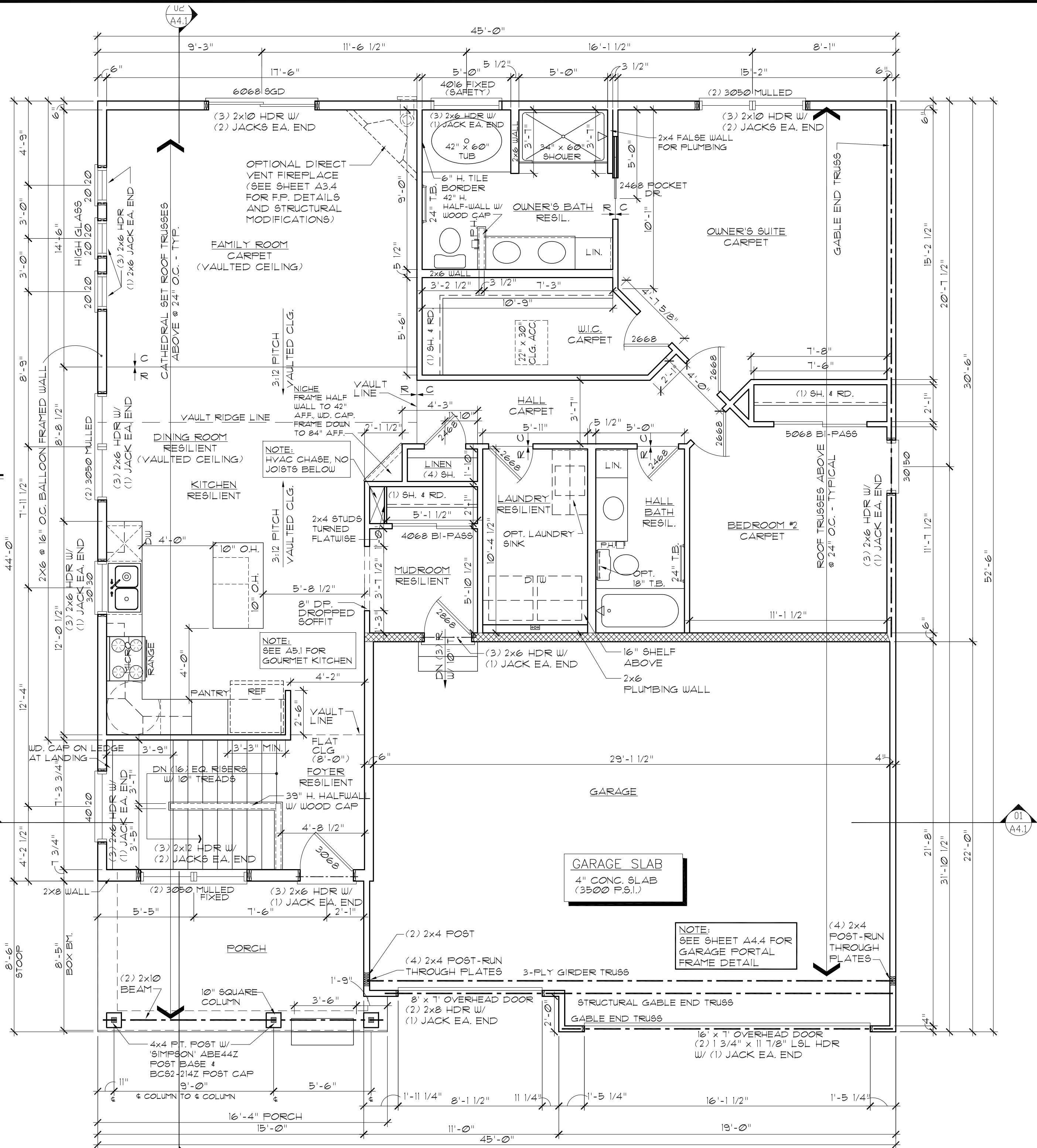
NOTE:
SEE A4.2 FOR SERENITY SHOWER

AREA CALCULATIONS

ELEVATION	ALL
FIRST FLOOR	1,582 SF
FIN. BSMT. #4 - FULL FINISHED	1,305 SF
GARAGE	643 SF

GENERAL PLAN NOTES:

- ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE. ALL ANGLED WALLS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALLS TO HAVE 1/2" GYPSUM BOARD. ALL CEILINGS TO HAVE 5/8" FIRECODE GYPSUM BOARD. USE 5/8" FIRECODE GYPSUM BOARD ON ALL GARAGE CEILINGS AND ADJOINING HOUSE WALLS.
- ALL EXTERIOR WALLS ARE 6" UNLESS NOTED OTHERWISE.
- SHADED WALLS INDICATE INTERIOR BEARING WALLS W/ 2X4 STUDS @ 16" O.C. W/ DOUBLE TOP PLATE.
- ALL WINDOWS AND DOOR HEADERS IN BEARING WALLS TO BE (3) 2X6 W/ 1/2" PLYWOOD PLATE AND (1) 2X6 JACK STUD EA END UNLESS NOTED OTHERWISE.
- TYP. WINDOW HEAD HT. TO BE 1'-10 1/8" ON 1ST FLR AND 6'-10 1/8" ON 2ND FLR.
- ALL WOOD IN CONTACT W/ CONCRETE TO BE PRESSURE TREATED WOOD.
- BATHROOM FANS TO BE VENTED TO EXTERIOR.
- TOWEL BARS MOUNTED AT 54" AFF AND TOILET PAPER HOLDERS MOUNTED AT 24" AFF.
- ALL CLOSETS HAVE (1) ROD AND (1) SHELF UNLESS NOTED OTHERWISE.
- ALL POINT LOAD SUPPORTS (JACK STUDS) TO BE CARRIED THRU EACH FLOOR LEVEL TO SOLIDLY BEAR ON FOUNDATION SYSTEM. PROVIDE SOLID BLOCKING IN FLOOR SYSTEM BELOW ALL POINT LOAD SUPPORTS.
- SEE CABINET SHOP DRAWINGS FOR SIZES AND LAYOUT.



01 MAIN FLOOR PLAN - E

SCALE: 1/4" = 1'-0"

REV. #	DATE	REMARKS
1	4-29-13	ISSUE FOR CONSTRUCTION
2	5-21-13	PLAN ENERGY REVISIONS #1
3	6-28-13	PLAN UPDATED FOR E/I
4	12-21-13	ADDED D-STONE ELEVATION
5	2-20-14	E/I REVISIONS
6	4-29-14	UPDATED FIREPLACE SHEETS
	8-29-14	ADDED ELEVATIONS EFG/H

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I do hereby certify that these drawings/ plans and related specifications meet all local code requirements and are in conformity with MN minimum property requirements.

LENNAR

MODEL: CARLISLE E/I

COMMUNITY NAME: MAIN FLOOR PLAN

OPTION: A3.1E

FILE NAME: EF02a31

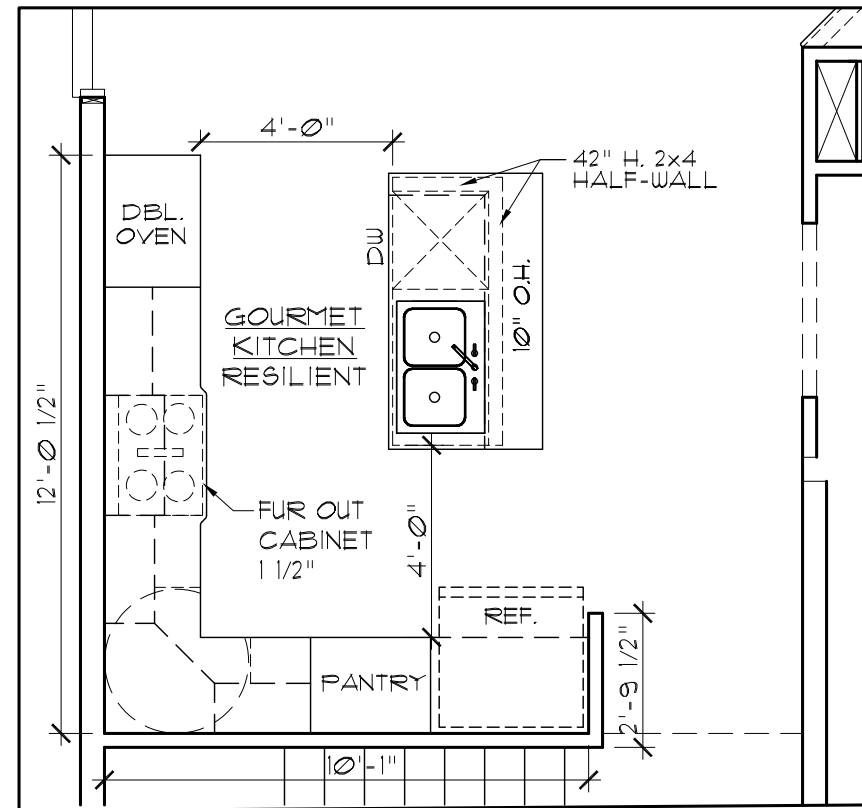
XREFS:

SHEET NUMBER: A3.1E

SET NO. EF03

DRAWN BY: GRE

COMMUNITY NAME:



02 GOURMET KITCHEN OPT.

SCALE: 1/4" = 1'-0"

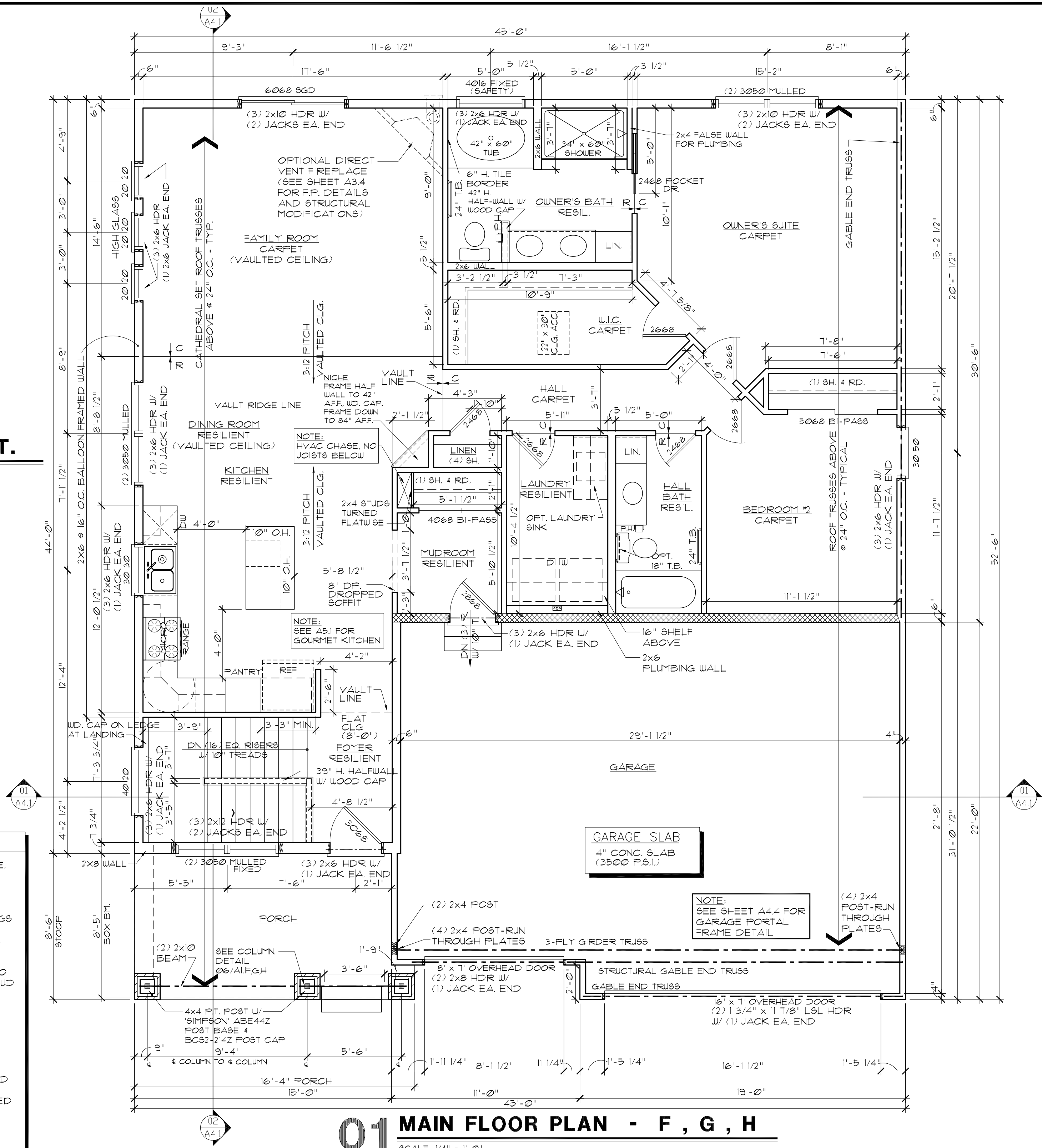
NOTE:
SEE A4.2 FOR SERENITY SHOWER

AREA CALCULATIONS

ELEVATION	ALL
FIRST FLOOR	1,582 SF
FIN. BSMT. #4 - FULL FINISHED	1,305 SF
GARAGE	643 SF

GENERAL PLAN NOTES:

- ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE. ALL ANGLED WALLS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALLS TO HAVE 1/2" GYPSUM BOARD. ALL CEILINGS TO HAVE 5/8" FIRECODE GYPSUM BOARD. USE 5/8" FIRECODE GYPSUM BOARD ON ALL GARAGE CEILINGS AND ADJOINING HOUSE WALLS.
- ALL EXTERIOR WALLS ARE 6" UNLESS NOTED OTHERWISE.
- SHADED WALLS INDICATE INTERIOR BEARING WALLS W/ 2X4 STUDS @ 16" O.C. W/ DOUBLE TOP PLATE.
- ALL WINDOWS AND DOOR HEADERS IN BEARING WALLS TO BE (3) 2X6 W/ 1/2" PLYWOOD PLATE AND (1) 2X6 JACK STUD EA END UNLESS NOTED OTHERWISE.
- TYP. WINDOW HEAD HT. TO BE 1'-10 1/8" ON 1ST FLR AND 6'-10 1/8" ON 2ND FLR.
- ALL WOOD IN CONTACT W/ CONCRETE TO BE PRESSURE TREATED WOOD.
- BATHROOM FANS TO BE VENTED TO EXTERIOR.
- TOWEL BARS MOUNTED AT 54" AFF AND TOILET PAPER HOLDERS MOUNTED AT 24" AFF.
- ALL CLOSETS HAVE (1) ROD AND (1) SHELF UNLESS NOTED OTHERWISE.
- ALL POINT LOAD SUPPORTS (JACK STUDS) TO BE CARRIED THRU EACH FLOOR LEVEL TO SOLIDLY BEAR ON FOUNDATION SYSTEM. PROVIDE SOLID BLOCKING IN FLOOR SYSTEM BELOW ALL POINT LOAD SUPPORTS.
- SEE CABINET SHOP DRAWINGS FOR SIZES AND LAYOUT.



01 MAIN FLOOR PLAN - F, G, H

SCALE: 1/4" = 1'-0"

FILE NAME: EF02a31	MODEL: CARLISLE E/ F, G, H	SET NO. EF03	DATE 4-29-13	REV. # 1	REMARKS ISSUE FOR CONSTRUCTION
XREFS:	DRAWN BY SRE	COMMUNITY NAME	5-21-13	2	PLAN ENERGY REVISIONS #1
SHEET NUMBER: A3.1FGH	OPTION INFO:		6-28-13	3	PLAN UPDATED FOR E/I
			12-21-13	4	ADDED D-STONE ELEVATION
			2-20-13	5	E/I REVISIONS
			4-9-13	6	UPDATED FIREPLACE SHEETS
			8-29-13		ADDED ELEVATIONS EF/G/H

I do hereby certify that these drawings/ plans and related specifications meet all local code requirements and are in conformity with MN minimum property requirements.

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01 **FRONT ELEVATION G**

SCALE: 1/4" = 1'-0"

ED05 - COURTLAND



01 **FRONT ELEVATION H**

SCALE: 1/4" = 1'-0"

ED05 - COURTLAND



01 **FRONT ELEVATION J**

SCALE: 1/4" = 1'-0"

ED05 - COURTLAND



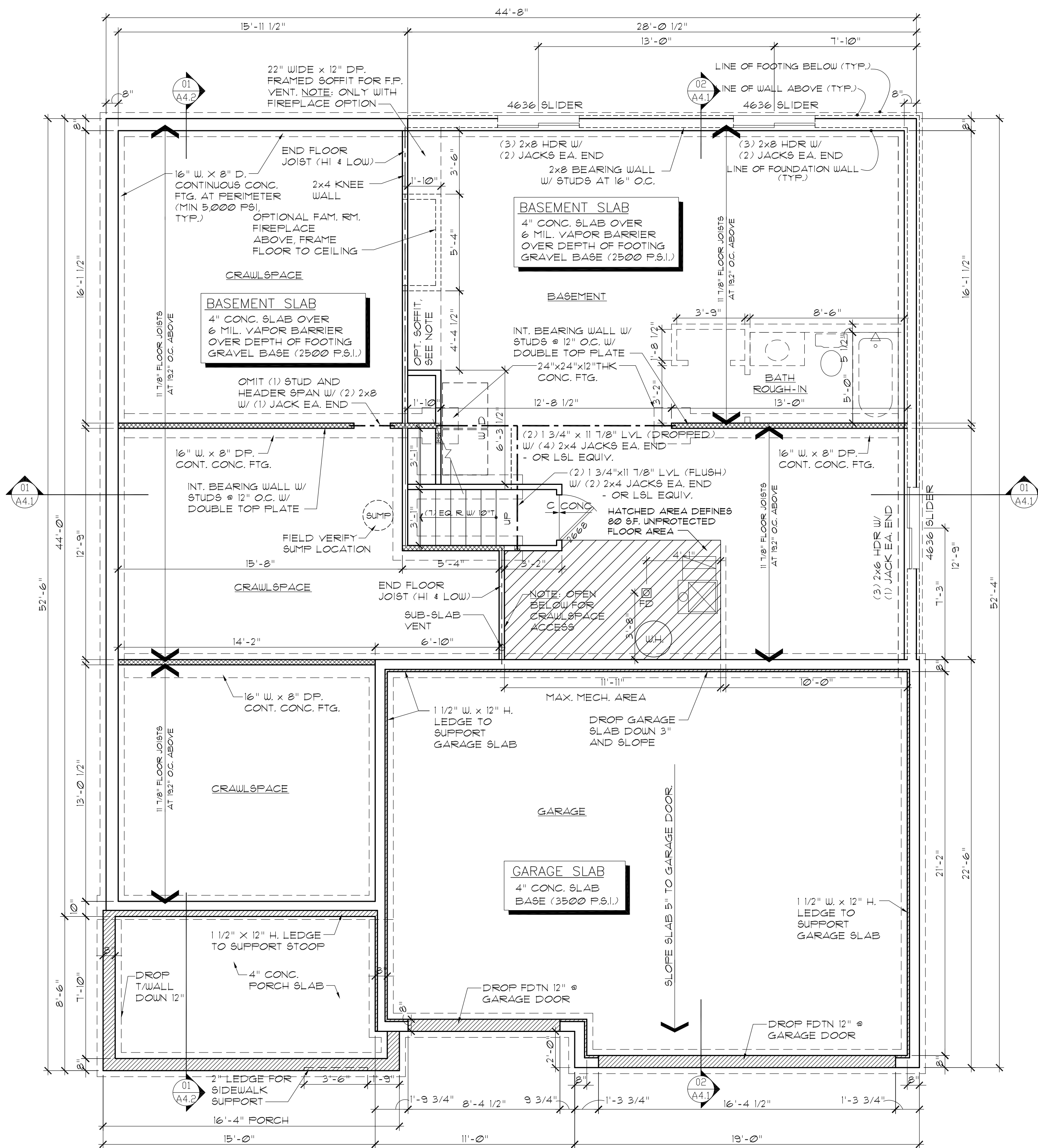
01 **FRONT ELEVATION K**

SCALE: 1/4" = 1'-0"

ED05 - COURTLAND

FOUNDATION PLAN NOTES:

1. ALL WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE.
2. ALL WOOD IN CONTACT W/ CONCRETE TO BE PRESSURE TREATED WOOD.
3. ALL POINT LOAD SUPPORTS (JACK STUDS) TO BE CARRIED THRU EACH FLOOR LEVEL TO SOLIDLY BEAR ON FOUNDATION SYSTEM. PROVIDE SOLID BLOCKING IN FLOOR SYSTEM BELOW ALL POINT LOAD SUPPORTS.
4. FOUNDATION WALL THICKNESS AND REINFORCING PER IRC SEC. R404



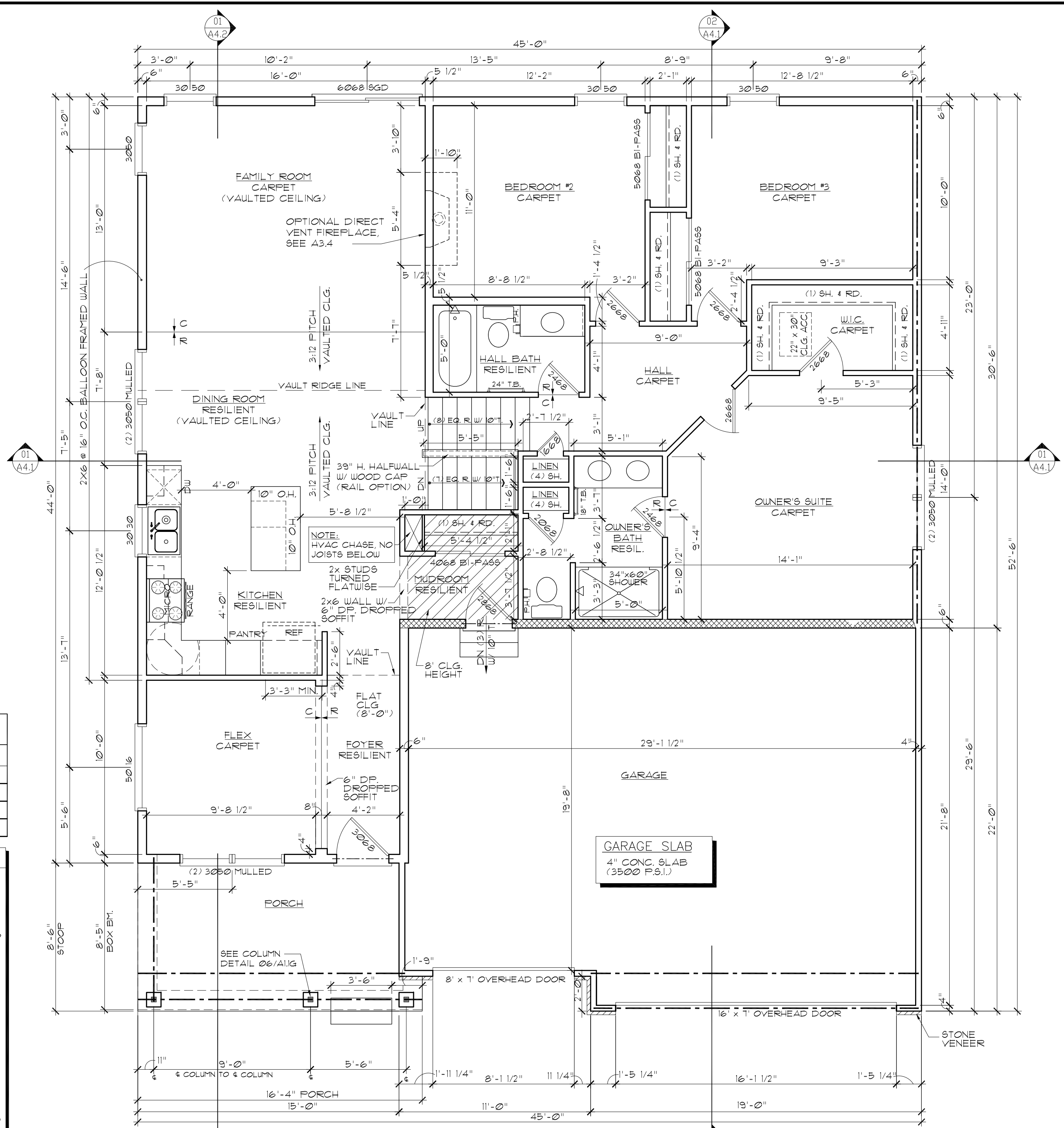
01 BASEMENT FOUNDATION PLAN - G, H, J, K

SCALE: 1/4" = 1'-0"

FILE NAME: ED05A21	MODEL COURTLAND E/I	LENNAR®	REVISIONS
XREFS:	B5MT. FNDTN. PLAN	COURTLAND E/I	PLAN STYNERGY REVISIONS #1
SHEET NUMBER: A2.1	OPTION INFO: G,H,J,K	BSMT. FNDTN. PLAN	DATE
			4-16-18
			5-15-18
			5-13-19
			E/I BID SET
			ADDED "B", "E", "F" ELEVATIONS
			REMARKS
			LENNAR HOMES INC. expressly reserves its copyright and other property rights in these plans and drawings. These plans and drawings are not to be reproduced or copied in any form or manner.
			I do hereby certify that these drawings, plans and related specifications meet all local code requirements and are in conformity with MN minimum property requirements.
			GARAGE RIGHT

AREA CALCULATIONS	
ELEVATION	"ALL"
FIRST / UPPER LEVEL	1,582 SF
FINISHED BASEMENT FINISHED	746 SF
GARAGE - A, B, C, D, E, F	643 SF
GARAGE - G, H, J, K	631 SF

- GENERAL PLAN NOTES:**
- ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE. ALL ANGLED WALLS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
 - ALL INTERIOR WALLS TO HAVE 1/2" GYPSUM BOARD. ALL CEILINGS TO HAVE 5/8" FIRECODE GYPSUM BOARD. USE 5/8" FIRECODE GYPSUM BOARD ON ALL GARAGE CEILINGS AND ADJOINING HOUSE WALLS.
 - ALL EXTERIOR WALLS ARE 6" UNLESS NOTED OTHERWISE.
 - SHADED WALLS INDICATE INTERIOR BEARINGS WALLS W/ 2X4 STUDS @ 16" O.C. W/ DOUBLE TOP PLATE.
 - ALL WINDOWS AND DOOR HEADERS IN BEARING WALLS TO BE (3) 2X6 W/ 1/2" PLYWOOD PLATE AND (1) 2X6 JACK STUD EA END UNLESS NOTED OTHERWISE.
 - TYP. WINDOW HEAD HT. TO BE 1'-10 1/8" ON 1ST FLR AND 6'-10 1/8" ON 2ND FLR.
 - ALL WOOD IN CONTACT W/ CONCRETE TO BE PRESSURE TREATED WOOD.
 - BATHROOM FANS TO BE VENTED TO EXTERIOR.
 - TOWEL BARS MOUNTED AT 54" AFF AND TOILET PAPER HOLDERS MOUNTED AT 24" AFF.
 - ALL CLOSETS HAVE (1) ROD AND (1) SHELF UNLESS NOTED OTHERWISE.
 - ALL POINT LOAD SUPPORTS (JACK STUDS) TO BE CARRIED THRU EACH FLOOR LEVEL TO SOLIDLY BEAR ON FOUNDATION SYSTEM. PROVIDE SOLID BLOCKING IN FLOOR SYSTEM BELOW ALL POINT LOAD SUPPORTS.
 - SEE CABINET SHOP DRAWINGS FOR SIZES AND LAYOUT.

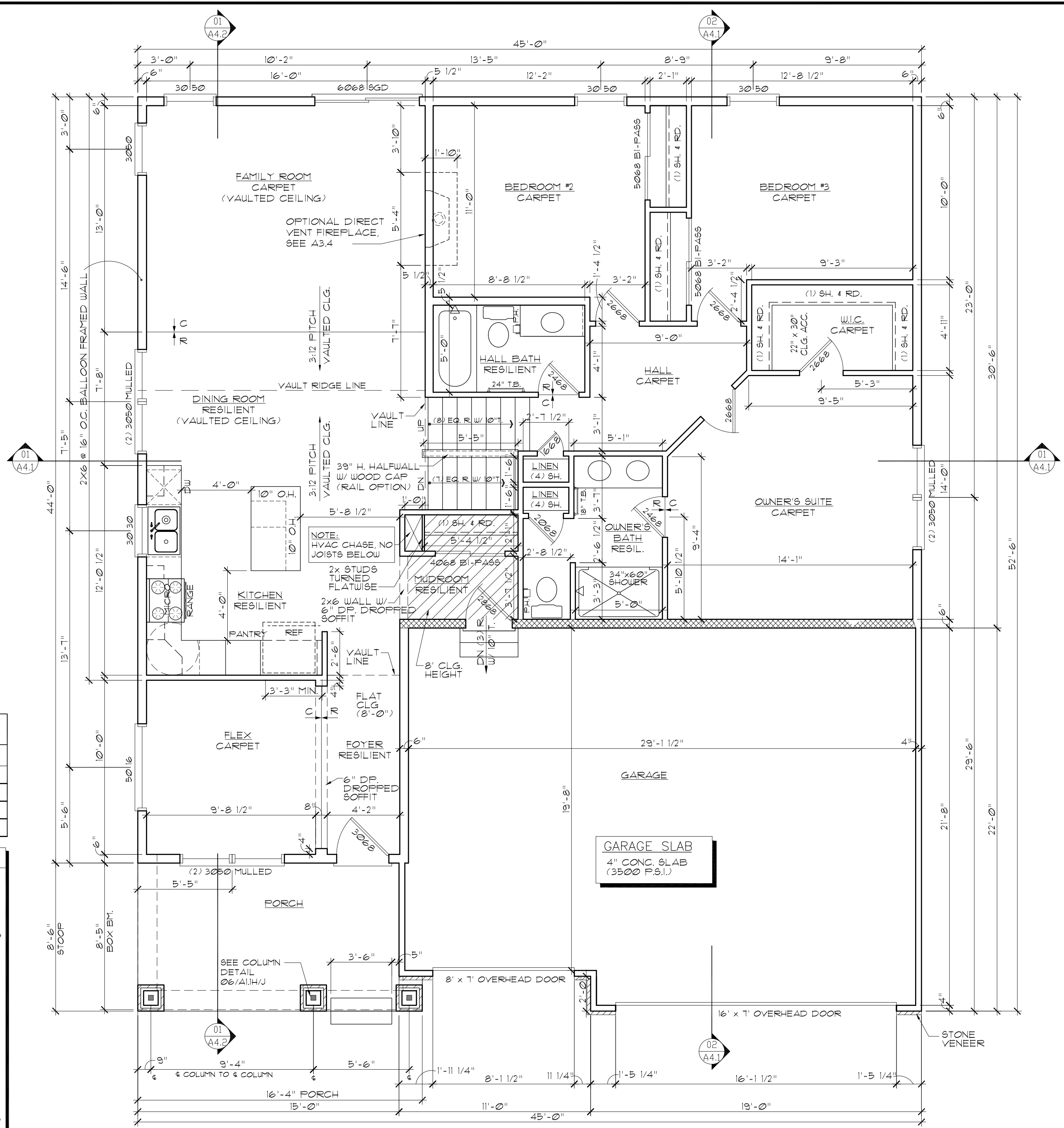


01 FIRST FLOOR PLAN - G
SCALE: 1/4" = 1'-0"

FILE NAME: ED05A31	MODEL: COURTLAND E/I	SHEET NUMBER: A3.1G	REV. #	DATE	REMARKS
			1	4-16-18	PLAN STENERGY REVISIONS #1
			2	5-15-18	E/I BID SET
				5-13-19	ADDED 'B', 'E', 'F' ELEVATIONS
<p>I do hereby certify that these drawings, plans and related specifications meet all local code requirements and are in conformity with MN minimum property requirements.</p>					
<p>LENNAR HOMES INC. expressly reserves its copyright and other property rights in these plans and drawings. These plans and drawings are not to be reproduced or copied in any form or manner.</p>					
<p>LENNAR[®] COURTLAND E/I FIRST FLOOR PLAN G</p>			<p>SET NO. ED05 DRAWN BY SRE COMMUNITY NAME</p>		
<p>OPTION INFO: A3.1G</p>			<p>GARAGE RIGHT</p>		

AREA CALCULATIONS	
ELEVATION	"ALL"
FIRST / UPPER LEVEL	1,582 SF
FINISHED BASEMENT FINISHED	746 SF
GARAGE - A, B, C, D, E, F	643 SF
GARAGE - G, H, J, K	631 SF

- GENERAL PLAN NOTES:**
- ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE. ALL ANGLED WALLS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
 - ALL INTERIOR WALLS TO HAVE 1/2" GYPSUM BOARD. ALL CEILINGS TO HAVE 5/8" FIRECODE GYPSUM BOARD. USE 5/8" FIRECODE GYPSUM BOARD ON ALL GARAGE CEILINGS AND ADJOINING HOUSE WALLS.
 - ALL EXTERIOR WALLS ARE 6" UNLESS NOTED OTHERWISE.
 - SHADED WALLS INDICATE INTERIOR BEARING WALLS W/ 2X4 STUDS @ 16" O.C. W/ DOUBLE TOP PLATE.
 - ALL WINDOWS AND DOOR HEADERS IN BEARING WALLS TO BE (3) 2X6 W/ 1/2" PLYWOOD PLATE AND (1) 2X6 JACK STUD EA END UNLESS NOTED OTHERWISE.
 - TYP. WINDOW HEAD HT. TO BE 1'-10 1/8" ON 1ST FLR AND 6'-10 1/8" ON 2ND FLR.
 - ALL WOOD IN CONTACT W/ CONCRETE TO BE PRESSURE TREATED WOOD.
 - BATHROOM FANS TO BE VENTED TO EXTERIOR.
 - TOWEL BARS MOUNTED AT 54" AFF AND TOILET PAPER HOLDERS MOUNTED AT 24" AFF.
 - ALL CLOSETS HAVE (1) ROD AND (1) SHELF UNLESS NOTED OTHERWISE.
 - ALL POINT LOAD SUPPORTS (JACK STUDS) TO BE CARRIED THRU EACH FLOOR LEVEL TO SOLIDLY BEAR ON FOUNDATION SYSTEM. PROVIDE SOLID BLOCKING IN FLOOR SYSTEM BELOW ALL POINT LOAD SUPPORTS.
 - SEE CABINET SHOP DRAWINGS FOR SIZES AND LAYOUT.

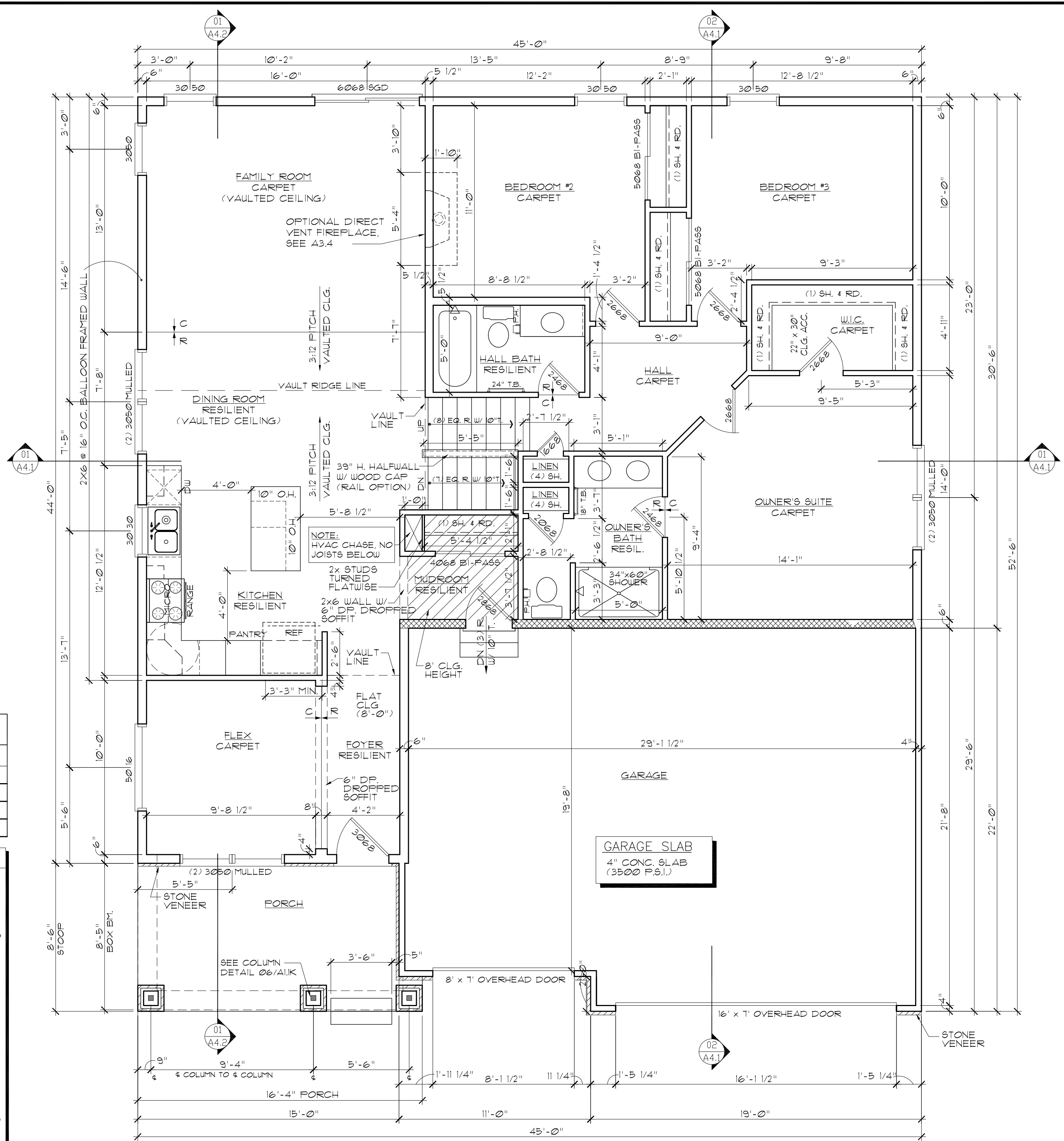


01 FIRST FLOOR PLAN - H, J
SCALE: 1/4" = 1'-0"

LENNAR COURTLAND E/I FIRST FLOOR PLAN H/J OPTION INFO:	FILE NAME: ED05A31	XREFS:	SET NO. ED05	DRAWN BY SRE	COMMUNITY NAME	GARAGE RIGHT
	SHEET NUMBER: A3.1HJ	I do hereby certify that these drawings, plans and related specifications meet all local code requirements and are in conformity with MN minimum property requirements.	LENNAR HOMES INC. expressly reserves its copyright and other property rights in these plans and drawings. These plans and drawings are not to be reproduced or copied in any form or manner.			
REV. # 1 2	DATE 4-16-18 5-15-18 5-13-19	REMARKS PLAN STYNERGY REVISIONS #1 E/I BID SET ADDED 'B', 'E', 'F' ELEVATIONS				

AREA CALCULATIONS	
ELEVATION	"ALL"
FIRST / UPPER LEVEL	1582 SF
FINISHED BASEMENT FINISHED	746 SF
GARAGE - A, B, C, D, E, F	643 SF
GARAGE - G, H, J, K	631 SF

- GENERAL PLAN NOTES:**
- ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE. ALL ANGLED WALLS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
 - ALL INTERIOR WALLS TO HAVE 1/2" GYPSUM BOARD. ALL CEILINGS TO HAVE 5/8" FIRECODE GYPSUM BOARD. USE 5/8" FIRECODE GYPSUM BOARD ON ALL GARAGE CEILINGS AND ADJOINING HOUSE WALLS.
 - ALL EXTERIOR WALLS ARE 6" UNLESS NOTED OTHERWISE.
 - SHADED WALLS INDICATE INTERIOR BEARING WALLS W/ 2X4 STUDS @ 16" O.C. W/ DOUBLE TOP PLATE.
 - ALL WINDOWS AND DOOR HEADERS IN BEARING WALLS TO BE (3) 2X6 W/ 1/2" PLYWOOD PLATE AND (1) 2X6 JACK STUD EA END UNLESS NOTED OTHERWISE.
 - TYP. WINDOW HEAD HT. TO BE 1'-10 1/8" ON 1ST FLR AND 6'-10 1/8" ON 2ND FLR.
 - ALL WOOD IN CONTACT W/ CONCRETE TO BE PRESSURE TREATED WOOD.
 - BATHROOM FANS TO BE VENTED TO EXTERIOR.
 - TOWEL BARS MOUNTED AT 54" AFF AND TOILET PAPER HOLDERS MOUNTED AT 24" AFF.
 - ALL CLOSETS HAVE (1) ROD AND (1) SHELF UNLESS NOTED OTHERWISE.
 - ALL POINT LOAD SUPPORTS (JACK STUDS) TO BE CARRIED THRU EACH FLOOR LEVEL TO SOLIDLY BEAR ON FOUNDATION SYSTEM. PROVIDE SOLID BLOCKING IN FLOOR SYSTEM BELOW ALL POINT LOAD SUPPORTS.
 - SEE CABINET SHOP DRAWINGS FOR SIZES AND LAYOUT.



01 FIRST FLOOR PLAN - K
SCALE: 1/4" = 1'-0"

FILE NAME: ED05A31	REVISIONS: 1 2	DATE 4-16-18 5-15-18 5-13-19	REMARKS PLAN STYNERGY REVISIONS #1 E/I/BID SET ADDED "B", "E", "F" ELEVATIONS
<p>I do hereby certify that these drawings, plans and related specifications meet all local code requirements and are in conformity with MN minimum property requirements.</p>			
<p>LENNAR HOMES INC. expressly reserves its copyright and other property rights in these plans and drawings. These plans and drawings are not to be reproduced or copied in any form or manner.</p>			
LENNAR	MODEL COURTLAND E/I	SET NO. ED05	DRAWN BY SRE
FIRST FLOOR PLAN K		COMMUNITY NAME	
SHEET NUMBER A3.1K		OPTION INFO.	
			GARAGE RIGHT



01 **FRONT ELEVATION E**

SCALE: 1/4" = 1'-0"

EDO1 - DONOVAN



01 FRONT ELEVATION F

SCALE: 1/4" = 1'-0"

EDO1 - DONOVAN



01 FRONT ELEVATION G

SCALE: 1/4" = 1'-0"

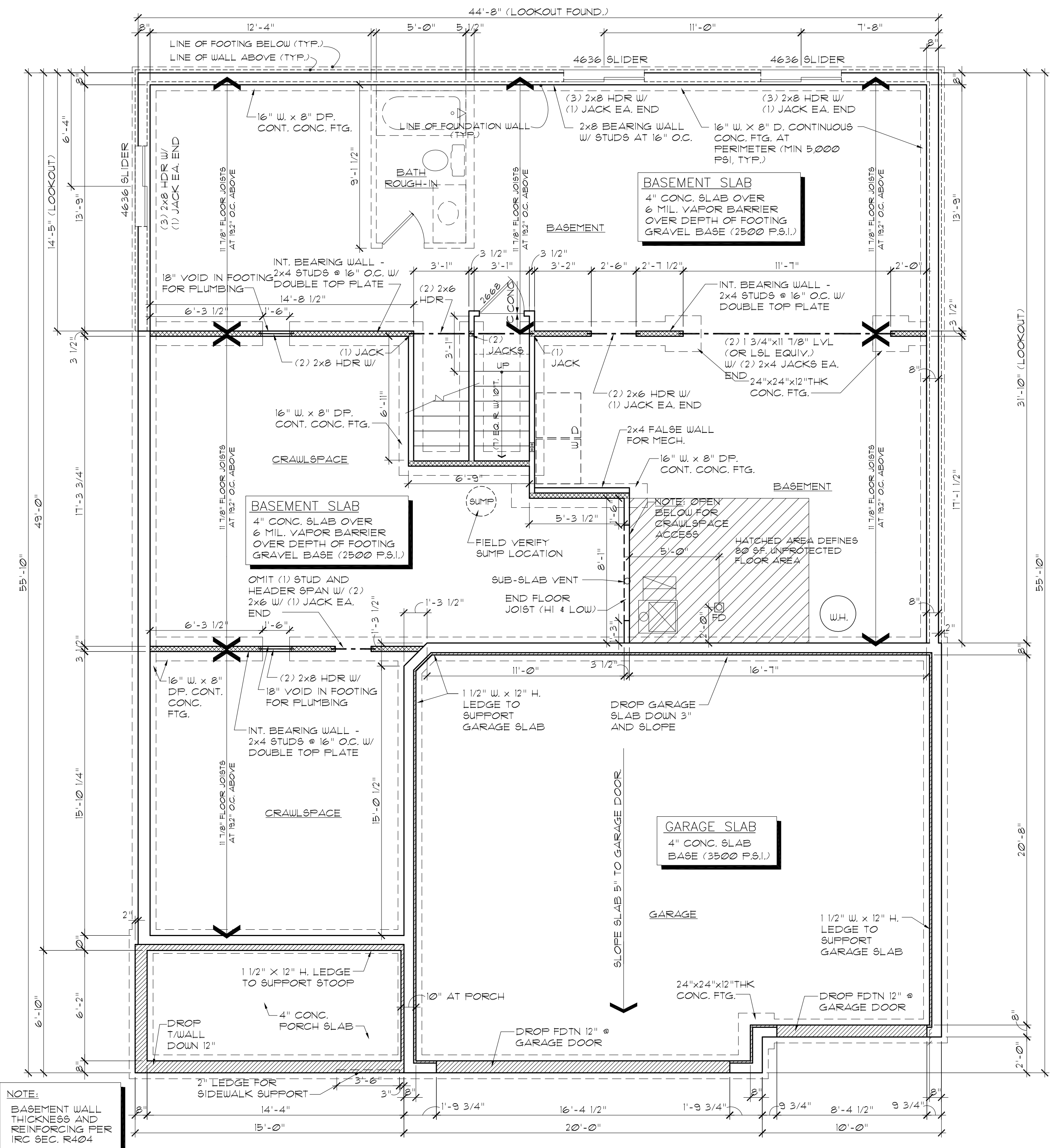
EDO1 - DONOVAN



01 FRONT ELEVATION H

SCALE: 1/4" = 1'-0"

EDO1 - DONOVAN



FOUNDATION PLAN NOTES:

1. ALL WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE.
2. ALL WOOD IN CONTACT W/ CONCRETE TO BE PRESSURE TREATED WOOD.
3. ALL POINT LOAD SUPPORTS (JACK STUDS) TO BE CARRIED THRU EACH FLOOR LEVEL TO SOLIDLY BEAR ON FOUNDATION SYSTEM. PROVIDE SOLID BLOCKING IN FLOOR SYSTEM BELOW ALL POINT LOAD SUPPORTS.

NOTE:
 BASEMENT WALL THICKNESS AND REINFORCING PER IRC SEC. R404

01 BASEMENT FOUNDATION PLAN - E, F, G, H
 SCALE: 1/4" = 1'-0"

REV. #	DATE	REMARKS
1	6-5-18	E/I BID SET
2	6-18-18	STONE COLUMN REVISION
3	9-20-18	ADDED "C-STONE" & "A-STONE" ELEV.
4	2-15-19	E/I REVISIONS
5	4-9-19	UPDATED FIREPLACE SHEETS
6	8-23-19	E/I REVISIONS
	8-25-19	ADDED ELEVATIONS EFGH

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LENNAR

MODEL: **DONOVAN E/I**

SHEET NUMBER: **A2.1EFGH**

FILE NAME: ED01A21

XREFS:

DRAWN BY: **SRE**

ED01

COMMUNITY NAME

GARAGE RIGHT

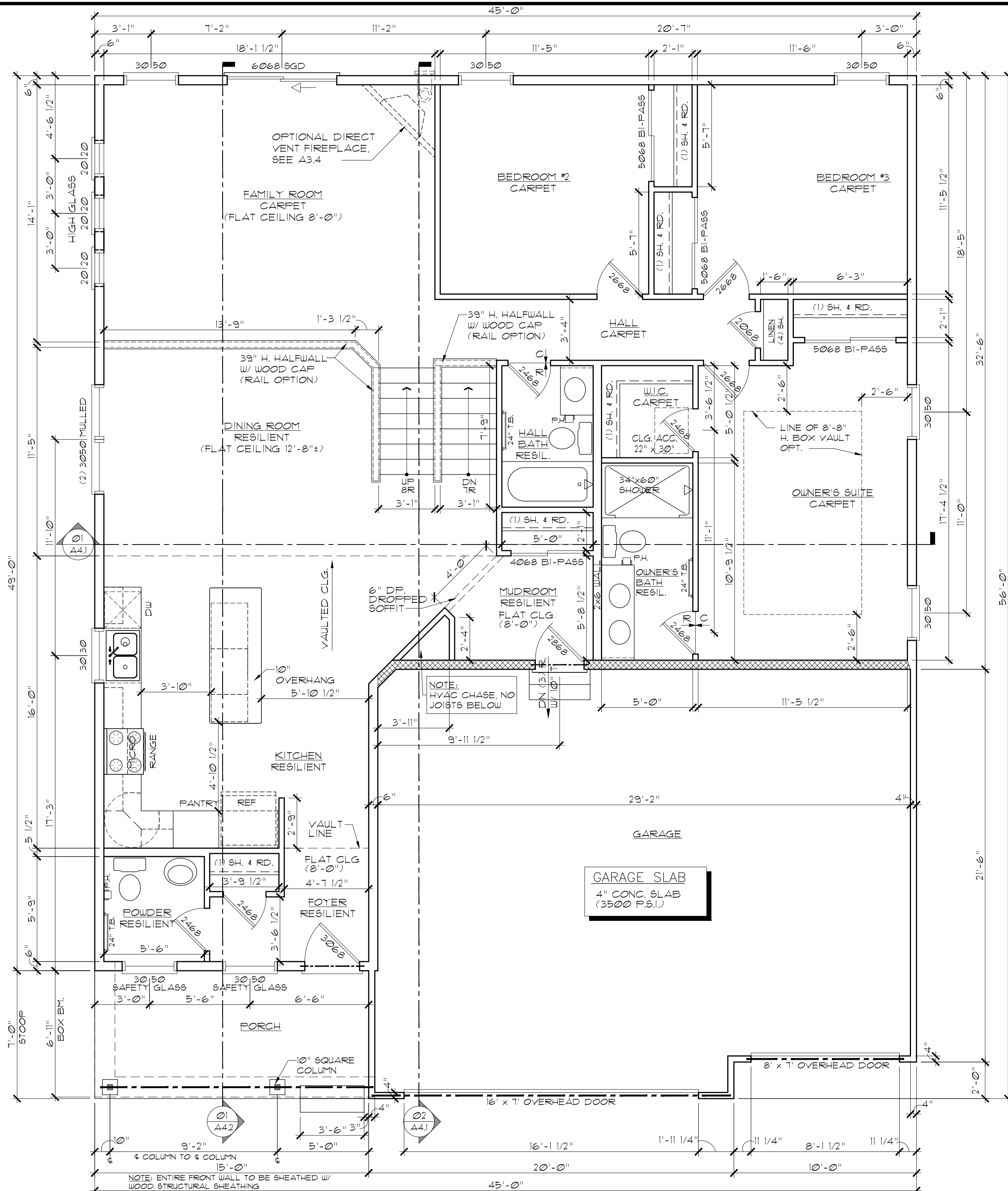
OPTION INFO: **E,F,G,H**

AREA CALCULATIONS

ELEVATION	ALL
FIRST / UPPER LEVEL	1,719 SF
FINISHED BASEMENT	926 SF
GARAGE	686 SF

GENERAL PLAN NOTES:

- ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE. ALL ANGLED WALLS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALLS TO HAVE 1/2" GYPSUM BOARD. ALL CEILINGS TO HAVE 5/8" FIRECODE GYPSUM BOARD. USE 5/8" FIRECODE GYPSUM BOARD ON ALL GARAGE CEILINGS AND ADJOINING HOUSE WALLS.
- ALL EXTERIOR WALLS ARE 6" UNLESS NOTED OTHERWISE.
- SHADED WALLS INDICATE INTERIOR BEARING WALLS W/ 2X4 STUDS @ 16" O.C. W/ DOUBLE TOP PLATE.
- ALL WINDOWS AND DOOR HEADERS IN BEARING WALLS TO BE (3) 2X6 W/ 1/2" PLYWOOD PLATE AND (1) 2X6 JACK STUD EA END UNLESS NOTED OTHERWISE.
- TYP. WINDOW HEAD HT. TO BE 1'-10 1/8" ON 1ST FLR AND 6'-10 1/8" ON 2ND FLR.
- ALL WOOD IN CONTACT W/ CONCRETE TO BE PRESSURE TREATED WOOD.
- BATHROOM FANS TO BE VENTED TO EXTERIOR.
- TOWEL BARS MOUNTED AT 54" AFF AND TOILET PAPER HOLDERS MOUNTED AT 24" AFF.
- ALL CLOSETS HAVE (1) ROD AND (1) SHELF UNLESS NOTED OTHERWISE.
- ALL POINT LOAD SUPPORTS (JACK STUDS) TO BE CARRIED THRU EACH FLOOR LEVEL TO SOLIDLY BEAR ON FOUNDATION SYSTEM. PROVIDE SOLID BLOCKING IN FLOOR SYSTEM BELOW ALL POINT LOAD SUPPORTS.
- SEE CABINET SHOP DRAWINGS FOR SIZES AND LAYOUT.



01 FIRST FLOOR PLAN - E

SCALE: 1/4" = 1'-0"

REV. #	DATE	REMARKS
1	6-5-18	E/I BID SET
2	6-18-18	STONE COLUMN REVISION
3	9-20-18	ADDED "C-STONE" & "A-STONE" ELEV.
4	2-15-19	E/I REVISIONS
5	4-9-19	UPDATED FIREPLACE SHEETS
6	8-23-19	E/I REVISIONS
	8-25-19	ADDED ELEVATIONS EFGH

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LENNAR
 MODEL: DONOVAN E/I E
 FIRST FLOOR PLAN
 OPTION: A3.1E

FILE NAME: ED01A31
 XREFS:
 SET NO. ED01
 DRAWN BY: SRE
 COMMUNITY NAME:
 SHEET NUMBER: A3.1E

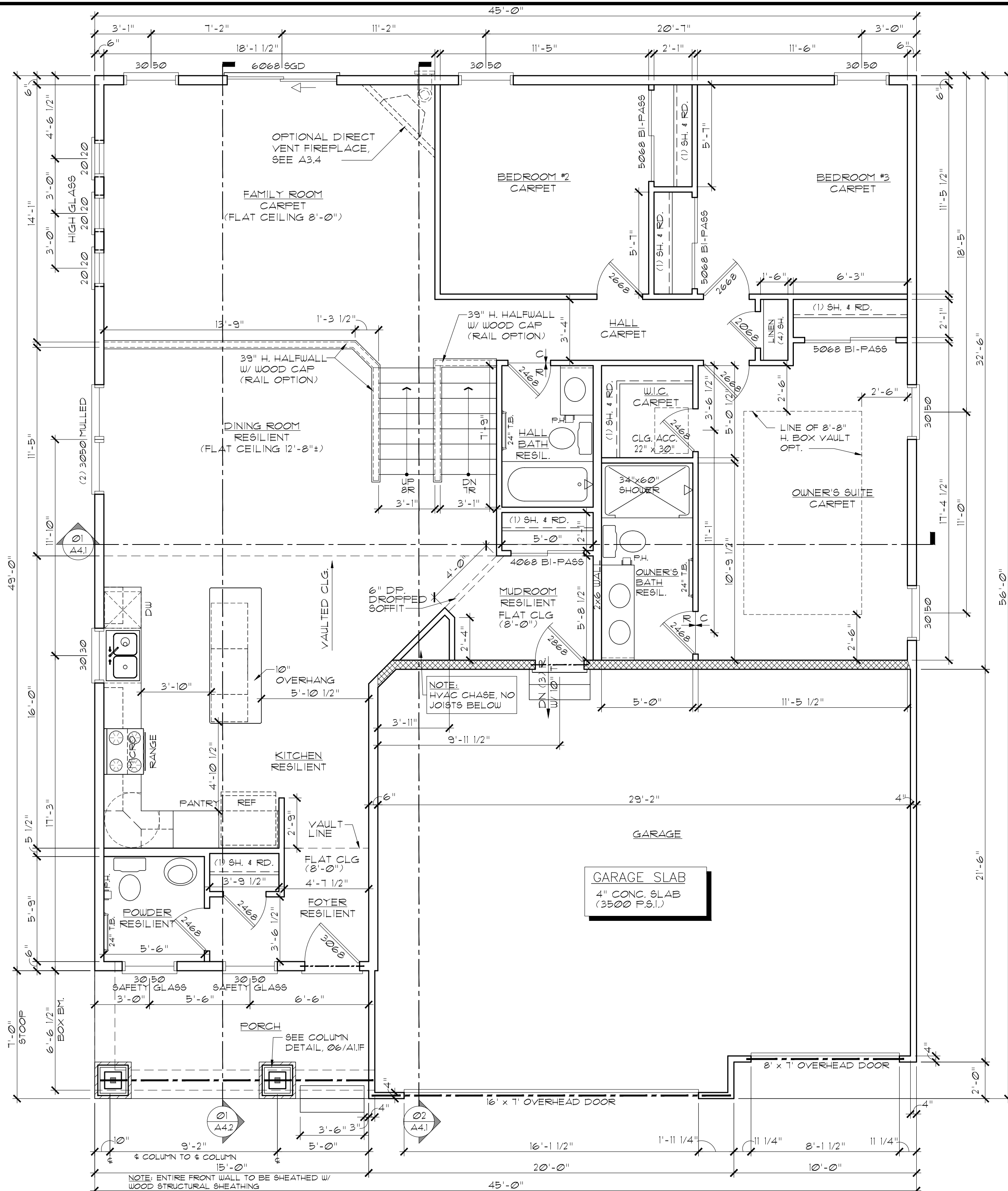
GARAGE RIGHT

AREA CALCULATIONS

ELEVATION	ALL
FIRST / UPPER LEVEL	1,719 SF
FINISHED BASEMENT	926 SF
GARAGE	686 SF

GENERAL PLAN NOTES:

- ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE. ALL ANGLED WALLS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALLS TO HAVE 1/2" GYPSUM BOARD. ALL CEILINGS TO HAVE 5/8" FIRECODE GYPSUM BOARD. USE 5/8" FIRECODE GYPSUM BOARD ON ALL GARAGE CEILINGS AND ADJOINING HOUSE WALLS.
- ALL EXTERIOR WALLS ARE 6" UNLESS NOTED OTHERWISE.
- SHADED WALLS INDICATE INTERIOR BEARING WALLS W/ 2X4 STUDS @ 16" O.C. W/ DOUBLE TOP PLATE.
- ALL WINDOWS AND DOOR HEADERS IN BEARING WALLS TO BE (3) 2X6 W/ 1/2" PLYWOOD PLATE AND (1) 2X6 JACK STUD EA END UNLESS NOTED OTHERWISE.
- TYP. WINDOW HEAD HT. TO BE 1'-10 1/8" ON 1ST FLR AND 6'-10 1/8" ON 2ND FLR.
- ALL WOOD IN CONTACT W/ CONCRETE TO BE PRESSURE TREATED WOOD.
- BATHROOM FANS TO BE VENTED TO EXTERIOR.
- TOWEL BARS MOUNTED AT 54" AFF AND TOILET PAPER HOLDERS MOUNTED AT 24" AFF.
- ALL CLOSETS HAVE (1) ROD AND (1) SHELF UNLESS NOTED OTHERWISE.
- ALL POINT LOAD SUPPORTS (JACK STUDS) TO BE CARRIED THRU EACH FLOOR LEVEL TO SOLIDLY BEAR ON FOUNDATION SYSTEM. PROVIDE SOLID BLOCKING IN FLOOR SYSTEM BELOW ALL POINT LOAD SUPPORTS.
- SEE CABINET SHOP DRAWINGS FOR SIZES AND LAYOUT.



01 FIRST FLOOR PLAN - F

SCALE: 1/4" = 1'-0"

REV. #	DATE	REMARKS
1	6-5-18	E/I BID SET
2	6-18-18	STONE COLUMN REVISION
3	9-20-18	ADDED "C-STONE" & "A-STONE" ELEV.
4	2-15-19	E/I REVISIONS
5	4-9-19	UPDATED FIREPLACE SHEETS
6	8-23-19	E/I REVISIONS
	8-25-19	ADDED ELEVATIONS EFGH

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LENNAR
 MODEL: DONOVAN E/I F
 FIRST FLOOR PLAN
 OPTION: INFO: A3.1F

SET NO. ED01
 DRAWN BY: SRE
 COMMUNITY NAME: GARAGE RIGHT

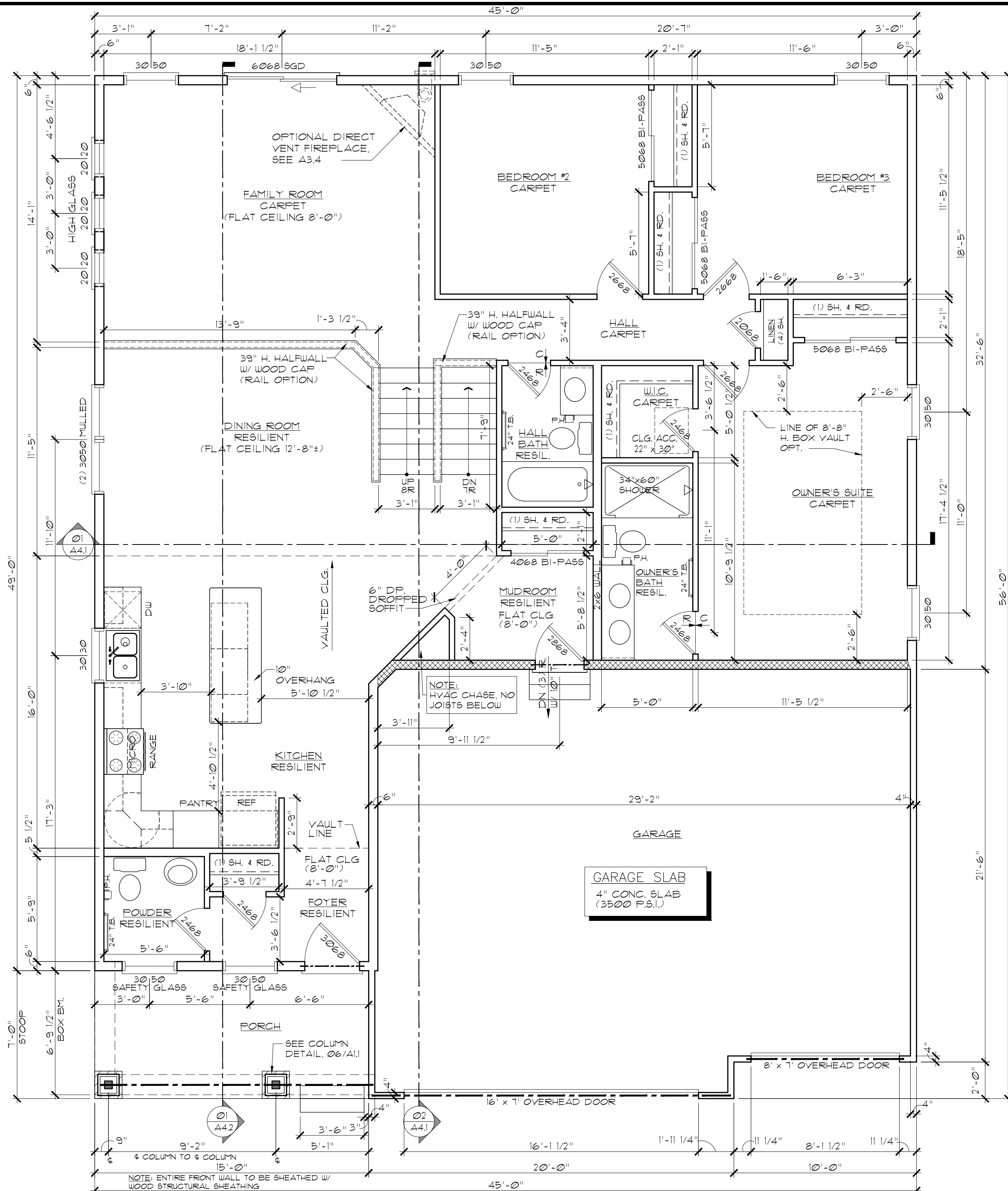
FILE NAME: ED01A31
 XREFS:
 SHEET NUMBER: A3.1F

AREA CALCULATIONS

ELEVATION	ALL
FIRST / UPPER LEVEL	1,719 SF
FINISHED BASEMENT	926 SF
GARAGE	686 SF

GENERAL PLAN NOTES:

- ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE. ALL ANGLED WALLS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALLS TO HAVE 1/2" GYPSUM BOARD. ALL CEILINGS TO HAVE 5/8" FIRECODE GYPSUM BOARD. USE 5/8" FIRECODE GYPSUM BOARD ON ALL GARAGE CEILINGS AND ADJOINING HOUSE WALLS.
- ALL EXTERIOR WALLS ARE 6" UNLESS NOTED OTHERWISE.
- SHADED WALLS INDICATE INTERIOR BEARING WALLS W/ 2X4 STUDS @ 16" O.C. W/ DOUBLE TOP PLATE.
- ALL WINDOWS AND DOOR HEADERS IN BEARING WALLS TO BE (3) 2X6 W/ 1/2" PLYWOOD PLATE AND (1) 2X6 JACK STUD EA END UNLESS NOTED OTHERWISE.
- TYP. WINDOW HEAD HT. TO BE 1'-10 1/8" ON 1ST FLR AND 6'-10 1/8" ON 2ND FLR.
- ALL WOOD IN CONTACT W/ CONCRETE TO BE PRESSURE TREATED WOOD.
- BATHROOM FANS TO BE VENTED TO EXTERIOR.
- TOWEL BARS MOUNTED AT 54" AFF AND TOILET PAPER HOLDERS MOUNTED AT 24" AFF.
- ALL CLOSETS HAVE (1) ROD AND (1) SHELF UNLESS NOTED OTHERWISE.
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- SEE CABINET SHOP DRAWINGS FOR SIZES AND LAYOUT.



01 FIRST FLOOR PLAN - G, H

SCALE: 1/4" = 1'-0"

REV. #	DATE	REMARKS
1	6-5-18	E/I BID SET
2	6-18-18	STONE COLUMN REVISION
3	9-20-18	ADDED "C-STONE" & "A-STONE" ELEV.
4	2-15-19	E/I REVISIONS
5	4-9-19	UPDATED FIREPLACE SHEETS
6	8-23-19	E/I REVISIONS
	8-25-19	ADDED ELEVATIONS EFGH

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LENNAR
 MODEL: DONOVAN E/I/GH
 DRAWN BY: ED/SRE
 COMMUNITY NAME:
 FIRST FLOOR PLAN
 OPTION INFO:
A3.1GH

GARAGE RIGHT

**CITY OF LINO LAKES
RESOLUTION NO. 19-XX**

**APPROVING WATERMARK PUD DEVELOPMENT STAGE PLAN AMENDMENT #3-
ARCHITECTURAL DESIGN STANDARDS**

WHEREAS, on June 13, 2016 the City passed Council Resolution No. 16-51 approving a PUD Development Stage Plan/Preliminary Plat for a residential development called Watermark; and

WHEREAS, on December 11, 2017 the City passed Council Resolution No. 17-133 approving PUD Development Stage Plan Amendment #2-Architectural Design Standards; and

WHEREAS, on August 20, 2019 the City received a land use application to amend the PUD Development Stage Plan-Architectural Design Standards to allow for one-story, single level homes with three (3) stall garages; and

WHEREAS, City staff completed a review of the amended Architectural Design Standards prepared by Lennar; and

WHEREAS, a public hearing was held before the Planning & Zoning Board on September 11, 2019 and the Board recommended approval of the amended Architectural Design Standards; and

NOW, THEREFORE BE IT RESOLVED by The City Council of The City of Lino Lakes hereby finds the proposed amended Architectural Design Standards consistent with the approved PUD Development Stage Plan and Comprehensive Plan in regards to resource management system plan, housing plan, economic development, transportation plan and utility plans; and

BE IT FURTHER RESOLVED by the City Council of The City of Lino Lakes in order to provide maximum PUD flexibility and adapt to changing market demands, detailed civil, grading and landscaping plans and architectural design standards, floor plans, elevations, exterior materials, styles, color packages and HOA documents will be reviewed and approved with each PUD Final Plan/Final Plat; and

BE IT FURTHER RESOLVED by The City Council of The City of Lino Lakes hereby amends Resolution No. 17-133 as follows:

ARCHITECTURAL DESIGN STANDARDS

1. The following are acceptable exterior materials and styles for both the single family homes and the townhomes:
 - a. Exterior Materials
 - i. Vinyl, aluminum or steel siding
 1. If vinyl siding is used on the townhomes, engineered trim products shall also be incorporated.
 - ii. Brick
 - iii. Stone
 - iv. Stucco

- v. Wood
 - vi. Engineered siding products such as LP board, Hardie board or similar
- b. Styles
- i. Lap siding
 - ii. Board and batten
 - iii. Shakes
2. All single family home front elevations shall include brick, stone or similar engineered product. The front elevations shall also include 2 other exterior materials, or 1 other exterior material and 2 styles. The 2 styles shall be of contrasting or complimentary colors.
3. One of the following three architectural features shall be incorporated into the single family home side and rear elevations that are visible from 20th Avenue (CSAH 54), Street A and the public park:
- a. A minimum of 4 inch window trim on side and/or rear elevations to match the dimensions of the front elevation.
 - b. Incorporate trim and banding in complementary colors to add interest and variety to the side and/or rear elevations.
 - c. Incorporate more than one exterior material and/or style on the side and/or rear elevation.
- ~~4. Garages. All single family homes shall have a double garage and shall comply with the following:~~
- ~~a. Compliance with the Building Type and Construction Standards of §1007.043 (2), and~~
 - ~~b. All garages, except side or rear loaded garages, shall not protrude forward of the front wall of the house, unless the house includes a front porch that is unenclosed, a minimum of 6 feet in depth, and extends across 100 percent of the front façade of the house. The garage shall then not protrude forward of the front porch more than 6 feet, and~~
 - ~~e. If the garage door faces the street, the length of the garage wall facing the street shall not be greater than fifty five percent (55%) of the length of the entire front façade of the structure; except on houses that comply with all of the following conditions:~~
 - ~~i. The second floor living space extends over the two car portion of the garage; and~~
 - ~~ii. The garage doors are decorative and have a strip of windows; and~~

~~iii. Garages in excess of two stalls shall be broken up so the additional stalls are recessed two feet from the main garage façade; and~~

~~iv. Garage width does not exceed 32 feet except on four stall garages.~~

4. Garages. All single family homes shall have a double garage and shall comply with the following:
- a. Compliance with the Building Type and Construction Standards of §1007.043 (2), and
 - b. On a one-story, single level home,
 - i. Garages, except side or rear loaded garages, shall not protrude forward of the front wall of the house, unless the house includes a front porch that is unenclosed, a minimum of 6 feet in depth, and extends across 100 percent of the front façade of the house, and
 - ii. The garage shall then not protrude forward of the front porch, and
 - iii. The length of the garage wall shall not be greater than sixty-seven percent (67%) of the length of the entire front facade of the structure, and
 - iv. The house shall have a window in the gable over the garage, and
 - v. Garage width shall not exceed 32 feet.
 - c. On a multi-story home,
 - i. Garages, except side or rear loaded garages, shall not protrude forward of the front wall of the house, unless the house includes a front porch that is unenclosed, a minimum of 6 feet in depth, and extends across 100 percent of the front façade of the house, and
 - ii. The garage shall then not protrude forward of the front porch more than 6 feet, and
 - iii. If the garage protrudes forward of the front porch, the length of the garage wall shall not be greater than fifty-five percent (55%) of the length of the entire front facade of the structure; except on houses that comply with the following condition:
 - 1. The second floor living space extends over the two-car portion of the garage; and
 - iv. Garage width shall not exceed 32 feet except on four stall garages.
 - d. All garage doors shall be decorative and have a strip of windows; and

- e. All garages in excess of two stalls shall be broken up so the additional stalls are recessed two feet from the main garage façade.
5. The following minimum architectural standards shall be incorporated into the townhome neighborhood:
- a. A minimum of three (3) unique building facades for each elevation of the townhomes shall be provided.
 - b. A table of architectural façade data shall be included for each elevation.
 - c. A unique building color package shall be included for each phase of development.
 - d. At no point shall the same color package be specified on buildings that are immediately adjacent to or directly across the road from each other.
 - e. A minimum of 4 inch window trim on side and/or rear elevations to match the dimensions of the front elevation.
 - f. In no case shall any of the required exterior materials or styles per elevation be less than 10%.
 - i. Any additional exterior materials and/or styles included on an elevation that exceeds the minimum requirement do not need to meet the 10 % requirement.
 - g. Front elevations shall include brick, stone or similar engineered product. The front elevations shall also include 2 other exterior materials, or 1 other exterior material and 2 styles. Exterior materials and styles are defined above.
 - h. Rear elevations shall, at a minimum, have a combination of 2 exterior materials, or 1 exterior material and 2 styles. The 2 styles shall be of contrasting or complimentary colors.
 - i. Rear elevations shall include some vertical and horizontal trim or element to break up the longer elevation planes.
 - j. Side elevations facing Street A shall include brick, stone or similar engineered product. These side elevations shall also have 2 other exterior materials, or 1 other exterior material and 2 styles. The 2 styles shall be of contrasting or complimentary colors.
 - i. Per the Preliminary Plat, these are lots 899, 903, 904 and 808.
 - k. Side elevations not exposed to public roadways shall require only one exterior material.

6. Garages: All townhomes shall include, at a minimum, a double garage and shall comply with the following:
 - a. Garages shall be a minimum of 379 square feet.
 - b. Garages shall be a minimum of 18' 3" in width.
 - c. Decorative garage doors with windows are required on all units.

Adopted by the Council of the City of Lino Lakes this 14th day of October, 2019.

The motion for the adoption of the foregoing resolution was introduced by Council Member _____ and was duly seconded by Council Member _____ and upon vote being taken thereon, the following voted in favor thereof:

The following voted against same:

Jeff Reinert, Mayor

ATTEST:

Julianne Bartell, City Clerk