

Case File No. 21-0009 Lexington Woods





January 25, 2021

Honorable Mayor and Members of the City Council
City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

Re: Preliminary Plat, Rezoning and Conditional Use Permit – Lexington Woods

Dear Mayor and Members of the City Council:

D.R. Horton, Inc. – Minnesota is pleased to submit a Rezoning, Conditional Use Permit (CUP) and Preliminary Plat Application for our new proposed community in Blaine known as Lexington Woods. The proposed development will consist of 66 single family detached homes on approximately 26 acres of land located in the on the east side of Lexington Avenue, north of 125th Street, adjacent to the recently developed Lexington Cove project. Our request includes the subdivision of four (4) existing parcels, referred to as, the “Midthun”, the “Rhoades” and the “Abdel-Kerim” properties.

The City’s 2040 Comprehensive Plan designates these properties’ land use to be LDR - Low Density Residential in the Land Use Guide Plan, accommodating residential uses with a density range between 2.5-6 units per acre. Our proposed subdivision has a net density of 4.76 units/acre, meeting the density range for the properties. Surrounding land uses include the Lexington Cove neighborhood to the north, a single family home to the south, all of which are guided low density single family uses.

Currently the three parcels are zoned FR – Farm Residence. Our proposal is to rezone the properties to Development Flex (DF) to allow for a mix of lot sizes and types that accommodate our Express Select Homes. Designed around the underlying base zoning of R-1 single family residential, we are asking for zoning flexibility on some standards, including lot width, lot size and setbacks that will allow for the neighborhood to be designed and developed for this home product.

Architectural Design:

Lexington Cove, an Express Select neighborhood will offer a variety of home styles and floor plan options that meet the needs of the current market. The development will be a detached single-family neighborhood offering a variety of lot sizes and types that accommodate two and three stall car garages as well as slab-on-grade and basement lot options. Home sizes range from 1,300 S.F. to 2,600 SF. Example plans and elevations are included in the submittal.

Single Family Build-to-Rent:

We continue to see an increase in demand for build-to-rent communities, specifically detached single family homes that offer the conveniences of detached home living with the amenities of an association-maintained community. We are proposing Lexington Woods as our newest build-to-rent community. Lexington Woods build-to-rent community will consist of single-family rental homes with a variety of home styles, colors, and architectural styles similar to our owner-occupied homes. The home styles consist of one- and two-story homes, two and three stall garage options, basement and slab-on-grade options as well. A variety of home plans and options are included in our Express Select collection, which include a variety of architectural floor plans, elevations, colors and styles giving this community a varied architectural design that adds interest and anti-monotony design. Although still early in the process, we believe the rental rates will be around \$2,500 per month.

Our build-to-rent communities are professionally managed by a reputable management company that offers homeowners' association management for other communities in the area for D.R. Horton. The property management company will offer association maintenance for the community including interior and exterior home maintenance, driveway snowplowing, lawn and landscaping maintenance, trash collection, turnover maintenance including cosmetic fixes and other common amenity maintenance. Our management company manages dozens of communities around the metro area, including most recently completed communities such as Oak Village in Brooklyn Park, Woods Edge in Lino Lakes, Parkside in Blaine and many more. We are excited to bring this new single family rental community, the first for D.R. Horton in Minnesota, to Blaine.

Proposed Streets:

Right of ways and streets, including infrastructure within, will be public after they're constructed. We are proposing 60-foot wide rights-of-way and 29-foot wide streets meeting the City standards for roadways. A northbound right turn lane will be constructed on Lexington Avenue to serve this development per Anoka County Highway standards. The development will be served via a right-in/right-out off Lexington Avenue as well as a road connection to the existing Lexington Cove development to the north. A future connection to the south will be stubbed for future development.

A 6-foot high privacy screening fence is proposed along Lexington Avenue as part of the project to provide additional buffer between the homes and Lexington Avenue.

Proposed Lot Standards:

The Lexington Woods proposed lot standards are as follows:

STANDARD	55' SINGLE FAMILY	45' SINGLE FAMILY
MINIMUM LOT AREA	7,000 SF	5,750 SF
AVERAGE LOT AREA	8,544 SF	6,695 SF
MINIMUM LOT WIDTH	55' @ FRT SBK	45' @ FRT SBK
MINIMUM LOT DEPTH	125'	125'
SETBACKS		
FRONT	25'	25'
SIDE INTERIOR LOT	5'/5' (10' TOTAL)	5'/5' (10' TOTAL)
SIDE CORNER LOT	15' (20' SHOWN)	15' (20' SHOWN)
REAR	25'	25'
REAR (CSAH 17)	50'	50'

Stormwater/Wetlands:

A wetland delineation of the onsite wetland as well as a rare plant species survey was conducted and the review by City, State and watershed representatives concurred on wetland boundary and the rare plant species found. Wetland protection measures will be in place and wetland buffers are proposed as part of the development. Stormwater management for the development will be done through a stormwater pond and filtration bench treating the site stormwater prior to discharge. A watershed application has been submitted and is currently being reviewed by the Rice Creek Watershed District.

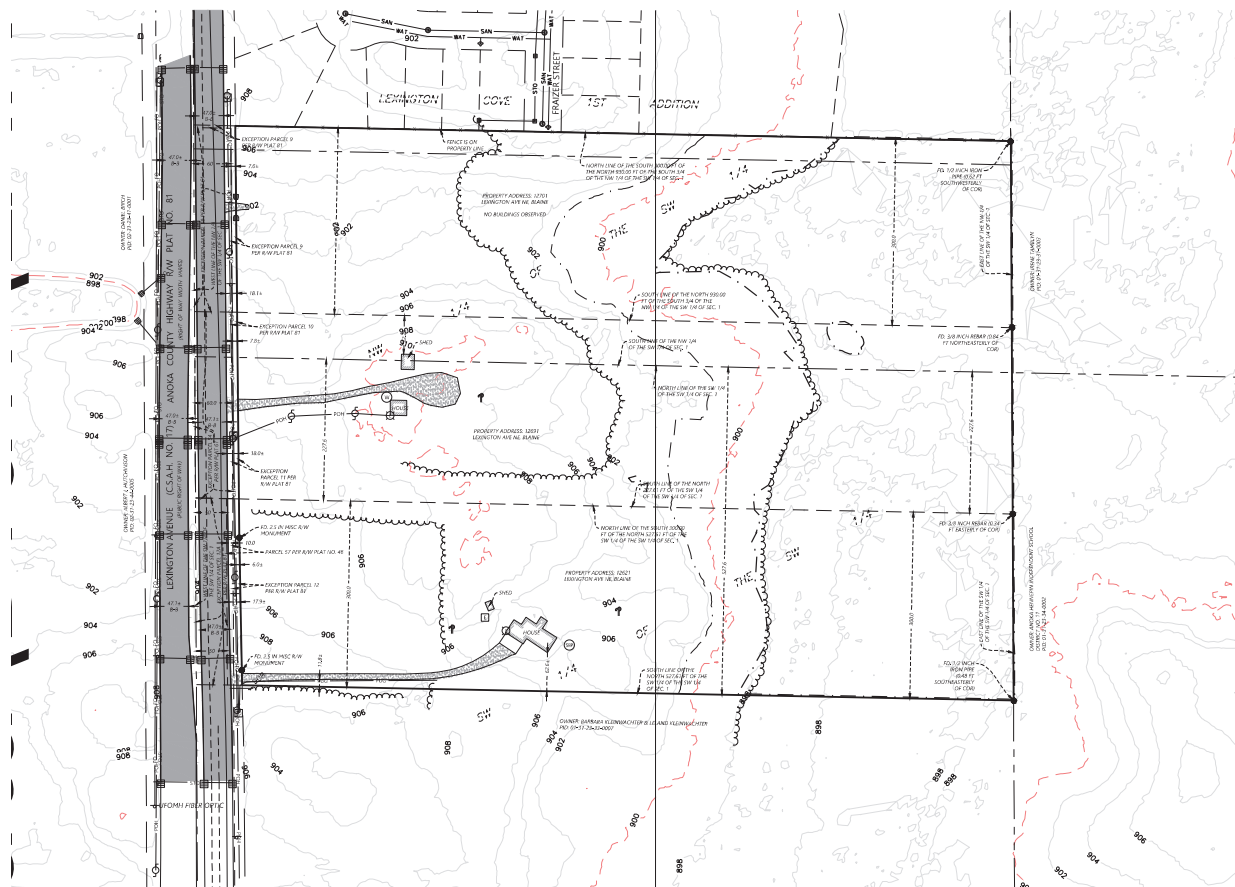
We look forward to the City's support and approval of the Lexington Woods rezoning, CUP and Preliminary Plat. We are excited to bring this community into Blaine and look forward to the next steps. If you have questions or need additional information, please contact me at 952.985.3757 or rtschulz@drhorton.com. Thank you.

Sincerely,



Reid Schulz

Land Development Project Manager



LEGAL DESCRIPTION (PER TITLE COMMITMENT NO. 510-201900178)

The South 300.00 feet of the North 527.61 feet, as measured at right angles to the North line, of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23, Anoka County, Minnesota.

EXCEPT Parcel(s) 12 and 12A, Anoka County Highway Right of Way Plat No. 81.

LEGAL DESCRIPTION (PER TITLE COMMITMENT NO. 510-201900179)

The South 300 feet of the North 930 feet, as measured at right angles to the North line, of the South Three Fourths of the Northwest Quarter of the Southwest Quarter of Section 1, Township 31, Range 23, Anoka County, Minnesota.

EXCEPT Parcel 59, Anoka County Highway Right of Way Plat No. 61 and EXCEPT Parcel 9, Anoka County Highway Right of Way Plat No. 81.

LEGAL DESCRIPTION (PER TITLE COMMITMENT NO. 510-201900180)

The North 227.61 feet, as measured at right angles to the North line, of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23, Anoka County, Minnesota.

That part of the South 3/4 of the Northwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23, Anoka County, Minnesota lying South of the North 300.00 feet, as measured at right angles to the North line thereof.

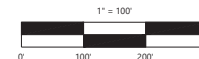
EXCEPT Parcel 54, Anoka County Highway Right of Way Plat No. 61 and EXCEPT Parcel(s) 10 and 11, Anoka County Highway Right of Way Plat No. 81.

General Notes:

- 1.) Horizontal datum is based on 1983NAD (1996 ad) Anoka County Coordinate System in US Survey Feet
- 2.) Vertical datum is based on 1988NAVD in US Survey feet, checked into MoDot point number "LINO MNDT" = 929.35

LEGEND

○	SANITARY MANHOLE	●	STEEL/WOOD POST
○	SEPTIC COVER	+	SIGN
⊕	STORM MANHOLE	□	MAIL BOX
⊕	CATCH BASIN	—	BOUNDARY LINE
△	FLARED END SECTION	—	RIGHT-OF-WAY LINE
○	WELL	---	LOT LINE
↑	FARM HYDRANT	---	EASEMENT LINE
⊕	ELECTRIC BOX	---	SECTION LINE
⊕	ELECTRIC METER	---	TREE LINE
★	STREET LIGHT	---	POWER OVERHEAD
⊕	WIRE	---	POWER UNDERGROUND
⊕	POWER POLE	---	SANITARY SEWER
⊕	TELEPHONE BOX	---	STORM SEWER
⊕	HAND HOLE/JUNCTION BOX	---	FIBER OPTIC
⊕	CABLE TV BOX	---	FENCE LINE
⊕	FIBER OPTIC PEDESTAL	---	CURB & GUTTER
⊕	NATURAL GAS METER	---	CONCRETE SURFACE
		---	BITUMINOUS SURFACE
		---	GRAVEL SURFACE
		---	WETLAND
●	FOUND MONUMENT (SEE LABEL)		
⊕	CAST IRON MONUMENT (SEE LABEL)		
○	SET MONUMENT (SEE LABEL)		



NOT FOR CONSTRUCTION

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 100'
VERTICAL SCALE: 20' OR 30'

INITIAL ISSUE: 12/10/20
REVISIONS:
12/21/20 ADDED FEMA FLOOD ZONE
12/21/20
12/21/20
12/21/20

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
MATHEW J. WELINSKI
DATE: 12/21/20 LICENSE NO. 53596

LEXINGTON WOODS

BLAINE, MN

Westwood

Phone (852) 937-5150 12701 Whitewater Drive, Suite #300
Fax (852) 937-5822 Minneapolis, MN 55443
TollFree (888) 937-5150 westwoodpro.com
Westwood Professional Services, Inc.

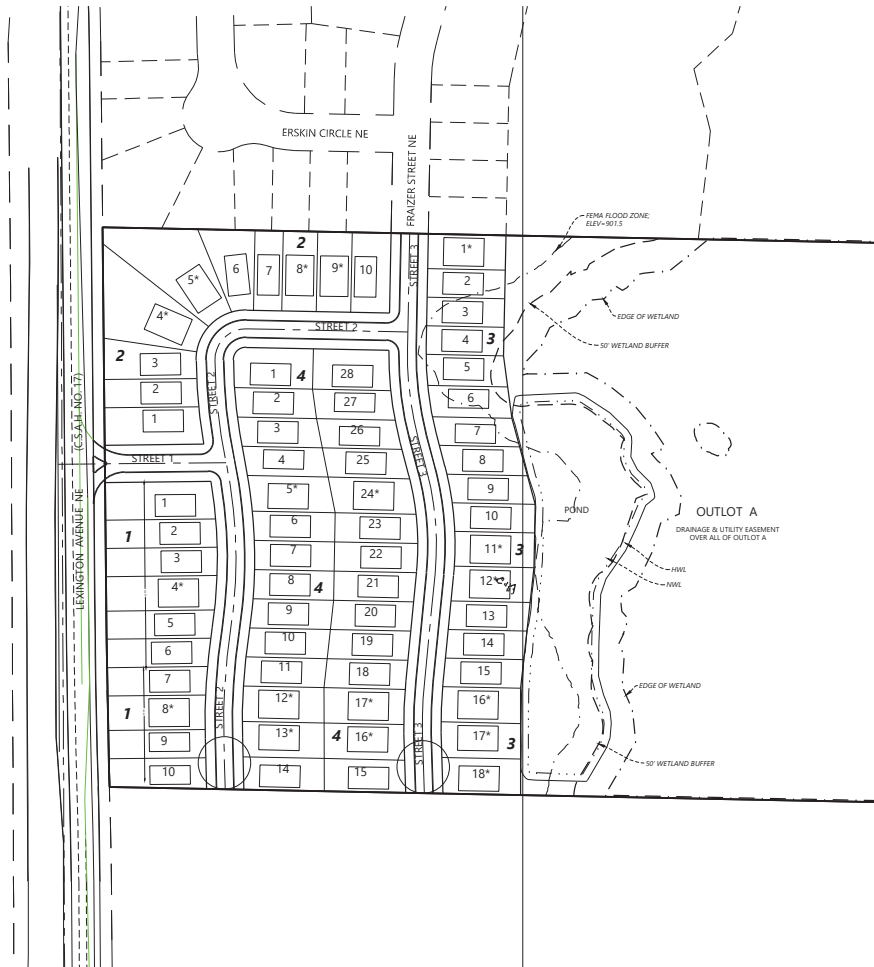
EXISTING CONDITIONS

PROJECT NUMBER: 0024428.00

SHEET NUMBER:

2 OF 30

DATE: 12/21/20



PROPERTY DESCRIPTION

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EXCEPT Parcel(s) 12 and 12A, Anoka County Highway Right of Way Plat No. 81.

AND

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SITE DEVELOPMENT DATA

EXISTING ZONING:	FR; FARM RESIDENCE
PROPOSED ZONING:	DF; DEVELOPMENT FLEX
OVERALL GROSS SITE AREA:	25.74 ± AC
DELINEATED WETLAND:	8.31 AC
WETLAND BUFFER (50')	3.56 AC
NET SITE AREA:	13.87 AC
DEVELOPMENT SUMMARY	
55' SINGLE FAMILY HOMES (3 CAR GARAGE):	18 HOMES
45' SINGLE FAMILY HOMES (2 CAR GARAGE):	48 HOMES
TOTAL SINGLE FAMILY HOMES:	66 HOMES
PROJECT DENSITY:	
GROSS: (66 LOTS / 25.74 AC)	2.56± UN/AC
NET: (66 LOTS / 13.87 AC)	4.76± UN/AC

LOT STANDARDS

STANDARD	55' SINGLE FAMILY	45' SINGLE FAMILY
MINIMUM LOT AREA:	1,000 SF	5,700 SF
AVERAGE LOT AREA:	8,544 SF	6,095 SF
MINIMUM LOT WIDTH:	55' @ PRT SBK	45' @ PRT SBK
MINIMUM LOT DEPTH:	125'	125'
SETBACKS		
FRONT	25'	25'
SIDE INTERIOR LOT	5' / 5' (10' TOTAL)	5' / 5' (10' TOTAL)
SIDE CORNER LOT	15' (20' SHOWN)	15' (20' SHOWN)
REAR	25'	25'
REAR (CSAH 17)	50'	50'

OUTLOT TABLE

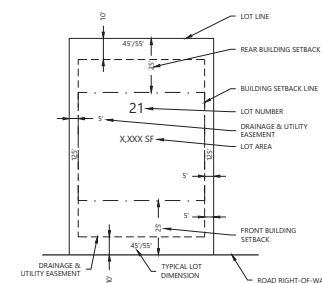
OUTLOT	USE	OWNERSHIP	GROSS AREA
A	WETLAND/PONDING	CITY	11.98 AC

DEVELOPMENT NOTES

- ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
- DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES.
- STREET WIDTHS ARE SHOWN FROM BACK OF CURB TO BACK OF CURB.

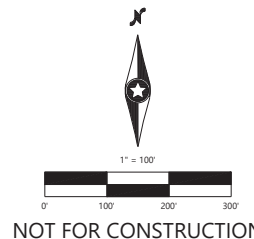
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

TYPICAL SINGLE FAMILY (SF) LOT DETAIL



SITE LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	TIP-OUT CURB AND GUTTER
---	---	POND NORMAL WATER LEVEL
---	---	RETAINING WALL



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 100'
VERTICAL SCALE: 20' OR 30'

INITIAL ISSUE: 12/10/20
REVISIONS:
12/21/20 ADDED FEMA FLOOD ZONE

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
NICHOLAS T. MEYER
DATE: 12/21/20 LICENSE NO: 53774

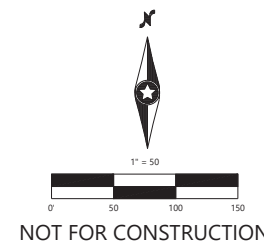
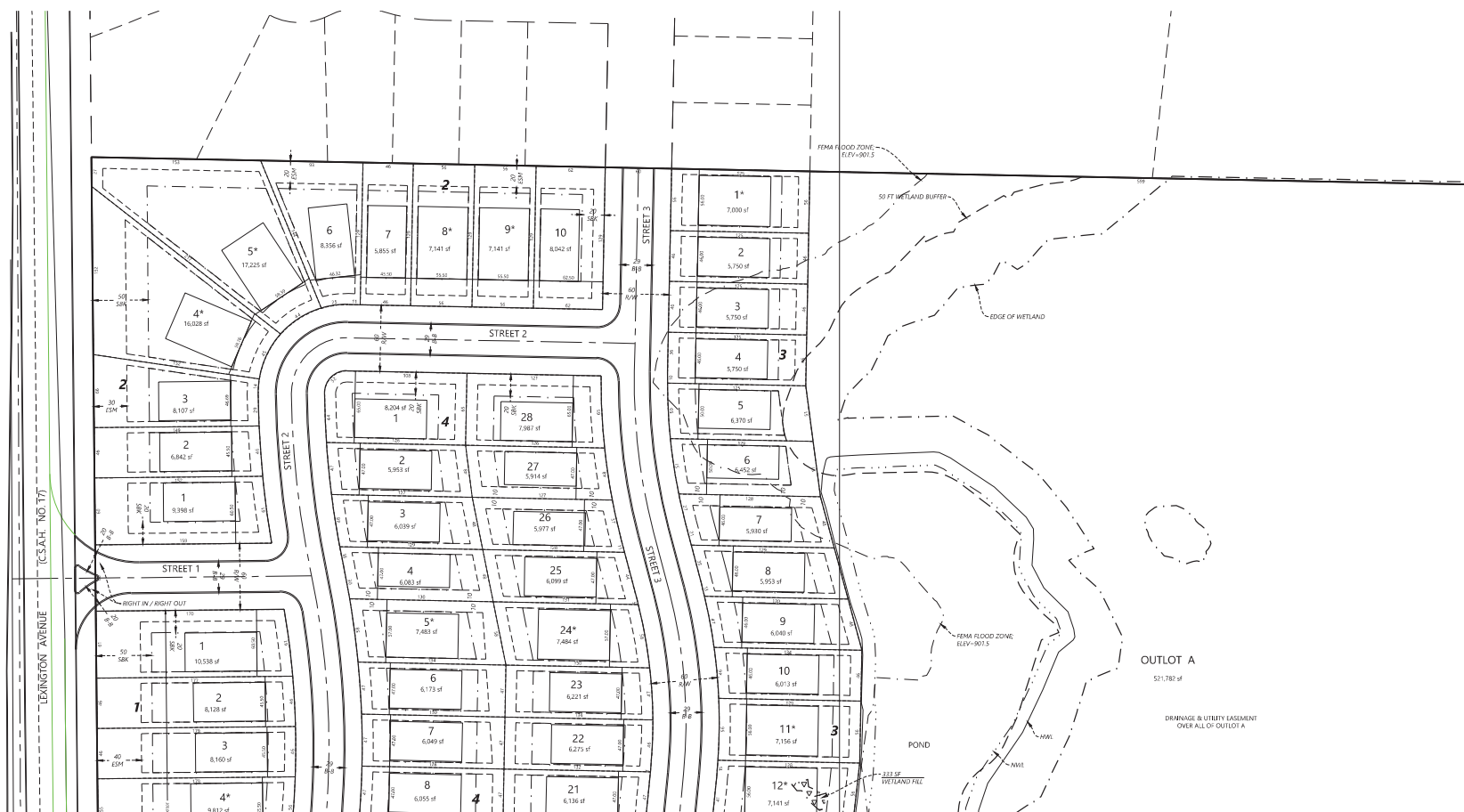
LEXINGTON WOODS
BLAINE, MN

Westwood
Phone (852) 937-5150 12701 Whitewater Drive, Suite #300
Fax (852) 937-5822 Minneapolis, MN 55443
TollFree (888) 937-5150 westwoodpro.com
Westwood Professional Services, Inc.

OVERALL PRELIMINARY
PLAT

PROJECT NUMBER: 0024428.00

SHEET NUMBER:
3 OF 30
DATE: 12/21/20



DESIGNED: _____
 CHECKED: _____
 DRAWN: _____
 HORIZONTAL SCALE: 50'
 VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 12/10/20
 REVISIONS:
 12/21/20 ADDED FEMA FLOOD ZONE

PREPARED FOR:
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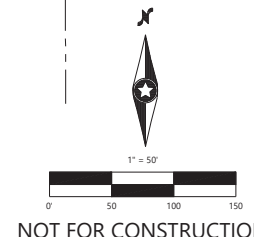
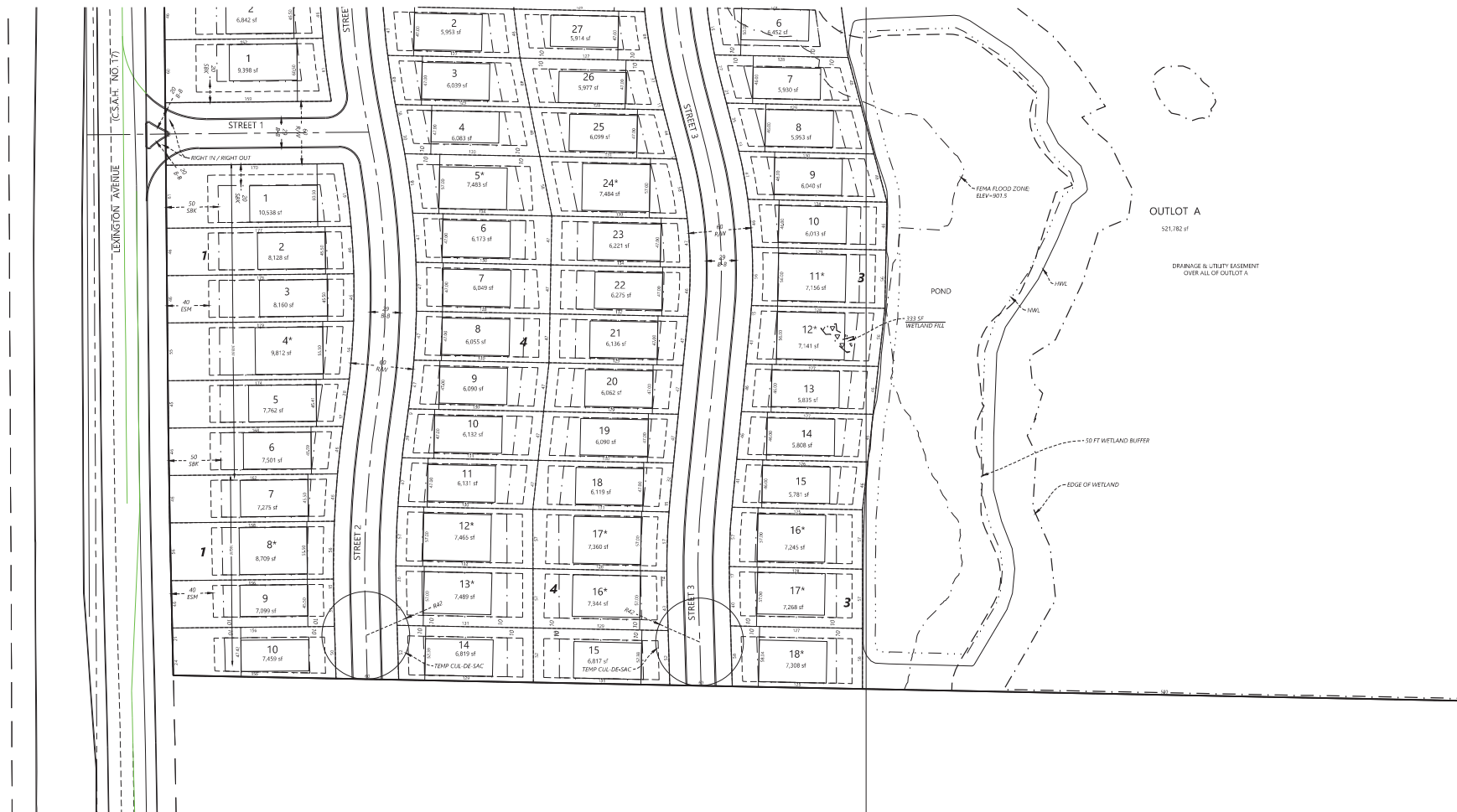
LEXINGTON WOODS
 BLAINE, MN

Westwood
 Phone (852) 937-5150 12701 Whitewater Drive, Suite #500
 Fax (852) 937-5822 Minneapolis, MN 55443
 TollFree (888) 937-5150 www.westwoodpa.com
 Westwood Professional Services, Inc.

PRELIMINARY PLAT

PROJECT NUMBER: 0024428.00

SHEET NUMBER:
4 OF **30**
 DATE: 12/21/20



DESIGNED	_____
CHECKED	_____
DRAWN	_____
HORIZONTAL SCALE	50'
VERTICAL SCALE	10' OR S

INITIAL ISSUE	12/10/20
REVISIONS	
12/21/20	ADDED FEMA FLOOD ZONE

PREPARED FOR:
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LAKEVILLE, MINNESOTA 55044

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OF THE STATE OF MINNESOTA.
NICHOLAS T. MEYER
DATE: 12/21/20 LICENSE NO. 53774

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TollFree (888) 937-5150 westwoodps.com

PRELIMINARY PLAT

PROJECT NUMBER: 0024428.00

SHEET NUMBER:
5 OF **30**
DATE: 12/21/20

ILLUSTRATIVE NEIGHBORHOOD PLAN



Westwood

Phone (612) 337-5150 12701 Westminster Circle
Fax (612) 337-5152 Blaine, MN 55425
Web Page (612) 337-5150 westwoodpa.com
Westwood Professional Services, Inc.

D-R HORTON DRH
America's Builder NYSE

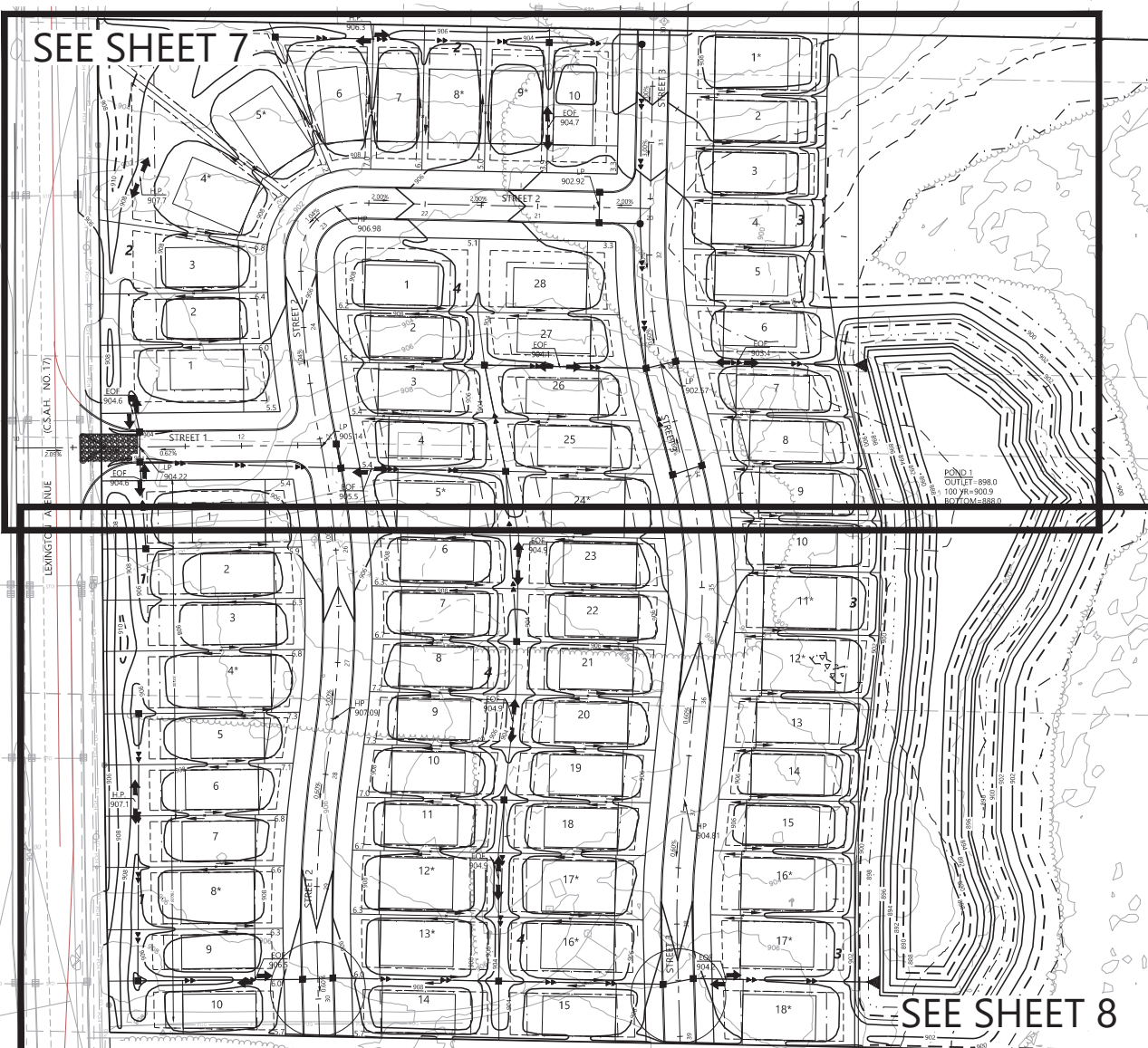
02-05-2020
0024428

LEXINGTON WOODS
BLAINE, MN



0' 50' 100' 150'

SEE SHEET 7



SEE SHEET 8

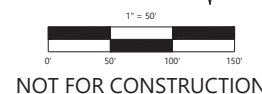
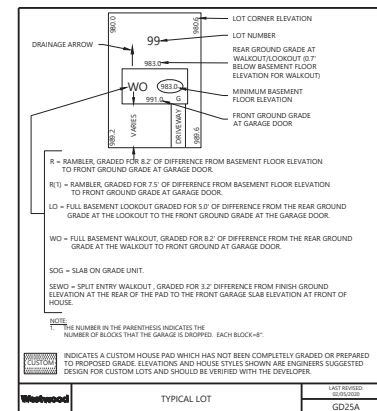
Call 48 Hours before digging.
811 or call 811.com
Common Ground Alliance

GRADING & DRAINAGE NOTES

- ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
- REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- ALL RCP FOR STORM SEWER SHALL BE CLASS 5 UNLESS OTHERWISE NOTED.
- ALL CATCH BASINS AND MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.10 FEET. RIM ELEVATIONS ON PLANS REFLECT THE SUMPED ELEVATIONS.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
- POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.
- THE CONTRACTOR IS TO CONTACT GOPHER STATE "ONE CALL" FOR UTILITY LOCATIONS.

EROSION CONTROL NOTES

- ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
- ALL DISTURBED AREAS WITHOUT PERMANENT IMPERMEABLE SURFACES WILL BE VEGETATED FOR FINAL STABILIZATION. IF EROSION CONTROL BLANKET IS NOT REQUIRED, THE SITE SHALL BE STABILIZED WITH MIN/DOT SEED MIXTURE 250 APPLIED AT 70LBS/ACRE AND TYPE-1 MULCH APPLIED AT 2 TONS/ACRE IN ACCORDANCE WITH MIN/DOT SPECIFICATION 25.75.
- PERMANENT VEGETATION ESTABLISHMENT PERMANENT TURF SHALL FOLLOW THE RECOMMENDATIONS PER NOTES AND SPECIFICATIONS IN THE GRADING PLAN. SEEDING THAT IS TO OCCUR AFTER OCTOBER 20TH SHALL CONFORM TO THE MIN/DOT SPECIFICATIONS FOR DORMANT SEEDING PER THE MIN/DOT SEEDING MANUAL 2007.
- ALL BACKYARD DRAINAGE SWALES MUST BE SODDED & PROTECTED FROM EROSION AT CONCLUSION OF SITE GRADING ACTIVITIES.



DESIGNED: FDH II
CHECKED: FDH II
DRAWN: FDH II
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 12/10/20

REVISIONS:
12/21/20 ADDED FEMA FLOOD ZONE

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

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FRAN D. HAGEN II
DATE: 12/21/20 LICENSE NO.: 17716

LEXINGTON WOODS

BLAINE, MN

Westwood

Phone (852) 937-5150 12701 Whitewater Drive, Suite 8500
Fax (852) 937-5822 Minneapolis, MN 55443
TollFree (888) 937-5150 westwoodpro.com
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OVERALL GRADING PLAN

PROJECT NUMBER: 0024428.00

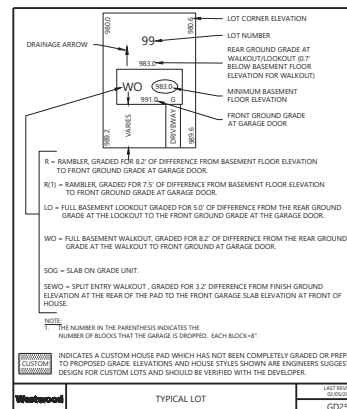
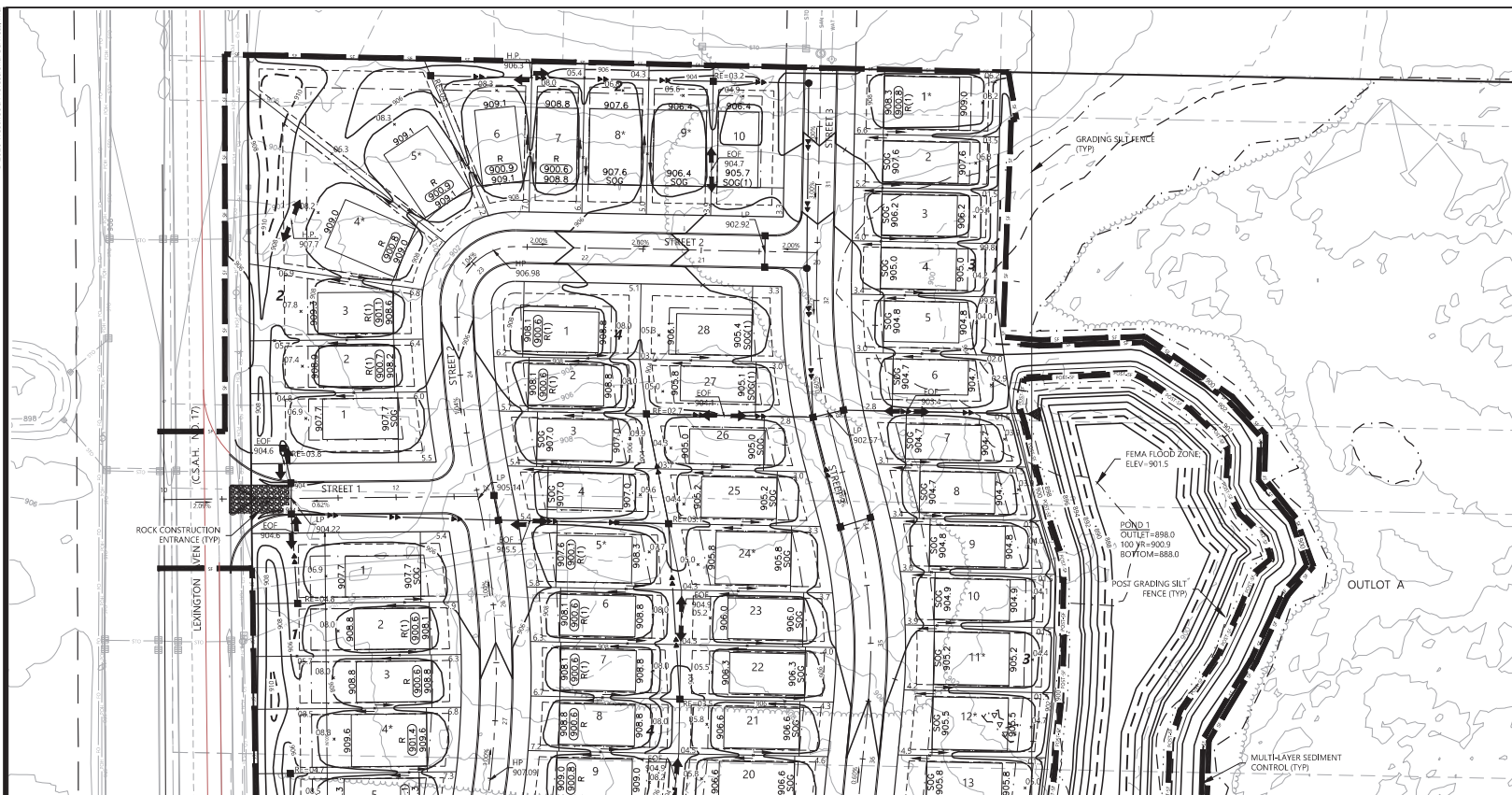
SHEET NUMBER:

6

OF

30

DATE: 12/21/20

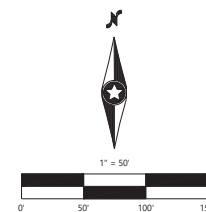
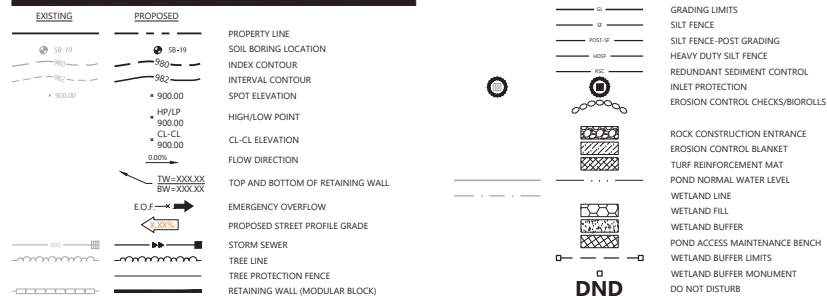


FLOOD PLAN ALTERATION:

PROPOSED FLOOD PLAIN FILL: 4,919 CY

PROPOSED FLOOD PLAIN REMOVALS: 4,892 CY

GRADING & EROSION CONTROL LEGEND



NOT FOR CONSTRUCTION

DESIGNED:	FDH III	INITIAL ISSUE:	12/10/20
CHECKED:	FDH II	REVISIONS:	
DRAWN:	FDH III	Δ	12/27/20 ADDED FEMA FLOOD ZONE
HORIZONTAL SCALE:	50'	Δ	- -
VERTICAL SCALE:	10' OR S	Δ	- -
		Δ	- -

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FRAN D. HAGEN II
DATE: 12/21/20 LICENSE NO. 17716

LEXINGTON WOODS

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PRELIMINARY GRADING

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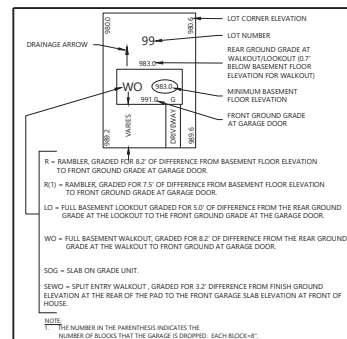
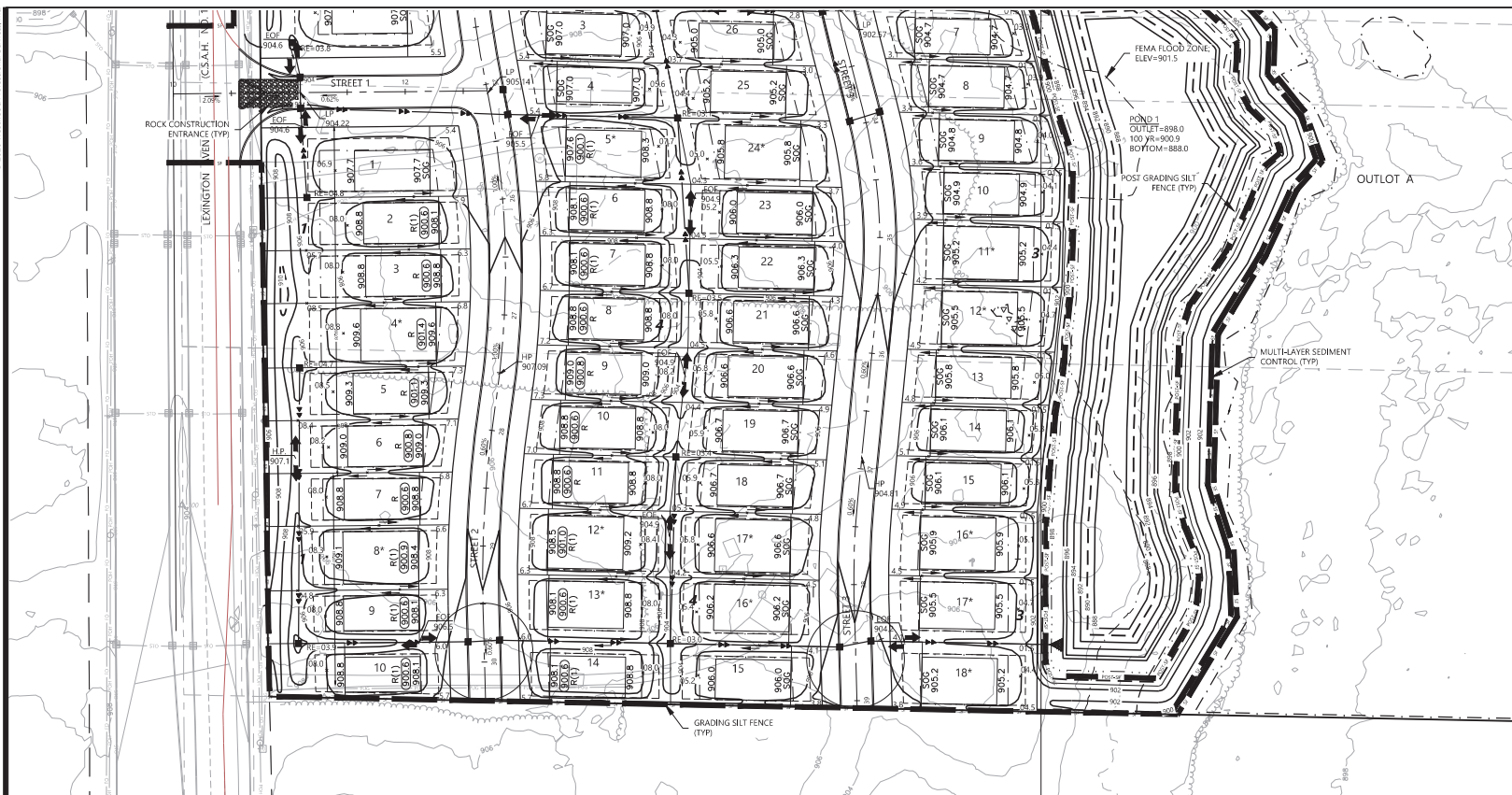
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EXINGTON WOODS

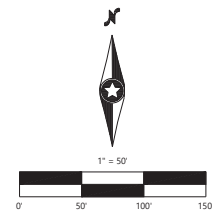
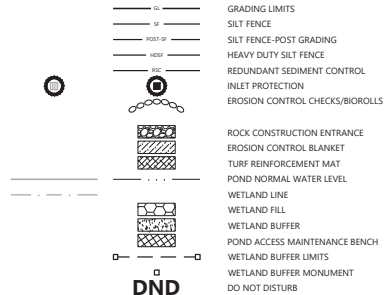
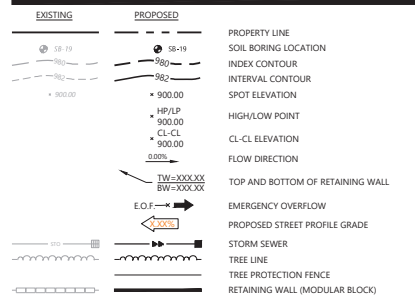


 INDICATES A CUSTOM HOUSE PAD WHICH HAS NOT BEEN COMPLETELY GRADED OR PREPARED TO PROPOSED GRADE. ELEVATIONS AND HOUSE STYLES SHOWN ARE ENGINEERS SUGGESTED DESIGN FOR CUSTOM LOTS AND SHOULD BE VERIFIED WITH THE DEVELOPER.

Westwood	TYPICAL LOT	LAST REVISED: 02/05/2002
		GD25A

PROPOSED FLOOD PLAIN REMOVALS: 4.892 CY

PROPOSED FLOOD PLAIN REMOVALS: 4.892 CY



NOT FOR CONSTRUCTION

DESIGNED:	FDH III	INITIAL ISSUE:	12/10/20
CHECKED:	FDH II	REVISIONS:	
DRAWN:	FDH III	Δ	12/21/20 ADDED FEMA FLOOD ZONE
HORIZONTAL SCALE:	50'	Δ	- -
VERTICAL SCALE:	10' OR 5'	Δ	- -

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

FRAN D. HAGEN II
DATE: 12/21/20 LICENSE NO. 17716

BLAINE, MN

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
TollFree (888) 937-5150 www.woodco.com
Woodco Professional Services, Inc.

PROJECT NUMBER: 0024428.00

8

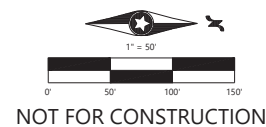
OF 30

DATE: 12/21/20

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
2. UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 1999 EDITION OF THE "STANDARD UTILITY SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" PUBLISHED BY THE MINNESOTA WATER WORKS ASSOCIATION (MWWA) AND THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION" MNDOT 2014 EDITION INCLUDING THE CURRENT ADDENDUM. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
3. THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
4. VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
5. THE WATER SERVICE SHALL BE INSTALLED WITH A MIN. OF 7.5 FT. OF COVER. THE CONTRACTOR SHALL VERIFY THE CITY AS-BUILT CONSTRUCTION PLANS TO CHECK LOCATION AND MATERIAL TYPE.
6. ALL STORM SEWER PIPE SHALL BE CLASS 5 UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL CONTRACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO INSTALLATION.
8. SEE PRELIMINARY PLAT FOR LAYOUT DIMENSIONS.

UTILITY LEGEND



NOT FOR CONSTRUCTION

DESIGNED:	FDH III	INITIAL ISSUE:	12/10/20
CHECKED:	FDH II	REVISIONS:	
DRAWN:	FDH III	Δ	12/21/20 ADDED FEMA FLOOD ZONE
HORIZONTAL SCALE:	50'	Δ	- -
VERTICAL SCALE:	10' OR S	Δ	- -
		Δ	- -

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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.

FRAN D. HAGEN II
DATE: 12/21/20 LICENSE NO. 17716

LEXINGTON WOODS

BLAINE, MN

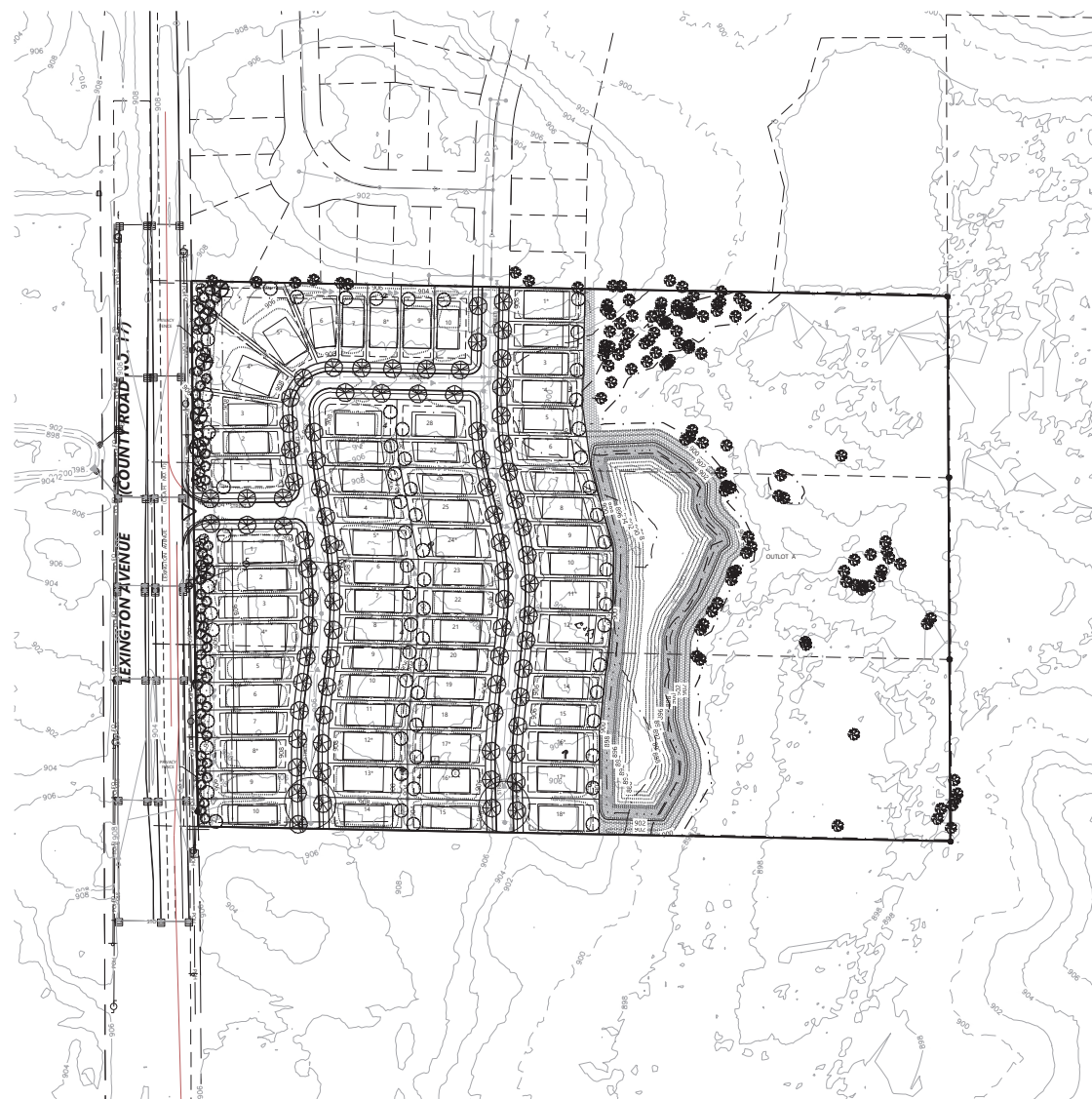
Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 www.westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY UTILITY PLAN

PROJECT NUMBER: 0024428.00

SHEET NUMBER:
11 OF **30**
DATE: 12/21/20



Preliminary Plant Schedule

Call 48 Hours before digging:

811 or call811.com

Common Ground Alliance

SYMBOL	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.	MATURE SIZE
	80	Sienna Glen Maple / Acer x freemanii 'Sienna'	2.5" BB	AS SHOWN	H 40'-50' W 35'-40'
		Red Sunset Maple / Acer rubrum 'Frankford'	2.5" BB	AS SHOWN	H 45' W 35'
		Full Sunset Maple / Acer saccharum 'Saskia'	2.5" BB	AS SHOWN	H 50'-70' W 50'
		Skyline Honeylocust / Gleditsia tricanthos var. inermis 'Skyline'	2.5" BB	AS SHOWN	H 50' W 35'-40'
		White Oak / Quercus alba	2.5" BB	AS SHOWN	H 50'-70' W 40'-50'
	8	Red Oak / Quercus rubra	2.5" BB	AS SHOWN	H 50'-70' W 40'-50'
		Northern Pin Oak / Quercus ellipsoidalis	2.5" BB	AS SHOWN	H 50'-60' W 40'
		Swamp White Oak / Quercus bicolor	2.5" BB	AS SHOWN	H 50'-60' W 40'
		St. Croix Elm / Ulmus americana 'St. Croix'	2.5" BB	AS SHOWN	H 60'-80' W 40'-60'
		Accolade Elm / Ulmus japonica x wilsoniana 'Morton'	2.5" BB	AS SHOWN	H 70' W 40'-50'
	66	Yellowwood / Cladrastis kentuckia	2.5" BB	AS SHOWN	H 60' W 30'-40'
		Kentucky Coffeetree / Gymnocladus dioica	2.5" BB	AS SHOWN	H 60' W 30'-40'
		Kutsum Gold Ginkgo / Ginkgo biloba 'Kutsum Gold'	2.5" BB	AS SHOWN	H 50' W 30'
		Hackberry / Celtis occidentalis	2.5" BB	AS SHOWN	H 50'-75' W 50'
	56	Black Hills Spruce / Picea glauca densata	6" HT, BB	AS SHOWN	H 30'-40' W 20'-30'
		Norway Spruce / Picea abies	6" HT, BB	AS SHOWN	H 40'-60' W 20'-30'
		Colorado Spruce / Picea pungens	6" HT, BB	AS SHOWN	H 40'-60' W 15'-30'
		White Pine / Pinus strobus	6" HT, BB	AS SHOWN	H 50'-80' W 30'-40'
		Norway Pine / Pinus resinosa	6" HT, BB	AS SHOWN	H 60'-80' W 25'-30'
	7	Techy Arborvitae / Thuja occidentalis 'Techy'	6" HT, BB	AS SHOWN	H 12'-15' W 6'-8'
		Thornless Cockspur Hawthorn / Crataegus crusgalli 'Inermis'	2" BB		H 15'-20' W 15'-20'
		Whitespire Birch / Betula populifolia 'Whitespire'	10" HT, BB		H 30'-35' W 30'
		Allegheny Serviceberry / Amelanchier laevis	2" BB		H 30'-35' W 15'-20'

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.
SEE FINAL PLANS FOR TREE SELECTIONS AND QUANTITIES.

Landscape Requirements

TOTAL LANDSCAPE REQUIRED:	282 TREES
RESIDENTIAL DEVELOPMENT:	142 TREES
LANDSCAPING MATERIALS	
a. EACH LOT SHALL ALSO CONTAIN TWO FRONT YARD OVERSTORY DECIDUOUS TREES OF TWO AND ONE-HALF CALIPER. ONE OF THE REQUIRED TREES MAY BE REPLACED BY A SIX FOOT CONIFER OR TWO ORNAMENTAL TREES OF TWO CALIPER INCHES. ONE ADDITIONAL OVERSTORY TREE SHALL BE PLANTED IN SIDE CORNER YARDS ON CORNER LOTS. IN ADDITION, ALL CORNER LOTS WILL CONTAIN AN ADDITIONAL BULVARD TREE ALONG THE CORNER SIDE YARD.	
TREE REMOVAL & REPLACEMENT:	140 TREES
* SEE OVERALL TREE PRESERVATION PLAN FOR CALCULATION DETAILS	
TREE PRESERVATION CREDIT:	102 TREES
H. TREE PRESERVATION AND CREDIT POLICY: (ORD. NO. 93-1337, AMENDED 6-3-1993)	
1. IT IS THE POLICY OF THE CITY WITH RESPECT TO SPECIFIC SITE DEVELOPMENT TO RETAIN, AS FAR AS PRACTICAL, EXISTING TREES WHICH SHOULD BE INCORPORATED INTO THE SITE. CREDIT FOR RETENTION OF EXISTING TREES WHICH ARE OF THE ACCEPTABLE MINIMUM SIZE, SPECIES, AND LOCATION, MAY BE GIVEN TO SATISFY THE MINIMUM NUMBER OF REQUIREMENTS. REPLACEMENT TREES REQUIRED BY A TREE PRESERVATION PLAN WILL BE CREDITED TO THE LANDSCAPE REQUIREMENTS.	

Landscape Provisions

TOTAL LANDSCAPING PROVIDED:	319 TREES
* OVERSTORY DECIDUOUS STREET TREES:	80 TREES
* OVERSTORY DECIDUOUS YARD TREES:	66 TREES
* OVERSTORY DECIDUOUS TREES:	8 TREES
* BUFFER CONIFEROUS TREES:	56 TREES
* BUFFER ORNAMENTAL TREES:	7 TREES
* TREE PRESERVATION CREDIT TREES:	102 TREES

NOTES:

- STREET TREE LOCATIONS AND SPACING ARE SUBJECT TO CHANGE BASED ON CONSTRUCTED DRIVEWAY AND UTILITY LOCATIONS.
- TREES SHALL BE PLANTED AS INDICATED IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS OR INDIVIDUAL SEWER & WATER CONNECTIONS. (5' MIN. SEPARATION REQUIRED)
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

Native Seeding Legend

	DENOTES STORMWATER NATIVE SEED MIX (33-261) TOTAL AREA (0.72 AC)
	MESIC PRAIRIE GENERAL SEED MIX (35-241) TOTAL AREA (0.79 AC)
* ALL DISTURBED AREAS TO BE SOODED UNLESS NOTED OTHERWISE	



1" = 100'



NOT FOR CONSTRUCTION

DESIGNED: FDH III
CHECKED: FDH II
DRAWN: FDH III
HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: 2"=10' OR 3"

INITIAL ISSUE: 12/10/20
REVISIONS:
12/21/20 ADDED FEMA FLOOD ZONE
12/21/20
12/21/20
12/21/20

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

NICHOLAS T. MEYER
DATE: 12/21/20 LICENSE NO.: 53774

LEXINGTON WOODS

BLAINE, MN

Westwood

Phone (852) 937-5150 12701 Whitewater Drive, Suite 8500
Fax (852) 937-5822 Minneapolis, MN 55443
Toll-Free (888) 937-5150 westwoodpro.com
Westwood Professional Services, Inc.

OVERALL LANDSCAPE
PLAN

PROJECT NUMBER: 0024428.00

SHEET NUMBER:

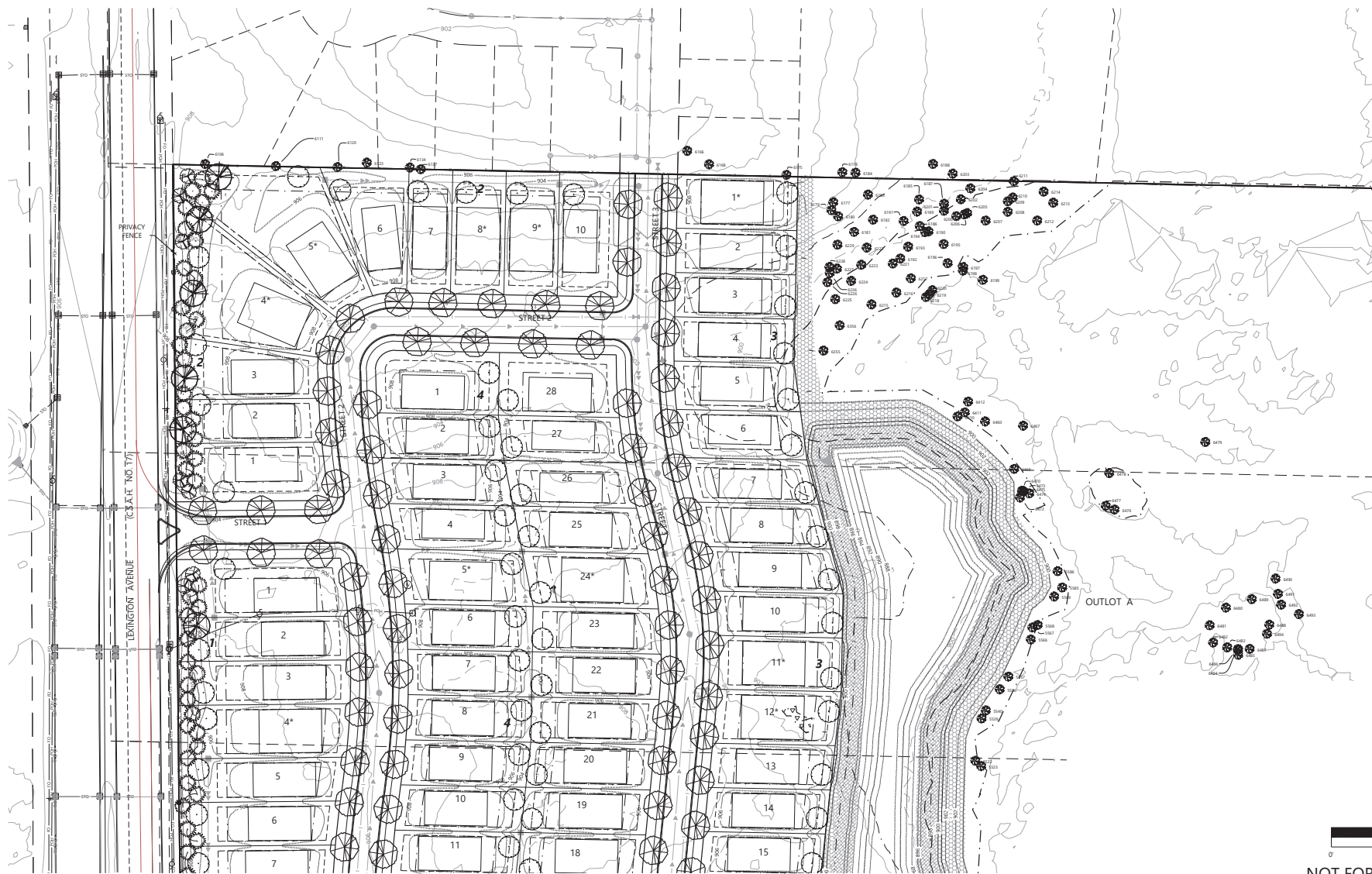
26 OF 30

DATE: 12/21/20

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Call 48 Hours before digging:
811 or call 811.com
Common Ground Alliance



1" = 50'
0' 50' 100' 150'
NOT FOR CONSTRUCTION

DESIGNED: FDH III
CHECKED: FDH II
DRAWN: FDH III
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 12/10/20
REVISIONS:
12/21/20 ADDED FEMA FLOOD ZONE
12/21/20
12/21/20
12/21/20
12/21/20

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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OF THE STATE OF MINNESOTA.
NICHOLAS T. MEYER
DATE: 12/21/20 LICENSE NO.: 53774

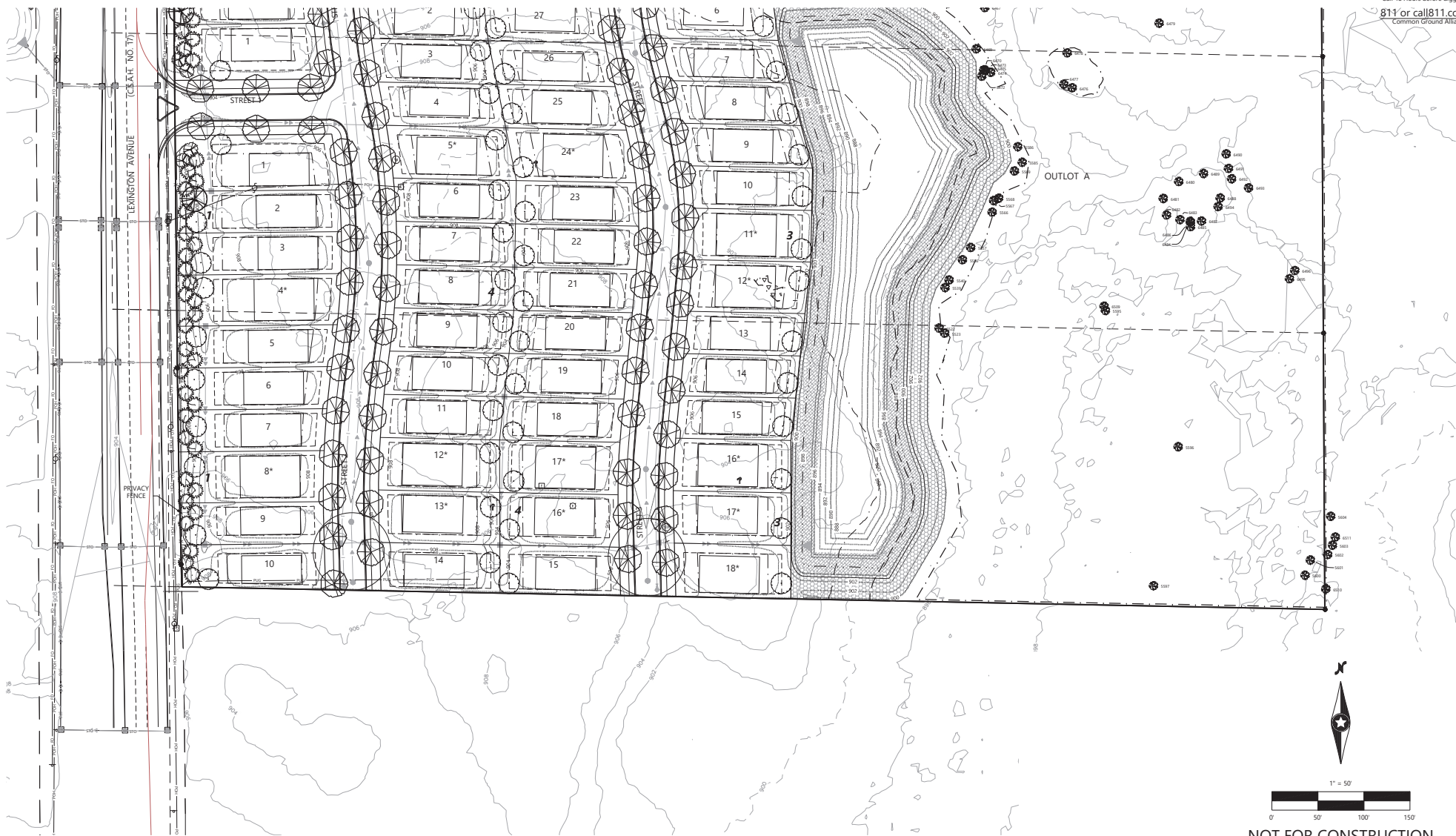
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BLAINE, MN

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Toll-Free (888) 937-5150 www.westwoodpro.com
Westwood Professional Services, Inc.

LANDSCAPE PLAN NORTH

SHEET NUMBER:
27 OF 30
PROJECT NUMBER: 0024428.00 DATE: 12/21/20

LEXINGTON WOODS



Call 48 Hours before digging:
811 or call 811.com
Common Ground Alliance

DESIGNED: FDH III
CHECKED: FDH II
DRAWN: FDH III
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 12/10/20
REVISIONS:
12/21/20 ADDED FEMA FLOOD ZONE
12/21/20
12/21/20
12/21/20
12/21/20

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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ONLY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS
OF THE STATE OF MINNESOTA
NICHOLAS T. MEYER
DATE: 12/21/20 LICENSE NO. 53774

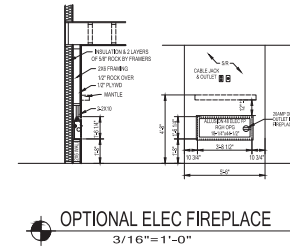
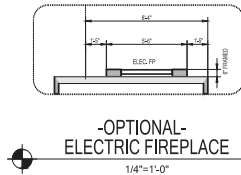
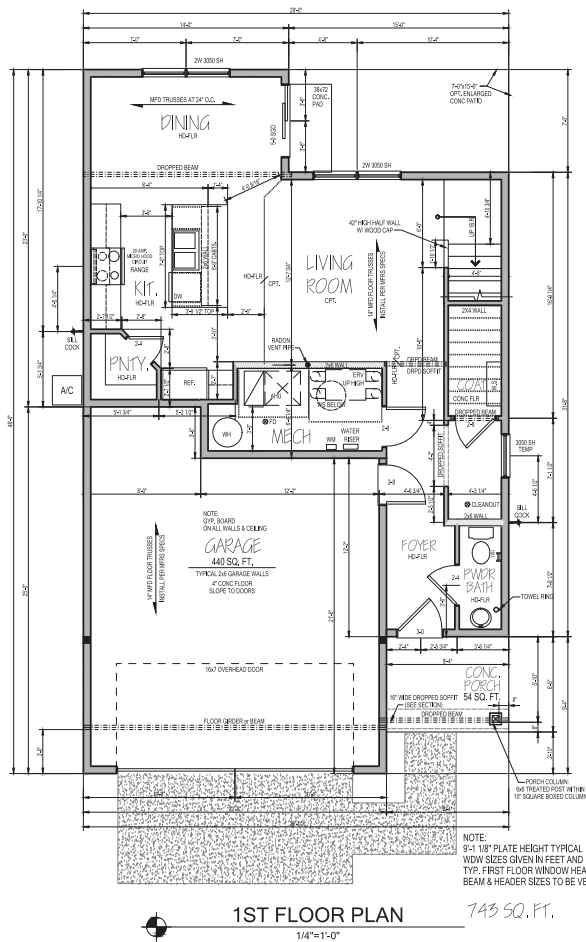
LEXINGTON WOODS
BLAINE, MN

Westwood
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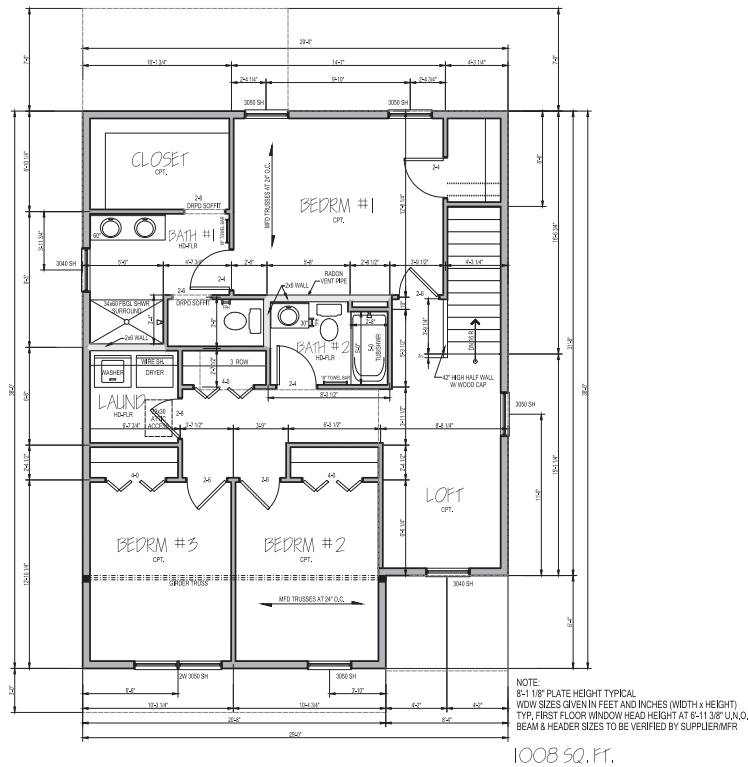
LANDSCAPE PLAN SOUTH

SHEET NUMBER:
28 OF **30**
DATE: 12/21/20
PROJECT NUMBER: 0024428.00



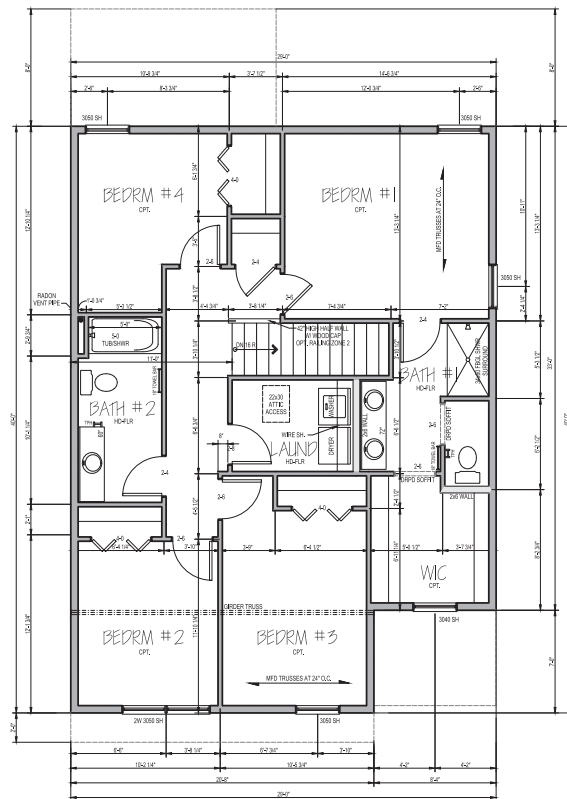


SQUARE FOOTAGE	
	AREA (SQUARE FEET)
FIRST FLOOR	1773 S.F.
SECOND FLOOR	N/A
TOTAL ABOVE GRADE FINISHED AREA (STD)	1773 S.F.
OPTIONAL SQUARE FOOTAGE	
BASEMENT - UNFINISHED (MECHANICAL, ETC.)	0 S.F.
BASEMENT - FINISHED (REC/FAMILY ROOM)	0 S.F.
SECOND FLOOR (GAMEROOMS, ETC.)	0 S.F.
TOTAL ABOVE GRADE FINISHED AREA (OPT)	0 S.F.
TOTAL ABOVE GRADE FINISHED AREA (STANDARD AND OPTIONAL)	1773 S.F.
BASEMENT - UNFINISHED (MECHANICAL, ETC.)	N/A
BASEMENT - FINISHED (REC/FAMILY ROOM)	N/A
BASEMENT - FINISHED (BATH & BEDROOM)	N/A
GARAGE - 2 CAR	461 S.F.
GARAGE - 3 CAR	685 S.F.
GARAGE - EXPANDED 4TH CAR	741 S.F.
LOT COVERAGE AREA CALCULATIONS	
FRONT PORCH	21 S.F.
REAR PATIO	N/A
DRIVEWALK (WIDTH+30'-0" SETBACK)	40 S.F.
EGRESS WELLS (STD+OPTIONAL)	480+433 S.F.
MISC (COVERED DECKS, ETC.)	0 S.F.
FINISHED AND UNFINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE ARE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.	





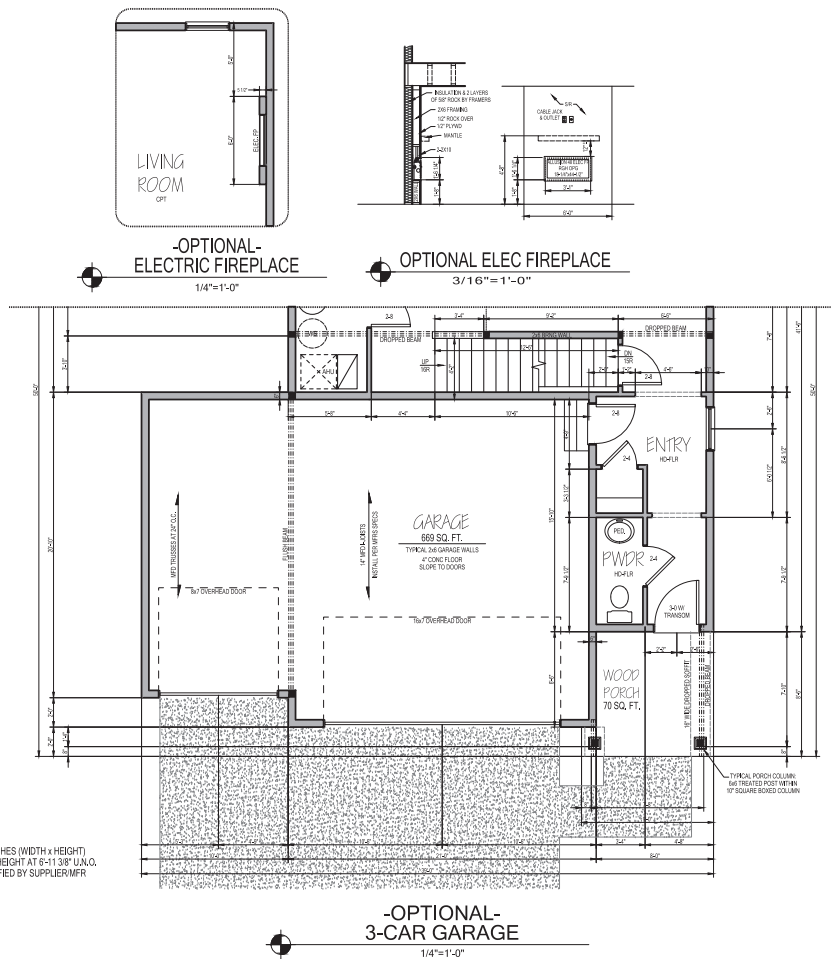
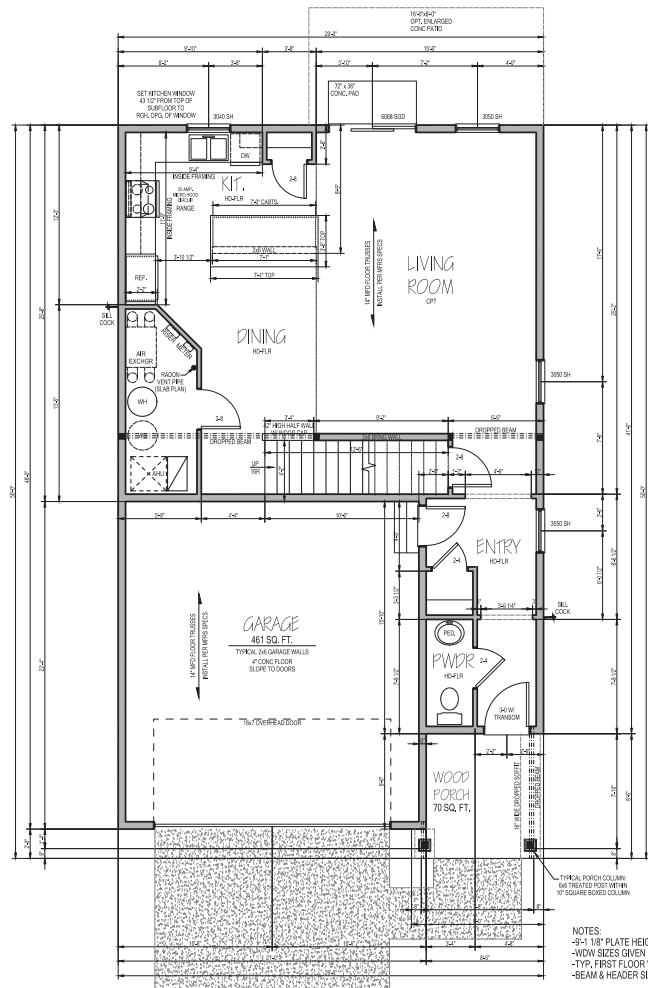




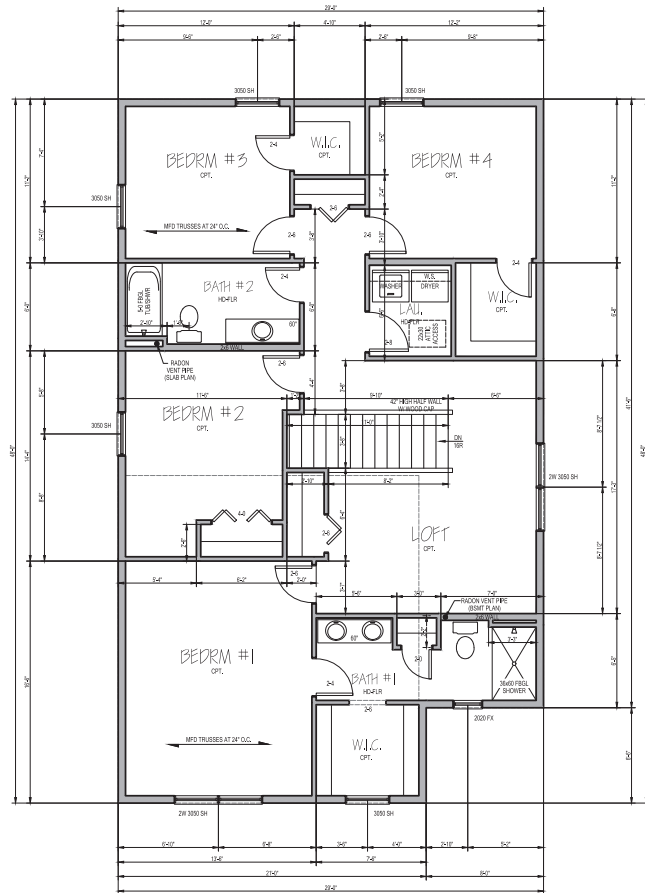
NOTE:
 8-1 1/8" PLATE HEIGHT TYPICAL
 WOW SIZES GIVEN IN FEET AND INCHES (WIDTH x HEIGHT)
 TYP. FIRST FLOOR WINDOW HEAD HEIGHT AT 8'-11 3/8" UNLO.
 BEAM & HEADER SIZES TO BE VERIFIED BY SUPPLIER/MFR

1,102 SQ. FT.





SQUARE FOOTAGE	
	AREA (SQUARE FEET)
FIRST FLOOR	879 S.F.
SECOND FLOOR	1300 S.F.
TOTAL ABOVE GRADE FINISHED AREA (STD)	2179 S.F.
OPTIONAL SQUARE FOOTAGE	
BASEMENT - (STAIRS, ETC)	0 S.F.
FIRST FLOOR (BAY WINDOW)	0 S.F.
SECOND FLOOR (GAMEROOMS, ETC)	0 S.F.
TOTAL ABOVE GRADE FINISHED AREA (OPT)	0 S.F.
TOTAL ABOVE GRADE FINISHED AREA (STANDARD AND OPTIONAL)	2179 S.F.
BASEMENT - UNFINISHED (MECHANICAL, ETC)	186 SQ. FT.
BASEMENT - FINISHED (REC/FAMILY ROOM)	384 SQ. FT.
BASEMENT - FINISHED (BATH & BEDROOM)	178 SQ. FT.
GARAGE - 2 CAR	461 S.F.
GARAGE - 3 CAR	669 S.F.
GARAGE - 3-CAR EXPANDED	N/A
LOT COVERAGE AREA CALCULATIONS	
FRONT PORCH	70 S.F.
REAR PATIO	N/A
SIDEWALK	44 S.F.
DRIVEWAY (WIDTHx30'-0" SETBACK)	480x335 S.F.
EGRESS WELLS (STD+OPTIONAL)	26 S.F.
MISC (COVERED DECKS, ETC)	0 S.F.
FINISHED AND UNFINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE ARE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.	



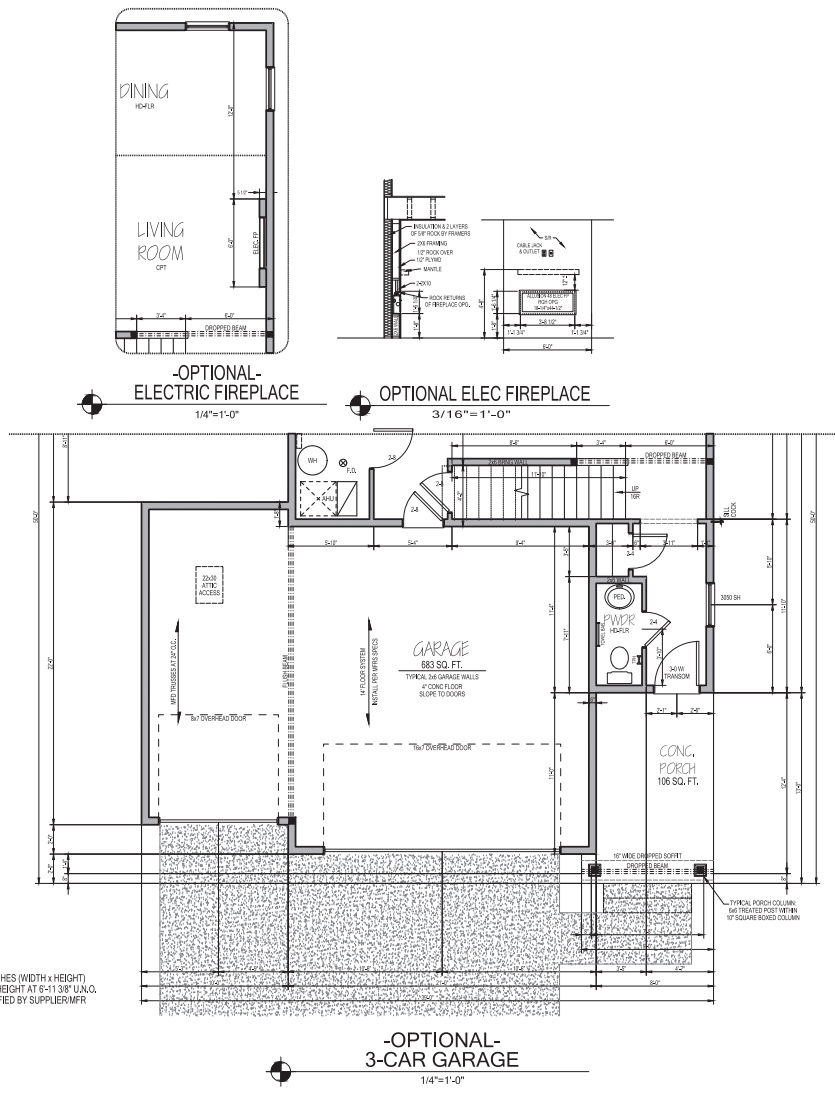
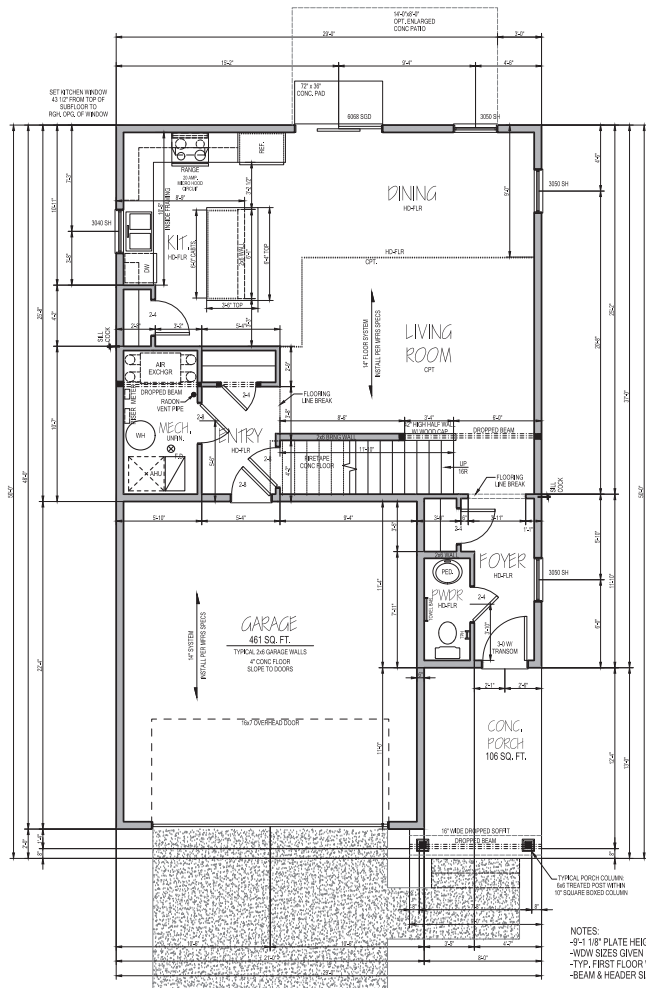
2ND FLOOR PLAN

1/4"=1'-0"

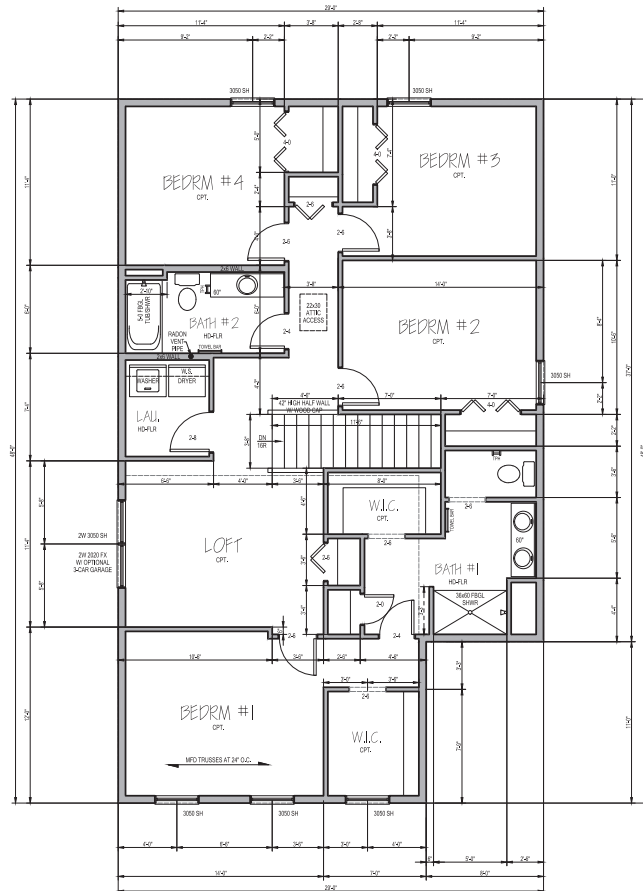
NOTES:
 -3'-1 1/8" PLATE HEIGHT TYPICAL
 -WINDOW SIZES GIVEN IN FEET AND INCHES (WIDTH X HEIGHT)
 -TYP. SECOND FLOOR WINDOW HEAD HEIGHT AT 6'-11 3/8" U.N.O.
 -BEAM & HEADER SIZES TO BE VERIFIED BY SUPPLIER/MFR

1300 SQ. FT.
 LIVING AREA





SQUARE FOOTAGE	
	AREA (SQUARE FEET)
FIRST FLOOR	841 S.F.
SECOND FLOOR	1262 S.F.
TOTAL ABOVE GRADE FINISHED AREA (STD)	2103 S.F.
OPTIONAL SQUARE FOOTAGE	
BASEMENT - (GARAGE, ETC)	0 S.F.
FIRST FLOOR (BAY WINDOW)	0 S.F.
SECOND FLOOR (GAMEROOMS, ETC)	0 S.F.
TOTAL ABOVE GRADE FINISHED AREA (OPT)	0 S.F.
TOTAL ABOVE GRADE FINISHED AREA (STANDARD AND OPTIONAL)	2103 S.F.
BASEMENT - UNFINISHED (MECHANICAL, ETC)	164 SQ. FT.
BASEMENT - FINISHED (REC/FAMILY ROOM)	339 SQ. FT.
BASEMENT - FINISHED (BATH & BEDROOM)	213 SQ. FT.
GARAGE - 2 CAR	461 S.F.
GARAGE - 3 CAR	683 S.F.
GARAGE - 3-CAR EXPANDED	N/A
LOT COVERAGE AREA CALCULATIONS	
FRONT PORCH	106 S.F.
REAR PATIO	N/A
SIDEWALK	44 S.F.
DRIVEWAY (WIDTH+30'-0" SETBACK)	480-435 S.F.
EGRESS WELLS (STD-OPTIONAL)	26 S.F.
MISC (COVERED DECKS, ETC.)	0 S.F.
FINISHED AND UNFINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE ARE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.	



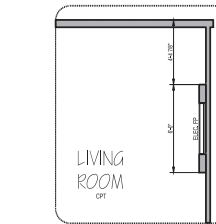
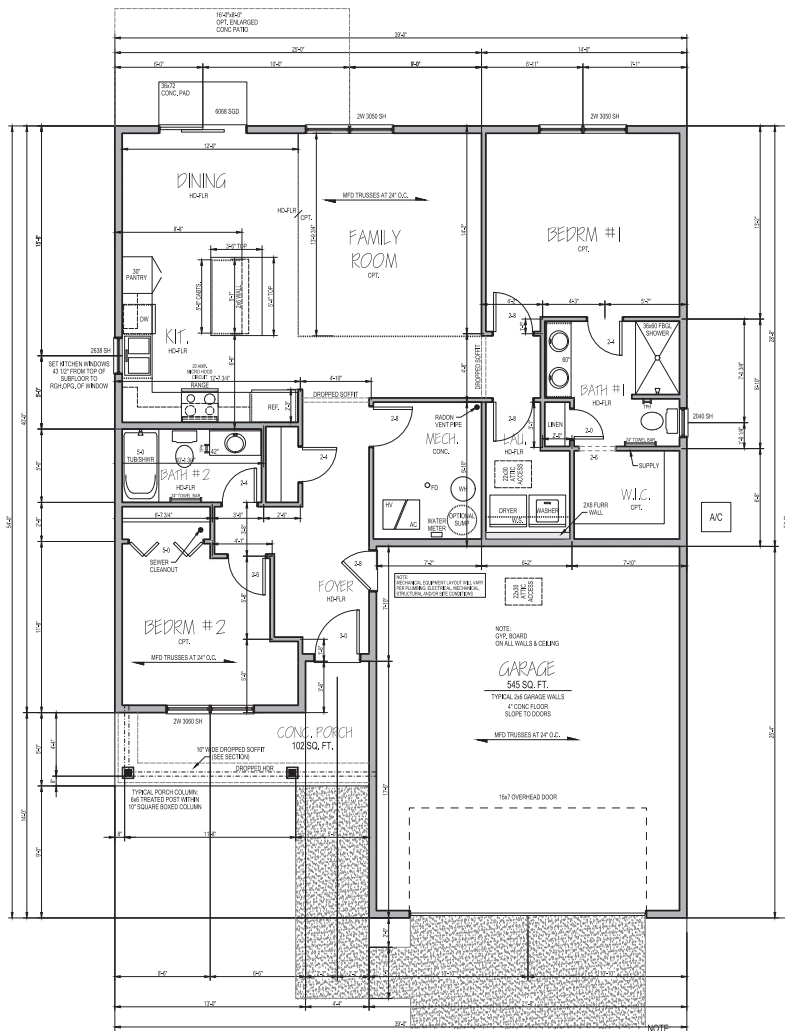
2ND FLOOR PLAN

1/4"=1'-0"

NOTES:
 -3'-1 1/8" PLATE HEIGHT TYPICAL
 -WOW SIZES GIVEN IN FEET AND INCHES (WIDTH X HEIGHT)
 -TYP. SECOND FLOOR WINDOW HEAD HEIGHT AT 6'-11 3/8" U.N.O.
 -BEAM & HEADER SIZES TO BE VERIFIED BY SUPPLIER MFR

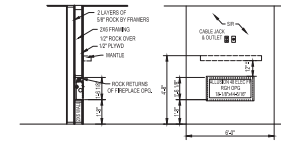
1262 SQ. FT.
 LIVING AREA





-OPTIONAL-
ELECTRIC FIREPLACE

1/4"=1'-0"



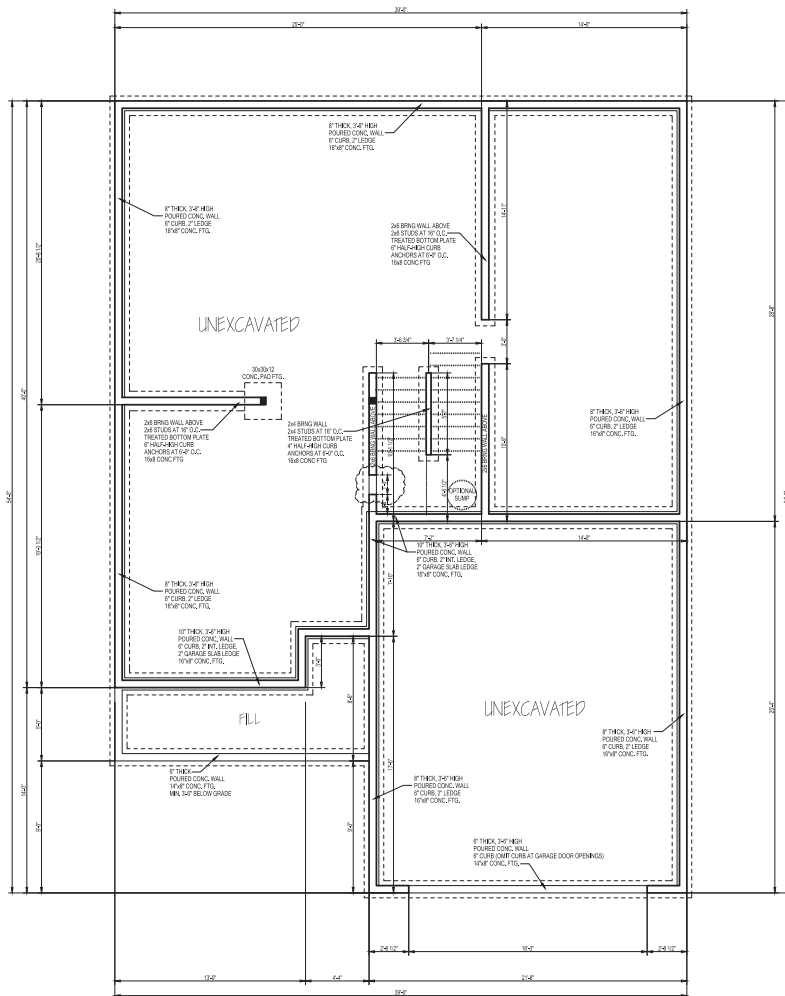
OPTIONAL ELEC FIREPLACE

3/16"=1'-0"

SQUARE FOOTAGE

	AREA (SQUARE FEET)
FIRST FLOOR	1303 S.F.
SECOND FLOOR	N/A
TOTAL ABOVE GRADE FINISHED AREA (STD)	1303 S.F.
OPTIONAL SQUARE FOOTAGE	
BASEMENT - (GARAGE, ETC)	0 S.F.
FIRST FLOOR (BAY WINDOW)	0 S.F.
SECOND FLOOR (GAMEROOMS, ETC)	514 S.F.
TOTAL ABOVE GRADE FINISHED AREA (OPT)	514 S.F.
TOTAL ABOVE GRADE FINISHED AREA (STANDARD AND OPTIONAL)	1817 S.F.
BASEMENT - UNFINISHED (MECHANICAL, ETC)	N/A
BASEMENT - FINISHED (REC/FAMILY ROOM)	N/A
BASEMENT - FINISHED (BATH & BEDROOM)	N/A
GARAGE - 2 CAR	523 S.F.
GARAGE - 3 CAR	701 S.F.
GARAGE - EXPANDED 4TH CAR	N/A
LOT COVERAGE AREA CALCULATIONS	
FRONT PORCH	102 S.F.
REAR PATIO	N/A
SIDEWALK	77 S.F.
DRIVEWAY (WIDTHx30'-0" SETBACK)	480-533 S.F.
EGRESS WELLS (STD-OPTIONAL)	0 S.F.
MISC (COVERED DECKS, ETC)	0 S.F.

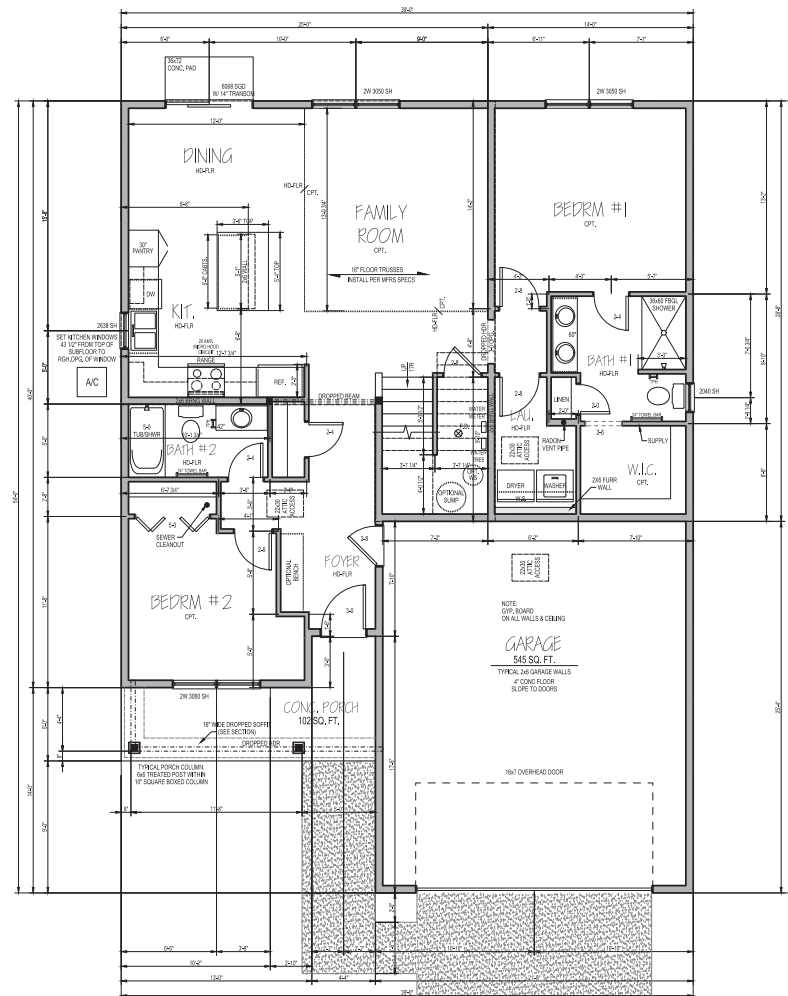
FINISHED AND UNFINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE ARE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.



FOUNDATION PLAN
W/ OPT. UPPER LEVEL

1/4"=1'-0"

OPTIONAL UPPER LEVEL



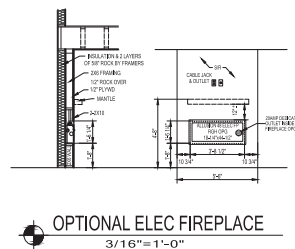
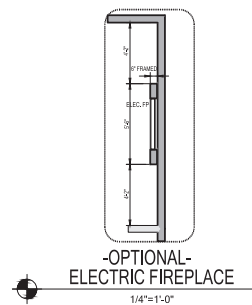
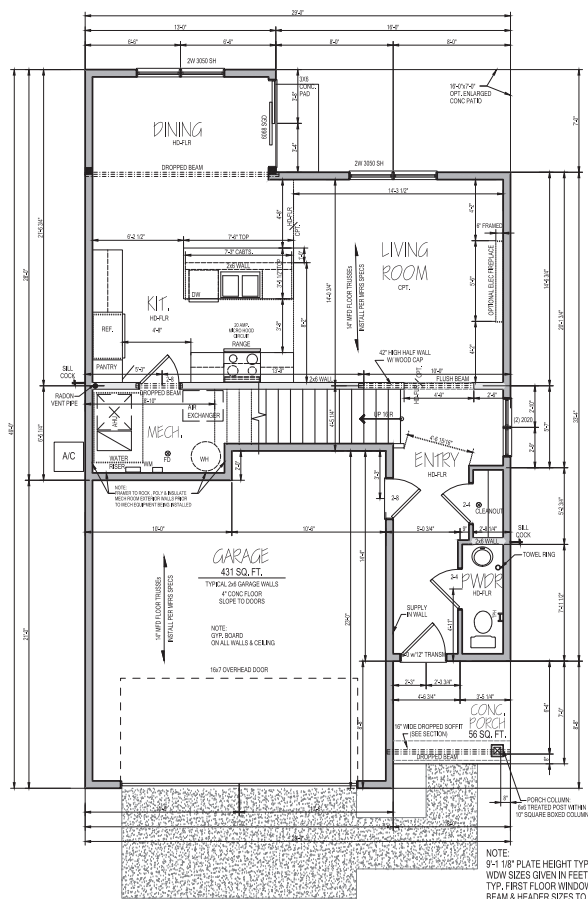
1ST FLOOR PLAN
W/ OPT. UPPER LEVEL

1/4"=1'-0"

NOTE:
8'-1 1/8" PLATE HEIGHT TYPICAL
DIMENSIONS GIVEN IN FEET AND INCHES (WIDTH x HEIGHT)
TYP. FIRST FLOOR WINDOW HEAD HEIGHT AT 7'-11 3/8" U.N.O.
BEAM & HEADER SIZES TO BE VERIFIED BY SUPPLIER/MFR

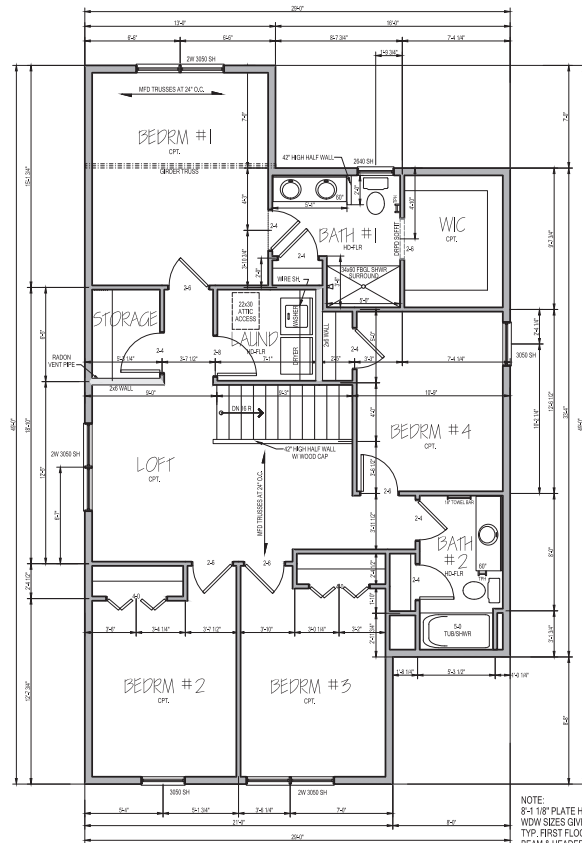
1303 SQ. FT.





SQUARE FOOTAGE	
	AREA (SQUARE FEET)
FIRST FLOOR	784 S.F.
SECOND FLOOR	1205 S.F.
TOTAL ABOVE GRADE FINISHED AREA (STD)	1989 S.F.
OPTIONAL SQUARE FOOTAGE	
BASEMENT (SUNNING, ETC)	0 S.F.
FIRST FLOOR (BAY WINDOW)	0 S.F.
SECOND FLOOR (GAMEROOMS, ETC)	0 S.F.
TOTAL ABOVE GRADE FINISHED AREA (OPT)	0 S.F.
TOTAL ABOVE GRADE FINISHED AREA (STANDARD AND OPTIONAL)	1989 S.F.
BASEMENT - UNFINISHED (MECHANICAL, ETC)	N/A
BASEMENT - FINISHED (REC/FAMILY ROOM)	N/A
BASEMENT - FINISHED (BATH & BEDROOM)	N/A
GARAGE - 2 CAR	431 S.F.
GARAGE - 3 CAR	651 S.F.
GARAGE - EXPANDED/4TH CAR	N/A
LOT COVERAGE AREA CALCULATIONS	
FRONT PORCH	56 S.F.
REAR PATIO	N/A
SIDEWALK	40 S.F.
DRIVEWAY (WIDTHx30'-0" SETBACK)	480-833 S.F.
EGRESS WELLS (STD+OPTIONAL)	0 S.F.
MISC (COVERED DECKS, ETC.)	0 S.F.

FINISHED AND UNFINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE ARE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.



1,205 SQ. FT.

NOTE:
8'-1 1/8" PLATE HEIGHT TYPICAL
WOW SIZES GIVEN IN FEET AND INCHES (WIDTH x HEIGHT)
TYP. FIRST FLOOR WINDOW HEAD HEIGHT AT 6'-11 3/8" UNLO.
BEAM & HEADER SIZES TO BE VERIFIED BY SUPPLIER/MFR

From: [Holly Sagstetter](#)
To: [Robinson, Patricia](#)
Subject: Public comment for 3/8 meeting: Lexington Woods
Date: Monday, March 8, 2021 9:43:03 AM

Hi - I'm writing to you about the meeting tonight on 3/8, concerning Lexington Woods.

I live in the Woodridge Neighborhood, which is just northeast of the proposed Lexington Woods. We've had a lot of new development in our area, and have no dedicated city park. The elementary school's park is not enough since we can't use it during the school day and there is no public restroom.

DR Horton should be contributing money toward a park fund for our area as part of their plans.

Thank you,
Holly

From: [J W](#)
To: [Robinson, Patricia](#)
Subject: DR Horton build to rent Lexington
Date: Monday, March 8, 2021 4:54:17 PM

Good afternoon,

I have concerns about homes built to rent neighborhoods. The area has higher end houses and I believe a community needs people that own there homes to be invested in the community. This development would be right by a school . Is this what you want in this area by the new Lennar development?

Concerned Voter!

Jason Witte

[Sent from Yahoo Mail on Android](#)