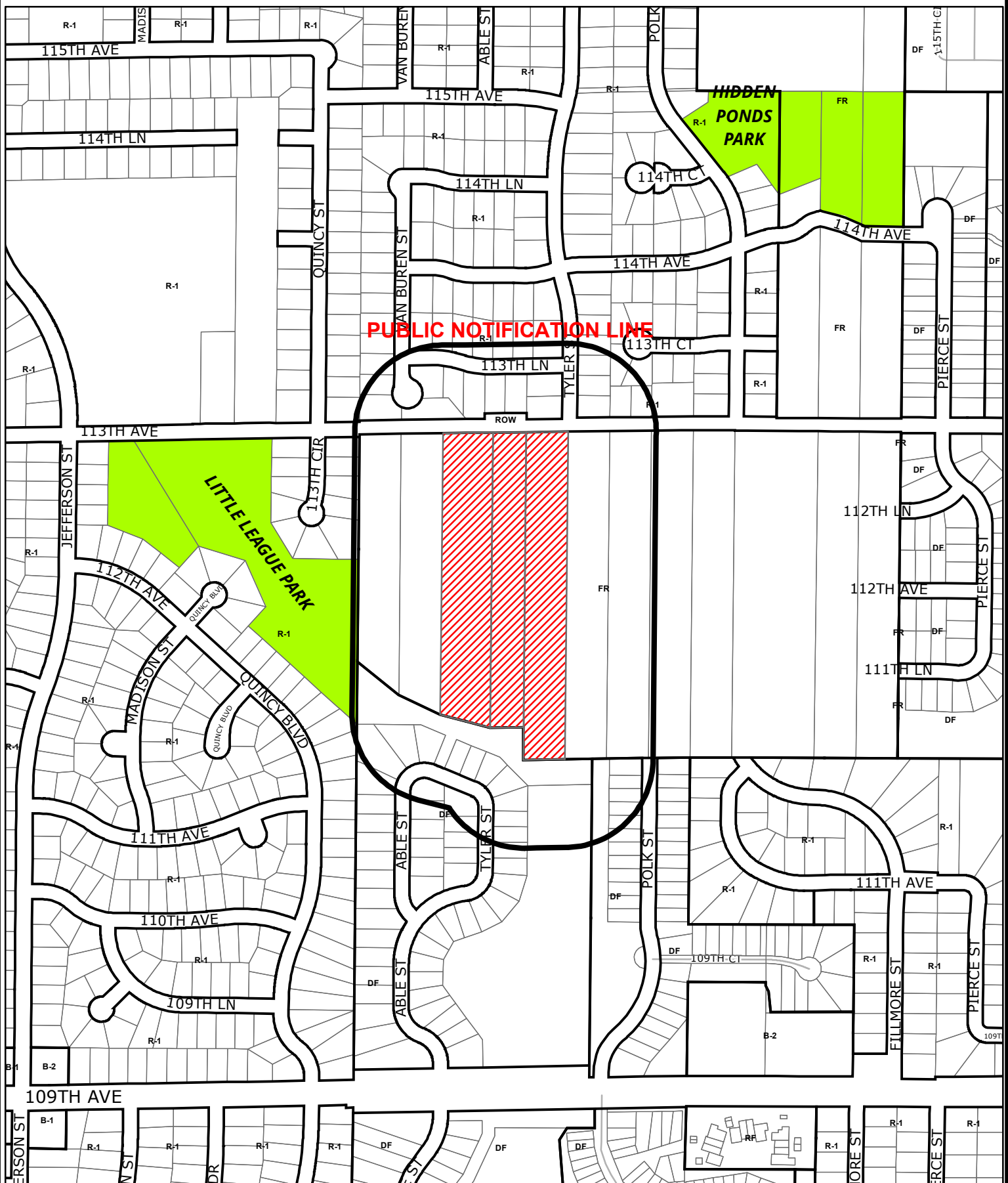




Case File No. 20-0012
Wicklow Cove





NARRATIVE

Wicklow Cove Preliminary Plat and Rezoning

U.S. Homes Corp, dba Lennar, is pleased to submit this request for Rezoning, Preliminary Plat, and Conditional Use Permit for the development of a 40-lot single-family residential community. The project contacts are as follows:

Developer/Builder	Lennar Corporation Josh Metzger Josh.Metzer@Lennar.com 952-249-3068	Engineer	James. R. Hill Joel Cooper jgcooper@jrhinc.com 612-508-6480
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Location

The proposed community is located on the south side of 113th NE, west of University Avenue and east of Central Avenue NE. Both of these streets serve as north-south connections to the 610 freeway that provides access to the greater Twin Cities metro area. A variety of retail and entertainment opportunities are located around the corridor of Central Avenue and 109th street, and the property is located less than 10 miles from Riverdale Village and less than 5 miles from the Northtown Mall area where a majority of shopping and dining opportunities can be found.

Description of Request

Lennar is requesting a rezoning of the 13.71-acre subject property from Farm Residence (FR) to Development Flex (DF) in order to provide for greater flexibility and creativity in land use planning which will result in an efficient use of land through homesite configuration ultimately resulting in more cost efficient installation of utilities and streets. This rezoning will also meet the intent of the Blaine Comprehensive Plan which guides this property LDR – Low Density Residential allowing single-family homes with a density ranging from 2.5 - 6.0 units per acre. Wicklow Cove has a proposed density of 2.9 units per acre.

Proposed community standards:

- Lot width (min): 60 feet;
- Lot area (min): 7,500 square feet;
- Lot area (corner lot): 10,500 square feet;
- Front setback (to curb): 25 feet;
- Side setback (trail-min.): 7.5 feet (interior), 20 feet (corner lot);
- Rear setback (trail-min.): 30 feet.

Lennar believes the development proposal for Wicklow Cove will:

- Exercise no substantial detrimental influence upon the market value of surrounding properties by providing a desirable housing product.
- Show a favorable economic impact on the community at large by providing a well-designed, affordable community in a favorable location.
- Not impose any undue burden on public services and facilities as we will be connecting to city sewer and water in the vicinity of the property while upgrading the regional city sewer system.
- Be designed in such a manner to form a desirable and unified environment within the city's boundaries and will not be detrimental to future land uses in the area.

Proposed Homes and Architecture

Lennar is proposing the construction of single family homes comparable in style and price to the homes in Wicklow Woods. Home sizes range from 2-5 bedrooms and 1,325 - 2,600 square feet depending on options selected. The estimated price range will also be comparable to that of Wicklow Woods. It is anticipated this community will be attractive to first-time home buyers and young families who wish to live close to Jefferson elementary school.

These homes include varying amounts of stone on most facades and the siding materials consist of lap siding, shakes, or board and batten. Other architectural features available on selected facades include columns, gables, shutters, accentuated window trim and fascia, and decorative roof brackets and cornices. Architectural renderings of these homes are included with this submittal. Lennar's design team will closely monitor color packages and facades to avoid monotony.

In less than two years we have sold 36 of the 43 homes in Wicklow Woods. Based on this we anticipate the Wicklow Cove community will be very successful.

Public Infrastructure

Wicklow Cove will make use of the existing water main in 113th Avenue NE. Watermain will be looped through the proposed development and stubbed to the west. The proposed sanitary sewer system will connect to the recently installed trunk line on the southern edge of the property. The sanitary system will be stubbed to the west to accommodate future development.

Wicklow Cove will be provided street access from a public street connection to 113th Avenue NE through the shared construction of Taylor Street NE with the Alexander Woods development to the east. We are also proposing a street stub to the west to accommodate future development and vehicular connectivity. Sidewalks are provided on one side of all interior streets for pedestrian circulation.

Stormwater will be treated through an infiltration basin and detention pond located on the south side of the community. Street drainage will be collected by storm sewer and discharged into the basin and pond. After the water is treated it is then discharged into the local area wetland complexes.

Wetlands

There are no delineated wetlands on the subject property. The southern edge of the property is located in Zone A floodplain, but the proposed homesites are located outside the floodplain.

Parks

There are no parks planned with the development of this site. However, sidewalks are proposed for pedestrian mobility through the community. Lennar proposes paying park dedication fees in lieu of providing additional parkland.

Schedule

Land development work would begin in Spring to early Summer 2020 with construction on the model homes beginning late Summer to early Fall 2020. The overall project will likely be developed in two phases beginning with the northern portion of the site. The future phases would be planned for the 2021 construction season and beyond.

In most cases we project sales at a rate of two homes per month per product line. Therefore, based on the 40 homes being offered the timeline for full occupancy, including development and construction, would be approximately 36-48 months.

Lennar has a long standing history of building successful communities in Blaine and throughout the Twin Cities, including similar communities under development at Woodridge, Wicklow Woods, Preserve at Legacy Creek, and North Meadows. We look forward to working with the City of Blaine on this new residential development opportunity and thank the City for its support.

Regards,

Josh Metzer
Land Entitlement Manager
Lennar Minnesota

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VUN	
DATE	
03/26/2020	
REVISIONS	
04/29/20	REV. UTIL
06/05/20	CITY COMMENTS
06/22/20	CCWD COMMENT:
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PROJECT NO.	
23716	
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EXCEPTING THAT PART THEREOF that lies Southerly of a line drawn from a point on the West line of said Lot 23 distant 185 feet North of the Southwest corner thereof to a point on the East line of said Lot 23, except the East four acres thereof, distant 130 feet North of the Southeast corner thereof.

FRONT	25 FEET
SIDE (GARAGE)	7.5 FEET
SIDE (HOUSE)	7.5 FEET
SIDE (STREET)	20 FEET
REAR	30 FEET



WICKLOW COVE
BLAINE, MINNESOTA

PRELIMINARY PLAT
FOR
LENNAR CORPORATION

16305 36TH AVENUE NORTH, SUITE 600, PLYMOUTH, MN 55424

23716

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: 952.890.6044 www.jrhinc.com

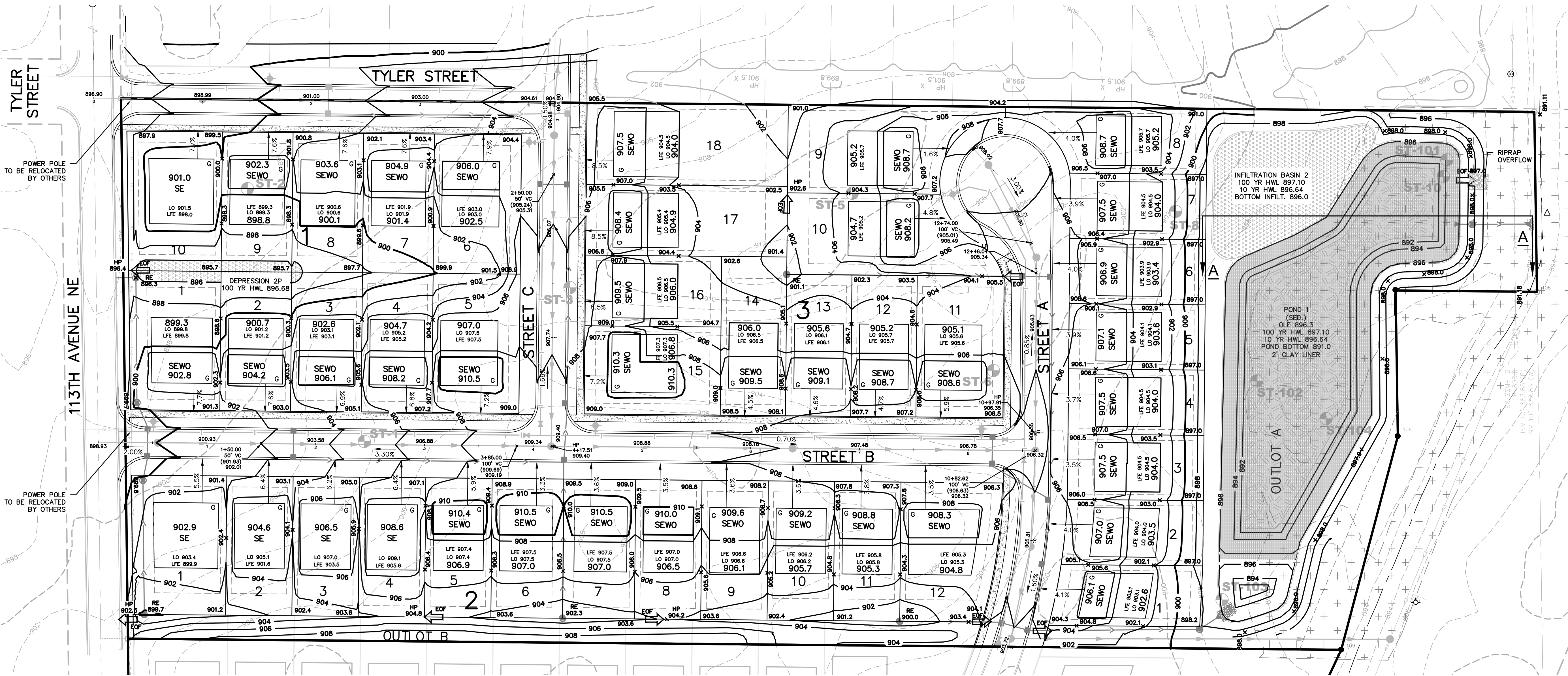


WICKLOW COVE
BLAINE, MINNESOTA

GHOST PLAT EXHIBIT
FOR
LENNAR CORPORATION
6305 36TH AVENUE NORTH, SUITE 600, PLYMOUTH, MN 55446

DRAWN BY PLM
DATE 2/27/2020
REVISIONS
CAD FILE 23716pp-2.dwg
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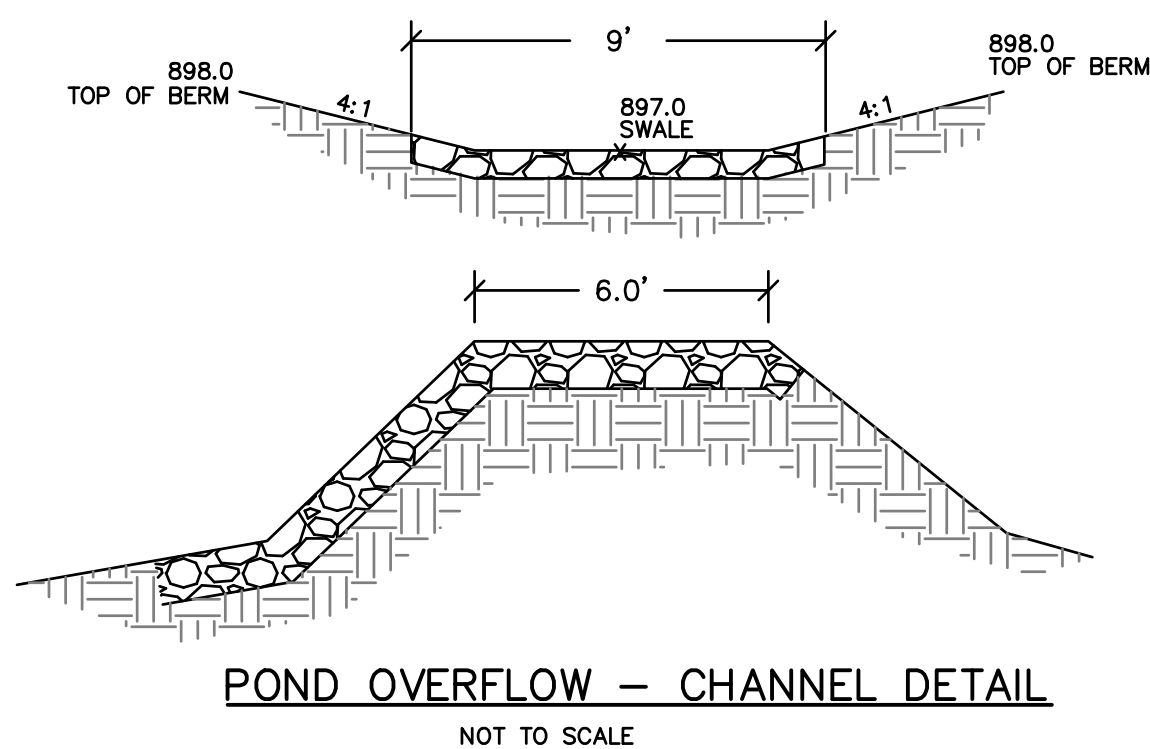


STANDARD GRADING NOTES:

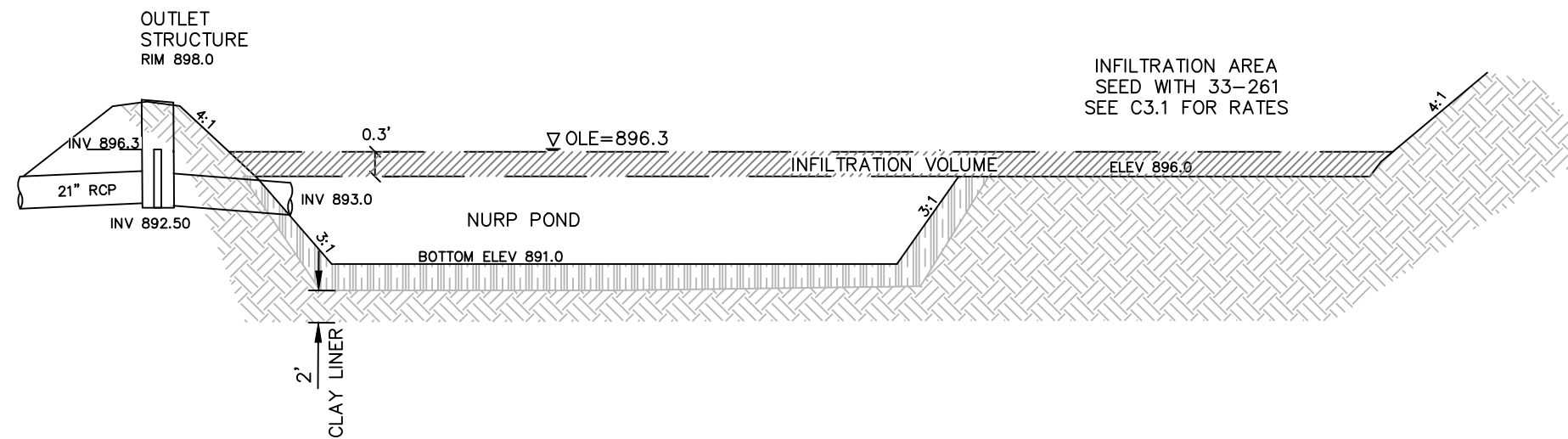
- SPECIFICATIONS WHICH APPLY ARE THE MOST RECENT EDITIONS OF THE MUNICIPALITY IN WHICH THE WORK IS LOCATED AND THE MINNESOTA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY CONSTRUCTION UNLESS MODIFIED HEREIN ON THESE CONTRACT DOCUMENTS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE THE "GOPHER STATE ONE CALL" EXCAVATION NOTICE SYSTEM AS REQUIRED UNDER MINNESOTA STATUTE CHAPTER 216D, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION (PHONE 651-454-0002 IN THE TWIN CITIES METRO AREA OR TOLL FREE 1-800-252-1166).
- GRADING CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION AS CALLED FOR ON THESE CONTRACT DOCUMENTS SHALL BE PERFORMED IN ACCORDANCE WITH ALL OSHA REQUIREMENTS.
- ALL LOT AND EASEMENT DIMENSIONS ARE SUBJECT TO FINAL PLAT.
- IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO DISPOSE OFF-SITE ALL TREES, STUMPS, BRUSH, OR OTHER DEBRIS THAT EXISTS WITHIN THE CONSTRUCTION AREAS. TREES TO REMAIN SHALL BE DESIGNATED BY THE ENGINEER.
- THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS CAN BE FURNISHED TO THE OWNER DURING AND UPON COMPLETION OF THE PROJECT.
- DENSITY TESTS SHALL BE TAKEN TO EVALUATE THE COMPACTION WITHIN THE STREETS, TRAVEL WAYS OR PARKING LOTS. WITHIN THE UPPER 3 FEET OF STREET, TRAVEL WAYS OR PARKING LOT SUBGRADE, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN ONE PERCENTAGE POINT OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 100% OF STANDARD PROCTOR DENSITY BE PROVIDED. IN AREAS BELOW THE UPPER THREE FEET OF SUBGRADE OF THE STREETS, TRAVEL WAYS OR PARKING LOTS, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN THREE PERCENTAGE POINTS OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY BE PROVIDED. THE GRADING TOLERANCE FOR THESE AREAS SHALL BE WITHIN 0.1'±.
- LOT GRADING AND/OR THE PREPARATION OF BUILDING PADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE GRADING TOLERANCE SHALL BE 0.30'±. ALL EARTHWORK OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE HUD-FHA DATA SHEET 79G "LAND DEVELOPMENT WITH CONTROLLED EARTHWORK", PROVIDING FOR A MINIMUM OF 95% STANDARD DENSITY, OR AS OTHERWISE SPECIFIED BY THE GEO-TECHNICAL ENGINEER.
- IN AREAS WHERE RETAINING WALLS ARE PROPOSED ON CONTROLLED FILL AREAS, A MINIMUM 95% STANDARD DENSITY NEEDS TO BE ATTAINED WHERE FILL THICKNESS EXCEEDS 10' BELOW WALL FOUNDATION ELEVATIONS, A HIGHER MINIMUM OF 98% SHALL BE ATTAINED
- BUILDING PADS SHOWN ON EACH LOT ARE TYPICAL ONLY. THE DEPTH OF THE PAD FROM FRONT TO BACK SHALL BE GRADED THROUGHOUT THE FULL WIDTH OF THE LOT OR AS NECESSARY TO ALLOW FOR CONSTRUCTION OF A BUILDING AT THE MINIMUM SIDE YARD SETBACKS. (REFER TO THE PLANS FOR SPECIFIC SETBACK DISTANCES.) IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED WITHIN A PROPOSED BUILDING PAD THAT CANNOT BE CORRECTED OR REMOVED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF THE CONDITIONS AND TO LOCATE THE LIMITS OF THE UNSUITABLE AREAS.
- THE SITE GRADING TOLERANCE FOR THE SITE SHOULD BE ±0.1' FOR STREETS AND ±0.30' FOR LANDSCAPED/OPEN AREAS.
- TOPSOIL SHALL BE RE-SPREAD AT A MINIMUM DEPTH OF 6" ON ALL DISTURBED AREAS TO BE VEGETATED.

SPECIFIC GRADING NOTES:

- THE EXISTING TOPOGRAPHY ON THE PLANS WERE PROVIDED BY JAMES R. HILL ON NOVEMBER 18, 2019. THE DEGREE OF ACCURACY OF THE EXISTING CONTOURS SHOWN ON THE PLAN IS EQUAL TO ± ONE HALF THE CONTOUR INTERVAL.
- A POST-CONSTRUCTION INFILTRATION TEST SHALL BE CONDUCTED ON BASIN #2 BY FILLING THE BASIN TO A MINIMUM DEPTH OF 6 INCHES OF WATER AND MONITORING THE TIME NECESSARY FOR DRAIN DOWN. THE COON CREEK WATERSHED DISTRICT SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO TESTING.
- REAR YARD CATCH BASINS HAVE BEEN MODELED IN A PLUGGED CONDITION, AND DURING THE 100 YEAR EVENT DO NOT JEOPARDIZE ADJACENT HOMES.
- SCARIFY DISTURBED SOILS IN PROPOSED NON-STRUCTURAL AREAS TO 6 INCH DEPTH TO ALLEVIATE COMPACTION DUE TO MASS GRADING.

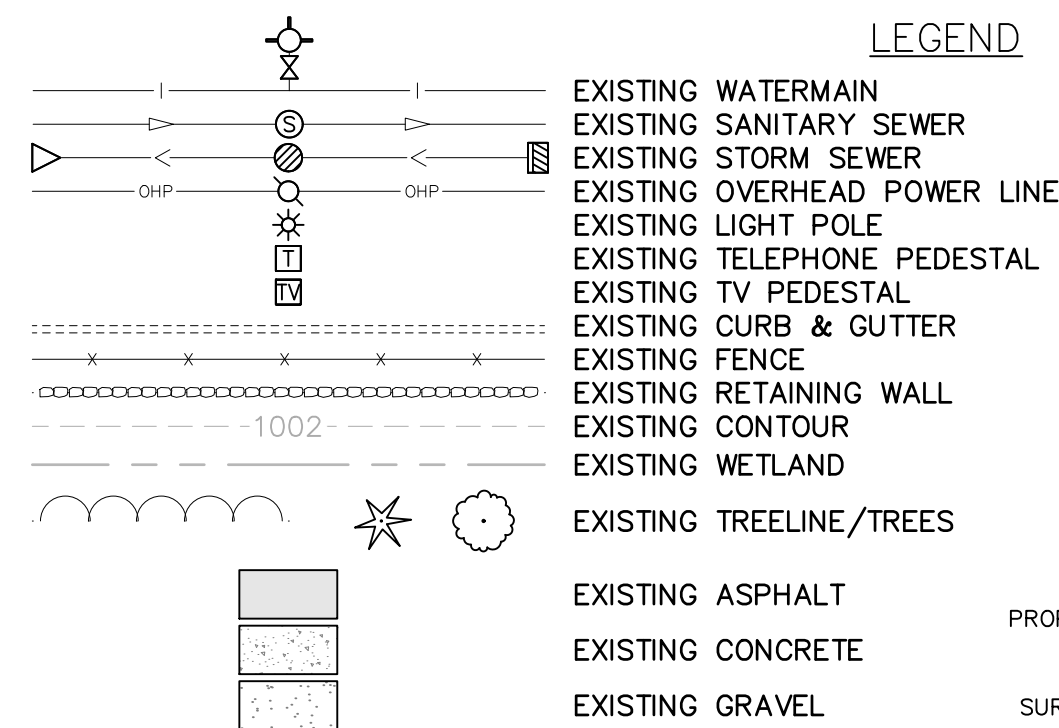


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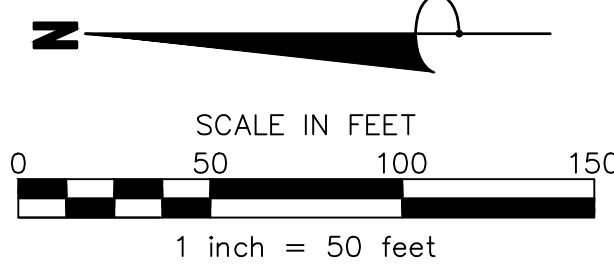
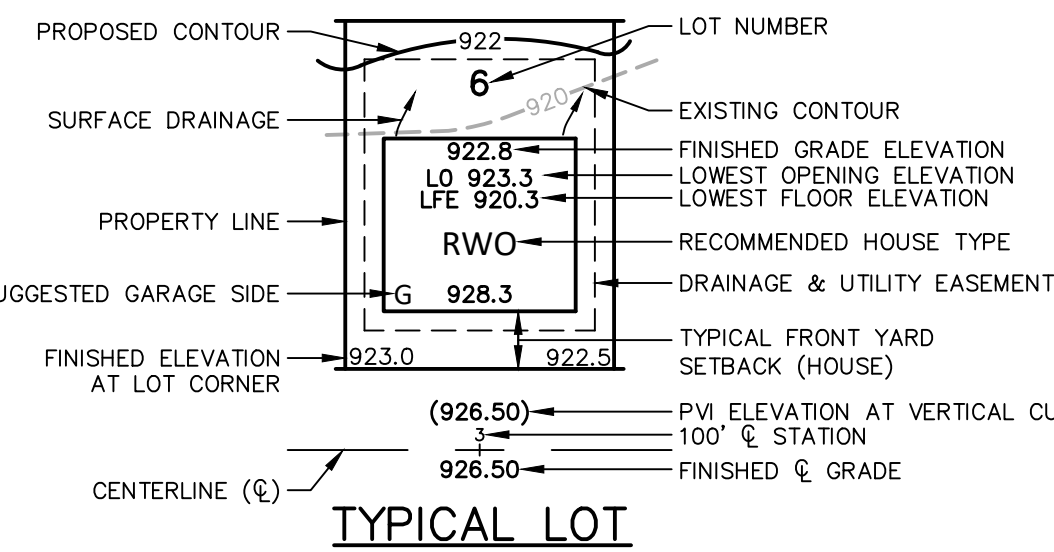
TYPICAL NURP POND & INFILTRATION BASIN
CROSS SECTION A-A

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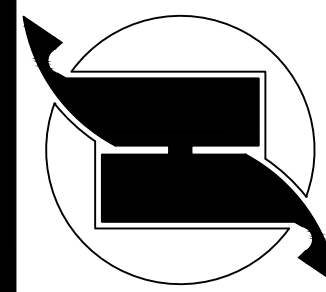


LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING CONTOUR
- EXISTING WETLAND
- EXISTING TREELINE/TREES
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED CONTOUR
- SOIL BORING LOCATION
- EMERGENCY OVERFLOW
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SEDIMENT BASIN
- PROPOSED INFILTRATION BASIN
- PROPOSED 2' THICK CLAY LINER



James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244



I hereby certify that this plan, specification or report 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, PE
J. R. HILL
Date: 03/26/2020 Reg. No. 18725

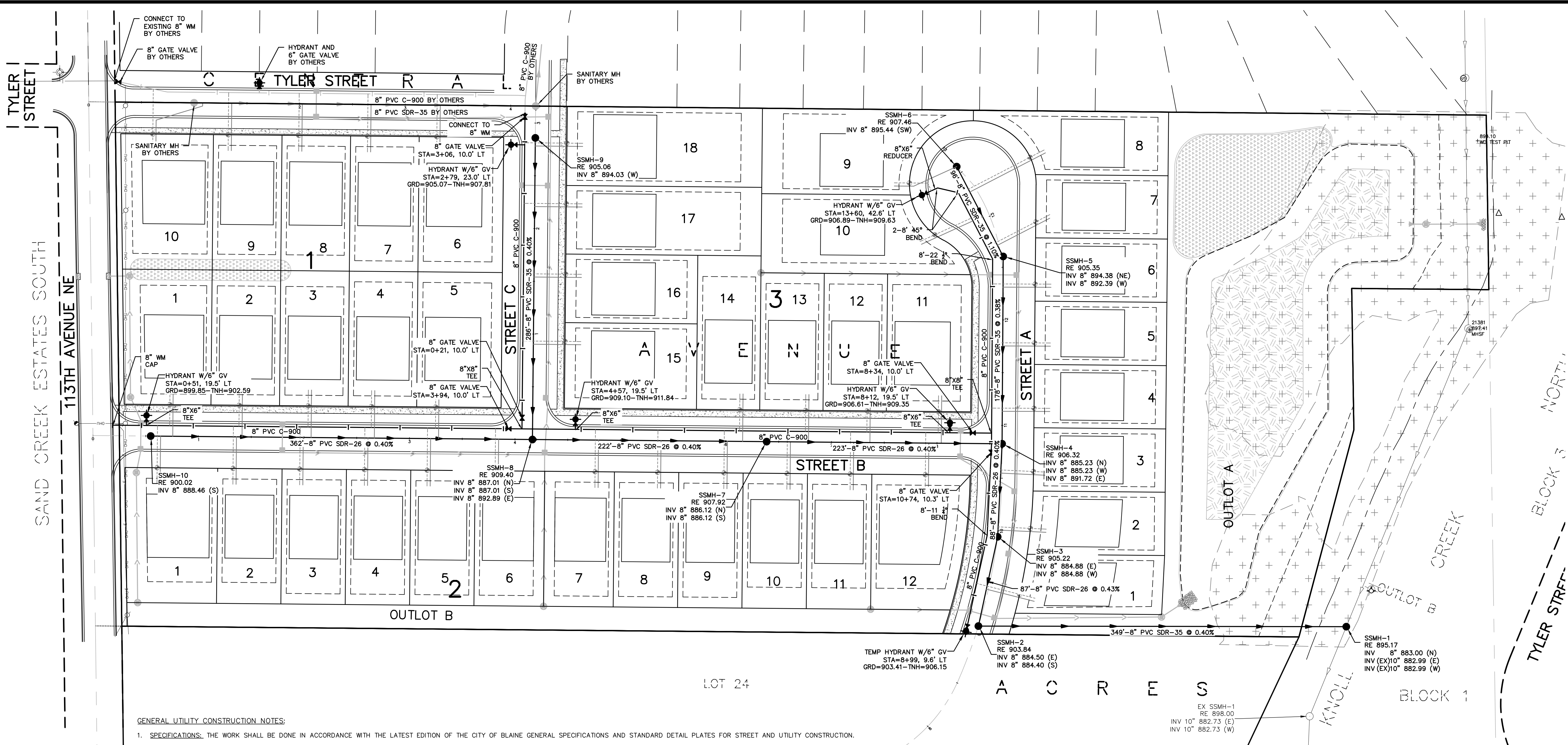
WICKLOW COVE
BLAINE, MINNESOTA
PRELIMINARY GRADING & DRAINAGE PLAN
FOR
LENNAR CORPORATION
16305 36TH AVENUE NORTH, SUITE 400, PLYMOUTH, MN 55446

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VUN
DATE
03/26/2020
REVISIONS

04/29/20 REV. UTIL
06/05/20 CITY COMMENTS
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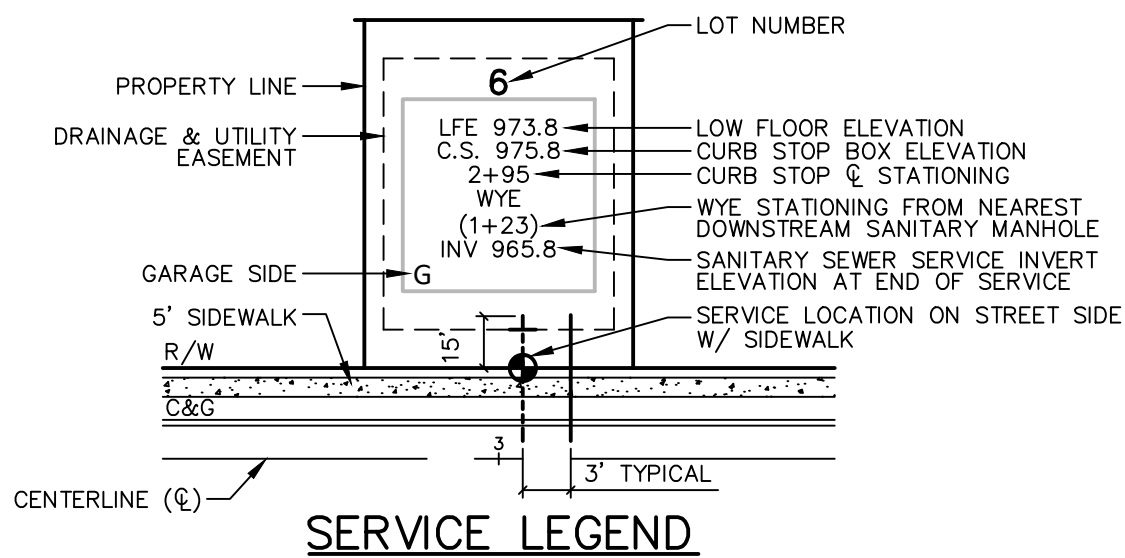
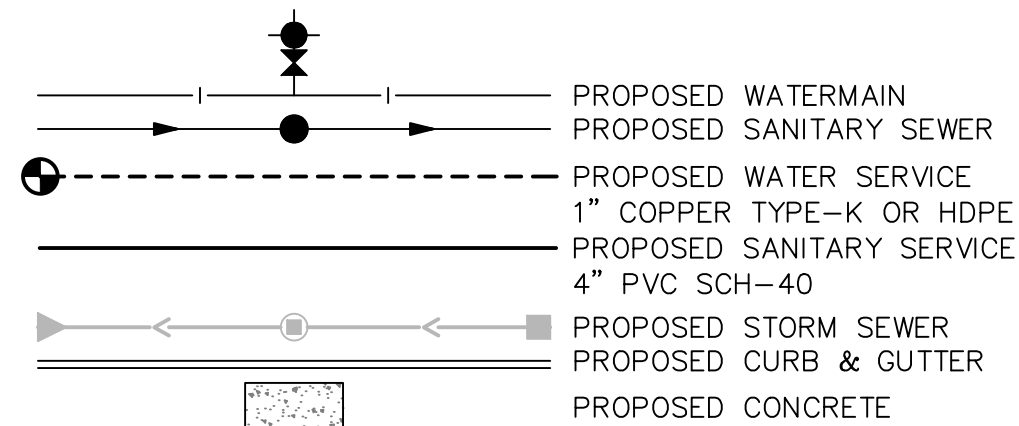




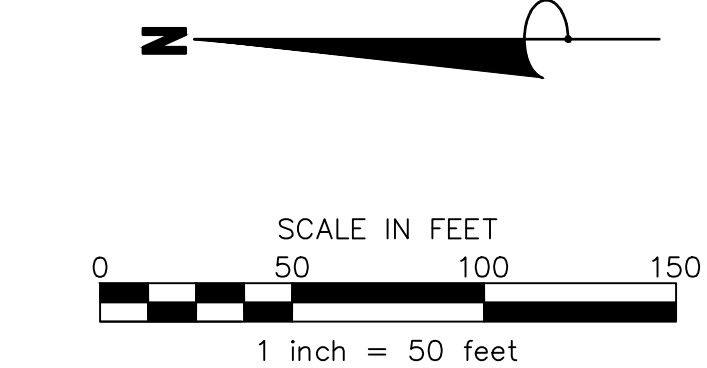
GENERAL UTILITY CONSTRUCTION NOTES:

1. SPECIFICATIONS: THE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF BLAINE GENERAL SPECIFICATIONS AND STANDARD DETAIL PLATES FOR STREET AND UTILITY CONSTRUCTION.
2. EXISTING FACILITIES: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF ALL EXISTING UTILITIES BEFORE STARTING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO SANITARY AND STORM SEWER, WATERMAIN, NATURAL GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICT BETWEEN THE EXISTING UTILITIES AND THE PROPOSED CONSTRUCTION. THE ENGINEER IN COOPERATION WITH THE UTILITY COMPANIES, SHALL DETERMINE THE NECESSITY FOR ANY RELOCATION OF THESE FACILITIES.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FACILITIES SO THAT THEY WILL CONTINUE TO FUNCTION IN THEIR PROPER MANNER BOTH DURING CONSTRUCTION AND IN THE FUTURE. ANY SUPPORTING STRUCTURE THAT MAY BE REQUIRED BECAUSE OF THE CONTRACTOR'S OPERATION SHALL BE PROVIDED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ENGINEER ANY CONDITIONS SUCH AS SAND IN MANHOLES OR VALVE BOXES EXISTING PRIOR TO THE CONTRACTOR'S EXCAVATION. ONCE EXCAVATION HAS COMMENCED, IT WILL BE ASSUMED THAT ALL DAMAGE TO UNDERGROUND UTILITIES HAS BEEN CAUSED BY THE CONTRACTOR'S OPERATIONS AND IT WILL BE HIS RESPONSIBILITY TO MAKE THE NECESSARY REPAIRS.
3. CONTRACTOR RESPONSIBILITIES:
- THE CONTRACTOR SHALL MAKE HIS OWN ARRANGEMENTS FOR RECEIVING WATER FROM PUBLIC OR PRIVATE SOURCES AND SECURE NECESSARY PERMITS AND PAY REGULAR CHARGES. ALL CITY WATER SHALL BE METERED. DISPOSAL OF ANY WASTEWATER OR ANY TEST WATER INTO THE CITY SANITARY SEWER SYSTEM IS SUBJECT TO CITY CHARGE. CONTRACTORS ARE NOT TO OPERATE GATE VALVES OR HYDRANTS ON CITY WATER SUPPLY.
- THE CITY ENGINEER AND THE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCING WORK. CONTRACTORS SHALL BE SUBJECT TO SHUT DOWN IF PROPER NOTIFICATION IS NOT GIVEN TO THE ENGINEER.
- CITY STREETS THAT ARE UTILIZED FOR INGRESS TO OR EGRESS FROM THE CONSTRUCTION SITE SHALL BE KEPT FREE OF DIRT AND OTHER DEBRIS RESULTING FROM SAID CONSTRUCTION. COST FOR THIS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ADEQUATE STORM DRAINAGE PROTECTION OF THE SITE IN ORDER TO PREVENT EROSION AND SILTING OF ON-SITE AND OFF-SITE AREAS. THIS SHALL BE ACCOMPLISHED BY PLACEMENT OF HAY BALES OR FILTER FABRIC FENCE AROUND THE DRAINAGE INLETS AND OUTLETS AND BY CONSTRUCTION OF DITCHES, BERMS, DEBRIS BASINS, FILTER FABRIC FENCING AND BY ANY OTHER ON-SITE PROTECTION AS DETERMINED BY THE ENGINEER. UNLESS SPECIFICALLY CALLED OUT AS A BID ITEM ON THE BID FORM, ANY TEMPORARY DITCHING, CULVERTS, HAY BALES, AND FILTER FABRIC FENCE NECESSARY TO ACCOMPLISH THIS SHALL BE AT THE CONTRACTOR'S EXPENSE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AND LEAVE UNDISTURBED THOSE MARKERS OR MONUMENTS SET FOR THE SUBDIVISION OF LAND.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE THE "GOPHER STATE ONE CALL" EXCAVATION NOTICE SYSTEM AS REQUIRED UNDER MINNESOTA STATUTE CHAPTER 216D, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION (DIAL 811, OR PHONE 651-454-0002 IN THE TWIN CITIES METRO AREA OR TOLL FREE 1-800-242-1166).
4. COMPACTION: DENSITY TESTS SHALL BE TAKEN ON ALL TRENCHES WITHIN THE STREET CROSS SECTION AND THE PAD AREAS TO EVALUATE THE COMPACTION ACHIEVED DURING UTILITY CONSTRUCTION. WITHIN THE UPPER 3 FEET OF STREET SUBGRADE THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN ONE PERCENTAGE POINT OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 100% OF STANDARD PROCTOR DENSITY (AASHTO T-99) BE PROVIDED. WITHIN UTILITY TRENCHES IN OPEN SPACE AREAS (PAD AREAS) AND AREAS BELOW THE UPPER 3 FEET OF STREET SUBGRADE, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN THREE PERCENTAGE POINTS OVER THE SOIL'S STANDARD PROCTOR DENSITY. THAT COMPACTION TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY BE PROVIDED. THE SURFACE OF ALL UTILITY TRENCHES SHALL BE FINISHED GRADED TO THE ELEVATIONS AS STAKED BY THE ENGINEER TO WITHIN A TOLERANCE OF $\pm 0.3'$ IN OPEN SPACE AREAS AND $\pm 0.1'$ WITHIN STREET RIGHT OF WAY. THE DENSITY WILL BE TESTED BY AN APPROVED TESTING LABORATORY. AN APPROVED TESTING METHOD WHICH UTILIZES A NUCLEAR DENSITY METER MAY BE USED FOR THE DENSITY TESTS. THE LOCATION OF THE TESTS WILL BE AT THE DIRECTION OF THE ENGINEER.
- THE OWNER SHALL BEAR ALL COSTS OF THE TESTING. FAILURE TO MEET THE COMPACTION REQUIREMENTS OUTLINED IN THIS SECTION SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. ALL COSTS FOR ANY RE-TESTING ASSOCIATED WITH ANY CORRECTIVE WORK SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
5. ALL PVC WATERMAIN TO BE INSTALLED WITH 7.5' MINIMUM COVER. ALL DIP WATERMAIN TO BE INSTALLED WITH 7.5' MINIMUM COVER.
6. ALL 8" WATERMAIN TO BE CONSTRUCTED OF CLASS C-900 PVC W/ TRACER WIRE.
7. SANITARY SEWER PIPE TYPE & CLASS AS FOLLOWS:
- 0' - 18" DEEP = PVC SDR 35
 - 18' - 28" DEEP = PVC SDR 26
 - 28 - 32' DEEP = PVC SDR 18, AWWA C-900
 - 32' + DEEP = POLYBOND UNED DIP, ASTM A746

LEGEND



SERVICE LEGEND



James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

hereby certify that this plan,
specification or report 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.

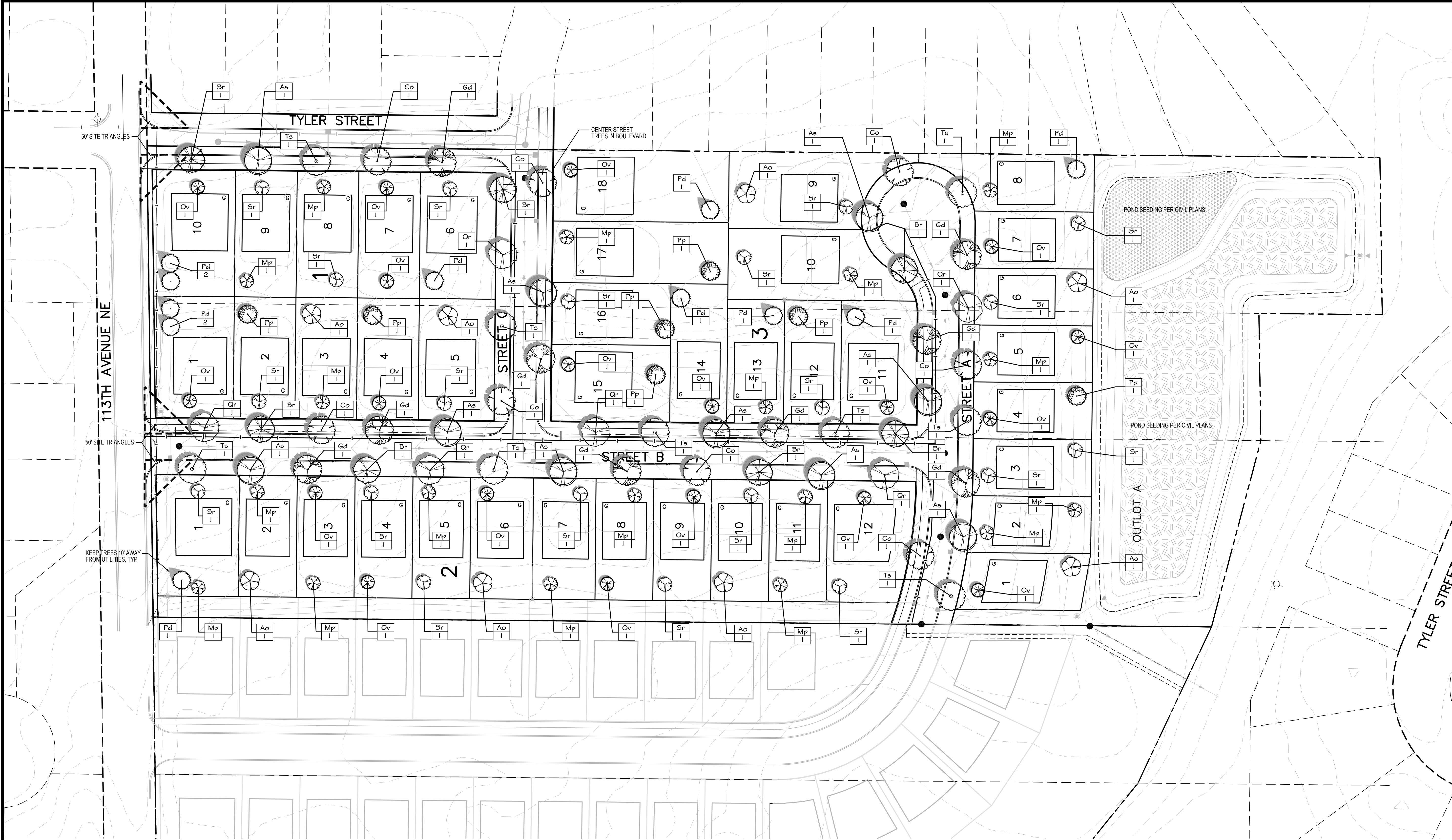
Date	Page No.	Reg No.
03/26/2020		18475

WICKLOW COVE
BLAINE, MINNESOTA

PRELIMINARY SANITARY SEWER & WATERMAIN PLAN
FOR
LENNAR CORPORATION
16305 76TH AVENUE NORTH SUITE 400 BLYMOUTH MN 55446

DRAWN BY VUN
DATE 03/26/2020
REVISIONS
04/29/20 REV. UTIL
06/05/20 CITY COMMENTS
06/22/20 CCWD COMMENTS

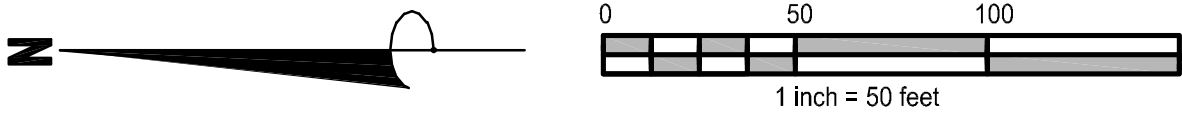
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PROJECT NO. 23716
C5.1



- General Notes:**
1. Actual locations of trees may vary, depending on final location of driveways and utilities.
 2. See Civil Engineer's plans for grading layout and requirements
 3. Contractor to coordinate all work in the city right-of-way with City of Blaine Public Works Department.
 4. Sod all disturbed areas except plant beds and areas noted to receive seed.
 5. Place a minimum of 4" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.

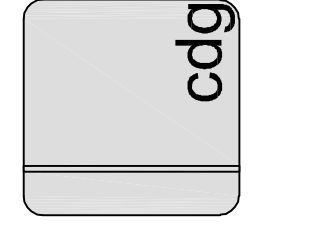
LANDSCAPE LAYOUT PLAN:

CITY OF BLAINE LANDSCAPE REQUIREMENTS:	
Single Family Home Sites:	3 Trees Per Lot
Number of Lots Proposed:	40
1 Additional Tree on Corner Lots:	10
Number of Trees Required:	130
Number of Trees Proposed:	132



See Sheet 6.2 for Planting Details, Notes, and Requirements

CALYX DESIGN GROUP
Landscape Architecture - Planning
475 Cleveland Ave. N. | Suite 101A | Saint Paul, MN 55104
telephone: 651.788.9018
internet: www.calyxdesigngroup.com



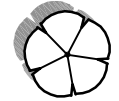
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Print Name: Benjamin D. Hartberg, R.L.A.
Signature: _____
Date: _____
License No. _____

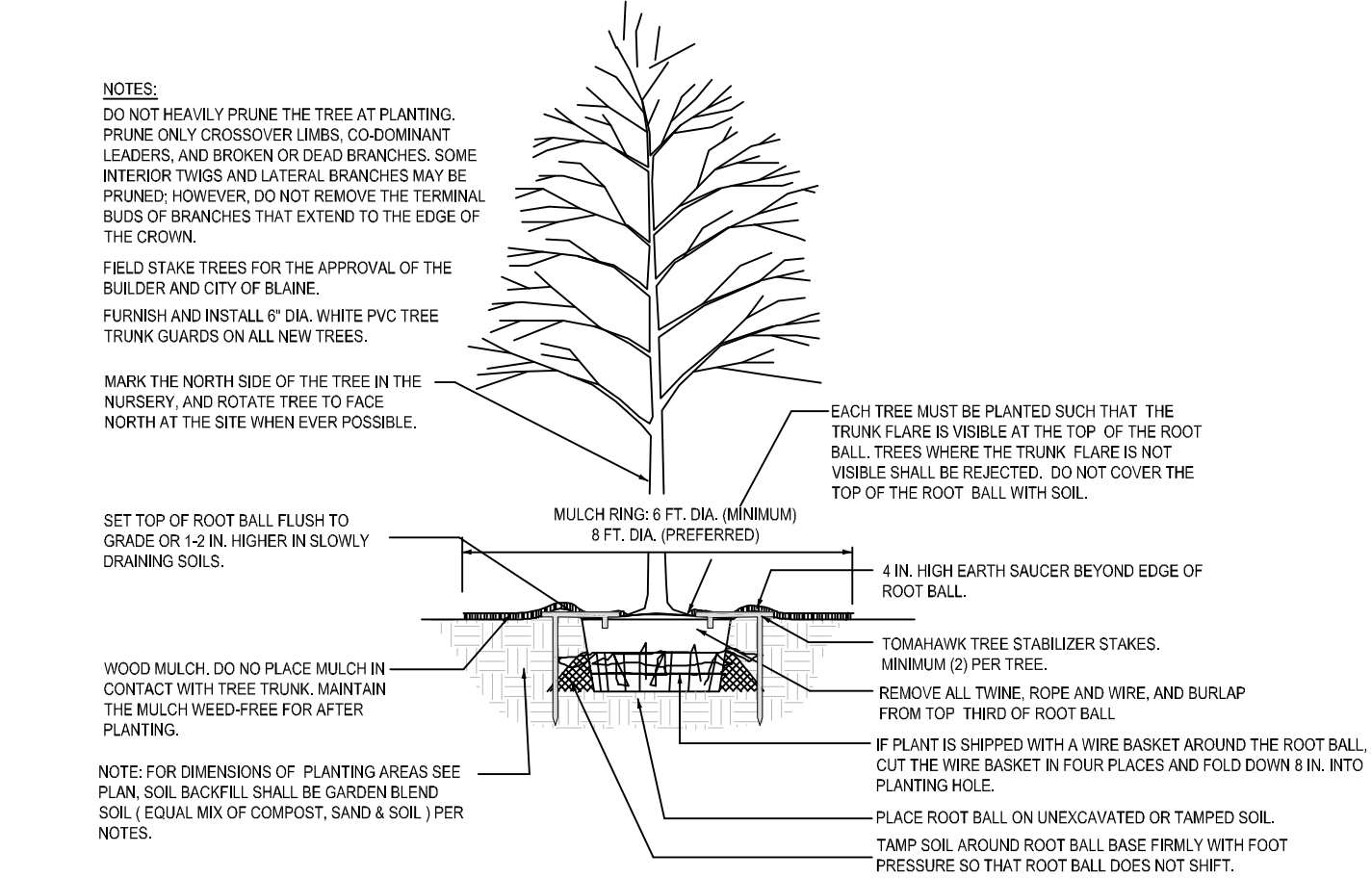
EDGEWOOD
BLAINE, MINNESOTA
PRELIMINARY LANDSCAPE PLAN
FOR
LENNAR CORPORATION
16305 36TH AVE NORTH, SUITE 400, PLUMOUTH, MN 55446

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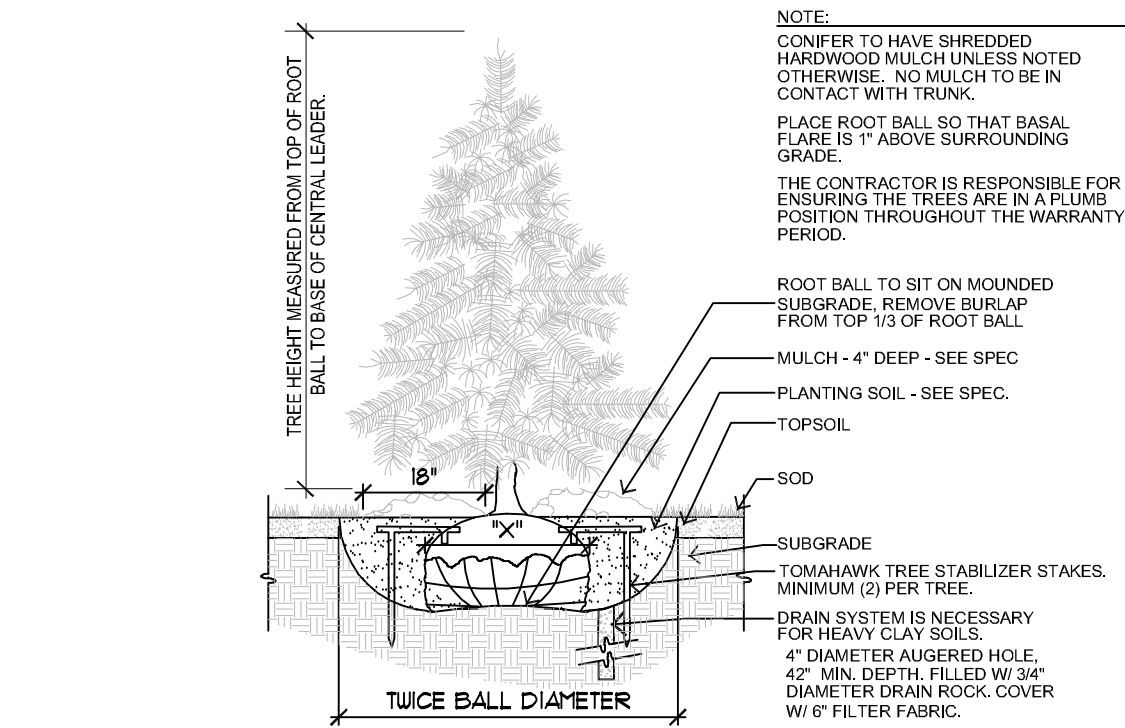
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23716
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PLANT SCHEDULE

DECIDUOUS ORNAMENTAL TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Ao	Aesculus glabra	Ohio Buckeye	1.5" Cal.	B&B	8
	Mp	Malus x `Prairifire`	Prairifire Crab Apple	1.5" Cal.	B&B	18
	Ov	Ostrya virginiana	American Hophornbeam	1.5" Cal.	B&B	19
	Sr	Syringa reticulata	Japanese Tree Lilac	1.5" Cal.	B&B	20
DECIDUOUS OVERSTORY TREE	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	As	Acer x freemanii `Sienna`	Sienna Glen Maple	2.5" Cal.	B&B	10
	Br	Betula nigra	River Birch	6` Hgt.	B&B	7
	Co	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B	8
	Gd	Gymnocladus dioica `Espresso`	Kentucky Coffeetree	2.5" Cal.	B&B	9
	Qr	Quercus rubra	Northern Red Oak	2.5" Cal.	B&B	6
	Ts	Tilia americana `Sentry`	American Linden	2.5" Cal.	B&B	9
EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Pd	Picea glauca `Densata`	Black Hills Spruce	6` Hgt.	B&B	11
	Pp	Pinus ponderosa	Ponderosa Pine	6` Hgt.	B&B	7



1
6.2 DECIDUOUS TREE PLANTING - SECTION
NOT TO SCALE



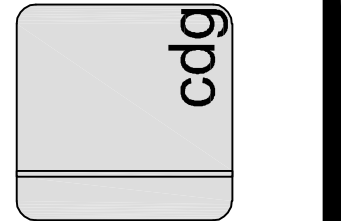
2
6.2 CONIFEROUS TREE PLANTING - SECTION
NOT TO SCALE

LANDSCAPE DETAILS, NOTES, AND SCHEDULES:

Landscape Notes:

- Tree saucer mulch to be four inches (4") depth natural single-shred hardwood mulch for trees outside of a plant bed. Install per tree planting detail.
- Refer to civil plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.
- All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified.
- Plan takes precedence over plant schedule if discrepancies in quantities exist.
- All proposed plants shall be located and staked as shown.
- Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.
- The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.
- All plant materials shall be fertilized upon installation as specified.
- The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
- If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission. Plant bed drainage concerns during plant installation shall be brought to the attention of the Owner and General Contractor immediately.
- Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
- Contractor is responsible for ongoing maintenance of all newly installed material until time of owner acceptance. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.
- The contractor shall guarantee newly planted material through one calendar year from the date of written owner acceptance. Plants that exhibit more than 10% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.
- This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.
- The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.
- Plant size & species substitutions must be approved in writing prior to acceptance in the field.
- The landscape contractor shall furnish an Irrigation Layout Plan for head-to-head coverage of all tree, turf and shrub planting areas. Use commercial-grade irrigation equipment and provide product cut-sheets and (4) copies of the proposed layout plan to the landscape architect for review and approval. Coordinate irrigation connection point, controller, back-flow and valve locations with the architect & general contractor. Irrigation system shall be zoned such that plants over building structure are separate.
- All edger shall be professional grade black steel edger, 1/8" Thick, 12' straight lengths (if noted). Anchor every 18" on-center (minimum). Submit sample.
- Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.
- Unless otherwise noted/indicated, plant beds shall receive 4" depth single-shred hardwood mulch over fabric weed mat, per detail. Submit mulch sample for Owner approval. Do not install weed mat under perennials, with the exception of ornamental grasses.
- Rock mulch for shrub planting areas (if noted) shall be 3/4-1 dia. inch limestone rock mulch. Submit mulch samples for approval.
- All planting, seeding, and sodded areas shall be prepared prior to installation activities with a harley power box rake or equal to provide a firm planting bed free of stones, sticks, construction debris, etc.
- Turf installation activity shall conform to all rules and regulations as established in the MnDOT Seeding Manual, 2014 edition, for turf bed preparation, installation, maintenance, and warranty.
- The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.
- The Landscape Contractor shall clear and grub the underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials. Remove trees where noted on the plan, including the stump to 30" below grade.
- The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.
- The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.
- The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.
- See Site and Civil plans for grading, utilities, and additional information regarding the project.
- All sub-cut areas of the site that are designated on the site plan as open space for landscape shall have no less than 6" of imported, pulverized topsoil. Slope away from building.
- Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with MnDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.
- Fencing (if noted) per Architect's Plans and Specifications.
- Landscape contractor shall coordinate tree removal activities and ensure all trees designated for removal are gone before start of landscape installation. Grind stump to 30" below grade and back-fill with topsoil.
- All disturbed areas are to receive turf sod or seed to establish final vegetation.
- Retaining walls and stairs (if noted) require structural engineering, by others.
- Native Seed Areas: Prairie seeding contractor is required to include a 3 year warranty with maintenance in base bid. Prairie contractor shall provide the Owner with a proposal for (2) additional years of prairie maintenance, in addition to the (3) year warranty. It shall be the Owner's option to continue maintenance of the native prairie areas after the 1 year warranty expires. Maintain under warranty per MnDOT Seeding Manual, 2014 edition. Warranty includes seeding contractor on-site maintenance visits for mowing, weeding, spot-spraying invasives,garbage removal, and re-seeding bare areas larger than 6'X6". Ensure cover crop achieves 80% germination and erosion is not evident. Maintenance requires no less than 4 visits for warranty work per year. An acceptable stand of seeding is full, lush, and free of invasive plants & weeds.

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I hereby certify that this plan, specification, or report 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.
Print Name: Benjamin D. Harberg, RLA
Signature: _____
Date: _____ License No. _____

EDGEWOOD
BLAINE, MINNESOTA
LANDSCAPE DETAILS
FOR
LENNAR CORPORATION
16305 36TH AVE NORTH, SUITE 400, PLUMOUTH, MN 55446

DRAWN BY
BH
DATE
4/6/20
REVISIONS

CAD FILE
23716-L
PROJECT NO.
23716
L6.2



Alden A



Alden B



Alden C



Courtland G



Courtland H



Courtland J



Courtland K



Donovan E



Donovan F



Donovan G



Donovan H



Everley A



Everley B



Everley C



Everley D



Foster A



Foster B



Foster C



Foster D



Foster E

From: [Austin Gillmann](#)
To: [Robinson, Patricia](#)
Subject: Re: Public Comment Case 20-0012
Date: Tuesday, July 7, 2020 11:32:21 AM

Hi Pat,

Just saw the documents were posted. I would like to comment on behalf of 11082 Able St NE that the plans look great, and would like to compliment both the city and developers for constructing this section of the city from wetlands and sod-farms to a bustling residential area with wonderful local businesses over the years.

Thanks!
Austin Gillmann