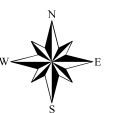


Case File No. 19-0040
Lexington Cove





NARRATIVE

Lexington 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 97-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 Pioneer Engineering
Nick Polta
npolta@pioneereng.com
651-251-0607

Location

The proposed community is located along Lexington Avenue north of Main Street (125th Avenue). Lexington Avenue provides access to Interstate 35W just 3 miles to the south and Main Street provides access to Highway 65 just 5 miles to the west. Through these connections future residents will have access to the greater Twin Cities metro area. Both the 35W and Highway 65 corridors provide a variety of retail and entertainment opportunities.

Description of Request

Lennar is requesting a rezoning of the 42-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 and preservation of existing wetlands and natural vegetation. This rezoning will also meet the intent of the Blaine Comprehensive Plan. The Comprehensive Plan guides this property LDR – Low Density Residential which allows single-family homes with a density ranging from 2.5-6.0 units per acre. Lexington Cove has a proposed density of 2.31 units per acre.

Proposed community standards:

- Lot width (min): 60 feet;
- Lot area (min): 7,500 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 Lexington 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.
- Preserve existing wetlands

- Not impose any undue burden on public services and facilities by 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 various types of single family homes including, one-story, two-story, and modified split-level. The proposed housing types complement each other but the multiple styles will eliminate monotony in the community by varying mass, height, width, and garage size. Home sizes range from 2-5 bedrooms and 1,325 - 2,600 square feet depending on options selected. At an estimated price range of \$335,000 - \$420,000 it is anticipated this community will be attractive to young professionals and young families who wish to live close to the new 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.

Public Infrastructure

Wicklow Woods will make use of the existing water main in the Woodridge development near Lever Street. Watermain will be looped through the proposed development and stubbed to the north, east, west, and south. The proposed sanitary sewer system will utilize a new lift station within Lexington Cove and force main out to Lever Street. The sanitary system will be stubbed to the north and south to accommodate future development.

Lexington Cove will be provided street access from a public street connection to Lexington Avenue and features three street stubs to the north, east, and south for future vehicular connectivity. Sidewalks are provided on one side of all interior streets for pedestrian circulation.

Stormwater will be treated in a series of infiltration basins and detention ponds located on the north side and south side of the community. Street drainage will be collected by storm sewer and discharged into the ponds. After the water is treated it is then discharged into the local area wetland complexes.

Wetlands

Five wetlands have been delineated on the subject property. The two largest wetlands will remain undisturbed with appropriate buffers included with the development. Three smaller wetlands with a combined area of 0.314 acres will be impacted. A wetland delineation and wetland replacement plan have been completed and submitted for review by the City and Rice Creek Watershed District.

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 to three phases

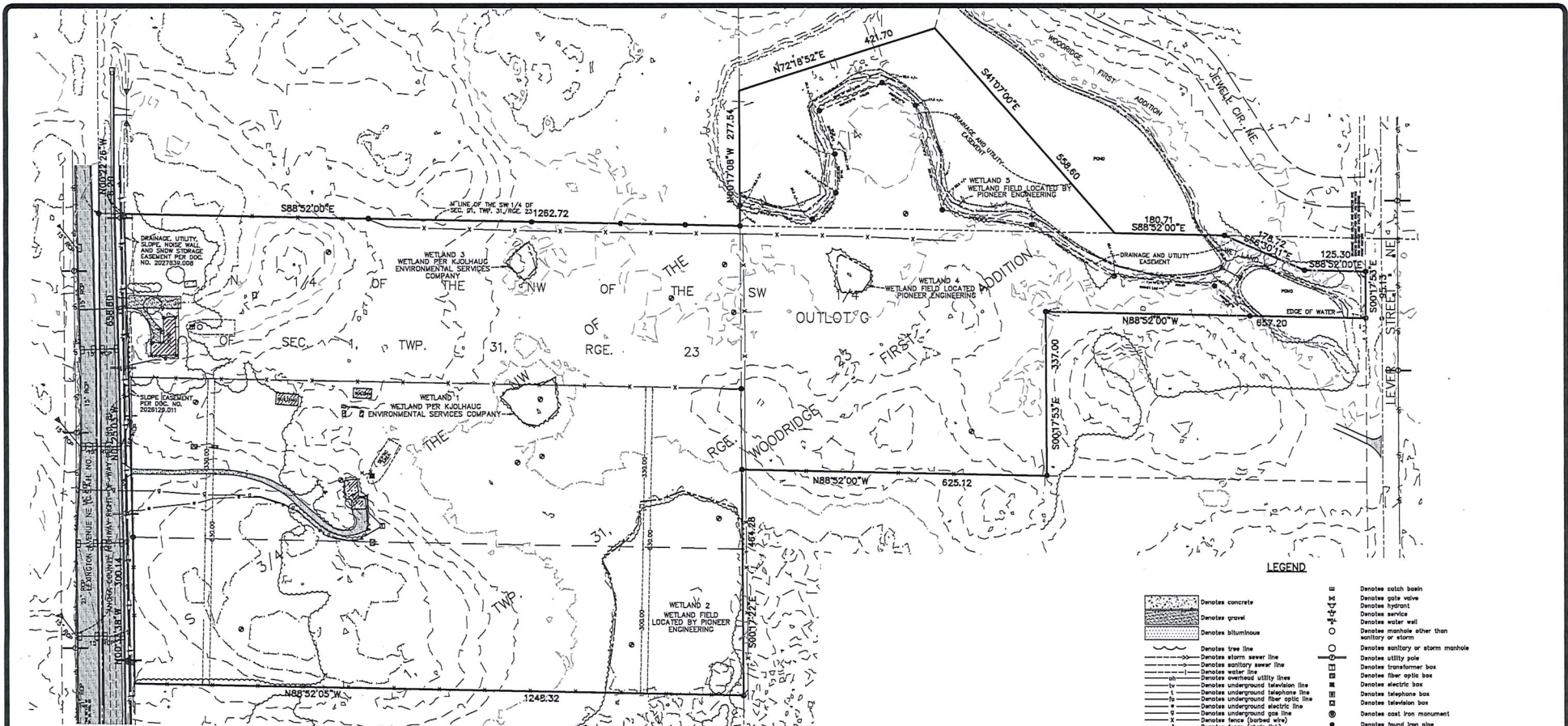
beginning with the western portion of the site. The future phases would be planned for the 2021 construction season and beyond.

In most cases we project sales at a rate of two homes per month per product line. Therefore, based on the 97 homes in two to three different styles being offered the timeline for full occupancy 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, and Preserve at Legacy Creek. 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 Metzger
Land Entitlement Manager
Lennar Minnesota

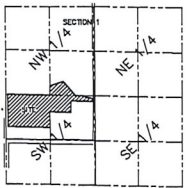
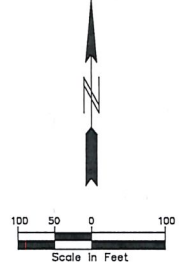


LEGEND

- | | | | |
|--|--------------------------------------|--|--|
| | Denotes concrete | | Denotes catch basin |
| | Denotes gravel | | Denotes pipe valve |
| | Denotes blunthouse | | Denotes hydrant |
| | Denotes tree line | | Denotes service |
| | Denotes storm sewer line | | Denotes water wall |
| | Denotes sanitary sewer line | | Denotes manhole other than sanitary or storm |
| | Denotes water line | | Denotes sanitary or storm manhole |
| | Denotes overhead utility line | | Denotes transformer box |
| | Denotes underground television line | | Denotes fiber optic box |
| | Denotes underground telephone line | | Denotes electric box |
| | Denotes underground fiber optic line | | Denotes telephone box |
| | Denotes underground electric line | | Denotes television box |
| | Denotes underground gas line | | Denotes cast iron monument |
| | Denotes fence (barbed wire) | | Denotes found iron pipe |
| | Denotes fence (chain link) | | Denotes manhole |
| | Denotes fence (wood) | | Denotes sign |
| | | | Denotes retaining wall |
| | | | Denotes test hole |

NOTE:
 1) Wetland locations provided by Kjelhaug Environmental Service Company
 2) Tree Locations provided by Midwest Natural Resources

Legal Description per title commitment
 Parcel 1:
 Outlot G, Woodridge First Addition, Anoka County, Minnesota.
 Parcel 2:
 North Quarter of the Northwest Quarter of the Southwest Quarter (N 1/4 of NW 1/4 of SW 1/4) of Section 1, Township 31, Range 23, West of the Fourth Principal Meridian, except Parcel 8, Anoka County Highway Right-of-Way Plat No. 01, Anoka County, Minnesota.
 Parcel 3:
 The North 330.00 feet of the South Three-fourths of the Northwest Quarter of Section 1, Township 31, Range 23, except Parcel 7, Anoka County Highway Right-of-Way Plat No. 01, Anoka County, Minnesota.
 Parcel 4:
 The South 300.00 feet of the North 830.00 feet, as measured at right angles to the North line of the South 3/4 of the Northwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23, except Parcel 8, Anoka County Highway Right-of-Way Plat No. 01, Anoka County, Minnesota.



TWP. 31, RGE. 23
 LOCATION MAP
 NO SCALE

PIONEERengineering

2432 Enterprise Drive
 Mendota Heights, MN 55120
 (651) 681-1914
 Fax: 681-9488
 www.pioneereng.com

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.
 Name: *W. J. [Signature]*
 Title: *Professional Engineer*
 Reg. No.: *42396* Exp. *12/31/2019*

DATE: 06/06/2018
 1:05:17:019 Stakwalk Review

Draw: 06/06/2018
 Designed: NAP
 Check: RMD

EXISTING CONDITIONS

LENNAR
 16305 30TH AVENUE NORTH
 PLYMOUTH, MINNESOTA 55446

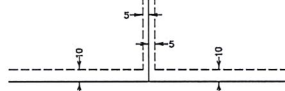
LEXINGTON AVENUE SITE
 BLAINE, MINNESOTA

© 2019 Pioneer Engineering, P.L.L.C.

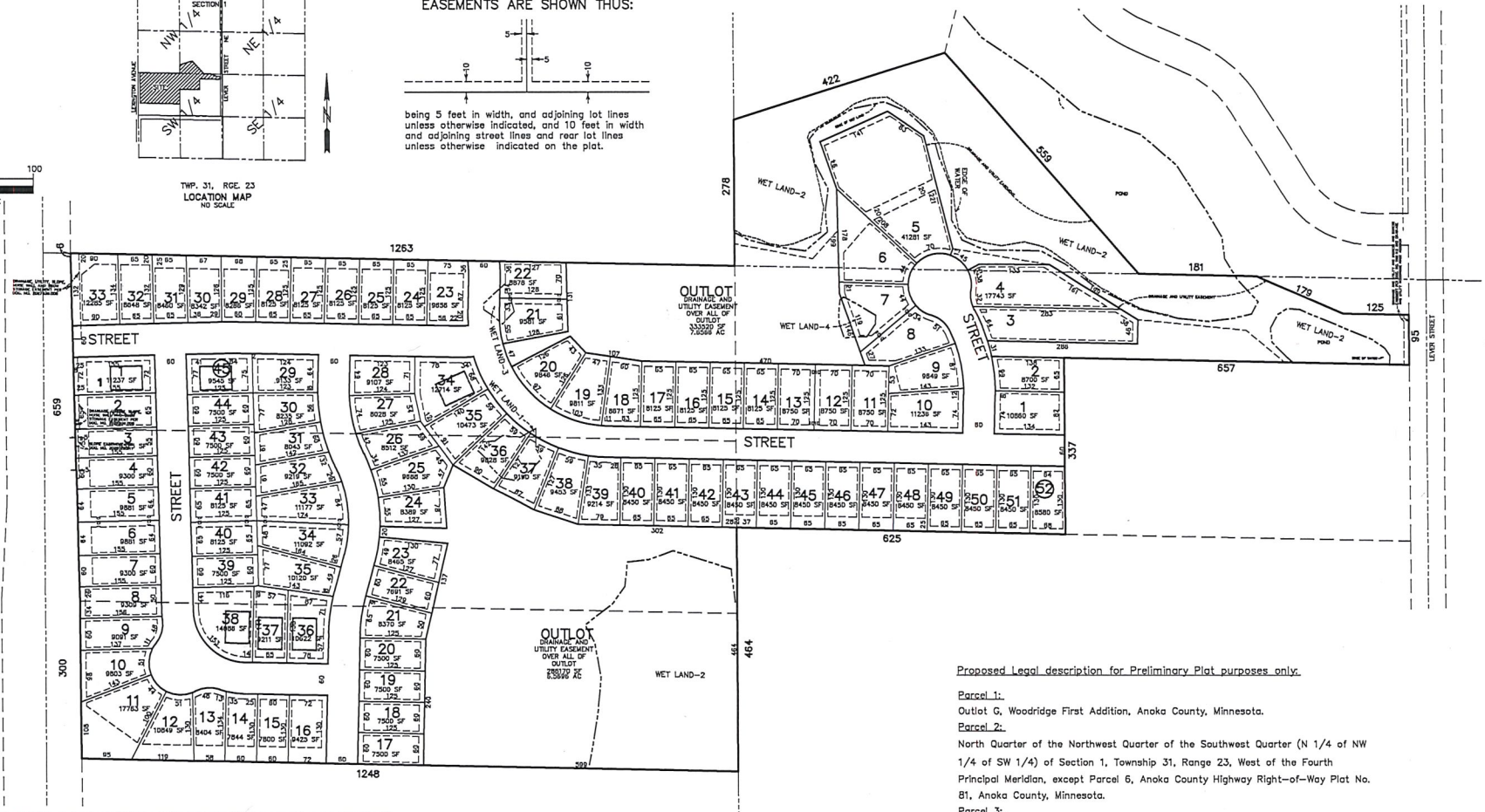


THP. 31, RGE. 23
LOCATION MAP
NO SCALE

DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining street lines and rear lot lines unless otherwise indicated on the plot.



TOTAL GROSS AREA	42.00	ACRES
TOTAL LOT AREA	21.87	ACRES
NUMBER OF LOTS	97	
NUMBER OF OUTLOTS	2	
TOTAL OUTLOT AREA	14.23	ACRES
TOTAL RIGHT OF WAY AREA	5.91	ACRES
GROSS DENSITY	2.31	LOTS/ACRE
NET DENSITY (EXCLUDES WETLANDS)	2.71	LOTS/ACRE

Proposed Legal description for Preliminary Plat purposes only.

- Parcel 1:**
Outlot G, Woodridge First Addition, Anoka County, Minnesota.
- Parcel 2:**
North Quarter of the Northwest Quarter of the Southwest Quarter (N 1/4 of NW 1/4 of SW 1/4) of Section 1, Township 31, Range 23, West of the Fourth Principal Meridian, except Parcel 6, Anoka County Highway Right-of-Way Plot No. 81, Anoka County, Minnesota.
- Parcel 3:**
The North 330.00 feet of the South Three-fourths of the Northwest Quarter of the Southwest Quarter of Section 1, Township 31, Range 23, except Parcel 7, Anoka County Highway Right-of-Way Plot No. 81, Anoka County, Minnesota.
- Parcel 4:**
The South 300.00 feet of the North 630.00 feet, as measured at right angles to the North line of the South 3/4 of the Northwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23, except Parcel 8, Anoka County Highway Right-of-Way Plot No. 81, Anoka County, Minnesota.

BENCH MARK
TOP NUT HYDRANT IN S.W. QUAD. OF LEVER STREET N.E. & RIDGEWAY LOOP 75 FEET WEST OF LEVER STREET N.E. EL=908.48
09-SURV-119005-BASE.DWG

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THE LANDS. THE PEOPLE. THE FUTURE.

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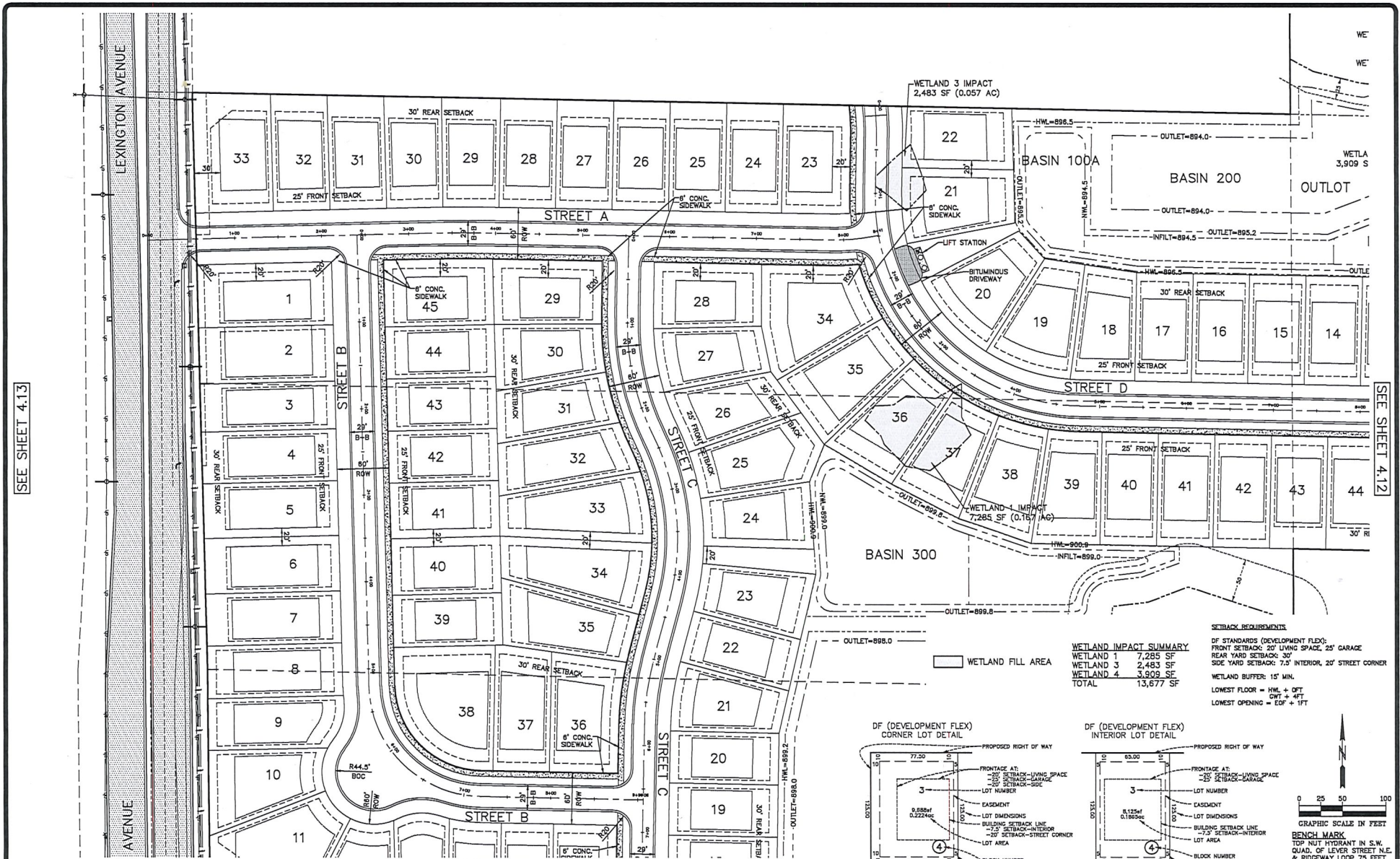
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota. *[Signature]*
Date: 02/28/2019

Drawn: [Blank]
Designed: NAP
Checked: [Blank]

PRELIMINARY PLAT

LENNAR
16305 34TH AVENUE NORTH
PLYMOUTH, MINNESOTA 55446

LEXINGTON AVENUE SITE
ILLUMINE, MINNESOTA



SEE SHEET 4.13

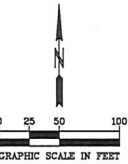
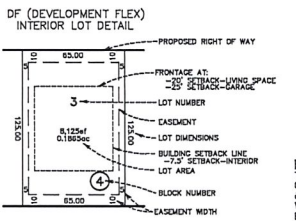
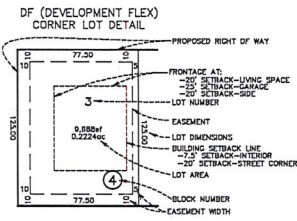
SEE SHEET 4.12

SEE SHEET 4.11

SETBACK REQUIREMENTS
 DE STANDARDS (DEVELOPMENT FLEX):
 FRONT SETBACK: 20' LIVING SPACE, 25' GARAGE
 REAR YARD SETBACK: 30'
 SIDE YARD SETBACK: 7.0' INTERIOR, 20' STREET CORNER
 WETLAND BUFFER: 15' MIN.
 LOWEST FLOOR = HWL + 0.5'
 CWT + 4FT
 LOWEST OPENING = EOP + 1FT

WETLAND IMPACT SUMMARY

WETLAND 1	7,285 SF
WETLAND 3	2,483 SF
WETLAND 4	3,908 SF
TOTAL	13,677 SF



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 CIVIL/MANAGEMENT ENGINEERS LANDSCAPE ARCHITECTS
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 Mendota Heights, MN 55120
 (651) 681-1914
 Fax: 681-9488
 www.pioneereng.com

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.
 Name: Brian M. Moore
 License No.: 07554
 Date: 08/26/2019

1:821-2019 Sidewalk Revision

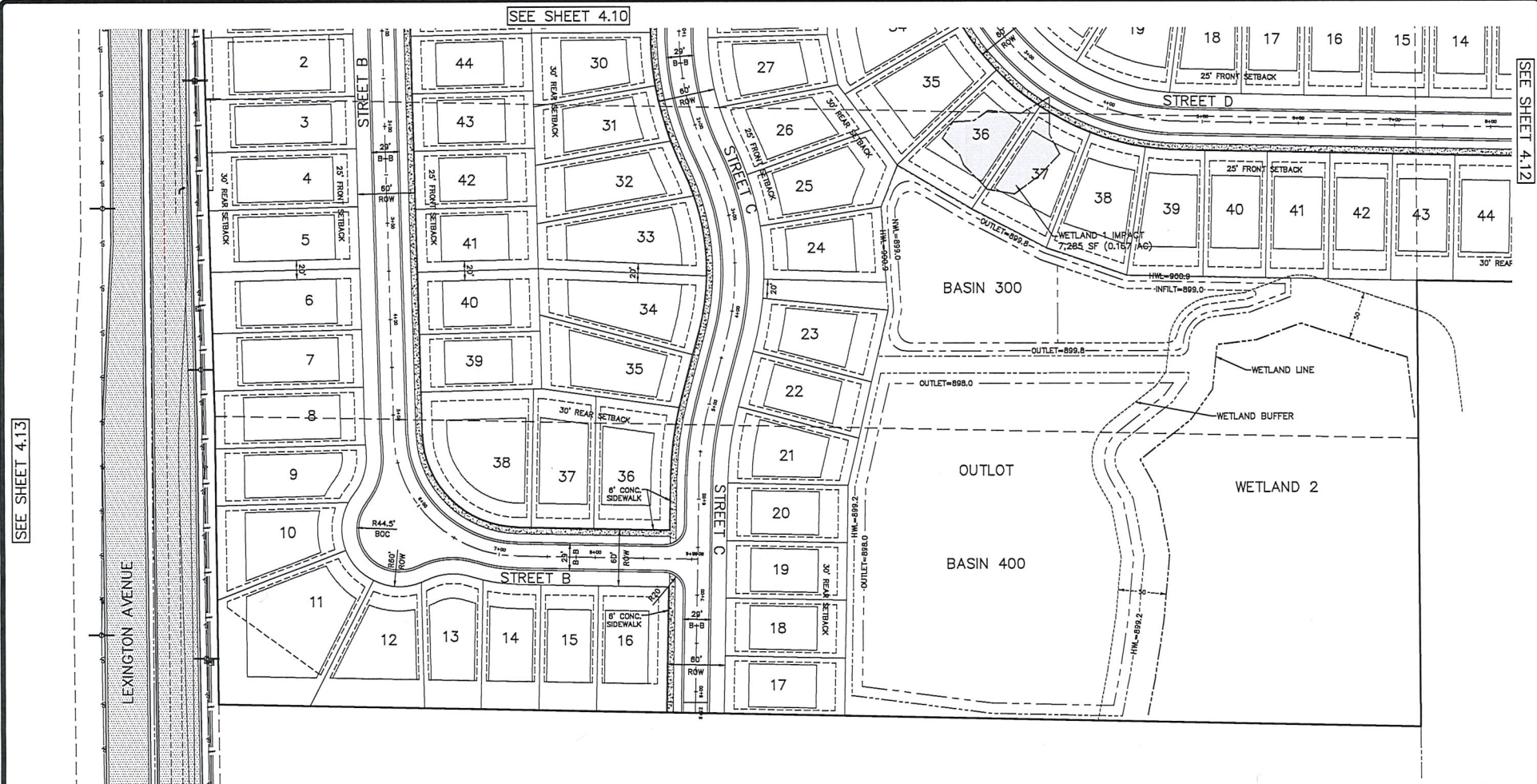
Date: 08/26/2019
 Designed: NAD
 Drawn: NCH

PRELIMINARY SITE PLAN

LENNAR
 18195 14TH AVENUE NORTH
 PLYMOUTH, MINNESOTA 55446

LEXINGTON AVENUE SITE
 BLAINE, MINNESOTA

4.10 of 26



SEE SHEET 4.13

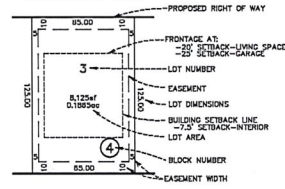
SEE SHEET 4.10

SEE SHEET 4.12

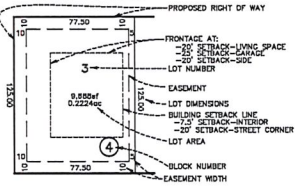
SETBACK REQUIREMENTS

DF STANDARDS (DEVELOPMENT FLEX):
 FRONT SETBACK: 20' LIVING SPACE, 25' GARAGE
 REAR YARD SETBACK: 30'
 SIDE YARD SETBACK: 7.5' INTERIOR, 20' STREET CORNER
 WETLAND BUFFER: 15' MIN.
 LOWEST FLOOR = HWM + 0FT
 CWT + 4FT
 LOWEST OPENING = EOT + 1FT

DF (DEVELOPMENT FLEX) INTERIOR LOT DETAIL



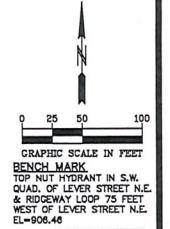
DF (DEVELOPMENT FLEX) CORNER LOT DETAIL



WETLAND FILL AREA

WETLAND IMPACT SUMMARY

WETLAND 1	7,285 SF
WETLAND 3	2,483 SF
WETLAND 4	3,909 SF
TOTAL	13,677 SF



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 Mendota Heights, MN 55120
 (651) 681-1914
 Fax: 681-9488
 www.pioneereng.com

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.
 Name: Brian N. Melton
 Reg. No.: 27544
 Exp. Date: 08/24/2019

1/21/2019 Sitework Revision

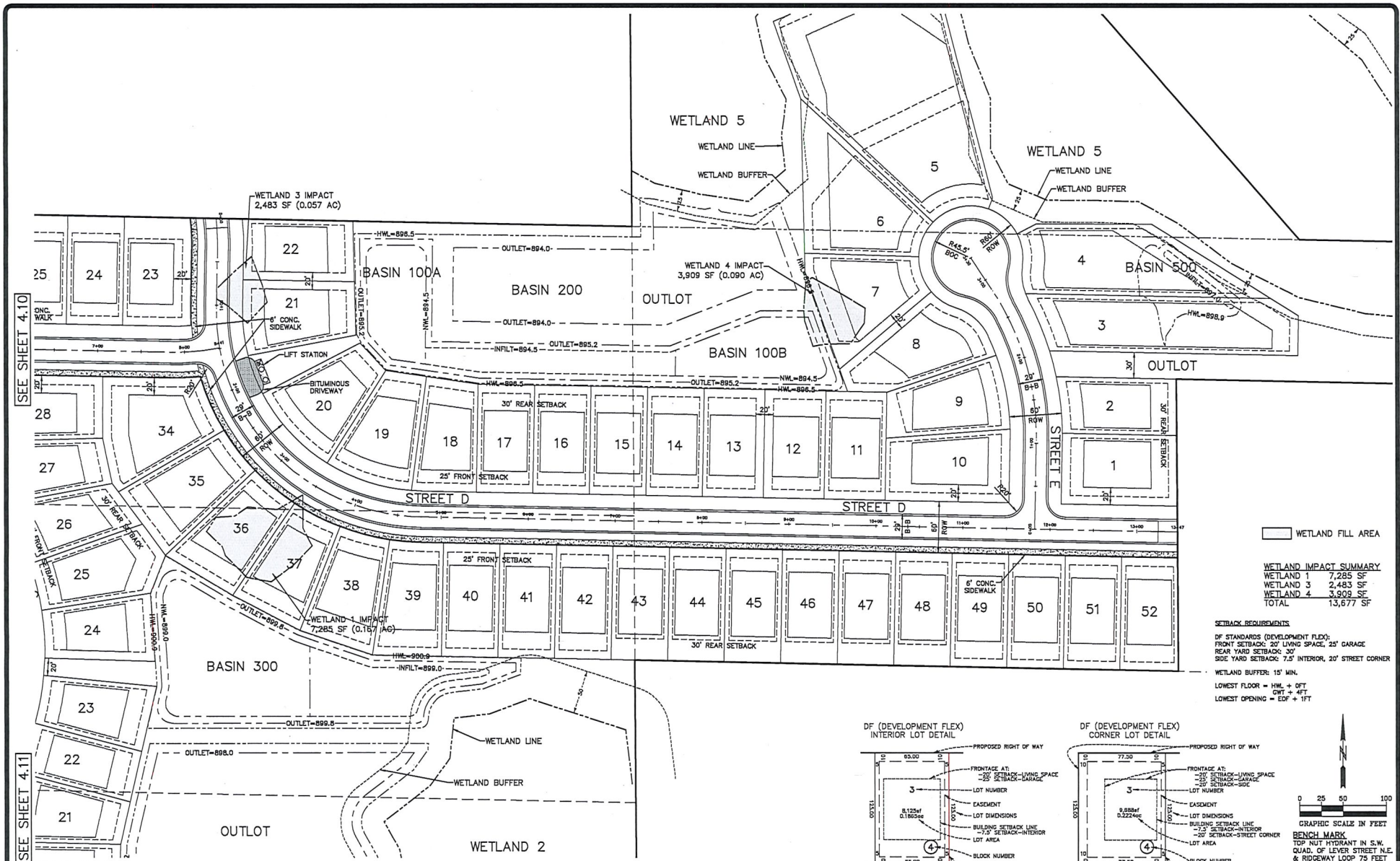
Date: 06/26/2019
 Designer: NAP
 Drawn: NCB

PRELIMINARY SITE PLAN

LENNAR
 1615 16TH AVENUE NORTH
 FLYINGMOUTH, MINNESOTA 55446

LEXINGTON AVENUE SITE
 ILLAINE, MINNESOTA

4.11 of 26



SEE SHEET 4.10

SEE SHEET 4.11

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

Name: *Erin N. Melton*
 License No. 47504 Date: 08/26/2019

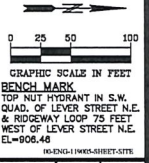
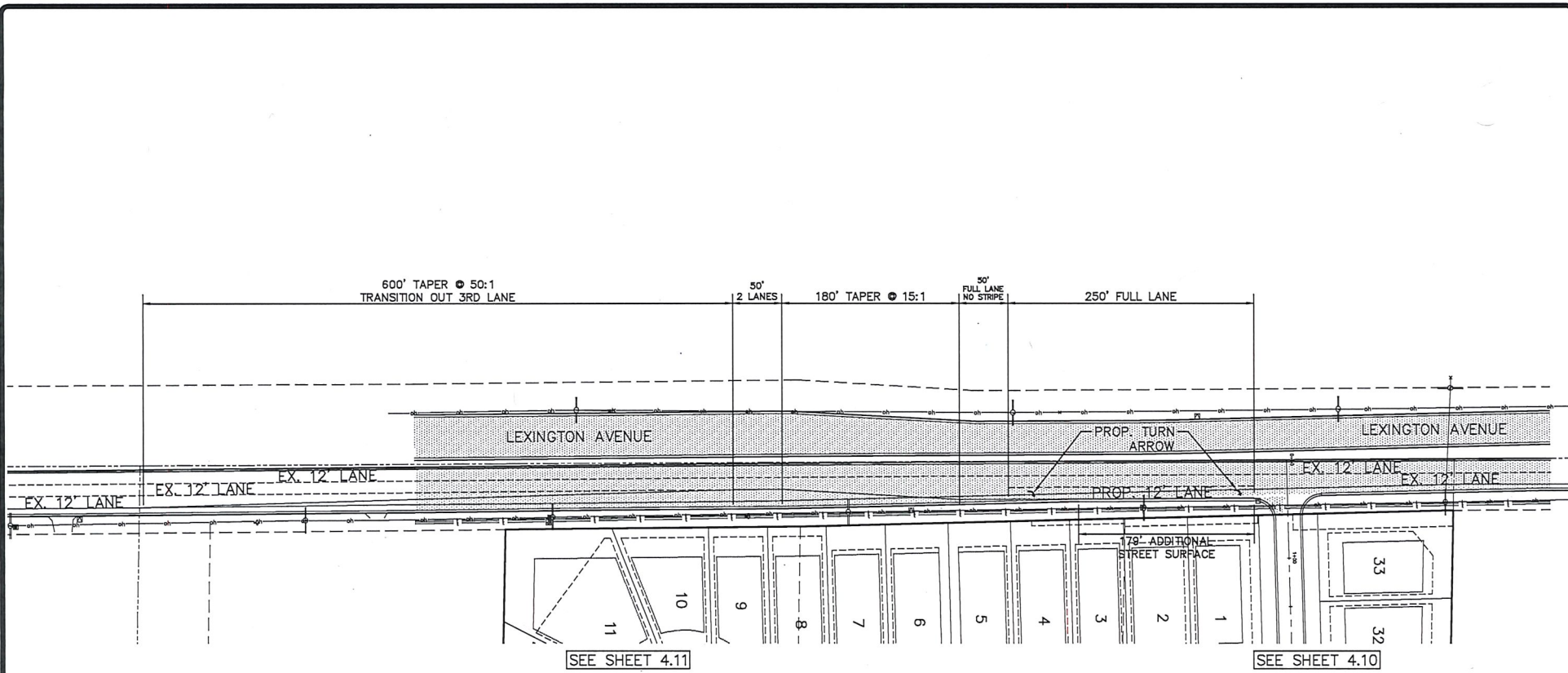
DATE: 06/26/2019
 DESIGNED: NAP
 DRAWN: NCR

PRELIMINARY SITE PLAN

LENNAR
 16315 14TH AVENUE NORTH
 FLYMOUTH, MINNESOTA 55446

LEXINGTON AVENUE SITE
 BLUE LAKE, MINNESOTA

4.12 of 26



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 www.pioneereng.com

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.
 Name: Brian K. Melman
 Reg. No.: 27504 Date: 08/26/2019

Revisions:
 1. 8-21-2019 Sidewalk Revisions

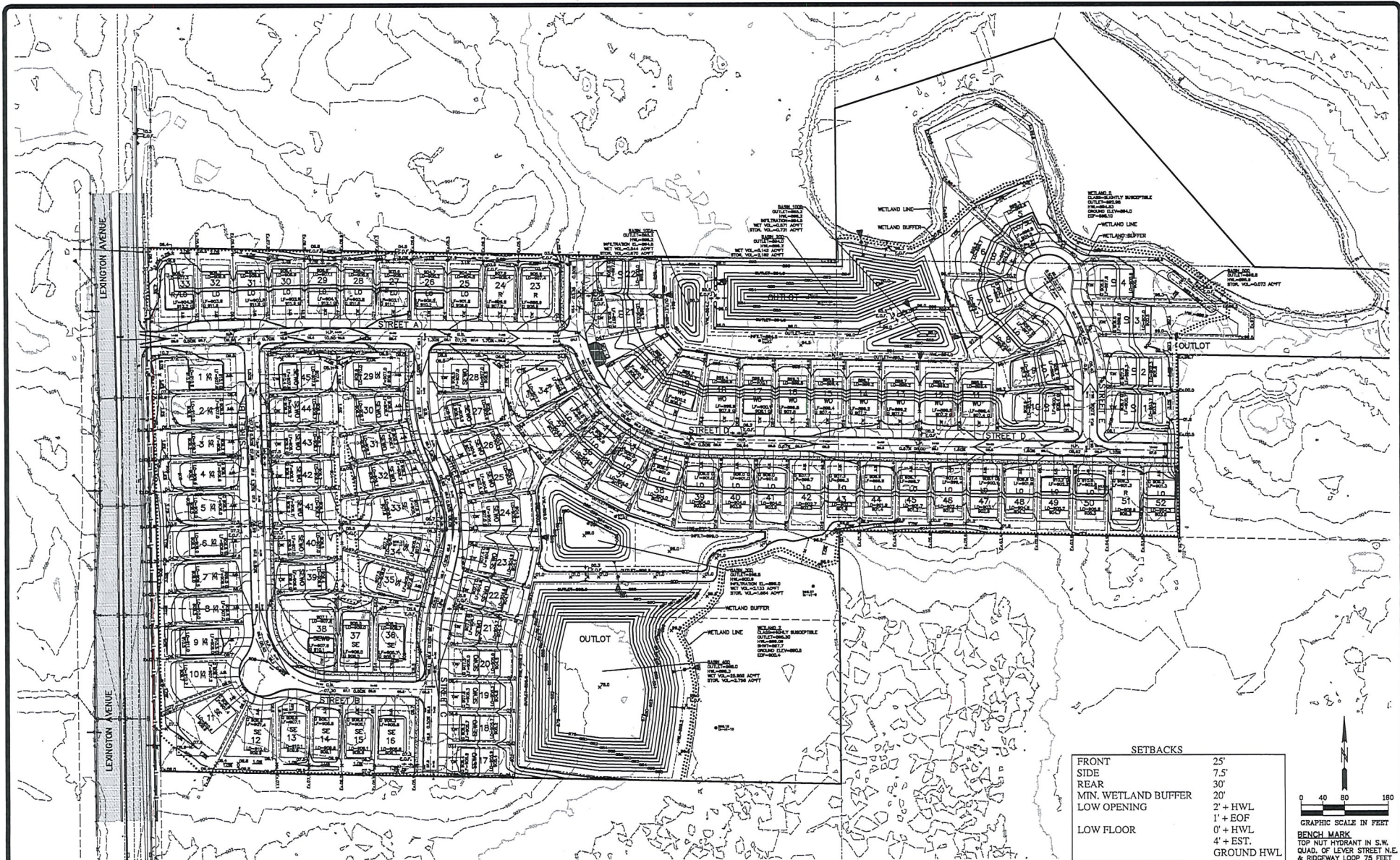
Date: 08/26/2019
 Designed: NAP
 Drawn: NCM

PRELIMINARY SITE PLAN

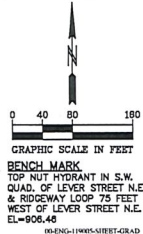
LENNAR
 16315 36TH AVENUE NORTH
 PLYMOUTH, MINNESOTA 55446

LEXINGTON AVENUE SITE
 BLUE, MINNESOTA

4.13 of 26



SETBACKS	
FRONT	25'
SIDE	7.5'
REAR	30'
MIN. WETLAND BUFFER	20'
LOW OPENING	2' + HWL
	1' + EOF
LOW FLOOR	0' + HWL
	4' + EST.
	GROUND HWL
(N)FILTRATION ELEV	3' + SHWT



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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Name: Brian M. Nelson
 Reg. No.: 2758
 Date: 08/26/2019

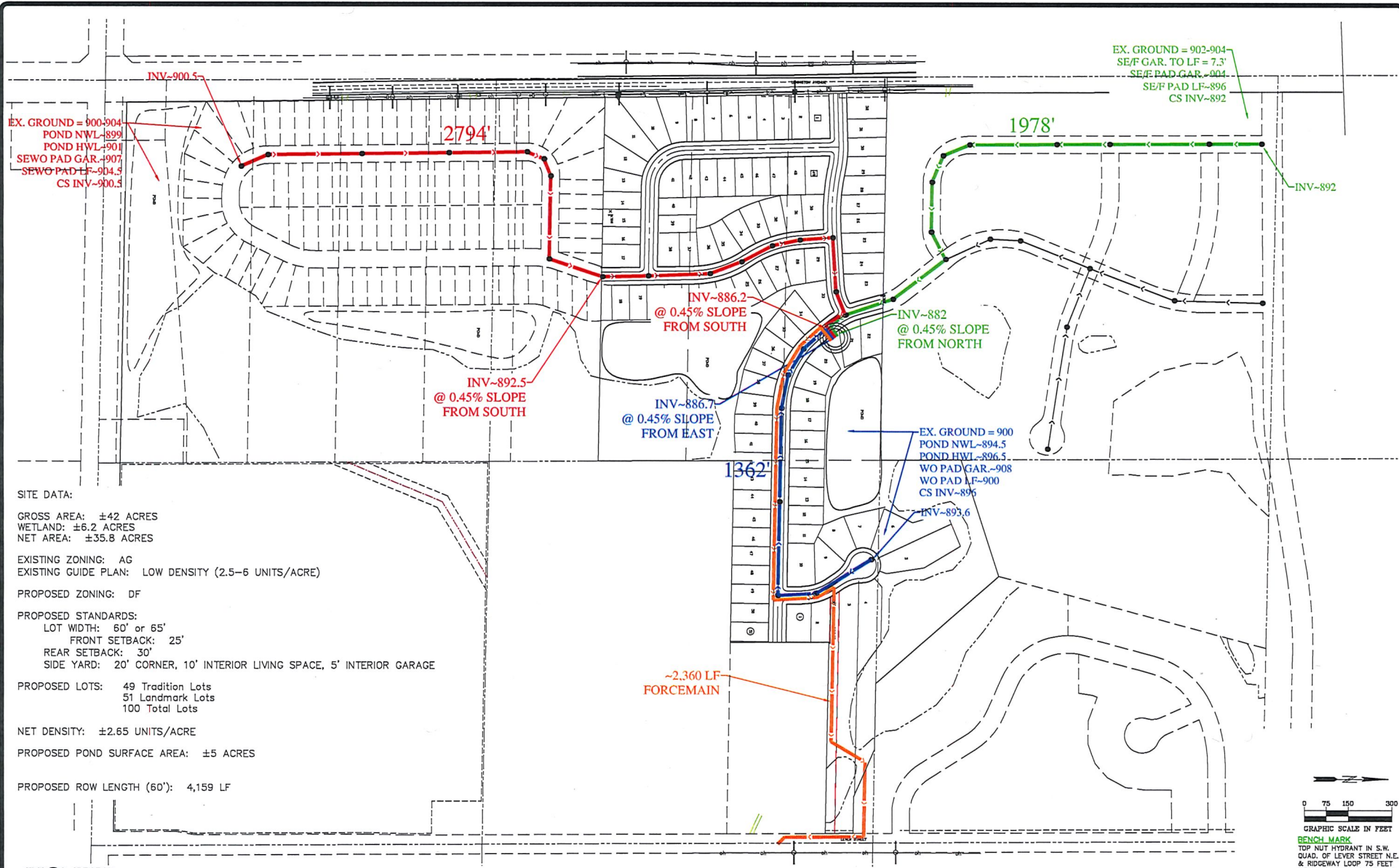
Date: 08/26/2019
 Designed: NAP
 Drawn: NTR

OVERALL GRADING PLAN

LENNAR
 1435 56TH AVENUE NORTH
 FLYING DUTCHMAN, MINNESOTA 55446

LEXINGTON AVENUE SITE
 BLAINE, MINNESOTA

5.10 of 26



SITE DATA:

GROSS AREA: ±42 ACRES
 WETLAND: ±6.2 ACRES
 NET AREA: ±35.8 ACRES

EXISTING ZONING: AG
 EXISTING GUIDE PLAN: LOW DENSITY (2.5-6 UNITS/ACRE)

PROPOSED ZONING: DF

PROPOSED STANDARDS:
 LOT WIDTH: 60' or 65'
 FRONT SETBACK: 25'
 REAR SETBACK: 30'
 SIDE YARD: 20' CORNER, 10' INTERIOR LIVING SPACE, 5' INTERIOR GARAGE

PROPOSED LOTS: 49 Tradition Lots
 51 Landmark Lots
 100 Total Lots

NET DENSITY: ±2.65 UNITS/ACRE

PROPOSED POND SURFACE AREA: ±5 ACRES

PROPOSED ROW LENGTH (60'): 4,159 LF

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2422 Enterprise Drive
 Mendota Heights, MN 55120
 (651) 681-9114
 Fax: 681-9488
 www.pioneereng.com

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. Reg. No. 47704 Date: 10/29/2010

Rev. No. 1, 8/21/2010 Sidewalk Revision

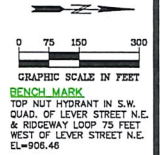
Date: 10/29/2010
 Designed: NAD
 Drawn: NCR

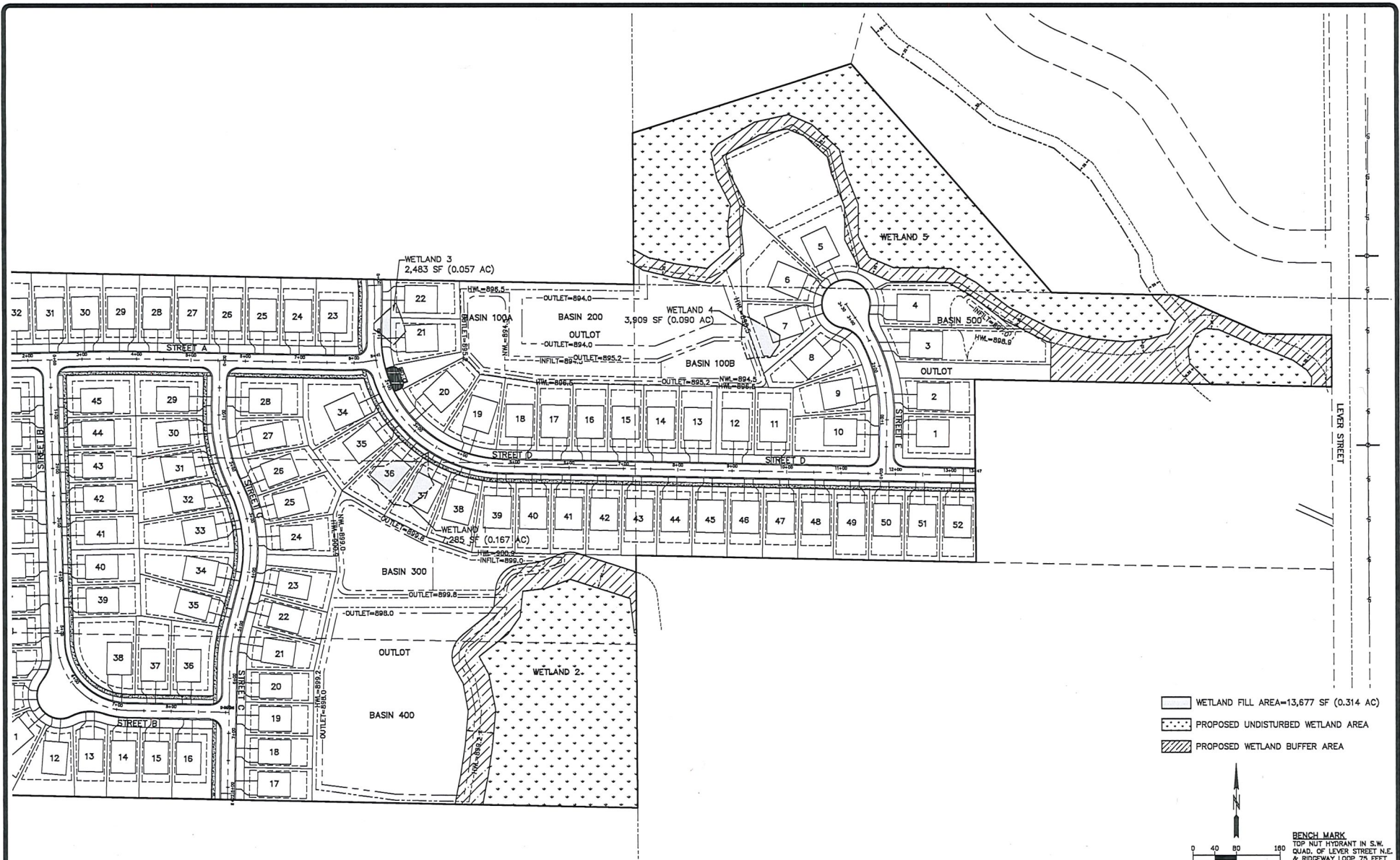
FUTURE SANITARY SEWER LAYOUT

LENNAR
 16305 34TH AVENUE NORTH
 PLYMOUTH, MINNESOTA 55446

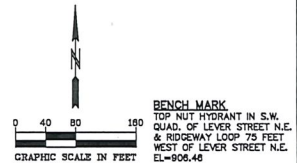
LEXINGTON AVENUE SITE
 ILLAINE, MINNESOTA

6.20 OF 26





- WETLAND FILL AREA=13,677 SF (0.314 AC)
- PROPOSED UNDISTURBED WETLAND AREA
- PROPOSED WETLAND BUFFER AREA



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 CONSULTING ENGINEERS ARCHITECTS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
 Mendota Heights, MN 55120
 (651) 681-1914
 Fax: 681-9488
 www.pioneereng.com

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.
 Name: Ben Moore
 Title: Director
 Reg. No.: 27506 Exp. Date: 02/28/2018

Revised: 1, 957-2016 Sidewalk, Revision

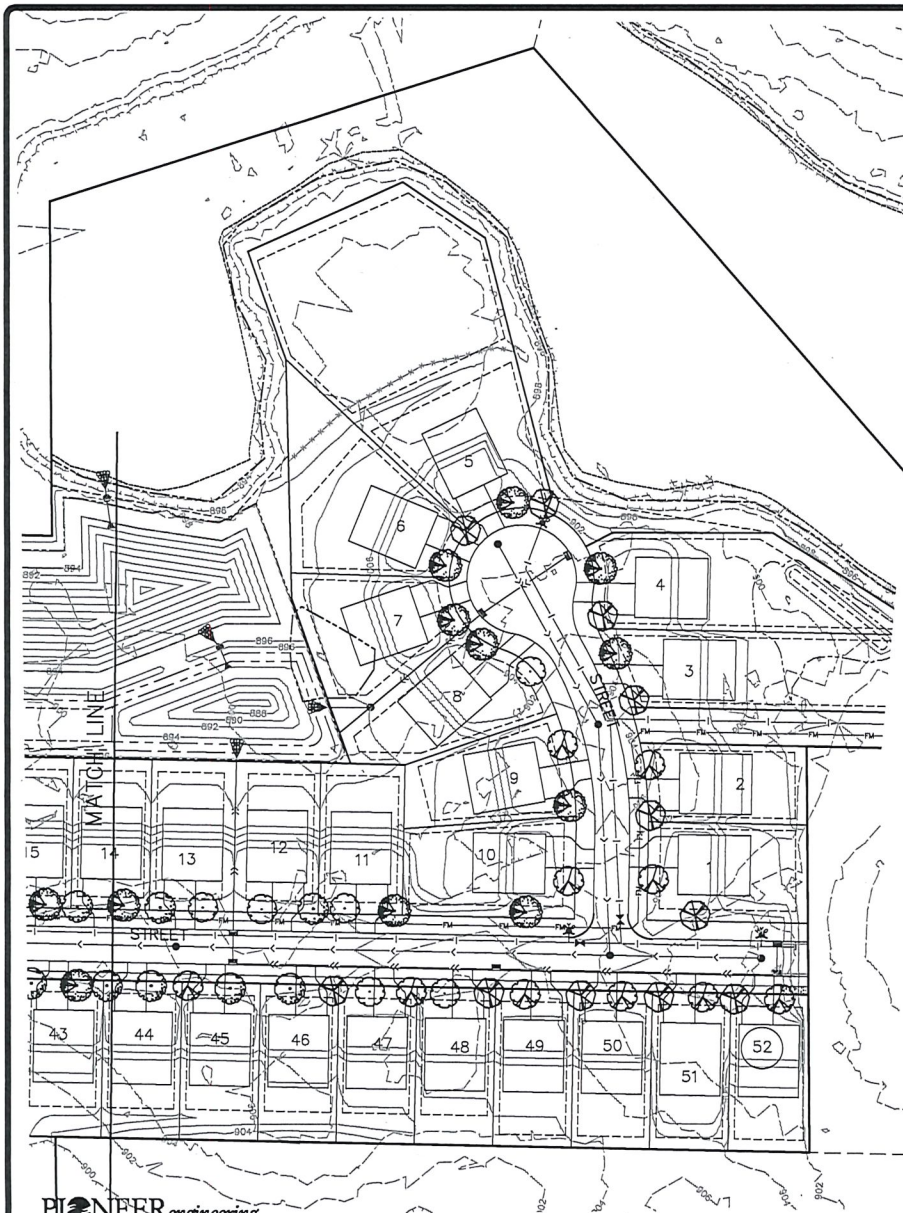
Date: 06/26/2016
 Designed: NAP
 Drawn: NCR

WETLAND IMPACT PLAN

LENNAR
 16305 34TH AVENUE NORTH
 PLYMOUTH, MINNESOTA 55446

LEXINGTON AVENUE SITE
 BURLINGAME, MINNESOTA

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PLANTING SCHEDULE

KEY	COMMON NAME/SCIENTIFIC NAME	ROOT	QUANTITY	NOTES
OVERSTORY TREES				
	SUGAR MAPLE/ACER SACCHARINUM	2.5" B&B	22	
	HACKBERRY/CELTIS OCCIDENTALIS	2.5" B&B	23	
	HONEYLOCUST/GLEDNITIA TRIACANTHOS VAR. INTERMIS	2.5" B&B	24	
	NORTHERN PIN OAK/QUERCUS ELLIPSOIDALIS	2.5" B&B	31	
	SENTRY LINDEN/TILIA AMERICANA 'SENTRY'	2.5" B&B	25	
	KENTUCKY COFFEETREE/GYMNOCLADUS DIOICUS	2.5" B&B	33	
	RIVER BIRCH/BETULA NIGRA	2.5" B&B	10	
	AUTUMN BLAZE MAPLE/ACER X FREDMANII 'JEFFERSRED'	2.5" B&B	28	
	BLACK HILLS SPRUCE/PICEA GLAUCIA VAR. DENSATA	8" B&B	28	
	NORWAY SPRUCE/PICEA ABIES	8" B&B	12	

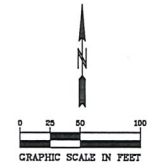
LANDSCAPE NOTES:

REQUIRED MITIGATION TREES: 218 TREES (SEE TREE PRESERVATION PLAN)

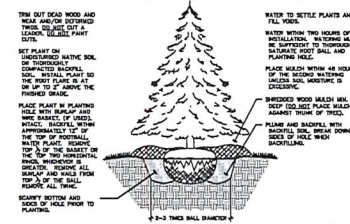
LANDSCAPE REQUIREMENT: 2 OVERSTORY TREES/LOT; 97 LOTS X 2 = 194

PROPOSED TREES: 232

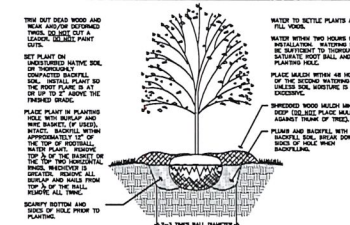
6' HIGH MAINTENANCE FREE FENCE TO BE INSTALLED ALONG WESTERN BOUNDARY RUNNING THE LENGTH OF LEXINGTON AVENUE. FENCE STYLE AND MATERIAL TO BE CHOSEN BY DEVELOPER.



CONIFEROUS TREE PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL



LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL MEET THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH WORKER STAKE ONE CALL 1-800-551-5858 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES SHOWN BY THE CONTRACTOR AT HIS COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CORRECTIONS TO FACILITATE PLANT RELOCATION.
- GRADING TO BE PERFORMED BY OTHERS.
- NO PLANT MATERIAL SHALL BE METALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE BARBERATE AREA.
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF HORTICULTURAL STANDARDS FOR MARKET STOCK.
- ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.
- BROWNISH AND CONTROVERSED TREES SHALL NOT BE STRAILED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STAMENABILITY TO A MINIMUM OF 80%.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE THE REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE ADDED UPON BY DEVELOPER/PURCHASER AND LANDSCAPE CONTRACTOR.
- THE LANDSCAPE ARCHITECT RECOMMENDS THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
- COMMERCIAL GRADE POLY LAM EDGING SHALL BE INSTALLED WHERE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT HIS COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL KEEP PAYMENTS CLEAN UNHINDERED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROPERLY REMOVED FROM THE SITE AND SHOWN TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
- STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

PIONEER engineering

2422 Enterprise Drive
Menasha Heights, MN 55120
651.681.9144
Fax: 651-948-8888
www.pioneereng.com

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.
Name: Justin L. Thompson
Reg. No.: 44334
Date: 8/26/10

REVISIONS
8-26-10-PCY COMMENTS

Draw: 8-2-10
Designed: JLT
Checked: JLT

TREE PRESERVATION PLAN

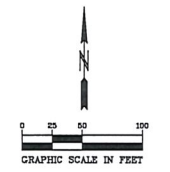
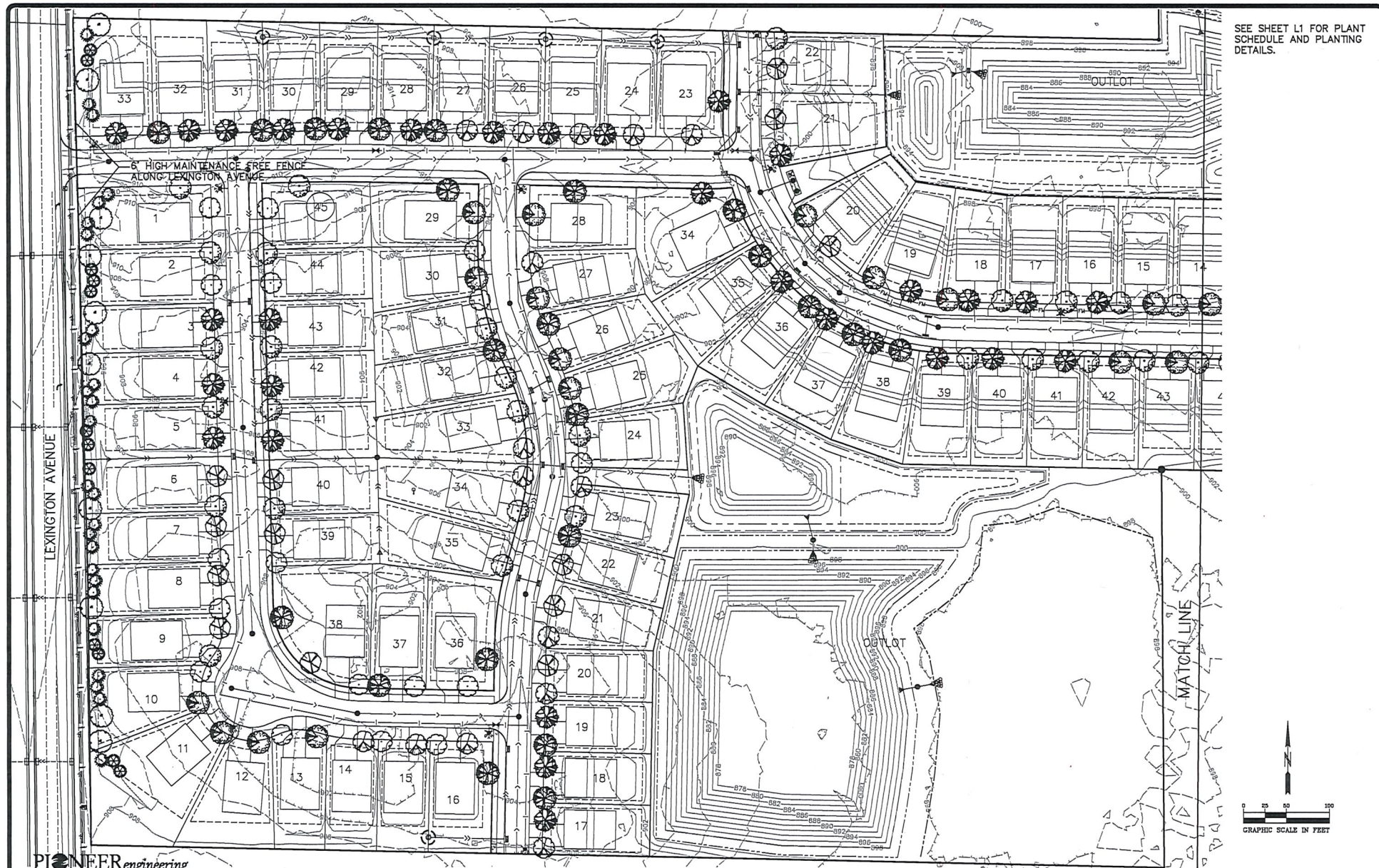
LENNAR
16305 36TH AVENUE NORTH
PLYMOUTH, MINNESOTA 55446

LEXINGTON COVE
BLAINE, MINNESOTA

00-PLAN-119005-SHEET-LAND-DWG

L1 of 2

SEE SHEET L1 FOR PLANT SCHEDULE AND PLANTING DETAILS.



00-PLAN-119005-SHEET-LAND.DWG

PIONEER engineering
 CIVIL ARCHITECTURE LANDSCAPE ARCHITECTURE LANDSCAPE ARCHITECTURE

2422 Enterprise Drive
 Mendota Heights, MN 55120
 (651) 681-1914
 Fax: 681-9888
 www.pioneereng.com

I solemnly 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. Rev. No. 44761 Date: 3-20-10

EXAMINER
 6-20-10 CITY COMMENTS

Date: 6-2-10
 Designer: JLT
 Drawn: JLT

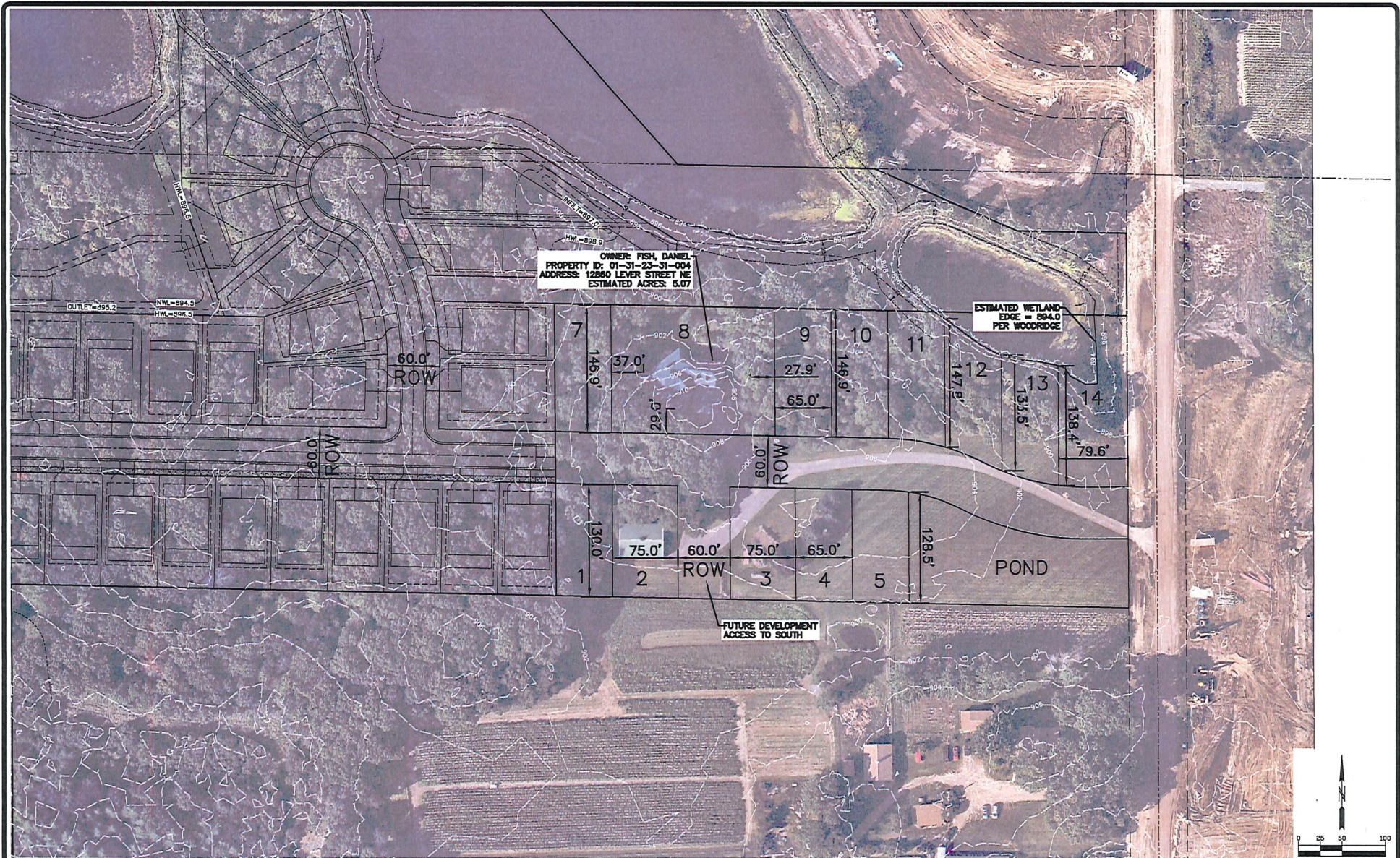
LANDSCAPE PLAN

LENNAR
 16305 36TH AVENUE NORTH
 PLYMOUTH, MINNESOTA 55446

LEXINGTON COVE
 BLAINE, MINNESOTA

L2 OF 2

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PIONEERengineering

2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

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.
Name: Brian N. McGinnis
Reg. No.:
Date: 03/03/2010

Revision:
Date: 03/03/2010
Designed: NAP
Drawn: NCH

FISH PROPERTY

LENNAR
16305 16TH AVENUE NORTH
PLYMOUTH, MINNESOTA 55446

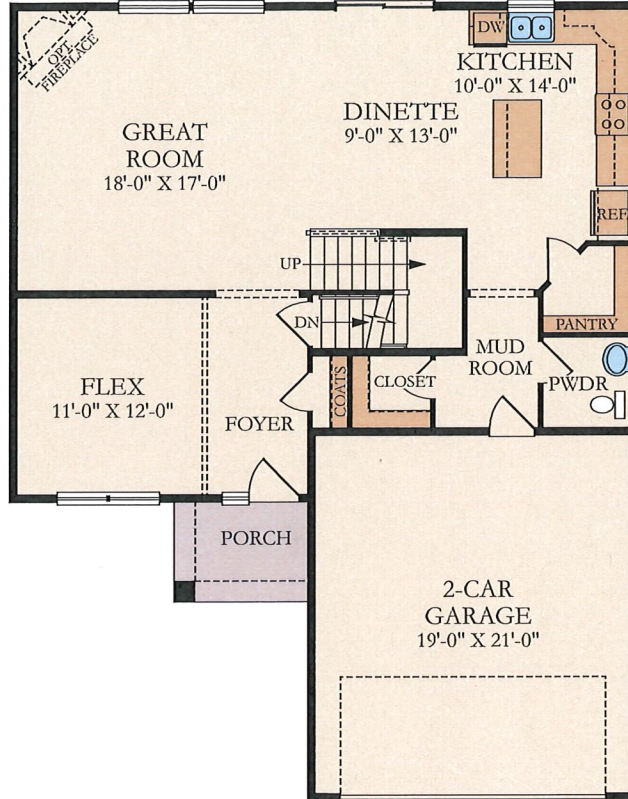
LEXINGTON AVENUE SITE
BLAINE, MINNESOTA

1 OF 1

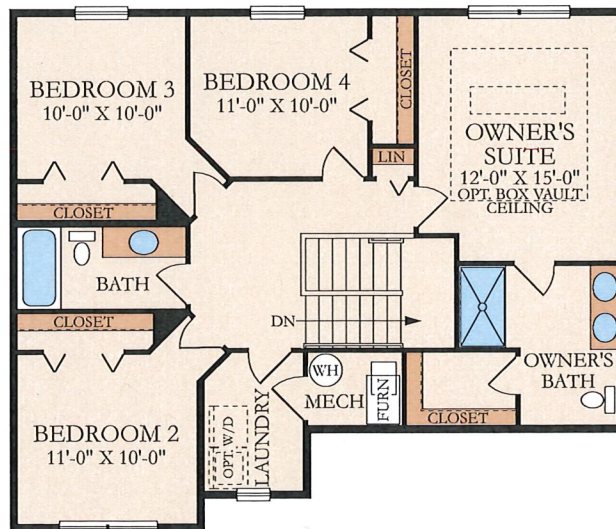
2,148 Sq. Ft.

- 2 Stories
- 4 Bedrooms
- 3 Bathrooms
- 2 Car Garage

The Columbus EI



Main Level



Upper Level



EVERYTHING'S INCLUDED*

16305 36th Ave. N. Suite 600, Plymouth, MN 55446

The Columbus EI



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952-373-0485

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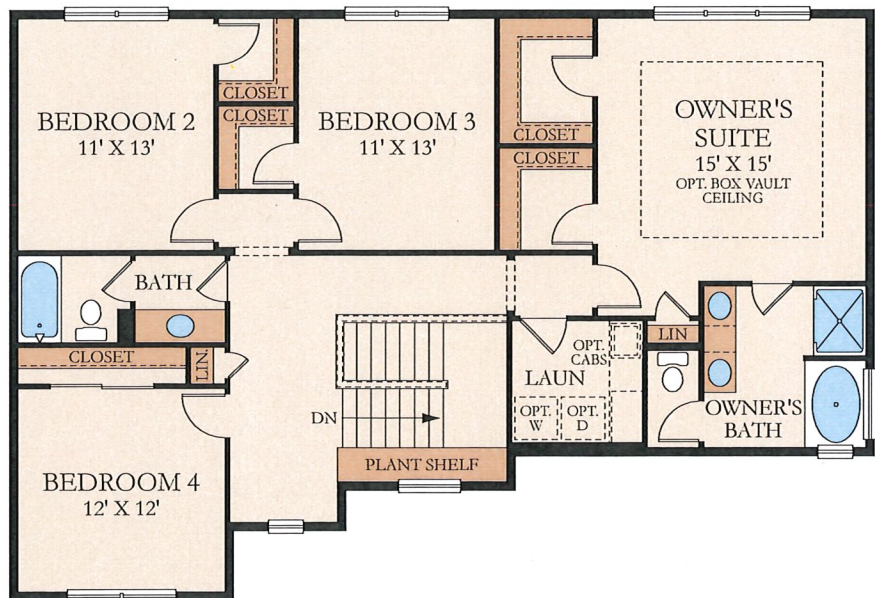
2,786 Sq. Ft.

- 2 Stories
- 4 Bedrooms
- 3 Bathrooms
- 3 Car Garage

The McKinley EI



Main Level



Upper Level



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The McKinley EI



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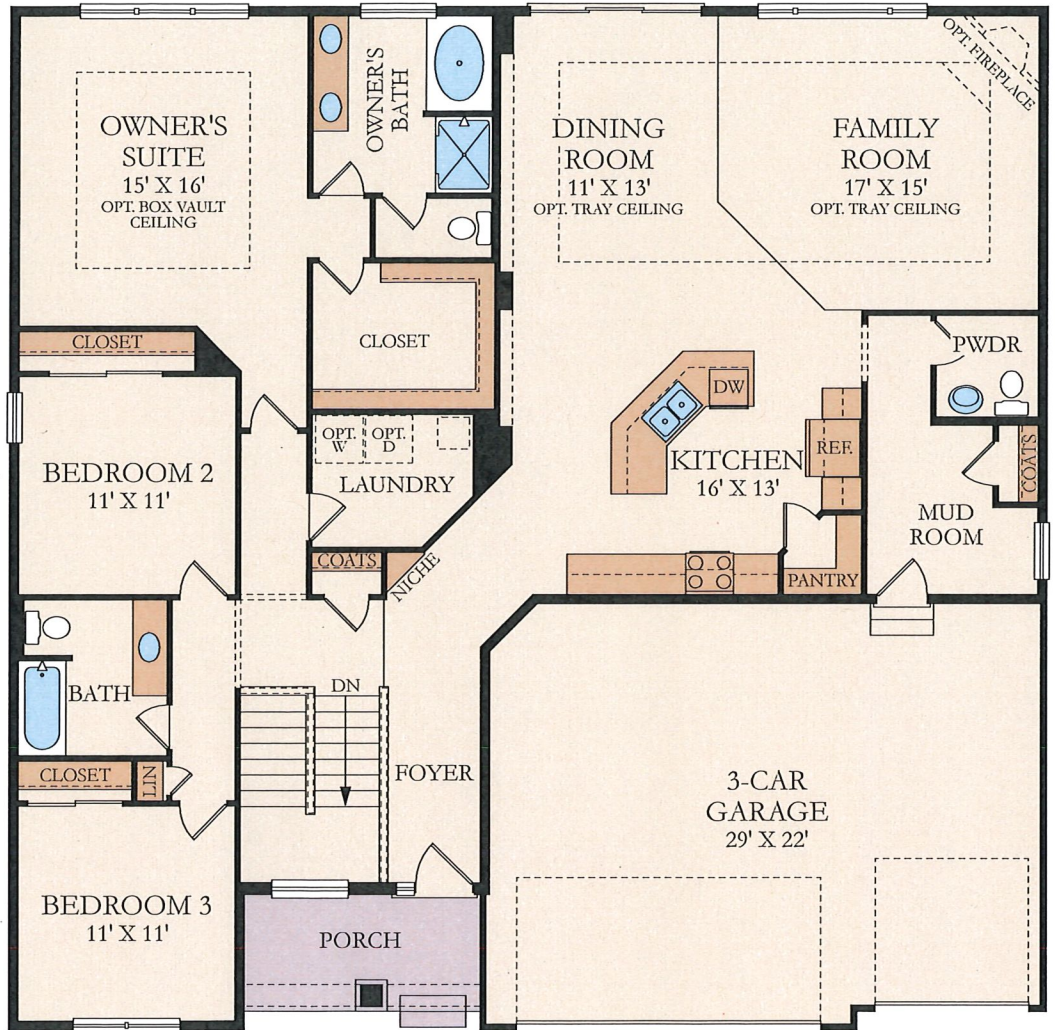
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2,218 Sq. Ft.

- 1 Story
- 3 Bedrooms
- 3 Bathrooms
- 3 Car Garage

The Cambridge EI



Main Level



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The Cambridge EI



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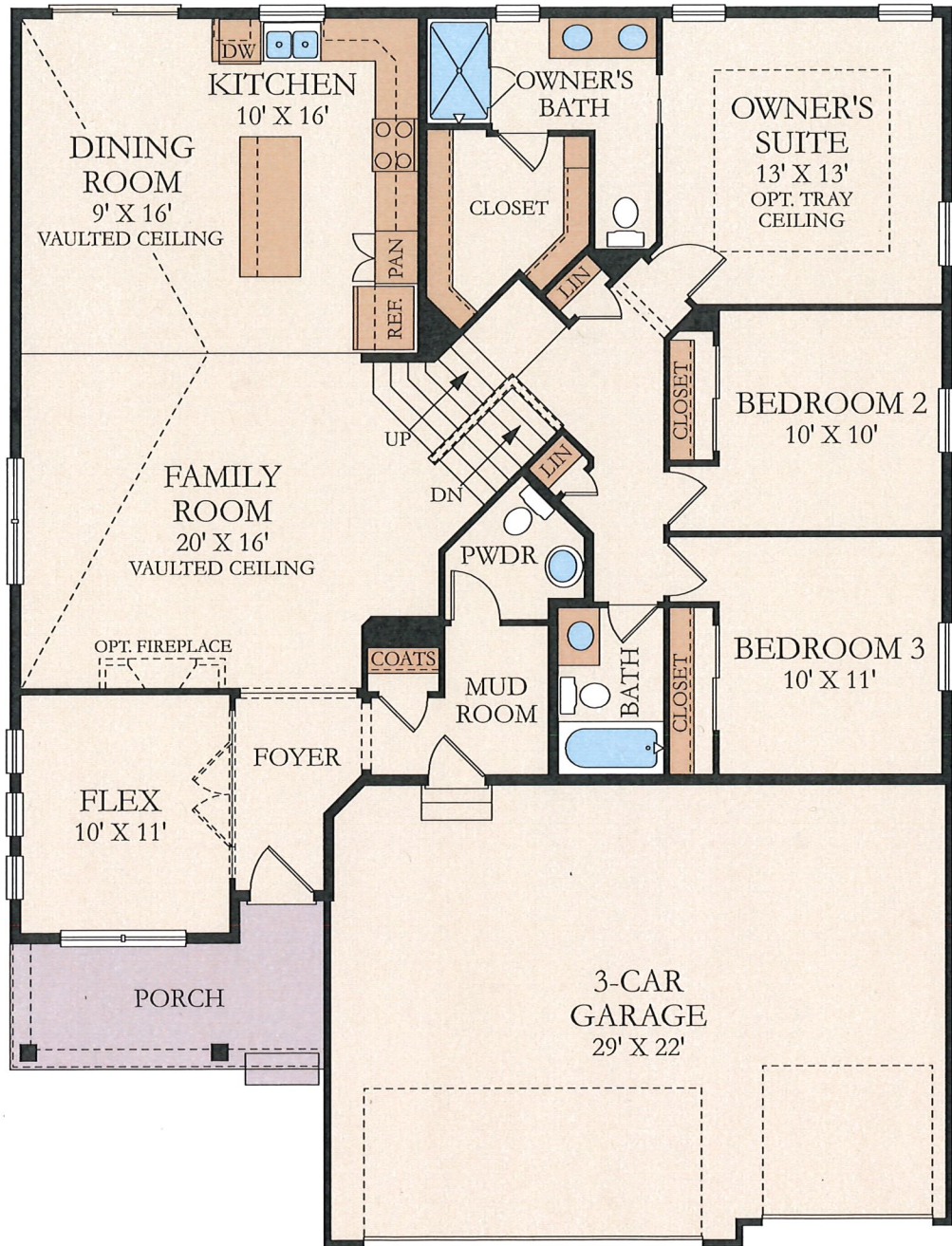
952-373-0485

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- 1,773 Sq. Ft.
- 2 Stories
- 3 Bedrooms
- 2.5 Bathrooms
- 3 Car Garage

The Foster EI



Main Level



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The Foster EI



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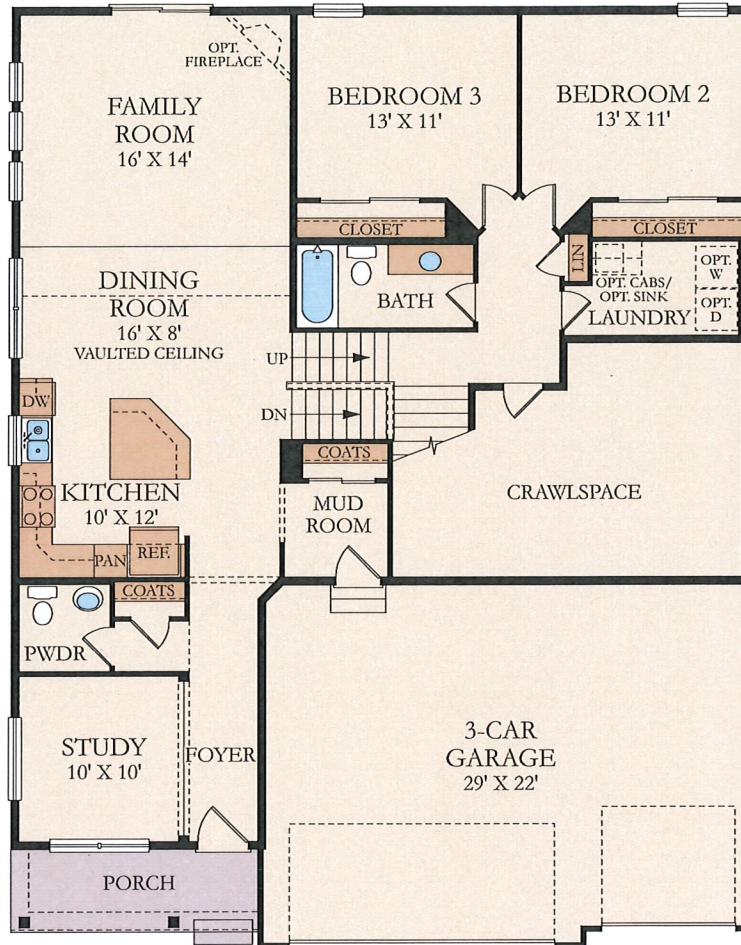
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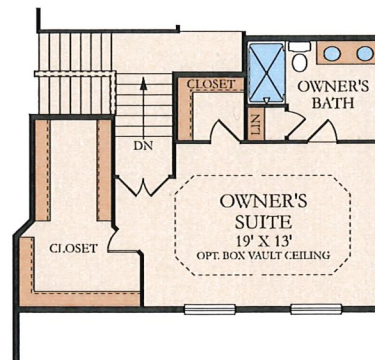


2,094 Sq. Ft.

- 3 Level Split
- 3 Bedrooms
- 3 Bathrooms
- 3 Car Garage



Main Level



Upper Level

12 TWIN CITIES #1
YEARS HOMEBUILDER®

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