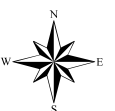


Case File No. 19-0043 North Meadows

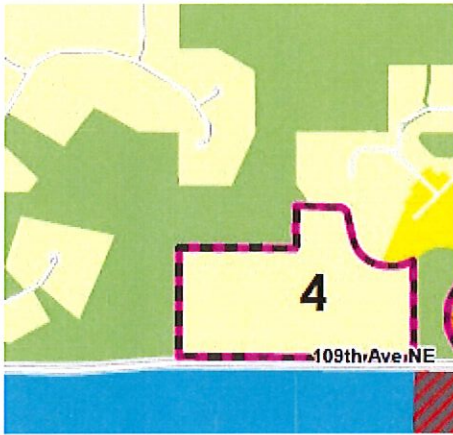
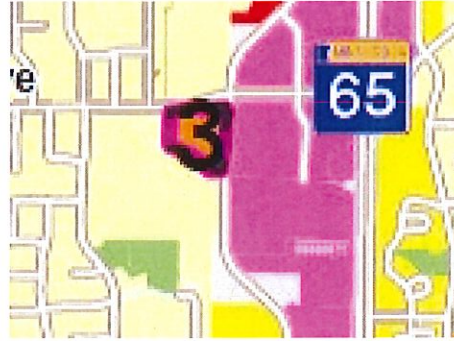


Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



Change 3

This area has been "up-guided" or re-guided from their current designation (Medium or Medium-High Residential) to a designation that contains High Density Residential. This area will be rezoned as part of the development process.

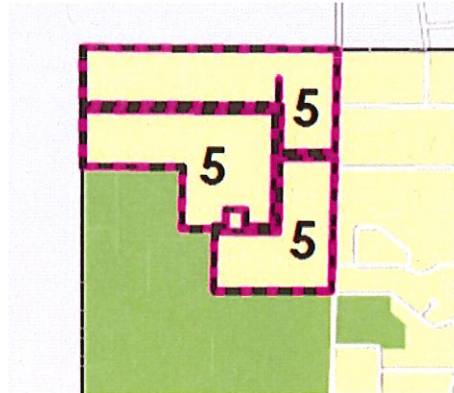


Change 4

This site has been re-guided from Park and Open Space to Low Density Residential, due to known residential development interest for the 18-20 acres located on the western edge. This site will retain its existing FR (Farm Residential) zoning designation until development is proposed.

Change 5

This formerly Rural Residential area has been re-guided for Low Density Residential because these properties may eventually be served by sewer and water. The area will retain its existing RE (Residential Estate) zoning designation until development is proposed. This area remains outside the MUSA at this time.



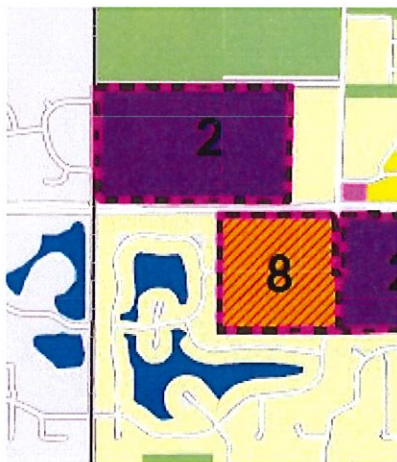
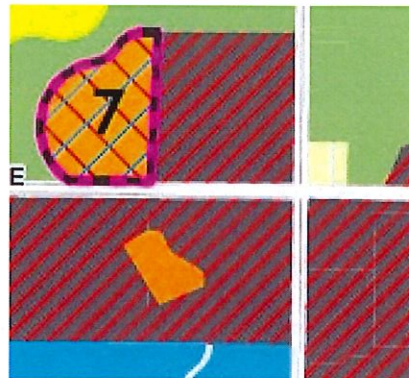


Change 6

This area has been changed from Medium Density Residential use to a Medium Density/High Density flexible land use guidance. This area will be studied for possible zoning change.

Change 7

This area, formerly guided for Planned Commercial and Planned Industrial, now allows for High Density Residential as well as PC/PI uses in its flexible land use guidance. This site will retain the existing FR (Farm Residential) zoning designation until development is proposed.



Change 8

This area has been changed from a mix of Commercial, Medium Density and High Density residential to HDR/PC to reflect current market and known site conditions. This area will retain its existing FR (Farm Residential), B-2 (Commercial) and DF (Development Flex) zoning designations until development is proposed.

BLAINE DEVELOPMENT

Wellington Management, Inc. is currently under contract with Alliance Bank for the purchase of a one hundred and seventy-three acre site located at the northwest corner of 109th and Lexington Avenue intersection in Blaine. We have worked with Carlson McCain engineers to develop a mixed-use development plan for this large land parcel.

The property is currently zoned FR, Farm Residential. Based on the detailed soil borings and other geo-technical information that has been gathered, it is clear that the site will need significant soil correction if development is to occur. Since the cost of importing clean fill to this location is quite significant, the plan that has been developed by Wellington Management, Inc. proposes to develop 58 acres in total. The development plans include approximately 33 acres of new single family and villa style housing on the west side of the property with the remaining 25 acres to the east closer to the intersection of Lexington and 109th off of Austin Street. This 25 acre parcel will include roughly 16 acres of townhome development and approximately 9 acres of commercial mixed-use.

Circulation for the eastern portion of the development will be served by the extension of Austin Street from the Lexington Meadows development to the south which will connect with the Pulte development to the north. As shown on the plans Wellington Management, Inc. will construct a road system to circulate traffic through the western portion of the site. Access points into both the western and eastern portions of the development will be off of 109th and will be full access intersections.

The single family and twin home sites will be served by several infiltration basins and a stormwater pond. A lake feature will also be constructed to the east of the site. Sanitary sewer and water will be extended from the Pulte Development to the north. Two public streets will be constructed to provide access to the home sites.

The townhome and commercial/mixed use area will be served by two stormwater ponds located west of the townhome area. A lake feature will also be constructed west of the townhomes. Sanitary sewer will be extended from the Pulte Development to the north. Water is currently in place along the Austin Street alignment and connections will be made thereto to serve the townhomes and mixed-use area. Austin Street will be extended from the Pulte Development south to 109th Avenue. Private streets will be constructed to serve the townhome area.

Potential prospective users for the remaining 9 acres could include: apartments, medical clinic, daycare, smaller retail shops.

Wellington Management, Inc. is a Saint Paul based development and property management firm whose current portfolio includes over 100 commercial buildings totaling 4.1M s.f. in the Twin Cities metropolitan area. Wellington Management manages retail centers in Woodbury, Medina, North Oaks, Minneapolis, Falcon Heights, St. Paul, Richfield and a number of other communities. Recent development projects include Lyndale Station in Richfield, Chaska Commons redevelopment in Chaska, Minnehaha Crossing in Minneapolis and Lexington Meadows in Blaine.



NORTH MEADOWS

Overall Site Masterplan | Blaine, MN

N 0 150 300

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McCain



NORTH MEADOWS

West Site Masterplan | Blaine, MN

109th Avenue NE (CSAH 12)

N 0 50 100

Carlson
McCain



NORTH MEADOWS

East Site Masterplan | Blaine, MN



NORTH MEADOWS

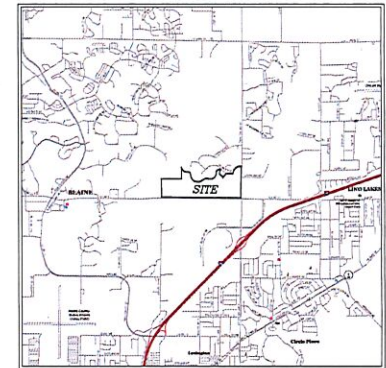
BLAINE, MINNESOTA

villas -

twin homes -

 - townhomes

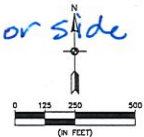
VICINITY MAP



SHEET INDEX

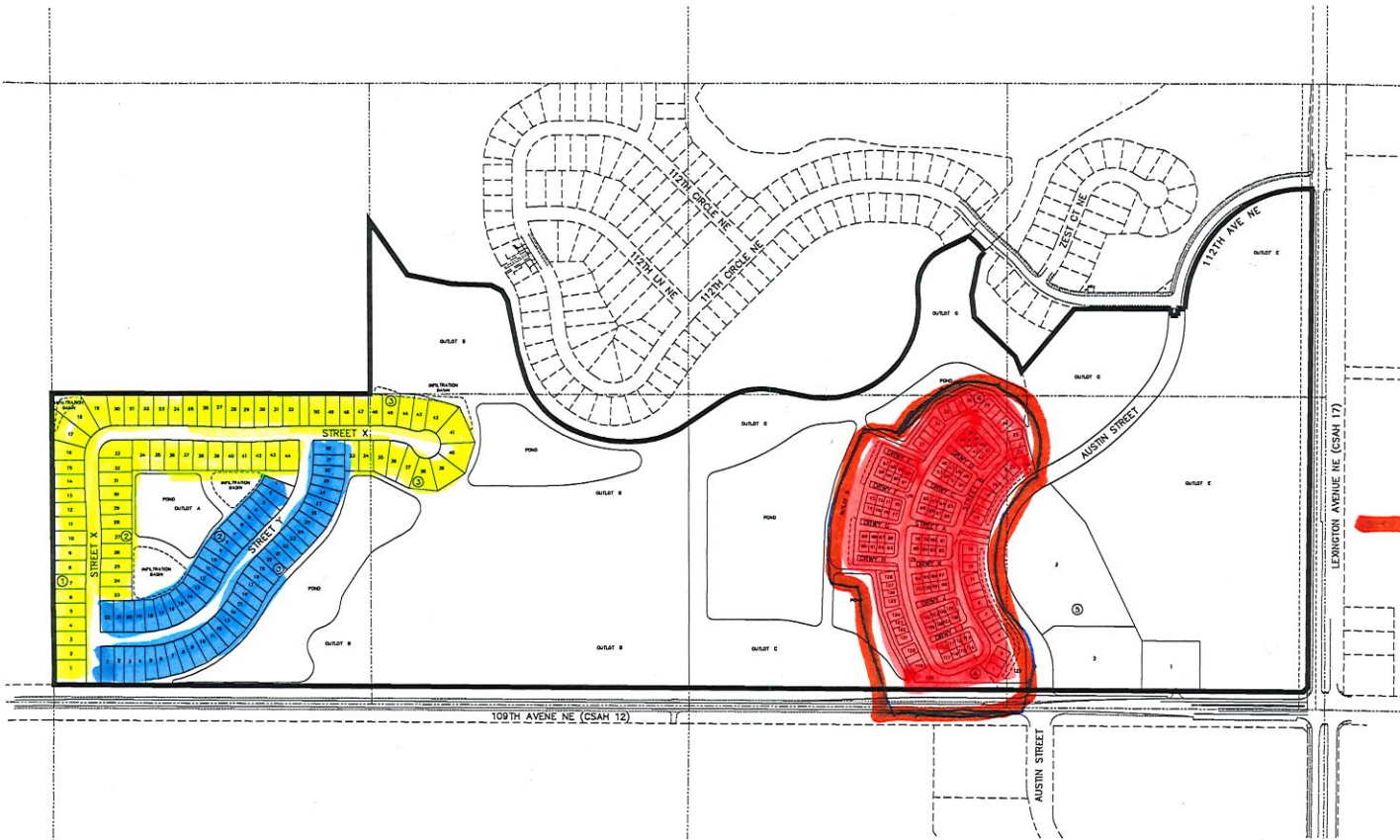
1. COVER
- 2-4. EXISTING CONDITIONS
5. PRELIMINARY PLAT INDEX
- 6-16. PRELIMINARY PLAT
- 17-18. PRELIMINARY SITE & UTILITY PLAN
19. TOWNHOME AREA DIMENSIONAL PLAN
20. GRADING INDEX
- 21-28. PRELIMINARY GRADING & DRAINAGE PLAN
- 29-30. DETAILS
- T1. TREE PRESERVATION PLAN
- L1-L4. PRELIMINARY LANDSCAPE PLAN

→ townhome units with enhanced rear or side elevations



BENCHMARK

1. ANOKA COUNTY BENCHMARK NUMBER 2095
ELEVATION = 902.21 FT. (NGVD 29)



• environmental
• engineering
• surveying

3890 Pheasant Ridge Dr., NE,
Suite 100
Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7909
www.carlsonmccain.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: Joseph T. Bontach, P.E.
Signature: *[Signature]*
Date: 10/10/19, License #145889

Drawn: JTB
Designed: JTB
Date: 10/10/19

Revisions:
1. 10/22/19 per Watershed Submittal.
2. 01/10/20 per City/Watershed Comments.

WELLINGTON MANAGEMENT, INC.
1625 Energy Park Drive, #100
St. Paul, MN 55108

NORTH MEADOWS
Blaine, Minnesota

COVER

1
of
30

NORTH MEADOWS

PARCEL DESCRIPTION: (Per Schedule A of Title Commitment File No. 53919, with a commitment date of May 14, 2019 at 7:00 A.M., prepared by Commercial Partners Title, LLC, as leasing agent for Old Republic National Title Insurance Company)

Parcel 1:
Outlot E, Glenn Meadows, Anoka County, Minnesota
(abstract and barren property)

The terrain portion thereof being described as follows:

Outlot E, Glenn Meadows, except that part embraced within the East One-half of the South One-half of Section 14, Township 31, Range 23, Anoka County, Minnesota.

Parcel 2:
Outlot G, Glenn Meadows, Anoka County, Minnesota.
(abstract property)

GENERAL NOTES:

- Bearings shown herein are based on the East line of Outlot G, GLENN MEADOWS, which is assumed to bear N00°40'18"E.
- Surveyed property address - unassigned.

SITE DATA

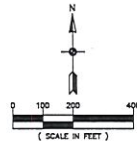
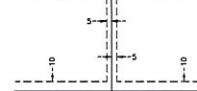
TOTAL SITE AREA	1173.82 AC.	TOTAL NUMBER OF LOTS	258
TOTAL ROW AREA	188.75 AC.	SINGLE FAMILY LOTS	72
TOTAL OUTLOT AREA	1119.24 AC.	TWINHOME LOTS	54
OUTLOT A	24.26 AC.	TOWNHOME LOTS	128
OUTLOT B	147.44 AC.	COMMON LOTS	1
OUTLOT C	233.60 AC.	COMMERCIAL LOTS	3
OUTLOT D	81.53 AC.	GROSS DENSITY	1.48 LOTS/AC.
OUTLOT E	231.09 AC.	EXISTING ZONING	FR
OUTLOT F	40.12 AC.	PROPOSED ZONING	DF
OUTLOT G	245.83 AC.	UTILITIES	AVAILABLE
SHALLEST SINGLE FAMILY LOT	27.329 S.F.		
LARGEST SINGLE FAMILY LOT	119,856 S.F.		
AVERAGE SINGLE FAMILY LOT	28,931 S.F.		
SHALLEST TWINHOME LOT	25,788 S.F.		
LARGEST TWINHOME LOT	28,982 S.F.		
AVERAGE TWINHOME LOT	26,259 S.F.		

SEE SITE PLAN FOR SETBACK DATA

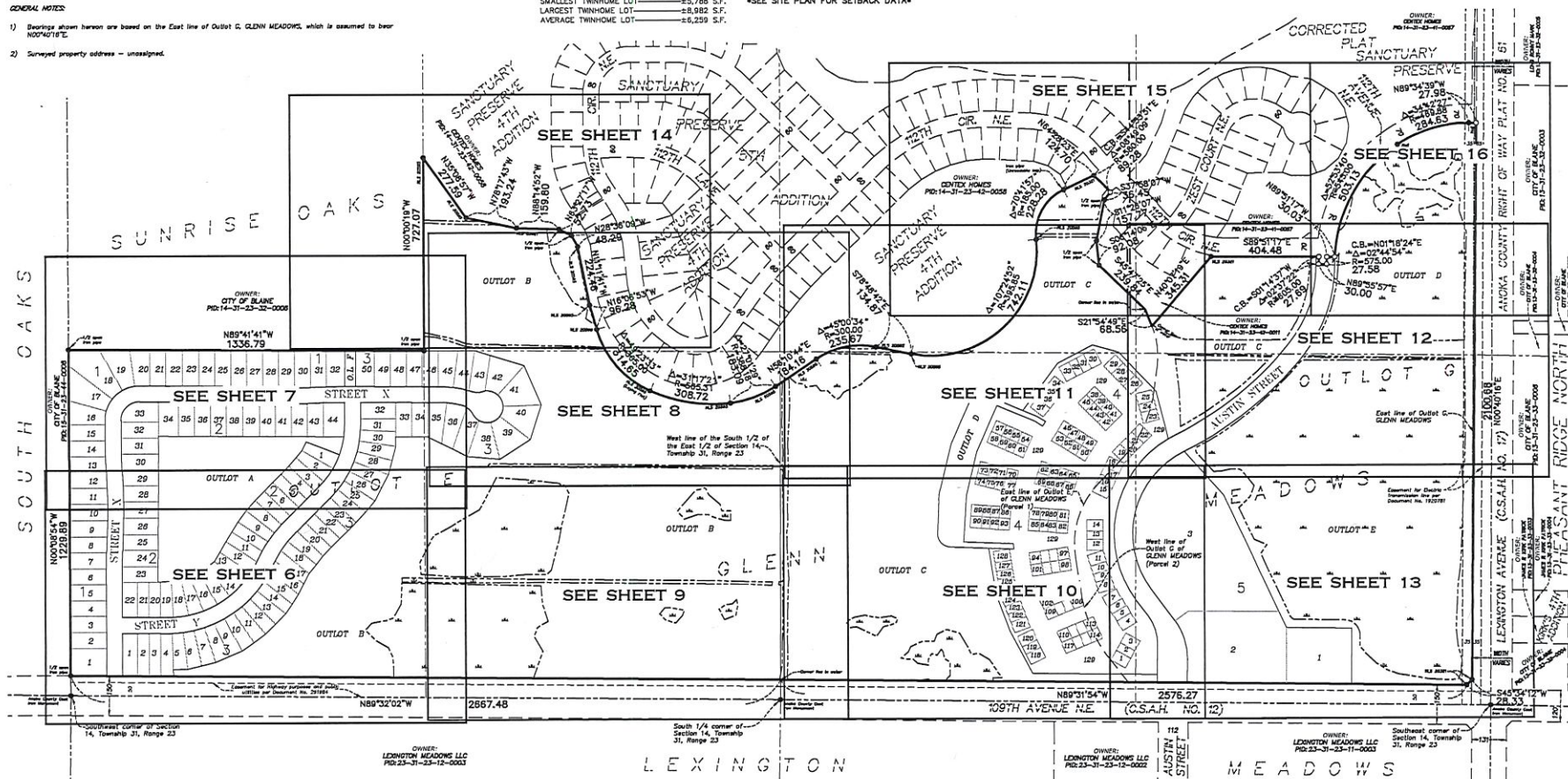
LEGEND

- Denotes Anoka County Section Monument, as noted
- Denotes Found Iron Monument
- Denotes 5/8 inch by 1/4 inch rebar, marked with 424-2001
- Denotes Markers that were provided by the State Creek Water Shed District

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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



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Fax: (763) 489-7959
www.carlsonmccain.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 Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature: *[Signature]*
Date: 10/10/19 License #: 40361

DRAWN BY: *[Signature]*
ISSUE DATE: 10/10/19
FILE NO: 1000

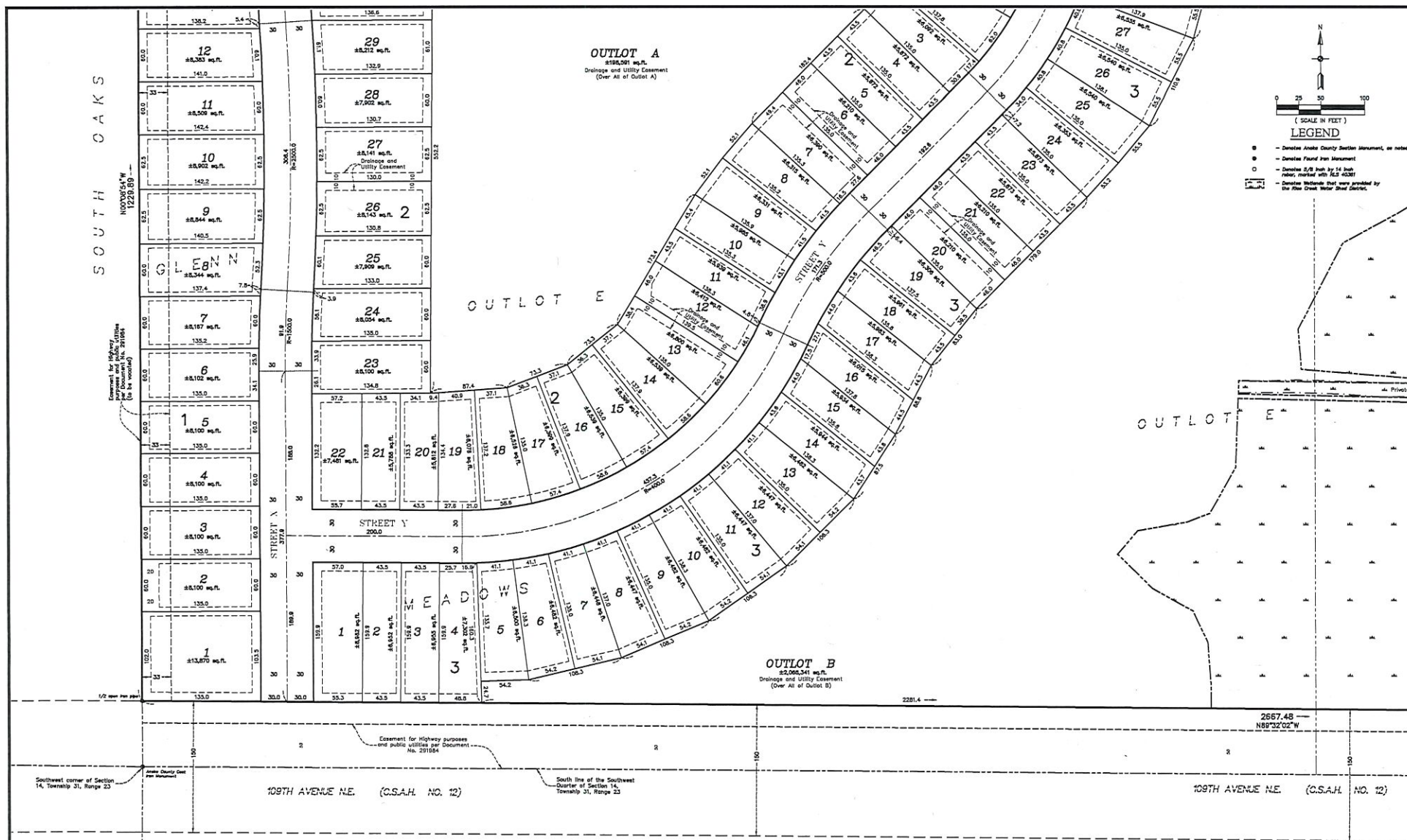
Revisions: 1/10/20 per City/Watershed Comments

WELLINGTON MANAGEMENT, INC.
1625 Energy Park Drive, #100
St. Paul, MN 55108

NORTH MEADOWS
Blaine, Minnesota

PRELIMINARY PLAT INDEX

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Fax: (763) 489-7929
www.carlsonmccain.com

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Print Name: Thomas D. Balluff, L.S.
Signature: Thomas D. Balluff
Date: 10/10/19 License #: 40361

DRAWN BY: CC
ISSUE DATE: 10/10/19
FILE NO: 1888

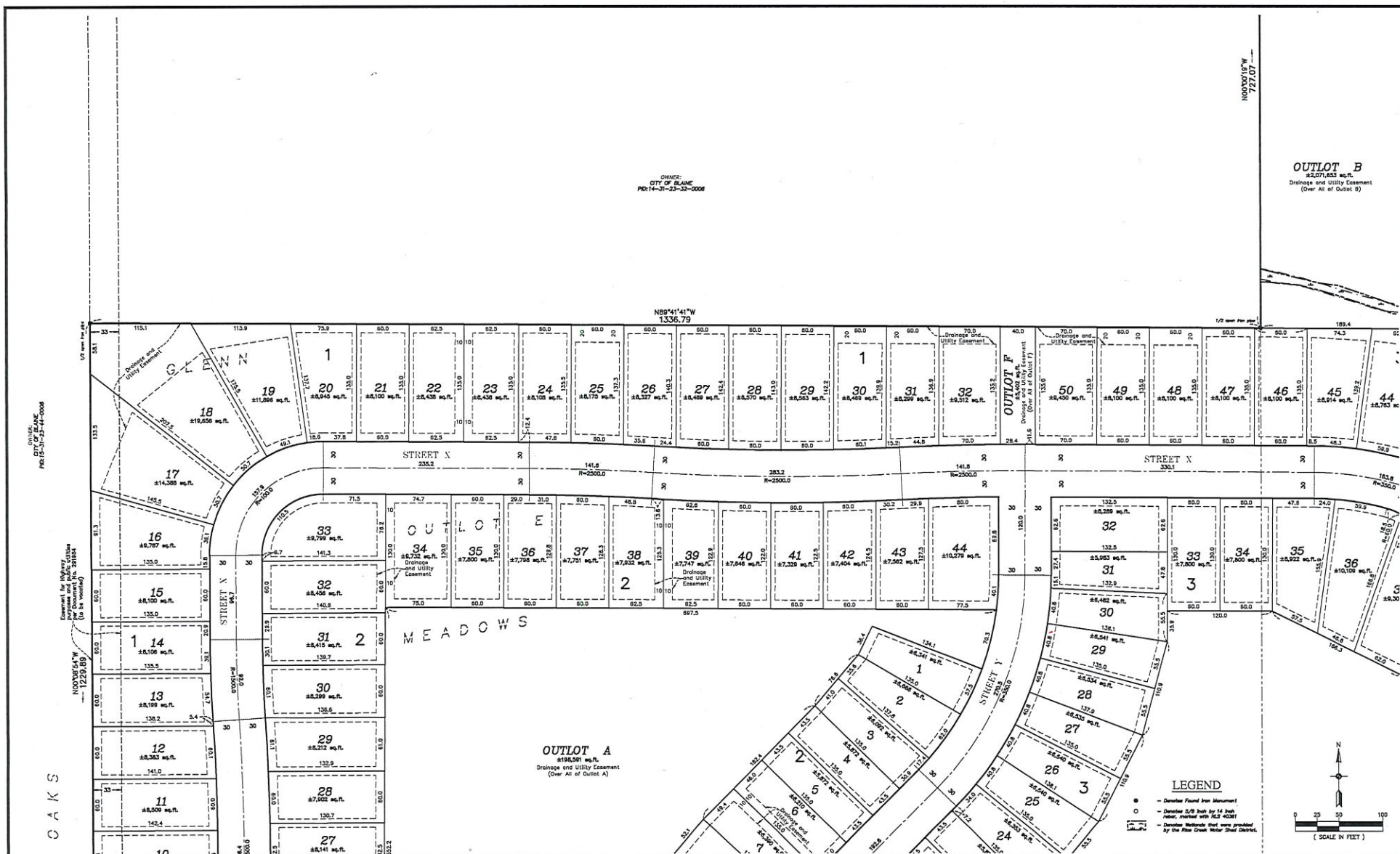
Revisions:
1/10/20 per City/Watershed Comments

WELLINGTON MANAGEMENT, INC.
1625 Energy Park Drive, #100
St. Paul, MN 55108

NORTH MEADOWS
Blaine, Minnesota

PRELIMINARY PLAT

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of
30



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Blaine, MN 55449
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Fax: (763) 489-7959
www.carlsonmccain.com

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or report 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

Print Name: Thomas R. Balluff, L.S.
Signature: *Thomas R. Balluff*
Date: 10/10/19 License #: 40361 FILE NO: 1905

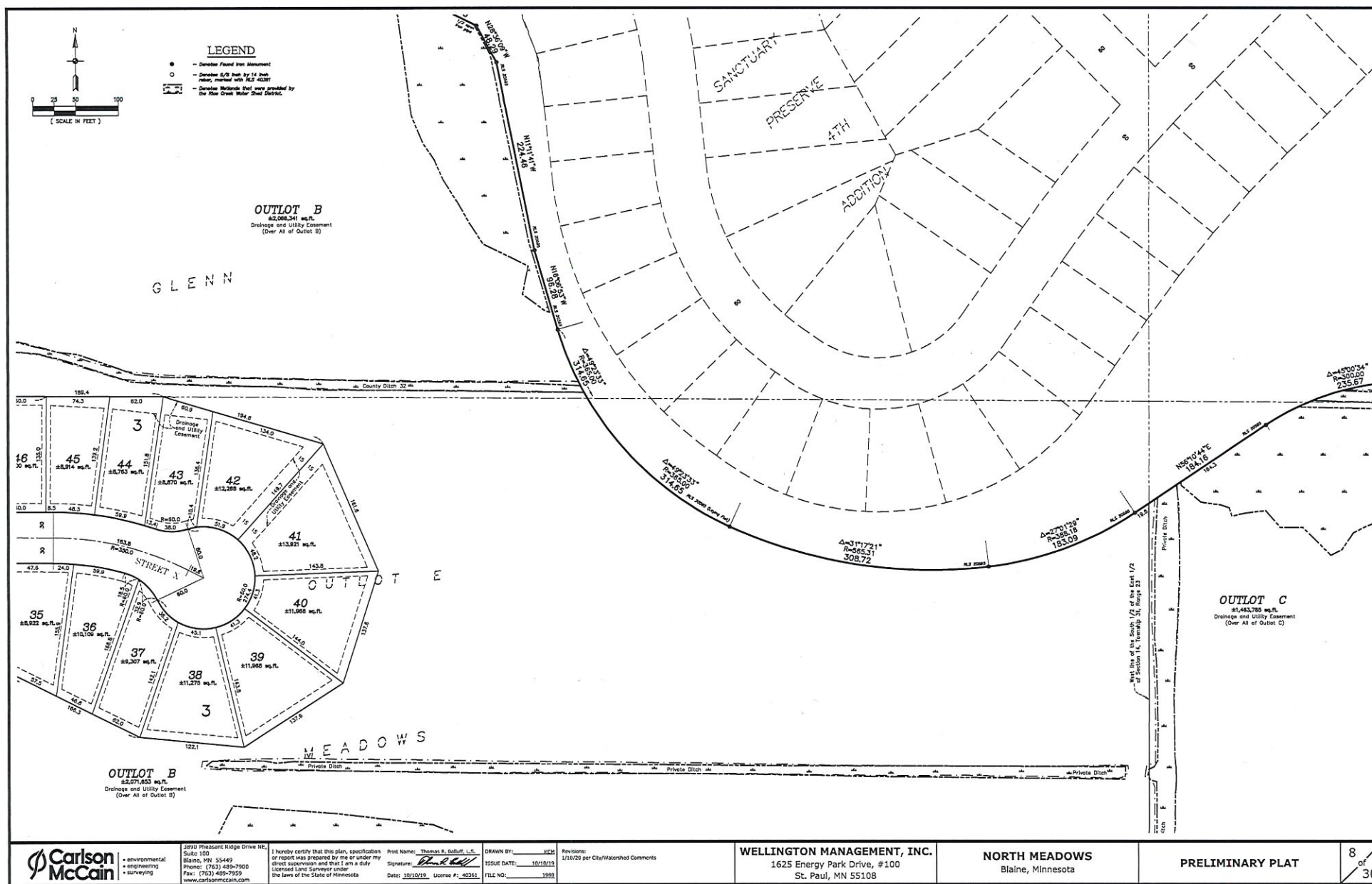
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ISSUE DATE: 10/10/19
Revisions: 2/10/20 per City/Watershed Comments

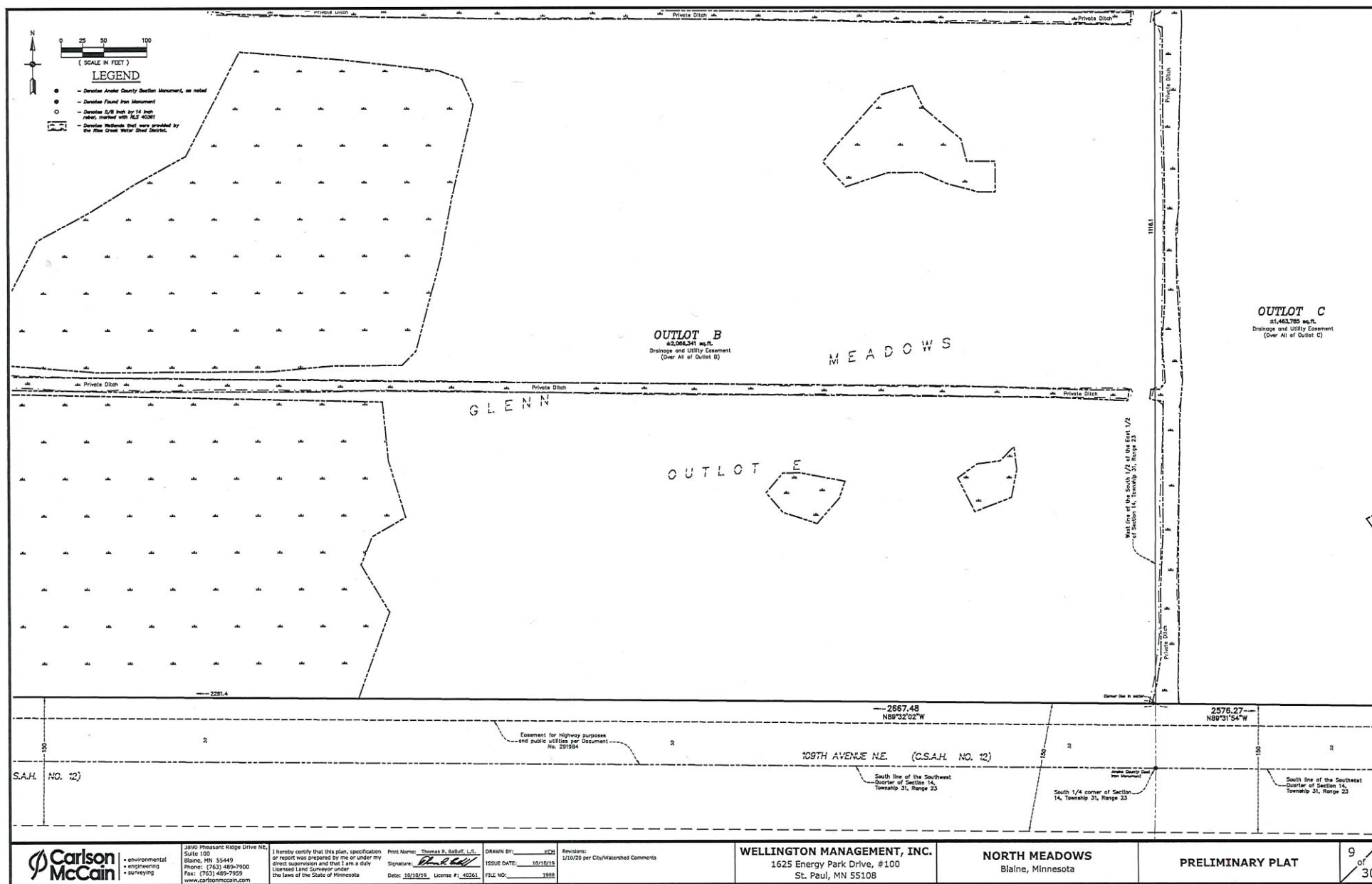
WELLINGTON MANAGEMENT, INC.
1625 Energy Park Drive, #100
St. Paul, MN 55108

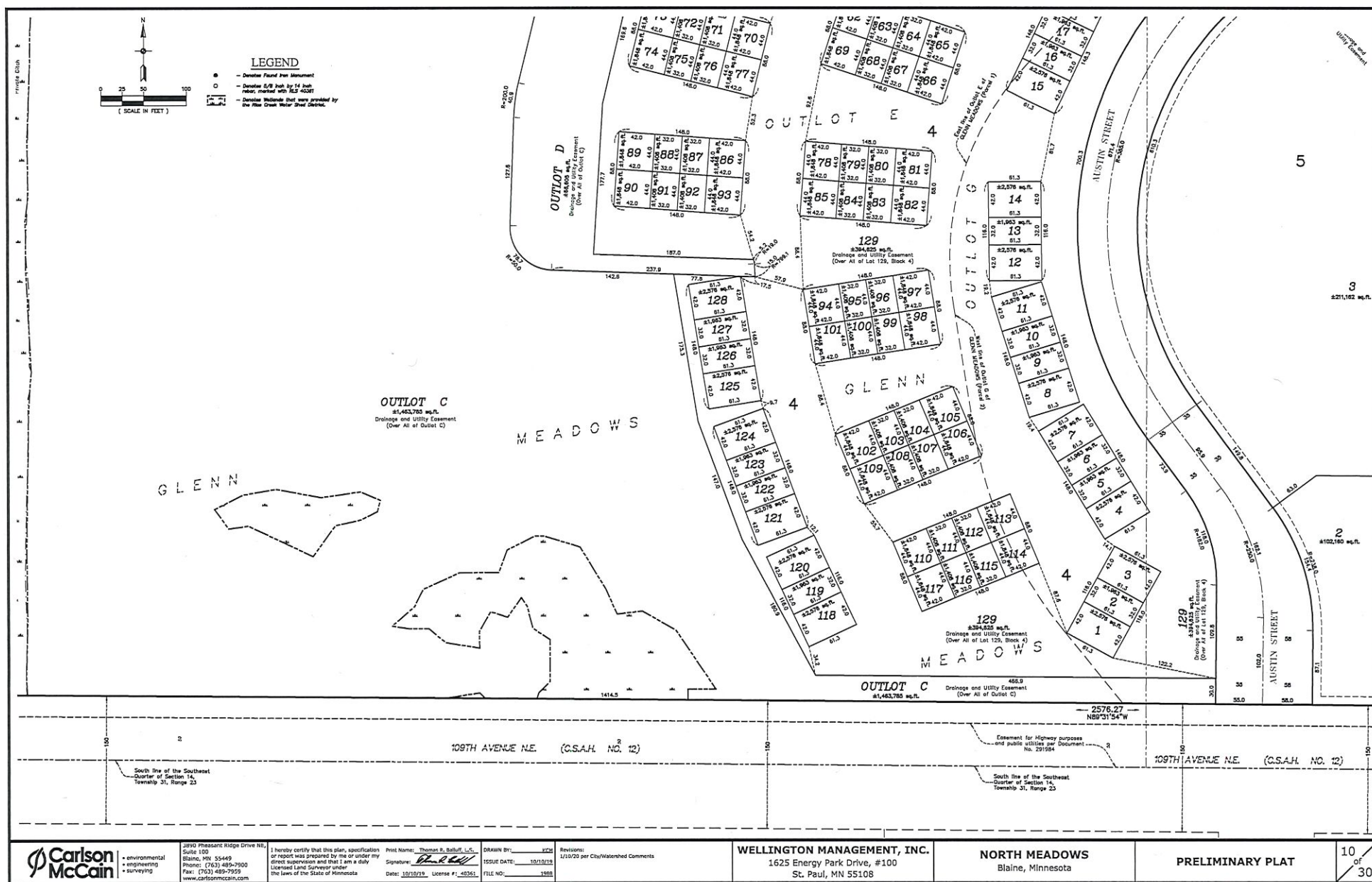
NORTH MEADOWS
Blaine, Minnesota

PRELIMINARY PLAT

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of
30







3890 Pheasant Ridge Drive NE,
Suite 100
Blaine, MN 55449
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Fax: (763) 489-7959

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Print Name: Thomas R. Balluff, L.S.
Signature: *Thomas R. Balluff*
Date: 10/10/19 License #: 40361

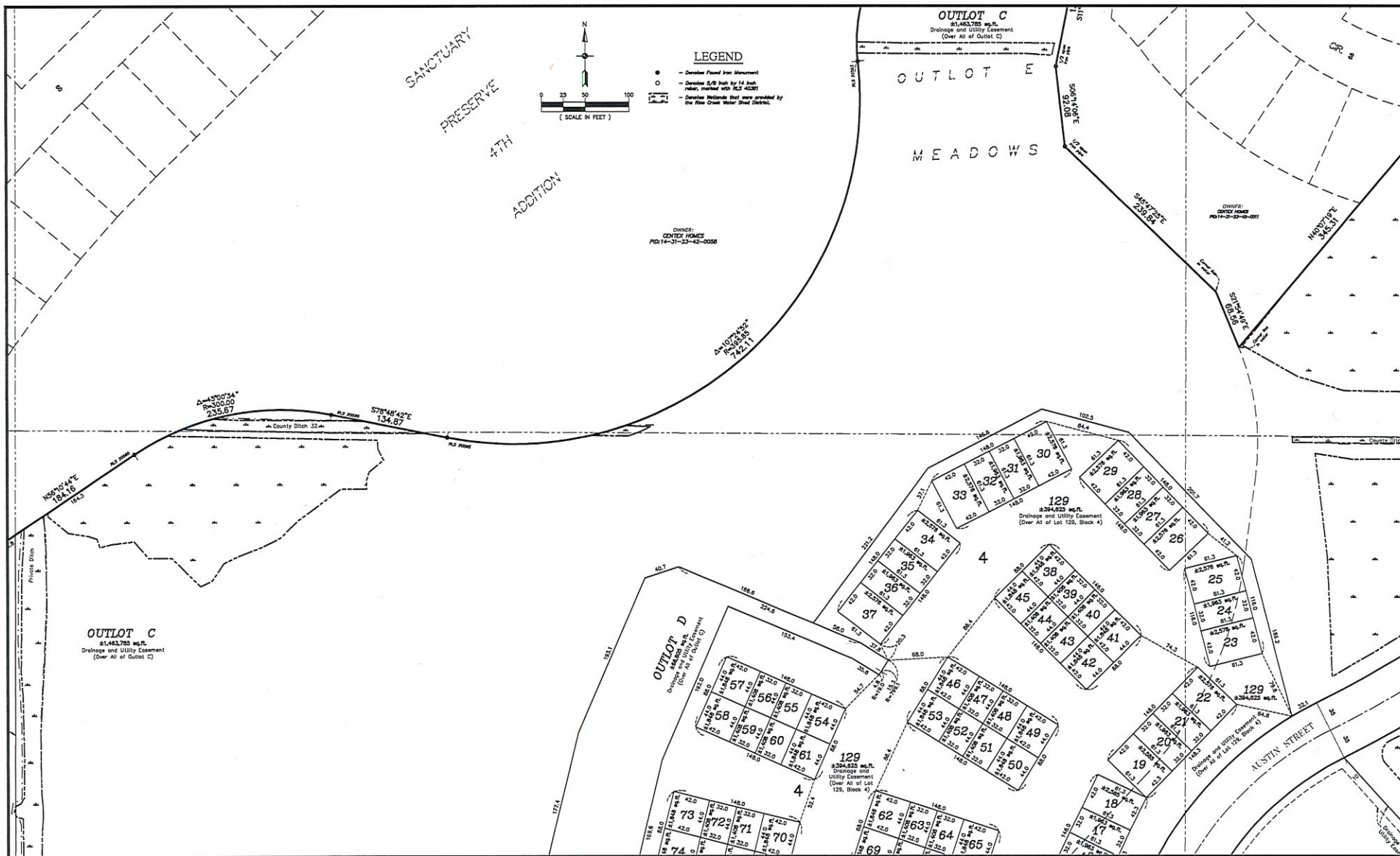
DRAWN BY: <u>PCM</u>	Revisions:
ISSUE DATE: <u>10/10/19</u>	1/10/20 per City/Watershed Comments
FILE NO: <u>1988</u>	

WELLINGTON MANAGEMENT, INC.
1625 Energy Park Drive, #100
St. Paul, MN 55108

NORTH MEADOWS
Blaine, Minnesota

PRELIMINARY PLAT

10 of 30



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Fax: (763) 489-7959
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the laws of the State of Minnesota

Print Name: Thomas P. Balluff, L.S.
Signature: *Thomas P. Balluff*
Date: 10/10/19 License #: 40361

DRAWN BY: JCH
ISSUE DATE: 10/10/19
FILE NO.: 7988

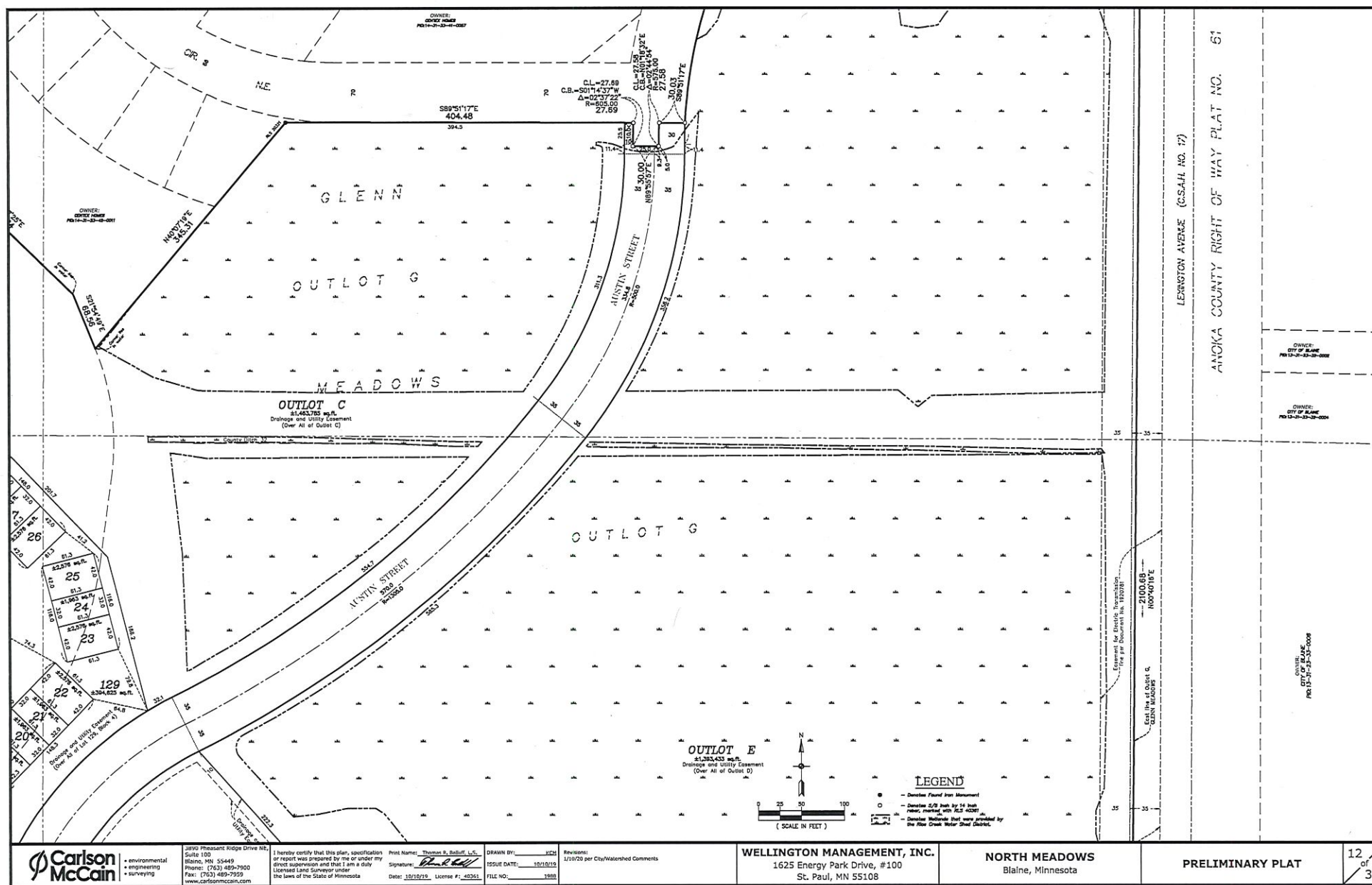
Revisions: 1/10/20 per City/WaterShed Comments

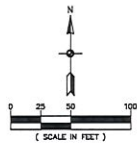
WELLINGTON MANAGEMENT, INC.
1625 Energy Park Drive, #100
St. Paul, MN 55108

NORTH MEADOWS
Blaine, Minnesota

PRELIMINARY PLAT

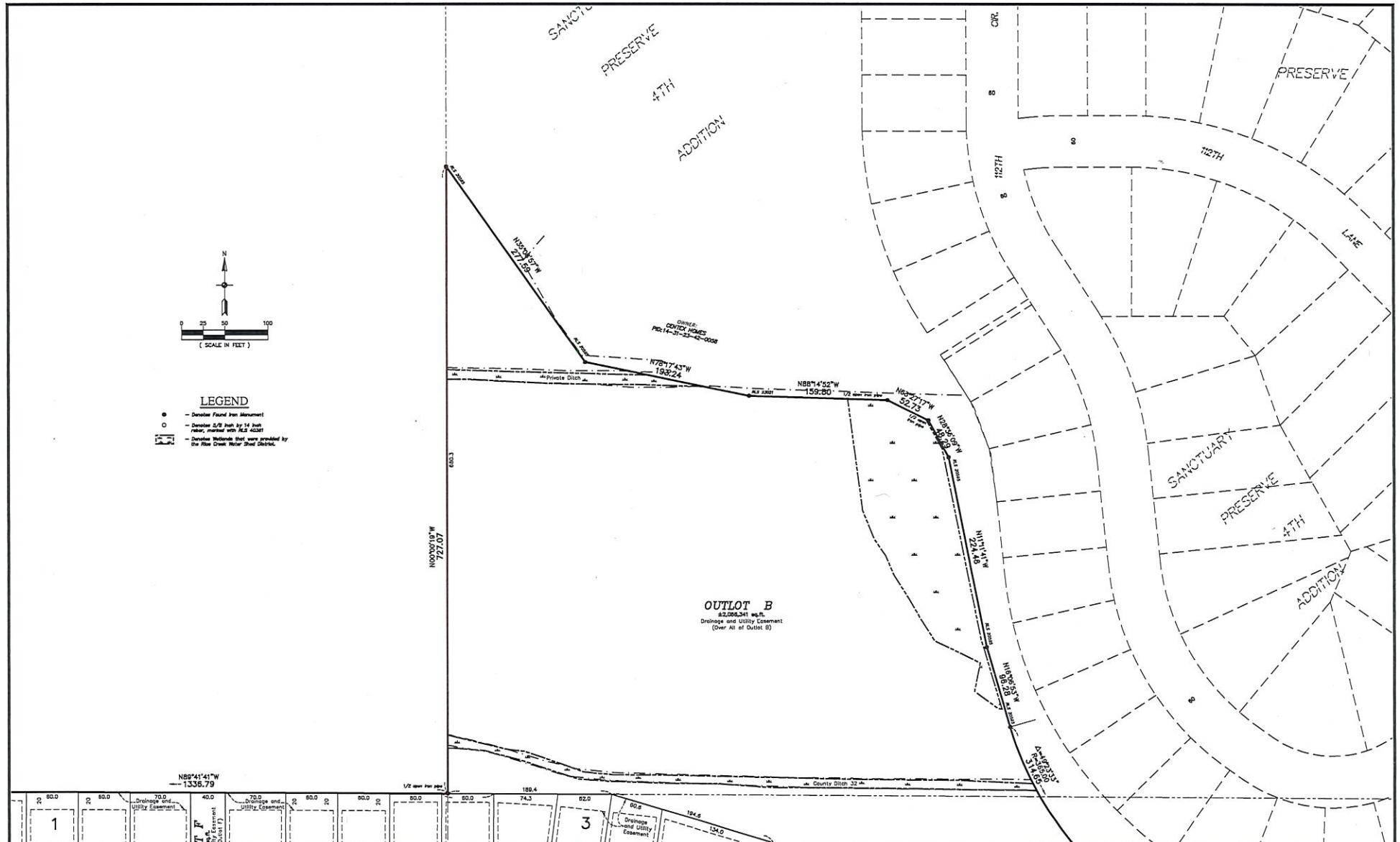
11
of
30





LEGEND

- - Deviation Found Iron Monument
- - Deviation 3/8 inch by 1/4 inch
rebar, marked with RLS AC308
- Deviation Indicated Well were provided by
the Blue Creek Water Shed District



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the laws of the State of Minnesota

Print Name: Thomas D. Balluff, L.S.
Signature: *Thomas D. Balluff*
Date: 10/10/19 License #: 403561

DRAWN BY: JCK
ISSUE DATE: 10/10/19
FILE NO: 1908

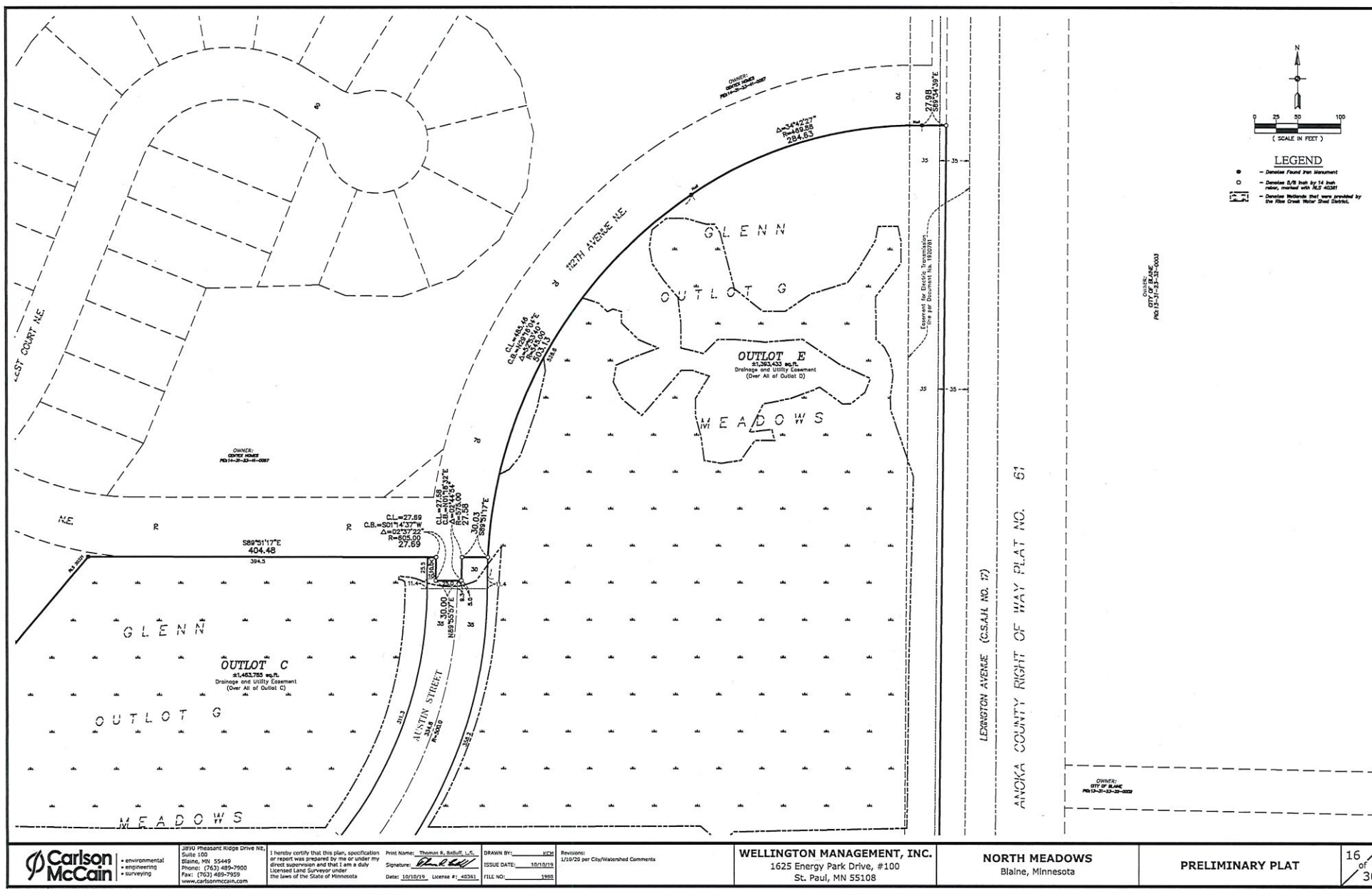
Revisions:
1/10/20 per City/Watershed Comments

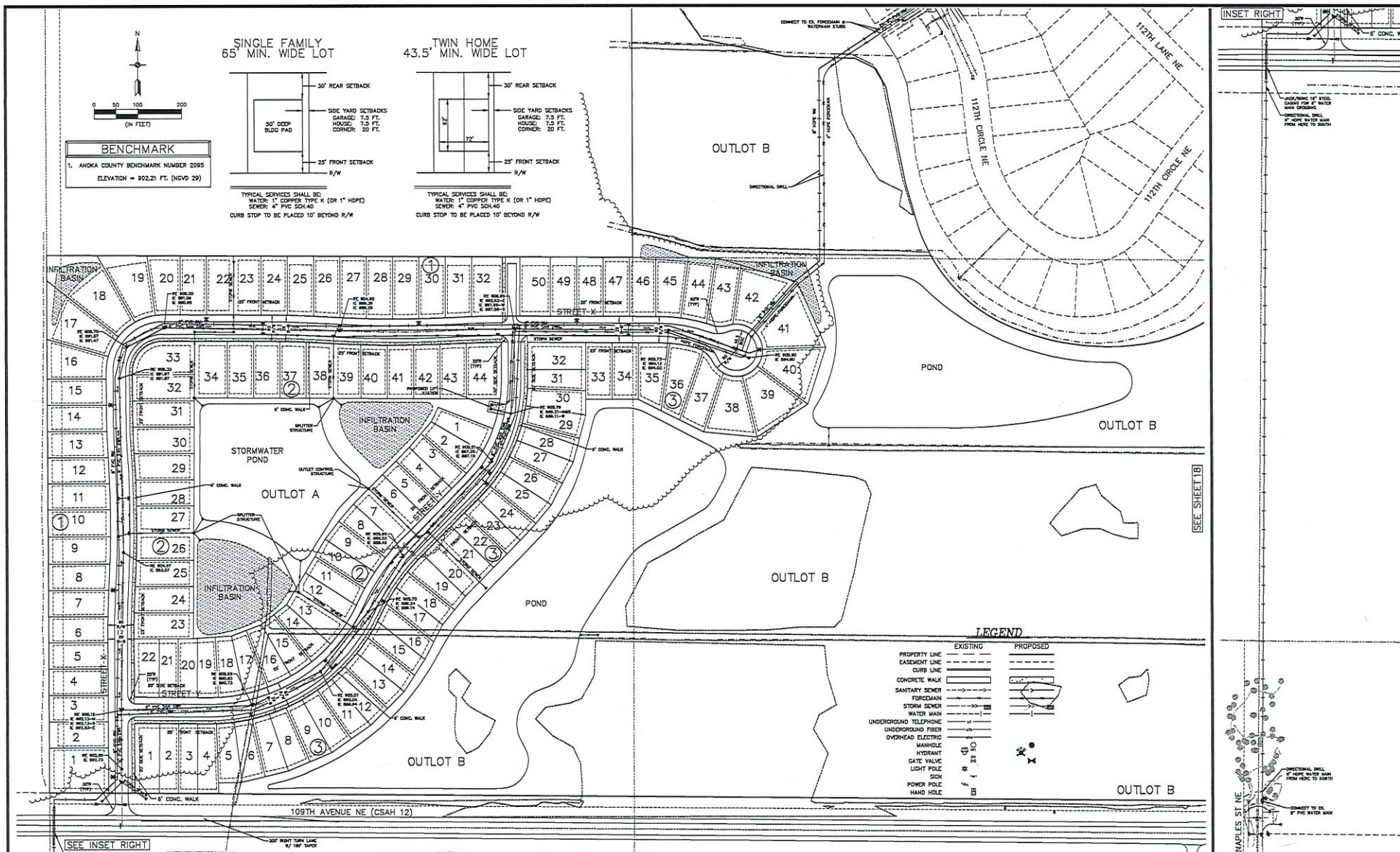
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NORTH MEADOWS
Blaine, Minnesota

PRELIMINARY PLAT

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of
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www.carlsonmccain.com

I hereby certify that this plan, specification
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Licensed Professional Engineer under
the laws of the State of Minnesota

Print Name: Joseph T. Reddy, P.E.
Signature: [Signature]
Date: 10/10/19, License #: 45889

Drawn: STB
Designed: STB
Date: 10/10/19

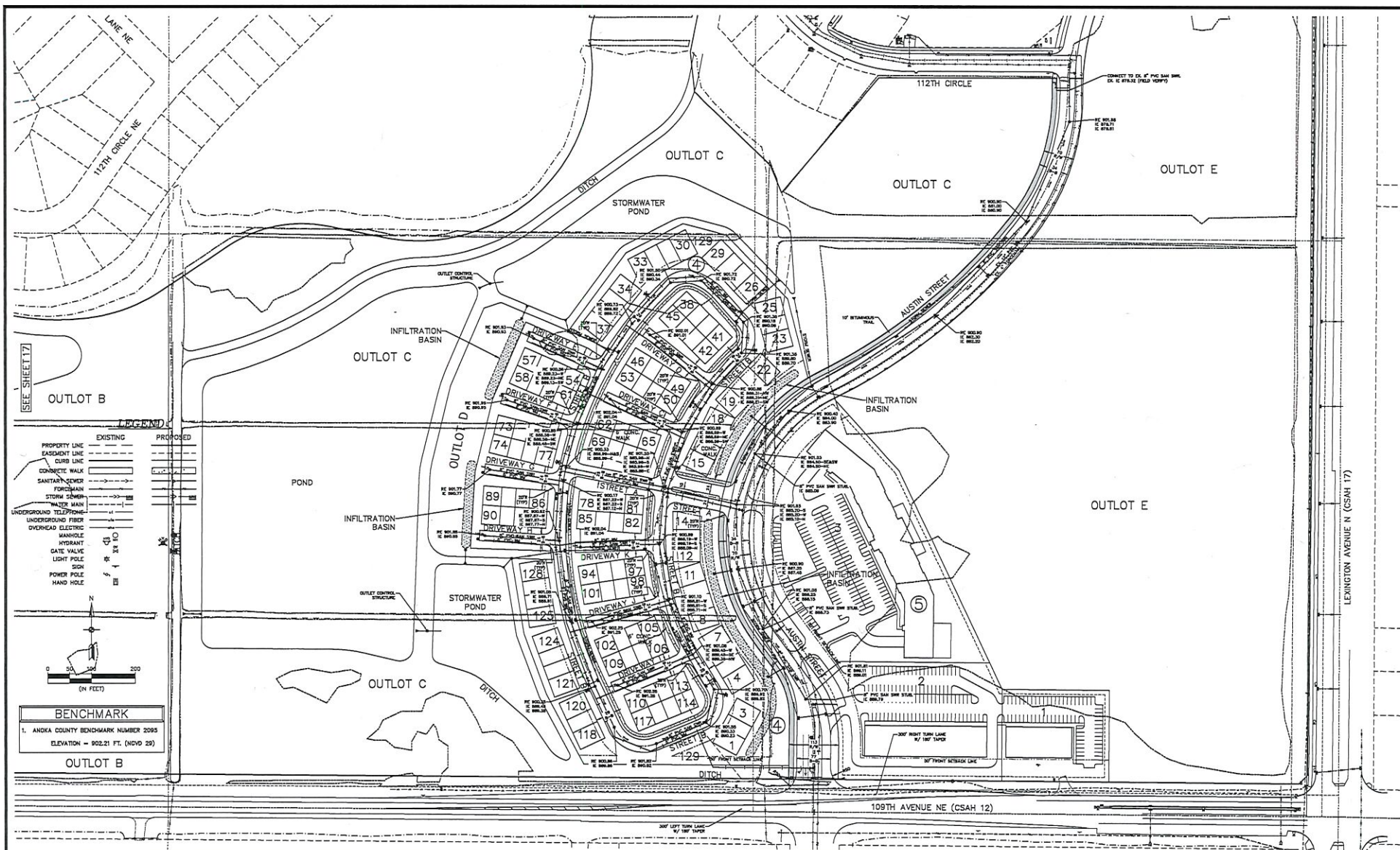
Revisions:
1. 10/12/19 per Watershed Submittal.
2. 01/10/20 per City/Watershed Comments.

WELLINGTON MANAGEMENT, INC.
1625 Energy Park Drive, #100
St. Paul, MN 55108

NORTH MEADOWS
Blaine, Minnesota

SITE & UTILITY PLAN

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of
30



3000 Phasant Ridge DR. NE,
Suite 100
Blaine, MN 55449
Phone: (763) 499-7900
Fax: (763) 499-7909
www.carlsonmccain.com

I hereby certify that the plan, specification
of 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: Joseph T. Refaelli, P.E.
Signature: [Signature]
Date: 10/22/19 License #: 458819

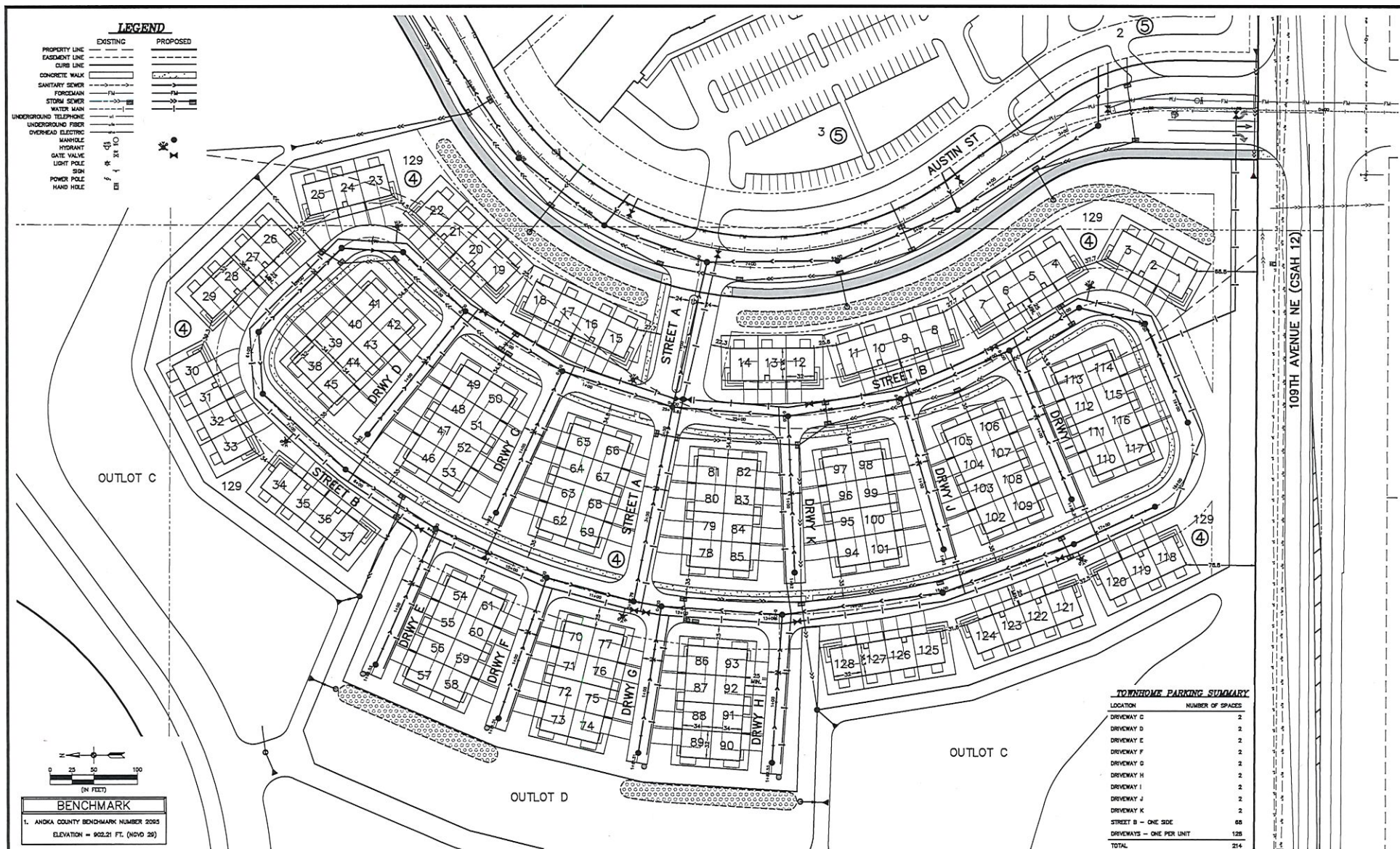
Drawn: JTR
Designed: JTR
Date: 10/22/19
Revisions:
1. 10/22/19 per Worksheet Submittal.
2. 01/10/20 per City Worksheet Comments.

WELLINGTON MANAGEMENT, INC.
1625 Energy Park Drive, #100
St. Paul, MN 55108

NORTH MEADOWS
Blaine, Minnesota

SITE & UTILITY PLAN

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of
30



TOWNHOME PARKING SUMMARY

LOCATION	NUMBER OF SPACES
DRIVEWAY C	2
DRIVEWAY D	2
DRIVEWAY E	2
DRIVEWAY F	2
DRIVEWAY G	2
DRIVEWAY H	2
DRIVEWAY I	2
DRIVEWAY J	2
DRIVEWAY K	2
STREET B - ONE SIDE	66
DRIVEWAYS - ONE PER UNIT	128
TOTAL	214

Carlson
McCain

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Blaine, MN 55449
Phone: (763) 489-7900
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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: Joseph T. Ratzsch, P.E.
Signature: [Signature]
Date: 10/10/19 License #: 45889

Drawn: 778
Designed: 778
Date: 10/10/19

Revisions:
1. 10/22/19 per Watershed Submittal.
2. 01/10/20 per City Watershed Comments.

WELLINGTON MANAGEMENT, INC.
1625 Energy Park Drive, #100
St. Paul, MN 55108

NORTH MEADOWS
Blaine, Minnesota

TOWNHOME AREA
DIMENSIONAL PLAN

SHEET 22

SHEET 23

SHEET 26

SHEET 27

SHEET 21

SHEET 24

SHEET 25

SHEET 28

LEGEND

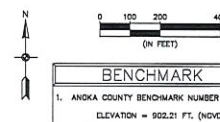
EXISTING	PROPOSED
PROPERTY LINE	UTILITY POLE
EASEMENT LINE	RETAINING WALL
CURB LINE	FENCE
BITUMINOUS	10' CONTOUR
CONCRETE	2' CONTOUR
SANITARY SEWER	ROW FLOOD PLAIN
FORDEMAN	WETLAND LINE
STORM SEWER	SPOT ELEVATION
WATER MAIN	EMERGENCY OVERFLOW
OVERHEAD UTILITY	SILT FENCE
UNDERGROUND TELEPHONE	TREELINE
UNDERGROUND FIBER OPTICS	SOIL BORING
STORM CATCH BASIN	DITCH EASEMENT
STORM MANHOLE	WETLAND BUFFER (ROW)
MANHOLE	WETLAND BUFFER (CITY)
HYDRANT	
GATE VALVE	
TELEVISION BOX	
HAND HOLE	

TELEPHONE BOX	0.0
UTILITY POLE	0.0
RETAINING WALL	0.0
FENCE	0.0
10' CONTOUR	0.0
2' CONTOUR	0.0
ROW FLOOD PLAIN	0.0
WETLAND LINE	0.0
SPOT ELEVATION	0.0
EMERGENCY OVERFLOW	0.0
SILT FENCE	0.0
TREELINE	0.0
SOIL BORING	0.0
DITCH EASEMENT	0.0
WETLAND BUFFER (ROW)	0.0
WETLAND BUFFER (CITY)	0.0

WETLAND FILL SUMMARY

WETLAND FILL	AREA
WETLAND EXCAVATION	185,885 S.F.
DITCH IMPACT	9,222 S.F.
TOTAL IMPACT	79,274 S.F.
	275,275 S.F.

NOTE: WETLAND REPLACEMENT CREDITS TO BE PURCHASED IN LIEU OF ON-SITE REPLACEMENT.



CALL BEFORE YOU DIG

Know what's below.
Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of C/ASCE 38-02, entitled "Standard Guidelines for the Collection and Deposition of Existing Subsurface Utility Data."



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Blaine, MN 55449
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www.carlsonmccain.com

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Print Name: Joseph T. Reddy, P.E.
Signature: [Signature]
Date: 10/10/19 License #: 45889

Drawn: JTR
Designed: JTR
Date: 10/10/19

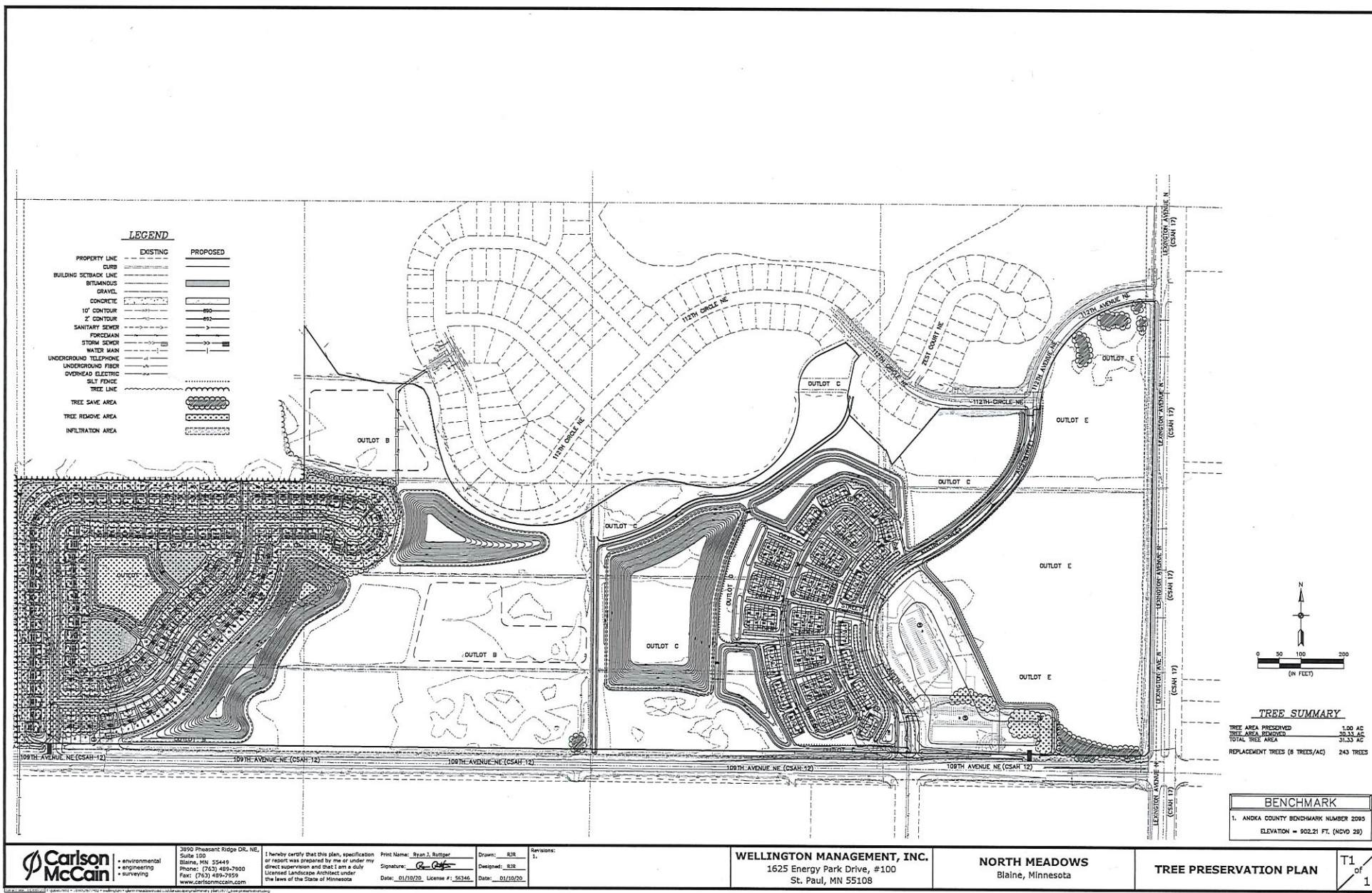
Revisions:
1. 10/22/19 per Watershed Submittal.
2. 01/10/20 per City Watershed Comments.

WELLINGTON MANAGEMENT, INC.
1625 Energy Park Drive, #100
St. Paul, MN 55108

NORTH MEADOWS
Blaine, Minnesota

GRADING INDEX

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of
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LANDSCAPE PLAN NOTES

- EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BEGINNING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
- UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL Gopher State One-Call at 888-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS "FIELD VERIFY" ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
- PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS COVERING THE WORK.
- EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.

- CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
- SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DEPOSED BY OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS "REMOVED BY OTHERS" OR "REMOVE AND SALVAGE."
- UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
- CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
- DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/MULCH, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.

- PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
- REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
 1. ADDENDA WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
 2. LANDSCAPE SPECIFICATIONS.
 3. PLAN DRAWINGS.
 4. PLANT / MATERIAL SCHEDULES.
 5. CITY STANDARD SPECIFICATIONS AND DETAILS.
 6. MDDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

LANDSCAPE REQUIREMENTS

WEST DEVELOPMENT AREA - SINGLE FAMILY AND TOWNHOMES

- MINIMUM OF ONE (1) OVERSTORY DECIDUOUS OR EVERGREEN TREE WITHIN THE BOULEVARD PER LOT - 128
- MINIMUM OF ONE (1) OVERSTORY DECIDUOUS OR EVERGREEN TREE WITHIN THE FRONT/REAR YARD - 128
- MINIMUM OF ONE (1) OVERSTORY DECIDUOUS OR EVERGREEN TREE WITHIN CORNER LOT SIDE YARDS - 8
- BUFFER TREES REQUIRED ALONG NORTH SIDE OF LOTS 30-43 AND LARK 30.

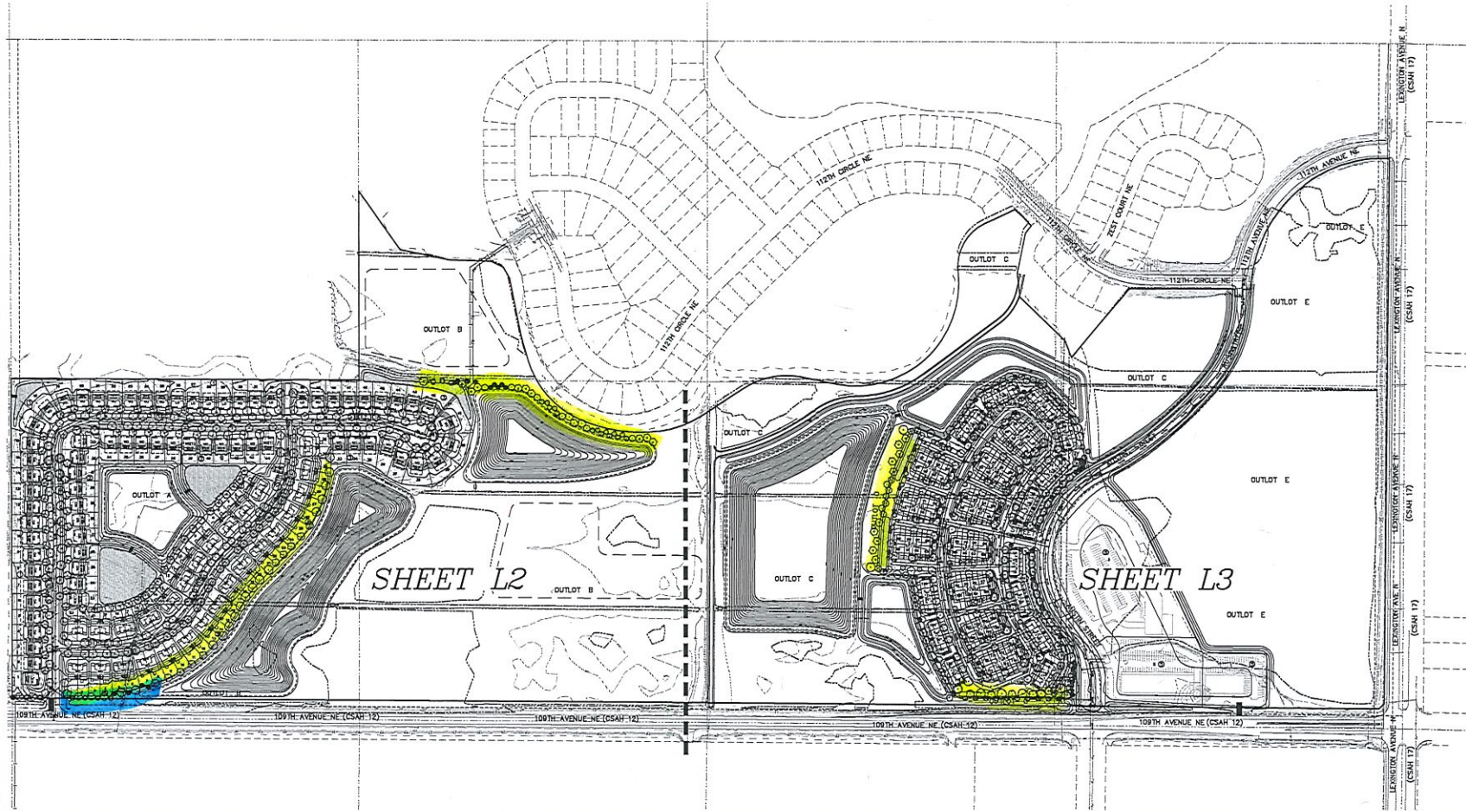
TREES REQUIRED (WEST) = 250
TREES PROVIDED (WEST) = 315

EAST DEVELOPMENT AREA - TOWNHOMES

- MINIMUM OF THREE (3) OVERSTORY DECIDUOUS, ORNAMENTAL OR EVERGREEN TREES PER UNIT (128) = 384
- BUFFER TREES REQUIRED ALONG NORTH SIDE OF 109TH AVENUE NE (CSAH 12).

TREES REQUIRED (EAST) = 384
TREES PROVIDED (EAST) = 384

TOTAL TREES REQUIRED = 644 (INCLUDES 243 REPLACEMENT TREES REQUIRED PER TREE PRESERVATION PLAN)
TOTAL TREES PROVIDED = 699



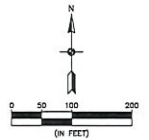
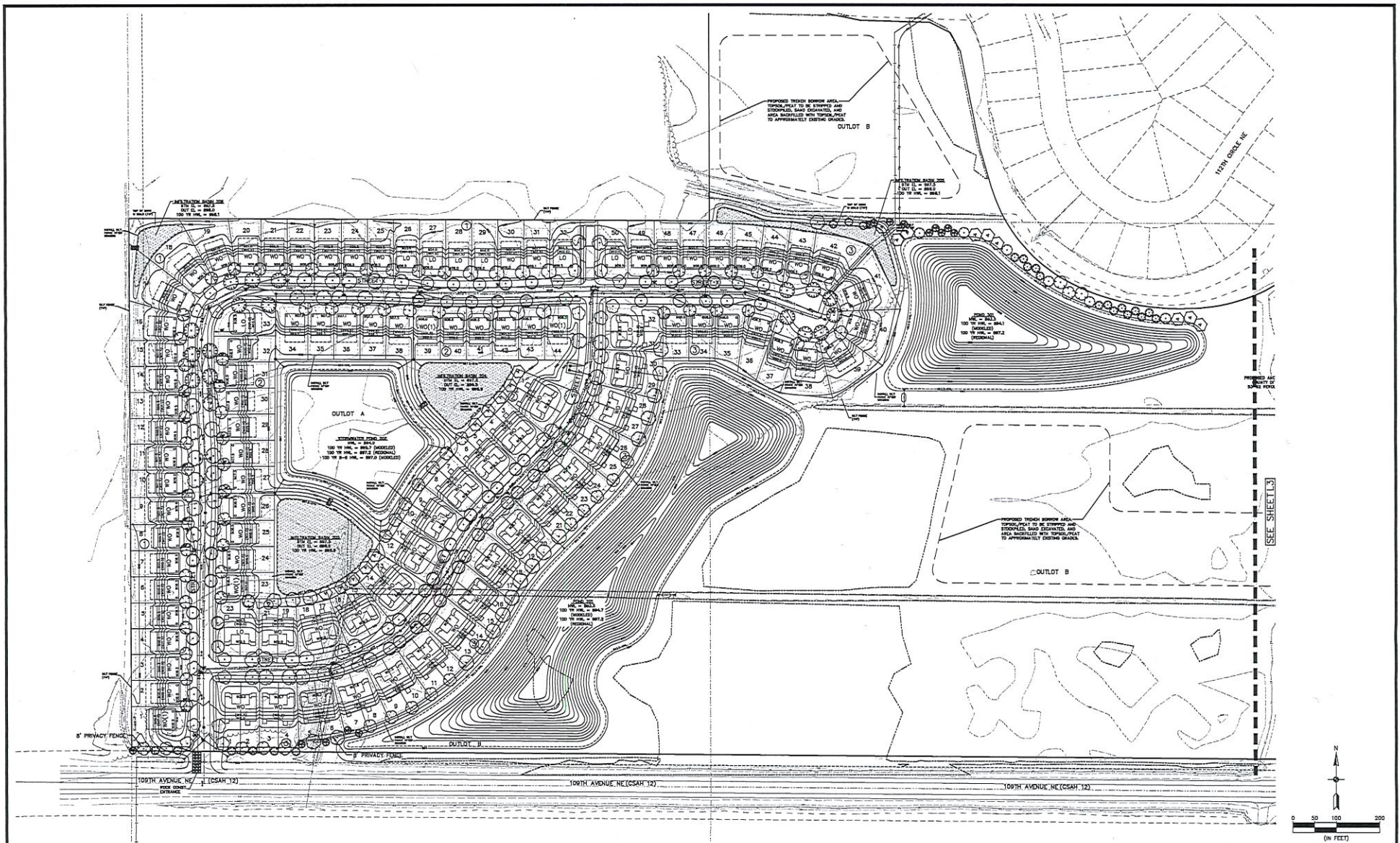
CALL BEFORE YOU DIG

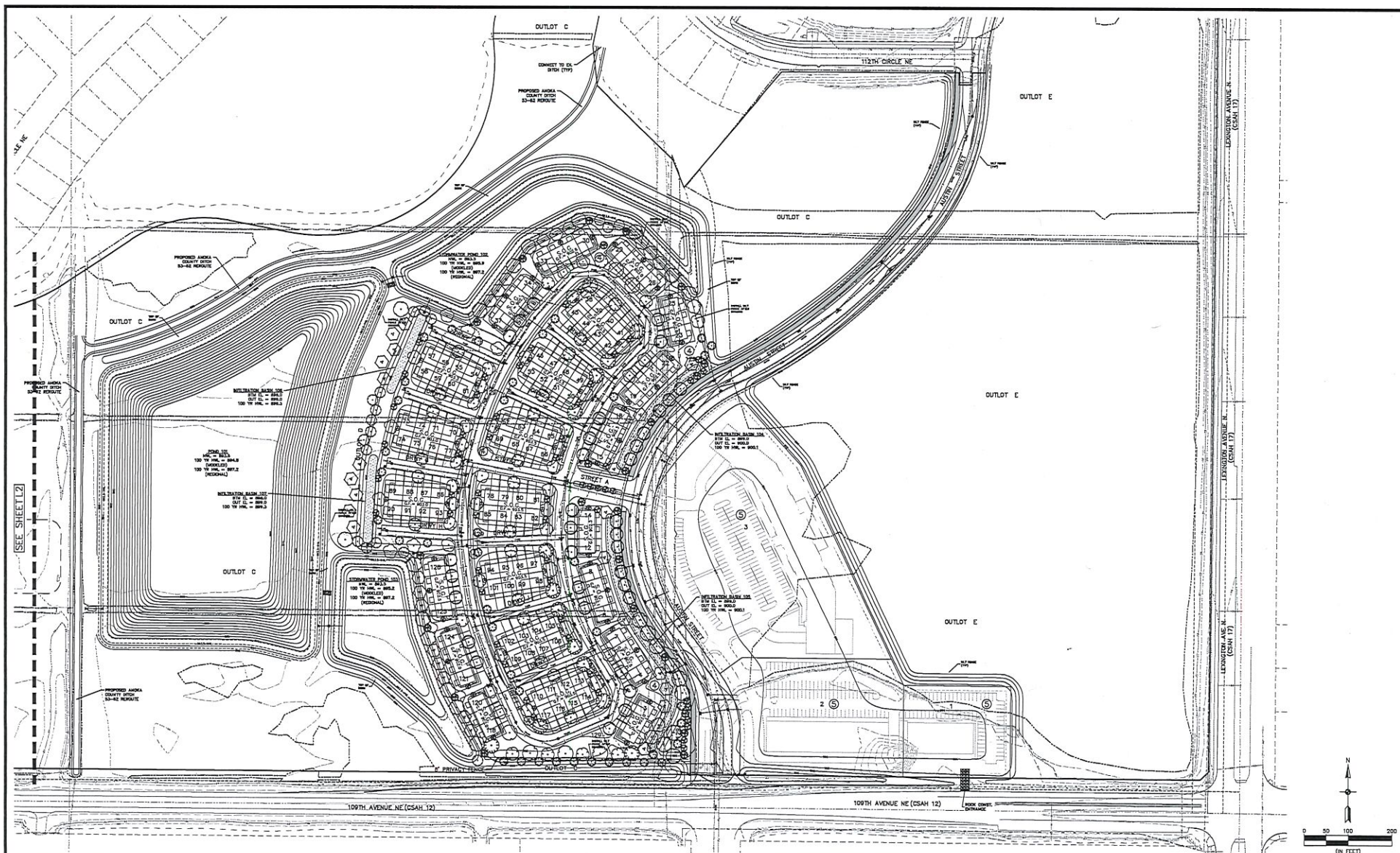
811
Know what's below.
Call before you dig.

BENCHMARK
1. ANOKA COUNTY BENCHMARK NUMBER 2095
ELEVATION = 902.21 FT. (NOV 20)

Carlson McCain • environmental • engineering • surveying 3890 Pleasant Ridge DR. NE Suite 100 Blaine, MN 55449 Phone: (763) 489-7900 Fax: (763) 489-7959 www.carlsonmccain.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 landscape architect under the laws of the State of Minnesota. Date: 01/15/2020 License # 50366	Print Name: Brian J. Butler Signature: [Signature] Design: BJB Date: 01/15/2020	Revisions: 1.	WELLINGTON MANAGEMENT, INC. 1625 Energy Park Drive, #100 St. Paul, MN 55108	NORTH MEADOWS Blaine, Minnesota	PRELIMINARY LANDSCAPE PLAN L1 of 4
--	--	--	------------------	--	---	--

- additional landscape buffer - privacy fence





Carlson McCain

• environmental
• engineering
• surveying

3890 Pleasant Ridge Dr. NE
Suite 100
Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com

I hereby certify that the plan, specification
or report 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

Print Name: Step J. Butler

Signature: [Signature]

Date: 01/18/20 License #: 50346

Drawn: RJR

Designed: RJR

Date: 01/18/20

Revisions:

1.

WELLINGTON MANAGEMENT, INC.
1625 Energy Park Drive, #100
St. Paul, MN 55108

NORTH MEADOWS
Blaine, Minnesota

**PRELIMINARY LANDSCAPE
PLAN - EAST AREA**

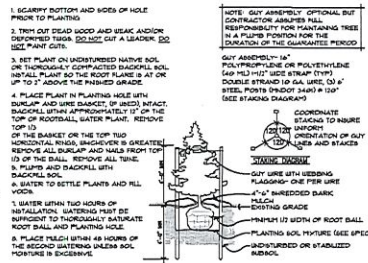
L3
of
4

1. **TREE PROTECTION.** ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 8" STEEL FENCE POSTS SPACED 8' O.C. MAX.

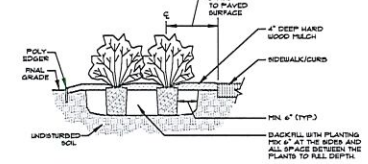
- [illegible]



DECIDUOUS TREE PLANTING DETAIL



CONIFEROUS TREE PLANTING DETAIL

BENTLEY THE BENTLEY WAY

SHRUB & CONTAINER PLANTING DETAIL

© NOT TO SCALE

Carlson McCain | • environmental
• engineering
• surveying

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 Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger
Signature: [Signature]
Date: 01/10/20 License # _____

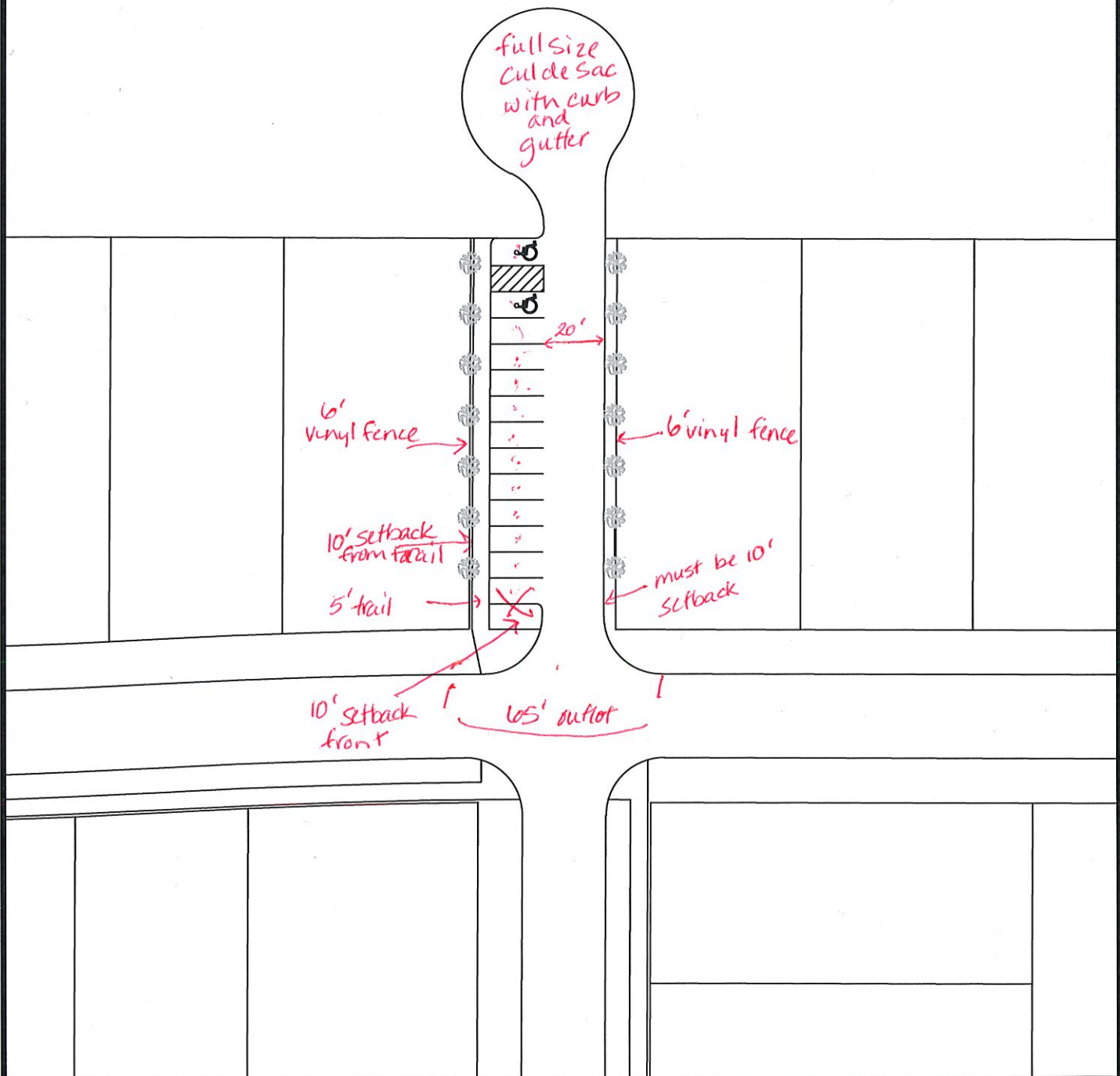
Drawn: <u>RJR</u>	Revisions: 1.
Designed: <u>RJR</u>	
Date: <u>01/10/20</u>	

NORTH MEADOWS
Blaine, Minnesota

PRELIMINARY LANDSCAPE PLAN

4 of 4

Parking Stalls 9'x18'



NORTH MEADOWS TRAIL PARKING LOT





NARRATIVE

North Meadows

U.S. Homes Corp, dba Lennar, is pleased to submit this narrative in conjunction with Wellington Management, Inc.

Lennar is proposing the construction of villas, twinhomes, and two townhome types, the Colonial Manor (back-to-back style) and the Colonial Patriot (row style, front loaded). Providing two townhome styles, along with villa and twinhome plans will eliminate monotony in the community by varying mass, height, width, and garage orientation. The four building styles complement each other yet provide enough variation to eliminate the dominance of one building style.

- **Villa**

Total Units: 77

Price Range: **\$345,000 - \$385,000

Square Footage: 1,300-1,900

- **Colonial Manor Townhome (back-to-back style)**

Total Units: 80

Price Range: **\$265,000 - \$295,000

Square Footage: 1,700-1,800

- **Twinhome**

Total Units: 50

Price Range: **\$315,000 - \$330,000

Square Footage: 1,600-1,620

- **Colonial Patriot Townhome (row style, front loaded)**

Total Units: 48

Price Range: **\$285,000 - \$317,000

Square Footage: 1,800-1,900

****Pricing is estimated and subject to change based on current market conditions at time of sales.**

The exterior design of all Lennar homes incorporate a variety of materials and textures such as vinyl lap siding, board and batten, shakes, and stone elements. The color package selections for this community will be complimentary to each other but will vary by building to avoid monotony.

Architectural renderings of these homes are included with this submittal. Our twinhome plans are currently being updated to meet market demands. The plans provided here are conceptual and subject to change. Final twinhome plans will hopefully be completed prior to the 2020 construction season.

Both the Colonial Manor and Colonial Patriot homes have been constructed at Laurel Creek in Rogers. The villas have been constructed at Wicklow Woods in Blaine and The Pines in Dayton.

Lennar has a long standing history of building successful communities in Blaine and throughout the Twin Cities, including similar communities under development at Wicklow Woods and Woodridge. We invite City officials and staff to visit our Welcome Home Centers or any of our communities online at:

<https://www.lennar.com/new-homes/minnesota/minneapolis-st-paul>.

Regards,

Josh Metzger

Lennar - Land Entitlement Manager

Josh.Metzer@Lennar.com

952-249-3068

LENNAR®

The Franklin

Colonial Manor Collection

**2 Stories | 3 Bedrooms | 3 Bathrooms | 2 Car Garage
1,800 Sq. Ft.**



**EVERYTHING'S
INCLUDED***

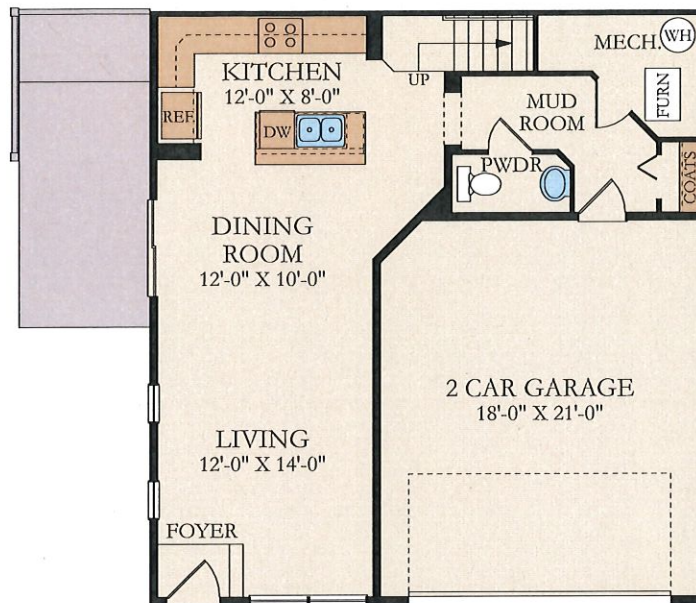
LENNAR.COM

952-373-0485

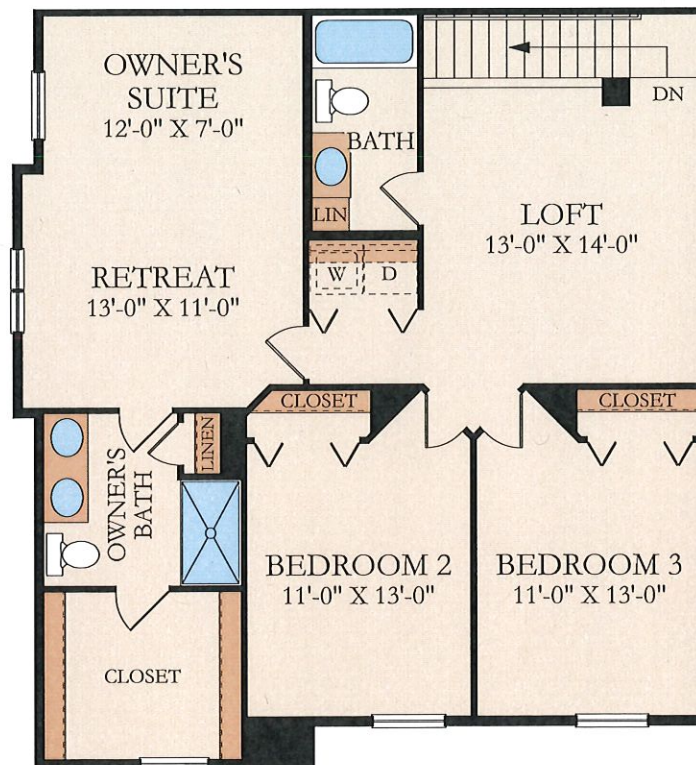
Colonial Manor Collection

1,800 Sq. Ft.

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



Main Level



Upper Level

12 TWIN CITIES #1
YEARS HOMEBUILDER¹

Elevations of a home may vary and we reserve the right to substitute and /or modify design and materials in our sole opinion and without notice. Please see your New Home Consultant and home purchase agreement for actual features designated as an Everything's Included feature, additional information, disclosures, and disclaimers relating to your home and its features. Plans are artist's renderings and may contain options which are not standard on all models. Lennar reserves the right to make changes to plans and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty. Garage sizes may vary from home to home and may not accommodate all vehicles. Visit Lennar.com or see a Lennar New Home Consultant for further details and important legal disclaimers. This is not an offer in states where prior registration is required. Void where prohibited by law. |Source - BATC, 2017 Top 25 Builders List. Copyright © 2019 Lennar Corporation. All rights reserved. Lennar, the Lennar logo, Everything's Included and the Everything's Included logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. U.S. Home Corporation d/b/a Lennar – Lennar Sales Corp. Seller's broker, U.S. Home Corporation, BC001413 Construction License. CalAtlantic Group, Inc. Seller's broker, CalAtlantic Group, Inc. BC736565, BC700385 Construction Licenses. (01/194) 02/07/19



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

LENNAR®

The Revere

Colonial Manor Collection

**2 Stories | 3 Bedrooms | 3 Bathrooms | 2 Car Garage
1,769 Sq. Ft.**



**EVERYTHING'S
INCLUDED®**

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952-373-0485

Colonial Manor Collection

1,769 Sq. Ft.

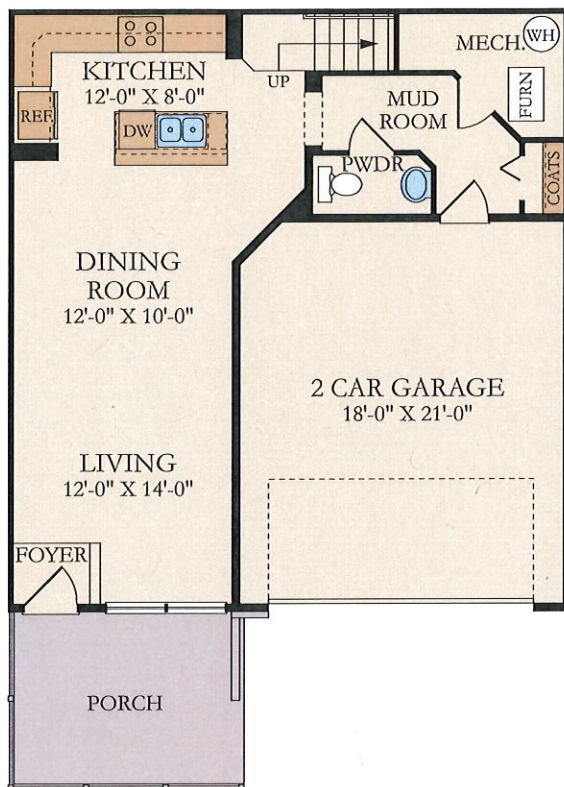
- 2 Stories
- 3 Bedrooms
- 3 Bathrooms
- 2 Car Garage

12 YEARS TWIN CITIES #1
HOMEBUILDER®

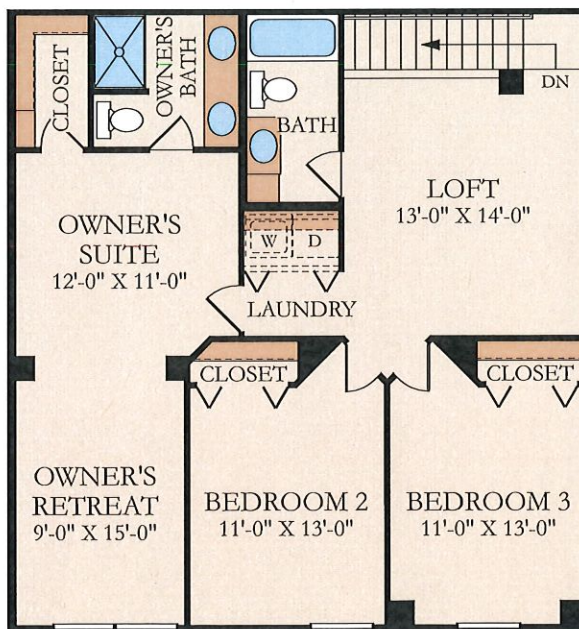
Elevations of a home may vary and we reserve the right to substitute and/or modify design and materials, in our sole opinion and without notice. Please see your New Home Consultant and home purchase agreement for actual features designated as an Everything's Included feature, additional information, disclosures, and disclaimers relating to your home and its features. Plans are artist's renderings and may contain options which are not standard on all models. Lennar reserves the right to make changes to plans and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty. Garage sizes may vary from home to home and may not accommodate all vehicles. Visit Lennar.com or see a Lennar New Home Consultant for further details and important legal disclaimers. This is not an offer in states where prior registration is required. Void where prohibited by law. †Source - BATC, 2017 Top 25 Builders List. Copyright © 2019 Lennar Corporation. All rights reserved. Lennar, the Lennar logo, Everything's Included and the Everything's Included logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. U.S. Home Corporation d/b/a Lennar - Lennar Sales Corp. Seller's broker. U.S. Home Corporation, BC001413 Construction License. CalAtlantic Group, Inc. Seller's broker. CalAtlantic Group, Inc. BC736565, BC700385 Construction Licenses. (10195) 02/07/19



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



Main Level



Upper Level

CODE REVIEW

CONTRACTOR: LENNAR HOMES, 16305 36TH AVE. N. SUITE 600, PLYMOUTH, MN 55446 PHONE 952-249-3000

BUILDING OCCUPANCY & OCCUPANT LOAD
BASED ON THE 2015 MINNESOTA STATE BUILDING CODE
COMMUNITY, CITY, MINNESOTA
PROPOSED NEW RESIDENTIAL BUILDINGS - R3 OCCUPANCY

BUILDING-MAIN FLOOR-EIGHT UNITS (INCLUDING GARAGES) 8,104 SF.
BUILDING-SECOND FLOOR- EIGHT UNITS 8,844 SF.
TOTAL BUILDING 17,548 SF.

ALLOWABLE BUILDING FLOOR AREA AND OCCUPANCY SPEARATIONS

CONSTRUCTION TYPE - 5-B BUILDING-NON RATED, COMBUSTIBLE
CONSTRUCTION W/ 13-D SPRINKLER SYSTEM INSTALLED.

R-3 OCCUPANCIES-ALLOWABLE BASIC FLOOR AREA= UNLIMITED AREA
(3 STORY) PER IBC TABLE 503

THE ALLOWABLE AREA FOR THIS BUILDING CAN BE INCREASED FOR
FRONTAGE YARDS ON ALL FOUR SIDES AND FOR THE INSTALLATION
OF AN AUTOMATIC SPRINKLER SYSTEM.

NO AREA SEPARATION WALLS ARE REQUIRED BASED ON
ALLOWABLE AREA.

IBC SECTION 108 REQUIRES THAT THE RESIDENTIAL UNITS BE
SEPARATED BY ONE HOUR WALLS. THE DIVISION BETWEEN UNITS ARE
CONSIDERED ZERO LOT LINES AND THEREFORE THE WALLS OF EACH
UNIT MUST BE ONE HOUR RATED IN ACCORDANCE WITH IBC TABLE 602.

IN LEU OF TWO SEPARATE ONE HOUR WALLS BETWEEN UNITS A TWO HOUR
WALL IS BEING INSTALLED. SEE THE BUILDING SECTIONS FOR DETAILS.

IBC SECTION 406.14 REQUIRES THAT THE PRIVATE GARAGE BE
SEPARATED FROM HABITABLE SPACES WITH 1/2" GYPSUM BOARD ON
WALLS AND 5/8" GYPSUM BOARD ON THE CEILING SEPARATING THE
GARAGE FROM THE HABITABLE SPACE ABOVE.

ATTIC VENTILATION AND DRAFTSTOPPING

PROVIDE VENTILATION IN THE EAVES AND AT THE RIDGE OF THE ROOF
EQUAL TO 1/300 OF THE AREA OF ATTIC SPACE.

PROVIDE ACCESS INTO ATTIC SPACE WITH ACCESS PANELS IN CEILING
TO BE LOCATED AS DIRECTED BY THE OWNER IN UPPER FLOOR.
MIN. OPENING SIZE IS TO BE 22" X 30" CLEAR.

THE ATTIC SPACES OF EACH UNIT WILL BE SEPARATED FROM ADJACENT
UNITS BY TWO HOUR SEPARATION WALL. NO ADDITIONAL DRAFTSTOPS
ARE REQUIRED.

ALL EXTERIOR LIGHTING TO COMPLY WITH CITY CODE 150.035

INDEX

A1	COVER SHEET
A2L	UNIT EA02-A FRANKLIN PLANS & ELEVATIONS
A4R	UNIT EA02-A REVERSE PLANS & ELEVATIONS
A3L	UNIT EA02-B FRANKLIN PLANS & ELEVATIONS
A4L	UNIT EA02-B REVERSE PLANS & ELEVATIONS
A4R	UNIT EA01-A REVERSE PLANS & ELEVATIONS
A5L	UNIT EA01-B REVERSE PLANS & ELEVATIONS
A5R	UNIT EA01-B REVERSE PLANS & ELEVATIONS
A5	DETAILS
S1	GENERAL ENGINEERING NOTES
S2	FOUNDATION PLAN
S3	EA02-FRANKLIN-A RIGHT-ENGINEERING
S3	EA02-FRANKLIN-B LEFT-ENGINEERING
S3	EA02-FRANKLIN-B RIGHT-ENGINEERING
S3	EA01-REVERSE-A LEFT-ENGINEERING
S3	EA01-REVERSE-B RIGHT-ENGINEERING
S3	EA02-FRANKLIN-A LEFT-ENGINEERING
S3	EA01-REVERSE-A RIGHT-ENGINEERING
S3	EA01-REVERSE-B LEFT-ENGINEERING
S4	SECTIONS AND DETAILS

UNIT SIZES - ANSI

UNIT TYPE	MAIN LEVEL	UPPER LEVEL	TOTAL SQ. FT.
REVERSE - A	6802 SQ. FT.	10508 SQ. FT.	17630 SQ. FT.
REVERSE - B	6802 SQ. FT.	11017 SQ. FT.	17819 SQ. FT.
FRANKLIN - A	6802 SQ. FT.	11201 SQ. FT.	18003 SQ. FT.
FRANKLIN - B	6802 SQ. FT.	11114 SQ. FT.	17916 SQ. FT.

GARAGE SQ. FT. FOR EACH UNIT = 405



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

ROOF VENT INSTALLATION NOTES:

1. ALL ROOF VENTS TO BE INSTALLED OVER 8" X 8" X 1/2" OPENINGS INTO THE ROOF SHEATHING. ROOF MATERIAL TO BE 3/4" ADHESIVE. REFER TO SPECIFICATIONS FOR MANUFACTURER INFORMATION.
2. STANDARD LOCATION OF ROOF VENTS ON ROOFS TO BE 1/4" DOWN FROM THE ROOF RIDGE TO THE TOP OF THE RAFT OPENING.
3. ROOF SHEATHING TO BE REMOVED FROM UNDERNEATH OVERHUNG OR PERPENDICULAR ROOF SYSTEMS FOR PROPER AIR FLOW.
4. NO ROOF VENTS, RADON PIPE EXHAUST, PLUMBING VENTS OR MECHANICAL VENTS WITHIN 4' OF PROPERTY CENTER LINES BETWEEN UNITS.

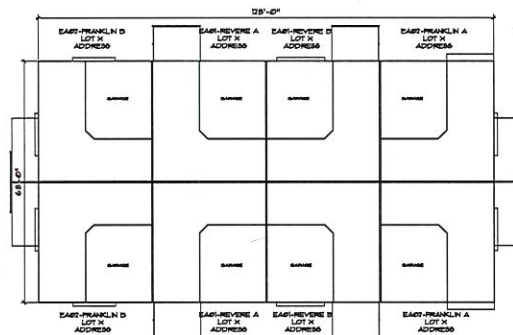
NOTE:
SEE INDIVIDUAL ELEVATIONS FOR MATERIALS



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



5 OVERALL LAYOUT-8 UNIT BUILDING
SCALE: 1/8" = 1'-0"

DATE: JULY 2019
DRAWN BY:
CHECKED BY:
REVIEWED BY:
REVISIONS:

UNAUTHORIZED USE OF THIS
PLAN IS A VIOLATION OF THE
U.S. COPYRIGHT ACT AND
TITLE 17 OF THE U.S. CODE.

LENNAR

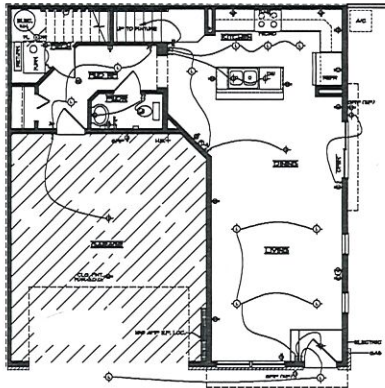
OWNER: EA02 FRANKLIN / EA01 REVERSE - 4 UNIT BLDG
PROJECT ADDRESS:
DEVELOPMENT: COLONIAL MANOR CMA

LOT NO.
BLOCK NO.
ADDITION NO.

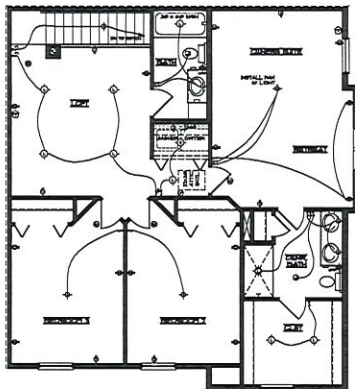
PN:
TITLE: COVER
SHEET: A1

ELECTRICAL KEY

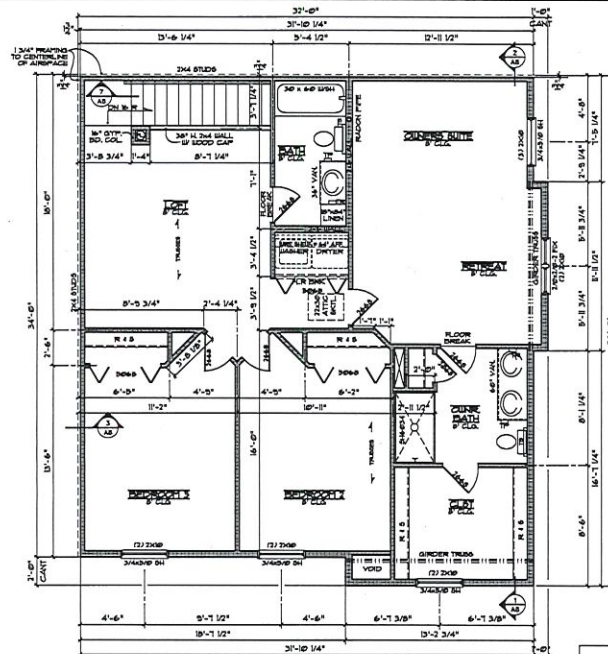
- Ⓚ DUPLICATION OUTLET
- Ⓚ DUPLICATION OUTLET ABOVE COUNTER
- Ⓚ WEATHERPROOF DUPLICATION OUTLET
- Ⓚ DUPLICATION OUTLET (DOWNWARD FACING PROTECTED)
- Ⓚ HALF-SWITCHED DUPLICATION OUTLET
- Ⓚ DUPLICATION OUTLET IN FLOOR
- Ⓚ 220 VOLT OUTLET
- Ⓚ WALL SWITCH
- Ⓚ DIMMER SWITCH
- Ⓚ DIMMER SWITCH
- Ⓚ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- Ⓚ WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- Ⓚ RECESSED INCANDESCENT LIGHT FIXTURE
- Ⓚ RECESSED INCANDESCENT EYE BALL FIXTURE
- Ⓚ LIGHT FIXTURE WITH PULL CHAIN
- Ⓚ TRACK LIGHT
- Ⓚ FLOURESCENT LIGHT FIXTURE
- Ⓚ EXHAUST FAN
- Ⓚ CHIMNEY
- Ⓚ SMOKE DETECTOR
- Ⓚ CARBON MONOXIDE DETECTOR
- Ⓚ THERMOSTAT
- Ⓚ ELECTRIC METER
- Ⓚ ELECTRIC PANEL



5 MAIN FLR. ELEC. PLAN
SCALE: 3/4" = 1'-0"

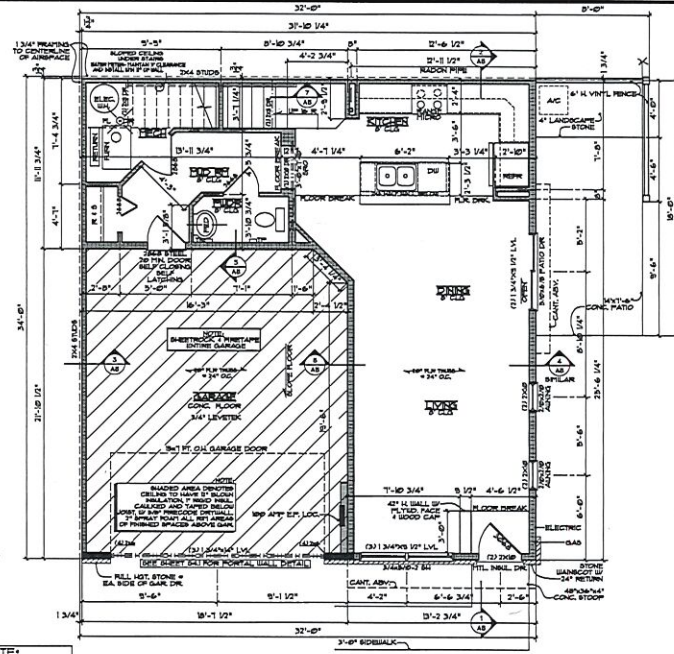


6 UPPER FLR. ELEC. PLAN
SCALE: 3/4" = 1'-0"

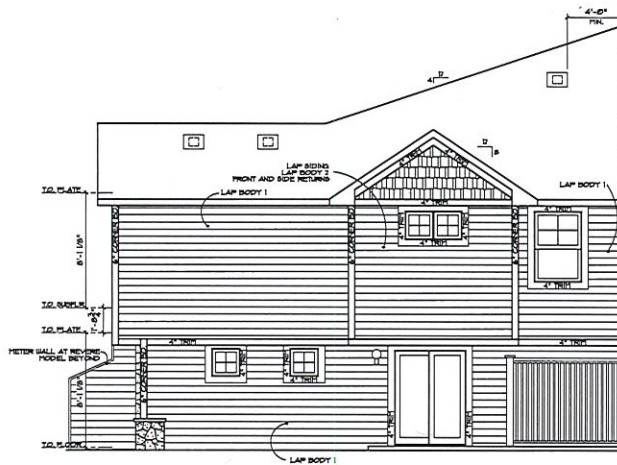


2 EA02 A2 - FRANKLIN UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

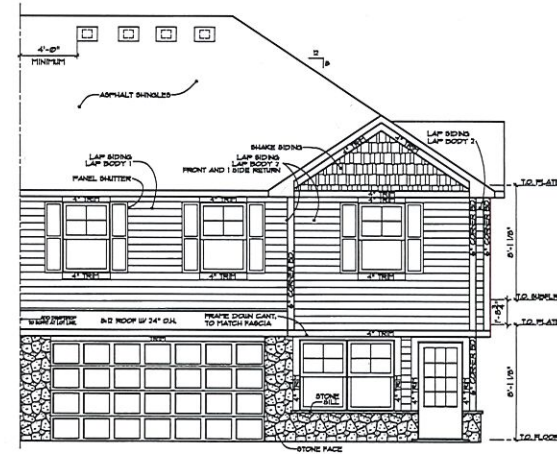
NOTE:
DIMENSIONS ARE
FRAMING TO FRAMING



1 EA02 A2 - FRANKLIN MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



4 EA02 A2 - FRANKLIN SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 EA02-A FRANKLIN FRONT ELEVATION
SCALE: 1/4" = 1'-0"

DATE: JULY 2019
DRAWN BY:
REVIEWED:
REVISIONS:

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TITLE 17, OF THE U.S. CODE.

LENNAR

OWNER: EA02 - FRANKLIN
PROJECT ADDRESS:
DEVELOPMENT: COLONIAL MANOR SERIES - CMA

LOT NO.
BLOCK NO.
ADDITION NO.

PN:
TITLE: EA02-A
SHEET: A2L

LENNAR®

The Jefferson

Colonial Patriot Collection

2 Stories | 3 Bedrooms | 3 Bathrooms | 2 Car Garage
1,906 Sq. Ft.



**EVERYTHING'S
INCLUDED®**

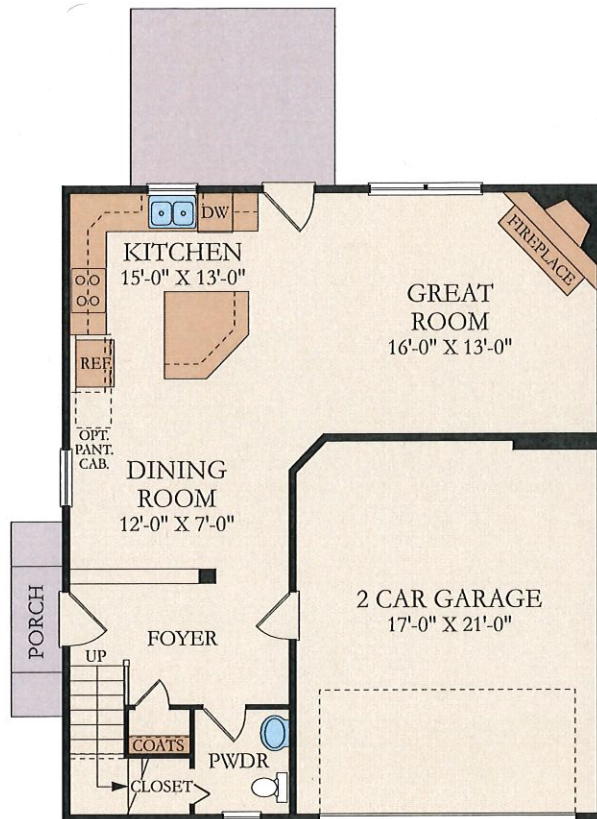
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952-373-0485

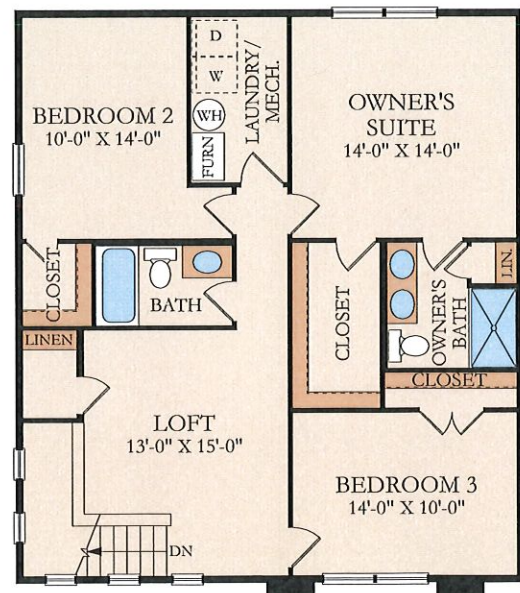
Colonial Patriot Collection

1,906 Sq. Ft.

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



Main Level



Upper Level

13 YEARS TWIN CITIES #1 HOMEBUILDER®

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LENNAR®

The Madison

Colonial Patriot Collection

**2 Stories | 3 Bedrooms | 3 Bathrooms | 2 Car Garage
1,804 sq. ft.**



**EVERYTHING'S
INCLUDED***

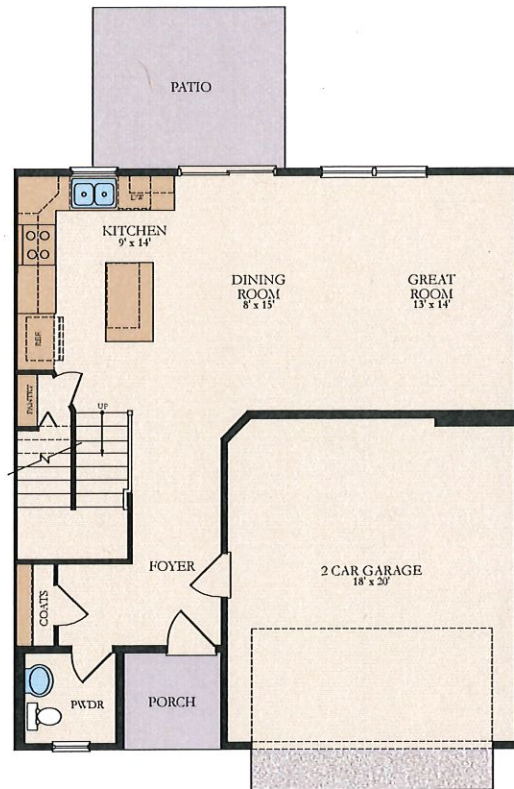
LENNAR.COM

952-373-0485

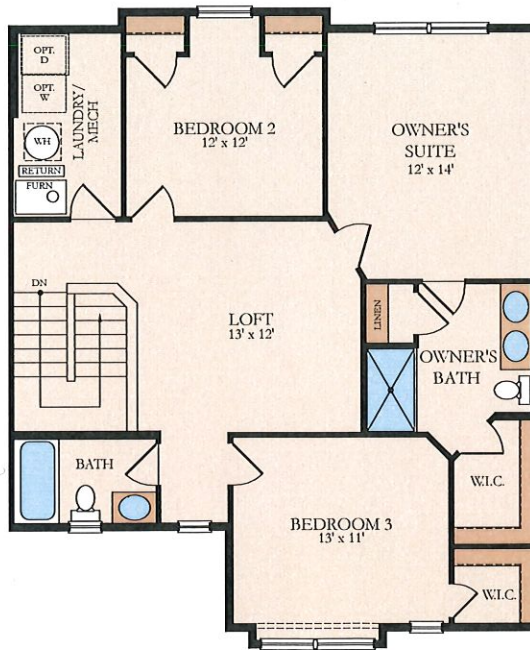
Colonial Patriot Collection

1,804 sq. ft.

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



Main Level



Upper Level

12 YEARS TWIN CITIES #1
HOMEBUILDER®

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BUILDING CODE DATA

BUILDING OCCUPANCY & OCCUPANT LOAD
BASED ON THE 2015 MINNESOTA STATE BUILDING CODE

TOWNHOUSES - COMMUNITY CITY, MINNESOTA
SINGLE FAMILY HOMES / EACH WITH MEANS OF EGRESS / FULLY SPRINKLERED

TWO STORY BUILDINGS - 4 UNITS PER BUILDING
JEFFERSON UNITS (END UNITS): TOTAL AREA IS 2,294 SQ. FT.
INCLUDING THE GARAGE
MADISON UNITS (INTERIOR UNITS): TOTAL AREA IS 2,183 SQ. FT.
INCLUDING THE GARAGE

OCCUPANCY CLASSIFICATION: IRC-3 TOWNHOUSE IN ACCORDANCE WITH TABLE 300.1
EACH TOWNHOUSE UNIT IS CONSIDERED A SINGLE FAMILY DWELLING AND A SEPARATE BUILDING IN ACCORDANCE WITH 1303.0202 SECTION R202 OF THE MINNESOTA STATE BUILDING CODE

REQUIRED UNIT SEPARATIONS
THE UNITS ARE SEPARATED BY WALLS WHICH ARE CONTINUOUS FROM THE FOUNDATION TO THE TOP OF THE ROOF.

THE WALLS ARE CONSIDERED TO BE EXTERIOR WALLS WITH A ZERO SETBACK FROM THE PROPERTY LINE AND MUST BE ONE HOUR RATED IN ACCORDANCE WITH TABLE R302.1 ON THE MINNESOTA STATE BUILDING CODE. A TWO HOUR PROPRIETARY WALL SYSTEM IS BEING INSTALLED BETWEEN UNITS AS DETAILED ON THE PLANS.

THE GARAGES ARE SEPARATED FROM THE RESIDENCES WITH GYPSUM WALL PANELS IN ACCORDANCE WITH IRC SECTION R302.6

VINYL LAP SIDING AND TRIM PER COMMUNITY SPECIFICATIONS

INDEX:

- A1 - COVER (BUILDING ELEVATIONS)
- A2 - FOOTPRINT (BUILDING FOUNDATION PLANS)
- A3 - JEFFERSON-C ELEVATIONS
- A4 - JEFFERSON-D FOUNDATION, MAIN & UPPER FUR PLANS
- A5 - JEFFERSON-C FOUNDATION, MAIN & UPPER FUR PLANS (REVERSED)
- A6 - JEFFERSON-C SECTIONS
- A7 - JEFFERSON-D ELEVATIONS
- A8 - JEFFERSON-D FOUNDATION, MAIN & UPPER FUR PLANS
- A9 - JEFFERSON-D FOUNDATION, MAIN & UPPER FUR PLANS (REVERSED)
- A10 - JEFFERSON-D SECTIONS
- A11 - MADISON-C ELEVATIONS
- A12 - MADISON-C FOUNDATION, MAIN & UPPER FUR PLANS
- A13 - MADISON-C FOUNDATION, MAIN & UPPER FUR PLANS (REVERSED)
- A14 - MADISON-C SECTIONS
- A15 - MADISON-D ELEVATIONS
- A16 - MADISON-D FOUNDATION, MAIN & UPPER FUR PLANS
- A17 - MADISON-D FOUNDATION, MAIN & UPPER FUR PLANS (REVERSED)
- A18 - MADISON-D SECTIONS
- A19 - DETAILS
- E22 - JEFFERSON-C ELECTRICAL
- E23 - JEFFERSON-D ELECTRICAL
- E24 - MADISON-C ELECTRICAL
- E25 - MADISON-D ELECTRICAL
- F1 - FIREPLACE OPTIONS
- S41 - SLAB ON GRADE FOUNDATION DETAILS
- S2 - JEFFERSON BRACED WALL DETAILS
- S4 - MADISON BRACED WALL DETAILS
- S6 - GARAGE PORTAL WALL & CANOPY ROOF PRAYING DETAILS
- S6 - JEFFERSON TALL WALL DETAILS

ROOF VENT INSTALLATION NOTES:

1. ALL ROOF VENTS TO BE INSTALLED OVER 8" IL x 8" H. OPENINGS INTO THE ROOF SHEATHING. SCRTT MATERIAL TO BE 1/2" AERATED. REFER TO SPECIFICATIONS FOR MANUFACTURER INFORMATION.
2. STANDARD LOCATION OF ROOF VENTS ON ROOFS TO BE 12" DOWN FROM THE ROOF RIDGE TO THE TOP OF THE 8"x8" OPENING.
3. ROOF SHEATHING TO BE REMOVED FROM UNDERNEATH OVER-FRAMED OR PERPENDICULAR ROOF SYSTEMS FOR PROPER AIR MOVEMENT.
4. NO ROOF VENTS, RADON PIPE EXHAUST, PLUMBING VENTS OR MECHANICAL VENTS WITHIN 4' OF PROPERTY/CENTER LINES BETWEEN UNITS.

RADON NOTE:

LENNAR WILL BE INSTALLING A "PASSIVE RADON READY" SYSTEM. ALL BASEMENT SLABS WILL HAVE A MIN 4" CLEAN AGGREGATE COVERED BY 6 MIL POLY. THIS POLY WILL HAVE 1" LAP AT ALL SEAMS. ALL TEARS OR PUNCTURES WILL BE SEALED OR COVERED BY POLY. ALL OPENINGS WILL BE SEALED USING POLYURETHANE CAULK OR ELASTOMERIC SEALANT AT ALL OPENINGS. ALL SUMP BASKETS WILL HAVE SEALED LIDS.

LENNAR WILL INSTALL A 3" GASIGHT PVC PIPE AND WILL BE CONNECTED TO THE DRAIN TILE SYSTEM. USING A 1" FITTING INTO THE DRAIN TILE SYSTEM. WE WILL USE THE BACKSIGHT ROUTE TO EXIT THE ROOF SYSTEM WITH A MAX OF 2 90 DEGREE ELBOWS. IN UNCONDITIONED AREAS, THE RADON EXHAUST PIPE WILL BE INSULATED WITH AN R4 BULK. THIS PIPE WILL BE LABELED "RADON GAS VENT SYSTEM" AT ALL ACCESSIBLE LOCATIONS. ALSO ALL RADON PIPES WILL BE LABELED AT ALL FLOORS FOR FUTURE REFERENCE.

AT ROOF EXIT LOCATIONS WE WILL MAINTAIN A 10" DISTANCE TO ANY WINDOW LOCATION 2' BELOW EXHAUST POINT AND ANY ADJACENT STRUCTURE. THE LOCATION OF THE EXIT POINT IN TERRAIN AREA WILL BE CLEAR OF ANY OBSTRUCTIONS WITHIN 14" HORIZONTALLY AND 36" VERTICALLY. LENNAR WILL INSTALL AN OUTLET AND PULL CHORD LIGHT FOR FUTURE EXHAUST FAN ADDITION.

SQUARE FOOTAGE:

JEFFERSON END UNIT	
MAIN (C4D)	159
UPPER (C4D)	141
TOTAL FINISHED	1906
GARAGE	388

MADISON INTERIOR UNIT	
MAIN (C4D)	121
UPPER (C4D)	101
TOTAL FINISHED	1804
GARAGE	319

NOTE:
SEE INDIVIDUAL ELEVATIONS FOR MATERIALS



1 FRONT ELEVATION - 4 UNIT BUILDING
SCALE: 3/8" = 1'-0"

NOTE:
SEE INDIVIDUAL ELEVATIONS FOR MATERIALS



2 REAR ELEVATION - 4 UNIT BUILDING
SCALE: 3/8" = 1'-0"

JULY 2019
DATE: JULY 2019
DRAWN BY: [REDACTED]
REVIEWED: [REDACTED]
U.S. COPYRIGHT ACT OF 1976
TITLE 17, OF THE U.S. CODE.

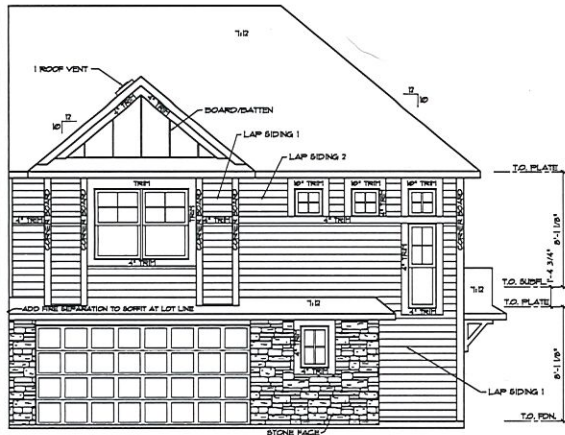
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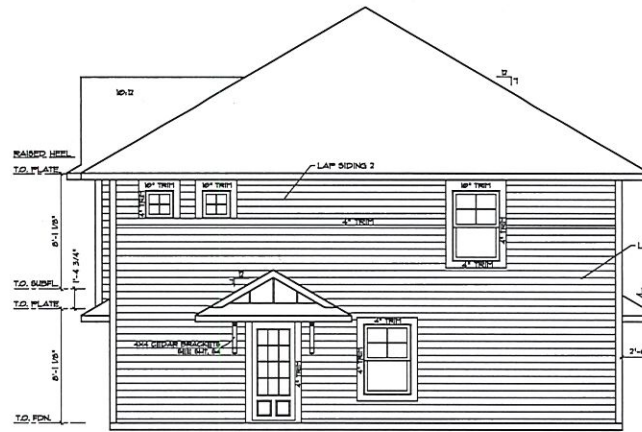
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PROJECT ADDRESS: [REDACTED]
DEVELOPMENT: COLONIAL MANOR PATRIOT - CMS

LDT NO.
BLOCK NO.
ADDITION NO.

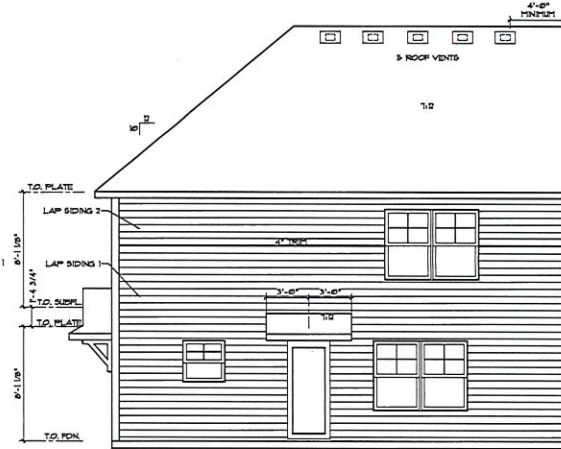
PN: TITLE: COVER
SHEET: A1



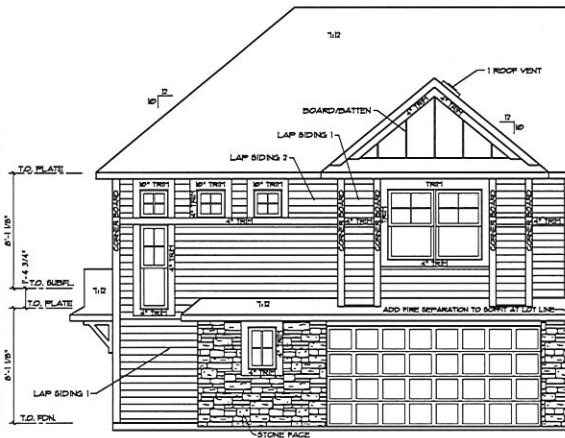
1 FRONT ELEVATION - JEFFERSON-C LEFT
SCALE: 1/4\"/>



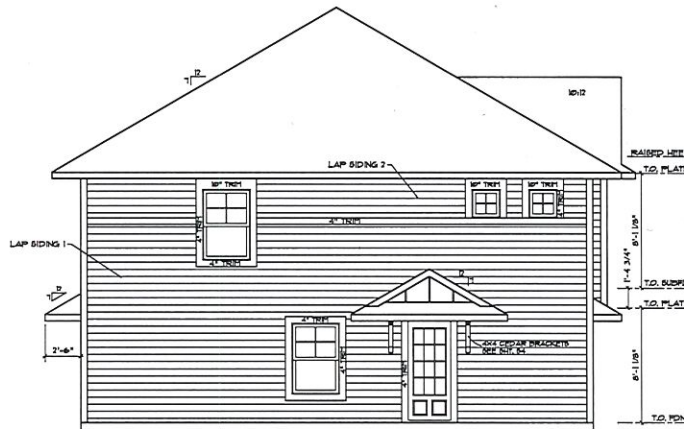
2 SIDE ELEVATION - JEFFERSON-C LEFT
SCALE: 1/4\"/>



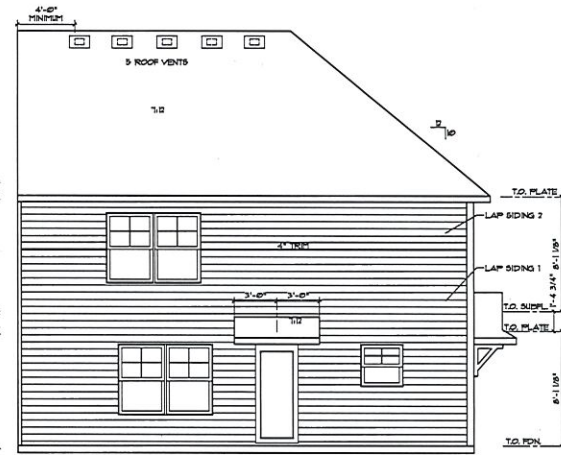
3 REAR ELEVATION - JEFFERSON-C LEFT
SCALE: 1/4\"/>



4 FRONT ELEVATION - JEFFERSON-C RIGHT
SCALE: 1/4\"/>



5 SIDE ELEVATION - JEFFERSON-C RIGHT
SCALE: 1/4\"/>



6 REAR ELEVATION - JEFFERSON-C RIGHT
SCALE: 1/4\"/>

DATE: JULY 2019
DRAWN BY:
REVIEWED BY:
DESIGNED BY:
PROJECT ADDRESS:

UNAUTHORIZED USE OF THIS
PLAN IS TO VIOLATE THE
U.S. COPYRIGHT ACT,
TITLE 17, OF THE U.S. CODE.

LENNAR

OWNER: LEO-JEFFERSON/LEO2-MADISON - 4 UNIT BLDG
PROJECT ADDRESS:
DEVELOPMENT: COLONIAL MANOR PATRIOT - CMS

LOT NO.
BLOCK NO.
ADDITION NO.

PN:
TITLE: ELEV
SHEET: A3

The Ashton EI


A

B

C

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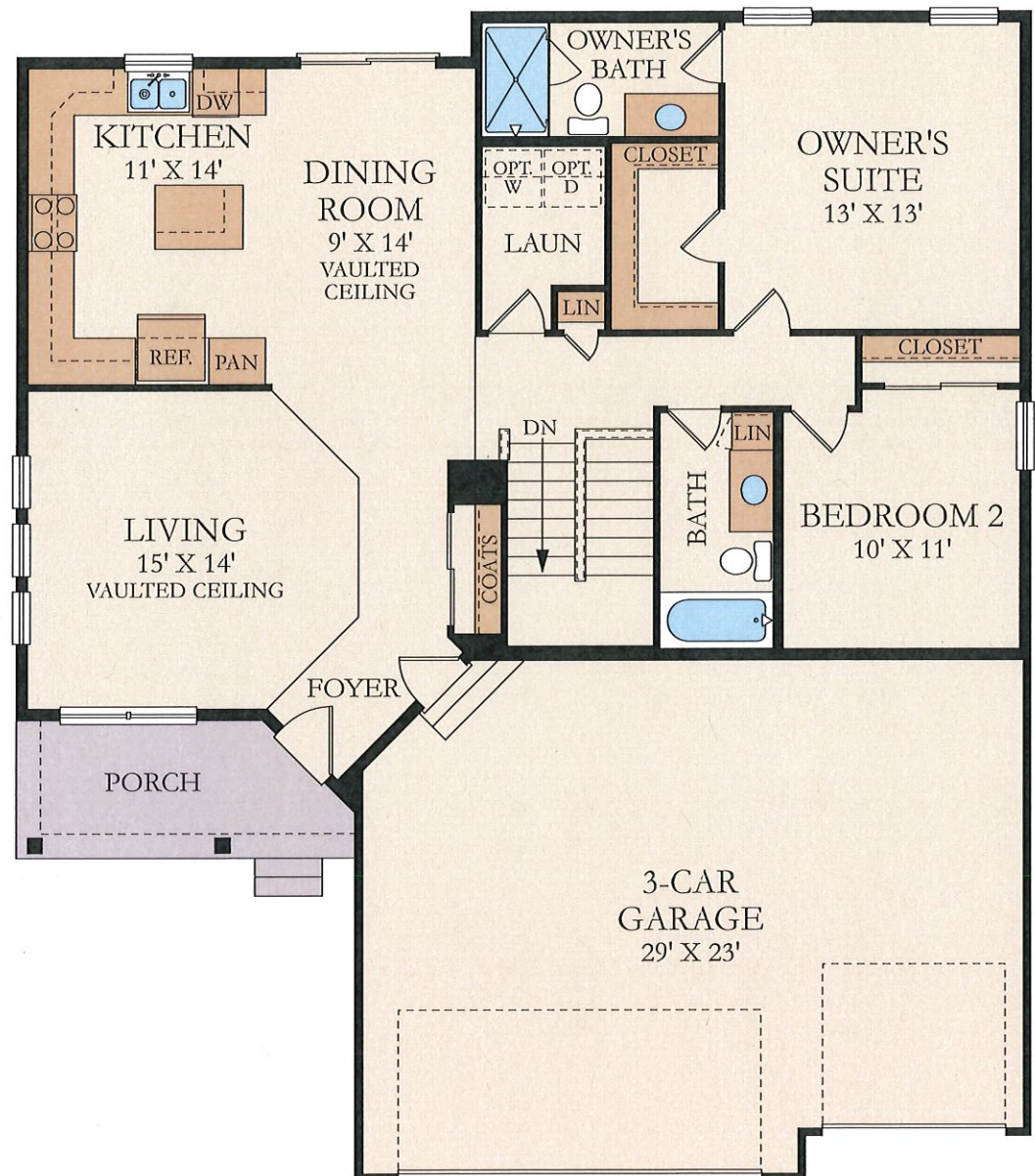
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1,309 Sq. Ft.

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

The Ashton EI

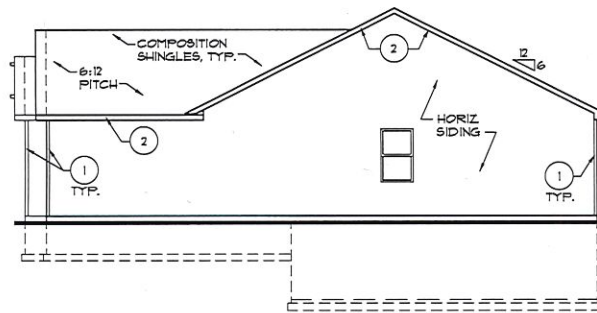


Main Level

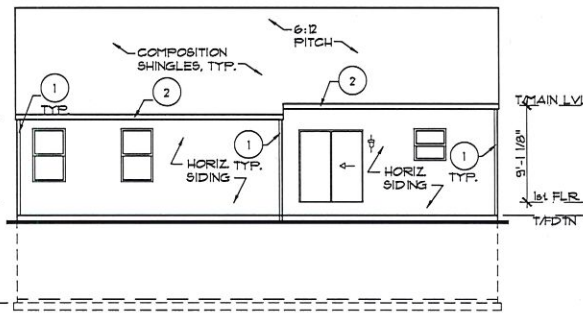


EVERYTHING'S
INCLUDED*

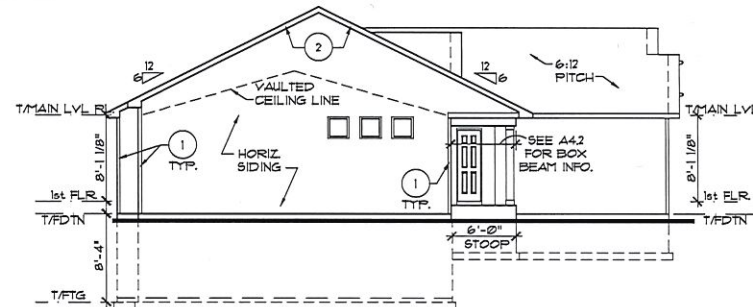
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02 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

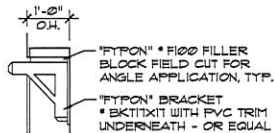


03 REAR ELEVATION
SCALE: 1/8" = 1'-0"

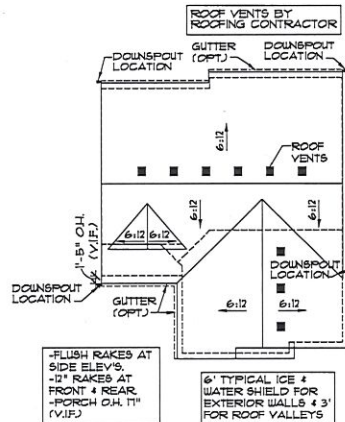


04 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

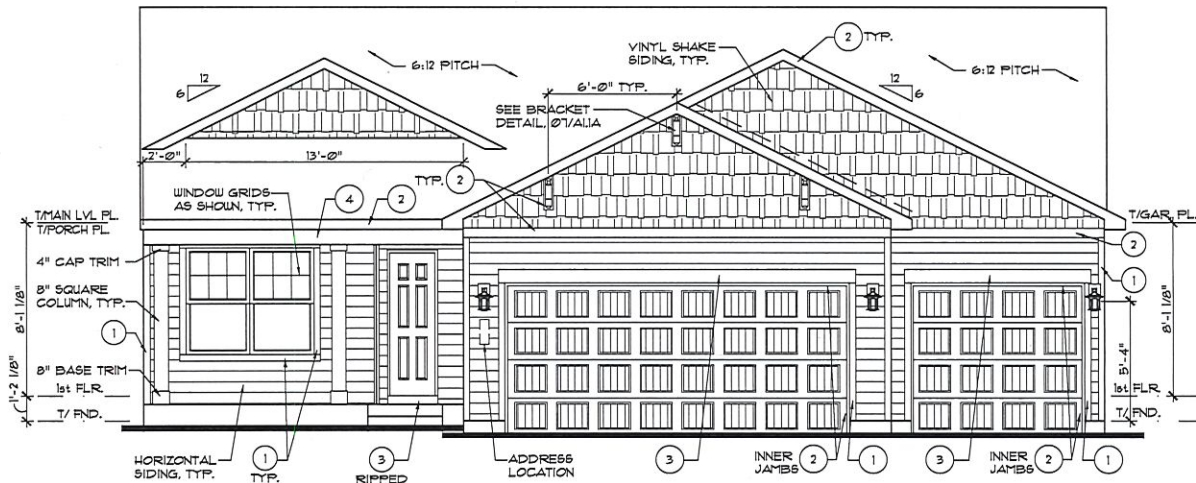
EXTERIOR TRIM KEY	
1	1 x 4 CORNERS, GABLE RAKE, WINDOW APPLICATIONS
2	1 x 6 GARAGE INNER JAMBS, WINDOW SILL, GABLE RAKE, PARCEL
3	1 x 8 DOOR KICK PLATE
4	1 x 10 PRIZEL, RETURN
5	1 x 12 PRIZEL, RETURN
KEYNOTE SYMBOL	
(1)	MATERIAL ON TRIM KEY
(1)	LOCATION OF MATERIAL



06 GABLE TRIM DETAIL
SCALE: 1/2" = 1'-0"



05 ROOF PLAN
SCALE: 1/16" = 1'-0"



01 FRONT ELEVATION A
SCALE: 1/4" = 1'-0"

REV.	DATE	REMARKS
1	5-7-12	ISSUE FOR CONSTRUCTION
2	5-11-12	PLAN ENERGY REVISIONS 1
3	6-26-12	PLAN UPDATED FOR E/I
4	2-27-13	E/I REVISIONS

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LENNAR

ASHTON E/I

ELEVATIONS

OPTION INFO.

FILE NAME:	SET NO.	DESIGN BY	COMMUNITY NAME
EP0411	1	SEE	
DATE:			

A1.1A



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1,582 Sq. Ft.

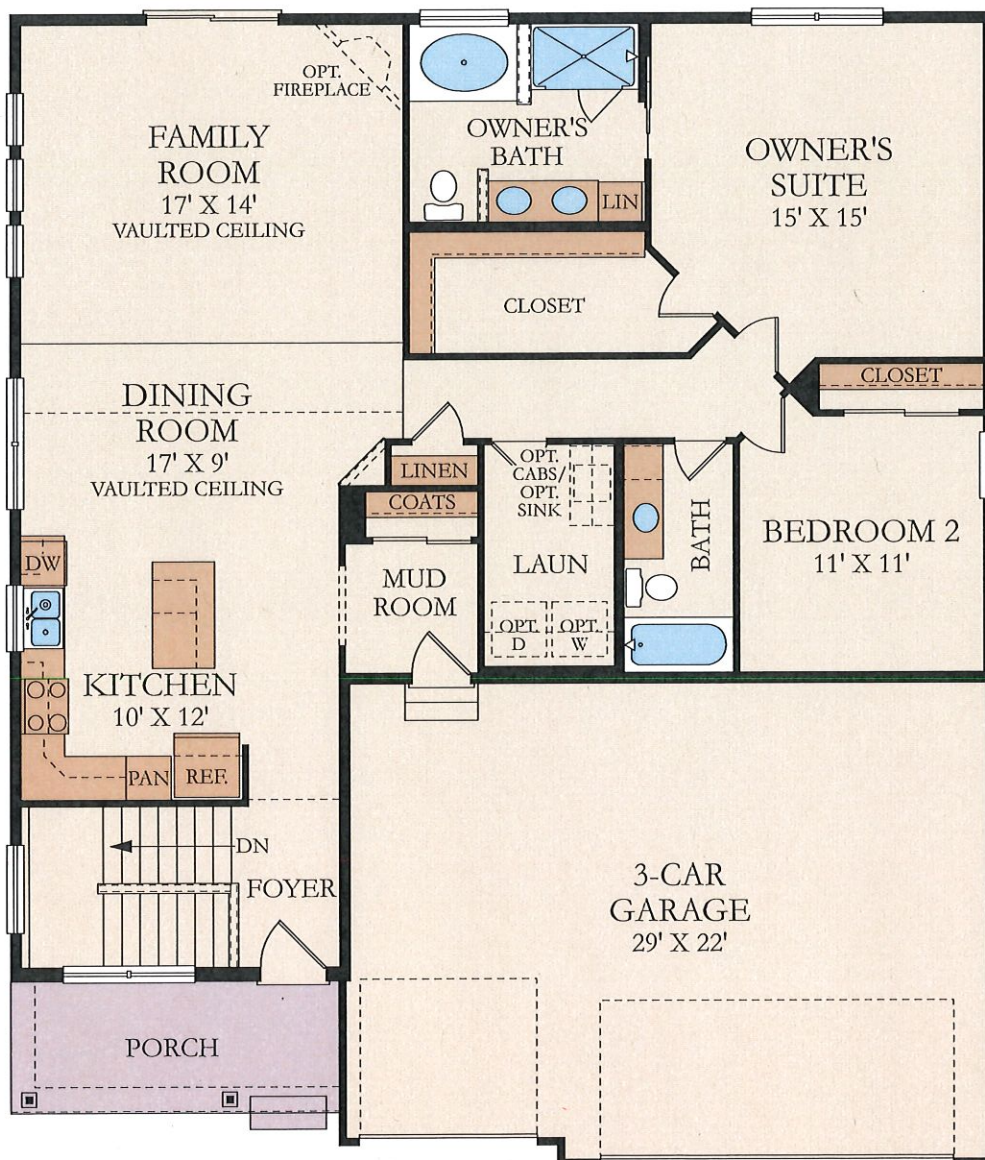
- 1 Stories
- 2 Bedrooms
- 2 Bathrooms
- 3 Car Garage

12 TWIN CITIES #1
YEARS HOMEBUILDER®

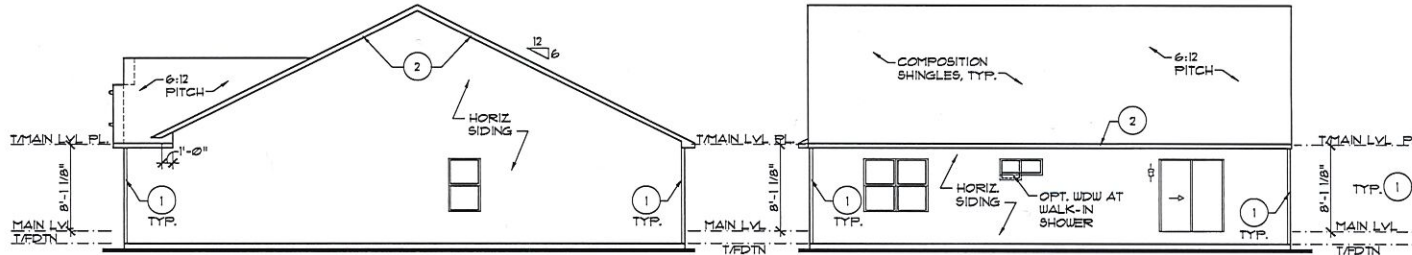
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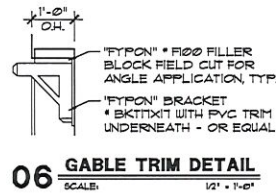


Main Level

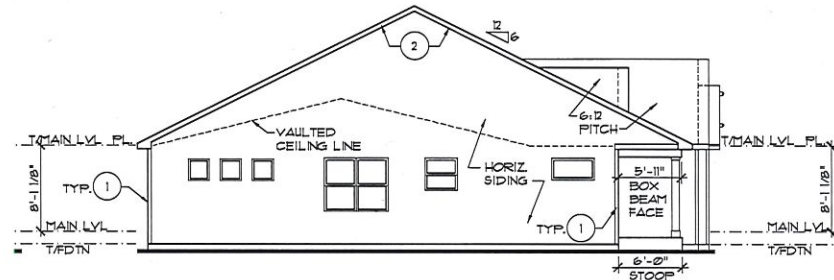


02 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

03 REAR ELEVATION
SCALE: 1/8" = 1'-0"

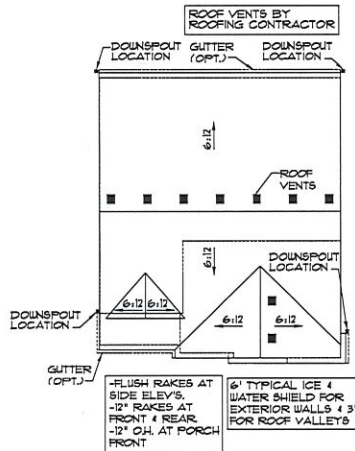


06 GABLE TRIM DETAIL
SCALE: 1/2" = 1'-0"

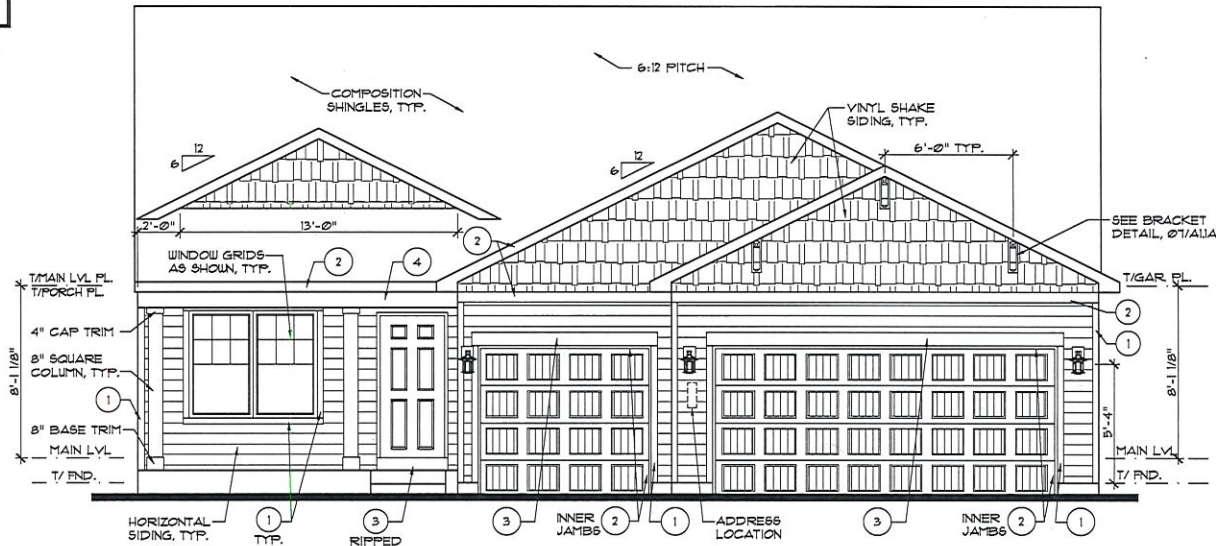


04 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR TRIM KEY	
1	1 x 4 CORNERS, GABLE RAKE, WINDOW APPLICATIONS
2	1 x 6 GARAGE INNER JAMBS, WINDOW SILL, GABLE RAKE, PARCEL
3	1 x 6 DOOR KICK PLATE
4	1 x 10 PRIZE, RETURN
5	1 x 12 PRIZE, RETURN
KEYNOTE SYMBOL	
MATERIAL ON TRIM KEY	
LOCATION OF MATERIAL	



05 ROOF PLAN
SCALE: 1/8" = 1'-0"



01 FRONT ELEVATION A
SCALE: 1/4" = 1'-0"

REV. #	DATE	REMARKS
1	4-29-13	ISSUE FOR CONSTRUCTION
2	5-21-18	PLAN STRENGTH REVISIONS #1
3	6-29-18	PLAN UPDATED FOR E/I
4	12-21-18	ADDED D-STONE ELEVATION
5	2-20-19	E/I REVISIONS

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FILE NAME:	EP03A11
SET NO.	EP03
DRAWN BY	ARE
CHECKED BY	ARE
COMMUNITY NAME	
DATE	
PROJECT NO.	
SHEET NUMBER	A1.1A
OPTION INFO	



EVERYTHING'S
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1,920 Sq. Ft.

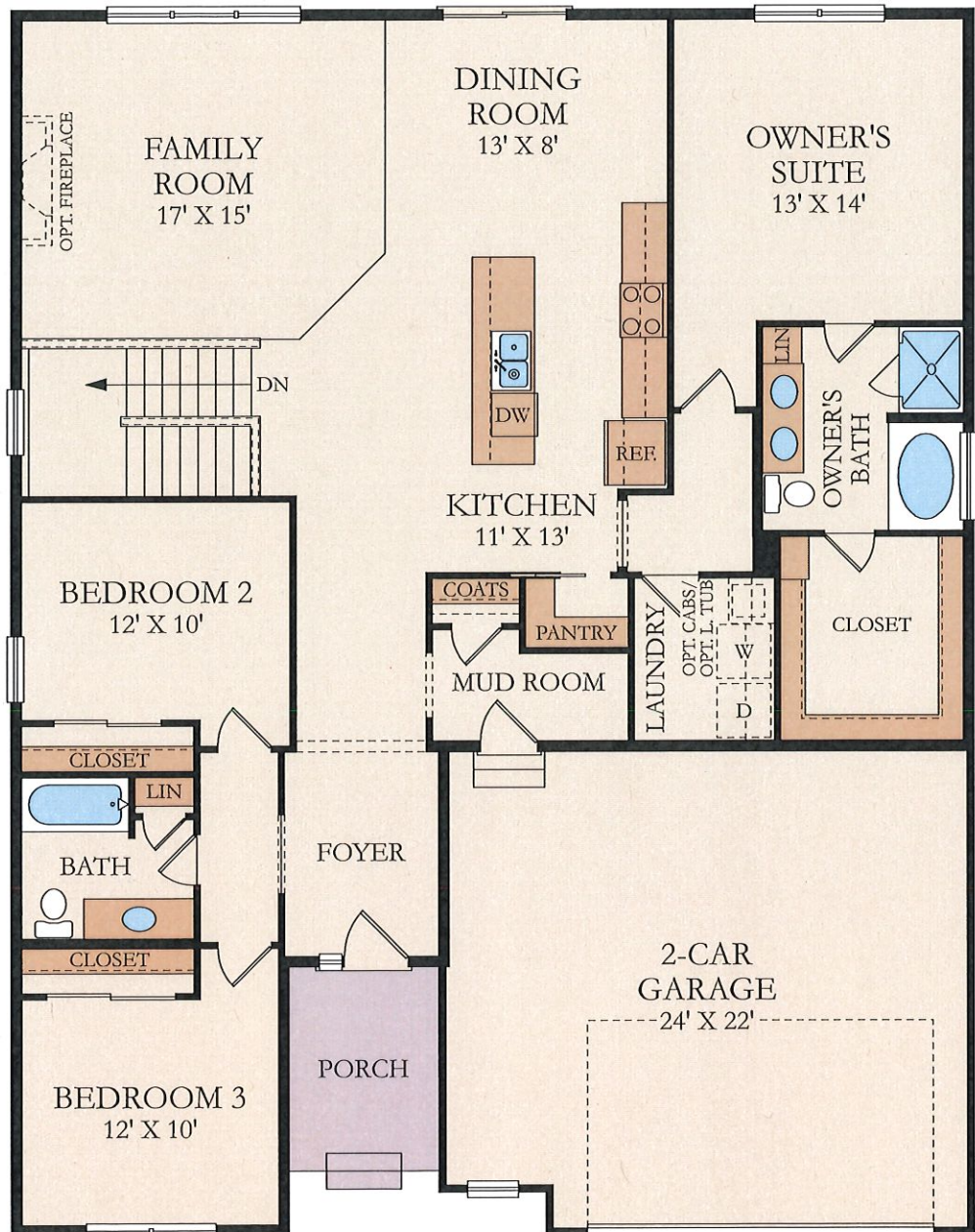
- 1 Stories
- 3 Bedrooms
- 2 Bathrooms
- 2 Car Garage

13 TWIN CITIES #1
YEARS HOMEBUILDER¹

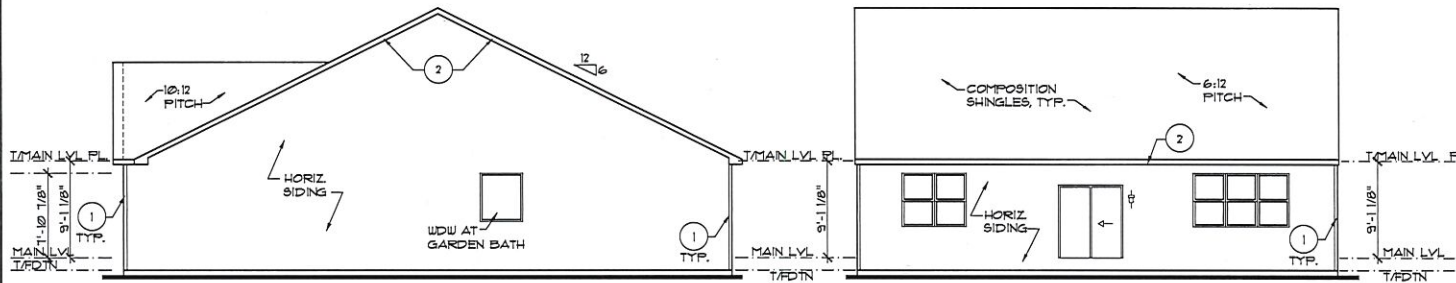
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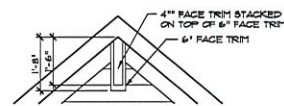


Main Level



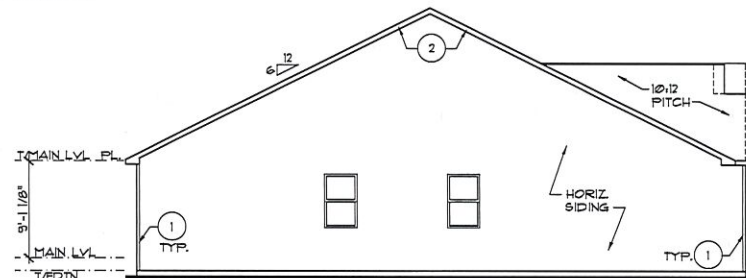
02 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

03 REAR ELEVATION
SCALE: 1/8" = 1'-0"

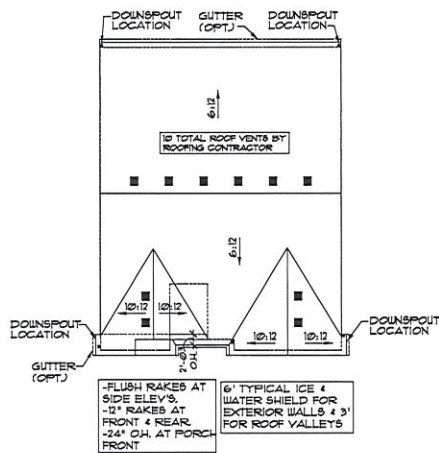


06 GABLE TRIM DETAIL
SCALE: 3/8" = 1'-0"

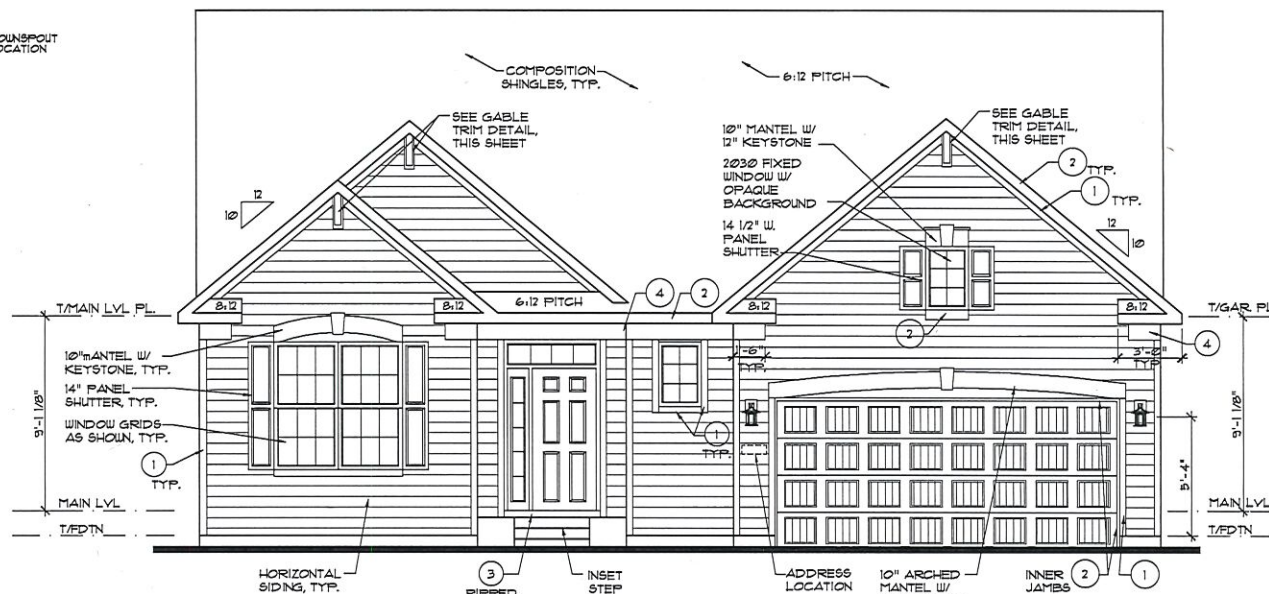
EXTERIOR TRIM KEY	
1	1 x 4 CORNER, GABLE RAKE WINDOW APPLICATIONS
2	1 x 6 GARAGE INNER JAMB, WINDOW SILL, GABLE RAKE PARACA
3	1 x 6 DOOR KICK PLATE
4	1 x 10 PRIZE, RETURN
	KEYNOTE SYMBOL
	MATERIAL ON TRIM KEY
	LOCATION OF MATERIAL



04 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



05 ROOF PLAN
SCALE: 1/8" = 1'-0"

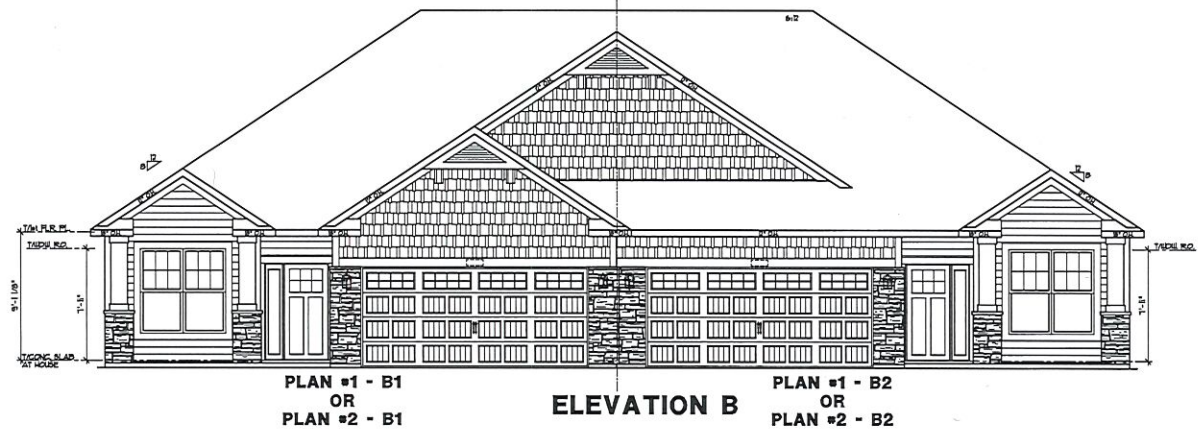


01 FRONT ELEVATION A
SCALE: 1/4" = 1'-0"

FILE NAME: EP04A11 XREF:		LENNAR®			
MODEL DANBURY E/I A		SET NO. EP04A	DRAWN BY SRE		
ELEVATIONS		COMMUNITY NAME			
SHEET NUMBER A1.1A		OPTION NO.			

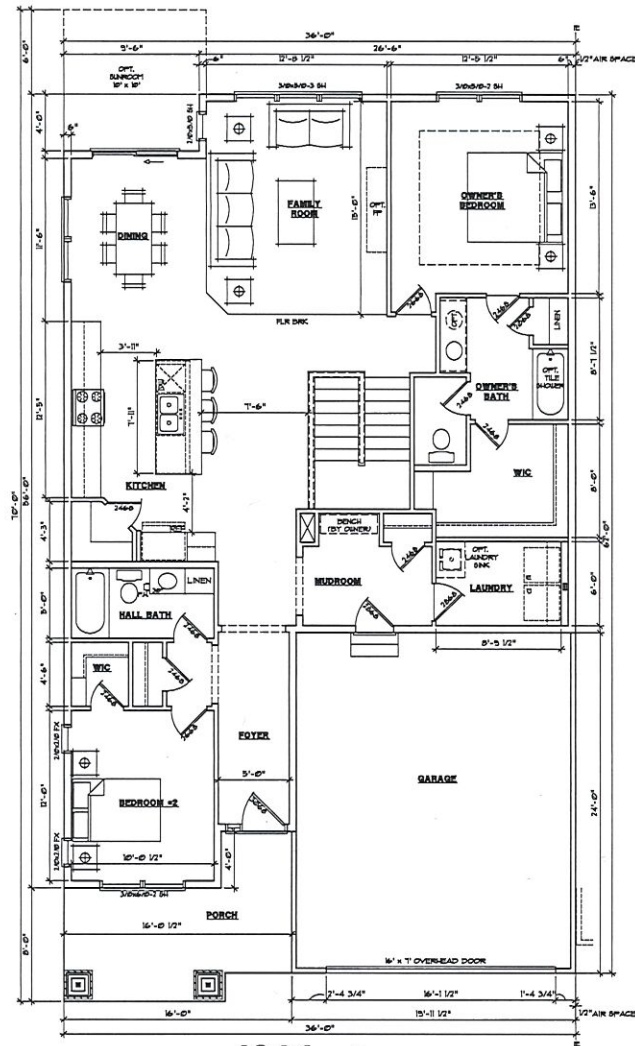
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I do hereby certify that these drawings/ plans and related specifications meet all applicable requirements and are in conformity with MN minimum property requirements.

[illegible]

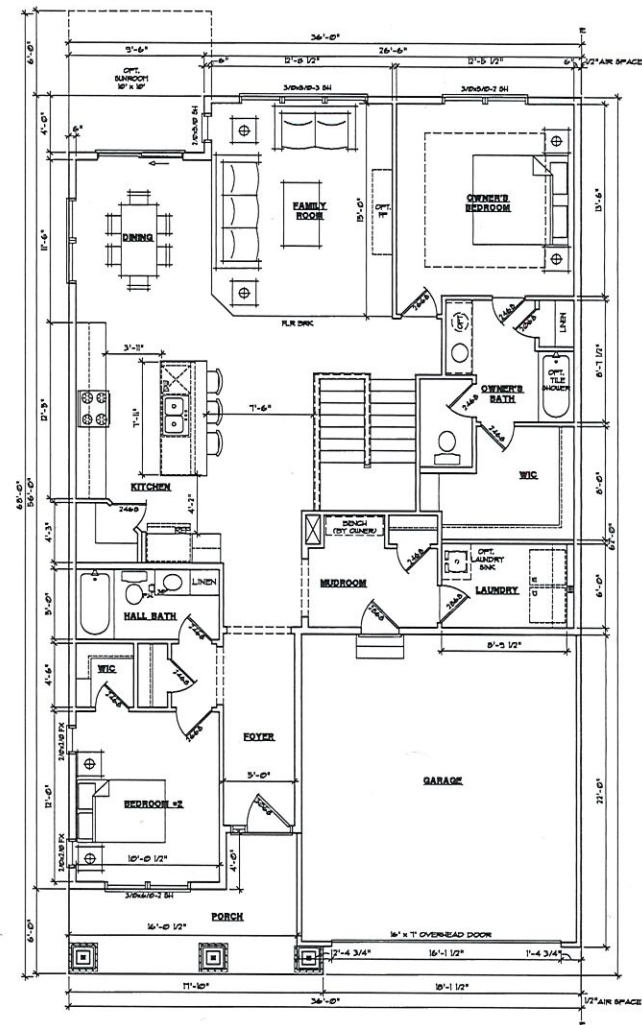
PLAN #1

Conceptual Plans



1601 sf

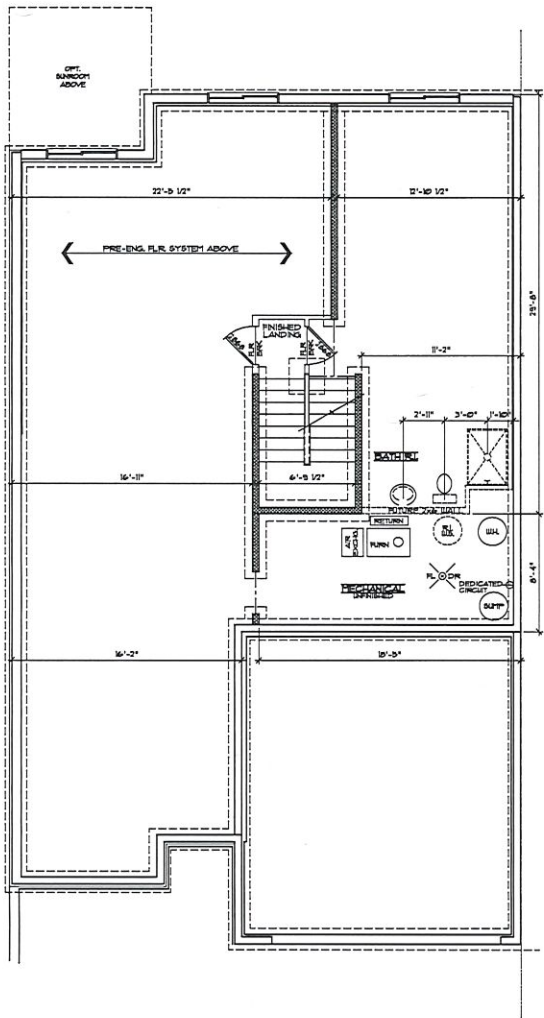
PLAN #1 - A1, B1, C1



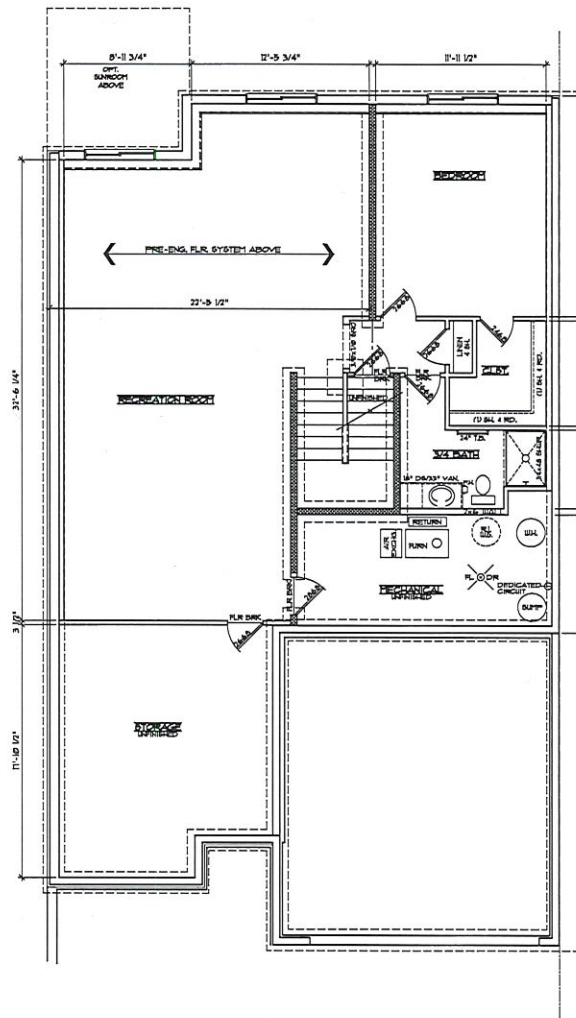
1601 sf

PLAN #1 - A2, B2, C2

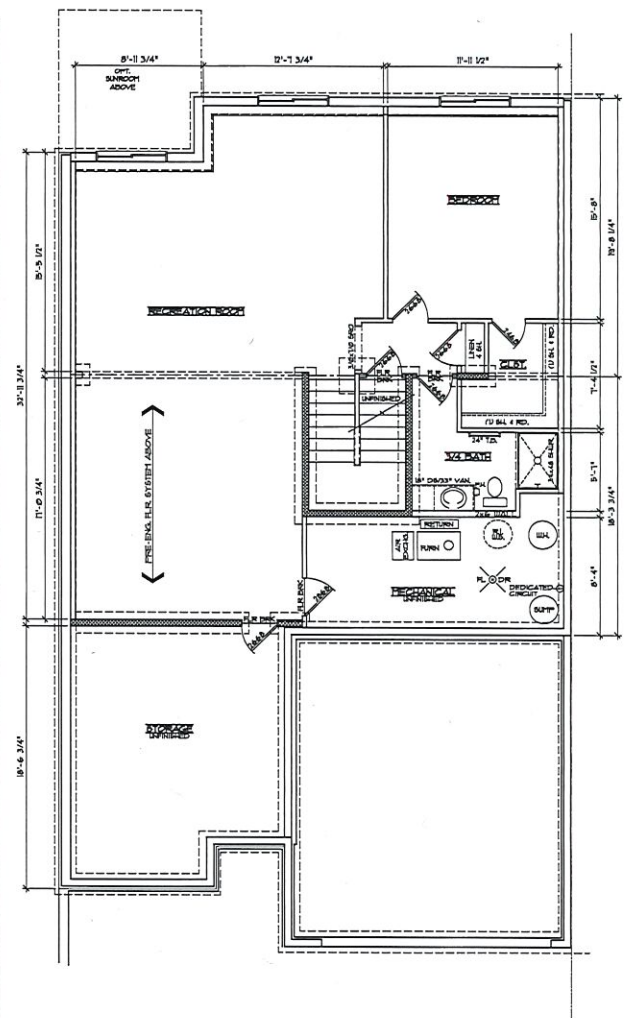
UNIT 1 Conceptual Plans



UNFINISHED BASEMENT W/
FLOOR SYSTEM RUNNING SIDE-TO-SIDE



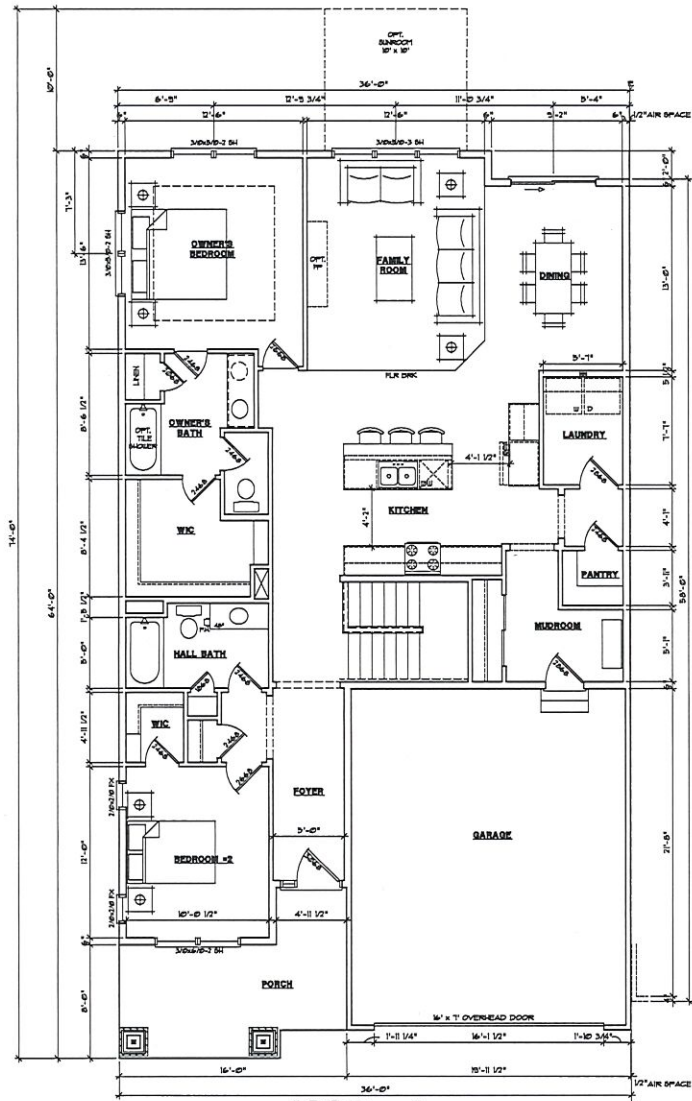
FINISHED BASEMENT W/
FLOOR SYSTEM RUNNING SIDE-TO-SIDE



FINISHED BASEMENT W/
FLOOR SYSTEM RUNNING FRONT-TO-BACK

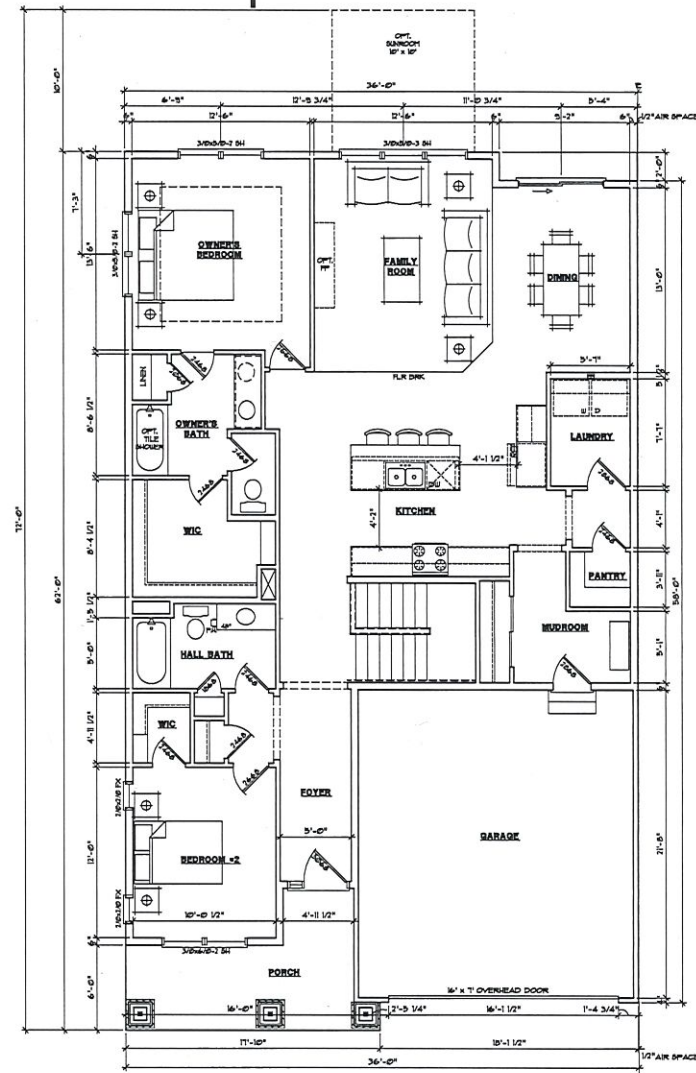
PLAN #2

Conceptual Plans



1620 sf

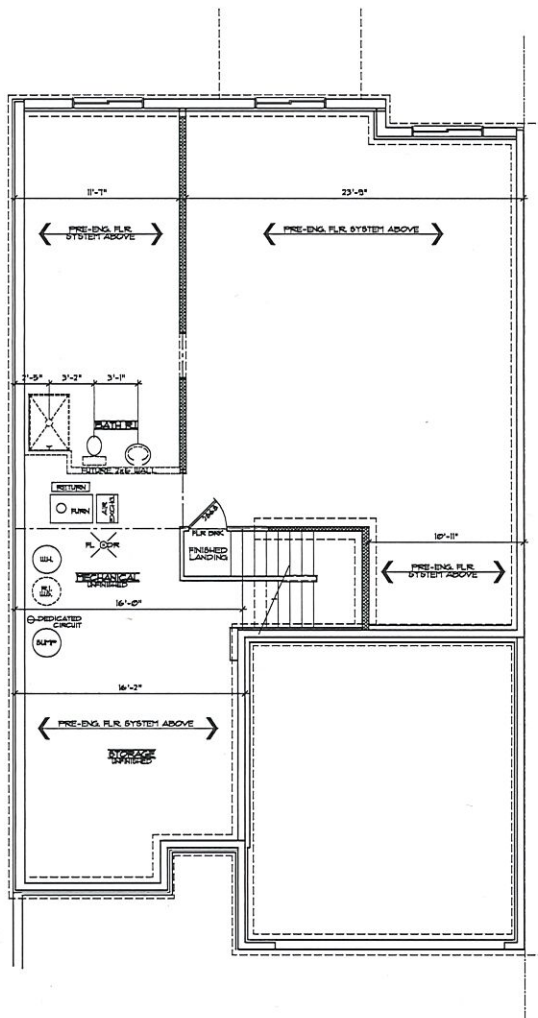
PLAN #2 - A1, B1, C1



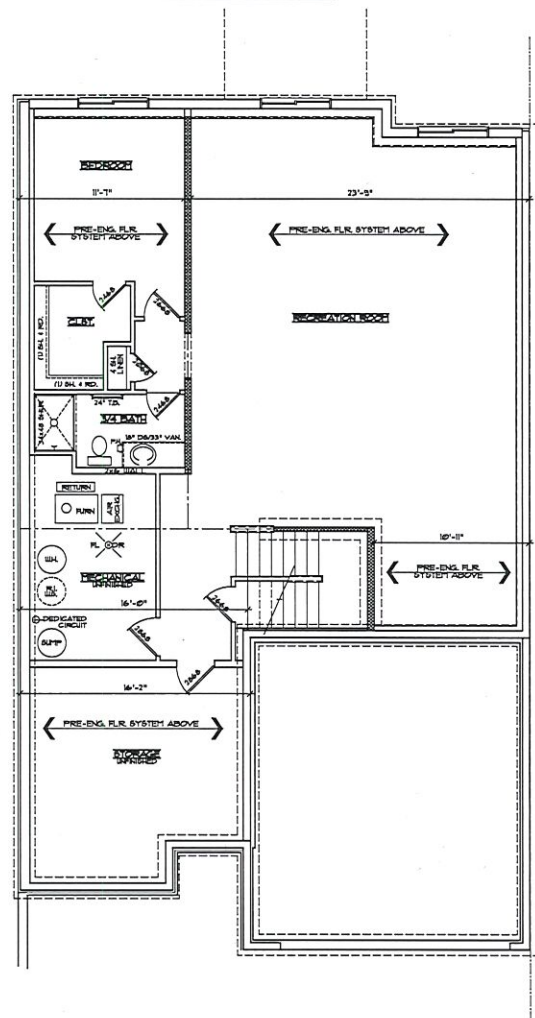
1620 sf

PLAN #2 - A2, B2, C2

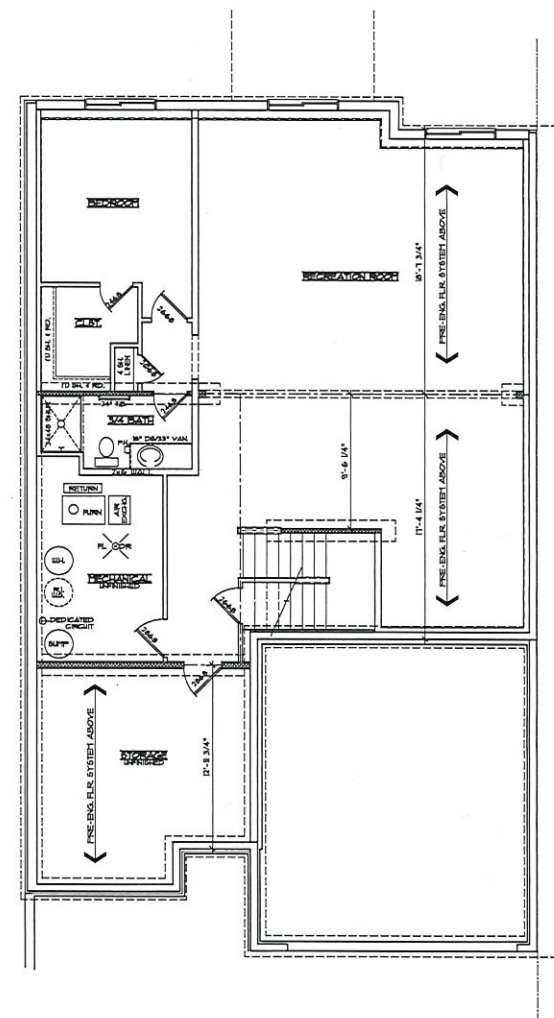
Conceptual Plans



UNFINISHED BASEMENT W/
FLOOR SYSTEM RUNNING SIDE-TO-SIDE



FINISHED BASEMENT W/
FLOOR SYSTEM RUNNING SIDE-TO-SIDE



FINISHED BASEMENT W/
FLOOR SYSTEM RUNNING FRONT-TO-BACK

System #	Roof	Body1	Body2	Stone Body	Shale	Brick/Corbel/Cross Member Bar	Lattice	Boiler/Facile	Columns Square, Smooth or Tapered	Columns Panted (Body)	Columns Panted (Trim)	Stone Trim	Trim/Cover Boards	Bottom Board/Vertical	Shutters	Shutters	Front Door	Lap Sliding Bump Out/Trimmed Lap Sliding	Garage Door	Stone	System #
1A	Barwood	SW0024 CuneGrey	SW0024 CuneGrey	SW0024 CuneGrey	Sw 2837 AuroraBrown	SW7020 BlackFox	SW6141 SetherTan	SW6141 SetherTan	SW6141 SetherTan	SW0024 CuneGrey	SW6141 SetherTan	SW6141 SetherTan	SW0024 CuneGrey	SW7001 NatureChoice	SW7018 Polished Mahogany	SW7018 Polished Mahogany	SW7018 Polished Mahogany	SW7018 Polished Mahogany	SW6141 SetherTan	Shaded Ledge Stone	1A
3A	Weathered Wood	SW7243 MountainRed	SW7243 MountainRed	SW7243 MountainRed	SW6141 SetherTan	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	White	Toned Ledge Stone	3A
4A	Charcoal	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	Country Square San Francisco	4A
7A	Weathered Wood	SW0024 CuneGrey	SW0024 CuneGrey	SW0024 CuneGrey	Sw 0032 Hemstead Brown	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW0024 CuneGrey	SW0024 CuneGrey	SW0024 CuneGrey	SW0024 CuneGrey	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	Shaded Ledge Stone	7A
9A	Charcoal	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	Toned Ledge Stone	9A
10A	Weathered Wood	SW0130 UniversalKhaki	SW0130 UniversalKhaki	SW0130 UniversalKhaki	SW0024 CuneGrey	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW0024 CuneGrey	SW0024 CuneGrey	SW0024 CuneGrey	SW0024 CuneGrey	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	Toned Ledge Stone	10A
12A	Weathered Wood	SW7024 SlateTile	SW7024 SlateTile	SW7024 SlateTile	SW6141 SetherTan	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	Toned Ledge Stone	12A
14A	Charcoal	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	Country Square San Francisco	14A
15A	Weathered Wood	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	Toned Ledge Stone	15A
17A	Charcoal	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	Country Square San Francisco	17A
19A	Charcoal	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	Country Square San Francisco	19A
21A	Weathered Wood	Sw 2837 AuroraBrown	Sw 2837 AuroraBrown	Sw 2837 AuroraBrown	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	Country Square San Francisco	21A
22A	Weathered Wood	SW6141 SetherTan	SW6141 SetherTan	SW6141 SetherTan	SW6141 SetherTan	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	Country Square San Francisco	22A
23A	Charcoal	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	Country Square San Francisco	23A
24A	Barwood	SW7015 Hemstead Brown	SW7015 Hemstead Brown	SW7015 Hemstead Brown	SW6141 SetherTan	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	Country Square San Francisco	24A
25A	Charcoal	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	Country Square San Francisco	25A
26A	Charcoal	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	Country Square San Francisco	26A
27A	Weathered Wood	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	Country Square San Francisco	27A
28A	Weathered Wood	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	SW7006 Leggie	Country Square San Francisco	28A

Schem e	Roof	Body1	Body2	Stucco Body	Shake	Brackets/Corbels/Cross Member Bar	Lattice	Soft/Facade	Columns Square, Smooth or Tapered	Columns Paneled (Body)	Columns Paneled (Trim)	Stucco Trim	Trim/Corner Boards	Batten Board/Vertical	Front Door/Shutters/Vents	Lap Siding Bump Out/Trimmed Lap Siding	Garage Door	Stone	Schem e
38	Barkwood	SW6150 UniversalKhaki	SW6150 UniversalKhaki	SW6150 UniversalKhaki	SW6103 Portabella	SW7020 BlackFox	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW6150 UniversalKhaki	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	Sw 6148 Wool Stein	SW7001 BlackwoodDarkfist	SW7001 BlackwoodDarkfist	White	Appalachian Country Squire	38
50	Weathered Wood	SW7743 MountainRoad	SW7743 MountainRoad	SW7743 MountainRoad	7745 Muddled Basil	SW7020 BlackFox	SW7636 OrigamiWhite	SW7636 OrigamiWhite	SW7636 OrigamiWhite	Mountain Road Sw 7743	SW7636 OrigamiWhite	SW7636 OrigamiWhite	SW7636 OrigamiWhite	Sw 7542 Naturel	Sw 7745 Muddled Basil	Sw 7745 Muddled Basil	White	ShadowLedge Elkhorn	50
60	Barkwood	SW0024 CurioGray	SW0024 CurioGray	SW0024 CurioGray	SW6152 Superior Bronze	SW7020 BlackFox	SW6048 Terra Brun	SW6141 SofterTan	SW6141 SofterTan	Curio Gray Sw 0024	SW6141 SofterTan	SW6141 SofterTan	SW6141 SofterTan	Sw 7540 Artisan Tan	Sw 6048 Terra Brun	Sw 6048 Terra Brun	SW7503 SticksAndStones	Bucks Country Bubble	60
80	Weathered Wood	SW6141 SofterTan	SW6141 SofterTan	SW6141 SofterTan	SW6123 Baguette	SW7040 Smokehouse	SW7011 NaturalChoice	SW7011 NaturalChoice	SW7011 NaturalChoice	SW6141 SofterTan	SW7011 NaturalChoice	SW7011 NaturalChoice	SW7011 NaturalChoice	Sw 6143 Basket Beige	SW7040 Smokehouse	SW7040 Smokehouse	SW6141 SofterTan	Ledgestone Ligna	80
90	Weathered Wood	SW7506 Loggia	SW7506 Loggia	SW7506 Loggia	SW7039 VirtualTaupe	SW7041 VanDykeBrown	SW7011 NaturalChoice	SW7011 NaturalChoice	SW7506 Loggia	SW7506 Loggia	SW7011 NaturalChoice	SW7011 NaturalChoice	SW7011 NaturalChoice	Sw 7526 Maison Blanche	SW7041 VanDykeBrown	SW7041 VanDykeBrown	SW7506 Loggia	Rockledge Bubble	90
130	Weathered Wood	SW7624 SlateTile	SW7624 SlateTile	SW7624 SlateTile	SW6165 Connected Gray	SW7624 SlateTile	SW6141 SofterTan	SW6141 SofterTan	SW6141 SofterTan	SW7624 SlateTile	SW6141 SofterTan	SW6141 SofterTan	SW6141 SofterTan	SW0024 CurioGray	SW2801 BlackwoodDarkfist	SW2801 BlackwoodDarkfist	SW7503 SticksAndStones	TuscanLedge Chardonnay	130
160	Barkwood	SW7039 VirtualTaupe	SW7039 VirtualTaupe	SW7039 VirtualTaupe	SW6048 Terra Brun	SW7041 VanDykeBrown	SW7645 ThunderGray	SW7506 Loggia	SW7506 Loggia	SW7039 VirtualTaupe	SW7506 Loggia	SW7506 Loggia	SW7506 Loggia	SW6109 Hopscak	SW7645 ThunderGray	SW7645 ThunderGray	SW7503 SticksAndStones	Appalachian Country Squire	160
170	Weathered Wood	SW7039 VirtualTaupe	SW7039 VirtualTaupe	SW7039 VirtualTaupe	SW7054 SubtleBrown	SW7041 VanDykeBrown	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7039 VirtualTaupe	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7534 Outerbanks	SW7010 Raisin	SW7010 Raisin	SW7503 SticksAndStones	ShadowLedge BucksCounty	170
180	Charcoal	SW7046 Anonymous	SW7046 Anonymous	SW7046 Anonymous	SW7047 Porpoise	SW7046 Anonymous	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7046 Anonymous	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7015 ReposeGray	SW6254 TricornBlack	SW6254 TricornBlack	Prefinished SnowMist	Country Squire San Francisco	180
190	Weathered Wood	SW7046 Anonymous	SW7046 Anonymous	SW7046 Anonymous	Sw 7515 Homestead Brow	SW7020 BlackFox	SW7020 BlackFox	SW7506 Loggia	SW7506 Loggia	SW7046 Anonymous	SW7506 Loggia	SW7506 Loggia	SW7506 Loggia	SW6103 Portabella	Sw 7645 Beyerbrock Bronze Green	Sw 7645 Beyerbrock Bronze Green	SW7506 Loggia	ShadowLedge BucksCounty	190
200	Charcoal	SW7672 KnittingNeedles	SW7672 KnittingNeedles	SW7672 KnittingNeedles	SW7672 HomburgGrey	SW7675 SealSkin	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7672 KnittingNeedles	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7073 PewterCast	SW7675 SealSkin	SW7675 SealSkin	QE Snowmist	ShadowLedge Dark Bundle	200
210	Charcoal	SW7645 ThunderGray	SW7645 ThunderGray	SW7645 ThunderGray	SW7642 Pavestone	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7645 ThunderGray	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	White	Country Squire San Francisco	210
230	Charcoal	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW 2809 Blackwood Shutter Green	SW 2809 Blackwood Shutter On Prefinished SnowMist		ShadowLedge Slate	230
240	Weathered Wood	SW7837 AuroraBrown	SW7837 AuroraBrown	SW7837 AuroraBrown	SW7645 ThunderGray	SW7020 BlackFox	SW7506 Loggia	SW7506 Loggia	SW7506 Loggia	SW7506 Loggia	SW7506 Loggia	SW7506 Loggia	SW7506 Loggia	SW7645 ThunderGray	SW7020 BlackFox	SW7020 BlackFox	WD-DesertTan	Country Squire San Francisco	240
250	Weathered Wood	SW6164 SwellEdge	SW6164 SwellEdge	SW6164 SwellEdge	SW6141 SofterTan	SW7011 NaturalChoice	SW7011 NaturalChoice	SW7011 NaturalChoice	SW7011 NaturalChoice	SW7011 NaturalChoice	SW7011 NaturalChoice	SW7011 NaturalChoice	SW7011 NaturalChoice	SW6141 SofterTan	SW7011 NaturalChoice	SW7011 NaturalChoice	WD-Almond	Bucks Country Bubble	250
260	Charcoal	SW7683 Buff	SW7683 Buff	SW7683 Buff	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW6206 RipeOlive	SW6206 RipeOlive	SnowMist	ShadowLedge Slate	260
270	Barkwood	SW7515 HomesteadBrown	SW7515 HomesteadBrown	SW7515 HomesteadBrown	SW6203-Castiron	SW7675 SealSkin	SW7506 Loggia	SW7506 Loggia	SW7506 Loggia	SW7506 Loggia	SW7506 Loggia	SW7506 Loggia	SW7506 Loggia	SW6203-Castiron	SW7675 SealSkin	SW7675 SealSkin	WD-DesertTan	Bucks Country Bubble	270
280	Charcoal	SW6203-Castiron	SW6203-Castiron	SW6203-Castiron	SW7645 ThunderGray	SW7020 BlackFox	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7645 ThunderGray	SW7020 BlackFox	SW7020 BlackFox	SnowMist	ShadowLedge Black Bundle	280
290	Charcoal	SW6236-GraysHarbor	SW6236-GraysHarbor	SW6236-GraysHarbor	SW7067-Cityscape	SW7006 ExtraWhite	SW7642 Pavestone	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7067-Cityscape	SW7006 ExtraWhite	SW7006 ExtraWhite	SnowMist	ShadowLedge Slate	290
300	Weathered Wood	SW7067-Cityscape	SW7067-Cityscape	SW7067-Cityscape	SW6236-GraysHarbor	SW7076-CyberSpace	SW7011 NaturalChoice	SW7011 NaturalChoice	SW7011 NaturalChoice	SW7011 NaturalChoice	SW7011 NaturalChoice	SW7011 NaturalChoice	SW7011 NaturalChoice	SW6236-GraysHarbor	SW7076-CyberSpace	SW7076-CyberSpace	WD-DesertTan	ShadowLedge Black Bundle	300
310	Weathered Wood	SW7011 NaturalChoice	SW7011 NaturalChoice	SW7011 NaturalChoice	SW7046 Anonymous	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SW7006 ExtraWhite	SnowMist	ShadowLedge Slate	310
Schem e	Roof	Body1	Body2	Body1	Shake	Brackets/Corbels/Cross Member Bar	Lattice	Soft/Facade	Columns Square, Smooth or Tapered	Columns Paneled (Body)	Columns Paneled (Trim)	Trim/Corner Boards	Trim/Corner Boards	Batten Board/Vertical	Front Door/Shutters/Vents	Lap Siding Bump Out/Trimmed Lap Siding	Garage Door	Brick	Schem e

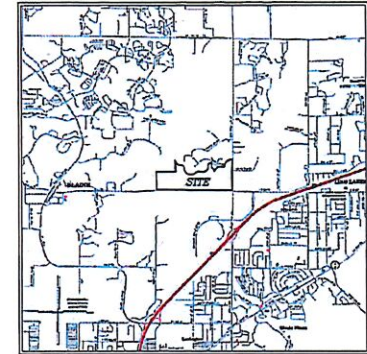
Scheme	Roof	Body1	Body2	Stucco Body	Shake	Brackets/Corbels/Cross Member Bar	Lattice	Soft/Fascia	Columns Square, Smooth or Tapered	Columns Paneled (Body)	Columns Paneled (Trim)	Stucco Trim	Trim/Corner Boards	Batten Board/Vertical	Front Door/Shutters/Vents	Lap Siding Bump Out/Trimmed Lap Siding	Garage Door	Brick	Stone	Scheme	
1C	Charcoal	DW7018 GambelGray	DW7019 GambelGray	DW7018 GambelGray	DW7043 Pewstone	DW7008 EarthWhite	DW7008 EarthWhite	Clear White (Dip Edge White)	DW7003 EarthWhite	DW7019 GambelGray	DW7008 EarthWhite	DW7006 EarthWhite	DW7006 EarthWhite	DW7041 Calabash Gray	DW6354 Tuscan Back	DW6353 Tuscan Back	White	Tuscan	CountrySquare San Francisco	1C	
2C	Weathered Wood	DW7011 NaturalChase	DW7011 NaturalChase	DW7011 NaturalChase	DW6034 CuroGray	DW6034 CuroGray	DW6163 Praline Bronze	DW6160 UniversalChal	Natural Chase DW7011	DW7011 NaturalChase	DW6160 UniversalChal	DW6160 UniversalChal	DW6160 UniversalChal	DW6034 CuroGray	DW6163 Praline Bronze	DW6163 Praline Bronze	DW7006 Loggia	Smoky Mountain	Pruned Cedar Stone	2C	
3C	Barwood	DW6102 Portabella	DW6102 Portabella	DW6102 Portabella	DW6102 UniversalChal	DW6102 Portabella	DW7744 Zinc	Clear White (Dip Edge White)	DW6102 UniversalChal	DW6102 Portabella	DW6102 UniversalChal	DW7006 EarthWhite	DW7006 EarthWhite	DW7744 Zinc	DW6201 RussewoodOakRed	DW6201 RussewoodOakRed	White	Perthite	Appalachian Country Square	3C	
4C	Barwood	DW6074 SeabirdGray	DW6074 SeabirdGray	DW6074 SeabirdGray	DW6048 Terra Brun	DW7023 Black Far	DW7023 Black Far	DW7006 Loggia	DW7006 Loggia	DW6074 SeabirdGray	DW7006 Loggia	DW7006 Loggia	DW7006 Loggia	DW7023 HamburgGray	DW7023 Black Far	DW7023 Black Far	DW7006 Loggia	Tuscan	Rustic Country Rubble	4C	
5C	Weathered Wood	DW7743 MountainRoad	DW7743 MountainRoad	DW7743 MountainRoad	DW7743 Muddled Bead	DW7006 OrganWhite	DW7006 OrganWhite	DW7006 OrganWhite	Organ White DW7006	Mountain Road DW7743	Organ White DW7006	DW7006 OrganWhite	DW7006 OrganWhite	DW7006 OrganWhite	DW7023 Beacorn Bronze	DW7023 Beacorn Bronze	White	StoneWall	Shaded edge Churn	5C	
6C	Barwood	DW6162 SuperiorBronze	DW6162 SuperiorBronze	DW6162 SuperiorBronze	DW6034 CuroGray	DW7020 Black Far	DW7020 Black Far	DW6160 UniversalChal	DW6162 SuperiorBronze	DW6162 SuperiorBronze	DW6160 UniversalChal	DW6160 UniversalChal	DW6160 UniversalChal	DW6034 CuroGray	DW6048 Terra Brun	DW6048 Terra Brun	DW7003 ShikAndStone	Florida	Rustic Country Rubble	6C	
7C	Weathered Wood	DW7042 Pewstone	DW7042 Pewstone	DW7042 Pewstone	DW7010 Homestead Brown	DW6040 ReynoldsBrownGreen	DW7010 Homestead Brown	DW7006 Loggia	DW7006 Loggia	DW7042 Pewstone	DW7006 Loggia	DW7006 Loggia	DW7006 Loggia	DW7014 Perthite	DW6240 ReynoldsBrownGreen	DW6240 ReynoldsBrownGreen	DW7006 Loggia	Smoky Mountain	Shaded edge RustCountry	7C	
8C	Weathered Wood	DW6123 Seguate	DW6123 Seguate	DW6123 Seguate	DW6172 Hardware	DW7011 NaturalChase	DW7011 NaturalChase	DW7011 NaturalChase	DW7011 NaturalChase	DW6123 Seguate	DW7011 NaturalChase	DW7011 NaturalChase	DW7011 NaturalChase	DW7011 NaturalChase	DW7744 Muddled Bead	DW7744 Muddled Bead	White	Smoky Mountain	Tuscan Ledge Aspen	8C	
9C	Weathered Wood	DW7039 VinylTrape	DW7039 VinylTrape	DW7039 VinylTrape	DW7041 VerdAndYellow	DW7011 NaturalChase	DW7041 VerdAndYellow	DW7011 NaturalChase	DW7011 NaturalChase	DW7039 VinylTrape	DW7011 NaturalChase	DW7011 NaturalChase	DW7011 NaturalChase	DW7044 Fandred	DW7039 Polished Mahogany	DW7039 Polished Mahogany	DW7023 ShikAndStone	StoneWall	Tuscan Ledge Chatterbox	9C	
10C	Barwood	DW7054 CarriageDoor	DW7054 CarriageDoor	DW7054 CarriageDoor	DW7041 Weathered Shingle	DW7704E UrbanBronze	DW6141 SofaTan	DW6141 SofaTan	DW6141 SofaTan	DW7054 CarriageDoor	DW6141 SofaTan	DW6141 SofaTan	DW6141 SofaTan	DW6141 SofaTan	DW7041 Weathered Shingle	DW7048 UniversalBronze	DW7048 UniversalBronze	DW6141 SofaTan	Perthite	Shaded edge Canyon Valley	10C
11C	Barwood	DW6128 Stone	DW6128 Stone	DW6128 Stone	DW6241 Weathered Shingle	DW7008 EarthWhite	DW7008 EarthWhite	Clear White (Dip Edge Accent)	DW7008 EarthWhite	DW6128 Stone	DW7008 EarthWhite	DW7006 EarthWhite	DW7006 EarthWhite	DW6118 Antique White	DW6207 Aurora Brown	DW6207 Aurora Brown	White	Andronide	Shaded edge Churn	11C	
12C	Charcoal	DW6251 Outspace	DW6251 Outspace	DW6251 Outspace	DW6165 Connected Gray	DW6251 Outspace	DW6141 SofaTan	DW6141 SofaTan	DW6141 SofaTan	DW6251 Outspace	DW6141 SofaTan	DW6141 SofaTan	DW6141 SofaTan	DW6034 CuroGray	DW6201 RussewoodOakRed	DW6201 RussewoodOakRed	DW7003 ShikAndStone	Florida	Tuscan Ledge Chatterbox	12C	
14C	Barwood	DW7046 Smokehouse	DW7046 Smokehouse	DW7046 Smokehouse	DW6124 Carboard	DW6170 Andren	DW6141 SofaTan	DW6141 SofaTan	DW6141 SofaTan	DW6124 Carboard	DW6141 SofaTan	DW6141 SofaTan	DW6141 SofaTan	DW6124 Carboard	DW6174 Andren	DW6174 Andren	DW6141 SofaTan	Milstone	Tuscan Ledge Aspen	14C	
15C	Charcoal	DW7722 Kelpand	DW7722 Kelpand	DW7722 Kelpand	DW6127 Irons	DW7008 EarthWhite	DW7008 EarthWhite	Clear White (Dip Edge White)	DW7008 EarthWhite	DW7722 Kelpand	DW7008 EarthWhite	DW7006 EarthWhite	DW7006 EarthWhite	DW6127 Irons	DW7008 EarthWhite	DW7008 EarthWhite	White	Milstone	Shaded edge Churn	15C	
16C	Charcoal	DW7006 EarthWhite	DW7006 EarthWhite	DW7006 EarthWhite	DW7006 EarthWhite	DW7006 EarthWhite	DW7006 EarthWhite	Clear White (Dip Edge White)	DW7006 EarthWhite	DW7006 EarthWhite	DW7006 EarthWhite	DW7006 EarthWhite	DW7006 EarthWhite	DW7006 EarthWhite	DW6354 Tuscan Back	DW6354 Tuscan Back	White	Tuscan	CountrySquare San Francisco	16C	
18C	Charcoal	DW7623 HamburgGray	DW7623 HamburgGray	DW7623 HamburgGray	DW6024 CuroGray	DW7008 EarthWhite	DW7008 EarthWhite	Extra White Soften	DW7623 HamburgGray	DW7008 EarthWhite	DW7006 EarthWhite	DW7006 EarthWhite	DW7006 EarthWhite	DW7621 Elmeral	DW7008 EarthWhite	DW7008 EarthWhite	Snowfall	Tuscan	CountrySquare San Francisco	18C	
19C	Weathered Wood	DW7006 GravelGray	DW7006 GravelGray	DW7006 GravelGray	DW7005 Mirror Haze	DW7006 Black Far	DW7023 BlackFar	DW7006 Pure White	DW7006 Pure White	DW7006 GravelGray	DW7006 Pure White	DW7006 Pure White	DW7006 Pure White	DW7003 ShikAndStone	DW7023 Black Far	DW7023 Black Far	DW7023 ShikAndStone	Washington	Shaded edge RustCountry	19C	
20C	Charcoal	DW7060 GrayMatters	DW7060 GrayMatters	DW7060 GrayMatters	Soft20 Mount Elm	DW7011 NaturalChase	DW7011 NaturalChase	DW7011 NaturalChase	DW7011 NaturalChase	DW7060 GrayMatters	DW7011 NaturalChase	DW7011 NaturalChase	DW7011 NaturalChase	DW7061 Night Owl	DW7011 NaturalChase	DW7011 NaturalChase	DW6141 SofaTan	StoneChase	Shaded edge RustCountry	20C	
21C	Weathered Wood	DW6002 CobbleDown	DW6002 CobbleDown	DW6002 CobbleDown	DW7054 OutsideBrown	DW7054 OutsideBrown	DW7054 OutsideBrown	DW7010 White Duck	DW7010 White Duck	DW6002 CobbleDown	DW7006 Pure White	DW7010 White Duck	DW7010 White Duck	DW7744 Fandred	DW7010 White Duck	DW7010 White Duck	White	StoneChase	Rustic Chatterbox	21C	
Scheme	Roof	Body1	Body2	Body1	Shake	Brackets/Corbels/Cross Member Bar	Lattice	Soft/Fascia	Columns Square, Smooth or Tapered	Columns Paneled (Body)	Columns Paneled (Trim)	Trim/Corner Boards	Trim/Corner Boards	Batten Board/Vertical	Front Door/Shutters/Vents	Lap Siding Bump Out/Trimmed Lap Siding	Garage Door	Brick	Stone	Scheme	

Sch	Roof	SW Siding1	SW Siding2	Shake	Cedar Bump Out	Lattice	Self/Fascia	Columns Square, Smooth or Tapered	Columns Panelled (Body)	Columns Panelled (Trim)	Trim/Corner Boards	Bottom Board/Vertical	Shutters	FD	Vents	Alumin. Garage Door	Brick	Stone		
1M	Rustic Slate	DW024-CurtGray	DW7517-HomesideBrown	DW023-HarvestBrown	DW723-BlackFw	DW614-SutterTan	DW614-SutterTan	DW614-SutterTan	DW024-CurtGray	DW614-SutterTan	DW614-SutterTan	A-AspiqueParchment	DW233-PolishedMahogany	DW333-PolishedMahogany	DW333-PolishedMahogany	NA	DW614-SutterTan	Desert Common	Shadow Ledge Chalk	1M
3M	Weathered Wood	A-CharcoalSmoke	DW024-CurtGray	DW614-SutterTan	A-GlacierWhite	DW700-ExtraWhite	A-GlacierWhite	DW700-ExtraWhite	DW700-ExtraWhite	DW700-ExtraWhite	A-GlacierWhite	DW700-ExtraWhite	Sw 7048 Urbane Bronze	Sw 7048 Urbane Bronze	Sw 7048 Urbane Bronze	NA	ClayeyWhite	Jenkins Hamilton	Tuscan Ledge Aspen	3M
4M	Rustic Black	A-GlacierWhite	DW7572-KnottingGreen	A-GlacierWhite	DW7206-ExtraWhite	DW700-ExtraWhite	A-GlacierWhite	DW700-ExtraWhite	DW700-ExtraWhite	DW700-ExtraWhite	A-GlacierWhite	DW700-ExtraWhite	DW233-PolishedMahogany	DW333-PolishedMahogany	DW333-PolishedMahogany	NA	ClayeyWhite	Brandywine	San Francisco Country Square	4M
5M	Weathered Wood	DW7011-NaturalChoice	A-GlacierWhite	DW024-CurtGray	DW723-BlackFw	DW615-UniversalKhaki	A-VintageWicker	DW615-UniversalKhaki	DW7011-NaturalChoice	DW615-UniversalKhaki	AL-Wicker	A-TuscanClay	DW615-UniversalKhaki	DW615-UniversalKhaki	DW615-UniversalKhaki	NA	DW700-Loggia	Drystone	Aspen Tuscan Ledge	5M
7M	Weathered Wood	DW024-CurtGray	DW023-HomesideBrown	DW023-HomesideBrown	Sw 7048 Urbane Bronze	DW615-UniversalKhaki	AL-Wicker	DW615-UniversalKhaki	DW024-CurtGray	DW615-UniversalKhaki	AL-Wicker	DW614-SutterTan	DW233-PolishedMahogany	DW333-PolishedMahogany	Sw 7048 Urbane Bronze	NA	DW700-TavernTape	Drystone	Shadow Ledge Bucks Country	7M
8M	Rustic Black	DW7506-Loggia	A-GlacierWhite	DW7517-HomesideBrown	DW723-BlackFw	DW700-OrganicWhite	A-NaturalLinen	DW700-OrganicWhite	DW700-Loggia	DW700-OrganicWhite	A-NaturalLinen	DW7517-HomesideBrown	DW700-Loggia	DW700-Loggia	DW700-Loggia	NA	DW700-Loggia	Castelwood	Tuscan Ledge Chardonnay	8M
10M	Rustic Slate	A-VintageWicker	A-CanyonOrn	DW024-CurtGray	DW724-Purple	DW024-CurtGray	A-TuscanClay	DW024-CurtGray	DW024-CurtGray	DW024-CurtGray	DW024-CurtGray	DW7545-AfricanTan	DW233-PolishedMahogany	DW333-PolishedMahogany	DW333-PolishedMahogany	NA	DW700-Loggia	Desert Common	Shadow Ledge Bucks Country	10M
12M	Weathered Wood	DW023-HomesideBrown	DW023-HomesideBrown	DW615-UniversalKhaki	DW023-HomesideBrown	DW614-SutterTan	DW614-SutterTan	DW614-SutterTan	DW723-BlackFw	DW614-SutterTan	DW614-SutterTan	DW024-CurtGray	DW233-PolishedMahogany	DW333-PolishedMahogany	DW333-PolishedMahogany	NA	DW700-TavernTape	Desert Common	Tuscan Ledge Chardonnay	12M
14M	Charcoal	A-GlacierWhite	A-Montezuma	A-CharcoalSmoke	DW723-BlackFw	DW700-OrganicWhite	A-NaturalLinen	DW700-OrganicWhite	DW724-Purple	DW700-OrganicWhite	A-NaturalLinen	DW700-Loggia	DW233-PolishedMahogany	DW333-PolishedMahogany	DW333-PolishedMahogany	NA	OS-Groundset	Brandywine	Bucks County Rubble	14M
15M	Weathered Wood	A-CanyonOrn	A-Montezuma	DW023-HomesideBrown	Sw 7048 Urbane Bronze	DW700-ExtraWhite	A-GlacierWhite	DW700-ExtraWhite	DW723-BlackFw	DW700-ExtraWhite	DW700-ExtraWhite	DW700-Loggia	Sw 7048 Urbane Bronze	Sw 7048 Urbane Bronze	Sw 7048 Urbane Bronze	NA	DW700-TavernTape	Drystone	Tuscan Ledge Chardonnay	15M
17M	Rustic Black	DW7572-KnottingGreen	IC-GlacierWhite	A-GlacierWhite	DW723-BlackFw	DW700-ExtraWhite	A-GlacierWhite	DW700-ExtraWhite	DW7572-KnottingGreen	DW700-ExtraWhite	A-GlacierWhite	A-GlacierWhite	Sw 7622 Homburg Gray	Sw 7622 Homburg Gray	Sw 7622 Homburg Gray	NA	OS-Groundset	Jenkins Hamilton	Shadow Ledge Slate	17M
18M	Weathered Wood	DW633-FireDrift	A-GlacierWhite	A-CharcoalSmoke	DW723-BlackFw	DW700-Loggia	DW700-Loggia	DW700-Loggia	DW700-Loggia	DW700-Loggia	A-CharcoalSmoke	DW700-Loggia	DW700-Loggia	DW700-Loggia	DW700-Loggia	NA	ClayeyCurtTan	San Francisco Country Square	18M	
19M	Sealwood	DW7517-HomesideBrown	A-AspiqueBlue	A-DeepWoods	DW7675 SealSkin	DW700-Loggia	DW700-Loggia	DW700-Loggia	DW700-Loggia	DW700-Loggia	A-DeepWoods	DW700-Loggia	DW700-Loggia	DW700-Loggia	DW700-Loggia	NA	ClayeyCurtTan	Bucks County Rubble	19M	
20M	Charcoal	A-DeepWoods	A-PlatinumGray	A-CharcoalSmoke	DW723-BlackFw	DW700-ExtraWhite	DW700-ExtraWhite	DW700-ExtraWhite	DW700-ExtraWhite	DW700-ExtraWhite	A-CharcoalSmoke	DW700-ExtraWhite	DW700-ExtraWhite	DW700-ExtraWhite	DW700-ExtraWhite	NA	OS-Groundset	Shadow Ledge Black Rubble	20M	
21M	Charcoal	A-AspiqueBlue	A-GlacierWhite	A-DeepGray	DW6235-GrayH&B	DW700-ExtraWhite	DW700-ExtraWhite	DW700-ExtraWhite	DW700-ExtraWhite	DW700-ExtraWhite	A-DeepGray	DW700-ExtraWhite	DW700-ExtraWhite	DW700-ExtraWhite	DW700-ExtraWhite	NA	OS-Groundset	Shadow Ledge Slate	21M	
22M	Weathered Wood	A-DeepGray	A-PlatinumGray	A-AspiqueBlue	DW7076-CyberSpace	DW7011-NaturalChoice	DW7011-NaturalChoice	DW7011-NaturalChoice	DW7076-CyberSpace	DW7011-NaturalChoice	DW7011-NaturalChoice	A-AspiqueBlue	DW7076-CyberSpace	DW7076-CyberSpace	DW7076-CyberSpace	NA	WD-DesertTan	Shadow Ledge Black Rubble	22M	

Send to Lori.

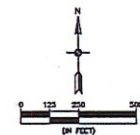
NORTH MEADOWS BLAINE, MINNESOTA

VICINITY MAP

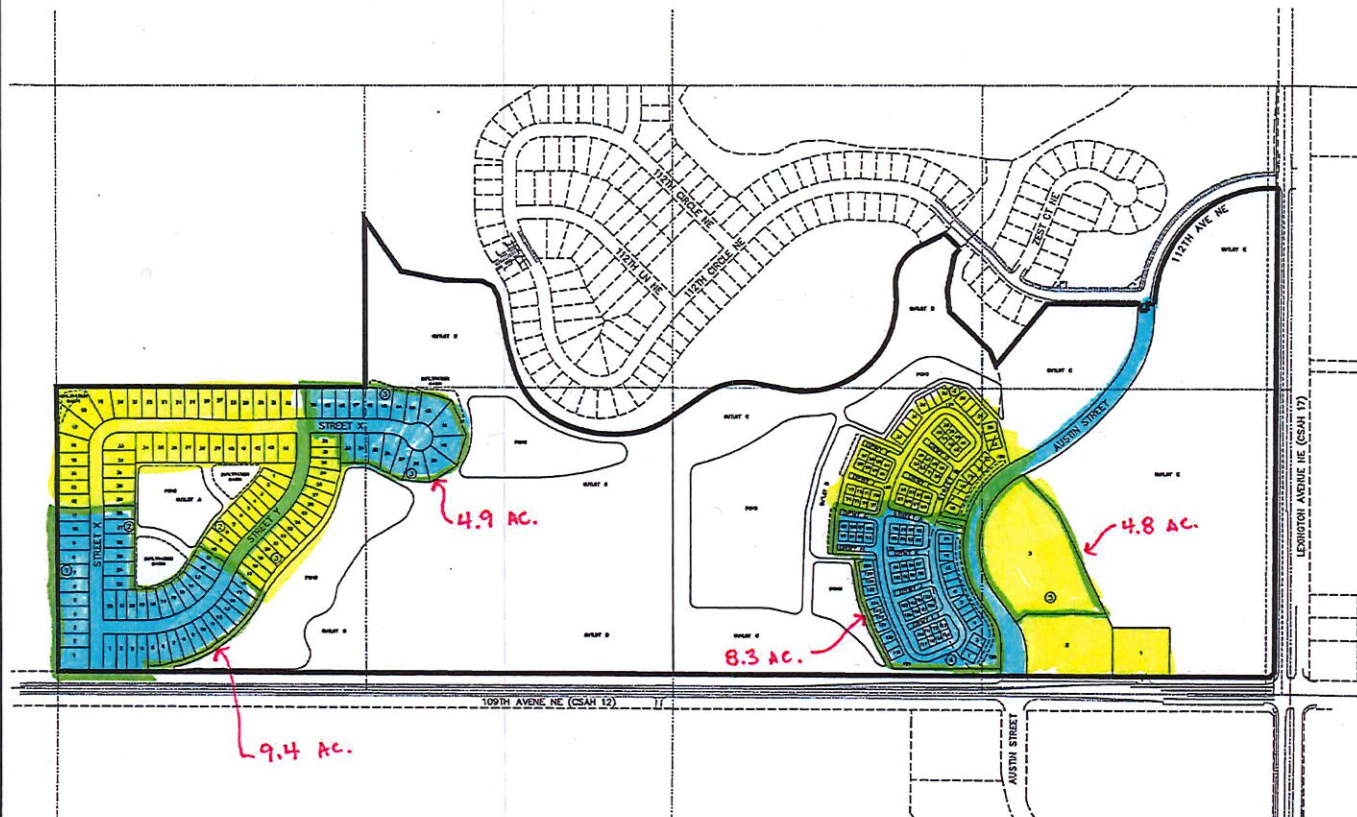


SHEET INDEX

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- L1-L4. PRELIMINARY LANDSCAPE PLAN



BENCHMARK
1. ANOKA COUNTY BENCHMARK NUMBER 2035
ELEVATION = 902.21 FT. (NGVD 29)



Carlson McCain

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• engineering
• surveying

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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: Joseph T. Radtke, P.E.
Signature: [Signature]
Date: 10/10/19 License #: 45289

Drawn: JTR
Designed: JTR
Check: JTR

Revisions:
1. 10/12/19 per Watershed Submittal.
2. 10/14/20 per City/Neighborhood Comments.

WELLINGTON MANAGEMENT, INC.
1625 Energy Park Drive, #100
St. Paul, MN 55108

NORTH MEADOWS
Blaine, Minnesota

COVER

1 of 30

Phase I
Phase II

From: Janine Wenholz <jjwenholz@comcast.net>

Date: February 27, 2020 at 7:31:23 PM CST

To: "Ryan, Tom" <TRyan@blainemn.gov>, "Hovland, Wes" <WHovland@blainemn.gov>, "Swanson, Dick" <dswanson@blainemn.gov>, "Robertson, Jess" <jrobertson@blainemn.gov>, "Jeppson, Julie" <jjeppson@blainemn.gov>, "Garvais, Andy" <agarvais@blainemn.gov>, "Paul, Richard" <rpaul@blainemn.gov>, "Haug, Rebecca" <rhaug@blainemn.gov>, "Johnson, Lori" <LJohnson@blainemn.gov>

Subject: North Meadows Development Concerns

Mr. Mayor and City Council Members and Staff:

We are writing you to express our concerns about the new development on 109th, North Meadows.

We have lived at 11061 Flanders Ct NE for the past 21 years. We have loved having no houses behind us, and the luxury of experiencing the nature that openness has provided. Along with our neighbors, we have always loved the rural feel of our neighborhood, which was one of the main reasons we moved to Blaine. We will admit that at first we were apprehensive about the Blaine Wetland Sanctuary, especially the loss of the trees behind us and the privacy they provided. However, when we walked through the north section, we realized the changes being made make way for a different kind of beauty, and look forward to that new vista. Obviously, we don't need to tell you how much time, money and effort is being put into bringing the Wetland Sanctuary back to its native status. We feel that such a high density project like the North Meadows development totally destroys the beauty that Blaine is trying to achieve.

While we understand that change is inevitable, we question the appropriateness of this development for our area. When looking at the neighborhoods of North Oaks West, North Oaks East and our development of South Oaks, all have larger lots with custom built homes. When the Sanctuary Preserve went in we felt really bad for our neighbors in North Oaks East, as they lost the openness they most likely moved here for. And now North Meadows seems to be the packed-in, cookie cutter model that developers seem to favor these days. We are all for a developer maximizing the profit of their land. However, we also believe the City should always work to minimize the effects developments like this have on long-term Blaine residents, and in turn those residents' property values.

With the loss of the trees removed as part of the Wetland Sanctuary project we, along with our neighbors, will be looking directly at the packed-in, single level villas of the North Meadows project, and all the light pollution the entire development will create. Because of this we would have hoped that the Planning Commission would have requested some buffering between the North Meadows development and the surrounding existing neighborhoods.

We are asking the City to work with the developer to try to take care of the neighborhood concerns. Here are some possible solutions:

- Take advantage of all the dirt they will be moving for the North Meadows development. This dirt could be used to create a berm between the back of the North

Meadows development and the Wetland Sanctuary, with a few natural bushes and trees on top of the berm. This would help to ease some of the issues that many of the neighbors have about the new development encroaching on them, and also protect the beauty of the wetland.

- Plant a row of red oaks around the exterior of the development. These trees hold their leaves all winter, which would help with the light pollution during the winter, and provide a buffer the rest of the year.
- Plant trees close to the lot lines of the property owners affected by the North Meadows development.

We did want to share that we been up to City Hall a few times to discuss our concerns, and also have spoken with our council members. We wanted to comment how informative and friendly everyone has been. We hope you take seriously the concerns of the residents that will be affected by this latest development and come up with a solution.

Thank you for your service to Blaine, and for your consideration of our concerns.

John and Janine Wenholz
11061 Flanders Court NE

From: Ronald Hadsall <hadsa001@umn.edu>

Sent: Monday, March 2, 2020 1:52 PM

To: Ryan, Tom <TRyan@blainemn.gov>; Hovland, Wes <WHovland@blainemn.gov>; Swanson, Dick <dswanson@blainemn.gov>; Robertson, Jess <jrobertson@blainemn.gov>; Jeppson, Julie <ijeppson@blainemn.gov>; Garvais, Andy <agarvais@blainemn.gov>; Paul, Richard <rpaul@blainemn.gov>; Haug, Rebecca <rhaug@blainemn.gov>; Johnson, Lori <LJohnson@blainemn.gov>

Cc: jjwenholz@comcast.net; Jeannette <jahaggerty@comcast.net>

Subject: North Meadows Development

Mr. Mayor, City Council Members and Staff

Jeannette and I have lived at 11011 Flanders Ct NE since 1996. We are writing in support of the recent Email (attached) you received from our neighbors John and Janine Wenholtz. We agree completely with the sentiment and concerns expressed by John and Janine, in particular the concerns raised in paragraphs one and two. Our concerns are the same and we could be no clearer than those expressed.

One of the primary reasons we selected this location 24 years ago was our desire to be close to nature and enjoy the peacefulness that nature provides. Blaine's commitment to the Wetland Sanctuary, although at the cost of some tree loss, seemed to us as a net positive. We will again, this Spring look forward to listening to the mating calls of the few Sandhill Cranes that nest in the area behind our home. We fear that housing density of the proposed development along the edge of the Sanctuary will not only impact the ruralness we all enjoy, but also migratory waterfowl nesting behaviors. We have reviewed the documents submitted for review at the March 2nd council meeting. As you all know the lots are very small (city lot size?), in the documents we reviewed we failed to see anything that addressed how such density might impact the Sanctuary wildlife. Given the Council's commitment to nature preservation this seems to be an appropriate area of inquiry of the developers.

We understand and support the development of buildable spaces in Blaine. Without some modification, some suggested in the Wenholtz communication, we do question whether the North Meadows plan is appropriate directly adjacent to the Sanctuary.

Thank you for your service to the community, and your thoughtful consideration of our concerns.

Ron and Jeannette Hadsall
11011 Flanders CT NE

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College of Pharmacy
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