Lennar request to remove townhome masonry requirement

Lennar is requesting the requirement that **"all units facing the exterior of the townhome portion of the plat should have a masonry product added to the elevations"** be removed. All Lennar townhomes are built with stone on the front elevation, but requiring stone be added to side and rear elevations will add significant cost to those units and that cost will be passed along to the future home buyers.

Additional per unit cost for stone:

- Colonial Patriot end unit $4,057/unit 26 of 26 CMS end units affected
- Colonial Patriot interior unit $1,522/unit 22 of 22 CMS interior units affected
- Colonial Manor end unit $2,535/unit 16 of 40 CMA end units affected

Furthermore, we believe stone added to the side and rear elevations will be hardly visible, if at all, from the single-family properties in Sanctuary Preserve for two reasons…distance and landscaping.

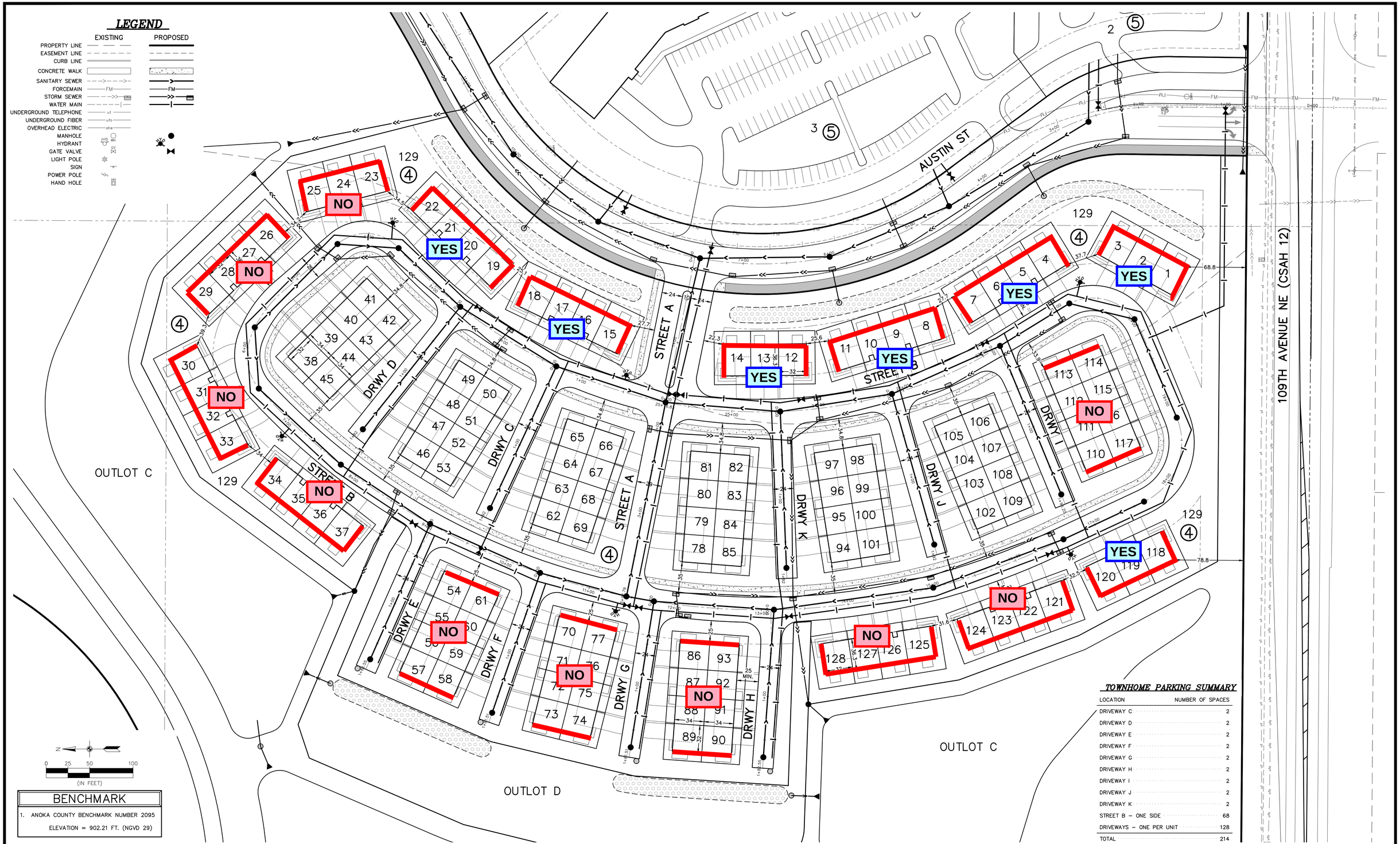
The nearest single-family property to the northeast of the townhome neighborhood is 350 feet away from the nearest townhome structure. There are five properties within 350 to 500 feet of the townhome neighborhood, but the rest of the Sanctuary Preserve properties lie 650 feet or greater from the townhomes. The great majority are more than 800 feet away from the nearest townhome structure.

The townhome neighborhood is required to have trees planted at a rate of three per unit. With 128 townhome units that means 384 trees need to be planted. The townhome buildings have anywhere from 7 to 14 trees planted immediately adjacent to building. However, given the cluster layout of townhome communities there isn't enough space to plant three trees per unit in and amongst the townhome structures. As such, more than 150 of the required trees are proposed to be planted around the perimeter of the townhome neighborhood. Based on the landscape plan there will be one perimeter tree planted approximately every 25 feet…basically a wall of trees.

Lennar understands the need to include stone on elevations in close proximity to public roadways. If stone is to be required on certain side and rear elevations, we request that requirement be contained to the buildings labeled with "YES" on the attached site plan markup. The combination of distance and landscaping will sufficiently buffer North Meadows townhomes from Sanctuary Preserve.

Respectfully,

Josh Metzer
Lennar Land Entitlement Manager



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	68
DRIVEWAYS – ONE PER UNIT	128
TOTAL	214

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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. Radach, P.E.
Signature: Joe T. R
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

TOWNHOME AREA DIMENSIONAL PLAN

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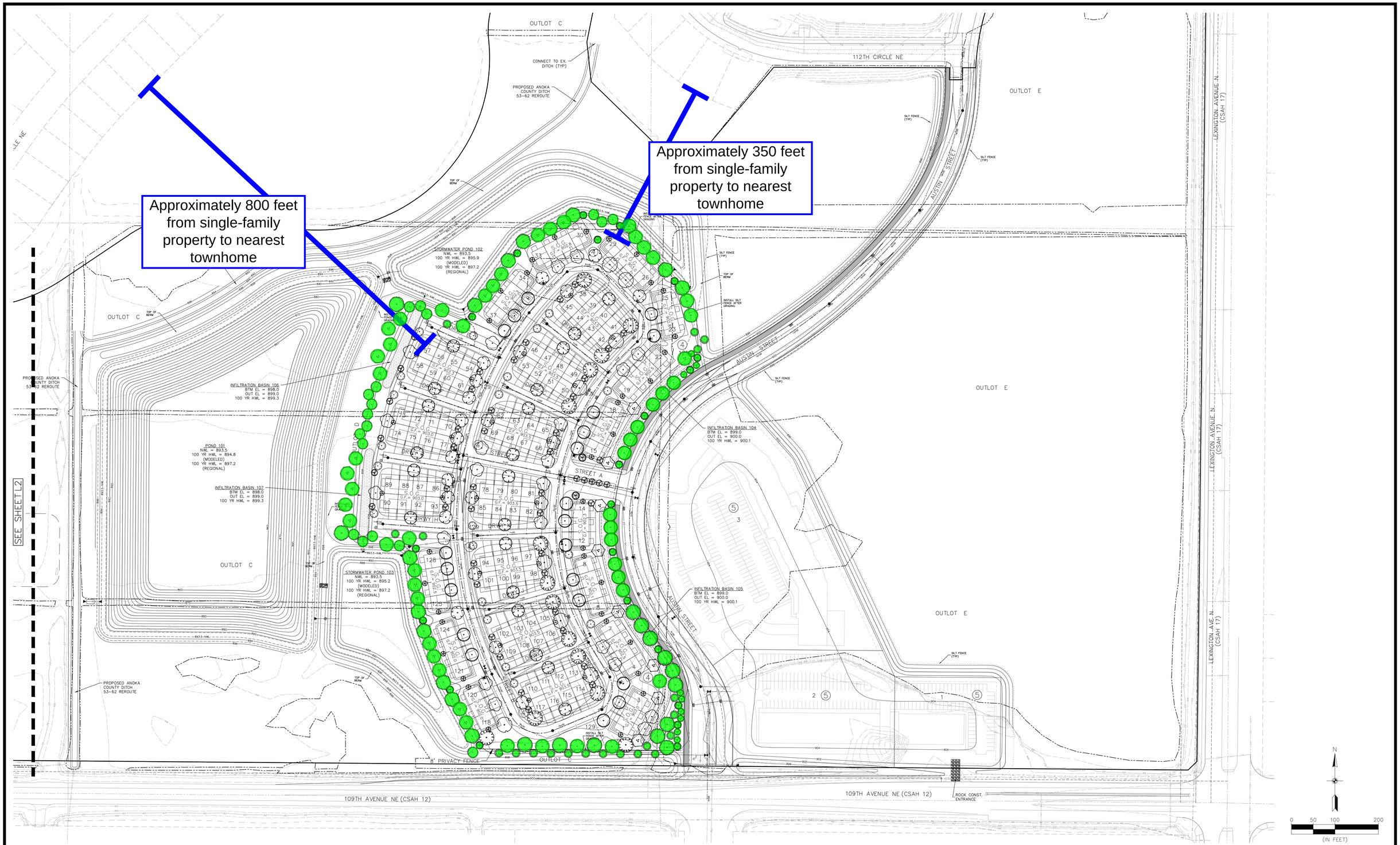

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger
Signature:
Date: 01/10/20 License #: 56346

Drawn: RJR
Designed: RJR
Date: 01/10/20

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

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Photo taken from approximately 350 feet away.


Photo taken from approximately 260 feet away.


Photo taken from approximately 150 feet away.


NO
PARKING
THIS
SIDE