



# CITY COUNCIL AGENDA

**Monday, February 2, 2026**

## **CITY COUNCIL WORK SESSION, 6:00 P.M., COMMUNITY ROOM**

**Mayor Rafferty, Councilmembers Lyden, Nelson, Ruhland and Rennaker**

**City Administrator: Karen Anderson**

1. Call to Order and Roll Call
2. Setting the Agenda: Addition or Deletion of Agenda Items
3. Public Works Bid Package 1, Michael Grochala
4. Peltier Ponds PUD Flexibility and Building Design Standards, Katie Larsen
5. Del Webb-Pulte Homes PUD Concept Plan, Katie Larsen
6. Pine Oaks PUD Concept Plan Review, Katie Larsen
7. White Bear Township and City of North Oaks JPA Update, Michael Grochala
8. Otter Lake Road Streetscape and Landscaping, Michael Grochala
9. Police Department 2025 Summary Report, Curt Boehme
10. Lino Lakes Fire Department 2025 Recap, Dan L'Allier
11. City Administrator Update, Karen Anderson
12. Notices and Communications

## **ADJOURNMENT**

**CITY COUNCIL  
STAFF REPORT  
AGENDA ITEM 3.**

**STAFF ORIGINATOR:** Michael Grochala, Community Development Director

**MEETING DATE:** February 2, 2026

**AGENDA ITEM:** Public Works Bid Package 1

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**INTRODUCTION**

Council is being asked to consider proceeding with the advertisement for bid of bid package 1 for the construction of the Public Works building.

**BACKGROUND**

The City hired Oertel Architects in January 2025 to design the new Public Works building planned for construction in 2026. RJM Construction was also retained to serve as the Construction Manager for the project. In October 2025, the design team presented the proposed building layout along with potential options for reducing overall square footage. The analysis showed that the suggested reductions would result in only minimal cost savings, and the City Council directed staff to proceed with the design as presented.

The final design plans are now nearing completion. Due to significant lead times associated with several key building components, particularly those requiring specialized fabrication, the design team has prepared an initial bid package to maintain the project schedule and take advantage of pricing opportunities. This early package will primarily include demo, concrete, wall panels, electrical and structural steel. The estimated cost is approximately \$11 million.

Work will continue on plans for site improvements, sewer/water utilities, Furniture, Fixtures and Equipment (FFE), and the remaining building components. These elements will be finalized during the initial bidding period.

Representatives from Oertel Architects and RJM Construction will attend the meeting to present the building design and review the initial bid package with the Council.

**REQUESTED COUNCIL DIRECTION**

Staff is requesting direction to place approval of plans and specifications and advertisement for Bid Package 1 on the February 9, 2026 regular council agenda.

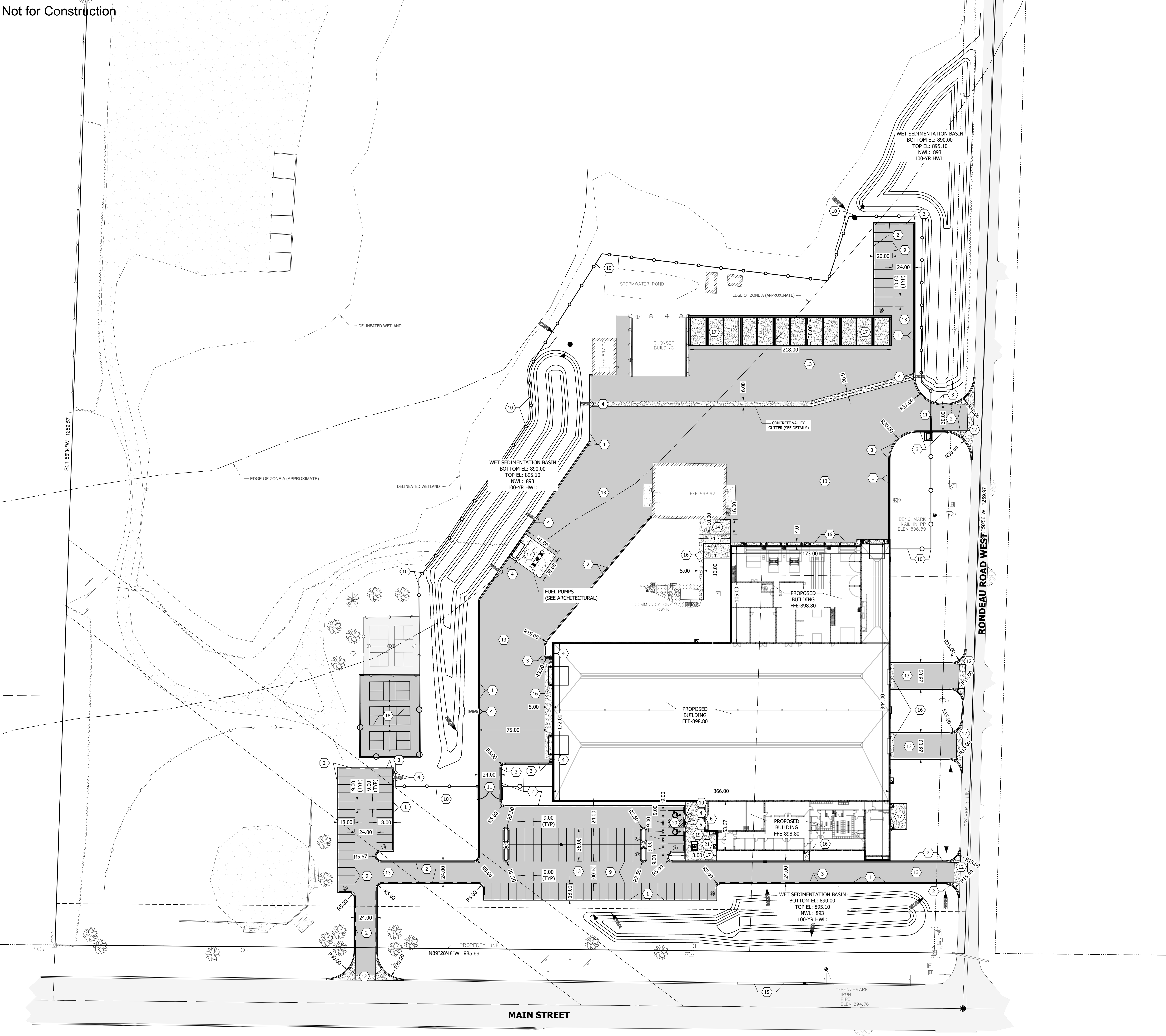


## **ATTACHMENTS**

1. Building Rendering
2. Preliminary Site Plan
3. Overall Floor Plan
4. Admin Floor Plan
5. Mechanic Shop Floor Plan
6. Building Elevations







- NOTES:**
- ALL DIMENSIONS SHOWN ARE TO FLOW LINE, CENTERLINE OF FENCE, EDGE OF PAVEMENT, OR EXTERIOR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL VERIFY ALL PLAN AND DETAIL DIMENSIONS PRIOR TO CONSTRUCTION.
  - ALL CROSSWALK STRIPING SHALL BE WHITE IN COLOR.
  - ALL INTERIOR PARKING STALL STRIPING SHALL BE 4" AND YELLOW IN COLOR.
  - ACCESSIBLE PARKING STALL STRIPING, ACCESS AISLE, SYMBOL, AND SIGNAGE SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
  - CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
  - ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
  - CONTRACTOR SHALL PROVIDE A TEMPORARY PEDESTRIAN ACCESS ROUTE PLAN FOR ANY WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY.
  - CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR ANY WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY.
  - GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

**SITE LEGEND**

- LIGHT DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- CURB AND GUTTER
- TIPPED CURB AND GUTTER
- RETAINING WALL
- CHAINLINK FENCE
- WOOD/VINYL (PRIVACY) FENCE
- TRAFFIC CONTROL SIGNAGE
- PAINTED DIRECTIONAL ARROW
- PAINTED ACCESSIBLE PARKING SYMBOL

**PROPERTY INFORMATION**

|                          |       |
|--------------------------|-------|
| TOTAL PROPERTY AREA      | X AC  |
| DISTURBED AREA           | X ±AC |
| EXISTING IMPERVIOUS AREA | X AC  |
| PROPOSED IMPERVIOUS AREA | X AC  |

**PARKING INFORMATION**

|                   |           |
|-------------------|-----------|
| PARKING STALLS    | 97 STALLS |
| ACCESSIBLE STALLS | 2 STALLS  |
| TOTAL STALLS      | 99 STALLS |

**KEY NOTES:**

- D4 MOUNTABLE CURB AND GUTTER
- B612 CURB AND GUTTER
- GUTTER TRANSITION
- CURB TRANSITION
- ADA PEDESTRIAN RAMP (SEE DETAILS)
- TRUNCATED DOMES (SEE DETAILS)
- CONCRETE DRIVE APRON
- CROSSWALK STRIPING
- PARKING STRIPING
- CHAIN LINK FENCE
- GATE
- CONCRETE DRIVE APRON (SEE DETAILS)
- BITUMINOUS PAVEMENT
- TRASH ENCLOSURE (SEE ARCH)
- B618 CURB AND GUTTER
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- PICKLE BALL COURT
- "ACCESSIBLE PARKING" SIGN & POST
- ACCESSIBLE PARKING MARKINGS
- FLAG POLE (SEE ARCH)

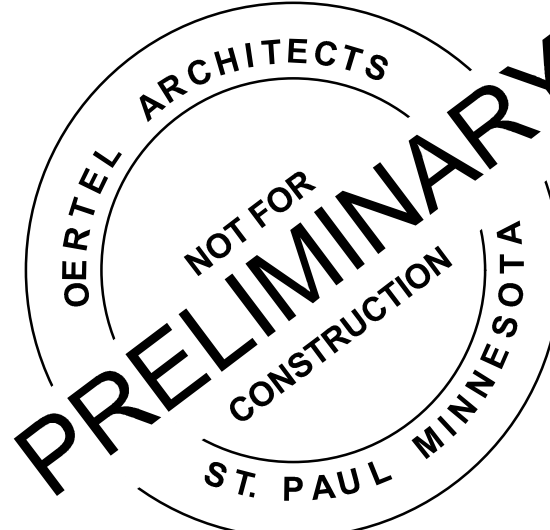
CLIENT:



CONSULTANT:



NOTES:  
1/14/2026 - OWNER REVIEW SET



PROJECT NAME:  
**LINO LAKES PUBLIC WORKS**

1189 MAIN ST. LINO LAKES, MN 55014

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.

SIGNATURE: MICHAEL J. GERBER

LICENSE # DATE 08/04/2025

SHEET NAME:

**SITE PLAN**

REVISIONS:

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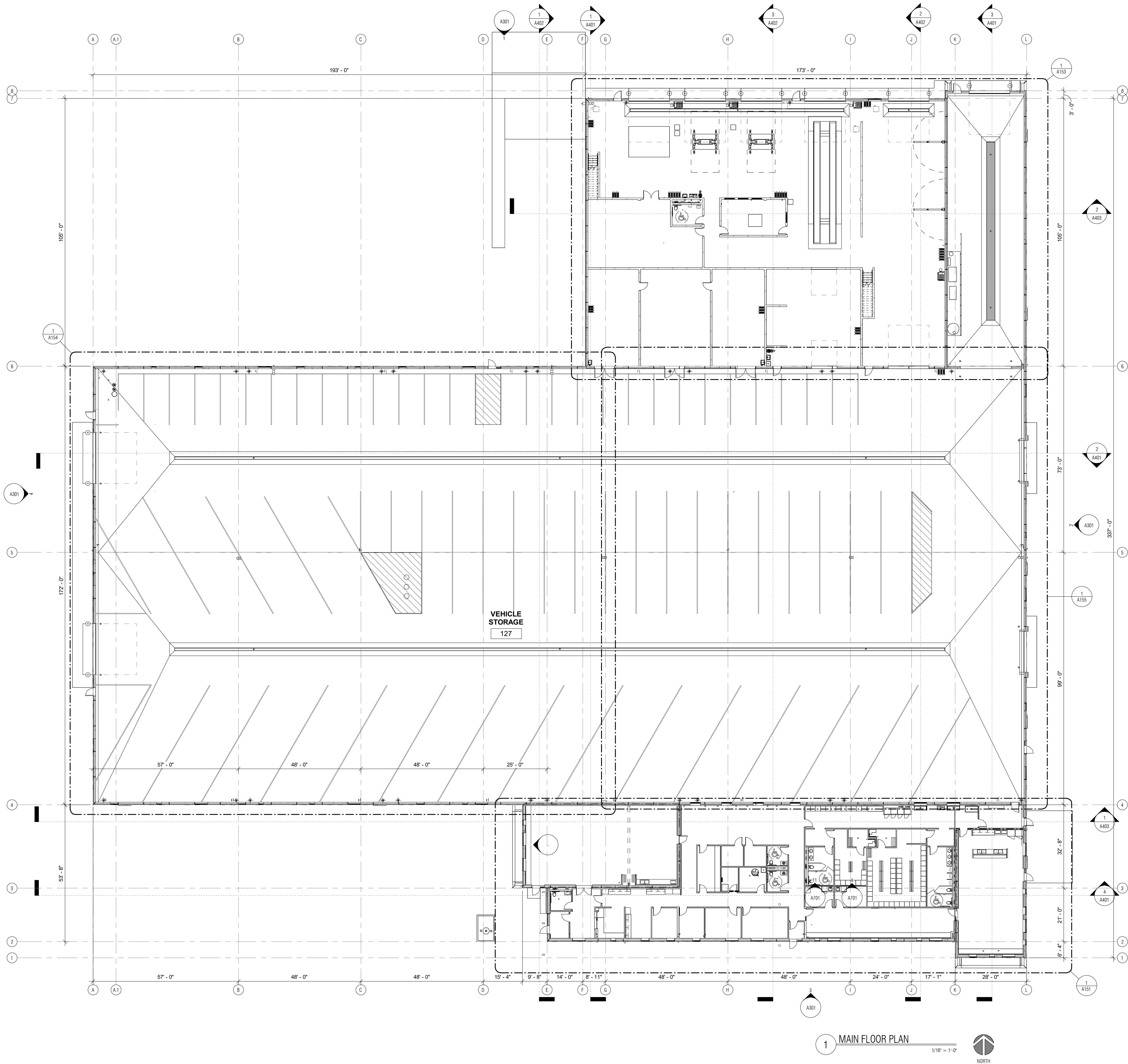
25-02 PROJECT NUMBER DATE 08/04/2025

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SHEET NO:

**C201**





CLIENT:



CONSULTANT:

NOTES:  
1/14/2026 - OWNER REVIEW SET



PROJECT NAME:  
**LINO LAKES PUBLIC WORKS**

OWNER

1180 MAIN ST, LINO LAKES, MN  
55014

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: THOMAS STROMSODT

LICENSE # DATE 08/22/2025

SHEET NAME:

**MAIN FLOOR  
PLAN**

REVISIONS:

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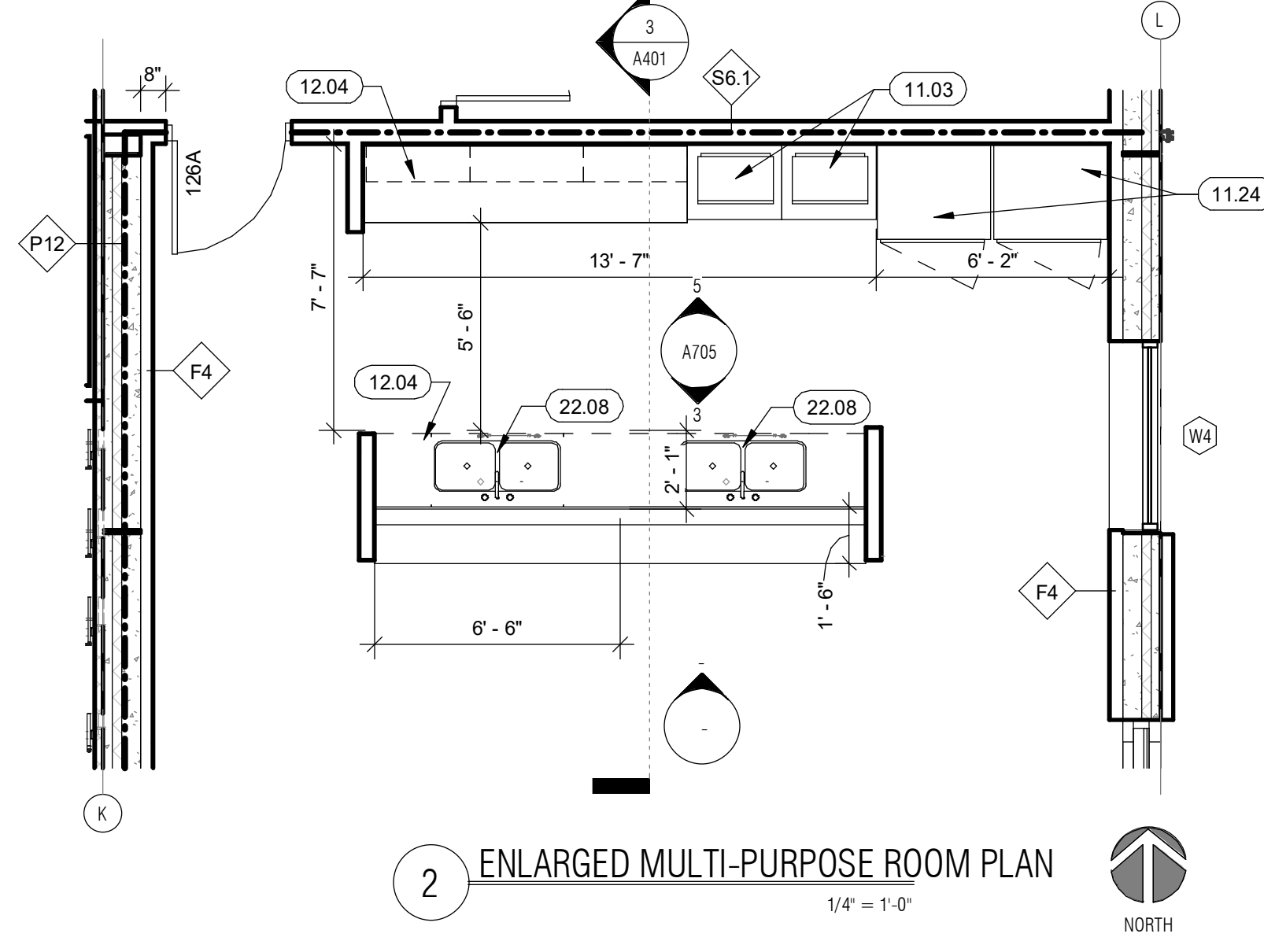
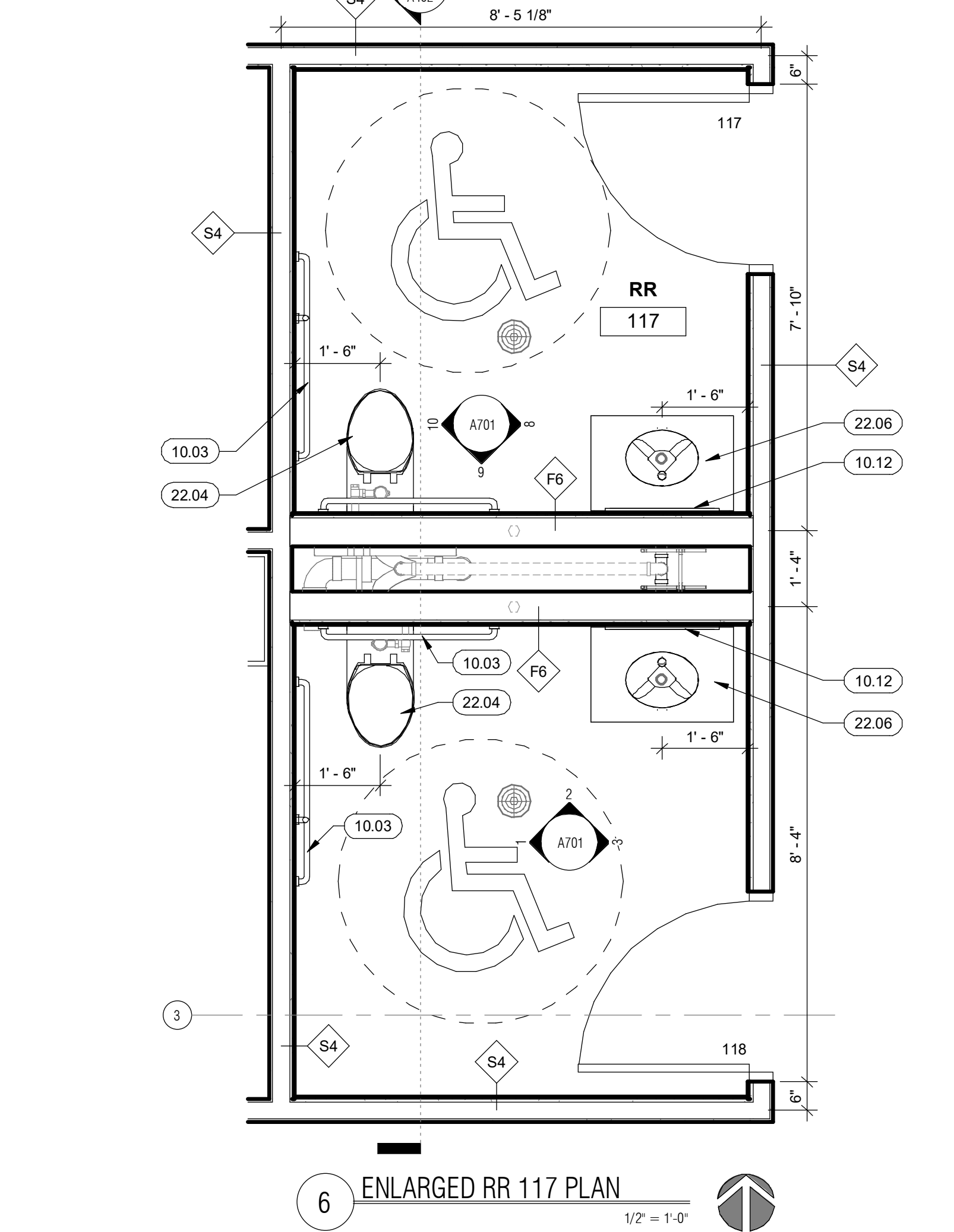
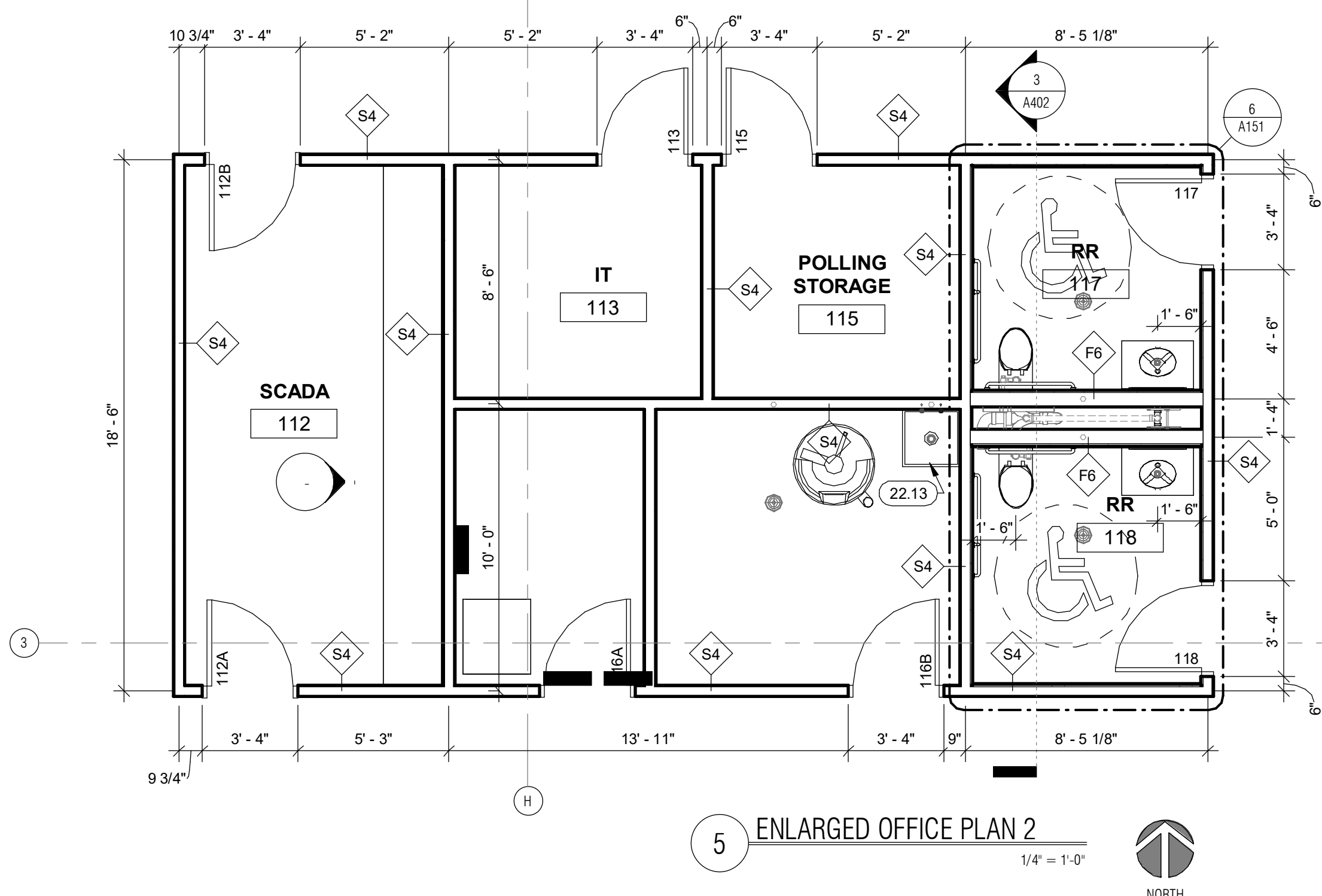
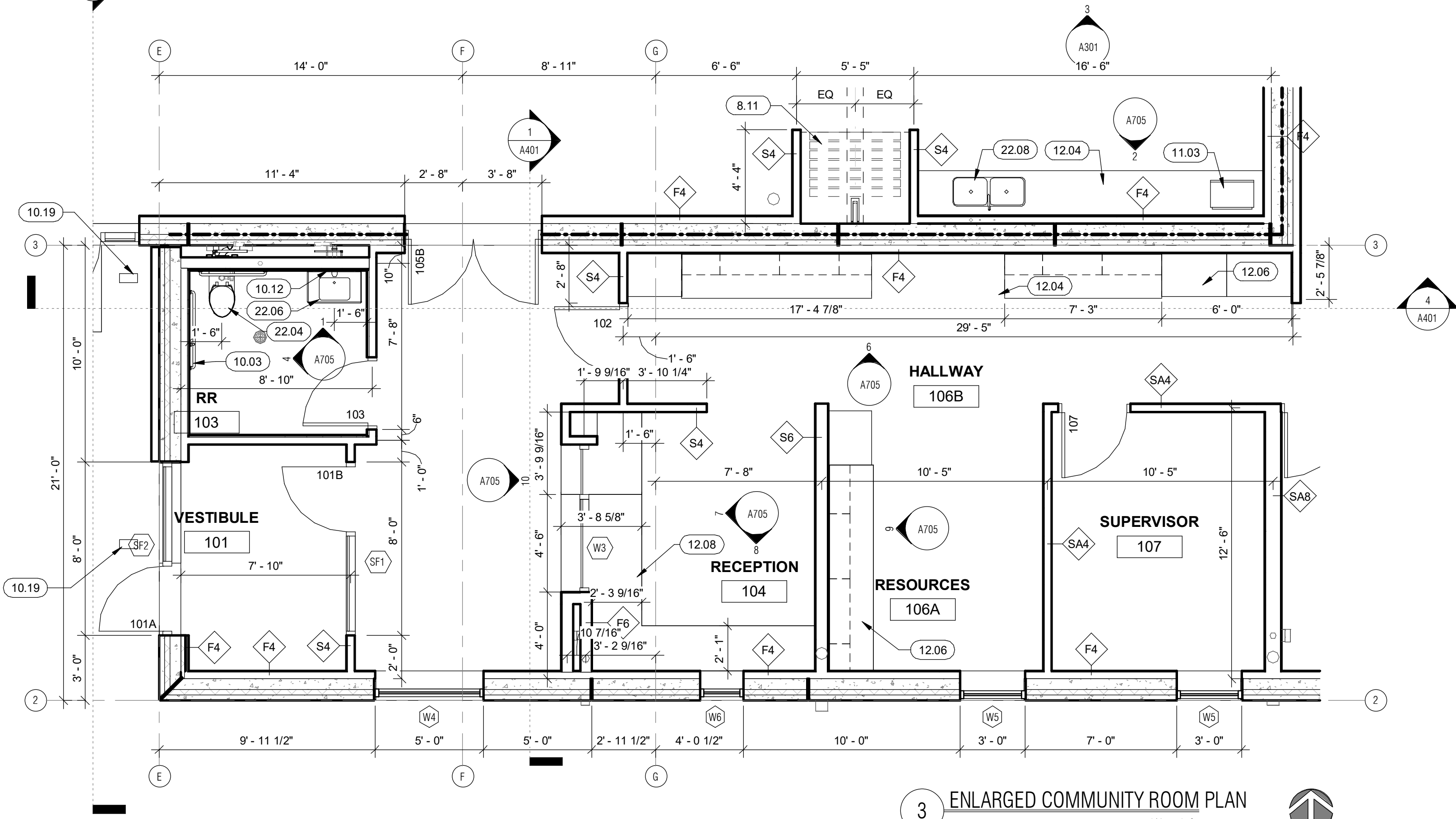
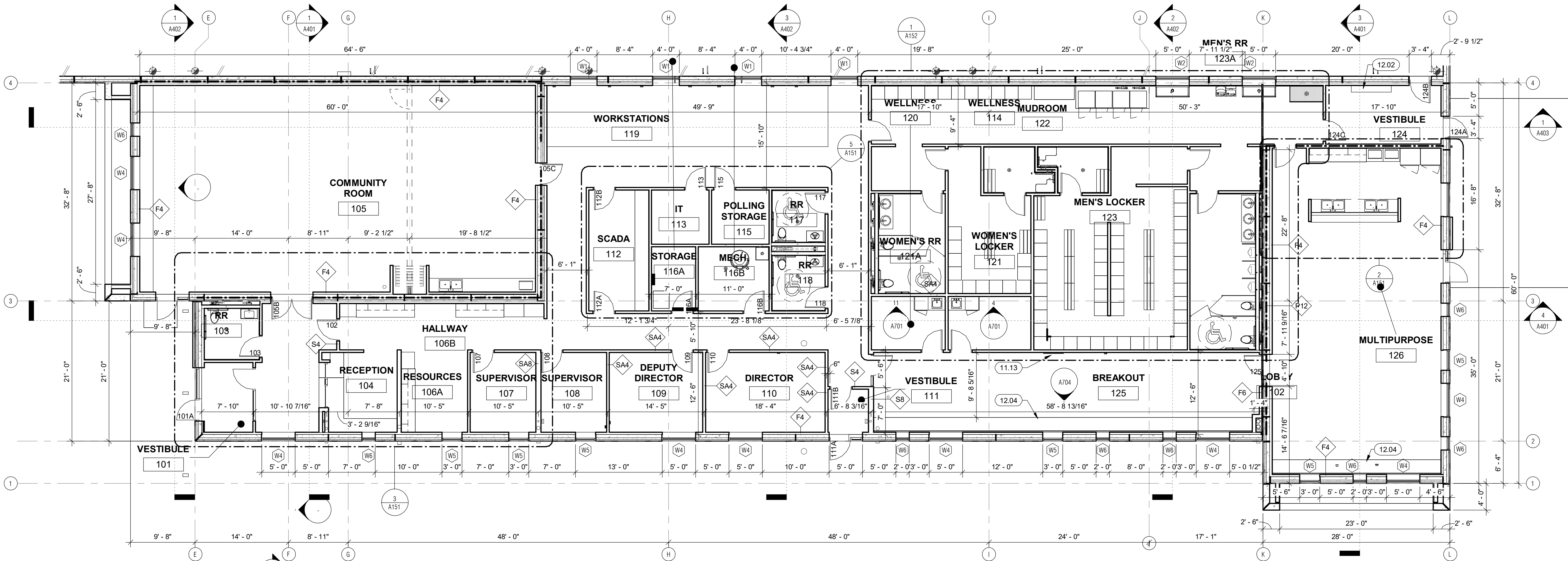
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| KEYNOTES |                                                                                                                                                  |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| 8.11     | OPERABLE PARTITION WALL WITH PERSON DOOR, ELECTRIC POWERED                                                                                       |
| 10.03    | STAINLESS STEEL ADA TOILET GRAB BARS                                                                                                             |
| 10.12    | WALL MOUNTED MIRROR, PROVIDE BLOCKING                                                                                                            |
| 10.19    | PREFAB ALUMINUM AND TRANSLUCENT PANEL CANOPY SYSTEM                                                                                              |
| 11.03    | MICROWAVE PROVIDED BY OWNER, PROVIDE ELECTRICAL OUTLET - SEE MECHANICAL AND ELECTRICAL FOR DETAILS/NOTES                                         |
| 11.13    | WALL-MOUNT MONITOR PROVIDED BY OWNER, PROVIDE ELECTRICAL OUTLET AND BLOCKING                                                                     |
| 11.24    | REFRIGERATOR BY OWNER - PROVIDE ELECTRICAL OUTLET - SEE MECHANICAL FOR DETAILS/NOTES                                                             |
| 12.02    | SOLID SURFACE COUNTERTOP WITH PRE-FIN. MTL SUPPORT BRACKETS                                                                                      |
| 12.04    | SOLID SURFACE COUNTERTOP AND BACKSPLASH OVER PLAM CASEWORK WITH MELAMINE INTERIOR - SEE INTERIOR ELEVATION FOR LAYOUT AND ADDITIONAL INFORMATION |
| 12.06    | CASEWORK WITH PLAM FINISH AND MELAMINE INTERIOR ABOVE - SEE INTERIOR ELEVATION FOR LAYOUT AND ADDITIONAL INFORMATION                             |
| 12.08    | SOLID SURFACE ADA-HEIGHT COUNTERTOP WITH PRE-FIN. MTL SUPPORT BRACKETS                                                                           |
| 22.04    | WALL MOUNTED TOILET - SEE MECHANICAL FOR DETAILS/NOTES                                                                                           |
| 22.06    | UNDERMOUNT BATHROOM SINK - SEE MECHANICAL FOR SINK AND FAUCET DETAILS/NOTES                                                                      |
| 22.08    | STAINLESS STEEL UNDERMOUNT SINK - SEE MECHANICAL FOR DETAILS/NOTES                                                                               |
| 22.13    | JANITOR MOP SINK, ADD FRP PANELS WHERE ADJACENT WALLS ARE NOT BLOCK - SEE MECHANICAL FOR DETAILS/NOTES                                           |

| FIRE RATED WALLS:                                                                                                                          |                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| ---                                                                                                                                        | 1HR RATED FIRE BARRIER/HORIZONTAL ASSEMBLY  |
| ---                                                                                                                                        | 2 HR RATED FIRE BARRIER/HORIZONTAL ASSEMBLY |
| ALL FIRE BARRIER WALLS TO BE MARKED AND IDENTIFIED PER SEC. 707.3. FIELD VERIFY WITH ARCHITECT/OWNER LOCATION AND COLOR                    |                                             |
| GENERAL NOTES:                                                                                                                             |                                             |
| PLAN NOTES ARE TYPICAL FOR ALL BUILDING PLANS. SOME NOTES MAY NOT BE LOCATED ON ONE PLAN VIEW, BUT ARE STILL APPLICABLE WITHIN THE PROJECT |                                             |
| FIRE BARRIERS PER MNBC SEC. 707                                                                                                            |                                             |
| HORIZONTAL ASSEMBLIES PER MNBC SEC. 711                                                                                                    |                                             |
| SEE SHEET ??? FOR TYPICAL PENETRATION DETAILS IN FIRE RATED ASSEMBLIES                                                                     |                                             |
| ALL JOINTS (FLOOR, CEILING OR STRUCTURE, AND WALL TO STRUCTURE) SHALL BE SEALED TO MEET FIRE RATING REQUIREMENTS)                          |                                             |

CITY OF LINO LAKES

OERTEL ARCHITECTS

CONSULTANT:

NOTES:  
1/14/2026 - OWNER REVIEW SET

OERTEL ARCHITECTS  
NOT FOR PRELIMINARY CONSTRUCTION  
ST. PAUL, MINNESOTA

PROJECT NAME: LINO LAKES PUBLIC WORKS

Owner

1180 MAIN ST. LINO LAKES, MN 55014

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: THOMAS STROMSODT

08/04/2025

LICENSE # DATE

SHEET NAME:

| ENLARGED FLOOR PLAN |      |             |
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25-02 PROJECT NUMBER DATE 08/04/2025

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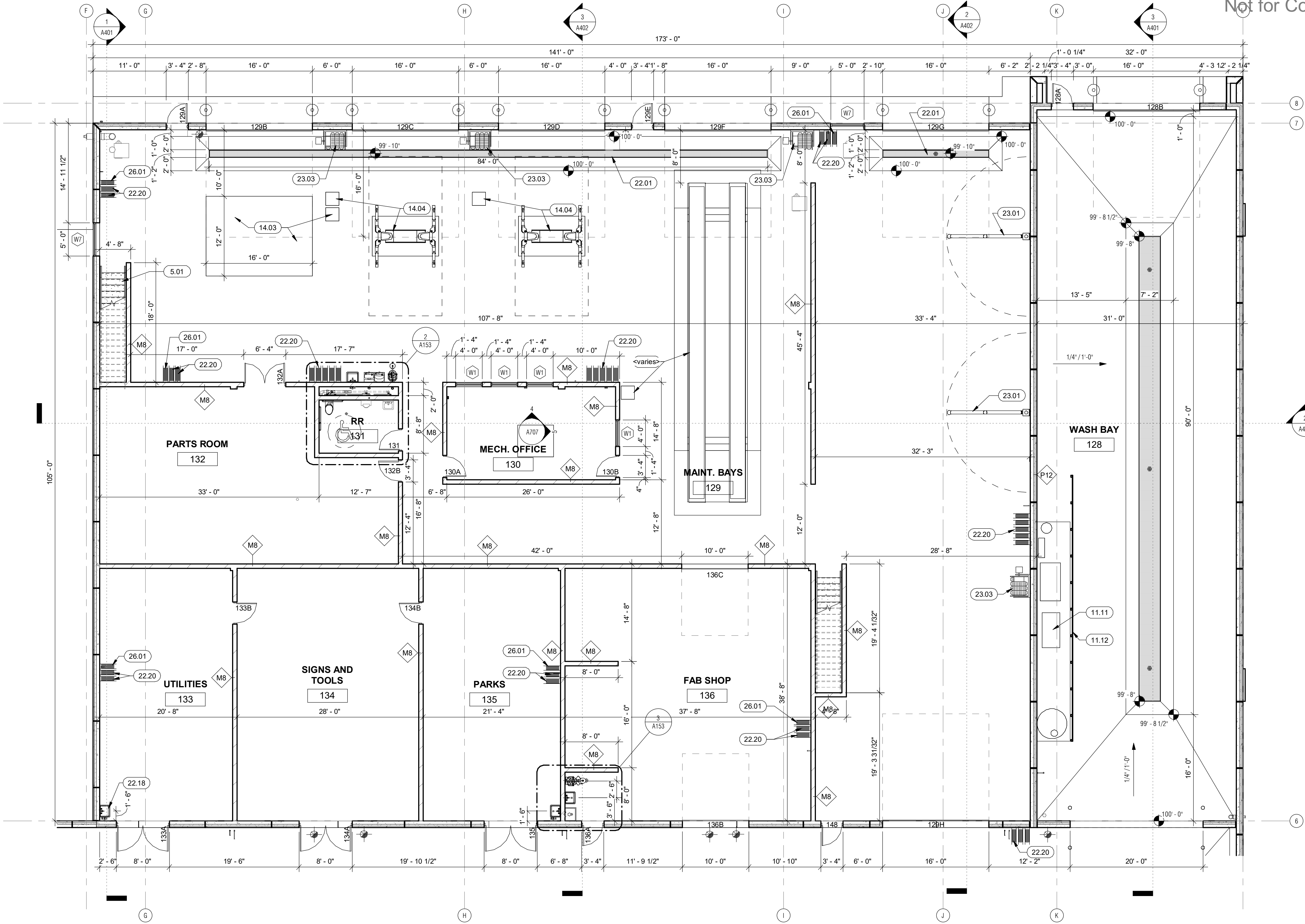
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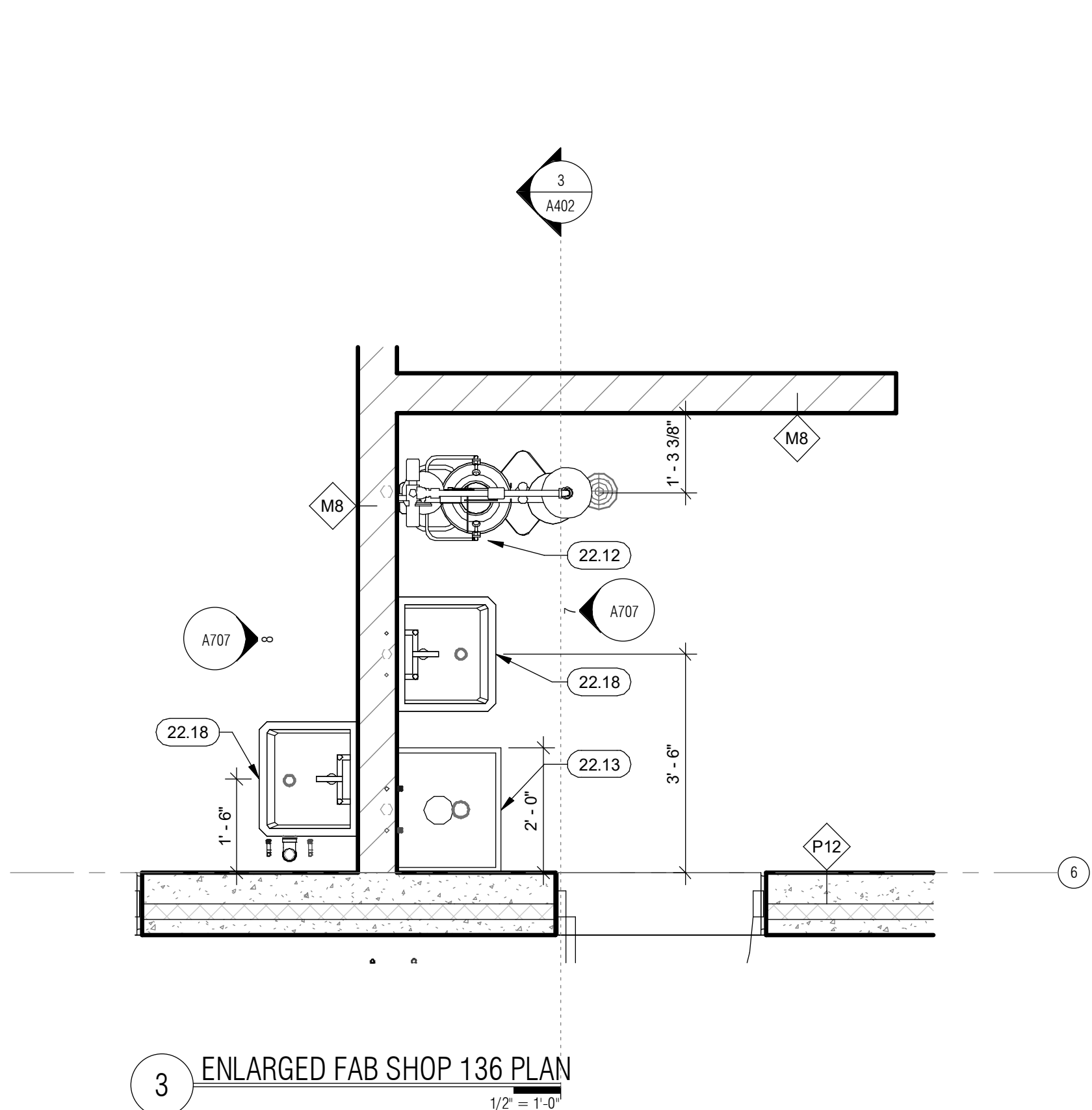
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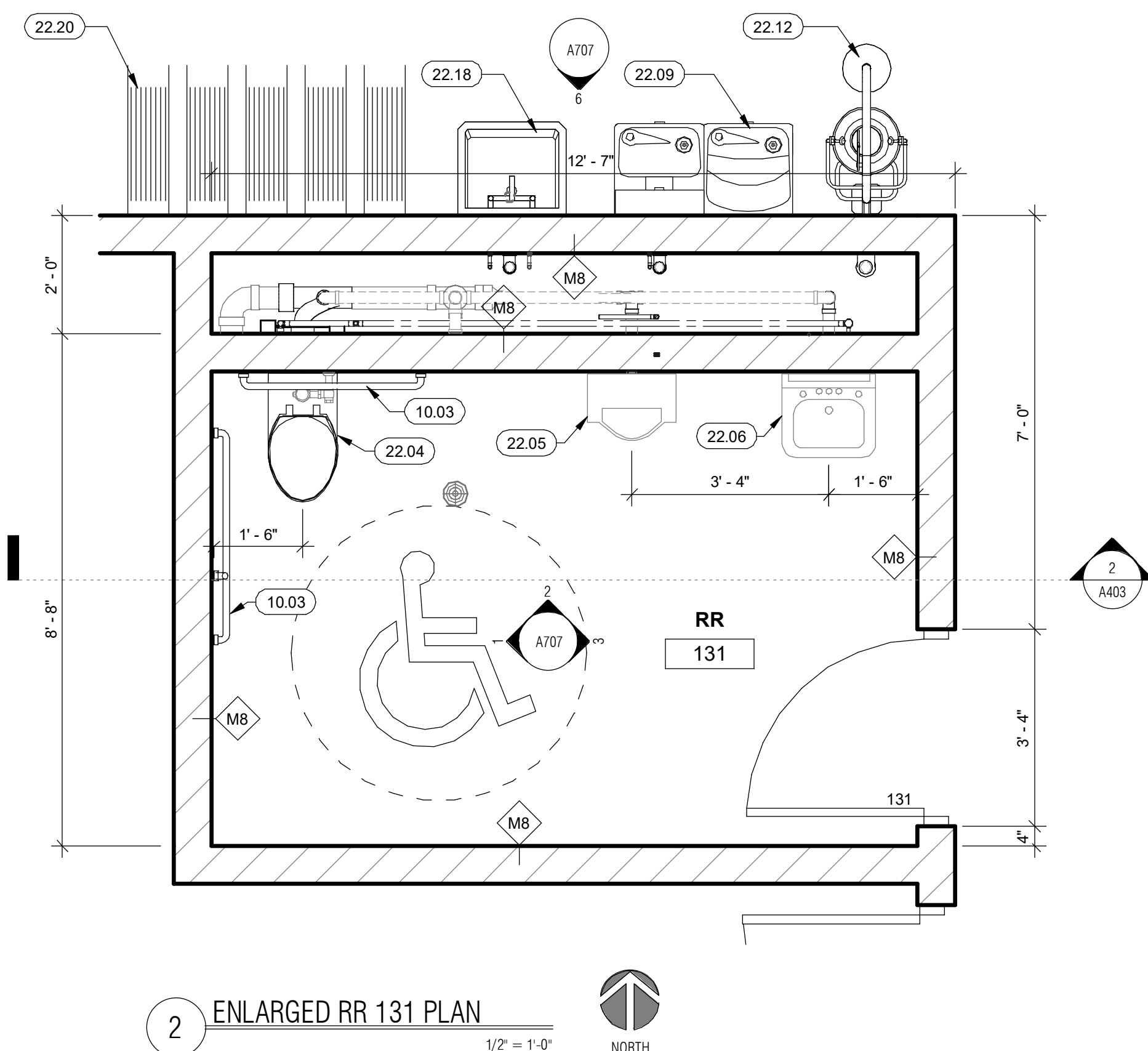
| KEYNOTES |                                                                                                                                                                                                                                |
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| 5.01     | CONCRETE FILLED METAL PAN STAIR AND STEEL PIPE RAILINGS. PAINT ALL EXPOSED STEEL - SEE FINISH PLANS FOR TREAD FINISH                                                                                                           |
| 10.03    | STAINLESS STEEL ADA TOILET GRAB BARS                                                                                                                                                                                           |
| 11.11    | VEHICLE WASH EQUIPMENT - ACTIVATION TO BE COORDINATED WITH OVERHEAD DOOR OPERATION - SEE MECHANICAL AND ELECTRICAL FOR DETAILS/NOTES                                                                                           |
| 11.12    | POLYCARBONATE SCREEN WALL BY WASH BAY PROVIDER                                                                                                                                                                                 |
| 14.03    | FUTURE VEHICLE LIFT LOCATION. PROVIDE PATHWAY TO CONTROL PEDESTAL. FIELD VERIFY LOCATION WITH ARCHITECT/OWNER - COORDINATE IN SLAB CONDUIT AND PATHWAY WITH ELECTRICAL AND MECHANICAL. LEAVE OUT IN-FLOOR RADIANT HEAT SYSTEM. |
| 14.04    | 12,000 LB IN-GROUND VEHICLE LIFT AND CONTROL PANEL - FIELD VERIFY LOCATION WITH ARCHITECT/OWNER - COORDINATE AIR SUPPLY PROVIDED BY MECHANICAL. COORDINATE POWER SUPPLY PROVIDED BY ELECTRICAL - PROVIDED BY OWNER             |
| 22.01    | PRE-FABRICATED TRENCH DRAIN ASSEMBLY. 12"x4" DRAIN WIDTH MAX. COORDINATE WITH STRUCTURAL AND MECHANICAL DETAILS - SEAL ALL CONSTRUCTION JOINTS. SEE A602 FOR DETAILS                                                           |
| 22.04    | WALL MOUNTED TOILET - SEE MECHANICAL FOR DETAILS/NOTES                                                                                                                                                                         |
| 22.05    | WALL MOUNTED URINAL - SEE MECHANICAL FOR DETAILS/NOTES                                                                                                                                                                         |
| 22.06    | UNDERMOUNT BATHROOM SINK - SEE MECHANICAL FOR DETAILS/NOTES                                                                                                                                                                    |
| 22.09    | DUAL HEIGHT WALL MOUNTED ADA DRINKING FOUNTAINS - SEE MECHANICAL FOR DETAILS/NOTES                                                                                                                                             |
| 22.12    | EMERGENCY EYE WASH STATION - SEE MECHANICAL FOR DETAILS/NOTES                                                                                                                                                                  |
| 22.13    | JANITOR MOP SINK. ADD FRP PANELS WHERE ADJACENT WALLS ARE NOT BLOCK - SEE MECHANICAL FOR DETAILS/NOTES                                                                                                                         |
| 22.18    | UTILITY SINK - SEE MECHANICAL FOR DETAILS/NOTES                                                                                                                                                                                |
| 22.20    | WALL MOUNTED REEL - SEE MEP                                                                                                                                                                                                    |
| 23.01    | WELDING EXHAUST ARM WITH LIGHT AND INTEGRATED FILTRATION SYSTEM. SEE MECHANICAL FOR MODEL AND DETAIL                                                                                                                           |
| 23.03    | WALL MOUNTED VEHICLE EXHAUST REEL - SEE MECHANICAL FOR DETAILS/NOTES                                                                                                                                                           |
| 26.01    | ELECTRICAL EQUIPMENT - SEE ELECTRICAL                                                                                                                                                                                          |
| <varies> |                                                                                                                                                                                                                                |



1 ENLARGED VEHICLE MAINTENANCE PLAN  
1/8" = 1'-0"  
NORTH



3 ENLARGED FAB SHOP 136 PLAN  
1/2" = 1'-0"  
NORTH

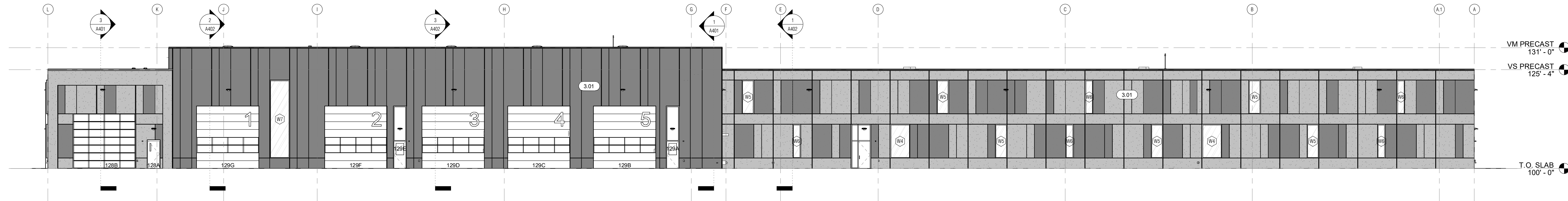


2 ENLARGED RR 131 PLAN  
1/2" = 1'-0"  
NORTH

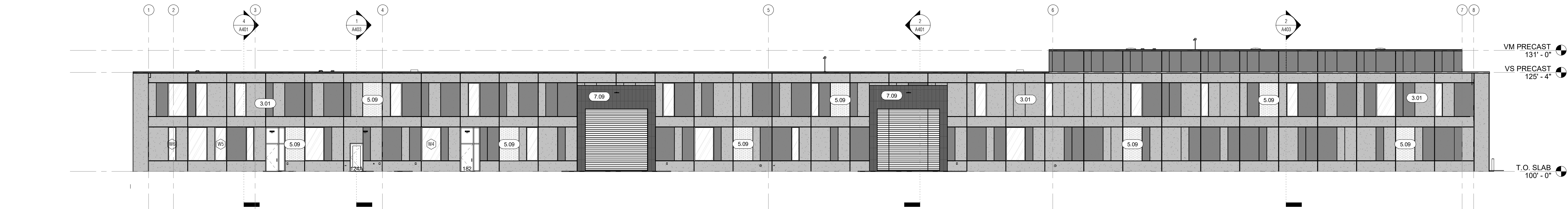
| FIRE RATED WALLS:                                                                                                                          |                                             |  |
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| ----                                                                                                                                       | 1HR RATED FIRE BARRIER/HORIZONTAL ASSEMBLY  |  |
| -----                                                                                                                                      | 2 HR RATED FIRE BARRIER/HORIZONTAL ASSEMBLY |  |
| ALL FIRE BARRIER WALLS TO BE MARKED AND IDENTIFIED PER SEC. 707.3. FIELD VERIFY WITH ARCHITECT/OWNER LOCATION AND COLOR                    |                                             |  |
| GENERAL NOTES:                                                                                                                             |                                             |  |
| PLAN NOTES ARE TYPICAL FOR ALL BUILDING PLANS. SOME NOTES MAY NOT BE LOCATED ON ONE PLAN VIEW, BUT ARE STILL APPLICABLE WITHIN THE PROJECT |                                             |  |
| FIRE BARRIERS PER MINC SEC. 707                                                                                                            |                                             |  |
| HORIZONTAL ASSEMBLIES PER MINC SEC. 711                                                                                                    |                                             |  |
| SEE SHEET ??? FOR TYPICAL PENETRATION DETAILS IN FIRE RATED ASSEMBLIES                                                                     |                                             |  |
| ALL JOINTS (FLOOR, CEILING OR STRUCTURE, AND WALL TO STRUCTURE) SHALL BE SEALED TO MEET FIRE RATING REQUIREMENTS                           |                                             |  |

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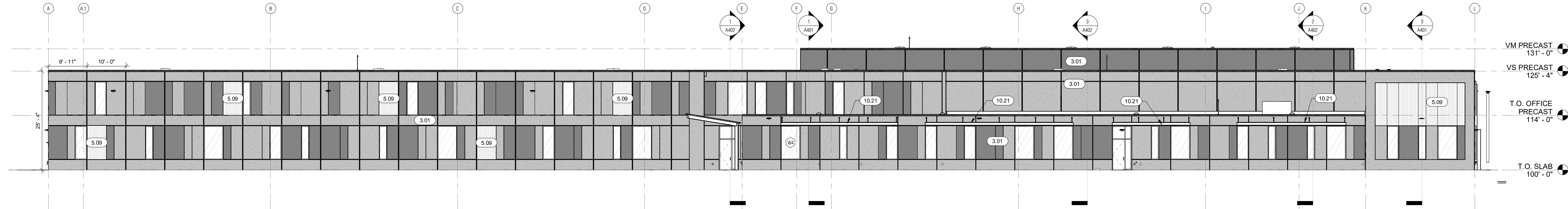




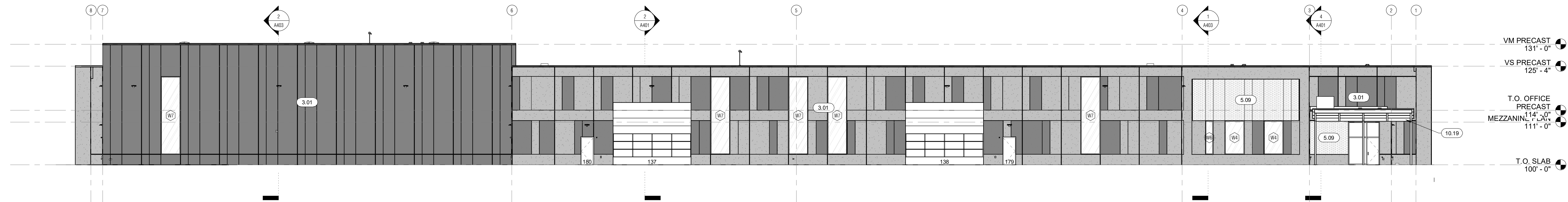
1 NORTH ELEVATION  
3/32" = 1'-0"



2 EAST ELEVATION  
3/32" = 1'-0"



3 SOUTH ELEVATION  
3/32" = 1'-0"



4 WEST ELEVATION  
3/32" = 1'-0"

| MATERIALS BY ELEVATION                            |            |           |            |           |
|---------------------------------------------------|------------|-----------|------------|-----------|
| MATERIAL                                          | NORTH FACE | EAST FACE | SOUTH FACE | WEST FACE |
| PRECAST CONCRETE - ACID ETCH CLASS 1              | 35%        | 51%       | 60%        | 36%       |
| PRECAST CONCRETE - EXPOSED AGGREGATE CLASS 1      | 44%        | 27%       | 25%        | 45%       |
| DECORATIVE METAL PANEL - WEATHERING STEEL CLASS 2 | -          | 4%        | 4%         | 4%        |
| PREFAB ALUMINUM AWNING - WOOD LOOK CLASS 2        | -          | -         | 1%         | -         |
| FLATLOCK METAL PANEL - BLACK CLASS 2              | -          | 4%        | -          | -         |
| GLASS, DOORS, GARAGE DOORS CLASS 2                | 21%        | 14%       | 10%        | 15%       |

| KEYNOTES |                                                                                           |
|----------|-------------------------------------------------------------------------------------------|
| 3.01     | PRECAST CONCRETE INSULATED WALL PANELS - SEE ELEVATIONS FOR FINISH INFORMATION AND DETAIL |
| 5.09     | DECORATIVE METAL PANEL WITH CUSTOM PERFORATION                                            |
| 7.09     | PRE-FINISHED FLAT LOCK METAL PANEL                                                        |
| 10.19    | PREFAB ALUMINUM AND TRANSLUCENT PANEL CANOPY SYSTEM                                       |
| 10.21    | PREFABRICATED ALUMINUM AWNING WITH INTEGRAL GUTTER, WOOD LOOK PVDF FINISH                 |

CITY OF  
LINO LAKES

OA  
OERTEL  
ARCHITECTS

CONSULTANT:

CLIENT:

NOTES:  
1/14/2026 - OWNER REVIEW SET

OERTEL ARCHITECTS

NOT FOR  
PRELIMINARY  
CONSTRUCTION

ST. PAUL, MINNESOTA

PROJECT NAME:  
LINO LAKES PUBLIC WORKS

OWNER:  
1189 MAIN ST, LINO LAKES, MN  
55014

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: THOMAS STROMSODT  
08/04/2025  
LICENSE # DATE  
SHEET NAME:

BUILDING  
ELEVATIONS

| REVISIONS: |      |             |
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25-02 08/04/2025  
PROJECT NUMBER DATE  
DRAWN BY CHECKED BY  
SHEET NO:



**CITY COUNCIL  
WORK SESSION STAFF REPORT  
ITEM NO. 4**

**STAFF ORIGINATOR:** Katie Larsen, City Planner

**DATE OF WORK SESSION:** February 2, 2026

**TOPIC:** Peltier Ponds PUD Flexibility and Building Design Standards

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**BACKGROUND**

The applicant, U.S. Home, LLC (aka Lennar), is proposing a master planned residential development located west of CSAH 54 (20<sup>th</sup> Ave N) across from Watermark, east of Peltier Lake, and north of the City of Centerville border. The development contains four (4) parcels totaling approximately 125 gross acres and 282 housing units. The proposed development is called Peltier Ponds.

At the January 5, 2026 Work Session, staff and Council reviewed the proposal. The site layout and land use plan was generally supported. Reduced garage sizes for some of the single family homes and all the townhomes were not supported. Exterior material percentages for the townhomes were also questioned.

U.S. Home, LLC (aka Lennar) has revised the townhome garage sizes. All townhome garages are now at least 20ft wide and garage sizes are 536-540sf. City standard is 20ft wide and 520sf minimum. See attached architectural plan sets.

Josh Metzger, Lennar, will present the new products.

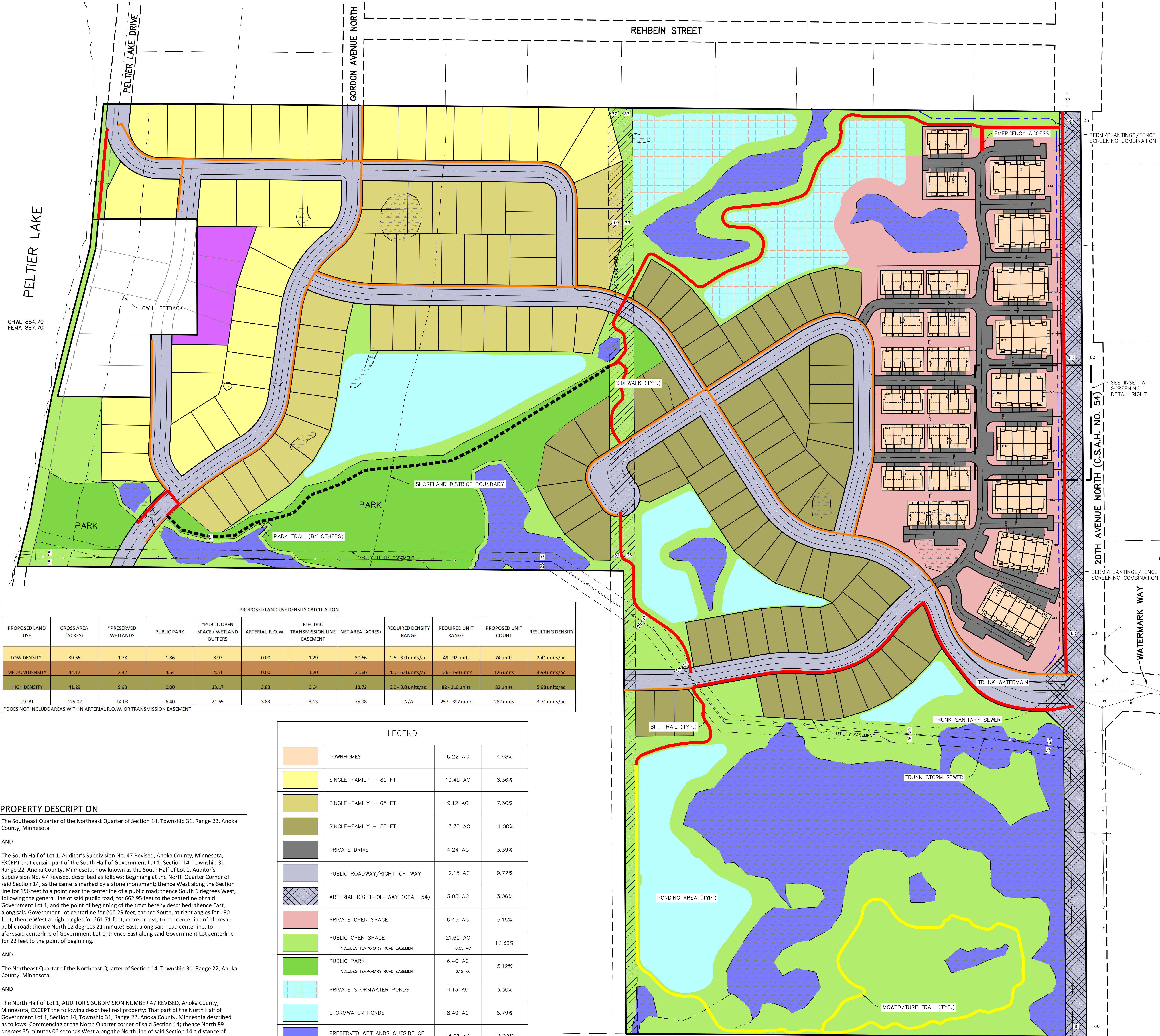
**REQUESTED COUNCIL DIRECTION**

Council direction is needed on the requested PUD flexibility and building design standards.

**ATTACHMENTS**

1. Peltier Ponds Land Use Plan
2. PUD Flexibility Summary Tables
3. Columbia-Row Townhome Plans
4. Charleston-Row Townhome Plans
5. Colonial Manor-Back to Back Townhome Plans
6. Townhome Color Renderings





| PROPOSED LAND USE DENSITY CALCULATION                                   |                    |                     |             |                                      |                 |                                     |                  |                        |                     |                     |                   |
|-------------------------------------------------------------------------|--------------------|---------------------|-------------|--------------------------------------|-----------------|-------------------------------------|------------------|------------------------|---------------------|---------------------|-------------------|
| PROPOSED LAND USE                                                       | GROSS AREA (ACRES) | *PRESERVED WETLANDS | PUBLIC PARK | *PUBLIC OPEN SPACE / WETLAND BUFFERS | ARTERIAL R.O.W. | ELECTRIC TRANSMISSION LINE EASEMENT | NET AREA (ACRES) | REQUIRED DENSITY RANGE | REQUIRED UNIT RANGE | PROPOSED UNIT COUNT | RESULTING DENSITY |
| LOW DENSITY                                                             | 39.56              | 1.78                | 1.86        | 3.97                                 | 0.00            | 1.29                                | 30.66            | 1.6- 3.0 units/ac.     | 49- 92 units        | 74 units            | 2.41 units/ac.    |
| MEDIUM DENSITY                                                          | 44.17              | 2.32                | 4.54        | 4.51                                 | 0.00            | 1.20                                | 31.60            | 4.0- 6.0 units/ac.     | 126- 190 units      | 126 units           | 3.99 units/ac.    |
| HIGH DENSITY                                                            | 41.29              | 9.93                | 0.00        | 13.17                                | 3.83            | 0.64                                | 13.72            | 6.0- 8.0 units/ac.     | 82- 110 units       | 82 units            | 5.98 units/ac.    |
| TOTAL                                                                   | 125.02             | 14.03               | 6.40        | 21.65                                | 3.83            | 3.13                                | 75.98            | N/A                    | 257- 392 units      | 282 units           | 3.71 units/ac.    |
| *DOES NOT INCLUDE AREAS WITHIN ARTERIAL R.O.W. OR TRANSMISSION EASEMENT |                    |                     |             |                                      |                 |                                     |                  |                        |                     |                     |                   |

**PROPERTY DESCRIPTION**

The Southeast Quarter of the Northeast Quarter of Section 14, Township 31, Range 22, Anoka County, Minnesota

AND

The South Half of Lot 1, Auditor's Subdivision No. 47 Revised, Anoka County, Minnesota, EXCEPT that certain part of the South Half of Government Lot 1, Section 14, Township 31, Range 22, Anoka County, Minnesota, now known as the South Half of Lot 1, Auditor's Subdivision No. 47 Revised, described as follows: Beginning at the North Quarter Corner of said Section 14, as the same is marked by a stone monument; thence West along the Section line for 156 feet to a point near the centerline of a public road; thence South 6 degrees West, following the general line of said public road, for 662.95 feet to the centerline of said Government Lot 1, and the point of beginning of the tract hereby described; thence East, along said Government Lot centerline for 200.29 feet; thence South, at right angles for 180 feet; thence West at right angles for 261.71 feet, more or less, to the centerline of aforesaid public road; thence North 12 degrees 21 minutes East, along said road centerline, to aforesaid centerline of Government Lot 1; thence East along said Government Lot centerline for 22 feet to the point of beginning.

AND

The Northeast Quarter of the Northeast Quarter of Section 14, Township 31, Range 22, Anoka County, Minnesota.

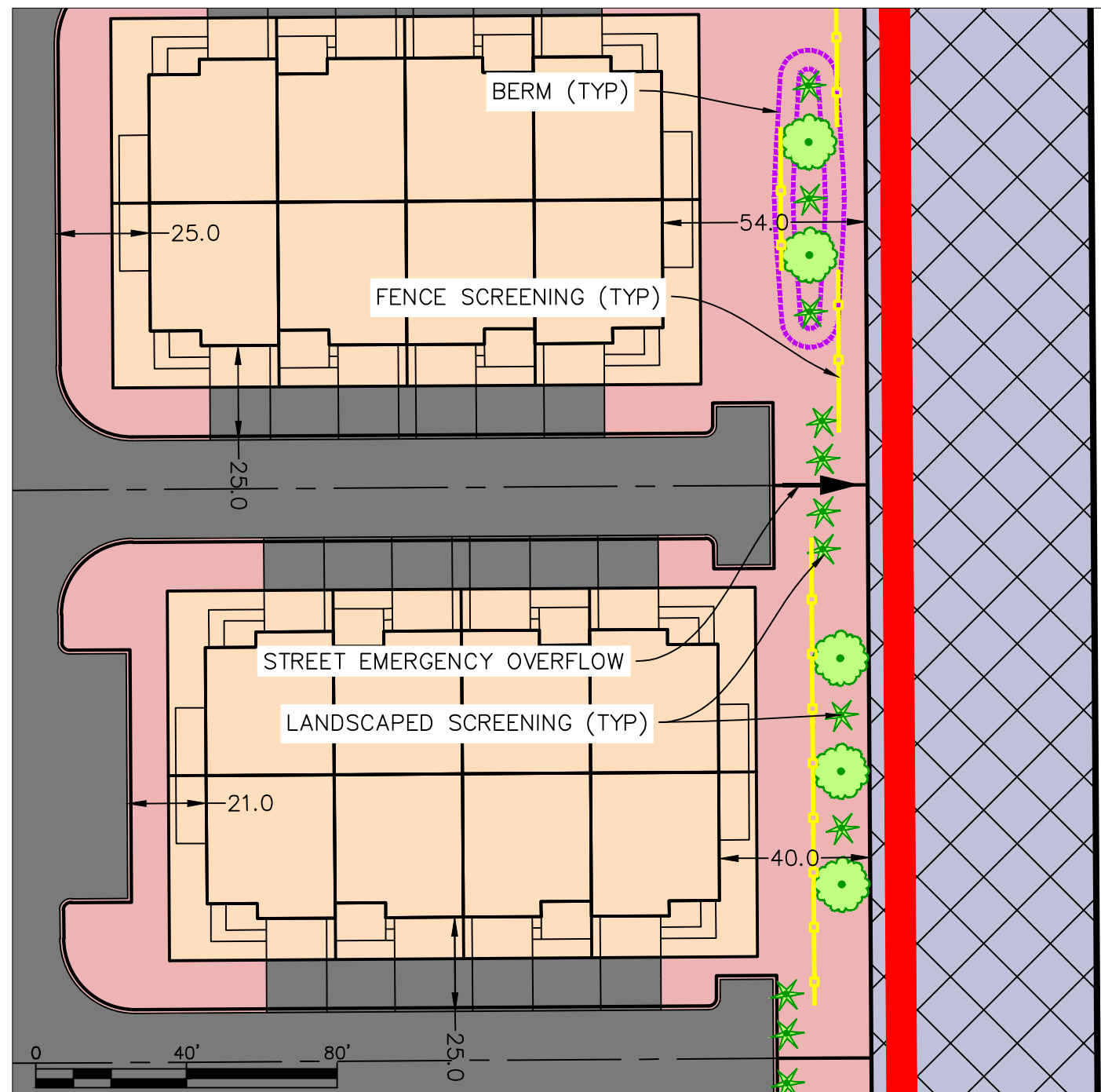
AND

The North Half of Lot 1, AUDITOR'S SUBDIVISION NUMBER 47 REVISED, Anoka County, Minnesota, EXCEPT the following described real property: That part of the North Half of Government Lot 1, Section 14, Township 31, Range 22, Anoka County, Minnesota described as follows: Commencing at the North Quarter corner of said Section 14; thence North 89 degrees 35 minutes 06 seconds West along the North line of said Section 14 a distance of 148.88 feet to the Meander corner and the centerline of Town Road; thence South 5 degrees 57 minutes 00 seconds West along said centerline of Town Road a distance of 331.55 feet to the actual point of beginning of the tract to be hereby described; thence continuing South 5 degrees 57 minutes 00 seconds West a distance of 84.40 feet; thence South 15 degrees 18 minutes 48 seconds West along said centerline a distance of 251.26 feet to its intersection with the South line of said North Half of Government Lot 1 as monumented; thence South 88 degrees 58 minutes 52 seconds East along said South line a distance of 354.76 feet; thence North 0 degrees 24 minutes 54 seconds East a distance of 330.56 feet; thence North 89 degrees 35 minutes 06 seconds West a distance of 282.00 feet to the actual point of beginning. Also known as a part of Lot 1, AUDITOR'S SUBDIVISION NO. 47 REVISED, Anoka County, Minnesota.

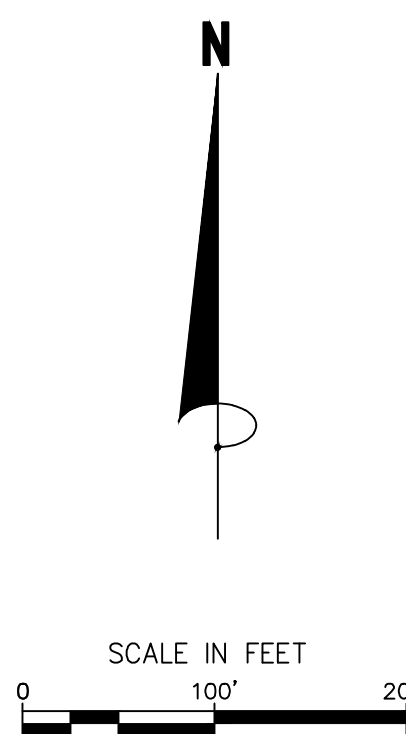
| LEGEND |                                                                                                                |                               |         |
|--------|----------------------------------------------------------------------------------------------------------------|-------------------------------|---------|
|        | TOWNHOMES                                                                                                      | 6.22 AC                       | 4.98%   |
|        | SINGLE-FAMILY - 80 FT                                                                                          | 10.45 AC                      | 8.36%   |
|        | SINGLE-FAMILY - 65 FT                                                                                          | 9.12 AC                       | 7.30%   |
|        | SINGLE-FAMILY - 55 FT                                                                                          | 13.75 AC                      | 11.00%  |
|        | PRIVATE DRIVE                                                                                                  | 4.24 AC                       | 3.39%   |
|        | PUBLIC ROADWAY/RIGHT-OF-WAY                                                                                    | 12.15 AC                      | 9.72%   |
|        | ARTERIAL RIGHT-OF-WAY (CSAH 54)                                                                                | 3.83 AC                       | 3.06%   |
|        | PRIVATE OPEN SPACE                                                                                             | 6.45 AC                       | 5.16%   |
|        | PUBLIC OPEN SPACE<br>INCLUDES TEMPORARY ROAD EASEMENT                                                          | 21.65 AC<br>0.05 AC           | 17.32%  |
|        | PUBLIC PARK<br>INCLUDES TEMPORARY ROAD EASEMENT                                                                | 6.40 AC<br>0.12 AC            | 5.12%   |
|        | PRIVATE STORMWATER PONDS                                                                                       | 4.13 AC                       | 3.30%   |
|        | STORMWATER PONDS                                                                                               | 8.49 AC                       | 6.79%   |
|        | PRESERVED WETLANDS OUTSIDE OF PUBLIC ROW                                                                       | 14.03 AC                      | 11.22%  |
|        | ELECTRIC TRANSMISSION LINE EASEMENT<br>PRIVATE OPEN SPACE WITHIN EASEMENT<br>PUBLIC OPEN SPACE WITHIN EASEMENT | 3.13 AC<br>0.05 AC<br>2.30 AC | 2.50%   |
|        | AREA TO REMAIN UNDEVELOPED (OUTLOT F)                                                                          | 0.98 AC                       | 0.78%   |
|        | TOTAL                                                                                                          | 125.02 AC                     | 100.00% |

**SITE DATA**  
**EXISTING ZONING – RURAL**  
**PROPOSED ZONING – P.U.D.**  
**TOTAL AREA – 125.02 ACRES**  
**PUBLIC STREETS – 9.182 LF**  
**PRIVATE STREETS – 5.026 LF**

| TOTAL LOTS                                                                                                | 282 LOTS           |
|-----------------------------------------------------------------------------------------------------------|--------------------|
| SINGLE FAMILY – 80' (BLOCKS 1-4, LOTS 1-8, BLOCK 5)                                                       | 33 LOTS            |
| MINIMUM LOT WIDTH                                                                                         | 80 FEET            |
| MINIMUM LOT WIDTH (CORNER)                                                                                | 100 FEET           |
| MINIMUM LOT DEPTH                                                                                         | 135 FEET           |
| MINIMUM SETBACKS                                                                                          |                    |
| FRONT                                                                                                     | 30 FEET            |
| SIDE (HOUSE)                                                                                              | 10 FEET            |
| SIDE (GARAGE)                                                                                             | 10 FEET            |
| SIDE (STREET)                                                                                             | 30 FEET            |
| REAR                                                                                                      | 30 FEET            |
| MINIMUM LOT SIZE                                                                                          | 10,800 S.F.        |
| SINGLE FAMILY – 65' (BLOCKS 6-7, LOTS 9-12, BLOCK 5)                                                      | 41 LOTS            |
| MINIMUM LOT WIDTH                                                                                         | 65 FEET            |
| MINIMUM LOT WIDTH (CORNER)                                                                                | 82.5 FEET          |
| MINIMUM LOT DEPTH                                                                                         | 130 FEET (14 LOTS) |
| MINIMUM LOT DEPTH                                                                                         | 135 FEET (27 LOTS) |
| MINIMUM SETBACKS                                                                                          |                    |
| FRONT                                                                                                     | 25 FEET            |
| SIDE (HOUSE)                                                                                              | 7.5 FEET           |
| SIDE (GARAGE)                                                                                             | 7.5 FEET           |
| SIDE (STREET)                                                                                             | 25 FEET            |
| REAR                                                                                                      | 25 FEET            |
| MINIMUM LOT SIZE                                                                                          | 8,125 S.F.         |
| SINGLE FAMILY – 55' (BLOCKS 8-14)                                                                         | 72 LOTS            |
| MINIMUM LOT WIDTH                                                                                         | 55 FEET            |
| MINIMUM LOT WIDTH (CORNER)                                                                                | 72.5 FEET          |
| MINIMUM LOT DEPTH                                                                                         | 115 FEET (1 LOTS)  |
| MINIMUM LOT DEPTH                                                                                         | 125 FEET (21 LOTS) |
| MINIMUM LOT DEPTH                                                                                         | 130 FEET (50 LOTS) |
| MINIMUM SETBACKS                                                                                          |                    |
| FRONT                                                                                                     | 25 FEET            |
| SIDE (HOUSE)                                                                                              | 7.5 FEET           |
| SIDE (GARAGE)                                                                                             | 7.5 FEET           |
| SIDE (STREET)                                                                                             | 25 FEET            |
| REAR                                                                                                      | 25 FEET            |
| MINIMUM LOT SIZE                                                                                          | 6,875 S.F.         |
| BACK TO BACK TOWNHOMES (BLOCKS 15-20)                                                                     | 74 LOTS            |
| (*FRONT AND REAR STOODS/CANTILEVER PORTIONS/DECKS/PATIOS OF BUILDING ARE ALLOWED EXCEPTIONS INTO SETBACK) |                    |
| FRONT (GARAGE TO BACK OF CURB (PRIVATE))                                                                  | 25 FEET            |
| SIDE (BUILDING TO BUILDING)                                                                               | 20 FEET            |
| SIDE (BUILDING TO BACK OF CURB (PRIVATE))                                                                 | 20 FEET            |
| SIDE (BUILDING TO PUBLIC RIGHT OF WAY)                                                                    | 25 FEET            |
| ROW TOWNHOMES (BLOCKS 21-27)                                                                              | 62 LOTS            |
| (*FRONT AND REAR STOODS/CANTILEVER PORTIONS/DECKS/PATIOS OF BUILDING ARE ALLOWED EXCEPTIONS INTO SETBACK) |                    |
| FRONT (GARAGE TO BACK OF CURB (PRIVATE))                                                                  | 25 FEET            |
| SIDE (BUILDING TO BUILDING)                                                                               | 20 FEET            |
| SIDE (BUILDING TO BACK OF CURB (PRIVATE))                                                                 | 20 FEET            |
| SIDE (BUILDING TO PUBLIC RIGHT OF WAY)                                                                    | 25 FEET            |
| REQUIRED PARKING: (74+62)/3 = 45.3 -> 46 STALLS                                                           |                    |
| PROVIDED PARKING:                                                                                         | 46 STALLS          |



INSET A





# SINGLE FAMILY LOTS

|              | MIN. LOT SIZE<br>(sq ft) | MIN. LOT<br>WIDTH -<br>INTERIOR<br>(feet) | MIN. LOT<br>WIDTH -<br>CORNER<br>(feet) | MIN. LOT<br>DEPTH<br>(feet) | FRONT<br>YARD<br>SETBACK<br>(feet) | SIDE YARD<br>SETBACK<br>(feet) | REAR YARD<br>SETBACK<br>(feet) | MAX.<br>IMPERVIOUS<br>SURFACE | MAX.<br>IMPERVIOUS<br>SURFACE<br>(SHORELAND) | SHORELAND<br>OVERLAY LOT<br>AREA | SHORELAND<br>OVERLAY LOT<br>WIDTH |
|--------------|--------------------------|-------------------------------------------|-----------------------------------------|-----------------------------|------------------------------------|--------------------------------|--------------------------------|-------------------------------|----------------------------------------------|----------------------------------|-----------------------------------|
| R-1 District | 10,800                   | 80                                        | 100                                     | 135                         | 30                                 | 10 & 5                         | 30                             | 65%                           | 35%                                          | 10,800                           | 80                                |
| 80-foot Lots | 10,800                   | 80                                        | 100                                     | 135                         | 30                                 | 10                             | 30                             | 48%                           | 48%                                          | 10,800                           | 80                                |
| R-2 District | 7,500                    | 60                                        | 80                                      | 125                         | 25                                 | 10 & 5                         | 25                             | 65%                           | 35%                                          | 10,800                           | 80                                |
| 65-foot Lots | 7,500                    | 65                                        | 80                                      | 130                         | 25                                 | 7.5                            | 25                             | 48%                           | 48%                                          | 8,450                            | 65                                |
| 55-foot Lots | 6,875                    | 55                                        | 72.5                                    | 125                         | 25                                 | 7.5                            | 25                             | 48%                           | 48%                                          | N/A                              | N/A                               |

# TOWNHOMES

|                                                               | PUBLIC STREET<br>SETBACK<br>(feet) | SIDE YARD<br>SETBACK<br>(feet) | REAR YARD<br>SETBACK<br>(feet) | SETBACK FROM<br>LOW DENSITY<br>RESIDENTIAL |
|---------------------------------------------------------------|------------------------------------|--------------------------------|--------------------------------|--------------------------------------------|
| R-3 District                                                  | 30                                 | 10                             | 30                             | 35                                         |
| Row THs                                                       | 25                                 | 10                             | 25                             | 35                                         |
| Back-to-Back THs                                              | 25                                 | 10                             | NA                             | 35                                         |
| These will all be side elevations with enhanced architecture. |                                    |                                |                                |                                            |



SINGLE FAMILY LOTS

|                        | Min. Building Footprint, minus garage                       | Garage Width           | Garage Square Footage  | Porch Depth | Porch Façade          | Garage Protrusion from Front Porch |                       | Garages                                       |                                                |                        |                                                     |                              |                                          |
|------------------------|-------------------------------------------------------------|------------------------|------------------------|-------------|-----------------------|------------------------------------|-----------------------|-----------------------------------------------|------------------------------------------------|------------------------|-----------------------------------------------------|------------------------------|------------------------------------------|
|                        |                                                             |                        |                        |             |                       | 2-story home                       | 1-story home          | 2-story home                                  |                                                | 1-story home           |                                                     |                              |                                          |
| CITY STANDARD          | Rambler: 1,050 sf<br>Split-level: 980 sf<br>2-story: 850 sf | 20 feet                | 520 sf                 | min. 6-feet | 100% remaining façade | no protrusion allowed              | no protrusion allowed | 50% garage façade max. unless 2nd story above | 2nd floor extends over 2-car portion of garage | 50% garage façade max. | —                                                   | garage doors contain windows | garages over 2 stalls have 2-foot recess |
| WATERMARK STANDARD     | N/A<br>(new ordinance)                                      | N/A<br>(new ordinance) | N/A<br>(new ordinance) | min. 6-feet | 100% remaining façade | 6 feet                             | no protrusion allowed | 50% garage façade max. unless 2nd story above | complies with standard                         | 67% garage façade max. | if over 50% house must have window in largest gable | complies with standard       | garages over 2 stalls have 2-foot recess |
| PELTIER PONDS STANDARD | Rambler: 1,050 sf<br>Split-level: 980 sf<br>2-story: 780 sf | 20 feet                | 445 sf                 | min. 6-feet | 100% remaining façade | 6 feet                             | 2 feet                | 50% garage façade max. unless 2nd story above | complies with standard                         | 67% garage façade max. | if over 50% house must have window in largest gable | complies with standard       | garages over 2 stalls have 1-foot recess |

TOWNHOMES

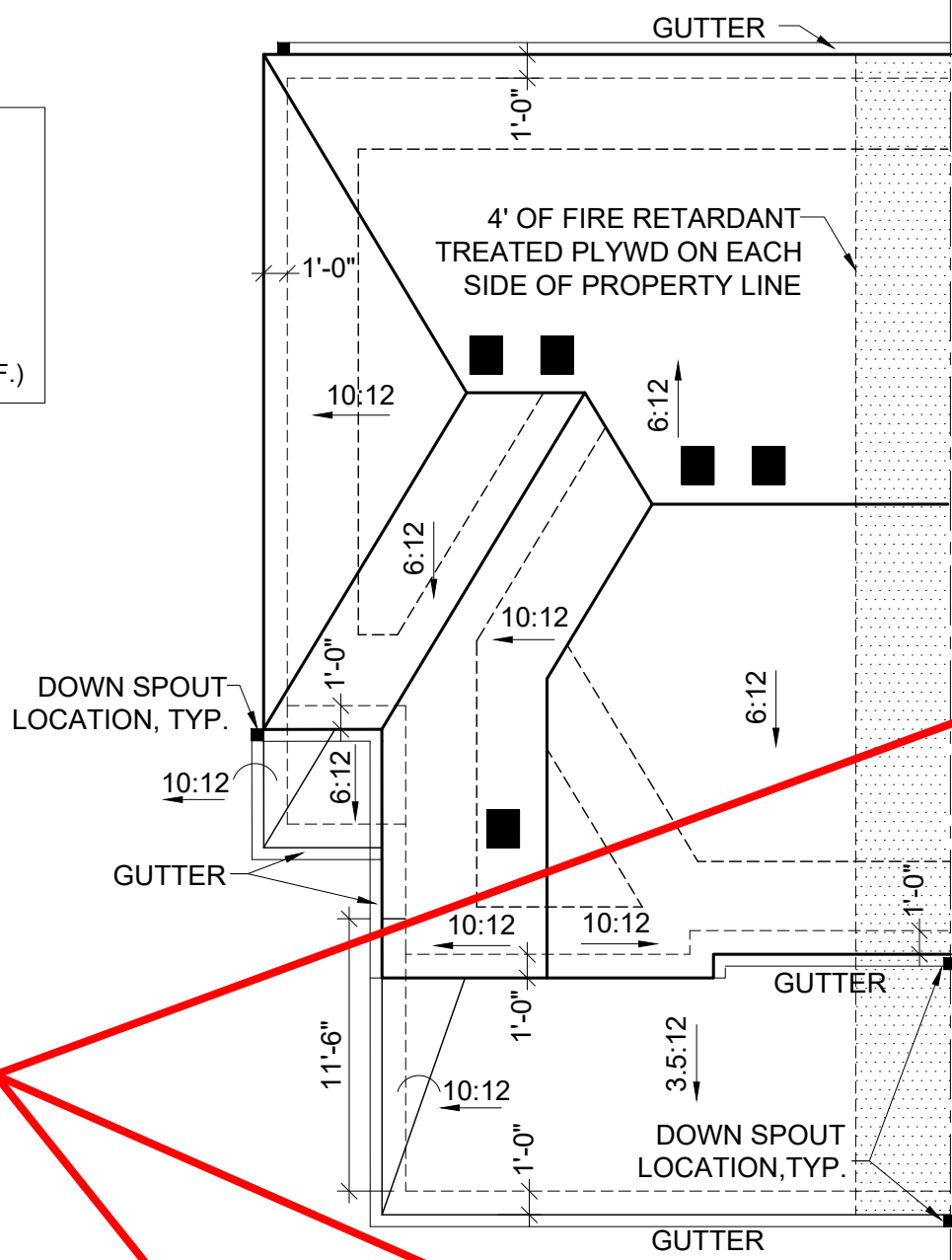
|                                                                        | Min. Livable<br>Floor Area | Unit Width | Garage<br>Width | Garage<br>Square<br>Footage | Exterior Stone<br>(cumulative all sides)        | Max. Singular<br>Exterior Finish<br>Percentage<br>(front) | Max. Singular<br>Exterior Finish<br>Percentage<br>(rear) | Max. Singular<br>Exterior Finish<br>Percentage<br>(side) |
|------------------------------------------------------------------------|----------------------------|------------|-----------------|-----------------------------|-------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------|
| <b>CITY STANDARD</b>                                                   | 1,000 sf                   | 24 feet    | 20 feet         | 520 sf                      | 25%                                             | 75%                                                       | 75%                                                      | 75%                                                      |
| <b>WATERMARK STANDARD<br/>(row townhome)</b>                           | 1,804 sf                   | 32 feet    | <b>18'-1.5"</b> | <b>379 sf</b>               | <b>no City standard<br/>(existing 7% stone)</b> | 75%                                                       | no City standard<br>(existing 85% lap)                   | no City standard<br>(existing 85% lap)                   |
| <b>WATERMARK STANDARD<br/>(back-to-back townhome)</b>                  | 1,769 sf                   | 32 feet    | <b>18'-7.5"</b> | <b>405 sf</b>               | <b>no City standard<br/>(existing 8% stone)</b> | 75%                                                       | N/A<br>(no rear elevation)                               | no City standard<br>(existing 94% lap)                   |
| <b>previous PELTIER PONDS<br/>STANDARD<br/>(row townhome)</b>          | 1,804 sf                   | 32 feet    | <b>18'-1.5"</b> | <b>379 sf</b>               | <b>7%</b>                                       | 75%                                                       | <b>85% (lap siding)</b>                                  | <b>85% (lap siding)</b>                                  |
| <b>previous PELTIER PONDS<br/>STANDARD<br/>(back-to-back townhome)</b> | 1,769 sf                   | 32 feet    | <b>18'-7.5"</b> | <b>405 sf</b>               | <b>8%</b>                                       | 75%                                                       | N/A<br>(no rear elevation)                               | <b>94% (lap siding)</b>                                  |
| <b>current PELTIER PONDS<br/>STANDARD<br/>(row townhome)</b>           | 1,573 sf                   | 28 feet    | 23'-0"          | 540 sf                      | <b>8%</b>                                       | 75%                                                       | complies with<br>standard                                | complies with<br>standard                                |
| <b>current PELTIER PONDS<br/>STANDARD<br/>(back-to-back townhome)</b>  | 1,808 sf                   | 34 feet    | 20'-7.5"        | 536 sf                      | <b>7%</b>                                       | 75%                                                       | N/A<br>(no rear elevation)                               | complies with<br>standard                                |



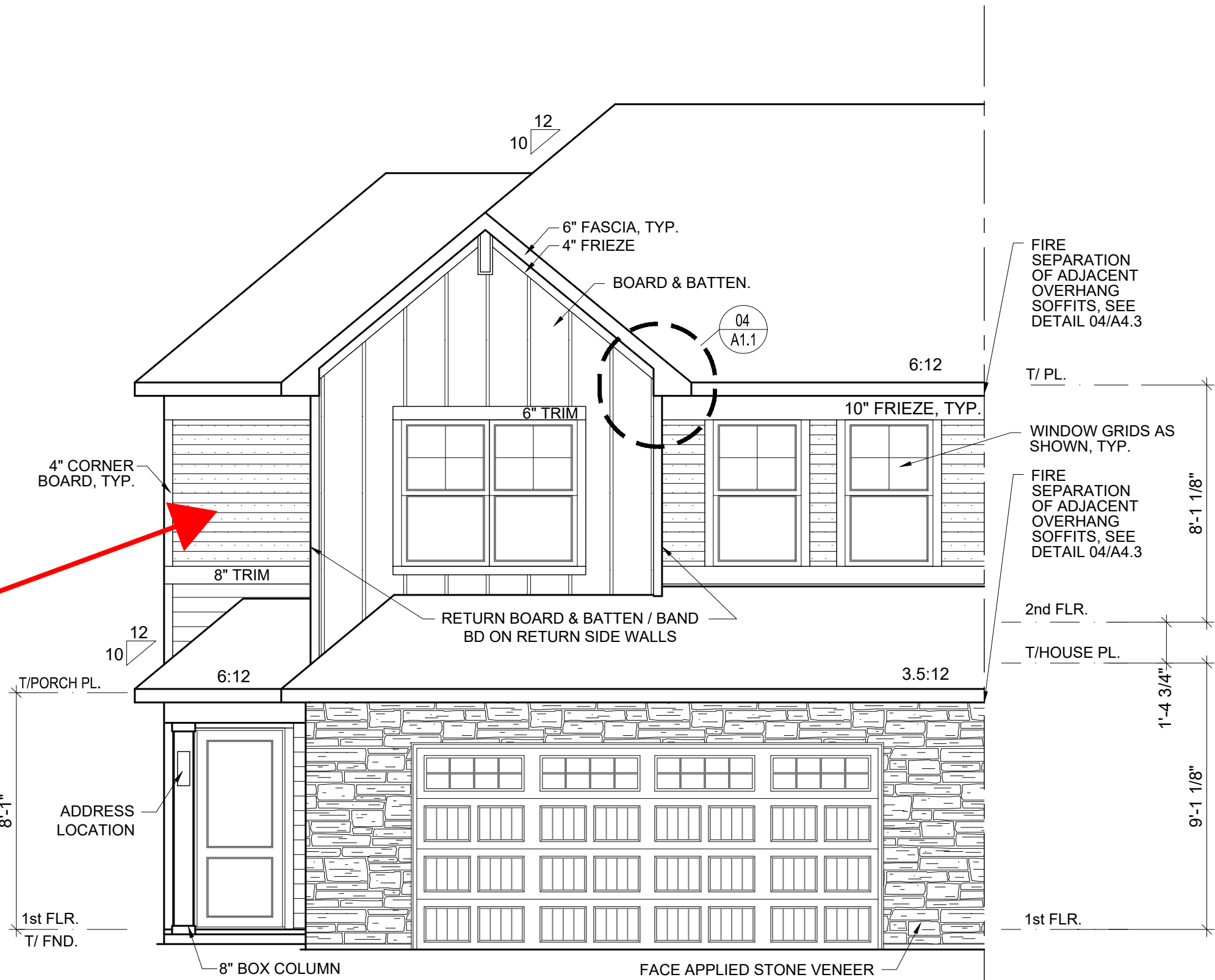
ROOF VENT CALCS:  
985 TOTAL S.F. (2nd flr area)  
985/300 (IRC) = 3.28 S.F. VENT REQ.  
3.28 X 50% (% ROOF VENT) = 1.64  
1.64 / .4167 (PER VENT) = 3.93 = 4  
\*GAF #RT65 - 16X20 VENTS W/  
60 SQ. IN. VENTED AREA. (60/144 = .4167 S.F.)

BOARD &  
BATTEN  
ABOVE  
THE  
BAND  
BOARD

5 TOTAL ROOF VENTS BY  
ROOFING CONTRACTOR  
6" TYPICAL ICE & WATER SHIELD AT EXTERIOR  
WALLS & 3' TYPICAL AT ROOF VALLEYS.



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



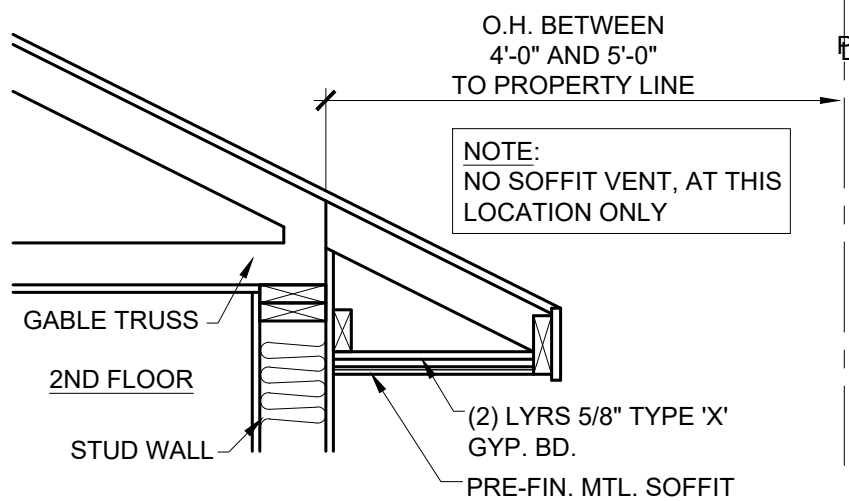
02 ELEVATION B2 END UNIT  
SCALE: 1/4" = 1'-0"

ANTLERS RIDGE SIDING NOTE:  
1. SIDING TO BE "LP" ON ALL 4 SIDES.

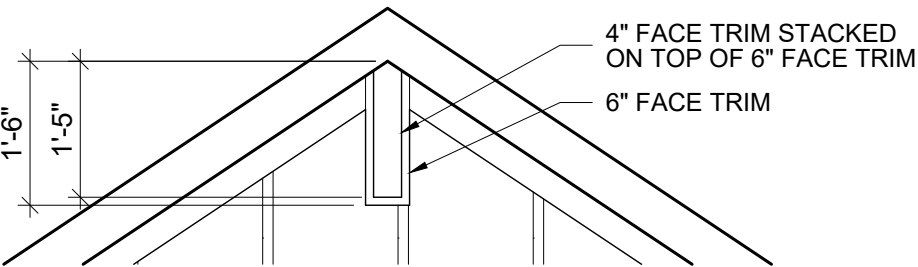
ELEVATION NOTES:  
1. STRUCTURAL SHEATHING USED AT EXTERIOR  
WALLS TO PROVIDE LATERAL BRACING.  
2. BAND BOARD TRIM WILL STEP UP OR DOWN WITH  
BUILDING IT IS ATTACHED TO WHEN UNITS STEP.

| FRONT ELEVATION MATERIAL CALCULATIONS |              |         |         |       |         |
|---------------------------------------|--------------|---------|---------|-------|---------|
| PLAN / ELEV.                          | LAP SIDING % | STONE % | SHAKE % | B&B % | OTHER % |
| EC11 B2                               | 19%          | 27%     | N/A     | 34%   | 20%     |

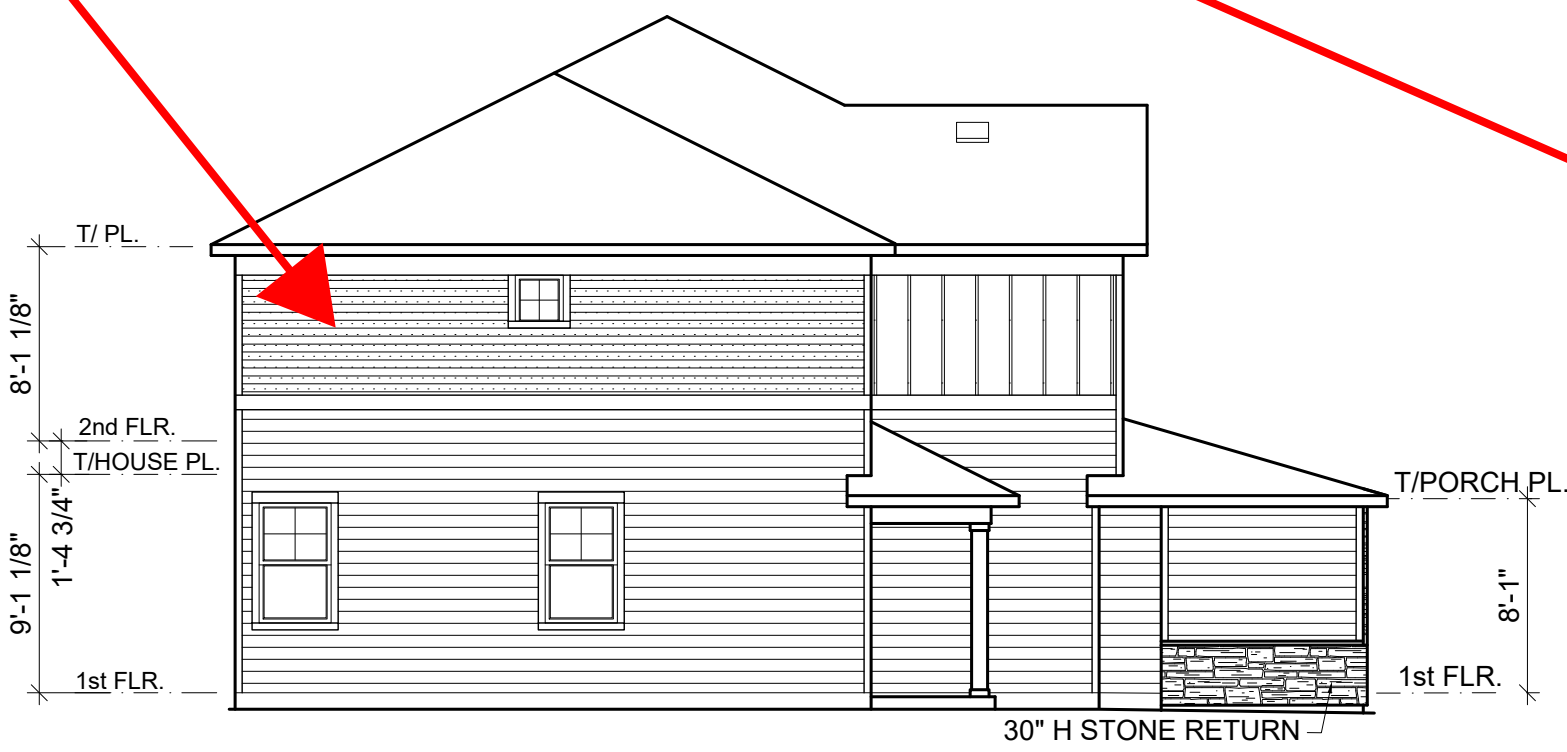
\*WINDOW & DOOR AREAS ARE OMITTED FROM CALCULATIONS



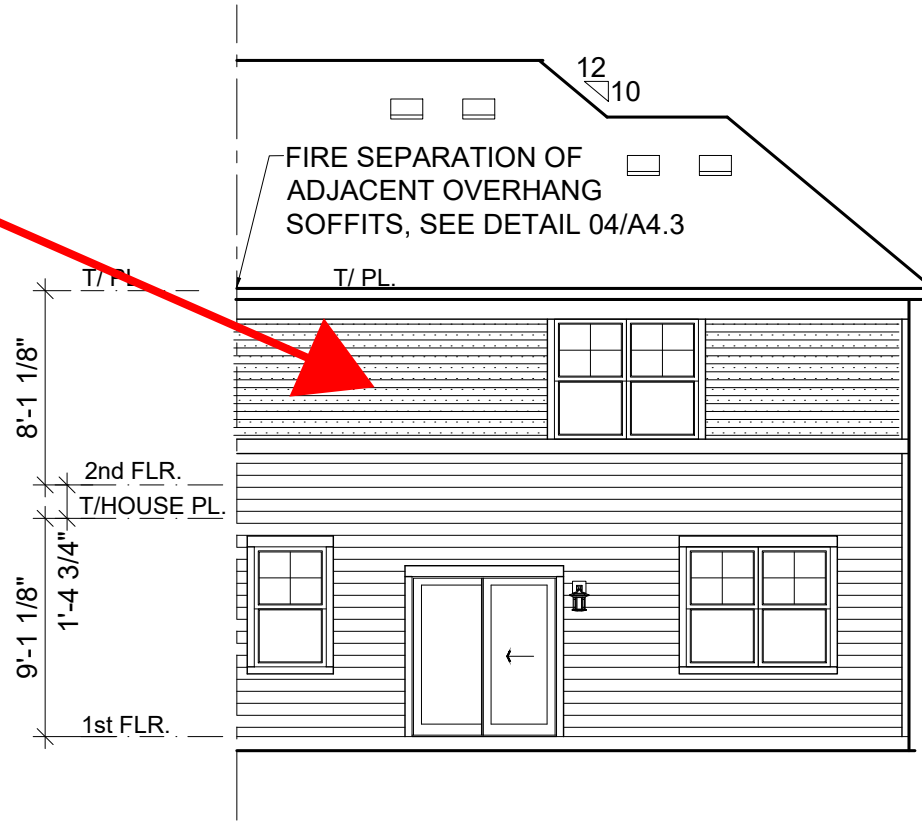
04 FIRE-RATED EAVE  
SCALE: 3/4" = 1'-0"



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



06 SIDE ELEV. SIDING END  
SCALE: 1/8" = 1'-0"



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

FILE NAME:  
XREFS:  
SHEET NUMBER:  
**A1.1e**

MODEL  
**COLUMBIA EC11**

SHEET  
ELEVATIONS / ROOF PLAN

OPTION INFO:  
**A1.1e**

SET NO.  
EC11

DRAWN BY  
COMMUNITY NAME

**LAKEVILLE TH.**

END UNIT

REMARKS

DATE  
2-7-2024

ISSUE FOR BID

MISC. REVISIONS

1-09-25

12-1-2025

Q1 2026 PLAN REVISIONS

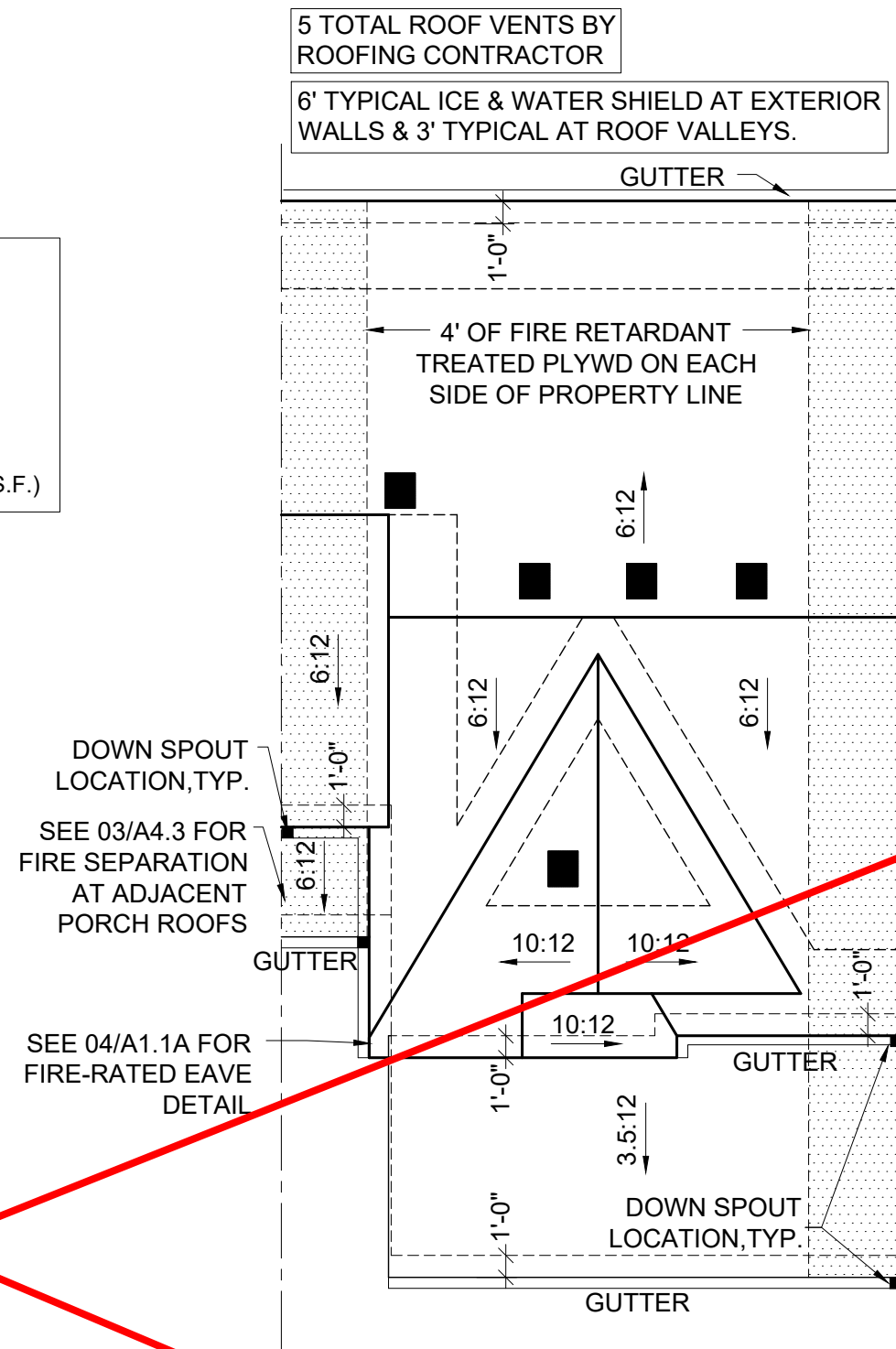
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ROOF VENT CALCS:

985 TOTAL S.F. (2nd flr area)  
985/300 (IRC) = 3.28 S.F. VENT REQ.  
3.28 X 50% (% ROOF VENT) = 1.64  
1.64 / .4167 (PER VENT) = 3.93 = 4

\*GAF #RT65 - 16X20 VENTS W/  
60 SQ. IN. VENTED AREA. (60/144 = .4167 S.F.)

BOARD &  
BATTEN  
ABOVE  
THE  
BAND  
BOARD

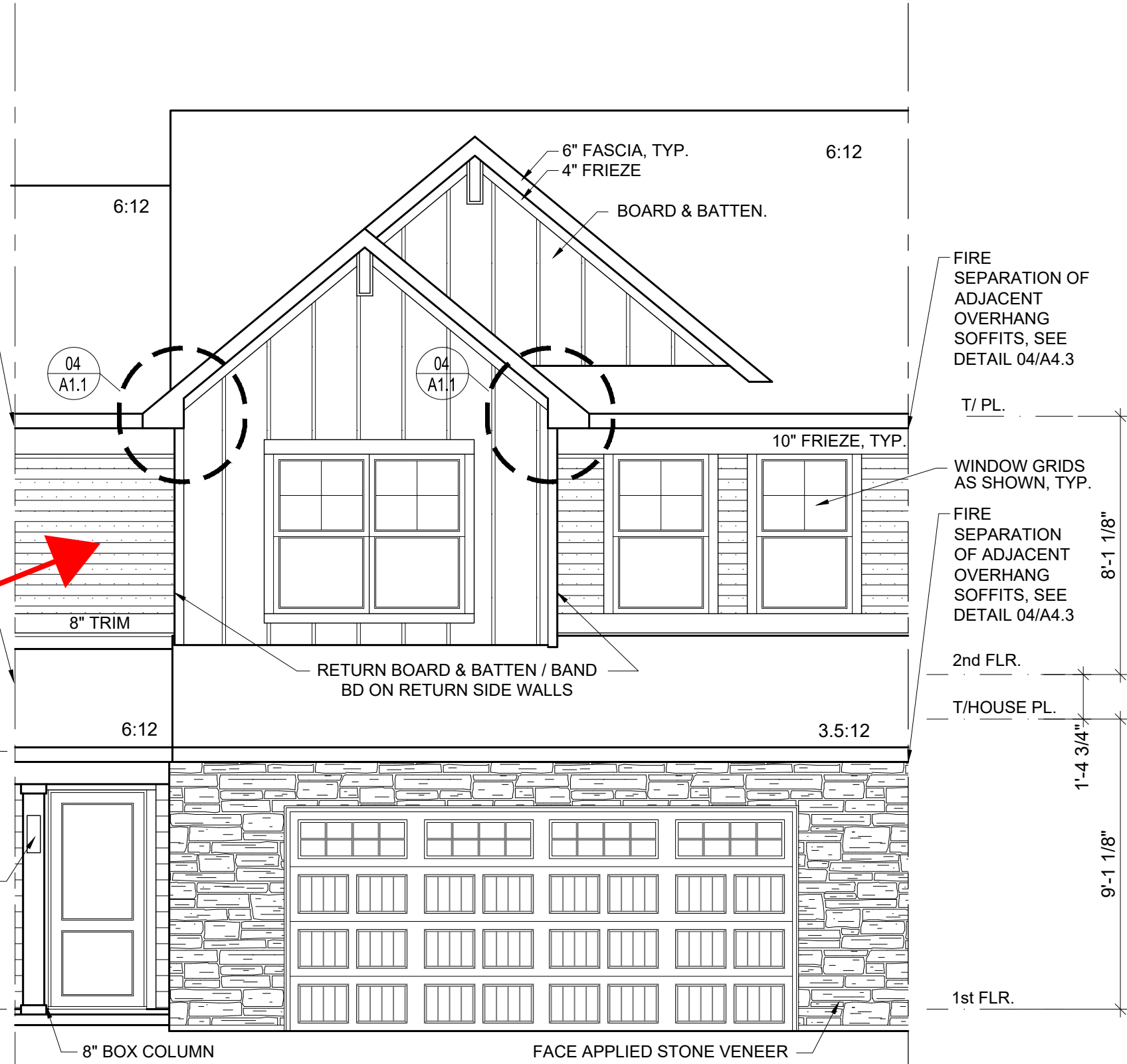


**01 ROOF PLAN**  
SCALE: 1/8" = 1'-0"

FIRE  
SEPARATION OF  
ADJACENT  
OVERHANG  
SOFFITS, SEE  
DETAIL 04/A4.3

FIRE  
SEPARATION OF  
ADJACENT  
FRONT PORCH  
ROOFS -SEE  
DETAIL 03/A4.3

T/PORCH PL.  
8'-1"  
ADDRESS  
LOCATION  
1st FLR.  
T/ FND.



**02 ELEVATION A2 INTERIOR UNIT**  
SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

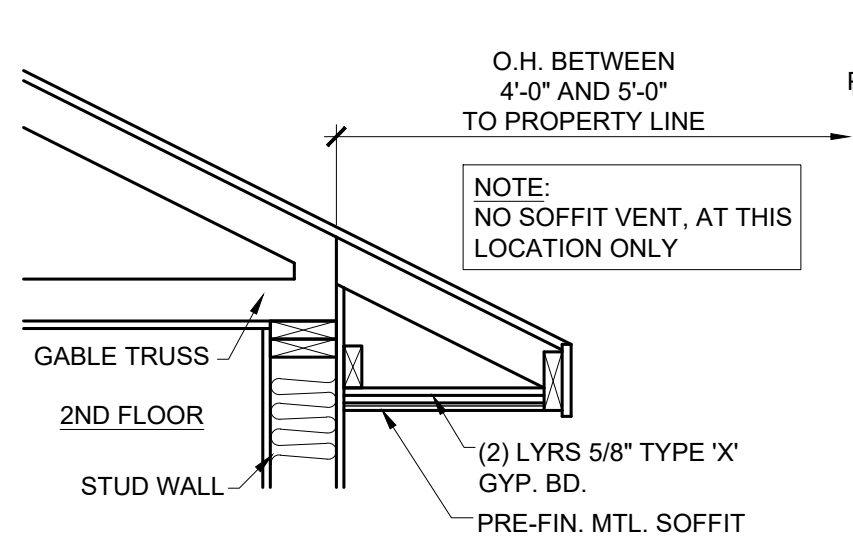
1. STRUCTURAL SHEATHING USED AT EXTERIOR WALLS TO PROVIDE LATERAL BRACING.
2. BAND BOARD TRIM WILL STEP UP OR DOWN WITH BUILDING IT IS ATTACHED TO WHEN UNITS STEP.

ANTLERS RIDGE SIDING NOTE:

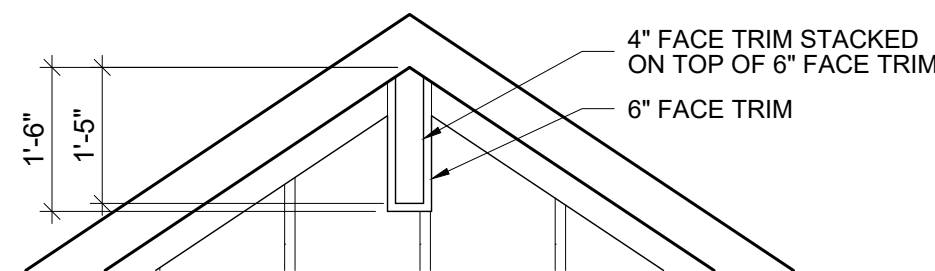
1. SIDING TO BE "LP" ON ALL 4 SIDES.

| FRONT ELEVATION MATERIAL CALCULATIONS |              |         |         |       |         |
|---------------------------------------|--------------|---------|---------|-------|---------|
| PLAN / ELEV.                          | LAP SIDING % | STONE % | SHAKE % | B&B % | OTHER % |
| EC11 A2                               | 20%          | 27%     | N/A     | 33%   | 20%     |

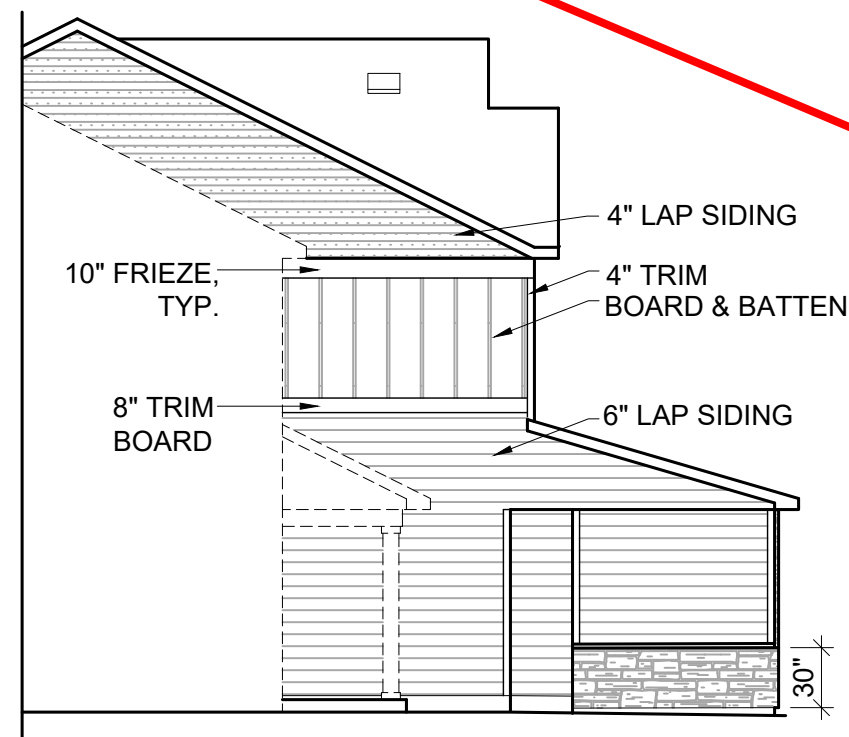
\*WINDOW & DOOR AREAS ARE OMITTED FROM CALCULATIONS



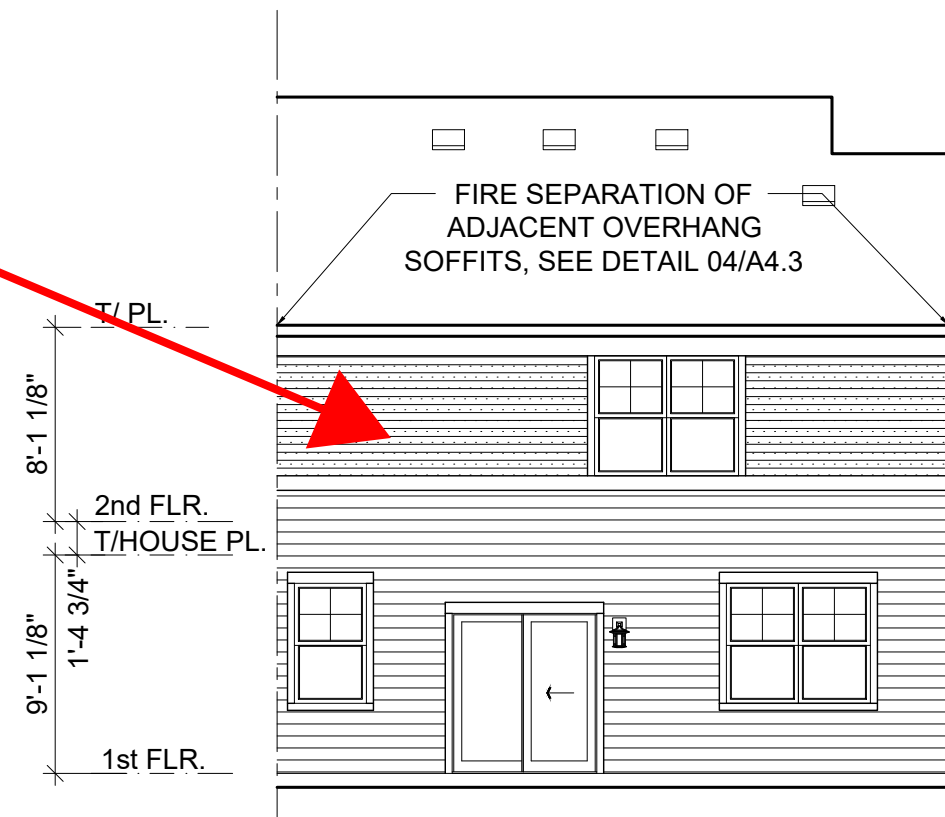
**04 FIRE-RATED EAVE**  
SCALE: 3/4" = 1'-0"



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



**06 SIDE ELEVATION-INT. UNIT**  
SCALE: 1/8" = 1'-0"



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

| REV. # | DATE      | REMARKS                |
|--------|-----------|------------------------|
| 1      | 2-7-2024  | ISSUE FOR BID          |
| 2      | 1-09-25   | MISC. REVISIONS        |
| 3      | 12-1-2025 | Q1 2026 PLAN REVISIONS |
| 4      |           |                        |
| 5      |           |                        |
| 6      |           |                        |

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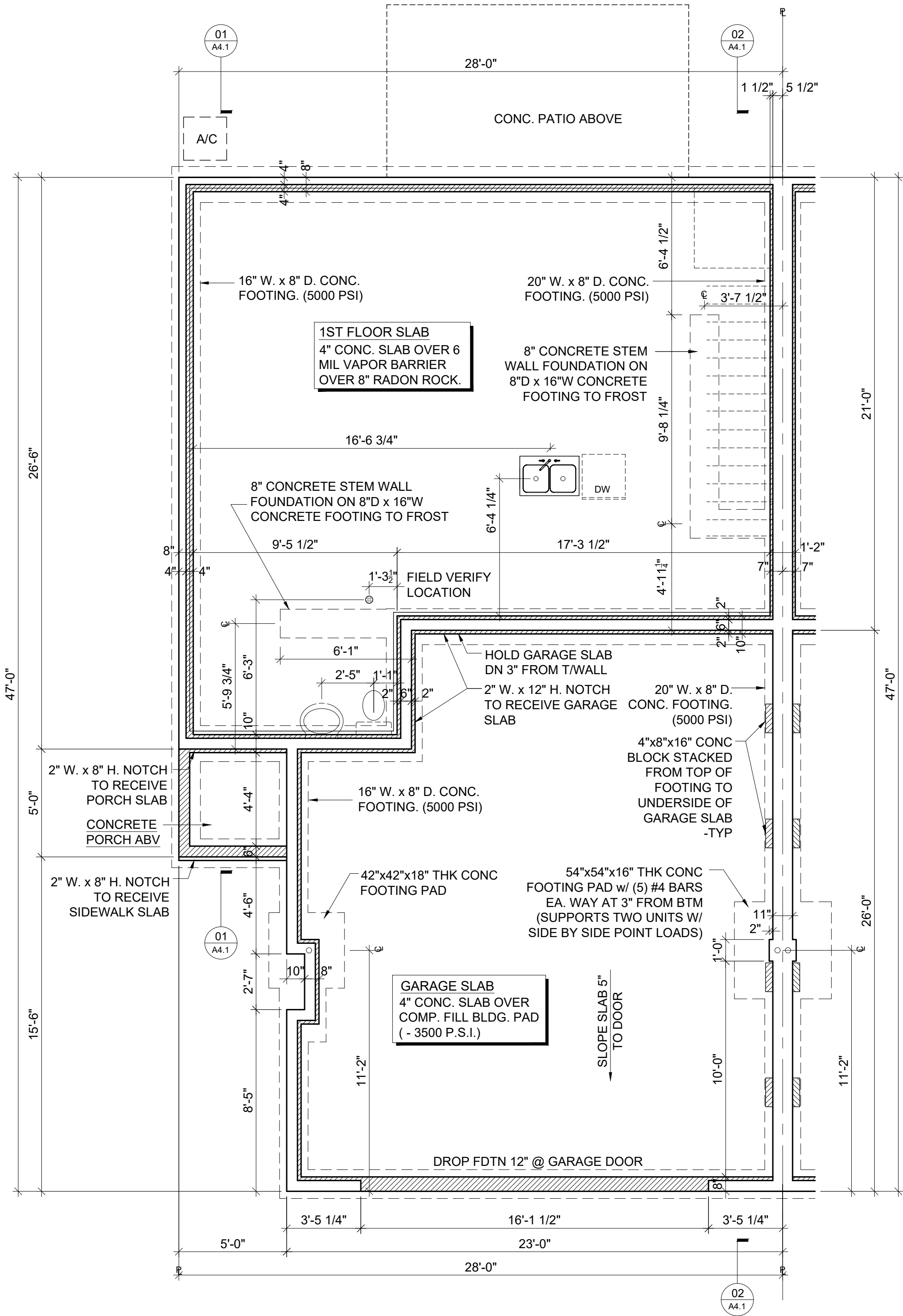
| FILE NAME:     |  | MODEL         |  | SHEET                  |  | OPTION INFO:  |  |
|----------------|--|---------------|--|------------------------|--|---------------|--|
| XREFS:         |  | COLUMBIA EC11 |  | ELEVATIONS / ROOF PLAN |  | A1.1i         |  |
| DRAWN BY:      |  | EC11          |  | LAKEVILLE TH.          |  | INTERIOR UNIT |  |
| COMMUNITY NAME |  | INTERIOR UNIT |  |                        |  |               |  |



GENERAL PLAN NOTES:

1. ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE. ALL ANGLED WALLS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS TO HAVE 1/2" GYPSUM BOARD. ALL CEILINGS TO HAVE 5/8" X FIRECODE GYPSUM BOARD. USE 5/8" FIRECODE GYPSUM BOARD ON ALL GARAGE CEILINGS AND ADJOINING HOUSE WALLS
3. ALL EXTERIOR WALLS ARE 6" UNLESS NOTED OTHERWISE.
4. SHADED WALLS INDICATE INTERIOR BEARINGS WALLS W/ 2X4 STUDS @ 16" O.C. W/ DOUBLE TOP PLATE.
5. ALL WINDOWS AND DOOR HEADERS IN BEARING WALLS TO BE (3) 2X6 W/ 1/2" PLYWOOD PLATE AND (1) 2X6 JACK STUD EA END UNLESS NOTED OTHERWISE.
6. ALL WOOD IN CONTACT W/ CONCRETE TO BE PRESSURE TREATED WOOD.
7. BATHROOM FANS TO BE VENTED TO EXTERIOR.
8. TOWEL BARS MOUNTED AT 54" AFF AND TOILET PAPERHOLDERS MOUNTED AT 24" AFF.
9. ALL CLOSETS HAVE (1) ROD AND (1) SHELF UNLESS NOTED OTHERWISE.
10. ALL POINT LOAD SUPPORTS (JACK STUDS) TO BE CARRIED THRU EACH FLOOR LEVEL TO SOLIDLY BEAR ON FOUNDATION SYSTEM. PROVIDE SOLID BLOCKING IN FLOOR SYSTEM BELOW ALL POINT LOAD SUPPORTS.
11. SEE CABINET SHOP DRAWINGS FOR SIZES AND LAYOUT.

NOTE:  
NFPA 13D AUTOMATIC FIRE SPRINKLER SYSTEM  
INSTALLED IN TOWNHOME UNIT.

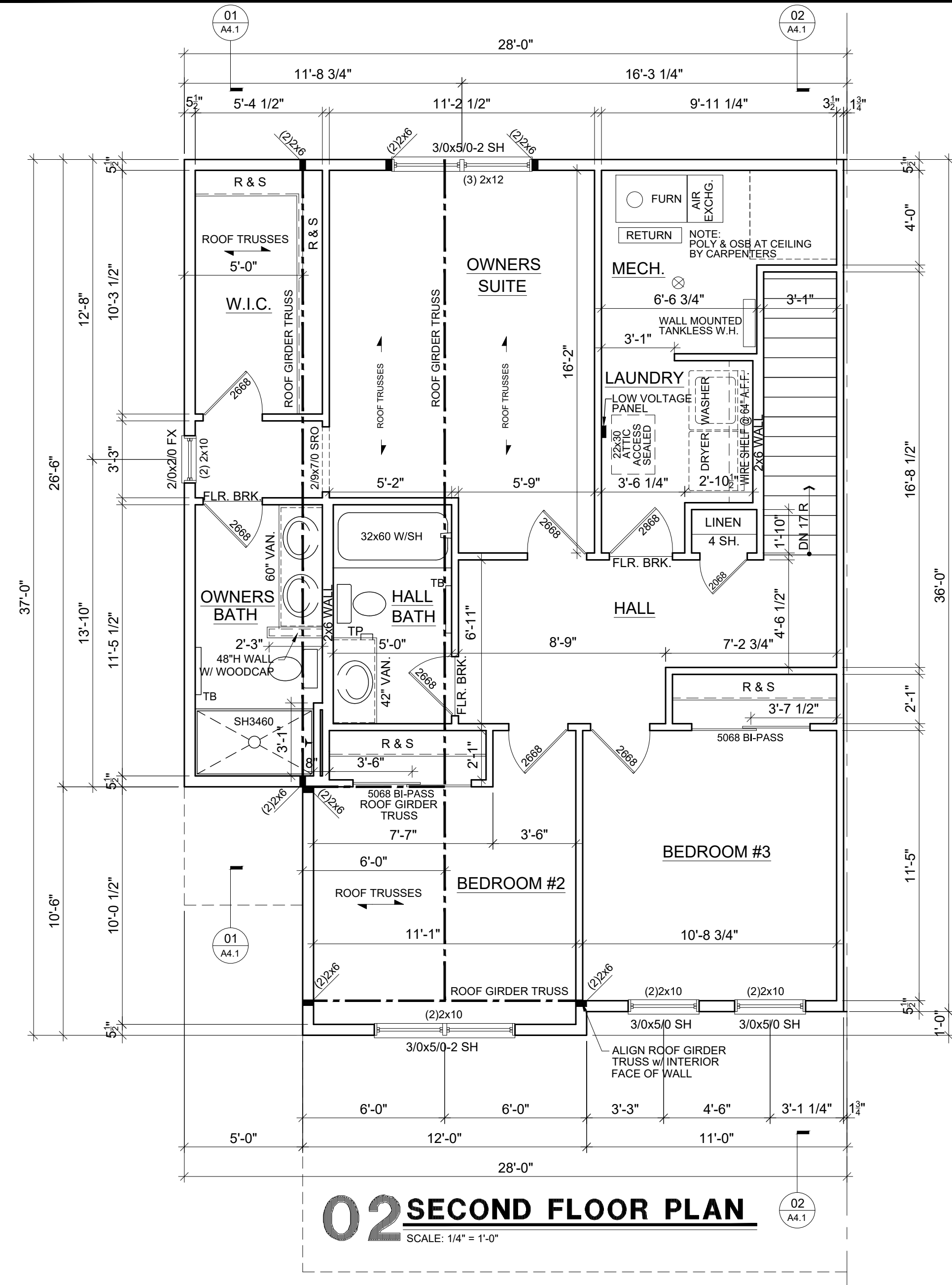


01 FOUNDATION PLAN - END UNIT  
SCALE: 1/4" = 1'-0"

|                                                                                                                                                                                                   |               |                        |                |          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------------|----------------|----------|
| FILE NAME:                                                                                                                                                                                        | LENNAR®       |                        |                |          |
|                                                                                                                                                                                                   | MODEL         | COLUMBIA               | EC11           | SET NO.  |
|                                                                                                                                                                                                   | SHEET         | FOUND BSMT PLAN        | COMMUNITY NAME | DRAWN BY |
|                                                                                                                                                                                                   | SHEET NUMBER  | A2.1e                  | OPTION INFO:   | EC11     |
| XREFS:                                                                                                                                                                                            | LAKEVILLE TH. |                        |                |          |
|                                                                                                                                                                                                   | END UNIT      |                        |                |          |
| REV. #                                                                                                                                                                                            | DATE          | REMARKS                |                |          |
|                                                                                                                                                                                                   | 2-7-2024      | ISSUE FOR BID          |                |          |
|                                                                                                                                                                                                   | 1-09-25       | MISC. REVISIONS        |                |          |
|                                                                                                                                                                                                   | 12-1-2025     | Q1 2026 PLAN REVISIONS |                |          |
|                                                                                                                                                                                                   |               |                        |                |          |
|                                                                                                                                                                                                   |               |                        |                |          |
|                                                                                                                                                                                                   |               |                        |                |          |
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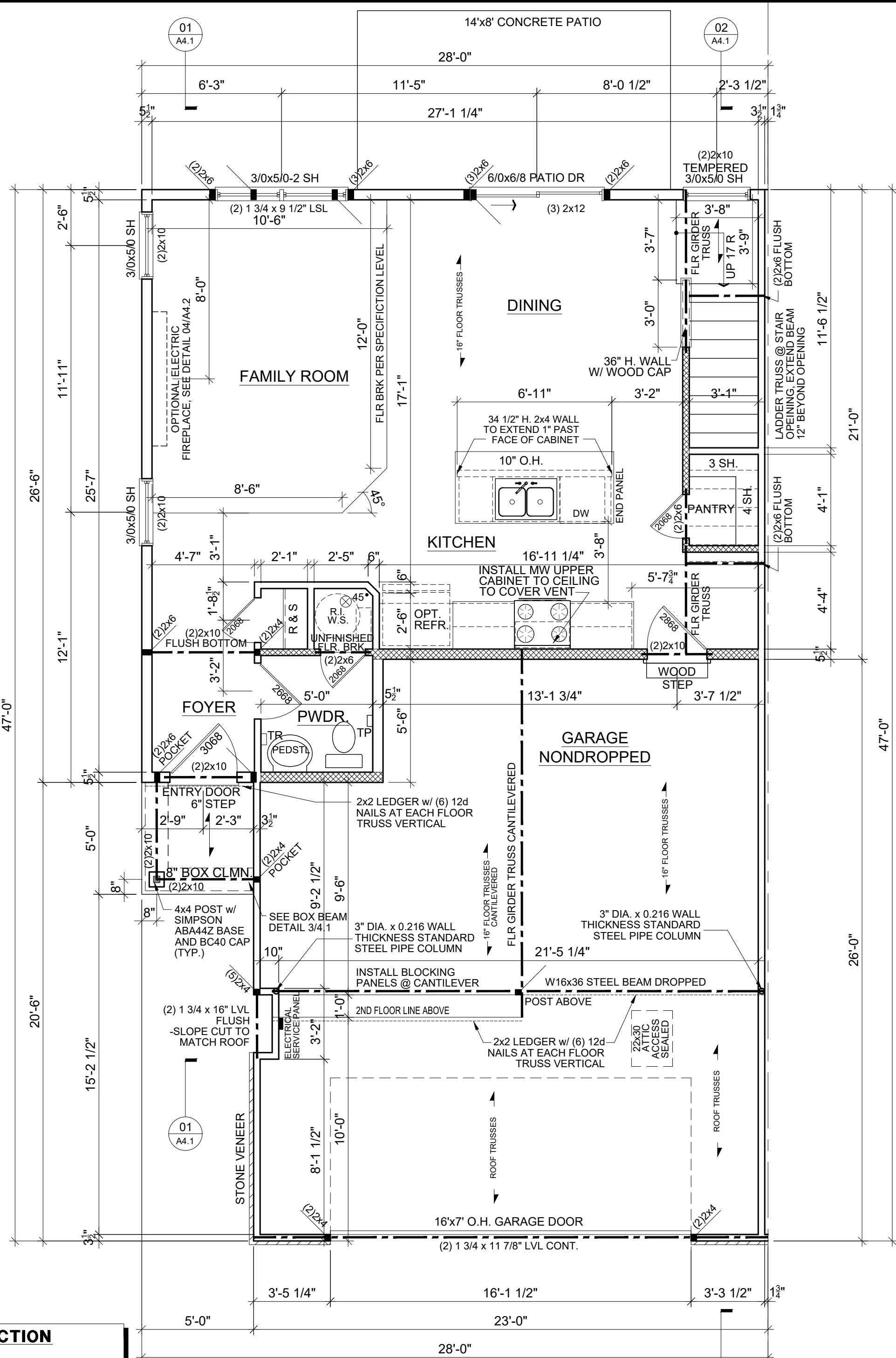
GENERAL PLAN NOTES:

- ALL INTERIOR WALLS ARE (2x4) 3 1/2" UNLESS NOTED OTHERWISE. ALL ANGLED WALLS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALLS TO HAVE 1/2" GYPSUM BOARD. ALL CEILINGS TO HAVE 5/8" X FIRECODE GYPSUM BOARD. USE 5/8" FIRECODE GYPSUM BOARD ON ALL GARAGE CEILINGS AND AJJOINING HOUSE WALLS
- ALL EXTERIOR WALLS ARE (2x6) 5 1/2" UNLESS NOTED OTHERWISE.
- SHADED WALLS INDICATE INTERIOR BEARINGS WALLS W/ 2X4 STUDS @ 16" O.C. W/ DOUBLE TOP PLATE.
- ALL WINDOWS AND DOOR HEADERS IN BEARING WALLS TO BE (3) 2X6 W/ 1/2" PLYWOOD PLATE AND (1) 2X6 JACK STUD EA END UNLESS NOTED OTHERWISE.
- ALL WOOD IN CONTACT W/ CONCRETE TO BE PRESSURE TREATED WOOD.
- BATHROOM FANS TO BE VENTED TO EXTERIOR.
- TOWEL BARS MOUNTED AT 54" AFF AND TOILET PAPERHOLDERS MOUNTED AT 24" AFF.
- ALL CLOSETS HAVE (1) ROD AND (1) SHELF UNLESS NOTED OTHERWISE.
- ALL POINT LOAD SUPPORTS (JACK STUDS) TO BE CARRIED THRU EACH FLOOR LEVEL TO SOLIDLY BEAR ON FOUNDATION SYSTEM. PROVIDE SOLID BLOCKING IN FLOOR SYSTEM BELOW ALL POINT LOAD SUPPORTS.
- SEE CABINET SHOP DRAWINGS FOR SIZES AND LAYOUT.

NOTE:  
NFPA 13D AUTOMATIC FIRE  
SPRINKLER SYSTEM INSTALLED IN  
TOWNHOME UNIT.

NOTE: WINDOW FALL PROTECTION

PER SECTION R312.2 OF 2020 MRC:  
WHEN THE LOWEST PART OF THE CLEAR OPENING OF A WINDOW IS WITHIN 36" OF THE FINISHED FLOOR, THEN THE WINDOW MUST BE PROVIDED WITH FALL PROTECTION DEVICES THAT COMPLY WITH ASTM F 2090 OR WITH WINDOW OPENING CONTROL DEVICES THAT DO NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE WHEN THE WINDOW IS OPEN. WHEN THE WINDOW OPENING CONTROL DEVICE IS RELEASED, THE WINDOW MUST STILL MEET THE MINIMUM NET CLEAR OPENING REQUIREMENTS FOR EMERGENCY ESCAPE PER R310.1 MRC



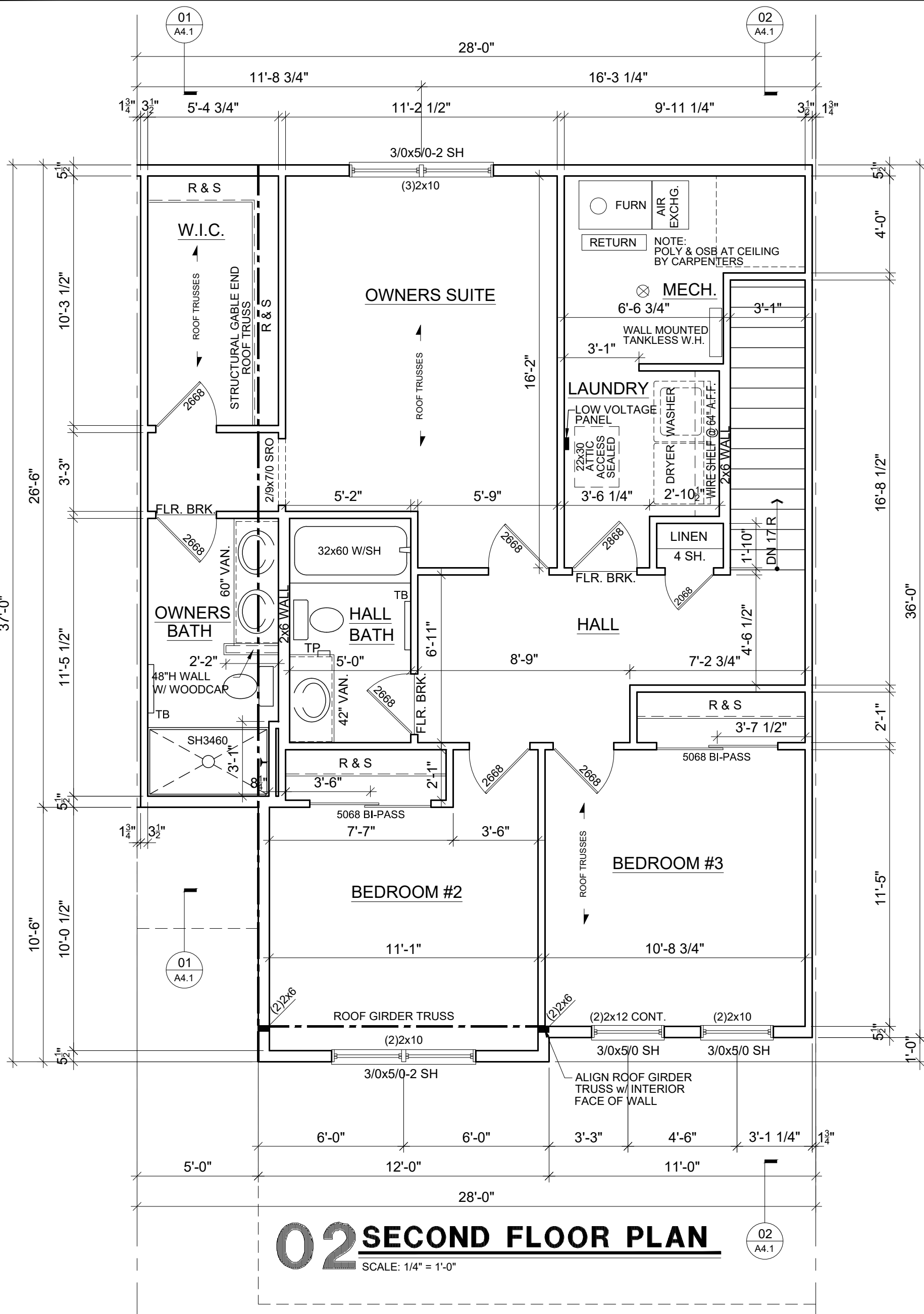
AREA CALCULATIONS

|              |         |
|--------------|---------|
| FIRST FLOOR  | 607 SF  |
| SECOND FLOOR | 973 SF  |
| TOTAL        | 1580 SF |
| GARAGE       | 540 SF  |

| REV.# | DATE      | REMARKS                |
|-------|-----------|------------------------|
| 1     | 2-7-2024  | ISSUE FOR BID          |
| 2     | 1-09-25   | MISC. REVISIONS        |
| 3     | 12-1-2025 | Q1 2026 PLAN REVISIONS |
|       |           |                        |
|       |           |                        |
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|---------------|--|---------------|---------------|----------------|
| FILE NAME:    |  | LENNAR®       |               |                |
| XREFS:        |  | MODEL         | COLUMBIA EC11 | SET NO.        |
|               |  |               |               | DRAWN BY EC11  |
|               |  |               |               | COMMUNITY NAME |
| SHEET NUMBER: |  | LAKEVILLE TH. |               |                |
| A3.10         |  | FLOOR PLANS   |               |                |
|               |  | OPTION INFO:  |               |                |
|               |  | END UNIT      |               |                |



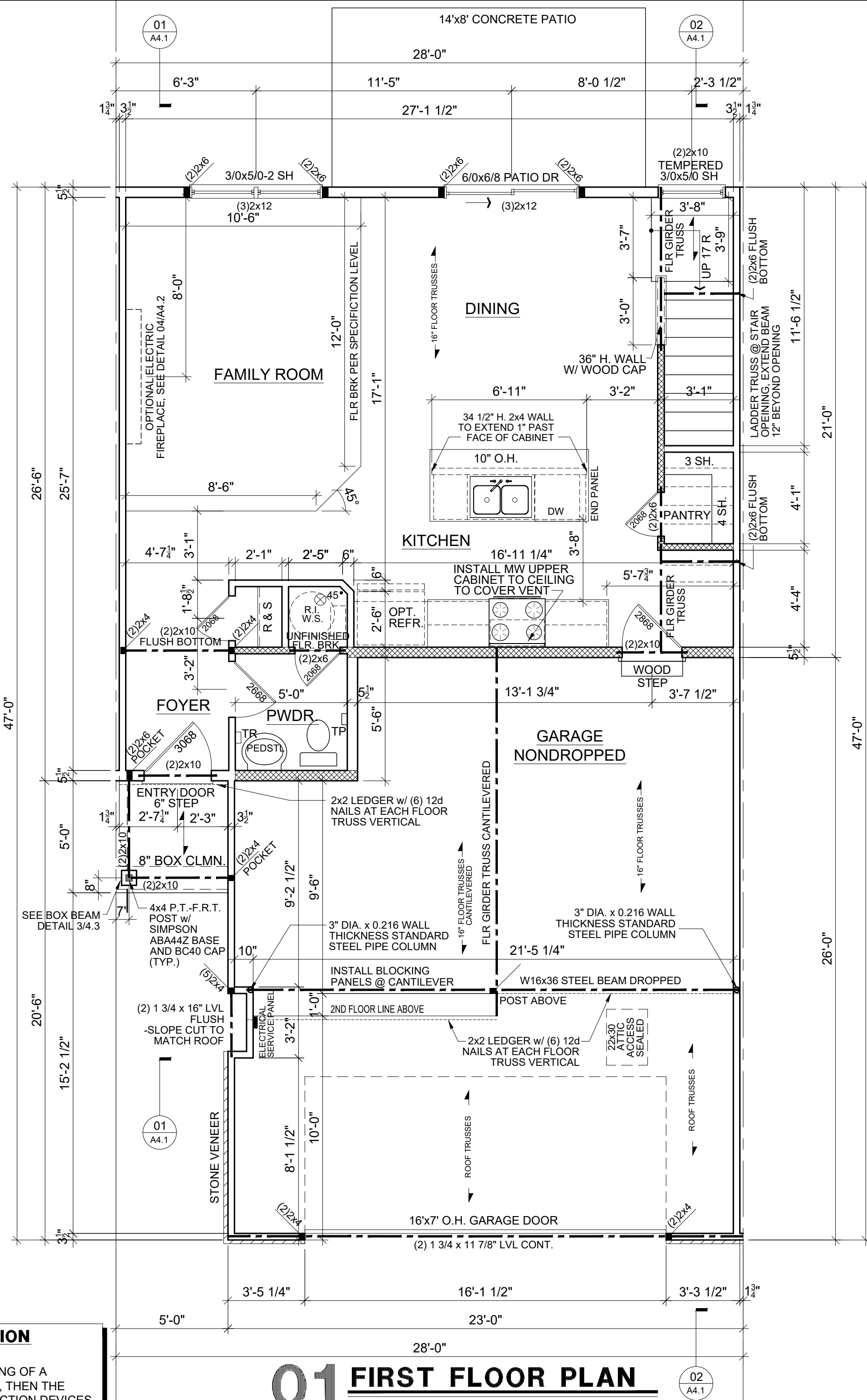
GENERAL PLAN NOTES:

- ALL INTERIOR WALLS ARE (2x4) 3 1/2" UNLESS NOTED OTHERWISE. ALL ANGLED WALLS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALLS TO HAVE 1/2" GYPSUM BOARD. ALL CEILINGS TO HAVE 5/8" X FIRECODE GYPSUM BOARD. USE 5/8" FIRECODE GYPSUM BOARD ON ALL GARAGE CEILINGS AND AJJOINING HOUSE WALLS
- ALL EXTERIOR WALLS ARE (2x6) 5 1/2" UNLESS NOTED OTHERWISE.
- SHADED WALLS INDICATE INTERIOR BEARINGS WALLS W/ 2X4 STUDS @ 16" O.C. W/ DOUBLE TOP PLATE.
- ALL WINDOWS AND DOOR HEADERS IN BEARING WALLS TO BE (3) 2X6 W/ 1/2" PLYWOOD PLATE AND (1) 2X6 JACK STUD EA END UNLESS NOTED OTHERWISE.
- ALL WOOD IN CONTACT W/ CONCRETE TO BE PRESSURE TREATED WOOD.
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- ALL CLOSETS HAVE (1) ROD AND (1) SHELF UNLESS NOTED OTHERWISE.
- ALL POINT LOAD SUPPORTS (JACK STUDS) TO BE CARRIED THRU EACH FLOOR LEVEL TO SOLIDLY BEAR ON FOUNDATION SYSTEM. PROVIDE SOLID BLOCKING IN FLOOR SYSTEM BELOW ALL POINT LOAD SUPPORTS.
- SEE CABINET SHOP DRAWINGS FOR SIZES AND LAYOUT.

NOTE:  
NFPA 13D AUTOMATIC FIRE  
SPRINKLER SYSTEM INSTALLED IN  
TOWNHOME UNIT.

NOTE: WINDOW FALL PROTECTION

PER SECTION R312.2 OF 2020 MRC:  
WHEN THE LOWEST PART OF THE CLEAR OPENING OF A WINDOW IS WITHIN 36" OF THE FINISHED FLOOR, THEN THE WINDOW MUST BE PROVIDED WITH FALL PROTECTION DEVICES THAT COMPLY WITH ASTM F 2090 OR WITH WINDOW OPENING CONTROL DEVICES THAT DO NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE WHEN THE WINDOW IS OPEN. WHEN THE WINDOW OPENING CONTROL DEVICE IS RELEASED, THE WINDOW MUST STILL MEET THE MINIMUM NET CLEAR OPENING REQUIREMENTS FOR EMERGENCY ESCAPE PER R310.1 MRC

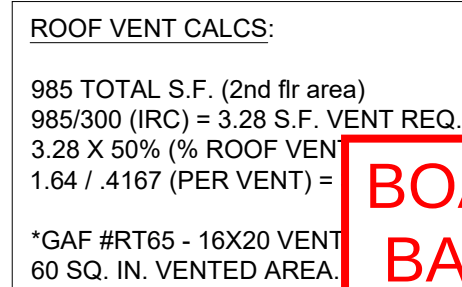


AREA CALCULATIONS

|              |         |
|--------------|---------|
| FIRST FLOOR  | 607 SF  |
| SECOND FLOOR | 973 SF  |
| TOTAL        | 1580 SF |
| GARAGE       | 540 SF  |

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| FILE NAME:    |  | <b>LENNAR®</b>       |  |  |  |
| XREFS:        |  | MODEL                |  |  |  |
|               |  | <b>COLUMBIA EC11</b> |  |  |  |
|               |  | SHEET                |  |  |  |
|               |  | FLOOR PLANS          |  |  |  |
| SHEET NUMBER: |  | OPTION INFO:         |  |  |  |
| <b>A3.11</b>  |  |                      |  |  |  |
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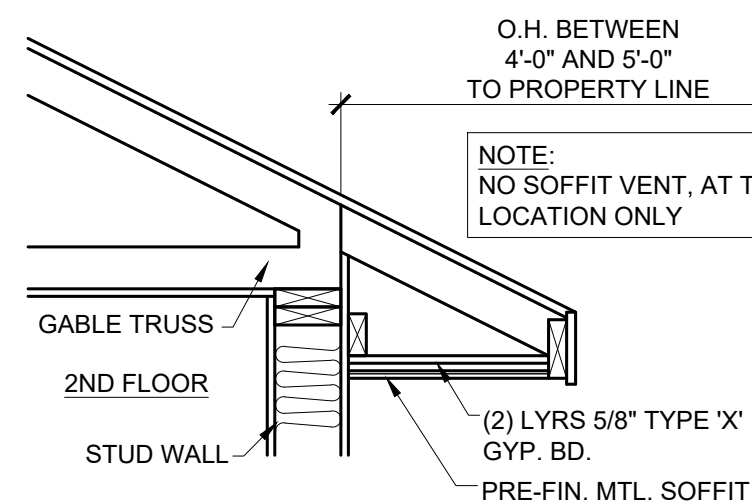


## BOARD & BATTEN ABOVE THE BAND BOARD

# 01 ROOF PLAN

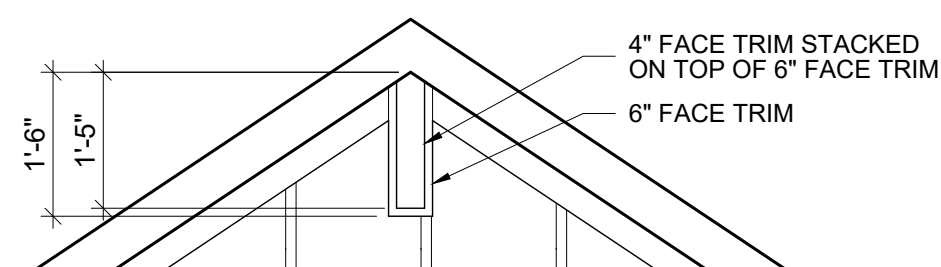
SCALE: 1/8" = 1'-0"

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



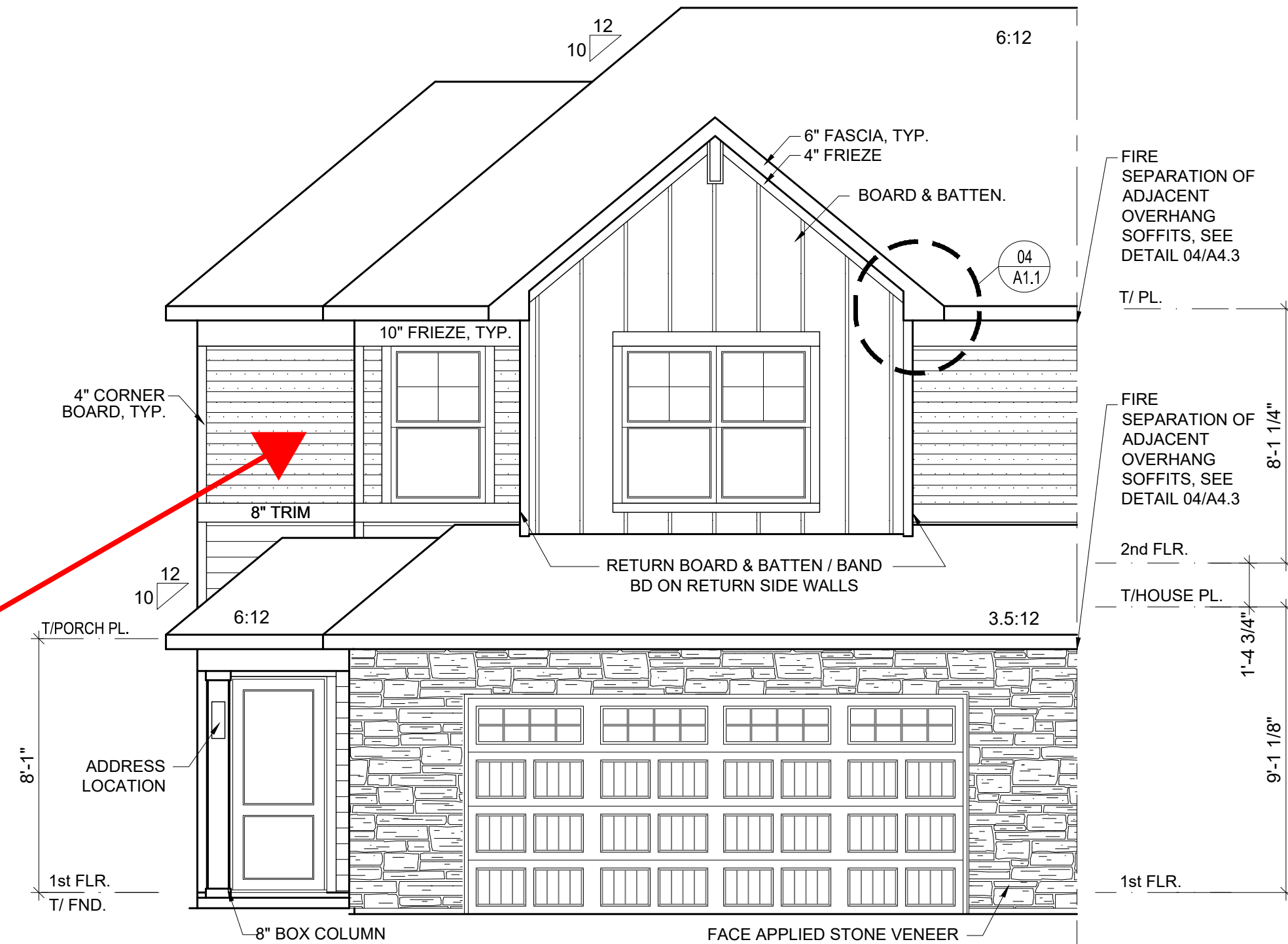
## 04 FIRE-RATED EAVE

SCALE: 3/4" = 1'-0"



## 05 GABLE TRIM DETAIL

SCALE: 1/2" = 1'-0"



## 02 ELEVATION B2 END UNIT

SCALE: 1/4" = 1'-0"

ANTLERS RIDGE SIDING NOTE:

1. SIDING TO BE "LP" ON ALL 4 SIDES.

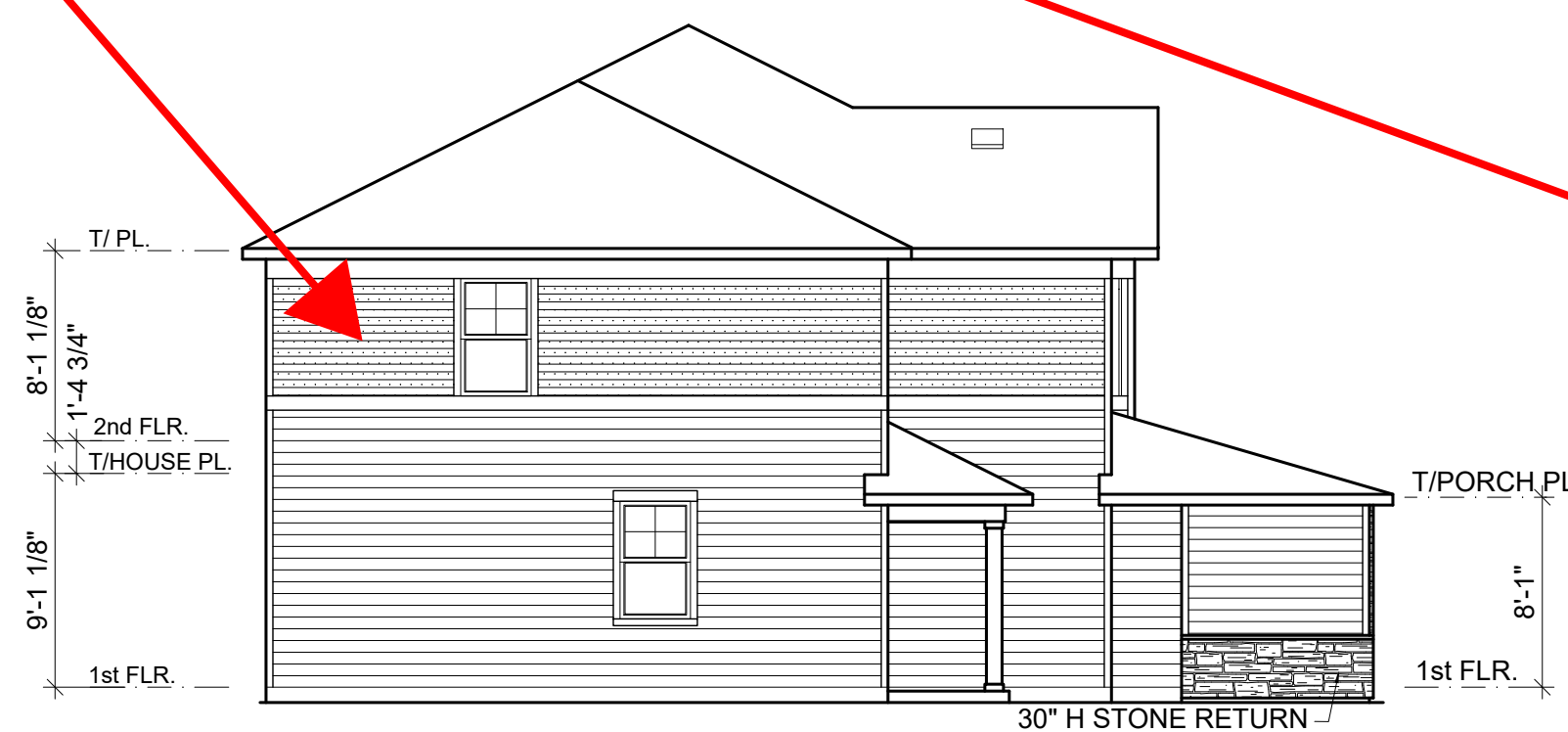
ELEVATION NOTES:

1. STRUCTURAL SHEATHING USED AT EXTERIOR WALLS TO PROVIDE LATERAL BRACING.
2. BAND BOARD TRIM WILL STEP UP OR DOWN WITH BUILDING IT IS ATTACHED TO WHEN UNITS STEP.

## FRONT ELEVATION MATERIAL CALCULATIONS

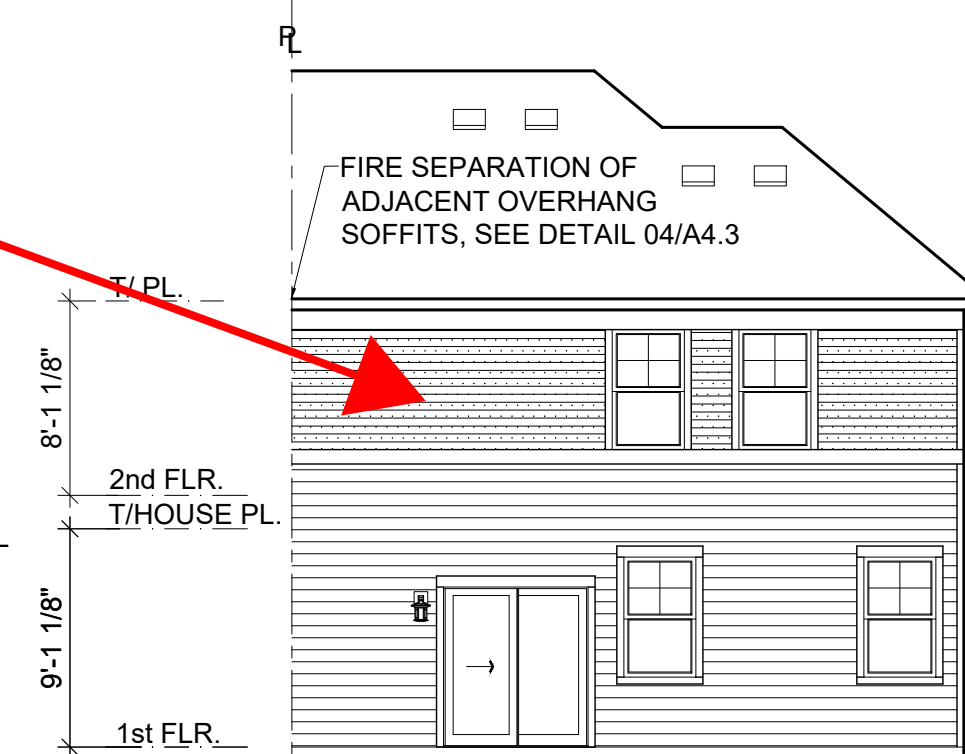
| PLAN / ELEV. | LAP SIDING % | STONE % | SHAKE % | B&B % | OTHER % |
|--------------|--------------|---------|---------|-------|---------|
| EC12 B2      | 24%          | 29%     | N/A     | 28%   | 19%     |

\*WINDOW & DOOR AREAS ARE OMITTED FROM CALCULATIONS



**06 SIDE ELEV. SIDING END**  
SCALE: 1/8" = 1'-0"

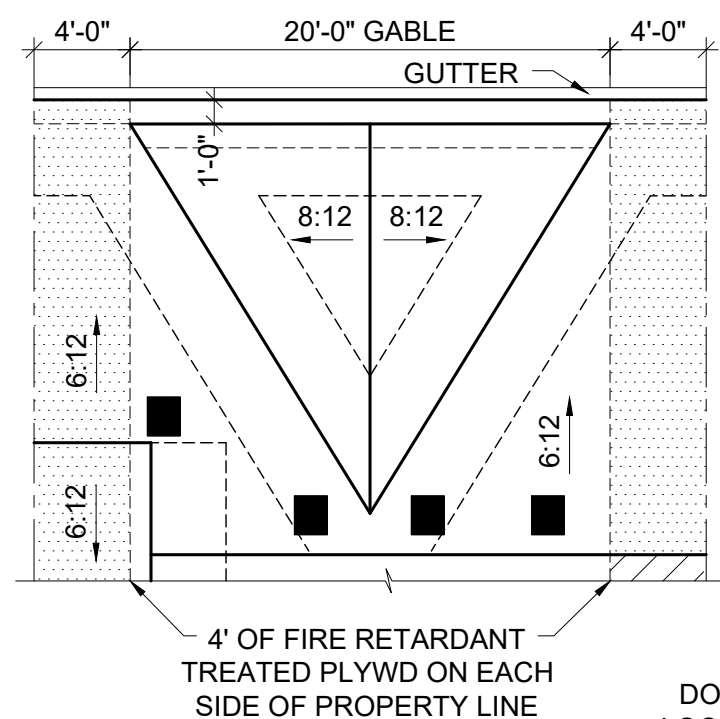
SCALE: 1/8" = 1'-0"



### 03 REAR ELEVATION

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

|                                                                                                                                                                                                                         |           |                        |  |                      |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------------------|--|----------------------|--|
| FILE NAME:                                                                                                                                                                                                              |           | <b>LENNAR®</b>         |  |                      |  |
| XREFS:                                                                                                                                                                                                                  |           | MODEL                  |  | SET NO.              |  |
|                                                                                                                                                                                                                         |           | <b>CHARLESTON EC12</b> |  | EC12                 |  |
|                                                                                                                                                                                                                         |           | SHEET                  |  | DRAWN BY             |  |
|                                                                                                                                                                                                                         |           | ELEVATIONS / ROOF PLAN |  | COMMUNITY NAME       |  |
| SHEET NUMBER:                                                                                                                                                                                                           |           | OPTION INFO:           |  | <b>LAKEVILLE TH.</b> |  |
| <b>A1.1e</b>                                                                                                                                                                                                            |           | END UNIT               |  | END UNIT             |  |
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| REV. #                                                                                                                                                                                                                  | DATE      | REMARKS                |  |                      |  |
|                                                                                                                                                                                                                         | 2-07-2024 | ISSUE FOR BID          |  |                      |  |
|                                                                                                                                                                                                                         | 12-1-2025 | Q1 2026 PLAN REVISIONS |  |                      |  |
|                                                                                                                                                                                                                         |           |                        |  |                      |  |
|                                                                                                                                                                                                                         |           |                        |  |                      |  |
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**OPTIONAL  
REAR GABLE**

**ROOF VENT CALCS:**

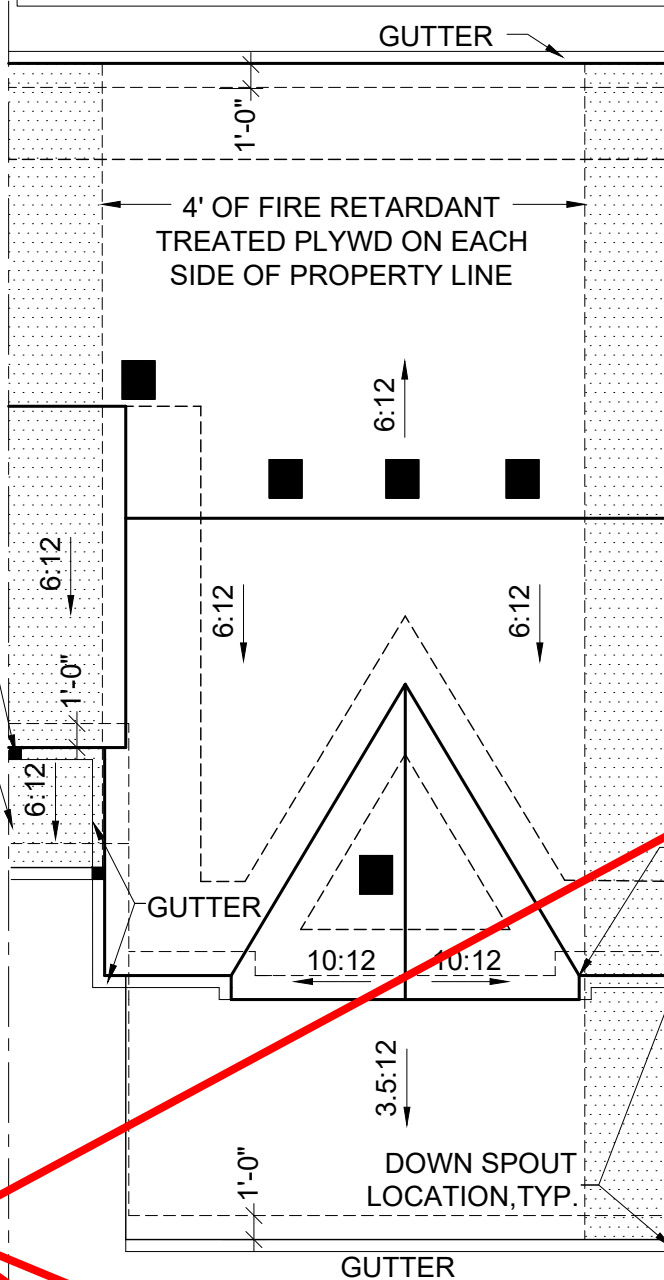
985 TOTAL S.F. (2nd flr area)  
985/300 (IRC) = 3.28 S.F. VE  
3.28 X 50% (% ROOF VENT)  
1.64 / .4167 (PER VENT) = 3

\*GAF #RT65 - 16X20 VENTS  
60 SQ. IN. VENTED AREA. (

**BOARD &  
BATTEN  
ABOVE  
THE  
BAND  
BOARD**

DOWN SPOUT  
LOCATION, TYP.  
SEE 03/A4.3 FOR  
FIRE SEPARATION  
AT ADJACENT  
PORCH ROOFS

5 TOTAL ROOF VENTS BY  
ROOFING CONTRACTOR  
6' TYPICAL ICE & WATER SHIELD AT EXTERIOR  
WALLS & 3' TYPICAL AT ROOF VALLEYS.



**F PLAN**

ANTLERS RIDGE SIDING NOTE:  
1. SIDING TO BE "LP" ON ALL 4 SIDES.

ELEVATION NOTES:  
1. STRUCTURAL SHEATHING USED AT EXTERIOR  
WALLS TO PROVIDE LATERAL BRACING.  
2. BAND BOARD TRIM WILL STEP UP OR DOWN WITH  
BUILDING IT IS ATTACHED TO WHEN UNITS STEP.

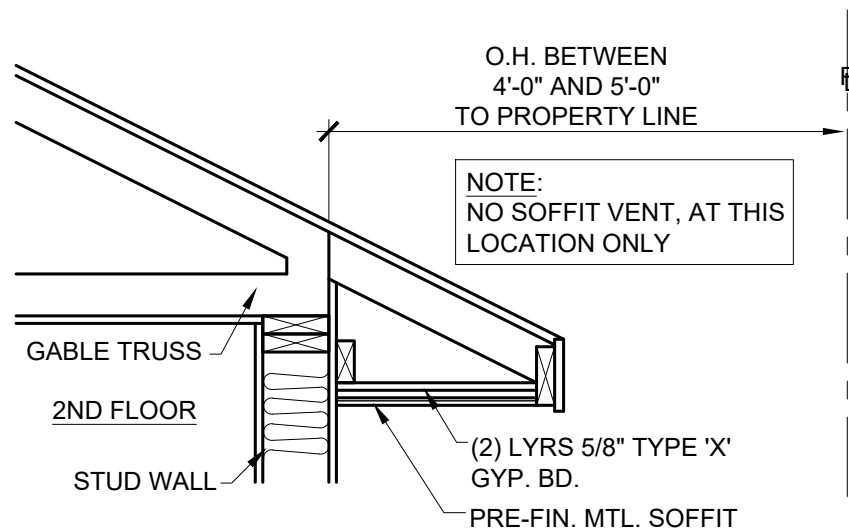
**01 ELEVATION A2 INTERIOR UNIT**

SCALE: 1/4" = 1'-0"

**FRONT ELEVATION MATERIAL CALCULATIONS**

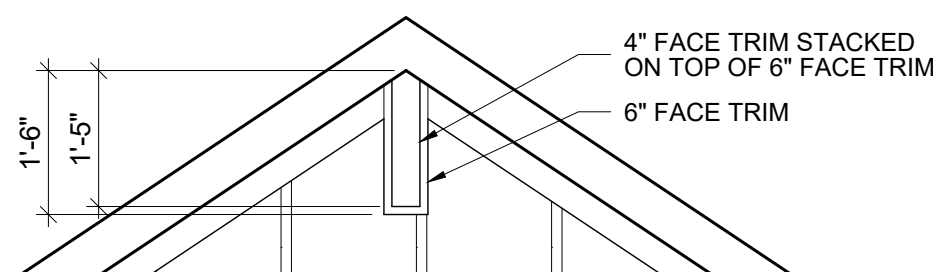
| PLAN / ELEV. | LAP SIDING % | STONE % | SHAKE % | B&B % | OTHER % |
|--------------|--------------|---------|---------|-------|---------|
| EC12 A2      | 24%          | 29%     | N/A     | 28%   | 19%     |

\*WINDOW & DOOR AREAS ARE OMITTED FROM CALCULATIONS



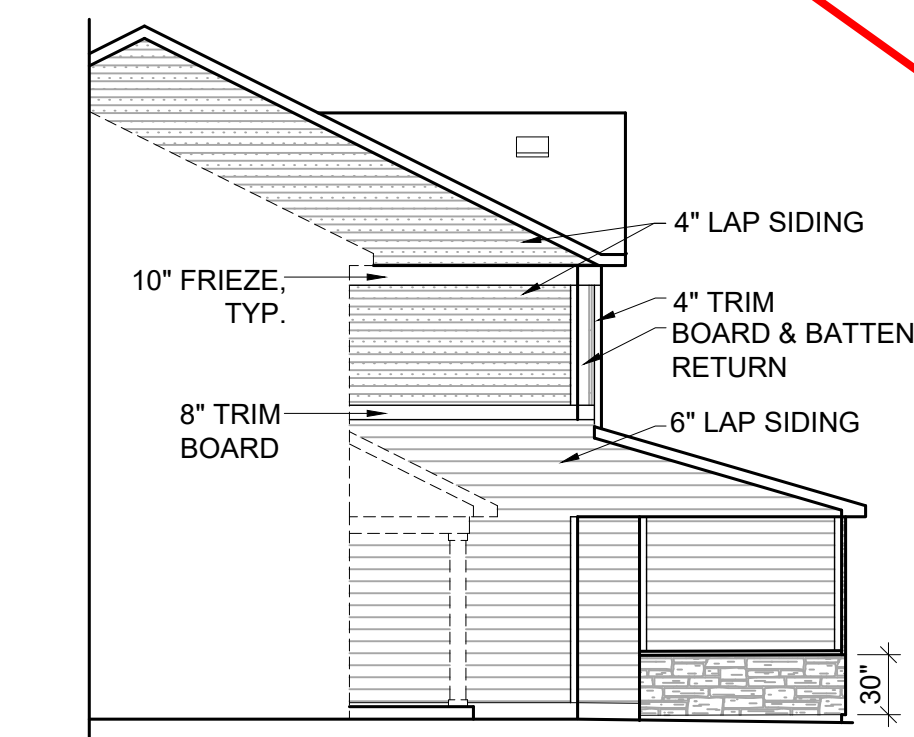
**04 FIRE-RATED EAVE**

SCALE: 3/4" = 1'-0"



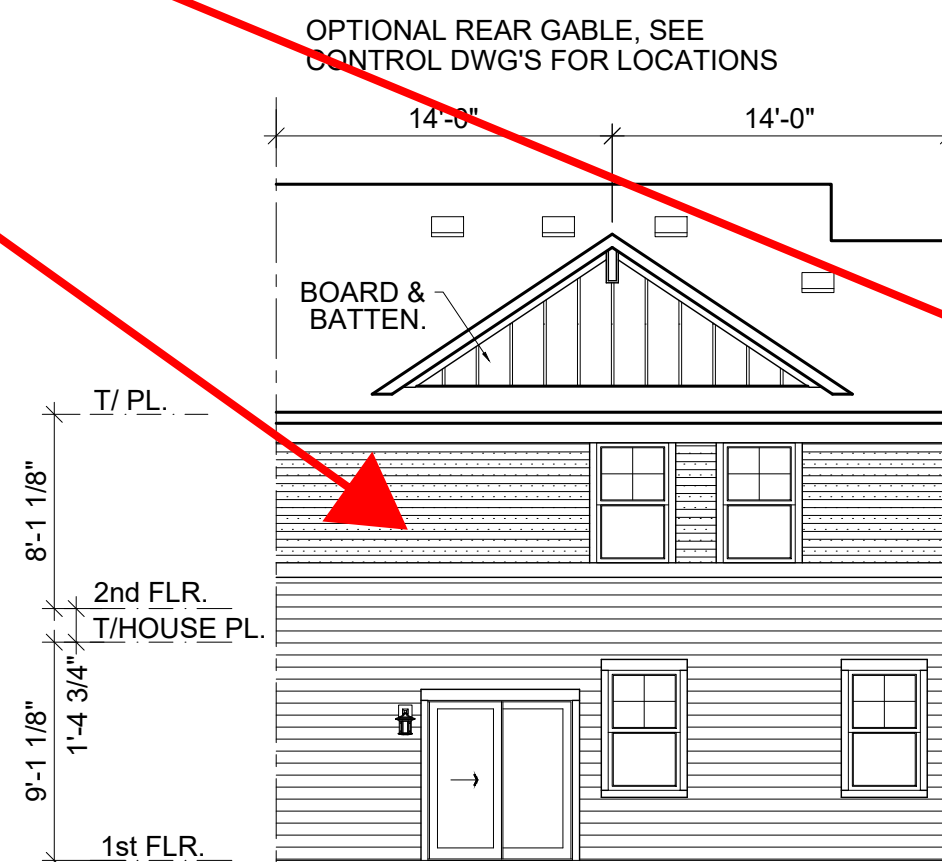
**05 GABLE TRIM DETAIL**

SCALE: 1/2" = 1'-0"



**06 SIDE ELEVATION-INT. UNIT**

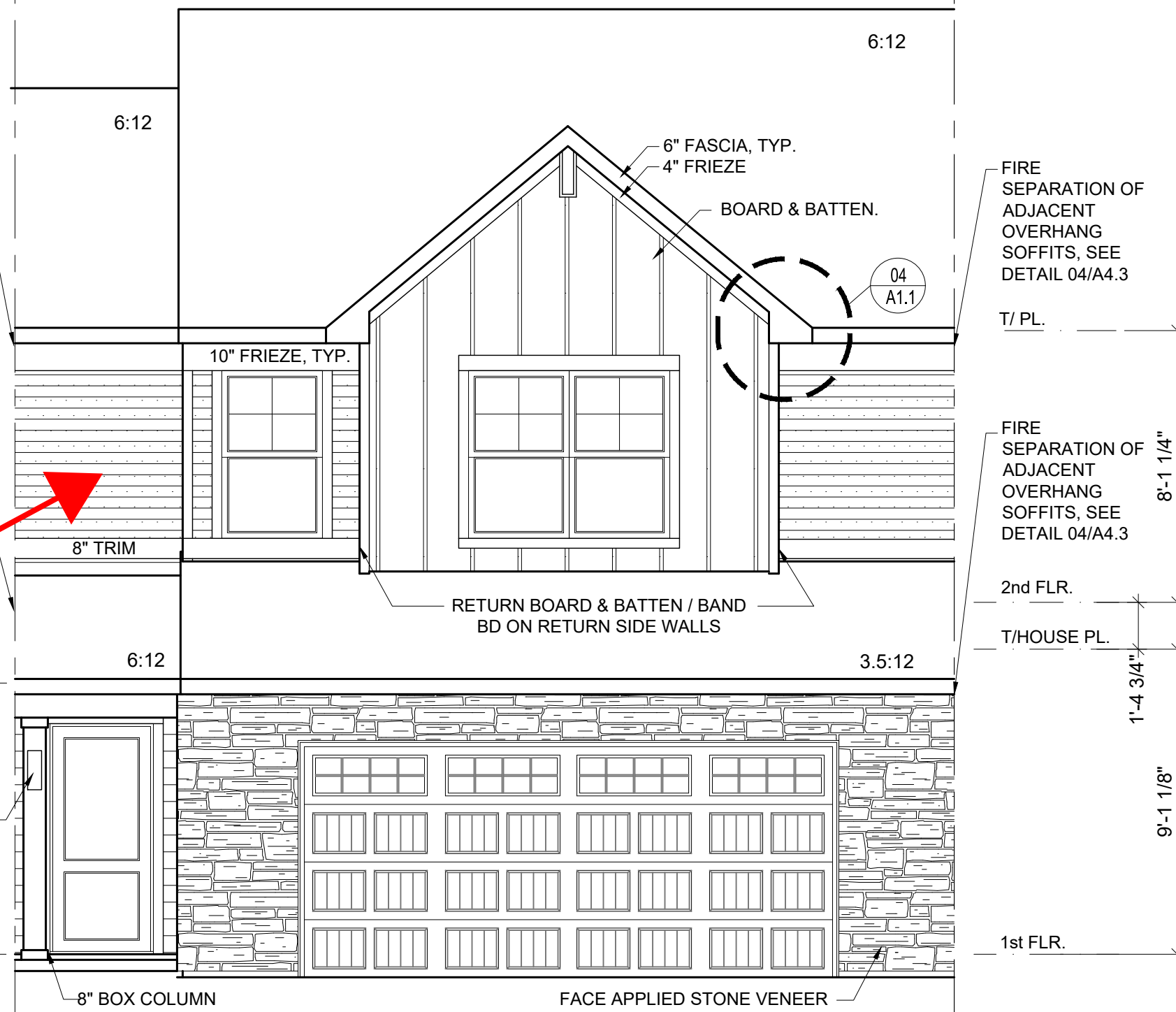
SCALE: 1/8" = 1'-0"



**OPTIONAL  
REAR GABLE**

**02 REAR ELEVATION**

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



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**LENNAR**

MODEL  
**CHARLESTON EC12**

SHEET  
**ELEVATIONS / ROOF PLAN**

SHEET NUMBER  
**A1.11**

SET NO.  
EC12

DRAWN BY  
COMMUNITY NAME

**LAKEVILLE TH.**

INTERIOR UNIT

INTERIOR UNIT

REV. # DATE REMARKS

2-07-2024 ISSUE FOR BID

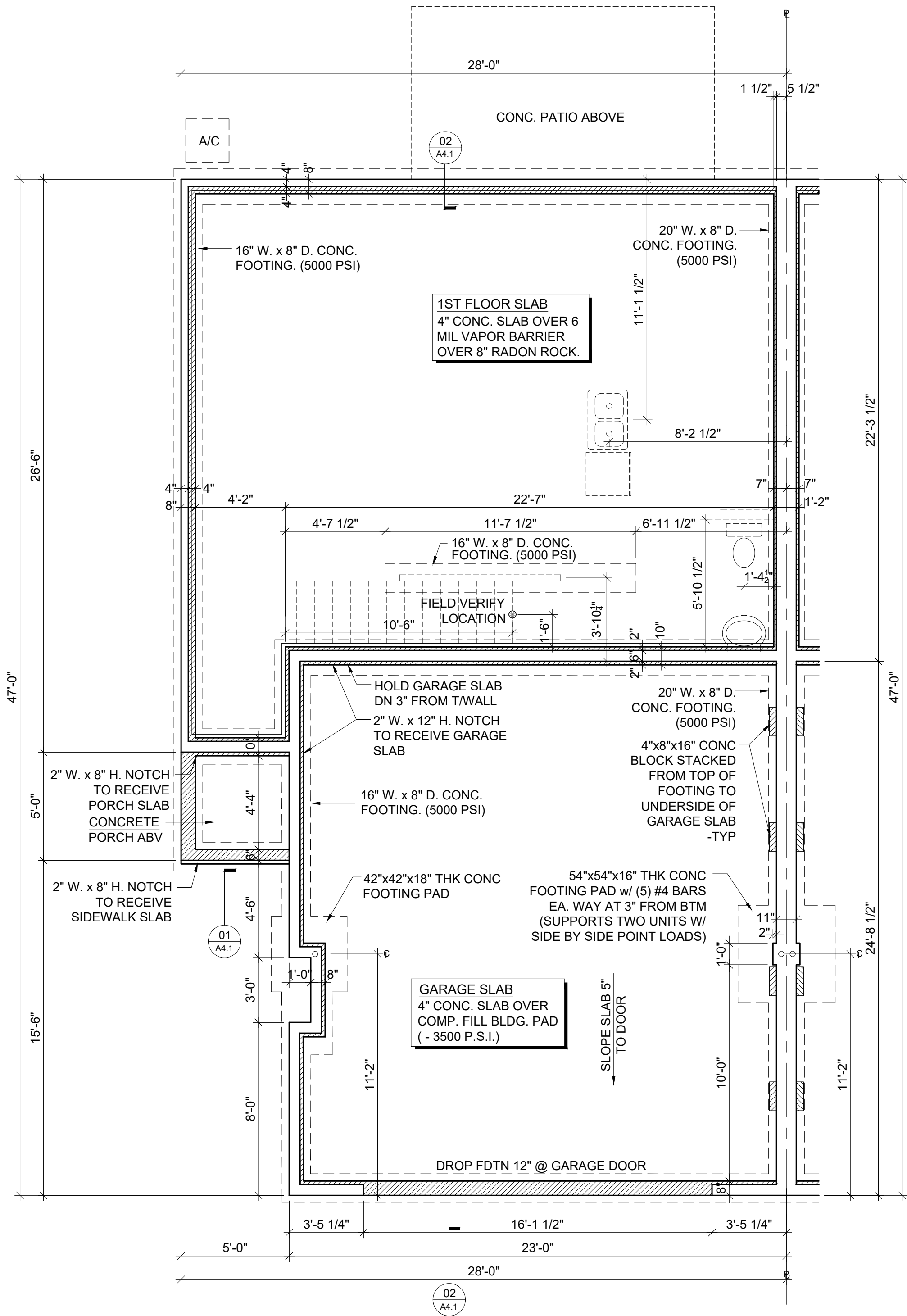
12-1-2025 Q1 2026 PLAN REVISIONS



GENERAL PLAN NOTES:

1. ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE. ALL ANGLED WALLS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS TO HAVE 1/2" GYPSUM BOARD. ALL CEILINGS TO HAVE 5/8" X FIRECODE GYPSUM BOARD. USE 5/8" FIRECODE GYPSUM BOARD ON ALL GARAGE CEILINGS AND ADJOINING HOUSE WALLS
3. ALL EXTERIOR WALLS ARE 6" UNLESS NOTED OTHERWISE.
4. SHADED WALLS INDICATE INTERIOR BEARINGS WALLS W/ 2X4 STUDS @ 16" O.C. W/ DOUBLE TOP PLATE.
5. ALL WINDOWS AND DOOR HEADERS IN BEARING WALLS TO BE (3) 2X6 W/ 1/2" PLYWOOD PLATE AND (1) 2X6 JACK STUD EA END UNLESS NOTED OTHERWISE.
6. ALL WOOD IN CONTACT W/ CONCRETE TO BE PRESSURE TREATED WOOD.
7. BATHROOM FANS TO BE VENTED TO EXTERIOR.
8. TOWEL BARS MOUNTED AT 54" AFF AND TOILET PAPERHOLDERS MOUNTED AT 24" AFF.
9. ALL CLOSETS HAVE (1) ROD AND (1) SHELF UNLESS NOTED OTHERWISE.
10. ALL POINT LOAD SUPPORTS (JACK STUDS) TO BE CARRIED THRU EACH FLOOR LEVEL TO SOLIDLY BEAR ON FOUNDATION SYSTEM. PROVIDE SOLID BLOCKING IN FLOOR SYSTEM BELOW ALL POINT LOAD SUPPORTS.
11. SEE CABINET SHOP DRAWINGS FOR SIZES AND LAYOUT.

NOTE:  
NFPA 13D AUTOMATIC FIRE SPRINKLER SYSTEM  
INSTALLED IN TOWNHOME UNIT.



01 FOUNDATION PLAN - END UNIT  
SCALE: 1/4" = 1'-0"

|                                                                                                                                                                                                              |  |                 |  |                |  |        |           |                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------|--|----------------|--|--------|-----------|------------------------|
| FILE NAME:                                                                                                                                                                                                   |  | LENNAR®         |  |                |  | REV. # | DATE      | REMARKS                |
| XREFS:                                                                                                                                                                                                       |  | MODEL           |  | SET NO.        |  |        | 2-07-2024 | ISSUE FOR BID          |
|                                                                                                                                                                                                              |  | CHARLESTON EC12 |  | DRAWN BY       |  |        | 12-1-2025 | Q1 2026 PLAN REVISIONS |
|                                                                                                                                                                                                              |  | SHEET           |  | COMMUNITY NAME |  |        |           |                        |
| SHEET NUMBER:                                                                                                                                                                                                |  | FOUND BSMT PLAN |  | LAKEVILLE TH.  |  |        |           |                        |
| A2.1e                                                                                                                                                                                                        |  | OPTION INFO:    |  | END UNIT       |  |        |           |                        |
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11. SEE CABINET SHOP DRAWINGS FOR SIZES AND LAYOUT.

SCALE: 1/4" = 1'-0"

[illegible]





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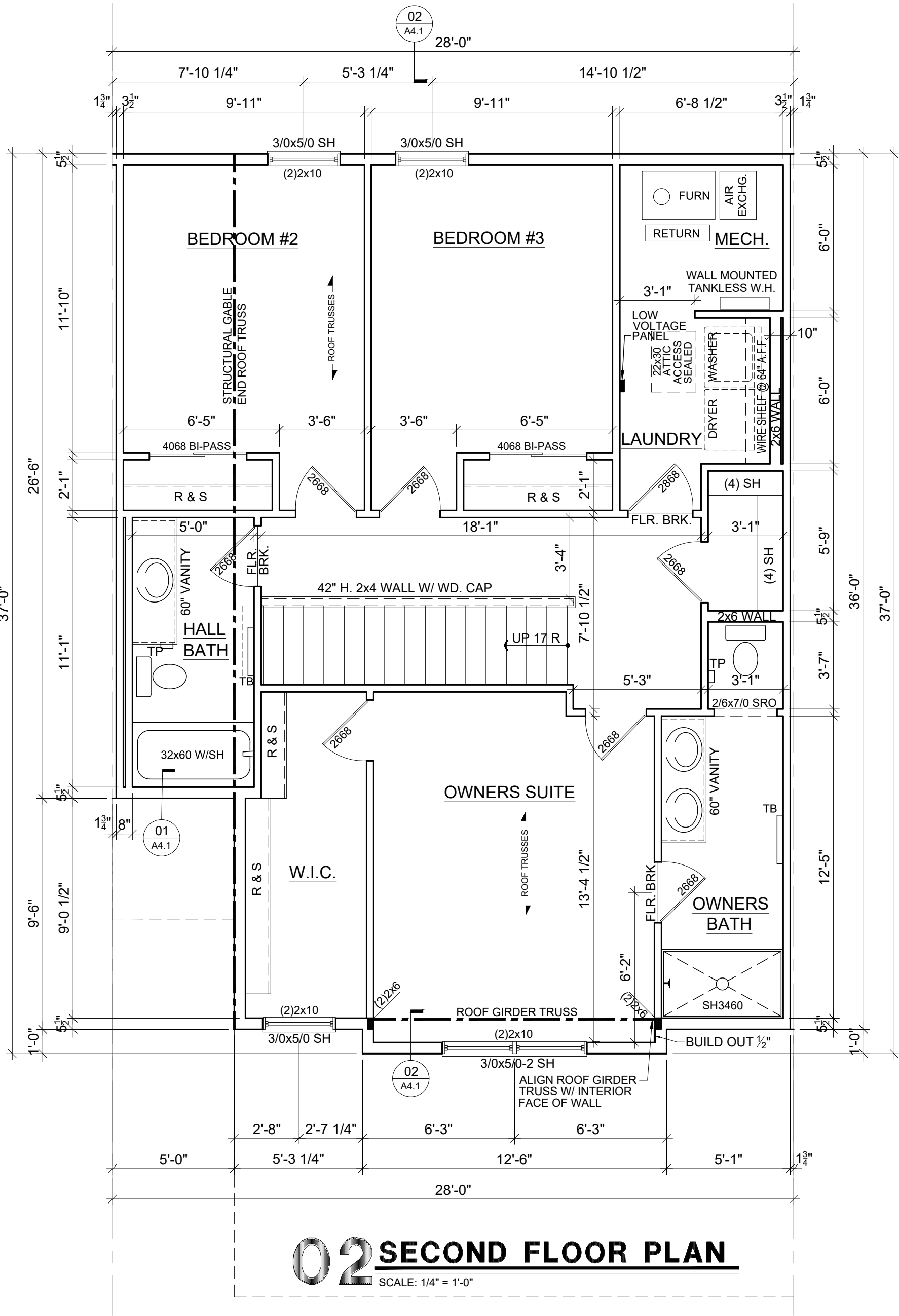
**NOTE: WINDOW FALL PROTECTION**  
PER SECTION R312.2 OF 2020 MRC:  
WHEN THE LOWEST PART OF THE CLEAR OPENING OF A WINDOW IS WITHIN 36" OF THE FINISHED FLOOR, THEN THE WINDOW MUST BE PROVIDED WITH FALL PROTECTION DEVICES THAT COMPLY WITH ASTM F 2090 OR WITH WINDOW OPENING CONTROL DEVICES THAT DO NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE WHEN THE WINDOW IS OPEN. WHEN THE WINDOW OPENING CONTROL DEVICE IS RELEASED, THE WINDOW MUST STILL MEET THE MINIMUM NET CLEAR OPENING REQUIREMENTS FOR EMERGENCY ESCAPE PER R310.1 MRC



| AREA CALCULATIONS |         |
|-------------------|---------|
| FIRST FLOOR       | 600 SF  |
| SECOND FLOOR      | 973 SF  |
| TOTAL             | 1573 SF |
| GARAGE            | 540 SF  |

|                            |  |                              |  |                      |  |
|----------------------------|--|------------------------------|--|----------------------|--|
| FILE NAME:                 |  | <b>LENNAR®</b>               |  |                      |  |
| XREFS:                     |  | MODEL <b>CHARLESTON EC12</b> |  | SET NO. EC12         |  |
|                            |  | SHEET                        |  | DRAWN BY             |  |
|                            |  | FLOOR PLANS                  |  | COMMUNITY NAME       |  |
| SHEET NUMBER: <b>A3.1e</b> |  | OPTION INFO:                 |  | <b>LAKEVILLE TH.</b> |  |
|                            |  |                              |  | END UNIT             |  |

|                                                                                                                                                                                                              |           |                        |  |
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| REV. #                                                                                                                                                                                                       | DATE      | REMARKS                |  |
|                                                                                                                                                                                                              | 2-07-2024 | ISSUE FOR BID          |  |
|                                                                                                                                                                                                              | 12-1-2025 | Q1 2026 PLAN REVISIONS |  |
|                                                                                                                                                                                                              |           |                        |  |
|                                                                                                                                                                                                              |           |                        |  |
|                                                                                                                                                                                                              |           |                        |  |
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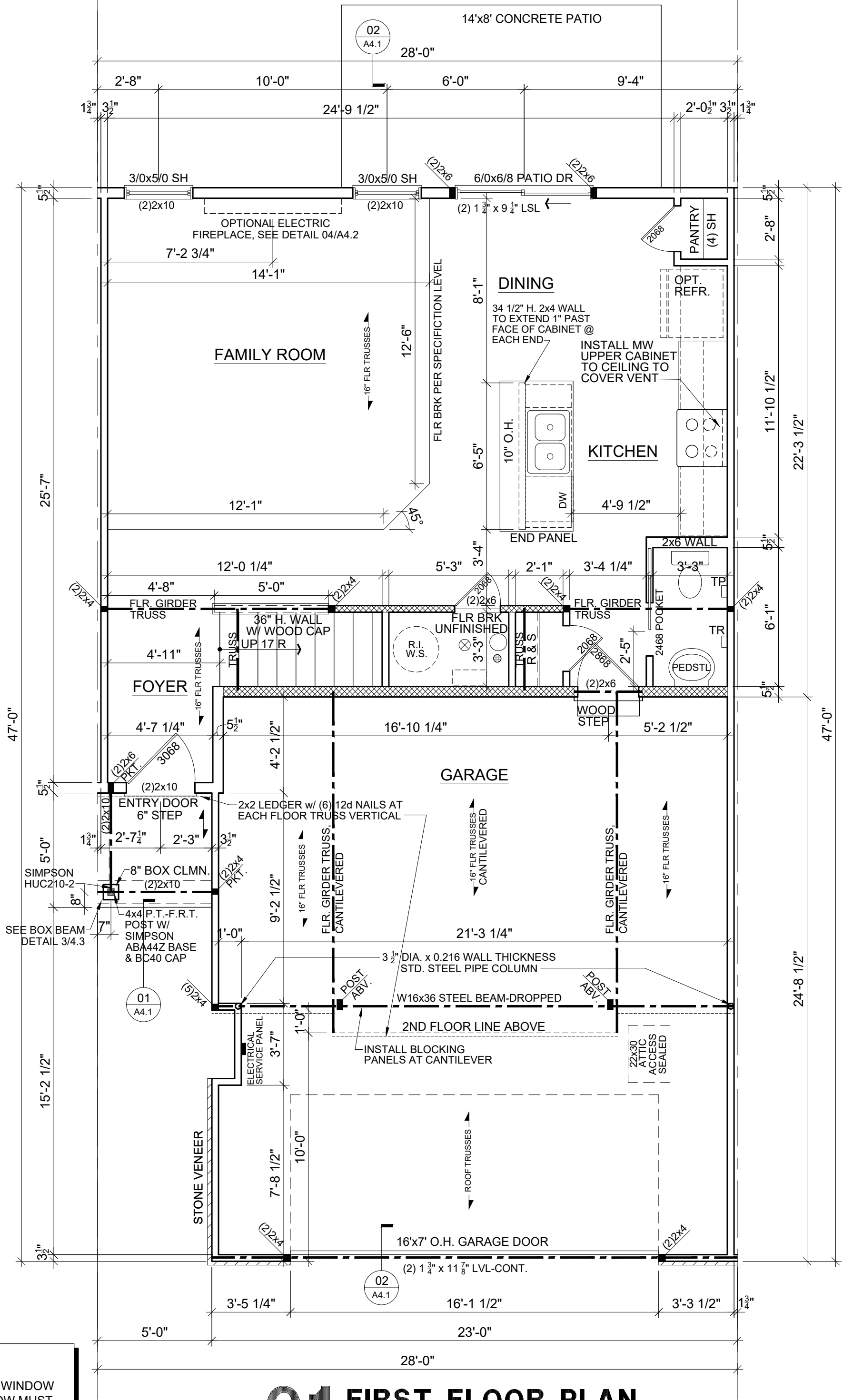
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NFPA 13D AUTOMATIC FIRE SPRINKLER  
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|              |         |
|--------------|---------|
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| TOTAL        | 1573 SF |
| GARAGE       | 540 SF  |

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LENNAR®

MODEL  
CHARLESTON EC12

SHEET  
FLOOR PLANS

OPTION INFO:

COMMUNITY NAME  
LAKEVILLE TH.

INTERIOR UNIT

REV. #

DATE

REMARKS

ISSUE FOR BID

2-07-2024

12-1-2025

Q1 2026 PLAN REVISIONS

SHEET NUMBER:  
A3.11

FILE NAME:

XREFS:

SET NO.  
EC12

DRAWN BY

SHEET  
FLOOR PLANS

OPTION INFO:

COMMUNITY NAME  
LAKEVILLE TH.

INTERIOR UNIT

COMMUNITY NAME  
LAKEVILLE TH.

INTERIOR UNIT

COMMUNITY NAME  
LAKEVILLE TH.

INTERIOR UNIT



# CODE REVIEW

JURISDICTION: LINO LAKES, MINNESOTA  
2020 MINNESOTA BUILDING CODE  
MINNESOTA BUILDING CODE -CHAPTER 1305  
MINNESOTA ELECTRICAL CODE -CHAPTER 1315  
MINNESOTA MECHANICAL AND FUEL GAS CODE-CHAPTER 1346  
MINNESOTA PLUMBING CODE -CHAPTER 4714  
MINNESOTA ENERGY CODE -CHAPTERS 1322 AND 1323  
MINNESOTA FIRE CODE -CHAPTERS 7511

CONSTRUCTION TYPE: TYPE VB

USE GROUP: R-3 PER 310.4  
DWELLING UNITS SEPARATED BY 2-HOUR FIRE RATED PARTY WALL AS INDICATED IN SECTION 106.1.1 AND TABLE 106.4. PARTY WALL EXTENDS FROM TOP OF FOUNDATION, THRU ATTIC, TO UNDERSIDE OF ROOF SHEATHING. PARTY WALL ALSO EXTENDS THRU SOFFIT SPACE AT ROOF OVERHANGS TO BACKSIDE OF GUTTER BOARD.

DWELLING UNIT SEPARATION: 2-HOUR UL FIRE TESTED ASSEMBLY U347 OR U366, SEE D1. SOUND TRANSMISSION STC RATING 61 ON U347 / 66 ON U366. PER SECTION 1206.2 AND 1206.3, STC RATING OF MIN. 50 (45 FIELD TESTED) FOR BOTH AIRBORNE SOUND AND STRUCTURE BORNE SOUND.

GARAGE/ DWELLING UNIT SEPARATION: PER SECTION 406.3.2.1, 1/2" GYPSUM BD. APPLIED TO WALLS SEPARATING GARAGE AND HABITABLE ROOMS, AND 5/8" TYPE X GYPSUM BD. APPLIED TO GARAGE CEILINGS WITH HABITABLE ROOMS ABOVE.

BUILDING AREA: UNLIMITED AREA PER TABLE 506.2

NUMBER OF STORIES: 2-STORIES (3-STORIES ALLOWABLE PER TABLE 504.4)

FIRE SPRINKLERS: NFPA 13D AUTOMATIC SPRINKLER SYSTEM PER SECTION 903.3.1.3

ACCESSIBILITY REQUIREMENTS: PURSUANT TO CHAPTER 1341, MINNESOTA ACCESSIBILITY CODE, NO ACCESSIBILITY REQUIRED PER SECTIONS 1107.6.3 AND 1107.1.2 FOR A MULTI-STORY DWELLING UNIT OR SLEEPING UNIT THAT IS NOT PROVIDED WITH ELEVATOR SERVICE IS NOT REQUIRED TO BE A TYPE B UNIT.

ATTIC VENTILATION PROVIDE ATTIC VENTILATION IN THE EAVES AND AT THE RIDGE OF THE ROOF EQUAL TO 1/300 OF THE AREA OF THE ATTIC SPACE PER SECTION 1202.2.

ATTIC ACCESS PER SECTION 1208.2, PROVIDE ATTIC ACCESS INTO ATTIC SPACE WITH ACCESS PANEL IN CEILING LOCATED AS SHOWN ON DRAWINGS. CLEAR OPENING SIZE TO BE 22"X30" AND CLEAR HEADROOM ABOVE OPENING TO BE 30" MINIMUM.

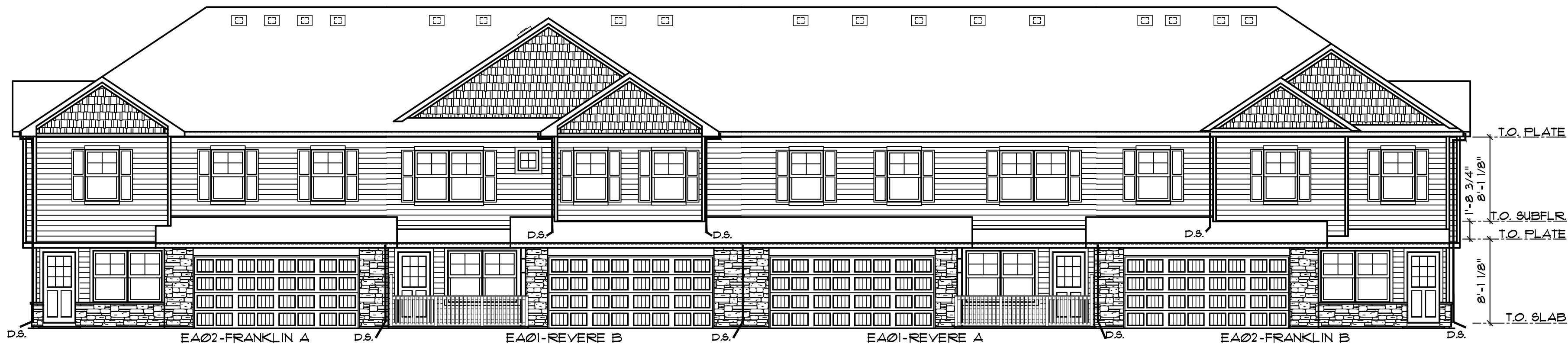
## INDEX

|      |                                         |
|------|-----------------------------------------|
| A1   | COVER SHEET                             |
| A2L  | UNIT EA02-A FRANKLIN PLANS & ELEVATIONS |
| A2R  | UNIT EA02-A FRANKLIN PLANS & ELEVATIONS |
| A3L  | UNIT EA02-B FRANKLIN PLANS & ELEVATIONS |
| A3R  | UNIT EA02-B FRANKLIN PLANS & ELEVATIONS |
| A4L  | UNIT EA01-A REVERE PLANS & ELEVATIONS   |
| A4R  | UNIT EA01-A REVERE PLANS & ELEVATIONS   |
| A5L  | UNIT EA01-B REVERE PLANS & ELEVATIONS   |
| A5R  | UNIT EA01-B REVERE PLANS & ELEVATIONS   |
| A8   | DETAILS                                 |
| D1   | PARTY WALL DETAILS                      |
| 911  | GENERAL ENGINEERING NOTES               |
| 921  | FOUNDATION PLAN                         |
| 93.1 | EA02 FRANKLIN A RIGHT ENGINEERING       |
| 93.2 | EA02 FRANKLIN B LEFT ENGINEERING        |
| 93.3 | EA02 FRANKLIN B RIGHT ENGINEERING       |
| 93.4 | EA01 REVERE A LEFT ENGINEERING          |
| 93.5 | EA01 REVERE B RIGHT ENGINEERING         |
| 93.6 | EA02 FRANKLIN A LEFT ENGINEERING        |
| 93.7 | EA01 REVERE A RIGHT ENGINEERING         |
| 93.8 | EA01 REVERE B LEFT ENGINEERING          |
| 94.1 | SECTIONS AND DETAILS                    |

## UNIT SIZES - ANSI

| UNIT TYPE    | MAIN LEVEL  | UPPER LEVEL   | TOTAL SQ. FT. |
|--------------|-------------|---------------|---------------|
| REVERE - A   | 652 SQ. FT. | 1,156 SQ. FT. | 1,808 SQ. FT. |
| REVERE - B   | 652 SQ. FT. | 1,171 SQ. FT. | 1,823 SQ. FT. |
| FRANKLIN - A | 652 SQ. FT. | 1,188 SQ. FT. | 1,840 SQ. FT. |
| FRANKLIN - B | 652 SQ. FT. | 1,181 SQ. FT. | 1,833 SQ. FT. |

GARAGE SQ. FT. FOR EACH UNIT = 536



NOTE:  
SEE INDIVIDUAL ELEVATIONS FOR MATERIALS



ROOF VENT INSTALLATION NOTES:

1. ALL ROOF VENTS TO BE INSTALLED OVER 8" W. x 9" H. OPENINGS INTO THE ROOF SHEATHING. SOFFIT MATERIAL TO BE 1/2" AERATED. REFER TO SPECIFICATIONS FOR MANUFACTURER INFORMATION.
2. STANDARD LOCATION OF ROOF VENTS ON ROOFS TO BE 16" 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.

FRANKLIN ROOF VENT CALCULATIONS:  
1,278 TOTAL S.F. (HOUSE + GAR)  
1,278 / 300 (IRC) = 4.26 S.F. VENT REQ.  
4.26 X 50% (% ROOF VENT) = 2.13  
2.13 / .4167 (PER VENT) = 5.11 = 6  
\*GAF #RT65 - 16X20 VENTS W/  
60 SQ. IN. VENTED AREA. (60/144 = .4167 S.F.)

REVERE ROOF VENT CALCULATIONS:  
1,241 TOTAL S.F. (HOUSE + GAR)  
1,241 / 300 (IRC) = 4.14 S.F. VENT REQ.  
4.14 X 50% (% ROOF VENT) = 2.07  
2.07 / .4167 (PER VENT) = 4.96 = 5  
\*GAF #RT65 - 16X20 VENTS W/  
60 SQ. IN. VENTED AREA. (60/144 = .4167 S.F.)

BUILDING-MAIN FLOOR-EIGHT UNITS (INCLUDING GARAGES) 9,930 S.F.  
BUILDING-SECOND FLOOR- EIGHT UNITS 9,406 S.F.  
TOTAL BUILDING 19,336 S.F.



OVERALL LAYOUT - 8 UNIT BUILDING  
SCALE: NOT TO SCALE

DATE: 01-21-2026  
DRAWN BY:  
REVIEWED:  
REVISOR:

UNAUTHORIZED USE OF THIS  
DRAWING FOR ANY OTHER  
PROJECT WITHOUT THE U.S. CODE,  
TITLE 17 OF THE U.S. CODE.

LENNAR

OWNER: EA02 FRANKLIN / EA01 REVERE  
PROJECT ADDRESS:  
DEVELOPMENT: COLONIAL MANOR CMA - LINO LAKES - OPTION 1

LOT NO.  
BLOCK NO.  
ADDITION NO.

PN:  
TITLE: COVER  
SHEET: A1

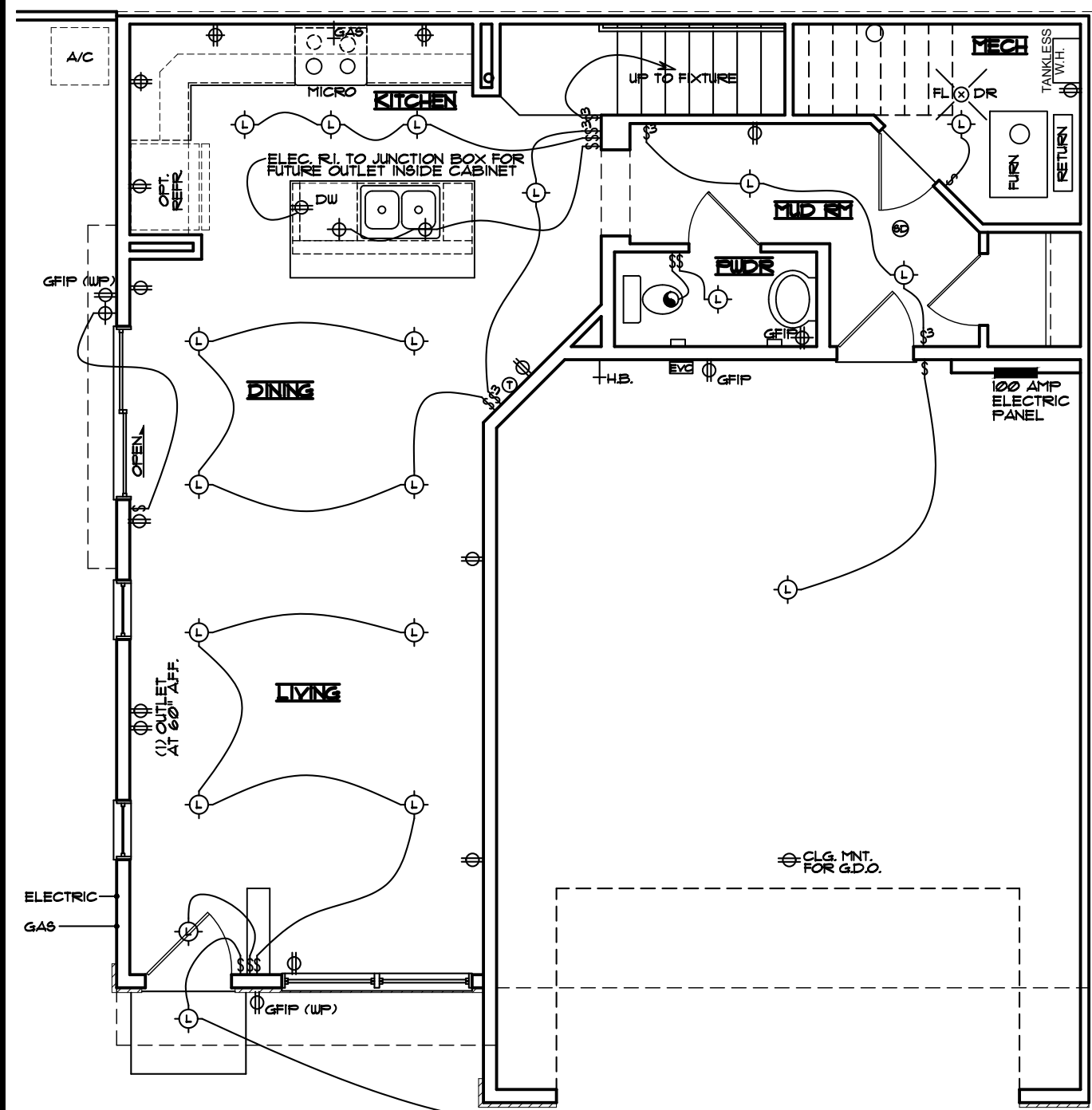


ELECTRICAL KEY

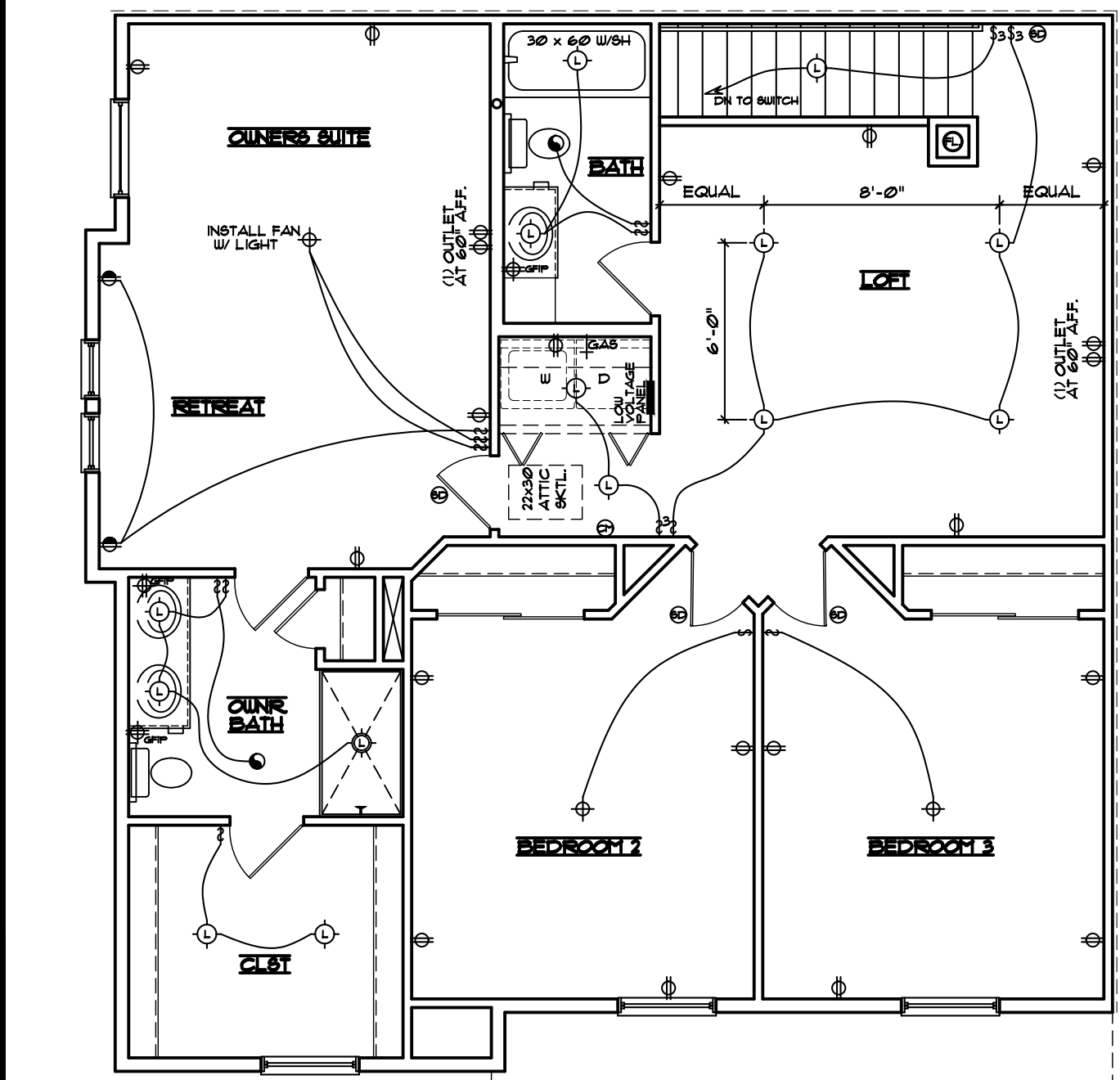
- ⊖ DUPLX CONVENIENCE OUTLET
- ⊖ DUPLX OUTLET ABOVE COUNTER
- ⊖ WEATHERPROOF DUPLX OUTLET
- ⊖ DUPLX OUTLET (GROUND FAULT PROTECTED)
- ⊖ HALF-SWITCHED DUPLX OUTLET
- ⊖ DUPLX OUTLET IN FLOOR
- ⊖ 220 VOLT OUTLET
- ⊖ WALL SWITCH
- ⊖ THREE-WAY SWITCH
- ⊖ FOUR-WAY SWITCH
- ⊖ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊖ LED FIXTURE
- ⊖ LIGHT FIXTURE WITH PULL CHAIN
- ⊖ FLOURESCENT LIGHT FIXTURE
- ⊖ EXHAUST FAN
- ⊖ CHIMES
- ⊖ SMOKE DETECTOR - HARDWIRED / INTERCONNECTED
- ⊖ CARBON MONOXIDE DETECTOR-HARDWIRED/INTERCONNECTED
- ⊖ THERMOSTAT
- ⊖ ELECTRIC PANEL
- ⊖ LOW VOLTAGE PANEL-BOTTOM OF PANEL SET AT 42" AFF
- ⊖ ELECTRIC VEHICLE CHARGER ROUGH-IN (OPTIONAL)

GENERAL NOTES

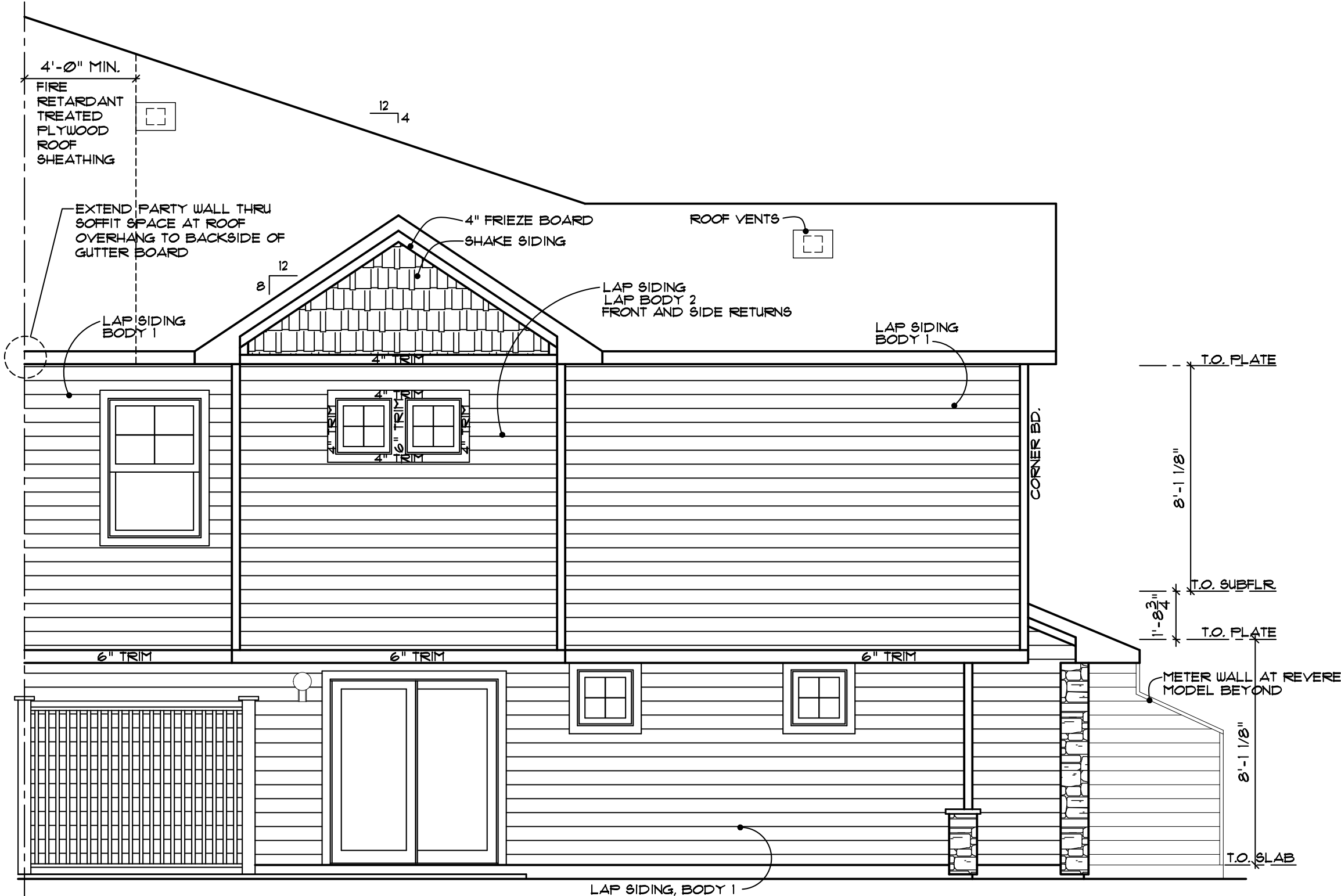
1. THIS ELECTRICAL PLAN MAY VARY DEPENDING UPON PLUMBING AND HEATING PIPE LOCATIONS AND WOOD FRAMING MEMBERS SUCH AS JOISTS, TRUSSES AND STUDS.
2. REFER TO SPECIFICATION INFORMATION FOR ALL APPLIANCE ELECTRICAL AND/OR GAS HOOK-UP REQUIREMENTS. THIS INCLUDES BUT IS NOT LIMITED TO WASHER, DRYER, RANGE/COOKTOP, MICROWAVE, OVEN AND/OR ADVANTUM (WHERE APPLICABLE), DISHWASHER AND REFRIGERATOR.
3. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
4. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
5. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES & RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR:  
SWITCHES.....42"  
OUTLETS.....14"  
TELEPHONE.....14"  
TELEVISION.....14"
6. KITCHEN ISLAND PENDANT LIGHTS TO BE CHANGED TO LED FIXTURES PER SPECIFICATION LEVEL.



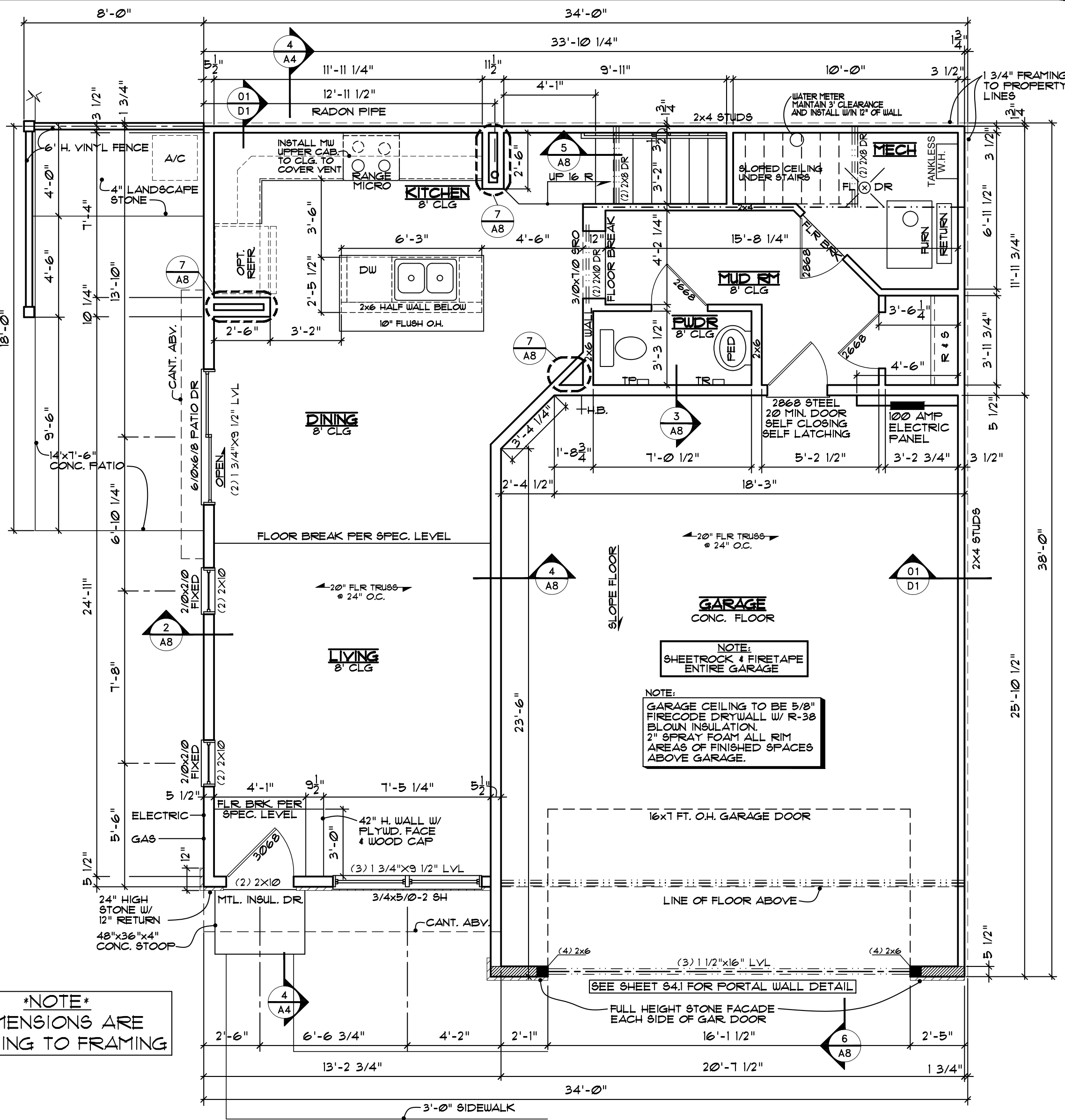
5 MAIN FLR. ELEC. PLAN  
SCALE: 3/16" = 1'-0"



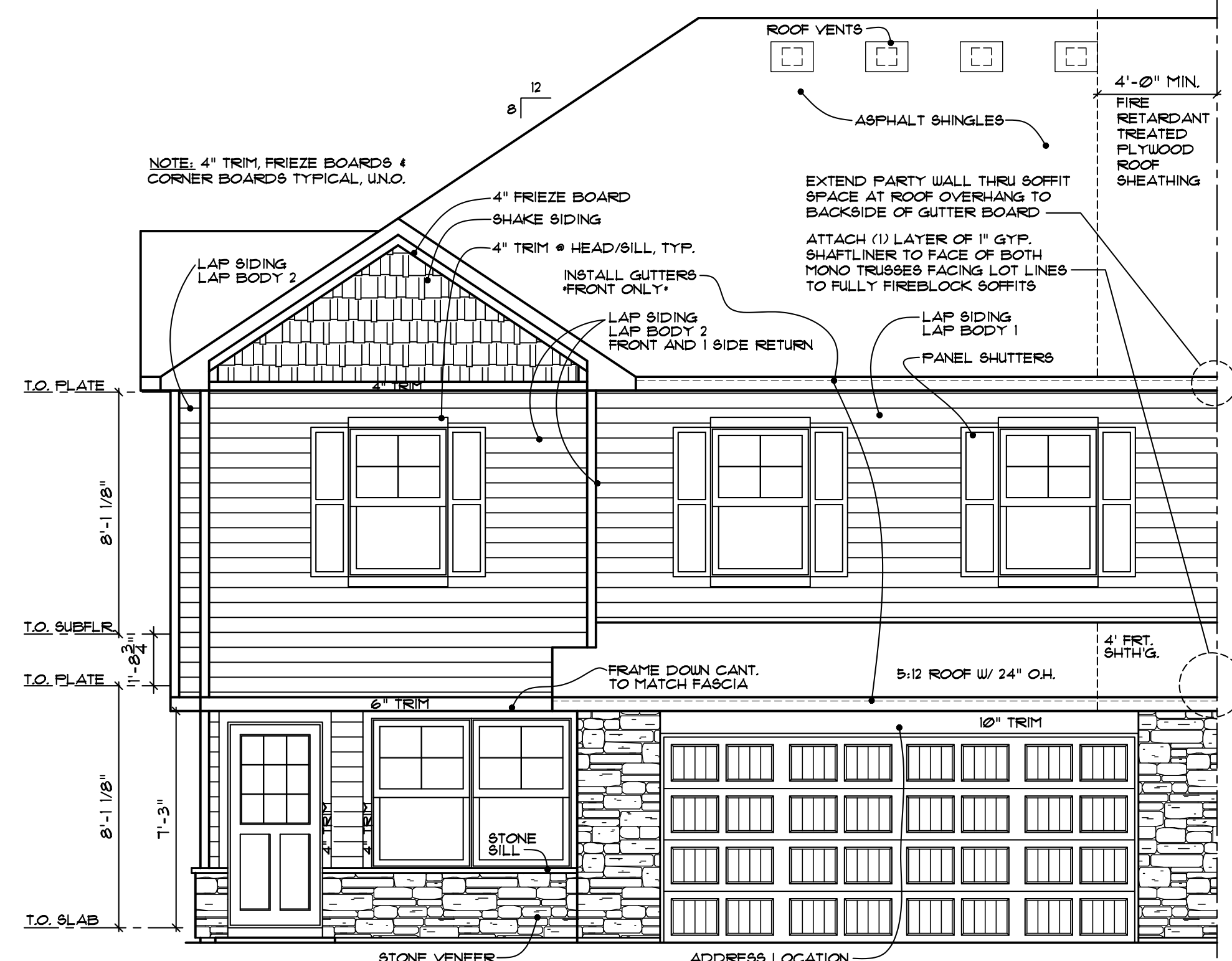
6 UPPER FLR. ELEC. PLAN  
SCALE: 3/16" = 1'-0"



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



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



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

DATE: 01-21-2026  
DRAWN BY:  
REVIEWED:  
REVISED:

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PROJECT ADDRESS:  
DEVELOPMENT:

LOT NO.  
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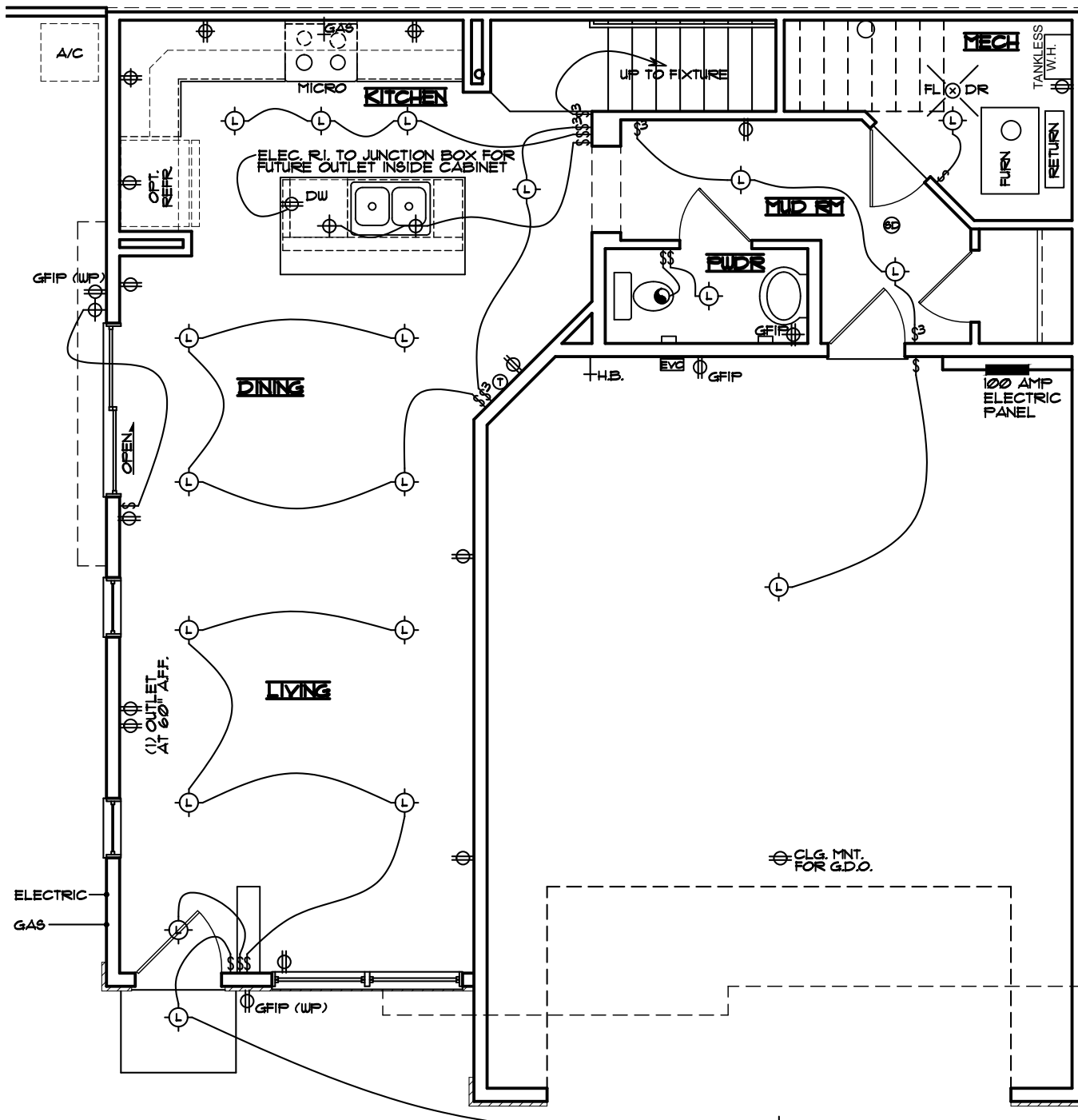
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TITLE: EA02-A  
SHEET: A2R

COLONIAL MANOR SERIES - CMA - LINO LAKES

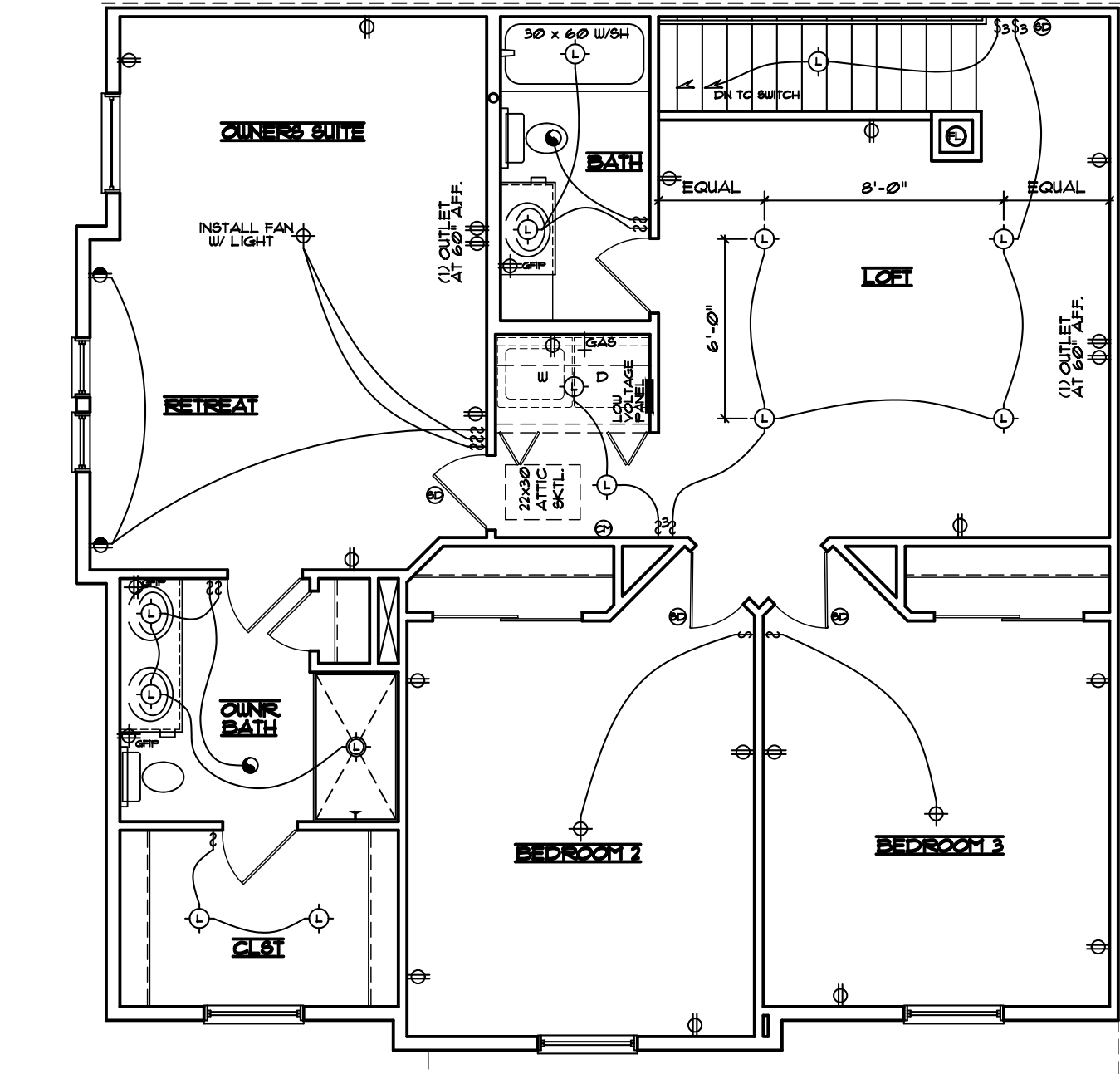


- ELECTRICAL KEY**
- Ⓛ DUPLICATION OUTLET
  - Ⓛ DUPLICATION OUTLET ABOVE COUNTER
  - Ⓛ WEATHERPROOF DUPLICATION OUTLET
  - Ⓛ DUPLICATION OUTLET (GROUND FAULT PROTECTED)
  - Ⓛ HALF-SWITCHED DUPLICATION OUTLET
  - Ⓛ DUPLICATION OUTLET IN FLOOR
  - Ⓛ 220 VOLT OUTLET
  - Ⓛ WALL SWITCH
  - Ⓛ THREE-WAY SWITCH
  - Ⓛ FOUR-WAY SWITCH
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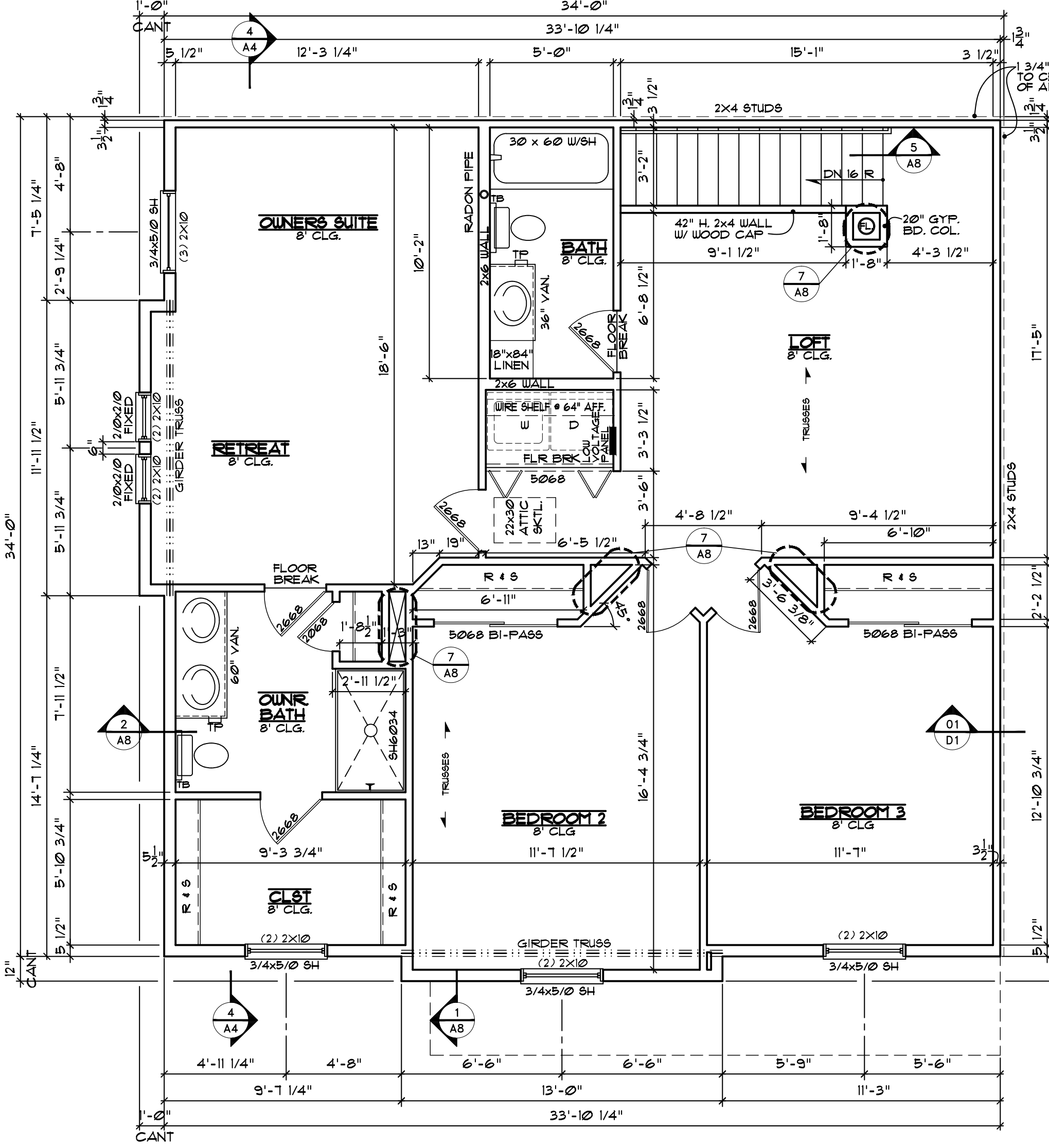
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  6. KITCHEN ISLAND PENDANT LIGHTS TO BE CHANGED TO LED FIXTURES PER SPECIFICATION LEVEL.



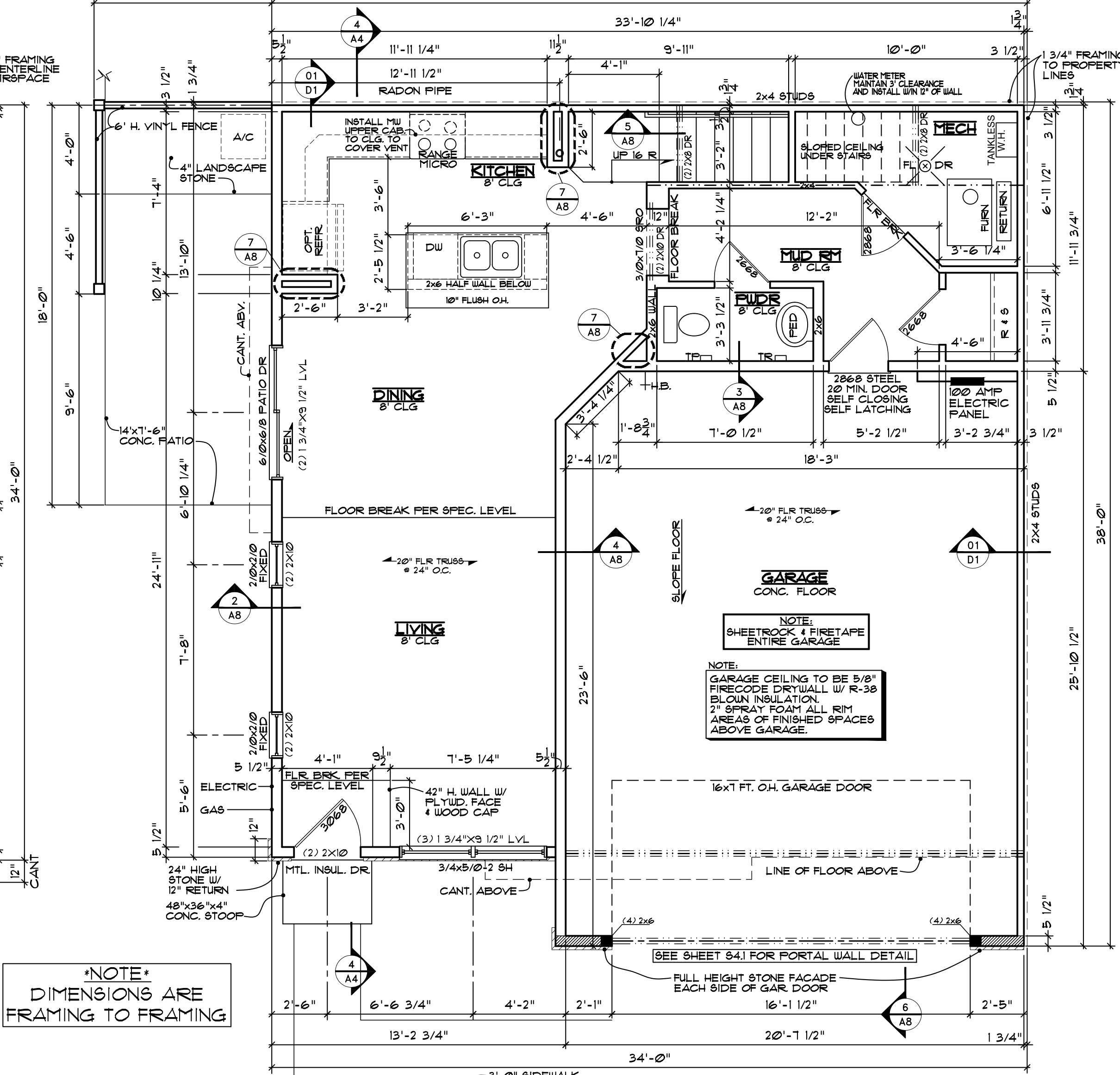
5 MAIN FLR. ELEC. PLAN  
A3R SCALE: 3/16" = 1'-0"



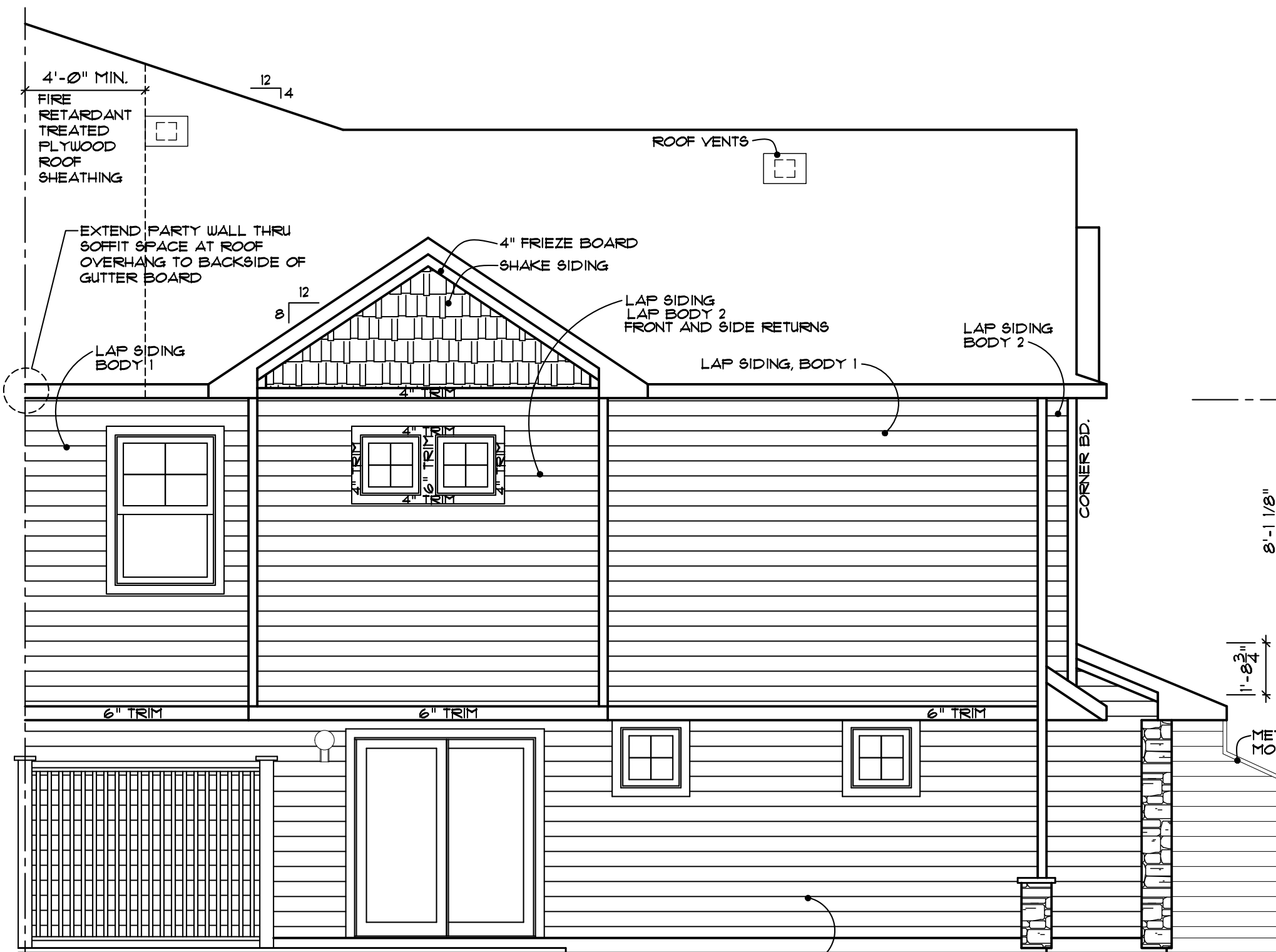
6 UPPER FLR. ELEC. PLAN  
A3R SCALE: 3/16" = 1'-0"



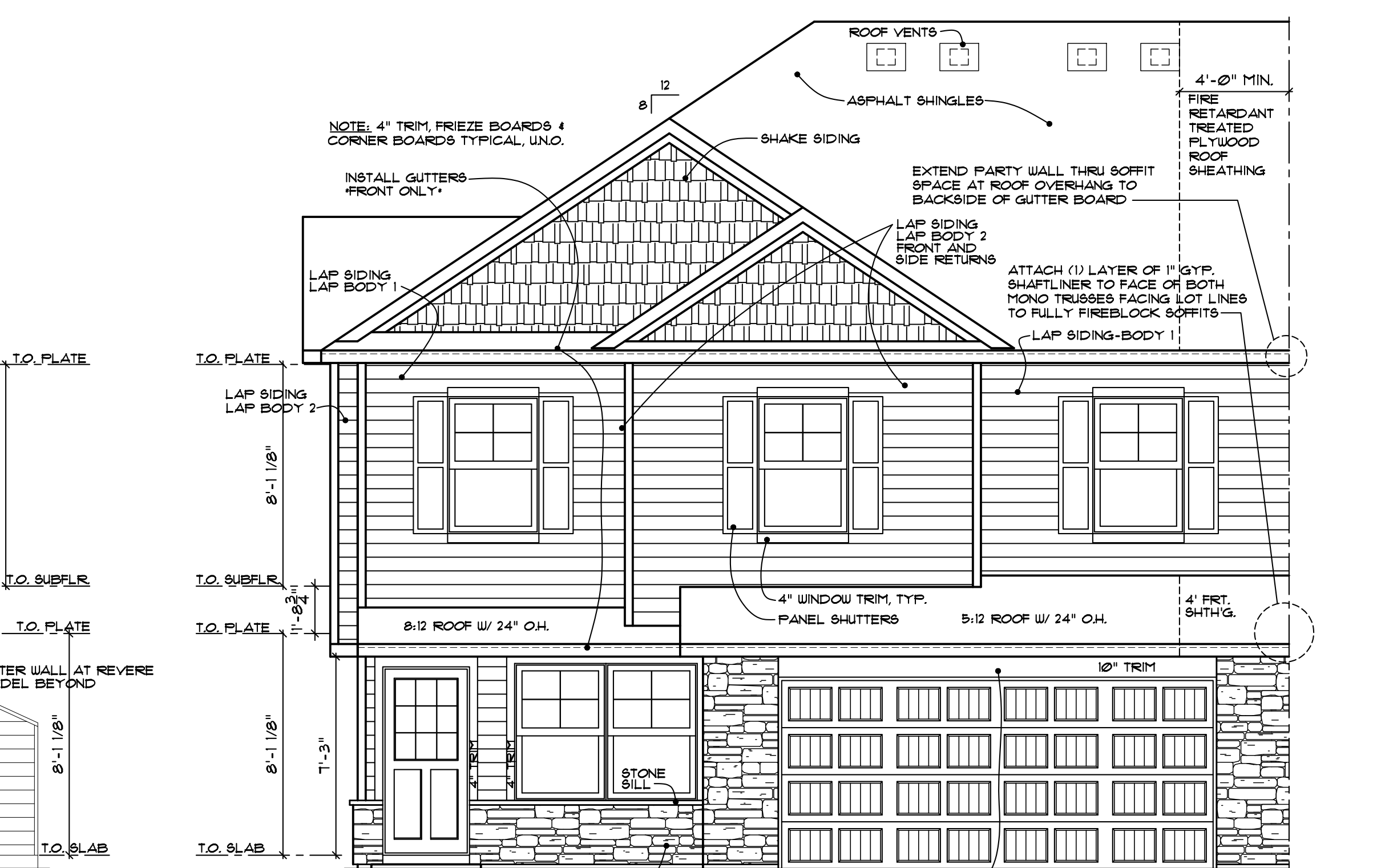
2 EA02 B2 - FRANKLIN UPPER FLOOR PLAN  
A3R SCALE: 1/4" = 1'-0"



1 EA02 B2 - FRANKLIN MAIN FLOOR PLAN  
A3R SCALE: 1/4" = 1'-0"



4 EA02 B2 - FRANKLIN SIDE ELEVATION  
A3R SCALE: 1/4" = 1'-0"



3 EA02 B2 - FRANKLIN FRONT ELEVATION  
A3R SCALE: 1/4" = 1'-0"

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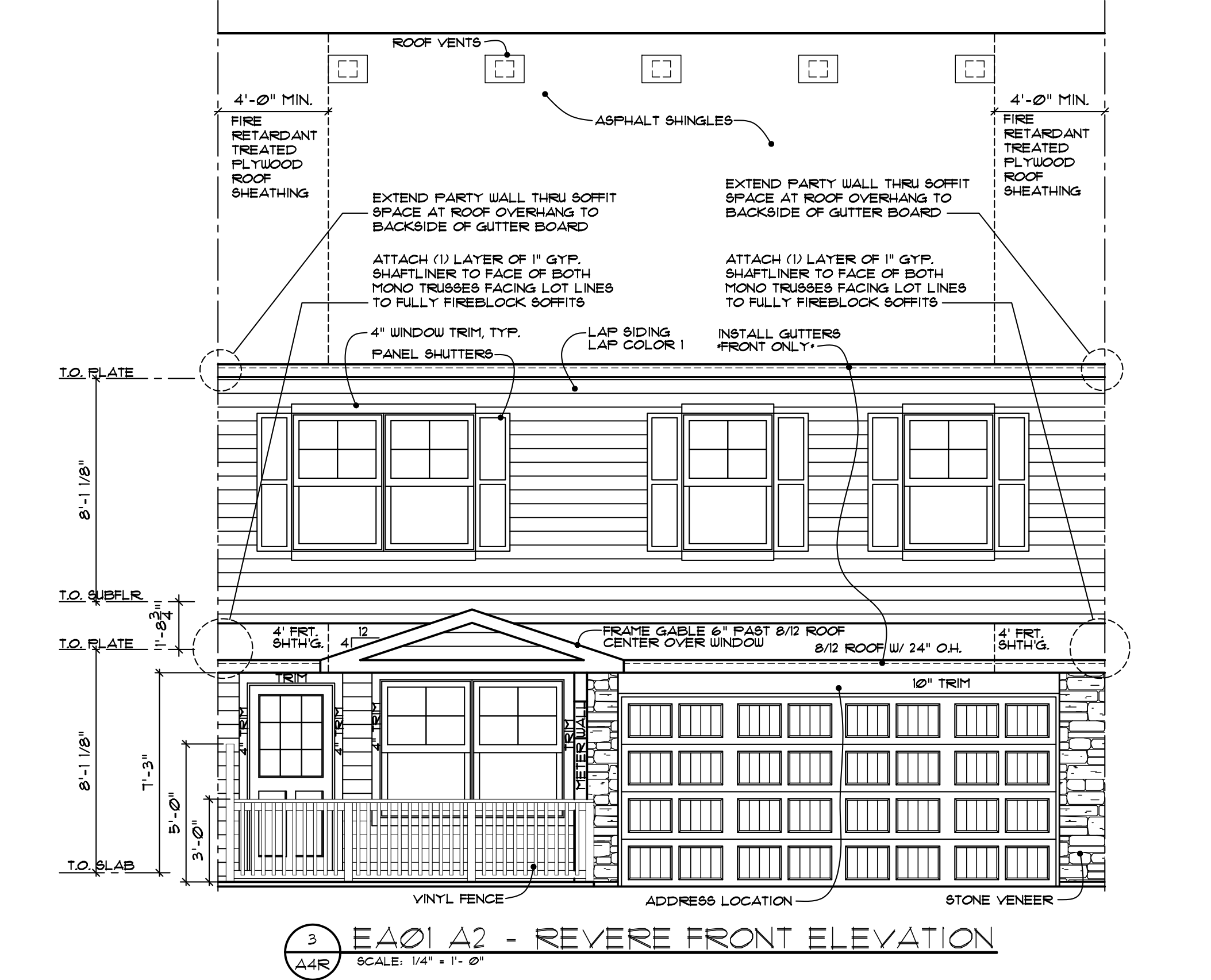
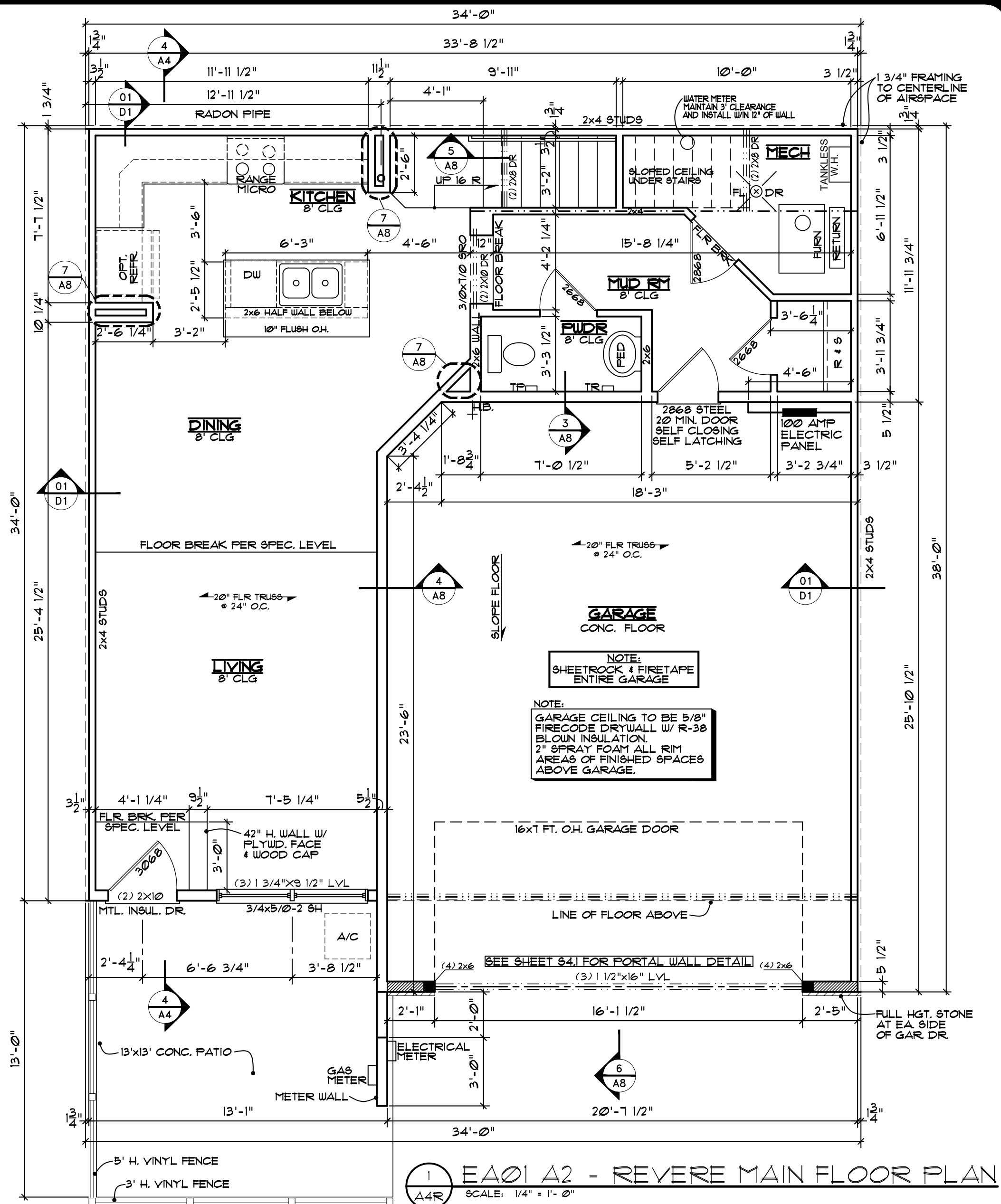
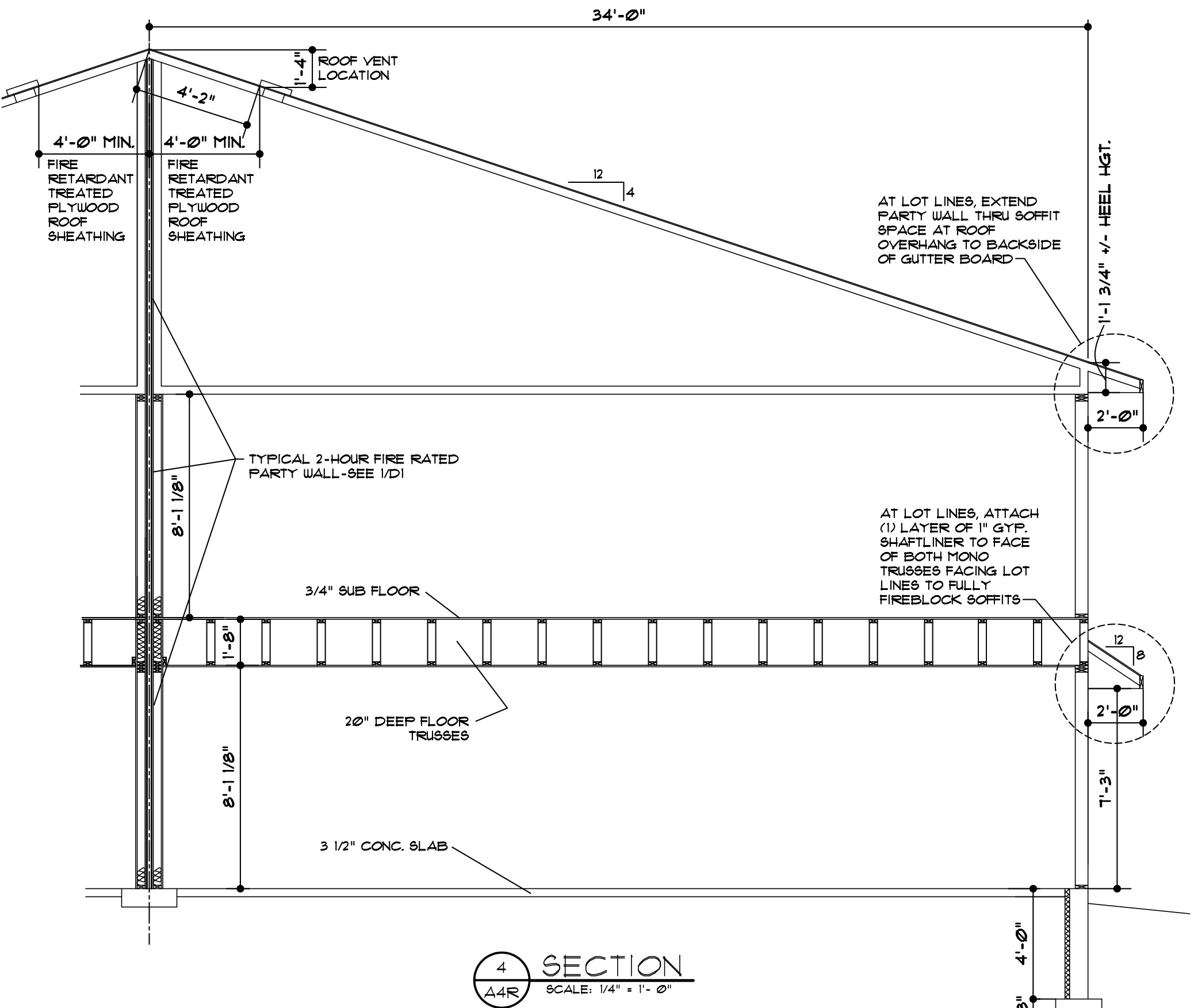
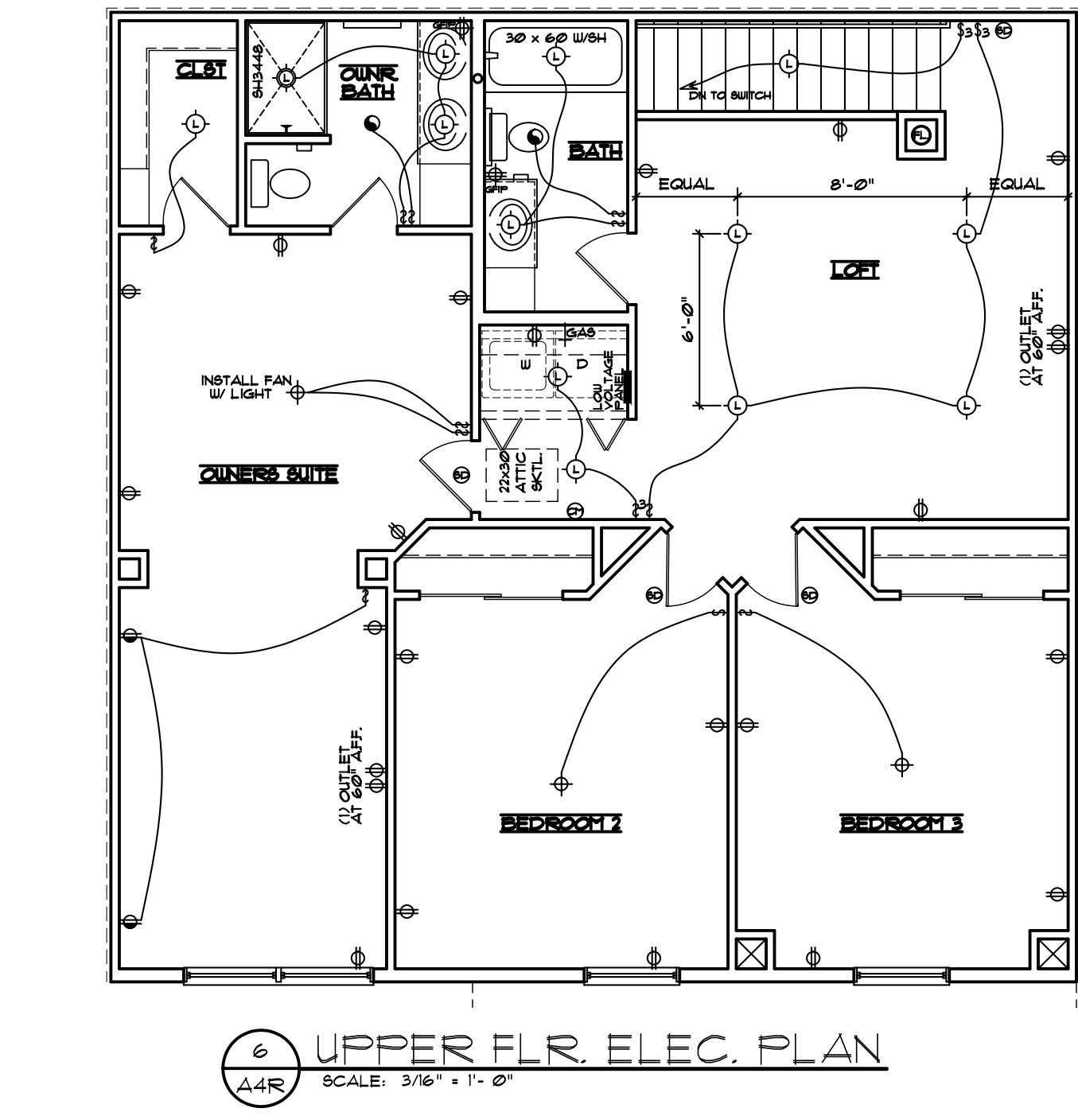
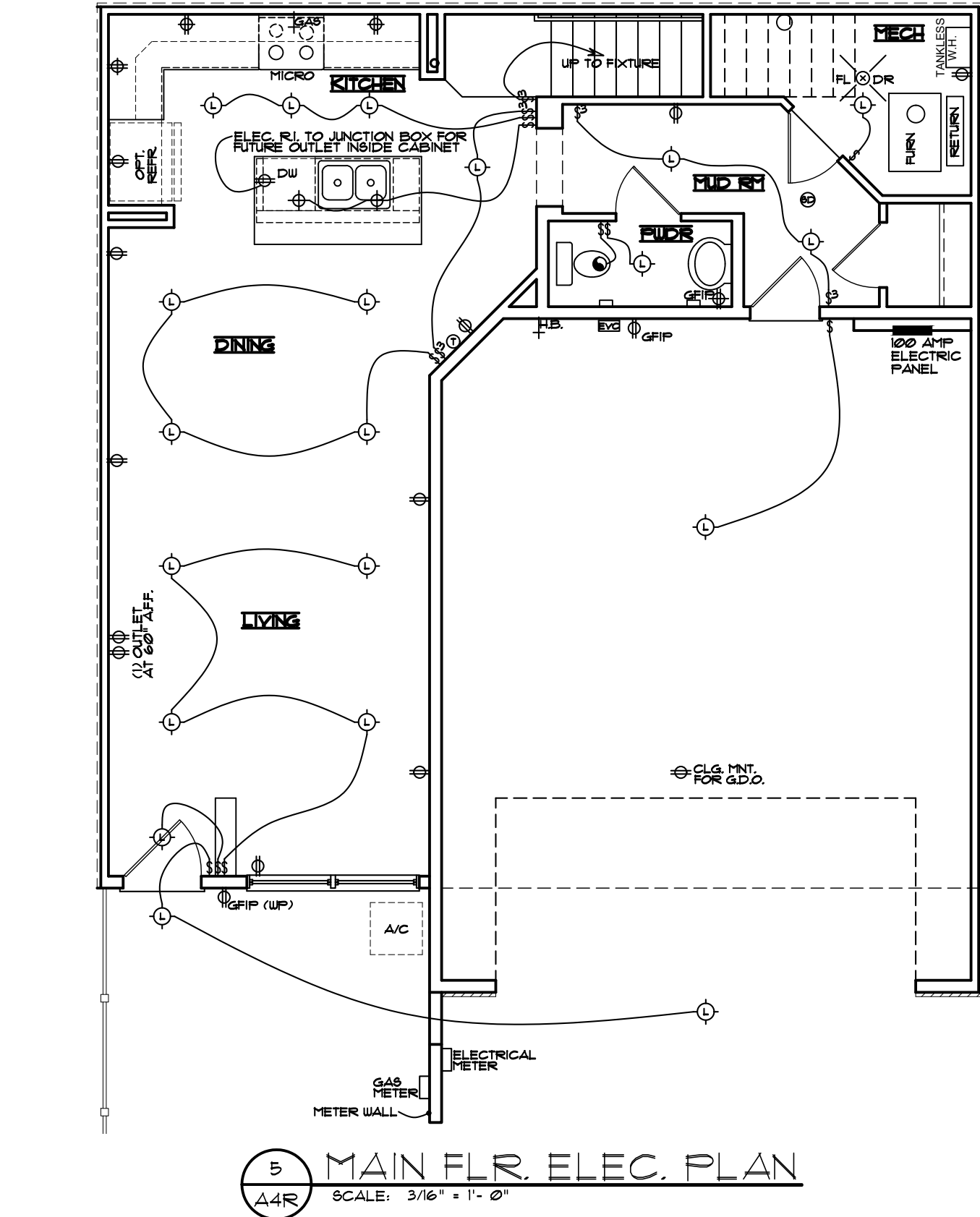
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PROJECT ADDRESS:  
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COLONIAL MANOR SERIES - CMA - LINO LAKES



- ELECTRICAL KEY**
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BLOCK NO.  
ADDITION NO.

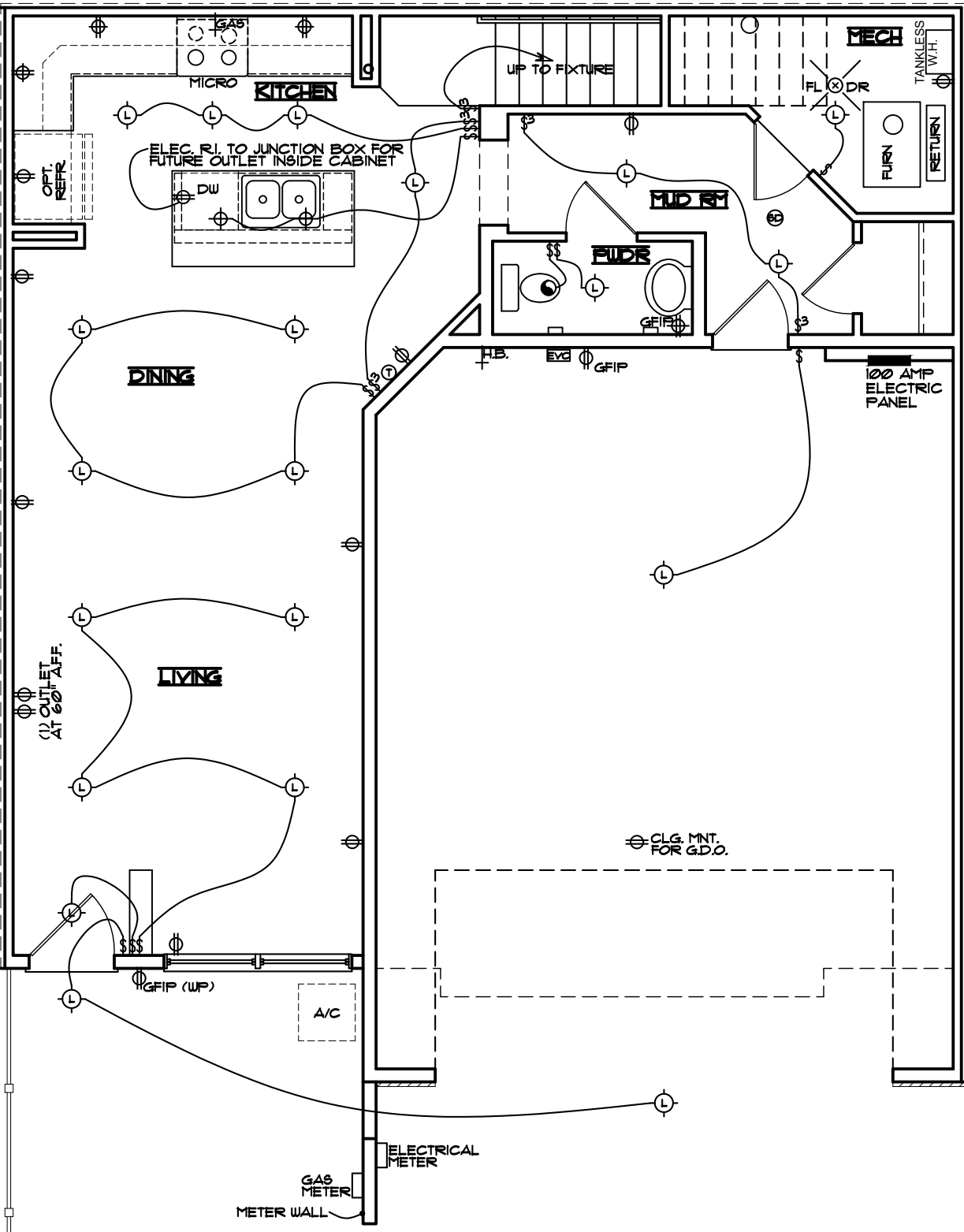
PN: 429-A  
SHEET: **A4R**

COLONIAL MANOR SERIES - CMA - LINO LAKES

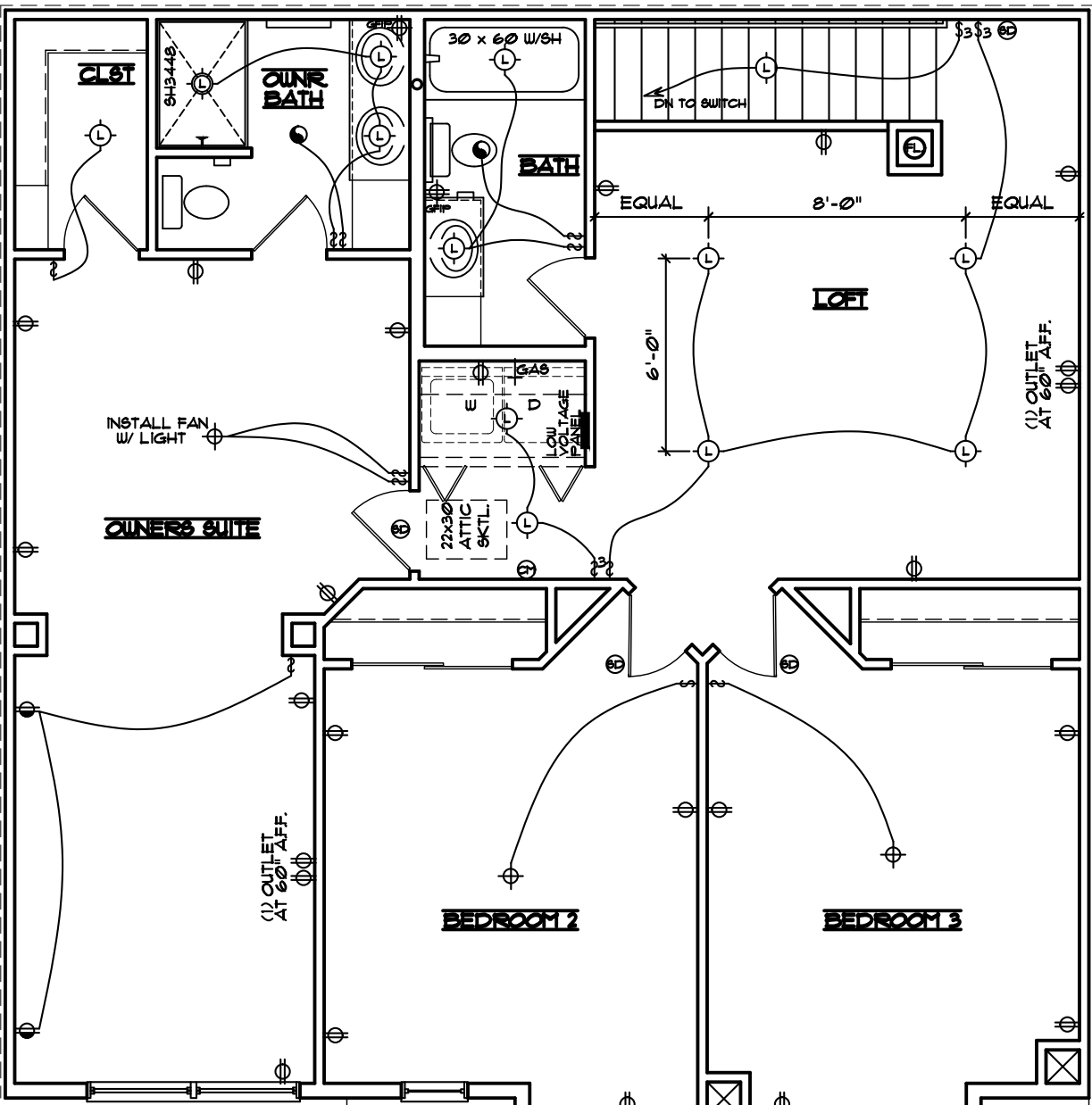


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  - ⊕ PLUGMOLD

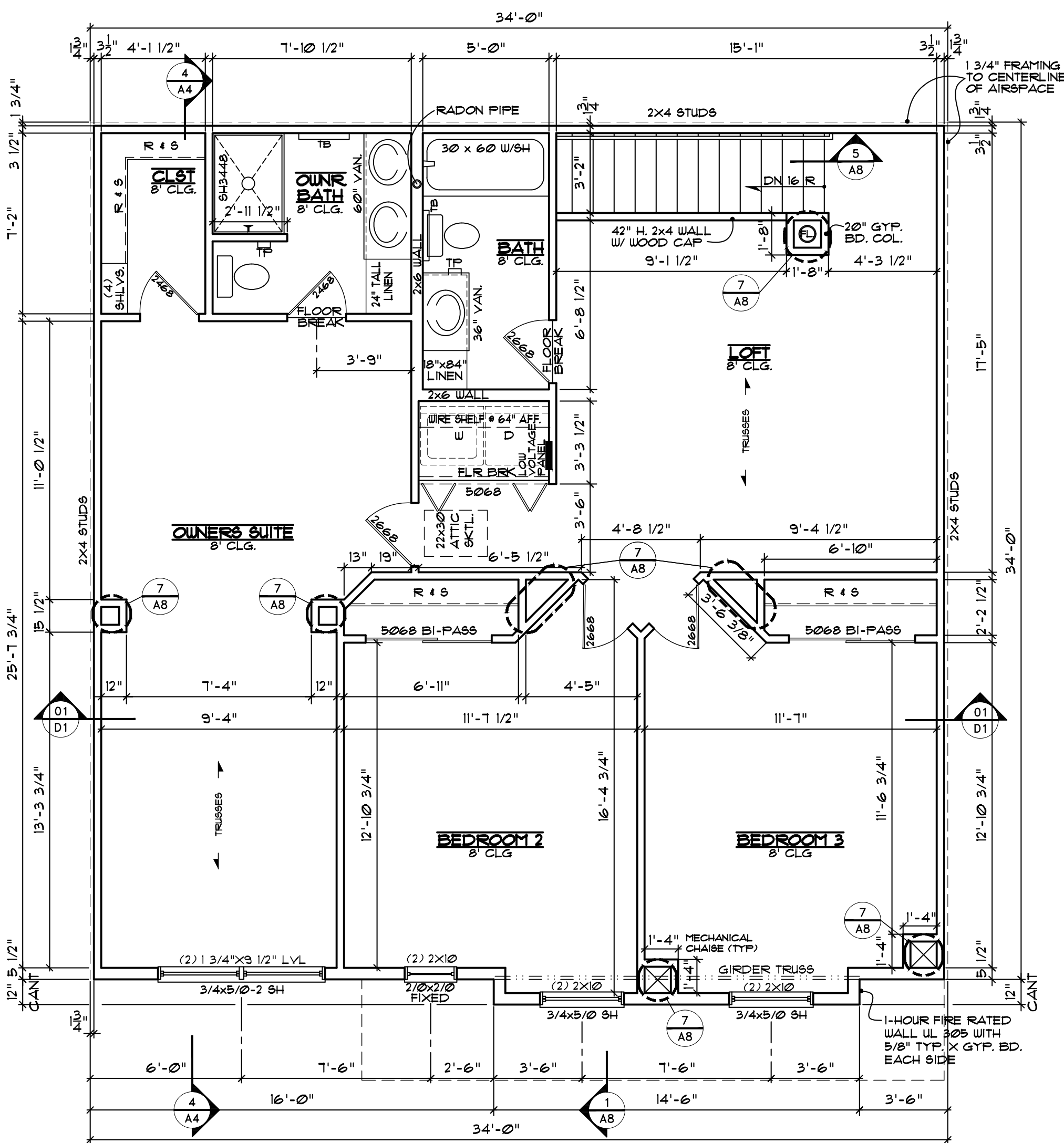
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4 MAIN FLR. ELEC. PLAN  
SCALE: 3/16" = 1'-0"

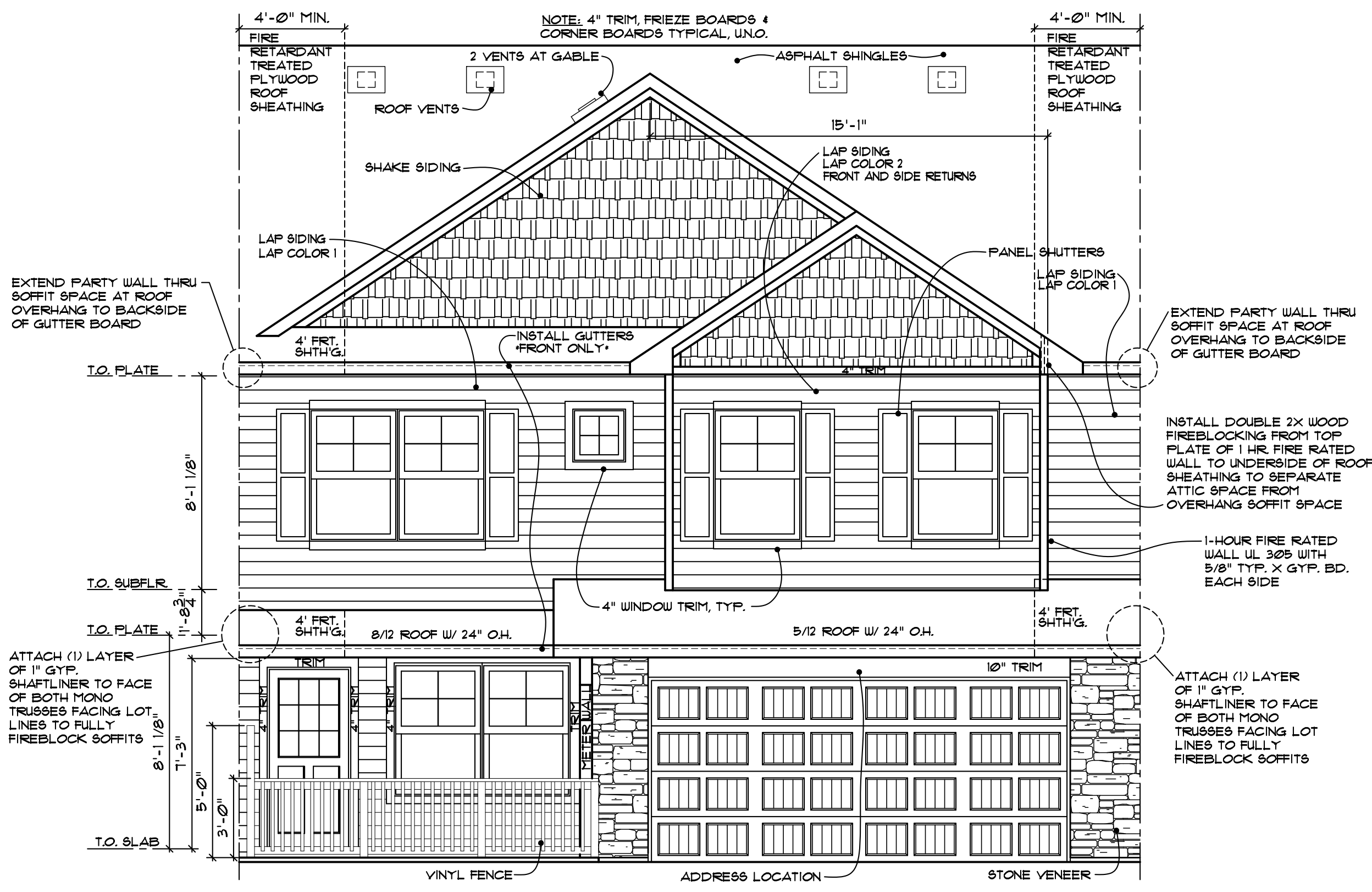


5 UPPER FLR. ELEC. PLAN  
SCALE: 3/16" = 1'-0"

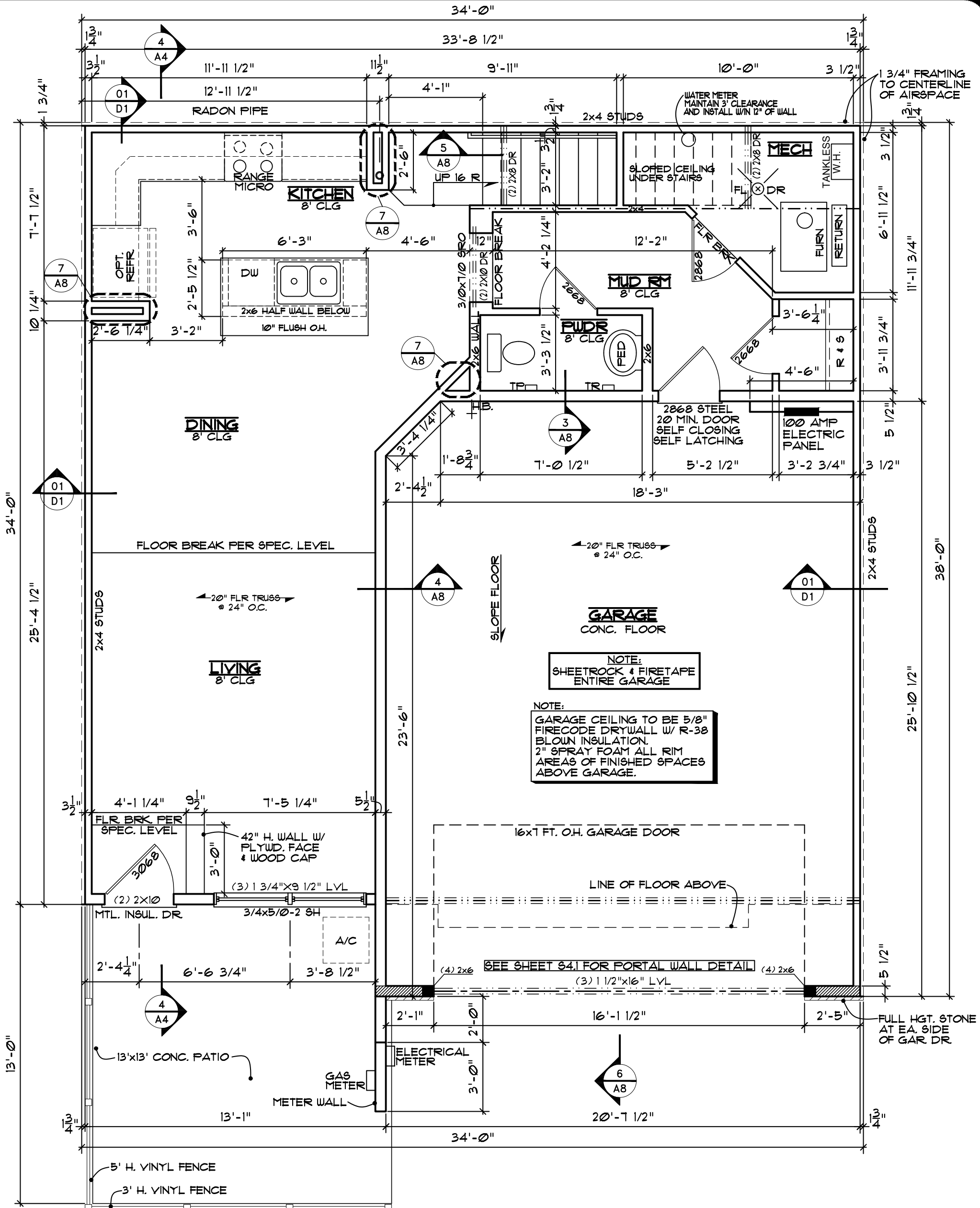


2 EA01 B2 - REVERSE UPPER FLOOR PLAN  
SCALE: 1/4" = 1'-0"

\*NOTE\*  
DIMENSIONS ARE  
FRAMING TO FRAMING



3 EA01 B2 - REVERSE FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



1 EA01 B2 - REVERSE MAIN FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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ADDITION NO.

PN:  
TITLE: 429-B  
SHEET: A5R

COLONIAL MANOR SERIES - CMA - LINO LAKES





Columbia



6 plex Row Townhomes





Charleston



Columbia



**CITY COUNCIL  
WORK SESSION STAFF REPORT  
ITEM NO. 5**

**STAFF ORIGINATOR:** Katie Larsen, City Planner

**DATE OF WORK SESSION:** February 2, 2026

**TOPIC:** Del Webb-Pulte Homes PUD Concept Plan

---

**INTRODUCTION**

The applicant, Pulte Homes of MN LLC, is proposing a master planned development in the northwest area of the City. It is located north of Main Street (CSAH 14), northeast of Sunset Ave NE (CR 53), and south of Pine Street. The development contains approximately 260 gross acres and consists of a mix of 735 residential housing units. The proposed development will be referred to as Del Webb-Pulte Homes.

Tentative Review Schedule:

|                                  |                   |
|----------------------------------|-------------------|
| Complete Application Date:       | October 27, 2025  |
| 60-Day Deadline:                 | December 27, 2025 |
| Environmental Board Meeting:     | October 29, 2025  |
| Park Board Meeting:              | November 5, 2025  |
| Planning & Zoning Board Meeting: | November 12, 2025 |
| City Council Work Session:       | February 2, 2026  |
| City Council Meeting:            | NA                |

**BACKGROUND**

The Land Use Application is for the following:

- PUD Concept Plan/Concept Plan (“Concept Plan”)

Future land use applications may include:

- Comprehensive Plan Amendment
- Rezone property from R, Rural to PUD, Planned Unit Development
- PUD Preliminary Plan/Preliminary Plat
- PUD Final Plan/Final Plat

This staff report is based on the following submittals:

- Applicant Narrative prepared by Pulte Homes dated October 13, 2025
- PUD Concept Plans and Plan Sheets prepared by Alliant dated October 2025
- Sample Home Elevations and Amenities prepared by Pulte Homes received on October 13, 2025
- Geotechnical Evaluation Report prepared by Bruan Intertec dated September 19, 2025
- Wetland Delineation Report prepared by Kjolhaug Environmental Services Company, Inc. dated August 22, 2025 and August 28, 2025

### **Current Proposal**

The proposal consists of three (3) different development areas. The Del Webb neighborhood is in the northwest area of the site. The Pulte Homes neighborhood is in the southeast area of the site. A future Planned Residential/Commercial area is in the southwest area of the site.

| <b>Neighborhood</b>            | <b># Units</b> |
|--------------------------------|----------------|
| Del Webb                       | 455            |
| Pulte Homes                    | 280            |
| Planned Residential/Commercial | TBD            |
| <b>Total Number of Units =</b> | <b>735</b>     |

See the attached applicant's narrative for a detailed description of the development.

#### *Del Webb Neighborhood*

The Del Webb neighborhood is a 55+ active adult, single level living community with private clubhouse/amenity center, private parks and trails.

| <b>Housing Type</b>            | <b># Units</b> |
|--------------------------------|----------------|
| Del Webb 44' wide lots =       | 172            |
| Del Webb 50' wide lots =       | 183            |
| Del Webb 64' wide lots =       | 100            |
| <b>Total Number of Units =</b> | <b>455</b>     |

See the attached applicant's narrative for a detailed description of the Del Webb product and experience.

#### *Pulte Homes Neighborhood*



The Pulte Homes Neighborhood consists of single family lots and townhomes.

| <b>Housing Type</b>            | <b># Units</b> |
|--------------------------------|----------------|
| Single-Family 60' wide lots =  | 89             |
| Single-Family 65' wide lots =  | 85             |
| Town Homes =                   | 106            |
| <b>Total Number of Units =</b> | <b>280</b>     |

#### *Planned Residential/Commercial (PRC) Neighborhood*

This 10 acre area is not proposed for development at this time. Future development will be evaluated as a separate, stand-alone project. It will require full preliminary plat and site plan review and will need to meet land use and density requirements of the PRC district.

Land guided PRC allows for a mix of residential, retail, and office uses to be incorporated within one building, structure, or development. Residential development in these areas may include higher-density housing options with densities ranging from 8 to 10 units per acre. This land use district provides opportunities for limited neighborhood-scale supportive commercial uses that are accessory to residential.

#### *Land Use and Open Space*

The attached Land Use – Yield Plan and following table detail the proposed land uses, acres and percentages.

| <b>Land Use</b>               | <b>Acres</b> | <b>%</b> |
|-------------------------------|--------------|----------|
| Del Webb Active Adult - 44 ft | 28.29        | 10.9%    |
| Del Webb Active Adult - 50 ft | 32.96        | 12.7%    |
| Single Family - 60 ft         | 17.93        | 6.9%     |
| Del Webb Active Adult - 64 ft | 22.28        | 8.6%     |
| Single Family - 65 ft         | 18.09        | 7.0%     |
| Townhomes                     | 3.56         | 1.4%     |
| Private Road/Driveway         | 2.39         | 0.9%     |
| Public Roadway Right of Way   | 41.12        | 15.9%    |
| Major Perimeter Right of way  | 1.52         | 0.6%     |
| Transmission Easement         | 1.36         | 0.5%     |

|                                 |               |               |
|---------------------------------|---------------|---------------|
| Lift Station                    | 0.17          | 0.1%          |
| Public Parks                    | 3.66          | 1.4%          |
| Private Open Space              | 24.73         | 9.5%          |
| Public Open Space               | 3.50          | 1.3%          |
| County Ditch / Easement         | 10.05         | 3.9%          |
| Stormwater Management           | 13.10         | 5.1%          |
| Compensatory Flood Storage      | 24.86         | 9.6%          |
| Planned Residential/Commercial* | 9.63          | 3.7%          |
| <b>Total Area</b>               | <b>259.20</b> | <b>100.0%</b> |

*\*Outlot also includes 19,598 sf of T.E. ~ Total Outlot will = 10.08 ac*

The attached Open Space Exhibit details the developments open space consisting of public and private parks, ditches, stormwater ponds, etc. creating multi-functional greenway corridors. Total open space equals 29.7%.

The Exhibit also details that 89% of the housing units abut open space.

## **ANALYSIS**

### **Existing Conditions**

The 259.2-acre site is predominately used for agricultural purposes (sod farm) with existing ditch systems running through the site, two residential homes, and a building for the sod operations. Along with the existing ditch system are 9 wetlands shown on site and are shown on the wetland delineation. A majority of the site also falls within the designated flood plain. A 100ft wide electric transmission line runs along Main Street.

### **Surrounding Zoning and Land Use**

The proposed development is bordered by Blaine to the west and the City of Columbus to the north.

| Direction | Zoning           | Current Land Use | 2040 Future Land Use |
|-----------|------------------|------------------|----------------------|
| North     | City of Columbus | City of Columbus | City of Columbus     |
| South     | R, Rural         | Agricultural     | LDR, MDR, HDR, PRC   |
| East      | R, Rural         | Agricultural     | LDR                  |
| West      | City of Blaine   | City of Blaine   | City of Blaine       |

## 2040 Comprehensive Plan

### Land Use

The proposed development area contains 4 different land use categories: Low density residential (LDR), Medium density residential (MDR), High density residential (HDR), and Planned Residential/Commercial (PRC). The City is in the process of amending the comprehensive plan land use areas to be consistent with the Main Street Master Plan.

Per the 2040 Comprehensive Plan, the site is in Planning District 2. The Comprehensive Plan states:

- Planning District 2 includes Planned Residential/Commercial areas.
  - The Robinson Farm and Main Street site is planned to accommodate an 80/20 percent mix of residential and commercial. While allowed in all areas, commercial development will be required in at least one quadrant. To ensure implementation the City may choose to rezone land to a compatible neighborhood commercial zoning district upon completion of a corridor plan. A Master Plan for the Main Street Corridor between Sunset Avenue and 4th Avenue should be completed.

In August 2025, the City approved the Main Street Master Plan. Development within the plan area shall be consistent with the Master Plan. This is discussed in more detail later in the staff report.

### Density

The following chart is a preliminary summary of the site's general housing unit range and density using Met Council's density formula:

| Land Use & Yield Breakdown - Proposed |            |                    |              |           |                       |                   |                        |               |          |               |                  |                   |                |                   |
|---------------------------------------|------------|--------------------|--------------|-----------|-----------------------|-------------------|------------------------|---------------|----------|---------------|------------------|-------------------|----------------|-------------------|
| Land Use                              | Gross Area | Preserved Wetlands | Public Parks | Major ROW | Transmission Easement | Public Open Space | County/Ditch/ Easement | Flood Storage | Net Area | Density Range | Unit Range (Low) | Unit Range (High) | Proposed Units | Resulting Density |
| LDR                                   | 157.42     | 0                  |              | 0.75      |                       | 0.31              | 6.42                   | 14.98         | 149.94   | 1.6-3.0       | 239.9            | 449.8             | 447            | 2.98              |
| MDR                                   | 48.77      | 0                  | 2.75         | 0.00      | 0.24                  | 2.12              | 0.80                   | 5.60          | 42.86    | 4.0-6.0       | 171.5            | 257.2             | 130            | 3.03              |
| HDR                                   | 38.53      | 0                  | 0.91         | 0.36      | 0.60                  | 0.98              | 2.27                   | 3.70          | 33.41    | 6.0-8.0       | 200.5            | 267.3             | 158            | 4.73              |
| Planned Res/Comm - 80% Res            | 0.00       |                    |              |           |                       |                   |                        |               | 0.00     | 8.0-10.0      |                  |                   |                |                   |
| Planned Res/Comm - 20% Com            | 0.00       |                    |              |           |                       |                   |                        |               | 0.00     | NA            |                  |                   |                |                   |
| Totals                                | 244.72     | 0.00               | 3.66         | 1.11      | 0.84                  | 3.41              | 9.49                   | 24.28         | 226.21   | NA            | 612              | 974               | 735            | 3.25              |

Note, the Planned Residential/Commercial area is not included in these density calculations. Future development of the PRC area will need to meet land use and density requirements on its own.

The preliminary range of allowed housing units for the entire site is 612 to 974. The proposed 735 housing units falls within this density range. The development's overall net density is 3.25 units per acre.



### *Growth Management Strategy*

Page 3-17 of the 2040 Comprehensive Plan details the City's Growth Management Strategy. The strategy works in conjunction with the City's utility staging plan.

The City will plan to accommodate an annual average of 230 units per year over each 5-year phasing period not to exceed 345 units in any one year. From 2010 to 2024, the City's average annual number of units is 123. This is less than the allowed 230 unit annual allocation.

With existing projects underway the project will be phased over multiple years to meet growth management requirements.

### **Main Street Master Plan**

In August 2025, the City approved the Main Street Master Plan. The Master Plan outlines a vision to guide future development within a 962-acre study area in the city's northwestern corner. It also provides guidance on enhancing and conserving natural resources, as well as integrating development with adjacent neighborhoods and existing transportation networks. Although this Main Street Master Plan does not select a final development plan, it does identify a preferred scenario to guide development withing the study area.

The Del Webb-Pulte Homes development is within the Main Street Master Plan study area and will be reviewed against the Master Plan preferred scenario for consistency.

### *Preferred Development Scenario*

The Preferred Development Scenario 2 master plan (Master Plan) identifies general locations of minor drainage route, stormwater detention areas, pocket parks, planned residential/commercial neighborhood, natural landscape, greenway system, neighborhood park, major drainage route and priority wetlands.

In comparison, the Del Webb-Pulte Homes development is consistent with the Master Plan-Preferred Development Scenario.

### *Land Use Plan*

As discussed, the proposed development area contains 4 different land use categories: Low density residential (LDR), Medium density residential (MDR), High density residential (HDR), and Planned Residential/Commercial (PRC). The City is in the process of amending the comprehensive plan land use areas to be consistent with the Main Street Master Plan.

In comparison, the Del Webb-Pulte Homes development is consistent with the Master Plan-Land Use Plan.

#### Staff Comments:

1. A comprehensive plan amendment may be required for the project to adjust the land use boundaries.

#### *Mobility-Roadway Network*

Main Street is a principal arterial street, 4<sup>th</sup> Avenue and a section of Pine Street are major collectors streets. A roundabout exists at Main Street and Sunset Avenue.

The Master Plan identifies the need and general locations for future minor collector streets extending from the Main Street, 4<sup>th</sup> Avenue, and Pine Street to the center of the area. Half-mile access along Main Street is also identified.

In comparison, the Del Webb-Pulte Homes development is consistent with the Master Plan-Roadway Network. Minor collector streets are provided from the Main St/Sunset Ave roundabout to the public park and ½ mile access roundabout is provided along Main Street. A connection to Pine Street will be made to the east the Del Webb-Pulte Homes neighborhood with future development of that area.

#### Staff Comments:

1. A street shall be stubbed to the east from the Del Webb neighborhood.
2. A street shall be stubbed to the north, just west of the 2.75 acre Public Park.
3. An emergency access shall be provided to Pine Street within the Del Webb neighborhood.
4. Private streets shall not exceed 500ft in length.
5. The need for additional road right-of-way along the west section of Pine Street shall be evaluated.
6. The Main Street and Sunset Avenue intersection shall comply with the 2024 Lino Lakes Gateway Planning manual primary gateway elements such as monument signs, landscaping, etc.
7. A stronger collector road connection from Main Street/Sunset Avenue to Public Park is needed.

#### *Mobility-Trails*

The Main Street Master Plan identifies the need for trail corridors along the minor collector streets.

In comparison, the Del Webb-Pulte Homes development is consistent with the Master Plan-Trails. Trails are provided along the collector roads and throughout the development.

#### Staff Comments:

1. A trail shall be constructed along the north side of CSAH 14 (Main Street).
2. Trail corridors in the Pulte Homes neighborhood shall be a minimum 30-40 feet in width above the high water level.

### *Drainage*

The Main Street Master Plan identifies the location of existing and future drainage systems.

In comparison, the Del Webb-Pulte Homes development is consistent with the Master Plan-Drainage System. Major and minor drainage systems/ditches are rerouted and created throughout the development and establish multi-functional greenway corridors.

### *Natural Systems*

The Main Street Master Plan identifies the general location of the greenway and natural resource enhancement system. The greenway system generally follows the drainage systems.

In comparison, the Del Webb-Pulte Homes development is consistent with the Master Plan-Natural Systems plan. Multi-functional greenway corridors with trails, ditches and open space are created throughout the development.

### *Conservation Framework*

The Main Street Master Plan details a conservation framework including 50ft wide ditch maintenance easements on each side of the ditch, buffer widths, and cross-sections.

If the Del Webb-Pulte Homes moves forward, preliminary plans shall detail compliance with the conservation framework.

### *Parks and Open Space*

The Main Street Master Plan identifies locations of neighborhood park, pocket parks, and open space.

In comparison, the Del Webb-Pulte Homes development is consistent with the Master Plan-Parks and Open Space plan. The Pulte Homes neighborhood includes a 2.75 acre public park, 1 acre pocket park and public trails. The 2.75 acre public park accounts for about ¼ of the total neighborhood park as noted in the Master Plan. The Del Webb neighborhood has a large private park, dog park, open space, and private trails.

The Park Board reviewed the concept plan on November 5, 2025. Their comments are noted later in the staff report.



#### Staff Comments:

1. Only land that is reasonably suitable for public park use and location shall be credited for parkland dedication.
2. A trail shall be constructed along the north side of CSAH 14 (Main Street).
3. Trail corridors in the Pulte Homes neighborhood shall be a minimum 30-40 feet in width above the high water level.
4. Public park land dedication and public trail costs will be credited to the developer.
5. Private park land, private trail, and amenity center costs will not be credited to the developer.
6. Park dedication fees could potentially be used to acquire additional land to expand public neighborhood park.

#### *Major Road Sections*

The Main Street Master Plan details major road section cross sections with open space/storm water detention.

If the Del Webb-Pulte Homes proposal moves forward, preliminary plans shall detail compliance with the major road section requirements.

#### Staff Comments:

1. Along Main Street, more open space and stormwater detention consistent with the Master Plan shall be provided.

#### *Utilities-Water Supply and Sanitary Sewer*

The Main Street Master Plan details water supply and sanitary sewer requirements. See Engineering Memo for more information.

If the Del Webb-Pulte Homes proposal moves forward, preliminary plans shall detail compliance with the utility system.

#### *Development Phasing Plan*

The Main Street Master Plan details a development phasing plan based on the City's utility staging plan. The City is currently amending its 2040 Comprehensive Plan-Utility Staging Plan to be consistent with the Master Plan.

If the Del Webb-Pulte Homes proposal moves forward, preliminary plans shall detail consistency with the utility staging plan.

#### **Current Zoning and Land Use**

|                                           |                                                                           |
|-------------------------------------------|---------------------------------------------------------------------------|
| <b>Current Zoning</b>                     | R, Rural                                                                  |
| <b>Current Land Use</b>                   | Agricultural and Rural Residential                                        |
| <b>Future Land Use per 2040 Comp Plan</b> | Low Density, Medium Density, High Density, Planned Residential/Commercial |
| <b>Utility Staging Area</b>               | Stage 2A (2030-2035)<br>Stage 2B (2035-2040)<br>Stage 3 (Post 2040)       |

The City is in the process of amending the comprehensive plan utility staging areas to be consistent with the Main Street Master Plan.

### **Rezoning**

The property is currently zoned R, Rural. The R, Rural zoning is a holding district until municipal water and sanitary sewer are available to the site and the property owner is interested in having their property developed. The property would need to be rezoned to PUD, Planned Unit Development to allow for zoning and flexibility.

### **PUD Land Use and Conventional Zoning District**

City Code Section 1007.024 details the PUD, Planned Unit Development requirements. The purpose of the PUD is to provide a zoning district that grants flexibility from certain conventional zoning regulations in order to achieve public benefits that may not otherwise be obtained under standard zoning regulations. These public benefits are detailed in City Code Section 1007.024(2) and discussed later in this report.

City Code Section 1007.024(4) details the PUD Land Use and correlating conventional zoning district standards. These conventional zoning district standards serve as guidelines but may be departed from to accomplish public value purposes.

A summary of PUD public benefit vs PUD flexibility is provided at the end of this staff report.

### Conventional Zoning District Guidelines and PUD Flexibility

#### *Lot Width and Lot Sizes*

The attached PUD Land Use and Conventional Zoning District Guidelines Chart details the PUD Land Use and correlating conventional residential zoning district requirements. The chart also compares the proposed development to these guidelines.

The Del Webb neighborhood proposes 44ft, 50ft, and 64ft wide single family lots. PUD flexibility is required for the 44ft and 50ft wide lots and lot sizes.

The Pulte Homes neighborhood proposes 60ft and 65ft wide single family lots and townhomes. No PUD flexibility is required.

Staff Comments:

1. Per the subdivision ordinance, minimum lot area for urban lots shall consist of buildable land exclusive of utility transmission easements or water course easements that encumber lot development. The minimum lot areas shall also consist of buildable land exclusive of oversized easements or buffers.

*Setbacks*

The following charts compare the conventional City ordinance requirements to the proposed setbacks. R-2 requirements will be applied to the single family lots. R-4 requirements will be applied to the townhomes.

| Residential Single Family | City Ordinance Requirement           | Proposed Setbacks                                    | PUD Flexibility Required? |
|---------------------------|--------------------------------------|------------------------------------------------------|---------------------------|
| Street ROW                | R-2 = 25 ft                          | Del Webb = 25 ft<br>Pulte Homes = 25 ft              | No                        |
| Rear Lot Line             | R-2 = 25 ft                          | Del Webb = 25 ft<br>Pulte Homes = 25 ft              | No                        |
| Side Lot Line             | R-2 =<br>5 ft garage/<br>10 ft house | Del Webb = 5ft / 5ft<br>Pulte Homes = 7.5ft / 7.5 ft | Yes                       |

| Townhomes                             | City Ordinance Requirement | Proposed Setbacks | PUD Flexibility Required?                   |
|---------------------------------------|----------------------------|-------------------|---------------------------------------------|
| Public Street<br>(from lot line)      | R4 = 30 ft                 | 40 ft             | No                                          |
| Private Street<br>(from back of curb) | R4 = 25 ft                 | 22 ft             | Driveways<br>shall be min<br>25ft in length |
| Rear Lot Line                         | R4 = 30 ft                 | 30 ft             | No                                          |
| Side Lot Line                         | R4 = 20 ft                 | 10 ft             | Yes                                         |

Staff Comments:

1. Townhome driveway lengths onto private driveways shall be a minimum 25ft.



2. City Code Section 1007.024(6) further details Urban Residential Planned Unit Development requirements regarding municipal water and sanitary sewer services, density, open space, neighborhood performance standards and yards. The applicant shall demonstrate these requirements are met.

### **Building Design Standards and Other Performance Standards**

Building and architectural design standard review is not required at concept plan level. City Code Section 1007.043 details minimum residential building design standard requirements. The conventional residential zoning districts also provide addition requirements. Attached are sample single family and townhome elevations.

The applicant provides the following garage size summary. Please see applicant's narrative for additional information. City garage size requirements are minimum 520 sf footprint.

| Lot Types                         | Persons/Household | Garage Size |
|-----------------------------------|-------------------|-------------|
| Single family 45' home on 60' lot | 4-5               | +520 sf     |
| Single family 50' home on 65' lot | 4-5               | +520 sf     |
| Townhomes                         | 1-3               | 404 sf      |
| Del Webb 54' home                 | 2                 | +520 sf     |
| Del Webb 40' home                 | 1-2               | 399-537 sf  |
| Del Webb 34' home                 | 1-2               | 381-443 sf  |

### Staff Comments:

1. Staff suggests the Pulte Homes neighborhood single family homes meet the City Code Section 1007.043(2)(a) Single family detached dwellings requirements and City Code Section 1007.112 R-2 requirements.
  - a. The R-2 requirements detail garage forward of house regulations.
2. Staff suggests the Pulte Homes neighborhood townhomes meet the City Code Section 1007.043(2)(b) townhome design requirements and City Code Section 1007.114 R-4 requirements.
3. Staff recommends the Del Webb neighborhood be provided flexibility regarding garage sizes and R-2 Building Requirements.
4. Performance standards (architecture, parking spaces, lighting, landscaping, etc.) will be fully evaluated in with the complete submittal of PUD Preliminary Plan/Preliminary Plat.
5. Higher architectural standards may be required for PUD flexibility.

### **Subdivision Ordinance**

#### *Blocks and Lots*

The proposed development provides a mix of residential lots and blocks. Outlots will contain floodplain mitigation, buffers, stormwater ponds, public and private open space/parks etc.

### *Streets and Alleys*

CSAH 14 (Main Street) is a Principal Arterial road. Internal streets consist of minor collector, local streets and private streets intended to serve the site. Public sidewalks are provided along the streets.

#### Staff Comments:

1. Seventy-five (75) feet total of road right-of-way shall be dedicated along CSAH 14.
2. Thirty-three (33) feet of road right-of-way shall be dedicated along Pine Street.
3. Private streets shall be a minimum of 26 ft wide back to back.
4. Townhome driveway lengths shall be a minimum 25ft.
5. The applicant, City, and adjacent property owners should work together to establish road right-of-way, green way corridors and future access points.
5. A street shall be stubbed to the east from the Del Webb neighborhood.
6. A street shall be stubbed to the north, just west of the 2.75 acre Public Park.
7. An emergency access shall be provided to Pine Street within the Del Webb neighborhood.
8. Private streets shall not exceed 500ft in length.
9. The need for additional road right-of-way along the west section of Pine Street shall be evaluated.

### *Easements*

#### Staff Comments:

1. Standard drainage and utility easements at least 10 feet wide shall be provided along all lot lines.
2. Drainage and utility easements shall also be dedicated over stormwater management facilities.
3. Conservation easements and buffers shall be required over open space, ditches, and greenway corridors.
4. Ditch maintenance easements shall be provided.

### *Stormwater Management and Erosion and Sediment Control*

The concept plan shows multiple stormwater ponds throughout the development. They are part of the multi-purpose greenway corridor incorporating trails, stormwater management, floodplain, ditches, and open space.

### *Yield Plan*

As required per City Code Section 1001.026(4), the applicant submitted the attached yield plan. The yield plan shows the maximum number of dwelling units that would be permitted given the minimum lot size and lot widths for conventional subdivisions and other requirements of the Lino Lakes Zoning and Subdivision Chapters.

The submitted yield plan indicates single family lots (454), twin homes (455) and townhomes (128) totaling of 1,037 housing units.

The proposed concept plan is 735 housing units.

#### *Phasing Plan*

The phasing plan indicates three (3) phases of residential development. The Planned Residential/Commercial area is a future phase.

#### *Traffic Study*

A traffic study is not required at the time of concept plan review. General trip numbers were provided indicating weekday ADT of 4,171 with AM Peak 281 and PM Peak 348.

#### Staff Comments:

1. The traffic study will be fully evaluated for compliance with the Main Street AUAR with submission of the PUD Preliminary Plan/Preliminary Plat.

#### **Tree Preservation and Landscaping**

A Tree Preservation Plan and Landscape Plan in compliance with Section 1007.043(17), Required Screening, Landscaping and Buffer Yards shall be submitted. Additional landscaping may be required as a condition of the PUD.

#### Staff Comments:

1. A noise study will be required with the PUD Preliminary Plan/Preliminary Plat.
  - a. Berm and/or any noise mitigation requirements shall be measured from side or rear yard ground elevations to top of berm or fence.

#### **Main Street Alternative Urban Areawide Review (AUAR)**

The City adopted the Main Street AUAR in August 2025. The development is within the AUAR area. All development within the study area must comply with the AUAR mitigation plan.

#### Staff Comment:



1. The applicant shall show compliance with the AUAR mitigation plan with submission of the PUD Preliminary Plan/Preliminary Plat.

## **Wetlands**

There are nine (9) wetlands totaling 1.11 acres identified on site. A majority of the wetlands are on the northern half of the property with the larger wetlands primarily on the northeast parcel. Four (4) of the wetlands are currently with the farmed area of the parcel and can be seen with turf grass in the wetland area. These areas are farmed and disturbed every year, likely leading to no wetland vegetation and very little wildlife habitat. Wetlands on the Peterson parcel are larger and more natural. Inventory of plant species should be completed within these wetlands as part of the rare plant survey.

Any impacts to wetlands onsite are required to meet WCA requirements and provide mitigation. There may be opportunities for onsite mitigation within the floodplain storage areas. Otherwise, an approved wetland mitigation and banking plan will be required.

### Staff Comments:

1. Consideration should be given to minimize disruption to the large wetland on the Peterson property, opportunities for restoration be evaluated and incorporate the wetland and parts of the surrounding wooded area into the open space network.

## **Floodplain**

The 2015 FEMA Floodplain Map indicates Zone A flood plain on the site. The site will be graded and flood storage and stormwater ponds incorporated into the development. Any floodplain impacts are subject to City requirements per City Code Chapter 1103.

### Staff Comments:

1. A Base Flood Elevation is required to be determined, using detailed methods acceptable by the Federal Emergency Management Agency (FEMA).
2. A FEMA CLOMR and LOMR may be required for development if there are floodplain impacts.

## **Additional City and Government Agency Review Comments**

- Anoka County Highway Department, October 23, 2025 email:
  - We request an additional 15 feet of ROW (for a total of 75 ft) from centerline for future reconstruction purposes.
  - The proposed RAB at the east access should be a developer funded, agency led project. There will be no temporary access allowed at this location.

- A trail along CSAH 14 between the RABs should be constructed with this development.
- We recommend a connection to Pine St to the north to potentially alleviate some traffic entering the RABs on CSAH 14 as well as another way for emergency services to access the development.
- Right of access should be dedicated to Anoka County between the RABs.
- City of Blaine, October 23, 2025 email:
  - We would suggest that the lots adjacent to the City of Blaine on the west side of the proposed development be closer in width to the existing lots in Blaine (65-foot-wide lots). Therefore, we are suggesting the proposed 50-foot-wide lots on the west property line be changed to 64-foot-wide lots.
  - Approve of the north leg alignment from the CSAH 14 roundabout. This will allow access to the 20-acre parcel in Blaine.
  - The rerouting of the existing ditch on the east city limits is concerning as all the existing developments in Blaine discharge to it and will need to be accounted for in the realignment.
  - The undeveloped 20-acre parcel will also need to be accounted for in the ditch realignment. Depending on how it develops in the future a storm water outlet will need to be accessible to the ditch system.
- City of Ham Lake did not provide comments.
- City of Columbus requests road right-of-way be dedicated along Pine Street.
- Centennial ISD#12 and Forest Lake #831 did not provide comments.
- Lino Lakes Police Department recommends an access to the development from the North off of Pine St.
- Lino Lakes Fire Department inquired about access to Pine Street, hydrant locations and street widths.
- City Engineer comments are provided in the attached memo.
- Environmental Board comments are provided in the attached memo.
- The Park Board reviewed the concept plan on November 5, 2025 and recommended approval as presented.
- The Planning & Zoning Board November 12, 2025 meeting minutes are attached.

**PUD Preliminary Plan/Preliminary Plat**

The City's review and comments on the concept plan's relation to the 2040 Comprehensive Plan and development regulations does not grant any rights to the applicant to develop the property as depicted by the concept plan.

A land use application for PUD Preliminary Plan/Preliminary Plat shall be required. If required by the City Council, the developer shall have a neighborhood meeting prior to submittal of a PUD Preliminary Plan/Preliminary Plat.

### **PUD Public Benefit vs PUD Flexibility Summary**

Per City Code Section 1007.024:

- (2) The PUD, by allowing deviation from the strict provisions of this ordinance related to setbacks, heights, lot area, width and depths, yards, etc., may be considered by the City when it would result in one or more of the following public benefits:
  - (a) Implementation of a master plan consistent with the Planning District objectives of the Comprehensive Plan.

*The Main Street Master Plan was adopted by City Council in August 2025. The Del Webb-Pulte Homes development implements the master plan.*

- (b) Preservation and enhancement of desirable site characteristics such as wildlife habitat, unique natural resources, existing vegetation, natural topography, geologic features and reduction of negative impacts on the environment.

*The Del Webb-Pulte Homes development preserves and enhances the wildlife habitat, unique natural resources, existing vegetation, natural topography, geologic features and reduces the negative impact on the environment by creating a multi-functional greenway corridor with wider ditch easements, stormwater management, trail system and open space. The greenway corridor will also be protected by a vegetative buffer that provides additional protection to the natural resources.*

*The site provides opportunity to implement a stormwater reuse system for irrigation purposes. The system should be evaluated and implemented to the greatest extent feasible to offset the use of municipal water for irrigation.*

- (c) Creative use of land and related physical development which allows a phased and orderly transition of varying land uses in close proximity to each other.

*The Del Webb-Pulte Homes development creates two unique residential neighborhoods with an emphasis on 89% of the lots abutting open space.*



- (d) Efficient use of land resulting in smaller networks of utilities and streets thereby lowering development costs and public investments.

*Private streets and reduced lot widths result in efficient, smaller networks of utilities and streets. This lowers development costs and public investments.*

- (e) Mix of land use types.

*The Del Webb -Pulte Homes development includes a mix of residential housing types within low, medium and high density land uses.*

- (f) Provision of a housing type or target housing price that is desirable to the City.

*The Del Webb-Pulte Homes development proposes a mix of residential housing types consisting of townhomes and varying single family lot sizes. This variety in housing types supports life-cycle housing that is desirable to the City.*

- (g) Other public benefits and values as recognized in the City's Comprehensive Plan.

Per the 2040 Comprehensive Plan, page 3-3 of the Land Use Plan: Goal 1, Policy e. details the following additional public values that may be achieved in the Del Webb-Pulte Homes concept plan:

- Preserving open space, providing park dedication and trails, and/or providing stormwater management areas, in excess of minimum standards to implement the greenway system
- Using "green" building and low impact development techniques
- Restoring/enhancing ecological systems
- Managing stormwater using natural filtration and other ecologically based approaches
- Providing life-cycle and affordable housing
- Providing infrastructure that benefits community beyond the project site that would otherwise not be financially feasible

### Summary

#### *Public Benefit Gained:*

1. Variety of housing types and lot sizes including single family lots to townhomes.
2. 55+ active adult Del Webb neighborhood
3. Multi-functional greenway corridor and storm water management system.
4. Preservation, protection, and enhancement of ditch system and natural resources.
5. Efficient use of land and private streets resulting in smaller network of utilities and streets.

6. Life-cycle housing.
7. Creation and preservation of open space that is accessible to the public.
8. Creation of trail corridor along Main Street that is accessible to the public.
9. More parkland dedication fees available for public park development.
10. Wider landscape buffers and trail corridors.
11. Single family detached housing product vs. two-family.

*Flexibility Provided:*

1. 44ft and 50ft wide single family lots vs 60ft wide in the Del Webb neighborhood.
2. Decreased side yard setbacks from 10ft to 7.5ft for Pulte Home single family lots.
3. Decreased side yard setbacks from 20ft to 10ft for the Pulte Home townhomes.
4. Decreased side yard setbacks from 10ft to 5ft for Del Webb single family lots.
5. Reduced garage sizes for the townhomes and some of the Del Webb single family homes.

**REQUESTED COUNCIL DIRECTION**

None. Discussion only.

**ATTACHMENTS**

1. Applicant's Narrative
2. Concept Plan-Engineering
3. Concept Plan-Rendering
4. Phasing Plan
5. Land Use-Existing
6. Land Use Area and Density Plan
7. Map Showing Surrounding Area
8. Open Space Exhibit
9. Photos from Surrounding Streets
10. Setback Exhibit
11. Combined Survey
12. Existing Wetlands
13. Yield Plan
14. Amenities
15. Home Elevations
16. Main Street Master Plan
17. PUD Land Use and Conventional Zoning District Guidelines Chart
18. City Engineer Memo dated November 6, 2025
19. Environmental Memo dated October 29, 2025
20. Planning & Zoning Board Minutes from November 12, 2025 Meeting



Del Webb®

Pulte  
HOMES

**APPLICATION FOR:  
PUD CONCEPT PLAN REVIEW**

**LINO LAKES, MINNESOTA  
October 13, 2025**

## Table of Contents

1. Executive Summary
2. Introduction
3. Our Vision
4. The Property
5. Key Facts
6. Del Webb – An Iconic Brand
7. The Concept Plan
8. Serving the 55+ Buyer
9. Comprehensive Plan Compliance
10. Balancing Zoning & Comprehensive Plan
11. Our Homes
12. Infrastructure
13. Environmental
14. Schedule
15. Why should you support this application?

## 1. Executive Summary

We have planned an extraordinary neighborhood that caters to a broad range of demographics. The newly approved Master Plan was the core model for creating this neighborhood and many details have translated directly from the Master Plan to the new neighborhood. In total, it consists of the iconic 55+ Active Adult Del Webb brand (455 homes), Pulte townhomes (106) and distinct types of Pulte single-family homes (174 homes) for a total of 735 homes.

We have also created a 10-acre lot/outlot guided for “Planned Residential/Commercial”. Our initial conversations with retail developers indicate that there is little demand for retail in this area currently. We recognize that future applications specific to this lot/outlot will be required which will formalize the actual uses on this lot/outlot.

Here is a concise summary of how this application directly addresses City goals:

- a) It closely follows the recently completed Lino Lakes Main Street Master Plan (“Master Plan”).

- b) It provides life-cycle housing in one application, serving a broad range of demographic groups.
- c) It delivers a beautiful and iconic age-restricted (55+) Del Webb neighborhood for desperately needed single level living in an active adult neighborhood.
- d) We have planned for the dedication of land for public parks and a future lift station property.
- e) This application provides the most effective approach to concurrently satisfying diverse and varying goals:
  - a. Met Council density requirements,
  - b. Satisfying a strong need for single level living,
  - c. Minimizing peak demand on the water system, transportation network, and the park system due to many Del Webb residents being retired.
  - d. Welcoming high-quality citizens into the city. Many Del Webb residents will be volunteers in the community.

## 2. Introduction

PulteGroup (“Pulte”) is pleased to be submitting this application for PUD Concept Plan review.

Pulte’s company vision is ***“Building Consumer Inspired Homes and Communities to Make Lives Better.”*** We currently operate under two distinct brands of homebuilding throughout the Twin Cities: Pulte Homes and Del Webb. This application is for the creation of a large neighborhood that contains distinct types of housing catering to various demographic groups. One area will hold the iconic and highly sought after Del Webb brand. The remaining areas will provide a range of housing under the traditional Pulte Homes brand.

Pulte’s Minnesota Division has an office in Bloomington and will sell 600 to 700 homes in the Twin Cities in 2025.

Pulte will function as both developer of the property and builder of the homes within the new neighborhood. Our team consists of:

- Pulte - Paul Heuer, 1650 W 82<sup>nd</sup> Street, Suite 300, Bloomington, MN 55431
- Property owners – Clark/Heather Robinson, Daniel/Hope Robinson, Scott/Jean Robinson, and Dustin Peterson
- Civil engineer, surveyor, landscape architect – Mark Rausch with Alliant Engineering
- Geotechnical consultant – Braun Intertec
- Wetland and environmental issues – Melissa Barrett with Kjolhaug

## 3. Our Vision

We approached the creation of this neighborhood with clear goals:

- a) Gateway into the City of Lino Lakes – Our vision for this property starts with the City’s new “Lino Lakes Main Street Master Plan.” This plan was used as the basis for our vision. The Main/Sunset intersection acts as the gateway into the city. As such, we followed the strong ideas outlined in the Master Plan such as placing “Planned Residential/Commercial” property at this high-profile intersection and providing ponding along Main Street to create an attractive entry into the city. Land uses decrease in



intensity as we gain distance from the gateway. We have also provided an attractive and convenient public trail connection from the Main/Sunset intersection, past the Planned Res/Comm and to the future public park, with pleasant views of ponds and open space. These traits maximize the beauty of the gateway into the city, the experience of walking or riding a bike on the public trail, and of the new neighborhood.

- b) Life Cycle Housing – A prominent goal in the City Comprehensive Plan is to provide diverse housing and life-cycle housing. In directly addressing these goals and needs, we are proposing a wide range of housing types with this application. Together, this combination of homes serves a wide range of demographic groups. And most importantly, we are providing single level homes serving the 55+ demographic which is desperately needed and desired by residents in this area. Homes will consist of:
- i. Townhomes targeting first time homeowners (singles and couples)
  - ii. Smaller single-family homes for young families
  - iii. Larger single-family homes for move up buyers
  - iv. Single level homes 55+ singles and couples

## 4. The Property

### Legal Description

The Northwest Quarter of the Southwest Quarter and Southwest Quarter of the Southwest Quarter, Section 6, Township 31, Range 22, Anoka County, Minnesota. Except that part of the West Half of the Southwest Quarter of Section 6, Township 31 North, Range 22 West, Anoka County, Minnesota, described as follows: Commencing at the Southwest corner of said Southwest Quarter of Section 6; thence North 00 degrees 02 minutes 07 seconds East assumed bearing along the west line of said Southwest Quarter, a distance of 60.00 feet to the northerly right of way of County State Aid Highway No. 14 per ANOKA COUNTY RIGHT OF WAY PLAT NO. 50 and point of beginning; thence North 00 degrees 02 minutes 07 seconds East continuing along said west line, a distance of 30.00 feet; thence South 89 degrees 57 minutes 37 seconds East, a distance of 35.00 feet; thence South 27 degrees 51 minutes 14 seconds East, a distance of 32.10 feet to said northerly right of way; thence South 88 degrees 10 minutes 44 seconds West along said northerly right of way, a distance of 49.96 feet to the point of beginning there terminating.

And

That part of E1/2 of NW1/4 of Section 6 Township 31 Range 22 lying West of East 905 feet thereof, except that part of SD E1/2 described as follows: Commencing at N1/4.

### Property Identification Numbers

06-31-22-32-0002  
06-31-22-23-0001  
06-31-22-22-0006  
06-31-22-34-0001  
06-31-22-34-0002  
06-31-22-31-0001  
06-31-22-21-0008

## Addresses

5 Main Street, Lino Lakes, MN 55014  
77 Main Street, Lino Lakes, MN 55014  
70 Pine Street, Lino Lakes, MN 55014

## 5. Key Facts

- Total gross area = 259.2 acres
- Total number of units = 735
- Gross density = 2.84 units/acre
- Net density = 3.43 units/acre
- Current zoning - Rural
- Proposed zoning - PUD
- Open space = 77 acres or 30%
- Current land cover – Almost the entirety of the properties involved in this application are currently used as a sod farm with minimal buildings.
- Soils – We have included in this application a geotechnical report containing details about the underlying soils. In general, soils are sandy and is suitable for residential development.

## 6. Del Webb – An Iconic Brand

In 1959, Mr. Del Webb began building a large new neighborhood in the Phoenix, Arizona metropolitan area. He carefully designed the homes and neighborhood to cater to the fifty-five or better age group that came to be known as “active adults.” On January 1, 1960, Sun City opened for sale to the public and it drew 100,000 people on that day! In the first three days, 237 homes were sold. The active adult lifestyle that he created was extremely popular and continues to be popular today. Del Webb has become the iconic leader of active adult neighborhoods across the country that exclusively caters to the fifty-five or better market. Del Webb neighborhoods are well known for delivering a massive number of amenities, a beautiful resort-like atmosphere, and a facilitated (organized activities) active lifestyle. Many of these neighborhood names (Sun City, Anthem, etc.) are well known across the country.

Although we have created many Del Webb neighborhoods across the country, it is only in recent years that we began to build them in Minnesota. Our first Minnesota Del Webb neighborhood (Bellwether; [Bellwether by Del Webb New Home Communities | Corcoran, Minnesota Homes | Del Webb](#)) opened in 2019 on the border of Corcoran and Maple Grove in the northwest part of the Twin Cities. Our second (Adelwood; [Adelwood by Del Webb New Home Communities | Chaska, Minnesota Homes | Del Webb](#)) opened in 2021 in the City of Chaska in the southwest. Both have been received extraordinarily well by Twin Citians. Some City Councilors and Planning Commissioners joined our tour of Bellwether in 2024. If any members of the City Council, commissions, and/or City staff wish to tour Bellwether or Adelwood, we would be happy to provide you with a personal tour of the neighborhood and allow you to gain access to and view the private amenities.

Our market research indicates that there continues to be strong demand throughout the Twin Cities for the fifty-five or better age group. We have been searching for the right locations in the Twin Cities to create another Del Webb neighborhood. Many active adult buyers are searching for a neighborhood with the following attributes: single level homes with the master bedroom

and bathroom on the main floor; homeowner's association (HOA) snow removal and yard maintenance ("snow and mow"); a safe and secure feeling; the attractiveness of a resort; restrictions on the age of people who can live in the neighborhood (55 and better); and abundant social and recreational opportunities. Del Webb neighborhoods are designed specifically for these home buyers, and we are extremely excited about the potential to bring this exclusive and popular lifestyle to the City of Lino Lakes.

Del Webb neighborhoods are different than townhome neighborhoods or single-family neighborhoods. It is important to understand these differences.

### **What can you expect?**

- A beautiful, highly sought-after neighborhood
- Quality citizens who maintain their homes and neighborhood (via the HOA) to lofty standards
- Positive financial cost/benefit for the city
- Energized business climate due to discretionary money
- 1-2 persons/household vs 4-5 persons/household in single family homes

### **Social presence**

- Volunteerism
- Civic minded

### **Benefits of an age restricted neighborhood**

- Light use of public services: streets, water, wastewater, and police (which are designed based on peak use; with many Del Webb residents being retired, the peak use of infrastructure is dramatically reduced)
  - Greatly reduced rush hour traffic compared to typical residential neighborhoods (see Infrastructure section of this narrative)
  - Greatly reduced water and sewer peak use as well
- Disposable funds leads to high consumption for local businesses
- Neighborhood generates significant real estate taxes; contribution of real estate taxes to the schools, but do not send students

## **7. The Concept Plan**

### **Lino Lakes Main Street Master Plan ("Master Plan")**

The Master Plan was the starting point for creating our concept plan. We recognize the importance of incorporating the following primary goals shown in the Master Plan:

- a) A "Planned Residential/Commercial" outlot, providing the potential for commercial/retail at the entrance to the city (the market will decide whether retail can exist here).
- b) Ponding along Main Street to create a feeling of space.
- c) Two roundabout accesses off Main Street.
- d) Dedication of land for a large public park as well as a public pocket park.
- e) A greenway corridor with a public trail from the Main/Sunset intersection to the large public park passing through a series of ponds, realigned ditches, and a public pocket park.
- f) Greenway corridor to the east as previously planned.

- g) Transitioning from higher intensity uses at the Main/Sunset intersection to lower density as we move away from that intersection.

## Land Uses

We stayed true to the Master Plan by placing Planned Res/Comm at the intersection of Main/Sunset (see exhibits “Concept Plan – Engineering” and “Concept Plan – Rendering”). The greenway from Main/Sunset to the large public park is a separator between the Del Webb and the Pulte Homes neighborhoods. The Pulte Homes neighborhood will include townhomes against the Planned Res/Comm outlot and single-family homes as we move north and east.

## Designing a Del Webb Neighborhood

The entire area northwest of the public greenway/trail corridor is the Del Webb neighborhood. The design of a Del Webb neighborhood is a painstaking process that involves a variety of detailed design strategies and requires many iterations. Each of these strategies serve to deliver the livability, security, attractiveness, and desirability of the neighborhood to the prominent level that a Del Webb home buyer expects. We incorporated the following key Del Webb design strategies into the concept plan:

- a) **Entrance experience** – The entrance experience is a critical “first impression” for a Del Webb neighborhood. Coming from the Main/Sunset intersection, once we get past the Planned Res/Comm outlot, the street turns right and the driver will have long, open “view corridors” over ponds, a trail, and other open space. Eventually, the street turns left into the Del Webb portion of the neighborhood and the driver sees a large entrance monument that indicates that “you have arrived.” This street is a heavily landscaped parkway with no driveways, providing a sense of beauty and safety. Further into the neighborhood, the parkway brings you directly to the private amenity center/clubhouse that will be shared by all residents of the neighborhood. The entire entrance experience must feel like a well-designed and maintained resort. We plan the construction of a “string of pearls” along the arrival drive that are attractive small open spaces and monuments meant to set the expectation of a beautiful neighborhood and to set a consistent architectural theme. Together, these characteristics give a welcoming sense of arrival into the neighborhood.
- b) **Clubhouse/Amenity Center** – The expectation of a Del Webb resident is to spend a significant amount of time at the privately owned clubhouse/amenity center. Instead of individual yards or front porches, the clubhouse is the singular focal point of the neighborhood. Residents play pickleball, swim in the pool, work out at the fitness center, play cards with their friends, enjoy a happy hour, play the golf simulator, create crafts in the craft room, play bocci ball, host a party on the “Great Lawn,” and dance to a live band in the ballroom. The clubhouse is the heartbeat of the neighborhood, providing endless potential activities for spending time. A facilitator organizes and manages endless activities to keep residents active, busy, educated, and entertained. For many, it is a lifestyle like a never-ending vacation. We have strategically planned the clubhouse to be located at a central location with stunning views overlooking a large pond.
- c) **Trails/Open Space** – The active adult demographic places a great amount of value on sidewalks and trails, especially trail walks with attractive views and that is circular. In response, all Del Webb neighborhoods incorporate some level of private walking trails. We have planned a series of private trails throughout the neighborhood that connect the amenity center, the private dog park, the private community garden, and other small private gathering places throughout the neighborhood. We also carefully connected the



private trail system into the larger public trail system planned for the area. It should also be noted that all streets within the neighborhood will be public and will have sidewalks on one side.

- d) **A feeling of security** – A remarkably high priority for this buyer is that their neighborhood must feel safe and secure. This is accomplished by a variety of intentional design strategies such as entrance features, the parkway arrival drive, sidewalks along every street, minimized street connections to adjacent properties (we provided the requisite two access points to satisfy fire and safety standards), fencing and buffer plantings in key perimeter areas, etc. However, the most impactful attribute that creates a sense of security are the natural boundaries including Main Street, ditches, ponds, and perimeter open space buffer strips (greater perimeter setbacks). In some key areas we may need to provide fencing. In total, these natural and man-made buffers create the necessary strong and natural sense of security/safety that is desired.
- e) **Single level villa homes** – Active adult buyers want to move into a single level home with a main bedroom/bathroom and a clothes washer and dryer on the main floor. Another key element to an active adult lifestyle is homeowner's association-maintained yards and snow removal as well as social and recreational opportunities. A Del Webb neighborhood and the individual homes are designed specifically to these needs and desires. Buyers will be able to choose from different homes, each catering to a different square footage, storage area, price point, and location/views.
- f) **Common open space instead of yard space** – Different demographic groups have different priorities for the neighborhood in which they live. In single family neighborhoods, a large emphasis is on yard space for the children and families to enjoy. A Del Webb neighborhood is designed with an emphasis on shared or common space instead of yard space. For instance, homes are setback from the perimeter property line at a much greater distance than required (see "Perimeter Setbacks" exhibit). This perimeter buffer of open space provides a feeling of safety but also makes the entire neighborhood look much more attractive from the outside. Also, there is a significant amount of open space (30%) designed not only on the perimeter but also within the Del Webb neighborhood (see "Open Space" exhibit). Much of this common space is used for recreation and socialization. Yard space is minimized, and common space is maximized. The space is organized differently to match the desires of the homeowners.

Sometimes, a concept plan is simply a concept showing the high-level plans for a neighborhood and the details have not been thought through. The primary purpose of a Concept Plan application is to obtain high level feedback before a significant amount of effort has been expended. However, a great deal of thought and work has gone into this concept plan to prove to us that this would result in a successful Del Webb neighborhood.

We have carefully studied the market, the City's Comprehensive Plan, the Master Plan, the property, the surrounding uses, and the regional transportation network and have worked diligently to create a concept plan that is ideally suited for this property. We are incredibly pleased and excited about how our vision and plans have come together and we have reached the milestone of determining that this property will be suitable for a Del Webb neighborhood as currently designed.

This is where an active adult lifestyle comes into play. A Del Webb lifestyle is not for everyone. Some people are not very social. Some love to maintain their large homes and large yards. These empty nesters may not be attracted to a Del Webb neighborhood. However, there are many empty nesters that are looking for the carefree active adult lifestyle that Del Webb consistently delivers at an exceedingly elevated level.

In the 65 years since Del Webb began creating active adult neighborhoods, design standards have been honed to give the active adult buyer exactly what they want: a resort-like neighborhood, an abundance of recreational and social opportunities, less maintenance obligations, and a homeowners' association that focus' on quality of life. The recipe for delivering each of these lifestyle qualities relies upon careful design, building a massive number of amenities, and providing smaller homes on smaller lots with narrower side setbacks to serve smaller households. Home buyers' priorities change as they age. In the 65 years since we first started creating Del Webb neighborhoods, we have learned to provide exactly what the 55+ buyers want: security, beauty, recreation, socializing, shared common spaces, and smaller yards. The lot sizes and setbacks proposed for this neighborhood are consistent with what Del Webb buyers desire and are identical to other Del Webb neighborhoods in Minnesota and elsewhere.

## **Homeowners Association (HOA)**

A critical component of a Del Webb neighborhood is that an HOA is required to maintain the significant suite of amenities. Del Webb owners expect an elevated level of maintenance to keep their neighborhood beautiful and functioning like a resort. This includes the amenities, open spaces, entrance monuments, arrival drive landscaping, mowing/maintenance of all yards, and snow removal of driveways and service walks right up to the front door. We will prepare a significant set of HOA documents to be recorded against each lot. Through the years, we have learned what works best in a Del Webb neighborhood.

In the Pulte portion of the neighborhood, the townhomes will have a separate HOA that will be responsible for "snow and mow" duties, landscaping, driveways, and maintaining the exterior of the buildings. The single-family homes may not need or have an HOA.

# **8. Serving the 55+ Buyer**

## **Current Codes in the Twin Cities**

Most zoning and subdivision codes were written primarily from the 1950's to the 1980's. The primary goal was to regulate the development of single-family home neighborhoods post WWII. We had a "baby boom" that led to an enormous number of families being formed and housed. The codes were written to address the needs of the day: single family lots and homes that each housed families of 4 to 8 people. Many codes continue to focus primarily on families. As a result, many current codes in the Twin Cities do not adequately consider the needs and desires of the 55+ demographic. These codes can leave cities ill equipped to consider and to regulate the design and construction of 55+ neighborhoods and homes which differ from single family homes.

## **The Needs of 55+ Compared to Families**

Families commonly purchase two-story single-family homes with basements and two or three garage stalls. There is a strong need and desire for large garages to store the children's strollers, bikes, other large toys, lawn mowers, yard tools, and snow blowers. Families highly value backyards to provide safe areas for their children to play. Oftentimes, this type of resident takes immense pride in maintaining their yard.

The gradual emergence of empty nesters has changed a segment of the housing market. Historically, empty nesters commonly flew south for the winter and bought a Del Webb home in Arizona, Florida, Texas, or California. They returned to enjoy Minnesota summers and tried to live in their single-family home as long as they could safely physically navigate the home and

take care of the elevated level of maintenance such as grass mowing and snow removal. Gradually, single level homes started to be built in the Twin Cities to directly serve the 55+ demographic.

Empty nesters are at a different stage of their lives compared to families. Their children are now adults and have moved out of the home (hopefully!). As a result, they do not need as large of a home, and the home is therefore narrower. Instead of the standard three car garage typical of single-family homes, a two-car garage is adequate for most empty nesters because there is no need for snowblowers, lawnmowers, yard tools, and children's toys. All these lifestyle changes reduce the need for a large garage, again reducing the width and size of the home. A substantial proportion of empty nesters no longer want a big yard and house to maintain. There are no children to play in the yard and instead of spending time maintaining their yard, their priorities have shifted to spending more time on hobbies, recreation, and socialization. This is also about independence. By having a homeowners association maintain the yard and snow removal, an older couple can live in their home longer. By designing a home with the main bedroom, main bathroom, laundry, kitchen, dining room, and living room all on the main floor, they can live longer and independently in the home that they love. A Del Webb home and neighborhood grants freedom and independence for a longer period. It should also be noted that our Del Webb homes incorporate a variety of design features targeted at the 55+ demographic such as wider doors to accommodate walkers/wheelchairs, zero entry showers, additional lighting, etc. These homes are designed specifically for this demographic.

In the past, families oftentimes had 4 to 8 people living in homes. The number of children in each home has decreased over the years. The current average number of people living in single-family homes is 4 to 5. The average number of people living in a 55+ Del Webb home is 1 or 2. This extraordinary difference can be difficult to get our heads around. Instead of designing homes and neighborhoods for large families, a Del Webb neighborhood and homes are designed for 1 to 2 people who spend a significant amount of their time in commons areas like the amenity center, private trails, and private open spaces. They want to trade in their large yard and large garage to "downsize" to a smaller, narrower home with a floor plan and lifestyle that suits their current lives.

The above facts and differences between 55+ and families lead to home design preferences that differ. Given that 55+ homes have only 1 or 2 people living in the home, the size of the home is much smaller. They desire garages and yards to be much smaller. These homes are designed specifically for the 55+ demographic based on 65 years of feedback from our home buyers. It is not for everyone, but those who are seeking this lifestyle cannot otherwise find it and are therefore enthusiastic about living in a Del Webb home and neighborhood.

## Neighborhood Design Elements

We demonstrated that home design elements for the 55+ demographic are different than what families wish to see in their homes. But the 55+ demographic also wants to see different neighborhood designs as well. Therefore, we have incorporated the following neighborhood design features which are beyond what is typically seen in a single-family home neighborhood:

- Security and safety – We addressed this sufficiently in the previous section.
- Perimeter setbacks – City code calls for rear setbacks of a minimum of 30'. This would be the requirement for all perimeter areas. You will notice that we have created a varying width buffer around the entire neighborhood. The result is that perimeter building setbacks will vary from 30' to 158' **and will average about 80'**. Exceeding code requirements allows us to provide a prominent level of safety and security for our home buyers. It also results in a more attractive neighborhood from the perimeter.

- Open space behind homes/lots – All homebuyers wish to back up against open space. But we find that our 55+ buyers in particular hold this as a strong desire, if not a requirement. Therefore, we have designed the Del Webb neighborhood to have almost all lots (427 out of 455 or 94%) backing up against some amount of open space. In the Pulte neighborhood, 227 out of 280 or 81% back up against open space. **This concept plan has been designed with 77 acres of open space which is 30% of the gross area.** The Del Webb homeowner places a much higher value on shared open space than individual large yards.
- Elevated level of beauty, open space, amenities, private trails – The buyers of homes in a Del Webb neighborhood have expectations of living in what feels like a resort. To deliver this lifestyle, we provide a prominent level of beauty, open space, amenities, and private trails. Each of these attributes are critical to create the lifestyle of an “active adult” neighborhood. The list of amenities is amazing: clubhouse with a great room, billiard room, craft room, fitness center, locker room; outdoor pool, pickleball courts, bocce courts, community garden, dog park, pier/dock, private trails, “great lawn” area for outdoor parties, fire pit area, putting green, golf simulator, etc. Each of the amenities are connected by a private trail system. In total, residents can fill their time with social and recreational activities daily, maintaining a highly active lifestyle.

In summary, the design of a Del Webb neighborhood is different from what most zoning and subdivision ordinances anticipate. The design complies with important safety and engineering standards, but some of the aesthetic preferences such as lot size, setbacks, perimeter setbacks, and open space vary from typical single family standards because instead of designing for 4 to 5 people who need to live in a large home and heavily use the yard and garage, they are designed from the standpoint of the active adult lifestyle for 1 or 2 people who spend their time at the clubhouse and wish to minimize their yards and maintenance costs.

## 9. Comprehensive Plan Compliance

This application is consistent with the goals outlined in the Comprehensive Plan. Here is relevant housing goals outlined in the Comprehensive Plan.

- a) Life-cycle housing (page 4-14) – *“The city’s housing supply should be diverse and consist of a variety of styles and price ranges to allow residents the option of living in Lino Lakes their entire lives, and to provide the opportunity for their children to do the same.”* This application provides four distinct types of housing targeted to different demographic groups, covering a broad range of needs. Currently residents have few options for single level living in Lino Lakes and do not have Del Webb-type options within the city.
- b) Senior housing (page 4-14) – *“As the community ages, there will be an increase in demand for smaller, low maintenance housing designed for the senior population.”* The Del Webb concept directly addresses this need with smaller homes that allow residents to downsize and reduce the need for maintenance.
- c) Density – With a goal of more efficiently utilizing existing infrastructure, the Metropolitan Council has imposed a net density of 3.0 units/acre on the City of Lino Lakes. This application complies with this requirement. See below calculations and discussion.
- d) Number of Units – The below table shows that the total number of proposed units is consistent with the range of total units shown in the Master Plan.
- e) Premature Development – (This item is in the zoning code but is closely related to the Comp Plan.) After approval of the current Comp Plan Amendment associated with the



approved Master Plan, it is our understanding that this application may be considered not premature for development. We recognize that water supply issues will need to be resolved to serve this area. If not resolved, then this application could be considered premature.

Using the Master Plan as a basis, we prepared a site plan that follows the land uses and densities outlined in the Master Plan. We recognize that the Comp Plan Amendment associated with the Master Plan may vary from what we assume here because this Comp Plan Amendment is still in process. Below you will find a theoretical yield based on your Comp Plan Amendment and a proposed yield based on our site plan. Please consider the tables below to be preliminary and subject to change based on interpretations, deductions, and other issues. An exhibit corresponds with each table.

| Land Use & Yield Breakdown - Theoretical |            |                    |              |           |                       |          |               |                  |                   |                |                   |
|------------------------------------------|------------|--------------------|--------------|-----------|-----------------------|----------|---------------|------------------|-------------------|----------------|-------------------|
| Land Use                                 | Gross Area | Preserved Wetlands | Public Parks | Major ROW | Transmission Easement | Net Area | Density Range | Unit Range (Low) | Unit Range (High) | Proposed Units | Resulting Density |
| LDR                                      | 157.42     | 0                  |              | 0.75      |                       | 156.67   | 1.6-3.0       | 251              | 470               | 470            | 3.00              |
| MDR                                      | 48.77      | 0                  | 2.75         | 0.00      | 0.24                  | 45.78    | 4.0-6.0       | 183              | 275               | 274            | 5.99              |
| HDR                                      | 38.53      | 0                  | 0.91         | 0.36      | 0.60                  | 36.65    | 6.0-8.0       | 220              | 293               | 293            | 7.99              |
| Planned Res/Comm - 80% Res               | 11.59      | 0                  |              | 0.40      | 0.52                  | 10.67    | 8.0-10.0      | 85               | 107               |                | 0.00              |
| Planned Res/Comm - 20% Comm              | 2.90       | 0                  |              |           |                       | 2.90     | NA            |                  |                   |                |                   |
| Totals                                   | 259.20     | 0                  | 3.66         | 1.52      | 1.36                  | 252.67   | NA            | 739              | 1145              | 1037           | 4.10              |

| Land Use & Yield Breakdown - Proposed |            |                    |              |           |                       |          |               |                  |                   |                |                   |
|---------------------------------------|------------|--------------------|--------------|-----------|-----------------------|----------|---------------|------------------|-------------------|----------------|-------------------|
| Land Use                              | Gross Area | Preserved Wetlands | Public Parks | Major ROW | Transmission Easement | Net Area | Density Range | Unit Range (Low) | Unit Range (High) | Proposed Units | Resulting Density |
| LDR                                   | 157.42     | 0                  |              | 0.75      |                       | 156.67   | 1.6-3.0       | 250.7            | 470.0             | 447            | 2.85              |
| MDR                                   | 48.77      | 0                  | 2.75         | 0.00      | 0.24                  | 45.78    | 4.0-6.0       | 183.1            | 274.7             | 130            | 2.84              |
| HDR                                   | 38.53      | 0                  | 0.91         | 0.36      | 0.60                  | 36.65    | 6.0-8.0       | 219.9            | 293.2             | 158            | 4.31              |
| Planned Res/Comm - 80% Res            | 11.59      | 0                  |              | 0.40      | 0.52                  | 10.67    | 8.0-10.0      | 85.3             | 106.7             |                | 0.00              |
| Planned Res/Comm - 20% Comm           | 2.90       | 0                  |              |           |                       | 2.90     | NA            |                  |                   |                |                   |
| Totals                                | 259.20     | 0                  | 3.66         | 1.52      | 1.36                  | 252.67   | NA            | 739              | 1145              | 735            | 2.91              |

## 10. Balancing Zoning & Comprehensive Plan

It is common in the Twin Cities to find zoning codes that sometimes conflict with Comprehensive Plans. The most common conflict we encounter is that allowed lot widths and side setbacks do not allow us to comply with required Comprehensive Plan densities. State statutes guide us to follow Comprehensive Plans which supersede local zoning codes. Based on the above range of required number of units, this application is at the low end of the required total number of units. The tool that allows us to reach this required total number of units is to use standards of the industry for lot widths, side setbacks, and garage sizes.

### Lot Sizes and Setbacks

Our plans incorporate lot sizes and setbacks that are standards in the industry for each housing type:

| Lot Types     | Lot Widths     | Side Setbacks               |
|---------------|----------------|-----------------------------|
| Single family | 60', 65'       | 7.5'                        |
| Townhomes     | 24' wide homes | 10' (20' between buildings) |
| Del Webb      | 44', 50', 64'  | 5'                          |

As described earlier, Del Webb homes are designed for only 1 or 2 people living in the home. They do not need a house that is sized for a family, and they do not want a large rear and side

yard that would only increase the amount of their monthly HOA dues. The smaller home footprint results in a correspondingly narrower lot.

Single family homeowners typically want more space between homes and a useable backyard for the kids. We have designed single family lots to appeal to these common family desires.

## Garage Sizes

The current minimum garage size for all homes is 520 square feet. This is unusually large and requires a three-car garage for all homes. It seems likely that this requirement was put in place with the mindset of regulating single family homes and requiring three car garages.

The amount of garage space needed tends to equate to the number of people living in the home and the age of those people, both of which vary considerably (see below table) depending on the type of housing and who is the targeted demographic group. Del Webb homes are at one extreme, housing only 1 or 2 people in each home. Single family homes are at the other extreme, housing typically 4-5 people. HOA maintenance of lawn care and snow removal also impacts the garage size needed due to equipment storage requirements. And the number of children living in the home also has an impact on the necessary garage space needed. Therefore, each type of home has different garage space needs.

All single-family homes planned for this neighborhood will have three-car garages and therefore will comply with the current standard. Similarly, all Del Webb 54' wide homes will have three-car garages and will comply.

Townhome garage sizes are about 404 sf. There are typically 1 to 3 people living in a townhome, 0 or 1 children living in townhomes, and due to the HOA maintenance of snow and mow there is no need for storage of maintenance equipment. These garages are typical in the industry and are larger than the garages in the townhomes in Watermark.

In a previous section of this narrative, we held a discussion about Del Webb homes. Since they house just 1 to 2 people, have no children living in the home, and require no storage of maintenance equipment, the garage needs are much lower than those of a single-family home.

Here is a summary of our garage sizes based on need.

| Lot Types                         | Persons/Household | Garage Size |
|-----------------------------------|-------------------|-------------|
| Single family 45' home on 60' lot | 4-5               | +520 sf     |
| Single family 50' home on 65' lot | 4-5               | +520 sf     |
| Townhomes                         | 1-3               | 404 sf      |
| Del Webb 54' home                 | 2                 | +520 sf     |
| Del Webb 40' home                 | 1-2               | 399-537 sf  |
| Del Webb 34' home                 | 1-2               | 381-443 sf  |

The range of garage sizes for the Del Webb homes varies based on the needs and desires of the home buyers. We offer a range of floor plans to suit these varied needs.

All three of the above discussion points - lot widths, side setbacks, and garage sizes - are designed to be consistent with industry standards and have been proven to work. We encourage you to reach out to other cities in the metro area for their opinions and experiences. By utilizing industry standards, we can deliver homes that meet the needs of the home buyers and meet the city's Comprehensive Plan minimum density/unit count requirements.

# 11. Our Homes

Pulte is known for the extraordinary steps that we take to ensure that we are designing and building homes that meet the needs and desires of home buyers. We continually reach out to the public and Pulte homeowners to get feedback to improve our home designs. We call this process Life Tested®. We have built prototypical rooms and homes in warehouses across the country and have paid members of the public to walk through and provide written feedback on the homes. Through this intensive process, we have conceived of and incorporated many innovative home design features such as the Pulte Planning Center, Everyday Entry, Super Laundry, Oversized Pantry, and the Owner's Retreat. This exhaustive process has played a major part in Pulte's success in "Building Consumer Inspired Homes and Communities to Make Lives Better."

Buyers will be able to choose from distinct types of homes with varying sizes, prices, and views/locations. Below is a brief description of the lot and home selections that will be offered. All homes will offer a variety of floor plans and architectural facades, and structural options.

Please also note that our Del Webb homes have incorporated many design features that are exclusively for the empty nester. These features include additional lighting, eliminating, or minimizing steps from garage to home, easy entrance to showers, wider doorways to accommodate walkers and wheelchairs, the availability of easy open-door handles, and more.

In total, we will be providing options for six types of homes serving a large and broad range of life cycle housing. Attached you will find example elevations for these homes. Please note that there are many more elevations than shown. There are too many to share. Also note that many home buyers will choose to upgrade many exterior features. Consider the elevations provided as very conservative in terms of street appeal. Driving through one of our existing Del Webb neighborhoods in the Twin Cities will give you a better feel for what the homes will look like.

## **Del Webb 44-Foot-Wide Lots**

The homes built on these lots will be 34-feet wide and range in size from 1,500 to 1,600 square feet. These smaller floor plans are extremely popular with singles/widows who do not want too much space. The homes typically have two bedrooms and a two-car garage. All homes will be slab on grade (no basement).

## **Del Webb 50-Foot-Wide Lots**

The homes built on these lots will be 40-feet wide and range in size from 1,645 to 2,025 square feet (excluding basements). These homes are typically the most popular in our active adult neighborhoods across the country. The homes typically have two bedrooms and a two-car garage. This versatile product line also offers options such as a third bedroom, a bonus room, and a finished basement.

## **Del Webb 64-Foot-Wide Lots**

The homes built on these lots will be 54-feet wide and range in size from 2,200 to 2,755 square feet (excluding basements). All homes will have basements and three-car garages. These lots are typically in premium locations with the most attractive views.

### **Pulte 65-Foot-Wide Lots**

The homes built on these lots will be 50-feet wide and range in size from 2,390 to 3,290 square feet (excluding basements). These single-family homes are “move up” homes for families seeking a larger home and include three car garages.

### **Pulte 60-Foot-Wide Lots**

The homes built on these lots will be 45-feet wide and range in size from 1,949 to 2,469 square feet. These single-family homes include three car garages. Buyers are commonly former renters or owners of attached townhomes.

### **Pulte 24-Foot-Wide Townhomes**

These attached townhomes are built in 4- and 6-unit buildings. They range in size from 1,883 to 2,020 square feet. These could be starter homes.

## **12. Infrastructure**

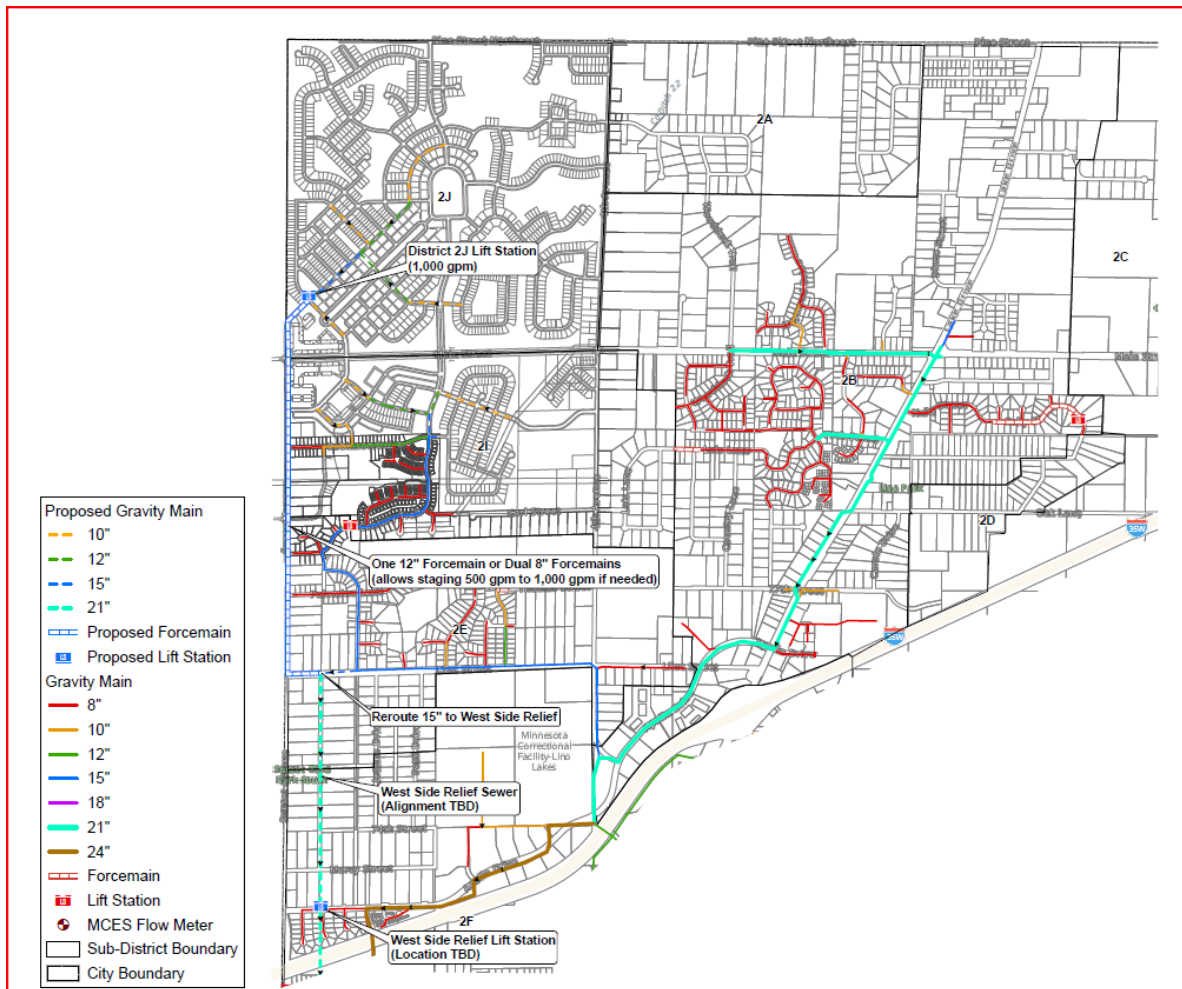
### **Sanitary Sewer**

The recently completed Master Plan indicates that properties north of Main Street will be served by the “West Side Relief Sewer” project (see below graphic). Our understanding is that Anoka County will be improving Sunset boulevard in 2026 and that the city plans to install the necessary sewer lines within the Sunset right-of-way as part of that project for the sake of efficiency.

In total, the West Side Relief Sewer project is significant. We recognize that this sized project cannot be completed in time for 2026 development of the area north of Main Street. Therefore, we are planning for development to begin in the spring of 2027.

It may make sense to complete an evaluation to determine whether it may be advantageous to pursue alternative temporary solutions to serve the area north of Main Street.





## Water Main

The recently completed Master Plan indicates that the properties north of Main Street will be served by the water main extended from Sunset, Century Trail, and a third location somewhere between these two (see below graphic). Our understanding is that Anoka County will be improving Sunset boulevard in 2026 and that the city plans to install the necessary water main within the Sunset right-of-way as part of that project.

We understand that Well #8 will need to be drilled to serve the area north of Main Street. There will need to be an evaluation to determine whether alternative temporary solutions may exist.



## Streets/Transportation

From a regional standpoint, Anoka County recently constructed a roundabout at the intersection of Main Street/Sunset Avenue. The County is also reconstructing Sunset south of Main Street in 2026. We recognize that another roundabout will need to be constructed at the future extension of Century Trail and Main Street which will be funded by development in the area, including the subject property.

From a local standpoint, our concept plan fits well into the surrounding transportation network, including plans for a future north/south minor collector road to the east and a future east/west minor collector road to the east. Internally, every home (except cul-de-sacs) has two separate access points to maximize public safety.

Below are tables providing both existing and proposed traffic generated by the properties. Please note that the Del Webb daily and peak flow traffic is significantly less than single family homes. Peak morning and evening traffic generated by Del Webb is 0.24 and 0.29 trips per home compared to single family homes generating 0.70 and 0.93 trips per home. **Single family homes produce about three times the amount of peak traffic compared to Del Webb homes.** This is caused by the low number of people living in Del Webb homes and by many Del Webb residents being retired. Together, the Del Webb component of this application acts to severely minimize traffic generated by these properties post development.

| Existing Trip Generation <sup>1</sup>                                                              |                                                                                                |                   |                                |                          |                      |                      |
|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-------------------|--------------------------------|--------------------------|----------------------|----------------------|
| Land Use                                                                                           |                                                                                                | ITE Land Use Code | Number of Units for Generation | Trips Generated:         |                      |                      |
|                                                                                                    |                                                                                                |                   |                                | Weekday ADT <sup>2</sup> | AM Peak <sup>3</sup> | PM Peak <sup>4</sup> |
| Existing Site                                                                                      | Single-Family Detached Housing                                                                 | 210               | 2                              | 18.9                     | 1.4                  | 1.9                  |
| Net Existing Total to Pioneer Trail                                                                |                                                                                                |                   |                                | 18.9                     | 1.4                  | 1.9                  |
| Net Existing Total to Valley Road                                                                  |                                                                                                |                   |                                | 0.0                      | 0.0                  | 0.0                  |
| 1. Estimates Per Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. |                                                                                                |                   |                                |                          |                      |                      |
| 2. Weekday Generation rate = 9.43 trips / dwelling unit                                            |                                                                                                |                   |                                |                          |                      |                      |
| 3. Weekday Generation rate = 0.70 trips / dwelling unit / 7-9 am Peak Hour                         |                                                                                                |                   |                                |                          |                      |                      |
| 4. Weekday Generation rate = 0.94 trips / dwelling unit / 4-6 pm Peak Hour                         |                                                                                                |                   |                                |                          |                      |                      |
| Proposed Trip Generation <sup>1</sup>                                                              |                                                                                                |                   |                                |                          |                      |                      |
| Land Use                                                                                           |                                                                                                | ITE Land Use Code | Number of Units for Generation | Trips Generated:         |                      |                      |
|                                                                                                    |                                                                                                |                   |                                | Weekday ADT <sup>2</sup> | AM Peak <sup>3</sup> | PM Peak <sup>4</sup> |
| Traditional Single-Family                                                                          | Single-Family Detached Housing <sup>2</sup>                                                    | 210               | 174                            | 1581.7                   | 121.8                | 161.8                |
| Townhomes                                                                                          | Multi-Family Detached Housing <sup>3</sup>                                                     | 215               | 106                            | 696.4                    | 49.8                 | 54.1                 |
| Del Webb Single-Family                                                                             | Senior Adult Housing - Single Family <sup>4</sup>                                              | 251               | 455                            | 1892.8                   | 109.2                | 132.0                |
| Net Total Estimated Trips                                                                          |                                                                                                |                   |                                | 4171                     | 281                  | 348                  |
| Note #                                                                                             | Details                                                                                        |                   |                                |                          |                      |                      |
| 1                                                                                                  | Estimates Per Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition |                   |                                |                          |                      |                      |
| 2                                                                                                  | Weekday Generation rate = 9.09 trips / dwelling unit                                           |                   |                                |                          |                      |                      |
|                                                                                                    | Weekday Generation rate = 0.70 trips / dwelling unit / 7-9 am Peak Hour                        |                   |                                |                          |                      |                      |
|                                                                                                    | Weekday Generation rate = 0.93 trips / dwelling unit / 4-6 pm Peak Hour                        |                   |                                |                          |                      |                      |
| 3                                                                                                  | Weekday Generation rate = 6.57 trips / dwelling unit                                           |                   |                                |                          |                      |                      |
|                                                                                                    | Weekday Generation rate = 0.47 trips / dwelling unit / 7-9 am Peak Hour                        |                   |                                |                          |                      |                      |
|                                                                                                    | Weekday Generation rate = 0.51 trips / dwelling unit / 4-6 pm Peak Hour                        |                   |                                |                          |                      |                      |
| 4                                                                                                  | Weekday Generation rate = 4.16 trips / dwelling unit                                           |                   |                                |                          |                      |                      |
|                                                                                                    | Weekday Generation rate = 0.24 trips / dwelling unit / 7-9 am Peak Hour                        |                   |                                |                          |                      |                      |
|                                                                                                    | Weekday Generation rate = 0.29 trips / dwelling unit / 4-6 pm Peak Hour                        |                   |                                |                          |                      |                      |

## 13. Environmental

### AUAR

The city completed an AUAR environmental study. Results indicate that no large barriers exist for development of this property. We will work through potential mitigations identified in the study.

## Endangered Species

We are completing a survey for endangered plant species and will follow all applicable rules and regulations.

## Bald Eagle Nest

A bald eagle's nest exists on an adjacent property. We have been corresponding with the US Fish and Wildlife Service and will follow all applicable rules and regulations.

## 14. Schedule

We recognize that it will take time to plan infrastructure for this part of the city. The following preliminary schedule is reasonable. Depending on a number of factors, development phasing may include anywhere from 3 to 6 phases over a 4-to-6-year period. The attached Phasing Plan shows one phasing scenario.

|           |                                                      |
|-----------|------------------------------------------------------|
| 2026      | Preliminary Plat/PUD approval and other entitlements |
| 2027      | Development of Phase 1                               |
| 2028      | Begin selling homes                                  |
| 2028-2029 | Development of Phase 2                               |
| 2029-2031 | Development of Phase 3 (could be a Phase 4 or more)  |
| 2030-2033 | Full build out                                       |

## 15. Why should you support this application?

1. **“Threading the needle”** – Cities are sometimes finding it difficult to approve applications that meet the required Comprehensive Plan densities and feel comfortable with the types of housing in the application. Due to the Del Webb component of this neighborhood, this application offers the ideal path for meeting required density, welcoming high-quality citizens into your city, and providing Lino Lakes residents with desperately needed single level homes. This application meets the minimum density/unit threshold and Del Webb residents have discretionary money, volunteer, and are overall positive citizens. This is a strong combination.
2. **Minimization of impacts** – Traffic studies have shown that due to many Del Webb residents being retired, peak traffic flows from a Del Webb neighborhood are much less than from a single-family neighborhood. Similarly, peak sewer and water flows will be significantly less than single-family neighborhoods because there are less people per home and usage does not strongly correspond with peak use times. This type of neighborhood will minimize the impact on the city's sewer and water systems. With the city's current water supply issues, this application minimizes impacts.
3. **Open space** – Both parts (Del Webb and Pulte) of the neighborhood have been designed to have almost all homes backing up against open space (89%). This is particularly true for the Del Webb lots (94%). Also, 77 acres or 30% of the property will be open space (this is an extraordinary amount!). We have also designed a significant buffer around the perimeter of the neighborhood. This buffer minimizes impacts on the neighbors, creates a feeling of security within the neighborhood, and makes for a more attractive neighborhood exterior.



4. **Master Plan consistency** – You created a vision that resulted in the Master Plan. We have carefully prepared a plan which is consistent with the Master Plan. View corridors from Main Street and driving into the neighborhood will be impressive and incredibly attractive.
5. **Public parks** – This application provides the beginning of a significant public park. At 2.75 acres, it will be large enough to begin constructing specific amenities on the land, if desired. We have also provided a public pocket park along the trail corridor.
6. **Trail experience** – The trail riding/walking experience from the gateway to the public park will be a wonderful experience. For most of this corridor, we have preserved a 200-foot-wide greenway.
7. **Advantages of private parks** – For public park dedication, we will dedicate 2.75 acres of land for a public park, dedicate 0.9 acres for a pocket park, and will build the public trail from the gateway to the public park. The remainder of park dedication will be paid in fees. We will also be constructing multiple private park amenities within the Del Webb portion of the neighborhood. Pulte will fund these parks, and the HOA will perpetually maintain them. This eliminates the need for the city to have a second pocket park, to build out the park, and to perpetually maintain the park.
8. **55+ homes** – A consistent desire that we hear in every city survey is to provide single level homes targeted at empty nesters. Del Webb directly addresses this severe need.
9. **Retail** – Although our retail partners are telling us of low demand in this area, the possibility exists with this application to eventually implement some type of retail use or uses at the gateway.
10. **Beautiful neighborhood** – Due to the city's master planning efforts, this application will result in a highly attractive neighborhood.





**SITE DATA**

**DEVELOPMENT AREA:**  
Robinson Parcels per ALTA Survey: 237.265 ac  
Peterson Property per County: 21,934 ac  
**TOTAL AREA:** 259,199 ac

**LOT COUNT:**  
44' WIDE LOTS: 172 (37.8%)  
50' WIDE LOTS: 183 (40.2%)  
64' WIDE LOTS: 100 (22.0%)

**TOTAL DW LOTS:** 455  
**60' SF LOTS:** 89  
**65' SF LOTS:** 85  
**TOWNHOMES:** 106

**TOTAL DEVELOPMENT LOTS:** 735

**TOTAL ROADWAY LENGTH:**  
**DEVELOPMENT:**  
PUBLIC LOCAL (30' BB, 60' RW): 4,495 LF  
PUBLIC LOCAL (32' BB, 60' RW): 20,774 LF  
INTERNAL PARKWAY (80' RW): 2,210 LF  
WEST ENTRY/PARKWAY (80' RW): 679 LF  
EAST COLLECTOR ROAD (80' RW): 726 LF  
PRIVATE ROAD (26' BB): 2,732 LF

**NET MISC. AREA CALCS. PER GIS BNDY:**  
STORMWATER/OPEN (Hat.) = 29,985 ac(11.6%)  
CSAH 14 ROW DED. = 1,206 ac

**OTHER OFFSITE CONTRIBUTING AREA:**  
W. COLLECTOR ROAD ½ ROW DED. = 0,591 ac

**RESIDENTIAL LOT SETBACKS:**  
SIDE - DW (44', 50', 64'): 5/5'  
SIDE - SF (60' 65'): 7.5/7.5'  
FRONT ROW (All): 25'  
REAR ROW (All): 25' Min\*  
SIDE TO ROW (All): 25'  
\* Townhomes Shown w/ 30' Sbk to ROW

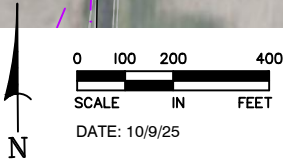
**WETLANDS:** DEPICTION PER COUNTY GIS

**LEGEND**

- DEVELOPMENT BOUNDARY
- WETLAND DELINEATION (KES) - Robinson
- WETLAND DELINEATION (KES) - Peterson
- FEMA FLOODPLAIN PER PANEL MAP/GIS
- PROP. PROPERTY LINES, BUILDINGS, ETC
- PROP. STORMWATER MANAGEMENT AREA
- PROP. ROAD BACK/CURB
- 44' MIN WIDTH (DW) LOTS
- 50' MIN WIDTH (DW) LOTS
- 64' MIN WIDTH (DW) LOTS
- 60' MIN WIDTH SF LOTS
- 65' MIN WIDTH SF LOTS
- TOWNHOMES (4 and 6 buildings of 24' wide units)
- PRIVATE AMENITY AREA
- PRIVATE 8' TRAIL
- PUBLIC 10' TRAIL
- PUBLIC DITCH
- CITY LIFT STATION PROPERTY



**ROBINSON CONCEPT  
CONCEPT PLAN - ENGINEERING  
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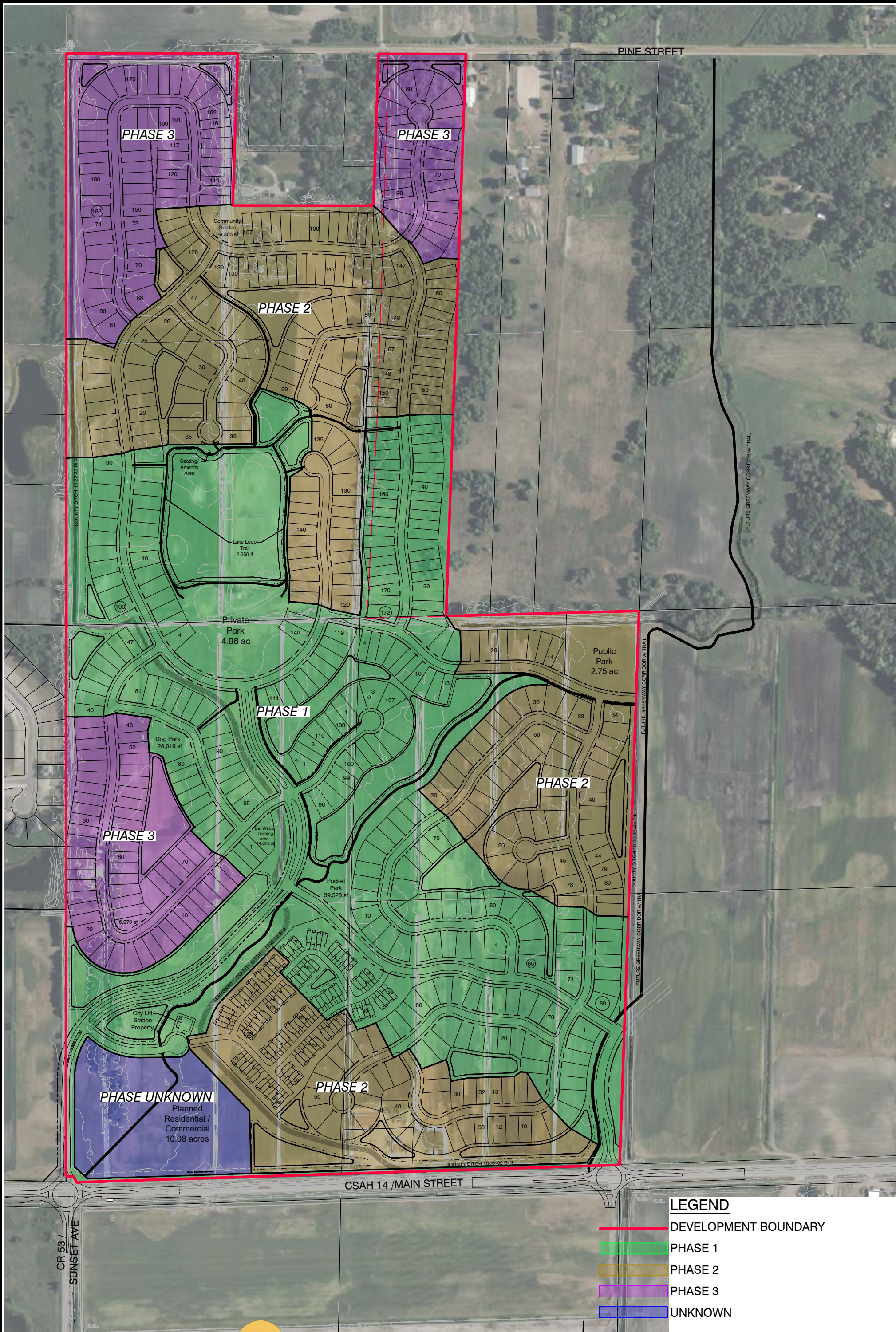
LOT SUMMARY

|                           |                       |
|---------------------------|-----------------------|
| DEL WEBB LOTS             |                       |
| 172                       | 44' WIDE LOTS (37.8%) |
| 183                       | 50' WIDE LOTS (40.2%) |
| 100                       | 64' WIDE LOTS (22.0%) |
| 455                       | TOTAL DEL WEBB LOTS   |
| PULTE LOTS                |                       |
| 89                        | 60' WIDE LOTS         |
| 85                        | 65' WIDE LOTS         |
| 174                       | TOTAL PULTE LOTS      |
| 106                       | TOWNHOMES             |
| 735 TOTAL NUMBER OF UNITS |                       |
| PRIVATE TRAILS            |                       |
| PUBLIC TRAILS             |                       |

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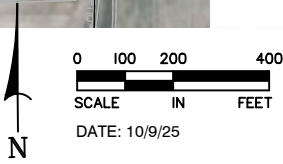


**LEGEND**

- DEVELOPMENT BOUNDARY
- PHASE 1
- PHASE 2
- PHASE 3
- UNKNOWN



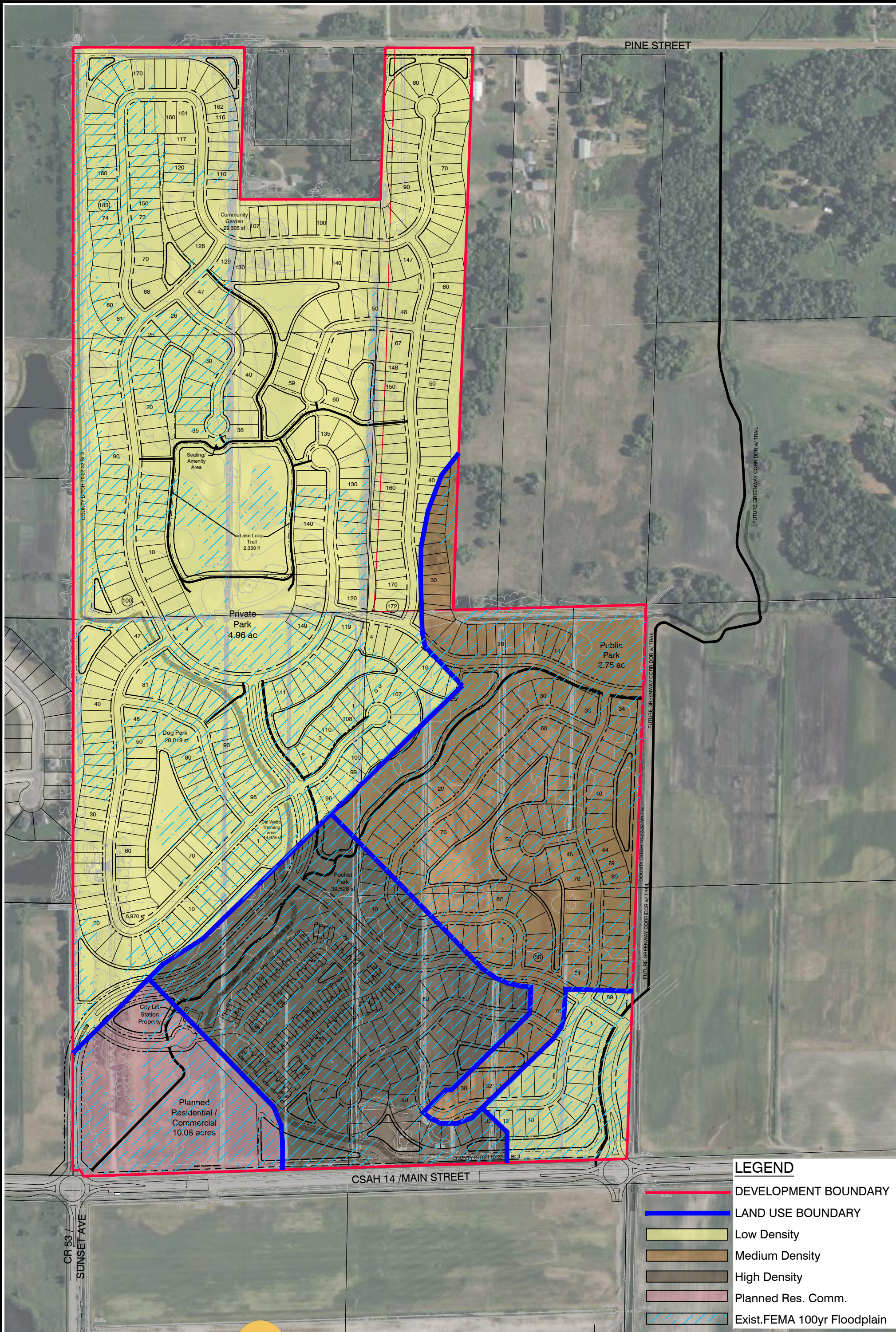
**ROBINSON CONCEPT  
CONCEPTUAL PHASING PLAN  
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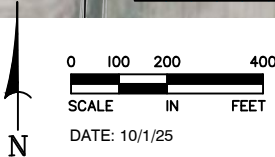


LEGEND

- DEVELOPMENT BOUNDARY
- LAND USE BOUNDARY
- Low Density
- Medium Density
- High Density
- Planned Res. Comm.
- Exist.FEMA 100yr Floodplain



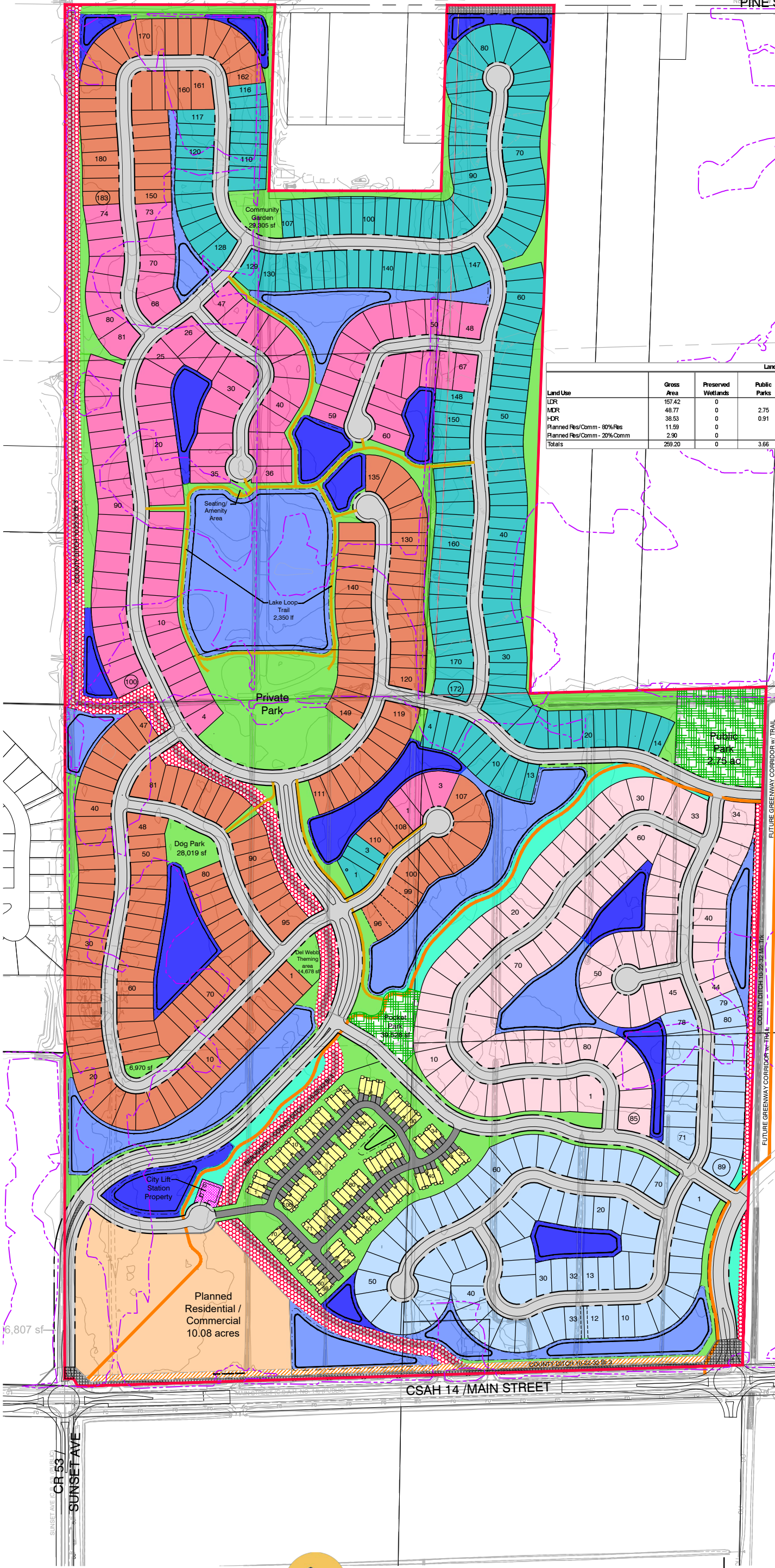
ROBINSON CONCEPT  
LAND USE EXISTING  
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| Land Use & Yield Breakdown - Proposed |            |                    |              |           |                       |          |               |                  |                   |                |
|---------------------------------------|------------|--------------------|--------------|-----------|-----------------------|----------|---------------|------------------|-------------------|----------------|
| Land Use                              | Gross Area | Preserved Wetlands | Public Parks | Major ROW | Transmission Easement | Net Area | Density Range | Unit Range (Low) | Unit Range (High) | Proposed Units |
| UDR                                   | 157.42     | 0                  | 0            | 0.75      | 0.00                  | 156.67   | 1.6-3.0       | 250.7            | 470.0             | 447            |
| MDR                                   | 48.77      | 0                  | 2.75         | 0.00      | 0.24                  | 45.78    | 4.0-6.0       | 183.1            | 274.7             | 130            |
| HDR                                   | 38.53      | 0                  | 0.91         | 0.36      | 0.60                  | 36.65    | 6.0-8.0       | 219.9            | 283.2             | 158            |
| Planned Res/Comm - 80%Res             | 11.99      | 0                  | 0            | 0.40      | 0.52                  | 10.67    | 8.0-10.0      | 86.3             | 106.7             | 0.00           |
| Planned Res/Comm - 20%Comm            | 2.90       | 0                  | 0            | 0         | 0                     | 2.90     | NA            | NA               | NA                | 0.00           |
| Totals                                | 259.20     | 0                  | 3.66         | 1.52      | 1.36                  | 252.67   | NA            | 739.1            | 1144.6            | 735            |

LEGEND

- Development Boundary
- Active Adults - 44 ft: 28.29 ac
- Active Adults - 50 ft: 32.96 ac
- Single Family - 60 ft: 17.93 ac
- Active Adults - 64 ft: 22.28 ac
- Single Family - 65 ft: 18.09 ac
- Townhomes: 3.56 ac
- Private Road/Driveway: 2.39 ac
- Public Roadway Right of Way: 41.12 ac
- Major Perimeter Right of Way: 1.52 ac
- Transmission Easement: 1.36 ac
- Lift Station: 0.17 ac
- Public Parks: 3.66 ac
- Private Open Space: 24.71 ac
- Public Open Space: 3.50 ac
- County Ditch / Easement: 10.05 ac
- Stormwater Management Ponds: 10.40 ac
- Compensatory Flood Storage: 24.86 ac
- Planned Residential/Commercial Outlot: 9.63 ac
- Public Trail
- Private Trail
- Existing Floodplain



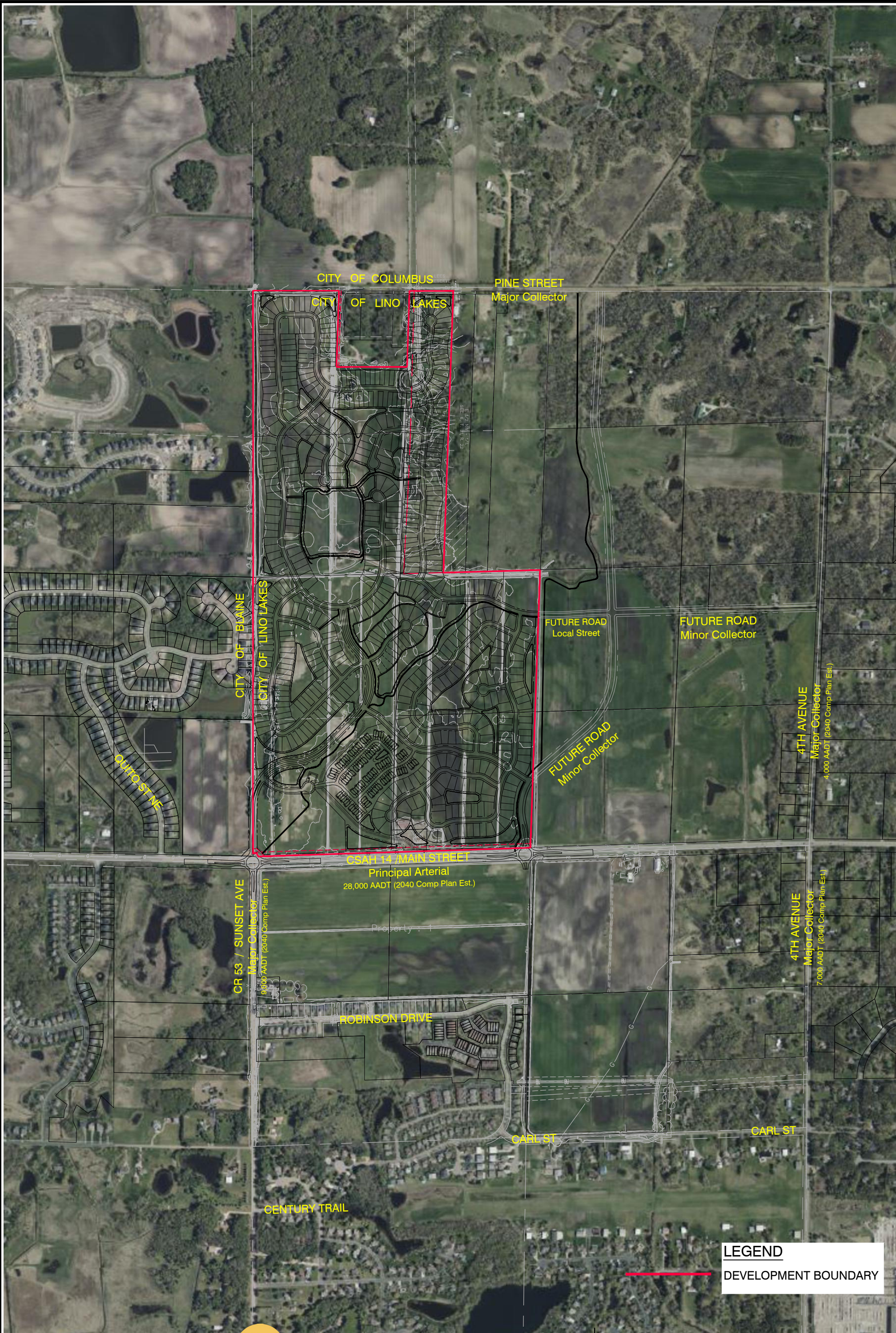
ROBINSON CONCEPT  
LAND USE - YIELD BREAKDOWN EXHIBIT  
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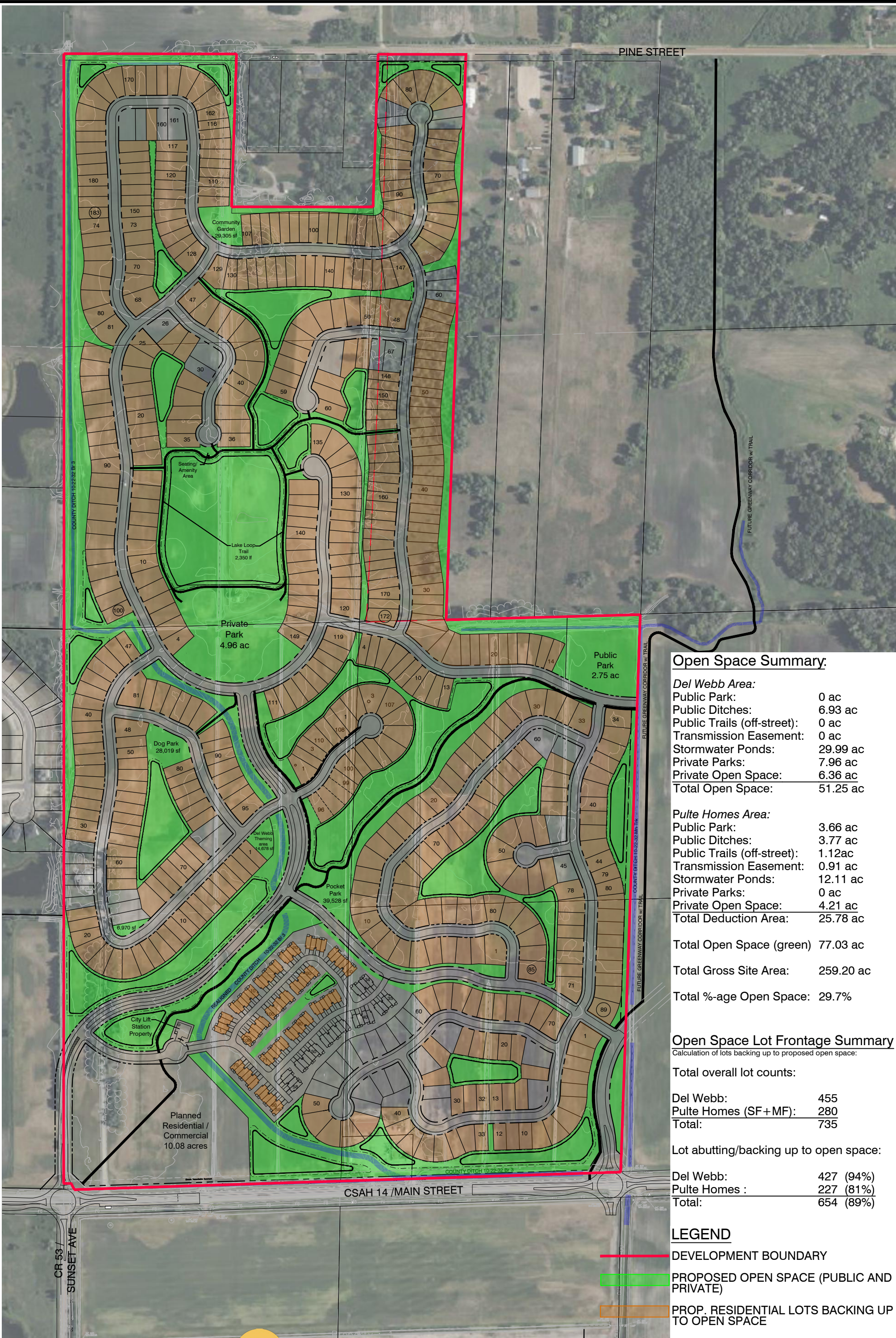
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Open Space Summary:

|                             |          |
|-----------------------------|----------|
| <i>Del Webb Area:</i>       |          |
| Public Park:                | 0 ac     |
| Public Ditches:             | 6.93 ac  |
| Public Trails (off-street): | 0 ac     |
| Transmission Easement:      | 0 ac     |
| Stormwater Ponds:           | 29.99 ac |
| Private Parks:              | 7.96 ac  |
| Private Open Space:         | 6.36 ac  |
| Total Open Space:           | 51.25 ac |

|                             |          |
|-----------------------------|----------|
| <i>Pulte Homes Area:</i>    |          |
| Public Park:                | 3.66 ac  |
| Public Ditches:             | 3.77 ac  |
| Public Trails (off-street): | 1.12ac   |
| Transmission Easement:      | 0.91 ac  |
| Stormwater Ponds:           | 12.11 ac |
| Private Parks:              | 0 ac     |
| Private Open Space:         | 4.21 ac  |
| Total Deduction Area:       | 25.78 ac |

|                          |           |
|--------------------------|-----------|
| Total Open Space (green) | 77.03 ac  |
| Total Gross Site Area:   | 259.20 ac |
| Total %-age Open Space:  | 29.7%     |

Open Space Lot Frontage Summary

Calculation of lots backing up to proposed open space:

|                                        |           |
|----------------------------------------|-----------|
| Total overall lot counts:              |           |
| Del Webb:                              | 455       |
| Pulte Homes (SF+MF):                   | 280       |
| Total:                                 | 735       |
| Lot abutting/backing up to open space: |           |
| Del Webb:                              | 427 (94%) |
| Pulte Homes :                          | 227 (81%) |
| Total:                                 | 654 (89%) |

LEGEND

- DEVELOPMENT BOUNDARY
- PROPOSED OPEN SPACE (PUBLIC AND PRIVATE)
- PROP. RESIDENTIAL LOTS BACKING UP TO OPEN SPACE





STREET VIEW FROM NORTH



STREET VIEW FROM NORTHEAST



STREET VIEW FROM WEST



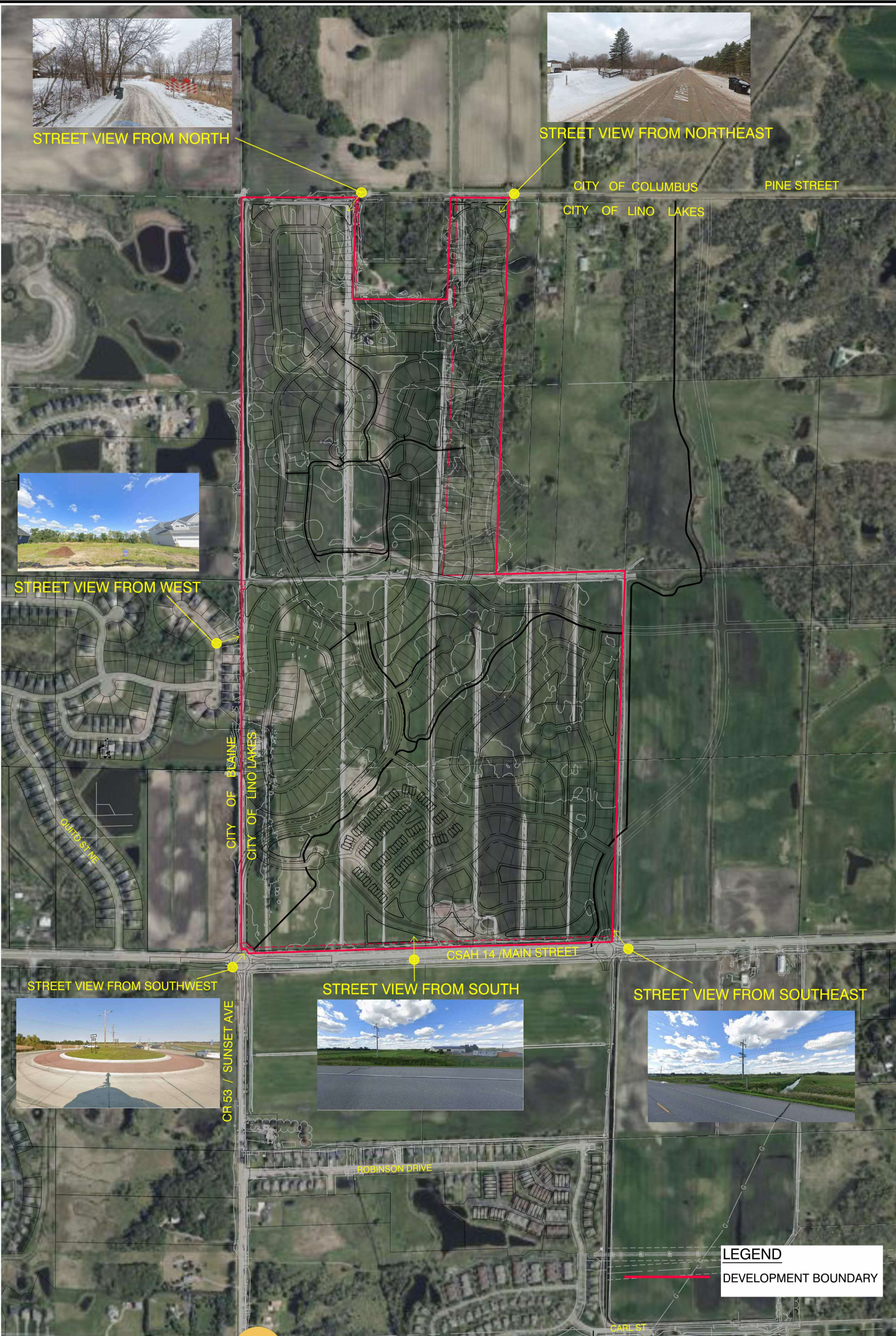
STREET VIEW FROM SOUTHWEST



STREET VIEW FROM SOUTH



STREET VIEW FROM SOUTHEAST



CITY OF COLUMBUS  
CITY OF LINO LAKES

PINE STREET

CITY OF BOANE

CSAH 14 / MAIN STREET

CR 53 / SUNSET AVE

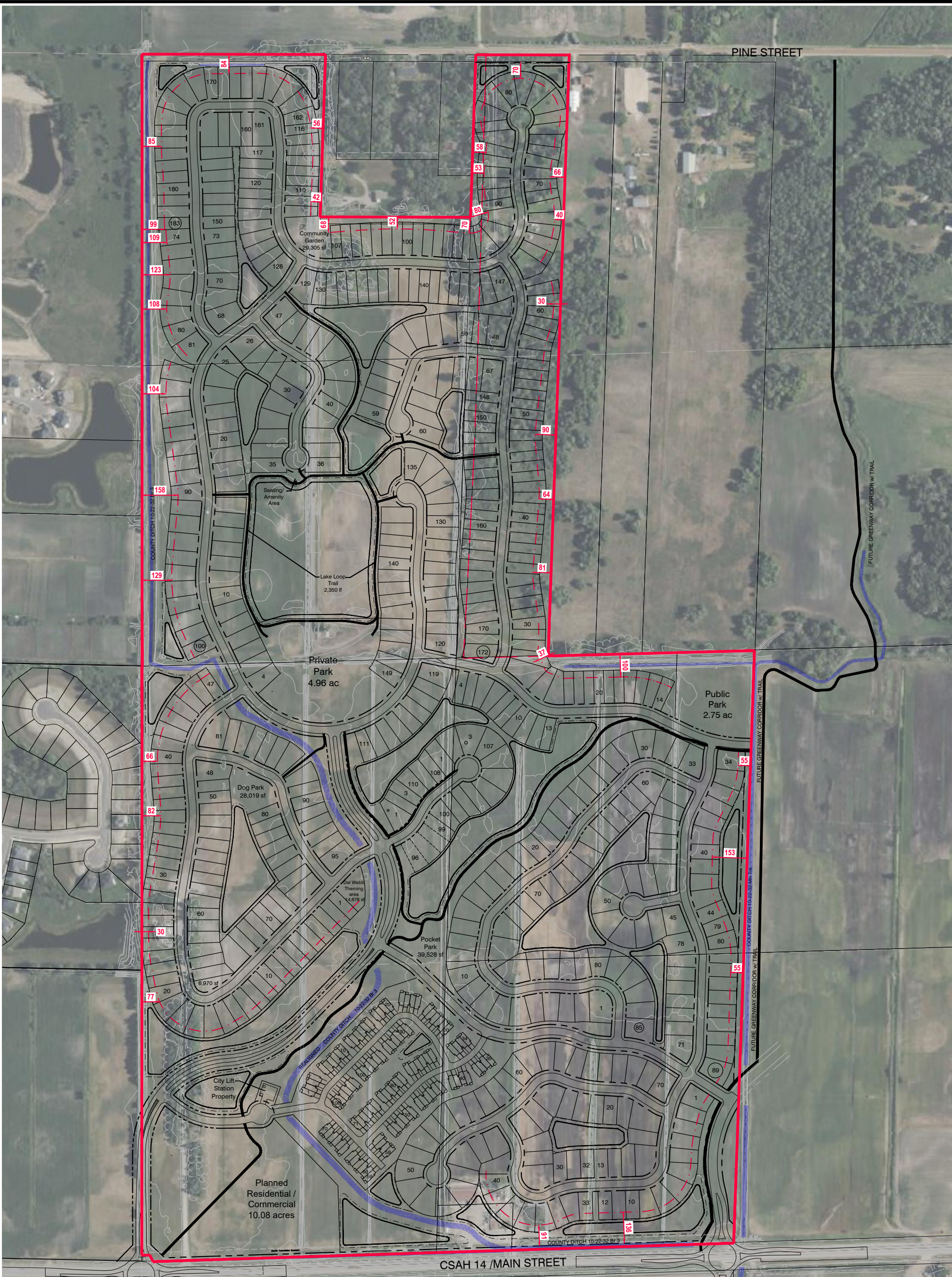
ROBINSON DRIVE

CARL ST

**LEGEND**  
DEVELOPMENT BOUNDARY



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LEGEND

DEVELOPMENT BOUNDARY

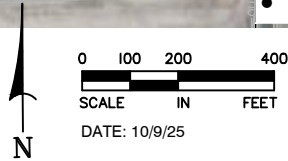
PROPOSED SETBACK

CITY REQUIRED SETBACKS:

- 30' Minimum to North, East, West Development Bounday
- 40' Minimum to South (CSAH 14)



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SETBACK EXHIBIT  
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PROPERTY DESCRIPTION: Commitment MN-310837-ANC

The Northwest Quarter of the Southwest Quarter and Southwest Quarter of the Southwest Quarter, Section 6, Township 31, Range 22, Anoka County, Minnesota.

Except that part of the West Half of the Southwest Quarter of Section 6, Township 31 North, Range 22 West, Anoka County, Minnesota, described as follows:

Commencing at the Southwest corner of said Southwest Quarter of Section 6; thence North 00 degrees 02 minutes 07 seconds East assumed bearing along the west line of said Southwest Quarter, a distance of 60.00 feet to the northerly right of way of County State Aid Highway No. 14 per ANOKA COUNTY RIGHT OF WAY PLAT NO. 50 and point of beginning; thence North 00 degrees 02 minutes 07 seconds East continuing along said west line, a distance of 30.00 feet; thence South 89 degrees 57 minutes 37 seconds East, a distance of 35.00 feet; thence South 27 degrees 51 minutes 14 seconds East, a distance of 32.10 feet to said northerly right of way; thence South 88 degrees 10 minutes 44 seconds West along said northerly right of way, a distance of 49.96 feet to the point of beginning there terminating.

NOTE: This property is Abstract

PROPERTY DESCRIPTION: Commitment MN-310845-ANC

Parcel A:

The Southeast Quarter of the Southwest Quarter of Section 6, Township 31, Range 22, Anoka County, Minnesota, except the southerly 264.0 feet of the westerly 330 feet thereof.

Parcel B:

The southerly 264.0 feet of the westerly 330 feet of the Southeast Quarter of the Southwest Quarter of Section 6, Township 31, Range 22, Anoka County, Minnesota.

Parcel C:

Northeast Quarter of the Southwest Quarter of Section 6, Township 31, Range 22, Anoka County, Minnesota.

PROPERTY DESCRIPTION: Commitment MN-310849-ANC

Parcel A:

The Southwest Quarter of the Northwest Quarter of Section 6, Township 31, Range 22, Anoka County, Minnesota.

Parcel B:

The Northwest Quarter of the Northwest Quarter of Section 6, Township 31, Range 22, Anoka County, Minnesota, except the North 713 .00 feet of the East 660.00 feet thereof.

Parcel C:

That part of the East Half of the Northwest Quarter of Section 6, Township 31, Range 22, Anoka County, Minnesota, described as follows: Commencing at the North Quarter corner of said Section 6; thence North 89 degrees 54 minutes 11 seconds West, assumed bearing along the north line of said Northwest Quarter, a distance of 1271.79 feet to the point of beginning of the parcel to be described; thence continuing North 89 degrees 54 minutes 11 seconds West, along said north line a distance of 44.11 feet to the northwest corner of said East Half of the Northwest Quarter; thence South 01 degree 54 minutes 17 seconds West, along the west line of said East Half, a distance of 2651.55 feet to the southwest corner of said East Half; thence North 36 degrees 29 minutes 05 seconds East, along the south line of said East Half, a distance of 33.37 feet; thence North 02 degrees 54 minutes 49 seconds East a distance of 219.30 feet; thence North 03 degrees 03 minutes 23 seconds East a distance of 376.71 feet; thence North 02 degrees 50 minutes 06 seconds East a distance of 275.93 feet; thence North 02 degrees 19 minutes 55 seconds East a distance of 388.89 feet; thence North 01 degrees 35 minutes 20 seconds East a distance of 1390.32 feet to the point of beginning.

CERTIFICATION

To Pulte Homes of Minnesota LLC, a Minnesota limited liability company; PGP Title, Inc; and First American Title Insurance Company:

This is to Certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11(a) 13, 14, 16 and 17 of Table A thereof. The field work was completed on June 30, 2024.

Date of Plat or Map: \_\_\_\_\_

Daniel Ekrem, Professional Land Surveyor  
Minnesota License No. 57366  
Email: derkem@alliant-inc.com

NOTES

- This survey and the property description shown here on are based upon information found in the commitment for title insurance prepared by PGP Title, Inc as agent for First American Title Insurance Company, file no. MN-310837-ANC, dated March 12, 2024, MN-310845-ANC, dated March 12, 2024 and MN-310849-ANC, dated March 12, 2024.
- The basis of bearings is based on Anoka County Coordinate System NAD (96 adj).
- All distances are in feet.
- The property has vehicular access to Main St. and W Pine St, public right of ways, via driveways.
- Edge of water shots from 5/8/2024.

TABLE A ITEMS

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses to the corner are shown hereon.
- Address(es) of the property is 5 Main St and 77 Main St and indicated on map.
- The property lies within Zone A (no base flood zone elevations determined) & Zone X (unshaded - areas determined to be outside the 0.2% annual chance floodplain) of Federal Emergency Management Agency (FEMA) Flood Insurance Community Panel No. 27003C0335E, effective December 16th, 2015. The area of the above described property is 10,421,034 square feet or 239.234 acres.
- Exterior dimensions of all buildings are shown at ground level.
- Substantial features observed in the process of conducting fieldwork, are shown hereon.
- There are no striped parking stalls on this site.
- The locations of existing public utilities on or serving the property are depicted based on Gopher State One Call Ticket Nos 240891162, 240891163, 240891164, 240891165 & 240891166 available city maps, records and observed evidence locations. Lacking excavation, underground utility locations may not be exact. Verify critical utilities prior to construction or design.
- Names of adjoining owners are depicted based on Anoka County GIS tax information.
- The distance to the nearest intersecting street is shown hereon.
- There was no observed evidence of earth moving work or building construction at the time of our field work.
- Per the Anoka County Highway projects website, construction on a roundabout at Sunset Ave and Main Street is scheduled for 2024.

SCHEDULE B, PART II EXCEPTIONS comm. MN-310837-ANC

The following are survey related exceptions set forth in Schedule B, Part II of the herein referenced Title Commitment:

- Item No. 8: Terms and conditions of Highway Right-of-way Plat No. 50, recorded August 13, 1993, as Document No. 1059220. *Depicted on survey.*
- Item No. 9: Easement for right-of-way for electric transmission or distribution line or system and incidental purposes in document, recorded February 25, 1953, in Book 294, Page 11, as Document No. 148908, of Official Records.
- As amended by Partial Release of Easement recorded November 5, 2004, as Document No. 1970352.0. *Depicted on survey.*
- Item No. 10: Condemnation of certain lands by the State of Minnesota for trunk highway and incidental purposes as contained in Final Certificate recorded February 21, 1996, as Document No. 1205256.0. *Depicted on survey. Parcel 14 taken in fee.*
- Item No. 11: Terms and conditions of Easement Agreement in favor of TEG/LAREP, recorded April 9, 2019, as Document No. 2224116.001. *Depicted on survey.*
- Item No. 12: Easement for drainage, utility, slope, signing, snow storage and storm sewer, together with incidental purposes, as contained in Warranty Deed, recorded October 4, 2023, in Document No. 2400231.003, of Official Records. *Depicted on survey.*
- Item No. 13: Rights of the public in and to any portion of the Land lying within a street, highway or alley whether dedicated or not. *Depicted on survey.*

SCHEDULE B, PART II EXCEPTIONS comm. MN-310845-ANC

The following are survey related exceptions set forth in Schedule B, Part II of the herein referenced Title Commitment:

- Item No. 8: Terms and conditions of Highway Right-of-way Plat No. 50, recorded August 13, 1993, as Document No. 1059220. *Depicted on survey.*
- Item No. 9: An easement for right-of-way for electric transmission or distribution line or system and incidental purposes in document, recorded February 25, 1953, in Book 294, Page 11, as Document No. 148908, of Official Records.
- As amended by Partial Release of Easement recorded November 5, 2004, as Document No. 1970352.0. *Depicted on survey.*
- Item No. 10: Condemnation of certain lands by the State of Minnesota for trunk highway and incidental purposes as contained in Final Certificate recorded February 21, 1996, as Document No. 1205256.0. *Depicted on survey. Parcels 15 & 16 taken in fee.*
- Item No. 11: Rights of the public in and to any portion of the Land lying within a street, highway or alley whether dedicated or not. *Depicted on survey.*

NOTE: GIS Map available to the Company shows what appears to be a neighbors driveway crossing the NE 1/4 of the SW 1/4 of the property to be insured and no easement found of record. *Depicted on survey, unknown if prescriptive rights exist.*

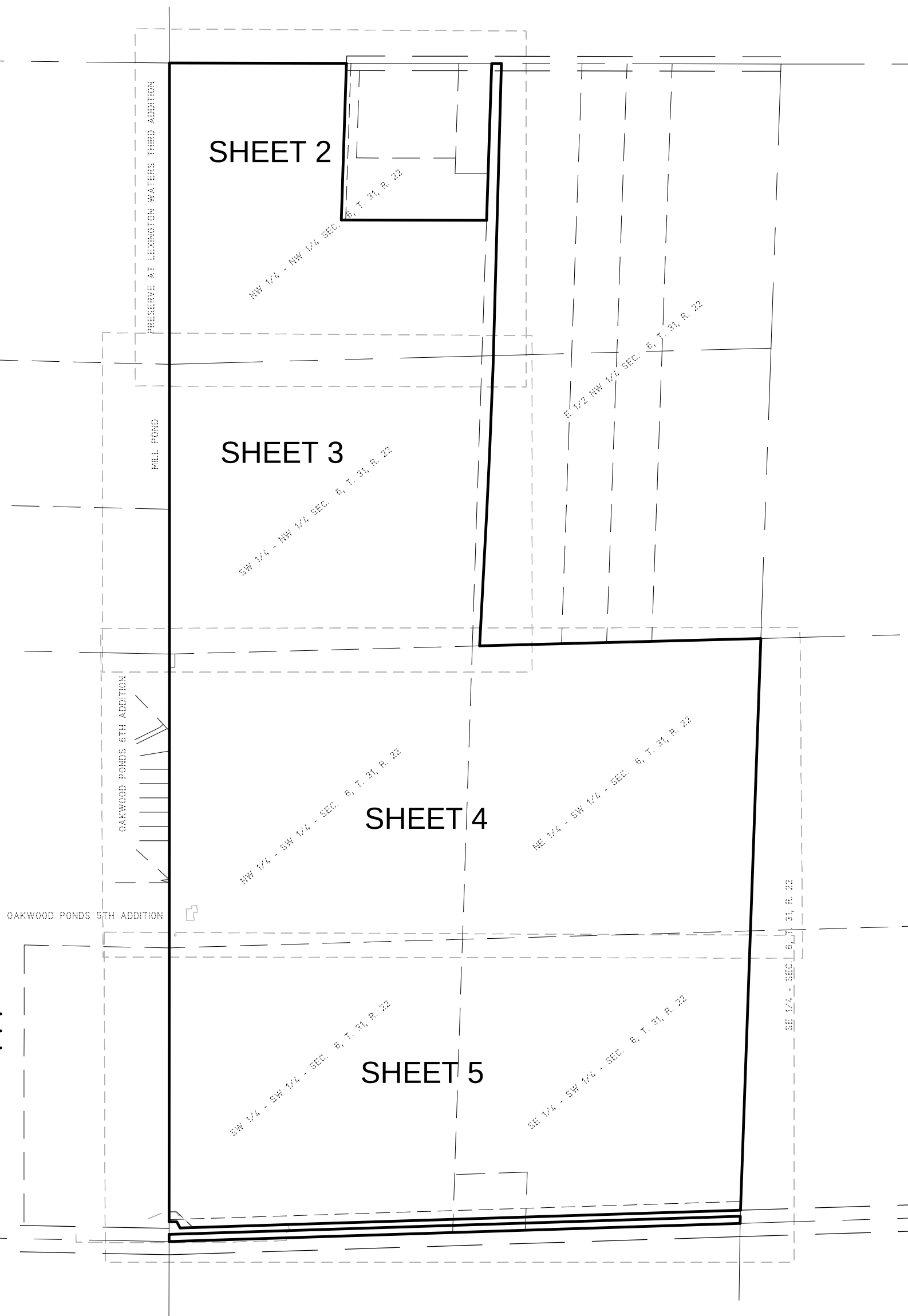
SCHEDULE B, PART II EXCEPTIONS comm. MN-310849-ANC

The following are survey related exceptions set forth in Schedule B, Part II of the herein referenced Title Commitment:

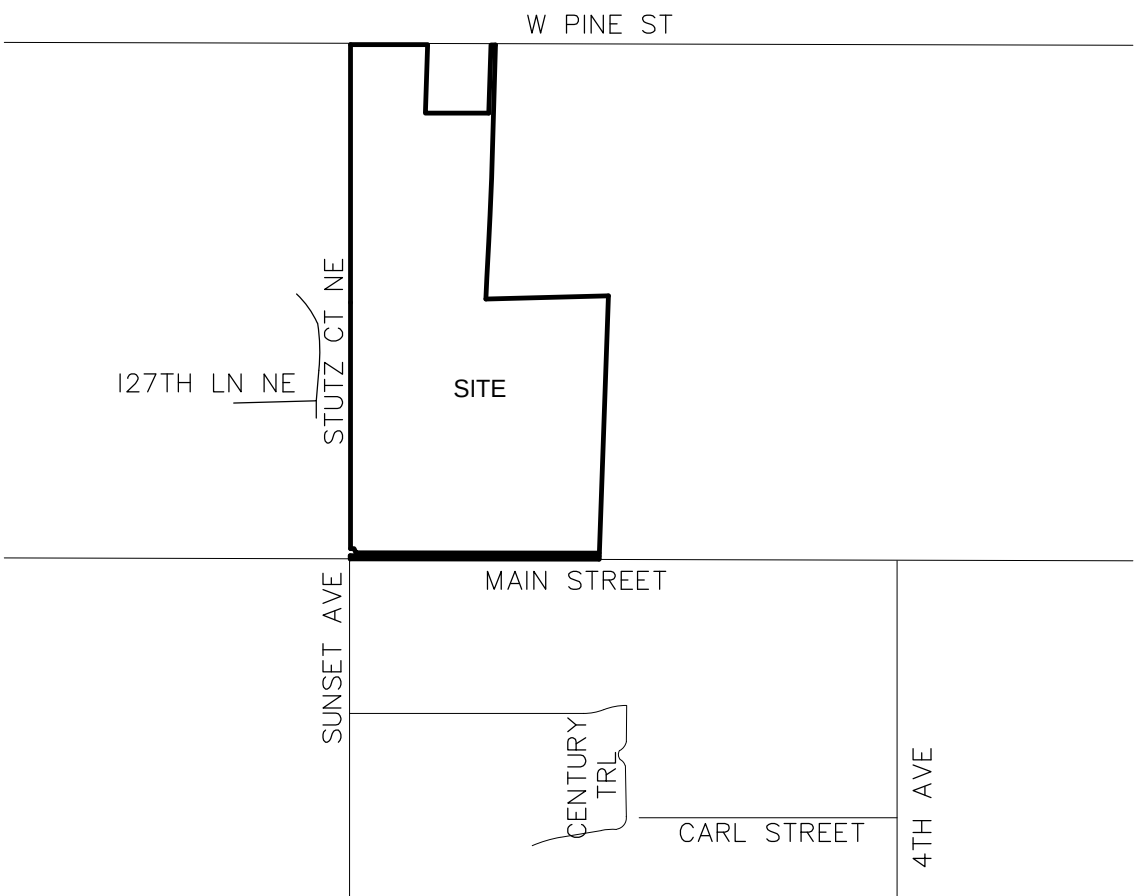
- Item No. 8: Terms and conditions of Declaration of Easement, recorded December 14, 2009, as Document No. 2012016.003. *Depicted on survey.*
- Item No. 9: Terms, conditions, easements and provisions contained in Easement Agreement, recorded May 2, 2019, as Document No. 2225919.001, of Official Records.
- as affected by Assignment of Easement Agreement recorded July 10, 2019, as Document No. 2231646.001.
- Item No. 10: Any interest outstanding of record in and to all the oil, gas and other minerals in and under and that may be produced from said premises, together with all rights incident to or growing out of said outstanding minerals, including but not limited to outstanding oil and gas leases and easements as may be disclosed by that certain Statement of Mineral Ownership recorded July 10, 2014, as Document No. 2085718.013. *Blanket over the E 1/2 of NW 1/4 of Section 6, T31N, R22W, in which Parcel C is located.*
- Item No. 11: Rights of the public in and to any portion of the Land lying within a street, highway or alley whether dedicated or not. *Depicted on Survey.*

NOTE: GIS Map available to the Company shows what appears to be a neighbors driveway crossing the SW1/4 of NW1/4 of the property to be insured and no easement found of record. *Depicted on survey, unknown if prescriptive rights exist.*

OVERALL VIEW



VICINITY MAP



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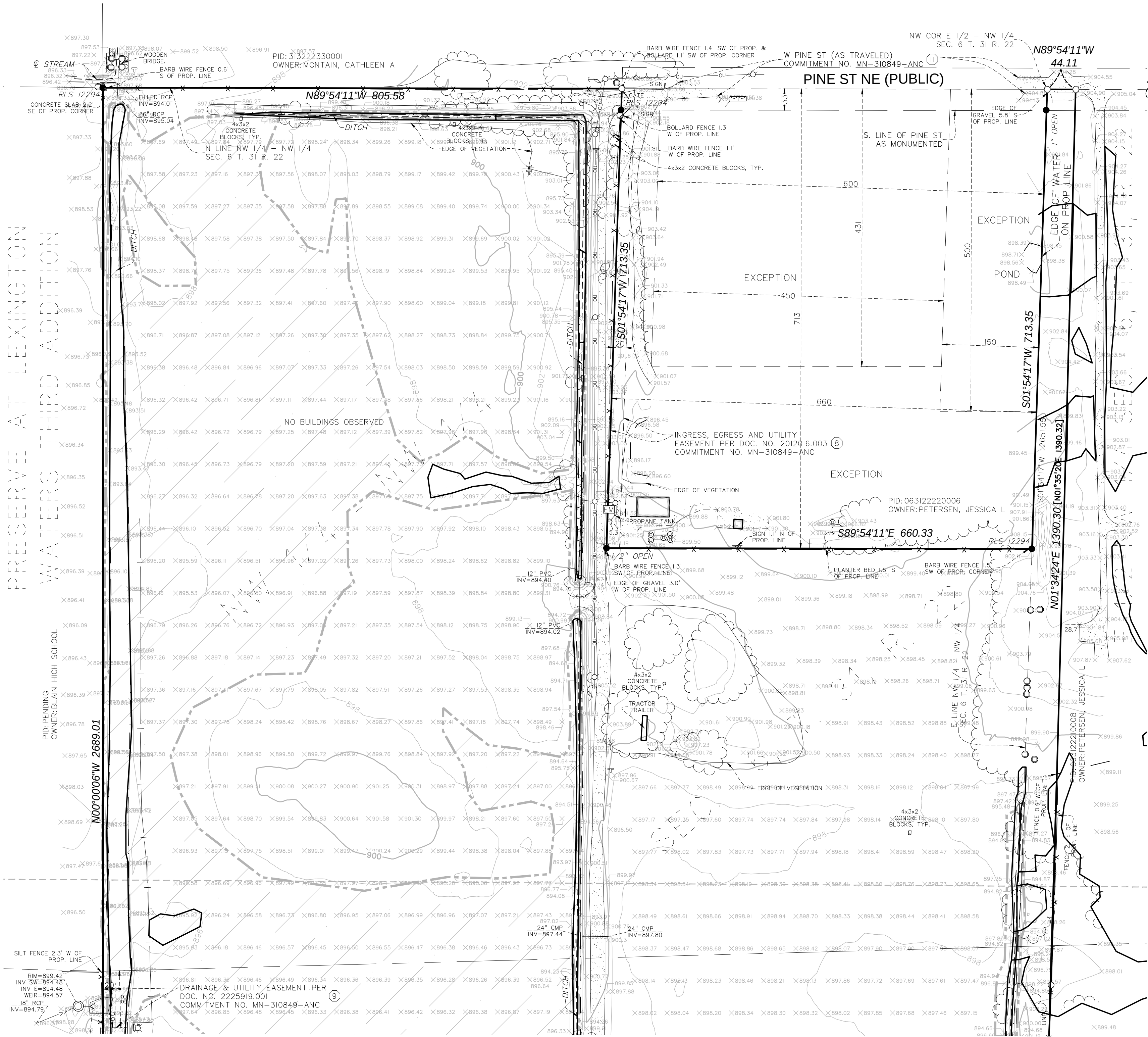
ALTA/NSPS  
LAND TITLE  
SURVEY

ROBINSON SOD FARM

5 & 77 MAIN STREET  
LINO LAKES, MINNESOTA

DRAWN BY JDT  
CHECKED BY DE  
DATE ISSUED 7/2/2024  
SCALE 1"=500'  
JOB NO. 230083  
FIELD CREW DARS,EL





LEGEND

○

SET CAP IRON MONUMENT 57366

●

FOUND IRON MONUMENT

⊙

ANKA CO. C.I.M.

□

COMMUNICATION BOX

⊗

CATCH BASIN

⊕

TRANSFORMER

⊖

POWER POLE

⊙

GUY WIRE

⊙

GAS VALVE

⊙

STORM MANHOLE

⊙

T-POST

⊙

FIRE HYDRANT

⊙

WELL

⊙

ELECTRIC METER

⊙

GAS METER

⊙

AIR CONDITIONER

⊙

HAND HOLE

⊙

TELEPHONE BOX

⊙

SANITARY CLEAN OUT

⊙

SIGN

⊙

CULVERT

⊙

MAILBOX

⊙

SCH. B ITEM II EXCEPTION

○

BOLLARD

— G —

GAS

— S —

SANITARY SEWER

— S —

STORM SEWER

— W —

WATERMAIN

— F —

FIBER OPTIC

— U —

OVERHEAD UTILITY

— E —

UNDERGROUND ELECTRIC

— X —

FENCE

— G —

GRAVEL

— E —

EDGE OF WATER/DITCH

— T —

EDGE OF TREES

— C —

CONCRETE

— G —

GRAVEL

— Z —

ZONE A FLOODZONE TYPE

[D]

DEED DIMENSION

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ALTA/NSPS

LAND TITLE

SURVEY

ROBINSON SOD FARM

5 & 77 MAIN STREET

LINO LAKES, MINNESOTA

DRAWN BY

JDT

CHECKED BY

DE

DATE ISSUED

7/2/2024

SCALE

1"=100'

JOB NO.

230083

FIELD CREW

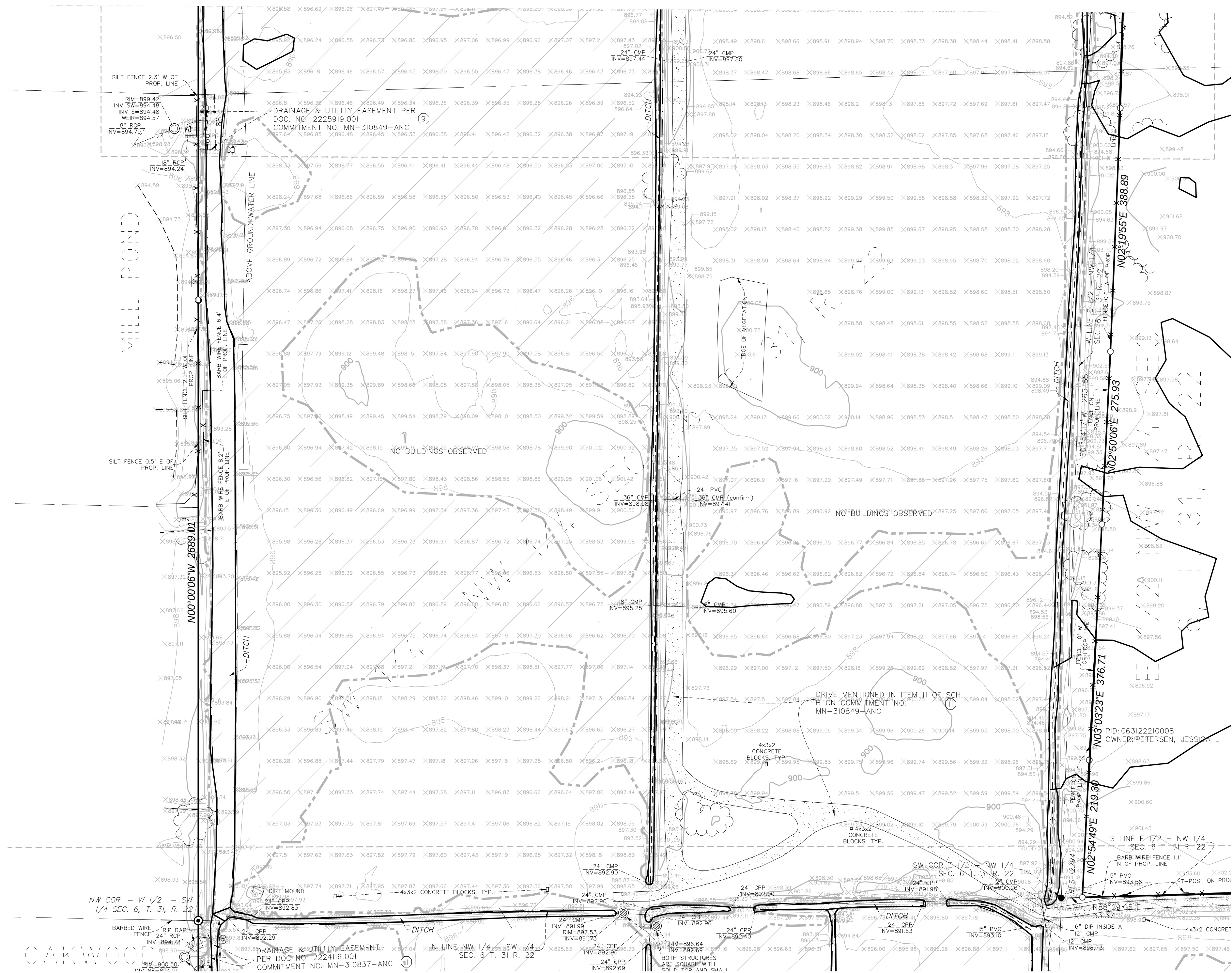
DARS,EL

SHEET 2 OF 7

Drawing name: C:\temp\AcPublish\15736\230083\_RobinsonFarm\_Surv.dwg Oct 09, 2025 11:32am

Page 82 of 186





○ SET CAP IRON MONUMENT 57366

● FOUND IRON MONUMENT

● ANOKA CO. C.I.M.

□ COMMUNICATION BOX

⊕ CATCH BASIN

⊞ TRANSFORMER

⊞ POWER POLE

⊞ GUY WIRE

⊞ GAS VALVE

⊞ STORM MANHOLE

⊞ T-POST

⊞ FIRE HYDRANT

⊞ WELL

⊞ ELECTRIC METER

⊞ GAS METER

⊞ AIR CONDITIONER

⊞ HAND HOLE

⊞ TELEPHONE BOX

⊞ SANITARY CLEAN OUT

⊞ SIGN

⊞ CULVERT

⊞ MAILBOX

⊞ SCH. B ITEM II EXCEPTION

○ BOLLARD

— G —

— SANITARY SEWER —

— STORM SEWER —

— WATERMAIN —

— FIBER OPTIC —

— OVERHEAD UTILITY —

— UNDERGROUND ELECTRIC —

— FENCE —

— GRAVEL —

— EDGE OF WATER/DITCH —

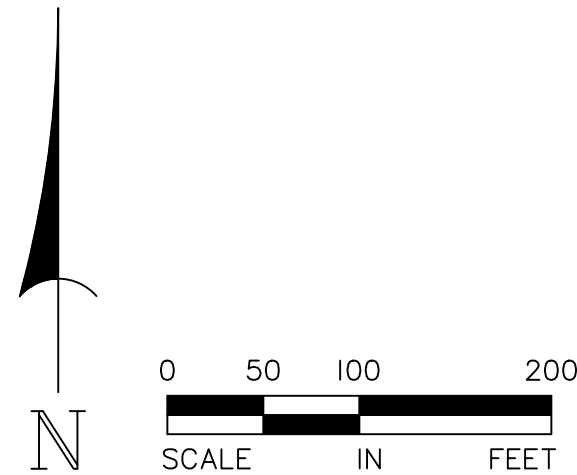
— EDGE OF TREES —

— CONCRETE —

— GRAVEL —

— ZONE A FLOODZONE TYPE —

[D] DEED DIMENSION



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# ALTA/NSPS LAND TITLE SURVEY

ROBINSON SOD FARM  
5 & 77 MAIN STREET  
LINO LAKES, MINNESOTA

|             |          |
|-------------|----------|
| DRAWN BY    | JDT      |
| CHECKED BY  | DE       |
| DATE ISSUED | 7/2/2024 |
| SCALE       | 1"=100'  |
| JOB NO.     | 230083   |
| FIELD CREW  | DARS,EL  |

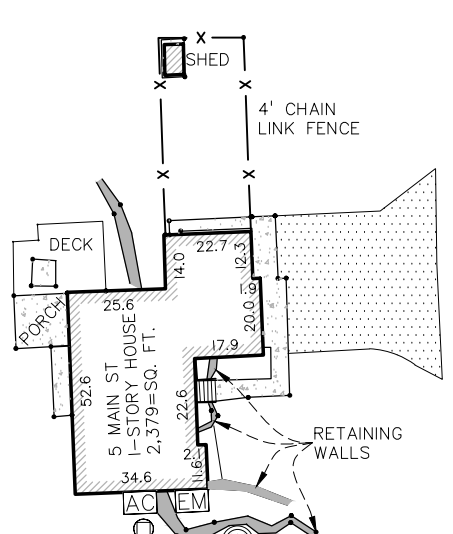




### LEGEND

- |                               |                               |
|-------------------------------|-------------------------------|
| ○ SET CAP IRON MONUMENT 57366 | — G — GAS                     |
| ● FOUND IRON MONUMENT         | — D — SANITARY SEWER          |
| ● ANOKA CO. C.I.M.            | — >> — STORM SEWER            |
| □ COMMUNICATION BOX           | — I — WATERMAIN               |
| ⊙ CATCH BASIN                 | — FO — FIBER OPTIC            |
| ⊕ TRANSFORMER                 | — OU — OVERHEAD UTILITY       |
| ⊖ POWER POLE                  | — E — UNDERGROUND ELECTRIC    |
| ⊕ GUY WIRE                    | — X — FENCE                   |
| ⊕ GAS VALVE                   | — — — GRAVEL                  |
| ⊕ STORM MANHOLE               | — — — EDGE OF WATER/DITCH     |
| ⊕ T-POST                      | — — — EDGE OF TREES           |
| ⊕ FIRE HYDRANT                | — — — CONCRETE                |
| ⊕ WELL                        | — — — GRAVEL                  |
| ⊕ ELECTRIC METER              | — [D] — ZONE A FLOODZONE TYPE |
| ⊕ GAS METER                   |                               |
| ⊕ AIR CONDITIONER             |                               |
| ⊕ HAND HOLE                   |                               |
| ⊕ TELEPHONE BOX               |                               |
| ⊕ SANITARY CLEAN OUT          |                               |
| ⊕ SIGN                        |                               |
| ⊕ CULVERT                     |                               |
| ⊕ MAILBOX                     |                               |
| ⊕ SCH. B ITEM II EXCEPTION    |                               |
| ○ BOLLARD                     |                               |

### DETAIL A NOT TO SCALE



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## ALTA/NSPS LAND TITLE SURVEY

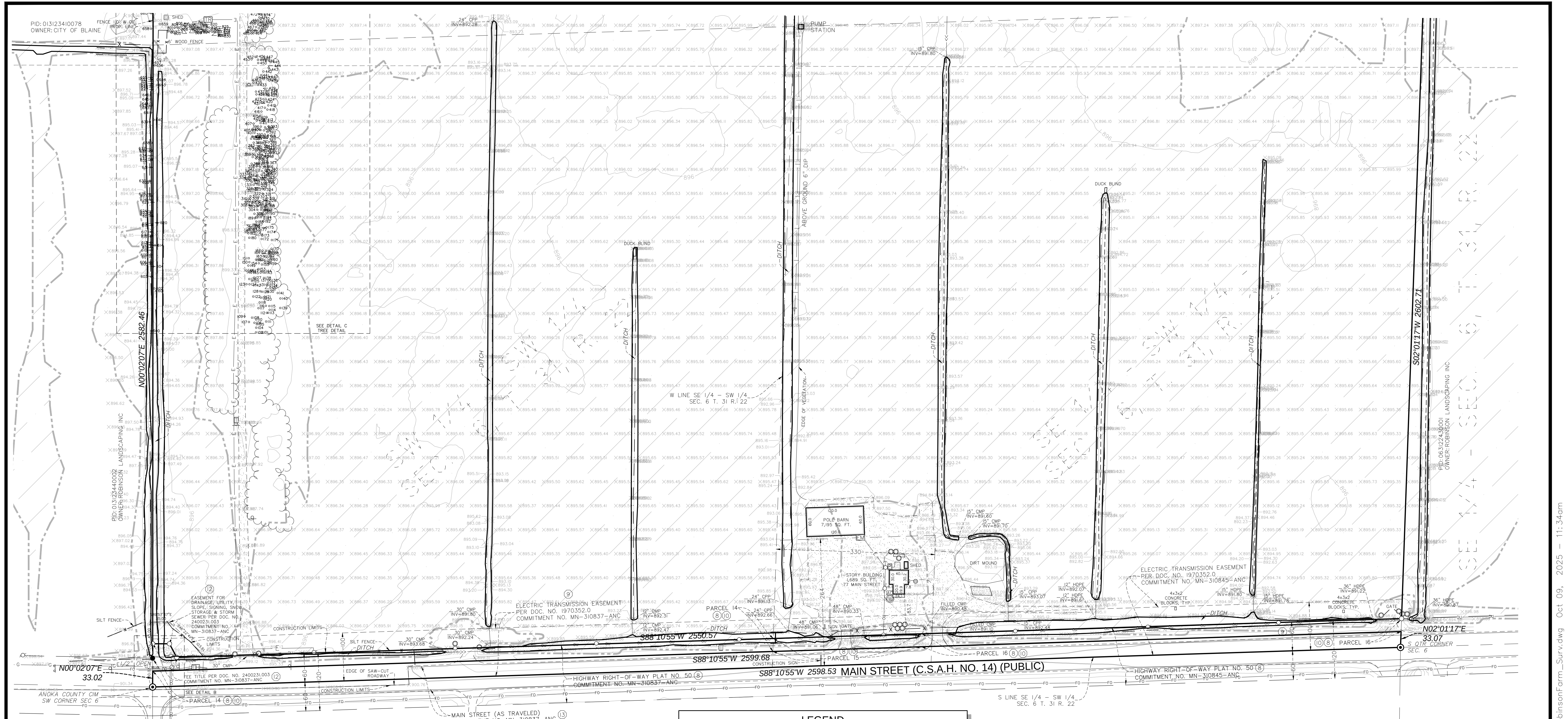
### ROBINSON SOD FARM

5 & 77 MAIN STREET  
LINO LAKES, MINNESOTA

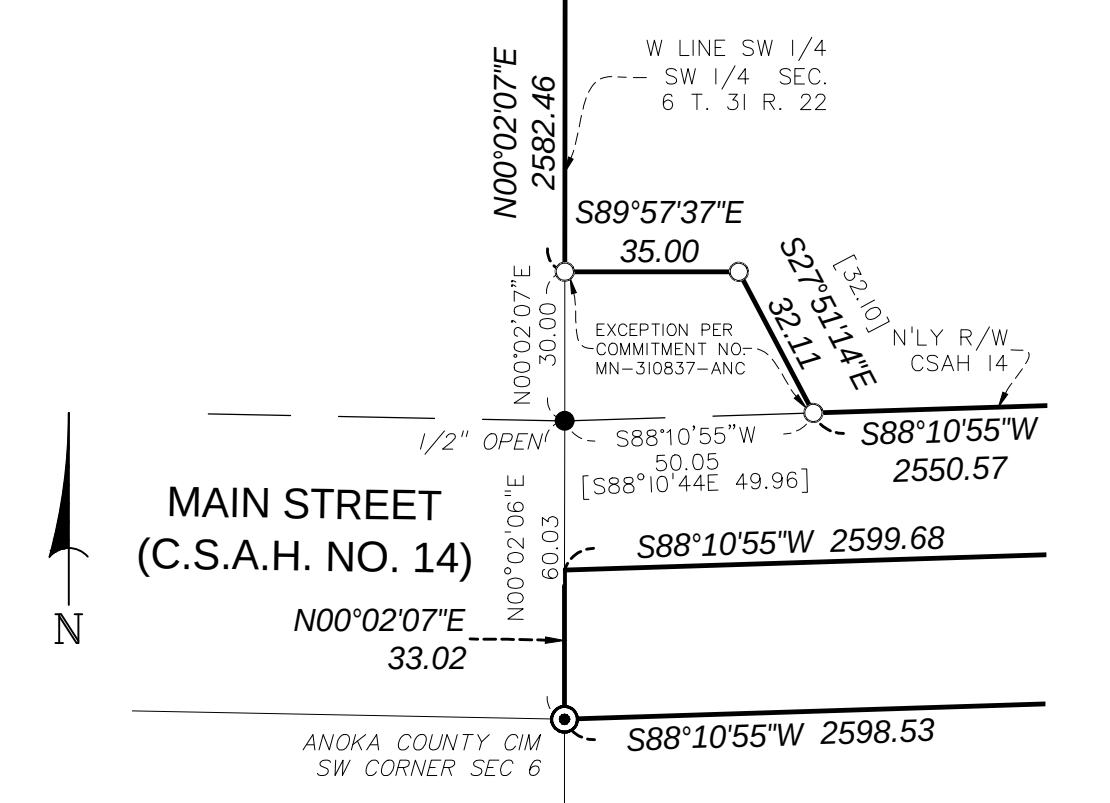
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| CHECKED BY  | DE        |
| DATE ISSUED | 7/12/2024 |
| SCALE       | 1"=100'   |
| JOB NO.     | 230083    |
| FIELD CREW  | DARS,EL   |

SHEET 4 OF 7



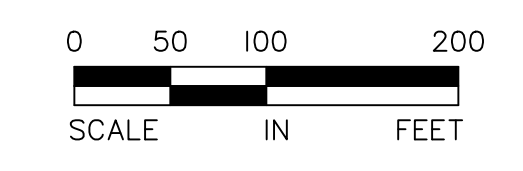


DETAIL B  
NOT TO SCALE



LEGEND

- SET CAP IRON MONUMENT 57366
- FOUND IRON MONUMENT
- ANOKA CO. C.I.M.
- COMMUNICATION BOX
- CATCH BASIN
- TRANSFORMER
- POWER POLE
- GUY WIRE
- GAS VALVE
- STORM MANHOLE
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- SANITARY CLEAN OUT
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- SCH. B ITEM II EXCEPTION
- BOLLARD
- GAS
- SANITARY SEWER
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- EDGE OF WATER/DITCH
- EDGE OF TREES
- CONCRETE
- GRAVEL
- ZONE A FLOODZONE TYPE
- [D] DEED DIMENSION



**ALLIANT**  
ENGINEERING

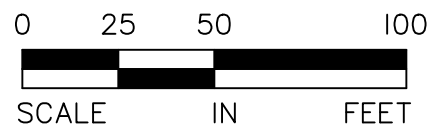
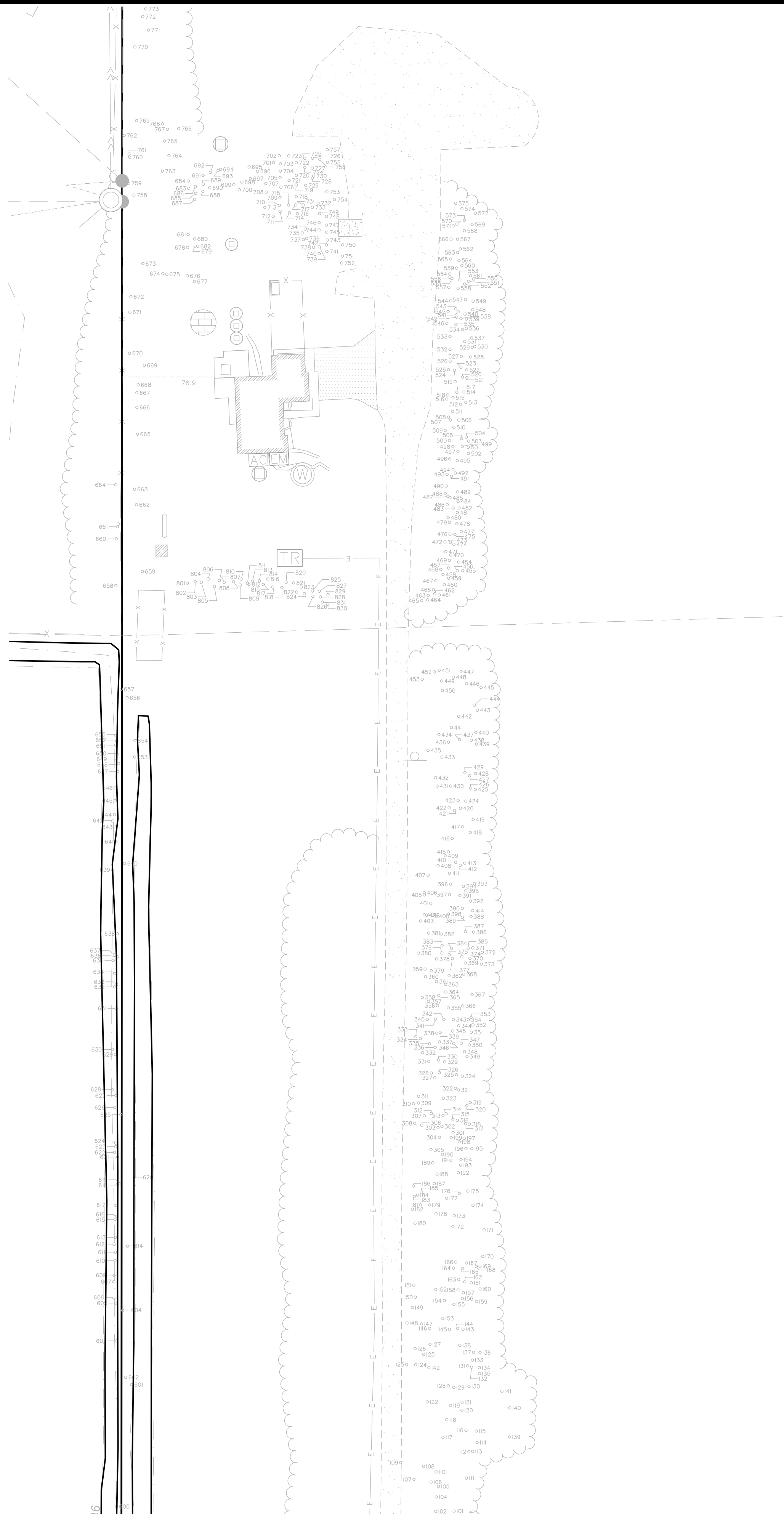
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**ALTA/NSPS  
LAND TITLE  
SURVEY**

**ROBINSON SOD FARM**  
5 & 77 MAIN STREET  
LINO LAKES, MINNESOTA

|             |          |
|-------------|----------|
| DRAWN BY    | JDT      |
| CHECKED BY  | DE       |
| DATE ISSUED | 7/2/2024 |
| SCALE       | 1"=100'  |
| JOB NO.     | 230083   |
| FIELD CREW  | DARS,EL  |





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# ALTA/NSPS LAND TITLE SURVEY

## ROBINSON SOD FARM DETAIL C

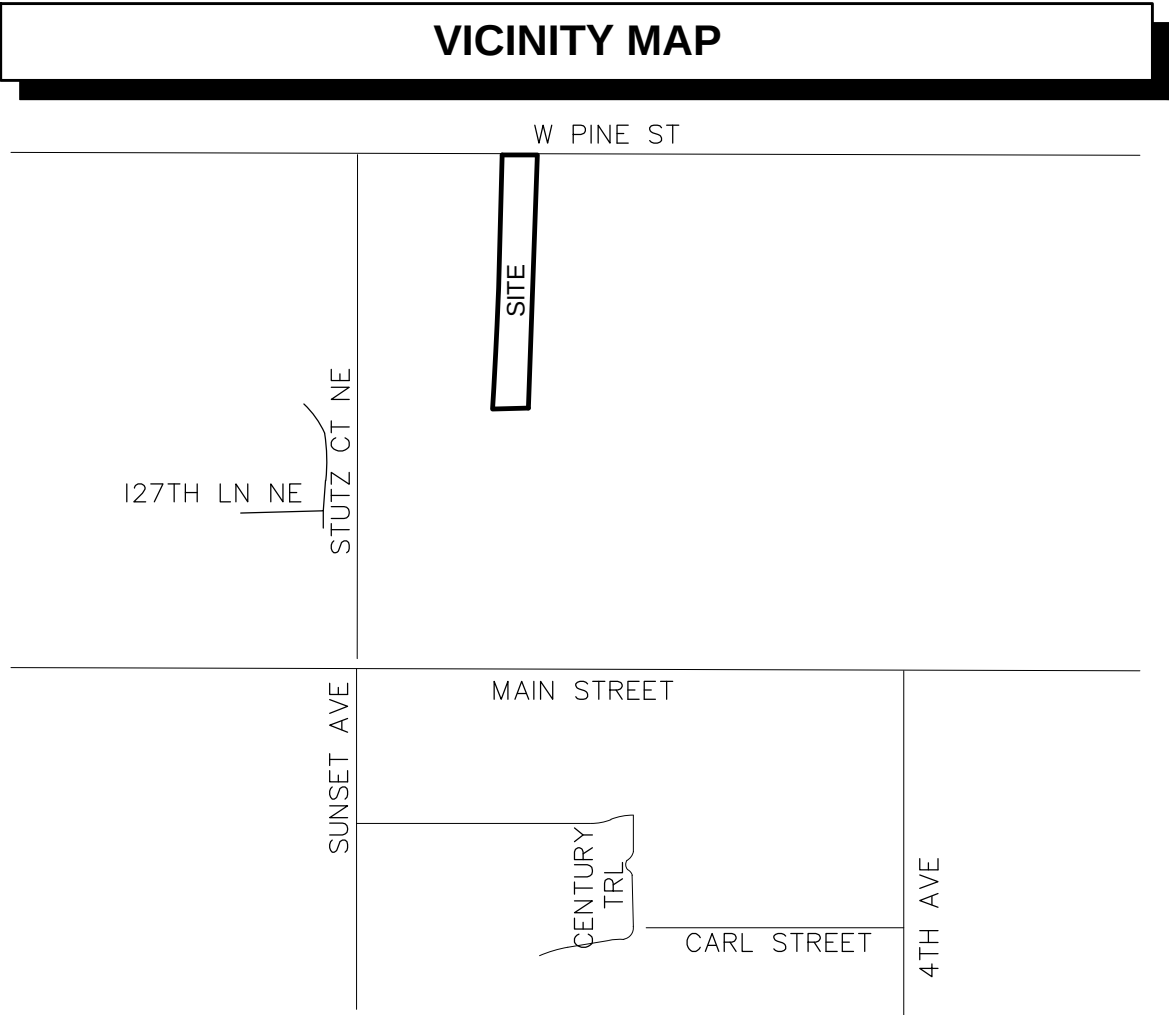
5 & 77 MAIN STREET  
LINO LAKES, MINNESOTA

|             |          |
|-------------|----------|
| DRAWN BY    | JDT      |
| CHECKED BY  | DE       |
| DATE ISSUED | 7/2/2024 |
| SCALE       | 1"=50'   |
| JOB NO.     | 230083   |
| FIELD CREW  | DARS,EL  |



| TAG | SPECIES    | DBH | TAG | SPECIES    | DBH | TAG | SPECIES       | DBH | TAG | SPECIES       | DBH | TAG | SPECIES       | DBH | TAG | SPECIES            | DBH | TAG | SPECIES            | DBH | TAG | SPECIES      | DBH | TAG | SPECIES            | DBH | TAG  | SPECIES            | DBH | TAG  | SPECIES            | DBH | TAG  | SPECIES          | DBH |      |                  |    |
|-----|------------|-----|-----|------------|-----|-----|---------------|-----|-----|---------------|-----|-----|---------------|-----|-----|--------------------|-----|-----|--------------------|-----|-----|--------------|-----|-----|--------------------|-----|------|--------------------|-----|------|--------------------|-----|------|------------------|-----|------|------------------|----|
| 1   | Balsam Fir | 12  | 99  | Balsam Fir | 9   | 197 | Balsam Fir    | 7   | 296 | Quaking Aspen | 8   | 394 | Balsam Fir    | 6   | 493 | Balsam Fir         | 8   | 591 | Black Willow       | 12  | 690 | Balsam Fir   | 7   | 788 | Quaking Aspen      | 15  | 887  | American Elm       | 6   | 985  | Black Cherry       | 8   | 1083 | Quaking Aspen    | 10  | 1998 | Northern Red Oak | 8  |
| 2   | Balsam Fir | 8   | 100 | Balsam Fir | 6   | 198 | Balsam Fir    | 6   | 297 | Quaking Aspen | 6   | 395 | Balsam Fir    | 7   | 494 | Balsam Fir         | 7   | 592 | Black Willow       | 14  | 691 | Balsam Fir   | 8   | 789 | Quaking Aspen      | 11  | 888  | American Elm       | 6   | 986  | Quaking Aspen      | 7   | 1084 | Quaking Aspen    | 8   | 1999 | Northern Red Oak | 15 |
| 3   | Balsam Fir | 9   | 101 | Balsam Fir | 5   | 199 | Balsam Fir    | 8   | 298 | Quaking Aspen | 8   | 396 | Balsam Fir    | 11  | 495 | Balsam Fir         | 9   | 593 | Quaking Aspen      | 7   | 692 | Balsam Fir   | 6   | 790 | Quaking Aspen      | 6   | 889  | Eastern Cottonwood | 7   | 987  | Quaking Aspen      | 6   | 1085 | Quaking Aspen    | 8   | 2000 | White Oak        | 29 |
| 4   | Balsam Fir | 13  | 102 | Balsam Fir | 7   | 201 | Quaking Aspen | 7   | 299 | Quaking Aspen | 6   | 397 | Balsam Fir    | 12  | 496 | Balsam Fir         | 8   | 594 | Black Willow       | 29  | 693 | Balsam Fir   | 8   | 791 | Green Ash          | 7   | 890  | Boxelder           | 7   | 988  | Quaking Aspen      | 6   | 1086 | Quaking Aspen    | 7   | 2001 | Black Willow     | 9  |
| 5   | Balsam Fir | 9   | 103 | Balsam Fir | 5   | 202 | Quaking Aspen | 6   | 300 | Quaking Aspen | 7   | 398 | Balsam Fir    | 6   | 497 | Balsam Fir         | 6   | 595 | Black Willow       | 14  | 694 | Green Ash    | 7   | 792 | American Elm       | 18  | 891  | Eastern Cottonwood | 44  | 989  | Quaking Aspen      | 9   | 1087 | Quaking Aspen    | 10  | 4006 | Quaking Aspen    | 9  |
| 6   | Balsam Fir | 11  | 104 | Balsam Fir | 6   | 203 | Quaking Aspen | 13  | 301 | Balsam Fir    | 6   | 400 | Balsam Fir    | 6   | 498 | Balsam Fir         | 7   | 596 | Black Willow       | 24  | 695 | Balsam Fir   | 7   | 793 | Green Ash          | 8   | 892  | Eastern Cottonwood | 18  | 990  | Eastern Cottonwood | 20  | 1088 | Quaking Aspen    | 11  |      |                  |    |
| 7   | Balsam Fir | 7   | 105 | Balsam Fir | 5   | 204 | Quaking Aspen | 7   | 302 | Balsam Fir    | 5   | 401 | Balsam Fir    | 8   | 499 | Balsam Fir         | 17  | 597 | Black Willow       | 12  | 696 | Balsam Fir   | 6   | 794 | Quaking Aspen      | 8   | 893  | Eastern Cottonwood | 79  | 991  | Quaking Aspen      | 7   | 1089 | Quaking Aspen    | 7   |      |                  |    |
| 8   | Balsam Fir | 9   | 106 | Balsam Fir | 4   | 205 | Black Willow  | 16  | 303 | Balsam Fir    | 6   | 402 | Balsam Fir    | 7   | 500 | Balsam Fir         | 5   | 598 | Black Willow       | 14  | 697 | Balsam Fir   | 6   | 795 | Quaking Aspen      | 8   | 894  | Eastern Red Cedar  | 12  | 992  | Quaking Aspen      | 8   | 1090 | Quaking Aspen    | 13  |      |                  |    |
| 9   | Balsam Fir | 12  | 107 | Balsam Fir | 11  | 206 | Black Willow  | 15  | 304 | Balsam Fir    | 8   | 403 | Balsam Fir    | 9   | 501 | Balsam Fir         | 9   | 599 | Black Cherry       | 6   | 698 | Balsam Fir   | 7   | 796 | White Birch        | 26  | 895  | Eastern Red Cedar  | 5   | 993  | Boxelder           | 11  | 1091 | Quaking Aspen    | 8   |      |                  |    |
| 10  | Balsam Fir | 8   | 108 | Balsam Fir | 8   | 207 | Quaking Aspen | 11  | 305 | Balsam Fir    | 7   | 404 | Balsam Fir    | 5   | 502 | Balsam Fir         | 9   | 600 | Black Willow       | 40  | 699 | Balsam Fir   | 4   | 797 | American Elm       | 11  | 896  | Red Pine           | 7   | 994  | Quaking Aspen      | 6   | 1092 | Red Pine         | 8   |      |                  |    |
| 11  | Balsam Fir | 9   | 109 | Balsam Fir | 8   | 208 | Quaking Aspen | 7   | 306 | Balsam Fir    | 6   | 405 | Balsam Fir    | 8   | 503 | Balsam Fir         | 8   | 601 | Quaking Aspen      | 8   | 700 | Green Ash    | 7   | 798 | Black Cherry       | 7   | 897  | Eastern Red Cedar  | 3   | 995  | Quaking Aspen      | 8   | 1093 | Red Pine         | 8   |      |                  |    |
| 12  | Balsam Fir | 8   | 110 | Balsam Fir | 8   | 209 | Quaking Aspen | 7   | 307 | Balsam Fir    | 6   | 406 | Balsam Fir    | 6   | 504 | Balsam Fir         | 8   | 602 | Quaking Aspen      | 8   | 701 | Green Ash    | 7   | 799 | Black Cherry       | 6   | 898  | Quaking Aspen      | 7   | 996  | Quaking Aspen      | 7   | 1094 | Red Pine         | 13  |      |                  |    |
| 13  | Balsam Fir | 11  | 111 | Balsam Fir | 6   | 210 | Quaking Aspen | 7   | 308 | Balsam Fir    | 10  | 407 | Quaking Aspen | 6   | 505 | Balsam Fir         | 6   | 603 | Black Willow       | 21  | 702 | Green Ash    | 13  | 800 | Black Cherry       | 7   | 899  | Quaking Aspen      | 6   | 997  | Quaking Aspen      | 8   | 1095 | Red Pine         | 11  |      |                  |    |
| 14  | Balsam Fir | 12  | 112 | Balsam Fir | 7   | 211 | Quaking Aspen | 7   | 309 | Balsam Fir    | 7   | 408 | Balsam Fir    | 11  | 506 | Balsam Fir         | 7   | 604 | Black Willow       | 8   | 703 | Black Cherry | 15  | 801 | Balsam Fir         | 7   | 900  | Quaking Aspen      | 7   | 998  | Boxelder           | 8   | 1096 | Red Pine         | 12  |      |                  |    |
| 15  | Balsam Fir | 12  | 113 | Balsam Fir | 6   | 212 | Quaking Aspen | 7   | 310 | Balsam Fir    | 7   | 409 | Balsam Fir    | 6   | 507 | Balsam Fir         | 8   | 605 | Black Willow       | 38  | 704 | Balsam Fir   | 5   | 802 | Balsam Fir         | 6   | 901  | Eastern Cottonwood | 22  | 999  | Quaking Aspen      | 7   | 1097 | Northern Red Oak | 12  |      |                  |    |
| 16  | Balsam Fir | 8   | 114 | Balsam Fir | 7   | 213 | Quaking Aspen | 7   | 311 | Balsam Fir    | 7   | 410 | Balsam Fir    | 4   | 508 | Boxelder           | 12  | 606 | Black Willow       | 13  | 705 | Balsam Fir   | 7   | 803 | Balsam Fir         | 6   | 902  | Quaking Aspen      | 7   | 1000 | Quaking Aspen      | 9   | 1098 | Northern Red Oak | 27  |      |                  |    |
| 17  | Balsam Fir | 11  | 115 | Balsam Fir | 6   | 214 | Quaking Aspen | 6   | 312 | Balsam Fir    | 9   | 411 | Balsam Fir    | 7   | 509 | Balsam Fir         | 8   | 607 | Black Willow       | 7   | 706 | Balsam Fir   | 9   | 804 | Balsam Fir         | 5   | 903  | Quaking Aspen      | 8   | 1001 | Northern Red Oak   | 16  | 1099 | White Oak        | 7   |      |                  |    |
| 18  | Balsam Fir | 12  | 116 | Balsam Fir | 9   | 215 | Quaking Aspen | 6   | 313 | Balsam Fir    | 5   | 412 | Balsam Fir    | 8   | 510 | Balsam Fir         | 6   | 609 | Black Willow       | 14  | 707 | Balsam Fir   | 10  | 805 | Balsam Fir         | 6   | 904  | Quaking Aspen      | 7   | 1002 | Northern Red Oak   | 6   | 1100 | Quaking Aspen    | 8   |      |                  |    |
| 19  | Balsam Fir | 17  | 117 | Balsam Fir | 7   | 216 | Quaking Aspen | 7   | 314 | Balsam Fir    | 6   | 413 | Balsam Fir    | 11  | 511 | Balsam Fir         | 6   | 610 | Black Willow       | 13  | 708 | Balsam Fir   | 7   | 806 | Balsam Fir         | 7   | 905  | Black Willow       | 12  | 1003 | Northern Red Oak   | 6   | 1201 | Quaking Aspen    | 11  |      |                  |    |
| 20  | Balsam Fir | 15  | 118 | Balsam Fir | 5   | 217 | Quaking Aspen | 9   | 315 | Balsam Fir    | 7   | 414 | Balsam Fir    | 7   | 512 | Balsam Fir         | 7   | 611 | Black Willow       | 19  | 709 | Balsam Fir   | 7   | 807 | Balsam Fir         | 6   | 906  | Black Willow       | 8   | 1004 | Northern Red Oak   | 20  | 1202 | Quaking Aspen    | 11  |      |                  |    |
| 21  | Balsam Fir | 12  | 119 | Balsam Fir | 5   | 218 | Quaking Aspen | 6   | 316 | Balsam Fir    | 10  | 415 | Balsam Fir    | 9   | 513 | Balsam Fir         | 13  | 612 | Black Willow       | 25  | 710 | Balsam Fir   | 5   | 808 | Balsam Fir         | 6   | 907  | Black Willow       | 17  | 1005 | Quaking Aspen      | 13  | 1203 | Quaking Aspen    | 12  |      |                  |    |
| 22  | Balsam Fir | 10  | 120 | Balsam Fir | 6   | 219 | Quaking Aspen | 6   | 317 | Balsam Fir    | 9   | 416 | Balsam Fir    | 19  | 514 | Balsam Fir         | 8   | 613 | Black Willow       | 27  | 711 | Balsam Fir   | 5   | 809 | Balsam Fir         | 6   | 908  | Quaking Aspen      | 9   | 1006 | American Elm       | 10  | 1204 | Quaking Aspen    | 9   |      |                  |    |
| 23  | Balsam Fir | 10  | 121 | Balsam Fir | 5   | 220 | Quaking Aspen | 7   | 318 | Balsam Fir    | 11  | 417 | Balsam Fir    | 11  | 515 | Balsam Fir         | 9   | 614 | American Elm       | 7   | 712 | Balsam Fir   | 7   | 810 | Balsam Fir         | 6   | 909  | Quaking Aspen      | 7   | 1007 | American Elm       | 11  | 1205 | Quaking Aspen    | 10  |      |                  |    |
| 24  | Balsam Fir | 15  | 122 | Balsam Fir | 7   | 221 | Quaking Aspen | 6   | 319 | Balsam Fir    | 10  | 418 | Balsam Fir    | 11  | 516 | Balsam Fir         | 6   | 615 | Black Willow       | 15  | 713 | Green Ash    | 9   | 811 | Balsam Fir         | 6   | 910  | Quaking Aspen      | 8   | 1008 | Quaking Aspen      | 8   | 1206 | Red Pine         | 8   |      |                  |    |
| 25  | Balsam Fir | 10  | 123 | Balsam Fir | 7   | 222 | Quaking Aspen | 7   | 320 | Balsam Fir    | 6   | 419 | Balsam Fir    | 11  | 517 | Balsam Fir         | 5   | 616 | Black Willow       | 7   | 714 | Balsam Fir   | 9   | 812 | Green Ash          | 8   | 911  | Quaking Aspen      | 6   | 1009 | Eastern Cottonwood | 25  | 1207 | Northern Red Oak | 11  |      |                  |    |
| 26  | Balsam Fir | 8   | 124 | Balsam Fir | 7   | 223 | Quaking Aspen | 6   | 321 | Balsam Fir    | 9   | 420 | Balsam Fir    | 9   | 518 | Balsam Fir         | 15  | 617 | Black Willow       | 15  | 715 | Balsam Fir   | 5   | 813 | Balsam Fir         | 6   | 912  | Quaking Aspen      | 6   | 1010 | Eastern Cottonwood | 24  | 1208 | Northern Red Oak | 11  |      |                  |    |
| 27  | Balsam Fir | 15  | 125 | Balsam Fir | 6   | 224 | Boxelder      | 26  | 322 | Balsam Fir    | 7   | 421 | Balsam Fir    | 7   | 519 | Balsam Fir         | 6   | 618 | Black Willow       | 30  | 716 | Balsam Fir   | 7   | 814 | Balsam Fir         | 5   | 913  | Black Willow       | 11  | 1011 | Eastern Cottonwood | 25  | 1209 | Northern Red Oak | 18  |      |                  |    |
| 28  | Balsam Fir | 9   | 126 | Balsam Fir | 5   | 225 | Black Willow  | 14  | 323 | Balsam Fir    | 10  | 422 | Balsam Fir    | 13  | 520 | Balsam Fir         | 9   | 619 | Black Willow       | 7   | 717 | Balsam Fir   | 5   | 815 | Balsam Fir         | 6   | 914  | Black Willow       | 7   | 1012 | Bigtooth Aspen     | 11  | 1210 | Northern Red Oak | 6   |      |                  |    |
| 29  | Balsam Fir | 11  | 127 | Balsam Fir | 5   | 226 | Black Willow  | 23  | 324 | Balsam Fir    | 10  | 423 | Balsam Fir    | 8   | 521 | Balsam Fir         | 10  | 620 | Green Ash          | 9   | 718 | Balsam Fir   | 7   | 816 | Balsam Fir         | 5   | 915  | Quaking Aspen      | 6   | 1013 | Bigtooth Aspen     | 7   | 1211 | Northern Red Oak | 10  |      |                  |    |
| 30  | Balsam Fir | 13  | 128 | Balsam Fir | 7   | 227 | Black Willow  | 15  | 325 | Balsam Fir    | 7   | 424 | Balsam Fir    | 7   | 522 | Balsam Fir         | 6   | 621 | Black Willow       | 19  | 719 | Balsam Fir   | 5   | 817 | Balsam Fir         | 7   | 916  | Eastern Cottonwood | 7   | 1014 | Northern Red Oak   | 14  | 1212 | Quaking Aspen    | 10  |      |                  |    |
| 31  | Balsam Fir | 10  | 129 | Balsam Fir | 6   | 228 | Poplar        | 15  | 326 | Balsam Fir    | 6   | 425 | Balsam Fir    | 10  | 523 | Balsam Fir         | 7   | 622 | Black Willow       | 13  | 720 | Balsam Fir   | 8   | 818 | Balsam Fir         | 9   | 917  | Quaking Aspen      | 6   | 1015 | Northern Red Oak   | 26  | 1213 | Quaking Aspen    | 10  |      |                  |    |
| 32  | Balsam Fir | 12  | 130 | Balsam Fir | 7   | 229 | Poplar        | 6   | 327 | Balsam Fir    | 9   | 426 | Balsam Fir    | 7   | 524 | Balsam Fir         | 7   | 623 | Black Willow       | 7   | 721 | Balsam Fir   | 5   | 820 | Balsam Fir         | 6   | 918  | Quaking Aspen      | 7   | 1016 | Black Cherry       | 7   | 1214 | Quaking Aspen    | 9   |      |                  |    |
| 33  | Balsam Fir | 9   | 131 | Balsam Fir | 8   | 230 | Poplar        | 6   | 328 | Balsam Fir    | 6   | 427 | Balsam Fir    | 7   | 525 | Balsam Fir         | 6   | 624 | Black Willow       | 19  | 722 | Balsam Fir   | 4   | 821 | Balsam Fir         | 6   | 919  | Quaking Aspen      | 6   | 1017 | Northern Red Oak   | 28  | 1215 | Northern Red Oak | 8   |      |                  |    |
| 34  | Balsam Fir | 9   | 132 | Balsam Fir | 8   | 231 | American Elm  | 10  | 329 | Balsam Fir    | 6   | 428 | Balsam Fir    | 9   | 526 | Balsam Fir         | 7   | 625 | Eastern Cottonwood | 11  | 723 | Balsam Fir   | 13  | 822 | Balsam Fir         | 6   | 920  | Quaking Aspen      | 7   | 1018 | Northern Red Oak   | 8   | 1216 | Northern Red Oak | 30  |      |                  |    |
| 35  | Balsam Fir | 4   | 133 | Balsam Fir | 6   | 232 | Poplar        | 41  | 330 | Balsam Fir    | 9   | 429 | Balsam Fir    | 10  | 527 | Balsam Fir         | 5   | 626 | Black Willow       | 35  | 724 | Balsam Fir   | 5   | 823 | Balsam Fir         | 6   | 921  | Eastern Cottonwood | 33  | 1019 | Northern Red Oak   | 25  | 1217 | Quaking Aspen    | 11  |      |                  |    |
| 36  | Balsam Fir | 11  | 134 | Balsam Fir | 7   | 233 | Poplar        | 14  | 331 | Balsam Fir    | 7   | 430 | Balsam Fir    | 7   | 528 | Balsam Fir         | 11  | 627 | Black Willow       | 6   | 725 | Balsam Fir   | 6   | 824 | Balsam Fir         | 6   | 922  | Quaking Aspen      | 7   | 1020 | Northern Red Oak   | 25  | 1218 | Quaking Aspen    | 13  |      |                  |    |
| 37  | Balsam Fir | 9   | 135 | Balsam Fir | 11  | 234 | Quaking Aspen | 8   | 332 | Balsam Fir    | 8   | 431 | Balsam Fir    | 10  | 529 | Balsam Fir         | 6   | 628 | Black Willow       | 18  | 726 | Balsam Fir   | 8   | 825 | Balsam Fir         | 7   | 923  | Green Ash          | 6   | 1021 | Northern Red Oak   | 18  | 1219 | Quaking Aspen    | 11  |      |                  |    |
| 38  | Balsam Fir | 12  | 136 | Balsam Fir | 8   | 235 | Quaking Aspen | 9   | 333 | Balsam Fir    | 11  | 432 | Balsam Fir    | 12  | 530 | Quaking Aspen      | 7   | 629 | Eastern Cottonwood | 9   | 727 | Balsam Fir   | 7   | 826 | Balsam Fir         | 7   | 924  | Boxelder           | 11  | 1022 | Northern Red Oak   | 23  | 1220 | Quaking Aspen    | 15  |      |                  |    |
| 39  | Balsam Fir | 14  | 137 | Balsam Fir | 9   | 236 | Boxelder      | 9   | 334 | Balsam Fir    | 6   | 433 | Balsam Fir    | 10  | 531 | Balsam Fir         | 6   | 630 | Black Willow       | 15  | 728 | Balsam Fir   | 6   | 827 | Balsam Fir         | 6   | 925  | Green Ash          | 9   | 1023 | Northern Red Oak   | 17  | 1221 | Quaking Aspen    | 11  |      |                  |    |
| 40  | Balsam Fir | 8   | 138 | Balsam Fir | 9   | 237 | Quaking Aspen | 8   | 335 | Balsam Fir    | 6   | 434 | Balsam Fir    | 7   | 532 | Balsam Fir         | 7   | 631 | Black Willow       | 14  | 729 | Balsam Fir   | 9   | 828 | Balsam Fir         | 9   | 926  | Eastern Cottonwood | 50  | 1024 | Northern Red Oak   | 6   | 1222 | Quaking Aspen    | 13  |      |                  |    |
| 41  | Balsam Fir | 12  | 139 | Balsam Fir | 11  | 238 | Black Cherry  | 14  | 336 | Balsam Fir    | 8   | 435 | Balsam Fir    | 8   | 533 | Balsam Fir         | 11  | 632 | Black Willow       | 19  | 730 | American Elm | 9   | 829 | Balsam Fir         | 6   | 927  | Boxelder           | 10  | 1025 | Northern Red Oak   | 8   | 1223 | Quaking Aspen    | 12  |      |                  |    |
| 42  | Balsam Fir | 7   | 140 | Balsam Fir | 15  | 239 | Quaking Aspen | 7   | 337 | Balsam Fir    | 7   | 436 | Balsam Fir    | 9   | 534 | Balsam Fir         | 6   | 633 | Eastern Cottonwood | 7   | 731 | Balsam Fir   | 11  | 928 | Eastern Cottonwood | 45  | 1026 | Northern Red Oak   | 7   | 1224 | Quaking Aspen      | 22  |      |                  |     |      |                  |    |
| 43  | Balsam Fir | 10  | 141 | Balsam Fir | 12  | 240 | White Spruce  | 10  | 338 | Balsam Fir    | 5   | 437 | Balsam Fir    | 11  | 534 | Eastern Cottonwood | 18  | 732 | Eastern Cottonwood | 14  | 732 | Balsam Fir   | 7   | 831 | Balsam Fir         |     |      |                    |     |      |                    |     |      |                  |     |      |                  |    |





LEGEND

|                                                    |                                                |
|----------------------------------------------------|------------------------------------------------|
| ○ SET CAP IRON MONUMENT 57366                      | —>— STORM SEWER                                |
| ● FOUND IRON MONUMENT 57366 UNLESS OTHERWISE NOTED | —OU— OVERHEAD UTILITY                          |
| ⊙ ANOKA CO. C.I.M.                                 | —x—x— FENCE                                    |
| ☐ COMMUNICATION BOX                                | --- GRAVEL                                     |
| ⌚ POWER POLE                                       | --- EDGE OF WATER/DITCH                        |
| ⌚ GUY WIRE                                         | --- EDGE OF TREES                              |
| ⌚ T-POST                                           | --- CONCRETE                                   |
| ⌚ FIRE HYDRANT                                     | --- PAVERS                                     |
| ⌚ WELL                                             | --- GRAVEL                                     |
| ⌚ ELECTRIC METER                                   | --- ZONE A FLOODZONE TYPE                      |
| ⌚ AIR CONDITIONER                                  | --- WETLAND PROVIDED BY KJOLHAUG ENVIRONMENTAL |
| ⌚ CULVERT                                          |                                                |
| ⌚ MAILBOX                                          |                                                |
| ⌚ BOLLARD                                          |                                                |
| ⌚ SCHEDULE B-II EXCEPTION                          |                                                |

TABLE A ITEMS

|        |                                                                                                                                                                                                                                                                                                                                                                        |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.     | Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses to the corner are shown hereon.                                                                                                                                       |
| 2.     | Address of the property is 70 Pine Street and indicated on map.                                                                                                                                                                                                                                                                                                        |
| 3.     | The property lies within Zone A (no base flood zone elevations determined) & Zone X (unshaded - areas determined to be outside the 0.2% annual chance floodplain) of Federal Emergency Management Agency (FEMA) Flood Insurance Community Panel No. 27003C0335E, effective December 16th, 2015.                                                                        |
| 4.     | The area of the above described property is 955,444 square feet or 21.934 acres.                                                                                                                                                                                                                                                                                       |
| 6(a).  | No zoning information has been provided.                                                                                                                                                                                                                                                                                                                               |
| 7(a).  | Exterior dimensions of all buildings are shown at ground level.                                                                                                                                                                                                                                                                                                        |
| 8.     | Substantial features observed in the process of conducting fieldwork, are shown hereon.                                                                                                                                                                                                                                                                                |
| 11(a). | The locations of existing public utilities on or serving the property are depicted based on Gopher State One Call Ticket Nos. 251421652, 251421653, 251412721, 251412722, available city maps, records and observed evidence locations. Lacking excavation, underground utility locations may not be exact. Verify critical utilities prior to construction or design. |
| 13.    | Names of adjoining owners are depicted based on Anoka County GIS tax information.                                                                                                                                                                                                                                                                                      |
| 16.    | There was no observed evidence of earth moving work or building construction at the time of our field work.                                                                                                                                                                                                                                                            |

PROPERTY DESCRIPTION

The East Half of the Northwest Quarter of Section 6, Township 31, Range 22, EXCEPT the East 905 feet thereof, AND EXCEPT that part of the E 1/2 of the NW 1/4 of Sec. 6, Twp. 31, Rng. 22, Anoka County, Minnesota, described as follows: Commencing at the North Quarter corner of said Sec. 6; thence North 89° 54' 11" West, assumed bearing along the north line of said NW 1/4, a distance of 1271.79 feet to the point of beginning of the parcel to be described; thence continuing North 89° 54' 11" West, along said north line a distance of 44.11 feet to the northwest corner of said E 1/2 of the NW 1/4; thence South 01° 54' 17" West, along the west line of said E 1/2, a distance of 2651.55 feet to the southwest corner of said E 1/2; thence North 88° 29' 05" East, along the south line of said E 1/2, a distance of 33.37 feet; thence North 02° 54' 49" East a distance of 219.30 feet; thence North 03° 03' 23" East a distance of 376.71 feet; thence North 02° 50' 06" East, a distance of 275.93 feet; thence North 02° 19' 55" East, a distance of 388.89 feet; thence North 01° 35' 20" East, a distance of 1390.32 feet to the point of beginning, Anoka County, Minnesota.

NOTE: This property is Abstract.

CERTIFICATION

To Dustin J. Petersen and Jessica L. Petersen; Pulte Homes of Minnesota; First American Title; and PGP Title, Inc.:

This is to Certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 11(a), 13, and 16 of Table A thereof. The field work was completed on June 10, 2025.

Date of Plat or Map: \_\_\_\_\_

Daniel Ekrem, Professional Land Surveyor  
Minnesota License No. 57366  
Email: dekrem@alliant-inc.com

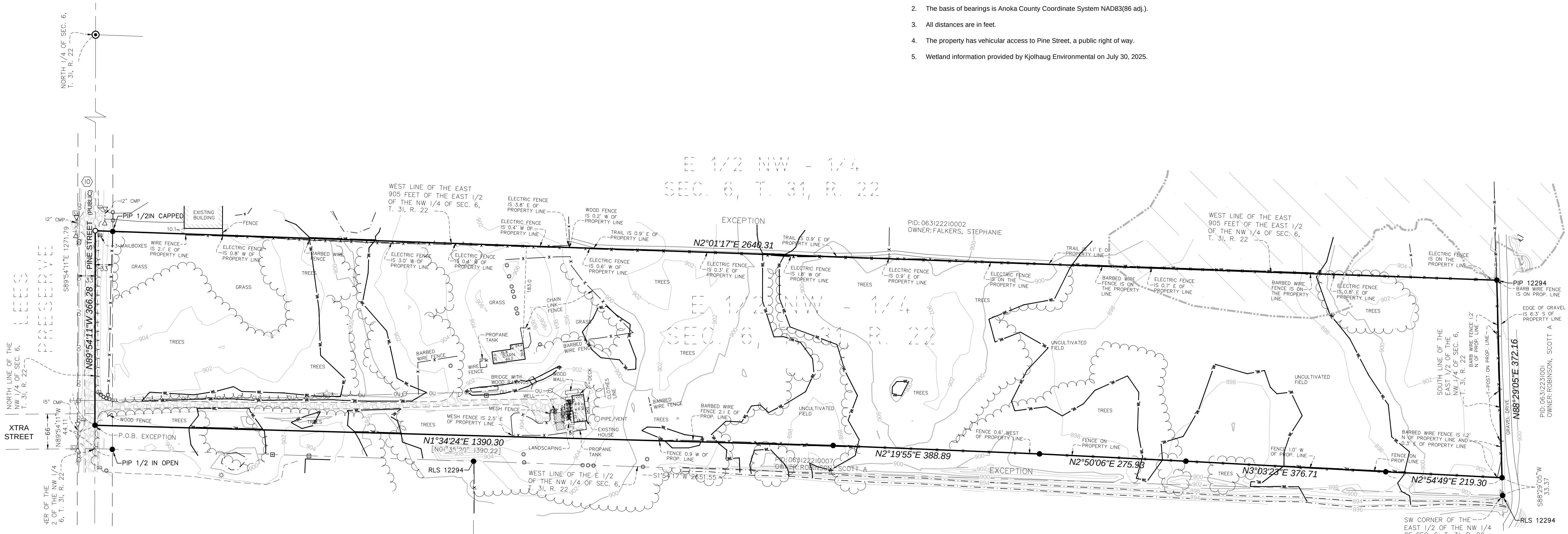
SCHEDULE B, PART II EXCEPTIONS

The following are survey related exceptions set forth in Schedule B, Part II of the herein referenced Title Commitment:

Item no 10: Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not. Pine Street is depicted on survey.

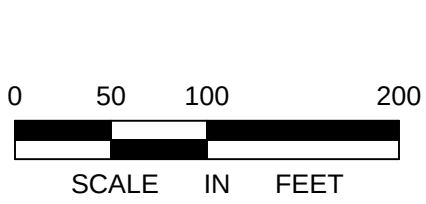
NOTES

- This survey and the property description shown here on are based upon information found in the commitment for title insurance prepared by PGP Title Inc., as agent for First American Title, file no. MN-347273-ANC, dated May 2, 2025.
- The basis of bearings is Anoka County Coordinate System NAD83(86 adj.).
- All distances are in feet.
- The property has vehicular access to Pine Street, a public right of way.
- Wetland information provided by Kjolhaug Environmental on July 30, 2025.



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

FOR REVIEW ONLY  
**PRELIMINARY**  
NOT FOR CONSTRUCTION



DOCUMENT

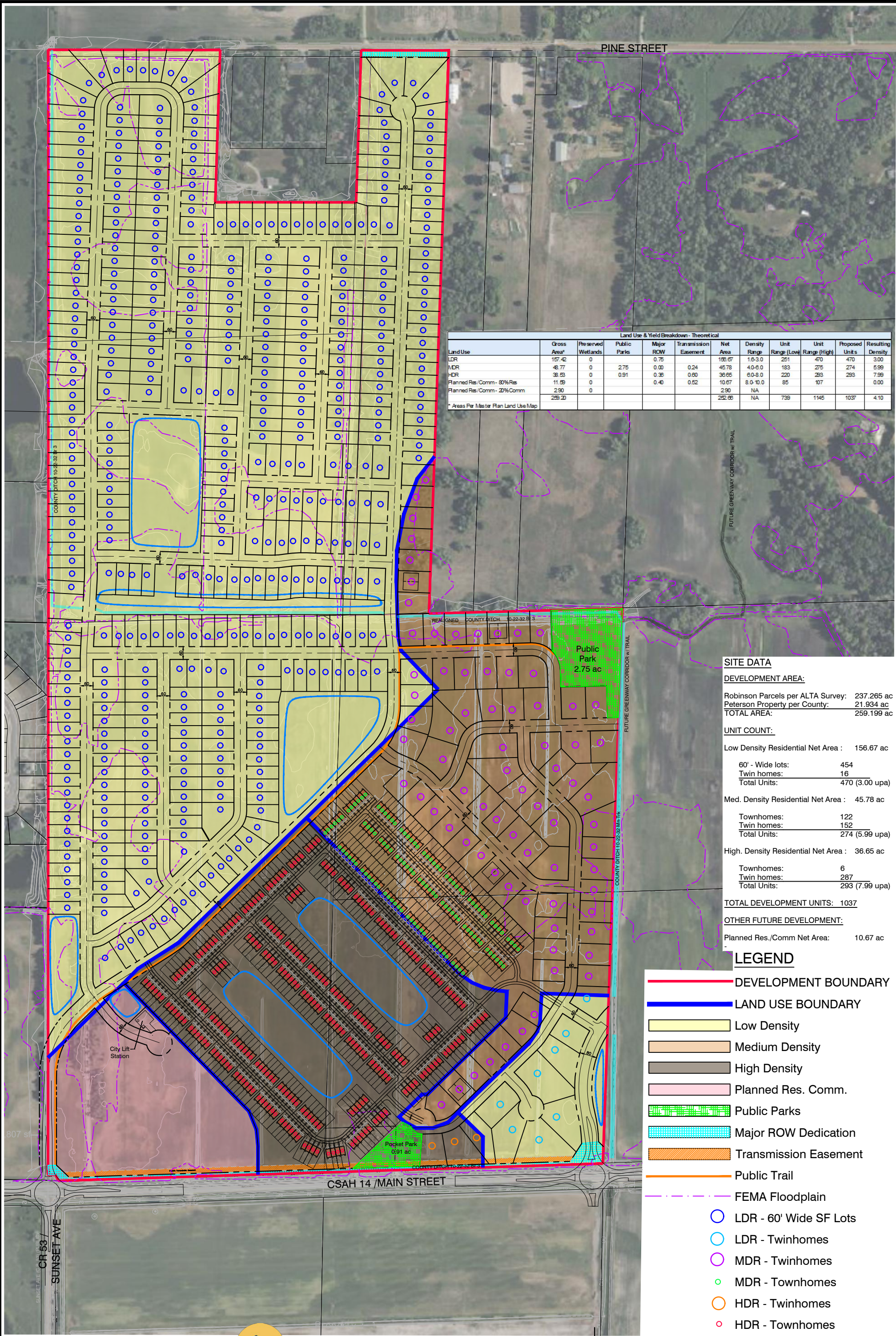
| JOB NO.       | DATE       | DESCRIPTION               |
|---------------|------------|---------------------------|
| 2230083       | 07/09/2025 | DRAFT COPY SENT           |
| SCALE         | 08/08/2025 | ADDED WETLAND INFORMATION |
| 1" = 100'     |            |                           |
| FIELD DATE:   |            |                           |
| FIELD CREW:   |            |                           |
| June 10, 2025 |            | DARS                      |







Drawing name: X:\2023\230083 - Robinson North - Pulte Homes\concepts\Robinson Property Ghost - Ex LU Yield Plan.dwg Oct 23, 2025 -- 12:28pm



| Land Use & Yield Breakdown - Theoretical        |                         |                    |              |           |                       |          |               |                  |                   |                |                   |
|-------------------------------------------------|-------------------------|--------------------|--------------|-----------|-----------------------|----------|---------------|------------------|-------------------|----------------|-------------------|
| Land Use                                        | Gross Area <sup>a</sup> | Preserved Wetlands | Public Parks | Major ROW | Transmission Easement | Net Area | Density Range | Unit Range (Low) | Unit Range (High) | Proposed Units | Resulting Density |
| LDR                                             | 157.42                  | 0                  |              | 0.75      |                       | 156.67   | 1.6-3.0       | 251              | 470               | 470            | 3.00              |
| MDR                                             | 48.77                   | 0                  | 2.75         | 0.00      | 0.24                  | 45.78    | 4.0-6.0       | 183              | 275               | 274            | 5.99              |
| HDR                                             | 38.83                   | 0                  | 0.91         | 0.35      | 0.60                  | 36.65    | 8.0-8.0       | 220              | 293               | 293            | 7.99              |
| Planned Res./Comm - 80% Res                     | 11.59                   | 0                  |              | 0.40      | 0.52                  | 10.67    | 8.0-10.0      | 85               | 107               |                | 0.00              |
| Planned Res./Comm - 20% Comm                    | 2.90                    | 0                  |              |           |                       | 2.90     | NA            |                  |                   |                |                   |
|                                                 | 252.20                  |                    |              |           |                       | 252.65   | NA            | 739              | 1145              | 1037           | 4.10              |
| <sup>a</sup> Areas Per Master Plan Land Use Map |                         |                    |              |           |                       |          |               |                  |                   |                |                   |

SITE DATA

DEVELOPMENT AREA:

Robinson Parcels per ALTA Survey: 237.265 ac  
Peterson Property per County: 21.934 ac  
TOTAL AREA: 259.199 ac

UNIT COUNT:

Low Density Residential Net Area : 156.67 ac

60' - Wide lots: 454  
Twin homes: 16  
Total Units: 470 (3.00 upa)

Med. Density Residential Net Area : 45.78 ac

Townhomes: 122  
Twin homes: 152  
Total Units: 274 (5.99 upa)

High. Density Residential Net Area : 36.65 ac

Townhomes: 6  
Twin homes: 287  
Total Units: 293 (7.99 upa)

TOTAL DEVELOPMENT UNITS: 1037

OTHER FUTURE DEVELOPMENT:

Planned Res./Comm Net Area: 10.67 ac

LEGEND

- DEVELOPMENT BOUNDARY
- LAND USE BOUNDARY
- Low Density
- Medium Density
- High Density
- Planned Res. Comm.
- Public Parks
- Major ROW Dedication
- Transmission Easement
- Public Trail
- FEMA Floodplain
- LDR - 60' Wide SF Lots
- LDR - Twinhomes
- MDR - Twinhomes
- MDR - Townhomes
- HDR - Twinhomes
- HDR - Townhomes



# Amenity Center Site Plan



AMENITY CENTER SCHEMATIC DESIGN

LINO LAKES - DEL WEBB

LINO LAKES, MINNESOTA





# Example Entrance Monument

*Del Webb*®



WE BUILD CONSUMER INSPIRED HOMES AND COMMUNITIES TO MAKE LIVES BETTER.



# Example Amenities

Del Webb®



WE BUILD CONSUMER INSPIRED HOMES AND COMMUNITIES TO MAKE LIVES BETTER.



# Example Amenities

Del Webb®



WE BUILD CONSUMER INSPIRED HOMES AND COMMUNITIES TO MAKE LIVES BETTER.



# Example Open Spaces

Del Webb®



NORTH PARK

Del Webb Finch Creek  
NOBLESVILLE, INDIANA



SOUTH PARK

Del Webb Finch Creek  
NOBLESVILLE, INDIANA

WE BUILD CONSUMER INSPIRED HOMES AND COMMUNITIES TO MAKE LIVES BETTER.



# 65' Lots – Move up Single Family Homes



WE BUILD CONSUMER INSPIRED HOMES AND COMMUNITIES TO MAKE LIVES BETTER.



# 60' Lots – Starter Single Family Homes



WE BUILD CONSUMER INSPIRED HOMES AND COMMUNITIES TO MAKE LIVES BETTER.



# Townhomes



*\*Subject to change based on market conditions\**

WE BUILD CONSUMER INSPIRED HOMES AND COMMUNITIES TO MAKE LIVES BETTER.



# 44' Lots – Del Webb 55+ Homes



Note: Many more Del Webb elevations are offered. These are only representative.



WE BUILD CONSUMER INSPIRED HOMES AND COMMUNITIES TO MAKE LIVES BETTER.



# 50' Lots – Del Webb 55+ Homes



WE BUILD CONSUMER INSPIRED HOMES AND COMMUNITIES TO MAKE LIVES BETTER.

# 64' Lots – Del Webb 55+ Homes



Note: These elevations are conservative. Many home buyers will choose additional architectural features.



WE BUILD CONSUMER INSPIRED HOMES AND COMMUNITIES TO MAKE LIVES BETTER.



# SCENARIO 2

THE PREFERRED SCENARIO - OVERVIEW

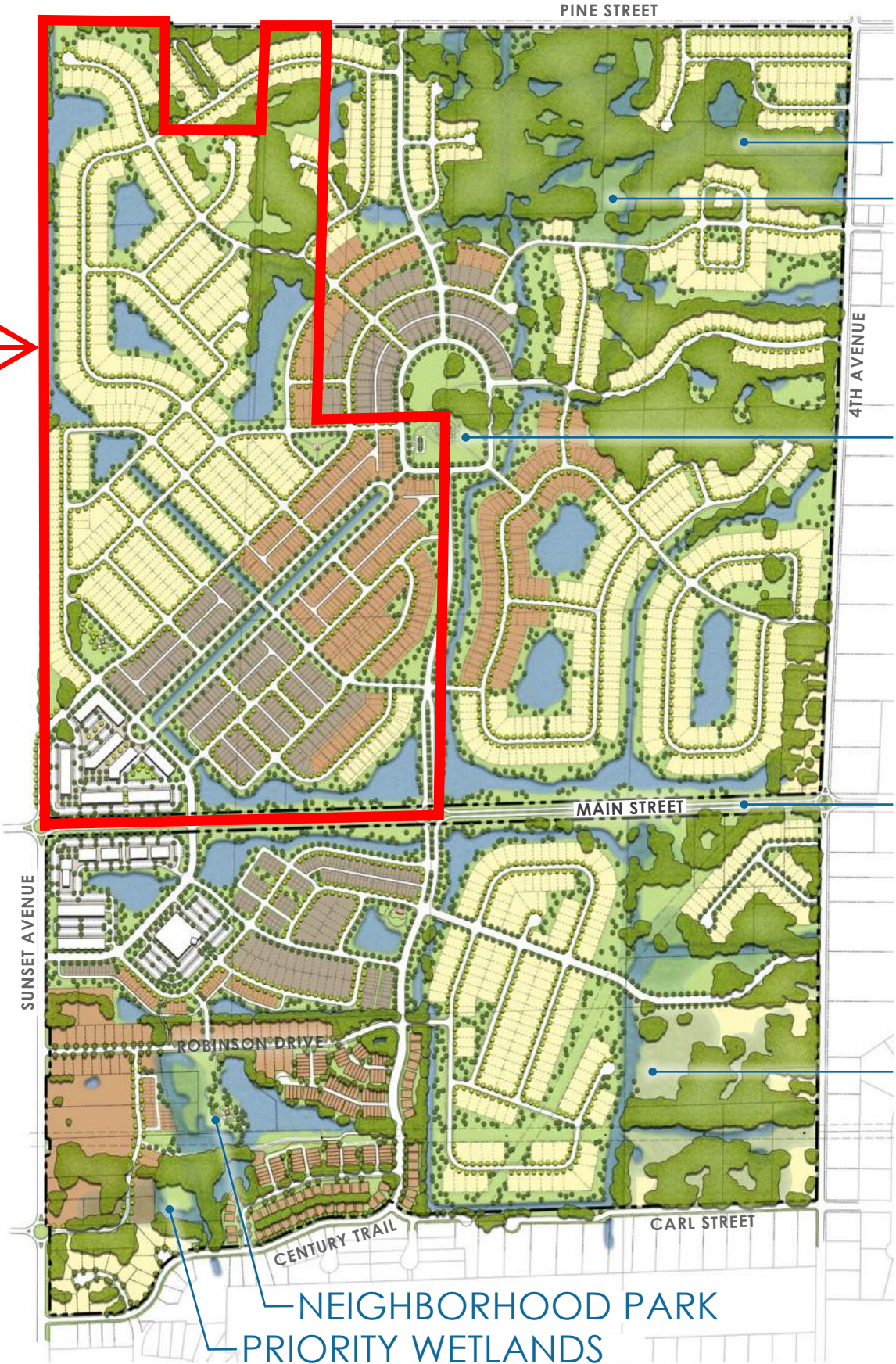
Maximizing walk-ability with an interconnected approach, scenario 2 centralizes higher and medium density housing and commercial development near the Lino Lakes/Blaine border around Main Street and Sunset Avenue, with low-density prioritized on the eastern side of the study area, backing up to existing Lino Lakes housing.

Outside of the Planned Residential / Commercial zone, additional consideration was given to keeping a rural feel along both sides of Main Street with an approximate 100 feet of natural landscape zone separating development.

Del Webb-Pulte Homes Project Boundary

## POTENTIAL DEVELOPMENT YIELD

| Land Use                      | City Comprehensive Plan Full Build Out Scenario |                                              |                       |                        |                  | Scenario 2  |                                              |                       |                        |                  |
|-------------------------------|-------------------------------------------------|----------------------------------------------|-----------------------|------------------------|------------------|-------------|----------------------------------------------|-----------------------|------------------------|------------------|
|                               | Gross Acres                                     | Approx net acres w/o wetlands and open water | Approx # of Units Low | Approx # of Units High | SF of Commercial | Gross Acres | Approx net acres w/o wetlands and open water | Approx # of Units Low | Approx # of Units High | SF of Commercial |
| NORTH OF MAIN STREET          |                                                 |                                              |                       |                        |                  |             |                                              |                       |                        |                  |
| Low Density Resi (R1/R1-X/R2) | 516                                             | 423                                          | 677                   | 1269                   |                  | 453         | 356                                          | 570                   | 1068                   |                  |
| Medium Density Resi (R2/R3)   | 36                                              | 35                                           | 138                   | 207                    |                  | 92          | 92                                           | 368                   | 552                    |                  |
| High Density Resi (R4)        | 63                                              | 62                                           | 370                   | 494                    |                  | 71          | 71                                           | 426                   | 568                    |                  |
| Planned Resi / Com (R5)       |                                                 |                                              |                       |                        |                  |             |                                              |                       |                        |                  |
| Planned Resi (80%)            | 11                                              | 11                                           | 90                    | 112                    |                  | 11          | 11                                           | 90                    | 112                    |                  |
| Commerical (20%)              | 3                                               | 3                                            |                       |                        | 30,492           | 3           | 3                                            |                       |                        | 30,492           |
| Sub-Total (approximate acres) | 630                                             | 533                                          |                       |                        |                  | 630         | 533                                          |                       |                        |                  |
| SOUTH OF MAIN STREET          |                                                 |                                              |                       |                        |                  |             |                                              |                       |                        |                  |
| Low Density Resi (R1/R1-X/R2) | 134                                             | 97                                           | 155                   | 291                    |                  | 161         | 112                                          | 179                   | 336                    |                  |
| Medium Density Resi (R2/R3)   | 76                                              | 64                                           | 254                   | 381                    |                  | 75          | 63                                           | 252                   | 378                    |                  |
| High Density Resi (R4)        | 64                                              | 53                                           | 317                   | 423                    |                  | 38          | 38                                           | 228                   | 304                    |                  |
| Planned Resi / Com (R5)       |                                                 |                                              |                       |                        |                  |             |                                              |                       |                        |                  |
| Planned Resi (80%)            | 11                                              | 10                                           | 83                    | 104                    |                  | 11          | 11                                           | 90                    | 112                    |                  |
| Commerical (20%)              | 3                                               | 3                                            |                       |                        | 28,314           | 3           | 3                                            |                       |                        | 30,492           |
| Park & Open Space             | 16                                              | 9                                            |                       |                        |                  | 16          | 9                                            |                       |                        |                  |
| Sub-Total (approximate acres) | 304                                             | 236                                          |                       |                        |                  | 304         | 236                                          |                       |                        |                  |
| TOTAL                         | 934                                             | 769                                          | 2,084                 | 3,281                  |                  | 934         | 769                                          | 2,202                 | 3,430                  |                  |



EXISTING TREE CANOPY  
PRIORITY WETLANDS

NEIGHBORHOOD PARK

NATURAL LANDSCAPE ALONG BOTH SIDES OF MAIN STREET

PRIORITY WETLANDS

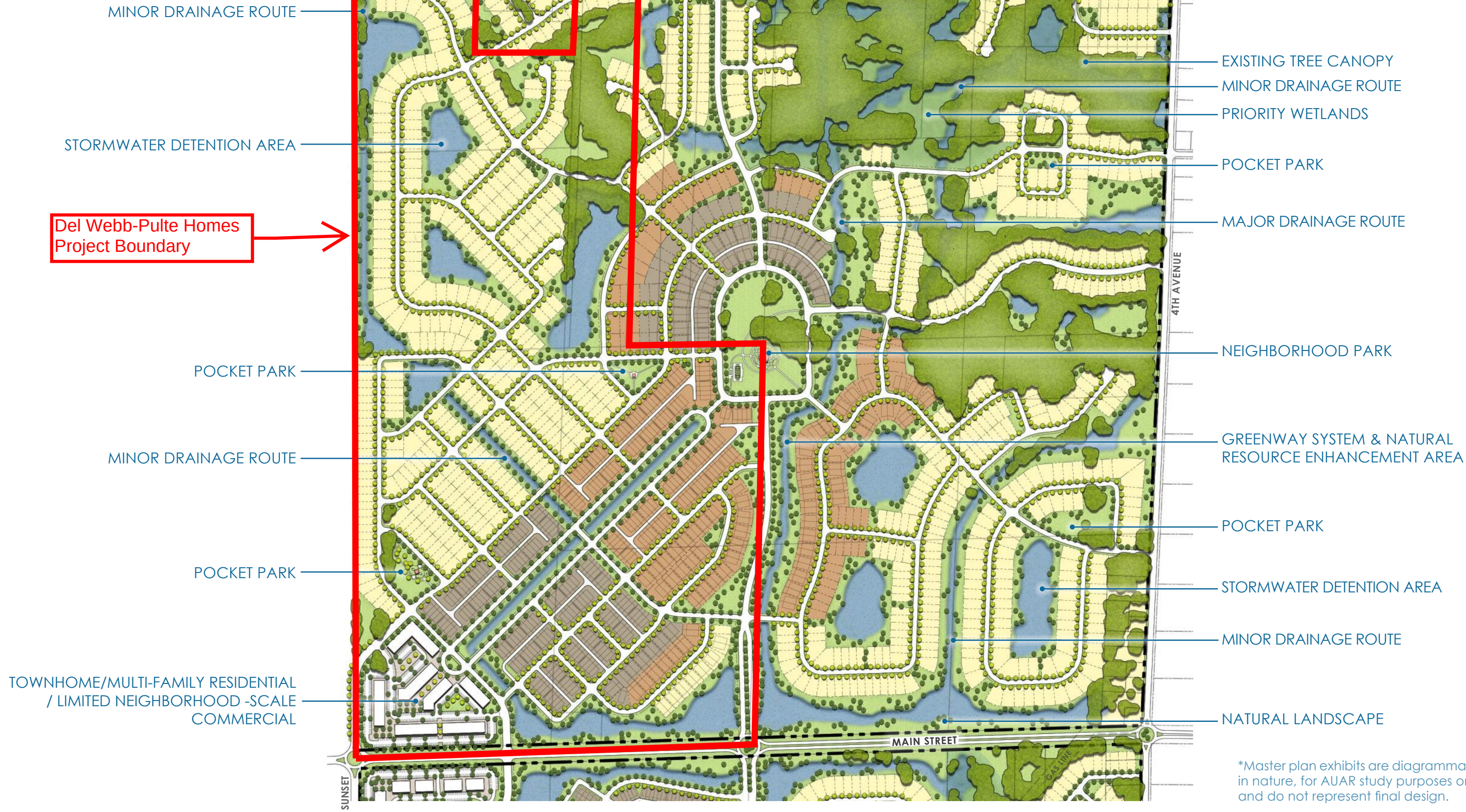
NEIGHBORHOOD PARK  
PRIORITY WETLANDS

\*Master plan exhibits are diagrammatic in nature, for AUAR study purposes only and do not represent final design.



# SCENARIO 2

'NORTH OF MAIN'



\*Master plan exhibits are diagrammatic in nature, for AUAR study purposes only and do not represent final design.



# DEL WEBB-PULTE HOMES

## PUD Land Use and Conventional Zoning District Guidelines Chart

PUD Concept Plan-Engineering dated 10/9/25

| PUD Land Use       | Correlating Conventional Zoning District | Proposed Housing Type or Use          | Development Standards/Guidelines |                |               | Proposed Development |                |               | PUD Flexibility Required? |
|--------------------|------------------------------------------|---------------------------------------|----------------------------------|----------------|---------------|----------------------|----------------|---------------|---------------------------|
|                    |                                          |                                       | Lot Width (ft)                   | Lot Depth (ft) | Lot Size (sf) | Lot Width (ft)       | Lot Depth (ft) | Lot Size (sf) |                           |
| Low Density Res    | R-1X, Single Family Executive            | NA, no 90' lots proposed              | 90                               | 135            | 12,825        | NA                   | NA             | NA            | NA                        |
|                    | R-1, Single Family                       | NA, no 80' wide proposed              | 80                               | 135            | 10,800        | NA                   | NA             | NA            | NA                        |
|                    | R-2, Two Family Residential              | Del Webb 44' wide lots                | 60                               | 125            | 7,500         | 44                   | 145            | 6,380         | Yes                       |
|                    | R-2, Two Family Residential              | Del Webb 50' wide lots                | 60                               | 125            | 7,500         | 50                   | 145            | 7,250         | Yes                       |
|                    | R-2, Two Family Residential              | Del Webb 64' wide lots                | 60                               | 125            | 7,500         | 64                   | 135            | 8,640         | No                        |
|                    | R-2, Two Family Residential              | Pulte Homes 60' & 65' wide lots       | 60                               | 125            | 7,500         | 60                   | 125            | 7,500         | No                        |
| Medium Density Res | R-2, Two Family Residential              | Del Webb 44' wide lots                | 60                               | 125            | 7,500         | 44                   | 145            | 6,380         | Yes                       |
|                    | R-2, Two Family Residential              | Pulte Homes 60' & 65' wide lots       | 60                               | 125            | 7,500         | 60                   | 125            | 7,500         | No                        |
|                    | R-3, Medium Density Residential          | NA, no two-family units proposed      | 50                               | NA             | 7,000         | NA                   | NA             | NA            | NA                        |
|                    | R-3, Medium Density Residential          | NA, no townhomes proposed             | 100                              | NA             | 24,000        | NA                   | NA             | NA            | NA                        |
| High Density Res   | R-4, High Density Residential            | NA, no two-family units proposed      | 50                               | NA             | 6,000         | NA                   | NA             | NA            | NA                        |
|                    | R-4, High Density Residential            | townhome or other multi-family (base) | 100                              | NA             | 20,000        | 700+                 | NA             | 435,600       | No                        |

Note: Comp Plan Amendment required to change land use boundaries.

## Memorandum

**To:** Katie Larsen, Lino Lakes City Planner

**From:** Kris Keller PE, WSB  
Diane Hankee PE, Lino Lakes City Engineer

**Date:** November 6, 2025

**Re:** Del Webb – Pulte Homes  
Concept Plan Review  
032371-000

WSB's review of the Concept Plans for the Del Webb – Pulte Homes development in Lino Lakes, MN, prepared by Alliant and received October 13, 2025. Our comments were made on the following documents:

- Del Webb – Pulte Homes - Concept Plan prepared by Alliant, dated October 9, 2025.

The following review comments should be responded to in writing by the applicant.

### Engineering

- **General**

The Del Webb – Pulte Homes development includes 260 acres between Main Street (CSAH 14) and Pine Street, east of Sunset Avenue. The current conceptual project proposes 735 units and associated infrastructure. The Main Street Master Plan and AUAR were completed in August of 2025 that included this development area in and is referenced as the 'study area' throughout these comments. The future preliminary plat submittal will need to be in conformance with these documents.

- **Grading**

The Del Webb – Pulte Homes development includes site grading for the 735 units as well as extensions of Sunset Avenue and approximately fifteen (15) local streets that are yet to be named.

- **Stormwater Management**

Detailed stormwater management for the Del Webb – Pulte Homes Development has not yet been proposed and will need to be submitted with the preliminary plat by the applicant. Although, the development will include storm sewer conveyance, rear yard drainage, ponding systems, and floodplain mitigation, it is anticipated that the overall drainage will be conveyed primarily by the county ditch system. Realignment of the ditch system will be subject to Rice Creek Watershed District's (RCWD) rules and all ditch corridors should incorporate, flood storage and buffers to the extent practicable as identified in the master plan. All systems shall meet the City's and Rice Creek Watershed District's (RCWD) Stormwater Management requirements. Stormwater reuse will be required throughout the development for use in irrigation.



- **Water Supply**

The Del Webb-Pulte development area will need to be served by an extension of the 12" Trunk water main currently located ¼ mile south of the site at Robinson Drive and Century Trail. The City is also currently planning to extend a 10" water main to Main Street as part of Anoka County's reconstruction of Sunset Avenue in 2027. These systems will likely need to be looped through the development to provide the necessary fire flows and redundancy. Extension of the 12" water main from Robinson/Century Trail will be dependent on the development of the property south of Main Street or led by this developer (Pulte/Del Webb). Additionally, connection of the 12" water main to the existing Main Street/Wood Duck Trail intersection to the east may be required if looping cannot be completed through the development to the south of Main Street.

Additional water demand modeling will be required to verify whether the City's existing water production capacity and DNR appropriation permit annual withdrawal volume will be sufficient to serve the site. Amendments to the DNR appropriation permit annual withdrawal volume or the installation of additional new wells (Well No. 7 is proposed to be constructed in 2026 with Wells No. 8 and 9 to be constructed in the future) may be necessary to serve the development and satisfy City-wide water demands. While planned, construction of Well No. 8, is restricted by conditions of the White Bear Lake lawsuit, and the City cannot guarantee permit approvals nor DNR appropriation permit annual withdrawal volume amendments at this time.

The City's DNR water appropriation permit currently allows an annual withdrawal volume of 900 million gallons per year (MGY). The City-wide annual demand plus the projected annual demand for the study area will exceed this volume. Therefore, the City's DNR appropriation permit annual withdrawal volume will need to be amended prior to full build out of the study area.

- **Sanitary Sewer**

The Del Webb-Pulte development area requires the West Side Relief Sewer as a result of the existing trunk sewer serving the downstream sanitary sewer district nearing its capacity. The West Side Relief Sewer will be extended from North Road, north along the western edge of the City. The City is in the process of determining the final alignment and has this construction tentatively scheduled for 2027. However, no final timeline has been determined.

As part of connecting to the West Side Relief Sewer, the Del Webb- Pulte project area will require the installation of a new lift station. The lift station will need an ultimate capacity of 1,000 gallons per minute (gpm) with dual 8-inch diameter forcemains along Sunset Avenue (CSAH 53). The dual forcemains would allow the phasing of pumps and piping from 500 gpm to 1,000 gpm if desired depending on the pace of development. Trunk sewers ranging in size from 10-inch to 15-inch diameter will extend northeast of the Del Webb-Pulte project area to serve this development and additional properties to the east.

- **Transportation**

A general street layout has been proposed with the Concept Plan. The City of Lino Lakes' Comprehensive Plan requires neighborhood street connections. The applicant is showing two connections (Sunset Avenue and future Century Trail) with the right of way to Main Street/CSAH 14 along the southern boundary of the development. The roads stubbed to the eastern development limits will need to be evaluated for feasibility with future connections as well as additional connections to the east and/or north may be required. A traffic study will be required and reviewed with the preliminary plat. An intersection evaluation for the intersections of Sunset Avenue and Century Trail with CSAH 14/Main Street should be conducted as required by Anoka County.

Century Trail serves as the primary easterly access from the south to the development. Century Trail is planned as a minor collector roadway with limited access, ultimately extending to Pine Street. The north-south roadway parallels the main trunk of County Ditch 10-22-32. Additional discussions between the developer, adjacent property owner to the east, and City will need to be undertaken to determine the alignment of the roadway and modifications if any of the public ditch system. To the extent possible consideration should be given to design the roadway as a parkway. The Century Trail roadway may need to be extended further north on the Del Webb-Pulte development property prior to crossing the public ditch. Ultimately, crossings of the County ditch should be limited in number.

#### Comments

1. The north end of the private road cul de sac shall have either a connection to Pine Street or a connection to the east. If the connection is to the east it will be connected in the future and a temporary emergency access to Pine Street will be required. This access will be evaluated by the City's Fire Official for acceptance.
2. The extension of Sunset Avenue to the north will require right of way from the property owner to the west of the development and the City of Blaine
3. Anoka County requires an additional 15 feet of ROW (for a total of 75 ft) from centerline for future reconstruction purposes.
  - a. The proposed roundabout at the east access should be a developer funded, agency led project. There will be no temporary access allowed at this location.
  - b. A trail along CSAH 14 between the roundabouts should be constructed with this development.
  - c. Right of access should be dedicated to Anoka County between the RABs.

#### **Trails and sidewalks**

A public trail is proposed extending from Main Street/CSAH 14 in the southwest corner to the eastern midpoint of the development near the proposed public park. Several other private trails are proposed for additional residential streets. Additional trail and sidewalk segments may need to be included throughout the site at the direction of the City Planner.



- **Landscaping**

A Landscape Plan for the Del Webb - Pulte Homes development has not yet been submitted. One will need to be submitted and reviewed by staff and the City's Environmental Coordinator. The Environmental Coordinator will provide separate comments.

- **Floodplain**

RCWD and FEMA Zone A floodplain is present across much of the site. a Letter of Map Revision (LOMR) will be required for the proposed development. Floodplain mitigation will be required as well.

- **Drainage and Utility Easements**

Roadways are proposed within right-of-way and lots include standard drainage and utility easements. Larger drainage and utility easements will be required to be provided over any utilities outside the right of way and any surface water management features. The southern 75' feet of CSAH 14/Main Street should be dedicated as right of way to Anoka County. A 33-foot wide easement shall be dedicated along Pine St.

Easements over remaining or rerouted segments of Anoka County Ditch 10-22-32 Branch 3 will need to be provided to RCWD. If the ditch is proposed to be abandoned, MN Statutes Chapter 103E processes must be followed.

- **Development Agreement**

A development agreement will be required with the final plat.

- **Grading Agreement**

Grading agreement not required at this time.

- **Stormwater Maintenance Agreement**

The stormwater maintenance for public facilities in the Del Webb – Pulte Homes development will be covered under the City's Programmatic Stormwater Management Agreement after the facilities have been installed and accepted by the City. Borrow areas / Lakes area will be maintained by the HOA.

- **Permits Required**

Required permits will be determined at the time of preliminary plat submittal. Potential permits may include some of the following and others:

1. NPDES General Construction Permit
2. City of Lino Lakes Zoning Permit for Construction
3. Minnesota Pollution Control Agency Sanitary Sewer Extension Permit
4. Minnesota Department of Health
5. Rice Creek Watershed District Permit
6. FEMA Floodplain Mitigation

If you or the applicant have any questions regarding these comments, please contact Kris Keller at (612) 419-3083 or [kkeller@wsbeng.com](mailto:kkeller@wsbeng.com). You may also contact Diane Hanke at (651) 982-2430 or [dhanke@linolakes.us](mailto:dhanke@linolakes.us).





## Environmental Memo

To: Katie Larsen, City Planner  
From: Tom Hoffman, Environmental Coordinator  
Date: October 29, 2025  
Re: Environmental Comments – Del Webb Pulte Homes PUD Concept Plan

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Environmental Board had recommended the following at their October 29, 2025 meeting:

1. An erosion control plan will be submitted to the city for the proposed development and will require compliance with the City's erosion and sediment control standards
2. A SWPPP will be required for the project, ensure that the SWPPP meets all requirements on the NPDES permit including section 5.1-5.26
3. The project will disturb more than an acre of soil and will be required to obtain an NPDES permit. Proof of permit shall be required before construction.
4. Refer to the AUAR Mitigation plan for specific requirements within the proposed project area. The area falls within the Lino Lakes Main Street AUAR and will be required to meet the mitigation requirements.
5. Floodplain alterations will require submittal of appropriate Letter of Map Change to FEMA to document changes to floodplain boundaries.
6. Provide totals for floodplain fill and impacts within the project area along with calculations for compensatory storage being provided.
  - a. Calculations and modeling will need to be verified that changes to the floodplain do not impact adjacent properties up or downstream of the project.
7. Follow sequencing process of wetland avoidance, minimization, and mitigation as outlined in the Wetland Conservation Act (WCA). If wetlands are altered, follow the applicable City of Lino Lakes, WCA, RCWD, and USACE Permitting.
  - a. Provide totals of wetland impacts, both permanent and temporary.
  - b. Include wetland banking mitigation form
8. Stormwater management BMP's shall be constructed in accordance with City, RCWD, and MIDS requirements.
  - a. Developments are encouraged to use best practices to reduce chloride uses in snow and ice removal.

- b. This will be an important issue within the Del Webb and HOA communities. Contractors should be Smart Salt Certified.
- 9. City Engineer will review stormwater management requirements to confirm they meet all requirements.
- 10. Evaluation of the feasibility of stormwater reuse for all developments will be required as part of the AUAR.
  - a. The City recommends planting native and drought tolerant species to minimize irrigation requirements.
- 11. Realignment of ACD system 10-22-32 is proposed as part of the development. A 20-foot buffer will be maintained on each side of the ditch as required by RCWD to allow for regular maintenance.
  - a. Lino Lakes proposes an average buffer width of 50' on either side of the ditch to provide space for the greenway corridor.
    - i. Confirm ditch relocation meets RCWD requirements.
- 12. A DNR temporary water appropriation permit will be required for any dewatering needed for construction.
- 13. Invasive species will be controlled during site construction. Additionally appropriate measures will be taken to control the spread of invasive species during construction and landscaping. Refer to the AUAR mitigation sheet for additional information.
- 14. Tree clearing activities will be restricted to winter months (November 1- March 31). If winter tree clearing is not feasible, technical consultation with the USFWS may be required.
- 15. Provide a tree preservation table showing all significant trees on the proposed site.
  - a. Green ash are not considered significant as described in city code.
  - b. Inventory not completed for the Peterson parcel.
  - c. Coniferous trees are measured by height, not DBH, as outlined in city code.
  - d. Tree preservation should be shown around areas of existing trees that are to be preserved during the project.
    - i. Add tree preservation detail to the plan sheets with future submittals.
  - e. Add classification status for each tree to verify if and how much mitigation is required per tree.
    - i. Basic use, ESA, and non-ESA should be shown for all trees.
  - f. Provide a table showing all proposed removals onsite
  - g. Provide a planting schedule with mitigation trees. Calculations should be provided showing required mitigation.
  - h. Mitigation trees must be a minimum of 2" diameter for replacement, trees under 2" will not receive credit.
- 16. Boulevard trees are required at the rate of one (1) tree per lot frontage for single family and two-family lots.



- a. Townhomes and multi-family properties require one tree per 70 feet of linear feet of road frontage.
  - b. Open areas shall be landscaped. Landscape screening and buffers shall be installed along CSAH 14/Main Street.
- 17. Reseed herbaceous areas with native seed mixes where possible to avoid impacts to the monarch butterfly and rusty patch bumble bee.
- 18. Many state-listed plant species were identified by the DNR having potential to be affected by the proposed development scenarios.
  - a. A qualified surveyor will need to determine if suitable habitat exists within the activity of impact.
  - b. Conduct a survey prior to any project activities, the survey will determine next steps for avoidance, minimization, and permitting.
- 19. DNR required specific mitigation measures to avoid impacts to state-listed threatened Blandings turtle.
  - a. Limit erosion and wetland impacts.
  - b. Check bare ground, trenches, holes, and depressions during construction activities.
  - c. Develop a Blanding's turtle mitigation plan.
- 20. Consult with USFWS to determine appropriate mitigation strategies for activities near the Bald Eagle nest.
- 21. Implement Conservation Design Framework, including conservation of ESA's and buffering natural resources.
- 22. Any native plantings that are being installed should have a management plan and maintenance schedule moving forward. Areas that will be maintained by the HOA should develop a management plan.
- 23. Minimize blue light, up light, and backlight to the extent practicable.
- 24. Provide calculations for public and private open space. Current plan shows all open space combined, future submittals should have a different color or pattern to distinguish the difference.

Mr. Root wanted to address the concerns regarding the parking lot. Ms. Hankee stated that they do have stormwater management in place.

Mr. Joyer addressed the board regarding the overflow parking area. The overflow lot is also used for ponies on site and used for agriculture. Mr. Joyer stated that the overflow lot is really used about six weekends a year in the fall. Mr. Joyer addressed the drainage issues and stated he has not witnessed oil in the overflow lot himself.

Mr. Laden wanted to address the future parking area. Mr. Joyer stated that there are currently pine trees that are falling over. The use of 81<sup>st</sup> Street gate would not be an issue since they do not plan to use it.

Mr. Kohler asked if there would be potential for them to add a driveway along 14. Mr. Joyer stated that the street would go over wetlands and would not be viable. Mr. Joyer stated it would be easier to manage one entrance and train the public to use one entrance. Unless Lake Drive were to be closed again, they would not consider using another entry point.

Mr. Wipperfurth stated that the Christmas Tree Farm was a conditional use permit. Mr. Wipperfurth had questions about the Conditional Use Permit and if there was a way to limit the scope to normal business hours.

Mr. Wipperfurth motioned to approve the Conditional Use Permit for agritourism with the staff recommendations and board recommendations including language to stop drivers going through Elbe and 81<sup>st</sup> Street and staff looking into hours of operation, language that the public safety department are the ones to determine when the emergency access would be used, to have signage regarding special events and that Lake Drive only access to the site for visitors. Motion seconded by Mr. Evenson. Motion carried 7-0.

#### **D. Del Webb- Pulte Homes PUD Concept Plan**

The applicant, Pulte Homes of MN LLC, is proposing a master planned development in the northwest area of the City. It is located north of Main Street (CSAH 14), northeast of Sunset Ave NE (CR 53), and south of Pine Street. The development contains approximately 260 gross acres and consists of a mix of 735 residential housing units. The proposed development will be referred to as Del Webb-Pulte Homes.

The proposal consists of three (3) different development areas. The Del Webb neighborhood is in the northwest area of the site. The Pulte Homes neighborhood is in the southeast area of the site. A future Planned Residential/Commercial area is in the southwest area of the site.



Paul Heuer with Pulte Homes presented along with Ms. Larsen.

Mr. Wipperfurth wanted to know if the streets were private or public. Mr. Heuer clarified that the townhome streets are private.

Mr. Kohler wanted to know if the other Del Webb locations were sold out in the state. Mr. Heuer stated that they are sold out in both locations.

Mr. Evenson stated that the applicant did a great job matching the Master Plan and would be in favor of the garage size flexibility in the Del Webb portion of the development. Mr. Evenson wondered if the thirty percent open space was a large amount.

Mr. Kohler would be in favor of the flexibility the developer was asking for.

Mr. Wipperfurth had questions about the Pulte Homes R-2 zoning and whether they are hitting the lot size requirement. Mr. Wipperfurth believes that this is changed from the Master Plan regarding where the density is placed. Mr. Wipperfurth is in favor of wider single-family lots.

Mr. Wipperfurth had questions about where streets will be stubbed. Mr. Wipperfurth also spoke about the trails and wants the trail to extend to the park. Mr. Wipperfurth wants to see the trail put in before the road connection.

Mr. Vojtech would not be in favor of the smaller lot sizes for the single-family homes. Mr. Vojtech also is not in favor of the smaller lot sizes for the Del Webb neighborhood. Mr. Vojtech wanted to know if other cities approved of the smaller lot sizes. Mr. Heuer stated that Chaska and Corcoran both approved them for their Del Webb neighborhoods.

Mr. Evenson liked the arterial streets leading to the parks.

Mr. Laden agrees with Ms. Larsen's comments in the staff report. Mr. Laden thinks we should consider what future development will look like, especially regarding the potential future connection to Pine Street. Mr. Laden thinks the cul-de-sacs should be shortened and provide premium lots.

Mr. Laden does not like the idea of a 55+ only neighborhood. Mr. Laden also does not like the idea of a gated community that is not actually gated. Mr. Laden would like to see more open spaces along the public facing spaces.

Mr. Laden believes if we have smaller garages they should have more house frontage.

Ms. Guthmueller had questions regarding the missing space at the top of the concept plan. Ms. Larsen stated that those lots are currently owned by different property owners and currently have homes on them.

Ms. Guthmueller agreed on house frontage in regard to the garage size.

Mr. Vojtech had questions about the open water space in the Pulte Home portion. Mr. Heuer stated that this would not be used for recreation.

Mr. Root had comments about the corridors and the green space. Mr. Wipperfurth wondered if the green spaces were a public benefit. Mr. Wipperfurth thinks the public benefit would only be allowing for different housing options.

Mr. Root wanted to know how realistic the yield plan is. Mr. Heuer stated they would much rather build the PUD Plan, if they did not use the PUD plan, they would not be able to provide what the market is looking for.

Mr. Root had concerns about the five-foot setbacks. Mr. Heuer stated that this is becoming more common with the market and they have not had issues with this.

Mr. Root worries that if we allow the smaller lots in the Del Webb neighborhood that we would be setting a precedent for future developments.

Mr. Root wanted to make sure the Board comments were listed out regarding pocket parks, the cul-de-sacs, and connector streets.

#### **E. Lake Amelia Woods Final Plat**

Ms. Larsen presented the staff report.

The applicant, TJB Homes, Inc, submitted a land use application for Lake Amelia Woods Second Addition final plat. This is a replat and easement dedication of the existing four (4) lot rural subdivision east of Amelia Lake.

On October 13, 2025, the City Council passed Resolution No. 25-141 approving the Lake Amelia Woods Preliminary Plat Application Amendment. The amendment revised the grading plan to remove the stormwater ponds related to the existing four (4) lot rural subdivision.

Tom Budzinski with TJB Homes, the applicant, was present to answer questions.

Mr. Wipperfurth motioned to approve the Lake Amelia Woods Second Addition Final Plat. Motion seconded by Mr. Laden. Motion carried 7-0.



**CITY COUNCIL  
WORK SESSION STAFF REPORT  
ITEM NO. 6**

**STAFF ORIGINATOR:** Katie Larsen, City Planner

**DATE OF WORK SESSION:** February 2, 2026

**TOPIC:** Pine Oaks PUD Concept Plan Review

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**INTRODUCTION**

The applicant, M/I Homes of Minneapolis/St. Paul, LLC, is proposing 82 single family villa lots in a conservation subdivision. The development is approximately 75 gross acres. It is located northeast of Natures Refuge North and is called Pine Oaks.

Tentative Review Schedule:

|                                  |                   |
|----------------------------------|-------------------|
| Complete Application Date:       | December 15, 2025 |
| 60-Day Deadline:                 | February 13, 2026 |
| Environmental Board Meeting:     | December 17, 2025 |
| Park Board Meeting:              | February 4, 2026  |
| Planning & Zoning Board Meeting: | January 14, 2026  |
| City Council Work Session:       | February 2, 2026  |
| City Council Meeting:            | N/A               |

**BACKGROUND**

The Land Use Application is for the following:

- PUD Concept Plan Review

Future land use applications may include:

- Existing Pine Oaks Plat Vacation
- Rezone property from R, Rural to PUD, Planned Unit Development
- PUD Preliminary Plan/Preliminary Plat
- PUD Final Plan/Final Plat

This staff report is based on the following submittals:

- Applicant Narrative
- Concept Plans prepared by Carlson McCain dated November 19, 2025
- Rare Plant Survey prepared by Midwest Natural Resources dated December 11, 2025

## History

Pine Oaks Addition was originally platted in 1980 with 49 lots; however, the development was never constructed. The plat will need to be vacated.

The concept of Natures Refuge, which includes this Pine Oaks area, was first presented to the City in 2006 as a conservation subdivision. The original site was 232 gross acres (approximately 100 acres upland and 132 acres wetlands/conservation easements) and 278 single family units were proposed. A mandatory Environmental Assessment Worksheet (EAW) was prepared because the 278 housing units exceeded the 250 housing unit Environmental Review Record (ERR) threshold. It was determined the project did not have the potential for significant environmental effects and the Council passed Resolution No. 07-06 making a Negative Declaration on the Need for an EIS.

The original Natures Refuge did not materialize past the EAW process due to the decline in the housing market and no preliminary plat was ever submitted. A smaller phase (Natures Refuge) was approved in January 2022 with 60 single family units on 95 gross acres. A second phase (Natures Refuge North) was approved in May 2025 with 94 single family villa lots on 60 gross acres. This last phase, Pine Oaks, proposes 82 villa lots on 75 acres.

|                      | Year | # Lots     | Acres      |
|----------------------|------|------------|------------|
| Natures Refuge       | 2022 | 60         | 95         |
| Natures Refuge North | 2025 | 94         | 60         |
| Pine Oaks            | 2026 | 82         | 75         |
| <b>TOTAL</b>         |      | <b>236</b> | <b>230</b> |

## Current Proposal

The proposed Pine Oaks is a continuation of Natures Refuge North with 82 villa homes on 60ft wide lots. The villas provide a life cycle housing option with main-level living and association-maintain yards and snow removal.

Wetlands, buffers, stormwater ponds, and borrow areas are integrated throughout the development creating approximately 55 acres (73%) of open space.

See the attached applicant's narrative for a detailed description of the project.



## **ANALYSIS**

### **Existing Conditions**

The site contains woodlands, wetlands, and rare plants. It is relatively flat with elevations ranging from 904 to 908 feet mean sea level. A 100ft wide natural gas pipeline easement runs east to west through the site. Nordin Manor to the northeast is a residential subdivision that was platted in 1954.

### **Surrounding Zoning and Land Use**

| <b>Direction</b> | <b>Zoning</b>                    | <b>Current Land Use</b>                          | <b>2040 Future Land Use</b>  |
|------------------|----------------------------------|--------------------------------------------------|------------------------------|
| North            | City of Columbus                 | City of Columbus                                 | City of Columbus             |
| South            | PUD<br>(Natures Refuge)          | Agricultural                                     | LDR, Low Density Residential |
| East             | R-1, Single Family &<br>R, Rural | Rural Residential &<br>Woolan Park               | LDR & Park & Open Space      |
| West             | R, Rural &<br>PUD                | Rural Residential &<br>Single Family Residential | Urban Reserve & LDR          |

### **Comprehensive Plan and Housing Density**

#### *Planning District #2*

The site is located in Planning District 2 which identifies Natural Resources such as Woolan Park. The Comprehensive Plan states:

“The 17 acre Woolan Park Wetland Bank, located north of Main Street and west of Lake Drive, is part of a larger 60 acre wetland complex. Opportunities to protect and restore the balance of the wetland should be evaluated with any adjacent development.”

The proposed development is adjacent to this wetland complex. The site also contains other wetlands and natural resources such as existing vegetation and trees and rare and endangered species. The PUD, Planned Unit Development process provides the opportunity to protect and enhance these public values (natural resources) with a conservation subdivision and development standard flexibility.

#### *Density*

Per the City’s 2040 Comprehensive Plan the site is guided for low density sewerred residential development which requires 1.6 to 3.0 units per net acre. The proposed net density is 2.76

units per acre which is consistent with the Comprehensive Plan's guided land use and density range.

The following chart implements Met Council's formula for calculating net density.

|                                       |              |
|---------------------------------------|--------------|
| <b>Gross Area (acres)</b>             | <b>75.42</b> |
| Wetlands & Water Bodies               | (31.02)      |
| Public Parks & Open Space             | 0.00         |
| Arterial ROW                          | 0.00         |
| Other (Utility Transmission Easement) | (0.37)       |
| Other (Wetland Buffer Area)           | (14.37)      |
| <b>Net Area (acres)</b>               | <b>29.66</b> |
| # of Units                            | 82           |
| <b>Gross Density (units/acre)</b>     | <b>1.09</b>  |
| <b>Net Density (units/acre)</b>       | <b>2.76</b>  |

### Zoning and Land Use

|                                           |                                |
|-------------------------------------------|--------------------------------|
| <b>Current Zoning</b>                     | R-1, Single Family Residential |
| <b>Current Land Use</b>                   | Vacant Residential             |
| <b>Future Land Use per 2040 Comp Plan</b> | Low Density Residential        |
| <b>Utility Staging Area</b>               | Stage 1B (2025-2030)           |

### Zoning Requirements and Standards

The site is currently zoned R-1, Single Family Residential. The property will be rezoned to PUD, Planned Unit Development, the same as Natures Refuge and Natures Refuge North. A summary of PUD public benefit vs PUD flexibility is provided at the end of this staff report.

#### *Conventional Zoning Requirements vs. PUD Guidelines*

Per City Code Section 1007.024(4) for PUD, Planned Unit Development, the development guidelines for land guided low density residential development are either R-1, R-1X, or R-2.

The following chart is from the applicant's narrative. The R-2, Two Family Residential will be the underlying conventional zoning district.



| Standard                          | R-2 Zoning Standard                                                                                                                                                                                                                                                                               | Villa Lots                                                                                                         |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| Minimum Lot Size                  | 7,500 square feet                                                                                                                                                                                                                                                                                 | 7,500 square feet                                                                                                  |
| Minimum Lot Width                 | 60 feet                                                                                                                                                                                                                                                                                           | 60 feet                                                                                                            |
| Minimum Lot Depth                 | 125 feet                                                                                                                                                                                                                                                                                          | 125 feet                                                                                                           |
| Minimum Front Setback             | 25 feet                                                                                                                                                                                                                                                                                           | 25 feet                                                                                                            |
| Minimum Side Setback              | 10 feet (5 feet for Attached Garage)                                                                                                                                                                                                                                                              | 7.5 feet*                                                                                                          |
| Minimum Corner Side Setback       | 25 feet                                                                                                                                                                                                                                                                                           | 20 feet*                                                                                                           |
| Rear Setback                      | 25 feet                                                                                                                                                                                                                                                                                           | 25 feet                                                                                                            |
| Impervious Surface                | 65%                                                                                                                                                                                                                                                                                               | 65%                                                                                                                |
| Collector Road Right-of-Way Width | 80 feet                                                                                                                                                                                                                                                                                           | 60 feet*                                                                                                           |
| Garage Size                       | Minimum 20 feet in width and 520 square feet in size                                                                                                                                                                                                                                              | We agree to adhere to these requirements.                                                                          |
| Garage Design                     | Garage shall not protrude forward of the front wall of the house, unless the house includes a front porch that is unenclosed, a minimum of six (6) feet in depth, and extends across 100 percent of the front façade of the house. The garage shall then not protrude forward of the front porch. | We are requesting this be waived but agree that the garage cannot protrude more than five feet forward the house.* |
| Garage Design                     | The length of the garage wall facing the street shall not be greater than 50 percent of the length of the entire front façade of the structure for street-facing garage doors                                                                                                                     | Garage walls shall not be greater than 57 percent of the length of the entire front façade.*                       |

*\*PUD flexibility required.*

Staff Comment:

1. Per the subdivision ordinance, minimum lot area for urban lots shall consist of buildable land exclusive of utility transmission easements or water course easements that encumber lot development.
  - a. Lots shall not contain rare plants, wetlands, or wetland buffers .
  - b. Lots that contain the powerline easement shall demonstrate they meet the 7,500sf buildable land area requirement.
2. Similar to Natures Refuge North, the following PUD flexibility is proposed:
  - a. Garage shall be allowed to protrude forward of the house, without front porch, a distance of no more than 5', subject to conformance with an anti-monotony plan that prohibits houses with protruding garages to be placed directly adjacent to or across from one another.
  - b. Unless 2<sup>nd</sup> floor living space extends over the garage, the maximum length of the garage wall facing the street shall not exceed 57% of the front façade subject to the following:
    - i. Decorative garage doors with a strip of windows are required.
    - ii. Garage width in excess of two stalls will be recessed two feet from the main garage facade.
    - iii. Total garage width will not exceed 32 feet.
3. The Net Area Exhibit shall include the lot numbers.

## **Subdivision Ordinance**

### *Blocks and Lots*

The proposed development provides 82 single family villa lots and several outlots that will contain wetlands, buffers, stormwater ponds etc.

### *Streets and Alleys*

Street A will connect to Pine Street and the Orange Street area. Street B is a continuation of Haywood Drive. It is identified as a minor collector road in the Transportation Plan and provides a north-south corridor from CSAH 14 (Main Street) to eventually Pine Street. All proposed street right-of-way widths are 60ft and the paved surface is 32ft wide.

Street connections are required by the following City Code Sections:

#### **§ 1001.096 LAND REQUIREMENTS.**

(2) Proposed subdivisions shall be coordinated with surrounding properties and/or neighborhoods so that the city as a whole may develop efficiently and harmoniously.

#### **§ 1001.100 STREETS AND ALLEYS.**

(3) *Streets, continuous.* Except for cul-de-sacs, streets shall connect with streets already dedicated in adjoining or adjacent subdivisions or provide for future connections to adjoining unsubdivided tracts, or shall be a reasonable projection of streets in the nearest subdivided



tracts. The arrangement of thoroughfares and collector streets shall be considered in their relation to the reasonable circulation of traffic, to topographic conditions, to runoff of storm water, to public convenience and safety, and in their appropriate relation to the proposed uses of the area to be served.

Staff Comments:

1. A traffic study shall be required.
2. Trails and sidewalks shall be incorporated throughout the development.
3. 40ft of road right-of-way shall be dedicated along Pine Street.
4. Due to wetlands within the Nordin Street road right-of-way, further analysis will be required to determine if a street will be constructed to Pine Street near Olive Street and Orange Street.
5. It appears that a portion of Street A connecting to Nordin Street road right-of-way is outside of the Pine Oaks Addition. This shall be evaluated.
6. Lot 82 will require vacating a portion of the Nordin Street road right-of-way. This shall be evaluated.

*Easements*

Staff Comments:

1. Standard drainage and utility easements at least 10 feet wide shall be provided along all lot lines.
2. Drainage and utility easements shall also be dedicated over stormwater management facilities.
3. Oversized easements for stormwater management may not be included in the minimum established lot size.
4. Conservation easements and wetland buffers shall be required over wetlands and greenway corridors.

*Stormwater Management and Erosion and Sediment Control*

The concept plan shows several stormwater management facilities, ponds, and wetlands throughout the development creating a multi-functional greenway corridor.

*Utilities*

Public water, sanitary, and storm sewer utilities will be installed within the development. Water and sanitary will extend north along Haywood Drive.

The site is located in Sanitary Sewer District 2 (Sub-district 2K). Flow is collected southward to MCES Meter M211 and Gravity Interceptor 8361 along North Road which passes southwest through Circle Pines.

The development is located in Utility Staging Area 1B (2025-2030). By resolution, the Council will open this staging area.

Municipal sanitary sewer and water also gets extended closer the Olive and Orange Street neighborhood which are smaller (<0.5 acre) lots on private septic systems and wells.

#### *Parks, Greenways and Trail Plan*

Per the City's 2040 Parks, Greenways and Trails Plan, this development is within the Arena Acres and Wollan Park service areas. Arena Acres is a smaller 1 acre neighborhood park. Wollan Park is an 18 acre open space wetland and not an active park. Lino Lakes Elementary School also serves as the neighborhood park.

#### Staff Comments:

1. Trail locations shall be evaluated to extend from the existing trail in Natures Refuge North to Wollan Park.

#### *Tree Preservation and Landscaping*

A Tree Preservation Plan and Landscape Plan shall be submitted with the PUD Preliminary Plan/Preliminary Plat submittal. In lieu of mitigation for each tree the developer is proposing 3 trees per lot, restoration of existing protected upland, and dedication of land and open space for future management. Additional landscaping may be required as a condition of the PUD.

#### *Traditional/Conventional Development vs Conservation Development*

A traditional or conventional development uses the standard zoning district requirements that can result in a street grid development.

Per City Code Section 1007.007: Subdivision Ordinance Definitions

**CONSERVATION DEVELOPMENT.** The development pattern and technique whereby lots are arranged in closely related groups to preserve the natural amenities of the land through the creation of common open space.

Per City Code Section 1001.026:

(4) Yield plan. If the project includes a conservation subdivision or planned unit development, the applicant shall submit a yield plan showing the maximum number of dwelling units that would be permitted given the minimum lot size and lot widths for conventional subdivisions and other requirements of the Lino Lakes Zoning and Subdivision Chapters.

A conservation development is the same as a conservation subdivision.



Staff Comment:

1. The applicant shall submit a yield plan with the PUD Preliminary Plan/Preliminary Plat submittal.

The purpose of using the PUD zoning is to create a conservation development that establishes the defined public values of preserving and enhancing the on-site natural resources. The PUD also creates and enhances the greenway corridor and trails that are accessible to the public.

### Environmental Review Record

As previously noted, in 2006 a mandatory Environmental Assessment Worksheet (EAW) was prepared for the original Natures Refuge concept because the proposed 278 housing units exceeded the 250 housing unit threshold. The EAW thoroughly analyzed potential impacts to wetlands, rare plant and animal species, floodplain, water quality, noise, traffic and archeology. It was determined the project did not have the potential for significant environmental effects and the Council passed Resolution No. 07-06 making a Negative Declaration on the Need for an EIS.

The scope and size of the existing Natures Refuge, Natures Refuge North, and proposed Pine Oaks is smaller than the original 2006 proposal. A revised EAW is not required because the 236 housing units do not exceed the 250 housing unit threshold.

|                      | # Housing Units |
|----------------------|-----------------|
| Natures Refuge       | 60              |
| Natures Refuge North | 94              |
| Pine Oaks            | 82              |
| <b>TOTAL</b>         | <b>236</b>      |

### Wetlands

Per the December 17, 2025 Environmental Board staff report:

Eight (8) wetlands were delineated onsite totaling 34.55 acres. Wetland 8 is an extension of the Wollans Wetland. Extended buffers and upland should be provided between proposed houses and wetland. A minimum of 50' should be provided for Wetland 8; no buffers should be included in the proposed lots. Avoidance of impacts to large wetlands should be encouraged with the development. Proposed road will cut through a portion of Wetland 3, ensure that hydrology is not impacted and the overall wetland function is maintained in both lobes.

The proposed project areas fall within the RCWD Wetland Management Corridor (WMC). Confirm that all buffers and management meet RCWD requirements within the WMC.

Staff Comments:

1. There shall be more separation and buffer between Lots 56-66 and the wetland.
2. No wetlands or wetland buffers shall encroach into any lot.

**Rare Plant Survey**

A Rare Plant Survey was prepared by MNR. Three (3) state-threatened species and one (1) endangered species were detected on site. The proposed Pine Oaks layout avoids these rare species.

Staff Comments:

1. Lot 12 shall be evaluated for proximity and potential impacts to the rare plants.

**Floodplain**

Per the December 17, 2025 Environmental Board staff report:

Floodplain - Floodplain is shown on the south and east edges of the site. Any impacts to the floodplain will need to be mitigated for. A Letter of Map Revision will need to be completed for any lots that are shown within the FEMA floodplain. Coordinate with RCWD on impacts within the floodplain.

**Shoreland District**

The site is not located within the Shoreland Management Overlay District.

**Additional City and Government Agency Review Comments**

- The Police Department reviewed the concept plan and had no objections or suggestions.
- The Fire Department received the concept plan and had no comments.
- The Environmental Board reviewed the PUD concept plan on December 17, 2025. There was general support for the project. See attached Environmental Memo for detailed comments.
- The Park Board will review the concept plan February 2026. We anticipate the Board will recommend a 100% cash dedication in lieu of dedicating land for a neighborhood park.



The cash dedication could be utilized for trails, providing leisure opportunities at Lino Lakes Elementary, and making enhancements to Arena Acres Park and Wollan Park.

- The City Engineer provided comments in the attached memo.
- The Planning & Zoning Board reviewed the PUD concept plan on January 14, 2026. Comments included:
  - Extending municipal water and sanitary sewer west of the Orange and Olive Street neighborhood was a public benefit.
  - Trails need to be incorporated into development.
  - General support for continuing Natures Refuge North PUD flexibility and making street connections.
  - The developer shall hold a neighborhood meeting.

### **PUD Preliminary Plan/Preliminary Plat**

The City's review and comments on the concept plan's relation to the Comprehensive Plan and development regulations does not grant any rights to the applicant to develop the property as depicted by the concept plan.

A land use application for PUD Preliminary Plan/Preliminary Plat shall be required. The developer should have a neighborhood meeting prior to submittal of a PUD Preliminary Plan/Preliminary Plat.

### **PUD Public Benefit vs PUD Flexibility Summary**

Per City Code Section 1007.024:

(2) The PUD, by allowing deviation from the strict provisions of this ordinance related to setbacks, heights, lot area, width and depths, yards, etc., may be considered by the City when it would result in one or more of the following public benefits:

- (a) Implementation of a master plan consistent with the Planning District objectives of the Comprehensive Plan.

*The need for a formal master plan was not identified for this area in the 2040 Comprehensive Plan. The proposed development is consistent with the 2006 EAW concept plan for low density single family residential conservation development.*

- (b) Innovations in development that address growing demands for all styles of economic expansion, greater variety in lot size, configuration, home type, design, enhanced architectural standards, and siting of structures through the conservation and more efficient use of land in such developments.

*The applicant is proposing a conservation development. The villas provide a housing option with main-level living with association-maintain yards and snow removal which addresses life-cycle housing. The project will include enhanced architectural design requirements and an anti-monotony code.*

- (c) Preservation and enhancement of desirable site characteristics such as wildlife habitat, unique natural resources, existing vegetation, natural topography, geologic features and reduction of negative impacts on the environment.

*The conservation development preserves and enhances desirable site characteristics by minimizing wetland, woodland, and rare plant species impacts. The site will include approximately 55 acres (73%) of open space preserved in a conservation easement.*

- (d) Creative use of land and related physical development which allows a phased and orderly transition of varying land uses in close proximity to each other.

*Pine Oaks is a continuation of Natures Refuge North conservation subdivision.*

- (e) Efficient use of land resulting in smaller networks of utilities and streets thereby lowering development costs and public investments.

*The configuration of the lots preserves open space and as many wetlands as possible and avoids a gas line easement that spans the site diagonally which results in a smaller network of utilities and streets.*

- (f) Mix of land use types.

*There is no mix of land use types.*

- (g) Provision of a housing type or target housing price that is desirable to the City.

*The villas provide a housing option with main-level living with association-maintain yards and snow removal which addresses life-cycle housing.*

- (h) Other public benefits and values as recognized in the City's Comprehensive Plan.

- *Planning District 2 identifies Wollan Park as a natural resource that should be protected. The proposed development strategically includes a stormwater pond/open space buffer near the Wollan Park wetland complex. This is a critical link to protecting this sensitive natural resource area.*
- *A goal of the sanitary sewer plan is to provide service and capacity to developed areas of the city currently served by on-site systems. Municipal sanitary sewer and water also*



*gets extended north which will eventually serve the Olive and Orange Street neighborhood which are smaller (<0.5 acre) lots on private septic systems and wells.*

- *A goal of the Parks, Greenways & Trails Plan is to establish greenway corridors. A multi-functional greenway corridor incorporating stormwater management, trails and open space will be evaluated.*
- *The project will include a stormwater reuse irrigation system reducing demand on the City's water supply system.*

### Summary

#### *Public Benefit Gained:*

1. Conservation development that protects and enhances the on-site natural resources such as wetlands, woodlands, rare plant species, and open space that are accessible to the general public.
2. Main-level living villa homes with association-maintain yards and snow removal which addresses life-cycle housing.
3. Preserved wetlands and established wetland buffers/conservation easements
4. Efficient use of land resulting in smaller network of utilities and streets
5. Protection of Wollan Park wetland complex.
6. Extension of sanitary sewer to eventually serve Olive and Orange Street neighborhood currently served by on-site systems.
7. Establish multi-functional greenway corridor and trail system that is accessible to the public.
8. Cash fee in lieu of land dedication will be collected in addition to the open space provided in conservation easements or City ownership.

#### *Flexibility Provided:*

1. Reduced minor collector road right-of-way width from 80 feet to 60 feet on Haywood Drive (Street A).
2. Reduced corner lot width from 80 feet to 70 feet.
3. Reduced setback from street (corner lot) from 25 ft to 20 feet.
4. Side yard setbacks from 10ft/5ft to 7.5 feet.
5. Garage allowed to protrude forward of the house, without front porch, a distance of no more than 5', subject to conformance with an anti-monotony plan that prohibits houses with protruding garages to be placed directly adjacent to or across from one another.
6. Unless 2<sup>nd</sup> floor living space extends over the garage, the maximum length of the garage wall facing the street shall not exceed 57% of the front façade subject to the following:
  - (a) Decorative garage doors with a strip of windows are required.
  - (b) Garage width in excess of two stalls will be recessed two feet from the main garage facade.
  - (c) Total garage width will not exceed 32 feet.
7. Tree preservation requirements offset by the following:
  - a. Developer shall grant the City a conservation easement over outlots.

- b. Developer will plant 3 trees per lot in addition to open space plantings around storm water management areas.

**REQUESTED COUNCIL DIRECTION**

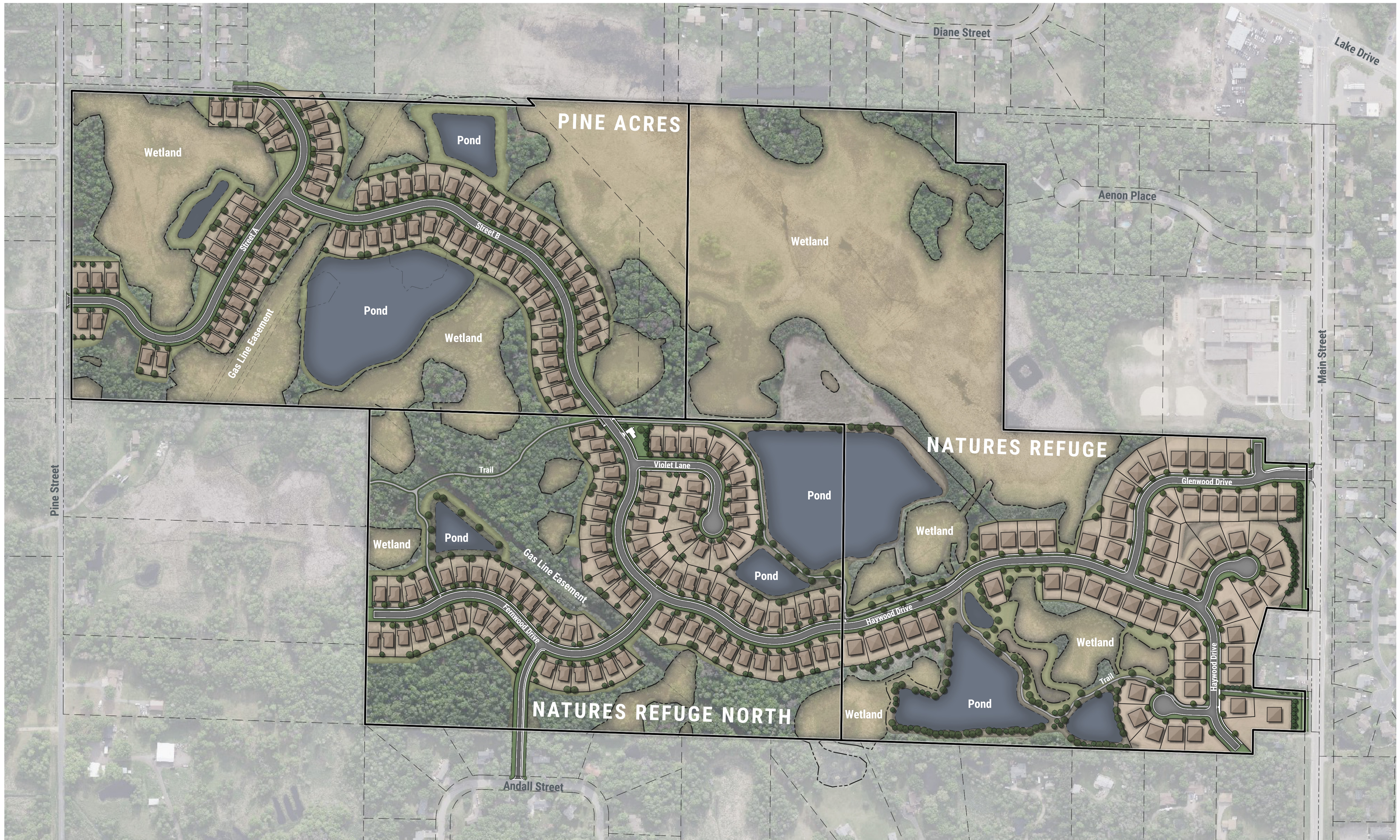
Staff is requesting feedback from City Council on the Pine Oaks PUD Concept Plan.

1. Thoughts on PUD flexibility?
2. Should the applicant hold a neighborhood meeting prior to PUD Preliminary Plan/Preliminary Plat submittal.

**ATTACHMENTS**

1. Site Location and Overall Neighborhood Plan
2. Applicant Narrative
3. Concept Plan with Aerial
4. Concept Plan with Site Data
5. Concept Plan with Wetlands
6. Concept Plan with Rare Plants
7. City Engineer Memo dated January 7, 2026
8. Environmental Coordinator Memo dated December 17, 2025







# CONCEPT PLAN REVIEW REQUEST PINE OAKS



## INTRODUCTION

M/I Homes of Minneapolis/St. Paul, LLC (M/I Homes) is submitting an application for a concept plan for a Planned Unit Development (PUD) for land to the northeast of Natures Refuge North. The concept plan proposes 82 lots on an approximately 75.42-acre site.

### ABOUT M/I HOMES

M/I Homes has been in business for almost 50 years and has built over 150,000 homes in 17 markets within the United States. We entered the Twin Cities Market in 2015 by purchasing Hans Hagen Homes. Hans Hagen Homes was founded over 50 years ago and was one of the largest and oldest home builders in the Minneapolis market.

### HISTORY OF DEVELOPMENT/REASON FOR STREET VACATION

The property was originally platted into 49 lots in 1980 but was never developed and has remained vacant and heavily wooded with wetlands. The layout of the existing plat shows little regard for wetland impacts, as a number of lots are mostly or totally encumbered by wetlands, and so the plan is virtually undevelopable with current rules that have been adopted since the plat was recorded. As such, we will be requesting vacation of the streets and easements on the plat with submittal of the preliminary plat and Planned Unit Development (PUD) application. This would result in 49 lots with vacated streets, which would be referenced with a new plat dedication. We will dedicate easements over existing streets so that access to the parcel may be maintained.

### PLANNED UNIT DEVELOPMENT

We have seen a great demand for villa homes on smaller lots with main-level living with association-maintained yards and snow removal with our Natures Refuge North development. As such, we are proposing the same type of home in this development and requesting similar flexibilities.

The City of Lino Lakes allows for development through a PUD if it results in public benefit as outlined in the City's PUD ordinance. We believe this proposed development provides the following public benefits:

- *Addressing growing demands for all styles of economic expansion, greater variety in lot size, configuration, home type, design, enhanced architectural standards, and siting of structures through the conservation and more efficient use of land in such developments.*
- *Preservation and enhancement of desirable site characteristics such as wildlife habitat, unique natural resources, existing vegetation, natural topography, geologic features and reduction of negative impacts on the environment.*
- *Provision of a housing type or target housing price that is desirable to the city.*
  - The main-level villa homes that have association-maintained yards and snow removal are popular with our senior buyers or anyone looking for a more carefree living lifestyle. This type of housing is not commonly found in the City of Lino Lakes. The smaller lots make it possible to offer association-maintained yards, as it is not viable for an association to maintain a larger lot. The configuration of the lots, as well as keeping the homes all slab-on-grade, works to preserve as many wetlands, trees and rare plants as possible and avoids a gas line easement that spans the site diagonally.
- *Other public benefits and values as recognized in the city's Comprehensive Plan.*
  - The first goal outlined in the City's Sanitary Sewer Chapter of its Comprehensive Plan is to serve the city's residents and businesses with an affordable and safe sanitary sewer. A policy developed from this goal is to provide for the capacity and extension of sanitary sewer to

developed areas of the city currently served by on-site systems. The proposed development will provide sewer connectivity to the properties to the east located on Olive and Orange Streets and a portion of Pine and Maple Streets that are in the Stage 1B Planned Service Areas as outlined in the City's Comprehensive Plan. These homes are situated on smaller lots and are currently served by both well and septic systems. A lift station that was provided by the development to the southwest, Natures Refuge North, allows these properties to be served by this connection.

We believe the general requirements for a PUD are met in the following ways:

- *Public or common open space to meet minimum requirements established in the ordinance.*
  - The site provides approximately 55 acres of open space, which is just under 73 percent of the site.
- *If PUD includes preservation of natural habitat, those habitats shall be permanently protected through a conservation easement or other legally binding agreement.*
  - We recorded a conservation easement and WMC Buffer Declaration in Natures Refuge and Natures Refuge North and are willing to record similar documents against the open space.
- *Homeowners Association Required.*
  - The lots will be governed by a homeowner's association (HOA) as further explained below.

## SITE PLAN/REZONING

The site plan proposes three street connections: one connecting to the west from Natures Refuge North's via Haywood Drive, one connecting to the north to Pine Street NE, and one connecting to the east to connect with Nordin Street. Given the tree and wetland impacts as well as existing encroachments into the right-of-way, we are not proposing to connect Nordin Street to Pine Street.

With submittal of the preliminary plat and PUD applications, we will be requesting a rezoning from the R-1 zoning district to the R-2 zoning district with certain flexibilities outlined below. As previously mentioned, this zoning district and requested flexibilities are consistent with what was approved with Natures Refuge North.

| Standard                          | R-2 Zoning Standard                  | Villa Lots        |
|-----------------------------------|--------------------------------------|-------------------|
| Minimum Lot Size                  | 7,500 square feet                    | 7,500 square feet |
| Minimum Lot Width                 | 60 feet                              | 60 feet           |
| Minimum Lot Depth                 | 125 feet                             | 125 feet          |
| Minimum Front Setback             | 25 feet                              | 25 feet           |
| Minimum Side Setback              | 10 feet (5 feet for Attached Garage) | 7.5 feet**        |
| Minimum Corner Side Setback       | 25 feet                              | 20 feet           |
| Rear Setback                      | 25 feet                              | 25 feet           |
| Impervious Surface                | 65%                                  | 65%               |
| Collector Road Right-of-Way Width | 80 feet                              | 60 feet*          |



|               |                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                    |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Garage Size   | Minimum 20 feet in width and 520 square feet in size                                                                                                                                                                                                                                              | We agree to adhere to these requirements.                                                                                                                          |
| Garage Design | Garage shall not protrude forward of the front wall of the house, unless the house includes a front porch that is unenclosed, a minimum of six (6) feet in depth, and extends across 100 percent of the front façade of the house. The garage shall then not protrude forward of the front porch. | We are requesting this be waived but agree that the garage cannot protrude more than five feet forward the house (further explanation in the paragraph below).     |
| Garage Design | The length of the garage wall facing the street shall not be greater than 50 percent of the length of the entire front façade of the structure for street-facing garage doors                                                                                                                     | Garage walls shall not be greater than 57 percent of the length of the entire front façade (further explanation in the paragraph below – Garage Design Standards). |

\*This flexibility was granted for Natures Refuge and Natures Refuge North. Haywood Drive from Natures Refuge was granted this flexibility, and the proposed development will extend Haywood Drive to the north. This flexibility is being requested for both Street B and Street A. The street width will be the same width as Haywood Drive.

\*\*We will provide at least 15 feet between homes. The City currently allows a five-foot setback for garages and ten feet for homes, so this is generally consistent with R-2 zoning.

## GARAGE DESIGN STANDARDS

In order to minimize impacts to trees, wetlands, and wildlife, we are proposing lot sizes consistent with the R-2 zoning standard with a lot width of 60 feet. R-2 zoning has different garage design requirements than the R-1 zoning district and does not allow the length of the garage to be greater than 50 percent of the length of the entire front façade unless the second floor living space extends over the two-car portion of the garage; the garage doors are decorative and have a strip of windows; garages in excess of two stalls are broken up so the additional stalls are recessed two feet from the main garage stall; and garage width does not exceed 32 feet. Because villas provide single-level living, we cannot provide the living space above the garage on all plans; we only have a few villa plans that are one and a half stories. We also request that we be allowed some flexibility for some of our plans to have garages that protrude no more than five feet forward the house façade. The reason for these requests in flexibility is we cannot get to the 520 square foot garage size with meeting the design standards that are currently in place with single level living homes. In order to meet these requirements, we would need to make the house wider, and we cannot do that with the smaller lots we are proposing in order to conserve as much open space as possible.

In summary, we agree to comply with the garage design standards that were approved for Natures Refuge North:

- Garage shall be allowed to protrude forward of the house, without front porch, a distance of no more than 5', subject to conformance with an anti-monotony plan that prohibits houses with protruding garages to be placed directly adjacent to or across from one another.
- Unless 2nd floor living space extends over the garage, the maximum length of the garage wall facing the street shall not exceed 57% of the front façade subject to the following:
  - Decorative garage doors with a strip of windows are required.
  - Garage width in excess of two stalls will be recessed two feet from the main garage facade.
  - Total garage width will not exceed 32 feet.

## TREE PRESERVATION/ECOLOGICAL RESTORATION PLAN/ENVIRONMENTAL ASSESSMENT WORKSHEET

A formal tree preservation plan will be done and submitted with the preliminary plat application, and so at this time, it is not known for sure how many trees will need to be removed on site. We have minimized tree removal as much as possible by reducing lot sizes, opted for slab on grade homes to reduce ponding, and are proposing deeper ponding in concentrated areas rather than spreading out multiple ponds to a larger area. However, in order to avoid as much wetland impact as possible, we anticipate that a significant number of trees will need to be removed in order to accommodate lots and ponding.

In order to avoid wetland, rare plant, and tree impacts, we are preserving a significant amount of open space on the site – approximately 73%. Given that this property is densely forested, it is not feasible to replace the number of trees required to be removed within the development or through paying tree restitution. Therefore, we are proposing to perform ecological restoration on the site in order to offset the effects of tree removal. We have engaged Midwest Natural Resources to develop an ecological plan that will be submitted to the city along with the preliminary plat application. Such plan will include detailed descriptions of the conditions documented at the time of the ecological survey for the avoided areas of the site. The plan will propose management strategies, such as invasive species control, woodland management, potential prescribed burning, or other methods to enhance those communities and maintain habitat for rare plants and resources.

An Environmental Assessment Worksheet (EAW) was done on the property in 2007. It spanned the subject site as well as the properties that are now Natures Refuge and Natures Refuge North and contemplated a unit count of 278. Natures Refuge has 61 units, and Natures Refuge North has an approved 94 units with preliminary plat. With the addition of these 82 proposed units, the total proposed unit count (237 homes) for the area on which an EAW was done is well below the EAW's threshold.

### DENSITY

The total site area is 75.42 acres with 31.02 acres of wetlands, 14.37 acres of wetland buffers, and a 0.37-acre gas line easement. The planned density for this area is 1.6-3 units per acre. Netting out wetlands, wetland buffers, and the gas line easement, we are proposing a density of 2.76 units per acre, which is below the allowable maximum density of three units per acre. While we could get to the minimum required density traditional R-1 zoning, the Comprehensive Plan mentions density transfer several times as an incentive for conservation development. First, the Goals and Policies of the Land Use Chapter recognizes that density transfer and bonuses can provide an incentive for achieving specific public values not achievable under conventional zoning standards. The Housing Chapter contemplates density bonuses as an incentive to developers to provide more affordable housing units within conservation subdivisions, as it recognizes that allowing additional units on a site may make a conservation development more financially feasible. The Parks and Trails chapter identifies density transfer as an incentive for setting aside land in a conservation easement or greenway. Snips of this language from the City's Comprehensive Plan are on the following page. In addition to this, the Metropolitan Council has issued its 2050 Land Use Policy, which designates Lino Lakes as a Suburban Edge community, which will require a minimum density of 3.5 units per acre in sewered areas within the City when developed under the guidance of the City's 2050 Comprehensive Plan.

Because a large portion of the site (over 60%) is encumbered by wetlands and their required buffers as well as the gas line easement, and because wetlands, buffers, and utility easements are netted out in determining density numbers, there are many challenges to developing the property with traditional R-1 zoning. Grading costs will be more expensive on this site due to the wetlands and elevations, and the costs of streets and utilities will remain the same regardless of the number of lots on the site. While impacting wetlands would increase the amount of developable acreage on the site in terms of density calculations, we wanted to conserve as many wetlands as possible.



## Pine Oaks Concept Plan Submittal

The conservation development plan that was originally proposed for this entire area in the early 2000's that included this proposed development, Natures Refuge and Natures Refuge North included 278 homes, and we have only proposed a total of 237 homes (41 less homes than was originally contemplated). Additionally, Natures Refuge had a net density of 1.68 units per acre, and Natures Refuge North had a net density of 2.99 units per acre. Looking at the total area of all development in the table below, the average density of the overall site including all three developments is 2.43 units per acre, which is below the maximum 3 units per acre.

| Plat Name            | Gross Area (Acres) | Wetlands and Buffers (Acres) | Utility Easement (Acres) | Public Parks and Open Space (Acres) | Net Area (Acres) | # of Units | Gross Density (Units/Acre) | Net Density (Units/Acre) |
|----------------------|--------------------|------------------------------|--------------------------|-------------------------------------|------------------|------------|----------------------------|--------------------------|
| Natures Refuge       | 94.70              | 57.06                        | 0.40                     | 0.00                                | 36.26            | 61         | 0.64                       | 1.68                     |
| Natures Refuge North | 59.30              | 5.31                         | 0.00                     | 22.60                               | 31.39            | 94         | 1.59                       | 2.99                     |
| Pine Acres           | 75.42              | 45.39                        | 0.41                     | 0.00                                | 29.66            | 82         | 1.09                       | 2.76                     |
| <b>Total/Average</b> | <b>229.42</b>      | <b>107.76</b>                | <b>0.81</b>              | <b>22.60</b>                        | <b>97.31</b>     | <b>237</b> | <b>1.03</b>                | <b>2.43</b>              |

### Chapter 3: Land Use 3-3

- f. Identify and define incentives offered to developers for achieving specific public values not achievable under conventional development standards. These incentives may include, but are not limited to:
1. Density transfer/bonuses
  2. Reduced street and right-of-way widths
  3. Trunk utility and stormwater management fee credits
  4. Staging plan flexibility
  5. Streamlined city approval process
  6. Financial incentives when consistent with city policy

### Chapter 4: Housing 4-15

the affordability of these units. Density bonuses may also be used as an incentive to developers to provide more affordable housing units within conservation subdivisions, as allowing for additional units on a site may make a conservation development more financially feasible.

### Chapter 10: Parks, Greenways & Trails 10-45

- **Bonus/Incentive Zoning:** Is similar to transferring development rights except that the landowner or developer rights are used by the developer on the same property rather than purchased by another developer for some other property. This could allow a developer to develop at a higher density than normally allowed if the developer sets aside land in a conservation easement or greenway.

## ELEVATIONS

Example elevations of our villa product have been provided. These are just an example of the many elevations we offer. We also have anti-monotony requirements to ensure that very similar elevations are not adjacent to one another within the community to preserve visual interest.

## RESTRICTIVE COVENANTS

The development will have an HOA that will provide for the maintenance of the overall common elements in the community, including landscaping of the common areas as applicable and management of the natural resources. The HOA will also provide lawn care and snow removal for villa lots. Additionally, restrictions will be placed on outdoor storage and parking (no boats, campers, or trailers) in order to keep the community looking orderly and well maintained.

## REQUEST AND CONCLUSIONS

M/I Homes is requesting Board, Commission and City Council feedback and direction on the proposed concept plan for Pine Oaks. We believe that the concept plan proposes a reasonable and high and best use of the property in conformance with the City's Comprehensive Plan.

We respectfully request that the Board, Commission and City Council provide direction and support of the proposed concept plan with the following considerations:

1. The future PUD and neighborhood plan allow for 82 villa lots consistent with the attached concept plan.
2. The proposed density allows the extension of sewer to developed areas of the city currently served by on-site systems through conservation development, which is a goal that is recognized in several chapters of the City's Comprehensive Plan.
3. The minimum lot width requirements conform to the R-2 zoning except as identified in the PUD.
4. In lieu of tree restitution, the City agrees to accept an ecological plan that will restore rare species while controlling invasive species. This could include woodland management, potential prescribed burning, or other methods to enhance those communities and maintain habitat for rare plants and resources.
5. The open space be deeded to the City or to the HOA and protected by deed restrictions or restrictive covenants.



**EXAMPLE ELEVATIONS – VILLAS\***

\*Note that these elevations do not include the garage bumpout proposed in the narrative

The Cedarwood II



The Cedarwood



The Willow II





The Elmwood IV







LEGEND

- RARE PLANT AREA
- - - EXISTING WETLAND
- FP- EXISTING FLOODPLAIN
- UG- EXISTING GASLINE

NOTES

- No field work has been completed at this time.
- Topography shown is LIDAR which was provided by the Minnesota Department of Natural Resources.
- No Title Work has been furnished for this survey, property is subject to all easements of record, if any.
- Wetlands delineated by Kjolhaug Environmental Services Inc., Nov. 11th, 2025.

SITE DATA

|                          |            |                                   |         |
|--------------------------|------------|-----------------------------------|---------|
| TOTAL SITE AREA          | ±75.42 AC. | 60' SINGLE FAMILY LOTS            |         |
| TOTAL ROW AREA           | ±4.91 AC.  | MINIMUM RESIDENTIAL SETBACK DATA: |         |
| TOTAL LOT AREA           | ±15.65 AC. | FRONT                             | 25 FT.  |
| TOTAL NUMBER OF 60' LOTS | 82         | SIDE                              | 7.5 FT. |
| TOTAL OUTLOT AREA        | ±54.86 AC. | SIDE CORNER                       | 20 FT.  |
|                          |            | REAR SETBACK                      | 30 FT.  |
| ROAD LINEAR LENGTH       | 3,700 L.F. | EXISTING ZONING                   | R-1     |
|                          |            | PROPOSED ZONING                   | PUD     |

LEGAL DESCRIPTION

(Per Schedule A of Title Commitment File No. ORTE749818, Supplemental No. 2, with a commitment date of November 26, 2024 at 7:00 A.M., prepared by Old Republic National Title Insurance Company)

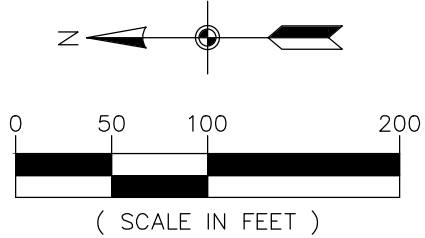
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 18, 19, 20, 21, 22 and 23, Block 1; Lots 1, 2, 3, 4, 5, 6, 7A, 23B, 24, 25 and 26, Block 2; Pine Oaks Addition, Anoka County, Minnesota.

(abstract property)

Lots 12, 13, 14, 15, 16, 17, Block 1; Lots 7B, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23A, Block 2; Outlot A, Pine Oaks Addition, Anoka County, Minnesota.

(torrens property)

Being registered land as is evidenced by Certificate of Title No. 113160.



REVIEW COPY

2 of 2

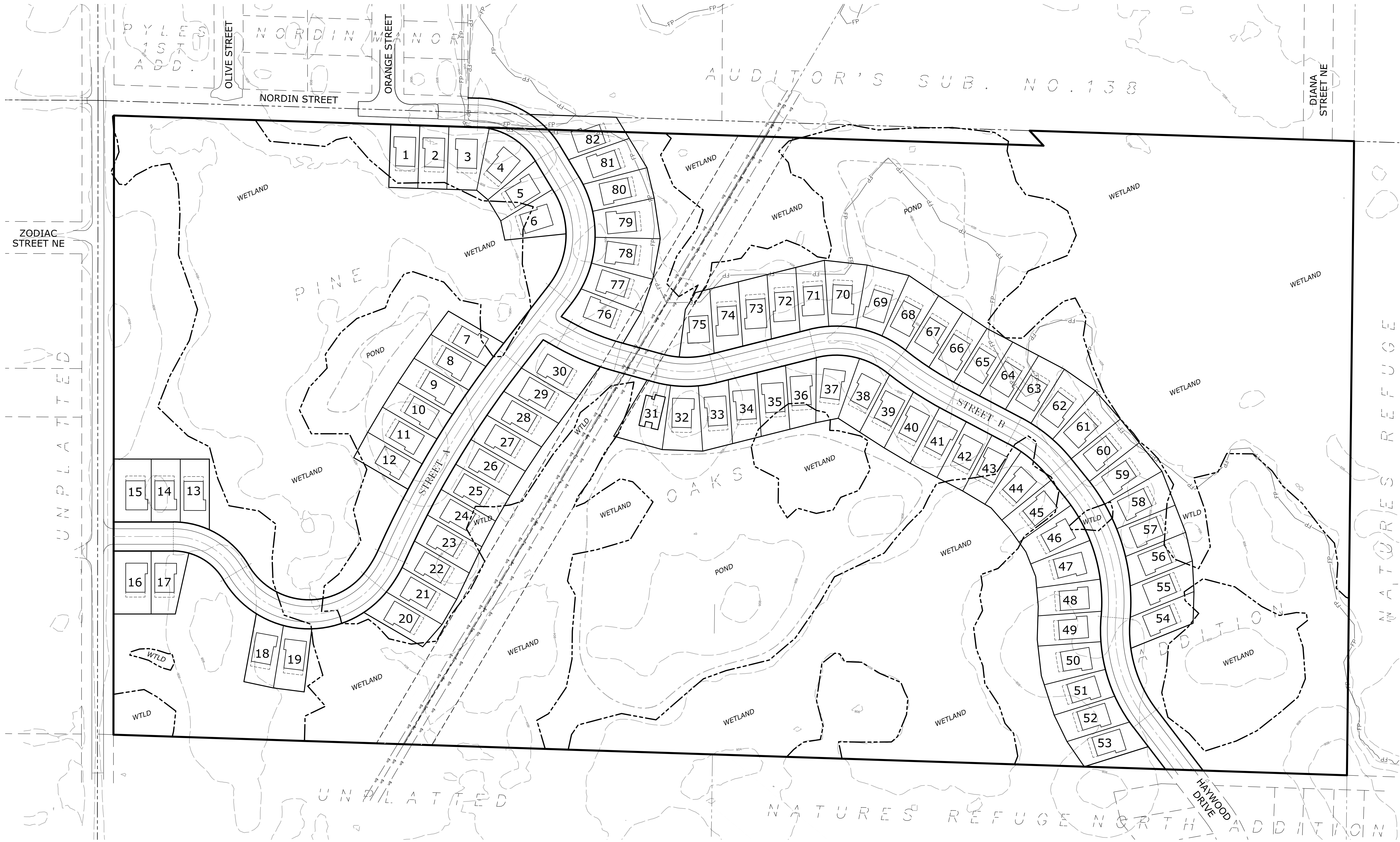
M/I HOMES OF MINNEAPOLIS, LLC  
5354 Parkdale Drive, #100  
St. Louis Park, MN 55416

CONCEPT PLAN A  
  
PINE OAKS  
Lino Lakes, Minnesota



3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449  
TEL 763.489.7900 \ FAX 763.489.7959 \ CARLSON-ENGINEERING.COM





LEGEND

- RARE PLANT AREA
- - - EXISTING WETLAND
- - - EXISTING FLOODPLAIN
- - - EXISTING GASLINE

NOTES

- No field work has been completed at this time.
- Topography shown is LIDAR which was provided by the Minnesota Department of Natural Resources.
- No Title Work has been furnished for this survey, property is subject to all easements of record, if any.
- Wetlands delineated by Kjolhaug Environmental Services Inc., Nov. 11th, 2025.

SITE DATA

|                          |            |                                   |         |
|--------------------------|------------|-----------------------------------|---------|
| TOTAL SITE AREA          | ±75.42 AC. | 60' SINGLE FAMILY LOTS            |         |
| TOTAL ROW AREA           | ±4.91 AC.  | MINIMUM RESIDENTIAL SETBACK DATA: |         |
| TOTAL LOT AREA           | ±15.65 AC. | FRONT                             | 25 FT.  |
| TOTAL NUMBER OF 60' LOTS | 82         | SIDE                              | 7.5 FT. |
| TOTAL OUTLOT AREA        | ±54.86 AC. | SIDE CORNER                       | 20 FT.  |
|                          |            | REAR SETBACK                      | 30 FT.  |
| ROAD LINEAR LENGTH       | 3,700 L.F. |                                   |         |
|                          |            | EXISTING ZONING                   | R-1     |
|                          |            | PROPOSED ZONING                   | PUD     |

LEGAL DESCRIPTION

(Per Schedule A of Title Commitment File No. ORTE749818, Supplemental No. 2, with a commitment date of November 26, 2024 at 7:00 A.M., prepared by Old Republic National Title Insurance Company)

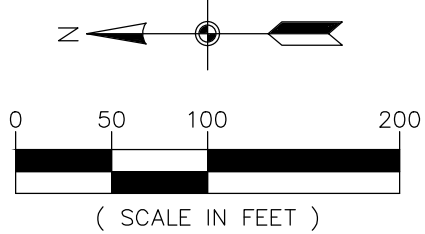
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 18, 19, 20, 21, 22 and 23, Block 1; Lots 1, 2, 3, 4, 5, 6, 7A, 23B, 24, 25 and 26, Block 2; Pine Oaks Addition, Anoka County, Minnesota.

(abstract property)

Lots 12, 13, 14, 15, 16, 17, Block 1; Lots 7B, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23A, Block 2; Outlot A, Pine Oaks Addition, Anoka County, Minnesota.

(torrens property)

Being registered land as is evidenced by Certificate of Title No. 113160.



REVIEW COPY

1 of 2

CONCEPT PLAN A

M/I HOMES OF MINNEAPOLIS, LLC  
5354 Parkdale Drive, #100  
St. Louis Park, MN 55416

REVISIONS

|             |            |
|-------------|------------|
| 1.          |            |
| 2.          |            |
| 3.          |            |
| 4.          |            |
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| DRAWN BY:   | C#         |
| ISSUE DATE: | 11/19/2025 |
| FILE NO:    | XXX        |

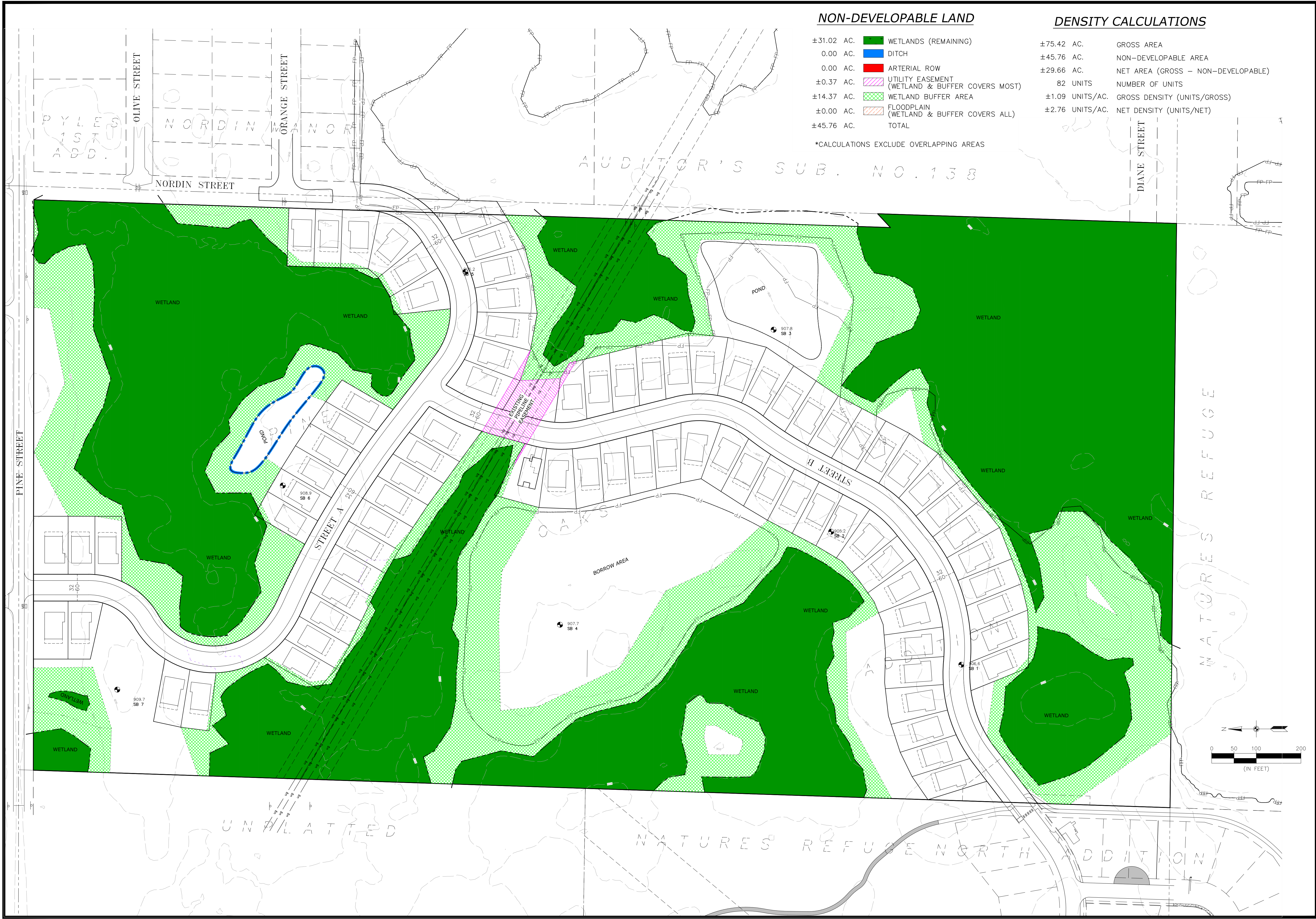


**CARLSON  
ENGINEERING**  
ENGINEERING \ SURVEYING \ PLANNING

3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449  
TEL 763.489.7900 \ FAX 763.489.7959 \ CARLSON-ENGINEERING.COM

PINE OAKS  
Lino Lakes, Minnesota





|             |            |
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| REVISIONS   |            |
|             |            |
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| 5.          |            |
| 6.          |            |
| DRAWN BY:   | JJO        |
| ISSUE DATE: | XX/XX/XXXX |
| FILE NO:    | XXX        |





Figure 3 - Site Plan with Mapped Native Plant Communities & Rare Species



Pine Oaks (KES 2025-101)  
Lino Lakes, Minnesota

0 500 Feet



## Memorandum

**To:** Katie Larsen, Lino Lakes City Planner

**From:** Kris Keller PE, WSB  
Diane Hankee PE, Lino Lakes City Engineer

**Date:** January 7, 2026

**Re:** Pine Oaks (MI Homes)  
Concept Plan Review  
032826-000

---

WSB's review of the Concept Plans for the Pine Oaks (MI Homes) development in Lino Lakes, MN, prepared by Carlson Engineering and received December 12, 2025. Our comments were made on the following documents:

- Pine Oaks Concept Plan prepared by Carlson Engineering, dated November 19, 2025.

The following review comments should be responded to in writing by the applicant.

### Engineering

- **General**

The Pine Oaks development is a replatting of the same named development that was originally platted in 1980. It includes 75 acres north of CSAH 14 (Main Street), west of CSAH 23 (Lake Street), and south of Pine Street adjacent to Natures Refuge North. The current conceptual project proposes 82 single family villa lots and associated infrastructure. This property was originally part of a larger development of which an Environmental Assessment Worksheet (EAW) was prepared. The evaluation concluded that the project did not have the potential for significant environmental effects.

- **Grading**

The Pine Oaks development includes site grading for the 82 units as well as extensions of Haywood Drive and Nordin Street as well as a local street that is yet to be named.

- **Stormwater Management**

Stormwater management for the Pine Oaks development has not yet been proposed and will need to be submitted for preliminary plat by the applicant. It is anticipated that the development will include a storm sewer conveyance, rear yard drainage, and ponding systems, consistent with the previous and adjacent developments. The systems shall meet the City's and Rice Creek Watershed District's (RCWD) Stormwater Management requirements. Stormwater reuse will be required for irrigation. Access to the ponds for maintenance per City requirements will also need to be provided with plans.

- **Water Supply**

The Pine Oaks project is to be served by municipal water supply. It is anticipated that the existing 16" DIP trunk main on Haywood Drive will need to be extended northeast through the development to Orange Street. The City's 2040 Comprehensive Plan requires this trunk line to be extended to the east. Applicant to verify water pressure is adequate for all locations within the development.

Applicant is to provide water demand calculations so the City can evaluate available water supply. The City's water supply system well firm capacity is currently constrained by poor water quality in some wells, and annual variability in water use due to drought and other factors. Based on the water supply capacity and well trigger analysis completed in April 2024, the city may need additional well(s) to accommodate development within the City's existing 2040 Utility Staging Area. While the City's Comprehensive Plan identifies the need for additional wells to support continued growth, the White Bear Lake District Court orders and ongoing litigation, currently prevents the City from implementing that plan.

- **Sanitary Sewer**

The Pine Oaks project is to be served by municipal sanitary sewer system. It is anticipated that the existing 8- inch diameter poly-vinyl chloride (PVC) trunk main on Haywood Drive will be extended north to serve the proposed addition. The development will be served by the lift station, recently installed with the Natures Refuge North development. The trunk sanitary sewer main will be extended to the northeast, consistent with the City's 2040 Comprehensive Plan.

- **Transportation**

A general street layout has been proposed with the Concept Plan that differs from the original 1980 plat which is now coordinated with existing adjacent developments. The City of Lino Lakes' Comprehensive Plan requires neighborhood street connections. The applicant is showing a connection with rights of way to Nordin Street to the east and Pine Street to the north. A traffic study will be required and reviewed with the preliminary plat.

Trails and sidewalks

No trails nor sidewalks are shown along any of the streets on the submitted Concept Plan. Additional trail and sidewalk segments may need to be included throughout the site at the direction of the City Planner.

- **Landscaping**

A Landscape Plan for Pine Oaks Addition has not yet been submitted. One will need to be submitted and reviewed by staff and the City's Environmental Coordinator. The Environmental Coordinator will provide separate comments.

- **Floodplain**

The Pine Oaks Addition potentially impacts the existing floodplain and a letter of map revision will be required.



- **Drainage and Utility Easements**

Roadways are proposed within right-of-way and lots include standard drainage and utility easements. Larger drainage and utility easements will be required to be provided over any utilities outside the right of way and any surface water management features

- **Development Agreement**

A development agreement will be required with the final plat.

- **Grading Agreement**

Grading agreement not required at this time.

- **Stormwater Maintenance Agreement**

The stormwater maintenance for public facilities in the Pine Oaks development will be covered under the City's Programmatic Stormwater Management Agreement after the facilities have been installed and accepted by the City. Borrow areas / Lakes area will be maintained by the HOA.

- **Permits Required**

Required permits will be determined at the time of preliminary plat submittal. Potential permits may include some of the following and others:

1. NPDES General Construction Permit
2. City of Lino Lakes Zoning Permit for Construction
3. Minnesota Pollution Control Agency Sanitary Sewer Extension Permit
4. Minnesota Department of Health
5. Rice Creek Watershed District Permit
6. US Army Corps of Engineers Section 404 Permit

If you or the applicant have any questions regarding these comments, please contact Kris Keller at (612) 419-3083 or [kkeller@wsbeng.com](mailto:kkeller@wsbeng.com). You may also contact Diane Hanke at (651) 982-2430 or [dhanke@linolakes.us](mailto:dhanke@linolakes.us).



## Environmental Memo

To: Katie Larsen, City Planner

From: Tom Hoffman, Environmental Coordinator

Date: December 17, 2025

Re: Environmental Comments – Pine Oaks Concept Plan

---

Environmental Board had recommended the following at their December 17, 2025 meeting:

1. Consideration should be given to the proposal to retain permanent open space in lieu of tree mitigation subject to the 3 trees per lot requirement.
  - a. Outlots adjacent to Wollans park dedicated to the City.
  - b. Conservation easements over the remaining open space.
2. Open area landscape requirements should be adhered to in areas around stormwater and borrow ponds.
3. A new rare plant and animal survey must be completed for the project area.
  - a. Updated NHIS letter from the DNR, 2007 listed Blandings Turtle. Additional species of concern may be present since the last update.
  - b. Overlay threatened and endangered species map with concept plan to show proposed impacts.
4. If rare species are found on site, design layout should be revised to avoid impacts to these species.
5. Project narrative states 31.02 acres of wetland, delineation report has 34.55 acres of wetland shown. Staff will use the delineation report of 34.55 acres of wetland. This should be reflected in all places within the next proposal for accuracy.
6. If rare species are found on site and impacts are unavoidable, include features that minimize impacts (ex: buffers around rare plant locations for any that can be preserved, surmountable curbs to facilitate Blanding's turtle movement, restoration of undisturbed project areas). DNR permits may be required for any impacts to rare species.
7. Coordinate with the Rare Plant Rescue group (contact Carrie Taylor at Anoka Conservation District) to allow for transport of any rare plants for which impact is unavoidable to a donor site, such as Wollan's Park Wetland Bank in Lino Lakes.



8. Provide an updated tree inventory showing trees within the parcel. Provide a summary of trees based on ID.
9. Tree protection zones in accordance with the City Tree Protection Fence Detail must be shown for all trees that are being preserved. These zones must be shown on the Tree Preservation Plan and Grading Plans submitted at the Preliminary Plat phase.
10. Tree removal should be completed outside of the growing season. This will limit impacts to nesting species and prevent the spread of oak wilt.
  - a. Dormant trimming and removal of oaks is highly recommended in this area, not only to mitigate for potential spread of the fungus *Bretziella fagacearum*. Also to reduce impacts on cavity nesting species which are extremely common in this area.
11. Consider extension of trails into the upland areas.
12. Consider incorporation of a stormwater reuse system for lawn irrigation.
13. Site is located within the Rice Creek Watershed District Wetland Management Corridor, wetlands and buffers will be required to meet the requirements for the WMC.
14. MNR to provide a management plan for the protected open space. This plan should include recommendations for management and maintenance. This includes the contiguous area from Natures Refuge North as part of this plan.
  - a. Management of the entire open space/greenway system through the adjacent developments should be incorporated.
15. Create an out lot following Wetland 7 & 8 to be deeded to the City for ownership and future restoration of the wetland.
16. Shift Haywood Drive North to preserve additional buffers to the south around Wetlands 7 & 8.
17. Limit stormwater and borrow pits to one area if feasible. Creating additional impacts in one area is preferred to creating impacts in multiple locations, specifically in the upland between lots 67-70. If this area can be decreased by moving it adjacent to the wetland to preserve trees or combine it with proposed impacts to the large basin to the west.

**CITY COUNCIL  
STAFF REPORT  
AGENDA ITEM 7.**

**STAFF ORIGINATOR:** Michael Grochala, Community Development Director

**MEETING DATE:** February 2, 2026

**AGENDA ITEM:** White Bear Township and City of North Oaks JPA's Update

---

**INTRODUCTION**

City staff will provide an update on the progress of the Joint Powers Agreement (JPA) with the City of North Oaks and White Bear Township to provide water and sanitary sewer to the Wilkinson Waters development. A JPA is also being prepared for the construction and maintenance of Wilkinson Way.

**BACKGROUND**

The Wilkinson Waters preliminary plat and PUD preliminary plan along with a Comprehensive Plan Amendment (CPA) were approved in May of 2025. The project area is planned to be served by sanitary sewer and water from White Bear Township through the City of North Oaks. The proposed Wilkison Way serving the development is located in both Lino Lakes and the City of North Oaks.

The approval required that a Joint Powers Agreement (JPA) be approved with White Bear Township and the City of North Oaks for sewer and water services prior to final plat approval. Met Council review of the Comprehensive Plan Amendment must also be completed prior to final plat approval. A JPA addressing the terms of the shared roadway is also required as part of the final plat approvals.

The JPA process has been held up, in part, as White Bear Township and the City of North Oaks were updating their existing Joint Powers Agreement. That is nearing resolution, and we are working with both communities to finalize our agreement. We anticipate having a draft for City Council consideration withing the next 30 days.

The water and sewer agreement addresses:

- bulk water rates



- connections charges
- ownership of facilities
- maintenance responsibilities for each community
- metering responsibilities

The Wilkinson Way JPA is less complicated and provides for:

- the construction of Wilkinson Way through both Lino Lakes and the City of North Oaks
- maintenance responsibilities – Lino Lakes will be the road authority
- stormwater drainage responsibilities
- cost share responsibilities

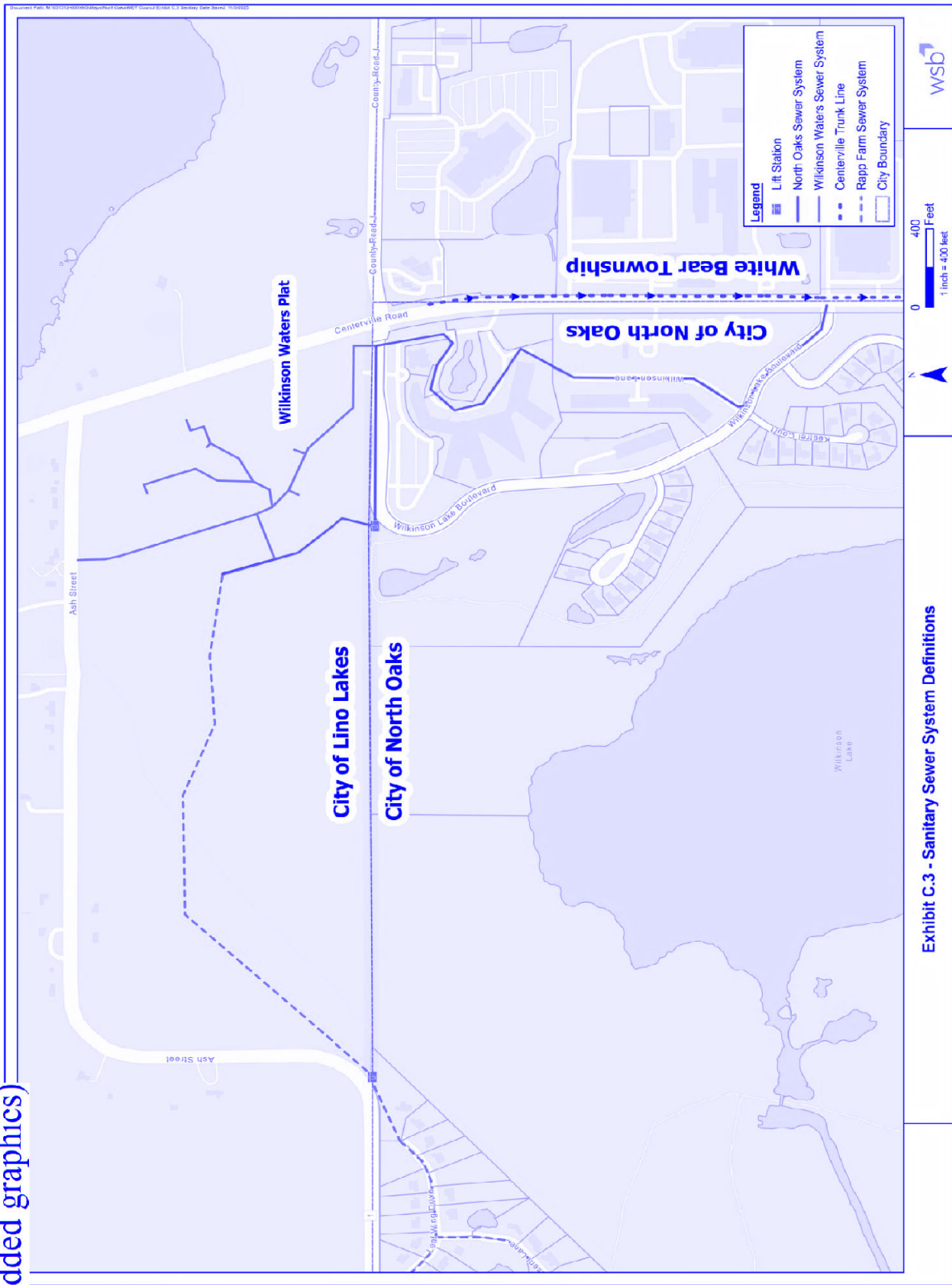
#### **REQUESTED COUNCIL DIRECTION**

None required. Update only.

#### **ATTACHMENTS**

1. Sanitary Sewer Service Area Map
2. Proposed Water Service Area
3. Wilkinson Way JPA map

(Added graphics)





(Added graphics)

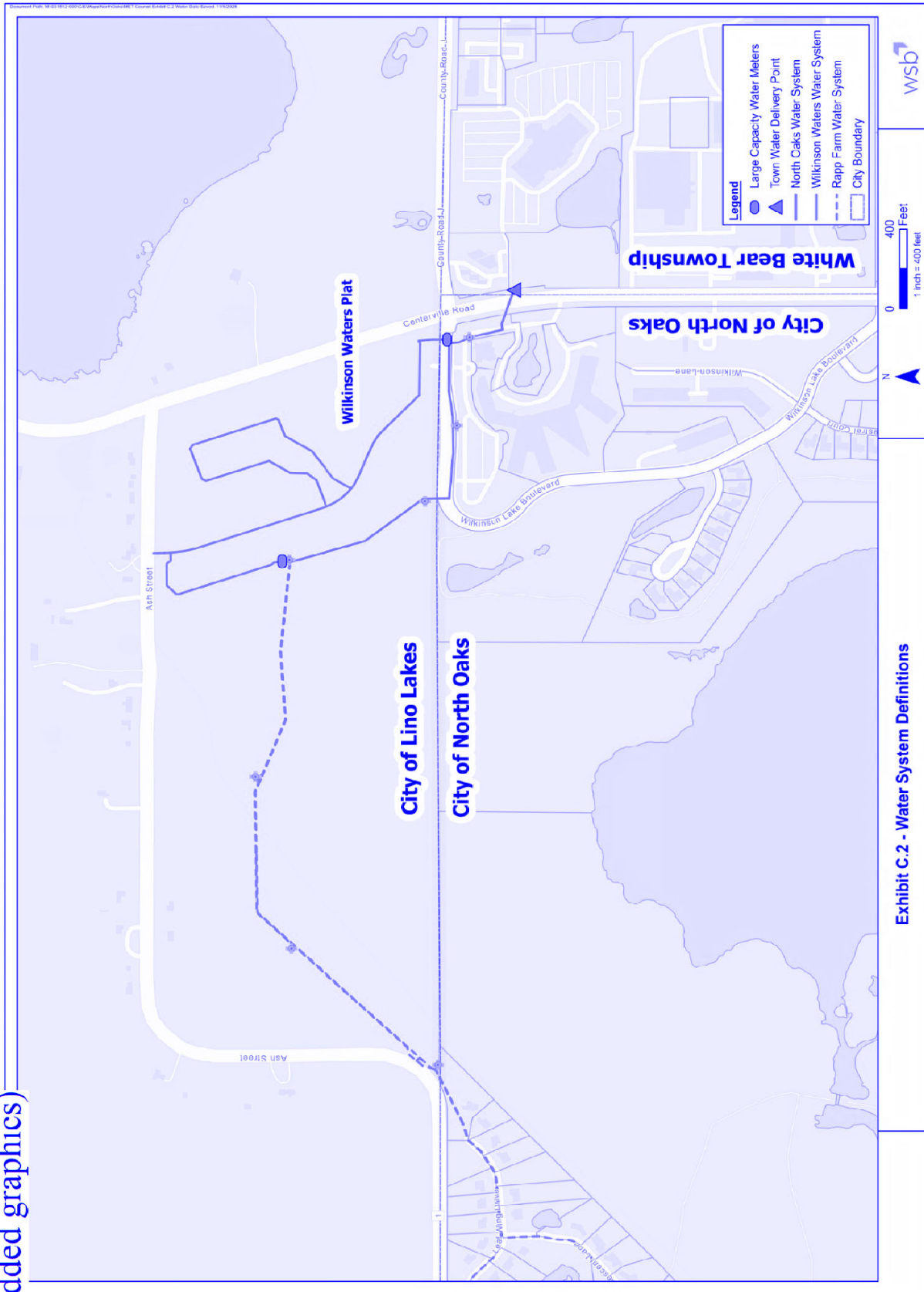
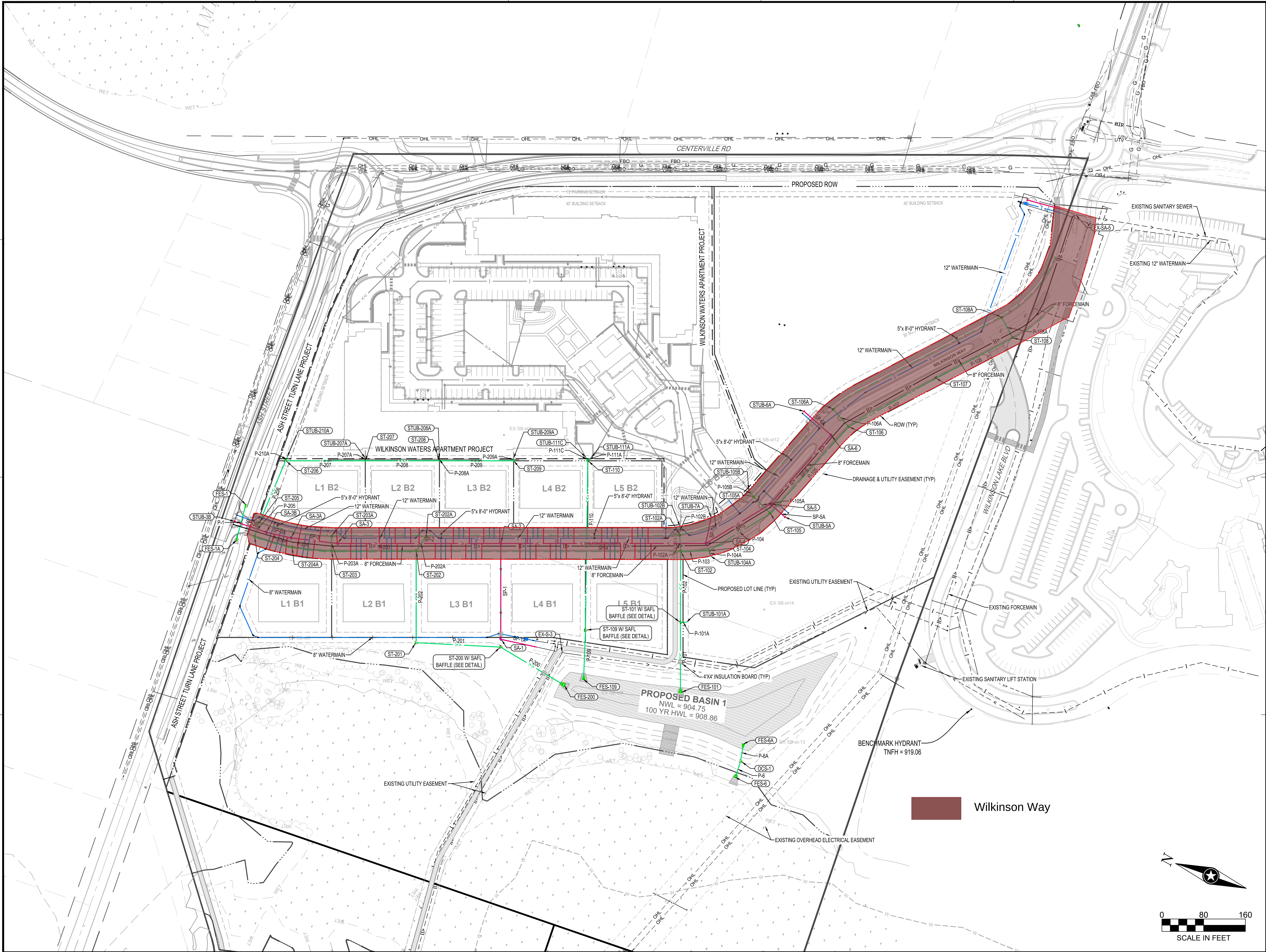


Exhibit C.2 - Water System Definitions







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.  
JERREMY D. FOSS, PE

FOR FINAL PLAT REVIEW ONLY

DATE 07/14/2025 LIC. NO. 55871

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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PROJECT

**ANOKA HOLDINGS, LLC**  
**WILKINSON WATERS MAJOR INFRASTRUCTURE**  
LINO LAKES MINNESOTA

| REVISION SCHEDULE |                     |     |
|-------------------|---------------------|-----|
| DATE              | DESCRIPTION         | BY  |
| 08/25/25          | BOUNDARY CORRECTION | DWG |
|                   |                     |     |
|                   |                     |     |
|                   |                     |     |
|                   |                     |     |
|                   |                     |     |

PROJECT NO. 24-30671  
FILE NAME 30671 C3-UTILITY-OVERALL-PUBLIC  
DRAWN BY DWG/TW  
DESIGNED BY DWG/TW  
REVIEWED BY JDF/TW  
ORIGINAL ISSUE DATE 06/09/25  
CLIENT PROJECT NO. -

TITLE

**OVERALL UTILITY PLAN**

SHEET

**C3-20**



**CITY COUNCIL  
STAFF REPORT  
AGENDA ITEM 8.**

**STAFF ORIGINATOR:** Michael Grochala, Community Development Director

**MEETING DATE:** February 2, 2026

**AGENDA ITEM:** Otter Lake Road Streetscape and Landscaping

---

**INTRODUCTION**

The City is preparing final plans and specifications for the construction of Otter Lake Road. The project is proposed for bidding in March. Council is being asked to consider the inclusion of decorative street lighting, streetscaping and landscaping elements for portions of the roadway.

**BACKGROUND**

The Otter Lake Road extension will serve as an entryway to a growing commercial and industrial area along the I-35E corridor. The project will include medians and two roundabouts which allow for inclusion of landscaping elements. Staff is proposing the inclusion of landscaping within the roundabouts and colored, stamped concrete within the project medians. The two roundabouts will be required to include lighting. This lighting typically consists of a shoebox style fixture on a standard 30 -40' pole.

The Council has previously expressed an interest in replacing the typical lighting with a decorative pole and fixture. If desirable staff would recommend inclusion of decorative lighting from the intersection of Main Street through the first roundabout. Standard lighting would be incorporated into the northern roundabout at Heritage Parkway.

**REQUESTED COUNCIL DIRECTION**

Should decorative lighting and other landscaping elements be included in the roadway design?

**ATTACHMENTS**

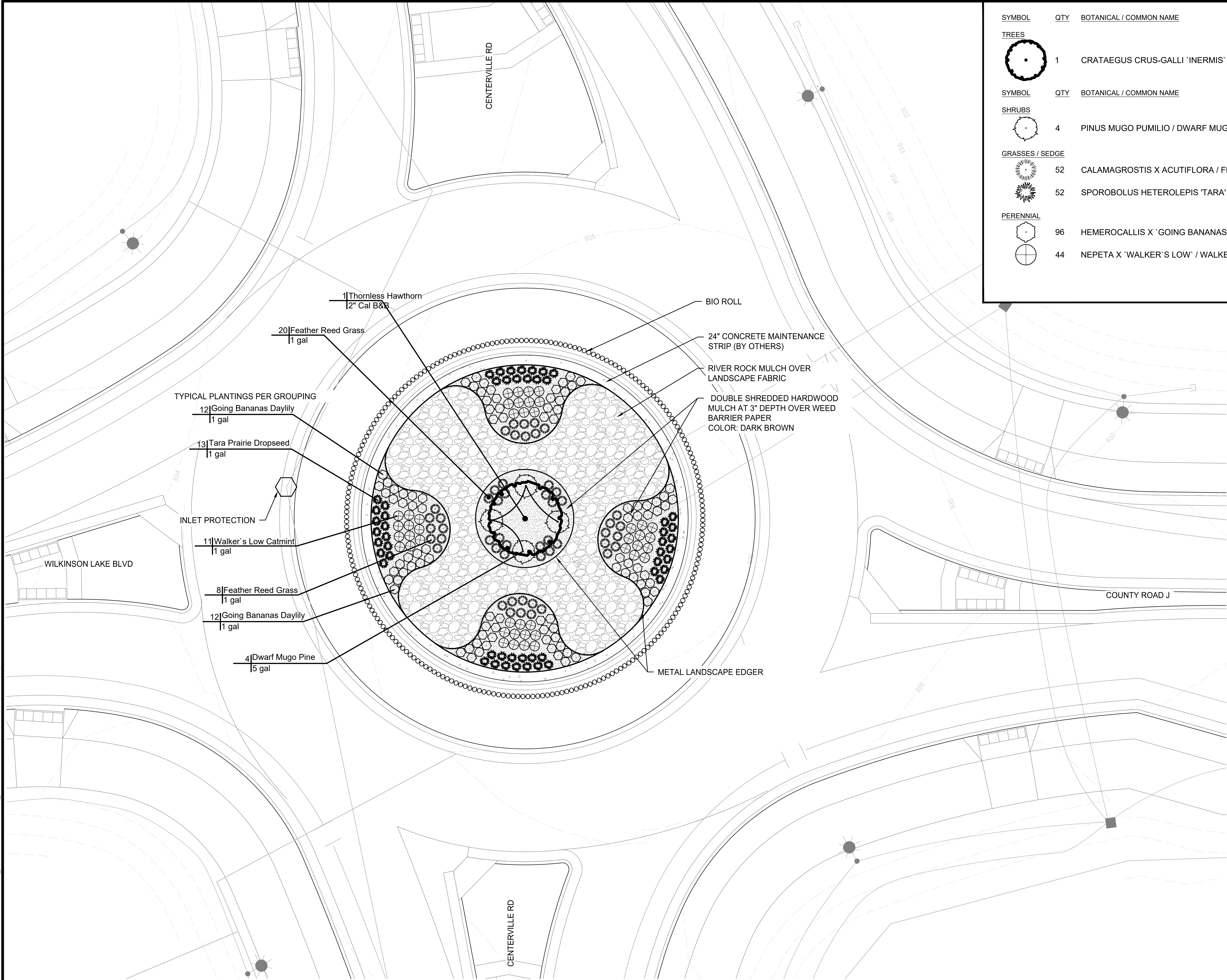
1. Typical Roundabout Landscaping
2. Decorative Lighting Spec
3. Typical Lighting Spec



C:\ACC\ACCDocs\WSB\028249-000\Project Files\05\_Discipline\Landscape\02\_Containers\028249-000-LP-PLNT-PLAN.dwg 1/20/2025 3:11:11 PM

1  
L2

LANDSCAPE PLAN



| SYMBOL          | QTY | BOTANICAL / COMMON NAME                                | CONT       |
|-----------------|-----|--------------------------------------------------------|------------|
| TREES           |     |                                                        |            |
|                 | 1   | CRATAEGUS CRUS-GALLI 'INERMIS' / THORNLESS HAWTHORN    | 2" CAL B&B |
| SYMBOL          | QTY | BOTANICAL / COMMON NAME                                | SIZE       |
| SHRUBS          |     |                                                        |            |
|                 | 4   | PINUS MUGO PUMILIO / DWARF MUGO PINE                   | 5 GAL      |
| GRASSES / SEDGE |     |                                                        |            |
|                 | 52  | CALAMAGROSTIS X ACUTIFLORA / FEATHER REED GRASS        | 1 GAL      |
|                 | 52  | SPOROBOLUS HETEROLEPIS 'TARA' / TARA PRAIRIE DROPSEED  | 1 GAL      |
| PERENNIAL       |     |                                                        |            |
|                 | 96  | HEMEROCALLIS X 'GOING BANANAS' / GOING BANANAS DAYLILY | 1 GAL      |
|                 | 44  | NEPETA X 'WALKER'S LOW' / WALKER'S LOW CATMINT         | 1 GAL      |



SCALE: AS SHOWN  
DESIGN BY: KMP  
PLAN BY: KMP  
CHECK BY: CCA

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

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.

CANDACE C. AMBERG, PLA  
DATE: 4/06/24

LANDSCAPE PLAN

CENTERVILLE ROAD AND CRJ  
ROUNDBOUT LANDSCAPING PROJECT  
CITY OF LINO LAKES

WSB PROJECT NO.  
028249-000

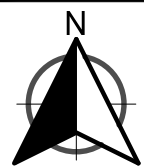
SHEET  
L2

LEGEND:

|  |                      |
|--|----------------------|
|  | 1-3" ROCK MULCH      |
|  | MULCH MATERIAL TYP 6 |
|  | BIOROLL              |
|  | INLET PROTECTION     |

NOTES:

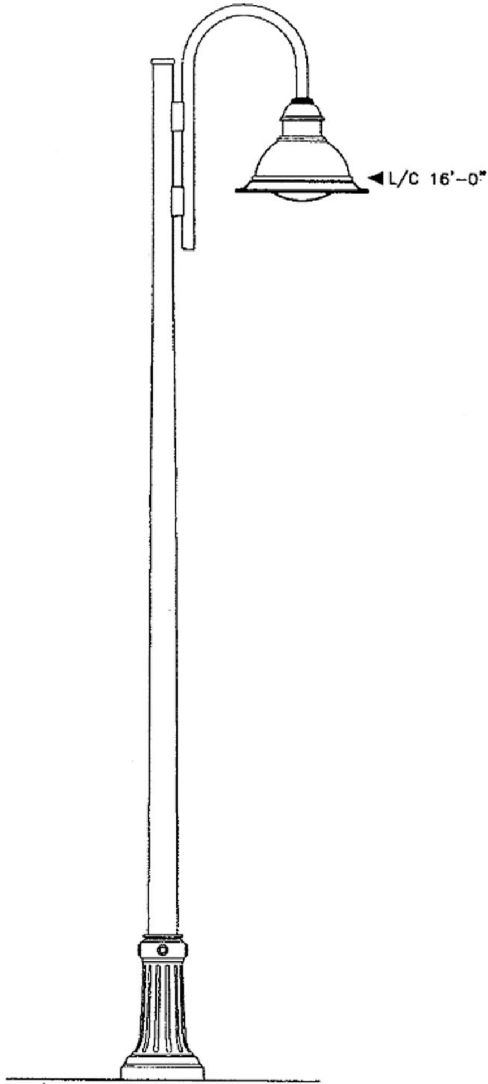
- CONTRACTOR TO INSTALL 6" OF BOULEVARD TOPSOIL IN ALL PLANTING BED AREAS OF ROUNDBOUT.
- INLET PROTECTION TO BE PLACED IN ALL CATCH BASINS PRIOR TO PLANTING WORK IN ROUNDBOUT



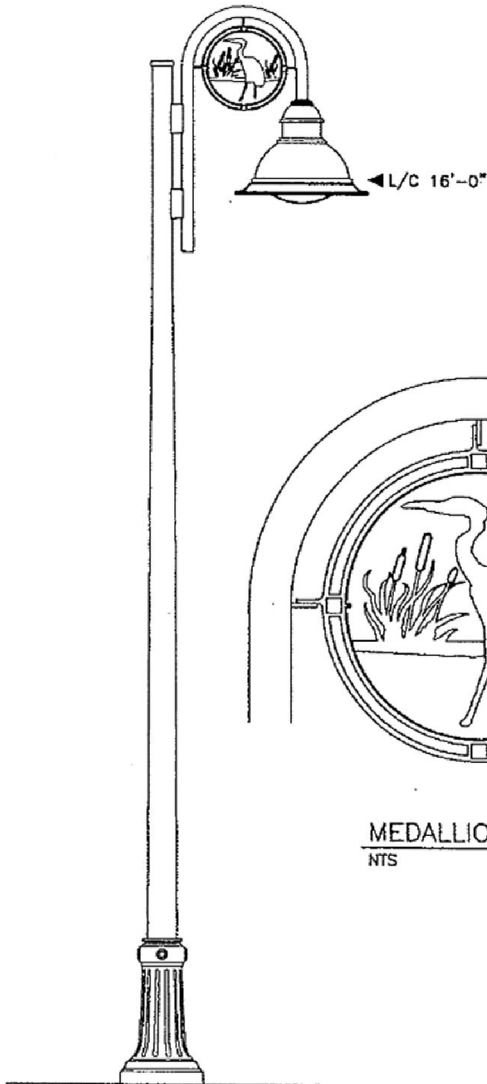
0 10 20  
H: SCALE IN FEET



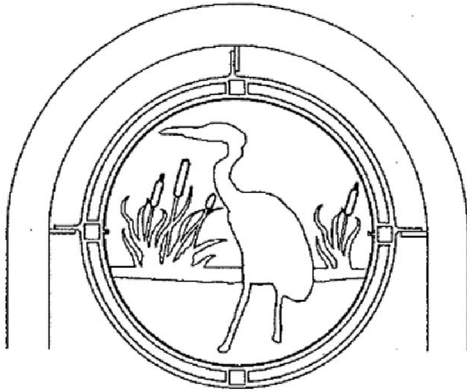
K:\021397-000\Cad\Plan\021397-000-L-PLIGHT-LOCATIONS.dwg



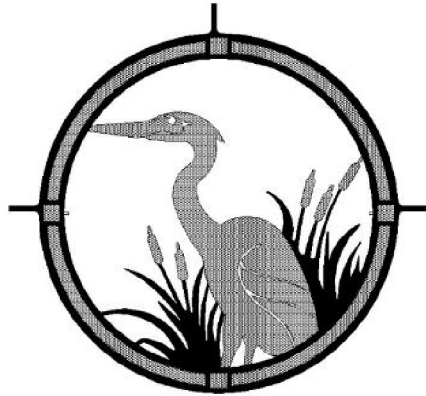
LIGHTING UNIT TYPE SPECIAL A DETAIL



LIGHTING UNIT TYPE SPECIAL B DETAIL

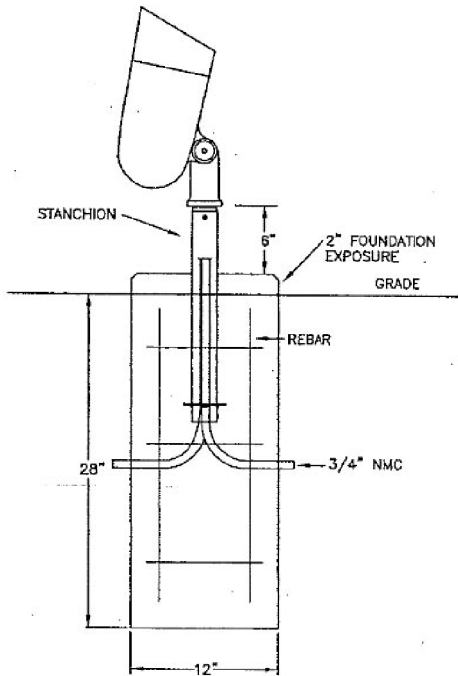


MEDALLION DETAIL  
NTS



- Painted black
- Painted gold
- No material

MEDALLION COLOR DETAIL



LIGHTING UNIT TYPE SPECIAL C DETAIL

NOTES:  
1. CONCRETE FOOTING AND CONDUIT PROVIDED BY OTHERS  
2. COORDINATE INSTALLATION WITH ROADWAY CONTRACTOR

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

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.

SEAN DELMORE, PE

DATE: 3/18/2024 LIC. NO: 40945

HODGSON ROAD AND COUNTY ROAD J  
LANDSCAPE IMPROVEMENTS  
CITY OF LINO LAKES

USE THE MAXIMUM DISTANCE WHENEVER POSSIBLE, IF THE MINIMUM DISTANCE CANNOT BE OBTAINED CONTACT THE DISTRICT/DIVISION TRAFFIC ENGINEER LIGHT BASES SHALL BE INSTALLED IN ACCORDANCE WITH 2545.3F2. DISTANCES SHALL BE MEASURED FROM THE EDGE OF DRIVING LANE OR TURN LANE.

| RADIUS CHART (ENGLISH) |        |
|------------------------|--------|
| MAST ARM LENGTH        | RADIUS |
| 9                      | 8      |

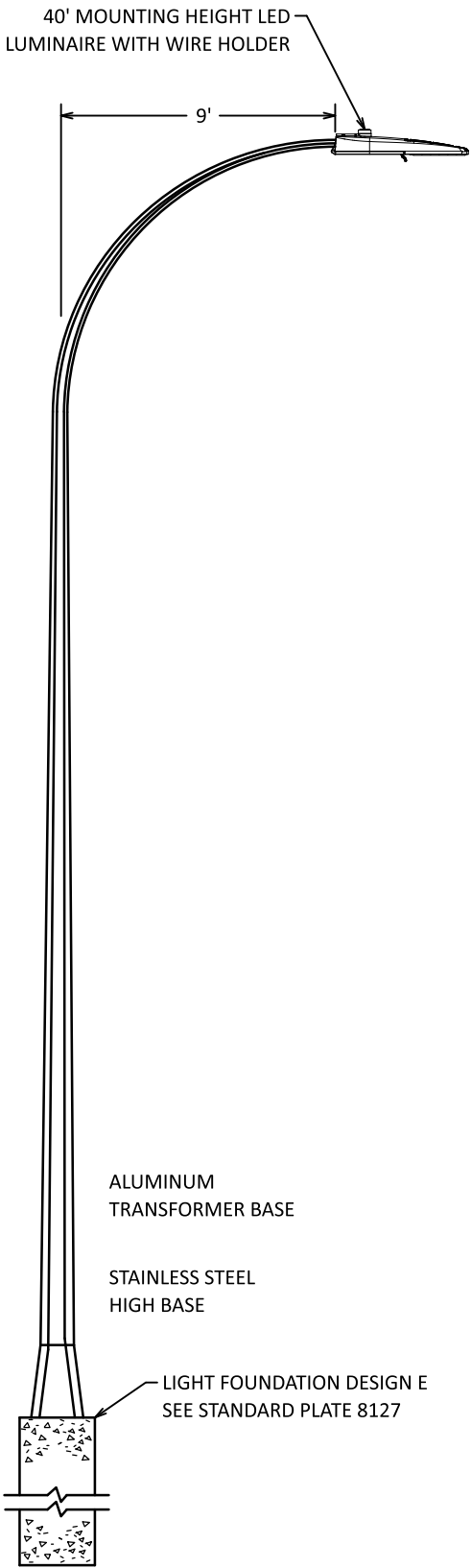
FILL AROUND FOUNDATION TOP WITH EXCAVATED DIRT. GRADE DIRT LEVEL WITH BOTTOM OF CONCRETE CHAMFER.

23' (19' MIN.)

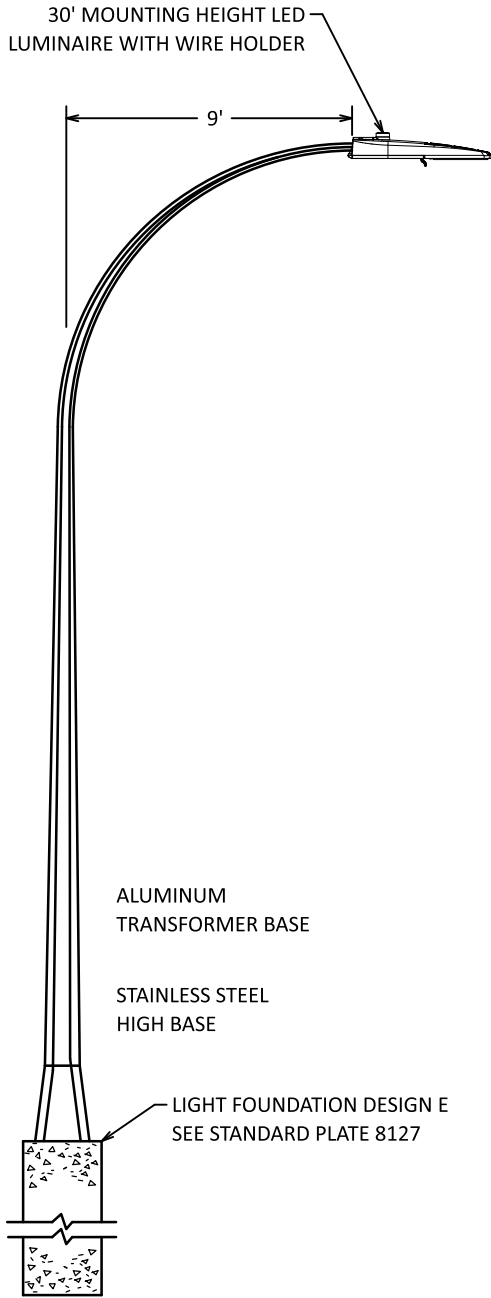
SHOULDER  
VAR. 6'-10'

ROADWAY

LIGHTING UNIT TYPE 9-30 & 9-40 PLACEMENT DETAIL



LIGHTING UNIT TYPE 9-40  
(BREAKAWAY)



LIGHTING UNIT TYPE 9-30  
(BREAKAWAY)

| DESIGN TEAM |     |      |           |  |
|-------------|-----|------|-----------|--|
| DRAWN BY:   | JCL |      |           |  |
| DESIGNER:   | AKF |      |           |  |
| CHECKED BY: | JEK |      |           |  |
| NO.         | BY  | DATE | REVISIONS |  |

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

Certified By:  Lic. No. 24001

Printed Name: JOHN P. CARLSON Date: 3/7/2025



RAMSEY COUNTY, MN  
TH 35E / COUNTY ROAD J

SP 6281-53 (TH 35E)  
SP 0282-47 (TH 35E) SP 062-601-017 SP 002-621-012  
SP 062-659-020 SP 210-020-015 SP 002-654-005

LIGHTING PLAN  
DETAILS

FILE NO.  
RAMSEY-176941

LIG2  
OF LIG14

351  
428



**CITY COUNCIL  
STAFF REPORT  
AGENDA ITEM 9.**

**STAFF ORIGINATOR:** Curt Boehme , Chief of Police

**MEETING DATE** February 2, 2026

**AGENDA ITEM:** Police Department 2025 Summary Report

---

**INTRODUCTION**

Informational update on Police Department operations from January through December 2025.

**BACKGROUND**

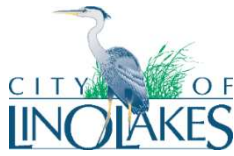
Staff will present the January through Department 2025 Police Department update, providing an overview of the department and highlighting key performance metrics.

**REQUESTED COUNCIL DIRECTION**

Informational purposes only.

**ATTACHMENTS**

1. 2025 Police Department Summary Report



# LINO LAKES POLICE DEPARTMENT

## POLICE DEPARTMENT ACTIVITY REPORT

### INTRODUCTION

This report provides data for the period of January through December 2025 and presents an overview of the police department's staffing levels and organizational structure, operational activity and crime statistics, training initiatives, community engagement efforts, and operational equipment.

### DEPARTMENT STAFFING

The police department is authorized for 29 sworn staff members and 9 civilian staff members. At the time this report was submitted, January 28, 2026, there were three vacant police officer positions and two vacant civilian positions.



| Police department staffing    | Current | Authorized |
|-------------------------------|---------|------------|
| Officers                      | 26      | 29         |
| CSOs                          | 2       | 3          |
| Records Technicians           | 1       | 2          |
| Administrative Assistant      | 1       | 1          |
| Crime and Evidence Specialist | 1       | 1          |
| Part-Time Employees           | 2       | 2          |

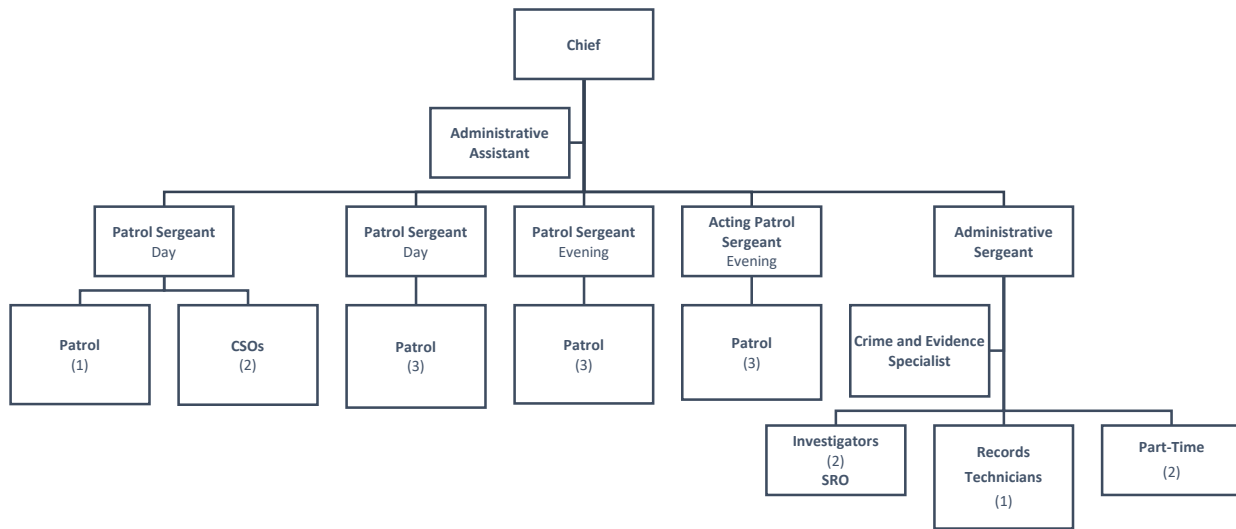
Currently, there are ten patrol officers, one school resource officer, two investigators, three patrol sergeants, an acting patrol sergeant, one administrative sergeant, and the chief—totaling 19 sworn staff members available to perform solo-officer duties.

Additionally, there are seven sworn staff members who are members of the department but are not available for patrol duties.

|                                            |   |             |   |
|--------------------------------------------|---|-------------|---|
| New police officer training (PTO) program: | 3 | Light Duty: | 0 |
| New officer pending start:                 | 1 | Leave:      | 1 |
| Family medical leave act:                  | 2 |             |   |



## CURRENT ORGANIZATIONAL STRUCTURE



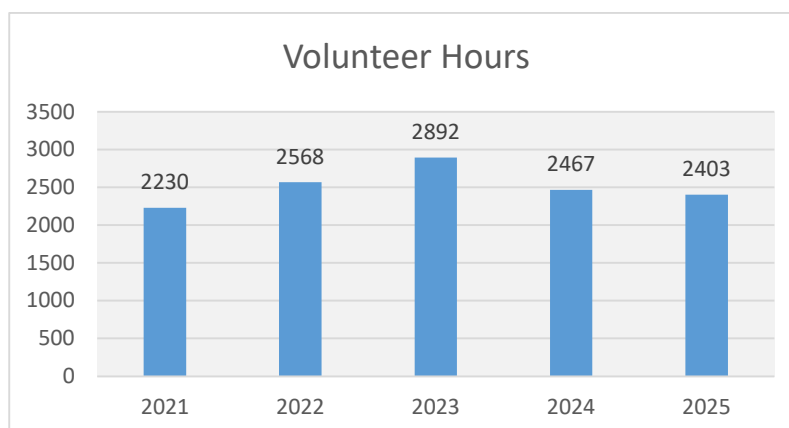
## VOLUNTEER PROGRAMS

The Police Department is supported by four volunteer groups that provide valuable services to the community.

- The Chaplain Program helps both community members and department personnel during times of tragedy.
- The Reserve Program helps with patrol duties and special events.
- The Explorer Program provides support during special events.
- The Trail Watch Program enhances monitoring of the many parks and trails throughout Lino Lakes.

Over the past five years, these volunteer groups have collectively donated an average of 2,512 hours per year.

| Year | Jan    | Feb    | Mar    | Apr    | May    | Jun    | Jul    | Aug    | Sep    | Oct    | Nov    | Dec    | Total   |
|------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|
| 2023 | 239.75 | 332.75 | 348.50 | 497.00 | 174.00 | 140.00 | 153.00 | 214.75 | 160.00 | 238.25 | 254.75 | 139.25 | 2892.00 |
| 2024 | 141.50 | 216.50 | 226.75 | 335.00 | 136.00 | 129.00 | 177.50 | 308.50 | 206.50 | 240.25 | 247.00 | 102.50 | 2467.00 |
| 2025 | 129.25 | 172.00 | 116.00 | 349.00 | 131.00 | 169.00 | 204.50 | 348.75 | 169.00 | 167.00 | 264.75 | 183.00 | 2403.25 |



## PATROL UNIT ACTIVITIES

The following categories highlight common patrol activities; however, they do not encompass the full range of activities performed by the unit.

The data presented in this report is sourced from the Anoka County Computer-Aided Dispatch (CAD) system, the records management system, patrol logs, and the FBI Crime Data Explorer.

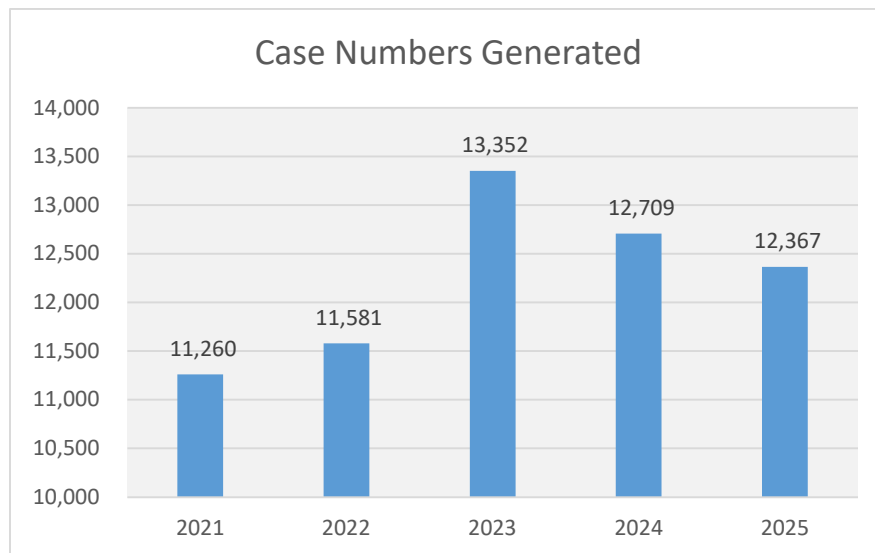
The data presented in this report reflects a snapshot in time based on when the analytical reports were generated. These figures may change due to updates to incident dispositions, the addition of new reports, or corrections to offense codes or the data. While minor fluctuations may occur, the data remains reliable and sufficiently accurate for illustrating criminal offenses in Lino Lakes.

### INCIDENT CASE NUMBERS

Incident case numbers reflect the total number of unique cases generated by the CAD system for incidents occurring within Lino Lakes. However, not all of these cases resulted in a police response. These case numbers include, but are not limited to, domestic related incidents, DWIs, medical emergencies, public assists, alarm activations, traffic stops, and reports of suspicious activity.

In 2025, 12,367 cases were generated, which is 0.92% above the 5-year annual average of 12,254 cases.

| Year | Jan   | Feb   | Mar   | April | May   | June  | July  | Aug   | Sept  | Oct   | Nov   | Dec   | Totals |
|------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|
| 2023 | 1,036 | 934   | 1,028 | 1,059 | 1,201 | 1,263 | 1,217 | 1,112 | 1,115 | 1,124 | 1,186 | 1,077 | 13,352 |
| 2024 | 919   | 1,027 | 1,007 | 1,068 | 1,017 | 1,105 | 1,122 | 1,140 | 1,067 | 982   | 1,157 | 1,098 | 12,709 |
| 2025 | 916   | 772   | 891   | 991   | 1,031 | 997   | 1,159 | 1,137 | 1,026 | 1,101 | 1,262 | 1,084 | 12,367 |



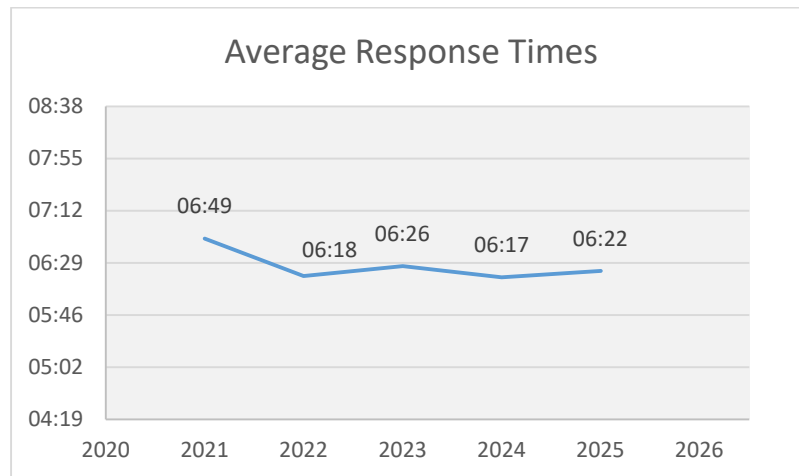
### RESPONSE TIMES – ALL CALLS

The average response time for a police officer to arrive on scene is based upon the amount of time elapsed between when Anoka County Dispatch assigns an incident to a patrol unit and when the first unit arrives on scene. The response time report is generated through a query of data from the CAD system and includes all call types.

In 2025, the average response time was 6 minutes and 22 seconds, which is 4 seconds faster than the 5-year annual average of 6 minutes and 26 seconds.



| Year | Jan   | Feb   | Mar   | Apr   | May   | Jun   | Jul   | Aug   | Sep   | Oct   | Nov   | Dec   | Totals |
|------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|
| 2023 | 06:24 | 06:18 | 06:21 | 07:01 | 06:57 | 07:04 | 06:24 | 06:09 | 06:39 | 05:54 | 05:50 | 06:02 | 06:26  |
| 2024 | 05:38 | 05:37 | 06:08 | 05:28 | 05:49 | 06:54 | 06:18 | 07:06 | 06:43 | 06:28 | 06:10 | 06:57 | 06:17  |
| 2025 | 06:42 | 07:18 | 06:33 | 06:05 | 07:12 | 07:14 | 06:44 | 05:59 | 06:10 | 05:27 | 05:17 | 05:52 | 06:22  |

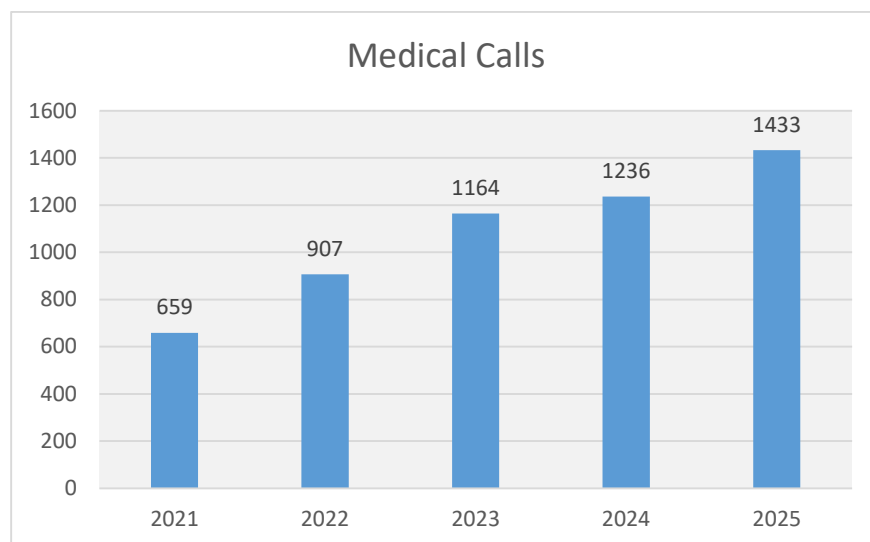


## MEDICAL CALLS

The number of medical calls is based on data from the CAD system and includes only those incidents that Anoka County Dispatch specifically coded as medical in nature.

In 2025, there were 1,433 medical incidents, which is 32.7% above the five-year annual average of 1,080.

| Year | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | Totals |
|------|-----|-----|-----|-------|-----|------|------|-----|------|-----|-----|-----|--------|
| 2023 | 104 | 109 | 114 | 87    | 100 | 102  | 78   | 88  | 96   | 104 | 87  | 95  | 1164   |
| 2024 | 90  | 124 | 136 | 102   | 113 | 79   | 107  | 106 | 97   | 67  | 88  | 127 | 1236   |
| 2025 | 131 | 109 | 98  | 107   | 119 | 107  | 141  | 129 | 105  | 118 | 106 | 163 | 1433   |



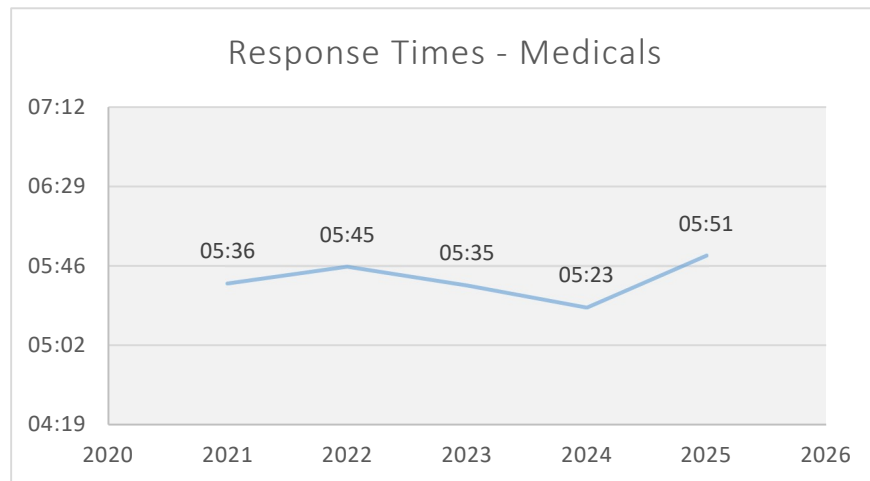
## MEDICAL CALLS – RESPONSE TIMES

The average response time for a police officer to arrive at the scene of a medical incident is calculated based on the time elapsed between when Anoka County Dispatch assigns the incident to a patrol unit and

when the first unit arrives on scene. The average medical response times are derived from CAD data and include only police responses to medical-type calls.

In 2025, the average response time was 5 minutes and 51 seconds, which is 13 seconds slower than the five-year annual average of 5 minutes and 38 seconds.

| Year | Jan   | Feb   | Mar   | Apr   | May   | Jun   | Jul   | Aug   | Sep   | Oct   | Nov   | Dec   | Avg   |
|------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 2023 | 05:49 | 05:50 | 06:11 | 05:39 | 05:19 | 06:15 | 04:49 | 05:29 | 05:28 | 05:20 | 05:34 | 05:02 | 05:35 |
| 2024 | 05:14 | 05:23 | 05:34 | 04:46 | 05:08 | 05:24 | 05:21 | 06:06 | 05:21 | 04:41 | 05:25 | 05:44 | 05:23 |
| 2025 | 05:56 | 06:04 | 05:25 | 05:22 | 05:47 | 06:00 | 06:45 | 05:52 | 06:05 | 05:46 | 05:23 | 05:35 | 05:51 |

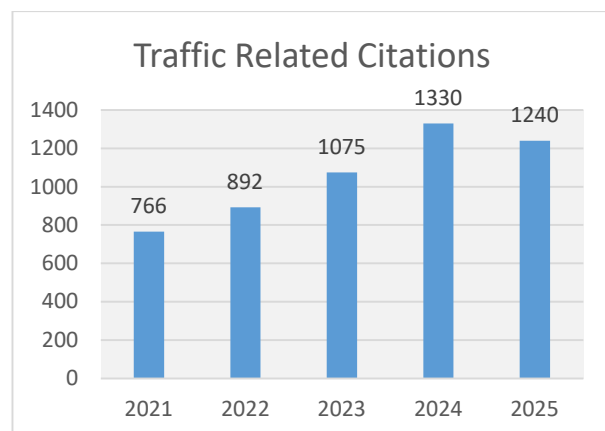
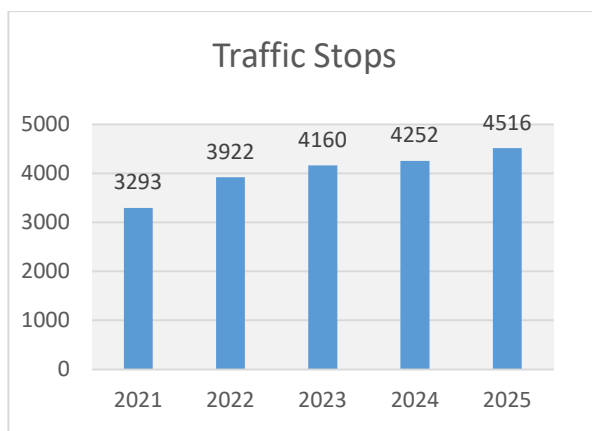


## TRAFFIC STOPS

Traffic stops are a proactive policing strategy aimed at reducing traffic crashes, deterring crime, and identifying criminal activity.

In 2025, officers conducted 4,516 traffic stops, which is 12.1% above the five-year annual average of 4,029. They also issued 1,240 traffic-related citations, representing a 16.9% increase over the five-year annual average of 1,060.

| Year | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | Totals |
|------|-----|-----|-----|-------|-----|------|------|-----|------|-----|-----|-----|--------|
| 2023 | 363 | 304 | 363 | 375   | 364 | 275  | 306  | 291 | 329  | 401 | 405 | 384 | 4,160  |
| 2024 | 327 | 379 | 326 | 279   | 306 | 409  | 378  | 378 | 317  | 349 | 416 | 388 | 4,252  |
| 2025 | 335 | 202 | 276 | 377   | 314 | 308  | 377  | 383 | 388  | 524 | 648 | 384 | 4,516  |



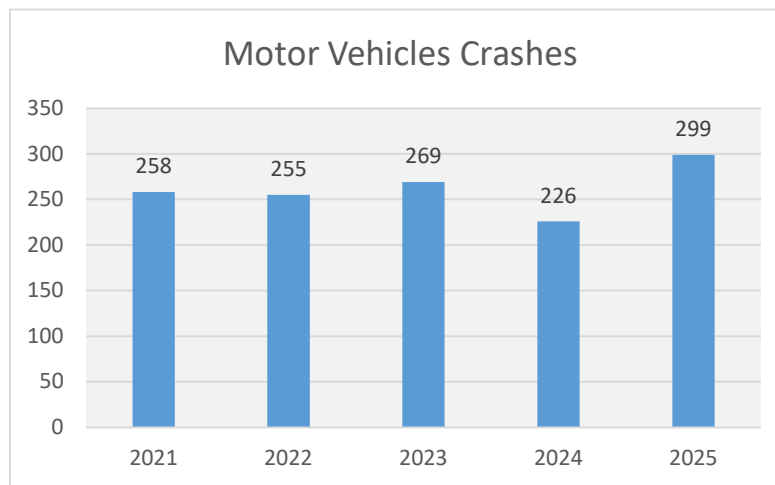


## MOTOR VEHICLE CRASHES

Motor vehicle crashes result in property damage, injuries, loss of life, and have lasting impacts on those involved. For these reasons, traffic safety remains a priority for the department.

In 2025, there were 299 motor vehicle crashes, which is 14.8% above the five-year annual average of 261.

| Year | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | Totals |
|------|-----|-----|-----|-------|-----|------|------|-----|------|-----|-----|-----|--------|
| 2023 | 22  | 27  | 18  | 16    | 28  | 23   | 14   | 10  | 27   | 22  | 31  | 31  | 269    |
| 2024 | 8   | 17  | 12  | 17    | 18  | 24   | 14   | 19  | 23   | 27  | 25  | 22  | 226    |
| 2025 | 19  | 20  | 17  | 23    | 21  | 34   | 18   | 27  | 14   | 32  | 33  | 41  | 299    |

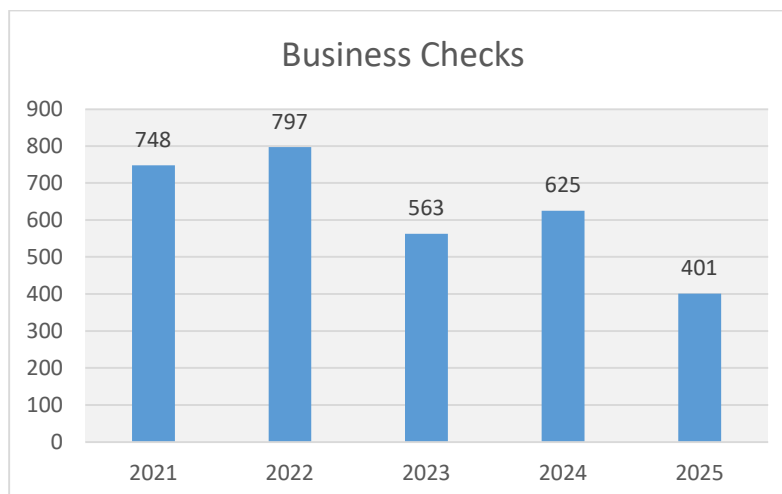


## BUSINESS CHECKS

Business checks are a proactive policing effort by the patrol unit where officers check businesses within Lino Lakes for suspicious activity involving people and vehicles and check for unsecure premises.

In 2025, officers performed 401 business checks which is 36% below the five-year average of 627.

| Year | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | Totals |
|------|-----|-----|-----|-------|-----|------|------|-----|------|-----|-----|-----|--------|
| 2023 | 44  | 31  | 39  | 48    | 58  | 42   | 72   | 42  | 45   | 56  | 51  | 35  | 563    |
| 2024 | 63  | 60  | 66  | 59    | 71  | 33   | 36   | 39  | 39   | 52  | 63  | 44  | 625    |
| 2025 | 40  | 30  | 29  | 19    | 32  | 47   | 52   | 44  | 33   | 24  | 11  | 40  | 401    |



## STACKED CALLS AND MINIMUM SHIFT COVERAGE

“Stacked” calls refer to the amount of time a call for service remains in a pending status due to officers actively handling other police incidents. The delay in the officer’s response is often the result of high call volumes, with emergency calls taking priority, and limited personnel available to respond.

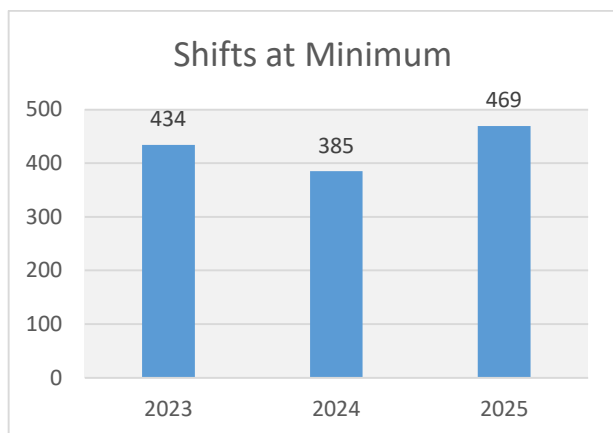
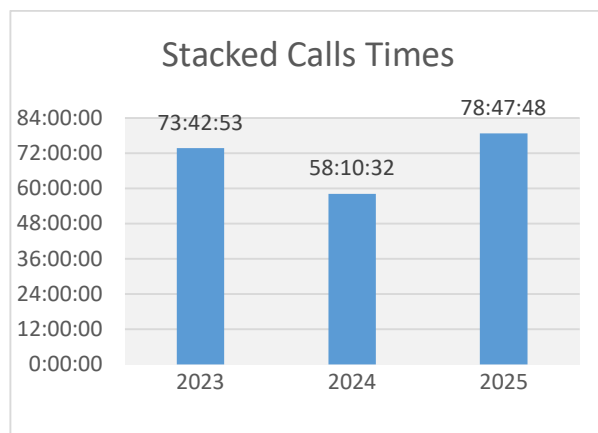
In 2025, the total amount of time that calls remained in a pending status was 78 hours and 47 minutes, which is 15.25% above the two-year average for stacked call time.

| STACKED CALLS TIMES |         |         |          |         |         |          |         |          |          |         |         |         |          |
|---------------------|---------|---------|----------|---------|---------|----------|---------|----------|----------|---------|---------|---------|----------|
| Year                | Jan     | Feb     | Mar      | April   | May     | June     | July    | Aug      | Sept     | Oct     | Nov     | Dec     | Total    |
| 2023                | 4:26:41 | 5:33:33 | 3:55:16  | 6:41:22 | 5:21:42 | 11:03:39 | 3:26:25 | 7:52:26  | 6:11:33  | 7:30:27 | 3:49:38 | 7:50:11 | 73:42:53 |
| 2024                | 1:42:16 | 1:39:55 | 7:21:27  | 3:43:07 | 3:29:25 | 4:51:01  | 2:57:41 | 7:45:18  | 10:25:28 | 7:03:53 | 6:56:04 | 5:05:50 | 63:01:25 |
| 2025                | 2:51:23 | 5:45:20 | 10:41:02 | 5:26:13 | 8:04:09 | 6:21:43  | 6:41:21 | 11:12:12 | 7:48:44  | 3:56:27 | 5:06:38 | 4:52:36 | 78:47:48 |

The police department maintains a minimum of two staff members working during each shift. The number of shifts staffed at a minimum level are monitored to assess the potential of stacked calls.

In 2025, the department operated with 469 shifts at minimum, which is 14.39% above its two-year average of shifts at minimum.

| SHIFTS AT MINIMUM |     |     |     |       |     |      |      |     |      |     |     |     |        |        |
|-------------------|-----|-----|-----|-------|-----|------|------|-----|------|-----|-----|-----|--------|--------|
| Year              | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | Totals | Avg    |
| 2023              | 17  | 36  | 46  | 33    | 37  | 39   | 43   | 50  | 35   | 30  | 32  | 36  | 434    | 39.63% |
| 2024              | 23  | 29  | 40  | 28    | 29  | 21   | 38   | 25  | 34   | 38  | 40  | 40  | 385    | 35.06% |
| 2025              | 43  | 51  | 45  | 25    | 38  | 44   | 26   | 40  | 47   | 45  | 38  | 27  | 469    | 42.80% |





## CRIME REPORTING

The Lino Lakes Police Department participates in the FBI's **National Incident-Based Reporting System** (NIBRS) to calculate and report crime statistics. NIBRS was developed to provide a more detailed and comprehensive view of crime compared to the traditional **Uniform Crime Reporting** (UCR) system.

The previously used UCR system only captured the most serious offense committed during an incident referred to the hierarchy rule, while NIBRS records all distinct offenses that occur during a single incident and includes a broader range of offense types. As a result, one incident may have multiple offenses associated with the incident.

Under NIBRS, offenses are categorized into two groups: Group A and Group B. Group A offenses are classified into one of three categories:

1. Crimes Against Persons
2. Crimes Against Property
3. Crimes Against Society

These classifications encompass 24 Group A offense categories (e.g., Assault Offenses), which are further broken down into 52 specific offense types (e.g., Aggravated Assault, Simple Assault, Intimidation).

There are 10 Group B offenses which only reflect arrest data for specific crime types. See the table below for examples.

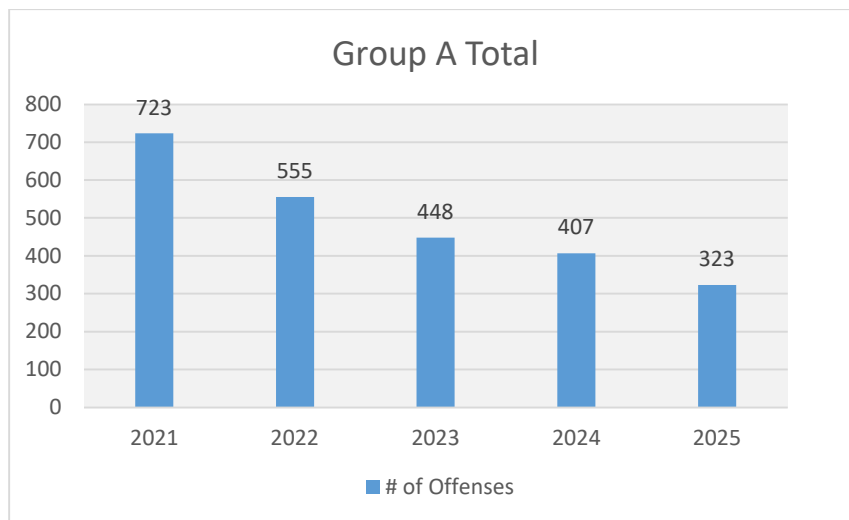
| GROUP A - EXAMPLES            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Crime Against Person</b>   | <ul style="list-style-type: none"> <li>• Murder and nonnegligent manslaughter</li> <li>• Negligent manslaughter</li> <li>• Sex offenses                             <ul style="list-style-type: none"> <li>○ Rape</li> <li>○ Sodomy</li> <li>○ Sexual assault with an object</li> <li>○ Forcible fondling</li> <li>○ Incest</li> <li>○ Statutory rape</li> </ul> </li> </ul>                                                                                                                                                                                                                                        | <ul style="list-style-type: none"> <li>• Kidnapping/abduction</li> <li>• Assault offenses                             <ul style="list-style-type: none"> <li>○ Aggravated assault</li> <li>○ Simple assault</li> <li>○ Intimidation</li> </ul> </li> <li>• Human trafficking                             <ul style="list-style-type: none"> <li>○ Commercial sex acts</li> <li>○ Involuntary servitude</li> </ul> </li> </ul>                                                                                                   |
| <b>Crime Against Property</b> | <ul style="list-style-type: none"> <li>• Arson</li> <li>• Bribery</li> <li>• Burglary/Breaking and entering</li> <li>• Counterfeiting/Forgery</li> <li>• Destruction/Damage/Vandalism of property</li> <li>• Embezzlement</li> <li>• Extortion/Blackmail</li> <li>• Fraud offenses                             <ul style="list-style-type: none"> <li>○ False pretenses/Swindle/Confidence game</li> <li>○ Credit card/Automatic teller machine fraud</li> <li>○ Impersonation</li> <li>○ Welfare fraud</li> <li>○ Wire fraud</li> <li>○ Identity theft</li> <li>○ Hacking/Computer invasion</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• Larceny/Theft offenses                             <ul style="list-style-type: none"> <li>○ Pocket-picking</li> <li>○ Purse-snatching</li> <li>○ Shoplifting</li> <li>○ Theft from building</li> <li>○ Theft from coin operated machine or device</li> <li>○ Theft from motor vehicle</li> <li>○ Theft of motor vehicle parts or accessories</li> <li>○ All other larceny</li> </ul> </li> <li>• Motor vehicle theft</li> <li>• Robbery</li> <li>• Stolen property offenses</li> </ul> |
| <b>Crime Against Society</b>  | <ul style="list-style-type: none"> <li>• Animal cruelty</li> <li>• Drug narcotic violations</li> <li>• Drug equipment violations</li> <li>• Gambling offenses                             <ul style="list-style-type: none"> <li>○ Betting/wagering</li> <li>○ Operating/promoting/assisting gambling</li> <li>○ Gambling equipment violations</li> <li>○ Sports tampering</li> </ul> </li> </ul>                                                                                                                                                                                                                   | <ul style="list-style-type: none"> <li>• Pornography/obscene material</li> <li>• Prostitution offenses                             <ul style="list-style-type: none"> <li>○ Prostitution</li> <li>○ Assisting or promoting prostitution</li> <li>○ Purchasing prostitution</li> </ul> </li> <li>• Weapon law violations</li> </ul>                                                                                                                                                                                              |

| GROUP B – ARREST TYPES            |                                                                                                                                                                                                     |                                                                                                                                              |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Arrest Data for Targeted Offenses | <ul style="list-style-type: none"> <li>• Curfew/Loitering/Vagrancy violations</li> <li>• Disorderly conduct</li> <li>• Driving under the influence</li> <li>• Nonviolent family offenses</li> </ul> | <ul style="list-style-type: none"> <li>• Liquor law violations</li> <li>• Trespass of real property</li> <li>• All other offenses</li> </ul> |
|                                   |                                                                                                                                                                                                     |                                                                                                                                              |

## GROUP A TOTALS

Group A includes 52 offenses categorized as crimes against persons, crimes against property, and crimes against society. These numbers reflect **all offenses** associated with incidents that occurred in Lino Lakes.

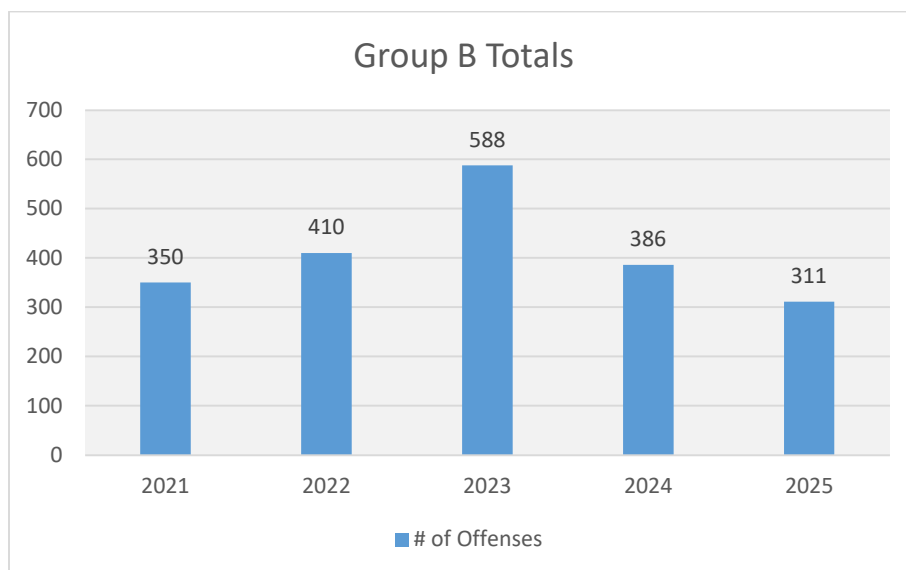
Over the past five years, Lino Lakes has averaged 491 Group A offenses annually. In 2025, there were 323 Group A offenses, which is 34% below the five-year average.



## GROUP B TOTALS

Group B offenses only reflect arrest data for bad checks, curfew, loitering violations, disorderly conduct, driving under the influence, drunkenness, nonviolent family offenses, liquor violations, peeping tom offenses, trespassing and a broad “all other offenses” category.

Over the past five years, Lino Lakes has averaged 386 Group B offenses annually. In 2025, there were 311 Group B offenses, which is 24% below the five-year average.

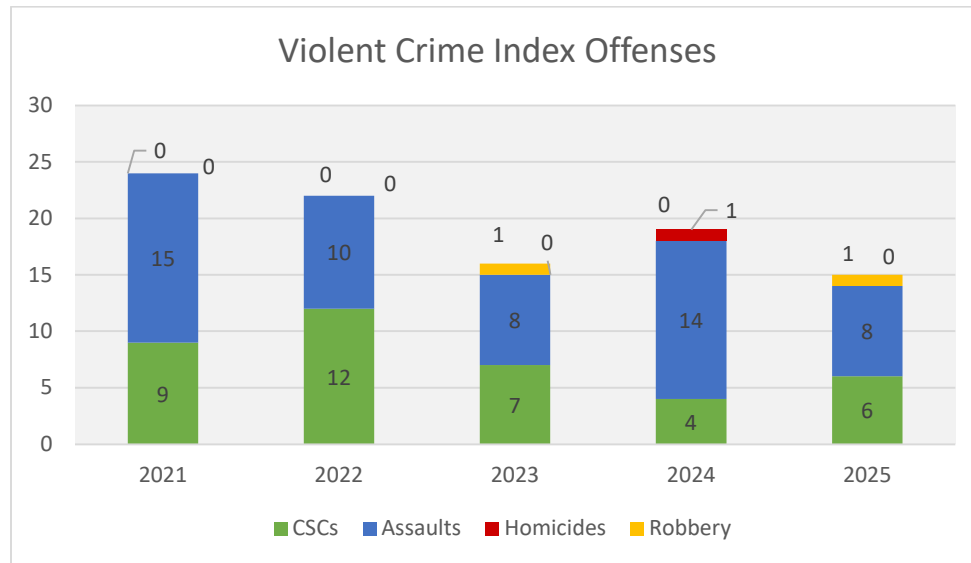




## VIOLENT CRIME INDEX

The violent crime index reflects the number of aggravated assault, homicide, rape, and robbery offenses that occurred in Lino Lakes. Over the past five years, the department averaged 19.2 violent offenses annually.

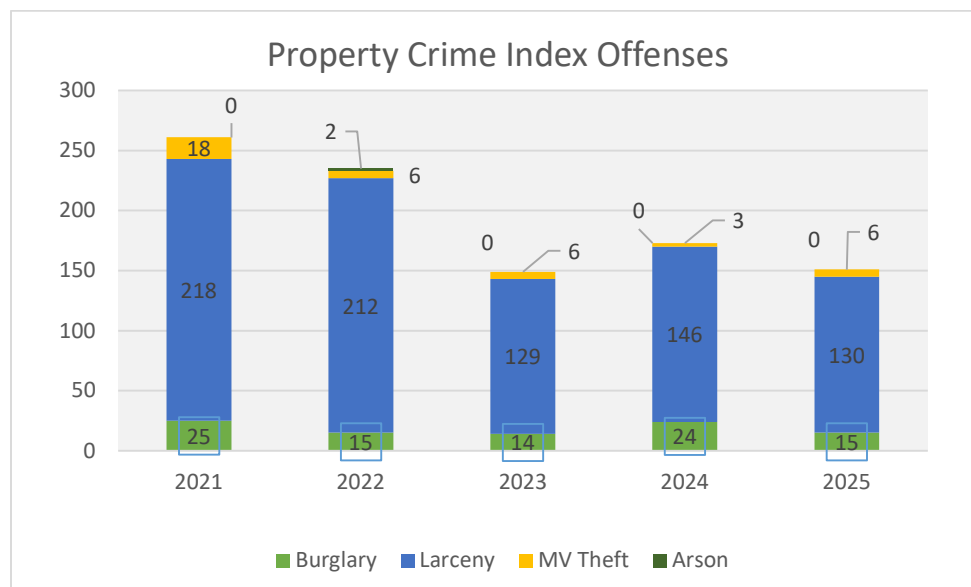
In 2025, there were 15 offenses, which is 21.8% below the five-year average, with a clearance rate of 73%. For comparison, according to the 2024 Minnesota Bureau of Criminal Apprehension Uniform Crime Report, the statewide clearance rate was 46.3%.



## PROPERTY CRIME INDEX

The property crime index reflects the number of burglary, larceny, motor vehicle theft, and arson offenses that occurred in Lino Lakes. Over the past five years, the agency has averaged 194 property offenses annually.

In 2025, there were 151 offenses, which is 22% below the five-year average, with a clearance rate of 35.8%. For comparison, according to the 2024 Minnesota Bureau of Criminal Apprehension Uniform Crime Report, the statewide clearance rate was 21%.



## COMMUNITY CRIME COMPARISON

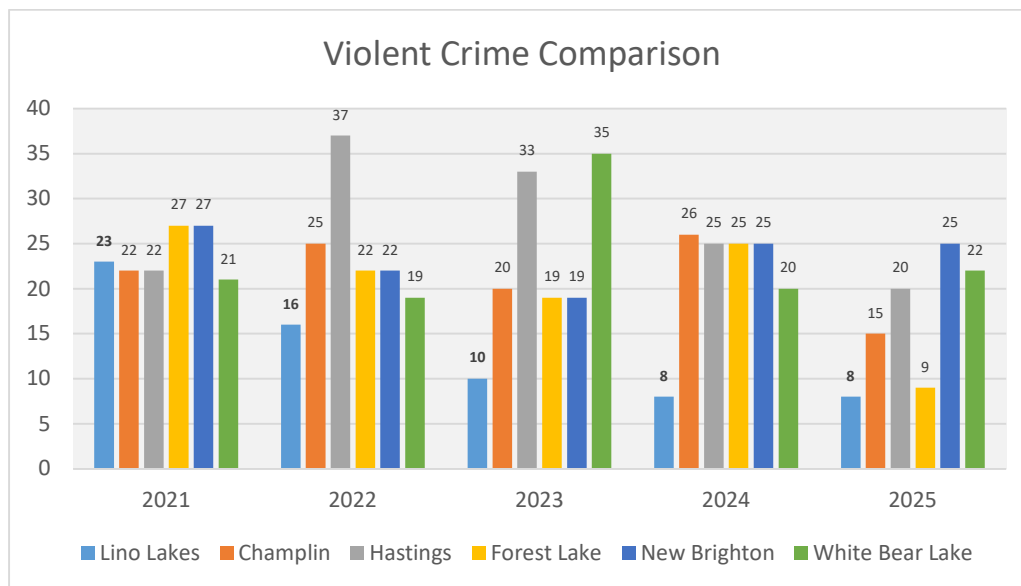
The FBI's Crime Data Explorer tool was used to compare crime in Lino Lakes with communities of similar size and location within the metro area.

This data follows the hierarchy rule, which counts only the most serious offense in a case. Violent crimes are ranked in descending order as homicide, rape, robbery, and aggravated assault, followed by property crimes: burglary, larceny-theft, and motor vehicle theft. Arson is an exception—if it occurs with another violent or property crime, both offenses are reported.

FBI Crime Data Tool: <https://cde.ucr.cjis.gov/LATEST/webapp/#/pages/explorer/crime/query>

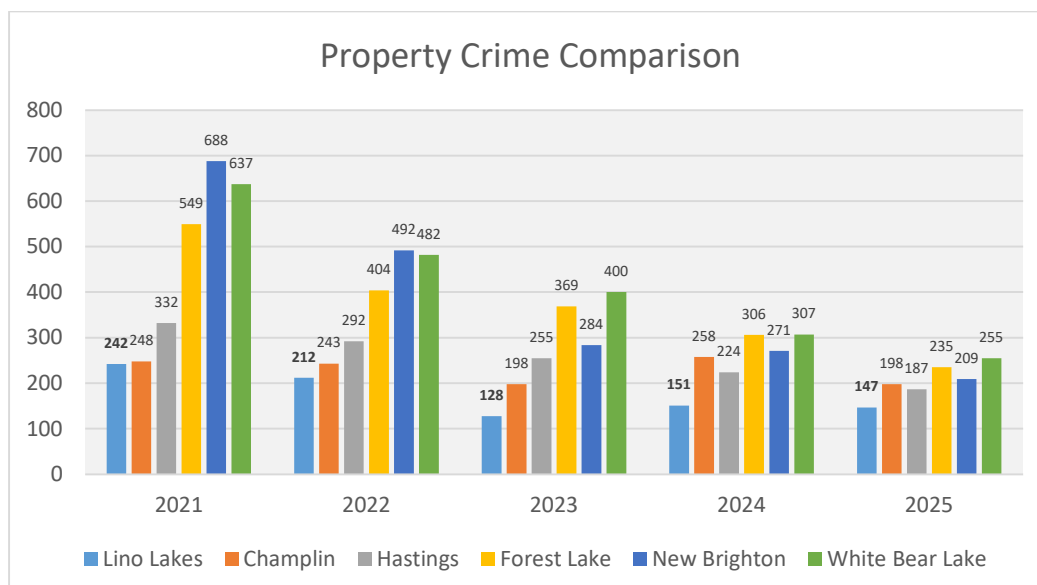
## VIOLENT CRIME INCIDENTS

The occurrence of violent crime **incidents** in Lino Lakes is declining and is lower in comparison to the five other cities.



## PROPERTY CRIME INCIDENTS

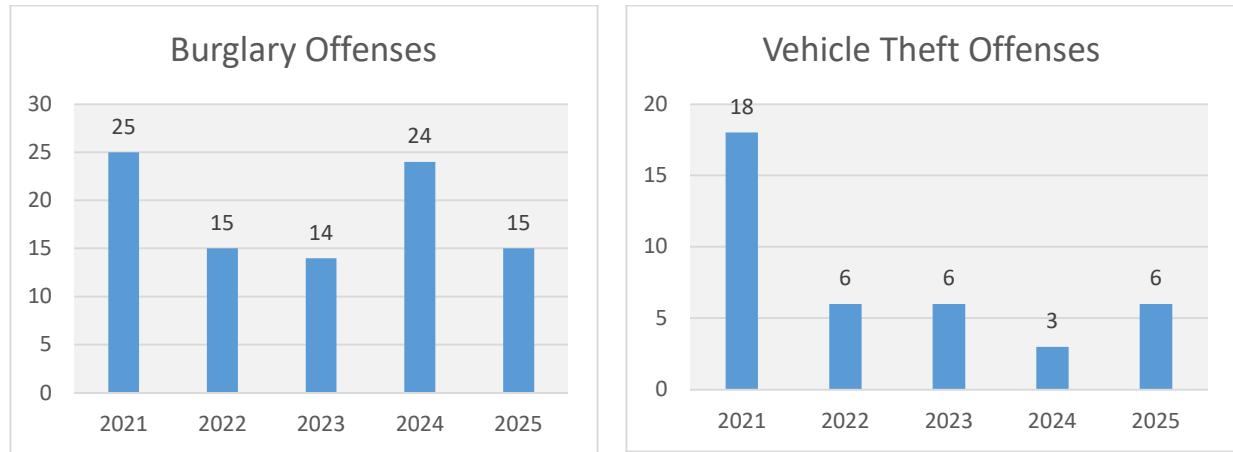
Similarly, the occurrence of property crime **incidents** in Lino Lakes is declining and is lower in comparison to the five other cities.





## BURGLARIES AND MOTOR VEHICLE THEFT OFFENSES

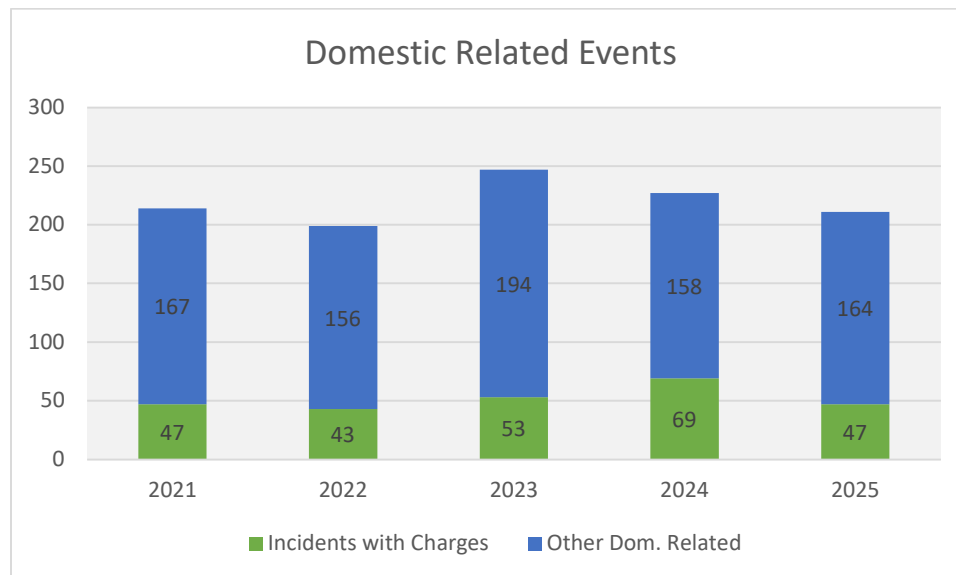
In 2025, there were 15 burglary offenses, which is 19% below the five-year average of 18.6 annually. Additionally, in 2025, there were 6 motor vehicle theft offenses, which is 23% below the five-year average of 7.8 motor vehicle theft offenses annually.



## DOMESTIC RELATED EVENTS

Over the past five years, the department averaged 222 domestic-related events annually, of which 52 involved criminal offense.

In 2025, there were 211 domestic-related events and 47 that involved criminal offenses. The 2025 numbers were 9.3% and 5% below the five-year averages, respectively.

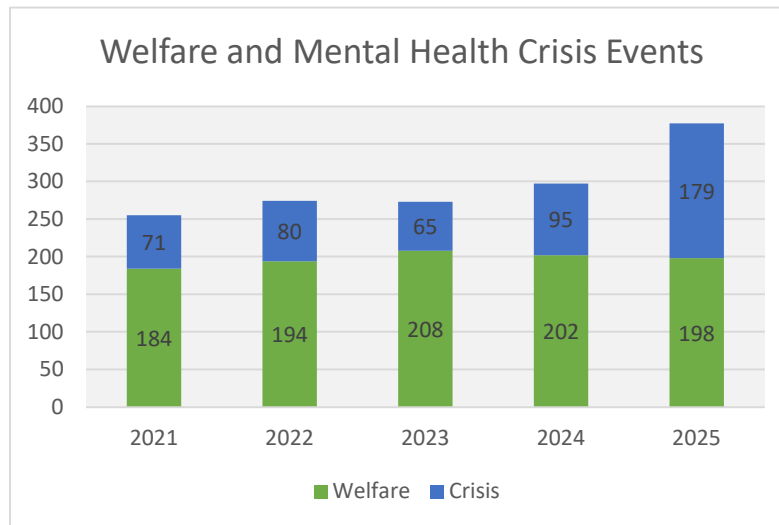


## MENTAL HEALTH RELATED EVENTS

Over the past five years, on average the department responded to a combined total of 295 welfare and mental health crisis events.

In 2025, there were 198 welfare check events and 179 mental health crisis events. The 2025 numbers were .4% and 82.6% above the five-year average, respectively.

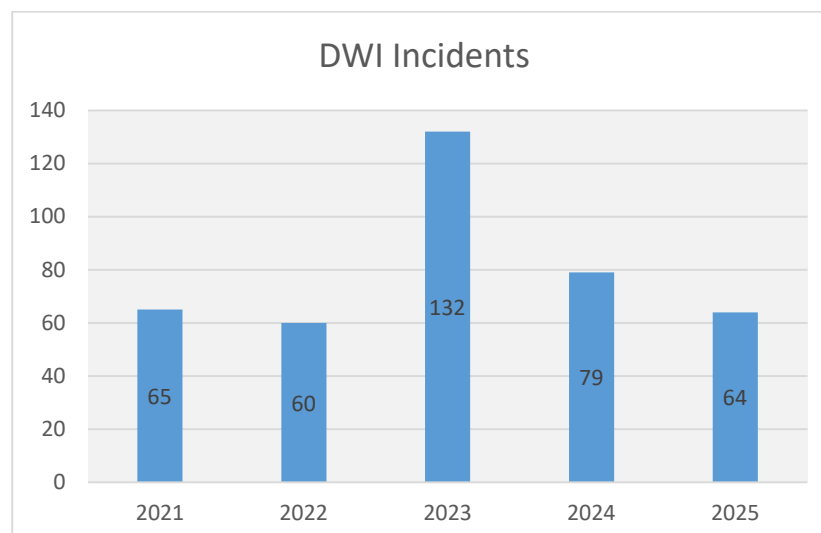
| Year | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | Totals |
|------|-----|-----|-----|-------|-----|------|------|-----|------|-----|-----|-----|--------|
| 2023 | 13  | 21  | 13  | 21    | 33  | 24   | 25   | 26  | 21   | 20  | 26  | 30  | 273    |
| 2024 | 37  | 21  | 21  | 27    | 19  | 28   | 16   | 22  | 25   | 20  | 34  | 27  | 297    |
| 2025 | 36  | 25  | 24  | 24    | 46  | 31   | 32   | 60  | 38   | 23  | 18  | 20  | 377    |



## DWI INCIDENTS

In 2025, there were 64 DWI incidents, which is 20% below the five-year average of 80 DWI incidents annually.

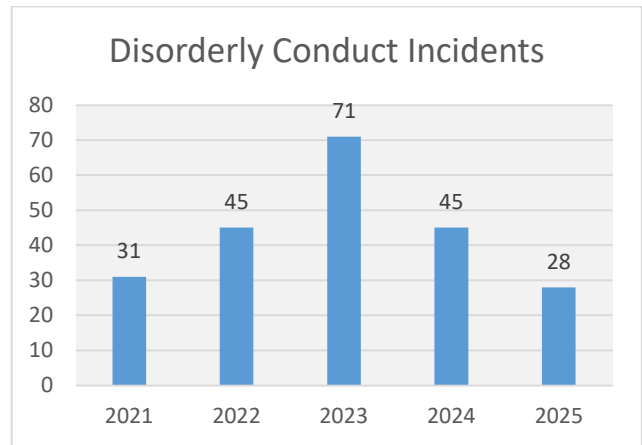
| Year | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | Totals |
|------|-----|-----|-----|-------|-----|------|------|-----|------|-----|-----|-----|--------|
| 2023 | 9   | 11  | 12  | 8     | 14  | 5    | 10   | 14  | 10   | 11  | 7   | 21  | 132    |
| 2024 | 6   | 11  | 4   | 4     | 5   | 8    | 4    | 12  | 7    | 8   | 4   | 6   | 79     |
| 2025 | 6   | 2   | 1   | 9     | 5   | 6    | 3    | 4   | 10   | 6   | 8   | 4   | 64     |





## SHOPLIFTING AND DISORDERLY CONDUCT

In 2025, there were 62 shoplifting related offenses, which is 55% above the five-year annual average of 40. There also were 28 disorderly conduct incidents, which is 42% below the five-year annual average of 48.



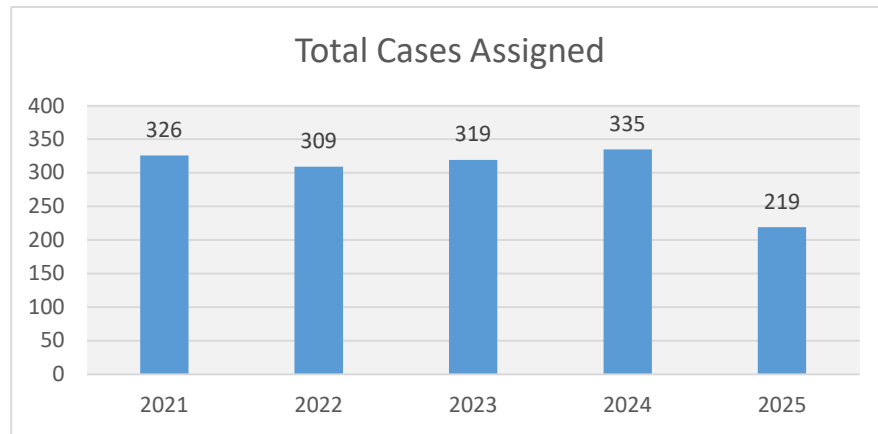
## INVESTIGATIONS UNIT

### CASES ASSIGNED

Cases assigned to the Investigations Unit include criminal cases and referrals from child and adult protection agencies.

In 2025, 219 cases were assigned, which is 27% below the five-year annual average of 302 cases.

| Year | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | Totals |
|------|-----|-----|-----|-------|-----|------|------|-----|------|-----|-----|-----|--------|
| 2023 | 27  | 26  | 29  | 24    | 27  | 23   | 23   | 42  | 28   | 14  | 24  | 32  | 319    |
| 2024 | 33  | 31  | 28  | 37    | 33  | 25   | 32   | 28  | 12   | 25  | 24  | 27  | 335    |
| 2025 | 19  | 22  | 9   | 14    | 16  | 22   | 23   | 17  | 14   | 30  | 20  | 13  | 219    |

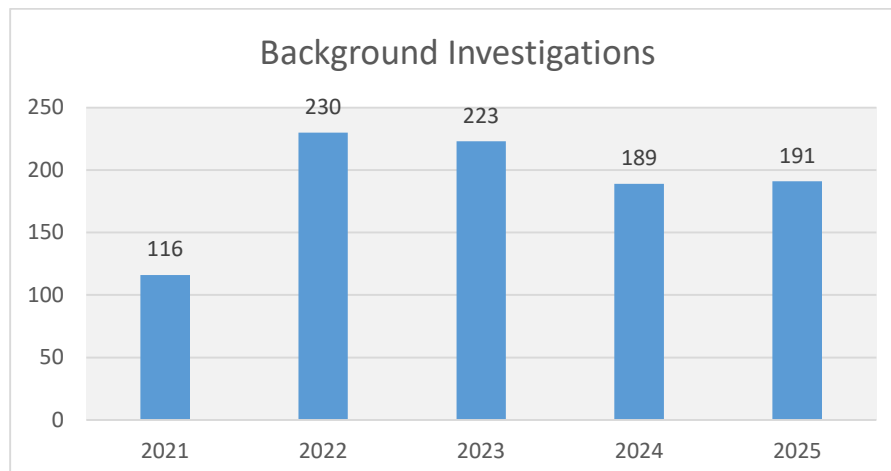


### BACKGROUND INVESTIGATIONS

Background investigations are completed for city employment and city permits, including peddler's, liquor, tobacco, alcohol, cannabinoid, and special event licenses.

In 2025, 191 background investigations were completed, which is 0.6% above the five-year annual average of 189 investigations.

| Year | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | Totals |
|------|-----|-----|-----|-------|-----|------|------|-----|------|-----|-----|-----|--------|
| 2023 | 24  | 10  | 12  | 12    | 72  | 25   | 11   | 4   | 2    | 7   | 15  | 29  | 223    |
| 2024 | 11  | 10  | 9   | 16    | 69  | 43   | 8    | 9   | 4    | 3   | 4   | 3   | 189    |
| 2025 | 5   | 5   | 25  | 16    | 10  | 48   | 23   | 8   | 12   | 2   | 25  | 12  | 191    |



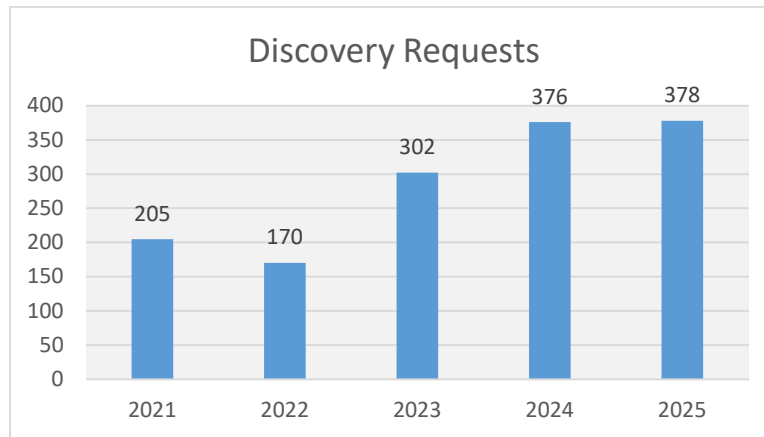


## DATA AND DISCOVERY REQUESTS

Data and discovery requests represent inquiries from criminal, civil and public entities for police investigative video, audio, and digital data processed by the investigations unit.

In 2025, there were 378 data and discovery requests, which is 32% above the five-year annual average of 286.

| Year | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | Totals |
|------|-----|-----|-----|-------|-----|------|------|-----|------|-----|-----|-----|--------|
| 2023 | 22  | 22  | 17  | 28    | 22  | 38   | 24   | 28  | 19   | 40  | 20  | 22  | 302    |
| 2024 | 21  | 19  | 38  | 30    | 20  | 26   | 40   | 33  | 30   | 28  | 66  | 25  | 376    |
| 2025 | 27  | 25  | 19  | 38    | 34  | 34   | 22   | 39  | 41   | 37  | 31  | 31  | 378    |

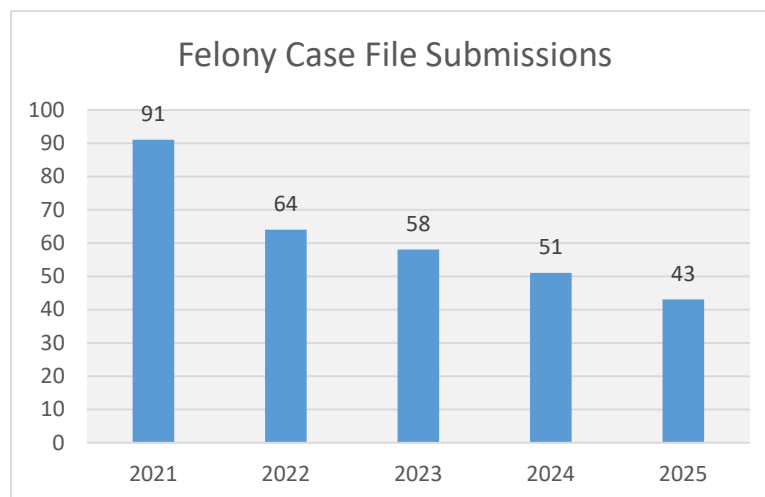


## FELONY CASE FILES

Felony case files are complex cases that are compiled by the Investigations Unit and submitted to the Anoka County Attorney's Office for charging consideration.

In 2025, 43 cases were submitted, which is 30% below the five-year annual average of 61.

| Year | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | Totals |
|------|-----|-----|-----|-------|-----|------|------|-----|------|-----|-----|-----|--------|
| 2023 | 4   | 3   | 4   | 7     | 3   | 9    | 2    | 6   | 7    | 4   | 5   | 4   | 58     |
| 2024 | 5   | 4   | 8   | 7     | 2   | 3    | 3    | 3   | 6    | 4   | 4   | 2   | 51     |
| 2025 | 3   | 2   | 2   | 3     | 2   | 8    | 2    | 5   | 3    | 5   | 2   | 6   | 43     |



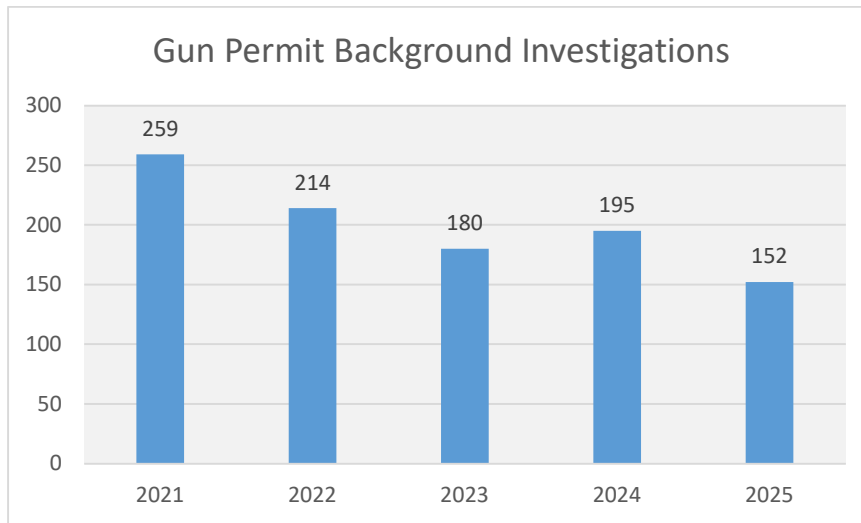
## RECORDS UNIT

### GUN PERMIT BACKGROUND INVESTIGATIONS

Gun permits require a thorough background investigation, which is generally completed by a technician in the Records Unit.

In 2025, there were 152 gun permit investigations that were completed, which is 24% below the five-year average of 200.

| Year | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | Totals |
|------|-----|-----|-----|-------|-----|------|------|-----|------|-----|-----|-----|--------|
| 2023 | 15  | 11  | 27  | 13    | 14  | 15   | 12   | 14  | 5    | 13  | 25  | 16  | 180    |
| 2024 | 15  | 23  | 27  | 13    | 14  | 11   | 18   | 15  | 9    | 21  | 13  | 16  | 195    |
| 2025 | 10  | 22  | 17  | 13    | 0   | 13   | 8    | 18  | 18   | 15  | 8   | 10  | 152    |





## DEPARTMENT AND COMMUNITY EVENTS

### Quarter 1, 2025 Events

- 2/21/2025 LLVIPS Guns-N-Hoses Hockey game

### Quarter 2, 2025 Events

- 5/3/2025 ECFE Truck Day at Rice Lake Elementary
- 5/16/2025 Special Olympics MN Dunkin' Cop on a Rooftop
- 5/16/2025 Blue Heron Elementary Family Fun Night
- 5/17/2025 Back Your Buddy Shoot at Forest Lake Sportsman's Club Trap Shoot
- 5/18/2025 Rice Lake Elementary Carnival
- 5/22/2025 Pines School Career, College & Community Outreach Fair
- 6/19/2025 Self-defense training with Lino Lakes Ambassadors
- 6/20/2025 Special Olympics Law Enforcement Torch Run
- 6/24/2025 Milestones Early Education Center

### Quarter 3, 2025 Events

- 7/16/2025 Fete des Lacs Safety Night
- 8/5/2025 Night to Unite
- 8/15/2025 LLVIPS Guns-N-Hoses Golf Tournament
- 8/16/2025 Blue Heron Days Parade
- 8/27/2025 Coffee with a Cop at Caribou Coffee (West)
- 9/5/2025 Officer Shawn Silvera 20 Year Anniversary Memorial
- 9/17/2025 Coffee with a Cop at Caribou Coffee (East)
- 9/21/2025 Officer Shawn Silvera Memorial 5K

### Quarter 4, 2025 Events

- 10/2/2025 Law Enforcement Opportunities Career Fair
- 11/5/2025 Coffee with a Cop at Starbucks (Target)
- 11/26/2025 Coffee with a Cop at Starbucks (Apollo Dr)
- 11/29/2025 LLVIPS Breakfast with Santa
- 12/10/2025 Heroes and Helpers (Blaine Target)



## DEPARTMENT TRAINING & DEPARTMENT MEETINGS

### Quarter 1, 2025 Training & Department Meetings

- 2/5/2025 Department Meeting – Police Communication Exercise
- 2/12/2025 Department Meeting – Police and Fire Wellness Exercise
- 2/24-26/2025 ICS-300 Training
- 3/25-26/2025 Use of Force (UOF) Training – Intermediate Weapons, Chemical Irritant and Weapon Retention

### Quarter 2, 2025 Training & Department Meetings

- 4/1-2/2025 ICS-400 Training
- 4/2/2025 Department Meeting – Department Structure
- 4/23-24/2025 UOF Training – Ground Control, Takedowns, Hobble Application
- 5/21-22/2025 Firearms Training – Qualification Shoot
- 6/11-12/2025 Firearms Training – Accuracy Drills

### Quarter 3, 2025 Training & Department Meetings

- 7/16-17/2025 UOF Training - High Risk Stop and Vehicle Extrication
- 7/23/2025 Department Meeting – Visioning Exercise
- 8/13-14/2025 UOF Training – Building Clearing
- 09/28/2025 Mobile Field Force Training

### Quarter 4, 2025 Training & Department Meetings

- 10/12/2025 EMR training
- 10/13-15/2025 Criminal Justice Mental Health Summit
- 10/29-30/2025 Firearms Training – Inclement Weather & Night Shoot





## 2025 FLEET INVENTORY

The Lino Lakes Police Department patrol fleet underwent significant upgrades in 2025 with the arrival and upfitting of several previously ordered replacement vehicles. These enhancements are part of the Department's ongoing commitment to maintaining a reliable, safe, and modern fleet to support daily operations.

In total there are 14 patrol squads and 6 Investigations and administrative vehicles.



| PATROL VEHICLES |         |               |            |                           |
|-----------------|---------|---------------|------------|---------------------------|
|                 | Squad # | Type          | Status     | Replacement Plan          |
| 1               | 308     | 2018 Sierra   | In Service | Possible Replacement 2027 |
| 2               | 314     | 2020 Explorer | In Service | Possible Replacement 2026 |
| 3               | 318     | 2021 Tahoe    | In Service | Possible Replacement 2027 |
| 4               | 319     | 2021 Tahoe    | In Service | Possible Replacement 2027 |
| 5               | 320     | 2021 Tahoe    | In Service | Possible Replacement 2027 |
| 6               | 321     | 2023 Tahoe    | In Service | Possible Replacement 2028 |
| 7               | 323     | 2023 Tahoe    | In Service | Possible Replacement 2028 |
| 8               | 324     | 2024 Tahoe    | In Service | Possible Replacement 2029 |
| 9               | 325     | 2024 Tahoe    | In Service | Possible Replacement 2029 |
| 10              | 326     | 2024 Tahoe    | In Service | Possible Replacement 2029 |
| 11              | 333     | 2025 Tahoe    | In Service | Possible Replacement 2030 |
| 12              | 328     | 2025 Tahoe    | In Service | Possible Replacement 2030 |
| 13              | 329     | 2025 Tahoe    | In Service | Possible Replacement 2030 |
| 14              | 330     | 2025 Tahoe    | In Service | Possible Replacement 2030 |

| INVESTIGATIONS AND ADMINISTRATIVE VEHICLES |     |              |            |                           |
|--------------------------------------------|-----|--------------|------------|---------------------------|
| 1                                          | 306 | 2017 Fusion  | In Service | Possible Replacement 2027 |
| 2                                          | 307 | 2017 Fusion  | In Service | Possible Replacement 2027 |
| 3                                          | 309 | 2018 Escape  | In Service | Possible Replacement 2028 |
| 4                                          | 311 | 2017 Jeep    | In Service | Possible Replacement 2027 |
| 5                                          | 327 | 2024 Durango | In Service | TBD                       |
| 6                                          | 331 | 2024 Durango | In Service | TBD                       |

# 2025 Year In Review

Lino Lakes Fire Department

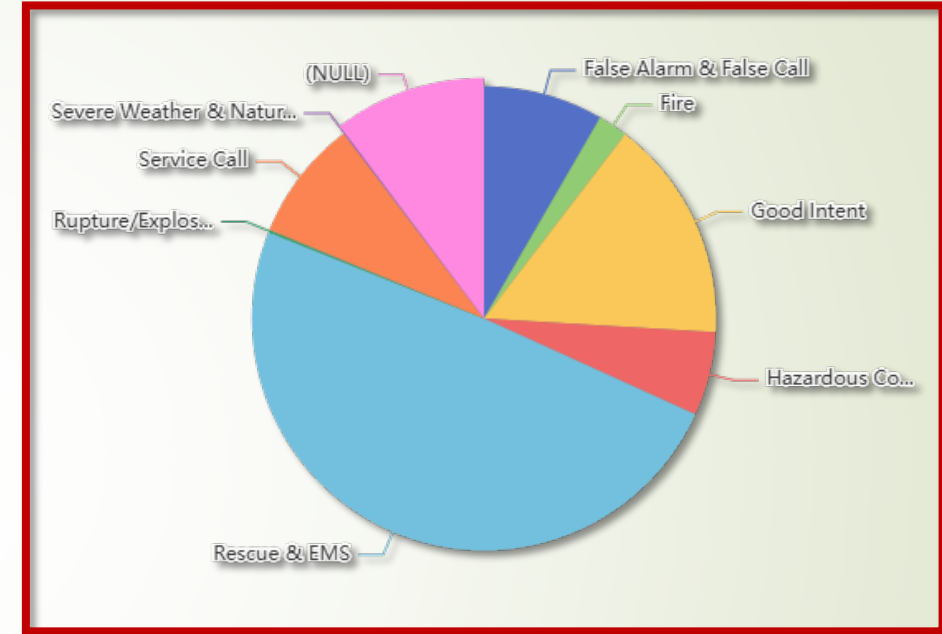




# Year in Review

2

- 1114 Total Calls
- 622 Rescue & EMS Calls
- 183 Public Service Calls
- 116 False Alarm Calls
- 93 Service Calls
- 74 Hazardous Conditions
- 26 Fire Calls



- A year of growth, transition, rebranding and investment in community safety and reliable response
- Focused on faster response and reliability
- Community benefits from a stronger, more responsive fire department customized specifically for Lino Lakes
- 896 Calls 6am-6pm
- 218 Calls 6pm-6am

# Transition to a standalone Fire Department and rebranding

**OUR VISION:**  
*SERVE WITH PRIDE, PROTECT WITH HONOR,  
AND SAFEGUARD THE COMMUNITY.*

**L OYALTY**  
**I NTEGRITY**  
**N EIGHBORLY**  
**O WNSHIP**



**OUR MISSION:**  
*DEDICATED TO SAVING LIVES, PROPERTY, AND THE  
ENVIRONMENT BY PROVIDING PUBLIC EDUCATION,  
FIRE PROTECTION, AND EMERGENCY SERVICES.*

- We separated from Lino Lakes Public Safety
- Established an independent, dedicated Fire Department
- Community benefits from a clear focus on Fire and EMS services without competing priorities
- Direct accountability and leadership dedicated to Fire and EMS operations





# Hired a Full Time Fire Chief



- Consistent leadership and oversight every day
- Improved training, safety and operational standards
- Data-driven decisions for staffing, equipment and response planning
- Stronger partnerships with neighboring departments and agencies

## Hired a full time Fire Admin

- Improved transparency and communications internally between departments and externally with the community
- Faster processing of permits, reports, billing and records
- Fill in staffing gaps when at/below minimums
- Better communication with City leadership and residents



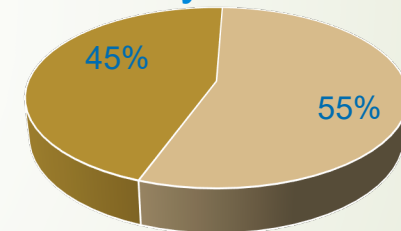


# Expanded staffed Duty Crew

- Faster and more reliable response times during peak hours
- Immediate trained personnel on duty 6am-6pm/365
- Reduced turn out time and reliable response during holidays and weekends.
- Peace of mind for the community knowing help is on duty when seconds matter
- Increased hours from 29/week to 53/week

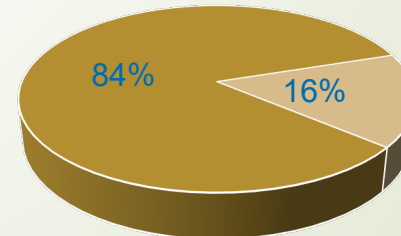


## 2025 Duty Crew Shifts



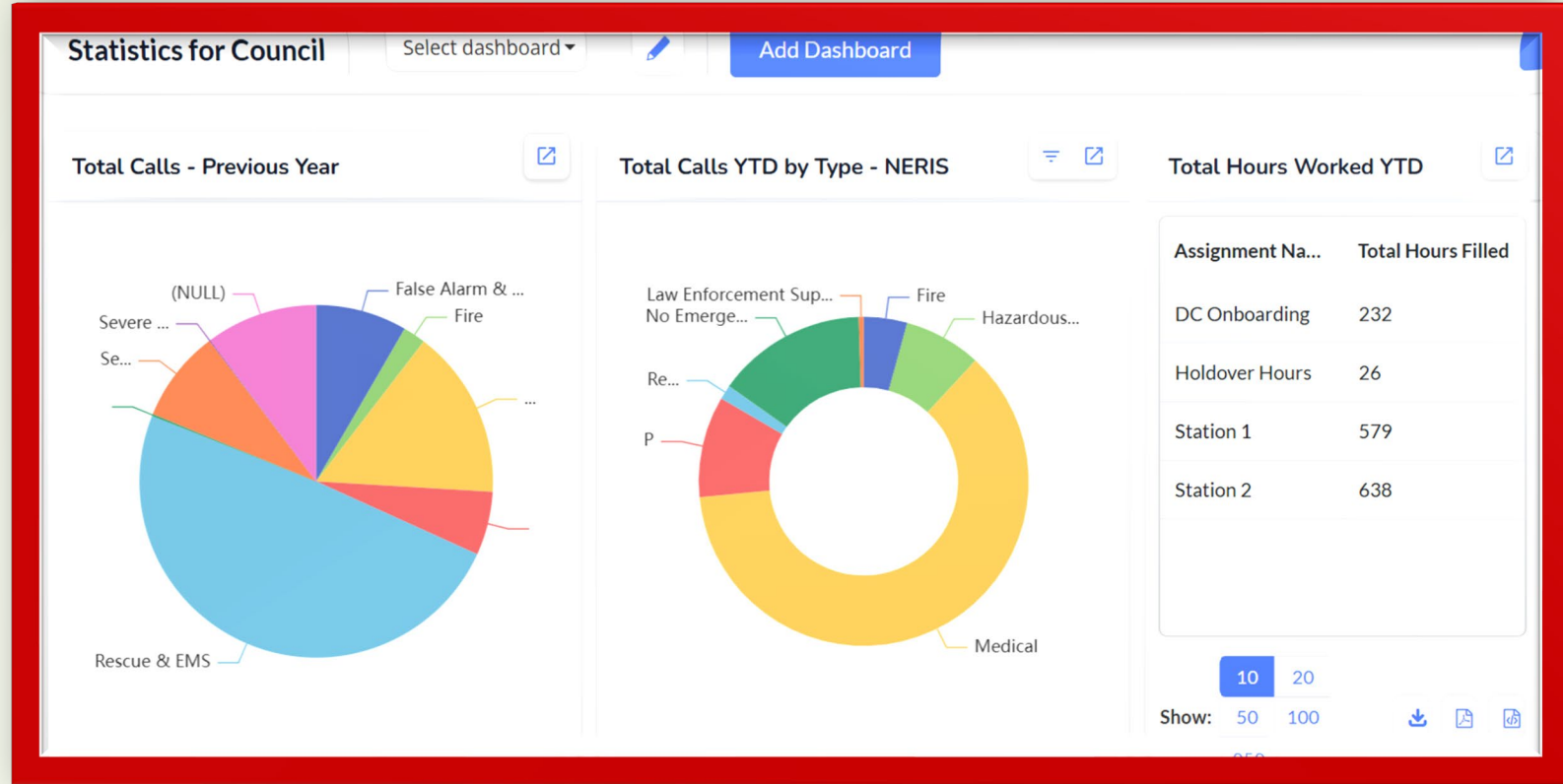
■ Shifts filled ■ Shifts not filled

## December 2025



■ Shifts filled ■ Shifts not filled

7



Thank you



**CITY COUNCIL  
STAFF REPORT  
AGENDA ITEM 11.**

**STAFF ORIGINATOR:** Karen Anderson, City Administrator

**MEETING DATE** February 2, 2026

**AGENDA ITEM:** City Administrator Update

---

**INTRODUCTION**

City Administrator will present updates, including Q4 2025 progress on strategic planning short-term goals.

**BACKGROUND**

N/A

**REQUESTED COUNCIL DIRECTION**

Presentation / No Action Required

**ATTACHMENTS**

None