PLANNING & ZONING BOARD AGENDA

Wednesday, June 10, 2026

Broadcast on Cable TV Channel 16
and northmetrotv.com/lino-lakes-stream

ADVISORY BOARD MEETING, 6:30 P.M.
Council Chambers (televised)

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Comment *(sign-in prior to start of meeting per Rules of Decorum)*
4. Setting the Agenda: Addition or Deletion of Agenda Items
5. Approval of Minutes: May 13, 2026
6. Action Items
   A. Peltier Ponds PUD Final Plan/Final Plat
   B. Wilkinson Waters Second Addition PUD Final Plan/Final Plat
7. Discussion Items
   A. Project Updates
8. Notices and Communications

ADJOURNMENT

CITY OF LINO LAKES

PLANNING & ZONING BOARD MINUTES

DATE:	**May 13, 2026**
TIME STARTED:	**6:30 P.M.**
TIME ENDED:	**6:35 P.M.**
MEMBERS PRESENT:	**Nathan Vojtech, Michael Root, Patrick Kohler Suzy Guthmueller, Perry Laden, Neil Evenson**
MEMBERS ABSENT:	**Isaac Wipperfurth**
STAFF PRESENT:	**Katie Larsen, Marissa Ertel**

1. CALL TO ORDER AND ROLL CALL

Chair Root called the Lino Lakes Planning & Zoning Board meeting to order at 6:30 p.m. on May 13, 2026.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

Chair Root declared public comment open at 6:31 p.m.

There was no one present for public comment.

Mr. Vojtech motioned to close public comment at 6:31 p.m. Motion was seconded by Mr. Kohler. Motion carried 6 – 0.

4. APPROVAL OF AGENDA

The agenda was approved as presented.

5. APPROVAL OF MINUTES

Mr. Kohler moved to approve the April 8, 2026 meeting minutes. Motion seconded by Mr. Vojtech. Motion carried 5 – 0, with one abstention.

6. ACTION ITEMS

A. Otter Crossing South 2nd Addition Final Plat

Ms. Larsen presented the staff report.

The applicant, TYME Properties LLC, is proposing to final plat Outlot B, Otter Crossing South into two (2) commercial lots. The final plat is south of Main Street and west of Otter Lake Road and is called Otter Crossing South 2nd Addition.

Ms. Guthmueller motioned to approve the Otter Crossing South 2nd Addition Final Plat with staff recommendations. Motion was seconded by Mr. Kohler. Motion carried 6 – 0.

7. DISCUSSION ITEMS

A. Project Updates

Ms. Larsen provided project updates to the Board.

Mr. Evenson moved to adjourn the meeting. Motion seconded by Mr. Laden. Meeting adjourned at 6:35 p.m.

Respectfully submitted,
Marissa Ertel – Community Development Administrative Assistant

PLANNING & ZONING BOARD
AGENDA ITEM 6A

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: June 10, 2026

TOPIC: Peltier Ponds PUD Final Plan/Final Plat

CASE NUMBER: PZC2026-0007

APPLICANT: U.S. Home, LLC
Attn: Josh Metzer
16305 36th Avenue N., Suite 600
Plymouth, MN 55446

OWNER: DRP Greenbough 10, LLC
16305 36th Ave N., Suite 600
Plymouth, MN 55446

INTRODUCTION

The applicant, U.S. Home, LLC, submitted a land use application for Peltier Ponds PUD Final Plan/Final Plat. The PUD Final Plan/Final Plat contains 31 single family lots and 88 townhomes units for a total of 119 housing units.

Tentative Review Schedule:

Complete Application Date:	May 27, 2026
60-Day Deadline:	July 26, 2026
Environmental Board Meeting:	N/A
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	June 10, 2026
City Council Work Session:	July 6, 2026
City Council Meeting:	July 13, 2026

This staff report is based on the following information:

- Peltier Ponds Final Plat

- Peltier Ponds Preliminary Plat prepared by Hill Incorporated revision date May 11, 2026
- Peltier Ponds 1st Addition Final Sanitary Sewer, Watermain, Storm Sewer, and Street Construction Plan prepared by Hill Incorporated dated May 11, 2026
- Peltier Ponds Final Erosion Control, Sediment Control, Grading, Drainage, Wetland Impact, & Tree Preservation prepared by Hill Incorporated dated May 11, 2026
- Peltier Ponds Landscape Plans prepared by Calyx Design Group dated May 11, 2026
- Title Commitment dated April 16, 2026

BACKGROUND

On February 23, 2026, the City Council passed Resolution No. 26-06 approving the Peltier Ponds PUD Preliminary Plan/Preliminary Plat. The Council staff report and resolution detail the project's consistency with the City's Comprehensive Plan and compliance with the City Code.

ANALYSIS

PUD Preliminary Plan

The PUD Preliminary Plan is the master plan of the entire development. The revised Peltier Ponds PUD Preliminary Plan consists of the following housing products and units:

	PUD Preliminary Plan
Housing Type	**# Units**
Townhomes (back to back)	74
Townhomes (row)	62
Single Family 80ft	36
Single Family 65ft	38
Single Family 55ft	72
TOTAL	**282**

Preliminary Plat

The revised preliminary plat consists of the following lots and blocks:

Lot or Outlot	Purpose	Ownership
Lots and Blocks	Single family home & townhomes	Private
A, B, C	Public park	City
D	Future development	Private

E, F	Public open space, trail corridor	HOA
G	Public open space, wetland and buffer	HOA
H	Stormwater pond	HOA
I	Stormwater pond, wetland, and buffer	HOA
J, K	Public open space, wetland, buffer, stormwater pond and trail corridor	HOA
L	Townhome private streets	HOA
M-AA	Townhome private open space	HOA

Phasing Plan

The phasing plan indicates four (4) phases of development. This final plat is for Phase 1.

Phase 1	119 lots
Phase 2	92 lots
Phase 3	36 lots
Phase 4	35 lots
Total	**282 lots**

Based on projected water use, the initial phase of development can be accommodated by the City's system prior to development of Well 7. As the water issue continues to develop it may impact the City's ability to service future phases of the development. In such case future phases of the development may be deemed premature.

PUD Final Plan

The PUD Final Plan is for a specific stage or phase of the PUD Preliminary Plan. The Peltier Ponds PUD Final Plan consists of the following housing products and units:

	PUD Final Plan
Housing Type	**# Units**
Townhomes (back to back)	34
Townhomes (row)	54
Single Family 55ft	31
TOTAL	**119**

Final Plat

The final plat consists of the following lots and blocks:

Lot or Outlot	Purpose	Ownership
Lots and Blocks	Single family home & townhomes	Private
A, D, F	Future development	Private
B, E, G	Public open space, wetland, buffer, stormwater pond and trail corridor	Private
C	Overhead powerline easement	Private
H, J, K	Townhome private streets	Private
I, L, M, N, O, P	Townhome private open space	Private

Public Land Dedication

The City will collect a cash fee in lieu of land dedication. Credit will be given for 1,361 lf of trail and boardwalk construction costs.

Total # of Lots/Units =	119
x 2026 Park Dedication fee	$3,800
= Cash in Lieu Value	**$452,200**
- Park Trail Costs	($92,051)
Final Cash Balance =	**$360,149**

With the 2nd addition PUD Final Plan/Final Plat application, the developer shall provide an appraisal of fair market value of the unplatted land to determine the market value of the land that will be dedicated to the City as parkland.

Title Commitment

The City Attorney is reviewing the title commitment and final plat and will provide comments.

Agreements

- Stormwater Maintenance Agreement
    - The stormwater maintenance for public facilities in the Peltier Ponds 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.
- Development Agreement

- A Development Agreement will be prepared by the City and shall be executed.

- Site Improvement Performance Agreement
  - Not applicable.

Findings of Fact

Per City Code Section 1001.057 Review, Approval or Denial:

(1) The Planning and Zoning Board shall consider the final plat and the Community Development Department shall forward the Planning and Zoning Board recommendations to the City Council. The following requirements shall be met before consideration of the final plat by the Planning and Zoning Board:

(a) The final plat shall substantially conform to the approved preliminary plat and phasing plan;

The final plat substantially conforms with the preliminary plat.

(b) For plats that consist solely of individual single family residential lots, final plat applications for subsequent phases shall not be approved until building permits have been issued for 40% of lots in the preceding phase. This division applies only when the preceding phase consists of 40 or more lots; and

NA. This is the first phase of the development.

(c) Conditions attached to approval of the preliminary plat shall be substantially fulfilled or secured by the development agreement, as appropriate.

The conditions of the preliminary plat have been substantially fulfilled. Securities will be required with a Development Agreement.

RECOMMENDATION

Staff recommends approval of the Pelter Lakes PUD Final Plan/Final Plat subject to the following conditions:

1. The Developer will enter into a Development Agreement with the City.
2. A Homeowners Association shall own and maintain the outlots containing private streets, open space, wetlands, buffers, and townhome open space.
3. A Homeowners Association shall maintain the landscaped street medians, mowed turf trail on Outlot G, and stormwater re-use system.
4. A trail easement shall be recorded over the trails and corridors after the trails have been constructed.

5. Wetland buffer declarations shall be recorded over the open space, wetlands, and buffers.
    a. Outlot G
6. Conservation easements shall be recorded over the open space, wetlands, and buffers.
    a. Outlots B, E, G
7. The underlying conventional zoning districts shall be as follows:
    a. R-1, Single Family Residential for the 80ft wide single family lots
    b. R-2, Two Family Residential for the 55ft and 65ft wide single family lots.
    c. R-3, Medium Density Residential for the townhomes.
8. The Peltier Ponds Community PUD Master Plan Booklet (1st Addition) shall provide additional development guidance.
9. Outlots B, C, E, G, H, I, J, K, L, M, N, O, P shall be deeded to a Homeowners Association (HOA).
10. Architecture:
    a. The row townhome end units abutting public streets shall incorporate the higher architectural standards as shown on Colonial Manor Patriot-CMS Sheet A3 dated March 1, 2022.
    b. An anti-monotony plan is required with final plat submittal.
    c. A minimum 6 inch window trim is required on all front elevations.
    d. A minimum 4 inch window trim is required on all side and rear elevations.
    e. All garage doors shall be decorative and have a strip of windows.
    f. All single family and townhome unit windows, patio doors, etc. adjacent to 20th Avenue (CSAH 54) shall be constructed in such a way that:
        i. The exterior to interior sound level attenuation is at least 30dB(A) as detailed in the noise study.
        ii. Window areas shall require a minimum STC 30 glazing.
    g. One-story homes with garage facades greater than 50% shall have a window in the largest gable.
11. No more than 14 houses in the entire development shall have garage sizes less than 520sf.
12. Based on projected water use, the initial phase of development can be accommodated by the City's system prior to development of Well 7. As the water issue continues to develop it may impact the City's ability to service future phases of the development. In such case future phases of the development may be deemed premature.
13. The public park shall be dedicated with the Phase 2 development.
14. With the 2nd addition PUD Final Plan/Final Plat application, the developer shall provide an appraisal of fair market value of the unplatted land to determine the market value of the land that will be dedicated to the City as parkland.
15. The turf trail on Outlot G shall be open to the public but maintained by the HOA.

The following items shall be addressed prior to issuing any building permits:

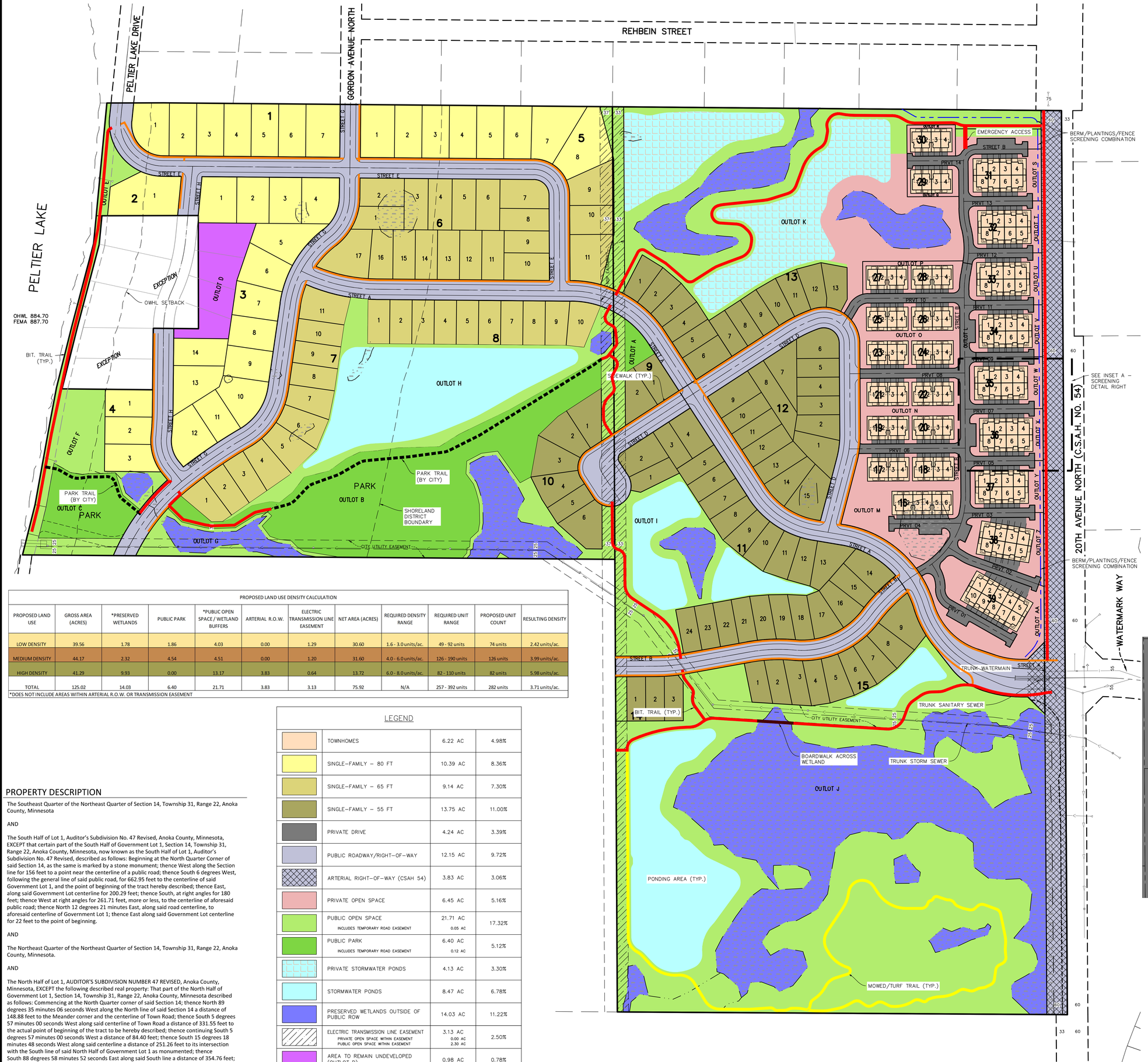
1. All comments from the City Engineer memo dated June 3, 2026.
2. All comments from the Environmental Coordinator memo dated June 3, 2026.

3. All comments from City Attorney regarding the title commitment and final plat shall be addressed.
4. All plan sheets:
    a. Street A (Watermark Way) and Street B (Forest Road) shall have sidewalks on both sides.
    b. The following street names shall be changed because they already exist in the City:
        i. Forest Rd
        ii. Aqua Pl
        iii. Evergreen Pl
        iv. Hunter Ct
        v. Kelly Ct
        vi. Olive Way
        vii. Pine Pl
5. PUD Master Plan Booklet (1st Addition):
    a. Add Single Family and Townhome lot summary from supplemental checklist
    b. Page 5, Land Use & Density Plan:
        i. Plan and tables do not match the revised 5-11-26 plan.
    c. Page 6, Parks & Open Space Plan
        i. Data does not match plan sheet revision date 5-11-26.
        ii. Site Data and Legend shall only provide information that is being constructed/dedicated in 1st Addition.
        iii. The booklet shows trail being constructed along 20th Avenue with this phase but the construction plans do not.
6. Mowed/Turf Trail shall be installed with this phase.
7. Recorded copies of the following documents shall be provided to the City:
    a. Final plat
    b. Development Agreement
    c. Common Area Management/HOA Documents
        i. Neighborhood Declaration of Covenants for Peltier Ponds
        ii. CIC No. 352 Peltier Ponds Townhomes Declaration of Covenants
    d. Wetland Buffer Declarations
        i. Outlot G
    e. Conservation Easements
        i. Outlots B, E, G
    f. Deed to HOA
        i. Outlots B, C, E, G, H, I, J, K, L, M, N, O, P
    g. Consent for Driveway Locations
        i. 7566 Peltier Lake Drive
        ii. 7542 Peltier Lake Drive

ATTACHMENTS

1. PUD Preliminary Plan-Land Use & Density Plan

2. Preliminary Plat
3. Phasing Plan
4. Final Plat
5. City Engineer Memo dated June 3, 2026
6. Environmental Coordinator Memo dated June 3, 2026



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'	33 LOTS
(BLOCKS 1–4, LOTS 1–8, BLOCK 5)	
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'	41 LOTS
(BLOCKS 6–7, LOTS 9–12, BLOCK 5)	
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'	72 LOTS
(BLOCKS 8–14)	
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	74 LOTS
(BLOCKS 15–20)	
(•FRONT AND REAR STOOPS/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	62 LOTS
(BLOCKS 21–27)	
(•FRONT AND REAR STOOPS/CANTILEVER PORTIONS/DECKS/PATIOS	
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

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	4.03	0.00	1.29	30.60	1.6 - 3.0 units/ac.	49 - 92 units	74 units	2.42 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	21.71	3.83	3.13	75.92	N/A	257 - 392 units	282 units	3.71 units/ac.

*DOES NOT INCLUDE AREAS WITHIN ARTERIAL R.O.W. OR TRANSMISSION EASEMENT

LEGEND

	TOWNHOMES	6.22 AC	4.98%
	SINGLE–FAMILY – 80 FT	10.39 AC	8.36%
	SINGLE–FAMILY – 65 FT	9.14 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 INCLUDES TEMPORARY ROAD EASEMENT	21.71 AC 0.05 AC	17.32%
	PUBLIC PARK INCLUDES TEMPORARY ROAD EASEMENT	6.40 AC 0.12 AC	5.12%
	PRIVATE STORMWATER PONDS	4.13 AC	3.30%
	STORMWATER PONDS	8.47 AC	6.78%
	PRESERVED WETLANDS OUTSIDE OF PUBLIC ROW	14.03 AC	11.22%
	ELECTRIC TRANSMISSION LINE EASEMENT PRIVATE OPEN SPACE WITHIN EASEMENT PUBLIC OPEN SPACE WITHIN EASEMENT	3.13 AC 0.00 AC 2.30 AC	2.50%
	AREA TO REMAIN UNDEVELOPED (OUTLOT D)	0.98 AC	0.78%
	TOTAL	125.02 AC	100.00%

PROPERTY DESCRIPTION

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

AND

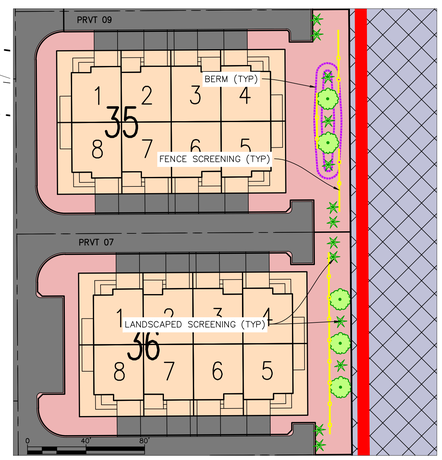
The South Half of Lot 1, Auditor's Subdivision No. 47 Revised, Anoka County, Minnesota, EXCEPT that certain part of the South Half of Government Lot 1, Section 14, Township 31, Range 22, Anoka County, Minnesota, now known as the South Half of Lot 1, Auditor's Subdivision No. 47 Revised, described as 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

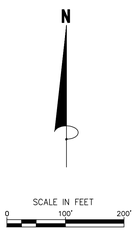
The Northeast Quarter of the Northeast Quarter of Section 14, Township 31, Range 22, Anoka County, Minnesota.

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.



INSET A



James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2969 WEST CR. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: 952.890.6844 www.jhinc.com

PELTIER PONDS
LAND USE & DENSITY PLAN
FOR
LENNAR

DRAWN BY: CTY

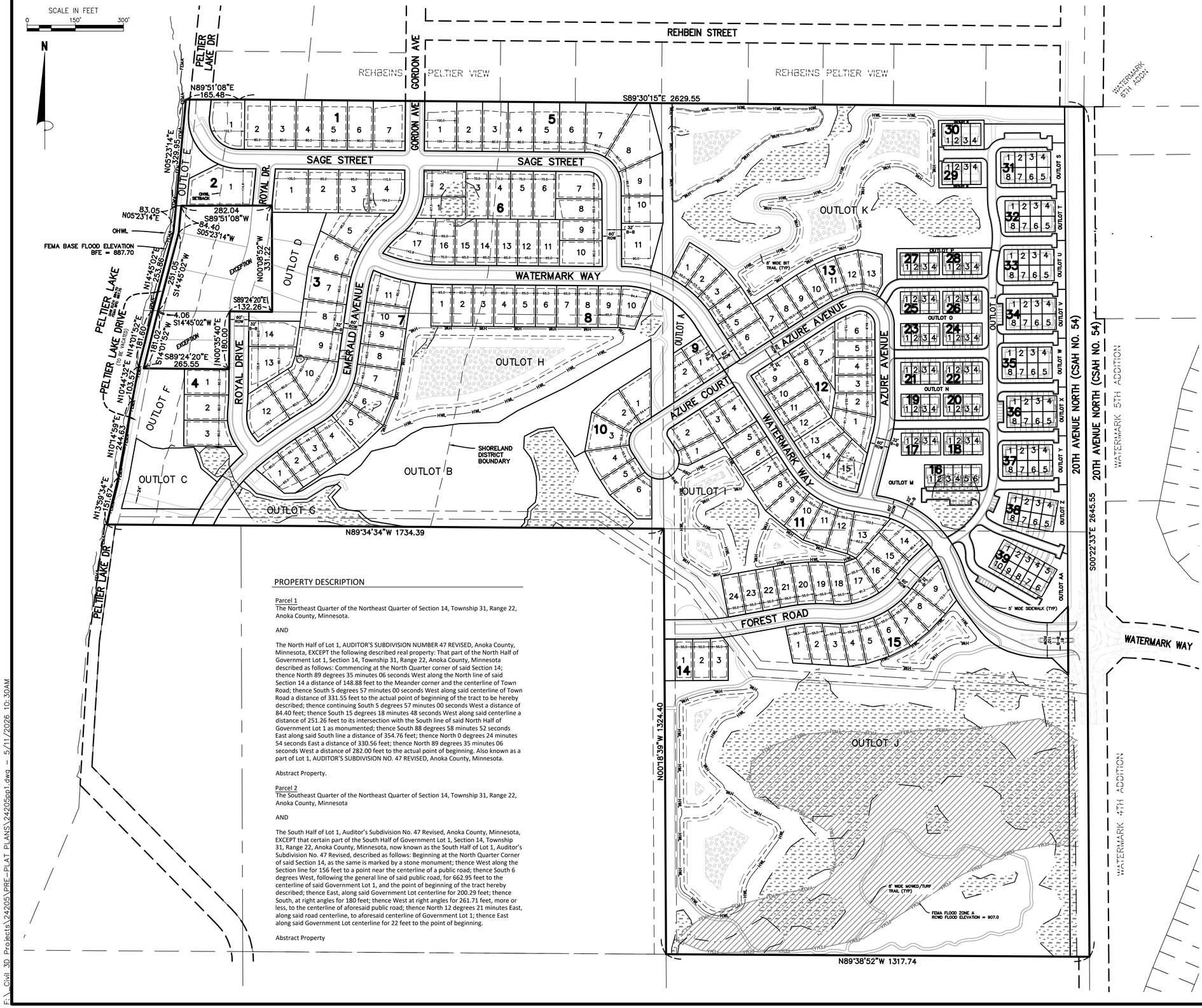
DATE: 07/16/2025

REVISIONS:
09/11/2025 FINAL PLAT APPLICATION

CAD FILE: 24205cp-Land Use.dwg

PROJECT NO.: 24205-00

SHEET 1 OF 1



PROPERTY DESCRIPTION

Parcel 1
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.

Abstract Property.

Parcel 2
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.

Abstract Property

SITE DATA

EXISTING ZONING – RURAL
PROPOSED ZONING – P.U.D.

TOTAL AREA = 125.02 ACRES

LOTS = 39.86 ACRES
(SINGLE FAMILY – 80' = 11.39 ACRES)
(SINGLE FAMILY – 65' = 8.47 ACRES)
(SINGLE FAMILY – 55' = 13.77 ACRES)
(ROW TOWNHOMES = 2.99 ACRES)
(BACK TO BACK TOWNHOMES = 3.24 ACRES)

RIGHT OF WAY = 16.44 ACRES
(COUNTY ROAD = 3.64 ACRES)
(SUBDIVISION = 12.80 ACRES)

OUTLOTS = 68.72 ACRES
(PARKS (OUTLOTS A–C) = 6.40 ACRES)
(FUTURE DEVELOPMENT (OUTLOT D) = 0.98 ACRES)
(OPEN SPACE & PONDS (OUTLOTS E–K) = 52.24 ACRES)
(TOWNHOME PRIVATE ROAD (OUTLOT L) = 3.30 ACRES)
(ROW TOWNHOMES (OUTLOT M–R) = 2.64 ACRES)
(ROW TOWNHOMES OPEN SPACE)
(BACK TO BACK TOWNHOMES (OUTLOT S–AA) = 3.16 ACRES)
(BACK TO BACK TOWNHOMES OPEN SPACE)

CONSERVATION EASEMENTS
OVER WETLANDS, DITCHES, GREENWAY CORRIDOR: OUTLOTS = E–K

DRAINAGE & UTILITY EASEMENTS
OVER PONDS: OUTLOTS E–K

TOTAL LOTS 282 LOTS

SINGLE FAMILY – 80'	36 LOTS
(BLOCKS 1–5)	
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'	38 LOTS
(BLOCKS 6–8)	
MINIMUM LOT WIDTH	65 FEET
MINIMUM LOT WIDTH (CORNER)	82.5 FEET
MINIMUM LOT DEPTH	130 FEET
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'	72 LOTS
(BLOCKS 9–15)	
MINIMUM LOT WIDTH	55 FEET
MINIMUM LOT WIDTH (CORNER)	72.5 FEET
MINIMUM LOT DEPTH	125 FEET
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.
ROW TOWNHOMES	62 LOTS
(BLOCKS 16–25)	
(•FRONT AND REAR STOOPS/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
BACK TO BACK TOWNHOMES	74 LOTS
(BLOCKS 26–34)	
(•FRONT AND REAR STOOPS/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

NOTE:
LOTS WITH OVERSIZED EASEMENTS MAY HAVE LIMITED ABILITY TO CONSTRUCT ACCESSORY STRUCTURES

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

PELTIER PONDS
LINO LAKES, MINNESOTA
PRELIMINARY PLAT
FOR
LENNAR
16355 36TH AVE N, SUITE 100, PLYMOUTH, MN 55446

DRAWN BY
PLM
DATE
04/04/2025
REVISIONS
05/09/2025 CITY COMMENTS
05/21/2025 CITY RESUBMITTAL
07/18/2025 CITY RESUBMITTAL
11/03/2025 CITY RESUBMITTAL
01/15/2026 CITY COMMENTS
02/09/2026 CITY RESUBMITTAL
02/10/2026 OVERSIZED ESMT NOTE
05/11/2026 CITY RESUBMITTAL
CAD FILE
24205pp1.dwg
PROJECT NO.
24205-00
C2.0

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REHBEIN STREET

PELTIER LAKE DR

REHBEINS PELTIER VIEW

GORDON AVE

GORDON AVE.

N89°51'08"E 165.48

S89°30'15"E 2629.55

SAGE STREET

SAGE STREET

PELTIER LAKE
OHW ELEV: 884.7
FEMA BFE: 887.7

OUTLOT E
13474 S.F.

ROYAL DR.

S89°51'08"W 282.04

N05°23'14"E 329.95

N05°23'14"E 83.05

S05°23'14"W 84.40

FEMA BASE FLOOD ELEVATION
BFE = 887.70

N14°45'02"E 253.86

S14°45'02"W 251.05

OUTLOT D
42838 S.F.

EXCEPTION

N00°08'52"W 331.22

S89°24'20"E 132.26

OHWL

N14°01'52"E 181.60

S14°01'52"W 181.02

4.06
S14°45'02"W

EXCEPTION

OHWL
SETBACK

N00°35'40"E
180.00

EMERALD AVENUE

WATERMARK WAY

SHORELAND
DISTRICT
BOUNDARY

N

SCALE IN FEET
0 50' 100'

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PELTIER PONDS
LINO LAKES, MINNESOTA
PRELIMINARY PLAT
FOR
LENNAR
16305 36TH AVE N, SUITE 100, PLYMOUTH, MN 55446

DRAWN BY	PLM
DATE	04/04/2025
REVISIONS	
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CAD FILE	24205pp2.dwg
PROJECT NO.	24205-00
	C2.1

REHBEIN STREET

REHBEIN STREET

REHBEINS PELTIER VIEW

S89°30'15"E 2629.55

SAGE STREET

WATERMARK WAY

AZURE AVENUE

OUTLOT A
7555 S.F.

OUTLOT D
441546 S.F.

OUTLOT K
498791 S.F.

70' WIDE ELECTRIC TRANSMISSION LINE EASEMENT PER DOC. NO. 256008

SHORELAND DISTRICT BOUNDARY

SCALE IN FEET
0 50' 100'

N

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PELTIER PONDS
LINO LAKES, MINNESOTA
PRELIMINARY PLAT
FOR
LENNAR
16355 36TH AVE N, SUITE 100, PLYMOUTH, MN 55446

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CAD FILE	24205pp2.dwg
PROJECT NO.	24205-00
	C2.2

REHBEIN STREET

REHBEINS PELTIER VIEW

S89°30'15"E 2629.55

1291.77

75.01

20TH AVENUE NORTH (CSAH NO. 54)

S00°22'33"E 2645.55

20TH AVENUE NORTH

AZURE AVENUE

OUTLOT K
498791 S.F.

OUTLOT R 4375 S.F.
OUTLOT Q 5117 S.F.
OUTLOT P 10062 S.F.
OUTLOT O 23350 S.F.
OUTLOT S 11703 S.F.
OUTLOT T 10722 S.F.
OUTLOT U 11096 S.F.
OUTLOT L 14392 S.F.
OUTLOT V 10328 S.F.

CONCRETE APRON PER DETAIL GEN-6 (TYP)

SCALE IN FEET
0 50' 100'

N

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PELTIER PONDS
LINO LAKES, MINNESOTA
PRELIMINARY PLAT
FOR
LENNAR
16355 36TH AVE N, SUITE 100, PLYMOUTH, MN 55446

DRAWN BY
PLM

DATE
04/04/2025

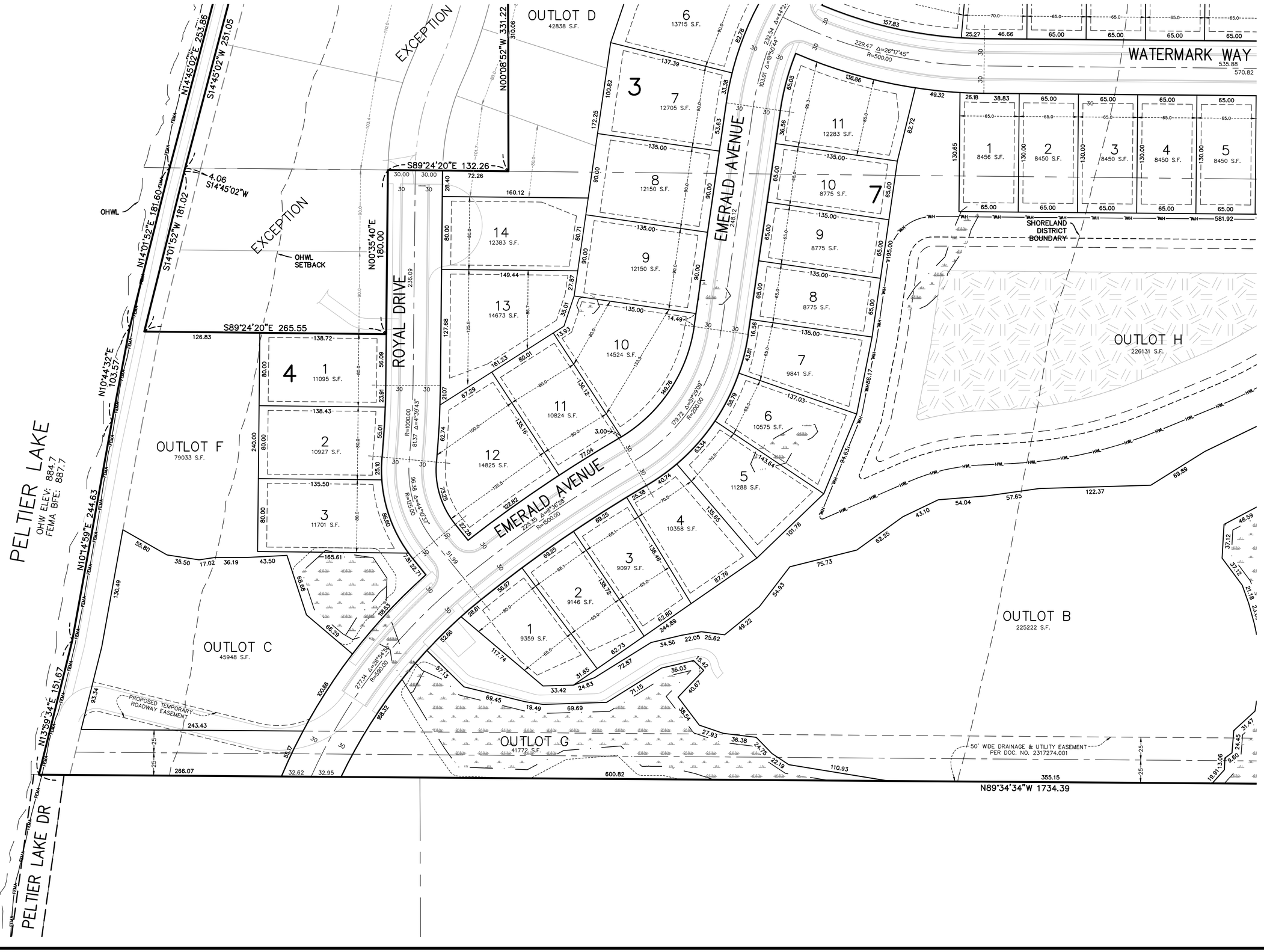
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05/21/2025 CITY RESUBMITTAL
07/18/2025 CITY RESUBMITTAL
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01/15/2026 CITY COMMENTS
02/09/2026 CITY RESUBMITTAL
05/11/2026 CITY RESUBMITTAL

CAD FILE
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PROJECT NO.
24205-00

C2.3



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PELTIER PONDS
LINO LAKES, MINNESOTA
PRELIMINARY PLAT
FOR
LENNAR
16505 38TH AVE N, SUITE 100, PLYMOUTH, MN 55446

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11/03/2025 CITY RESUBMITTAL	
01/15/2026 CITY COMMENTS	
02/09/2026 CITY RESUBMITTAL	
05/11/2026 CITY RESUBMITTAL	
CAD FILE	24205pp2.dwg
PROJECT NO.	24205-00
	C2.4

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WATERMARK WAY

AZURE AVENUE

AZURE COURT

WATERMARK WAY

OUTLOT A
7555 S.F.

OUTLOT B
454513 S.F.

OUTLOT B
225222 S.F.

OUTLOT H
226131 S.F.

OUTLOT I
222613 S.F.

OUTLOT I
222613 S.F.

SHORELAND DISTRICT BOUNDARY

50' WIDE DRAINAGE & UTILITY EASEMENT PER DOC. NO. 2317274.001

70' WIDE ELECTRIC TRANSMISSION LINE EASEMENT PER DOC. NO. 256008

N89°34'34"W 1734.39

SCALE IN FEET
0 50' 100'

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PELTIER PONDS

LINO LAKES, MINNESOTA

PRELIMINARY PLAT

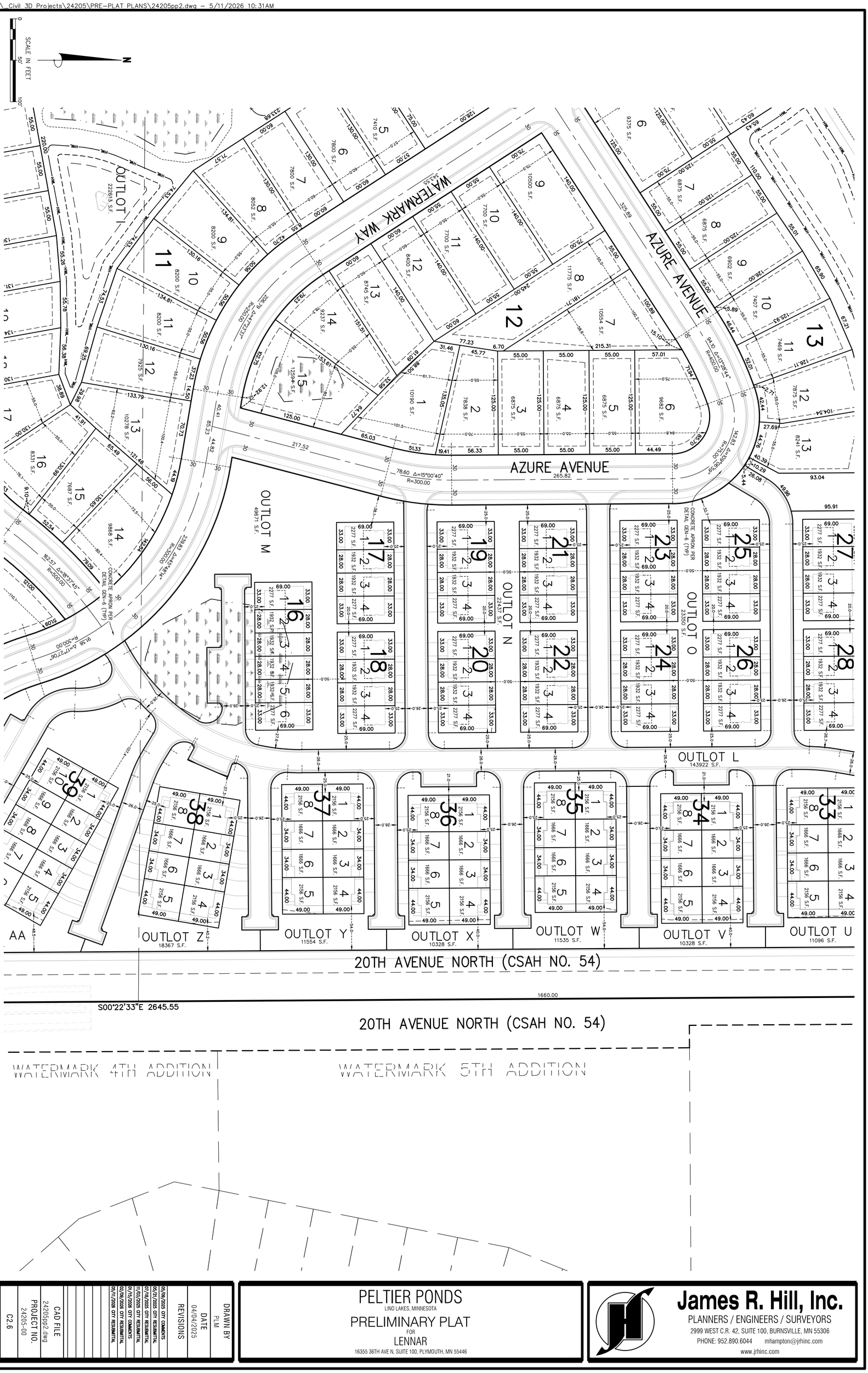
FOR

LENNAR

16305 36TH AVE N, SUITE 100, PLYMOUTH, MN 55446

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DATE	04/04/2025
REVISIONS	
05/09/2025	CITY COMMENTS
05/21/2025	CITY RESUBMITTAL
07/18/2025	CITY RESUBMITTAL
11/03/2025	CITY RESUBMITTAL
01/15/2026	CITY COMMENTS
02/09/2026	CITY RESUBMITTAL
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PROJECT NO.	24205-00
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DATE	04/04/2025
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CAD FILE	24205pp2.dwg
PROJECT NO.	24205-00
	C2.6

PELTIER PONDS

LINO LAKES, MINNESOTA

PRELIMINARY PLAT

FOR

LENNAR

16355 36TH AVE N, SUITE 100, PLYMOUTH, MN 55446

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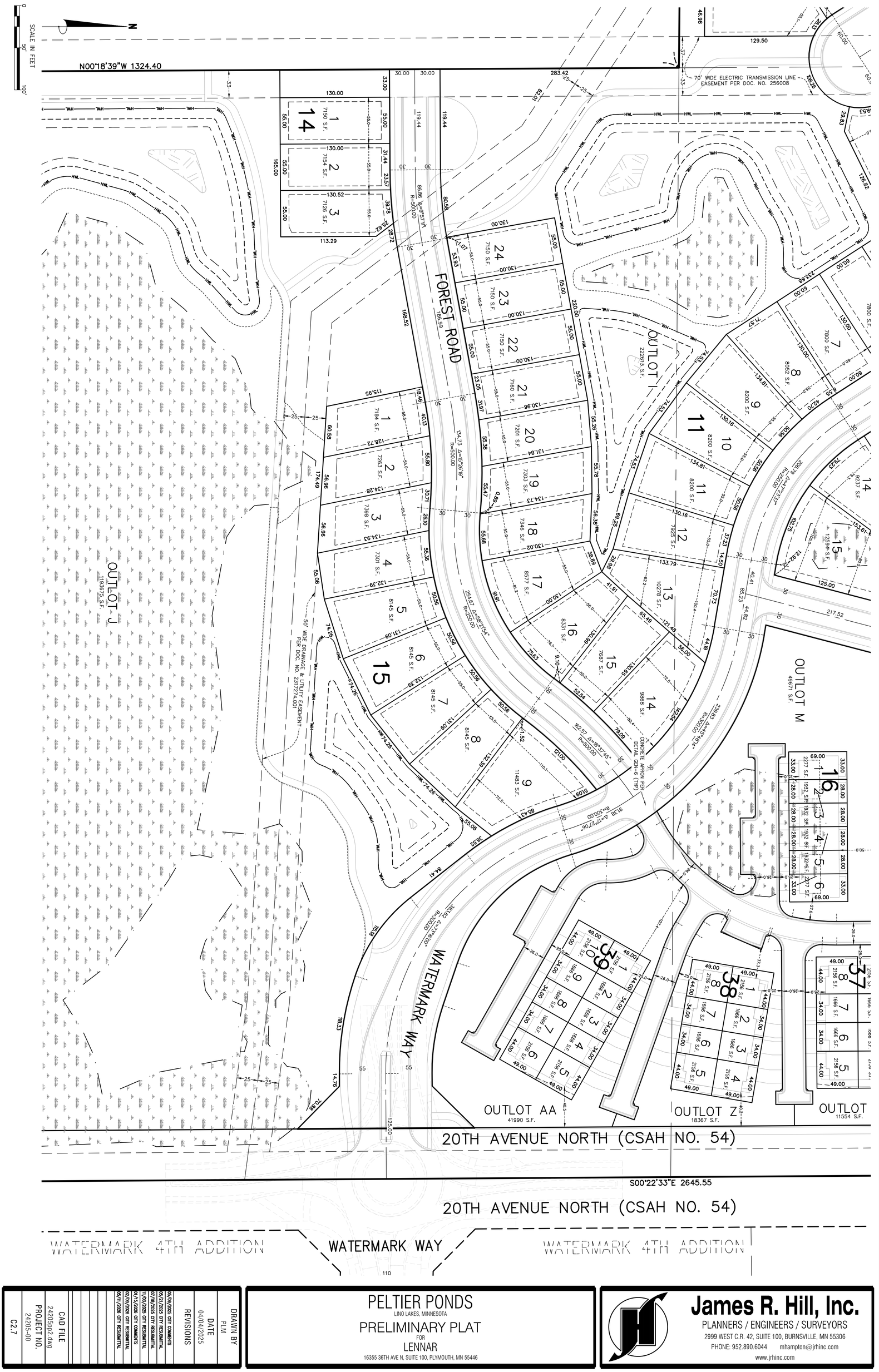
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01/16/2026 CITY COMMENTS	
02/09/2026 CITY RESUBMITTAL	
05/11/2026 CITY RESUBMITTAL	
CAD FILE	24205pp2.dwg
PROJECT NO.	24205-00
	C2.7

PELTIER PONDS

LINO LAKES, MINNESOTA

PRELIMINARY PLAT

FOR

LENNAR

16355 36TH AVE N, SUITE 100, PLYMOUTH, MN 55446

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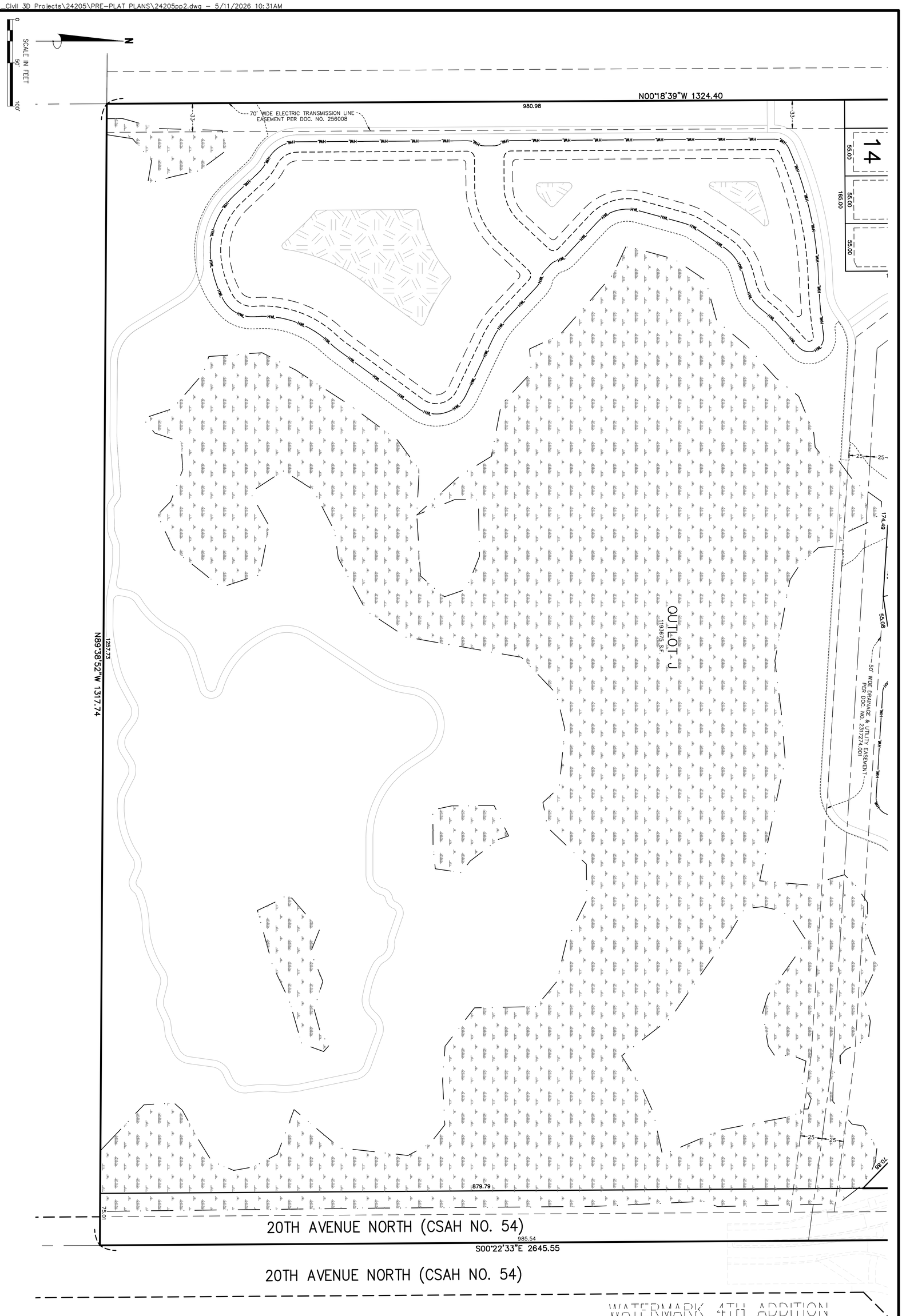
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REVISIONS	DATE	DRAWN BY
05/09/2025 CITY COMMENTS	04/04/2025	PLM
06/27/2025 CITY RESUBMITTAL		
07/18/2025 CITY RESUBMITTAL		
11/03/2025 CITY RESUBMITTAL		
02/05/2026 CITY COMMENTS		
02/09/2026 CITY RESUBMITTAL		
05/11/2026 CITY RESUBMITTAL		

CAD FILE: 24205pp2.dwg
PROJECT NO.: 24205-00
C2.8

PELTIER PONDS

LINO LAKES, MINNESOTA

PRELIMINARY PLAT

FOR

LENNAR

16355 36TH AVE N, SUITE 100, PLYMOUTH, MN 55446

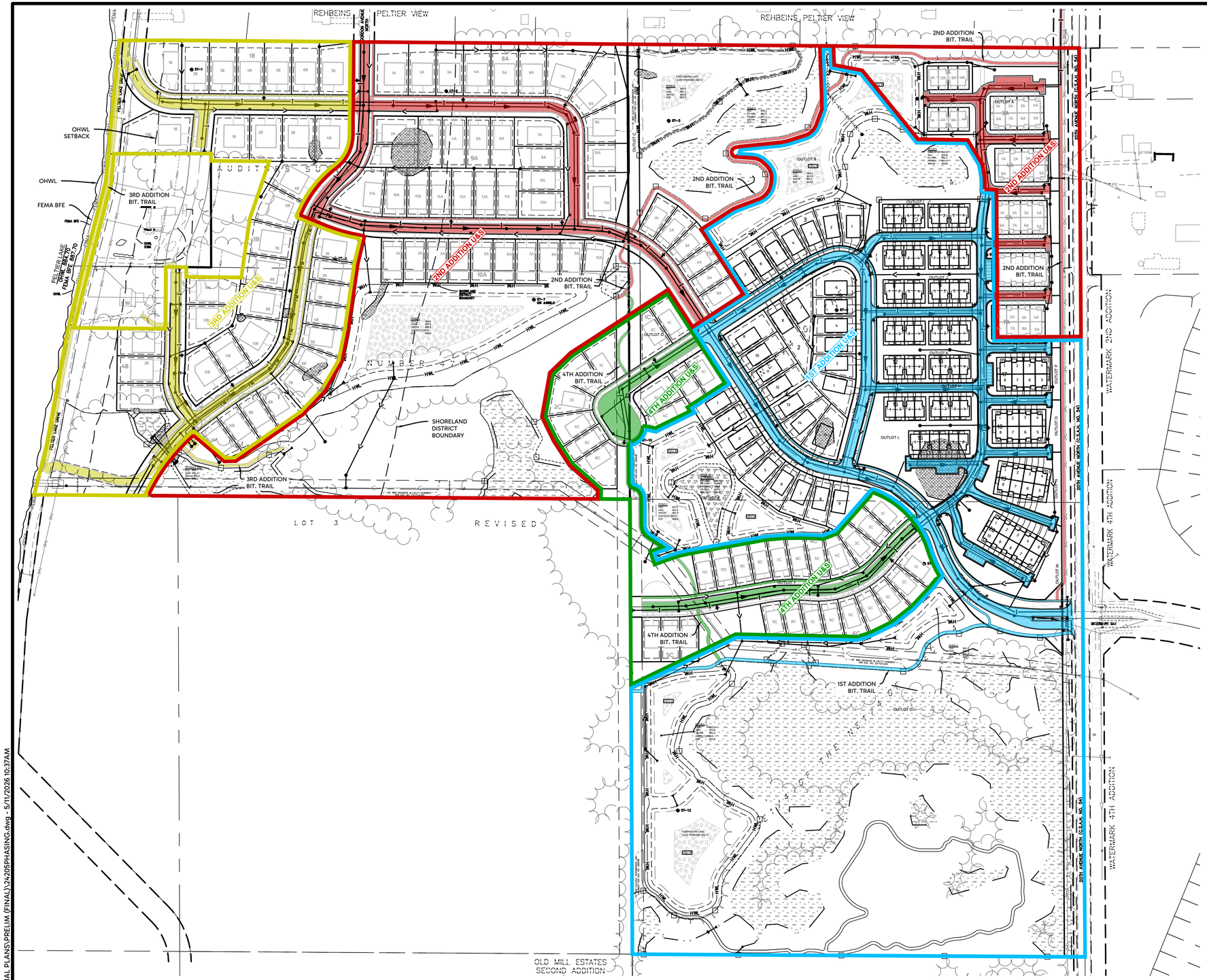
James R. Hill, Inc.

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PHASING PLAN - LOT COUNTS	SF - 80'	SF - 65'	SF - 55'	B-B TH	ROW TH	TOTAL LOT COUNT
1ST ADDITION	0	0	31	34	54	119
2ND ADDITION	8	30	6	40	8	92
3RD ADDITION	25	11	0	0	0	36
4TH ADDITION	0	0	35	0	0	35
	33	41	72	74	62	282

BENCHMARKS
#1 MNDOT GSID STATION #92391 (0282L)
ELEV=909.48 (NAVD88)
#2 MNDOT GSID STATION #92400 (0282T)
ELEV=909.01 (NAVD88)

SCALE IN FEET
0 150 300

HILL INCORPORATED
2999 WEST C.R. 42, SUITE 100
BURNSVILLE, MN 55306
PHONE: 952-890-6044
jbender@mnhill.com
www.mnhill.com

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

PRELIMINARY

JOHN BENDER
Reg.No.__ 43358
Date: XX/XX/XXXX

PELTIER PONDS
LINO LAKES, MINNESOTA
PHASING PLAN - U&S
FOR
LENNAR
16355 36TH AVE N #100, PLYMOUTH, MN 55446

DRAWN BY
CTY

DATE
04/04/2025

REVISIONS

05/09/2025 CITY COMMENTS
05/21/2025 CITY RESUBMITTAL
07/18/2025 CITY RESUBMITTAL
11/03/2025 CITY RESUBMITTAL
02/09/2026 CITY RESUBMITTAL
03/10/2026 REV WETLAND BUFFER
04/02/2026 CITY RESUBMITTAL
05/11/2026 CITY RESUBMITTAL

CAD FILE
24205PHASING

PROJECT NO.
24205

C7.1

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PELTIER PONDS

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 14, T. 31, R. 22

KNOW ALL PERSONS BY THESE PRESENTS: That DRP GREENBOUGH 19, LLC, a Delaware limited liability company, owner of the following described property:

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

And

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

Has caused the same to be surveyed and platted as PELTIER PONDS and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created on this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 54 as shown on this plat.

In witness whereof said DRP GREENBOUGH 19, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

DRP GREENBOUGH 19, LLC

By: _____ the _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ ,

20_____ by _____ the _____ , of DRP GREENBOUGH 19, LLC, a Delaware limited liability company.

_____ (Signature)

_____ (Print Name)

_____ County, _____

My commission expires _____

I Marcus F. Hampton do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this_____ day of _____, 20_____

_____
Marcus F. Hampton, Licensed Land Surveyor, Minnesota License No. 47481

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of_____,

20_____ by Marcus F. Hampton, a Licensed Land Surveyor, Minnesota License No. 47481.

_____ (Signature)

_____ (Print Name)

_____ County, _____

My commission expires _____

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

This plat of PELTIER PONDS was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held the _____ day of_____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.
City Council, City of Lino Lakes, Minnesota

By: _____ _____
Mayor Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of_____, 20_____.

_____
David M. Zieglmeier, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20_____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of_____, 20_____.

By: _____ By: _____
Property Tax Administrator Deputy

COUNTY RECORDER/REGISTRAR OF TITLES, COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of PELTIER PONDS was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of_____, 20_____,
at _____ o'clock ____. M. and was duly recorded as Document Number _____.

By: _____ By: _____
County Recorder/Registrar of Titles Deputy

HILL INCORPORATED

PELTIER PONDS

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 14, T. 31, R. 22

WATERMARK 6TH ADD'N
HAMPTON ADDITION
WATERMARK 5TH ADDITION
WATERMARK 4TH ADDITION
WATERMARK WAY
WATERMARK 4TH ADDITION
OLD MILL ESTATES SECOND ADDITION
REHBEINS PELTIER VIEW

EAST 1/4 CORNER OF SEC. 14, T. 31, R. 22
SE CORNER OF SEC. 14, T. 31, R. 22

20TH AVENUE NORTH (CSAH NO. 54)

EAST LINE OF NE1/4 OF THE NE1/4 OF SEC. 14, T. 31, R. 22
EAST LINE OF SE1/4 OF THE NE1/4 OF SEC. 14, T. 31, R. 22
S00°22'33"E 2645.55

NORTH LINE OF NE1/4 OF THE NE1/4 OF SEC. 14, T. 31, R. 22
S89°30'15"E 1314.77
1221.76

SOUTH LINE OF NE1/4 OF THE NE1/4 OF SEC. 14, T. 31, R. 22
NORTH LINE OF SE1/4 OF THE NE1/4 OF SEC. 14, T. 31, R. 22

SE1/4 OF THE NE1/4 OF SEC. 14
NE1/4 OF THE NE1/4 OF SEC. 14

N89°38'52"W 1317.74
1257.73
SOUTH LINE OF SE1/4 OF THE NE1/4 OF SEC. 14, T. 31, R. 22

OUTLOT A
OUTLOT B
OUTLOT C
OUTLOT D
OUTLOT E
OUTLOT F
OUTLOT G

SEE DETAIL A
SEE DETAIL B

INSET A
SEE SHEET 3
OF 4 SHEETS

INSET B
SEE SHEET 3
OF 4 SHEETS

WATERMARK WAY

DRAINAGE & UTILITY EASEMENT PER DOC. NO. 2317274.001

ELECTRIC TRANSMISSION LINE EASEMENT PER DOC. NO. 256008

WEST LINE OF NE1/4 OF THE NE1/4 OF SEC. 14, T. 31, R. 22
S00°18'39"E 533.03
N00°18'39"W 2648.81
WEST LINE OF SE1/4 OF THE NE1/4 OF SEC. 14, T. 31, R. 22

BEARINGS ARE BASED ON THE EAST LINE OF THE NE 1/4 OF THE NE 1/4 OF SEC. 14, T. 31, R. 22 WHICH IS ASSUMED TO HAVE A BEARING OF S 00°22'33" E

- ● DENOTES FOUND OPEN 1/2 INCH IRON MONUMENT UNLESS OTHERWISE NOTED
- ○ DENOTES SET 1/2 INCH BY 14 INCH IRON MONUMENT WITH CAP MARKED L.S. NO. 47481 TO BE SET IN ACCORDANCE WITH MN STATE SATUTE 505.021, SUBD. 10.
- ◉ DENOTES FOUND ANOKA COUNTY CAST IRON MONUMENT
- —△— DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY

SCALE IN FEET
0 100 200

DETAIL A
1 INCH = 40 FEET

DETAIL B
1 INCH = 40 FEET

HILL INCORPORATED

PELTIER PONDS

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 14, T. 31, R. 22

INSET A

OUTLOT P
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT P

OUTLOT O
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT O

OUTLOT N
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT N

OUTLOT M
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT M

OUTLOT I
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT I

OUTLOT J
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT J

OUTLOT H
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT H

OUTLOT K
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT K

OUTLOT L
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT L

BEARINGS ARE BASED ON THE EAST LINE OF THE NE 1/4 OF THE NE 1/4 OF SEC. 14, T. 31, R. 22 WHICH IS ASSUMED TO HAVE A BEARING OF S 00°22'33" E

● DENOTES FOUND OPEN 1/2 INCH IRON MONUMENT UNLESS OTHERWISE NOTED

○ DENOTES SET 1/2 INCH BY 14 INCH IRON MONUMENT WITH CAP MARKED L.S. NO. 47481 TO BE SET IN ACCORDANCE WITH MN STATE SATUTE 505.021, SUBD. 10.

—Δ— DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY

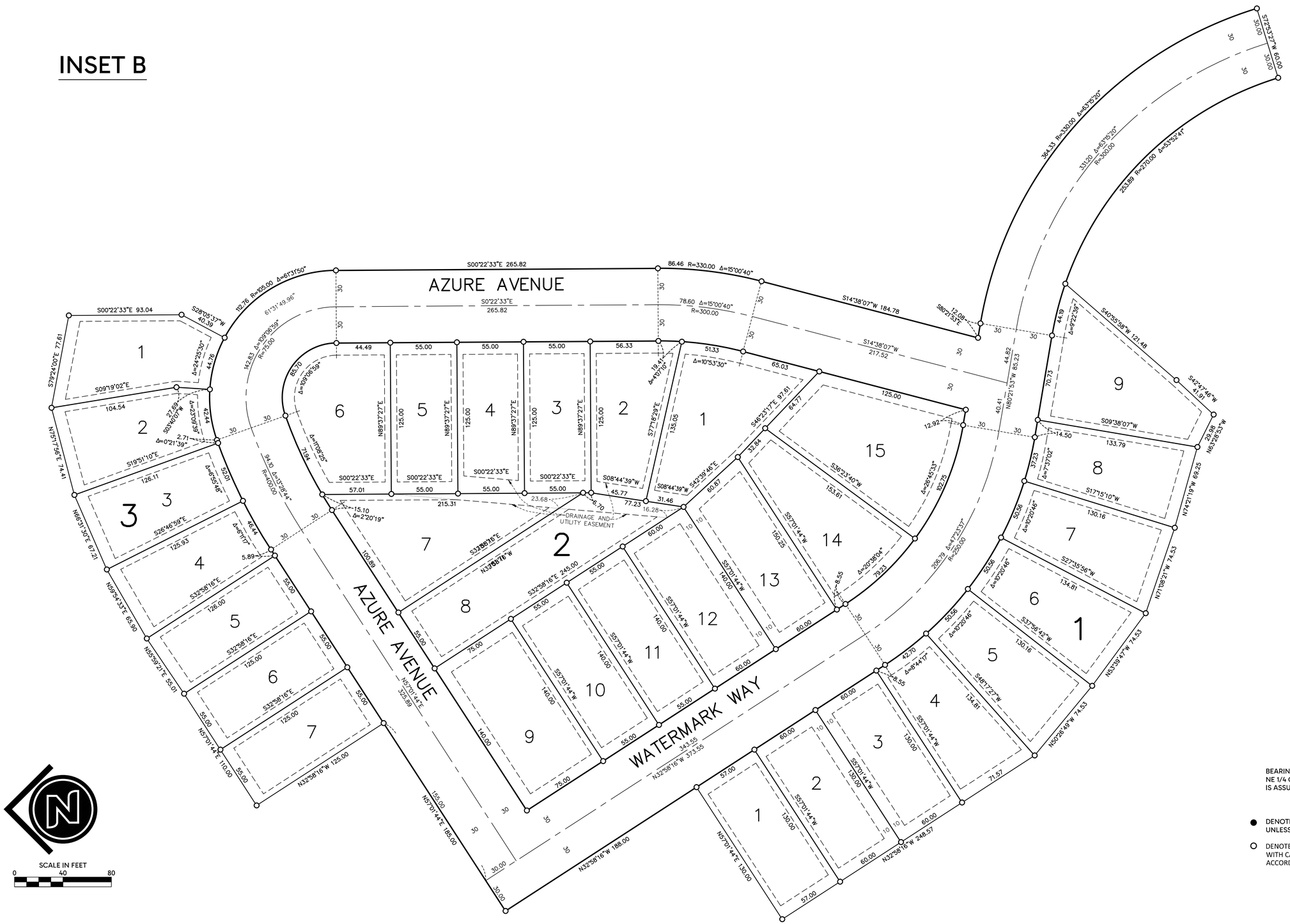
SCALE IN FEET
0 40 80

HILL INCORPORATED

PELTIER PONDS

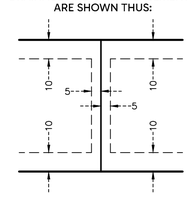
CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 14, T. 31, R. 22

INSET B



SCALE IN FEET
0 40 80

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS AND REAR LOT LINES, UNLESS OTHERWISE INDICATED ON THIS PLAT.

BEARINGS ARE BASED ON THE EAST LINE OF THE NE 1/4 OF THE NE 1/4 OF SEC. 14, T. 31, R. 22 WHICH IS ASSUMED TO HAVE A BEARING OF S 00°22'33" E

● DENOTES FOUND OPEN 1/2 INCH IRON MONUMENT UNLESS OTHERWISE NOTED

○ DENOTES SET 1/2 INCH BY 14 INCH IRON MONUMENT WITH CAP MARKED L.S. NO. 47481 TO BE SET IN ACCORDANCE WITH MN STATE SATUTE 505.021, SUBD. 10.

HILL INCORPORATED

Memorandum

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

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

Date: **June 3, 2026**

Re: **Peltier Ponds**
Preliminary Plat Review
027404-000

WSB's review of the Preliminary Plat for the Peltier Ponds development in Lino Lakes, MN, prepared by James R. Hill and received May 11, 2026. Our comments were made on the following documents:

- Preliminary Plat Plans prepared by Hil Incorporated, dated May 11, 2026.
- Traffic Impact Study prepared by Traffic Impact Group, updated December 12, 2025.
- Stormwater Management Plan prepared by Hil Incorporated, updated May 11, 2026.

The following review comments should be responded to in writing by the applicant. There are additional redline comments on the plan set that should be responded to as well. Not all redline comments are in the review memo.

WSB (11/6/2024) original comments in black
Hill (11/10/2025) responses in red.
WSB (12/3/2025) responses in blue.
WSB (1/7/2026) responses in green.
Hill (2/9/2026) responses in purple. See also responses to plan redlines.
WSB (2/17/2026) responses and new comments in orange.
WSB (4/17/2026) responses in maroon.
Hill (5/11/2026) responses in grey.
WSB (6/3/2026) responses and new comments in navy.

Engineering

- **General**

The Peltier Ponds development includes 125 acres between 20th Avenue (CSAH 54) and Peltier Lake, south of Rehbein Street. The preliminary plat proposes 246 units and associated infrastructure. An AUAR was prepared for this area in 2005 and the City is currently finishing the 2025 update.

- **Grading**

The Peltier Ponds Development includes site grading for the 246 units as well as extensions of Peltier Lake Drive, Gordon Avenue, Watermark Way and approximately six local streets that are yet to be named.

178 E 9TH STREET | SUITE 200 | SAINT PAUL, MN | 55101 | 651.286.8450 | WSBENG.COM

Comments:

1. See redline comments on plans
2. ~~Provide high points at all locations in the street and green spaces including between all lots~~
   ~~Hill (11/10/2025) Plans revised as recommended.~~
   ~~WSB (12/3/2025) Complete~~

3. ~~Keep swale a minimum of 5' within drainage and utility easement~~
   ~~Hill (11/10/2025) Plans revised as recommended.~~
   ~~WSB (12/3/2025) Most areas revised. Some areas remain.~~
   ~~Hill (2/9/2026) Revised utilities and easements as recommended.~~
   ~~WSB (2/17/2026) Complete~~

4. ~~Verify whether the berm on the north side of the development needs to be higher than the EOFs to prevent directing water to the north~~
   ~~Hill (11/10/2025) Berm height of 0.5' minimum is provided to direct drainage to proposed storm sewer inlets.~~
   ~~WSB (12/3/2025) Verify all water for 100-yr storm event is directed to Pond 6.~~
   ~~Hill (2/9/2026) Due to space constraints, berm height cannot be raised. To ensure the 100-year storm routes to Pond 6, the storm sewer has been sized for the 100-year event – see storm sewer design spreadsheet.~~
   ~~WSB (2/17/2026) Complete~~

5. All grading and construction in the Electric Transmission line utility easement to be approved by the utility provider
   a. Verify all revised clearances and cover around structures following proposed grading meet requirements
      Hill (11/10/2025) Coordination with GRE is ongoing, including potential pole relocation, if needed.
      WSB (12/3/2025) Continue coordination
      Hill (2/9/2026) Coordination is ongoing. GRE is currently designing poll replacement/relocation to accommodate the development.
      WSB (2/17/2026) Continue coordination
      Hill (5/11/2026) GRE is relocating a pole with a taller pole to provide adequate clearance, work is expected to be complete in May.
      WSB (6/3/2026) Continue coordination with site grading in the area

6. ~~Verify rear grade off the back of building pads to create a more usable back yard~~
   ~~Hill (11/10/2025) Plans revised as recommended.~~
   ~~WSB (12/3/2025) Complete~~

7. ~~Provide EOFs for all low points in the roadway and green spaces~~
   ~~Hill (11/10/2025) Plans revised as recommended.~~
   ~~WSB (12/3/2025) Complete~~

8. ~~All swale grades to meet minimum 2% slopes~~
   ~~Hill (11/10/2025) Plans revised as recommended.~~
   ~~WSB (12/3/2025) Complete~~

9. ~~WSB (12/3/2025) Flip driveways away from adjacent intersections where possible~~
   ~~Hill (2/9/2026) Revised as recommended.~~
   ~~WSB (2/17/2026) Complete~~

10. ~~WSB (12/3/2025) Keep proposed driveways out of side drainage and utility easements.~~
~~Hill (2/9/2026) Revised as recommended.~~
~~WSB (2/17/2026) Complete~~

- **Stormwater Management**

Stormwater management for the Peltier Ponds site consists of multiple sedimentation basins and irrigation reuse to provide treatment. Additional stormwater management requirements are set beyond standard City and RCWD rules based on the site's location within the Northeast Drainage Area Comprehensive Stormwater Management Plan (CSMP). ~~Based on City interpretation of the CSMP, it appears the design is generally compliant with these requirements, though additional information is requested.~~ Upon review of the CSMP with RCWD, site design requires further refinement to meet those requirements. The 0.1 cfs/acre requirement must be met for all discharge points on the site since all flows ultimately route to Peltier Lake. Existing and proposed discharge rates are summarized below.

Pre- and Post- Development Discharge Rates (cfs)				
Condition	**2-Year**	**10-Year**	**100-Year**	**10-Day Snowmelt**
Existing - Peltier	24.29	51.03	116.82	N/A
Proposed - Peltier	13.93	26.82	57.01	N/A
Existing - South	9.71	20.08	44.23	N/A
Proposed - South	3.60	10.86	28.38	N/A
Existing - North	3.37	7.33	12.88	N/A
Proposed - North	1.52	3.88	9.64	N/A

Comments:

1. ~~This development falls within the CSMP area and as such is beholden to additional rate control and volume reduction requirements. These volume reductions are demonstrated for flows to/through Wetland 4. As the CSMP is intended to limit flooding concerns on Peltier Lake and the entire site drains there, all peak outflows must be limited to 0.1 cfs/acre. With the total site size of 125 acres, the maximum total outflow in the 100-year event is 12.5 cfs.~~
~~Hill (11/10/2025) RCWD, Hill and City Staff have coordinated as requested.~~
~~WSB (12/3/2025) Noted. More detailed comments below outline additional efforts that can be made to control flows per the CSMP.~~
~~Hill (5/11/2026) Meetings with the City Engineer and WSB arrived at a mutually agreed solution which is detailed below.~~

2. Stormwater flows must route to the trunk system passing through the site.

a. A sluice gate must be added at the manifold structure (101) of the trunk system for CSMP operations.

WSB (12/3/2025) Design must be included in future submittals.
Hill (2/9/2026) A proposed manhole with a sluice gate upstream of the manifold has been added to the plans. The City-provided detail of the sluice gate has been added to the plans, also.
WSB (2/17/2026) Noted, structure diameter will need to be specified with final design.
Hill (5/11/2026) The sluice gate manhole will be 8' x 8' square to accommodate the 60" sluice gate. Detail has been added to the final construction plan sheet C5.5.
WSB (6/3/2026) Applicant to confirm design strength of proposed manhole with concrete structure designer. Assuming the lowest upstream spill crest of existing riser 102 at 897.31, the resulting force on the sluice gate would be approximately 12,600 lbs. This force increases significantly if the maximum head on the sluice gate is assumed to be based on the Pond 2 snowmelt HWL of 904.9. Either way, this structure will be exposed to a high amount of force during gate closed conditions and design must properly account for it.

3. ~~Modeling should include a "gate closed" condition where no outflows occur to Peltier Lake during flood stages. 100-year event HWLs must be analyzed in this condition as controlling elevations for freeboard to proposed structures.~~
~~WSB (12/3/2025) Remains an open comment, snowmelt modeling does not include "gate closed" condition with no outflows. This should be included as a standalone model.~~
~~Hill (2/9/2026) A 'gate closed' condition has been added to the model as recommended.~~
~~WSB (2/17/2026) Complete.~~

4. ~~An additional requirement for development within the CSMP is provision of more detailed water quality/reuse calculations. Please provide existing and proposed TP/TSS loading calculations for the proposed BMPs, including stormwater reuse. Additionally, please request a copy of the Reuse Design Worksheet from RCWD to quantify potential reuse volumes.~~
~~Hill (11/10/2025) Requested data are included with the enclosed stormwater management report.~~
~~WSB (12/3/2025) Reported values are P8 inputs, not outputs. For ease of review, Hill (2/9/2026) please include native P8 model files with future submittals.~~
~~Hill (2/9/2026) Updated p8 models provided as requested.~~
~~WSB (2/17/2026) Complete.~~

5. ~~Confirm ACD 72 flow capacity allowances with RCWD.~~
~~WSB (12/3/2025) Remains an open comment.~~
~~Hill (2/9/2026) Volume draining to ACD 72 is being reduced in the proposed condition.~~
~~WSB (2/17/2026) Complete.~~

6. ~~Provide profile plans of proposed storm sewer, including utility crossings, for more detailed review and comment.~~
~~Hill (11/10/2025) Profiles will be provided with final plans.~~
~~WSB (12/3/2025) Noted, remains an open comment.~~
~~Hill (5/11/2026) Plan and profiles are included with the 1st Addition utilities included with this submittal.~~

7. Provide calculations demonstrating spread at the catchbasins is 10' or less for the 3-year storm event.
   Hill (11/10/2025) Spread calculations will be provided with final plans.
   WSB (12/3/2025) Noted, remains an open comment.
   Hill (5/11/2026) Spread calculations included with this submittal.

8. Rational method pipe capacity calculations must be provided showing storm sewer is sized to convey the 10-year storm event and flow velocities are minimum 3 ft/s.
   Hill (11/10/2025) Included with this submittal as requested.
   WSB (12/3/2025) Capacities are demonstrated sufficient. Recommend reducing slope on pipe between STM-122 and STM-121, velocities over 10 ft/sec may cause scouring long-term.
   Hill (2/9/2026) Good recommendation. During final design, slopes will be adjusted to minimize scouring risk.
   WSB (2/17/2026) Noted, remains an open comment for final design.
   Hill (5/11/2026) Storm sewer calcs included with this submittal confirm velocities are under 10 fps and more than 3 fps.

9. Confirm constructability of connecting proposed storm outlets into the existing trunkline risers.
   Hill (11/10/2025) Connection design will be included with the final design.
   WSB (12/3/2025) Noted, remains an open comment.
   Hill (5/11/2026) Storm sewer calcs included with this submittal confirm velocities are under 10 fps and more than 3 fps.

10. As the proposed ACD 72 ditch realignment will no longer need to provide subsurface drainage, nonperforated pipe can be specified in order to reduce loading to the tile.
    Hill (11/10/2025) ACD 72 is no longer required; the draintile will be abandoned in-place and/or removed.

11. Pending anticipated development, flows from area 41X/S can be eliminated as proposed drainage on that site is planned to route to the southeast rather than the west.

12. Impervious area calculations should be based on actual site impervious, not the percentages in HydroCAD land use types.
    Hill (11/10/2025) Revised as recommended.
    a. Confirm the source of the 1,398,711 square feet of impervious in the SWMP.

13. Pond areas 2.5a and b should each be sized for NURP dead storage volumes separately according to their tributary areas. Pond flows only combine through Wetland 10 so undersized dead storage may contribute pollutant loading to the wetland.
    Hill (11/10/2025) Each dead storage cell has been sized for its receiving area. Pond 3, which is down stream of Pond 4, has dead storage to accommodate the drainage area to both Ponds 3 & 4.

14. Please include node summary sheets on future HydroCAD reports so total modeled areas can be confirmed in existing and proposed conditions.
    Hill (11/10/2025) Included in the report appendix as requested.

15. ~~The 4.1X and 4X existing conditions HydroCAD subcatchment areas do not match the drainage area map.~~

16. ~~The culvert modeled as 2XP/2P is a 21" CMP, not 18" RCP.~~
    ~~Hill (11/10/2025) Revised as recommended.~~
    ~~WSB (12/3/2025) The 21" pipe is modeled with an 18" orifice. Please clarify if this is an existing feature or intended to be constructed.~~
    ~~Hill (2/9/2026) Orifice is the existing inlet hole in the structure. Report has been modified to make this more explicit.~~
    ~~WSB (2/17/2026) Complete.~~

17. ~~The outlet for 41XP/41P should be modeled with a pipe outlet, not just an orifice.~~
    ~~Hill (11/10/2025) N/A.~~

18. ~~BMP outlet slopes should match between HydroCAD modeling and utility plans (ignoring backsloped skimmer pipes).~~
    ~~Hill (11/10/2025) Revised as recommended.~~

19. ~~Based on the modeled results, culvert 2P will overtop Peltier Lake Dr in all storm events. Potential pipe replacement should be explored to minimize road overtopping.~~
    ~~Hill (11/10/2025) The road overtops in the existing condition. The proposed condition improves the situation by reducing the flooding frequency.~~
    ~~WSB (12/3/2025) Dual culverts are still recommended to further reduce overtopping.~~
    ~~Hill (2/9/2026) No modifications to direct discharge points to Lake Peltier are proposed.~~
    ~~WSB (2/17/2026) Noted.~~

20. ~~What is the purpose of the southern node of Pond 2.6? If it is proposed to be excavated for additional onsite fill, please label it separately as a lake to be consistent with other developments in the City.~~
    ~~Hill (11/10/2025) The deep pond cells are excluded from the dead storage calculations. Upstream NURP dead storage provide the required water quality.~~

21. ~~What is the purpose of the eastern node of Pond 4.1? If it is proposed to be excavated for additional onsite fill, please label it separately as a lake to be consistent with other developments in the City.~~
    ~~Hill (11/10/2025) The deep pond cells are excluded from the dead storage calculations. Upstream NURP dead storage provide the required water quality.~~

22. ~~All proposed pond overflows need riprap stabilization.~~
    ~~Hill (11/10/2025) Will be detailed/included with final plans.~~
    ~~WSB (12/3/2025) Noted, remains an open comment.~~
    ~~Hill (5/11/2026) Rip rap overflows added to erosion control sheets of the Final Grading Plan along with the overflow detail.~~

23. ~~Erosion control blankets are needed on all slopes 4:1 and steeper, including pond slopes above the OLE.~~
    ~~Hill (11/10/2025) Blanket is proposed on all slopes steeper than 4:1. If blanket is required on 4:1 slopes, it will be included with the final plans.~~
    ~~WSB (12/3/2025) It is not clear based on the hatching of the erosion control sheets if pond slopes will get erosion control blankets or just wet ditch seeding. Additionally, erosion control blankets will be needed for the proposed steep slopes west of the intersection of Streets G and H.~~

Hill (2/9/2026) Pond slopes above the NWL are 4:1 and are not proposed to be blanketed. Blanket to the G & H intersection has been added as recommended.
WSB (2/17/2026) Erosion control blankets should be added on 4:1 slopes around the pond slopes to reduce sediment loading during construction.
WSB (4/17/2026) Remains an open comment.
Hill (5/11/2026) Blanket added as recommended.

24. Review tree planting against storm sewer plans to minimize overlap and reduce potential root intrusion on storm sewer. For example, trees near the pipe between CBMH-407 – STMH-406 and CBMH-251 – FES-250 should be shifted farther from the pipe alignment.
Hill (11/10/2025) Landscape plan has been revised to the new site plan and utility layout as recommended.

25. Tree plantings should be removed from the 60" trunkline easement boundary to avoid potential future maintenance concerns.
Hill (11/10/2025) Revised as recommended.

26. WSB (12/3/2025) Pond 6 should have a 10' bench, at least on the side nearest homes for safety.
Hill (2/9/2026) The safety benches have been denoted with hatching for clarity.
WSB (2/17/2026) Complete.

27. WSB (12/3/2025) Drainage Area 2.1S should be routed to the trunk storm sewer and included in the gate closed HWL analysis to maximize area included in the CSMP system. A grate inlet at STM-103 may allow storage to be shared with Pond 1 for additional flexibility. Runoff from 20S can be routed around using a ditch into the dual culvert crossing of Street G.
Hill (2/9/2026) As discussed with the Watershed and City Staff, a dry pond depression has been added to the plans in the proposed park area to increase the live storage, the outlet of which is routed to the 60" trunk storm. As much as feasible, without impacting wetlands, drainage will be routed to Pond 1 and/or the dry pond. The runoff from 20S naturally routes to the existing Wetland 19 and the dual culverts.
WSB (2/17/2026) The City requires that the park area be usable space. The current design uses the park as a standalone pond which was not the intent of the City considering allowing the park area to help address CSMP requirements. The park should have positive drainage to Pond 1 to ensure it usable while providing additional flood storage for Pond 1.. Applicant to reduce rate control and address RCWD comments. Applicant to address grading impacts on hydrology to wetlands 18 and 19.
Hill (5/11/2026) Storm sewer capturing the park area drainage has been revised to have positive drainage to Pond 1 as recommended. The low area of the park is modeled in HyrdoCAD to confirm the low area does not overtop the EOF in the 100-year event and therefore all design storms are routed to Pond 1. The drainage area to wetland 18 is primarily off-site to the south and unaffected by the proposed development. The on-site drainage to Wetland 19 routes through the existing dry channel and bypasses most of Wetland 19, therefore most of the hydrology feeding Wetland 19 is from off-site to the south, also, and unaffected. Note: Wetlands 18 & 19 merge as one larger wetland on the property to the south.

28. WSB (12/3/2025) Wetland 4 outlet should be rerouted south into Pond 1 and included in the gate closed HWL analysis to maximize area included in the CSMP

system. Connecting into STM-136 appears feasible with some minor adjustments to storm sewer inverts. The overflow to the north can remain as-is.
Hill (2/9/2026) Wetland 4 is proposed to continue its existing routing of draining to the north. Total runoff volume to the north is reduced for all design events.
WSB (2/17/2026) Noted.

29. WSB (12/3/2025) How will Wetland 14 culverts work? The 1' pipe is only 0.6' below the trail elevation. Will the trail be paved or otherwise stabilized at overflow to prevent erosion?
Hill (2/9/2026) Details of the turf trail will be finalized with the construction plans. The likely solution will be raising the trail grade in the immediate area of the culverts with gravel for stability. Alternatively, well-draining rock trenches could be utilized in lieu of culverts.
WSB (2/17/2026) Noted, comment will be revisited in final design.
Hill (5/11/2026) Minimal grading to hump the trail over the culvert is proposed at both culvert locations. The trail in these locations will be stabilized with Class 5 aggregate as shown on the final utility and street construction plans.

30. WSB (12/3/2025) The outlet pipe for Pond 1 should be set at 887 or lower to ensure it can still function as a skimmer when the pond is drawn down to 889 for irrigation reuse.
Hill (2/9/2026) Revised as recommended.
WSB (2/17/2026) Complete.

31. WSB (12/3/2025) The outlet grate for Wetland 5 should be modeled at 900.5 to match the OLE stated on the plans.
Hill (2/9/2026) Outlet is modeled as a horizontal orifice at 900.8 as recommended. The grading plan has been updated to match.
WSB (2/17/2026) Complete.

32. WSB (12/3/2025) Provide vertical separation between STM-302 to STM-301 pipe and sanitary sewer below it.
Hill (2/9/2026) Sanitary revised to improve vertical separation.
WSB (2/17/2026) Complete.

33. WSB (12/3/2025) Recommend routing STM-101 to STM-121 to consolidate pond outfalls, if feasible.
Hill (2/9/2026) When utilities are finalized with construction plans, STM-122 will be routed between Lots 4 & 5, Block 7 to connect to STM-101.
WSB (2/17/2026) Noted, remains an open comment for final design.
Hill (5/11/2026) storm sewer rerouted as described above and shown on the Final Grading Plan. Detail of this storm sewer will be included with the corresponding addition.

34. WSB (1/7/2026) Further design efforts must be made to reduce site footprint flowing to Peltier Lake without rate control.
    a. Drainage area 1.2S and the north end of 1.1S could be routed back into storm sewer leading to Pond 1P. Alternatively or in combination, storage volume could be graded east of the trail with a restricted culvert inlet to reduce flow rates to the lake.
    b. Drainage area 2S and the south end of 1.1S could see rate control with a large graded swale east of the current roadway for additional storage with a restricted culvert inlet. In conjunction with the routing of 2.1S above in

~~Comment 27, this should reduce the modeled 61.6 cfs currently leaving Pond 2aP.~~
~~Hill (2/9/2026) The rate control benefit is negligible since the time of concentration for the small areas near the lake are significantly smaller than the drainage area at large. Additionally, the storage available is negligible. When the land to the south develops, the pass-through drainage rate will be significantly reduced.~~
~~WSB (2/17/2026) While the interim rate control benefit may not be significant, once the southern land develops and restricts rates to 0.1 cfs/acre, these uncontrolled flows will still be well in excess of the 0.1 cfs/acre allowable rate per Peltier Ponds onsite area. When neglecting flows upstream of the Wetland 19 crossing, the drainage areas discussed contribute over 45 cfs in the 100-yr event. Some form of rate control must be provided for drainage areas 1.2S and 2S, plus as much of 1.1S that can be routed to this rate control. This may be ditch storage with a restrictor plate or potentially with underground storage if it's infeasible to chase grade up the slope. Web Soil Survey indicates a potential HSG B strip along the shore of Lake Peltier, opening the option for rate/volume control via infiltration.~~
~~WSB (4/17/2026) While flows have not been fully managed, rate control appears to be provided to the maximum reasonable extent. No further design iteration is needed.~~
~~Hill (5/11/2026) Several meetings between Hill, the City Engineer and WSB were held recently culminating in the March 23, 2026 meeting when a solution was agreed upon: A small depression capturing subcatchment 1.2S was added to the rear of the lot southwest of the intersection of Royal Drive & Sage Street. No modifications were made to subcatchment 2S due to concerns with impacts to trees in the proposed park area.~~

35. WSB (2/17/2026) Final plat submittal to include Stormwater Reuse plan view layout and pump location.
    a. Reuse agreement to be submitted. City to provide template.

    Hill (5/11/2026) Coordination is on-going between Lennar and the City on this topic.
    WSB (6/3/2026) Noted.

- **Water Supply**

The City's water supply system well firm capacity should meet or exceed its maximum day demand. This criteria is currently constrained by poor water quality in some wells, the White Bear Lake court orders and ongoing litigation, and annual variability in water use due to drought and other factors. The City's existing firm capacity (excluding Well No. 2 due to poor water quality) is 4.38 million gallons per day (MGD). The City's maximum day demand from 2015 to 2024 was 3.87 MGD. Near-term development within the City is projected to increase the maximum day demand by 0.42 MGD, bringing it to 4.29 MGD. The City is actively pursuing Well No. 7 to increase firm capacity, but it will likely not be in service until the fall of 2026. Based on the wide annual variability in maximum day demand and its susceptibility to drought conditions, the City will continue to monitor water demands and reserves the right to impose water restrictions and to reevaluate water supply capacity prior to Peltier Phases 3 and 4.

The City has begun conversations with the Minnesota Department of Natural Resources (DNR) about permitting Well No. 7 and is awaiting confirmation whether it can be constructed at this time given the ongoing White Bear Lake litigation.

Applicant to verify water pressure is adequate for all locations within the development. The watermain will need to be looped through the site and will need to include a 12-inch diameter trunk watermain stubbed to the north as identified in the Comprehensive Plan. All proposed units are required to be on the municipal water supply.

Based on the Estimated Daily Water Demand, which are reasonably conservative, the Peltier Ponds Development will increase the system's average day demand by about 71,775 gallons per day (gpd).

As shown on the Utility Plans, the existing 12" DIP trunk main on Watermark Way will be extended west through the development to its northern boundary similar to what is shown in the City's 2040 Comprehensive Plan. A 12" stub will be extended to the north towards Rehbein's Peltier View. There will need to be a connection to the 12" watermain stub on the west side of 20th Avenue at Rehbein Street and Rainy Lane. Otherwise, the development will include a water system with predominately 8- inch diameter PVC C900 water main with 1-inch Type K copper services being extended to each lot. Water supply will need to be evaluated in conjunction with current pending DNR water appropriation approvals. Additional water stubs will be extended to the south.

The south portion of the development is in the City's Drinking Water Supply Management Area (DWSMA) and would be subject to those requirements. Residential land use is consistent with the DWSMA vulnerability.

Comments:

1. ~~Avoid utility crossings where possible~~
    a. ~~Keep watermain on west side along Gordon Ave/Street B~~
    ~~Hill (11/10/2025) Revised as recommended.~~
    ~~WSB (12/3/2025) Complete~~

2. ~~Provide utility profiles with final plat~~
    a. All utilities outside the right of way require an easement that meets a 1:1 slope with the utility invert (minimum 20')
    Hill (11/10/2025) Revised as recommended.
    WSB (12/3/2025) Additional areas are in conflict - to be further reviewed with profile submittals

    b. ~~Show all utility crossings in profiles~~
    ~~Hill (11/10/2025) Profiles will be provided with the final plans.~~
    ~~WSB (12/3/2025) Complete – to be further reviewed with profile submittals~~
        i. ~~Maintain minimum 18" separation~~
        ii. ~~Insulate when separation between storm sewer and water is less than 36"~~

    c. ~~Identify conflicts between water, sanitary, and storm sewer mains and services~~
    ~~WSB (12/3/2025) Complete – to be further reviewed with profile submittals~~

3. ~~Locate hydrants and alter watermain such that hydrants are located at all water system highpoints~~
    ~~Hill (11/10/2025) High point hydrant locations will be provided/confirmed with final plan/profiles.~~

~~WSB (12/3/2025) Complete – to be further reviewed with profile submittals~~

~~a. Maintain minimum watermain cover~~
~~b. Maintain hydrant coverage~~

4. ~~Provide utility services per City details~~
   ~~Hill (11/10/2025) Services have been added to the plans. Service data will be included with the final plan.~~
   ~~WSB (12/3/2025) Complete~~

5. ~~Provide additional gate valves shown on plans~~
   ~~Hill (11/10/2025) Gate valve locations will be finalized with the final plans.~~
   ~~WSB (12/3/2025) to be completed with final plans. Discussions needed regarding townhome area and level of isolation needed~~

6. ~~Provide temp hydrant/air relief/flushing, etc. on all watermain stubs~~
   ~~Hill (11/10/2025) Will be included with the final plans.~~
   ~~WSB (12/3/2025) to be completed with final plans~~

7. ~~Keep watermain and sanitary sewer within the roadway~~
   ~~Hill (11/10/2025) Revised as recommended.~~
   ~~WSB (12/3/2025) Complete~~

- **Sanitary Sewer**

As shown in the Lift Station Service Area Exhibit, sanitary sewer collection for the Peltier Ponds Development will be extended from the existing 10- inch diameter poly-vinyl chloride (PVC) trunk main on Watermark Way. The 10-inch diameter trunk main can be downsized to 8-inch at the intersection with the townhome mains as noted on the Lift Station Service Area Exhibit to assist with flushing velocities.

A portion of the Development will be served by a lift station as shown in the City's 2040 Comprehensive Plan, which will be oversized to accommodate the remaining sanitary sewer district 3H. Oversizing costs for the lift station will be credited by the City. The site will otherwise be served by 8-inch diameter main along with 4-inch Schedule 40 PVC service pipe to each lot. Additional sanitary sewer stubs will be extended to the north and south.

Comments:

1. Further discussion will be had within Public Works whether the eastern portion of the Olson parcel to the south would be served with gravity by increasing the depth of the 8-inch main at the Peltier Ponds southern townhomes by approximately ten feet or whether it would be served by the lift station
2. WSB (2/17/2026) Lift Station design is to be submitted with Final Const plans and shall use the City's Standard Lift Station Spec's as a basis.
   Hill (5/11/2026) Lift station is in a future addition and will be designed and specified with those corresponding plans.
   WSB (6/3/2026) Lift Station design is to be submitted with Final Const plans for future addition and shall use the City's Standard Lift Station Spec's as a basis.

- **Transportation**

The Peltier Ponds development will have a primary access from Watermark Way. There will be 8 local public streets (Streets A-H) added and extended as well as several private drives for the townhomes. All public streets are proposed to be 32' back-to-back with a 60' right of way. Final street naming will need to occur with the final plat. We have requested the additional traffic information below and cannot determine whether the current preliminary plat meets City requirements until reviewing that information.

The traffic study has been reviewed and a full study with comments will be provided. Main comments include:

- ~~Figure 1 shows incorrect site plan~~
- ~~In Figures 4, 7, and 8: Trips are missing from the Watermark Way access. Review Watermark Traffic Study and include all trips from the 2025 Build scenario at the Watermark Way and 20th Avenue intersection. Revise analysis based on updated trips.~~
- ~~Add trips for the Peltier ghost plat to 2040 Build scenario~~
- ~~Include existing (actual or estimated) and future projected ADT for 20th Ave, Watermark Way (west and east leg), Rehbein Street (west and east leg), and Peltier Lake Drive.~~
- ~~Adjust access trip distribution, 75%-85% of trips are likely to use Watermark access based on site layout.~~
- ~~Trip calculations do not match ITE rates~~
- ~~Advancing and opposing volumes for right/left-turn lane analysis used incorrect volumes (and a future 2040 analysis should be completed)~~
- ~~2026 and 2040 No-Build analysis is missing, this should be included to compare with the Build analysis.~~
- ~~Revise analysis based on updated AM/PM peak hour volumes~~
- ~~Revise recommendation section if improvements are needed~~

- ~~Hill (11/10/2025) Traffic study comments were addressed with the 8/20/25 updated traffic report. The traffic report is being updated to the current unit count and will analyze a standard turn lane intersection and a roundabout intersection with CR 54. The report will be provided on or before 11/10/25.~~
- ~~WSB (12/3/2025) The study was revised to incorporate previous comments. New comments include:~~
  - ~~How was the existing ADT (310) on Watermark Way calculated? The 2026 No-Build shows almost 400 trips just from the AM and PM peak hours~~
  - ~~Figure 3 is missing (duplicate Figure 4s are shown)~~
  - ~~Provide analysis tables for a roundabout (2026 and 2040) at 20th Ave & Watermark Way. Confirm the roundabout improvement meets the City LOS requirements, as the turn lanes and TWSC does not meet the LOS requirements. Hill (2/9/2026) Traffic report comments were addressed with the 12/12/25 report update. The report is included with this electronic submittal for convenience. WSB (2/17/2026) Completed~~

- ~~Temporary turnarounds are needed at the ends of Streets B and H~~
  - ~~Temporary turnarounds should include Type 3 barricades with future thru street signs~~
  - ~~Hill (2/9/2026) Revised as recommended.~~
  - ~~WSB (2/17/2026) Complete.~~

- ~~WSB (2/17/2026) Curb and gutter to be extended beyond the sidewalk / trail and a drainage feature added to mitigate the concentrated flow on the west end of Street E~~
  - ~~. A flume and small basin would be an option.~~

  ~~Hill (5/11/2026) Curb was extended beyond CBs which will capture water and direct it to a small depression in the lot south of the CBs as described above.~~
  ~~WSB (6/3/2026) Complete~~

- ~~WSB (2/17/2026) Applicant to provide roundabout final design for the intersection with 20th Avenue/CSAH No. 54 and Street A.~~

  ~~Hill (5/11/2026) Stantec is designing the roundabout. When design information as available, the Peltier Ponds 1st Addition Utility and Street Plans will be updated to match into the new design.~~
  ~~WSB (6/3/2026) Roundabout final design to be reviewed with 1st Addition plans~~

Trails and sidewalks

Trails are proposed extending from Peltier Lake in the southwest corner to the northeast corner of the development near the multifamily units as well as generally along the existing trunk storm sewer line from CSAH 54 to the center of the development.

Sidewalks are shown along one side of almost all of the public streets on the preliminary plat, except for Street A, which has sidewalks on both sides from CSAH 54/20th Avenue west to Street B. With future review of the additional requested traffic information, sidewalk may be required on both sides of a larger portion of Street A.

The abandoned segment of Peltier Lake Drive along the lake will need to be converted to a City Trail. A City trail will need to be installed along the west side of CSAH 54 from Rehbein Street to Watermark Way. Additional trail and sidewalk segments may need to be included throughout the site at the direction of the City Planner.

Comments:

1. ~~WSB (1/7/2026) The entire existing road segment of Peltier Lake Drive along the lake from Street E to Street G will need to be converted to a City Trail.~~
   ~~Hill (2/9/2026) Revised as recommended. The portion of the trail in the City park will be constructed by the City when the park is improved.~~
   ~~WSB (2/17/2026) Completed~~

- **Wetlands and Environment**

The project indicates that there are approximately 15.58 acres of wetland. A wetland replacement plan based on the impacts will need to be submitted, reviewed, and approved through RCWD and the City. A WCA application has been submitted on April 18, 2025.

The site is located in the Wetland Management Corridor (WMC). Wetland buffers meeting minimum and average requirements will be required around all wetland areas following construction. Any disturbed buffer areas should be seeded with a seed mix containing native, non-invasive, species.

Review of the DNR's Natural Heritage Information System database indicates the potential presence of several protected species within and near the project area, including protected

plant species. The applicant should coordinate with the DNR on the need for additional studies or surveys.

~~The applicant will need to conduct a Cultural Resource Assessment of the development site through SHPO.~~
~~Hill (11/10/2025) The assessment has been completed and submitted to the City.~~
~~WSB (12/3/2025) Under review.~~
~~Hill (5/11/2026) Cultural and archaeological study was conducted and monitoring of areas of concern will occur during excavation activities in accordance with the Archaeological Monitoring and Discovery Plan, Peltier Ponds Development Project, Lino Lakes, Anoka County, Minnesota dated April 7, 2026 prepared by Nienow Cultural Consultants, LLC.~~
~~WSB (6/3/2026) Complete~~

- **Landscaping**

A Landscape Plan for the Peltier Ponds development has been submitted and will be reviewed by staff and the City's Environmental Coordinator. The Environmental Coordinator will provide separate comments.

- **Floodplain**

~~The southern portion of the Peltier Ponds development appears to be in FEMA Zone A and RCWD floodplain, outlines for both areas should be shown on the plans. Please confirm that any fill for the proposed pond berm and trail work does not exceed the 100 cubic yard threshold per RCWD Rule E or 1,000 cubic yard threshold per City Ordinance 1103.06.~~
~~Hill (11/10/2025) See appendix of Stormwater Management Plan for the flood plain fill and mitigation calculations.~~

- **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 western 60' feet of CSAH 54 should be dedicated as right of way to Anoka County with it extending out to 75' in areas for future roundabout transitions.

Comments:

1. ~~Please confirm easement intentions/needs with RCWD for the abandonment/realignment of ACD 72 through the northeast corner of the site. Will a separate easement to RCWD be provided there?~~
   ~~Hill (11/10/2025) ACD 72 will be removed.~~

2. ~~The pipe run from CBMH-105 to CBMH-103 seems to exceed 10' in depth so the easement corridor overtop must be increased from 20' to at least double the width of pipe depth for a 1:1 trench footprint.~~
   ~~Hill (11/10/2025) Storm sewer has been reconfigured, including the corresponding easements, as recommended.~~

3. ~~All utilities outside the right of way require an easement that meets a 1:1 slope with the utility invert (minimum 20')~~

Hill (11/10/2025) Utilities have been reconfigured, including the corresponding easements, as recommended.
WSB (12/3/2025) Some utilities require additional easement
WSB (2/17/2026) Complete - Additional verification of easement sizes to occur with review of future storm sewer profiles

4. All grading and construction in the Electric Transmission line utility easement to be approved by the utility provider
Hill (11/10/2025) Coordination with GRE is ongoing, including potential pole relocation, if needed.
WSB (12/3/2025) Complete - Continue coordination

5. WSB (12/3/2025) STM-524 to STM-523 pipe alignment overlaps with the property limits for Lot 4 of Block 24. This alignment needs to shift east to provide sufficient setback to property limits.
Hill (2/9/2026) Storm sewer has been reconfigured to improve separation. Easements have been revised where necessary.
WSB (2/17/2026) Complete

6. WSB (12/3/2025) STM-535 structure is adjacent to the property limits for Lot 4/5 of Block 27. This structure needs to shift east to provide sufficient setback to property limits.
Hill (2/9/2026) Storm sewer has been reconfigured to improve separation. Easements have been revised where necessary.
WSB (2/17/2026) Complete

7. WSB (12/3/2025) OCS-3 to EX-107 pipe alignment is ~11' deep at the SE corner of Lot 3 of Block 14, however there is only ~6' of distance to the D&U line of the lot. The alignment or D&U limits must shift to allow sufficient separation.
Hill (2/9/2026) Storm sewer has been reconfigured to improve separation.
WSB (2/17/2026) Complete

- **Development Agreement**

A development agreement will be required with the final plat.

- **Grading Agreement**

A grading agreement is not required at this time.

- **Stormwater Maintenance Agreement**

The stormwater maintenance for public facilities in the Peltier Ponds 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 Grading
3. Minnesota Pollution Control Agency Sanitary Sewer Extension Permit
4. Minnesota Department of Health
5. Rice Creek Watershed District Permit

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

Memorandum

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

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

Date: **June 3, 2026**

Re: **Peltier Ponds 1st Addition**
Final Plat & Construction Plan Review
036456-000

WSB's review of the Final Plat & Construction Documents for the Peltier Ponds 1st Addition development in Lino Lakes, MN, prepared by James R. Hill and received May 11, 2026. Our comments were made on the following documents:

- Final Plat & Construction Plans prepared by Hil Incorporated, dated May 11, 2026.
- Final Grading Plans prepared by Hil Incorporated, dated May 11, 2026.

The following review comments should be responded to in writing by the applicant. Comments are focused on the 1st Addition, though they may have been carried over from the Preliminary Plat review. There are additional redline comments on the plan set that should be responded to as well. Not all redline comments are in the review memo.

Engineering

- **Grading**

The Peltier Ponds 1st Addition is part of the Phase 1 grading and includes site grading for Watermark Way, Azure Avenue, and approximately 10 private street segments (Sky Street, Cobalt Court, Green Way, Indigo Avenue, Lavender Lane, Aqua Place, Blue Way, Evergreen Place, Fern Court, and Hunter Court.

Comments:

1. See redline comments on plans
2. Improve grading on common rear drainage swales for Block 2 by increasing slopes (3.5-4%) and/or providing additional inlet structures

- **Stormwater Management**

Stormwater management for the Peltier Ponds site consists of multiple sedimentation basins and irrigation reuse to provide treatment. Additional stormwater management requirements are set beyond standard City and RCWD rules based on the site's location within the Northeast Drainage Area Comprehensive Stormwater Management Plan (CSMP). Upon review of the CSMP with RCWD, site design requires further refinement to meet those requirements. The 0.1 cfs/acre requirement must be met for all discharge points on the site since all flows ultimately route to Peltier Lake. Existing and proposed discharge rates are summarized below.

178 E 9TH STREET | SUITE 200 | SAINT PAUL, MN | 55101 | 651.286.8450 | WSBENG.COM

Pre- and Post- Development Discharge Rates (cfs)				
Condition	**2-Year**	**10-Year**	**100-Year**	**10-Day Snowmelt**
Existing - Peltier	24.29	51.03	116.82	N/A
Proposed - Peltier	13.93	26.82	57.01	N/A
Existing - South	9.71	20.08	44.23	N/A
Proposed - South	3.60	10.86	28.38	N/A
Existing - North	3.37	7.33	12.88	N/A
Proposed - North	1.52	3.88	9.64	N/A

Comments:

1. Applicant to confirm design strength of STMH-1000 with concrete structure designer. Assuming the lowest upstream spill crest of existing riser 102 at 897.31, the resulting force on the sluice gate would be approximately 12,600 lbs when closed. This force increases significantly if the maximum head on the sluice gate is assumed to be based on the Pond 2 snowmelt HWL of 904.9. Either way, this structure will be exposed to a high amount of force during gate closed conditions and design must properly account for it.

2. Final plat submittal to include Stormwater Reuse plan view layout and pump location.
    a. Reuse agreement to be submitted. City to provide template.

3. Pond skimming outlets such as FES 2000/3000/4000/5000 should not have trash guards as they will be submerged. Maintenance of these outlets is more difficult with guards and their submerged nature will mitigate most potential for clogging.

- **Water Supply**

The proposed water system extension for the 1st Addition is consistent with the preliminary plat. This addition is being served by 12- inch or 8- inch diameter ductile iron pipe (DIP) water main with 1-inch Type K copper services being extended to each lot.

Comments:

1. See redline comments on attached plans.
2. Extend watermain at north end of Sky Street and connect to existing as part of 1st Addition for looping. All other north end limits can remain the same
3. Remove the watermain connection at the end of Cobalt Ct and replace with hydrant similar to the other private street stubs
4. Maintain minimum 18” separation from storm sewer to watermain.
    a. Insulate between storm sewer and watermain where separation is less than 36”

- **Sanitary Sewer**

The proposed sanitary sewer extension for the 1st Addition is consistent with the preliminary plat. This addition of the development is being served by 8 and 10- inch diameter poly-vinyl chloride (PVC) pipe along with 4-inch diameter Schedule 40 PVC service pipe to each lot.

Comments:

1. See redline comments on attached plans.

- **Transportation**

The proposed roadways for the Peltier Ponds 1st Addition are consistent with the preliminary plat. The work includes constructing public streets Watermark Way and Azure Avenue as well as approximately 10 private streets (Sky Street, Cobalt Court, Green Way, Indigo Avenue, Lavender Lane, Aqua Place, Blue Way, Evergreen Place, Fern Court, and Hunter Court). Watermark Way and Azure Avenue are proposed to be 32' back-to-back with a 60' right of way while the private streets are proposed to be 26' back-to-back being contained within outlots.

Trails and sidewalks

The only trail proposed to be installed with the 1st Addition is extending west from 20th Avenue North (CSAH 54) along the south side of the development. Sidewalks are shown along one side of both Watermark Way and Azure Avenue with Watermark Way having sidewalks on both sides from CSAH 54/20th Avenue west to Sky Street/Forest Road.

Comments:

1. Applicant appears to meet typical street light installation requirements (every 400 to 500 ft, at intersections, and at the end of cul-de-sacs)
2. Recently received roundabout final design for the intersection with 20th Avenue/CSAH No. 54 and Watermark Way to be additionally reviewed
    a. Incorporate roundabout design into 1st addition final construction plans
3. See redline comments on attached plans.
    a.

- **Landscaping**

A Landscape Plan for the Peltier Ponds 1st Addition has been submitted and will be reviewed by staff and the City's Environmental Coordinator. The Environmental Coordinator will provide separate comments.

- **Floodplain**

The southern portion of the Peltier Ponds development is in FEMA Zone A and RCWD floodplain. The floodplain fill below the 907 regulatory elevation is greater than 100 cu. yd.

and therefore requires mitigation which has been achieved with additional cut above the pond HWL. See information below more information.

Floodplain Fill below 907 Elevation	392.12 CY
Mitigation Cut above Pond HWL	12,729.97 CY
Net Floodplain Volume	12,337.85 CY

- **Drainage and Utility Easements**

Roadways are proposed within right-of-way and lots include standard drainage and utility easements. Larger drainage and utility easements are provided over surface water management features as required. The western 60' feet of CSAH 54 has been dedicated as right of way to Anoka County with it extending out to 75' at Watermark Way for the roundabout transitions.

Comments:

1. No current comments.

- **Development Agreement**

A development agreement will be required with the final plat.

- **Grading Agreement**

A grading agreement is not required at this time.

- **Stormwater Maintenance Agreement**

The stormwater maintenance for public facilities in the Peltier Ponds 1st Addition 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 Grading
3. Minnesota Pollution Control Agency Sanitary Sewer Extension Permit
4. Minnesota Department of Health
5. Rice Creek Watershed District Permit

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

Environmental Memo

To: Katie Larsen, City Planner

From: Tom Hoffman, Environmental Coordinator

Date: June 3, 2026

Re: Environmental Comments – Peltier Ponds

Environmental Board had recommended the following at their June 25, 2025 meeting:

1. Provide increased buffer widths around wetland where the trail is going past these locations. Buffers should be extended throughout the park land to provide pretreat of runoff before discharging to the wetlands.
    a. Show buffers in between the trail and existing channel shown on the proposed plans.
    b. All wetlands should be included in conservation easements.
        i. Will be completed with final plat
    c. This area is included in the RCWD wetland corridor plan. With future submittals impacts and mitigation of wetlands will be required.
        i. Wetlands falling within the wetland corridor will require 50’ buffers

2. 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.

    a. A SWPPP shall be required in additional submittals as required by the MPCA meeting sections 5.2-5.26
    b. Final erosion and sediment control will be reviewed with future submittals
    c. Plans show rock construction entrance in the legend. Does not appear to be shown on the plan sheet. Call out the location on the plans.
    d. Redundant perimeter control will be required around all wetlands onsite where a 50’ natural buffer cannot be maintained during construction. Redundant perimeter control should be spaced 3-5’ apart.
        i. Symbols blend into the proposed “wet ditch” seed mix on sheet C3.1. Confirm redundant perimeter is being provided

ii. Legend shows heavy duty silt fence. Appears to be covering additional erosion control. Call out on plan set if two layers are to be proposed in these areas.
    1. Note spacing on erosion control sheet

3. Rice Creek Watershed District shows Anoka County Ditch 72 branch 1 running through the site. Verify the location and use of the ditch with the watershed. Ditch location and drainage should be shown on the plan set if it is required to be maintained.
    a. Confirm with RCWD on what is allowed within the proposed new alignment of ACD 72 Br 1. Potential trail extension along this corridor to 20th could cause impacts.

4. Provide increased buffer widths around wetland where the trail is going past these locations. Buffers should be extended throughout the park land to provide pretreat of runoff before discharging to the wetlands.
    a. Buffer not shown between and wetland on C4.9

5. Show buffers in between the trail and existing channel shown on the proposed plans.

6. All wetlands should be included in conservation easements.

7. This area is included in the RCWD wetland corridor plan. With future submittals impacts and mitigation of wetlands will be required.
    a. Mitigation banking credits have been proposed

8. Wetlands falling within the wetland corridor will require 50' buffers

9. The project site is located with the I-35 E corridor AUAR. As part of the planning the AUAR mitigation checklist should be used.

    a. There are areas of potential cultural significance shown adjacent to the site and will need to complete a Cultural Resource Assessment of the proposed project.
    b. I35E AUAR mitigation checklist should be used with future submittals to ensure all requirements are being met.
        i. Check list was submitted to the city, requirements are being met.

10. Provide conservation easements over all wetland and open space in the development to ensure connectivity with existing and future development.

a. Confirm ownership of outlot E and ownership and maintenance of proposed natural trails.

11. Retain 50’ wide drainage & utility easement over trunk storm sewer.
    a. The 50’ buffer appears to go into outlot BB. The 50’ drainage and utility easement goes into block 15 lots 1-5. Drainage and utility easement should be outside of those lots.

12. A stormwater treatment train that filters and treats stormwater runoff as it flows through the site should be developed. Any opportunities to incorporate natural treatment systems into the project should be encouraged.

13. Use of stormwater for irrigation purposes for the site should be evaluated and if feasible required as part of site development. Larger stormwater ponds constructed for fill should be evaluated for water reuse.

14. The southern portion of the site is within the Lino Lakes drinking water supply management area.

    a. This area is considered moderately vulnerable, and considerations should be taken into account for the proposed project.

15. Boxelder is being shown as undesirable, and no mitigation is being provided. Cottonwoods and Ash trees can be considered undesirable as defined in the development standards. However boxelder should be mitigated for, 116 boxelder are being removed outside of the Basic Use Area.

    a. Boxelder is a native species to MN per the MN DNR. Replacement of boxelder trees will be required. If the tree is in poor condition mitigation is not required, however the attached tree inventory does not provide condition or health assessments of the trees

16. Tree removals should be broken down between Non-Basic Use Area and any Environmentally Sensitive Areas (ESA).

    a. Currently trees are just shown outside of the basic use area, it appears that there will be removals within the ESA of wetland.
        i. ESA classification should be provided in the tree inventory table. Currently it shows BUA and nothing else.

SUMMARY	DBH (INCHES)	TREE (EACH)
OFFSITE	1278	112
TOTAL ONSITE	24943	2186
TOTAL NON-EXEMPT	20634	1870
SAVED	19761	1783
REMOVAL	5182	403
EXEMPT (Emerald Ash Borer - EAB)	205	20
EXEMPT (Basic Use Area - BUA)	1886	148
EXEMPT (Undesirable - UD)	2423	168
NON-EXEMPT REMOVAL	668	67

ii.

Table 6

Tree Preservation and Mitigation Standards			
Environmentally Sensitive Area (ESA) Category	***Tree Location: within Basic Use Area***	***Tree Location: not within Basic Use Area***	
	deciduous trees 6 inches DBH and over or evergreen trees between 12 to 20 feet tall	deciduous trees 6-12 inches DBH or evergreen trees between 12 and 20 feet tall	deciduous trees over 12 inches DBH or evergreen trees over 20 feet tall
Non-ESA	no mitigation required	provide one tree per tree removed	provide two trees per tree removed
Natural Resource Enhancement Area	provide one tree per four trees removed	provide two trees per tree removed	provide three trees per tree removed
Natural Resource Conservation Area	provide one tree per two trees removed	provide two trees per tree removed	provide three trees per tree removed

17. Boulevard trees are required at the rate of one (1) tree per lot frontage for single family and two-family lots. Townhomes and multi-family properties require one tree per 70 feet of linear feet of road frontage.
    a. Ensure corner lots have 2 boulevard trees. Block 12 lot 15 appears to have two trees on street A and none on Street D.
        i. (b) Boulevard trees are required at the rate of one tree per lot frontage for single family and two-family lots.
            1. Plans show 146 residential lots, proposing 146 boulevard trees. Any lot with frontage on two streets need an additional tree.
    b. Boulevard trees must be planted in the boulevard, majority of trees appear to be planted outside of the boulevard on private property.
    c. Townhome and multi-family properties shall provide boulevard trees at a rate of one tree per 70 linear feet of street frontage where property fronts any public street.
        i. Additional trees can be planted, but the calculations provided are incorrect. 114 trees would be required based on the frontage provided.

18. Open areas shall be landscaped to meet requirements of 1 large tree and 2 large shrubs per 2500 SF. Open space calculations should be provided with future submittals.
    a. Required for stormwater ponding areas adjacent to residential

19. Landscape screening and buffers shall be installed along CSAH 54/20th Street. Buffer screening and berming should meet the city's 6' height requirement from the low point of foundation.
    a. Review landscape screen and buffer requirements. Currently additional buffering is being shown that is not required. Additionally screening of the fence along 20th needs to have planting coverage on the exterior side of the fence as well.

Between residential uses and arterial or collector street	6 feet	• Planting screen in compliance with (6)(b). Or • Wall or fence and plantings shall provide shrub cover for 50% of the wall or fence on the exterior side. Or • A combination of berm and screen in compliance with division (6)(b).
Between any development and adjacent, less intense, residential land uses (this includes across a street from residential), but not on the side of a use considered to be the front (as determined by the Zoning Administrator)		
Between loading/service area and public view		

20. The landscape plans shall comply with Section 1007.043 (17), Required Screening, Landscaping and Buffer Yards of the zoning ordinance.

    a. No recommendations for additional plantings were called out during the noise study.
    b. Mitigation for the townhomes should meet the requirements of the noise study.

21. Provide a 30’ easement along Peltier Lake Drive for future trail and riparian restoration. Current plans show 30’ going down to 15’ with vacated easement. Provide clarification on ownership.
    a. Confirm 30’ the entire way, appears to be 15’ going to the north

22. Provide a Blandings turtle mitigation plan.
23. Genus Acer is currently being proposed 36% of the overstory deciduous trees. Landscaping guidelines require no more than 30% of a genus is planted.
    a. Based on the amount of maples proposed along with maples in adjacent developments staff would recommend increasing the biodiversity of tree species.
    b. This will limit impacts of potential pests or disease with future management.

PLANNING & ZONING BOARD
AGENDA ITEM 6B

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: June 10, 2026

TOPIC: Wilkinson Waters Second Addition PUD Final Plan/Final Plat

CASE NUMBER: PZC2026-0006

APPLICANT: Anoka Holdings, LLC
Attn: Mark Houge
5959 Centerville Road, Suite 200
North Oaks, MN 55127

OWNER: Same

INTRODUCTION

The applicant, Anoka Holdings, LLC., submitted a land use application for Wilkinson Waters Second Addition PUD Final Plan/Final Plat. The PUD Final Plan/Final Plat is for the 20-unit, Phase 1B townhome development.

Tentative Review Schedule:

Complete Application Date:	May 19, 2026
60-Day Deadline:	July 18, 2026
Environmental Board Meeting:	N/A
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	June 10, 2026
City Council Work Session:	July 6, 2026
City Council Meeting:	July 13, 2026

This staff report is based on the following information:

- Wilkinson Waters Second Addition Final Plat
- Wilkinson Water Townhomes East 90% Plan Set prepared by ISG dated May 11, 2026
- Title Commitment dated March 20, 2026

BACKGROUND

On May 27, 2025, the City Council passed Resolution No. 25-65 approving the Wilkinson Waters PUD Preliminary Plan/Preliminary Plat. The Council staff report and resolution detail the project's consistency with the City's Comprehensive Plan and compliance with the City Code.

ANALYSIS

PUD Preliminary Plan

The PUD Preliminary Plan is the master plan of the entire development. Wilkinson Waters provides a mix of residential and commercial lots and blocks. The residential component consists of the following:

	PUD Preliminary Plan
Housing Type	**# Units**
4-plex Townhomes = (10 buildings x 4 units)	40
Market Rate Multi-Family = (2 buildings x 100 units)	200
Senior Living Multi-Family =	100
	340

Preliminary Plat

The revised preliminary plat consists of the following lots and blocks:

Lot or Outlot	Purpose	Ownership
Lots 1-5, Block 1	Townhomes	Private
Lots 1-5, Block 2	Townhomes	Private
Lot 6, Block 2	2 multifamily buildings	Private
A	Open space, wetlands, buffer, lake, trail corridor	HOA
B	Public Park	City
C	Public Park	City
D	Open space, stormwater pond, trail corridor	HOA
Lot 6, Block 1	Future senior living building	Private

Lot 7, Block 2	Future commercial	Private

Phasing Plan

The development is proposed to be built out in 4 phases: the 2 multiple family buildings, the townhome buildings, senior building, and commercial. Wilkinson Waters Second Addition is for the Phase 1B townhome development.

PUD Final Plan

The PUD Final Plan is for a specific stage or phase of the PUD Preliminary Plan. Wilkinson Waters Second Addition is for the Phase 1B townhome development. These townhomes will be renter occupied units. All mowing, landscaping, snow removal, and other daily operations will be done by the same management company as the apartment/clubhouse complex.

Housing Type	# Units
Phase 1B: Townhomes (5 building x 4 units)	20

Final Plat

The final plat contains one (1) lot. The 5 townhome buildings will be constructed on the one lot. This is slightly different than the preliminary plat that showed 5 separate lots for the 5 buildings; however, the same number of units are being constructed. The final plat is still consistent with the preliminary plat.

Lot or Outlot	Purpose	Ownership
Lot 1, Block 1	Townhomes (5 building x 4 units)	Private

Public Land Dedication

The City will collect a cash fee in lieu of land dedication.

Wilkinson Waters Second Addition	
Total # Units	20
x Park Dedication Fee	$3,800
= Cash Fee	$76,000

Title Commitment

The City Attorney is reviewing the title commitment and final plat and will provide comments.

Agreements

- Stormwater Maintenance Agreement
    - Private stormwater facilities will be maintained through a Declaration for Maintenance of Stormwater Facilities.

- Development Agreement
    - A Development Agreement will be prepared by the City and shall be executed.

- Site Improvement Performance Agreement
    - Not applicable.

Findings of Fact

Per City Code Section 1001.057 Review, Approval or Denial:

(1) The Planning and Zoning Board shall consider the final plat and the Community Development Department shall forward the Planning and Zoning Board recommendations to the City Council. The following requirements shall be met before consideration of the final plat by the Planning and Zoning Board:

(a) The final plat shall substantially conform to the approved preliminary plat and phasing plan;

The final plat substantially conforms with the preliminary plat.

(b) For plats that consist solely of individual single family residential lots, final plat applications for subsequent phases shall not be approved until building permits have been issued for 40% of lots in the preceding phase. This division applies only when the preceding phase consists of 40 or more lots; and

NA. This is a mixed use development consisting of townhomes, multi-family, and commercial. The development is proposed to be constructed in four (4) phases.

(c) Conditions attached to approval of the preliminary plat shall be substantially fulfilled or secured by the development agreement, as appropriate.

The conditions of the preliminary plat have been substantially fulfilled. Securities will be required with a Development Agreement.

RECOMMENDATION

Staff recommends approval of the Wilkinson Waters Second Addition PUD Final Plan/Final Plat subject to the following conditions:

1. The underlying conventional zoning districts shall be R-4, High Density Residential for the townhomes.
2. Architecture and building design standards shall meet the requirements of the noise study prepared by ESI Engineering dated April 3, 2025.
3. The Design Guidelines & Statement of Intent-Wilkinson Waters shall provide additional development guidance.
4. A private entity shall be responsible for the maintenance of the townhome lot.

The following items shall be addressed prior to issuing any building permits:

1. All comments from the City Engineer memo dated June 3, 2026.
2. All comments from the Environmental Coordinator memo dated June 3, 2026.
3. Recorded copies of the following documents shall be provided to the City:
    a. Final plat
    b. Development Agreement
    c. Common Area Management Documents
        i. Townhome Management Agreement
        ii. Declaration of Covenants and Restrictions

ATTACHMENTS

1. PUD Preliminary Plan-Land Use & Density Plan
2. Preliminary Plat
3. Phasing Plan
4. Final Plat
5. City Engineer Memo dated June 3, 2026
6. Environmental Coordinator Memo dated June 3, 2026

INDIVIDUAL PARCEL IMPERVIOUS COVERAGE TABLE

Parcel	Land Use	Impervious Coverage (Sq Ft.)	Lot Size (Sq Ft.)	Percent Coverage
L1 B1	Residential	11,770	30,510	38.6%
L1 B2	Residential	11,402	24,310	46.9%
L1 B3	Residential	11,402	24,310	46.9%
L1 B4	Residential	11,402	24,608	46.3%
L1 B5	Residential	11,402	27,818	41.0%
L1 B2	Residential	10,890	22,744	47.9%
L2 B2	Residential	10,974	18,239	60.2%
L3 B2	Residential	10,974	18,239	60.2%
L4 B2	Residential	10,974	18,239	60.2%
L5 B2	Residential	10,974	18,239	60.2%
L6 B2	Residential	231,199	405,180	57.1%
Outlot D	Residential	74,099	171,814	43.1%
Outlot E	Commercial	102,222	224,862	45.5%
Outlot F	Residential	-	180,073	0.0%
Outlot G	Public	-	1,802,353	0.0%

NOTE: PER SHORELAND OVERLAY REQUIREMENTS IMPERVIOUS SURFACE COVERAGE SHALL BE 35% FOR RESIDENTIAL USES AND 60% FOR COMMERCIAL USES. THIS DEVELOPMENT IS REQUESTING A FLEXIBILITY TO CONSIDER THE IMPERVIOUS AREA BASED ON THE AGGREGATE AREA OF THE ENTIRE PLATTED LAND. THIS IS SHOWN IN THE ADJACENT TABLE.

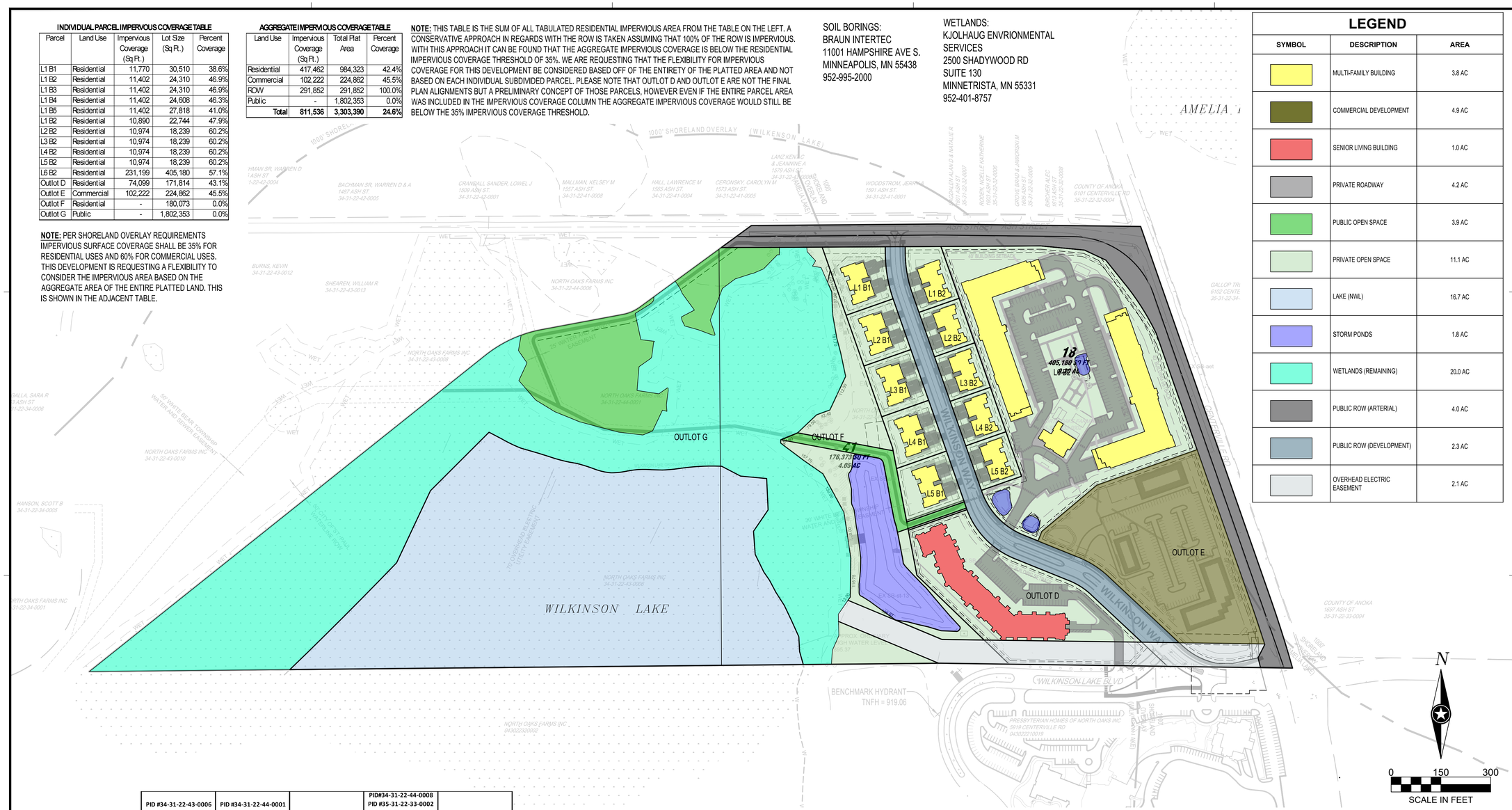
AGGREGATE IMPERVIOUS COVERAGE TABLE

Land Use	Impervious Coverage (Sq Ft.)	Total Plat Area	Percent Coverage
Residential	417,462	984,323	42.4%
Commercial	102,222	224,862	45.5%
ROW	291,852	291,852	100.0%
Public	-	1,802,353	0.0%
Total	**811,536**	**3,303,390**	**24.6%**

NOTE: THIS TABLE IS THE SUM OF ALL TABULATED RESIDENTIAL IMPERVIOUS AREA FROM THE TABLE ON THE LEFT. A CONSERVATIVE APPROACH IN REGARDS WITH THE ROW IS TAKEN ASSUMING THAT 100% OF THE ROW IS IMPERVIOUS. WITH THIS APPROACH IT CAN BE FOUND THAT THE AGGREGATE IMPERVIOUS COVERAGE IS BELOW THE RESIDENTIAL IMPERVIOUS COVERAGE THRESHOLD OF 35%. WE ARE REQUESTING THAT THE FLEXIBILITY FOR IMPERVIOUS COVERAGE FOR THIS DEVELOPMENT BE CONSIDERED BASED OFF OF THE ENTIRETY OF THE PLATTED AREA AND NOT BASED ON EACH INDIVIDUAL SUBDIVIDED PARCEL. PLEASE NOTE THAT OUTLOT D AND OUTLOT E ARE NOT THE FINAL PLAN ALIGNMENTS BUT A PRELIMINARY CONCEPT OF THOSE PARCELS, HOWEVER EVEN IF THE ENTIRE PARCEL AREA WAS INCLUDED IN THE IMPERVIOUS COVERAGE COLUMN THE AGGREGATE IMPERVIOUS COVERAGE WOULD STILL BE BELOW THE 35% IMPERVIOUS COVERAGE THRESHOLD.

SOIL BORINGS:
BRAUN INTERTEC
11001 HAMPSHIRE AVE S.
MINNEAPOLIS, MN 55438
952-995-2000

WETLANDS:
KJOLHAUG ENVRIONMENTAL SERVICES
2500 SHADYWOOD RD
SUITE 130
MINNETRISTA, MN 55331
952-401-8757



LEGEND

SYMBOL	DESCRIPTION	AREA
	MULTI-FAMILY BUILDING	3.8 AC
	COMMERCIAL DEVELOPMENT	4.9 AC
	SENIOR LIVING BUILDING	1.0 AC
	PRIVATE ROADWAY	4.2 AC
	PUBLIC OPEN SPACE	3.9 AC
	PRIVATE OPEN SPACE	11.1 AC
	LAKE (NWL)	16.7 AC
	STORM PONDS	1.8 AC
	WETLANDS (REMAINING)	20.0 AC
	PUBLIC ROW (ARTERIAL)	4.0 AC
	PUBLIC ROW (DEVELOPMENT)	2.3 AC
	OVERHEAD ELECTRIC EASEMENT	2.1 AC

	PID #34-31-22-43-0006 Southwest Parcel	PID #34-31-22-44-0001 Northwest Parcel	Middle Parcel	PID#34-31-22-44-0008 PID #35-31-22-33-0002 New Signature Gateway Parcel	Total
Gross Area (acres)	**15.16**	**15.18**	**0.00**	**45.48**	**75.82**
Wetlands & Water Bodies	15.16	12.11	0.00	9.43	36.70
Public Parks & Open Space	0.00	3.07	0.00	0.81	3.88
Arterial ROW	0.00	0.00	0.00	4.03	4.03
Other (UPA Powerline Easement)	0.00	0.00	0.00	2.11	2.11
Other (Commercial)	0.00	0.00	0.00	4.90	4.90
Net Area (acres)	**0.00**	**0.00**	**0.00**	**24.20**	**24.20**
Guided Land Use Per 2040 Comprehensive Plan	**Medium Density Residential**	**Medium Density Residential**	**Signature Gateway**	**Signature Gateway**	
Required Net Density	4.0 to 6.0 upa	4.0 to 6.0 upa	8.0-10.0 upa; max. 15	8.0-10.0 upa; max. 15	
Required Range # Housing Units					**Total**
Low	0	0	0	194	194
High	0	0	0	242	242
High + Signature Gateway -Max 15	0	0	0	363	363
Proposed # Housing Units					**340**
Gross Density (units/acre)					**4.48**
Net Density (units/acre)					**14.05**

SITE DATA

TOTAL RESIDENTIAL UNITS:	340
APARTMENTS:	200
SENIOR LIVING:	100
TOWNHOMES:	40

SITE DATA

TOTAL SITE AREA:	75.8 AC
TOTAL R.O.W. AREA:	6.3 AC
RESIDENTIAL LOT AREA:	21.9 AC
COMMERCIAL LOT AREA:	4.9 AC
TOTAL PUBLIC WATER AREA:	36.7 AC
PUBLIC OPEN SPACE:	3.9 AC
EASEMENT AREA	2.1 AC

ISG

CRW architecture + design group

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 PRELIMINARY PLAT REVIEW ONLY

DATE 3/10/2025 LIC. NO. 55871

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PROJECT

ANOKA HOLDINGS, LLC

WILKINSON WATERS

LINO LAKES MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
08/25/25	BOUNDARY CORRECTION	DWG
10/01/25	F.P. CITY COMMENTS	DWG
11/03/25	F.P. CITY COMMENTS 2	DWG

PROJECT NO.	24-30671
FILE NAME	30671 C3-LAND USE
DRAWN BY	DWG/TW
DESIGNED BY	DWG/TW
REVIEWED BY	JDF/TW
ORIGINAL ISSUE DATE	03/10/25
CLIENT PROJECT NO.	-

TITLE

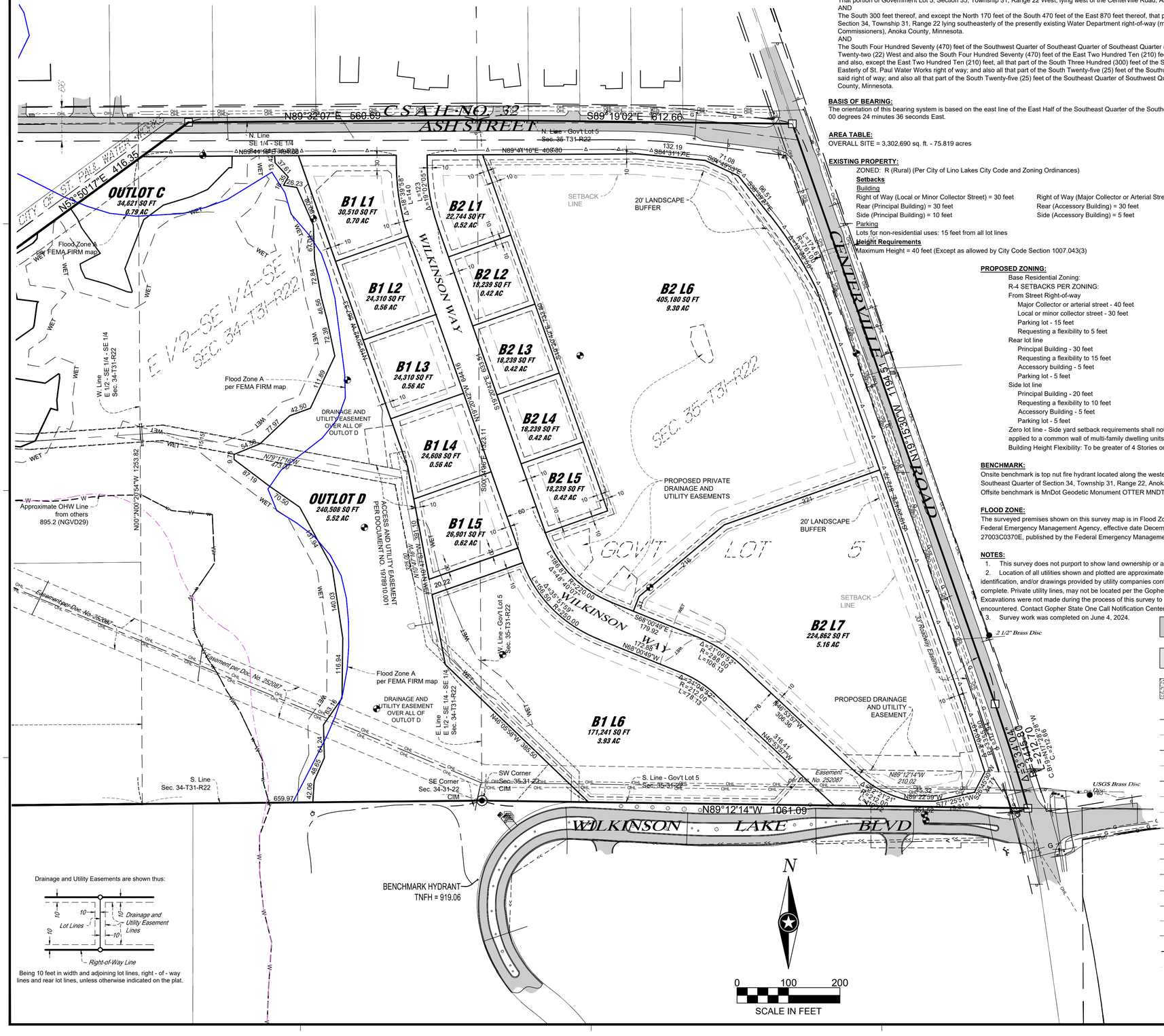
LAND USE & DENSITY PLAN

SHEET

A0-12

PRELIMINARY NOT FOR CONSTRUCTION

WILKINSON WATERS ADDITION



Drainage and Utility Easements are shown thus:

Being 10 feet in width and adjoining lot lines, right - of - way lines and rear lot lines, unless otherwise indicated on the plat.

EXISTING LEGAL DESCRIPTION:

The East Half of the Southeast Quarter of the Southeast Quarter (E1/2 SE1/4 of SE 1/4) of Section 34, Township 31, Range 22, East of St. Paul Water Works, Anoka County, Minnesota.
AND
That portion of Government Lot 5, Section 35, Township 31, Range 22 West, lying west of the Centerville Road, Anoka County, Minnesota.
AND
The South 300 feet thereof, and except the North 170 feet of the South 470 feet of the East 870 feet thereof, that part of the West three-quarters of the South Half of the Southeast one-quarter (W 3/4 S 1/2 SE 1/4) Section 34, Township 31, Range 22 lying southeasterly of the presently existing Water Department right-of-way (meaning thereby the right-of-way easement for conduit purposes of the St. Paul Board of Water Commissioners), Anoka County, Minnesota.
AND
The South Four Hundred Seventy (470) feet of the Southwest Quarter of Southeast Quarter of Southeast Quarter (SW 1/4 of SE 1/4 of SE 1/4) of Section Thirty-four (34), Township Thirty-one (31) North, Range Twenty-two (22) West and also the South Four Hundred Seventy (470) feet of the East Two Hundred Ten (210) feet of the Southwest Quarter of Southeast Quarter (SW 1/4 of SE 1/4) of said Section Thirty-four (34); and also, except the East Two Hundred Ten (210) feet, all that part of the South Three Hundred (300) feet of the Southwest Quarter of Southeast Quarter (SW 1/4 of SE 1/4) of said Section Thirty-four (34) lying Easterly of St. Paul Water Works right of way; and also all that part of the South Twenty-five (25) feet of the Southwest Quarter of Southeast Quarter (SW 1/4 of SE 1/4) of said Section Thirty-four (34) lying westerly of said right of way; and also all that part of the South Twenty-five (25) feet of the Southeast Quarter of Southwest Quarter (SE 1/4 of SW 1/4) of said Section Thirty-four (34) lying Easterly of the County Road, Anoka County, Minnesota.

BASIS OF BEARING:
The orientation of this bearing system is based on the east line of the East Half of the Southeast Quarter of the Southeast Quarter of Section 34, Township 31, Range 22, Anoka County, Minnesota. Said line bears South 00 degrees 24 minutes 36 seconds East.

AREA TABLE:
OVERALL SITE = 3,302,690 sq. ft. - 75.819 acres

EXISTING PROPERTY:
ZONED: R (Rural) (Per City of Lino Lakes City Code and Zoning Ordinances)
Setbacks
Building
Right of Way (Local or Minor Collector Street) = 30 feet
Right of Way (Major Collector or Arterial Street) = 40 feet
Rear (Principal Building) = 30 feet
Rear (Accessory Building) = 30 feet
Side (Principal Building) = 10 feet
Side (Accessory Building) = 5 feet
Parking
Lots for non-residential uses: 15 feet from all lot lines
Height Requirements
Maximum Height = 40 feet (Except as allowed by City Code Section 1007.043(3)

PROPOSED ZONING:

Base Residential Zoning:
R-4 SETBACKS PER ZONING:
From Street Right-of-way
- Major Collector or arterial street - 40 feet
- Local or minor collector street - 30 feet
- Parking lot - 15 feet
- Requesting a flexibility to 5 feet

Rear lot line
- Principal Building - 30 feet
- Requesting a flexibility to 15 feet
- Accessory building - 5 feet
- Parking lot - 5 feet

Side lot line
- Principal Building - 20 feet
- Requesting a flexibility to 10 feet
- Accessory Building - 5 feet
- Parking lot - 5 feet

Zero lot line - Side yard setback requirements shall not be applied to a common wall of multi-family dwelling units
Building Height Flexibility: To be greater of 4 Stories or 55' from grade to mid-rake.

Base Commercial Zoning:
General Business Setbacks per Zoning
From Street Right-of-way
- Major Collector or arterial street - 40 feet
- Local or minor collector street - 30 feet
- Parking lot - 15 feet
- Requesting a flexibility to 5 feet

Rear lot line
- Principal Building - 30 feet
- Requesting a flexibility to 15 feet
- Accessory building - 5 feet
- Parking lot - 10 feet

Side lot line
- Principal Building - 30 feet
- Requesting a flexibility to 15 feet
- Accessory Building - 10 feet
- Parking lot - 10 feet

BENCHMARK:
Onsite benchmark is top nut fire hydrant located along the westerly side of Wilkinson Lake Boulevard approximately 154 feet south of the southeast corner of the Southeast Quarter of Section 34, Township 31, Range 22, Anoka County, Minnesota - Elev = 919.06.
Offsite benchmark is MnDot Geodetic Monument OTTER MNDT RESET - Elev = 941.081 feet.

FLOOD ZONE:
The surveyed premises shown on this survey map is in Flood Zone A, according to Flood Insurance Rate Map Community Panel No. 27003C0365E, published by the Federal Emergency Management Agency, effective date December 16, 2015 and Flood Zone X, according to Flood Insurance Rate Map Community Panel No. 27003C0370E, published by the Federal Emergency Management Agency, effective date December 16, 2015.

NOTES:
1. This survey does not purport to show land ownership or all easements or encumbrances that affect the described property.
2. Location of all utilities shown and plotted are approximate, based on Gopher State One Call. Location of all utilities shown and plotted are based on visible surface identification, and/or drawings provided by utility companies contacted by the Gopher State One Call. Utility lines in street right-of-way are not necessarily complete. Private utility lines, may not be located per the Gopher State One Call, available record drawings were used in preparing the location of these lines. Excavations were not made during the process of this survey to locate underground utilities and/or structures. Additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center for verification of utility type and field location, prior to excavation.
3. Survey work was completed on June 4, 2024.

LEGEND

Bituminous Surface	Iron Monument Found
Concrete Surface	Indicates Mag Nail Found
	Indicates Cast Iron Monument Found
Gravel Surface	Indicates Concrete Stone "X" Found
	Electric Meter
Sanitary Sewer Line	Utility Vault
Sanitary Line from others	Gas Meter
Storm Sewer Line	Ground Light
Storm Line from others	Light Pole
Water Line	Transformer
Water Line from others	Utility Pedestal
Forcemain line from others	Utility Pole/Guy Wire
Wetland line from others	Curb Stop
Underground Gas Line	Hydrant
Underground Electric Line	Water Valve
Underground Utility Line	Benchmark
Underground Fiber Optic Line	Cleanout
Overhead Utility Line	Drop Intake
Landscaping Edge	Manhole/Catch Basin
Field Edge	Lift Station
Water's Edge	Mailbox
Treeline	Post
Deciduous Tree	Sign
Utility Marker	Street Sign
Soil Boring	Coniferous Tree

ISG

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

MARK A. SCHWANZ
Mark A. Schwanz
DATE 2/10/25 LIC. NO. 45817

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PROJECT

ANOKA HOLDINGS, LLC

WILKINSON WATERS

LINO LAKES MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

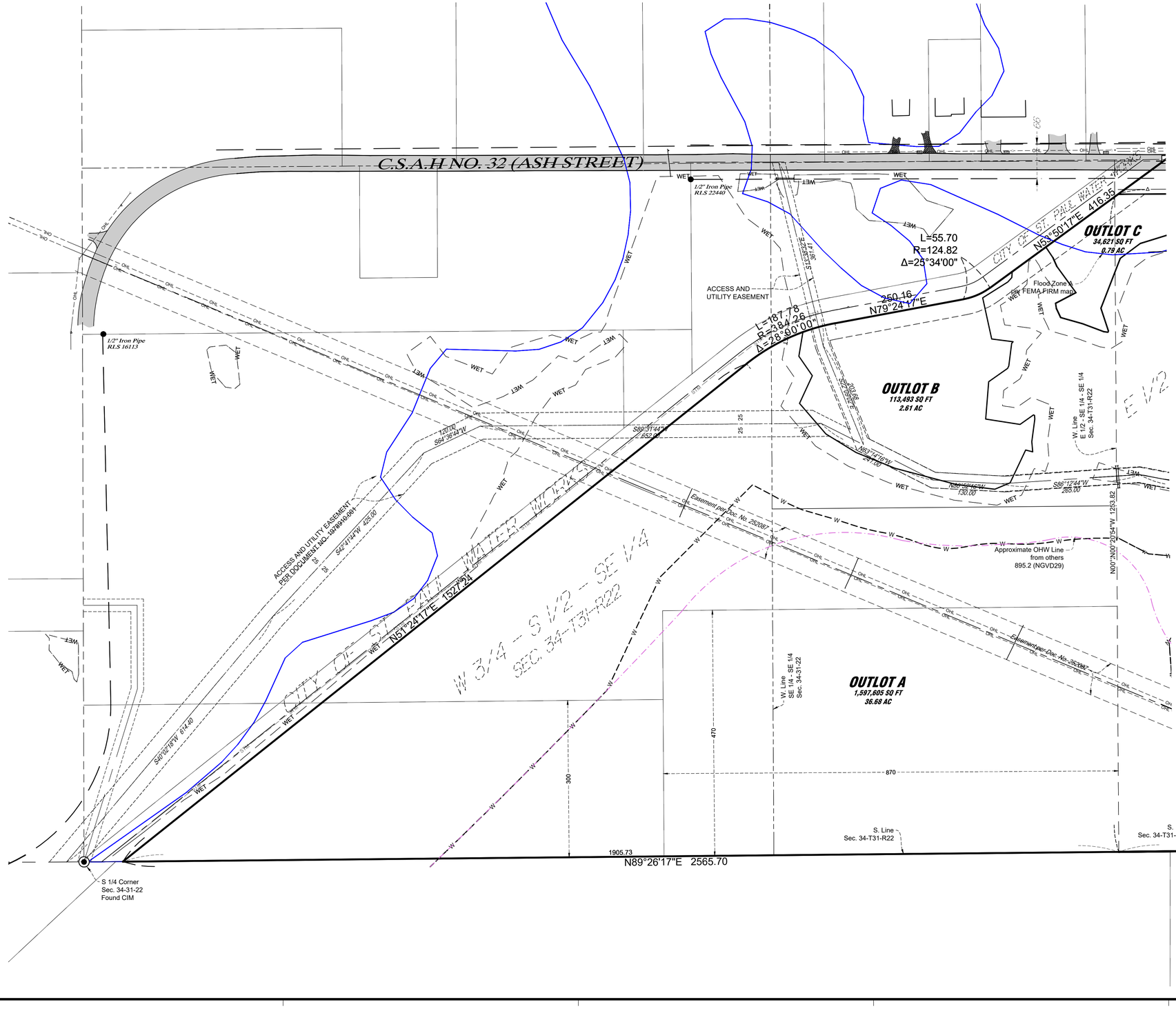
PROJECT NO.	PROJ. NO
FILE NAME	30671 PPLAT
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

PRELIMINARY PLAT

SHEET **1** OF 2

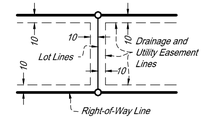
WILKINSON WATERS ADDITION



LEGEND

- Bituminous Surface
- Concrete Surface
- Gravel Surface
- Sanitary Sewer Line
- Sanitary Line from others
- Storm Sewer Line
- Storm Line from others
- Water Line
- Water Line from others
- Forcemain line from others
- Wetland line from others
- Underground Gas Line
- Underground Electric Line
- Underground Utility Line
- Underground Fiber Optic Line
- Overhead Utility Line
- Landscaping Edge
- Field Edge
- Water's Edge
- Treeline
- Iron Monument Found
- Indicates Mag Nail Found
- Indicates Cast Iron Monument Found
- Indicates Concrete Stone "X" Found
- Electric Meter
- Utility Vault
- Gas Meter
- Ground Light
- Light Pole
- Transformer
- Utility Pedestal
- Utility Pole/Guy Wire
- Curb Stop
- Hydrant
- Water Valve
- Benchmark
- Cleanout
- Drop Intake
- Manhole/Catch Basin
- Lift Station
- Mailbox
- Post
- Sign
- Street Sign
- Coniferous Tree
- Deciduous Tree
- Utility Marker
- Soil Boring

Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining lot lines, right - of - way lines and rear lot lines, unless otherwise indicated on the plat.

N

0 100 200

SCALE IN FEET

ISG

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

MARK A. SCHWANZ

Mark A. Schwanz

DATE 2/10/25 LIC. NO. 45817

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PROJECT

ANOKA HOLDINGS, LLC

WILKINSON WATERS

LINO LAKES MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	PROJ. NO
FILE NAME	30671 PPLAT
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

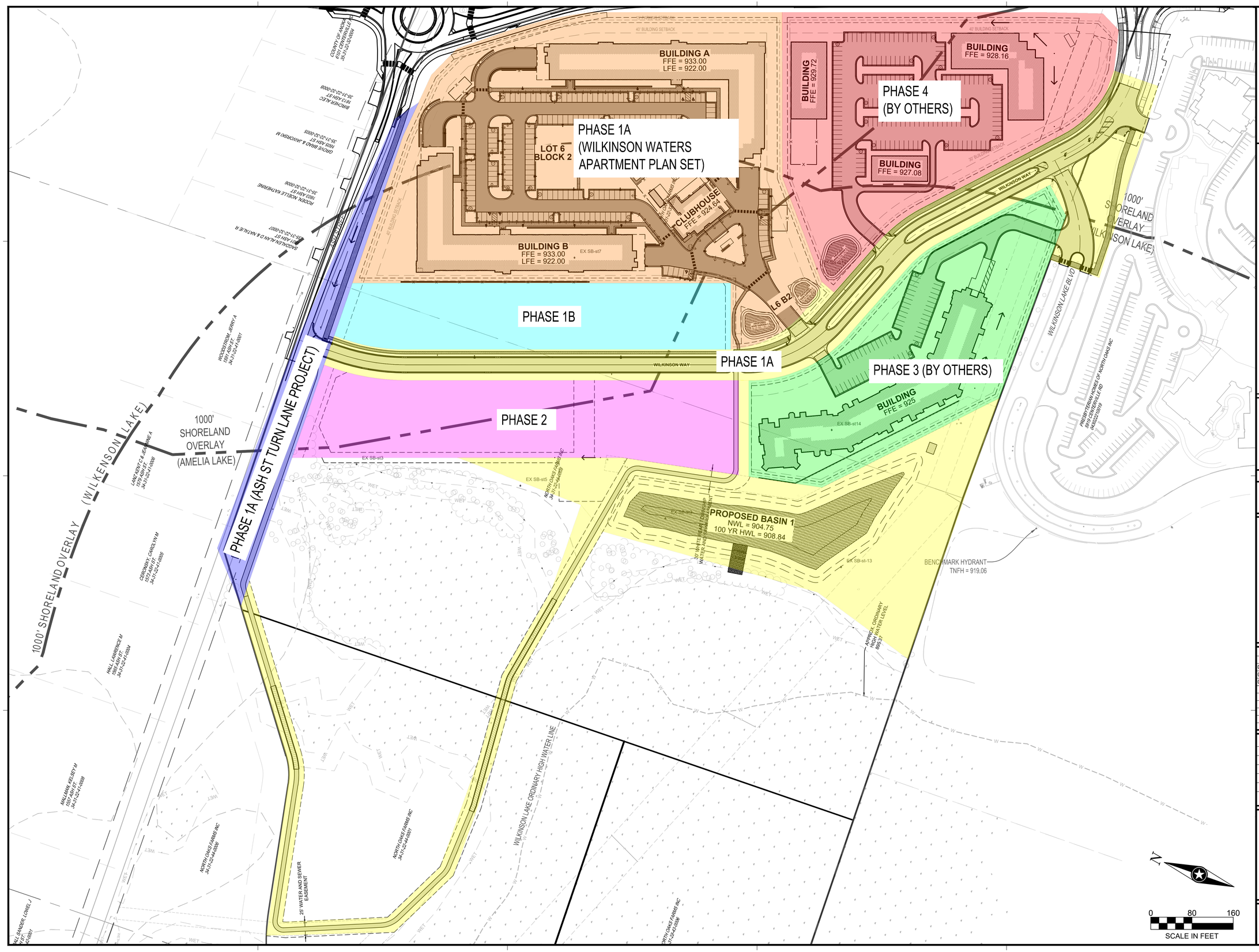
TITLE

PRELIMINARY PLAT

SHEET

1

OF 2



ISG

WILKINSON WATERS

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

DATE 12/04/25 LIC. NO. 55871

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PROJECT

ANOKA HOLDINGS, LLC

WILKINSON WATERS MAJOR INFRASTRUCTURE

LINO LAKES MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
01/30/2026	CITY COMMENTS 01	DWG
02/26/2026	CITY COMMENTS 02	DWG
04/14/2026	CITY COMMENTS 03	DWG

PROJECT NO.	24-30671
FILE NAME	30671 C0-PHASING
DRAWN BY	*DWG/TW*
DESIGNED BY	*DWG/TW*
REVIEWED BY	*JDF/TW*
ORIGINAL ISSUE DATE	12/04/25
CLIENT PROJECT NO.	-

TITLE

PHASING PLAN

SHEET

C0-12

WILKINSON WATERS SECOND ADDITION

CITY OF LINO LAKES
COUNTY OF ANOKA
SECTION 35, TOWNSHIP 31, RANGE 32

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Anoka Holdings, LLC, a Minnesota limited liability company, owner of the following described property:

OUTLOT H, WILKINSON WATERS ADDITION, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as WILKINSON WATERS SECOND ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Anoka Holdings, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officers this _____ day of _____, 20____.

Signed: Anoka Holdings, LLC

_____
Joshua Allard, Manager

State of _____
County of _____

This instrument was acknowledged before me on _____, by Joshua Allard, Manager of Anoka Holdings, LLC, a Minnesota limited liability company.

_____
_____
Notary Public _____
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Mark A. Schwanz, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or, will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

_____
Mark A. Schwanz, Licensed Land Surveyor
Minnesota License No. 45817

State of Minnesota
County of _____

This instrument was acknowledged before me on _____, 20____ by Mark A. Schwanz, Licensed Land Surveyor.

_____
_____
Notary Public _____

My Commission Expires _____

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

This plat of **WILKINSON WATERS SECOND ADDITION**, was approved and accepted by the City Council of the City of Lino Lakes, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____ Mayor

By: _____ Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021 Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

By: _____
David M. Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Chapter 505.021, Subd. 9, taxes payable for the year 20____ on the land hereinbefore described have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

_____
Property Tax Administrator

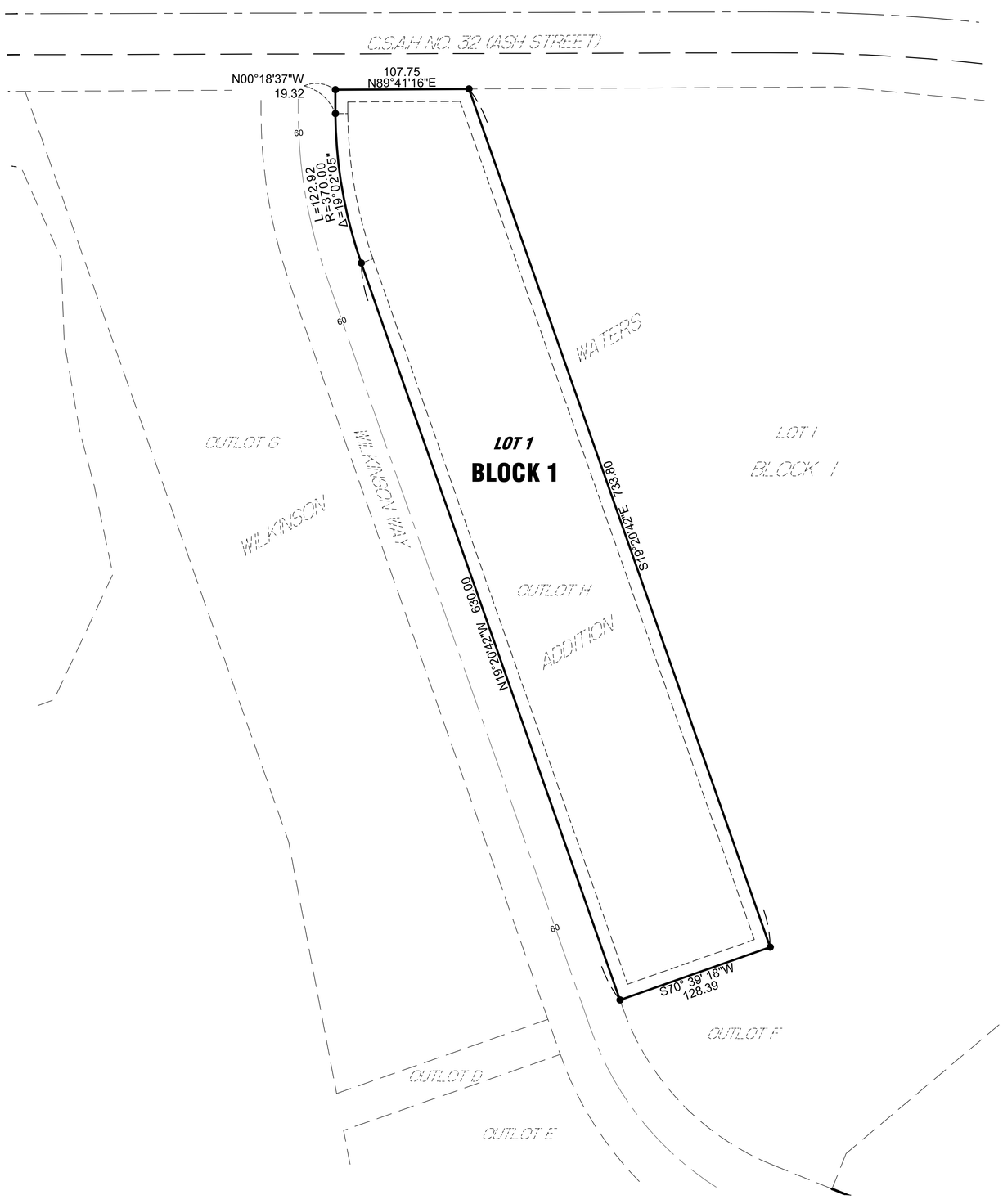
By: _____, Deputy

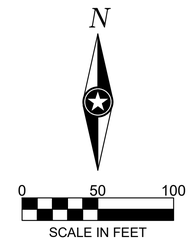
COUNTY RECORDER/REGISTRAR OF TITLES

I hereby certify that this plat of **WILKINSON WATERS SECOND ADDITION** was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock _____M. and was duly recorded as Document Number _____.

_____
County Recorder/Registrar of Titles

By: _____, Deputy





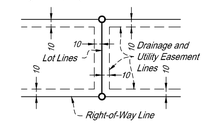
AREA TABLE

LOT	GROSS AREA (SQ FT)	AREA (AC)	NET AREA (SQ FT)
L1 B1	95,702	2.20	78,668

LEGEND

● DENOTES IRON MONUMENT FOUND

Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining lot lines, right - of - way lines and rear lot lines, unless otherwise indicated on the plat.

BEARING NOTE:
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF WILKINSON WATERS ADDITION. SAID LINE BEARS NORTH 89 DEGREES 16 MINUTES 48 SECONDS EAST.

ISG

Memorandum

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

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

Date: **June 3, 2026**

Re: **Wilkinson Waters 2nd Addition (Townhomes East)**
Final Plat Review
036455-000

WSB's review of the Final Plat for the Wilkinson Waters 2nd Addition (Townhomes East) development in Lino Lakes, MN, prepared by ISG and received May 12, 2026. Our comments were made on the following documents:

- Wilkinson Waters Townhomes East 90% Plan Review prepared by ISG, dated May 11, 2026.

The following review comments should be responded to in writing by the applicant. Other comments will be reviewed with future complete submittals, there may be additional comments generated at that time.

Engineering

- **Grading**

The Wilkinson Waters 2nd Addition (Townhomes East) Development includes site grading for the townhomes only as the surrounding areas have all been graded with the 1st Addition (public and private (apartments).

Comments:

- **Stormwater Management**

Stormwater management for the Wilkinson Waters 2nd Addition (Townhomes East) site is consistent with and accounted for as part of the overall Wilkinson Waters stormwater Management Plan.

- **Water Supply**

The Wilkinson Waters 2nd Addition (Townhomes East) is utilizing water services installed as part of the 1st Addition (public) construction. No additional water utilities will need to be

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installed as part of the 2nd Addition (Townhomes East). Water services will be connected to the buildings as part of the Building Permit.

- **Sanitary Sewer**

The Wilkinson Waters 2nd Addition (Townhomes East) is utilizing sanitary sewer services installed as part of the 1st Addition (public) construction. No additional sanitary sewer utilities will need to be installed as part of the 2nd Addition (Townhomes East). Water services will be connected to the buildings as part of the Building Permit.

- **Transportation**

The Wilkinson Waters 2nd Addition (Townhomes East) is not proposing any additional roads, sidewalks, and/or trails and will be utilizing roads, sidewalks, and/or trails installed as part of the 1st Addition (public) construction.

- **Landscaping**

A Landscape Plan for Wilkinson Waters 2nd Addition (Townhomes East) Addition has been submitted and will be reviewed by staff and the City's Environmental Coordinator. The Environmental Coordinator will provide separate comments.

- **Floodplain**

No current outstanding comments.

- **Drainage and Utility Easements**

The one lot proposed for the 2nd Addition contains only standard perimeter easements even though there are 5 multi-unit buildings proposed. The additional easements will not be required as there is only one lot owner for all of the buildings/units that will be responsible for all site grading and maintenance in the future. Additional easements would be required with any future replatting or subdividing of the lot

- **Development Agreement**

A development agreement will be required with the final plat.

- **Grading Agreement**

Grading is in place.

- **Stormwater Maintenance Agreement**

Private stormwater facilities will be maintained through a Declaration for Maintenance of Stormwater Facilities. The 2nd Addition will need to be incorporated into the Association for shared responsibility of the maintenance. The City of Lino Lakes shall be party to the Declaration. City Engineer has provided a template.

- **Permits Required**

Required 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 Department of Health
4. Vadnais Lake Area Water Management Organization Permit

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

Environmental Memo

To: Katie Larsen, City Planner

From: Tom Hoffman, Environmental Coordinator

Date: June 3, 2026

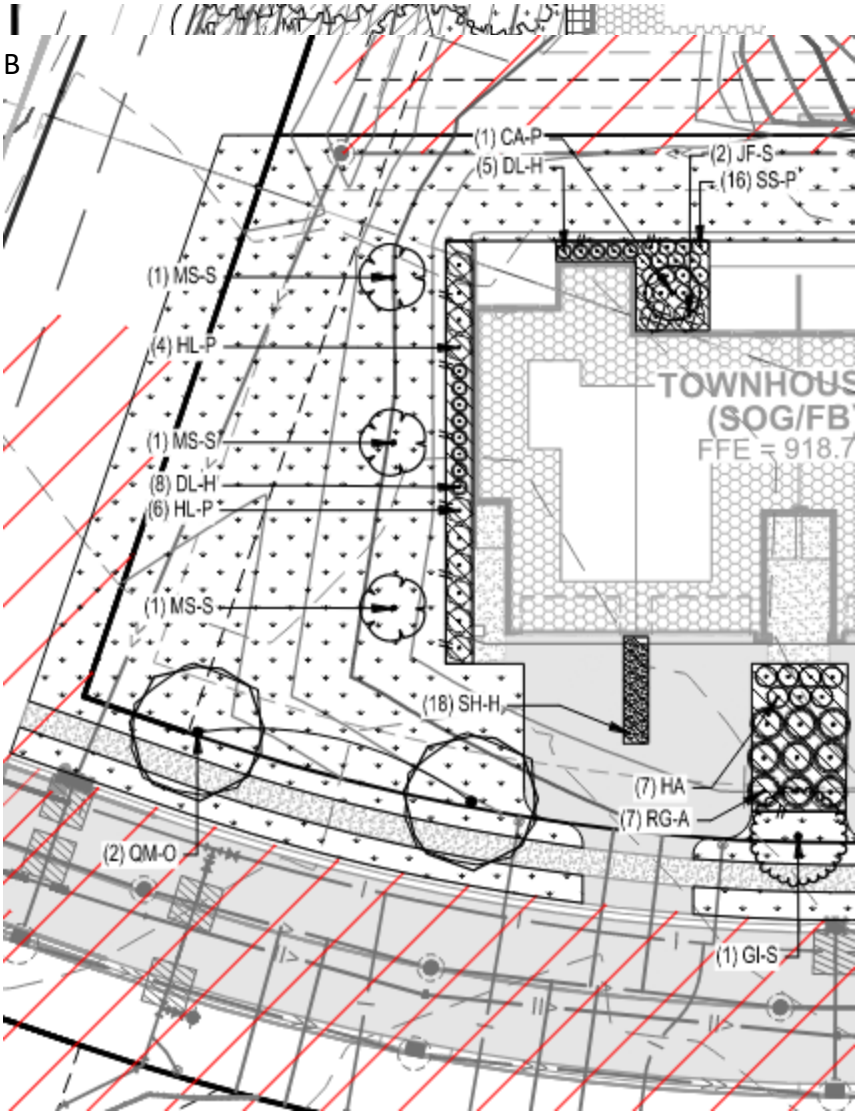
Re: Environmental Comments – Wilkinson Waters 2nd Addition

Staff reviewed the Wilkinson Waters 2nd Addition Final Plat and had the following comments/recommendations:

1. Confirm additional planting is being completed to meet the original FP along Ash street and Wilkinson Way

a.

b. B



2. Confirm LF of lot frontage for the townhomes to determine required boulevard tree plantings. My calculations are coming back different than what is on the plan
3. Open space calculations show 211,819 SF of open space. The site is approximately 2.2 acres or 95,702 SF. Please update calculations to reflect the site.
4. Sugar maple currently accounts for 45% of the total canopy trees onsite, no species should make up more than 30% of the plantings.
5. Recommend planting a diversity of species instead of 18 spring snow crabapples. Issues with over planting one species could have long term implications for the site.
6. Prioritize native plantings and species that are not as reliant on irrigation. Water reuse is being used onsite, drought tolerant plants should be incorporated into the landscape plan to reduce loss if irrigation cannot be used.

7. Final irrigation reuse calculations and plans should be submitted to the city for approval and review.

8. Screening/buffer should be incorporated along Ash Street to provide noise mitigation as shown in the approved plat