



CITY OF BAYPORT

294 NORTH 3RD STREET
BAYPORT, MN 55003

PLANNING COMMISSION MEETING
City Hall - Council Chambers
April 20, 2015 – 6:00 p.m.

A. CALL TO ORDER

B. APPROVAL OF MINUTES

- **March 16, 2015 regular meeting**

C. PUBLIC HEARINGS

D. OLD BUSINESS

- **Consider a Planned Unit Development (PUD) General Development Plan and a Preliminary Plat for Inspiration Phase III-B**

E. NEW BUSINESS

F. GENERAL INFORMATION

G. OPEN FORUM

H. ADJOURNMENT

**CITY OF BAYPORT
PLANNING COMMISSION MEETING MINUTES
CITY COUNCIL CHAMBERS
MARCH 16, 2015
6:00 P.M.**

CALL TO ORDER

Pursuant to due call and notice thereof, Commissioner Ritzer called the regular Bayport Planning Commission meeting of March 16, 2015, to order at 6:00 p.m.

ROLL CALL

Commissioners Present: Brad Abrahamson, Beth Kelly, Jeff Richtman and Joe Ritzer

Commissioners Absent: None

City Staff Present: Assistant City Administrator/Planner Sara Taylor, City Administrator Logan Martin, City Planning Consultant Dan Licht, City Council Liaison Patrick McGann, City Engineer John Parotti, City Attorney Andy Pratt

APPROVAL OF MINUTES

It was moved by Commissioner Kelly and seconded by Commissioner Richtman to approve the October 20, 2014 meeting minutes as presented. Motion carried.

PUBLIC HEARINGS

Public hearing to consider a Planned Unit Development (PUD) General Development Plan and a Preliminary Plat for Inspiration Phase III-B: City Planning Consultant Dan Licht stated the application being considered was submitted by Mattamy Homes on behalf of the development's current owner, Inspiration Holdings, LLC. He noted Inspiration Holdings, LLC, has done extensive outreach to the current Inspiration residents over the past year, and the Planning Commission and City Council reviewed the proposed development as a concept plan at a joint meeting on January 20. The application for Phase III-B is considered an amendment to the original PUD approved by the City Council in 2004, and proposes a reduction of three lots, for a total of 113 single-family lots and 20 acres of open space in the northern portion of the development. Lot sizes would allow for a minimum of 65 and 75 foot wide lots instead of 50 and 80 foot wide lots, primarily a result of eliminating the alley lots, and allowing for a more uniform width throughout Phase III-B. City staff will work with the owner on outstanding issues from the original agreements, including conveyance of the nature center to the city upon completion of the open space restoration, which is expected this year. Planner Licht also noted the protected burial mounds will not be affected by the proposed development, and the city has first right to acquire an outlot at the southwest corner of the development for future public use. Washington County is requiring that the second access to the development at the intersection of Inspiration Parkway North and Stagecoach Trail (County State Aid Highway 21) be constructed as a three-quarter access only, prohibiting a left turn out of the development. Staff finds the amended PUD general development plan and preliminary plat to be generally consistent with the original master plan and consistent with the original performance standards adopted in 2004. As such, staff recommends approval of the application, subject to the 16 conditions listed in the March 12 staff report.

Commissioner Ritzer opened the public hearing and the following were heard:

Dustin Vincent, 526 Prairie Way South, said he was strongly opposed to the D. R. Horton application for Phase III-B submitted in 2013; however, he is in favor of the current proposal. He appreciates the outreach from Mattamy Homes and Inspiration Holdings and appointment of two existing residents to serve on the Inspiration Homeowner's Association Board and the Architectural Review Committee. He also believes approval of the application is necessary for the financial stability of the homeowner's association and the city, and that Mattamy Homes will build quality homes that will fit in well with the neighborhood. He noted that the market no longer supports the alley-loaded lots shown in the original preliminary plat. He disagrees with the original development plan that includes a parking area for the southern portion of Barker's Alps Park, noting most residents walk or bike to the area and there is ample on-street parking.

Rick Packer, Mattamy Homes, noted the support the application has from Inspiration residents and the community in general. He believes Mattamy Homes has a quality product that will work well for the development.

It was moved by Commissioner Richtman and seconded by Commissioner Kelly to close the public hearing. Motion carried.

In response to the resident comment about adding off-street parking near Barker's Alps Park, Planner Licht said this requirement was part of the original plat approval to ensure adequate parking once the city park was fully built out and to serve as additional parking for the village lots. Due to the street width and potential for families coming to the area, city staff believes it is important to maintain the parking area as part of the development for Phase III-B. The parking area currently is slated for 15 head-in stalls off Inspiration Parkway North; however, city staff is working with Mattamy Homes to reconfigure the parking to approximately 10 parallel parking stalls. Commissioner Ritzer asked about approval for the roundabout, and Planner Licht indicated review is subject only to the city engineer's review and approval, which is based on Minnesota Department of Transportation specifications.

It was moved by Commissioner Richtman and seconded by Commissioner Abrahamson to recommend to the City Council to approve a Planned Unit Development (PUD) General Development Plan and a Preliminary Plat for Inspiration Phase III-B, subject to the findings of fact and conditions of approval stated in the staff report. Motion carried.

Public hearing to consider a variance to allow an attached garage and addition to the existing single-family home on the property located at 207 6th Street North: City Planner Sara Taylor noted the property is zoned R-2 single family urban and contains an existing two-story, single-family house and detached garage, adjacent to the alley. Because the existing house and garage are considered legally non-conforming, the proposed changes require a variance. The proposed additions on the north and east sides of the home would allow for a main floor master bedroom, bathroom, laundry area, and mudroom that would connect to a new 3+ car garage. The existing garage would be removed. The proposed improvements would increase the footprint of the house; however they would not increase its non-conformity with city code because the addition and attached garage would meet the city's current setback, height, and impervious coverage requirements. Staff finds the applicant's variance request to be reasonable and recommended approval of the variance, subject to the conditions of approval stated in the staff report. Notice of the public hearing was published in the Stillwater Gazette and mailed to all property owners within 350 feet of the subject property. No public comment was received.

Commissioner Ritzer asked whether the siding for the new addition would blend in with the existing exterior, and property owner Kyle Carlson indicated the house would be totally re-sided.

Commissioner Richtman noted the applicant currently parks recreational vehicles in the yard, which would not be allowed as a condition of approval, due to the proposed impervious coverage of approximately 35% (maximum allowed). Planner Taylor confirmed that no temporary storage structures, canopies, or parking of vehicles would be allowed in the yard, and all vehicles and equipment must be parked and/or stored within the attached garage or on the driveway.

Commissioner Ritzer opened the public hearing and no comment was heard.

It was moved by Commissioner Abrahamson and seconded by Commissioner Kelly to close the public hearing. Motion carried.

Commissioner Kelly noted the proposed changes will improve the property, which is beneficial to the city and homeowner.

It was moved by Commissioner Kelly and seconded by Commissioner Abrahamson to recommend to the City Council to approve a variance to allow an attached garage and addition to the existing single-family home on the property located at 207 6th Street North, subject to the findings of fact and conditions of approval stated in the staff report.

OLD BUSINESS – None

NEW BUSINESS – None

GENERAL INFORMATION

OPEN FORUM – None

ADJOURN

It was moved by Commissioner Richtman and seconded by Commissioner Kelly to adjourn the meeting at 6:39 p.m. Motion carried.



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Anoka, MN 55303
Phone: 763.231.5840
Facsimile: 763.427.0520
TPC@PlanningCo.com

MEMORANDUM

TO: Bayport Planning Commission

FROM: D. Daniel Licht, AICP

RE: Bayport – Inspiration Phase III-B; Revised Plans

DATE: 15 April 2015

120-DAY DATE: 17 June 2015

TPC FILE: 195.02 – 15.01

A. BACKGROUND

Mattamy Homes, Inc, on behalf of owner Inspiration Holdings, LLC has submitted application for a Planned Unit Development (PUD) general development plan and preliminary plat for Outlot A, Inspiration. The Planning Commission held a public hearing at their regular meeting on March 16, 2015 to consider the application and two residents of Inspiration offered comments on the application. The public hearing was closed, and following discussion, the Planning Commission voted to recommend City Council approval of the application.

Since the Planning Commission meeting, discussions regarding the engineering design requirements for the roundabout at the intersection of Inspiration Parkway North and Primrose Path and the changes necessary to the site plan to address these requirements caused City staff to recommend the application not be brought to the City Council immediately. The intersection of Inspiration Parkway North and Primrose Path on the original site plan approved in 2004 is more of a traffic circle provided as a landscape amenity than functional street design. Engineering standards for roundabouts have evolved since the original Inspiration site design was approved, requiring larger radii for adequate circulation for emergency and service vehicles, proper visibility, and directional islands for vehicles entering/exiting the roundabout. The developer prepared additional plans illustrating the required roundabout design, with a significantly larger diameter for the paved surfaced and reduced green space, as well as an alternative design for a traditional four way intersection with landscaped open space at the four corners.

City staff, including the City Engineer, Police Chief and Fire Chief, recommends the revised site plan with the traditional four way intersection as the most appropriate street design for the intersection of Inspiration Parkway North and Primrose Path based on the neighborhood context of the intersection and anticipated local street traffic volumes. Mattamy Homes distributed the alternative site plans to residents of Inspiration in a letter dated April 2, 2015 via email through the homeowners association, requesting feedback on the proposed change. The developer has indicated that no negative comments were received regarding the change to a traditional four way intersection at Inspiration Parkway North and Primrose Path. Because the Planning Commission specifically discussed the roundabout as part of their consideration of the application, City staff is referring the revised plans back to the Planning Commission at their April 20, 2015 meeting for additional review and a revised recommendation to the City Council.

Exhibits:

- Mattamy letter to gather resident feedback dated April 2, 2015
- Inspiration 3rd Addition plan set dated April 10, 2015 (17 sheets)

B. ANALYSIS

The revised plans submitted by the developer include the following modifications from those previously reviewed by the Planning Commission:

- The intersection of Inspiration Parkway North and Primrose Path is revised as a traditional four way intersection. Landscape Plan Sheet L2 illustrates significant plantings at the four corners of the intersection with limestone outcroppings and ornamental grasses to enhance the visual elements of the intersection without interfering with traffic visibility.
- Block 9 has been revised to eliminate the eyebrow street section. The revised site plan eliminated the open space between the individual lots connecting Outlot D and Primrose Path North and results in two additional lots. No formal trail connection had been proposed within these corridors and sidewalk along the public street provides appropriate connection to the neighborhood trail system. The two additional lots is also not an issue in that the original Inspiration preliminary plat included 116 lots within the area of Phase III-B and the revised site plan is still one fewer than that which the developer is entitled to.
- A sidewalk has been added on the north side of Periwinkle Place.

C. CITY STAFF RECOMMENDATION

The amended PUD general development plan and preliminary plat as proposed by Mattamy Homes (dated April 10, 2015) retains the key components intended for the Inspiration

development, while reflecting current market trends and preferences, and is consistent with the original performance standards adopted in 2004. Our office and City staff recommends approval of the amended PUD general development plan and preliminary plat for Inspiration Phase III-B subject to the conditions outlined in Section “D” below.

D. SUGGESTED FINDINGS OF FACT AND CONDITIONS OF APPROVAL

The Planning Commission is asked to consider approval of the Inspiration Phase III-B PUD general development plan and preliminary plat subject to the following stipulations:

1. Issuance of a building permit for construction of a single family home within Phase III-B shall be contingent upon certification from the Inspiration Homeowners Association Architecture Review Committee that the proposed structure complies with the Inspiration architectural guidelines.
2. Single family lots shall be subject to the following lot and setback requirements:

| | |
|------------------------------|----------|
| Lot Requirements: | |
| Min. Lot Area | 7,668sf. |
| Min. Lot Width | 65ft. |
| Min. Lot Depth | 100ft. |
| Max. Impervious Lot Coverage | 48% |
| Setbacks: | |
| Front | 20ft. |
| Side Corner | 20ft. |
| Interior | 7.5ft. |
| Rear | 20ft. |

3. Outlots A, C-G as shown on the preliminary plat shall be deeded to the City, preserved through a conservation easement and held by Minnesota Land Trust and maintained by the Inspiration Stewardship Foundation consistent with the 2004 Inspiration PUD general development plan and preliminary plat approvals; the property owner shall complete the landscaping and restoration plan for Outlots A, C-G prior to the City assuming responsibility for the maintenance of the outlots as has been agreed.
4. The builder shall provide a cash escrow with application for each building permit guaranteeing installation of two street/yard trees to be installed after home construction is complete.
5. Construction of the north intersection of Inspiration Parkway and Stagecoach Trail (CR 21) is subject to Washington County approval and the developer will be required to

reimburse the City for all costs related to obtaining the required access and right-of-way permits.

6. One side of all public streets shall be designated as no parking zones and the developer shall be required to install no parking signage as deemed necessary.
7. All street designs, street construction and all street signs are subject to review and approval by the City Engineer.
8. All grading, drainage and erosion control plans and issues are subject to review and approval by the City Engineer with wetland issues additionally subject to review and approval by Washington County and the Middle St. Croix Watershed Management Organization.
9. All sanitary sewer, water main, storm sewer and street light plans are subject to review and approval by the City Engineer.
10. All easements are subject to review and approval of the City Engineer.
11. Satisfaction of park dedication requirements established in Section 8 of the Subdivision Ordinance shall be through payment of a cash fee in lieu of land equal to 10 percent of the fair market value of the subject site to be agreed to by the developer and the City at the time of application for final plat approval.
12. The developer will be required to enter into a separate developer's agreement and PUD permit specifically for Inspiration Phase III-B as a condition of approval for a subsequent application for final plat.
13. The developer shall submit a complete application for final plat in accordance with the approved phasing plan no longer than one year after said approval, or approval of the preliminary plat shall be considered void, unless a request for time extension is submitted in writing by the applicant and approved by the City Council in accordance with Section 4-2-1.16 of the Subdivision Ordinance.

- c. Logan Martin, City Administrator
Sara Taylor, Assistant City Administrator/City Planner
Andy Pratt, City Attorney
John Parotti, City Engineer
Rick Packer, Mattamy Homes, Inc.
Terry Forbord, Inspiration Holdings, LLC



April 2, 2015

Dear Resident of Inspiration,

As we get closer to finalizing our plans, “details” begin to emerge that had not been contemplated in previous development proposals. Because we’ve involved the neighborhood in the entire process thus far, I am again asking the residents for opinions on one such “detail”.

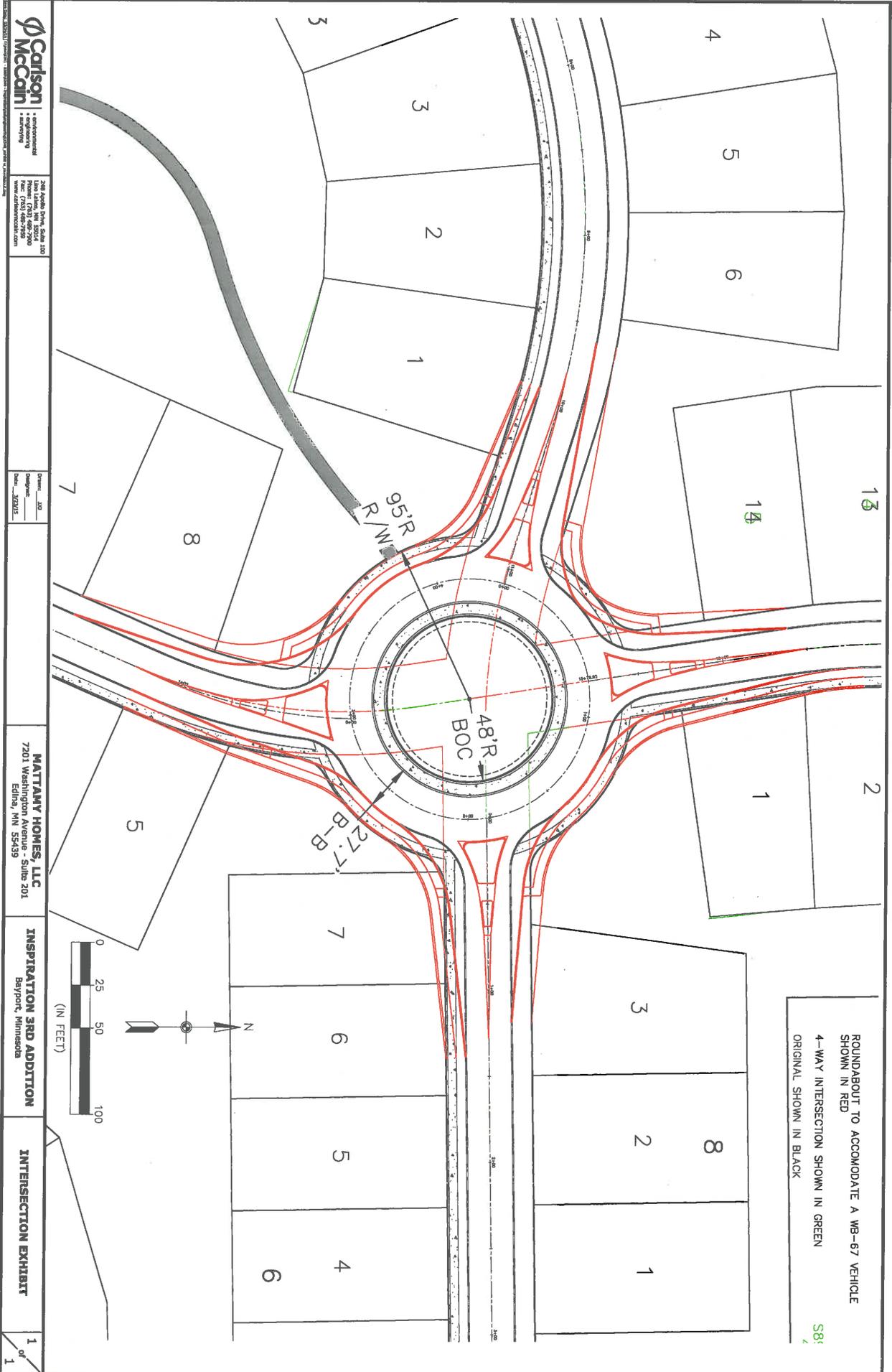
Don’t panic, please read on!

One of the more prominent landscape features of the proposed next phase of Inspiration is the roundabout which, as it turns out, has always been *drawn* as a *traffic circle*, not a functioning *roundabout*. In its detailed review of the design that had been reviewed in the past, the City discovered the plans did not meet the design specifications of a typical roundabout. Essentially, it looked good but didn’t allow larger vehicles to drive through it without running over the curb and landscaping. Additionally, there is the requirement of what are called “splitter islands” – concrete medians which force traffic to travel in a counter-clockwise direction.

Included with this letter is a drawing showing the various options being considered. The black lines show the roundabout we proposed which has been rejected by the City. Please note that this plan is bigger than the plans shown in the past by CPDC and DR Horton. The red lines illustrate the *required* dimensions for the roundabout per the City of Bayport; this design facilitates large vehicles like moving vans, some of our construction vehicles, etc. The green lines indicate how a typical 4-way intersection lays out. While we have not done a detailed comparison of the blacktop/landscape ratio for all the variations, it’s easy to see that the 4-way intersection provides much more green space with which to provide plenty of landscaping/landscape elements to deliver some real punch.

My understanding is that the original roundabout was proposed to provide landscape interest, not because of traffic concerns. It certainly wasn’t intended to be a cement and blacktop monument in honor of the aggregate industry and MNDOT design superiority! The new design, because it accommodates large vehicles, is not really the traffic calming and landscape feature it might have been otherwise. I think it can be argued that this design does not calm traffic but rather creates a fun challenge for aggressive drivers like my sons. I’m not sure how young kids on bikes would respond to such a large roundabout.

The thing that concerns us the most is how out of scale the required roundabout is with the neighborhood. Its diameter is 3 lots wide. While it has a center island to break it up a little, the *radius* of the roundabout is almost the size of the *diameter* of a cul-de-sac. On top of this are all the required concrete splitter islands. It seems that in a development that stresses stormwater management, we should build landscape features that are pervious rather than *impervious*.



ROUNDABOUT TO ACCOMMODATE A WB-67 VEHICLE
 SHOWN IN RED
 4-WAY INTERSECTION SHOWN IN GREEN
 ORIGINAL SHOWN IN BLACK

S88

Carlson McCain
 environmental engineering

246 Apple Drive, Suite 100
 Minneapolis, MN 55425
 Phone: (763) 489-7800
 Fax: (763) 489-7809
 www.carlsonmccain.com

Project: RD
 Location: STATE

MATTAMY HOMES, LLC
 7201 Washington Avenue - Suite 201
 Edina, MN 55439

INSPIRATION 3RD ADDITION
 Bayport, Minnesota

INTERSECTION EXHIBIT

I've included an enhanced landscape plan for a 4-way intersection design. A substantial green area is created when the required roundabout is omitted. It is our intent to landscape this area in keeping with the main entrance to Inspiration – limestone outcroppings, native grasses, perennials, ornamental and street trees. The extra space is to be devoted to open space and landscaping; no additional lots are being created.

In a past public review, the neighborhood desired a traffic circle. Since then, as the concept has progressed, it has changed from a landscape feature to a transportation feature and, in our opinion, is out of context with the neighborhood and is not a traffic calming feature. We (and the City of Bayport) are looking for feedback from the residents of Inspiration. The roundabout/traffic circle had been part of the original design. We are sensitive to that but as approvals have progressed we think the intent or function of the feature has changed. In our opinion, it has changed negatively.

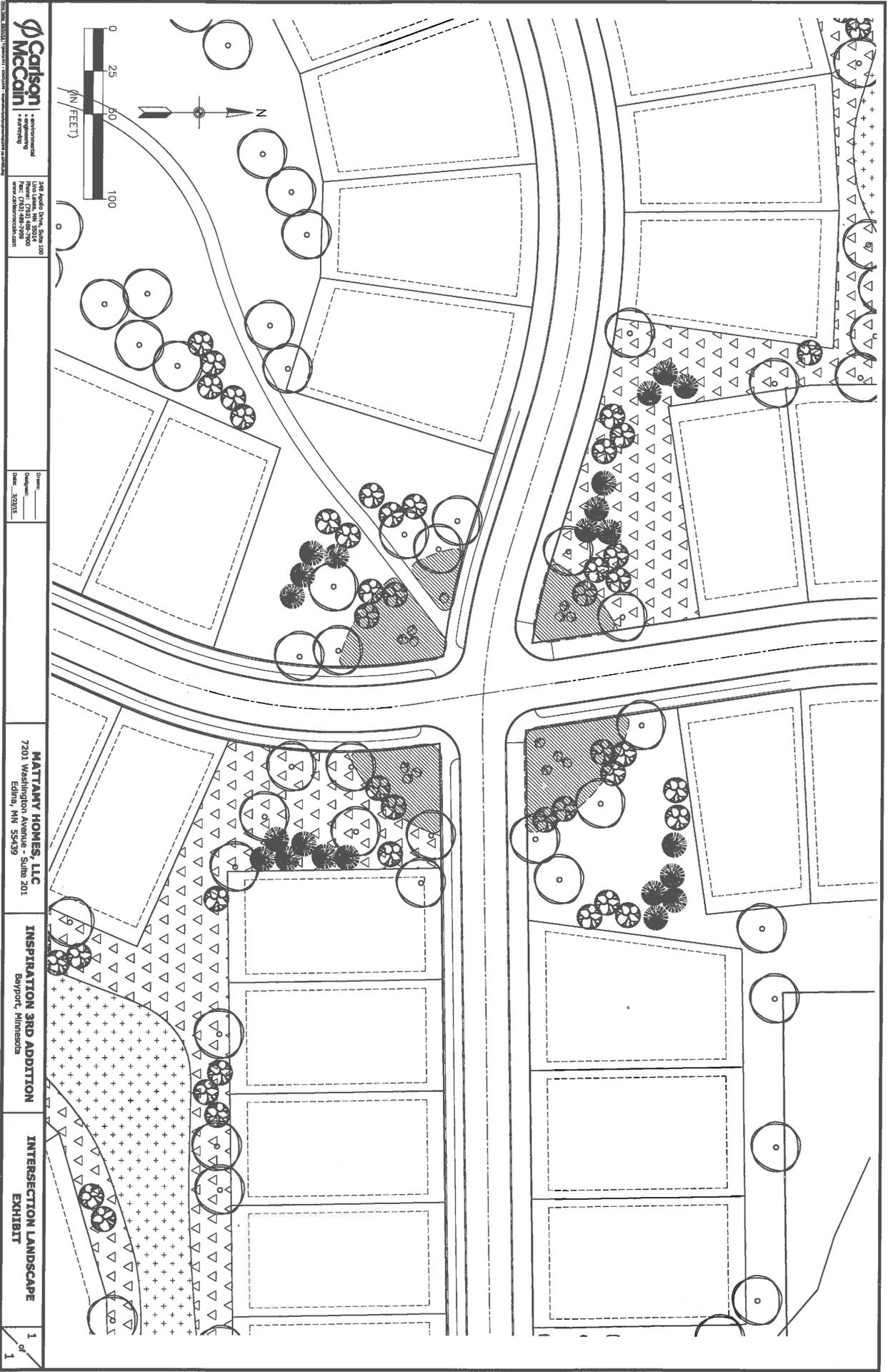
We have delayed our review by the City Council and are headed back to the Planning Commission to consider a redesign if the Inspiration residents believe we are on the right track. While we believe a heavily landscaped intersection is of greater value to the neighborhood, we will withdraw the request if the residents are opposed to it.

Please review the plans and share your concerns/opinions. Both Mattamy and the City will take them into serious consideration and incorporate them into our plans. We will let everyone know of our decision prior to taking any action with the City.

Kind Regards,

Mattamy Homes

Rick Packer
Director of Land Development



Carlson McCain
 Environmental
 Architecture
 Planning

2481 Apple Drive, Suite 200
 Littleton, CO 80120
 Tel: (303) 469-7599
 www.carlsonmccain.com

Project:
 Date: 03/2015

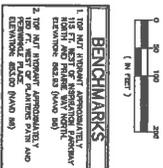
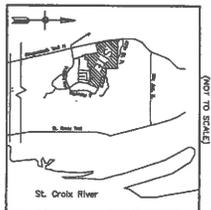
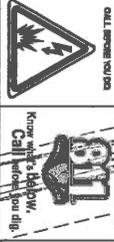
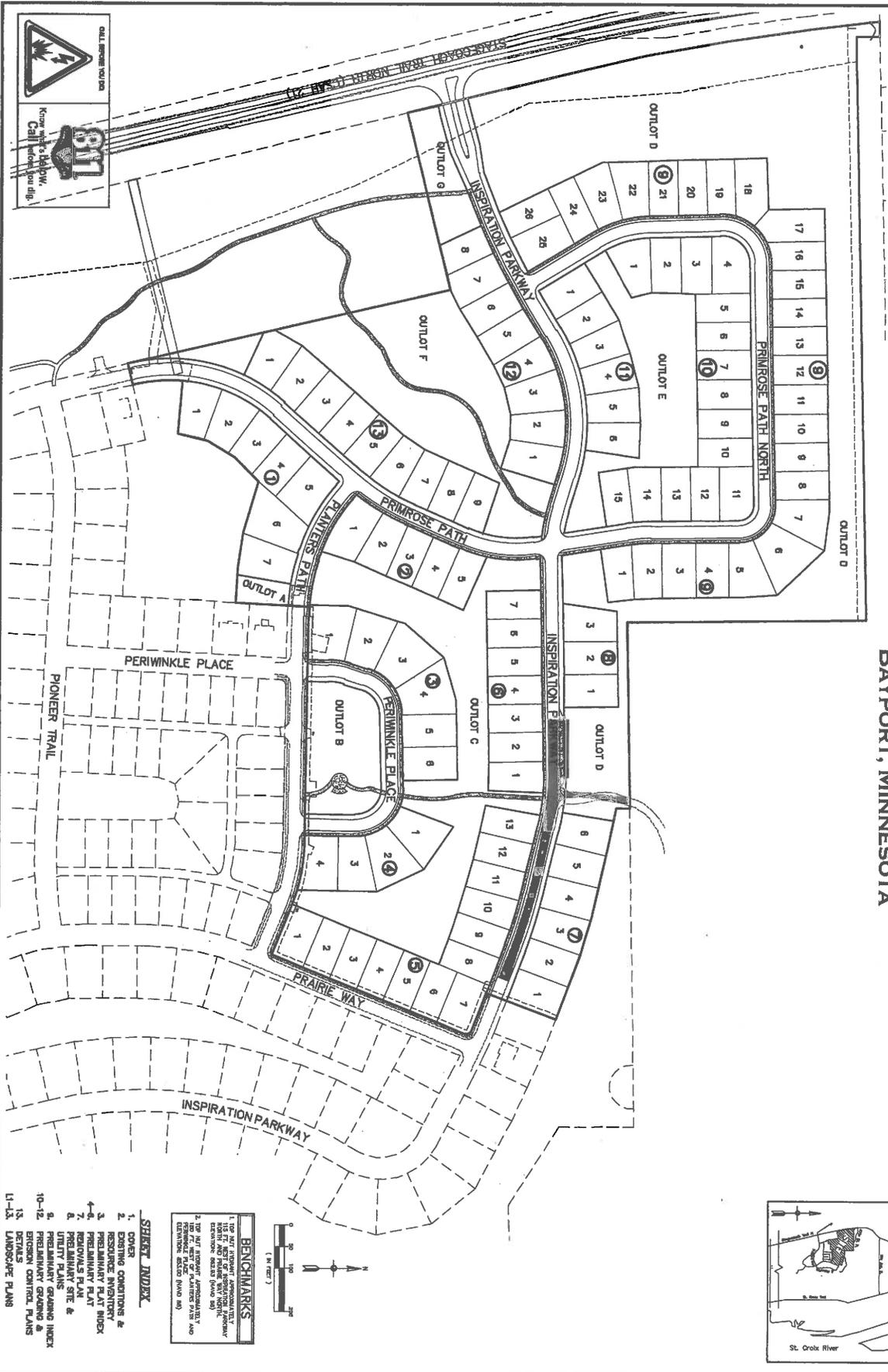
MATTAMY HOMES, LLC
 7201 Washington Avenue - Suite 201
 Edina, MN 55439

INSPIRATION 3RD ADDITION
 Bayport, Minnesota

INTERSECTION LANDSCAPE
 EXHIBIT

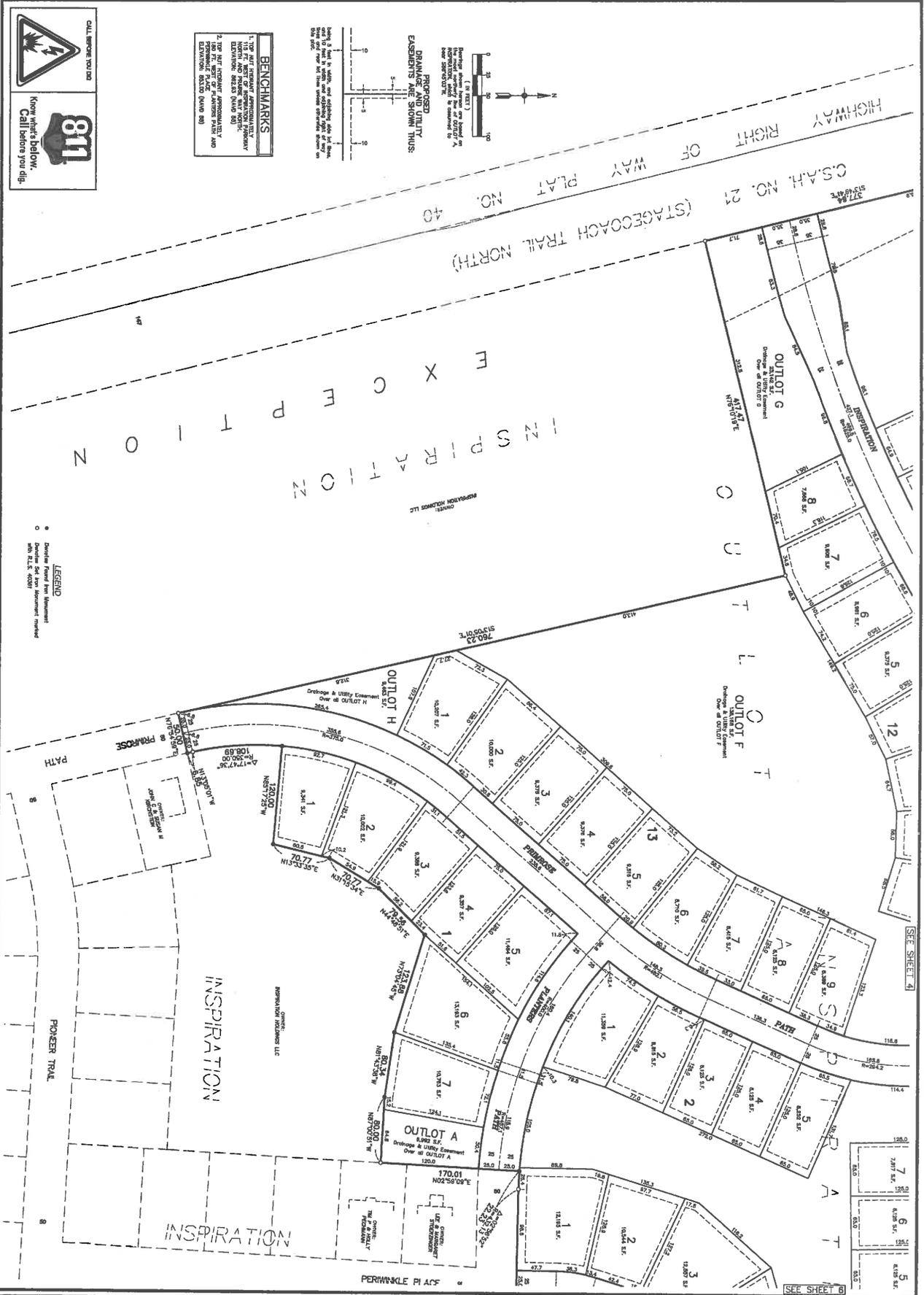
INSPIRATION 3RD ADDITION

BAYPORT, MINNESOTA



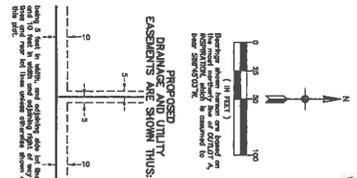
- BENCHMARKS**
1. 10' HIGH CONCRETE MONUMENT WITH 1/2" DIA. IRON ROD IN CENTER
 2. 10' HIGH CONCRETE MONUMENT WITH 1/2" DIA. IRON ROD IN CENTER
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 13. 10' HIGH CONCRETE MONUMENT WITH 1/2" DIA. IRON ROD IN CENTER
- SHEET INDEX**
1. COVER
 2. EXISTING CONDITIONS & RESOURCE INVENTORY
 3. PRELIMINARY PLAT INDEX
 4. PRELIMINARY PLAT
 5. PRELIMINARY PLAT
 6. PRELIMINARY PLAT
 7. PRELIMINARY PLAT
 8. PRELIMINARY PLAT
 9. PRELIMINARY PLAT
 - 10-12. PRELIMINARY GRADING & UTILITY PLANS
 13. PRELIMINARY GRADING & UTILITY PLANS
 - 14-15. LANDSCAPE PLANS

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| <p>MATTANY HOMES, LLC 7201 Washington Avenue - Suite 201 Edina, MN 55439</p> | <p>COVER SHEET</p> | <p>Carlson McCain ENVIRONMENTAL • ENGINEERING • SURVEYING 248 Apollo Dr, Suite 100, Lino Lakes, MN 55014 Phone: 763-489-7900 Fax: 763-489-7959</p> |
| | <p>INSPIRATION 3RD ADDITION Bayport, Minnesota</p> | |



BENCHMARKS

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| 1. TOP SURFACE OF CONCRETE CURB AT 115.17' WEST OF REVISIONARY PROPERTY ELEVATION: 862.53 (MVD 80) |
| 2. TOP SURFACE OF CONCRETE CURB AT 115.17' WEST OF REVISIONARY PROPERTY ELEVATION: 862.53 (MVD 80) |



CALL BEFORE YOU DIG

Know what's Below. Call before you dig.

LEGEND

- Dimension based from monument
- Dimension of new monument marked with P.L.S. 40081

REVISIONS

| NO. | DATE | BY | DESCRIPTION |
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| 1 | 01/11/13 | MS | PRELIMINARY PLAT |
| 2 | 01/11/13 | MS | PRELIMINARY PLAT |
| 3 | 01/11/13 | MS | PRELIMINARY PLAT |
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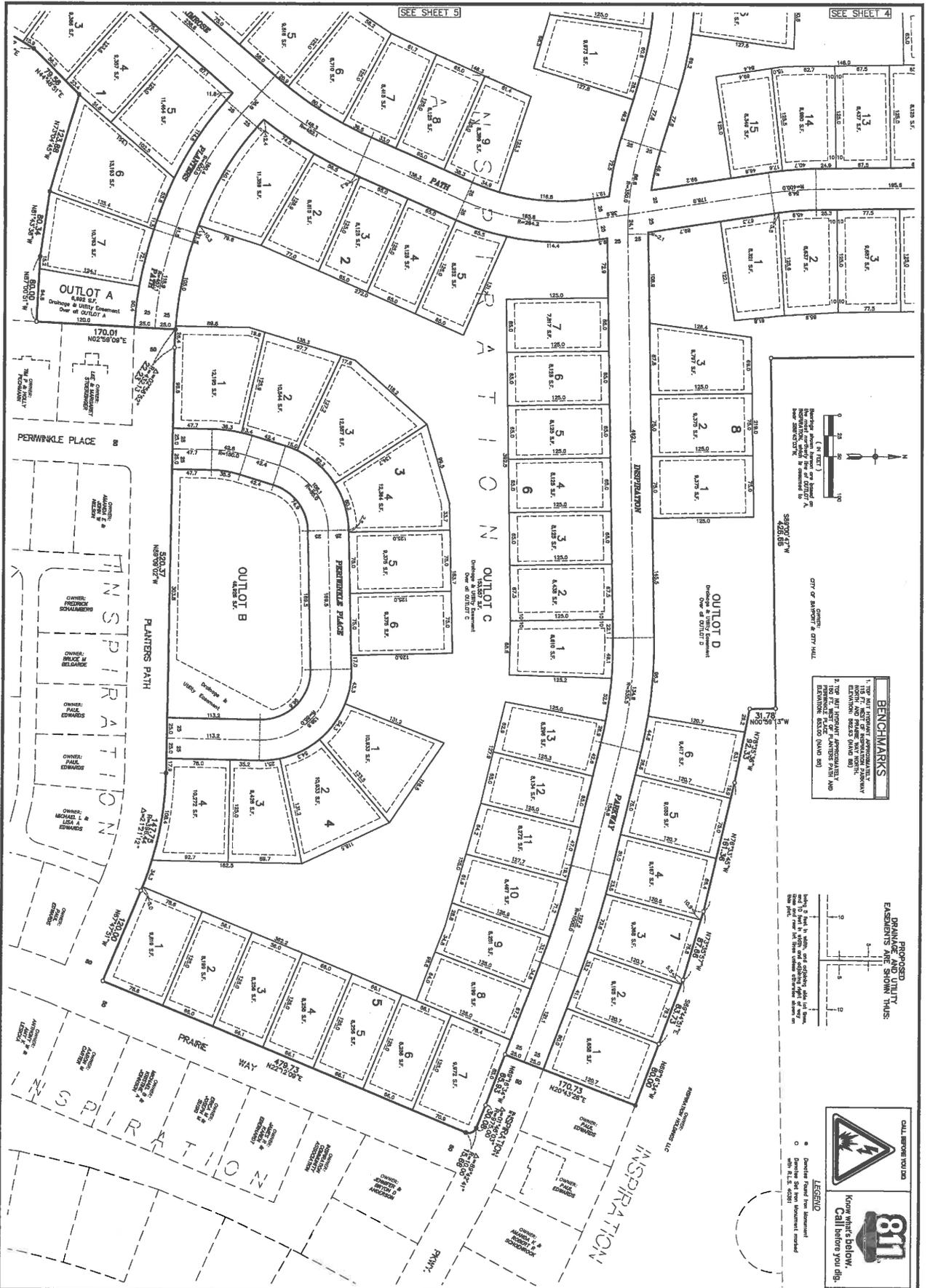
Drawn: **Thomas S. Miller**
 Checked: **David L. Johnson**
 Date: **01/11/13**

MATTAMY HOMES, LLC
 7201 Washington Avenue - Suite 201
 Edina, MN 55439

PRELIMINARY PLAT

INSPIRATION 3RD ADDITION
 Bayport, Minnesota

Carlson McCain
 ENVIRONMENTAL - ENGINEERING - SURVEYING
 248 Apollo Dr, Suite 100, Lino Lakes, MN 55014
 Phone: 763-489-7900 Fax: 763-489-7959



BENCHMARKS

1. THE BENCHMARK BENCHMARKS ARE APPROXIMATELY 100 FT. FROM THE CENTERLINE OF INSPIRATION WAY. ELEVATIONS ARE SHOWN IN FEET AND INCHES (UNADJUSTED).

2. THE BENCHMARK BENCHMARKS ARE APPROXIMATELY 100 FT. FROM THE CENTERLINE OF INSPIRATION WAY. ELEVATIONS ARE SHOWN IN FEET AND INCHES (UNADJUSTED).

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

CALL BEFORE YOU DIG

811

Know what's below. Call before you dig.

LEGEND

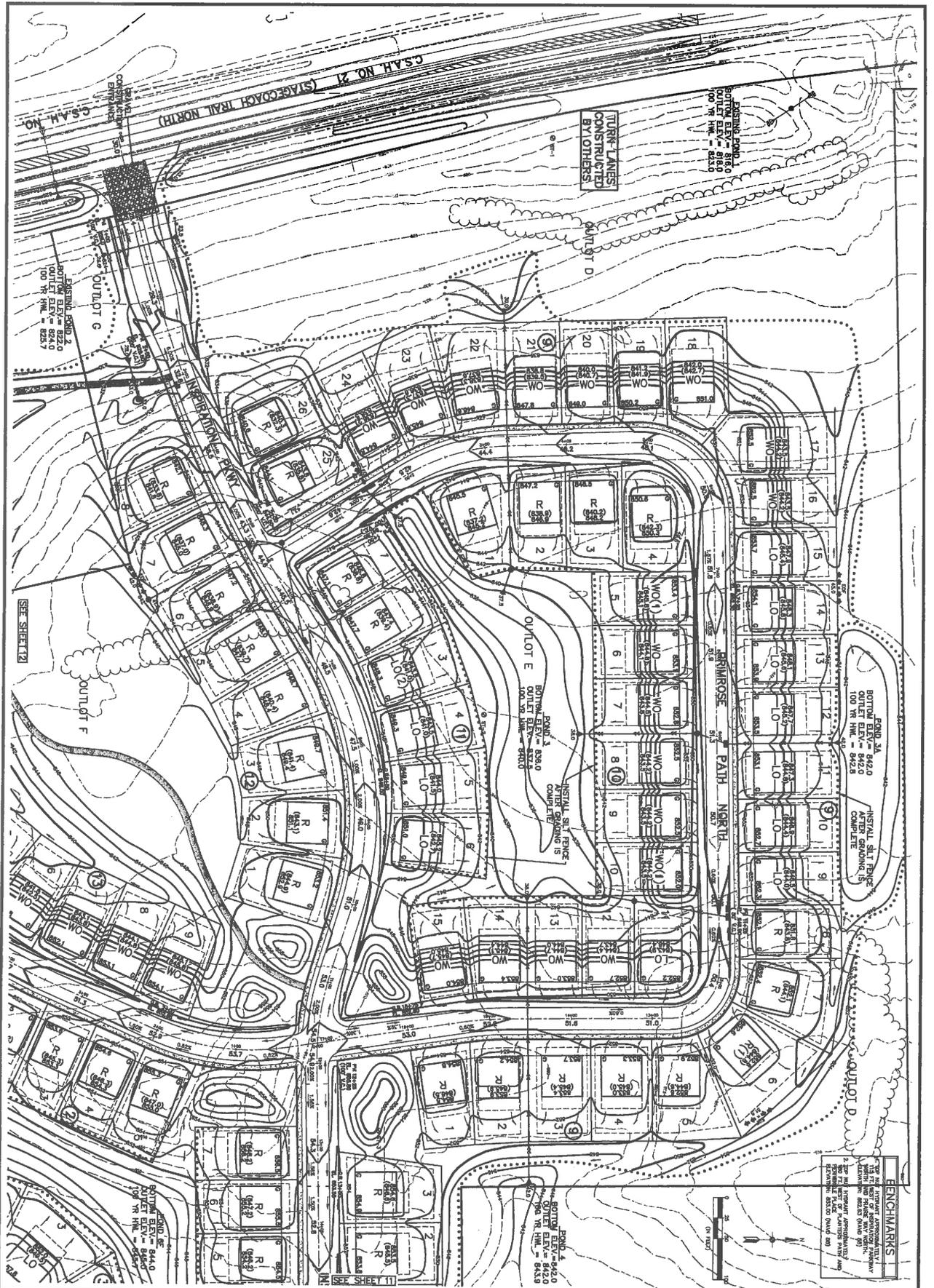
• Existing Found by Assessment

○ Proposed Found by Assessment

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| <p>MATTAMY HOMES, LLC 7201 Washington Avenue - Suite 201 Edina, MN 55439</p> | <p>PRELIMINARY PLAT</p> <p>INSPIRATION 3RD ADDITION Bayport, Minnesota</p> | <p>Carlson McCain ENVIRONMENTAL • ENGINEERING • SURVEYING 248 Apollo Dr, Suite 100, Lino Lakes, MN 55014 Phone: 763-489-7900 Fax: 763-489-7959</p> |
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6 of 13



ENCHARTERS
 1. ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF ENCHARTERS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.
 2. THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE.
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 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY DATA AND RECORDS.
 5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITY RECORDS AND LOCATIONS.
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 7. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY EROSION CONTROL MEASURES.
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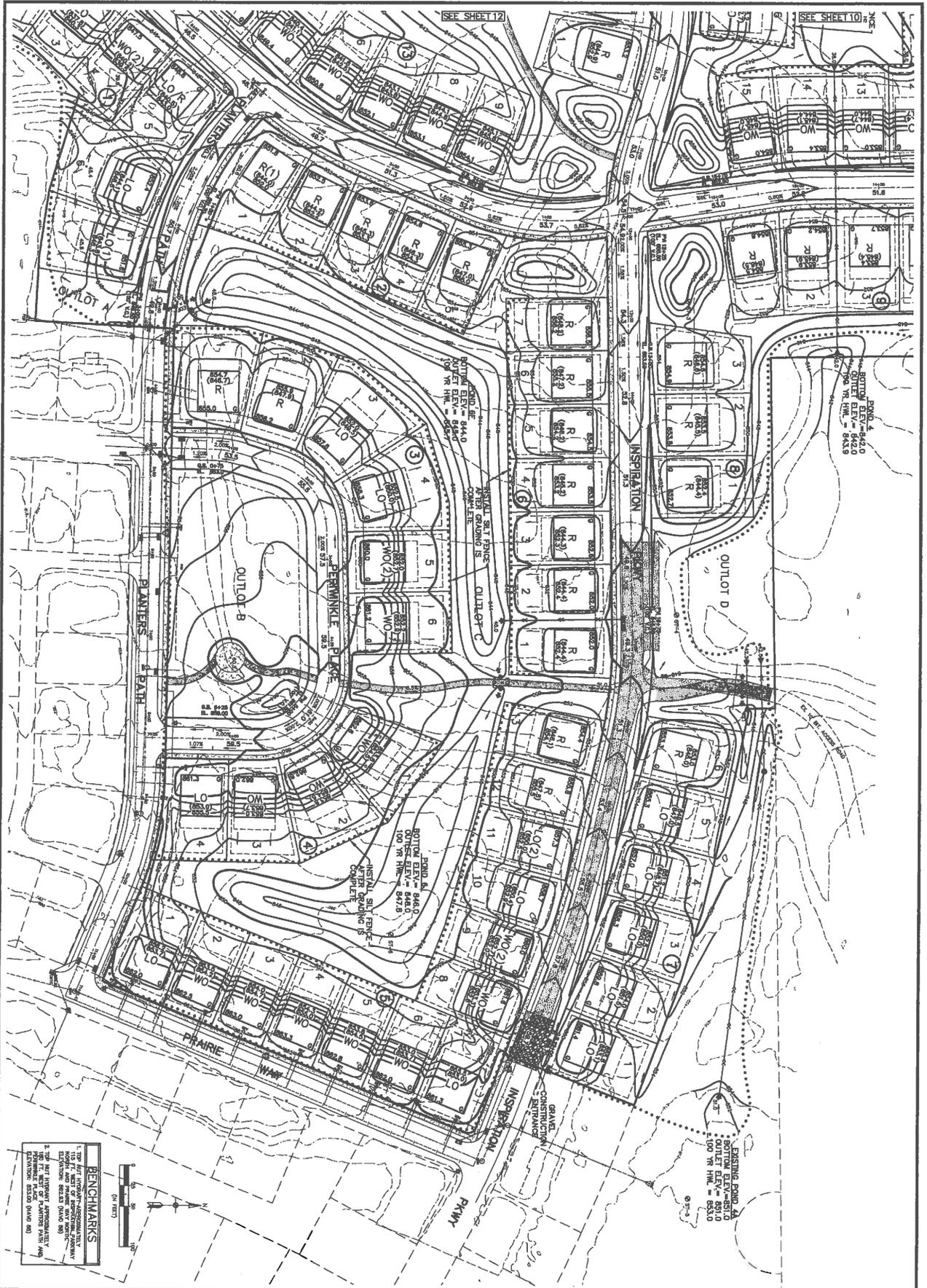
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MATTAMY HOMES, LLC
 7201 Washington Avenue - Suite 201
 Edina, MN 55439

PRELIMINARY GRADING & EROSION CONTROL PLAN

INSPIRATION 3RD ADDITION
 Bayport, Minnesota

Carlson McCain
 ENVIRONMENTAL • ENGINEERING • SURVEYING
 248 Apollo Dr, Suite 100, Lino Lakes, MN 55014
 Phone: 763-489-7900 Fax: 763-489-7959



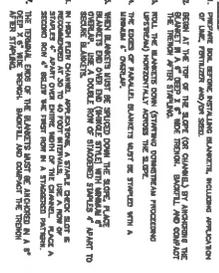
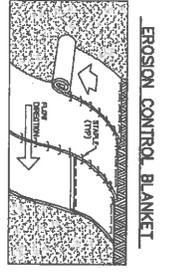
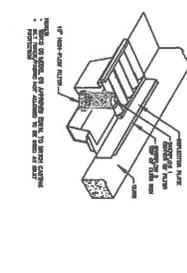
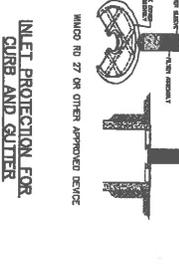
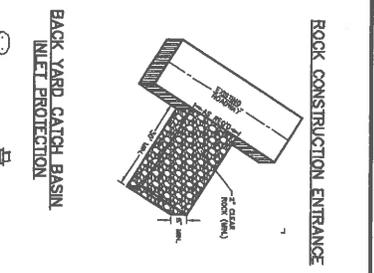
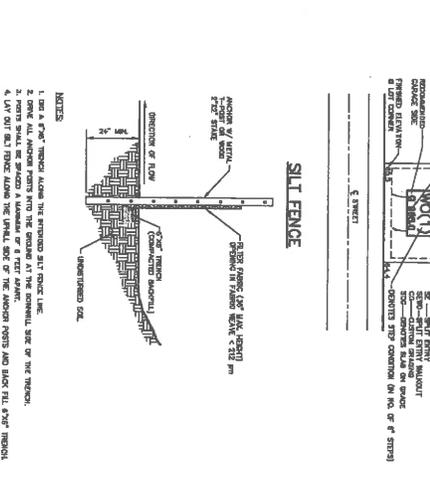
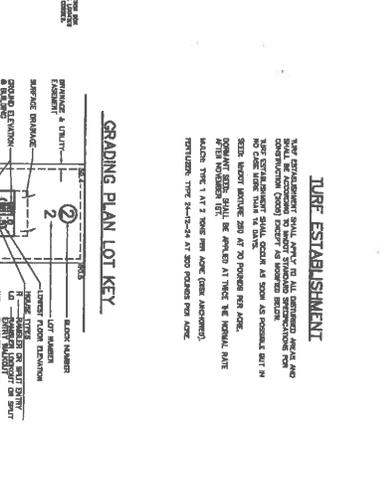
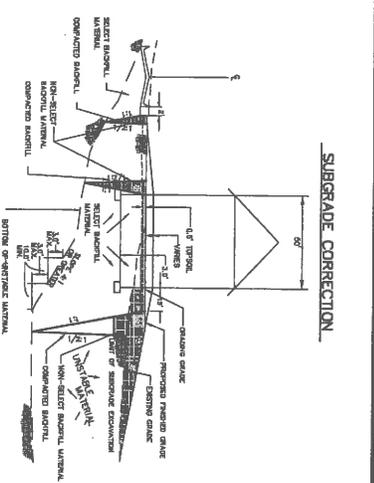
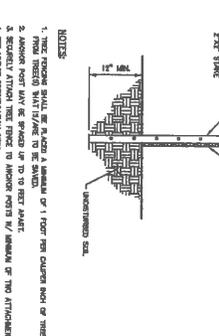
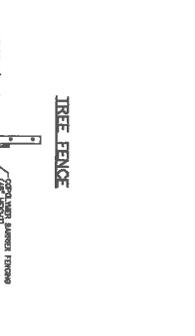
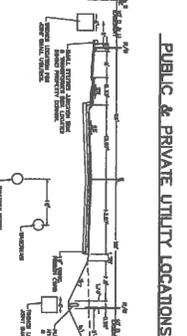
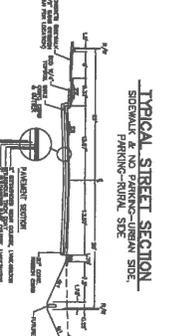
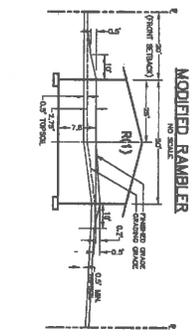
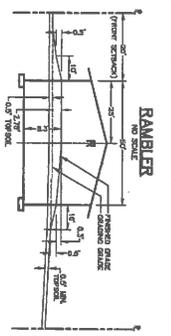
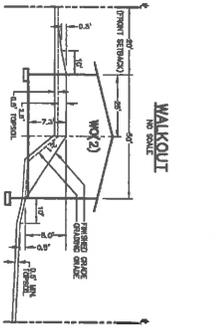
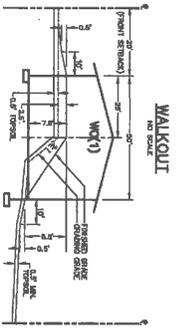
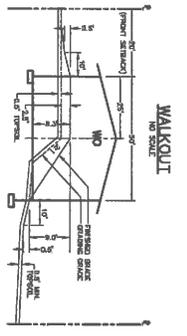
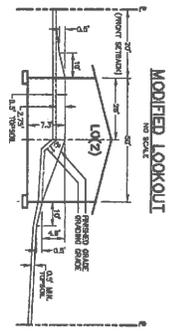
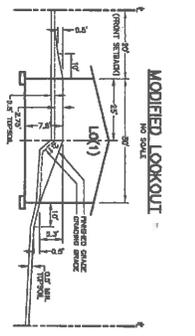
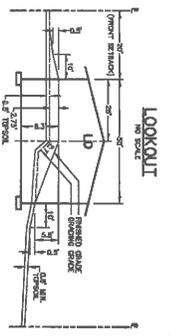
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MATTAMY HOMES, LLC
 7201 Washington Avenue - Suite 201
 Edina, MN 55439

PRELIMINARY GRADING & EROSION CONTROL PLAN

INSPIRATION 3RD ADDITION
 Bayport, Minnesota

Carlson McCain
 ENVIRONMENTAL • ENGINEERING • SURVEYING
 248 Apollo Dr, Suite 100, Lino Lakes, MN 55014
 Phone: 763-489-7900 Fax: 763-489-7959



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DETAILS
 INSPIRATION 3RD ADDITION
 Bayport, Minnesota

MATTAMY HOMES, LLC
 7201 Washington Avenue - Suite 201
 Edina, MN 55439

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- SYMBOL KEY**
- ANJOOT SEED MIX 35-621
 - ANJOOT SEED MIX 35-241
 - REFER TO SHEET 12/3 FOR SEED MIX SCHEDULES
- PLANT KEY**
- DECIDUOUS TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - VARIOUS SHRUBS
- NOTES:**
- PRairie RESTORATION SEEDING BY OTHERS PER MANAGER'S OFFICE.
 - SEED OUTLOTS B, F, & CENTER OF ROUNDABOUT WITH NATIVE SEED MIX AS INDICATED.
 - PLANTING OF TREES MUST BE PROVIDED BY BUILDER UPON COMPLETION OF THIS CONSTRUCTION. SEE FINAL LANDSCAPE PLAN FOR PLANT SELECTIONS AND QUANTITIES.

PRELIMINARY PLANT SCHEDULE

| CODE | SYM | COMMON NAME / LATIN NAME | SIZE | ROOT | REMARKS |
|------|-----|--------------------------|---------|------|--------------------|
| A | 14 | RED PINNACLED OAK | 7' CAL. | B5 | STANDARD LAYOUT 5 |
| B | 14 | RED PINNACLED OAK | 7' CAL. | B5 | STANDARD LAYOUT 6 |
| C | 14 | RED PINNACLED OAK | 7' CAL. | B5 | STANDARD LAYOUT 7 |
| D | 14 | RED PINNACLED OAK | 7' CAL. | B5 | STANDARD LAYOUT 8 |
| E | 14 | RED PINNACLED OAK | 7' CAL. | B5 | STANDARD LAYOUT 9 |
| F | 14 | RED PINNACLED OAK | 7' CAL. | B5 | STANDARD LAYOUT 10 |
| G | 14 | RED PINNACLED OAK | 7' CAL. | B5 | STANDARD LAYOUT 11 |
| H | 14 | RED PINNACLED OAK | 7' CAL. | B5 | STANDARD LAYOUT 12 |
| I | 14 | RED PINNACLED OAK | 7' CAL. | B5 | STANDARD LAYOUT 13 |
| J | 14 | RED PINNACLED OAK | 7' CAL. | B5 | STANDARD LAYOUT 14 |
| K | 14 | RED PINNACLED OAK | 7' CAL. | B5 | STANDARD LAYOUT 15 |
| L | 14 | RED PINNACLED OAK | 7' CAL. | B5 | STANDARD LAYOUT 16 |
| M | 14 | RED PINNACLED OAK | 7' CAL. | B5 | STANDARD LAYOUT 17 |
| N | 14 | RED PINNACLED OAK | 7' CAL. | B5 | STANDARD LAYOUT 18 |
| O | 14 | RED PINNACLED OAK | 7' CAL. | B5 | STANDARD LAYOUT 19 |
| P | 14 | RED PINNACLED OAK | 7' CAL. | B5 | STANDARD LAYOUT 20 |
| Q | 14 | RED PINNACLED OAK | 7' CAL. | B5 | STANDARD LAYOUT 21 |
| R | 14 | RED PINNACLED OAK | 7' CAL. | B5 | STANDARD LAYOUT 22 |
| S | 14 | RED PINNACLED OAK | 7' CAL. | B5 | STANDARD LAYOUT 23 |
| T | 14 | RED PINNACLED OAK | 7' CAL. | B5 | STANDARD LAYOUT 24 |
| U | 14 | RED PINNACLED OAK | 7' CAL. | B5 | STANDARD LAYOUT 25 |
| V | 14 | RED PINNACLED OAK | 7' CAL. | B5 | STANDARD LAYOUT 26 |
| W | 14 | RED PINNACLED OAK | 7' CAL. | B5 | STANDARD LAYOUT 27 |
| X | 14 | RED PINNACLED OAK | 7' CAL. | B5 | STANDARD LAYOUT 28 |
| Y | 14 | RED PINNACLED OAK | 7' CAL. | B5 | STANDARD LAYOUT 29 |
| Z | 14 | RED PINNACLED OAK | 7' CAL. | B5 | STANDARD LAYOUT 30 |

811

Know what's below. Call before you dig.

CALL BEFORE YOU DIG

BENCHMARKS

THE BENCHMARKS ARE TO BE SET BY THE SURVEYOR AT THE TIME OF CONSTRUCTION. THE BENCHMARKS SHALL BE SET AT THE CORNER OF THE BUILDING FOOTPRINT AND SHALL BE SET AT THE CORNER OF THE BUILDING FOOTPRINT AND SHALL BE SET AT THE CORNER OF THE BUILDING FOOTPRINT.

REVISIONS

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MATTAMY HOMES, LLC
 7201 Washington Avenue - Suite 201
 Edina, MN 55439

PRELIMINARY LANDSCAPE PLAN

INSPIRATION 3RD ADDITION
 Bayport, Minnesota

Carlson McCain

ENVIRONMENTAL ENGINEERING • SURVEYING

248 Apollo Dr, Suite 100, Lino Lakes, MN 55014
 Phone: 763-489-7900 Fax: 763-489-7959

GENERAL NOTES:

1. LANDSCAPE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS ON THE PROPERTY WITH LOCAL CONTRACTOR AND BY Gopher State ONE CALL PRIOR TO STAKING PLANT LOCATIONS.
2. COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON THE SITE.
3. WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUB MASSINGS ARE FOUND ON THE SITE WHETHER SHOWN ON THE DRAWINGS OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE WITHIN THE GRADING LIMITS. ANY UNDESIRABLE TREES AND SHRUBS SHALL BE REMOVED AND SHOULD NOT BE RE-PLANTED. ALL REMOVAL SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
4. ALL EXISTING TREES TO REMAIN SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBY BRANCHES.
5. BB TREES AND SHRUBS ARE BALLED AND BURLAPPED.
6. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO SUBMISSION OF BID AND/OR QUOTATION.
7. ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST ADDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
8. THE CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL THE END OF THE GUARANTEE PERIOD. ANY ACTS OF VANDALISM OR DAMAGE TO MATERIALS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY. RESPONSIBILITY OF THE CONTRACTOR.
9. CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR THE OWNER'S ACCEPTANCE INSPECTION.
10. WARRANTY FOR THE LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
11. CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE WITH ALL REPLACEMENTS TO BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.

PLANTING SPECIFICATIONS:

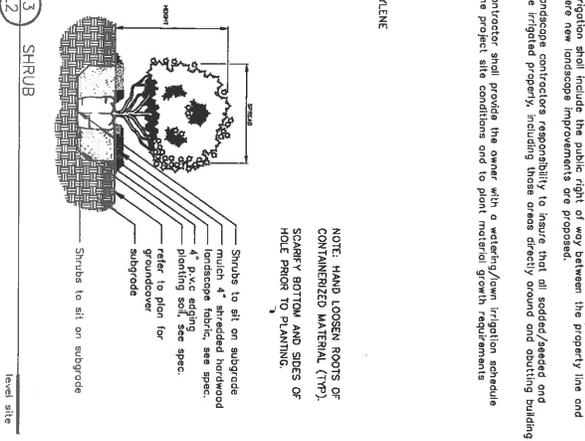
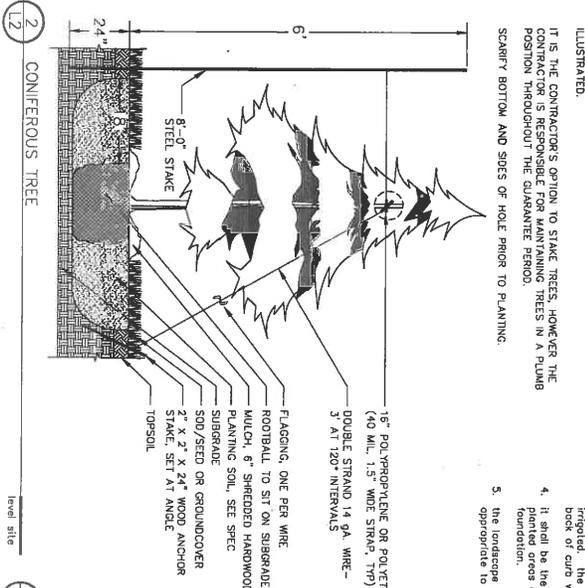
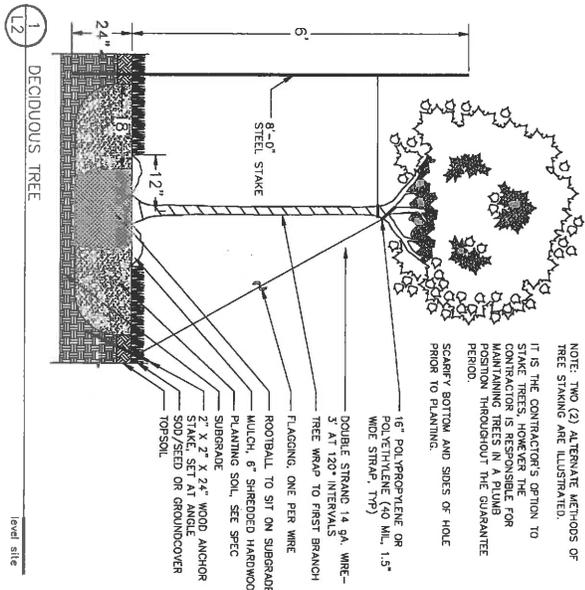
1. PLANTING BED PREPARATION: ALL MASS PLANTING BEDS SHALL BE TILLED TO A MINIMUM DEPTH OF 10". AMENDMENTS SHALL BE APPLIED AFTER CULTIVATION.
2. BACKFILL SOIL: USE SOIL EXCAVATED FROM PLANTING HOLES & PROVIDE AMENDMENTS. REMOVE ALL DEBRIS AND ROCKS LARGER THAN 3" IN DIA.
3. FERTILIZATION: ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL OR OTHER SLOW RELEASE FERTILIZER MIXED IN WITH PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS.
4. MULCH MATERIAL: AS SPECIFIED ON LANDSCAPE PLANS. MASS MULCH ALL PLANTING AREAS. ALL DECIDUOUS AND EVERGREEN TREES TO RECEIVE 6" DEEP SHREDED HARDWOOD MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
5. TREE STAKING: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO STAKE AND/OR GUY THE TREES ACCORDING TO THE NOTES AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO TAKE EVERY STEP NECESSARY TO MAINTAIN THE TREES AND SHRUBS ON AN UPRIGHT AND PLUMB CONDITION AT ALL TIMES UNTIL THE END OF THE PLANT GUARANTEE PERIOD, ESPECIALLY WHERE VANDALISM, SOIL OR WIND CONDITIONS ARE A PROBLEM.
6. TREE WRAPPING: WRAPPING MATERIAL SHALL BE QUALITY, HEAVY WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING BY 5-1.
7. ROBERT PROTECTION: PROVIDE ON ALL TREES, EXCEPT SPRUCE UNLESS OTHERWISE NOTED.
8. PLANTING PLAN: ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS. THE PLAN TAKES PRECEDENCE OVER THE NOTES. RESPECT DIMENSIONS, DO NOT SCALE DRAWINGS.
9. EDGING: EDGING SHALL BE 4" PVC COMMERCIAL GRADE EDGING WITH THREE (3) METAL ANCHOR STAKES PER 20 FOOT SECTION, UNLESS OTHERWISE NOTED ON THE PLAN. ALL MASS PLANTING BEDS SHALL HAVE EDGING PLACED BETWEEN MULCH AND ANY ADJACENT TURF AREAS.

PLANTING NOTES:

1. No planting to be installed until grading and construction has been completed in the immediate area.
2. All plant material locations must be reviewed and approved by the landscape architect prior to any and all digging.
3. If the landscape contractor perceives and deficiencies in the plant selections, soil conditions, or quality of guarantee, they shall bring these deficiencies to the attention of the landscape architect prior to installation.
4. Adjustments in the location of proposed plant material may be needed in the field. Should on adjustment be advised, the landscape architect must be notified.
5. All plants to be installed per planting details.
6. One shub per type and size in each planting bed and every tree should be clearly identified (common or latin nomenclature) with a plastic tag which shall not be removed prior to owner acceptance.
7. Where soil/seed shifts toward surface, finished grade of seed/seed shall be held 1" below surface elevation of soil, sub, curb, etc.
8. Sod shall be laid parallel to the contours and shall have staggered joints. On slopes steeper than 3 : 1 or in drainage swales, the sod shall be staked to the ground.
9. Seed all areas disturbed due to grading other than those to receive sod.
10. Repair all damage to property from planting operations at no cost to the owner.

IRRIGATION NOTES:

1. Landscape Contractor shall be responsible for providing shop drawings illustrating irrigation plans and specifications as part of the scope of work when bidding. These shall be approved by the landscape architect prior to order.
2. Verify existing/proposed system location.
3. Unless otherwise noted, all soil/seed and planting areas indicated on the plan shall be 100% irrigated. The irrigation shall include the public right of way between the property line and back of curb where new landscape improvements are proposed.
4. It shall be the landscape contractor's responsibility to insure that all sodded/seeded and planted areas are irrigated properly, including those areas directly around and abutting building foundations.
5. The landscape contractor shall provide the owner with a watering/soak irrigation schedule appropriate to the project site conditions and to plant material growth requirements.



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| <p>MATTAMY HOMES, LLC 7201 Washington Avenue - Suite 201 Edina, MN 55439</p> | | <p>PRELIMINARY LANDSCAPE DETAILS</p> <p>INSPIRATION 3RD ADDITION Bayport, Minnesota</p> | | <p>Carlson McCain ENVIRONMENTAL • ENGINEERING • SURVEYING 248 Apollo Dr, Suite 100, Lino Lakes, MN 55014 Phone: 763-489-7900 Fax: 763-489-7959</p> | |
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