

## RESOLUTION NO. 22-100

### CITY OF MAPLE GROVE

#### RESOLUTION GRANTING PLANNED UNIT DEVELOPMENT – CONCEPT STAGE PLAN, PLANNED UNIT DEVELOPMENT - DEVELOPMENT STAGE PLAN, PRELIMINARY PLAT, AND FINAL PLAT FOR WESTON COMMONS 2<sup>ND</sup> ADDITION

WHEREAS, U.S. Home Corporation dba Lennar (hereinafter referred to as the “**Applicant**”) is the applicant for a Planned Unit Development (hereinafter referred to as “**PUD**”) –Concept Stage Plan, PUD – Development Stage Plan, preliminary plat and final plat (hereinafter collectively referred to as the “**Application**”) for property located within the City located at 16232 105<sup>th</sup> Ave. N., Maple Grove, Minnesota and depicted on attached Exhibit A (hereinafter referred to as the “**Property**”); and

WHEREAS, the City staff studied the matter, made a report, and provided other information to the Planning Commission and City Council; and

WHEREAS, the City Planning Commission held a public hearing and tabled the Application on February 14, 2022. The Application was removed from the table and considered the matter at its meeting of March 14, 2022, recommending approval of the Application; and

WHEREAS, the City Council considered the Application at its May 16, 2022 meeting receiving the recommendation from the Planning Commission, the report from City staff and other information.

NOW, THEREFORE, the City Council of the City of Maple Grove makes the following:

#### FINDINGS

- A. The Applicant submits its Application for the purpose of developing the Property into an 82-unit townhome development.
- B. The Applicant has submitted, for the City Council’s review and approval: (i) the PUD – Concept Stage Plan and PUD – Development Stage Plan plans for the Property, drafted by James R. Hill, Inc., dated June 28, 2021 (hereinafter referred to as the “**Plans**”), which Plans Title Sheet is attached hereto as Exhibit B; (ii) the Plans include the unit floor plans and elevations that were part of the City Council’s May 16, 2022 agenda as Attachment C; (iii) the preliminary plat for the Property drafted by James R. Hill, Inc. (hereinafter referred to as the “**Preliminary Plat**”), which Preliminary Plat is Sheet C2.0 of the Plans; and (iv) and the final plat for Weston Commons 2<sup>nd</sup> Addition, drafted by James R. Hill, Inc. (hereinafter referred to as the “**Final Plat**”).

- C. The Property is currently zoned R-A, Single-Family Agricultural. The land to the north, south, and west of the Property is zoned R-A, Single-Family Agricultural. The land to the east of the Property is zoned R-4 PUD, Medium Density Residential Planned Unit Development. The Applicant has made separate application to rezone the Property to R-4 PUD, Medium Density Residential Planned Unit Development (hereinafter referred to as the “**Rezoning Ordinance**”).
- D. Minnesota Statutes §462.357 grants to the City, for the purpose of promoting the public health, safety, morals and general welfare, the authority to regulate use of land within the City through zoning regulations.
- E. City Code §36-61 states:

A PUD is intended to allow variation from the strict literal provisions of this chapter, including, but not limited to, requirements relating to setbacks, height, floor area, floor area ratio, lot area, width, depth, and yards. If a proposed development is approved by the city as a PUD as provided in this section, then the dimensions of the PUD as approved shall be deemed to be in compliance with all of the dimensional requirements of this chapter, including setbacks, height, floor area, floor area ratio, lot area, lot width, lot depth and yards.
- F. City Code §36-61 further provides that a PUD is intended to result in a development in which the living or working environment is better than could otherwise have been achieved through strict enforcement of the dimensional requirements of other applicable sections of this chapter, or, in this case, a change from the approved PUD.
- G. City Code §36-64(a)(3) allows the simultaneous submission of an application for Concept Stage Plan and Development Stage Plan.
- H. The Applicant, pursuant to City Code Chapter 36, Article II, Division 2, has submitted the Plans for the City’s review and approval.
- I. City Code §36-62(a) states that:

All developments with a residential component are subject to this division [PUD], except existing residential developments, and new residential developments created by sections 30-8(b) and 30-14.
- J. The proposed development of the Property has a residential component and is subject to the PUD division of the City Code and does not meet the exception.

- K. City Code §36-65(a) requires that all applications subject to the PUD division of the City Code with a residential component shall be assessed and reviewed against the Project Point System (hereinafter referred to as the “PPS”).
- L. City Code §36-65(d) states:  
  
A PUD subject to this section must achieve at a minimum 75 percent of the total points possible under the [PPS]. Any PUD not achieving the above minimum percentage of points shall not be granted approval.
- M. The proposed development of the Property was assessed against the PPS and received a score of 78.2 percent, which PPS summary is attached hereto as Exhibit E. The Plans meet the requirements of City Code Chapter 36, Article II, Division 2, subject to the conditions set forth in this Resolution.
- N. The proposed development as proposed in the Application is consistent with the current zoning and the properties to the north, south, east and west, and will not be detrimental to said properties, to existing roads and traffic, and the general health, safety and welfare of the public, provided it is subject to and meets, to the satisfaction of the City, the conditions set forth in this Resolution.
- O. City Code §30-7 states:  
  
[With exceptions], no conveyance of land shall be filed or recorded if the land is described in the conveyance by metes and bounds, or by reference to an unapproved registered land survey made after April 21, 1961, or if the land is described by reference to an unapproved plat made after February 25, 1954, unless the transaction has been reviewed pursuant to Minn. Stats. § 272.162, if required.
- P. The proposed subdivision of the Property is governed by City Code Chapter 30.
- Q. The Applicant, pursuant to City Code Chapter 30, has submitted the Preliminary Plat and Final Plat for the City’s review and approval.
- R. The Preliminary Plat and Final Plat meet the City Code requirements provided they are subject to and meet, to the satisfaction of the City, the conditions set forth in this Resolution.

DECISION

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Maple Grove and based upon the information received and the above Findings:

1. The City Council does hereby conditionally approve the PUD – Concept Stage Plan, PUD - Development Stage Plan and the Plans, subject to the conditions set forth in Paragraph 3 below that must be met, to the satisfaction of the City, prior to the release of the Final Plat, unless otherwise expressly stated.
2. The City Council does hereby conditionally approve the Preliminary Plat and Final Plat and the Mayor and City Clerk are hereby authorized to execute the Final Plat, subject to the conditions set forth in Paragraph 3 below that must be met, to the satisfaction of the City, prior to release of the Final Plat, unless otherwise expressly stated.
3. The following conditions must be met to the satisfaction of the City prior to release of the Final Plat, unless otherwise expressly stated:
  - a. The approvals granted by this Resolution are subject to the completion of and compliance with all ministerial matters set forth in City Ordinance Code and required by the City, including, but not limited to, those of Engineering, Planning, Administrative and Legal Departments, *e.g.*, title examination, execution of Developer’s Agreement, filing of letters of credit, and payment of fees. City Code §30-21.
  - b. The approvals granted herein shall not become effective until the City Council has enacted the Rezoning Ordinance.
  - c. The Applicant shall comply with the following requirements subject to the satisfaction of the City Director of Community and Economic Development:
    - i. The Plans shall be modified to provide for the right-of-way for Street C to be increased to 50 feet.
    - ii. The Plans shall be modified to show the wetland buffer and 20-foot setback from the wetland buffer.
    - iii. The Plans shall be modified to show all setbacks.
    - iv. The Plans shall be modified to provide fencing along the railroad tracks outside of nay wetland area.
  - d. The Applicant shall comply with the following requirements subject to the satisfaction of the City Engineer:

- i. The Plans shall be modified to provide for Private Street C to either be a public right-of-way built to City standards or a public easement shall be provided over Street C for future development.
- ii. The Plans and Final Plat shall be modified to change “Weston Way” to either “Xene Lane” or “Yuma Lane”.
- iii. The City shall be provided with utility sheet, i.e., stormwater, water, and sewer.
- iv. The Plans shall be modified to provide for sump MH’s where there is no other treatment prior to discharge to wetlands.
- v. The Plans shall be modified to provide for wetland buffers of 30-foot average buffer with a 20-foot minimum.
- vi. The Plans shall be modified to provide for wetland buffer posts every 200 feet on property lines or bends in the buffer.
- vii. The Plans shall be modified to provide for pond 1P to be sized, water quality, and volume to accommodate increased impervious surface associated with improvements to 105<sup>th</sup> Ave.
- viii. Routing diagram shows 6S is 105<sup>th</sup> Ave., but drainage map shows 6S is Weston Way. The Plans shall be modified to address this discrepancy.
- ix. The Plans shall be modified to provide for Stormwater Rate Control, Water Quality, and Volume Control. Stormwater calculations shall be revised and resubmitted.
- x. The Plans are subject to the review and approval of the Elm Creek Watershed District. The Plans shall be modified as recommended by the Elm Creek Watershed District and directed by the City Engineer.
- xi. The proposed private roadways throughout the Property as shown as 24 feet wide. This width is not wide enough for parking on either side. As such, the Plans shall be modified to provide for the private roadways to be signed for “No Parking” on both sides.
- xii. Proposed “Steet C” is shown on the Plans as a private roadway. Since it provides access to the adjacent parcel, it must be a public street with right-of-way and street widths meeting City

standards. The Plans and Final Plat shall be modified accordingly.

- xiii. Sheet C1.4 of the Plans shall be modified to show wetland buffers and buffer locations and callout 15-foot wide pond access location.
  - xiv. Sheet C2.0 of the Plans shall be modified to: (i) show drainage and utility easements over ponds, wetlands, and buffers; and (ii) show drainage and utility easement over Outlot I for pond access.
  - xv. The Plans shall be modified to provide for concrete washout area.
  - xvi. Sheet C4.1 of the Plans shall be modified to: (i) show invert and elevations of FES on the south side of the railroad tracks just off northwest portion of the Property; (ii) show pond access at 15 feet wide; (iii) provide NWL, HWL, and EOF for wetland on Outlots H and J; (iv) have driveway on Lots 1 and 2, Block 5 and Lots 1 and 2, Block 5 to 8 percent or less; (v) provide for grading on the east side of Outlot G to match a 916 contour to a 914 contour on the adjacent property; (vi) show all wetland buffers and post locations; and (vii) provide OCS detail.
  - xvii. Sheet C1.4 of the Plans shall be modified to: (i) have driveway on Lots 1 and 2, Block 5 and Lots 1 and 2, Block 5 to 8 percent or less; (ii) callout NWL for pond 2P; (iii) provide elevations for future 10<sup>th</sup> Avenue that is coordinated with the City's engineering consultant; (iv) show all wetland buffers and post locations; and (v) callout NWL, OHW, and 100-year HWL of DNR Public Waters.
- e. The Applicant shall comply with the following requirements subject to the satisfaction of the City Fire Inspector:
- i. A site plan and utility plan shall be submitted that includes both the Weston Commons 2<sup>nd</sup> Addition and the first addition.
  - ii. The Plans shall be modified to provide for buildings to be sprinkled per Section 503.2.5 of the Minnesota State Fire Code.

- iii. The Plans shall be modified to have the turnarounds in Streets A and C meet the requirements of Section D103 of the Minnesota State Fire Code.
  - iv. The Plans shall be modified, per Section D103.1 of Minnesota State Fire Code, to provide for a minimum road width of 26 feet where a fire hydrant is located on a fire apparatus access road.
  - v. The Plans shall be modified to provide for the location of the sprinkler riser room if sprinkled.
  - vi. The Plans shall be modified to relocate the fire hydrant on Street C to near the entrance of Street C from Weston Way.
  - vii. The Plans shall be modified to show the fire hydrants on a looped system per Section 507.5.1 of the Minnesota State Fire Code and City Code §18-81.
  - viii. The Plans shall be modified so that fire hydrants are at least 15 feet away from all utilities per City Code §18-82.
  - ix. The Plans shall provide for the location of all valves in compliance with the Minnesota State Fire Code and City Code.
- f. An irrigation reduced pressure zone (hereinafter referred to as “**RPZ**”) is required for any irrigation systems and must be installed by the Applicant and/or eventual lot owner and tested in accordance with the Minnesota Department of Health Guidelines for Designing Backflow Prevention Assembly Installations (hereinafter referred to as “**Guidelines**”). The initial test results and certification shall be submitted to the City of Maple Grove Public Works Department. Subsequently, the RPZ must be tested, per the Guidelines, at least annually by a certified tester with the results reported to the City of Maple Grove Building Department and the RPZ must be rebuilt as needed in accordance with the Guidelines. Test/rebuilt reports shall be mailed or faxed to the City of Maple Grove Building Department at (763) 494-6424. The irrigation system shall be designed and the Plans shall be modified accordingly, prior to the issuance of any permits for the development of the Property, to accommodate a 1-inch water meter and a maximum flow of 50 gallons per minute. This is not a condition of release of the Final Plat, but an on-going requirement, that will be a term and obligation within the PUD Agreement (see PUD Agreement requirement below).

- g. The Applicant shall execute a Developer’s Agreement, drafted by the City, ensuring, among other things, the construction of and payment for public improvements and private improvements, the payment of special assessments and the establishment of sureties required by the City.
- h. The Applicant shall enter into a PUD agreement (hereinafter referred to as “**PUD Agreement**”), drafted by the City, memorializing the Applicant’s obligations under this Resolution and City Code and shall include, but is not limited to, a guarantee that Applicant shall comply with all items that were utilized to award points under the PPS, and the procedure to ensure Applicant’s compliance with the PPS, the PUD Agreement, other agreements between the City and the Applicant, this Resolution and City Code. The PUD Agreement shall be recorded against and run with the Property. The City will not issue any permits for the development of the Property prior to being provided recording information for the PUD Agreement.
- i. The Applicant shall enter into a Site Improvement Performance Agreement (hereinafter referred to as “**SIPA**”), if required by the City Community Development Director, drafted by the City, which SIPA shall establish site improvement items and terms of completion of said items. Under the SIPA, a surety shall be provided to the City for two full growing seasons to guaranty the proper installation and growth of all landscaping items.
- j. The Property is located within the City’s Park Service Area 5. The 2018 Parks System Plan identifies a Neighborhood Park to be developed in this neighborhood on the corner of 105<sup>th</sup> Ave. N. and Dunkirk Ln. N. as residential developments progress. Pursuant to Statue Statute and City Code, the development of this Property requires a land dedication or a cash equivalent based on the rate approved by the City Council when the Final Plat is released for recording. The development is 15.47 acres and consists of 82 single family rental town home units located between 105<sup>th</sup> Ave. N. and County Road 81 just west of the Summerwell and Northwoods Townhome developments. A previous concept plan showed a connection to the internal walkways of this development which would require a trail corridor in the form of a land dedication on the west side of this subdivision to connect internal residents to a boardwalk and the neighborhood park. After reviewing the Plans and population densities of the 105<sup>th</sup> Ave. Master Plan, a boardwalk would serve a limited number of residents and would not directly connect to significant trail sections, adjacent neighborhoods, or regional trail networks. At their January 2022 meeting the Maple Grove Parks and Recreation Board directed staff to forego plans for a boardwalk and

trail connection and to accept a cash dedication. The current park dedication rate for the City is \$4,236.00 per residential multi-dwelling unit. Assuming the Final Plat is released prior to the City Council adjusting the park dedication rate, the park dedication amount to be paid for the Final Plat shall be \$347,352.00 (82 residential multi-dwelling units x \$4,236.00). If the Final Plat is not released prior to the City Council adjusting the park dedication rate, the above-referenced payment shall be adjusted based upon the formula approved by City for the year in which the Final Plat is actually released for filing. The park dedication fee, as set forth above, shall be paid prior to the Final Plat being released for filing at the Hennepin County Government Center.

- k. The Applicant shall provide a platting title commitment as required by Minn. Stat. §505.03. The above-mentioned evidence of title shall be subject to the review and approval of the City Attorney to determine the entities must execute the Final Plat and other documents to be recorded against the Property. Further, Applicant shall provide the City with evidence, which sufficiency shall be determined by the City, that all documents required to be recorded pursuant to this Resolution and by the City Attorney are recorded and all conditions for release of the Final Plat have been met prior to the City processing or approving any building permits or other permits applicable to the development of the Property.
- l. Construction on the Property shall comply with the Plans, this Resolution, previous and subsequent approvals, and local, state, and federal rules and regulations.
- m. Maintenance of the Property shall, at all times, comply with the Plans, this Resolution, previous and subsequent approvals, and local, state, and federal rules and regulations.
- n. The Applicant shall pay upon demand all expenses, determined by the City, that the City incurs in relation to this development and Resolution, and shall provide an escrow deposit in an amount to be determined by the City. Said expenses shall include, but are not limited to, staff time, including, but not limited to, hourly wage, overhead and benefits, engineering, legal and other consulting fees incurred in relation to the development.
- o. The Applicant shall make application for and receive (on the condition that the Applicant complies with the requirements of this Resolution and City Code) a building permit and construction activities on the Property shall commence, pursuant to the Plans, this Resolution and City Code, in compliance with City Code Section 36-64(b)(5).

- p. The Final Plat must be filed and recorded with Hennepin County within two years of the date of this Resolution. If the Final Plat is not timely filed or recorded, this Resolution and all approvals herein shall be void with no further action required by the City Council.

Motion to approve the foregoing findings, conclusions, and decisions was made by \_\_\_\_\_ and seconded by \_\_\_\_\_, upon a vote being duly taken thereon, the following voted in favor thereof:

and the following were against:

and the following were absent:

whereupon, the resolution was declared duly passed and adopted the 6<sup>th</sup> day of June, 2022.

STATE OF MINNESOTA )  
COUNTY OF HENNEPIN ) SS.  
CITY OF MAPLE GROVE )

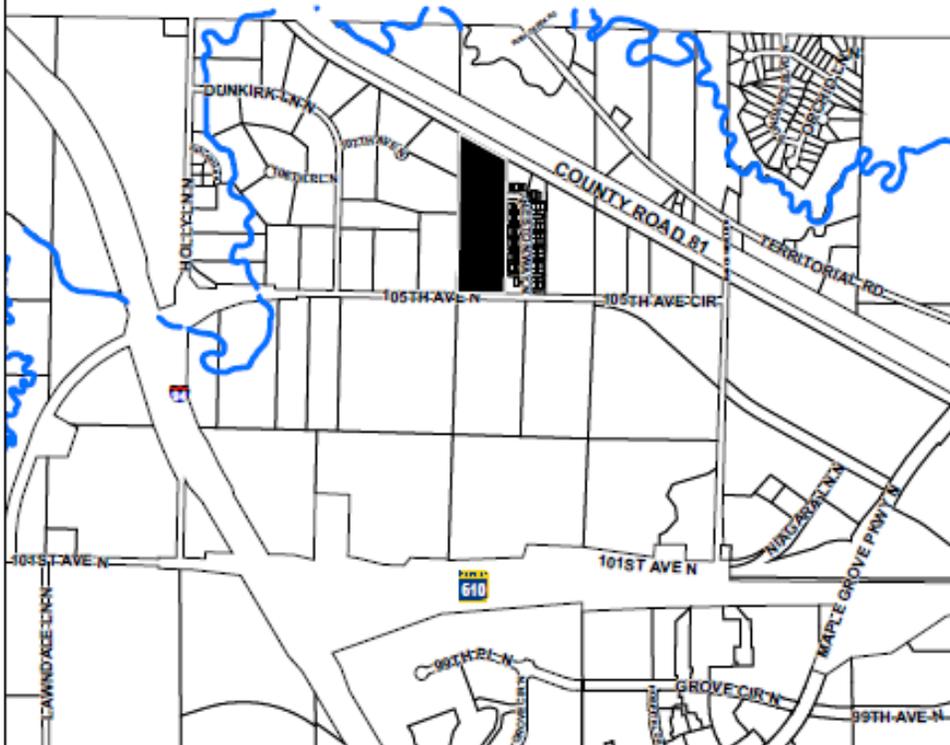
I, the undersigned, being the duly qualified and acting Clerk of the City of Maple Grove, Hennepin County, Minnesota, a Minnesota municipal corporation, hereby certify that the above and foregoing Resolution No. 22-100 is a true and correct copy of the Resolution as adopted by the City Council on the 6<sup>th</sup> day of June, 2022.

\_\_\_\_\_  
City Clerk

EXHIBIT A

Weston Commons 2nd Addition

PUD Concept Stage Plan,  
Development Stage Plan,  
Rezoning, Preliminary and Final Plat



NEIGHBORHOOD LOCATION MAP



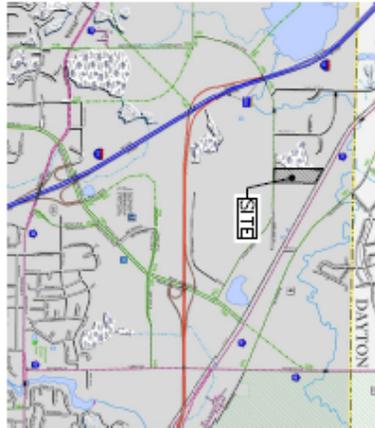
**EXHIBIT B**

# WESTON COMMONS - 2ND ADDITION PRELIMINARY DEVELOPMENT PLAN

MAPLE GROVE, MINNESOTA

FOR  
**LENNAR**

16305 36TH AVE N, #600, PLYMOUTH, MN 55446  
PHONE: (952) 249-3000



LOCATION MAP  
NOT TO SCALE

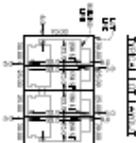
### PROJECT OVERVIEW

1. DEVELOPMENT OF SOUTHWEST CORNER OF PROJECT

EXISTING ZONING IS PLD (PLANNED RESIDENTIAL DEVELOPMENT) PERMITTED DENSITY IS ONE (1) UNIT PER 1,000 SQ FT (TYPICAL) LOT REQUIREMENT

### ZONING

|                         |                  |                  |
|-------------------------|------------------|------------------|
| ZONE                    | 16305 36TH AVE N | 16305 36TH AVE N |
| LOT AREA                | 15,443 SQ FT     | 15,443 SQ FT     |
| MIN. LOT                | 11,330 SQ FT     | 11,330 SQ FT     |
| MAX. LOT                | 15,443 SQ FT     | 15,443 SQ FT     |
| MIN. FRONT YARD SETBACK | 10 FT            | 10 FT            |
| MIN. SIDE YARD SETBACK  | 5 FT             | 5 FT             |
| MIN. REAR YARD SETBACK  | 5 FT             | 5 FT             |
| MIN. FRONT SETBACK      | 10 FT            | 10 FT            |
| MIN. SIDE SETBACK       | 5 FT             | 5 FT             |
| MIN. REAR SETBACK       | 5 FT             | 5 FT             |
| MIN. FRONT SETBACK      | 10 FT            | 10 FT            |
| MIN. SIDE SETBACK       | 5 FT             | 5 FT             |
| MIN. REAR SETBACK       | 5 FT             | 5 FT             |

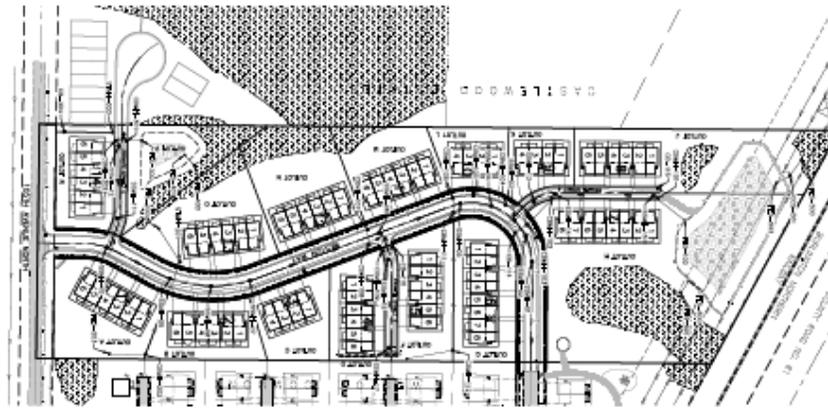


### EXISTING CONDITIONS

|                         |                  |                  |
|-------------------------|------------------|------------------|
| EXISTING CONDITIONS     | 16305 36TH AVE N | 16305 36TH AVE N |
| LOT AREA                | 15,443 SQ FT     | 15,443 SQ FT     |
| MIN. LOT                | 11,330 SQ FT     | 11,330 SQ FT     |
| MAX. LOT                | 15,443 SQ FT     | 15,443 SQ FT     |
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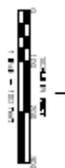
### PROPOSED CONDITIONS

|                         |                  |                  |
|-------------------------|------------------|------------------|
| PROPOSED CONDITIONS     | 16305 36TH AVE N | 16305 36TH AVE N |
| LOT AREA                | 15,443 SQ FT     | 15,443 SQ FT     |
| MIN. LOT                | 11,330 SQ FT     | 11,330 SQ FT     |
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| MIN. SIDE SETBACK       | 5 FT             | 5 FT             |
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| MIN. REAR SETBACK       | 5 FT             | 5 FT             |



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| 02.49 | PROPOSED LAYOUT - SERVICE DRIVE LAYOUT |
| 02.50 | PROPOSED LAYOUT - SERVICE DRIVE LAYOUT |



|             |           |
|-------------|-----------|
| DATE        | 10/1/2010 |
| BY          | JRH       |
| CHECKED BY  | JRH       |
| APPROVED BY | JRH       |
| SCALE       | AS SHOWN  |
| PROJECT NO. | 2009-010  |
| DATE        | 10/1/2010 |

**WESTON COMMONS - 2ND ADDITION**  
MAPLE GROVE, MINNESOTA  
**TITLE SHEET**  
FOR  
**LENNAR**  
16305 36TH AVE N, #600, PLYMOUTH, MN 55446

James R. Hill, Inc.  
PLANNERS / ENGINEERS / SURVEYORS  
2009 W. 12TH ST. #2, SUITE 100, BANGOR, MN 55309  
PHONE: (651) 836-0044 FAX: (651) 836-0044

**James R. Hill, Inc.**  
PLANNERS / ENGINEERS / SURVEYORS  
2009 W. 12TH ST. #2, SUITE 100, BANGOR, MN 55309  
PHONE: (651) 836-0044 FAX: (651) 836-0044

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| PRELIMINARY SANITARY SEWER & WATERMAIN PLAN | C5.0–C5.3 |
| PRELIMINARY STORM SEWER PLAN                | C6.0–C6.2 |
| DETAILS PLAN                                | C7.0–C7.1 |

**EXHIBIT C**

**Weston Commons 1<sup>st</sup> & 2<sup>nd</sup> Townhomes  
Project Points System  
Application / Self Scoring Worksheet**

|                 |        |
|-----------------|--------|
| Points          | 226.67 |
| Points Possible | 290    |
| Percent         | 78.16% |

| PPS Category  | Points Proposed by applicant | Points Awarded by Staff | Explanation for Points or Reason for Not Being Applicable                                 | Reference:**  | Staff Comments   |
|---|------------------------------|-------------------------|---|---|--|
|   |                              |                         |   |   |  |
| 1. Unit Affordability                                   | 3.5                          | 0                       |   | Price points will start around 350k   |  |
| 2. Placement of uses to integrate with adjacent uses    | 20                           | NA                      |   | No restrictions for public access, and site/access coordination with the Church is being explored. (based on PPS guide) | Staff sees no real integration as described in the project point system score guide. |
| 3. Senior Units   | N/A                          | N/A                     | These HOA maintained townhomes can target seniors, but they are not age restricted.       |   | NA, bonus point category.  |
| 4. Collaboration with Adjoining Land Owners             | 10                           | 5/10                    |   | Multiple attempts have been made to coordinate stormwater ponding & access with Northwood Church                        | There does not seem to be collaboration with adjoining owners.                       |
| 5. Appropriately Located Neighborhood Commercial/Office | N/A                          | NA                      | This is a residential community – it does not provide commercial or office opportunities. |   | Not applicable   |

| PPS Category |   | Points Proposed by applicant | Points Awarded by Staff | Explanation for Points or Reason for Not Being Applicable   | Reference:                            | Staff Comments   |
|--------------|---|------------------------------|-------------------------|---|---------------------------------------|--|
| II           | Neighborhood Scale  |                              |                         |   |                                       |  |
| A            | General   |                              |                         |   |                                       |  |
|              | Percent of Units Within ¼ Mile of an Identifiable Focal Point | 50                           | 50/50                   | Playground and fire pit, gazebo.  | Landscape Plan & grading plan         | Staff agrees.  |
| 1.           | Distribution of Attached Units                                | 40                           | NA                      | All units are attached in small clusters, which is encouraged   | 8-unit, 6-unit, 4-unit so 50 – 8 = 42 | This category is applicable for larger developments that have a mixture of unit types. |
| 3.           | Creating Open Space with Multi-Story Buildings                | 10                           | NA                      | Rear courtyards are included in row home configurations. Common open spaces are also included. All buildings are 2 stories in height. | Plans                                 | NA for this sized development.   |
| 4.           | Percent of Attached Units with Back of Below Grade Access     | N/A                          | 0/10                    | Townhomes are designed to have driveways in front   |                                       | No points awarded.   |
| 5.           | Neighborhood Utilizes Rear Lanes for Vehicular Access         | N/A                          | NA                      | Cannot apply; only applies to SF detached homes   |                                       | NA   |
| 6.           | Visual Termini  | 5                            | 5/5                     | Monument will be located at southern access point   | Landscape plan & grading plans        | Autumn Blaze Maple at end of street serves as a visual termini.                        |

| PPS Category           |  | Points Proposed by applicant | Points Awarded by Staff | Explanation for Points or Reason for Not Being Applicable  | Reference:   | Staff Comments   |
|------------------------|--|------------------------------|-------------------------|--|--|--|
| <b>B</b>               | <b>Housing Diversity</b>                                       |                              |                         |  |  |  |
|                        | 1. Square Foot Range Between Largest and Smallest Units        | N/A                          | NA                      | All townhomes range from about 1700 to 1800 sq' - this is only applicable to large SF homes                                      |  | NA   |
|                        | 2. 3+ Styles of Attached Units                                 | 10                           | 0/10                    | 4 floorplans are proposed with up to 14 color/elevation packages   | Confirmed with internal purchasing & construction team | Only two styles shown.   |
|                        | 3. 6+ Styles of Detached Units                                 | N/A                          | NA                      | This development proposal is attached units only   |  |  |
| <b>C Roadway Image</b> |  |                              |                         |  |  |  |
| <b>C</b>               | <b>Roadway Image</b>   |                              |                         |  |  |  |
|                        | 1. Attached Units are Embedded                                 | N/A                          | NA                      | Not applicable due to powerline easement on the north side; 109th is not a collector. (although ponding & screening is provided) |  | Entire category is only applicable when adjacent to an arterial roadway. |
|                        | 2. Exceptional Landscaping                                     | 10                           | NA                      | Landscaping includes berming and significant tree lines along the northern and southern boundaries of the community              | Landscape Plans  |  |
|                        | 3. Interior Perimeter Roads are not Parallel to Arterial Roads | 0                            | NA                      | Only applies to detached homes   | PPS scoring guide                                      |  |



| PPS Category |  | Points Proposed by applicant | Points Awarded by Staff | Explanation for Points or Reason for Not Being Applicable  | Reference: | Staff Comments                   |
|--------------|--|------------------------------|-------------------------|--|------------|----------------------------------|
| D            | Pedestrian Quality                             |                              |                         |  |            |                                  |
|              | 1. Percent of Units within 1000' of Park       | N/A                          | 10/10                   | Playground and open space area   |            | Staff agrees                     |
|              | 2. Grid or Modified Grid                       | 10                           | 10/10                   | Site is narrow so layout is a grid form  |            | Staff agrees                     |
|              | 3. Internal Trail Connections                  | N/A                          | N/A                     | Does not seem to be an opportunity for internal trail connections because they would not really connect to anything. |            | Narrowness of site makes this NA |
|              | 4. Pedestrian Scale/Ornamental Street Lighting | 5                            | 5/5                     | Decorative lights proposed like Territorial woods  |            | Agree                            |
|              | 5. Sidewalks are Provided Both Sides of Street | 5                            | 5/5                     | Sidewalk is provided on both sides of the central public street.   |            | Agree                            |
|              | 6. Cui-de-Sacs are Open Ended                  | N/A                          | N/A                     | No CDS proposed  |            |                                  |

| PPS Category                                |   | Points Proposed by applicant | Points Awarded by Staff   | Explanation for Points or Reason for Not Being Applicable   | Reference:                   | Staff Comments  |
|---|---|------------------------------|---|---|------------------------------|---|
| E   | Integration of Parks...etc  |                              |   |   |                              |   |
|   | Park Dedication is in Strict Conformance with Comprehensive Park Plan | N/A                          | NA  | Park fees will be paid in lieu of land  |                              | Agree   |
|   | Open Space is Consolidated and Usable                                 | 10                           | NA  | Courtyards are being created on west side & additional open spaces are on the east side with the back to back townhomes |                              | Scale of development makes this NA                      |
|   | Open Spaces are Connected with Green Corridors                        | N/A                          | NA  | No green corridor opportunities   |                              | Scale of development makes this NA                      |
|   | Tree Preservation Above Minimum                                       | N/A                          | NA  | There are virtually no trees to preserve  |                              |   |
|   | Natural Features are Retained   | N/A                          | NA  | No significant natural features to be retained  |                              |   |
|   | Wetlands are Retained not Mitigated                                   | 0                            | 9.1/10  | Wetlands are isolated and fallow farm ditches; they are proposed to be filled   |                              | 91% of wetlands are retained so 9.1 points are awarded. |
| Public Access to Creeks, Streams, and Lakes | 10  | NA                           | A central road provides public access through the neighborhood and to |   | No creeks, streams or lakes. |   |



|  |    |   |     |    |  |  |  |
|--|----|---|-----|----|--|--|--|
|  | 15 | Area of Parkland, Woodland, or Other Open Space Above the Minimum | N/A | NA |  |  |  |
|--|----|---|-----|----|--|--|--|

