

BAXTER



"A Growing Community"

Planning and Zoning Commission Agenda September 13, 2016 @ 6:00 p.m.

1. **Call to Order**
2. **Roll Call**
3. **Approval of regular meeting minutes from August 10, 2016**
4. **Commission Comments and Questions.**

ALL OLD AND NEW BUSINESS ITEMS ARE OPEN FOR PUBLIC COMMENT

5. **Old Business**
None

6. **New Business**

- A. **PUBLIC HEARING.** Conditional Use Permit to place up to 60 yards of black dirt on a lot within the shoreland overlay district and up to 15 yards within the shore impact zone on White Sand Lake for property located at 13821 Kenwood Court, Baxter, MN. (LOT 4, BLOCK 1, WILLOW BEND) (City file 16-25)

Requested by: Backyard Reflections, 24142 Smiley Road, Nisswa, MN 56468

7. **Other Business**
8. **Adjournment**

PLANNING & ZONING COMMISSION MINUTES
August 10, 2016 - 6:00 p.m.

CALL TO ORDER

The regular meeting of the Planning and Zoning Commission was called to order at 6:00 p.m.

MEMBERS PRESENT: Commissioners Steve Lund, Gwen Carleton, Bob Ryan and Council Liaison Steve Barrows

MEMBERS ABSENT: Chair Bob Kinzel and Howie Oswald

STAFF PRESENT: Community Development (CD) Director Josh Doty and Planner Matthew Gindele

OTHERS PRESENT: Rick Mileski, Richard and Donna Monson, Tim Ramerth, Michelle Riedel and Charles Vaughn

APPROVAL OF MINUTES

MOTION by Commissioner Carleton, seconded by Commissioner Lund to approve the minutes from the July 12, 2016 meeting as presented. Motion carried unanimously.

PUBLIC HEARINGS

*All items under old and new business items will go to City Council on
August 16, 2016 if not tabled, continued or otherwise noted.*

Acting Chair Ryan stated that this Commission is advisory and the final approval/denial is given at the City Council Meeting on August 16, 2016 at 7:00 pm.

OLD BUSINESS

None

NEW BUSINESS

1. PUBLIC HEARING. Preliminary and final plat named "Third Addition To Baxter Wal-Mart Subdivision" to create three lots from two lots, a Rezoning from C-2, Regional Commercial to PUD, Planned Unit Development and a PUD General Plan for two new multi-tenant retail buildings along Edgewood Drive for property located at 14275 Edgewood Drive. (LOT 1, BLOCK 2, SECOND ADDITION TO WAL-MART SUBDIVISION, CROW WING COUNTY, MINNESOTA TOGETHER WITH VACATED FERNWOOD DRIVE SAID SECOND ADDITION TO WAL-MART SUBDIVISION. Full legal available at City Hall) (City file 16-22)

Requested by: Widseth Smith Nolting, 7804 Industrial Park Road, P.O. Box 2720, Baxter, MN 56425

Acting Chair Ryan asked CD Director Doty to review the application with the Commission. CD Director Doty stated this is a preliminary and final plat named "Third Addition to Baxter Wal-Mart Subdivision" to create three lots from two lots, a Rezoning from C-2, Regional Commercial to PUD, Planned Unit

Development and a PUD General Plan for two new multi-tenant retail buildings along Edgewood Drive for property located at 14275 Edgewood Drive (Gander Mountain site). He reviewed the site location and plan, how the lot will be split into three lots, the main area of construction (the front two lots) current and reconstruction of parking and the items being proposed for each building. He reviewed the landscaping plan, elevations submitted for each building, access/traffic patterns, that there is no need for right-of-way, park dedication fees will be collected for the creation of the two new lots, and the previous history of this lot and past approvals that did not move forward. CD Director Doty indicated that the Utility Commission had requested a developers agreement be put in place prior to a building permit being issued; additional comments from the Utility Commission can be found in the resolution as conditions of approval. The Architectural Review Commission reviewed the proposed buildings on August 8, 2016 and recommended approval.

CD Director Doty reviewed the planned unit development (PUD) with the Commission and indicated that cross access is occurring and the agreements already in place to allow it needs to be reviewed by the city attorney to make sure that this can continue to occur without concerns. CD Director Doty stated that the developer is proposing sidewalks around that building, but not sidewalks that connect to other buildings in that location. CD Director Doty indicated that city ordinance requires parking lots with 100 parking spots or more to have a "spine" sidewalk for pedestrian connectivity. He indicated that the westerly lot where Gander Mountain currently is has over 100 parking stalls which will trigger the requirement for a spine sidewalk. However, seeing as there are no improvements being made to this lot at this time, staff is only requiring that a pedestrian master plan be submitted for the entire site showing a spine sidewalk that would run the length of the parking lot from the two new building to the existing Gander Mountain and a sidewalk connection to Cub Foods and the vacant land to the North. Only the sidewalks on the two lots with the two proposed new buildings will be required at this time. When the developer comes back to the City in the future to make improvements on the third lot where Gander Mountain currently is, a PUD amendment will be required and the pedestrian connections to that site will be made at that time.

CD Director Doty reviewed the parking regulations and indicated that staff is allowing flexibility regarding the parking island requirement and allowing the 12 stalls on the Caribou side to remain without a parking island; he further explained that the Code allows the Zoning Administrator to waive the parking island requirement for up to 15 stalls in a row. He further stated that the PUD flexibility is requesting two pylon signs instead of one, as is allowed by ordinance. The original Gander Mountain pylon sign will stay and an additional 200 sq. ft. sign will be placed at the north end of the site. CD Director Doty explained the location of the drive thru for Caribou Coffee and the requirements needed and have been met by regulations. Another drive thru condition has been updated and placed at the Commissioners desk, there was some concern with the traffic circulation and how exiting the drive thru would take place, there is still a concern and staff wanted to raise awareness to the Commission to discuss the drive-thru.

CD Director Doty stated that staff is recommending approval of the plat and PUD application with the conditions noted in the draft resolutions.

Mr. Tim Ramerth, WSN, representing the owner stated that CD Director Doty reviewed the project well and there were only a few things that he wanted to touch on. Mr. Ramerth stated that they planned on having pedestrian connectivity around the building and to Edgewood Dr. and that plans will be amended to reflect that. However, at this point, the Gander Mountain building having connectivity is not reasonable being there is not plans showing what will take place with that portion of the site.

Commissioner Carleton asked about access to Edgewood Dr., Mr. Ramerth stated that he and CD Director Doty have had conversation about that and that and will be amended to provide that connectivity. Commissioner Carleton asked about the drive-thru and the proposed changes. Mr. Ramerth stated that a few spaces are needed/required for a specific business; he explained the modification that will be made to the drive-thru to direct traffic flow as it exits the drive-thru. Mr. Ramerth indicated that the number of total required shrubs, per ordinance, was reduced and were replaced with extra trees on site as is allowed per City Code. Mr. Ramerth also stated that he will work with staff to revise the landscaping plan to address other concerns as indicated in the resolution.

Acting Chair Ryan opened the public hearing.

Mr. Richard Mileski, owner of the Light Depot property to the north, indicated that he is excited about the development. He indicated that he has seen a lot of pedestrian traffic and agreed with the needs for sidewalks to/from the proposed development.

Acting Chair Ryan closed the public hearing.

Commissioner Carleton stated that she wished there was enough room for a sidewalk on Edgewood Dr. CD Director Doty stated that there are too many utilities in that location and it would be very tough to put a trail/sidewalk along any part of Edgewood Dr. and the green space would be lost should that ever happen.

Commissioner Lund asked for clarification regarding the sidewalks/pedestrian connectivity. CD Director Doty explained the need for connectivity and proposed projects that will create that connectivity and the parking regulations. The master plan is being requested so in the future, when permits come in for different areas within this plan, the developer knows what is expected and requested to meet regulations and pedestrian connectivity in the future, even though it is not being proposed today. Commissioner Lund clarified the location of the trail/sidewalk to the north and south of the Gander Mountain, CD Director Doty confirmed that at this time the Gander Mountain building is not being worked on or having a permit pulled for that building, only the buildings located in the front parking lot of Gander Mountain and staff is OK with holding off on the north/south connections on the Gander Mountain site until the time of construction. CD Director Doty indicated that the master plan can be amended in the future to assist with gaining connectivity. CD Director Doty reviewed the conditions in the resolution regarding the PUD amendments with the Commission for clarification.

Commissioner Lund asked for clarification on the drive-thru. CD Director Doty stated there will be a one-way entrance for the drive-thru and there will be a curb island that will allow for stacking on the side and back of the drive-thru. CD Director Doty explained that the City engineer has also reviewed the parking and drive-thru had some concern, staff is just not sure of the solution other than relocating the drive-thru, however that is not the proposal in front of the Commission.

Motion by Commissioner Lund, second by Commissioner Carleton to recommend the City Council approve the preliminary and final plat named "Third Addition To Baxter Wal-Mart Subdivision" to create three lots from two lots, a Rezoning from C-2, Regional Commercial to PUD, Planned Unit Development and a PUD General Plan for two new multi-tenant retail buildings along Edgewood Drive for property located at 14275 Edgewood Drive, as presented by staff in the draft resolution. Motion carried unanimously.

2. PUBLIC HEARING. Variance to allow a 264 square foot addition to an existing 1,000 square foot detached accessory structure raising the cumulative square footage for a single detached accessory structure beyond the 1,152-square foot maximum allowed by the zoning ordinance for property located at 13152 Timberland Drive (THAT PART OF LOT 1 BLOCK 8 PARKWOOD, AND THAT PART OF GOV. LOT 9 SEC. 12 DESCRIBED AS FOLLOWS. Full legal available at City Hall) (City file 16-23)

Requested by: Richard and Donna Monson 13152 Timberland Drive, Baxter, MN 56425

Acting Chair Ryan asked Planner Gindele to review the application with the Commission. Planner Gindele stated that the applicant is requesting a variance to allow a 12 x 22 sq. ft. (264 square foot) addition to an existing 1,000 square foot detached accessory structure raising the cumulative square footage for a single detached accessory structure 112 square feet beyond the 1,152-square foot maximum allowed by the zoning ordinance for property located at 13152 Timberland Drive. Planner Gindele gave the history of the house, the size of the lot, topography and the amount of trees that buffer the lot/lake. He indicated that all accessory structures (attached and detached) add up to 1,792 square feet, under the allowed maximum of 1,800 sq. ft. The applicant could build a stand-alone structure however they would like preservation of the space and limit the impact from the lake; therefore would like to attach this studio to the existing garage as it will fit well together. Planner Gindele reviewed the variance elements, setbacks, site plan and additional architectural features with the Commission.

Planner Gindele stated that staff is recommending approval of the variance being requested by this applicant.

Acting Chair Ryan opened the public hearing.

Mr. Richard Monson, owner/applicant indicated that Planner Gindele did a good job reviewing their request. He stated that it will add a nice touch to the end/lake side of the garage.

Acting Chair Ryan closed the public hearing.

Motion by Commissioner Carleton, second by Commissioner Lund to recommend the City Council approve the variance to allow a 264 square foot addition to an existing 1,000 square foot detached accessory structure raising the cumulative square footage for a single detached accessory structure beyond the 1,152-square foot maximum allowed by the zoning ordinance for property located at 13152 Timberland Drive as indicated in the draft resolutions presented by staff. Motion carried unanimously.

3. PUBLIC HEARING. Zoning Ordinance Text Amendment to Title 10 of the Baxter City Code. Zoning Ordinance Amendments are proposed related to Temporary Health Care Dwellings. (City File 16-24)

Requested by: City of Baxter 13190 Memorywood Dr. Baxter, MN 56425

Acting Chair Ryan asked CD Director Doty to review the application with the Commission. CD Director Doty stated that on May 12, 2016, Governor Dayton signed into law a bill creating a new process for landowners to place mobile residential dwellings "drop houses" on their property to temporarily help a family member with health care issues. The law included an option for communities

to opt out by September 1, 2016, by passing an ordinance to opt out of this specific State requirement. If a community does not opt out by September 1, 2016, than they will be required to follow the regulation as set forth in the bill. CD Director Doty stated that the language was taken from the League of Minnesota Cities.

CD Director Doty then stated that staff is recommending approval of the Zoning Ordinance amendment related to temporary health care dwellings based on the findings.

Commission Lund asked if the League had taken a position on this when it was going through the legislative process, CD Director Doty stated that they requested the opt out language.

Acting Chair Ryan opened the public hearing, there was no one left in the audience, Acting Chair Ryan closed the public hearing.

Motion by Commissioner Lund, second by Commissioner Carleton to recommend the City Council Zoning Ordinance Text Amendment to Title 10 of the Baxter City Code. Zoning Ordinance Amendments are proposed related to Temporary Health Care Dwellings. Motion carried unanimously.

OTHER BUSINESS

None

ADJOURNMENT

MOTION by Commissioner Carleton, seconded by Commissioner Lund to adjourn the meeting at 7:00 p.m. Motion carried unanimously.

Approved by:

Submitted by:

Acting Chair Bob Ryan

Shanna Newman CD Administrative Assistant



TO: Baxter Planning and Zoning Commission

FROM: Matthew Gindele, Planner

REVIEWED BY: Josh Doty, Community Development Director

DATE: September 13, 2016 Planning and Zoning Commission Meeting

REQUEST: **PUBLIC HEARING. Conditional Use Permit** to allow the placement of up to 60 yards of black dirt on a lot within the shoreland overlay district and up to 15 yards within the shore impact zone to White Sand Lake.

APPLICANT: Backyard Reflections

ZONING: R-1, Low Density Residential

1. Application Request

Backyard Reflections (the applicant) is proposing to install a small landscaped area near the shoreline of White Sand Lake with three stone steps down to the beach area. The applicant is also proposing to place 60 yards of black dirt behind the landscaped area between the beach and the existing home; approximately 15 yards of the 60 will be placed within the shore impact zone. The dirt will be evenly spread across the lot between the home and the beach and will be seeded and irrigated with lake water.

2. Context

Adjacent Land Use and Zoning

	Adjacent Land Use	Zoning
North	Single Family Homes	R-1, Low Density Residential
East	Single Family Homes	R-1, Low Density Residential
South	Single Family Homes	R-1, Low Density Residential
West	White Sand Lake	N/A

Characteristics of the Site

The subject property is 35,435 square foot lot with lakefront on White Sand Lake. The site has minimal topography with a gradual slope toward the lake. The site is primarily open space with just a few trees in the front and rear yard. A previous owner of the property graded approximately the first 70 feet from the Ordinary High Water Level (OHWL) exposing the sand. There is also a retaining wall, perhaps a foot tall, approximately 20 feet from the OHWL.

Background

The applicant is proposing to cover all of the sand that has been exposed behind the retaining wall with black dirt and then seed and irrigate it; the portion of exposed sand between the retaining wall and the lakefront will remain as beach. Approximately 15 yards of the total 60 will be placed within the shore impact zone; the rest will be spread behind the shore impact zone in bare areas around the yard. The shore impact zone is defined as half of the building setback for a given lake. The setback on White Sand Lake is 75 feet from the OHWL meaning the shore impact zone is 37.5 feet from the OHWL. The applicant is also proposing to landscape the top side of the retaining wall and install some brick edging which is allowed under the current ordinance. The submitted site plan also shows plans for a flagstone fire pit located just above the retaining wall in place of an existing fire ring. The new flagstone fire pit would require a variance under current shoreland ordinances to place impervious surface within 50 feet of the OHWL. However, the applicant has decided not to construct the fire pit at this time. Three stone steps to the bottom of the retaining wall are also proposed in the plan.

3. Analysis of Request

Conditional Use Permit

The applicant is requesting a CUP to allow the movement of greater than 50 yards of material within the shoreland overlay district and greater than 10 yards of material within the shoreland impact zone. The Shoreland Overlay District allows up to 50 yards of material to be moved within the district and up to 10 yards to be moved within the shore impact zone without a permit; any more than these amounts shall require a Conditional Use Permit.

A CUP shall not be issued until the city determines how to protect the lake by mitigating erosion and stormwater drainage during and after construction, visual impacts or any other impact caused by construction. The applicant plans on installing a silt fence prior to beginning work to prevent sediment runoff into the lake; staff has added this as a condition to the approving resolution. With the implementation of the BMP plan, staff finds that the lake would be protected during and after installation.

Staff has also reviewed the request against the general CUP standards. Section 10-7-4 of the Zoning Ordinance defines the criteria for reviewing and processing a conditional use permit (CUP). Specifically:

- A. *Excessive Burden: The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.*

The proposed use will not create a burden on existing parks, schools, streets and other public facilities because the surrounding area has already been developed and the proposed use is not anticipated to increase the usage of any of these systems.

- B. *Compatibility: The use shall be compatible with adjacent land uses so that existing uses will not be depreciated in value and there will be no deterrence to development of vacant land.*

The use is compatible with adjacent residential land uses and will not depreciate adjacent property value.

- C. *Appearance: The use shall have an appearance that will not have an adverse affect (sic) upon adjacent properties.*

The proposed use will not have an adverse effect on adjacent properties because it will improve the current conditions on the subject property and make it more consistent in appearance with the surrounding area.

- D. *Overall Needs: The use, in the opinion of the planning and zoning commission shall be reasonably related to the overall needs of the city and to the existing land use.*

Landscaping is consistent with the city's land use plan for the property and meets overall needs.

- E. *Consistent With Purpose: The use shall be consistent with the purposes of this title and purposes of the zoning district in which the applicant intends to locate the proposed use.*

Landscaping is permitted in the R-1 zoning district and therefore, is consistent with the purpose of the R-1 zoning district. The applicant has submitted a plan that meets the city's zoning requirements with the granting of this CUP as long as all conditions are met.

- F. *Comprehensive Plan: The use shall not be in conflict with the comprehensive plan of the city.*

The use is not in conflict with the comprehensive plan of the city.

- G. *Traffic: The use will not cause traffic hazard or congestion.*

The use will not cause a traffic hazard or congestion.

- H. *Facilities: The use shall have adequate utilities, access roads, drainage and necessary facilities.*

The site has adequate utilities, access, drainage and necessary facilities.

5. Recommendation

Staff recommends approval of the conditional use permit to allow 60 yards of black dirt to be placed on a lot within the shoreland overlay district and to allow 15 yards of black dirt to be placed within the shore impact zone of White Sand Lake, subject to the findings and conditions in the attached resolution.

Attachments

1. Draft Resolution Approving the CUP
2. Site Location Map
3. Narrative
4. Colored Site plan

**CITY OF BAXTER, MINNESOTA
RESOLUTION 16-____**

RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE PLACEMENT OF UP TO 60 YARDS OF BLACK DIRT ON A LOT WITHIN THE SHORELAND OVERLAY DISTRICT AND UP TO 15 YARDS WITHIN THE SHORE IMPACT ZONE TO WHITE SAND LAKE FOR PROPERTY LOCATED AT 13821 KENWOOD COURT (CITY FILE NUMBER (16-25)

WHEREAS, Backyard Creations ("the applicant") has requested approval of a conditional use permit for property legally described as follows:

Lot 4, Block 1, Willow Bend Addition to Baxter, MN.

WHEREAS, the Planning and Zoning Commission has reviewed the request at a duly called Public Hearing on September 13, 2016 and recommends approval, and;

Whereas, the City Council considered the Planning and Zoning Commission recommendation at their September 20, 2016 meeting;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF BAXTER, MINNESOTA, that it should and hereby does approve the request for conditional use permit, subject to the following findings and conditions:

1. The conditional use permit allows for the placement of up to 60 yards of black dirt on a lot within the shoreland overlay district and up to 15 yards of black dirt to be placed within the shore impact zone to White Sand Lake.
2. **Prior to issuance of a building permit, the applicant shall submit** a best management practices (BMP) plan for staff's review and approval to identify the methods to protect the lake during and after installation. At a minimum, a silt fence shall be installed prior to beginning any work so as to protect the lake from sediment runoff. The silt fence shall remain in place until the grass is established to 90 percent coverage.
3. Approval shall expire within one year of the date of approval unless the applicant commences the authorized use and completes the required improvements.

Whereupon, said Resolution is hereby declared adopted on this 20th day of September, 2016

Darrel Olson, Mayor

ATTEST:

Kelly Steele, City Clerk

City Seal



13821 Kenwood Ct.-CUP



1: 1,200



NAD_1983_HARN_Adj_MN_Crow_Wing_Feet
City of Baxter

Legend

- Streets
- Locations
- Current
- Pending
- Vacant
- Retired
- Other
- Parcels
- Land Use Cases
- Encumbrances
- Municipal Boundaries
- Historical Parcels
- 2016 Imagery
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Brooke Fenstad site proposed landscape work.

The Fenstad family wishes to attain a permit for the following work they would like done on their property at 13821 Kenwood Ct. Baxter, MN.

The family wishes to build a flagstone patio fire pit area 16 feet in diameter. This area will have no impact on the shoreline or any properties to either side of the residence. It will be a personal fire pit area placed so that no more than 120 square feet will be inside the 37.5 foot high water mark.

In addition, the family wishes to install new 4' wide x 18" deep steps at beach entrance to help retain sand. The 3 steps would go between the existing landscape beds. The landscape beds will be completed using mulch and plant material. This too will have nothing but a positive impact on the environment as the plant material will create a more natural buffer where a buffer already exists. It will also be more aesthetically pleasing for the properties surrounding the home.

Lastly, the Fenstad family wishes to black dirt and seed the entire lakeside of their home. The 60 yard amount of black dirt will be spread out throughout the entire lakeside of their property. No more than half will be within 75 feet of the shoreline. This project will also have a positive impact on the environment due to planting grass seed where a very sandy environment exists. This will not have any effect on the surrounding properties.

Jake Bahr

Operations Manager

Backyard Reflections Inc.

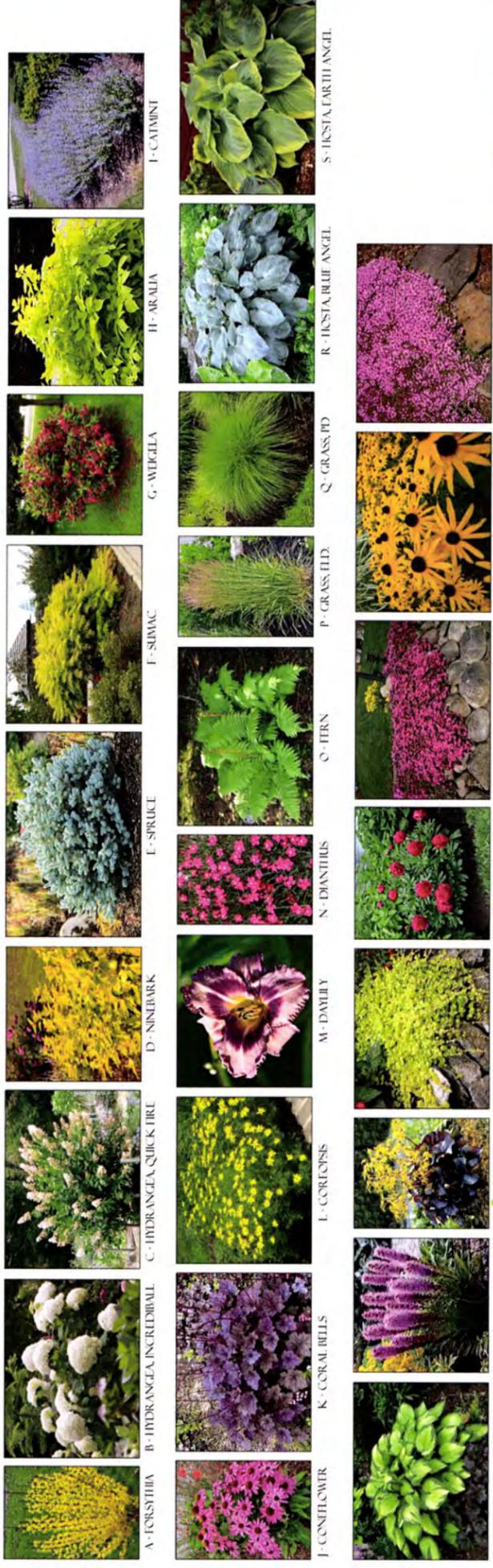
218-513-5338

Jake@backyardmn.com

PLANT SCHEDULE & IMAGES:

Code	Qty	Common Name	Height	Spread	Foliage	Fall Color	Flower
Evergreen & Deciduous Trees, Shrubs & Vines:							
A	1	Forsythia, Show Off	5-6'	5-6'	Green	Red	Yellow
B	2	Hydrangea, Incredible!	4-5'	4-5'	Dark Green	NA	White
C	2	Hydrangea, Duck Fire	6-8'	4-5'	Green	NA	White-Pink
D	6	Ninebark, Lemon Candy	4-5'	4-5'	Chartruese	NA	White
E	3	Spruce, Dwarf Globe Blue	3-5'	5-6'	Blue	Evergreen	NA
F	2	Sumac, Tiger Eyes	6'	6'	Yellow	Yellow-Orange	Carmon
G	1	Weigela, Red Prince	5-6'	5-6'	Green	NA	Red

Code	Qty	Common Name	Height	Spread	Foliage	Bloom Time	Bloom Color
Perennials & Grasses:							
H	18	Aralia, Sun King	36"	36"	Bright Gold	Aug-Sept	White
I	13	Cornmint, Walkers Low	24-30"	30"	Gray-Green	June-Sept	Blue-Purple
J	6	Coneflower, Pow Wow Wildberry	20-24"	24"	Green	June-Aug	Rose-Purple
K	2	Coralbells, Frosted Violet	12"	12"	Burgundy-Violet	June-July	Light Pink
L	8	Coreopsis, Zagreb	15"	12"	Green	June-Sept	Yellow
M	12	Daylily, Just Plum Happy	20"	12"	Green	June-Sept	Purple-Pink
N	18	Dianthus, King Rose	20"	24"	Green	June-Aug	Rose-Red
O	13	Fern, Cinnamon	36-60"	36-60"	Green	NA	NA
P	5	Grass, Eleanore Feather Reed	46"	30"	Gold-Green	June-July	Golden-Brown
Q	2	Grass, Prairie Dogseed	24"	24"	Green	Aug-Sept	Tan
R	2	Hosta, Blue Angel	36"	48"	Blue	July	White
S	1	Hosta, Earth Angel	30"	40"	Blue-Green/Yellow	July-Aug	Lavender
T	1	Hosta, Gold Standard	20"	35"	Yellow-Green	July	Lavender
U	3	Liatris, Kobold	18"	18"	Green	Purple	June-Sept
V	8	Ligularia, Midnight Lady	40"	35"	Purple-Black	July-Sept	Yellow
W	1	Lysimachia, Golden Moneywort	2"	12"	Yellow	June-Aug	Yellow
X	1	Peony, Kansas	34"	34"	Green	May	Red
Y	5	Phlox, Scarlet Flame	6"	12"	Green	April-June	Red
Z	8	Rubus, Goldsturm	30"	18"	Green	July-Sept	Yellow
AA	6	Thyme, Red Creeping	2"	18"	Silver-Gray	June-Aug	Pink



LANDSCAPE PLAN:

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

WHITE SAND LAKE

ESTIMATED CIV