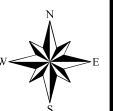
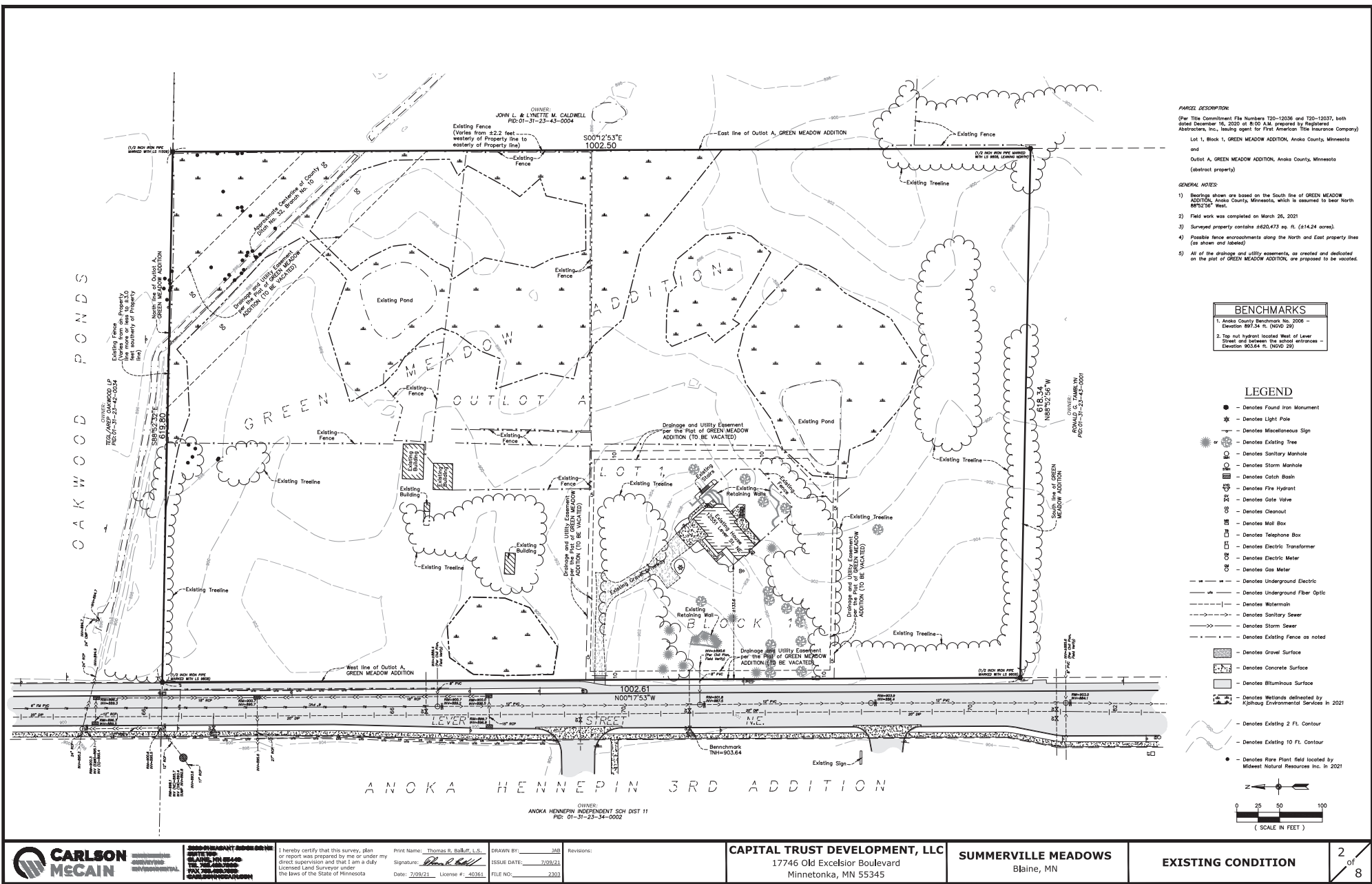


BlaineMN.gov

Case File No. 21-0059 Summerville Meadows

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



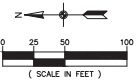


PARCEL DESCRIPTION
(Per Title Commitment File Numbers T20-12036 and T20-12037, both dated December 16, 2020 at 8:00 A.M. prepared by Registered Abstractors, Inc., listing agent for First American Title Insurance Company)
Lot 1, Block 1, GREEN MEADOW ADDITION, Anoka County, Minnesota
and
Outlot A, GREEN MEADOW ADDITION, Anoka County, Minnesota
(abstract property)

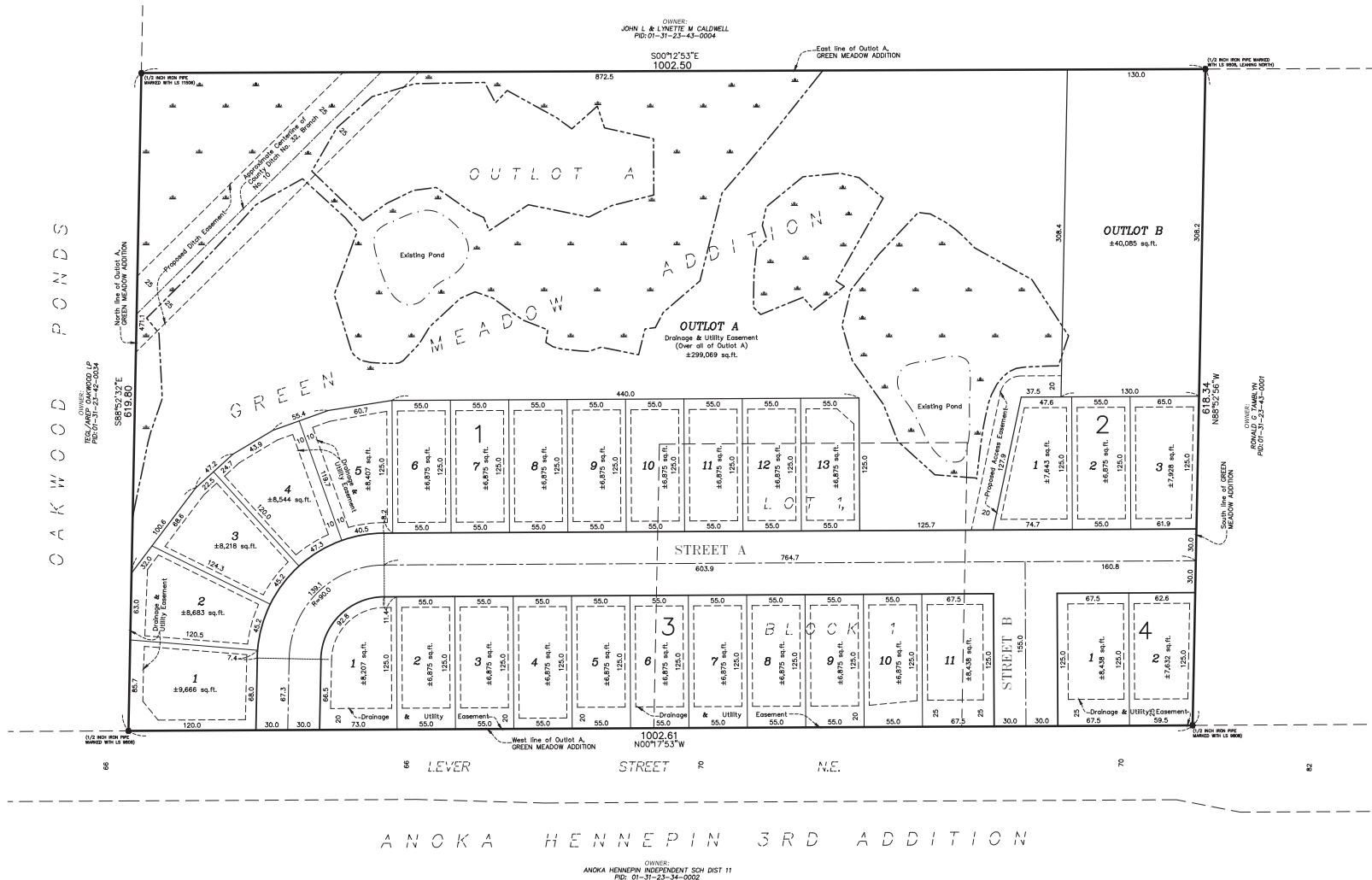
- GENERAL NOTES:**
- 1) Bearings shown are based on the South line of GREEN MEADOW ADDITION, Anoka County, Minnesota, which is assumed to bear North 88°52'56" West.
 - 2) Field work was completed on March 26, 2021.
 - 3) Surveyed property contains 4820.473 sq. ft. (114.24 acres).
 - 4) Possible fence encroachments along the North and East property lines (as shown and labeled).
 - 5) All of the drainage and utility easements, as created and dedicated on the plat of GREEN MEADOW ADDITION, are proposed to be vacated.

BENCHMARKS	
1. Anoka County Benchmark No. 2008 -	Elevation 897.34 ft. (NAD83)
2. The nail fragment located West of Lever Street and between the school entrances -	Elevation 903.64 ft. (NAD83)

- LEGEND**
- Denotes Found Iron Monument
 - ☆ Denotes Light Pole
 - ✱ Denotes Miscellaneous Sign
 - ⊙ Denotes Existing Tree
 - ⊙ Denotes Sanitary Manhole
 - ⊙ Denotes Storm Manhole
 - ⊙ Denotes Catch Basin
 - ⊙ Denotes Fire Hydrant
 - ⊙ Denotes Gate Valve
 - ⊙ Denotes Cleanout
 - ⊙ Denotes Mail Box
 - ⊙ Denotes Telephone Box
 - ⊙ Denotes Electric Transformer
 - ⊙ Denotes Electric Meter
 - ⊙ Denotes Gas Meter
 - Denotes Existing Fence as noted
 - Denotes Underground Electric
 - Denotes Underground Fiber Optic
 - Denotes Watermain
 - Denotes Sanitary Sewer
 - Denotes Storm Sewer
 - Denotes Existing Fence as noted
 - Denotes Gravel Surface
 - Denotes Concrete Surface
 - Denotes Bituminous Surface
 - Denotes Wetlands delineated by Kjhauq Environmental Services Inc. in 2021
 - Denotes Existing 2 Ft. Contour
 - Denotes Existing 10 Ft. Contour
 - Denotes Rare Plant Field located by Midwest Natural Resources Inc. in 2021



SUMMERVILLE MEADOWS



PROPERTY DESCRIPTION:

(Per Title Commitment File Numbers T20-12036 and T20-12037, both dated December 16, 2020 at 8:00 A.M. prepared by Registered Abstractors, Inc., Issuing agent for First American Title Insurance Company)

AND

Outlet A. GREEN MEADOW ADDITION, Anoka County, Minnesota

(abstract property)

GENERAL NOTES:

1) Bearings shown are based on the South line of GREEN MEADOW ADDITION, Anoka County, Minnesota, which is assumed to bear North 88°52'56" West.

LEGEND

- Denotes Found Iron Monument
- Denotes Wetlands delineated by Kjolhaug Environmental Services in 2021.

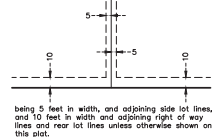
SITE DATA

TOTAL SITE AREA	±14.24 AC.
TOTAL ROW AREA	±1.51 AC.
TOTAL OUTLOT AREA	±7.78 AC.
OUTLOT A	±4.66 AC.
OUTLOT B	±0.92 AC.
TOTAL LOT AREA	±4.95 AC.
SMALLEST LOT	±6.875 S.F.
LARGEST LOT	±9,666 S.F.
AVERAGE LOT	±7,432 S.F.
TOTAL NUMBER OF LOTS	31
SINGLE FAMILY LOTS	29
OUTLOTS	2
GROSS DENSITY	±2.04 LOTS/AC.
EXISTING ZONING	FR
PROPOSED ZONING	DF
UTILITIES	AVAILABLE

SETBACK DATA

FRONT	25 FT.
SIDE (GARAGE)	7.5 FT.
SIDE (HOUSE)	7.5 FT.
SIDE CORNER	20 FT.
REAR	30 FT.

PROPOSED
DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:





SUMMERVILLE MEADOWS

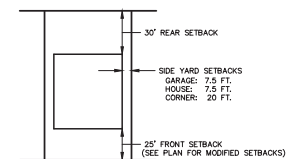
Blaine, MN | 07/09/21



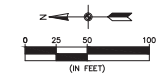
SITE PLAN LEGEND

EXISTING	PROPOSED
LIGHT POLE	★
SANITARY MANHOLE	●
MISCELLANEOUS SIGN	●
EXISTING SPOT ELEVATION	1000.0
EXISTING TREE	●
TELEVISION BOX	●
FIRE HYDRANT	●
GATE VALVE	●
CLEANOUT	●
ELECTRIC BOX	●
GAS METER	●
CATCH BASIN	●
RAIN GUARDIAN	●
ELECTRIC METER	●
TELEPHONE BOX	●
UTILITY POLE	●
FLARED END SECTION	●
STORM MANHOLE	●
SERVICE	●
SOIL BORING/TEST HOLE	●
RETAINING WALL	—
WATERMAIN	—
SANITARY SEWER	—
STORM SEWER	—
PROPERTY LINE	—
SETBACK LINE	—
CURB	—
WETLAND	—
DITCH	—
UNDERGROUND TELEPHONE	—
UNDERGROUND ELECTRIC	—
UNDERGROUND GAS	—
UNDERGROUND FIBEROPTIC	—
FENCE	—
OVERHEAD ELECTRIC	—
CONCRETE SURFACE	—
BITUMINOUS SURFACE	—

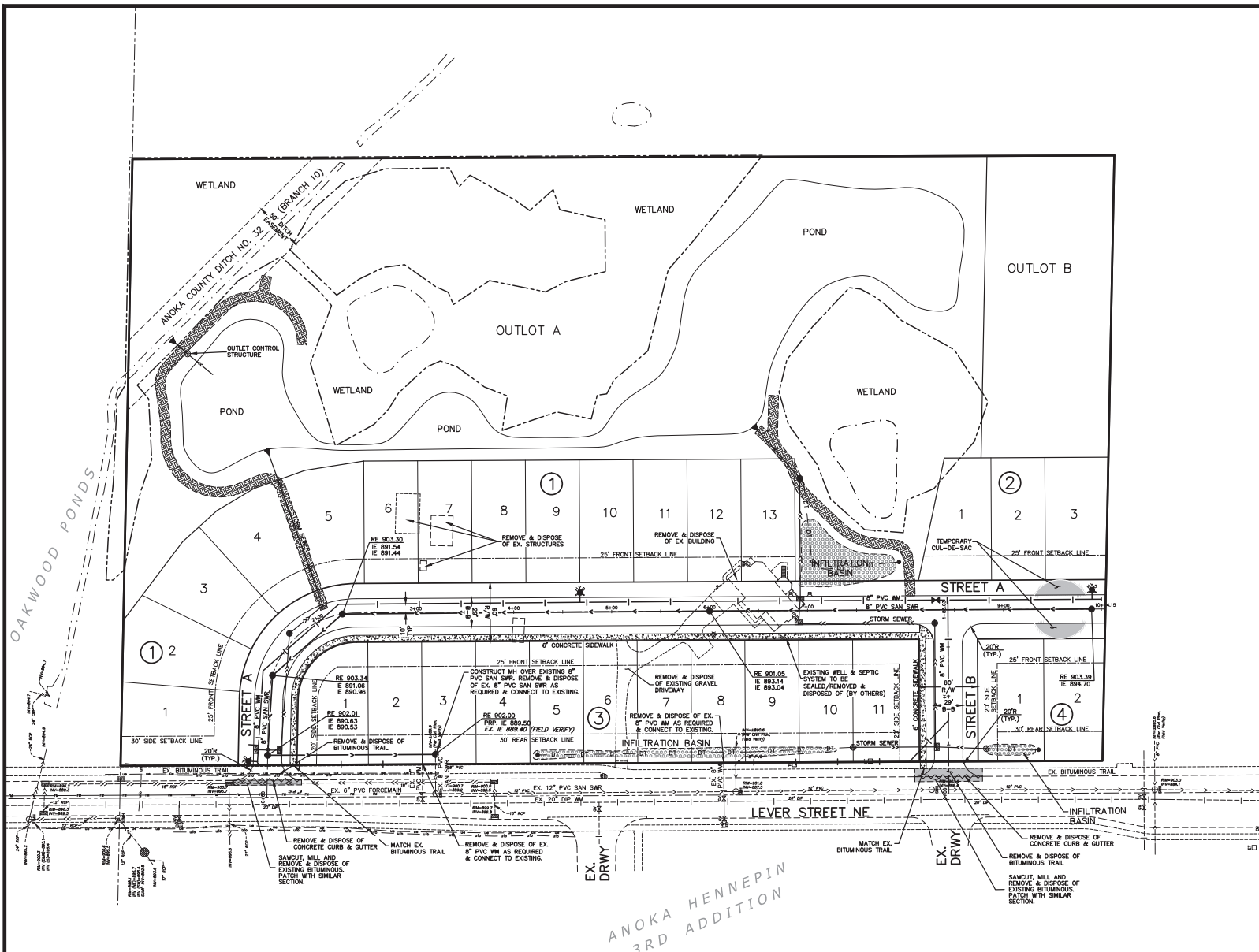
SINGLE FAMILY 55' MIN. WIDE LOT



TYPICAL SERVICES SHALL BE:
WATER: 1" COVER TYPE K (OR 1" HDPE)
SEWER: 4" PVC SOK 40
CURB STOP TO BE PLACED 10' BEYOND R/W



BENCHMARKS
1. Anoka County Benchmark No. 2006 - Elevation 897.24 ft. (NGD 29)
2. Top not hydrant located West of Lever Street and between the school entrances - Elevation 902.4 ft. (NGD 29)



ANOKA HENNEPIN
3RD ADDITION



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

Print Name: Brian J. Krystofek, P.E.
Signature: *Brian J. Krystofek*
Date: 7/9/21 License #: 23063

Drawn: KRO
Designed: BJK
Date: 7/9/21

Revisions:

CAPITAL TRUST DEVELOPMENT, LLC
17746 Old Excelsior Boulevard
Minnetonka, MN 55345

SUMMERVILLE MEADOWS
Blaine, MN

**PRELIMINARY SITE &
UTILITY PLAN**

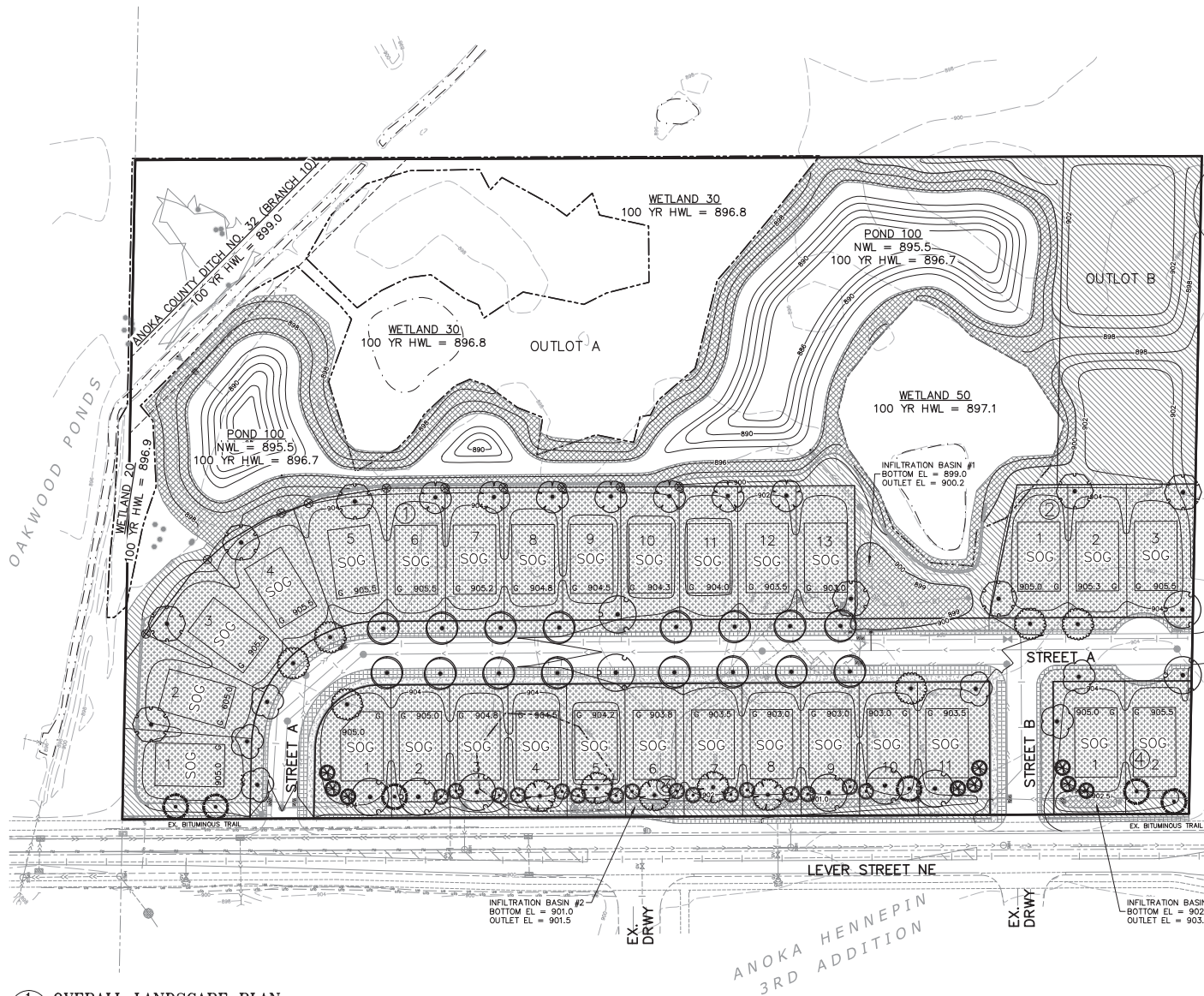
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of
8

CITY OF BLAINE LANDSCAPE REQUIREMENTS

- TREES REQUIRED - SINGLE FAMILY**
- 1) MINIMUM OF ONE (1) OVERSTORY DECIDUOUS OR EVERGREEN TREE WITHIN THE BOULEVARD PER LOT = 29
 - 2) MINIMUM OF ONE (1) OVERSTORY DECIDUOUS OR EVERGREEN TREE WITHIN THE FRONT/REAR YARD = 29
 - 3) MINIMUM OF ONE (1) OVERSTORY DECIDUOUS OR EVERGREEN TREE WITHIN CORNER LOT SIDE YARDS = 4
 - 4) MINIMUM OF ONE (1) OVERSTORY DECIDUOUS OR EVERGREEN TREE WITHIN THE REAR YARD ON DOUBLE FRONTED LOTS = 13
- TOTAL TREES REQUIRED = 87 (INCLUDES 12 REPLACEMENT TREES REQUIRED PER TREE PRESERVATION PLAN)**
TOTAL TREES PROVIDED = 82

LANDSCAPE PLAN NOTES

1. **EXISTING CONDITIONS:** CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. **UTILITY LOCATES:** CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL COPPER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS FIELD VERIFY ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
3. **PERMITS:** CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
4. **EXISTING ITEMS TO REMAIN:** CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAYMENTS, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
5. **CONSTRUCTION STAGING AND ACCESS:** CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
6. **SITE REMOVALS:** REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS REMOVED BY OTHERS OR REMOVE AND SALVAGE.
7. **UTILITY COORDINATION:** REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. **CONSTRUCTION STAGING:** UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAGING DURING THE COURSE OF THE PROJECT.
9. **DIMENSIONS:** DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. **PLAN QUANTITIES:** CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. **REFERENCE SPECIFICATIONS:** THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
 1. ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
 2. LANDSCAPE SPECIFICATIONS.
 3. PLAN DRAWINGS.
 4. PLANT / MATERIAL SCHEDULES.
 5. CITY STANDARD SPECIFICATIONS AND DETAILS.
 6. MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.



1 OVERALL LANDSCAPE PLAN



CARLSON MCCAIN
 LANDSCAPE ARCHITECTS
 1000 PLEASANT DRIVE SE
 SUITE 100
 BLAINE, MN 55434
 TEL: 763.479.4444
 FAX: 763.479.4445
 WWW.CARLSONMCCAIN.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.
 Print Name: Ryan J. Rutger, R.L.A.
 Signature: _____
 Date: 7/9/21 License #: 56346

Drawn: R.J.R.
 Designed: R.J.R.
 Date: 7/9/21

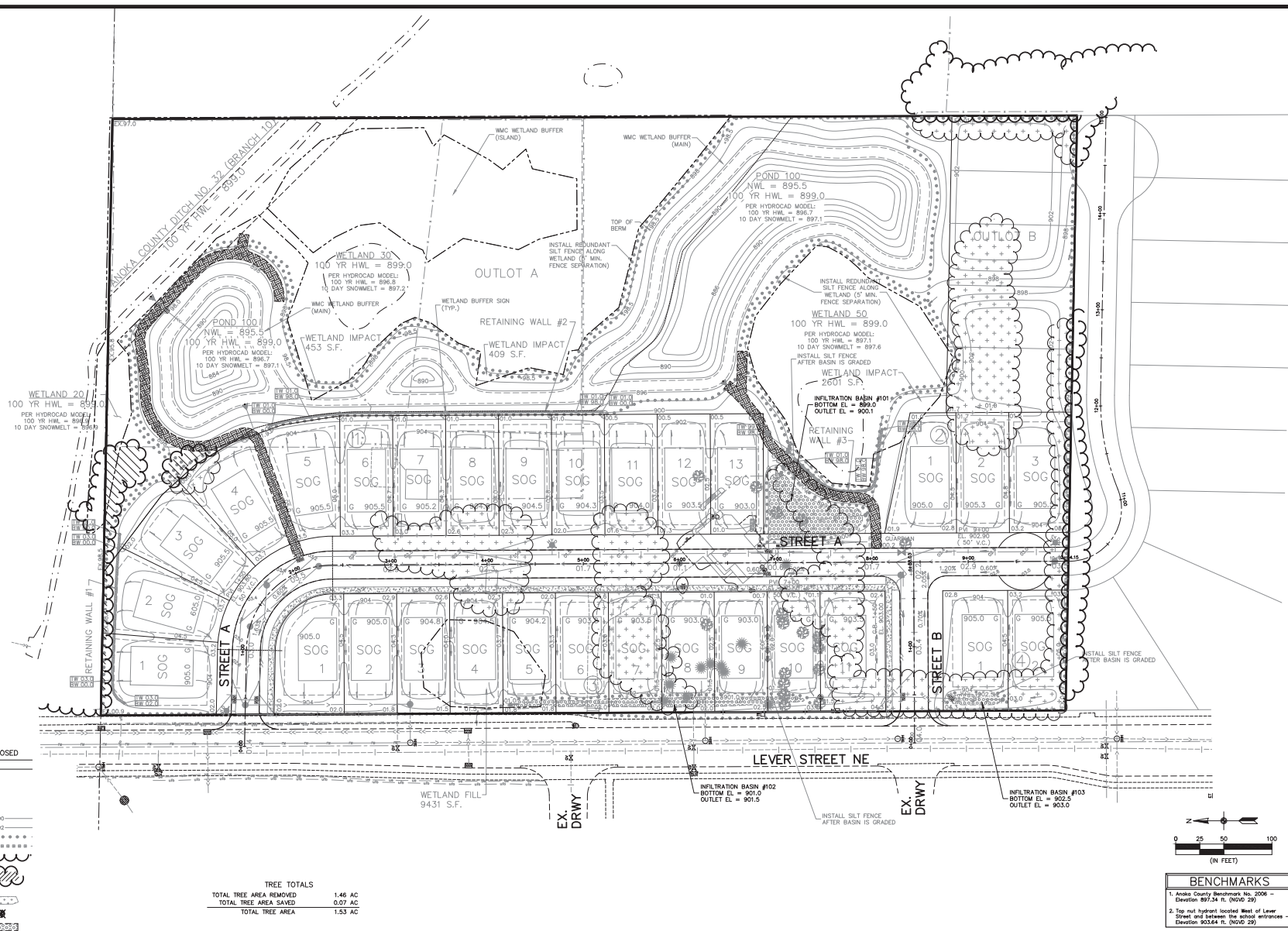
Revisions:
 1.

CAPITAL TRUST DEVELOPMENT, LLC
 17746 Old Excelsior Boulevard
 Minnetonka, MN 55345

SUMMERVILLE MEADOWS
 Blaine, MN

PRELIMINARY LANDSCAPE PLAN
 L1 of 2





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

Print Name: Brian J. Krystof, P.E.
 Signature: [Signature]
 Date: 7/9/21 License #: 23063

Drawn: KRO
 Designed: BJK
 Date: 7/9/21

Revisions:
 1.

CAPITAL TRUST DEVELOPMENT, LLC
 17746 Old Excelsior Boulevard
 Minnetonka, MN 55345

SUMMERVILLE MEADOWS
 Blaine, MN

TREE PRESERVATION PLAN

T1
 of
 1

Dearborn



Elevation B - Stone



Elevation A



Elevation B



Elevation C

Square Feet: 2,100
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2



Eaton



Elevation B - Stone



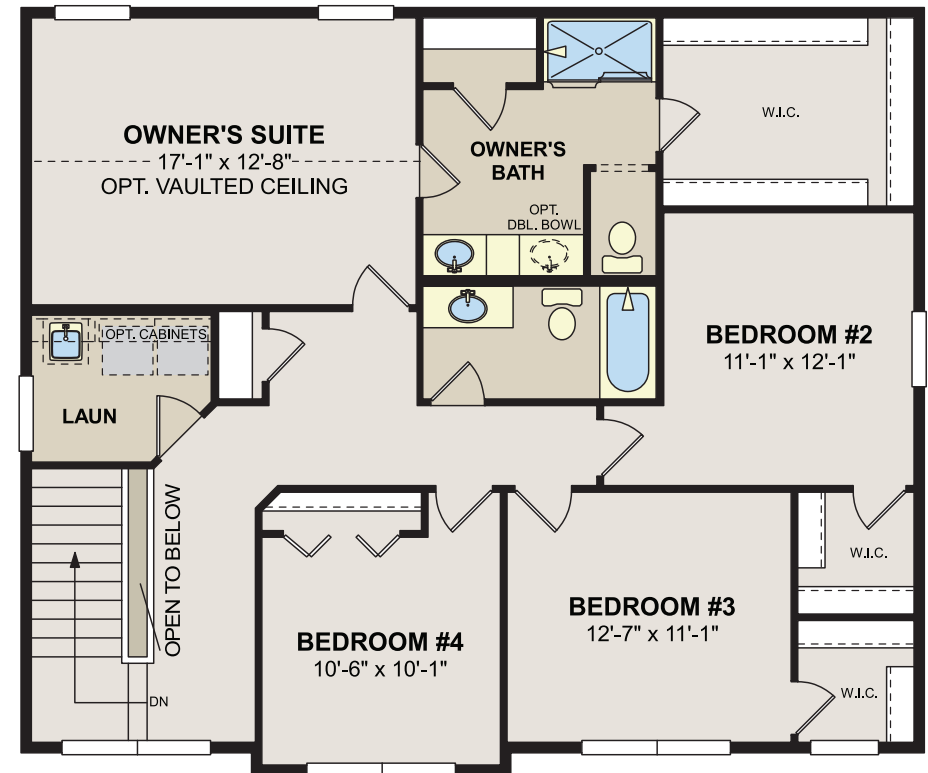
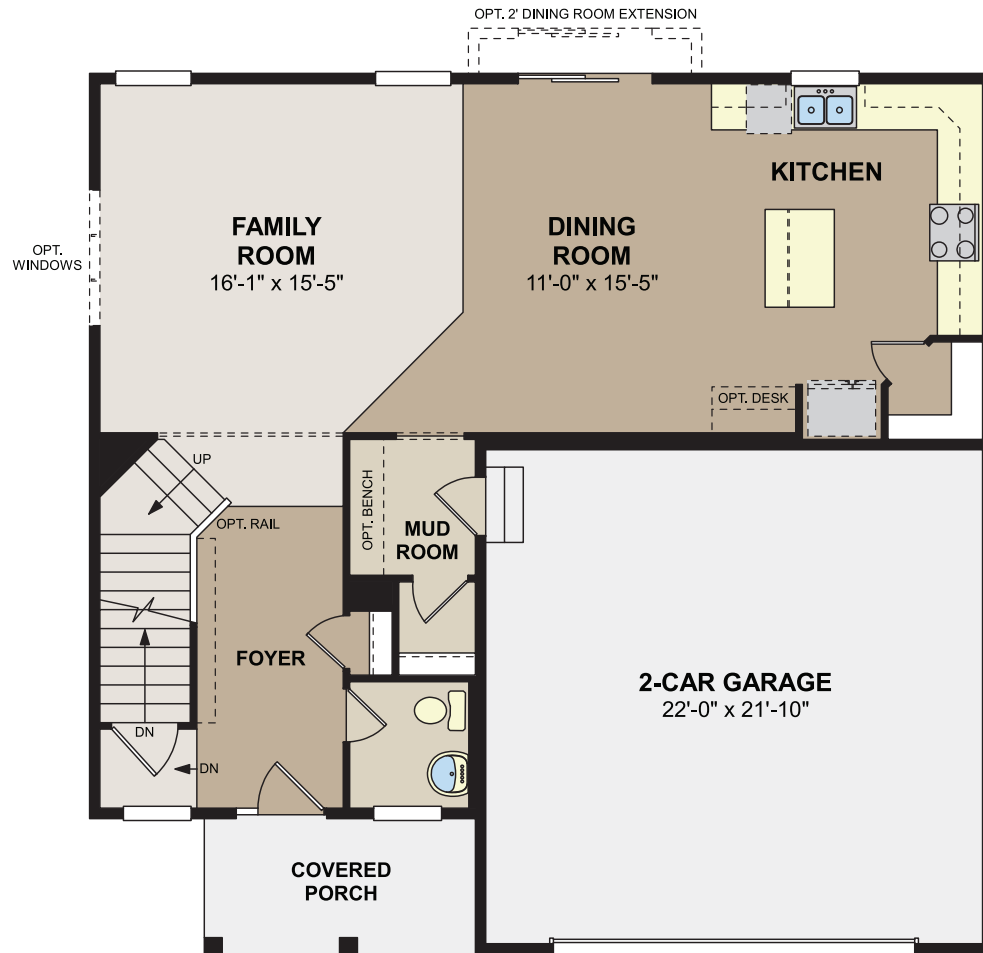
Elevation A



Elevation C

Square Feet: 2,277
Bedrooms: 4
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2



SECOND FLOOR

Summerville Meadows

Summerville Meadows will consist of single family homes of high design to service the development of the Lever Street Corridor and the new Sunrise Elementary School

Single Family Homes

The single-family homes will consist primarily of two-story homes ranging in size from approximately 2,100 square feet to 2,600 square feet. Sample floor plans and elevations are attached.

Architectural Design

The builder and developer assists each customer in selecting and designing a home that fits their particular needs. Individual homeowners have the ability to choose from a wide variety of plans, exterior materials, including extensive use of stone, architectural features, and landscape designs. This process creates variety and interest in the architecture of the neighborhood.

Robinson, Patricia

From: Kelsey Brodt <kelseybrodt@gmail.com>
Sent: Thursday, November 4, 2021 10:25 AM
To: Sellman, Sheila; Robinson, Patricia
Cc: cperkinsncrb@gmail.com <cperkinsncrb@gmail.com>
Subject: Wings Financial & Summerville Meadows project

Hello there!

I am writing in opposition to the development on 125th in Blaine.

The nearby wetlands would be better supported with a project that did not create more pavement/runoff, shallow rooted lawns & potential pollution from yard chemicals and street salt . Any consideration to using the acreage for distributed renewable energy? It could help the nearby school & homes, as well as provide a place for pollinators & plants to help keep our waters clean. <https://acespace.org/2021/09/03/distributed-renewable-energy-101/>

It appears that there are two other Wings locations just about 4 miles away, one in Blaine and one in Coon Rapids. Perhaps this bank should utilize one of the many vacant commercial properties along University Ave or around Northtown Mall & Northtown Commons instead.

The world is increasingly threatened by habitat loss, biodiversity loss, pesticides, invasive species and natural disasters. I think humanity needs to do everything it can to heal the land & ensure our survival. No land is too trivial or project too small to make a difference.

Thank you for listening.

Kelsey Brodt

Sent from [Mail](#) for Windows