

BlaineMN.gov

Case File No. 21-0077
Alexander Woods 3rd Addition



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

ALEXANDER WOODS THIRD ADDITION



PROPERTY DESCRIPTION: (Per Schedule A of Title Commitment File No. 53131, Revision No. 1, with a commitment date of July 22, 2021 at 7:00 A.M., prepared by Custom Home Builders Title, LLC as issuing agent for Old Republic National Title Insurance Company)

Outlot A, Alexander Woods, Anoka County, Minnesota.
Torrens Property - Torrens Certificate No. 145819.

The East Half of Lot 19, Central Avenue Acres, Anoka County, Minnesota.
Torrens Property - Torrens Certificate No. 128146.

The West half (W 1/2) of Lot Eighteen (18) of Central Avenue Acres, subject to an easement for road purposes over the north 25 feet thereof, according to the plat thereof on file and of record in the office of the Registrar of Titles of said Anoka County, Minnesota.
Torrens Property - Torrens Certificate No. 128894.

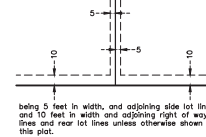
GENERAL NOTES:

- The field work for this survey was completed on September 29, 2021.
- Bearings shown hereon are based on the West line of the East half of Lot 19, Central Avenue Acres, which is assumed to bear N00°36'09"E.
- Surveyed property address, per commitment - 1080 & 1100 - 113th Avenue NE, Blaine, MN.
- Wellheads were delineated by Kjbhag Environmental Services Company in 2021.

SITE DATA

TOTAL SITE AREA	±10.21 AC.	EXISTING ZONING	FR
TOTAL ROW AREA	±1.83 AC.	PROPOSED ZONING	FR
TOTAL OUTLOT AREA	±2.88 AC.	UTILITIES	AVAILABLE
OUTLOT A	±1.40 AC.	MINIMUM RESIDENTIAL SETBACK DATA:	
OUTLOT B	±1.48 AC.	FRONT	25 FT.
TOTAL LOT AREA	±5.50 AC.	SIDE (GARAGE)	7.5 FT.
SMALLEST LOT	±7.214 S.F.	SIDE (HOUSE)	7.5 FT.
LARGEST LOT	±10,580 S.F.	REAR CORNER	20 FT.
AVERAGE LOT	±9,257 S.F.	REAR SETBACK	30 FT.
TOTAL NUMBER OF LOTS	29		
GROSS DENSITY	2.84 LOTS/AC.		

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



LEGEND

- Denotes Set PK Nail
- Denotes Found Iron Monument
- Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- Denotes Wellhead delineated by Kjbhag Environmental Services Company in 2021.



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature: *Thomas R. Balluff*
Date: 10/08/21 License #: 40361

DRAWN BY: ECM
ISSUE DATE: 10/08/21
FILE NO: 2019

M/I HOMES OF MINNEAPOLIS
5354 Parkdale Drive, Suite 100
St. Louis Park, MN 55416

ALEXANDER WOODS
THIRD ADDITION
Blaine, Minnesota

PRELIMINARY PLAT

3 of 7



**3000 Pleasant Street Dr NE
Suite 100
Blairstown, MN 55440
TEL 763.488.7888
FAX 763.488.7888
CALL 800.444.4404**

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

Print Name: Brian J. Krystofiak, P.E.
Signature: *Brian J. Krystofiak*
Date: 10/8/21 License #: 25063

Drawn: ADB LC
Designed: BJK
Date: 10/8/21

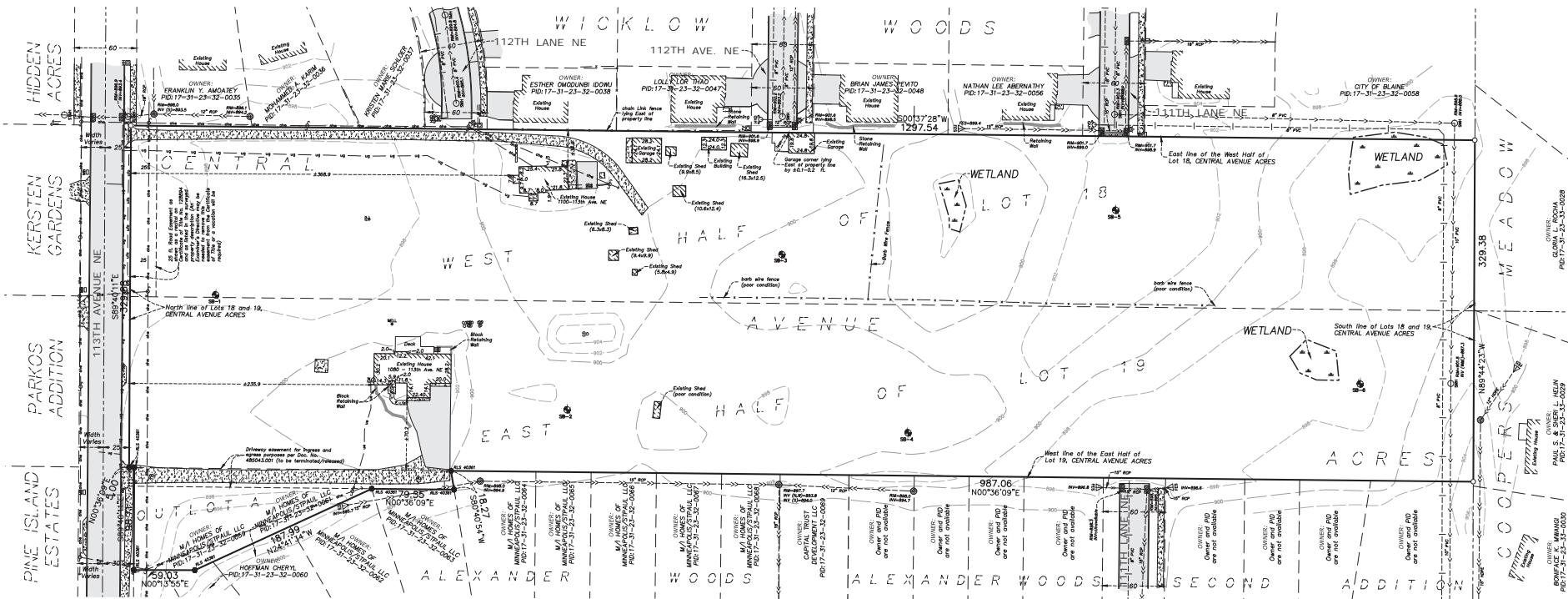
Revisions:

M/I HOMES OF MINNEAPOLIS
5354 Parkdale Drive, Suite 100
St. Louis Park, MN 55416

ALEXANDER WOODS
THIRD ADDITION
Blaine, Minnesota

PRELIMINARY SITE & UTILITY PLAN

4 of 7



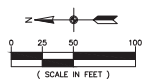
LEGEND

- Denotes Set PK Nail
- Denotes Found Iron Monument
- Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- Denotes Light Pole
- Denotes Miscellaneous Sign
- Denotes Flag Pole
- Denotes Sanitary Manhole
- Denotes Storm Manhole
- Denotes Catch Basin
- Denotes Flared End Section
- Denotes Fire Hydrant
- Denotes Gate Valve
- Denotes Cleanout
- Denotes Existing Well
- Denotes Guy Wire
- Denotes Utility Pole
- Denotes Mail Box
- Denotes Telephone Box
- Denotes Television Box
- Denotes Electric Meter
- Denotes Gas Meter
- Denotes Soil Boring, by Others
- Denotes Underground Electric
- Denotes Underground Gas
- Denotes Underground Fiber Optic
- Denotes Overhead Utility Line(s)
- 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 K/Sihag Environmental Services Company in 2021.
- Denotes Existing Contour

BENCHMARK

1. Minnesota Department of Transportation
Geodetic 556 Station No. 10142
(DetNet Name 0208 AK) - Elevation
800.70 ft. (NAVD83)

2. Minnesota Department of Transportation
Geodetic 550 Station No. 697 (DetNet
Name 8 NW F0527) - Elevation 806.89
ft. (NAVD83)



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Outlot A, Alexander Woods, Anoka County, Minnesota.
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The East Half of Lot 18, Central Avenue Acres, Anoka County, Minnesota.
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The West half (W 1/2) of Lot Eighteen (18) of Central Avenue Acres, subject to an easement for road purposes over the north 25 feet thereof, according to the plat thereof on file and of record in the office of the Registrar of Titles of said Anoka County, Minnesota.
Torrens Property - Torrens Certificate No. 128894.

GENERAL NOTES:

- The field work for this survey was completed on September 28, 2021.
- Bearings shown hereon are based on the West line of the East half of Lot 18, CENTRAL AVENUE ACRES, which is assumed to bear N00°36'09"E.
- Surveyed property address, per commitment - 1080 & 1100 - 113th Avenue NE, Blaine, MN.
- Wetlands were delineated by K/Sihag Environmental Services Company in 2021.
- Show ground utilities have been field located as shown. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (855-454-0002).

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature: *Thomas R. Balluff*
Date: 10/08/21 License #: 40361

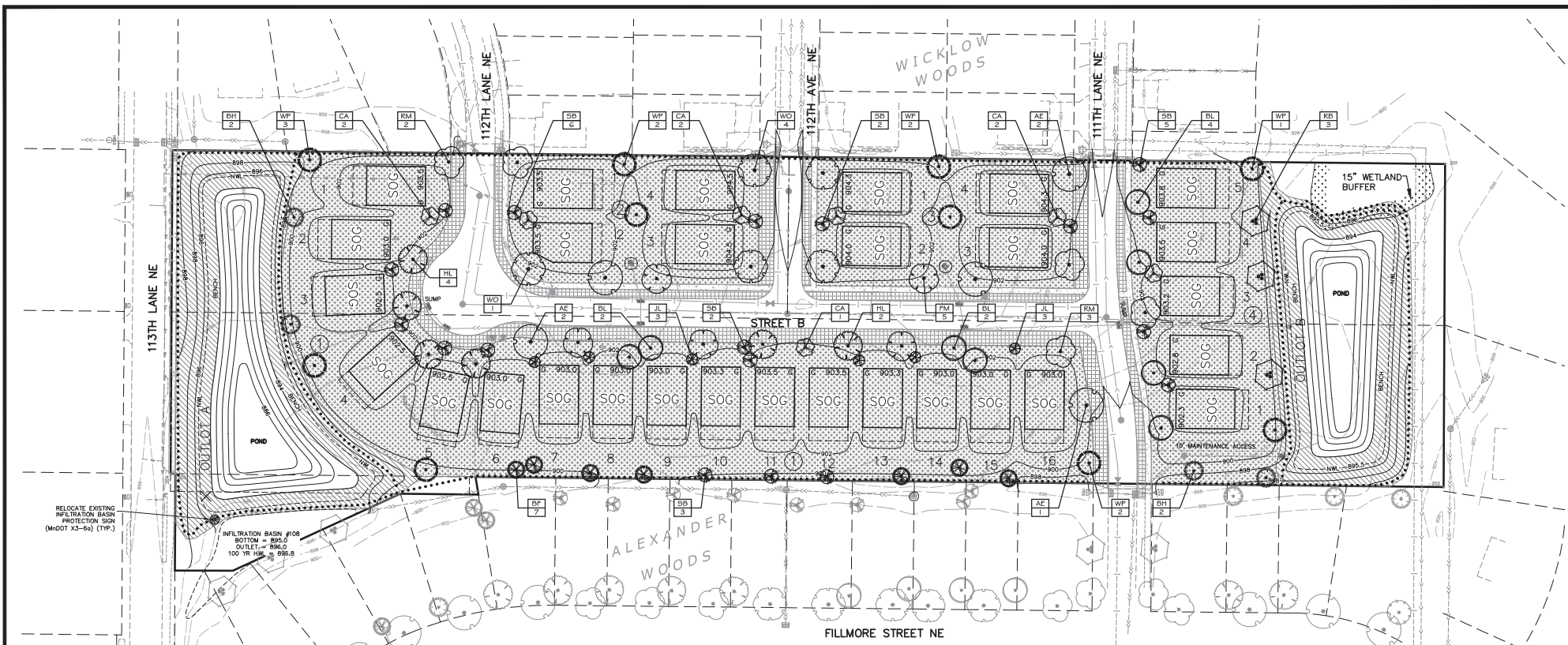
DRAWN BY: *db*
ISSUE DATE: 10/08/21
FILE NO: 2019

Revisions:

M/I HOMES OF MINNEAPOLIS
5354 Parkdale Drive, Suite 100
St. Louis Park, MN 55416

**ALEXANDER WOODS
THIRD ADDITION**
Blaine, Minnesota

EXISTING CONDITIONS

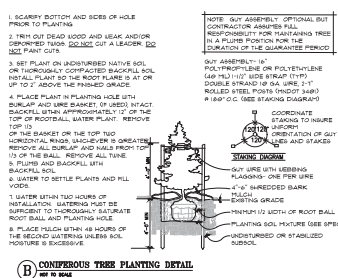
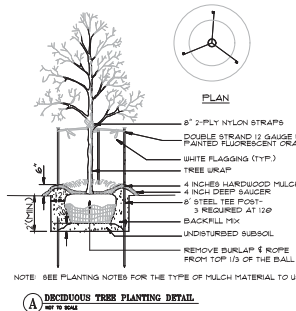


1 OVERALL LANDSCAPE PLAN L1

LANDSCAPE PLAN NOTES

CITY OF BLAINE LANDSCAPE REQUIREMENTS

1. RESIDENTIAL DISTRICTS (CH 28.35) - PROPOSED ZONING = PUD (COMPARABLE ZONING = R-1)
IT SHALL BE REQUIRED THAT ALL FRONT YARDS AND SIDE YARDS BE SODED OVER A MINIMUM OF FOUR (4) INCHES OF BLACK DIRT. EACH LOT SHALL ALSO CONTAIN THREE (3) TREES AT LEAST TWO (2) OF WHICH MUST BE IN THE FRONT YARD. TWO (2) OF THE REQUIRED TREES SHALL BE DECIDUOUS OVER STORY TREES OF TWO AND ONE-HALF-INCH CALIBER. THE THIRD TREE MAY BE AN ORNAMENTAL OR CONIFEROUS TREE.
REQUIRED = 87 TREES (29 LOTS X 3 TREES)
REQUIRED = 87 TREES
2. TREE PRESERVATION (CH 33.10) = REPLACEMENT ON RESIDENTIALLY ZONED LOTS, ON PUBLIC RIGHT-OF-WAY IN RESIDENTIAL ZONING DISTRICTS AND ON RESIDENTIALLY ZONED LOTS EXCEEDING ONE (1) ACRE IN SIZE THE TOTAL NUMBER OF REPLACEMENT TREES SHALL NOT EXCEED EIGHT (8) TREES PER ACRE OF UPLAND.
REQUIRED = 47 TREES (5.8 AC X 8 TREES)
REQUIRED = 87 TREES
3. 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.
4. EXISTING CONDITIONS, CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR REQUIRED CLARIFICATION PRIOR TO BEGINNING OR APPROVING ANY ADDITIONAL WORK.
5. 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 Gopher 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.
6. 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 COVERING THE WORK.
7. EXISTING ITEMS TO REMAIN, CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, 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.
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. PLANT QUANTITIES, CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. REMEDIATION SPECIFICATIONS, THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
1. AS-BUILT, 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. MOST STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.
12. 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".
13. UTILITY COORDINATION, REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
14. CONSTRUCTION STAGING, UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAGING DURING THE COURSE OF THE PROJECT.
15. DIMENSIONS, DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
16. PLANT QUANTITIES, CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
17. REMEDIATION SPECIFICATIONS, THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
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3. PLAN DRAWINGS.
4. PLANT / MATERIAL SCHEDULES.
5. CITY STANDARD SPECIFICATIONS AND DETAILS.
6. MOST STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.



CALL BEFORE YOU DIG

Know what's below. Call before you dig.

PRELIMINARY LANDSCAPE PLAN

L1 of 2

LANDSCAPE SPECIFICATIONS

1. TREE PROTECTION. ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DROP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERRECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4" TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6" STEEL FENCE POSTS SPACED @ 6' O.C. MAX.
2. EROSION CONTROL. REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPs, INCLUDING SILT FENCE, BIO-RILLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPs MUST BE IMPLEMENTED WITHIN 7 DAYS USING.
3. CLEARING AND GRUBBING. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
4. SOIL PREPARATION. REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SOILED, SEEDED OR PLANTED BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.
5. TOPSOIL MATERIAL. ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SOILED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RANED AND DRAISED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN 1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADE/ETS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.
6. SEEDING AND TURF ESTABLISHMENT. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWN IN 2 PERPENDICULAR PASSES, EACH PASS AT ONE-HALF THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY HYDROMULCH COVER (MUST BE A SEPARATE OPERATION FROM SEEDING) AT A TARGETED DRY WEIGHT RATE OF 3500 LBS PER ACRE. SOIL SHALL BE KEPT MOST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
7. SODDING. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SODDING AND ROLL. TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.
8. PLANT MATERIAL. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z66. LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSESMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO SELECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. PLANT MATERIAL SUBSTITUTION. ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.
10. PLANT INSTALLATION AND ESTABLISHMENT. REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DECULCATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.
11. MULCH MATERIAL. DOUBLE SHREDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-NOXIOUS GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TURNS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4" MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
12. LANDSCAPE EDGING. INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.
13. IRRIGATION. DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINTS-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RETESTING AND READJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-COUPERS, ALL OTHER NECESSARY ACCESSORIES. SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.
14. MAINTENANCE. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTING ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL DURING THE COMPLETION OF THE WARRANTY PERIOD.
15. WATERING. UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
16. NATIVE PLANT ESTABLISHMENT. THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDING AREAS SHALL BE MOVED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL WEED SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 5 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAN 3 YEARS AFTER SEEDING. ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACEOUS ONLY AS NEEDED.
17. FINAL ACCEPTANCE. UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE CORRECTING PRIOR TO FINAL ACCEPTANCE.
18. WARRANTY. ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	RM	5	Acer rubrum 'Northwood'	Northwood Red Maple	2.5" Cal.	B&B
	FM	5	Acer x freemanii 'Sienna'	Sienna Glen Maple	2.5" Cal.	B&B
	RB	3	Betula nigra Clump Form, 2.5" Cal Equivalent	River Birch Mulch-Trunk	10' HL	B&B
	HL	6	Gleditsia triacanthos inermis 'Havre'	Northem Acclaim Thornless Honey Locust	2.5" Cal.	B&B
	WO	5	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
	BL	8	Tilia americana 'Boulevard'	Boulevard Linden	2.5" Cal.	B&B
	AE	5	Ulmus americana 'Pinceton'	American Elm	2.5" Cal.	B&B
CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BF	7	Abies balsamea	Balsam Fir	6" HL	B&B
	BH	4	Picea glauca densata	Black Hills Spruce	6" HL	B&B
	WP	10	Pinus strobus	White Pine	6" HL	B&B
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	SB	18	Amelanchier x grandiflora 'Autumn Brilliance' Clump Form, 1.0" Cal Equivalent	Autumn Brilliance Serviceberry	7" HL	B&B
	CA	7	Malus x 'Prairifire' Red Flowers	Prairifire Crabapple	1.5" Cal.	B&B
	JL	6	Syringa reticulata 'Ivory Silk' White Flowers	Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	SOD	25,541 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	TI12	55,991 sf	Type II - Wet Meadow Seed Mix Refer to notes for acceptable seeding methods, Seeding Rate 18.0 lb/ac	MnDOT Seed Mix 34-271	seed	
	TI12	246,833 sf	Type II - Native Construction Seed Mix Refer to notes for acceptable seeding methods, Seeding Rate 57.0 lb/ac	MnDOT Seed Mix 32-241	seed	

ALEXANDER WOODS
3RD ADDITION
REZONING, PRELIMINARY
PLAT, AND CONDITIONAL
USE PERMIT TO ALLOW
DEVELOPMENT FLEX
ZONING

October 8, 2021

Alexander Woods 3rd Addition Rezoning, Preliminary Plat, and Conditional Use Permit To Allow Development Flex Zoning

Alexander Woods 3rd Addition Rezoning, Preliminary Plat, and Conditional Use Permit to Allow Development Flex Zoning

ALEXANDER WOODS 3RD ADDITION REZONING, PRELIMINARY PLAT, AND CONDITIONAL USE PERMIT TO ALLOW DEVELOPMENT FLEX ZONING

INTRODUCTION

M/I Homes of Minneapolis/St. Paul, LLC has entered into a purchase agreement to purchase property to the east of the development known as Alexander Woods and is requesting Preliminary Plat, rezoning, and Conditional Use Permit approval for what will be known as Alexander Woods 3rd Addition. Alexander Woods 1st Addition was approved and began construction in 2020, and 2nd Addition was approved and began construction in spring of 2021. The 3rd Addition is proposed to include 29 single family 55-foot-wide lots.

ABOUT M/I HOMES

M/I Homes has been in business for over 40 years and has built over 130,000 homes in 15 markets within the United States. They entered the Twin Cities Market in 2015 by purchasing Hans Hagen Homes. Hans Hagen Homes was founded over 50 years ago and was one of the largest and oldest home builders in the Minneapolis market.

MATERIALS SUBMITTED

1. City Application
2. Title Work
3. Preliminary Plan Set
 - a. Cover
 - b. Existing Conditions
 - c. Preliminary Plat
 - d. Preliminary Site and Utility Plan Set
 - e. Preliminary Grading and Erosion Control Plans
 - f. Details
 - g. Landscaping Plan
 - h. Tree Preservation Plan

4. Stormwater Design
5. Stormwater Management Plan
6. Storm Sewer Map

CONTACT INFORMATION

Owner: M/I Homes of Minneapolis/St. Paul, LLC of Minneapolis
5354 Parkdale Drive, Unit 100
St. Louis Park, MN 55416
763-586-7217

SITE DATA

PID#s 17-31-23-32-0006 and 17-31-23-32-0003

REZONING

The property is currently guided for Low Density Residential and zoned FR (Farm Residential) and will need to be rezoned to DF (Development Flex).

PRELIMINARY PLAT

The 3rd Addition will extend existing streets 111th Lane Northeast, 112th Avenue Northeast, and 112th Lane Northeast to the west, connecting 111th Lane Northeast to Alexander Woods 2nd Addition. The stormwater management will include an stormwater reuse system that pumps water from the existing pond in Alexander Woods. Additionally, the site will have two stormwater ponds, one of which is adjacent to an existing infiltration basin that will be incorporated into the pond design. The site will be graded to promote surface water drainage and to maximize the amount of runoff that is treated before leaving the site. Disturbed areas will be tilled, seeded and mulched or sodded after construction is complete. The total new impervious surface proposed is approximately 4.0 acres. The Alexander Woods Third Addition stormwater plan has been incorporated into the overall Alexander Woods design. There is no dedicated parkland with this addition. In lieu of providing parkland, M/I Homes will be paying a park dedication fee.

CONDITIONAL USE PERMIT

We are also requesting a Conditional Use Permit to set up the standards for development within the DF (Development Flex) zoning district.

DEVELOPMENT STANDARDS

The following are the proposed development standards for the community as compared to the R-1 (Single Family) zoning district:

Standards	Required	Proposed
Minimum Lot Size	10,000 square feet	7,214 square feet (Average of 8,257 square feet)
Minimum Lot Width	80 feet	55 feet
Minimum Lot Depth	125 feet	130 feet
Front Yard	30 feet	25 feet
Side Yard (Interior)	10 feet	7.5 feet (house and garage)
Side Yard (Street)	20 feet	20 feet
Rear	30 feet	30 feet
Lot Coverage	75%	75%

ANTICIPATED PRICING

The homes within this development are anticipated to range from the low to high \$400,000s.

HOMEOWNER'S ASSOCIATION CONTROL

The HOA will set forth restrictions on outdoor storage, parking (no boats, campers, or trailers), sheds and similar structures, and fencing in order to keep the neighborhood looking orderly and well maintained. The 3rd Addition will be under the same Homeowner's Association as the 1st and 2nd Additions.

ARCHITECTURAL DESIGN

M/I Homes 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 the use of stone, architectural features, and landscape designs. This process creates variety and interest in the architecture of the neighborhood. We also have anti monotony rules that are followed during the design process. Attached are elevation and floor plan examples.

Everett



Elevation D - Stone



Elevation A - Stone



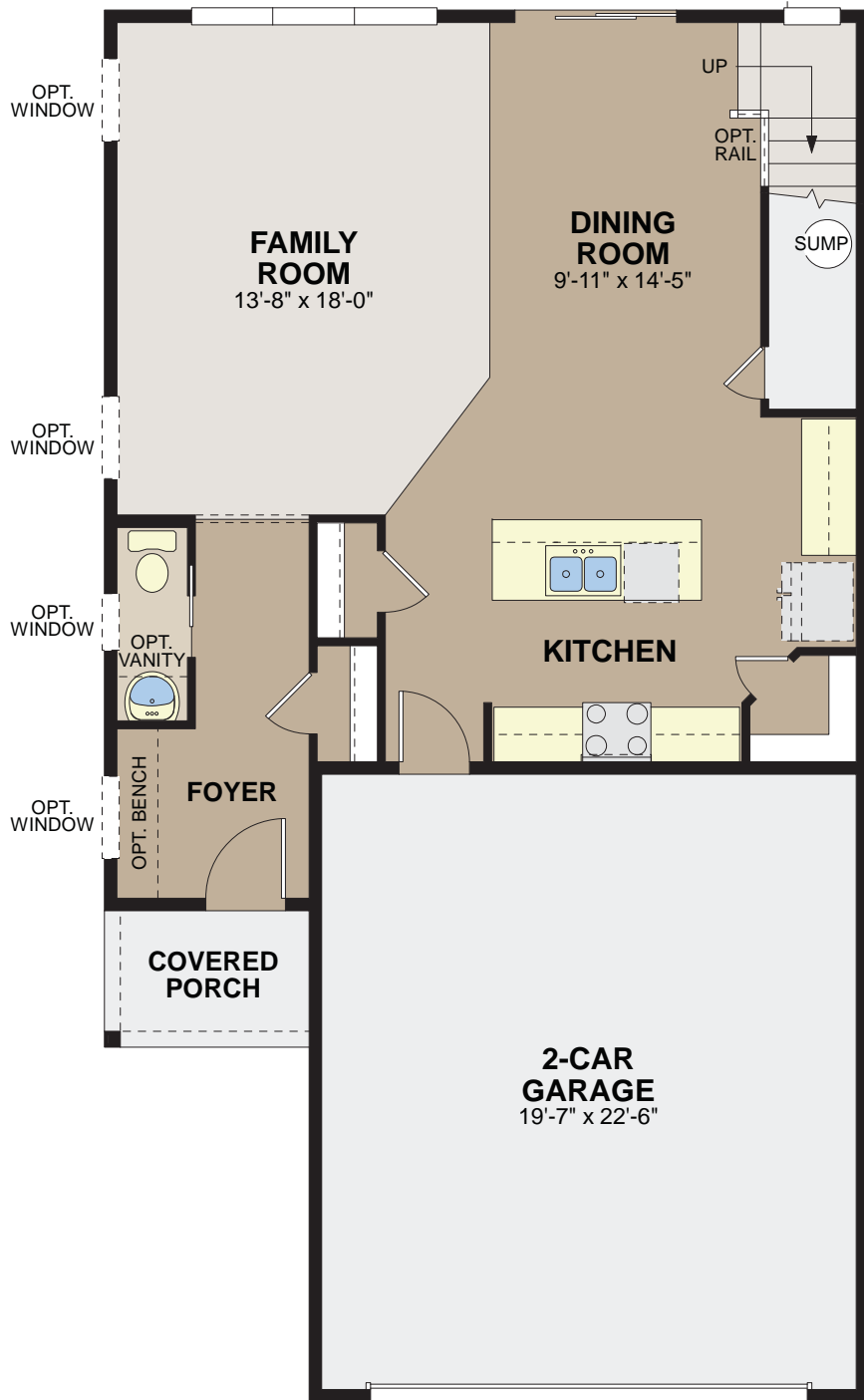
Elevation C - Stone



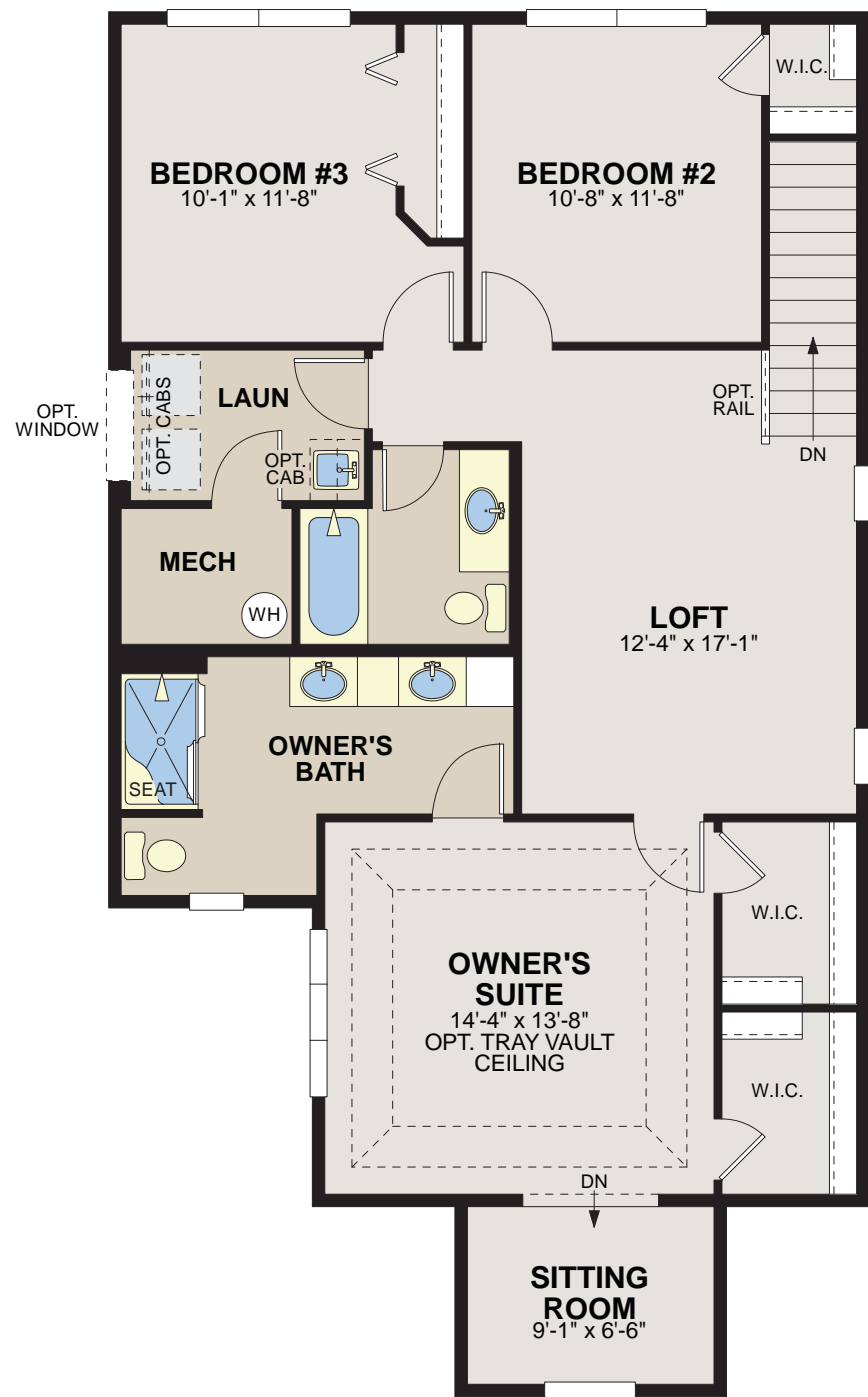
Elevation F - Stone

Square Feet: 2,044
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2



FIRST FLOOR



SECOND FLOOR

Because we are constantly improving our product, we reserve the right to revise, change, and/or substitute product features, dimensions, specifications, architectural details and designs without notice. This brochure is for illustration purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate and calculated from inside of partition. Printed 10-18



Hannah



Elevation F - Stone



Elevation A - Stone



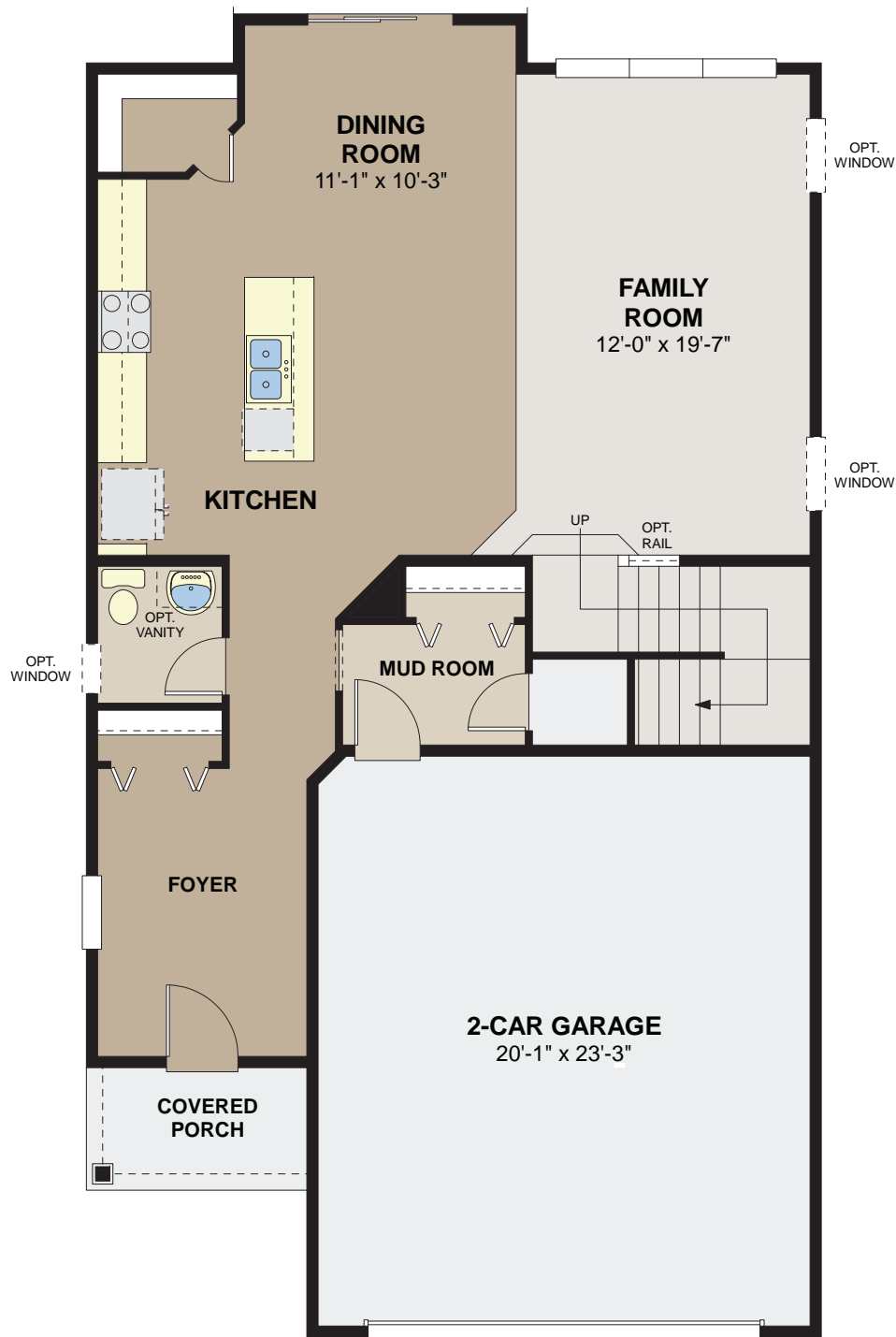
Elevation D - Stone



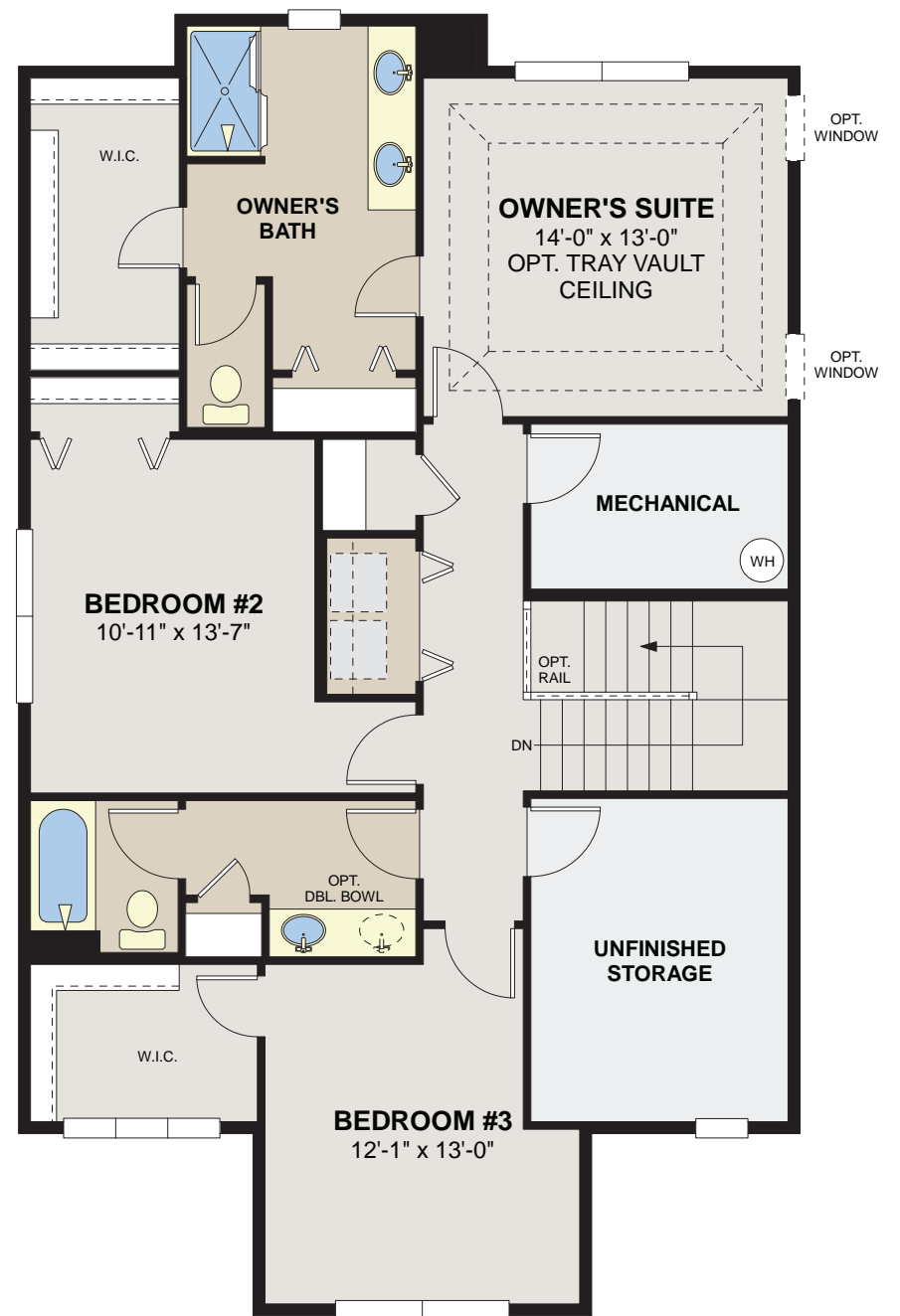
Elevation E - Stone

Square Feet: 2,207
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2



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Reece



Elevation E - Stone



Elevation A



Elevation B



Elevation F

Square Feet: 2,213
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2

