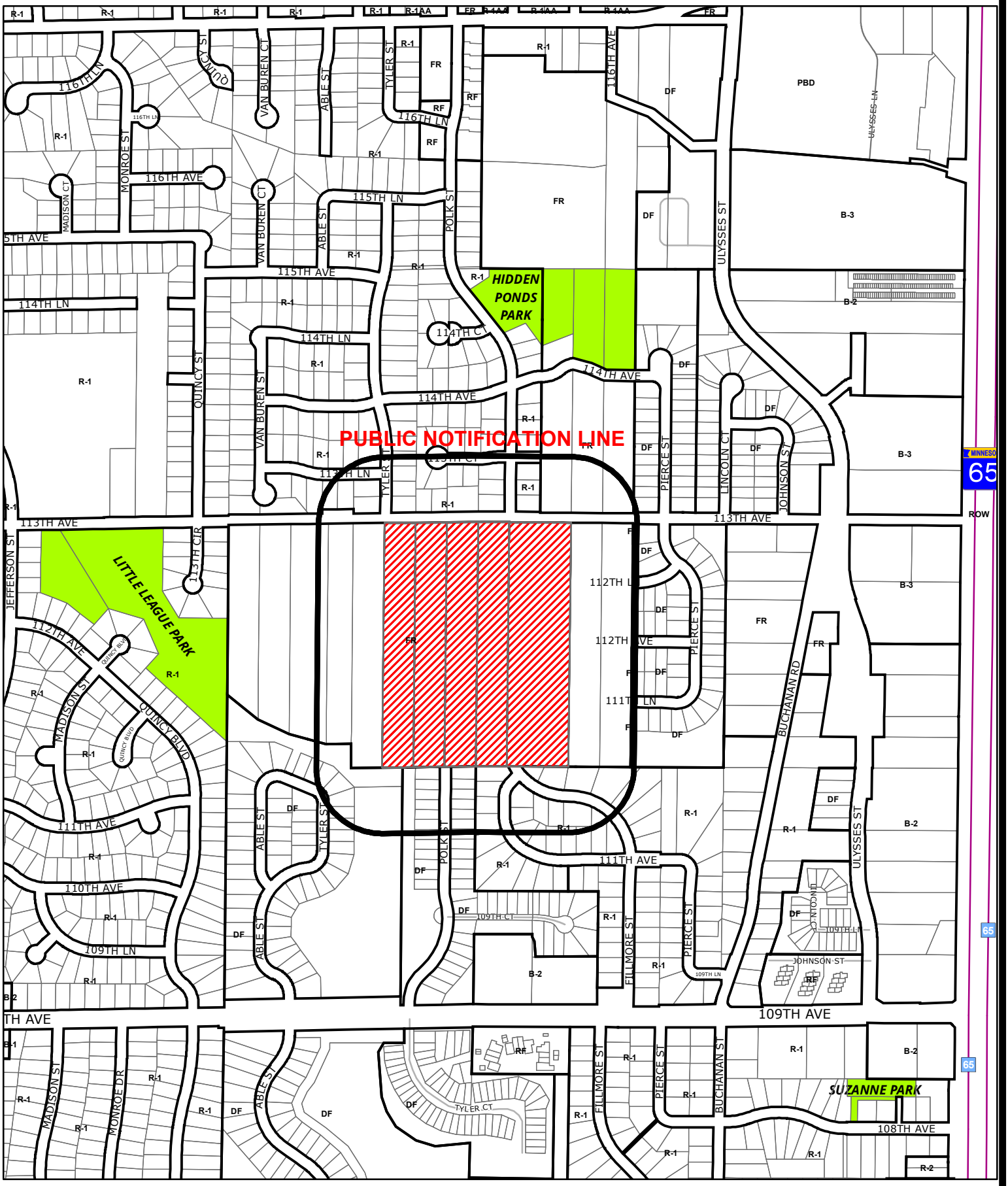


Case File No. 20-0006
Alexander Woods

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

Alexander Woods

Blaine, MN

M/I Homes

Alexander Woods will include both single family homes and villa homes. The villa homes are located on the east side of the neighborhood and the single family on the west.

Single Family Homes

The single-family portion of the neighborhood 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.

Villa Homes

Villa homes are single family homes with association maintenance of yards and snow removal. These homes meet the increasing demand for empty nesters households seeking single level living with association maintenance. Villa Homes provide the benefits of a single-family home, with all the conveniences of a townhome. The association maintenance of lawns and snow removal provides the homeowner with the freedom to travel, own a winter or summer home, or more time for recreation.

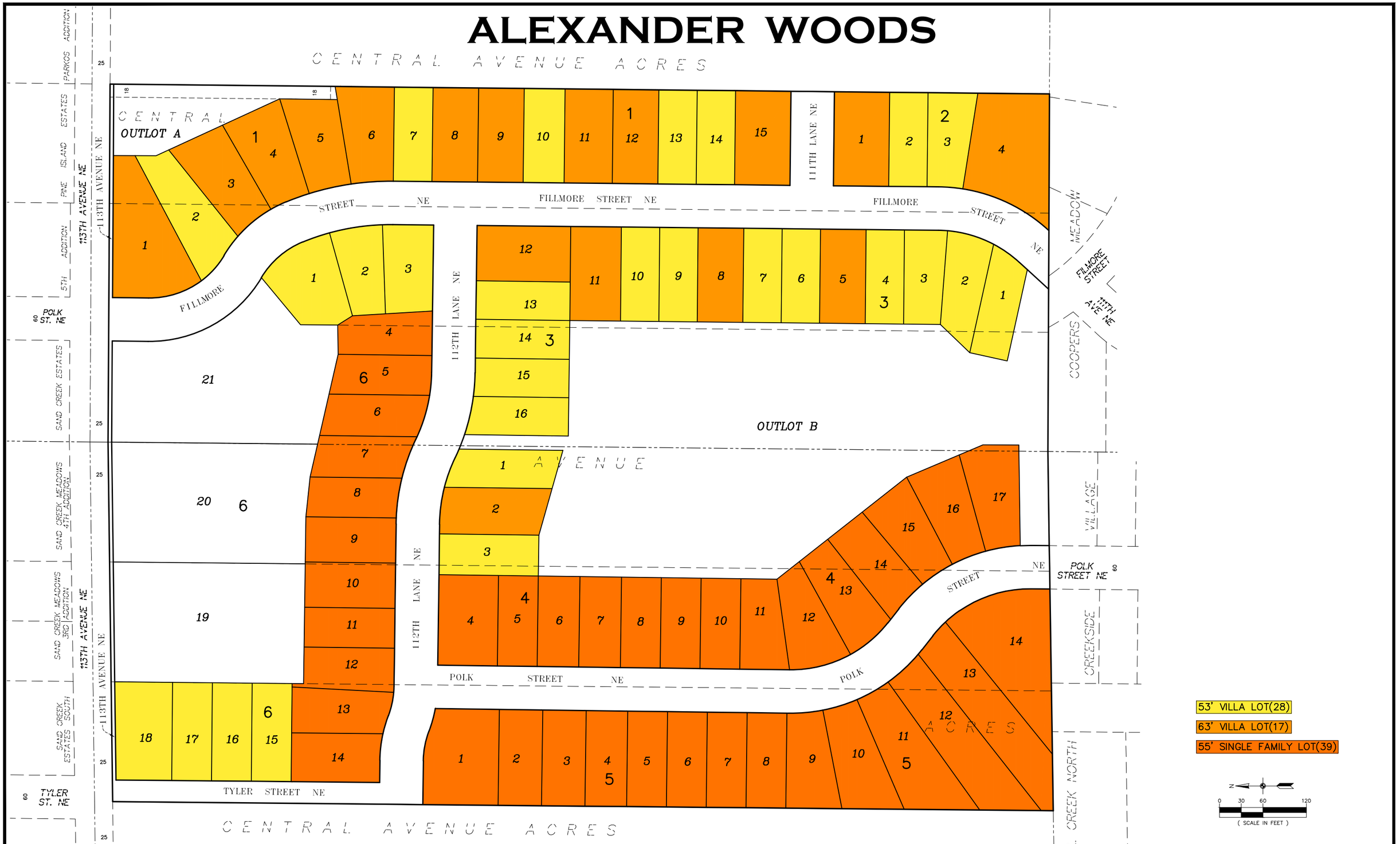
Homeowner's Association Control

The HOA for the villa and single-family homes will provide architectural guidelines to avoid monotony of design and rules and regulates on individual lots. The HOA will prohibit perimeter fences, sheds, or similar structures. Restrictions will also be provided on outdoor storage, parking (no boats, campers, or trailers) in order to keep the neighborhood looking orderly and well maintained.

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 extensive use of stone, architectural features, and landscape designs. This process creates variety and interest in the architecture of the neighborhood.

ALEXANDER WOODS



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Phone: (763) 489-7900
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www.carlsonmccain.com

DRAWN BY: C#
ISSUE DATE: 03/03/2020
FILE NO: 2019

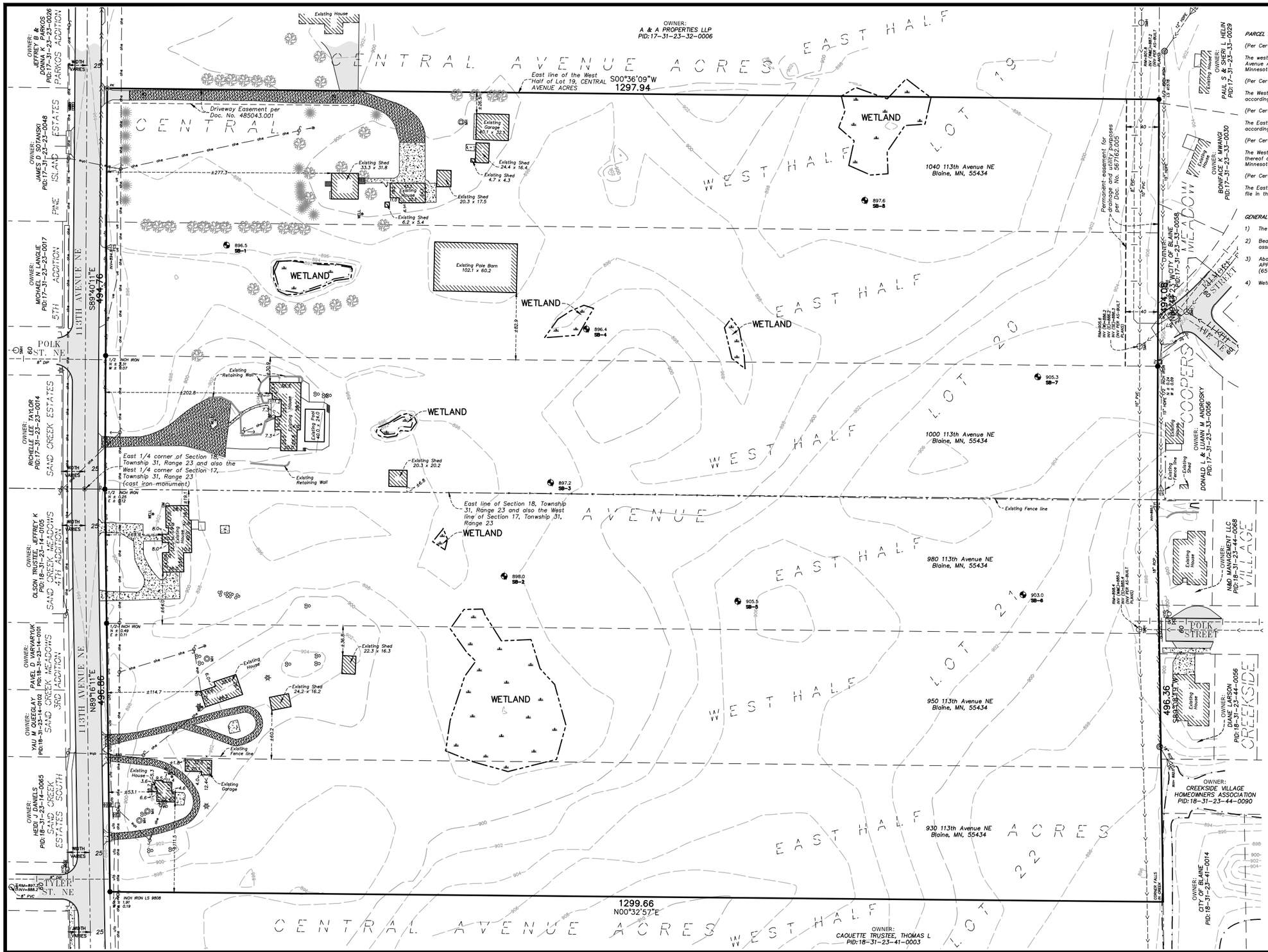
Revisions:

CAPITAL TRUST DEVELOPMENT, LLC
17746 Old Excelsior Blvd.
Minnetonka, MN 55345

ALEXANDER WOODS
Blaine, Minnesota

LOT STYLE LAND USE EXHIBIT

Save Date: 03/03/20 F:\jobs\8281 - 8300\8300 - 113th avenue - zimmerman site\cad c3d\survey\pre plat\8300_color exbt.dwg



PARCEL DESCRIPTION:

(Per Certificate of Title No. 142195)

The west one-half of Lot Nineteen (19), and the east one-half (E 1/2) of Lot Twenty (20), Central Avenue Acres, according to the plat thereof on file in the office of the Registrar of Titles, Anoka County, Minnesota.

(Per Certificate of Title No. 94814)

The West one-half (W 1/2) of Lot Twenty (20), of Central Avenue Acres, Anoka County, Minnesota, according to the plat thereof on file in the office of the Registrar of Titles Anoka County, Minnesota.

(Per Certificate of Title No. 73095)

The East one-half (E 1/2) of Lot Twenty-one (21), of Central Avenue Acres, Anoka County, Minnesota, according to the plat thereof on file in the office of the Registrar of Titles, Anoka County, Minnesota.

(Per Certificate of Title No. 36892)

The West one-half (W 1/2) of Lot Twenty-one (21) of Central Avenue Acres, according to the plat thereof on file in the office of the Registrar of Titles in and for said County of Anoka County, State of Minnesota.

(Per Certificate of Title No. 52210)

The East half (E 1/2) of Lot Twenty-two (22) of Central Avenue Acres, according to the plat thereof on file in the office of the Registrar of Titles, Anoka County, Minnesota.

GENERAL NOTES:

1) *The field work for this survey was completed on December 31, 2019.*
2) *Bearings shown are based on the East line of the West Half of Lot 19, CENTRAL AVENUE ACRES, which is assumed to bear S00°36'09"W.*
3) *Above 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 (651-454-0002).*
4) *Wetlands were delineated by Kjolhaug Environmental Services Inc. in 2019.*

0 30 60 120
(SCALE IN FEET)

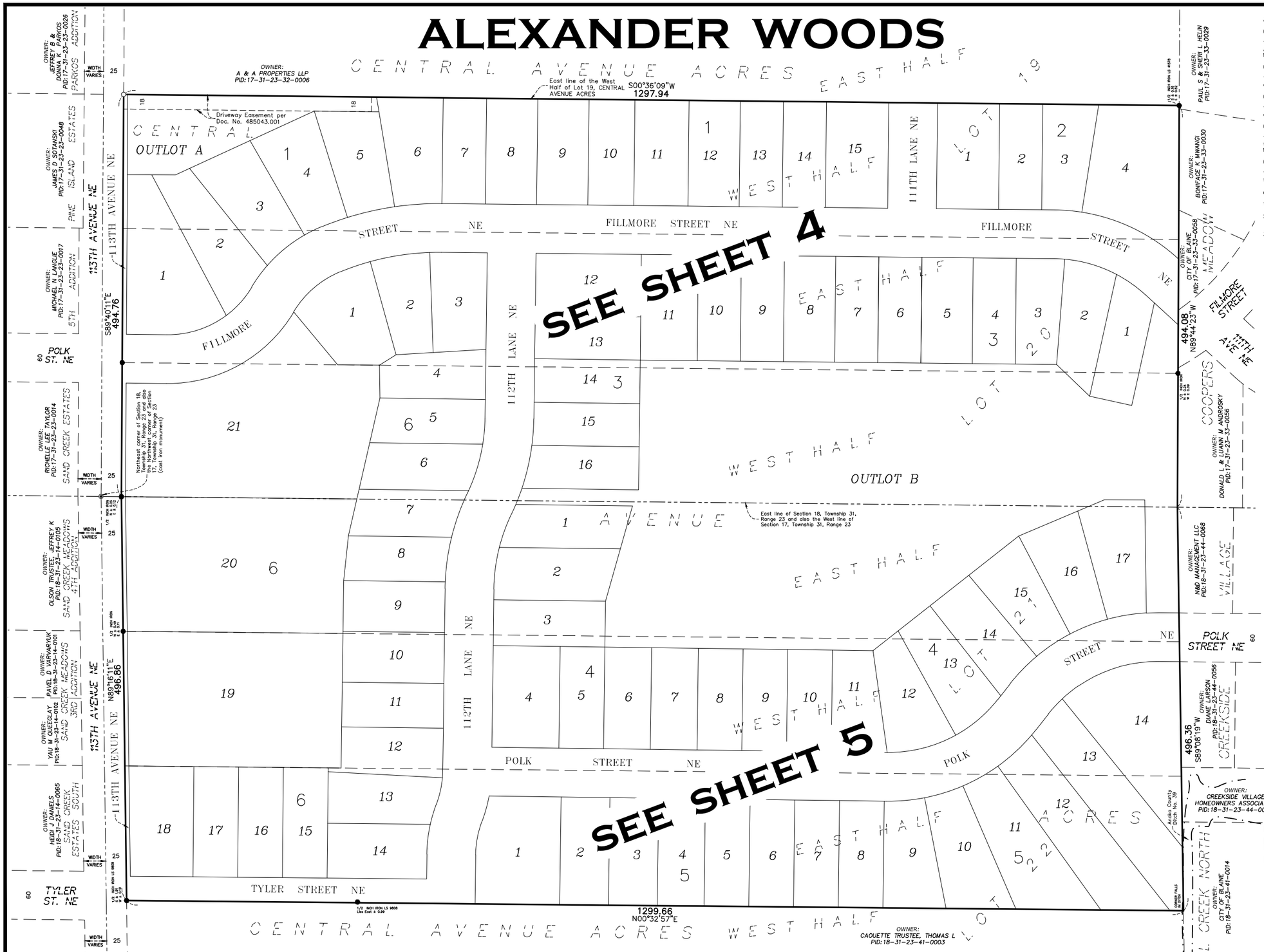
LEGEND

- Denotes Anoka County Section Monument, as noted
- Denotes Found Iron Monument
- Denotes Set PK Nail
- Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- Denotes Light Pole
- Denotes Miscellaneous Sign
- Denotes Existing Spot Elevation
- Denotes Existing Tree
- Denotes Sanitary Manhole
- Denotes Storm Manhole
- Denotes Miscellaneous 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 Electric Transformer
- Denotes Television Box
- Denotes Hand Hole
- Denotes Electric Meter
- Denotes Gas Meter
- Denotes Soil Boring
- Denotes Underground Fiber Optic
- Denotes Overhead Electric
- Denotes Watermain
- Denotes Sanitary Sewer
- Denotes Storm Sewer
- Denotes Existing Fence as noted
- Denotes Gravel Surface
- Denotes Concrete Surface
- Denotes Bituminous Surface
- Denotes Wetlands that were delineated by Kjolhaug Environmental Services Inc. in 2019.
- Denotes Existing 2 Ft. Contour
- Denotes Existing 10 Ft. Contour

Carlson McCain • environmental • engineering • surveying	3890 Pheasant Ridge Drive NE, Suite 100 Blaine, MN 55449 Phone: (763) 489-7900 Fax: (763) 489-7959 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 Land Surveyor under the laws of the State of Minnesota	Print Name: Thomas R. Balluff, L.S. Signature: Date: 2/05/2020 License #: 40361	DRAWN BY: bjs/MDB ISSUE DATE: 2/05/2020 FILE NO: 2019	Revisions: 1. 5/26/20 Update Wetlands per Final Delineation	**CAPITAL TRUST DEVELOPMENT, LLC** 17746 Old Excelsior Blvd. Minnetonka, MN 55345	**ALEXANDER WOODS** Blaine, Minnesota	**EXISTING CONDITIONS**	2 of 12

Save Date: 05/26/20 F:\jobs\8281 - 8300\8300 - 113th avenue - zimmerman site\cad c3d\survey\pre plat\8300_xcon.dwg

ALEXANDER WOODS



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3) Wetlands were delineated by Kjolhaug Environmental Services Inc. in 2019.

SITE DATA

TOTAL SITE AREA	±29.54 AC.
TOTAL ROW AREA	±4.79 AC.
TOTAL OUTLOT AREA	±4.99 AC.
OUTLOT A	±0.39 AC.
OUTLOT B	±4.60 AC.
TOTAL LOT AREA	±19.76 AC.
SMALLEST LOT	±6,875 S.F.
LARGEST LOT	±50,406 S.F.
AVERAGE LOT	±9,895 S.F.
TOTAL NUMBER OF LOTS	87
GROSS DENSITY	2.95 LOTS/AC.
EXISTING ZONING	FR
PROPOSED ZONING	PUD
UTILITIES	AVAILABLE

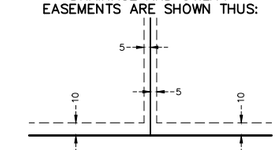
MINIMUM SINGLE FAMILY LOT SETBACK DATA:
Lots 4–17, Block 4; Block 5;
Lots 4–14 & 19–21, Block 6

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

MINIMUM VILLA LOT SETBACK DATA:
Blocks 1; 2; 3; Lots 1–3, Block 4;
Lots 15–18, Block 18

FRONT	25 FT.
SIDE (GARAGE)	6.5 FT.
SIDE (HOUSE)	6.5 FT.
SIDE CORNER	20 FT.
REAR SETBACK	30 FT.

PROPOSED
DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

LEGEND

- ◉ – Denotes Anoka County Section Monument, as noted
- ● – Denotes Found Iron Monument
- PK ◉ – Denotes Set PK Nail
- ○ – Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361

N

0 30 60 120

(SCALE IN FEET)

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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 Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature: Thomas R. Balluff
Date: 2/05/2020 License #: 40361

DRAWN BY: KCM
ISSUE DATE: 2/05/2020
FILE NO: 2019

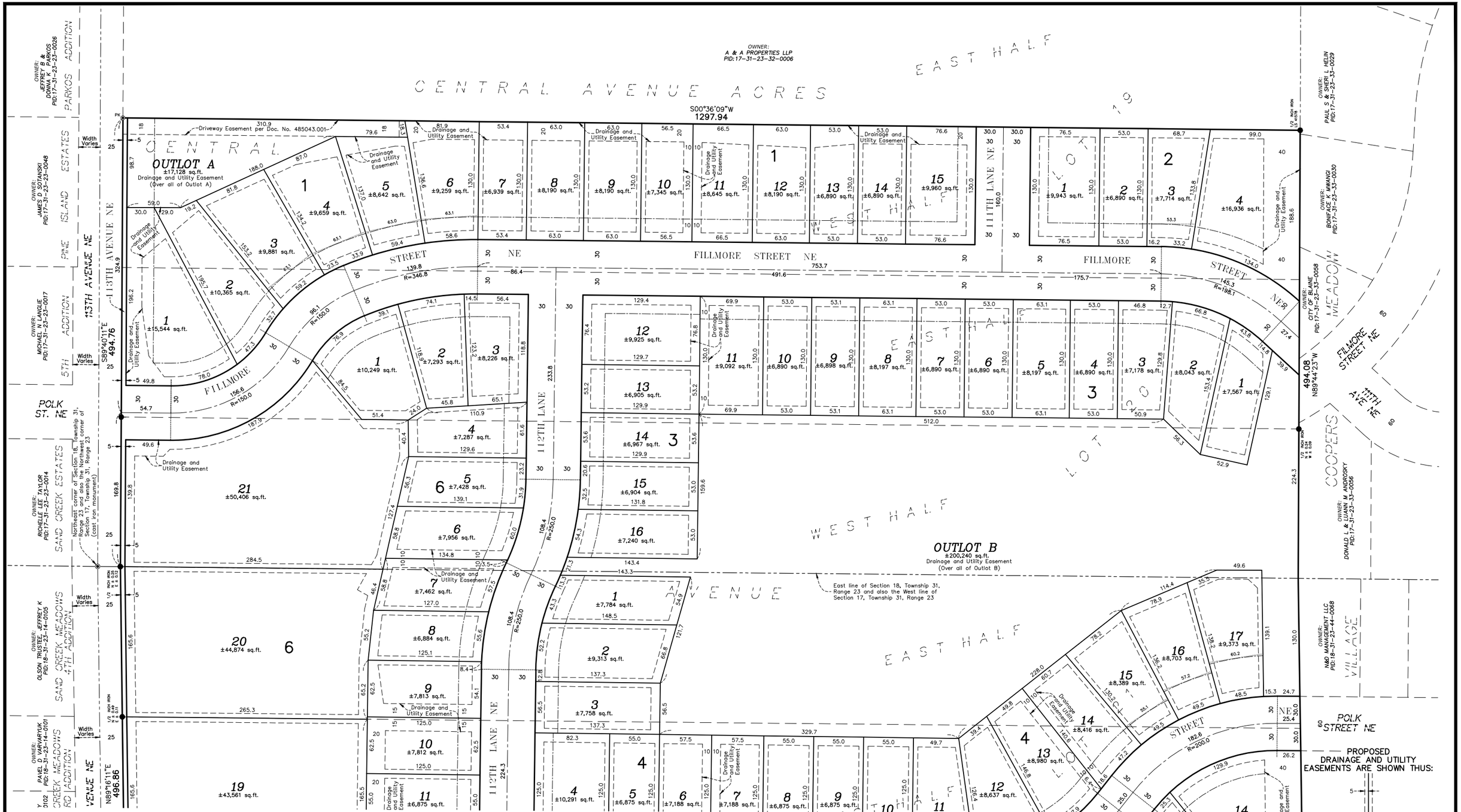
Revisions:
1. 3/04/20 - Per City Comments

CAPITAL TRUST DEVELOPMENT, LLC
17746 Old Excelsior Blvd.
Minnetonka, MN 55345

ALEXANDER WOODS
Blaine, Minnesota

PRELIMINARY PLAT INDEX

Save Date: 03/04/20 F:\jobs\8281 - 8300\8300 - 113th avenue - zimmerman site\cad c3d\survey\pre plat\8300_prp index.dwg



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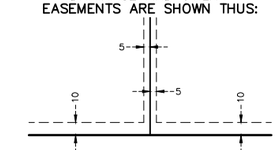
ALEXANDER WOODS
Blaine, Minnesota

PRELIMINARY PLAT

Save Date: 03/03/20 F:\jobs\8281 - 8300\8300 - 113th avenue - zimmerman site\cad c3d\survey\pre plat\8300_prp.dwg

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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N

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(SCALE IN FEET)

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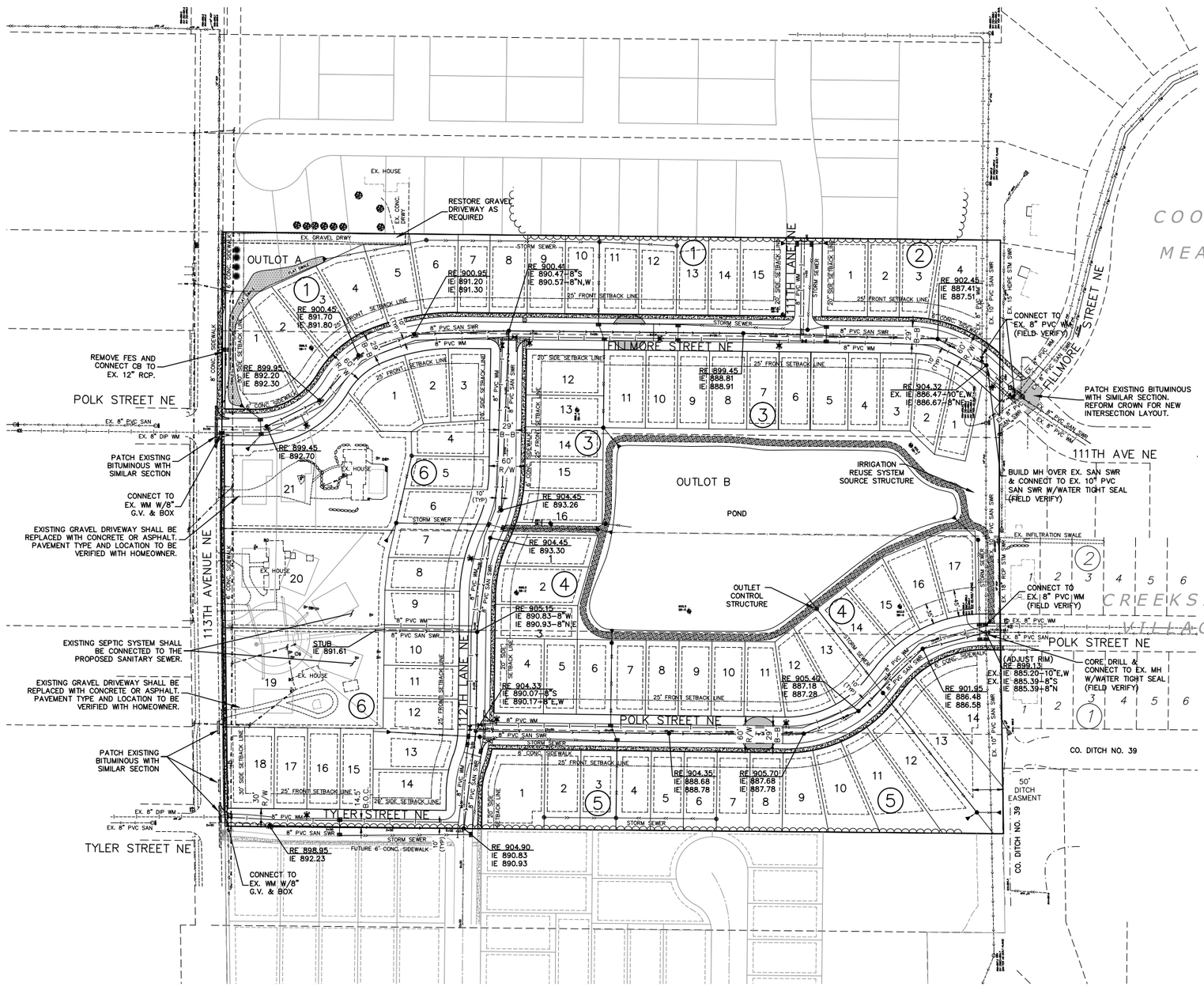
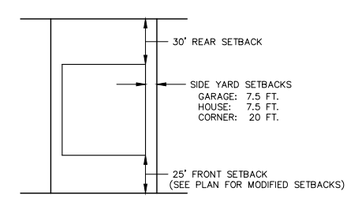
Save Date: 03/03/20 F:\Jobs\8281 - 8300\8300 - 113th avenue - zimmerman site\cad c3d\survey\pre plat\8300_prp.dwg



SITE PLAN LEGEND

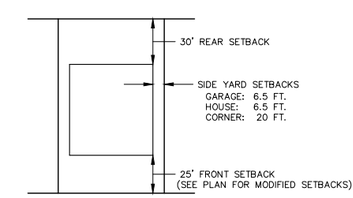
	EXISTING	PROPOSED
LIGHT POLE		
SANITARY MANHOLE		
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION	x0000.0	
EXISTING TREE		
TELEVISION BOX		
FIRE HYDRANT		
GATE VALVE		
CLEANOUT		
ELECTRIC BOX		
GAS METER		
CATCH BASIN	or	or
RAIN GUARDIAN		RG
ELECTRIC METER		
TELEPHONE BOX		
UTILITY POLE		
FLARED END SECTION		
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" COPPER TYPE K (OR 1" HDPE)
SEWER: 4" PVC SCH. 40
CURB STOP TO BE PLACED 10' BEYOND R/W

VILLA
53' MIN. WIDE LOT



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

NOTE:
1. THE EXISTING SEPTIC SYSTEMS FOR BLOCK 6 LOTS 19–20 SHALL BE CONNECTED TO THE PROPOSED SANITARY SEWER.
2. THE EXISTING GRAVEL DRIVEWAYS FOR BLOCK 6 LOTS 19 & 21 SHALL BE REMOVED AND REPLACED WITH CONCRETE OR ASPHALT PAVEMENT.
3. GENERAL R–1 STANDARDS SHALL BE MET FOR BLOCK 6 LOTS 19–21. THIS INCLUDES A MAXIMUM OF TWO ACCESSORY BUILDINGS (INCLUDING ATTACHED GARAGES).

0 50 100 200
(IN FEET)

BENCHMARK

1. MNDOT Geodetic Monument named 0208 AK, Station ID 103142, Metal Rod with Removable ID Disk. Elevation=900.70 (NAVD 88)
2. MNDOT Geodetic Monument named 9 WHV RESET, Station ID 697, Concrete Post with Benchmark Disk. Elevation=906.69 (NAVD 88)

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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. Krystofiak, P.E.
Signature: Brian J. Krystofiak
Date: 2/5/20 License #: 25063

Drawn: ADB LC
Designed: BJK
Date: 2/5/20

Revisions:
1. 3/4/20 per City Comments
2. 5/26/20 Update Wetlands per Final Delineation

CAPITAL TRUST DEVELOPMENT, LLC.
17746 Old Excelsior Blvd.
Minnetonka, MN 55345

ALEXANDER WOODS
Blaine, Minnesota

PRELIMINARY SITE & UTILITY PLAN

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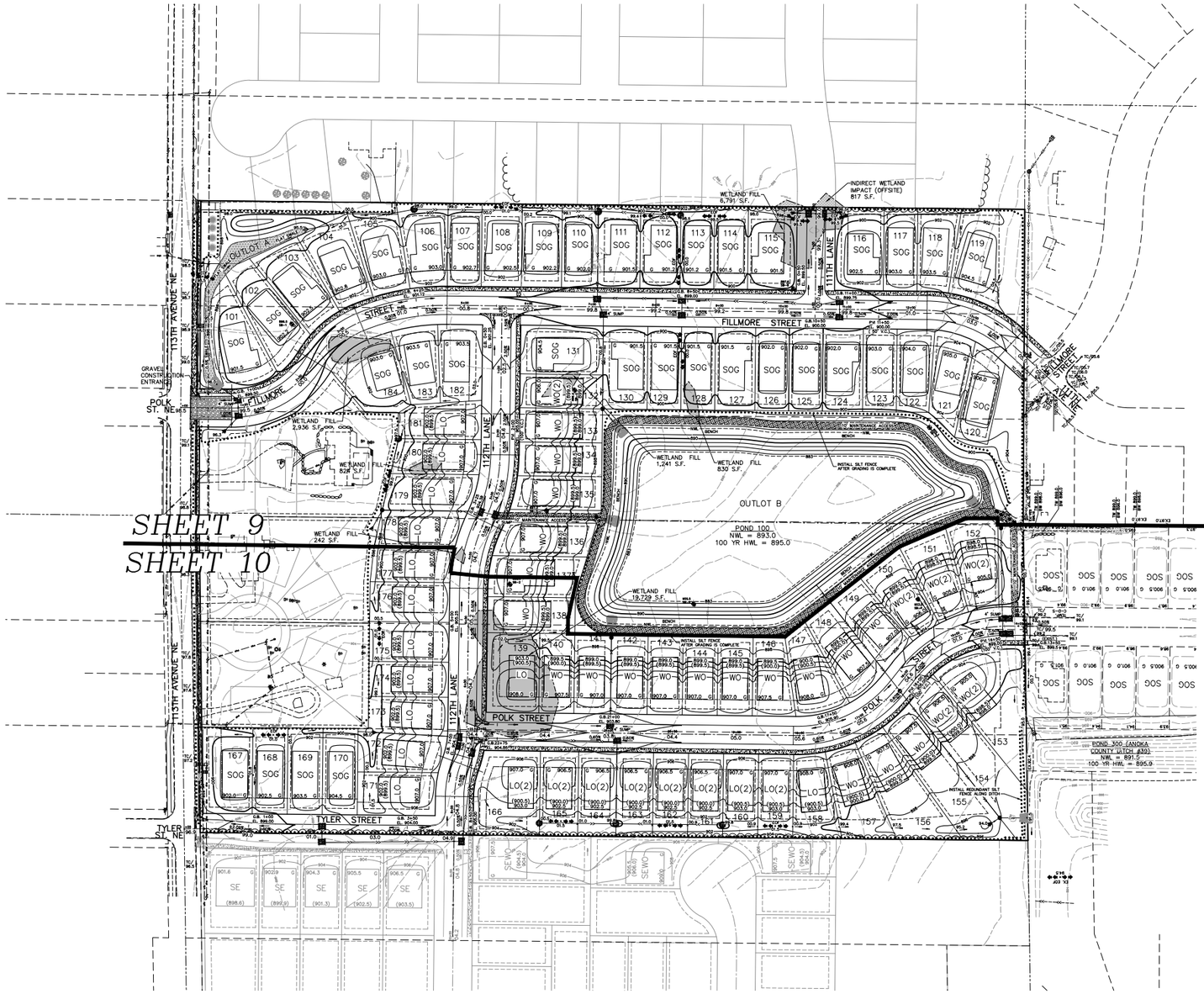
Job#:8300



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
DRAINTILE		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		DENOTES INLET PROTECTION
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR	890	890
2' CONTOUR	892	892
WETLAND LINE		
SPOT ELEVATION	00.0	00.0
EMERGENCY OVERFLOW		E.O.F. 000.0
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
MAINTENANCE ACCESS		
WETLAND SIGN		
WELL		
LIGHT POLE		
FLAG POLE		
ELECTRIC BOX		
TELEPHONE BOX		
TELEVISION BOX		
SIGN		
GEOTECH SOIL BORING	886.1 SB-6	

WETLAND SUMMARY

WETLAND FILL	=	32,593 SF
INDIRECT WETLAND IMPACT (OFFSITE)	=	817 SF
TOTAL WETLAND IMPACT	=	33,410 SF

NOTE: WETLAND REPLACEMENT CREDITS TO BE PURCHASED IN LIEU OF ONSITE REPLACEMENT.

0 25 50 100
(IN FEET)

BENCHMARK

1. MNDOT Geodetic Monument named 0208 AK, Station ID 103142, Metal Rod with Removable ID Disk. Elevation=900.70 (NAVD 88)
2. MNDOT Geodetic Monument named 9 WHV RESET, Station ID 697, Concrete Post with Benchmark Disk. Elevation=906.69 (NAVD 88)

NOTES

1. SITE IS LOCATED WITHIN THE BOUNDARIES OF THE COON CREEK WATERSHED DISTRICT.
2. ALL DISTURBED AREAS TO BE SCARIFIED 6" AFTER GRADING IS COMPLETE.
3. SOIL STOCKPILES SHALL BE FITTED BY SEDIMENT–TRAPPING MEASURES AND STABILIZED WITHIN 7 DAYS OF INACTIVITY.
4. STREET SWEEPING SHALL TAKE PLACE BY THE END OF DAY (IF REQUIRED).
5. EROSION CONTROL AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

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CAPITAL TRUST DEVELOPMENT, LLC.
17746 Old Excelsior Blvd.
Minnetonka, MN 55345

ALEXANDER WOODS
Blaine, Minnesota

INDEX

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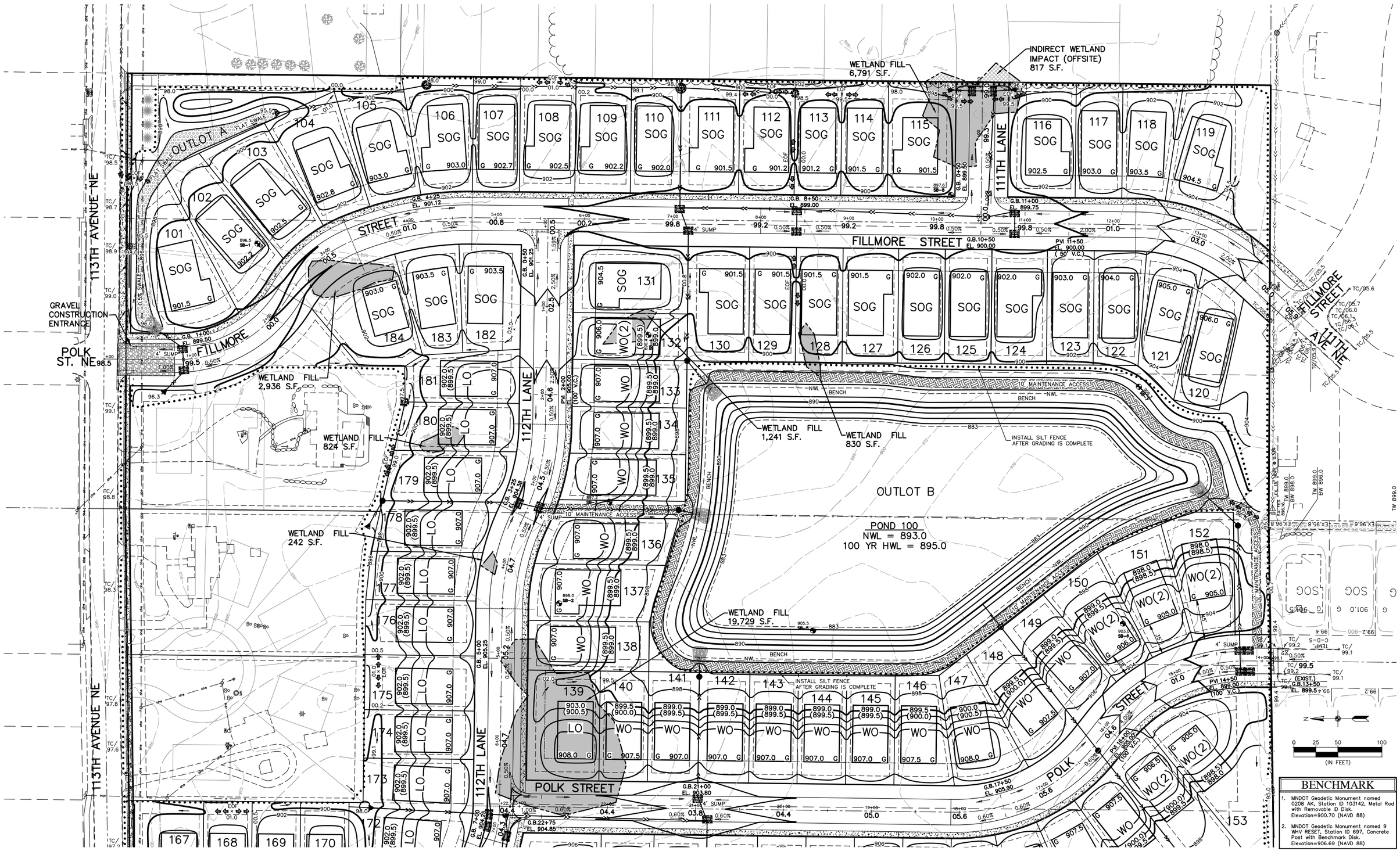
Job#:8300



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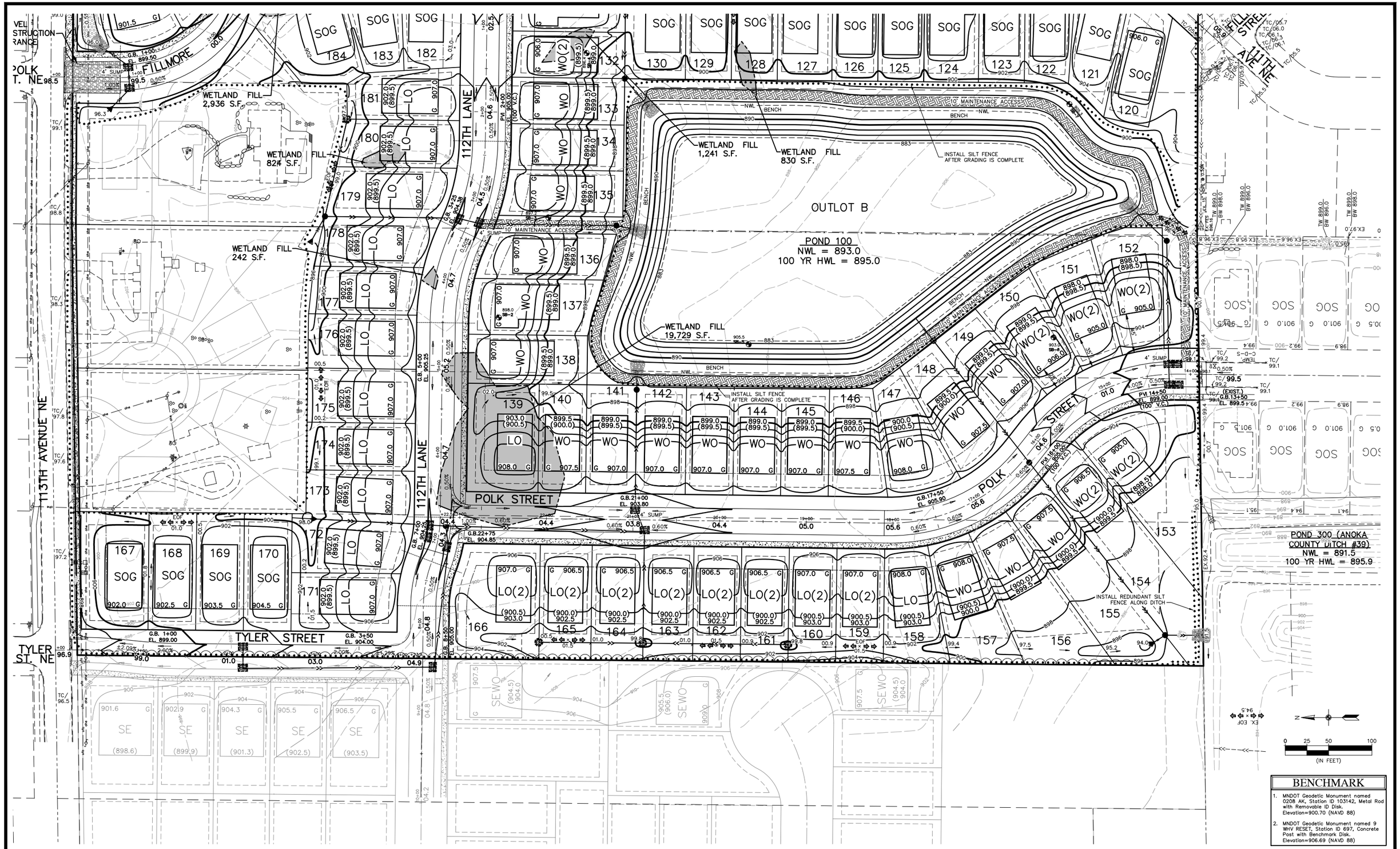
CAPITAL TRUST DEVELOPMENT, LLC.
17746 Old Excelsior Blvd.
Minnetonka, MN 55345

ALEXANDER WOODS
Blaine, Minnesota

PRELIMINARY GRADING & EROSION CONTROL PLAN

Save Date: 05/26/20 F:\jobs\8281 - 8300\8300 - 113th avenue - zimmerman site\cad c3d\engineering\prelim-plans\8300_gr.dwg

Job#:8300



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• engineering
• surveying

3890 Pheasant Ridge Drive NE, Suite 100
Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7959
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 Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 2/5/20 License #: 25063

Drawn: ADB LC
Designed: BJK
Date: 2/5/20

Revisions:
1. 3/4/20 per City Comments
2. 5/26/20 Update Wetlands per Final Delineation

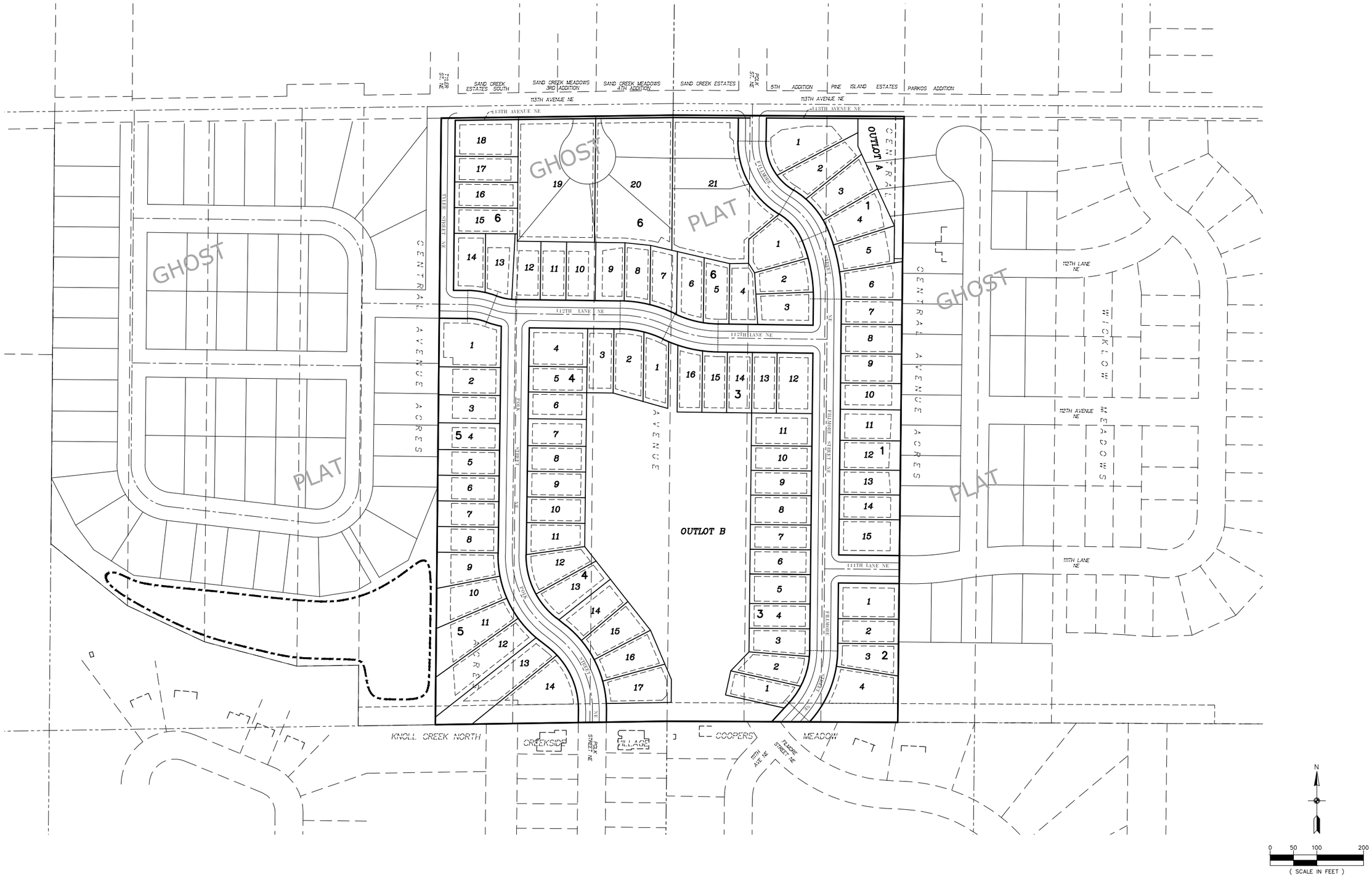
CAPITAL TRUST DEVELOPMENT, LLC.
17746 Old Excelsior Blvd.
Minnetonka, MN 55345

ALEXANDER WOODS
Blaine, Minnesota

PRELIMINARY GRADING & EROSION CONTROL PLAN

Save Date: 05/26/20 F:\jobs\8281 - 8300\8300 - 113th avenue - zimmerman site\cad c3d\engineering\prelim-plans\8300_gr.dwg

Job#:8300



Carlson McCain • environmental • engineering • surveying	3890 Pheasant Ridge Drive NE, Suite 100 Blaine, MN 55449 Phone: (763) 489-7900 Fax: (763) 489-7959 www.carlsonmccain.com		DRAWN BY: C# ISSUE DATE: 03/03/2020 FILE NO: 2019	Revisions:	**CAPITAL TRUST DEVELOPMENT, LLC** 17746 Old Excelsior Blvd. Minnetonka, MN 55345	**ALEXANDER WOODS** Blaine, Minnesota	**GHOST PLAT**	1 of 1

Save Date: 03/03/20 F:\jobs\8281 - 8300\8300 - 113th avenue - zimmerman site\cad c3d\survey\pre plat\8300 ghost plat.dwg

Cedarwood II

Elevation A

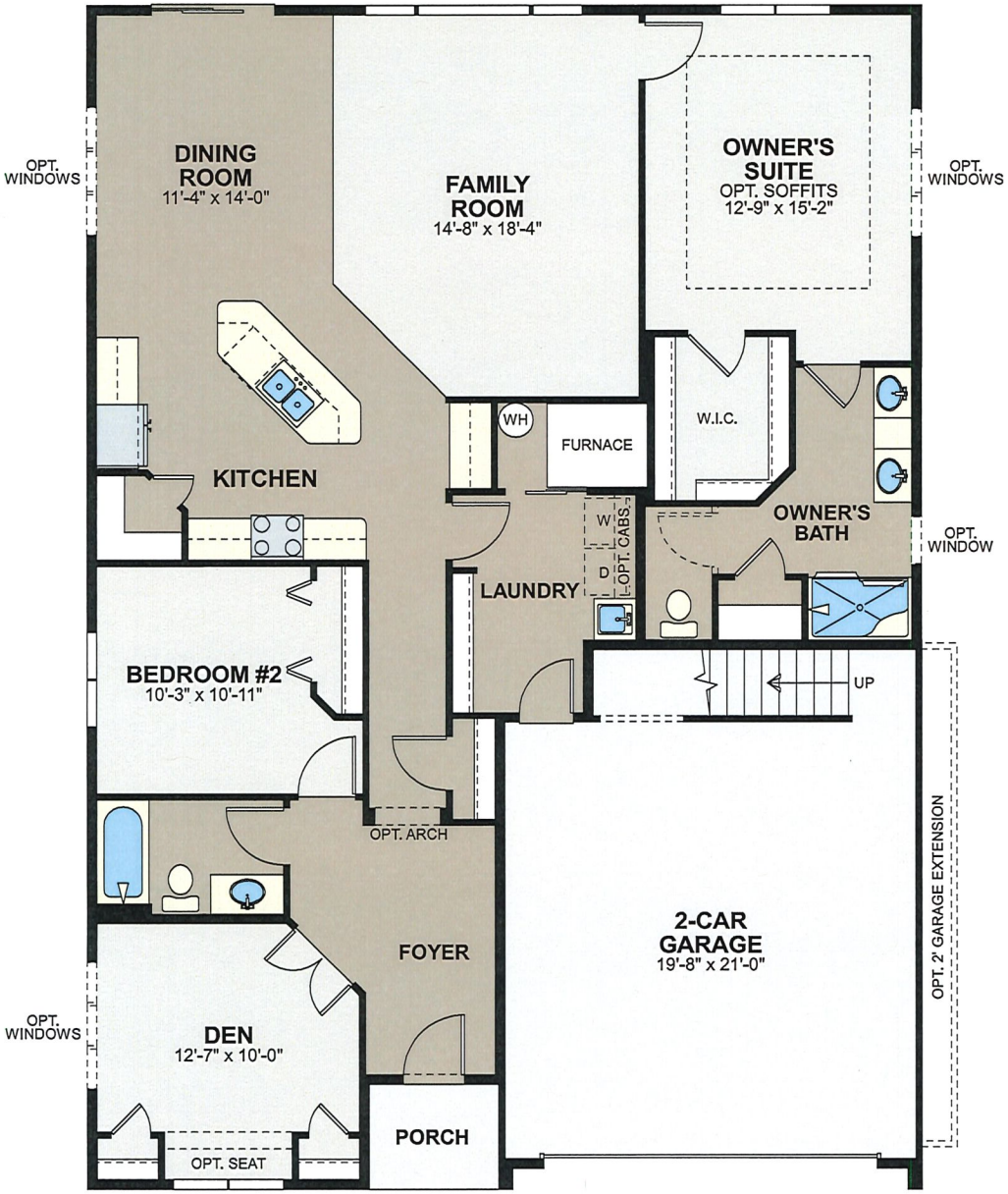
Elevation B

Elevation D

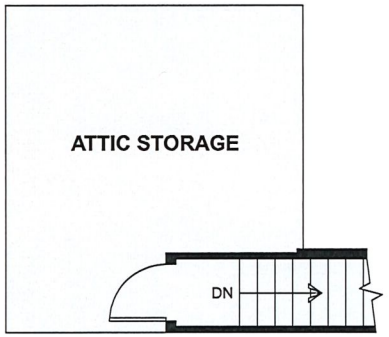
Square Feet: 1,743
Bedrooms: 3
Full Baths: 2

Half Baths: 0
Garages: 2
Stories: 1

M/I HOMES
Welcome to Better



FIRST FLOOR



SECOND FLOOR

Graystone

Elevation A - Brick

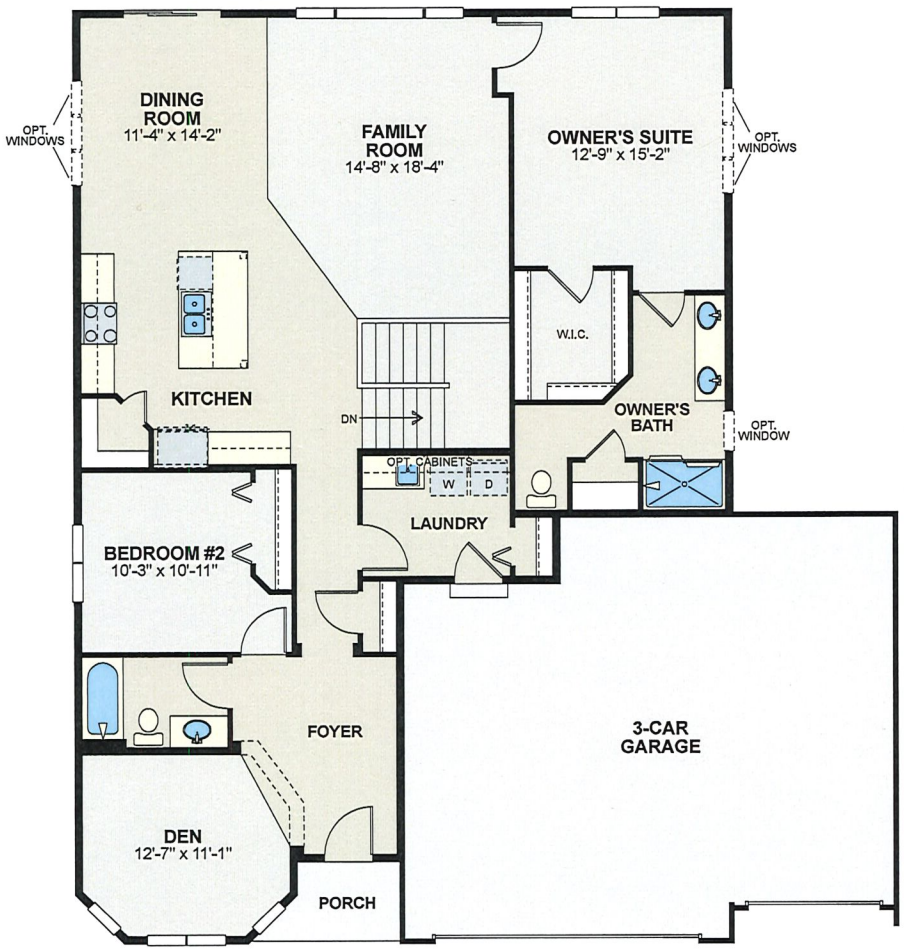
Elevation C - Stone

Elevation E - Brick

Square Feet: 1,752
Bedrooms: 2
Full Baths: 2

Half Baths: 0
Garages: 3
Stories: 1

M/I HOMES
Welcome to Better



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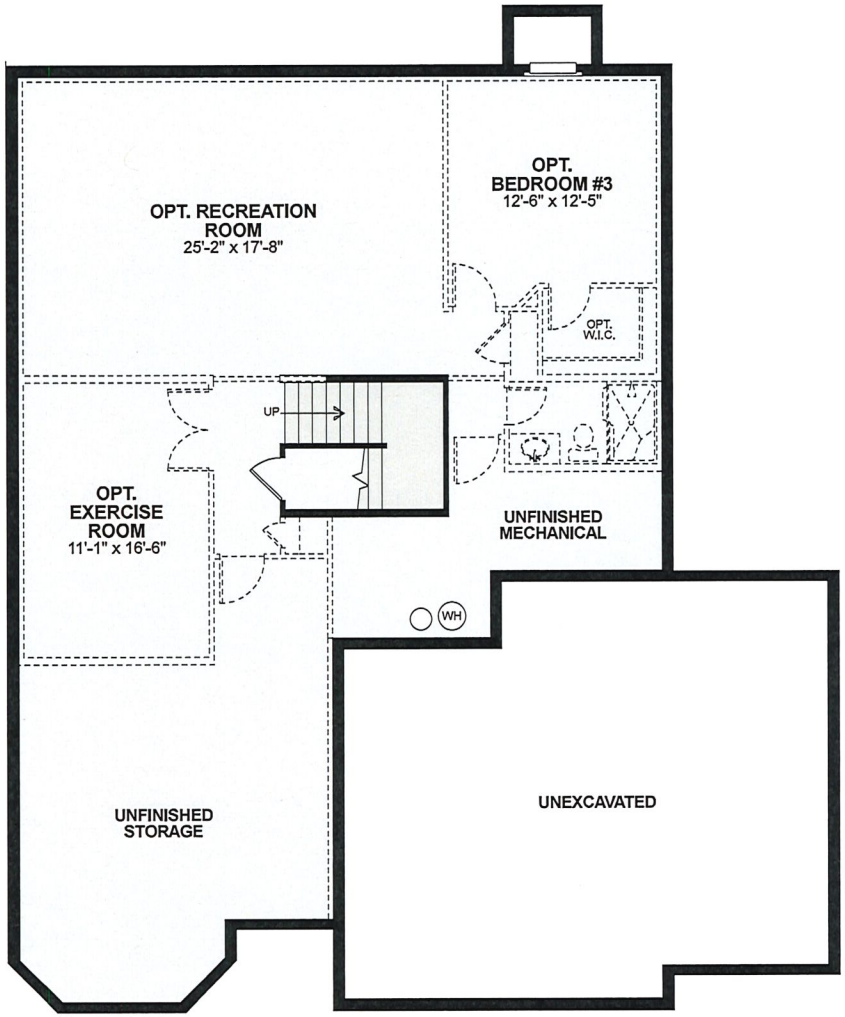


BASEMENT

Sycamore

Elevation A - Stone

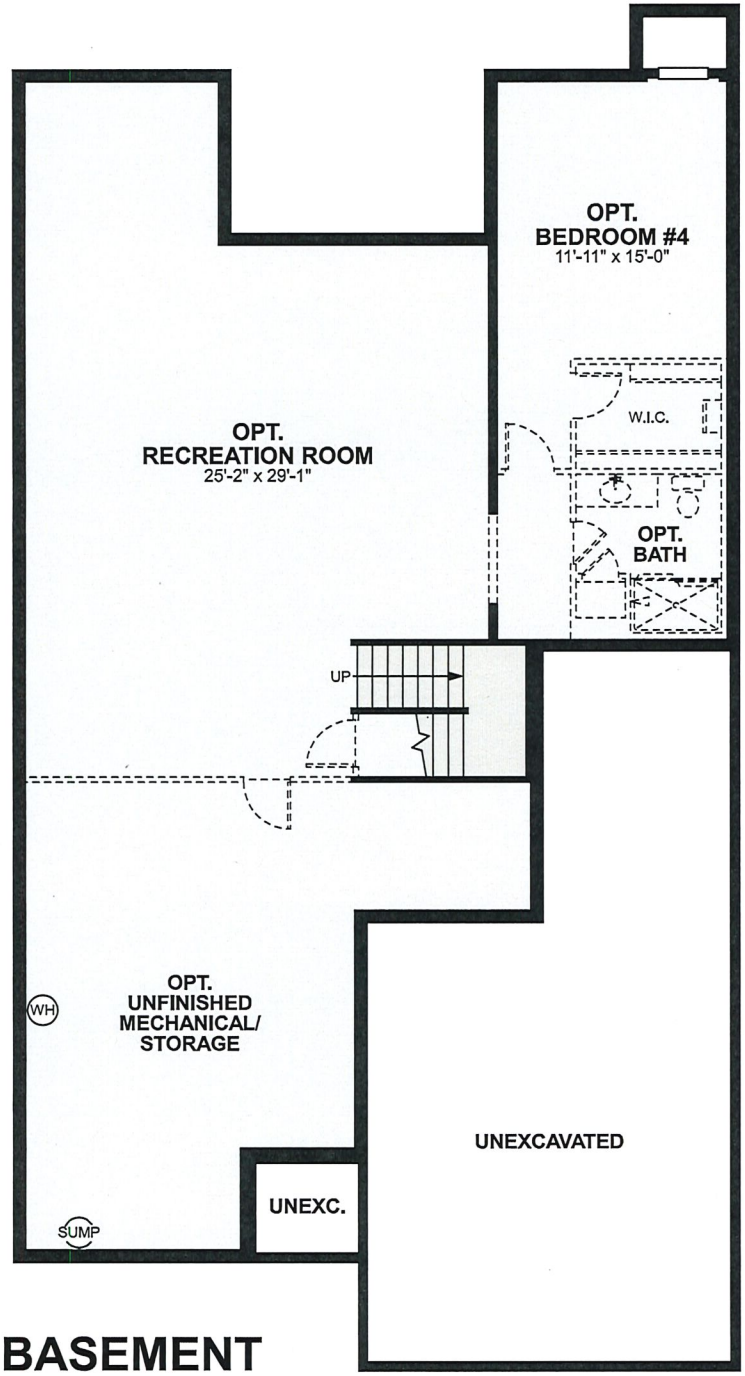
Elevation D - Brick

Elevation E - Stone

Square Feet: 1,936
Bedrooms: 3
Full Baths: 2

Half Baths: 0
Garages: 2
Stories: 1

M/I HOMES
Welcome to Better



BASEMENT

FIRST FLOOR

Riley

Elevation F - Shown with Opt. Stone

evation A - Shown with
ot. Stone

Elevation B - Shown with
Opt. Stone

Elevation C - Shown with
Opt. Stone

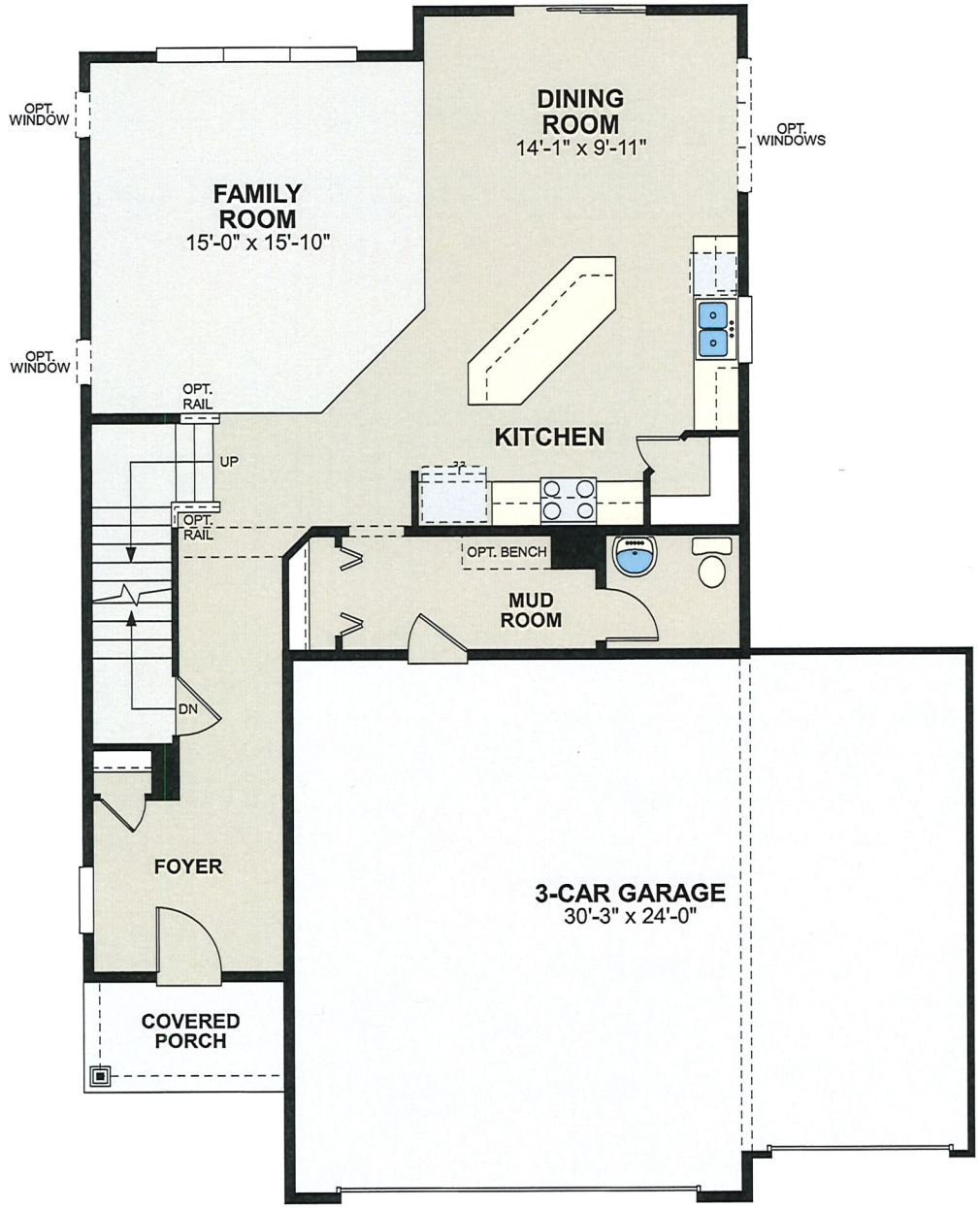
Elevation D - Shown with
Opt. Stone

Elevation E - Shown with
Opt. Stone

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

Half Baths: 1
Garages: 3
Stories: 2

M/I HOMES
Welcome to Better



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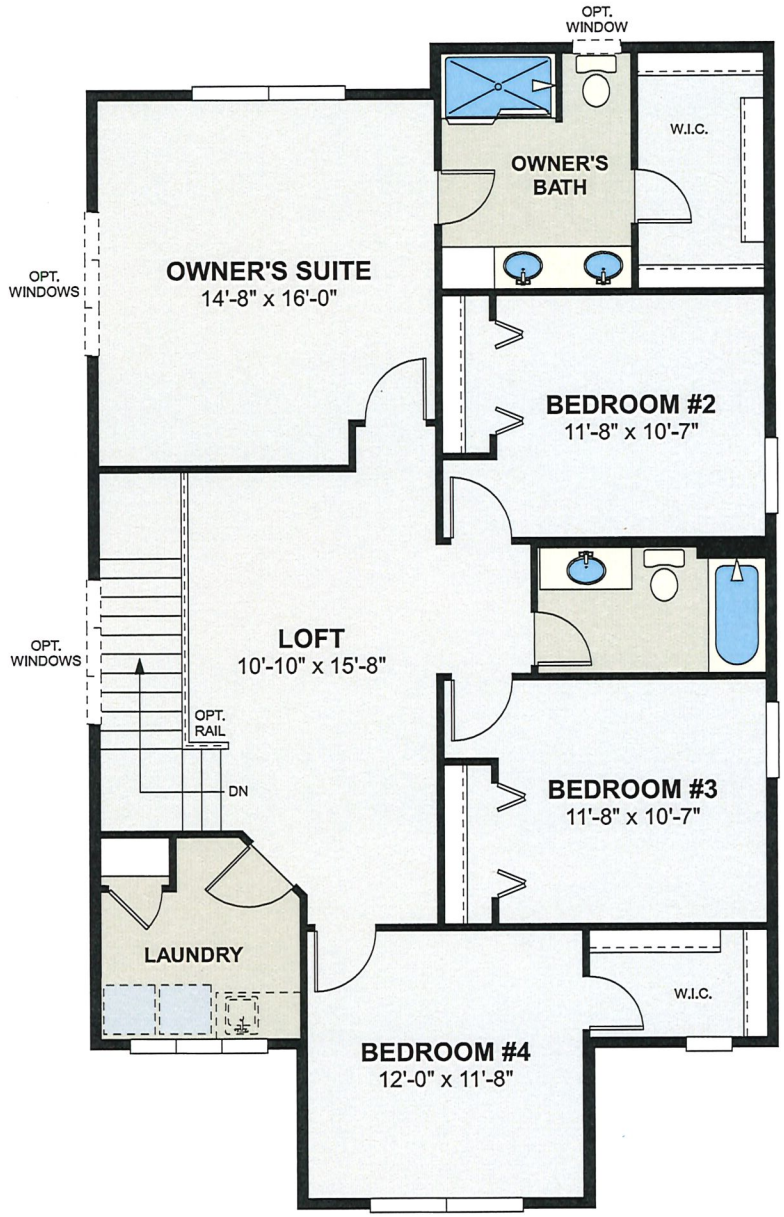


SECOND FLOOR

Dearborn

Elevation A

Elevation B

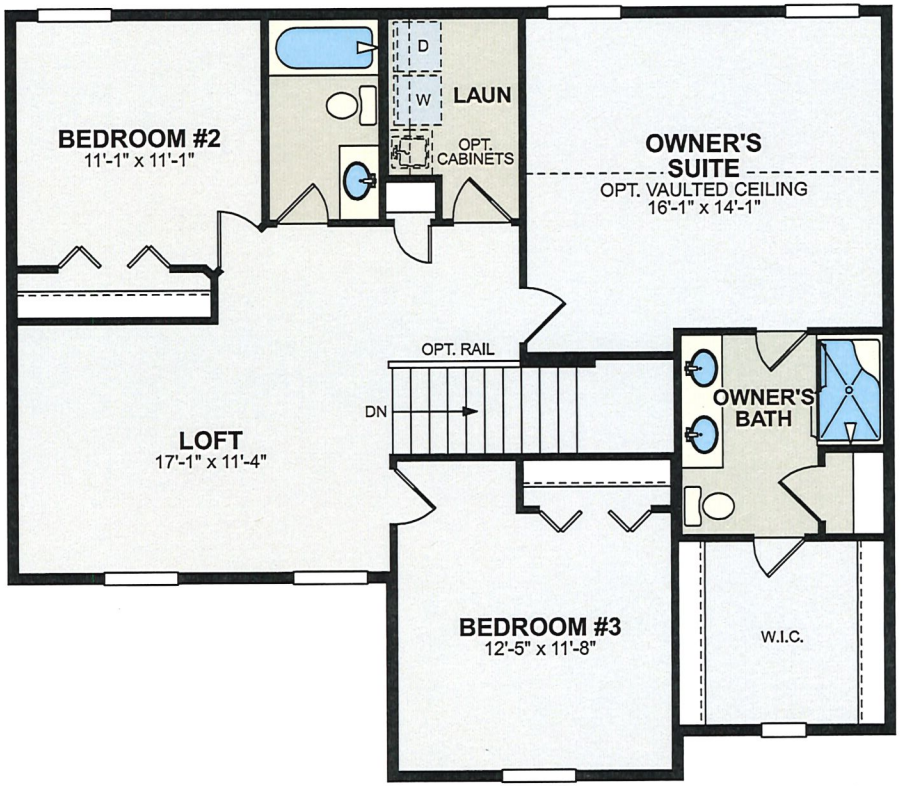
Elevation C

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

Half Baths: 1
Garages: 2
Stories: 2

M/I HOMES
Welcome to Better

FIRST FLOOR



SECOND FLOOR

Eaton

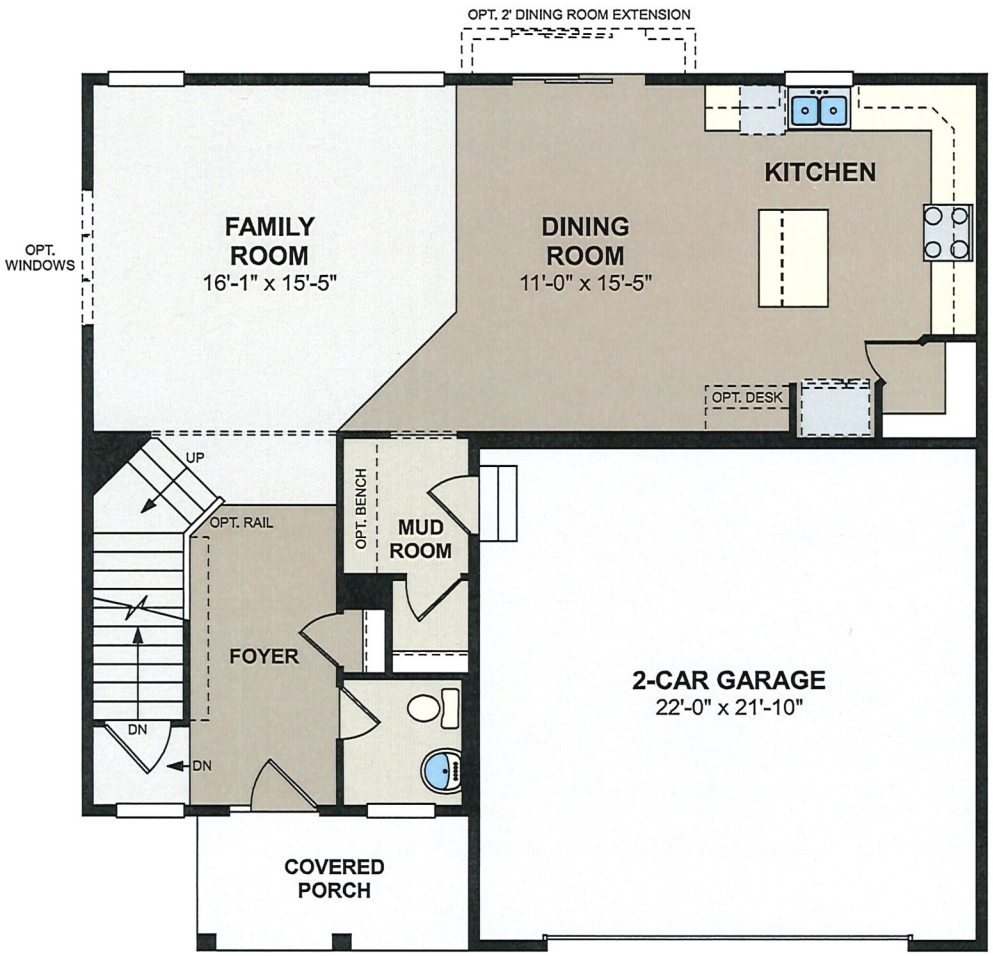
Elevation A

Elevation C

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

Half Baths: 1
Garages: 2
Stories: 2

M/I HOMES
Welcome to Better



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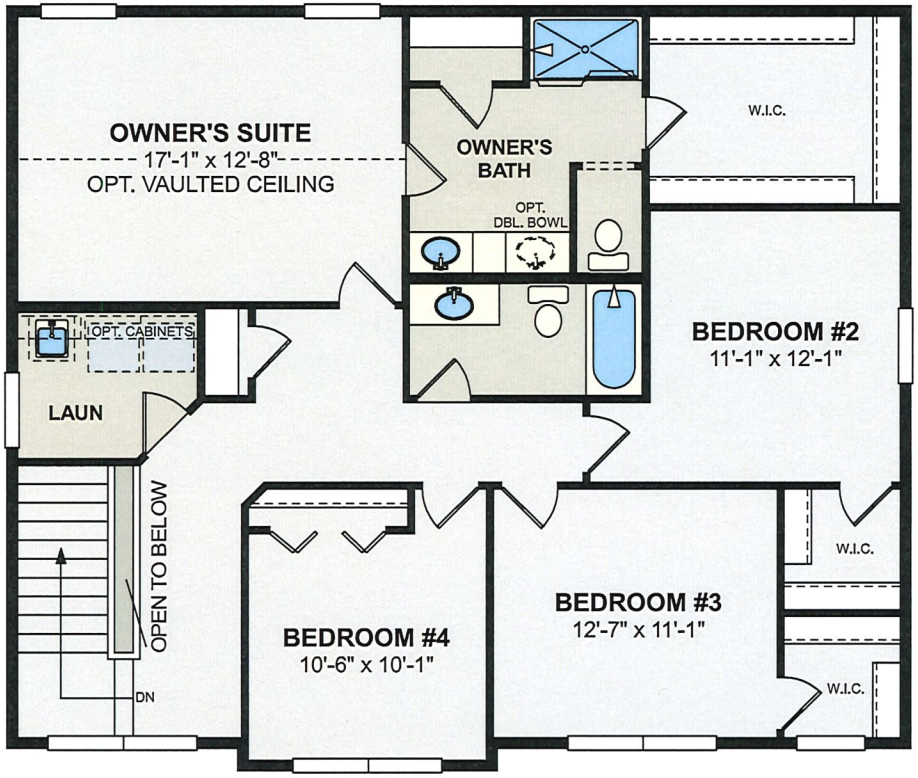

SECOND FLOOR

Additional Comments Received for Item 4.-3

From: Jim
To: Robinson, Patricia
Subject: 113th trees new development
Date: Tuesday, June 9, 2020 11:51:56 AM

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lived here 40 years, new developments on this street have been able to strip mine all the trees each time do to a lack of vision and profit only planning. I am James d Sotanski at 1057 113th and will be directly impacted by this development. SAVE THE TREES! if nothing more than a token effort to preserve the boulevard trees. I am too old to weight out the growth of seedlings. tack an Arial view of this area being devastated by progress, trees make oxygen people make noise.so do the right thing here, don’t let another developer level for convenience, over quality of life, ONLY ALOW THE REMOVALE OF THE TREES THAT AFFECTS THE ROADES AND HOUSING LOCATIONS. don't let them give you the trading soil BS if its low bring in fill. if its high hall it out. LEAVE THE LIVING TREES THAT ARE NOT IMPACTED DIRECTLY BY (PROGRESS) LIVE!!!!!!!

.

Comments received via phone conversation on 6/9/20 from James Sotanski, 1057 113th Ave NE

1. Requests that all of the 7 boulevard conifers be retained on the Zimmerman lot (4 are proposed to remain).
    a) Accomplish this by utilizing an existing stormwater pipe that was installed by a previous owner to avoid the need to grade the area into a swale or by removing the trees with a spade truck and replanting them after grading is complete.
2. Requests the two northern most maple trees on the Zimmerman lot be retained.
3. Requests that the trees in the large stormwater pond be retained, especially on the east side.
4. Concerned about the lack of area to walk that is not next to houses (wants a park or open space area with trail incorporated).
5. Concerned about the appearance of the stormwater pond at Wicklow Woods.
6. Requests that anyone making decisions about this development visits the site in person or at least looks at aerial photos.

Maneesh Shrivastav

3002 117th Ave NE

Blaine, MN 55449

paricay@yahoo.com

612-239-3222

June 24, 2020

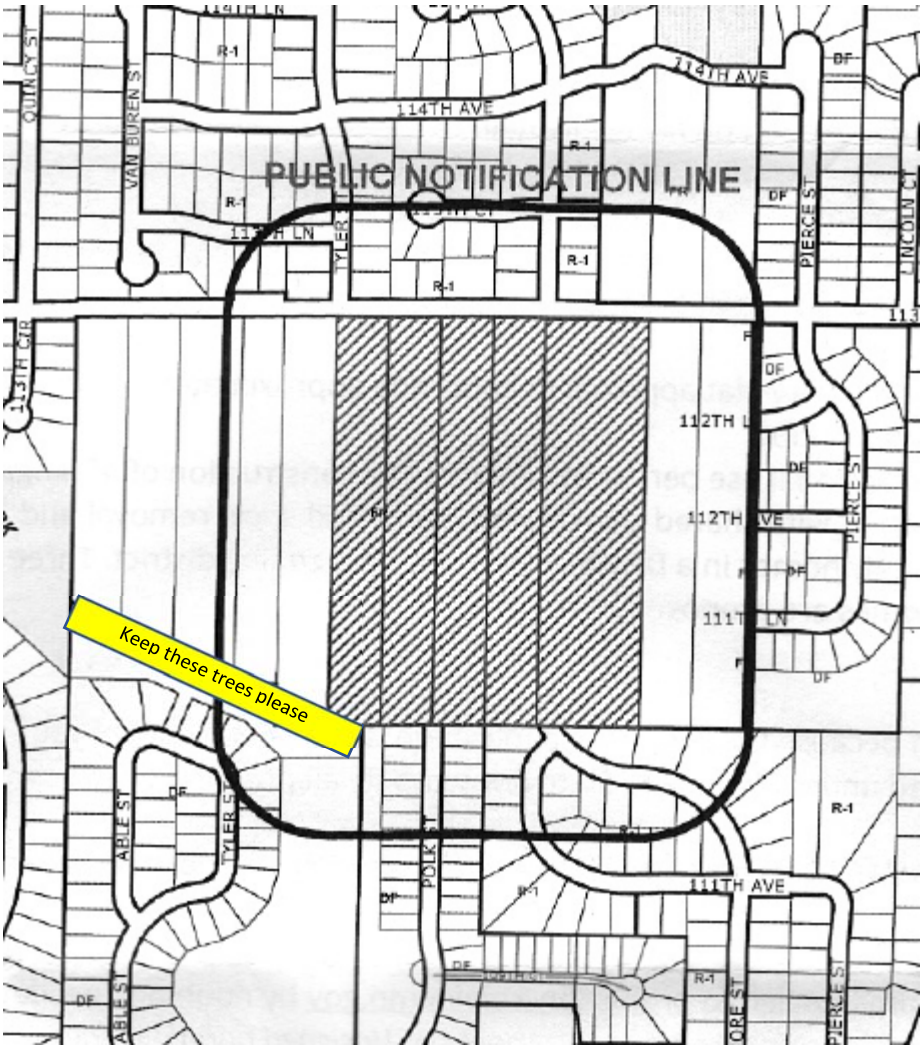
Re: Case No. 20-0005 (Alexander Woods)

Dear Respected Members of the Blaine City Council:

I am writing with respect to Case No. 20-0005, regarding Alexander Woods and the 113th Ave NE and Polk Street planned development. I have owned the property at 11071 Tyler Street NE, Blaine, MN 55434 since 2003 (known as "Knoll Creek"). I have lived there for over 10 years. I now rent out the property, and I plan to return when I retire.

When I purchased this property it was serene, surrounded by woods and trees, and had a nice baseball field in the back. It was great. In the past year a new development to the east of my property converted the baseball fields into roads and homes. Views of fields are now views into other homes. Now Alexander Woods is proposing the same to the north of my property. I understand that this is privately owned land and the owners should be able to do what they want. However, I respectfully ask you to consider the division of such new developments via landscaping features. I would like to request a line of thick trees to remain on the south of Alexander Woods such that there are visual impedances between the new development and Knoll Creek (read: a line of new ornamental trees or young spaced out new trees will not be sufficient).

To be clear, please see the yellow highlighted portion below:



The north side of Alexander Woods seems to be divided by a street, the east and west remain undeveloped, but the south side will be all housing units.

I understand from the public hearing on June 9, 2020 that trees will be planted as part of the new development. However, I would like to mention that this plan may not involve the visual separation I referenced above. The next page has photographs of the current tree line.

I also ask you to consider the traffic impact on Hwy65 with the burgeoning Blaine residential developments.

Sincerely,

Maneesh Shrivastav


Current line of trees


Current line of trees


Current line of trees