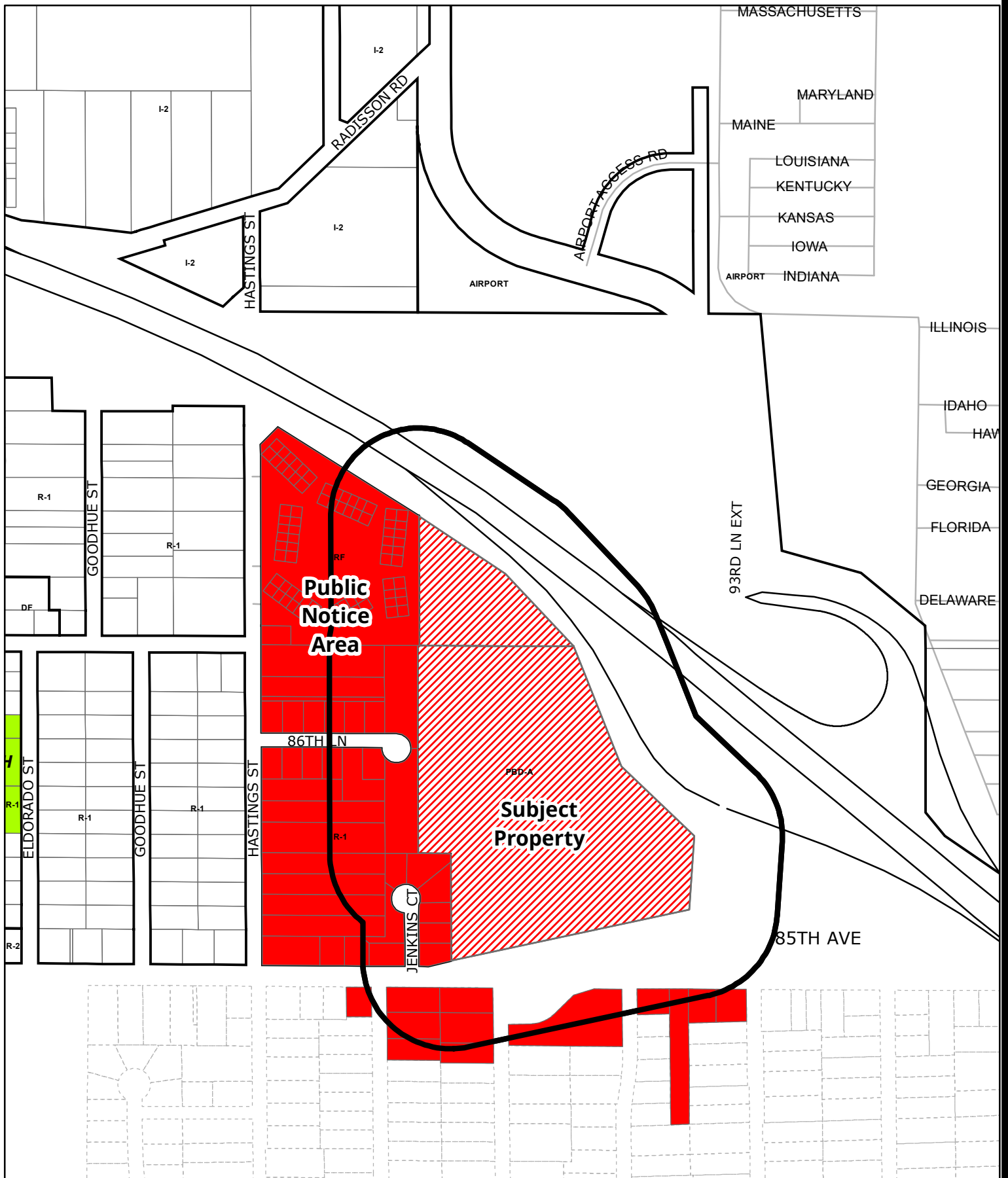
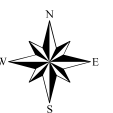




BlaineMN.gov

Case File No. 20-0031 Groveland Village

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



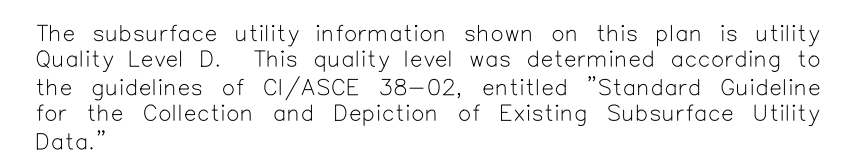
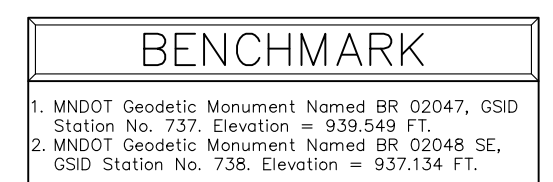
GROVELAND VILLA

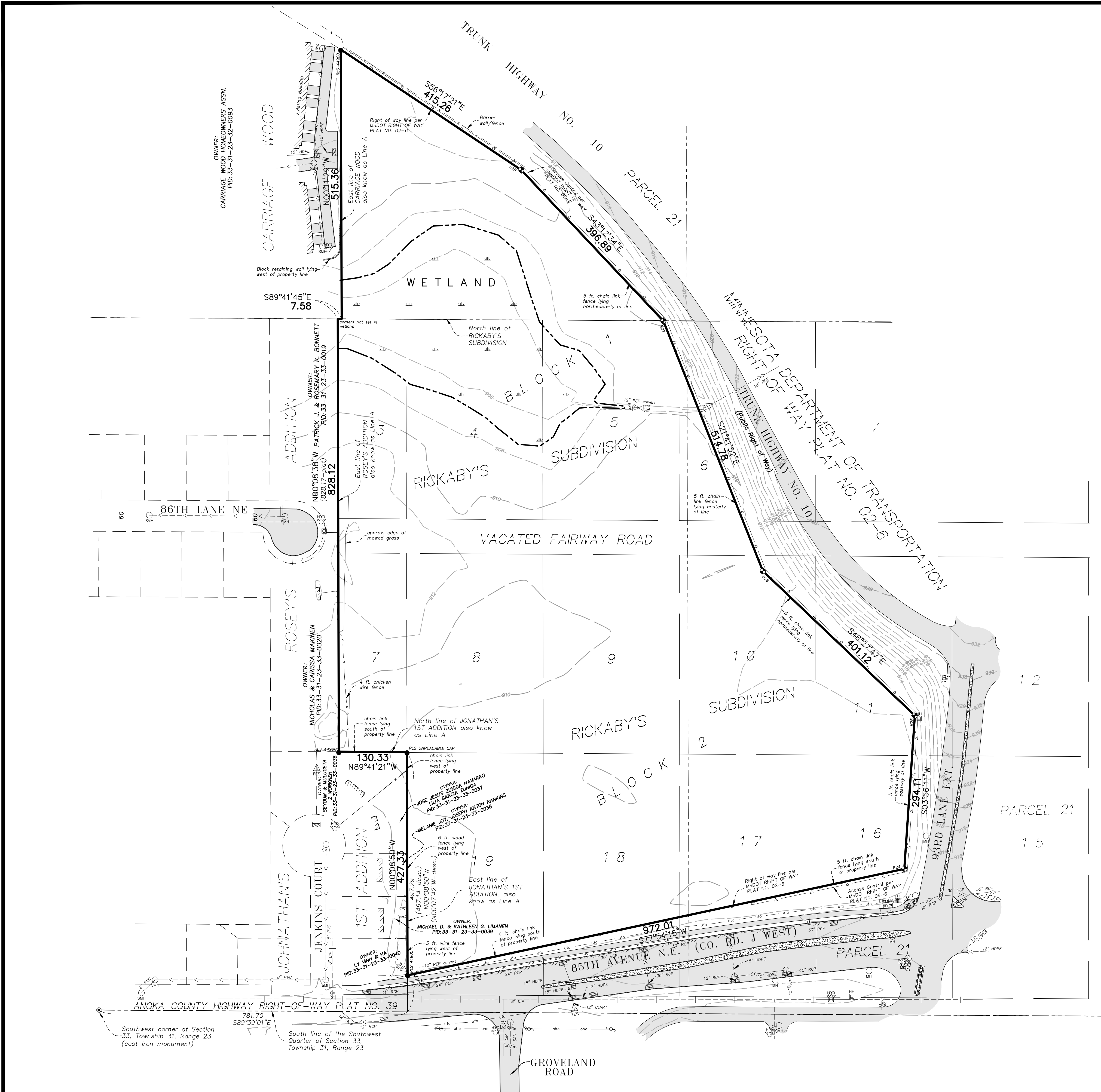
BLAINE, MINNESOTA

The site plan for Groveland Villa in Blaine, Minnesota, illustrates a residential development layout. The project is bounded by U.S. State Highway No. 10 to the north and east, and County Road "J" to the south. To the west, it is adjacent to 86th Lane NE and Jenkins Circle NE. The plan features several streets: Street A, Street B, Street C, Street D, Street E, and Street F. Lots are numbered throughout the development, including a central cluster numbered 1 through 101. Key amenities include a playground, a 60-unit apartment building, and a 62-unit parking area. The plan also shows two outlots, Outlot A and Outlot B, and a creek running along the eastern boundary. The overall layout is designed to provide a community-oriented living environment with easy access to major roads and local facilities.



1. COVER
2. EXISTING CONDITIONS
3. PRELIMINARY PLAT INDEX
- 4-5. PRELIMINARY PLAT
6. REMOVALS PLAN
- 7-8. PRELIMINARY SITE &
UTILITY PLAN
9. PRELIMINARY GRADING INDEX
- 10-11. PRELIMINARY GRADING &
EROSION CONTROL PLANS
- 12-13. DETAILS
14. RETAINING WALL PROFILES
- L1-L3. LANDSCAPE PLAN





PARCEL DESCRIPTION:

That part of the Northwest Quarter of the Southwest Quarter, that part of the Southwest Quarter of the Southwest Quarter, and that part of the Southeast Quarter of the Southwest Quarter of Section 33, Township 31, Range 23, Anoka County, Minnesota, lying easterly of the plats of JONATHAN'S 1ST ADDITION, ROSEY'S ADDITION, and CARRIAGE WOOD, all in said Anoka County, Minnesota, and also lying easterly of the southerly extension of the easterly line of said plat of JONATHAN'S 1ST ADDITION, and lying easterly of the northerly extension of the easterly line of said plat of CARRIAGE WOOD.

EXCEPT that part embraced within MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 02-6, said Anoka County, Minnesota.

(abstract property)

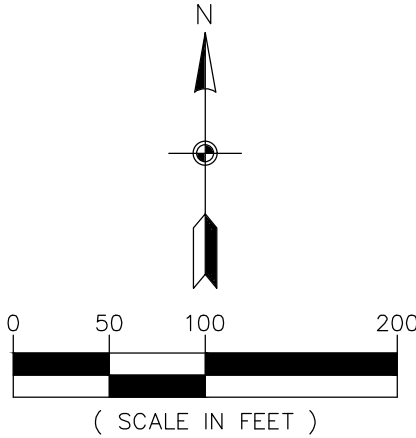
GENERAL NOTES:

- 1) The field work for this survey was completed on August 13, 2020.
- 2) Bearings shown hereon are based on the east line of the Southeast Quarter of Section 28, Township 31 North, Range 23 West is assumed to bear N00°38'28"E.
- 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).

BENCHMARK	
1. MNDOT Geodetic Monument Named BR 02047, GSD Station No. 737, Elevation = 839.549 FT.	
2. MNDOT Geodetic Monument Named BR 02048 SE, GSD Station No. 738, Elevation = 837.134 FT.	

LEGEND

- Denotes Found MndOT Right of Way Disc Monument
- Denotes Anoka County Section Monument, as noted
- Denotes Found Iron Monument, as noted
- Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- Denotes Traffic Signal Pole
- Denotes Miscellaneous Sign
- Denotes Sanitary Manhole
- Denotes Storm Manhole
- Denotes Miscellaneous Manhole
- Denotes Catch Basin
- Denotes Flared End Section
- Denotes Fire Hydrant
- Denotes Gate Valve
- Denotes Guy Wire
- Denotes Utility Pole
- Denotes Electric Transformer
- Denotes Electric Box
- Denotes Television Box
- Denotes Hand Hole
- Denotes Electric Meter
- Denotes Underground Fiber Optic
- Denotes Overhead Electric
- Denotes Watermain
- Denotes Sanitary Sewer
- Denotes Storm Sewer
- Denotes Controlled Access shown on the plat of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 02-6
- Denotes Existing Fence as noted
- Denotes Concrete Surface
- Denotes Bituminous Surface
- Denotes wetlands delineated by SEH in August of 2016



3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.488.7900
FAX 763.488.7859
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: 9/01/20 License #: 40361

DRAWN BY: *bjs*
ISSUE DATE: 9/01/20
FILE NO: 2172

Revisions:
1. 10/9/20 per City and CCWD Comments

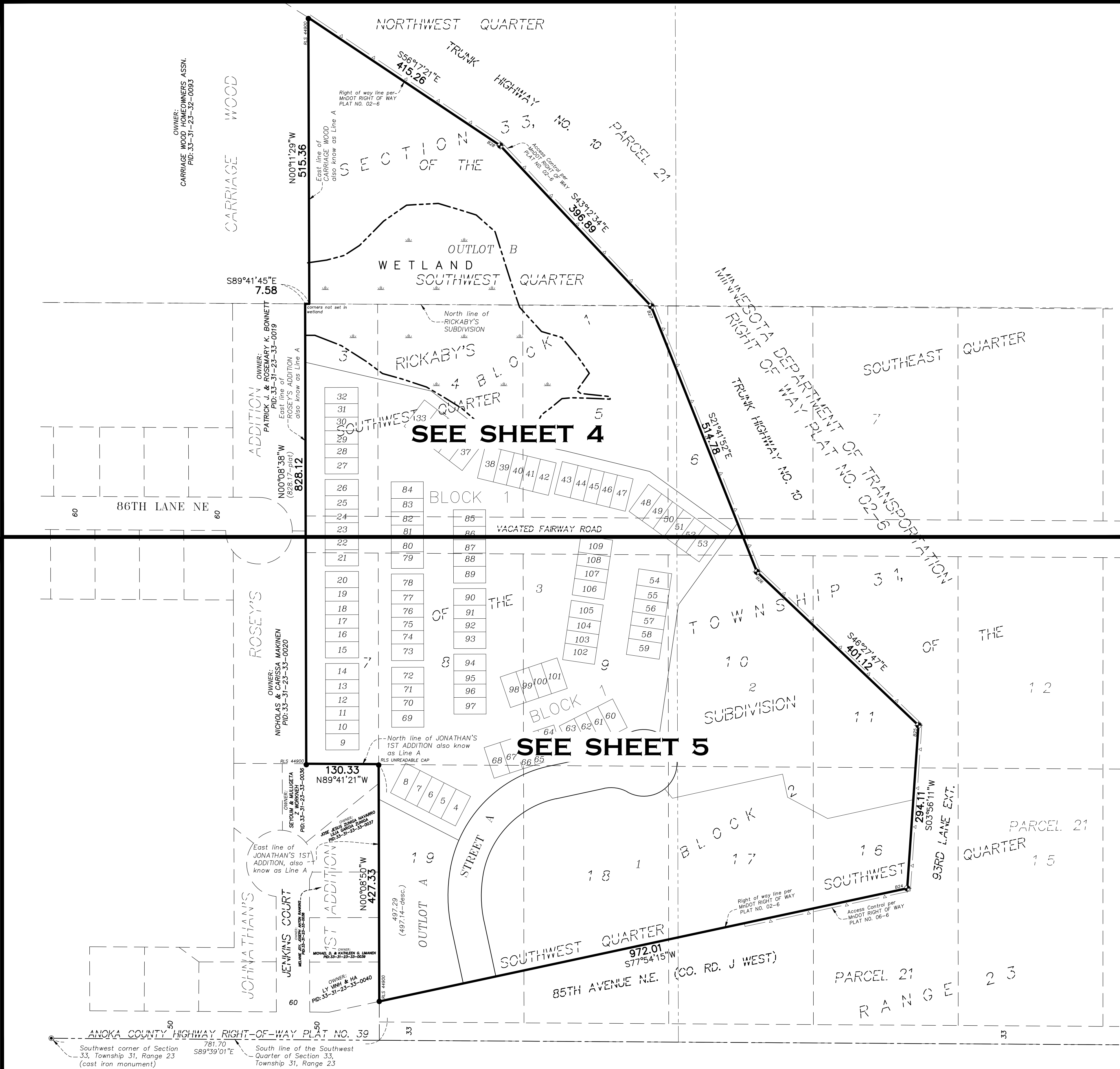
M/I HOMES OF MINNEAPOLIS/ST. PAUL, LLC
5354 Parkdale Drive, Suite 100
St. Louis Park, Minnesota 55416

GROVELAND VILLAGE
Blaine, Minnesota

EXISTING CONDITIONS

2 of 14

GROVELAND VILLAGE



PARCEL DESCRIPTION:

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EXCEPT that part embraced within MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 02-6, said Anoka County, Minnesota.

(abstract property)

GENERAL NOTES:

- 1) The field work for this survey was completed on August 13, 2020.
- 2) Bearings shown hereon are based on the east line of the Southeast Quarter of Section 28, Township 31 North, Range 23 West is assumed to bear $N00^{\circ}38'28''E$.

SITE DATA

TOTAL SITE AREA	±26.96 AC
TOTAL ROW AREA	±1.01 AC
TOTAL OUTLOT AREA	±8.53 AC
OUTLOT A	±0.97 AC
OUTLOT B	±7.56 AC
TOTAL LOT AREA	±17.42 AC
SMALLEST TOWNHOME LOT	±1,392 S.F.
LARGEST TOWNHOME LOT	±1,750 S.F.
SMALLEST TOWNHOME LOT	±1,451 S.F.
TOTAL NUMBER OF TOWNHOME LOTS	106
TOTAL NUMBER OF COMMON LOTS	2
TOTAL NUMBER OF OUTLOTS	2
TOTAL NUMBER OF APARTMENT LOTS	2
GROSS TOWNHOME DENSITY	3.93 LOTS/AC
(106 TOWNHOME LOTS/26.96 ACRES)	

EXISTING ZONING _____ PBD-A
PROPOSED ZONING _____ DF

UTILITIES _____ AVAILABLE _____

MINIMUM SETBACK DATA:

ALLEY LOAD TOWNHOMES

(LOTS 59-109, BLOCK 1)

GARAGE _____ 25 FT. TO CURB
SIDE _____ 20 FT. BETWEEN BUILDINGS
SIDE CORNER _____ 20 FT. TO CURB
FRONT _____ 20 FT. TO PUBLIC ROW
(OR 26 FT. TO CURB WITH SIDEWALK)

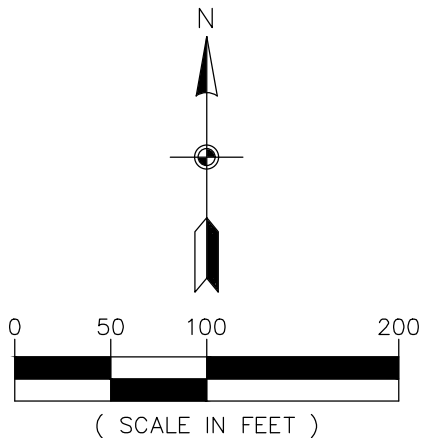
FRONT LOAD TOWNHOMES

(LOTS 4-59, BLOCK 1)

GARAGE _____ 25 FT. TO CURB
SIDE _____ 20 FT. BETWEEN BUILDINGS
SIDE CORNER _____ 20 FT. TO CURB
FRONT _____ 30 FT. TO PLAT BOUNDARY
(OR 50 FT. TO COUNTY ROAD OR MNDOT ROW)

LEGEND

- ✦ – Denotes Found MnDOT Right of Way Disc Monument
- – Denotes Anoka County Section Monument, as noted
- – Denotes Found Iron Monument, as noted
- – Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- △ – Denotes Controlled Access shown on the plat of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 02-6
-  – Denotes wetlands delineated by SEH in August of 2016



**3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
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: 9/01/20 License #: 4036

DRAWN BY: _____ KCM
ISSUE DATE: _____ 9/01/20____
FILE NO: _____ 2172____

Revisions:

1. 10/9/20 per City and CCWD Comments
2. 1/27/21 Per CCWD Comments and rev. Apartment Site to be Lots per Owner

M/I HOMES OF MINNEAPOLIS/ST. PAUL, LLC

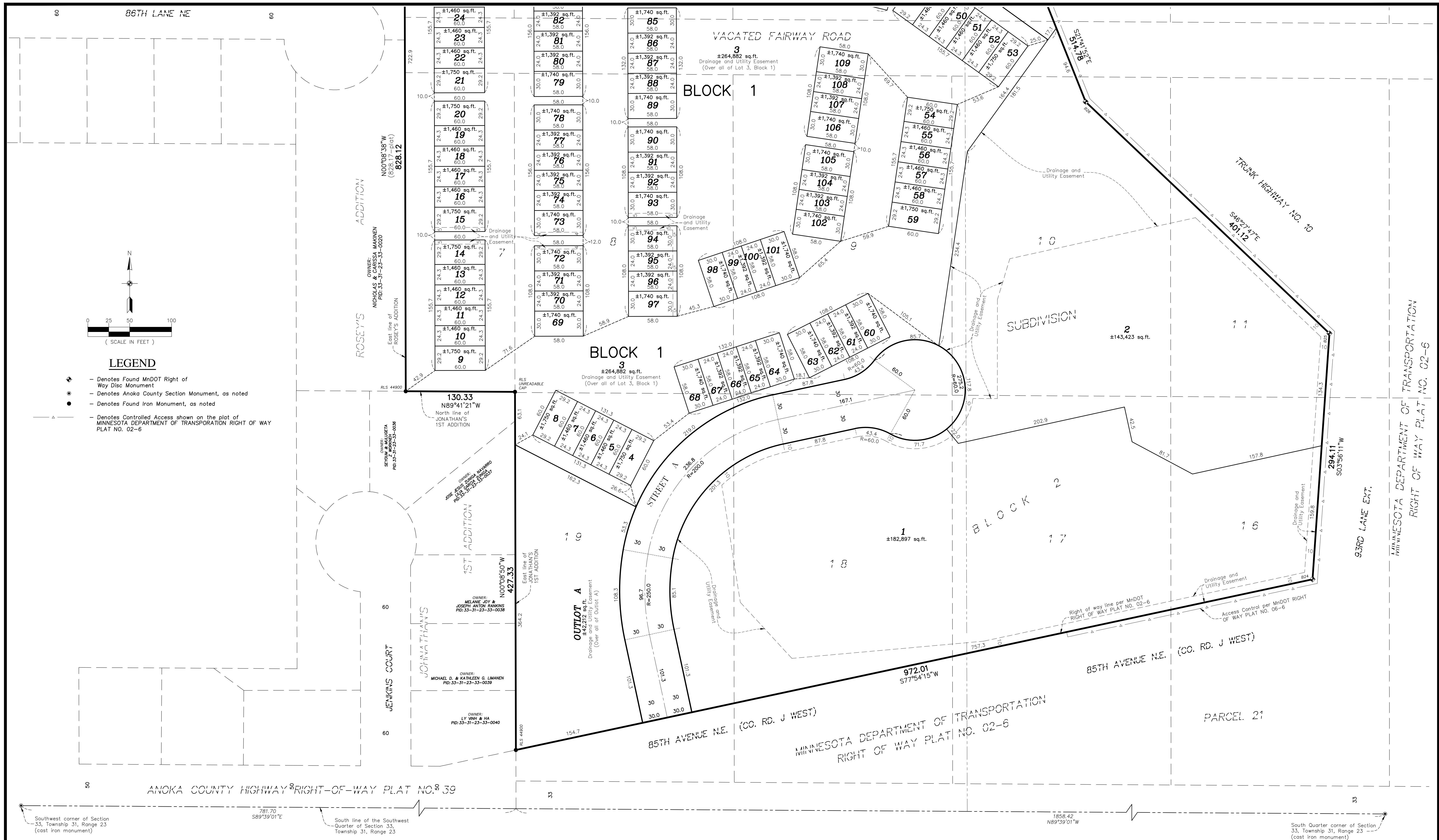
5354 Parkdale Drive, Suite 100
St. Louis Park, Minnesota 55416

GROVELAND VILLAGE

Blaine, Minnesota

PRELIMINARY PLAT INDEX

of
14



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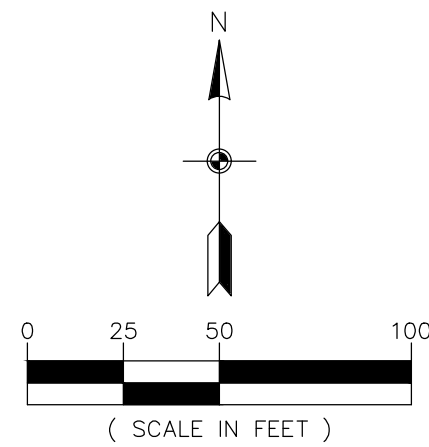
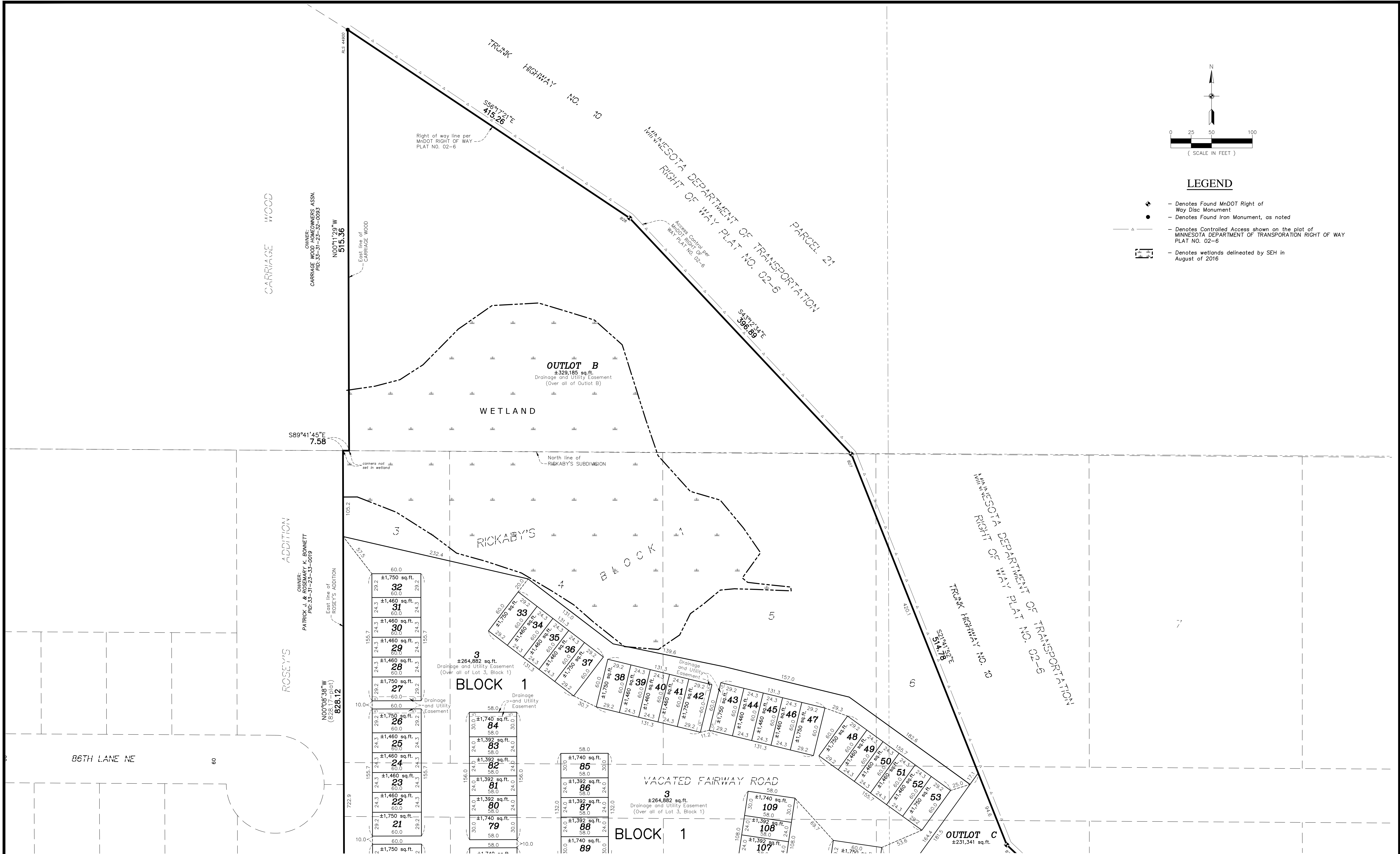
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M/I HOMES OF MINNEAPOLIS/ST. PAUL, LLC
5354 Parkdale Drive, Suite 100
St. Louis Park, Minnesota 55416

GROVELAND VILLAGE
Blaine, Minnesota

PRELIMINARY PLAT

4
of
14



LEGEND

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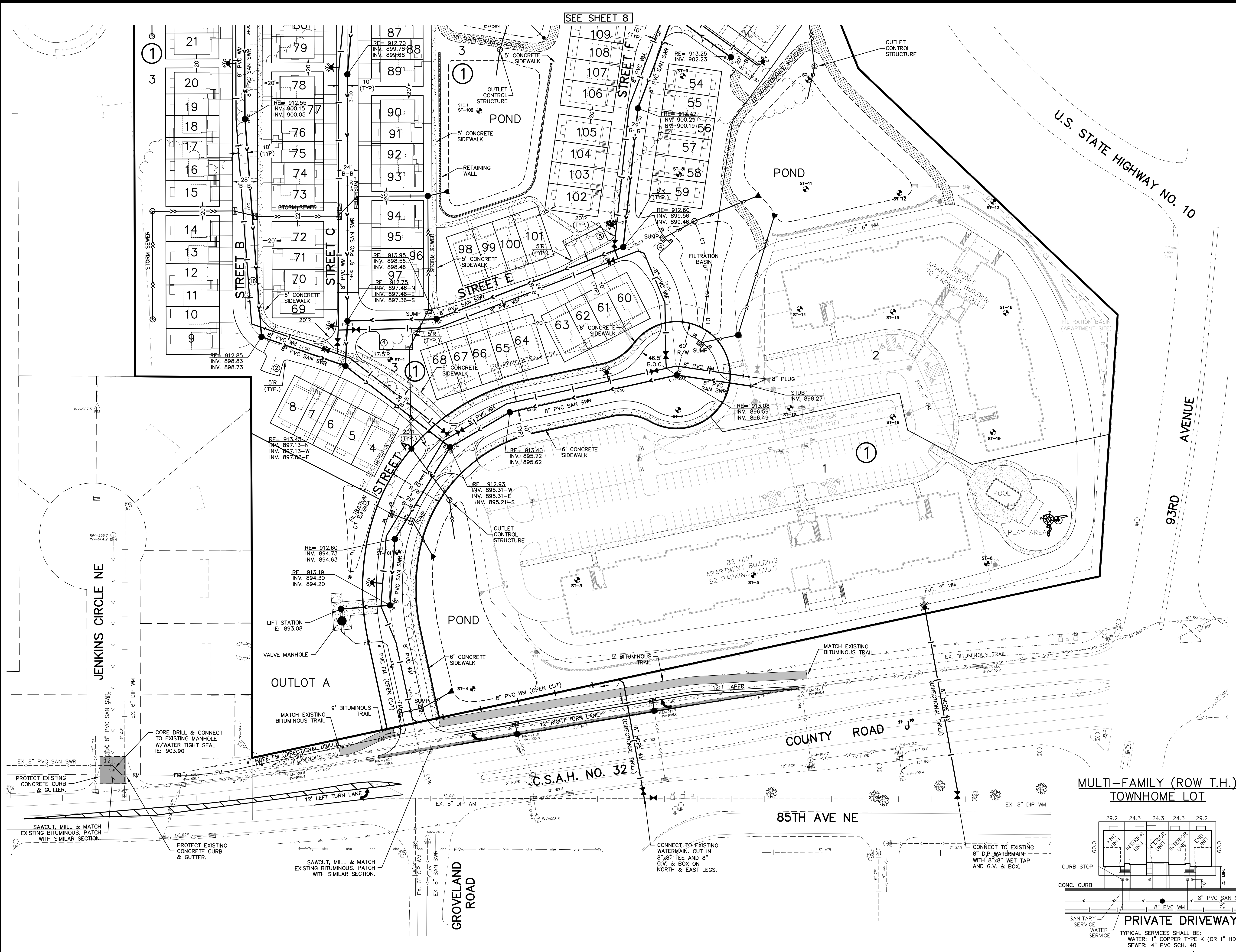
Print Name: Thomas R. Balluff, L.S.
Signature: *Thomas R. Balluff*
Date: 9/01/20 License #: 40361

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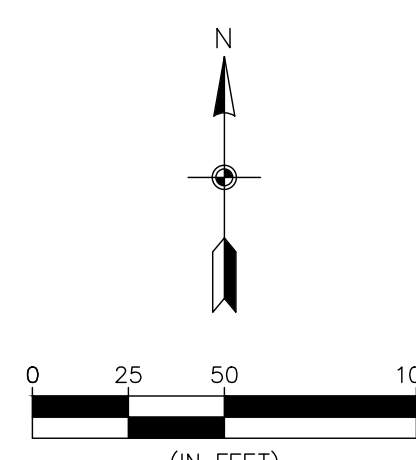
GROVELAND VILLAGE
Blaine, Minnesota

PRELIMINARY PLAT
5 of 14



SITE PLAN LEGEND

	EXISTING	PROPOSED
LIGHT POLE		
SANITARY MANHOLE		
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION		
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		

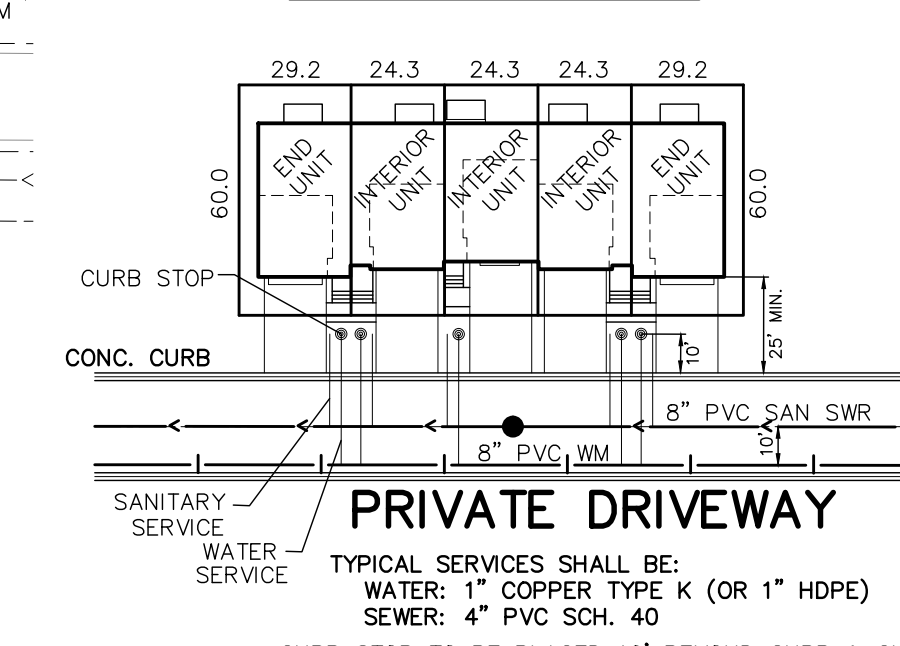


BENCHMARK
1. MNDOT Geodetic Monument Named BR 02047, GSD Station No. 727, Elevation = 938.548 FT.
2. MNDOT Geodetic Monument Named BR 02048 SE, GSD Station No. 736, Elevation = 937.134 FT.

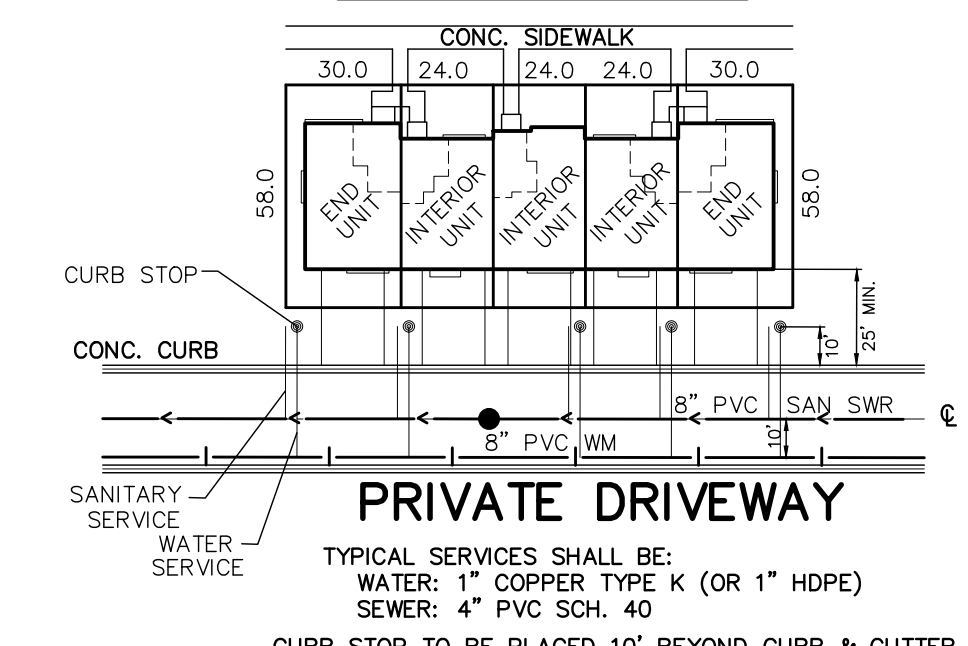
PARKING SUMMARY

REQUIRED PARKING	
(129 UNITS x 1 STALL/3 UNITS)	= 43 STALLS
PARKING PROVIDED	
OFF STREET PARKING	= 44 STALLS
ON STREET (STREET B)	= 16 STALLS
TOTAL	= 60 STALLS

MULTI-FAMILY (ROW T.H.) TOWNHOME LOT



MULTI-FAMILY (ALLEY) TOWNHOME LOT



CARLSON McCAIN
ENGINEERING
SURVEYING
ENVIRONMENTAL

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SUITE 100
BLAINE, MN 55449
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FAX 763.489.7959
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. Krystofski, P.E.
Signature: *Brian J. Krystofski*
Date: 9/1/20 License #: 25063

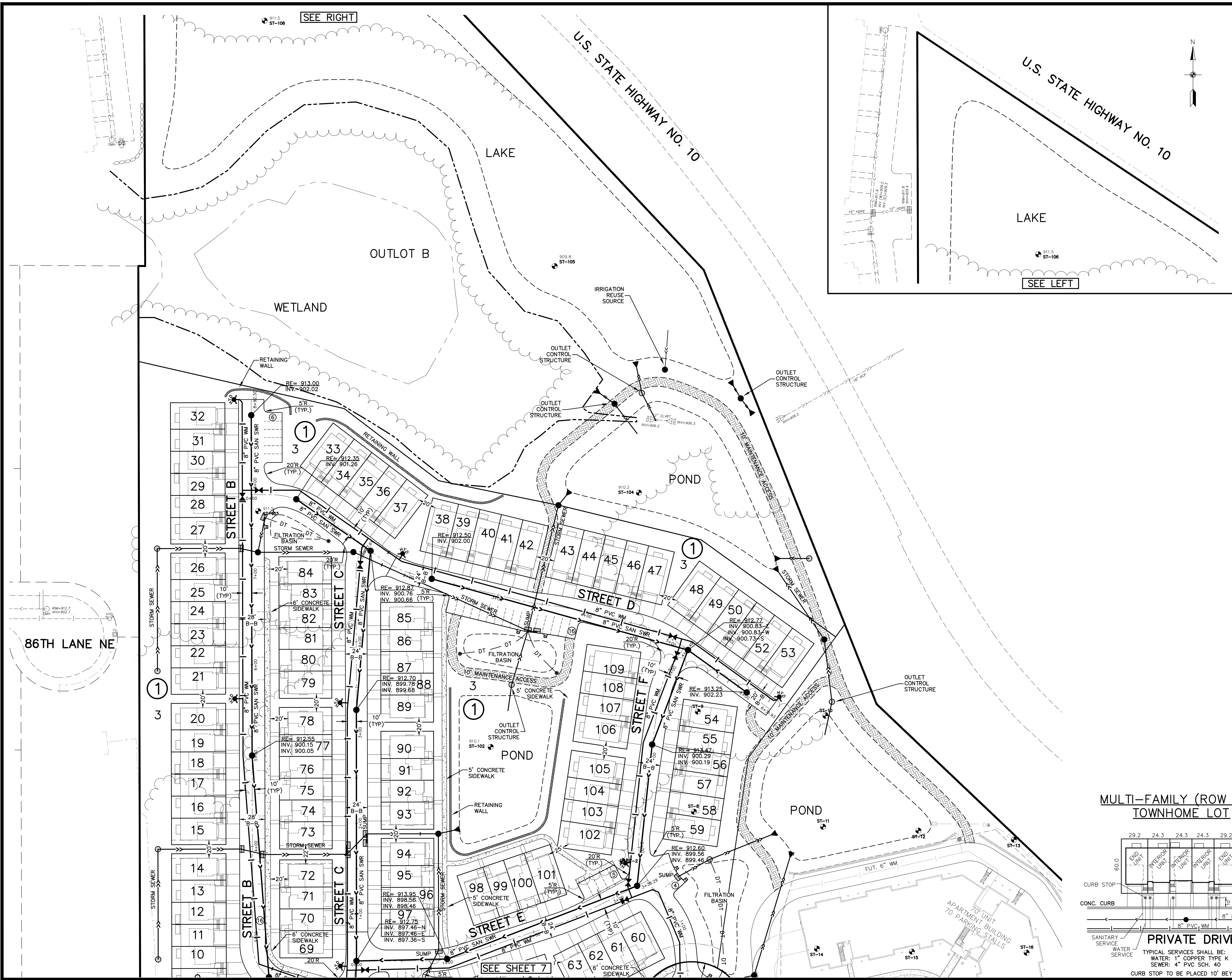
Drawn: ADB
Designed: BJK
Date: 9/1/20

Revisions:
1. 9/16/20 per CCWD Comments
2. 10/9/20 per City and CCWD Comments
3. 1/27/21 per CCWD Comments and rev. Apartment Site to be Lots per Owner

M/I HOMES
5354 Parkdale Drive, Suite 100
St. Louis Park, Minnesota 55416

GROVELAND VILLAGE
Blaine, Minnesota

PRELIMINARY SITE & UTILITY PLAN



SITE PLAN LEGEND

	EXISTING	PROPOSED
LIGHT POLE		
SANITARY MANHOLE		
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION		
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		

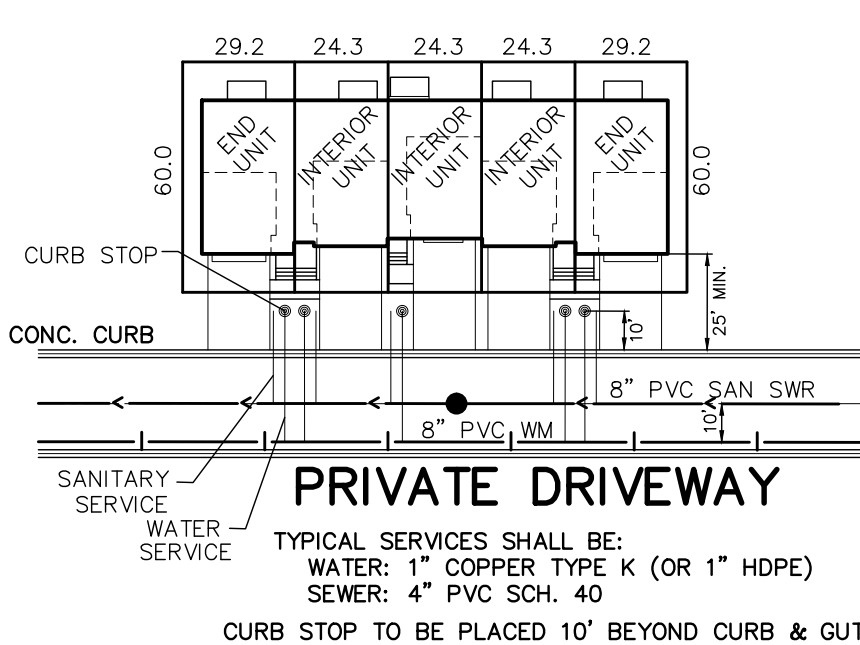
0 25 50 100
(N FEET)

BENCHMARK
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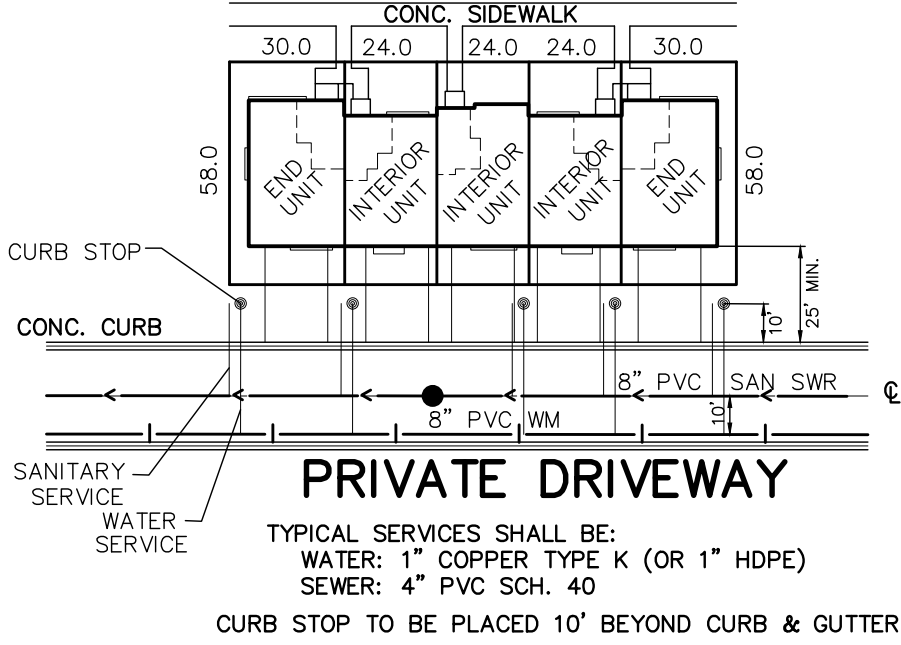
PARKING SUMMARY

REQUIRED PARKING		
(129 LOTS x 1 STALL/3 LOTS)	=	43 STALLS
PARKING PROVIDED		
OFF STREET PARKING	=	44 STALLS
ON STREET (STREET B)	=	16 STALLS
TOTAL	=	60 STALLS

**MULTI-FAMILY (ROW T.H.)
TOWNHOME LOT**



**MULTI-FAMILY (ALLEY)
TOWNHOME LOT**



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Print Name: Brian J. Krystofiak, P.E.
Signature: *Brian J. Krystofiak*
Date: 9/1/20 License #: 25063

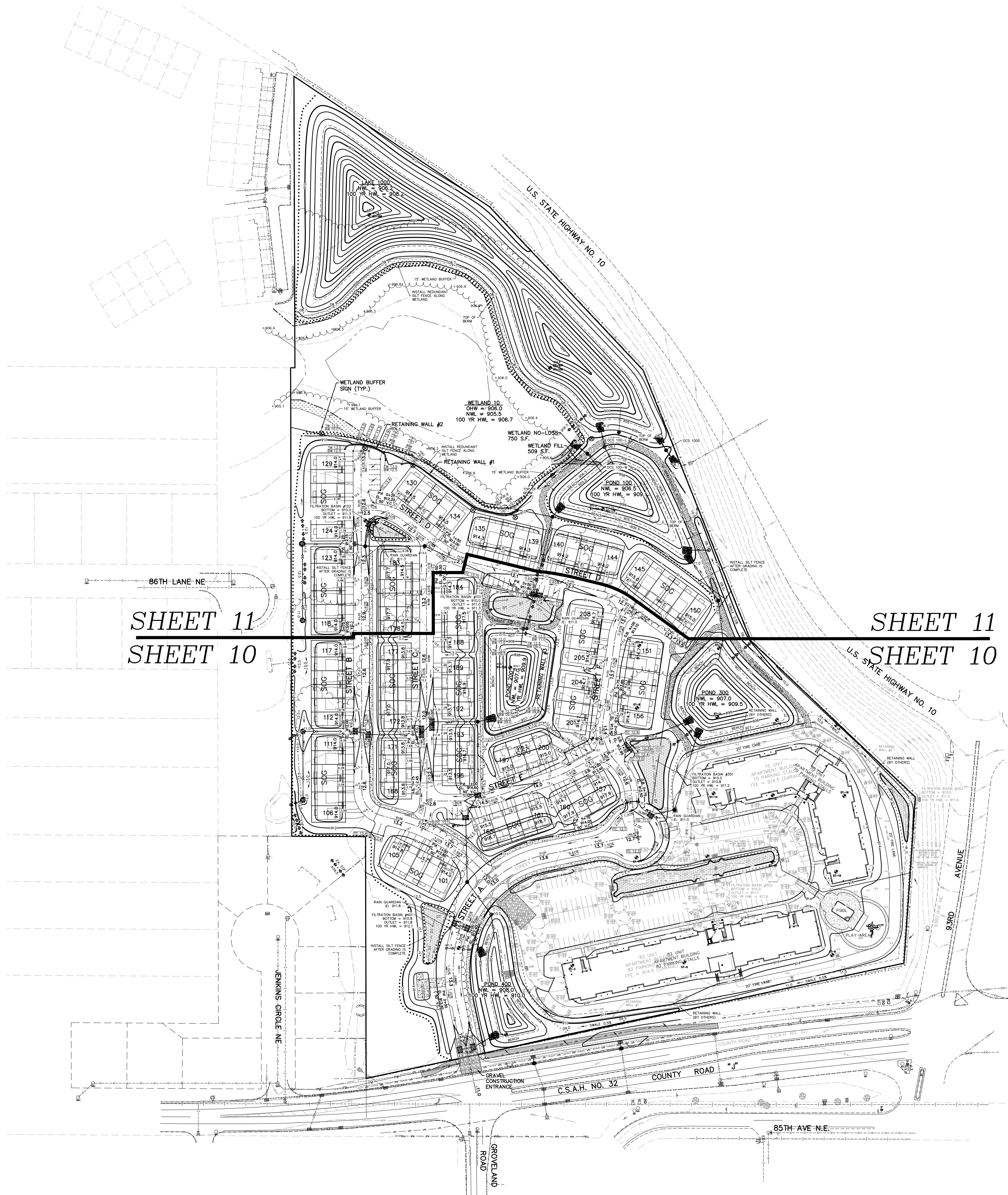
Drawn: ADB
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Revisions:
1. 9/16/20 per CCWD Comments
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M/I HOMES
5354 Parkdale Drive, Suite 100
St. Louis Park, Minnesota 55416

GROVELAND VILLAGE
Blaine, Minnesota

**PRELIMINARY SITE &
UTILITY PLAN**



LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
CURB LINE	---
BITUMINOUS	---
CONCRETE	---
SANITARY SEWER	---
STORM SEWER	---
DRAIN TILE	---
WATER MAIN	---
OVERHEAD UTILITY	---
STORM CATCH BASIN	---
STORM MANHOLE	---
OUTLET CONTROL STRUCTURE	---
FLARED END SECTION	---
RIP RAP	---
MANHOLE	---
HYDRANT	---
GATE VALVE	---
TELEVISION BOX	---
TELEPHONE BOX	---
UTILITY POLE	---
RETAINING WALL	---
FENCE	---
10' CONTOUR	---
2' CONTOUR	---
FEMA FLOODPLAIN	---
CCWD FLOODPLAIN	---
WETLAND LINE	---
SPOT ELEVATION	---
EMERGENCY OVERFLOW	---
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	---

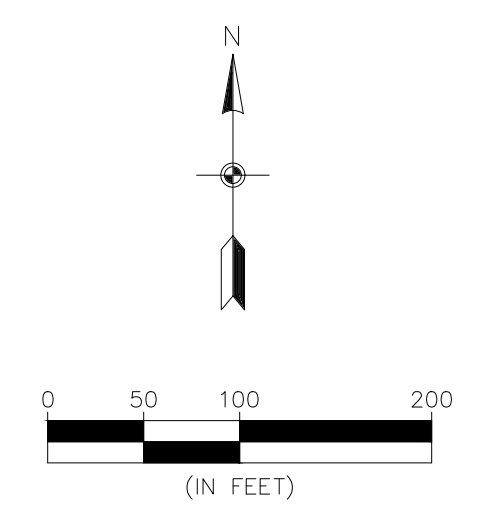
WETLAND SUMMARY

WETLAND FILL	= 509 SF
WETLAND BUFFER	20,257 S.F. (19,830 S.F. REQUIRED)
NO-LOSS WETLAND IMPACT	= 750 SF

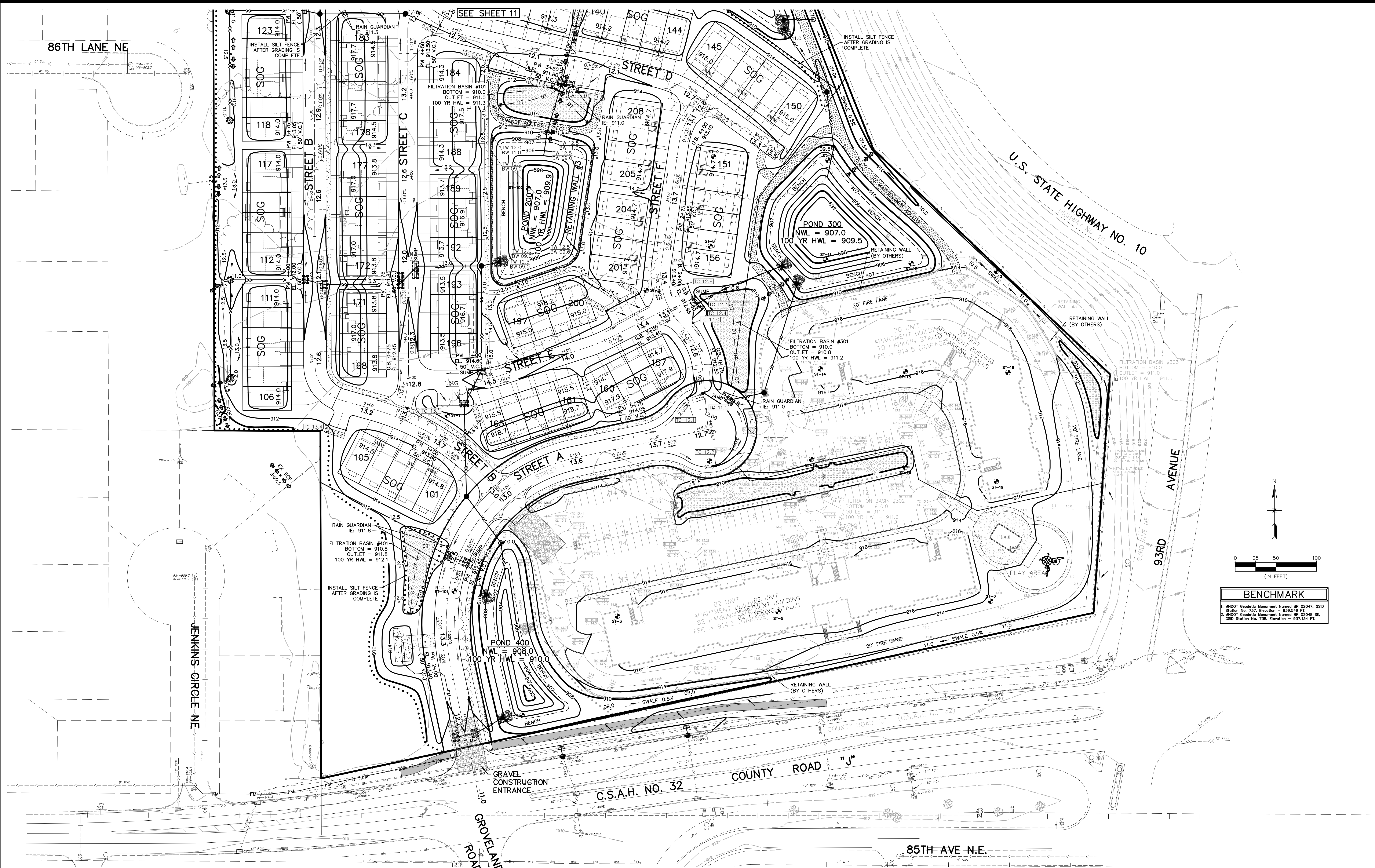
NOTE: WETLAND REPLACEMENT CREDITS TO BE PURCHASED IN LIEU OF ONSITE REPLACEMENT.

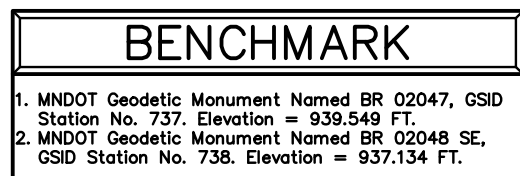
NOTES

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



BENCHMARK
1. MNDOT Geodetic Monument Named BR 02047, CSD Station No. 737, Elevation = 939.549 FT.
2. MNDOT Geodetic Monument Named BR 02048 SE, CSD Station No. 738, Elevation = 937.134 FT.





Groveland Village

Blaine, MN

(Northwest corner of County Road J and 93rd Lane)

Groveland Village is a new residential neighborhood with a mix of townhomes and apartments. The neighborhood will include 108 townhomes and 152 apartment units. M/I Homes will be the master developer of the project and the exclusive builder of the townhomes. Kuepers will be the owner and builder of the apartment buildings.

M/I Homes 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.

Kuepers has developed many apartment communities around the State of Minnesota over the past 20 years and they currently own and manage over 1500 apartments in Minnesota.

Townhomes

Groveland Village Townhomes will consist of a mix of Summit and Parks series townhomes. A total of six different unit designs will provide a variety of home design and varying prices. The different townhome designs provide for added character and visual interest within the neighborhood.

The Summit Series is a three-story row townhome where the front doors face the street and garages are accessed through a rear private alleyway. This design provides an enhanced streetscape as you enter the project. These homes range in size from 1,750 to 2,085 square feet. Sale prices will range from \$295,000 to \$350,000.

The other townhome design is the Park Series. These three-story row townhomes front on the street. A raised covered stoop and a well articulated front elevation provides visual interest. The Park Series homes range in size from 1,889 to 2,210 square feet. Sale prices will range from \$312,000 to \$365,000.

A variety of exterior colors will be used throughout the neighborhood to provide additional visual interest while avoiding a monotony of colors.

Townhome Homeowner's Association Control

The townhomes meet the increasing need for homeowners looking for low maintenance living. The HOA will provide for the maintenance of the overall community, including the exterior of the townhomes and the maintenance of the common areas throughout the community. The HOA will also provide for restrictions on outdoor storage, parking (no boats, campers, or trailers) in order to keep the neighborhood looking orderly and well maintained.

Apartments

Kuepers is proposing a 152-unit market rate apartment building in the neighborhood and has designed a 3-story building with underground parking in this location. Apartment floor plans will consist of studio, 1-bedroom, 2-bedroom, and 3-bedroom plans. The anticipated amenities include fitness center, community room, patio area, outdoor cooking area, and pool area. There is an unmet demand for apartment rentals in the City of Blaine of which this development can meet a small percentage of that need.

Summit Series



Rendering



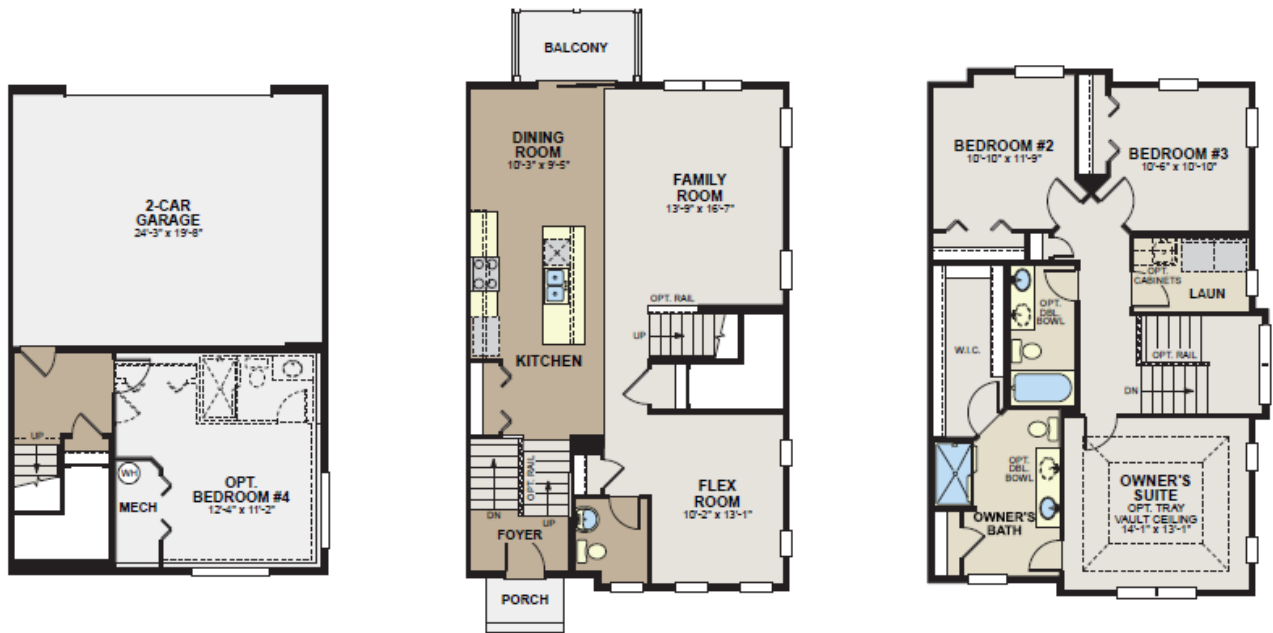
Front Elevation



Rear Elevation



Hudson Floor Plans



Prescott Floor Plans



Avery Floor Plans

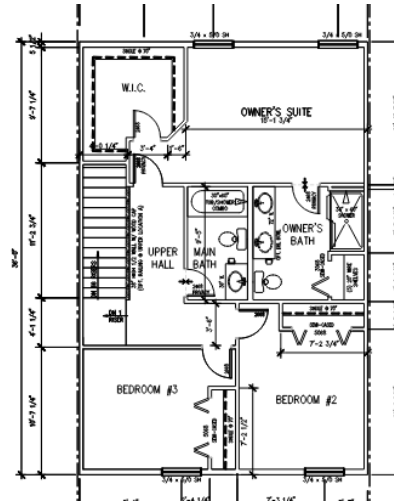
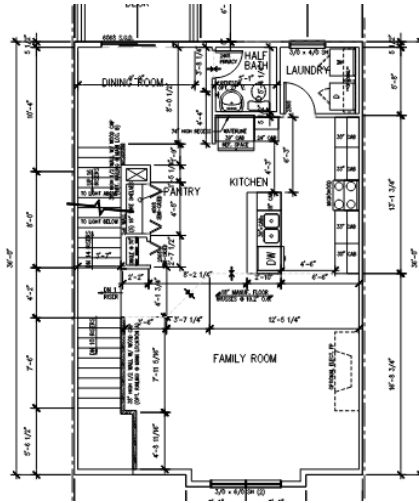
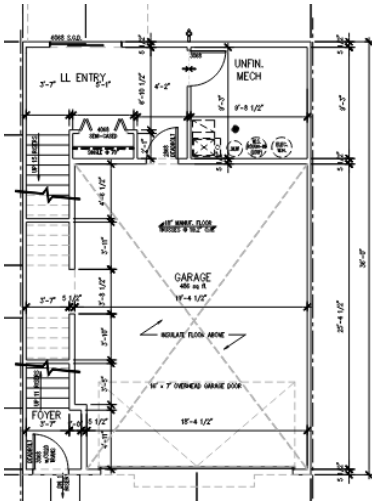
Park Series



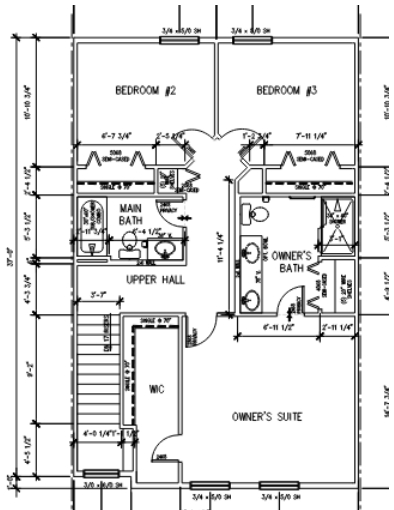
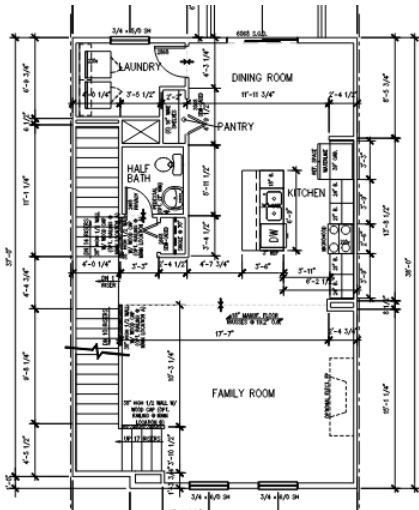
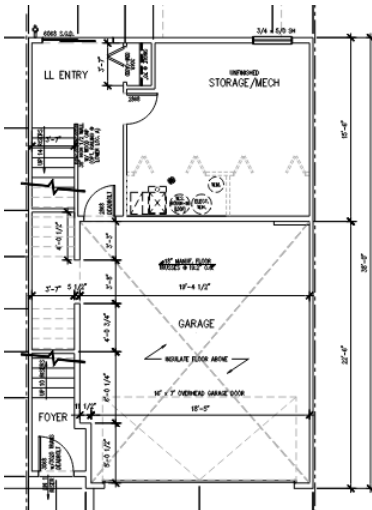
Front Elevation



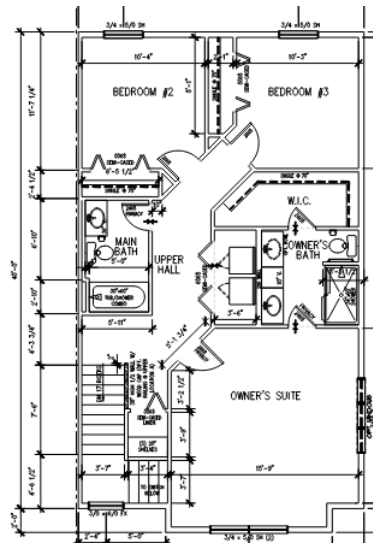
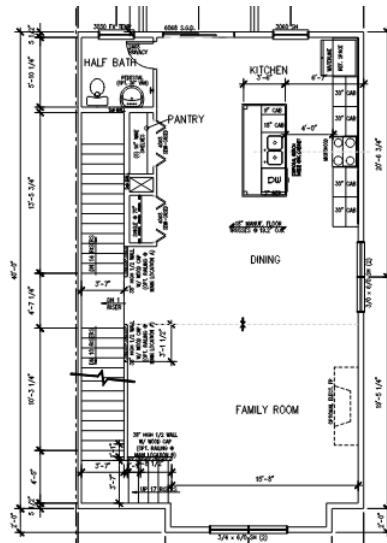
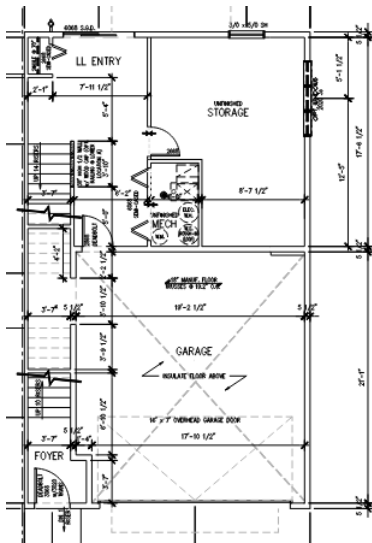
Rear Elevation



Afton Floor Plans



Camden Floor Plans



Savanna Floor Plans













Traffic Impact Study

Groveland Residential Development

Executive Summary

Background:

M/I Homes of Minneapolis/St. Paul, LLC is proposing the Groveland Residential development located on the northwest corner of the County Road J/93rd Lane intersection in Blaine, Minnesota. The purpose of this study is to determine the traffic impacts associated with the build out of the proposed development on the study roads and intersections where significant impact is anticipated. Mitigation measures will be analyzed and recommended if traffic operations are expected to be below traffic engineering standards. It should be noted minor impacts are expected on corridors not analyzed in this study and improvements along those corridors may be needed in the future to accommodate incremental traffic growth from this and other area developments.

Results:

The principal findings of this study are:

- The proposed Groveland Residential development is expected to generate 1,254 new trips during an average weekday, 98 new trips during the a.m. peak hour and 122 new trips during the p.m. peak hour.
- All study roadways are projected to operate with volumes within their planning level capacities through the 2022 build scenario.
- All study intersections, with the exception of CR J/93rd Lane continue to operate with acceptable operations through the 2022 build scenario. This includes side-street stop control at CR J/Groveland Road.
- CR J/93rd Lane is projected to have a.m. peak hour delays within the LOS E range by the 2022 build scenario. Minor signal timing updates reduce this delay back to LOS D.
- Sight distance is provided for all design vehicles for right turning movements and all vehicles, except combination trucks, for left turning movements at the site access on CR J. Pruning of the trees on the north side of CR J will help improve sight distance for exiting site traffic.
- The residential land use is expected to generate less traffic than if a commercial development was built on the parcel.
- All vehicle approaches are projected to experience 95% queues that remain within their storage capacity apart from the northbound approach at CR J/93rd Lane. This intersection approach currently experiences spillover of the queue due to only providing 75-feet of storage. However, based on the relatively low vehicle volumes of the approach, and the side-street stop control configuration of the adjacent intersection helping to meter vehicles onto the northbound leg, no major concerns arise due to this spillover. Additionally, the proposed development is not expected to add meaningful volume or delay to this approach.

Recommendations:

The following items are recommended based on the analyses contained in this study:

Attachments

- Update the signal timing of CR J/93rd Lane to reduce delays and queueing at the intersection. Signal timing at the south highway ramps will need to occur to maintain coordination.
- Provide side street stop control at the proposed site access on CR J. Turn lanes into the development should be provided as shown in the proposed site plan.
- Maintain and prune the trees on the north side of CR J ensuring they do not impact site distance in a negative way.
- Provide signage denoting the restriction of left turning movements for combination trucks from the proposed site access onto CR J.
- Implement the recommendations discussed in the site plan review section of this report.

This study is based upon a concept development plan provided in the appendix. Assuming the general characteristics of the proposed development remain approximately the same as documented, minor changes in the final design are not expected to alter the results or recommendations of this study.

RANGE 20

South line of the Southwest
Quarter of the Southwest
Quarter of Section 33,
Township 31, Range 23

Commencing at the Southwest corner of said Section 33; thence South 89 degrees 39 minutes 01 second East, assumed bearing, along the South line of said Southwest Quarter of the Southwest Quarter, 1016.41 feet to the point of beginning of said line to be described; thence North 12 degrees 06 minutes 00 seconds West, 220.29 feet; thence northerly 85.11 feet along a tangential curve concave to the East having a radius of 220.00 feet and a central angle of 22 degrees 09 minutes 55 seconds; thence northeasterly 201.27 feet along a compound curve concave to the Southeast having a radius of 170.00 feet and a central angle of 67 degrees 50 minutes 05 seconds; thence North 77 degrees 54 minutes 00 seconds East, tangent to the last described curve, 87.76 feet; thence easterly 43.36 feet along a tangential curve concave to the South having a radius of 60.00 feet and a central angle of 41 degrees 24 minutes 35 seconds; thence easterly, northerly, and northwesterly 189.48 feet along a reverse curve concave to the Northwest having a radius of 60.00 feet and central angle of 180 degrees 56 minutes 21 seconds; thence North 08 degrees 21 minutes 05 seconds East, not tangent to the last described curve, 234.43 feet; thence North 35 degrees 49 minutes 01 second East, 181.48 feet to the easterly right of way line per said MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 02-6 and said line there terminating.

Save Date: 12/16/20 f:\jobs\8761 - 8780\8768 - airport road - blaine\cad c3d\survey\description sketches\8768-parcel desc sketch-townhomes.dwg

Neighborhood Meeting Minutes

Groveland Village

January 8, 2021 from 6:00 to 7:00 pm

Neighborhood Notice attached.

Presented the attached powerpoint to the attendees via the virtual meeting. Powerpoint included the frequently asked questions we received via email (emails attached) or phone from surrounding residents.

Meeting started at 6:00pm. M/I started meeting with introductions, reviewed site plan, overview of Homeowners Association maintenance for the neighborhood. Reviewed housing product giving size ranges and base pricing. Shared Q&A from questions received via email or phone.

Mark Guenther presented for the apartments. The apartments will consist of 1- and 2- bedroom apartments ranging in size from 800 sf to 1,200 SF. Market Rate apartments. Amenities include outdoor pool, picnic area, community room, theater room, exercise room. All units include private patios. 50% parking in building and 50% surface parking. Builder of apartments in process of finalizing site plan and working towards making submittal to City.

City wanted to see diverse housing allowing for both rental and for sale product.

Apartment staging is building closest to street along with amenities in 2021. The building furthest east would most likely be 2022.

Opened meeting up for questions:

Rosemary: Is the City just rubber stamping this? Had objections 5 years ago. Zoned for commercial and light industrial. Is there any point in us objecting. A: No, not rubber stamped. Have to run through the process. Haven't been able to find a viable commercial use for the parcel. Access is challenging. Property owner would like to sell land. During workshop with City, they said would entertain townhomes, apartments or senior living on a site like this. Owner comment: Doesn't like height next to house. Done our research. Q: why not single family? A: not an ideal location. Responding to market demand for different types of housing.

Coon Creek watershed. When built years ago, was Rice Creek watershed.

Carissa: Who is the developer of the apartments and potential name? A: Kuepers out of Brainerd.

Janele Tieken: the map shows a lake along the north end. It's currently land. Will this be dug out to create a lake? If so, how deep? Will there be walking path around it? Will there a barricade around it? A: meant to hold stormwater. Maybe 6 feet deep. To help control water levels and storm events. Easement over ponds to the City. No path around pond.

Carissa: Q: What is the process if we have an existing fence on the property line where you intent to build? A: Goes along most of the west property line but not into wetlands. M/I will take a closer look at

the property line to avoid taking out trees in the process of installing a fence and coordinate with existing fences.

PFM: Q: Will the sound barrier wall along Carriage Wood be extended around the perimeter of the Groveland Village? A: Not that we aware of and that would be a process through MnDOT.

Rosemary: Q: What kind of fence? A: Some sort of vinyl for privacy.

Attendees as shown on GoToMeeting:

John Rask (Org)	
Anne & Dennis	
Carissa (Web)	
Janelle Ticken	
Mark Guenther	
PFM	
Rosemary Bonnett	
Tana Wahtola - Me	

Groveland Village

Blaine, MN

(Northwest corner of County Road J and 93rd Lane)

December 28, 2020

RE: Groveland Village Neighborhood Plan

Dear Neighbor,

We recently submitted an application to the City of Blaine for a proposed residential neighborhood to be located at the northwest corner of County Road J and 93rd Lane. The project will include 106 townhomes and 152 apartment units. We have attached the site plan along with examples of the elevations of the townhomes. We have also included a rendering of the apartments.

We would like to invite you to an informational meeting on **Friday, January 8, 2021 from 6:00 to 7:00pm**. Due to Covid 19 related restrictions, we will be holding a virtual meeting. Please use the following login to attend the meeting: <https://global.gotomeeting.com/join/555428781> or by phone at 1(646) 749-3122. The access code when participating by phone is 555-428-781. If you would like to attend, please send an RSVP to chake@mihomes.com so that in case of any technology issues, we are able to reach out to those planning to attend. Given the virtual format of this meeting, if you have any specific questions you would like to have answered, please include those with your RSVP and we will make sure to address them in our presentation.

If you are unable to attend, but would like additional information, you can also contact John Rask from M/I Homes at 763-586-7202 or by e-mail at jrask@mihomes.com. Any questions on the proposed apartments should be directed to Mark Guenther at 651-425-0469 or by e-mail at mark@fenwaylandco.com.

We look forward to meeting with you and discussing this exciting project.

Sincerely,

John Rask
Vice President of Land
M/I Homes

Proposed Site Plan



Renderings of Townhome Elevations



Rendering of Apartment Site





GROVELAND VILLAGE

BLAINE, MN





Located at the northwest corner of
County Road J and 93rd Lane

Residential Neighborhood Includes:

106 Townhomes

152 Market Rate Apartment Homes

Welcome to Better



Welcome to Better



Welcome to Better



Welcome to Better



Welcome to Better

FREQUENTLY ASKED QUESTIONS

- Q: Will this neighborhood connect thru to the west neighborhood?
- A: No, we have not requested nor planned for any connections to 86th Lane nor has the City asked that we make a connection. Our site plan and proposed layout would not accommodate a connection.

Welcome to Better

- FREQUENTLY ASKED QUESTIONS
- Q: What is the proposed landscaping plans between Groveland Village and Carriage Wood?
- A: Our plan is to preserve as many mature trees along the western edge of the property as possible. Our landscape plan provides for a buffer of trees and other plantings combined with fencing in specific areas.

Welcome to Better

- FREQUENTLY ASKED QUESTIONS
- Q: What is the planned schedule to start this project? How is dust going to be minimized during the construction process?
- A: Our goal is to break ground in April 2021 and start a model shortly thereafter. The streets will be paved in August 2021 and home building will follow. We anticipate a 3 year time frame from the time we start site work until we are finished with the last townhome building. Landscaping will be installed as we complete each phase. The apartments are also anticipating commencing construction in 2021.

Welcome to Better

- FREQUENTLY ASKED QUESTIONS
- Q: What are the traffic impacts to County Road J?
- A: A Traffic Study has been prepared for the project by a Traffic Engineer. The Study was submitted to the City of Blaine along with Anoka County. Total trips are around 1,600 per day. The study shows that the new street and intersection at 85th will function at acceptable levels and that a traffic signal is not warranted. Given the current zoning of the property at commercial, we were also asked to compare traffic impacts between residential and commercial. The residential generates 25% less traffic than a commercial use.



Welcome to Better

- FREQUENTLY ASKED QUESTIONS
- Q: What is the setback of the buildings to the west property line?
- A: The buildings will be approximately 45 feet from the west lot line. The decks will be about 35 feet from the lot line.

Welcome to Better

- FREQUENTLY ASKED QUESTIONS
- Q: Will the back of the units face west along the west lot line, and are sheds allowed in the rear yards?
- A: The rear of the buildings will face to the west along the west lot line. No sheds or other structures are allowed in the rear yard.

Welcome to Better

- FREQUENTLY ASKED QUESTIONS
- Q: What is being done to protect the wetlands and the water level?
- A: The project will be reviewed by the City and Watershed District and we are not allowed to change the hydrology of the wetland.

Tana Wahtola

From: John Rask
Sent: Sunday, January 3, 2021 6:10 PM
To: 'Ken Iacono'; mark@fenwaylandco.com; Cecilia Hake
Subject: RE: Groveland Village

Hi Ken,

Thanks for your e-mail. I represent M/I Homes. We are the builder of the townhomes. I will let Mark respond to your questions about the apartment. See my responses below in red.

If you have any further questions, please don't hesitate to reach out.

Thanks,

John Rask

From: Ken Iacono [mailto:keniacono@yahoo.com]
Sent: Sunday, January 03, 2021 1:04 PM
To: John Rask <jrask@MIHOMES.com>; mark@fenwaylandco.com; Cecilia Hake <chake@MIHOMES.com>
Subject: Groveland Village

EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hello Gentlemen,

My name is Kenneth Iacono, and own a home on 86th Lane NE. This lane is now a cul-de-sac, which will butt up to the development you are involved with, and have proposed to the City of Blaine.

This site in which you plan to build multi-residential units on, has me concerned. Below are the items I would like addressed, if you can.

1)

Will 86th Lane remain a cul-de-sac? I know plans can be altered as they develop, and once you have the permit to build, an easement or variance is much easier to obtain. If in the future 86th Lane becomes a through street to this development, traffic on 86th will rise drastically. Also, 86th Lane could become an emergency route into the back of this development. **We have not requested or planned any connections to 86th Lane, nor has the City ask that we have a street connection at this location. Our site plan and proposed layout would not accommodate a connection to 86th Lane.**

2)

I believe I saw other plans for this area which included Senior Living apartments or a Senior ONLY apartment development where your proposed 'Apartments' are planned on the SE corner of Cty. Rd. J and 93rd.

If these apartments become "low income" housing, I, as my other neighbors, are very concerned with the prospect of higher crime rates. It is a known fact, this type of low income housing, which can include Section 8 and other government subsidized programs, will have a negative effect on single family home prices. Not to mention the added fear of our neighborhood becoming a higher crime district. Crime rates are sky rocketing throughout our country, and bringing the opportunity granted with low income housing, that crime rate will be much closer to our homes. **I will let Mark respond to your questions on the apartments. He is representing the group building the apartments. They are market rate.**

3)

What price range will the proposed townhomes be at? Are they higher end complexes? Once again, a cheaply made, thrown together, low cost living quarters will attract low income residents. Our base prices on the townhomes will start at around \$300,000. Units will deliver between \$315,000 and \$360,000. Our homes are of high quality with higher end finishes. If you would like to see firsthand, we have a number of projects throughout the metro with model homes that you can tour. Or, visit our website. <https://www.mihomes.com/new-homes/minnesota/twin-cities/minneapolis/communities>

4)

As it appears within your blueprint/drawing, there is only one ingress and egress into this property. What is the estimated traffic load on County Rd. J (85th) ? And will traffic lights, or an intersection be constructed with lights or stop signs to reduce possible accidents? We had a traffic engineer prepare a traffic study. This study was submitted to the City of Blaine and Anoka County. Total trips would be around 1,600 per day. The study shows that the new street and intersection at 85th will function fine and that a signal is not necessary. Because the property is currently zoned for Commercial and Office, the City asked us to look at the difference between commercial and residential. The residential project would generate 25% less traffic than if the property were to be developed in a commercial use.

Thank you for my considerations. I await your response.

Regards,

Ken Iacono

1812 - 86th Ln NE

Blaine MN 55449

Tana Wahtola

From: John Rask
Sent: Thursday, January 7, 2021 11:13 AM
To: jmtieken@meiertool.com
Cc: Tana Wahtola; Cecilia Hake
Subject: RE: RSVP 1/8/21 Groveland Village informational meeting
Attachments: 8768 - Groveland Village Site Plan Rendering_11-09-20.pdf

Hi Janelle,

Thank you for your e-mail. See my responses below in red.

Thanks,

John Rask
Vice President of Land

M/I Homes of Minneapolis, LLC | Land
5354 Parkdale Drive | #100 | St. Louis Park, MN | 55416
www.mihomes.com/Minneapolis

Phone: (763) 586-7202
Mobile: (612) 910-9909
[jrask@mihomes.com](mailto:jrisk@mihomes.com)

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From: Janelle M. Tieken <JMTieken@Meiertool.com>
Sent: Thursday, January 7, 2021 10:07 AM
To: Cecilia Hake <chake@MIHOMES.com>
Subject: RSVP 1/8/21 Groveland Village informational meeting

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I plan on attending virtually.

Your letter dated 12/28 states you've recently submitted an application to the City of Blaine for a proposed residential neighborhood. Please describe the process between submitting a proposal and breaking ground. Please include who owns which initiatives/tasks and timelines.

What is the estimated time to complete- from breaking ground to final construction/landscaping? **M/I Homes will be developing the land and we plan to start development work in April. A model home will commence shortly after. The streets will be paved in August and home building will follow. We anticipate a 3 year timeframe from the time we start site work until we finish the last building. Landscaping will be installed as we complete various phases of construction.**

As opposed to your last notice for an informational meeting dated October 2020, your attached renderings do not include a mapped layout. **See attached. I apologize if your letter did not include the attached.**

What are the landscaping plans between Groveland Village and Carriage Wood? The landscaping shown on the attached reflects what we plan to install with the project.

Please provide this information during your virtual meeting. Yes, we will plan to cover.



Janelle Tieken
Manufacturing Manager
Direct 612.718.8517 | Main 763.427.6275
875 Lund Blvd | Anoka, MN 55303
JMTieken@meiertool.com | www.meiertool.com



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From: Peter <peterfmoberg@gmail.com>
Sent: Sunday, January 10, 2021 12:24 PM
To: John Rask <jrask@MIHOMES.com>
Subject: Re: Groveland Village

Thank you. Yes, I was on the Goto meeting and very much appreciated your attention to this. When the Carriage Wood townhomes were built, neither the developer nor the city paid as much attention to these sorts of issues as they should have and not even as much as they were required to do. My lot is not contiguous with your project, but is contiguous with Carriage Wood. (The back story here is that I live in Rickaby addition and my mother's maiden name was Rickaby. Most of this area was my great grandparents' farm.)

We were promised visual screening in the form of fences or berms or plantings, almost none of which ever happened. So I fully understand the concerns of those whose property is contiguous with the new development, but I'm happy that it is residential rather than light industrial or even than office/commercial.

thanks again

Peter Moberg

On 1/10/2021 10:17 AM, John Rask wrote:
Hi Peter,

Thanks for your e-mail. I'm not sure if you were on the GotoMegeti on Friday, but I tried to address your question. Short answer is that we preserving the wetland. We are not allowed to change the hydrology of the wetland by lowering the water level. Conversely, we can't increase the water flow to the wetland where we would create flooding problems. As you can see from the below, we are constructing additional ponding to collect the water.

The wetland has a normal water level of 906. Our ponds will have a normal water level of 906.2. This is achieved by constructing a small berm between the ponds and wetland. This is done to make sure we aren't lowering the water level of the wetland.

I believe the project you are referring to was constructed nearly 20 years ago. The City and the watershed district monitor these things much closer these days.

I hope this helps.

John



-----Original Message-----

From: Peter [<mailto:peterfmoberg@gmail.com>]

Sent: Friday, January 08, 2021 5:48 PM

To: probinson@blainemn.gov; mark@fenwaylandco.com; John Rask <jrask@MIHOMES.com>

Subject: Groveland Village

Hello:

My question goes to the protected wetland that is at the back of my property (8695 Hastings St NE, Blaine) which also extends through the property behind mine (1873 86th Lane NE, Blaine) and into the property proposed for development.

When the Carriage Wood development went in off of Hastings St., the re-contouring of that property removed a significant portion of the watershed that fed the wetland. That produced a significant change in the wetland. Where there had once been enough water to paddle a canoe through the wetland, it is now often nearly dry.

What is being done to protect that wetland from further disturbance by the proposed development?

Respectfully

Peter Moberg
8695 Hastings St. NE
Blaine, MN 55449

From: [Jake Clark](#)
To: [Robinson, Patricia](#)
Subject: Groveland Addition
Date: Monday, January 11, 2021 5:47:27 PM

Hi Pat,

Apologies for the late reply; I would love to get my question into the Planning Commission for tomorrow evening's meeting if possible.

I currently reside at 8736 Hastings Cir NE, Blaine, MN 55449; just across the wetlands.

My question/comments are:

- Does this development need to have HDR approved at this time in order to move forward with the townhome portion of this project being the apartment complex is going to be reviewed at a later date?
- In looking at the surrounding neighborhoods where this project is being considered; a new townhome project would be fitting. However, an apartment complex would not fit into the surrounding area. This is a quaint and quiet neighborhood and an apartment complex would be more suited for the vacant lot across Hwy 10 to the North.
- As a new 28 year old homeowner who just moved out of an apartment complex in Minnetonka, I do not believe apartments are something this neighborhood needs any time soon.

Thanks!

--

Jake Clark
701-446-6151
[LinkedIn](#)

Showalter, Elizabeth

From: DIANE HEROFF <fox4run@comcast.net>
Sent: Friday, January 15, 2021 1:14 PM
To: Showalter, Elizabeth
Subject: Goveland Village project

Hello,

I was watching the meeting on Jan 12th about Groveland Village Case File no. 20-0031
They talked about a [fence going up, I would like see the plans on where that would start & end.](#)
Also would like to know [how many feet this would be from Carriage Woods Townhomes.](#)

Apartments Groveland Village wants to build what does **"Refine"** mean. Would we have any say in the Apartments?

Adding volume traffic of townhomes, is too much the apartments this would way out of control. Not trying to be so negative, but Cty Rd J going to be as bad as Central Ave!!!

Do you know on rush hour 85th & Central we have to wait for 2 stop lights to get onto Central now. They are very long stop lights during rush hour.

I have also left you a phone message.

Please let me know.

Diane Heroff
Phone 763-780-0654
Carriage Woods Townhomes
8722 Hastings Circle NE
Blaine