



Harpers Grove, LLC  
3066 Island View Drive  
Mound, MN 55364

November 5<sup>th</sup>, 2020

To Whom It May Concern:

Please see the attached proposal from Harpers Grove, LLC for a residential subdivision located at the southwest corner of Harpers Street and 125<sup>th</sup> Avenue. The proposed subdivision would include a mix of approximately 40 single family homes, 37 front load townhomes, and 74 rear load townhouse units over approximately 30 acres.

Harpers Grove, LLC intends to enter into a contract with D.R. Horton, Inc. to sell all of the lots in this subdivision in two phases. The first phase of approximately 2/3 of the units would close upon completion of the lots in the summer of 2021. The remaining 1/3 would close approximately 12 months later.

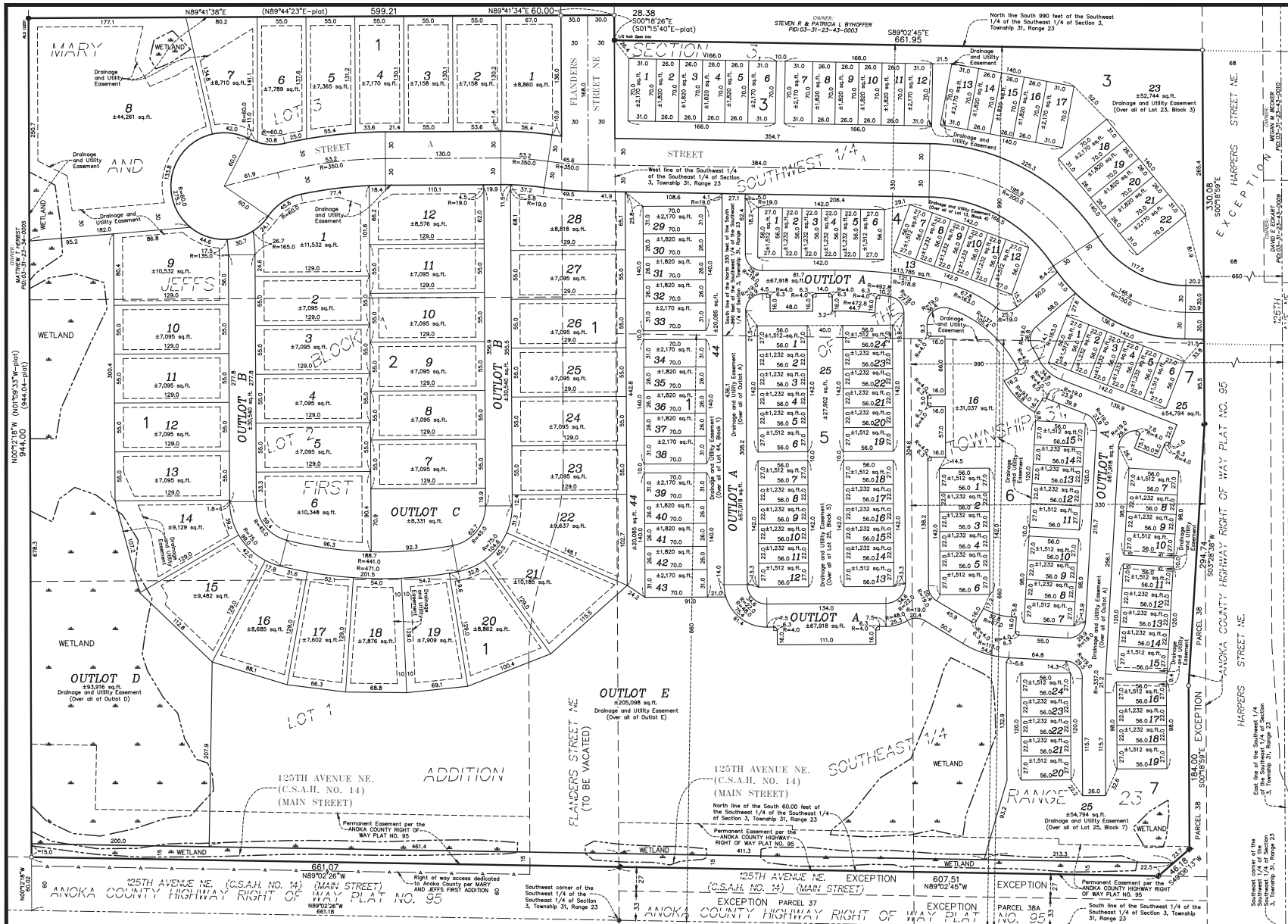
It is our intent to build 126<sup>th</sup> Avenue and to vacate Flanders Street from 126<sup>th</sup> Avenue south. This includes the vacation of the uncontrolled intersection at Flanders Street and 125<sup>th</sup> Ave. The private drives and dog park included in this plan will be association maintained.

Special care was given in the design process to accommodate the elevation of the property with it's proximity to the water table and existing wetland, as well as the offset lot lines on the northern boarder of the property. We are proposing townhomes in the area northeast of Flanders Street to enable the appropriate rear yard setbacks and grading plan as it relates to the property to the north and the proposed location of 126<sup>th</sup> Ave.

Please note that the seller of lot 12640 Flanders Street wishes to keep approximately 1 acre at the Northwest corner of the subdivision, and requests that his lot be excluded from this subdivision and any covenants associated with it.

Thank you for your consideration and we look forward to working with you.

Kelly Olsen  
Olsen Global, LLC  
[Kelly@olsen.global](mailto:Kelly@olsen.global)  
612.720.1467



# HARPERS LANDING

**PROPERTY DESCRIPTION**

The North 330 feet of the South 990 feet of the Southeast Quarter of the Southeast Quarter, Section 3, Township 31, Range 25, Anoka County, Minnesota, except the East 990 feet thereof.

(Abstract Property)

The West 330 feet of the East 990 feet of the South 990 feet of the Southeast Quarter of the Southeast Quarter, Section 3, Township 31, Range 25, Anoka County, Minnesota, except the East 990 feet thereof.

(Abstract Property)

The South 330 feet of the East 990 feet of the South 990 feet of the Southeast Quarter of the Southeast Quarter, Section 3, Township 31, Range 25, Anoka County, Minnesota, except the East 990 feet thereof.

(Abstract Property)

Also Except Parcel 28, Anoka County Highway Right-of-Way Plat No. 95, recorded April 27, 2015, as Document No. 270630.000.

AND

The South 660 feet of the Southeast Quarter of the Southeast Quarter of Section 3, Township 31, Range 25, Anoka County, Minnesota, except the East 990 feet thereof.

(Abstract Property)

AND

Also Except the South 60.00 feet of add Southwest Quarter of the Southeast Quarter (plus westerly of the East 990 feet thereof).

(Abstract Property)

AND

Lots 1 and 2, Block 1, MARY AND JEFFS FIRST ADDITION, according to the recorded plat thereof, and situate in Anoka County, Minnesota.

(Abstract Property)

AND

Lots 3 and 4, Block 1, MARY AND JEFFS FIRST ADDITION, according to the recorded plat thereof, and situate in Anoka County, Minnesota.

(Abstract Property)

AND (PROPOSED FLANDERS STREET NE VACATION DESCRIPTION)

All first part of Flanders Street NE, as created and dedicated in the plat of MARY AND JEFFS FIRST ADDITION, Anoka County, Minnesota, plus westerly of a line drawn westerly from the northeast corner of Lot 5, Block 1, said plat, perpendicular to the west line of said Flanders Street NE, and to the corner and westerly line of the same.

GENERAL NOTES:

- The field work for this survey was completed on December 28, 2020.
- Readings shown are based on the North line of the South 990 feet of the Southeast 1/4 of the Southeast 1/4 of Section 3, Township 31, Range 25, which is assumed to be SBP02457.

## LEGEND

- Denotes Found Anoka County Right of Way Corridor Monument.
- Denotes Anoka County Section Monument, as noted.
- Denotes Found Iron Monument, as noted.
- Denotes 5/8 inch by 14 inch nail, marked with RLS 40361.
- Denotes Wetlands delineated by Wetland Environmental Services Inc. in 2020.

## SITE DATA

TOTAL SITE AREA	=28.38 AC.
TOTAL ROW AREA	=2.42 AC.
TOTAL OUTLOT AREA	=2.93 AC.
OUTLOT A	=1.56 AC.
OUTLOT B	=2.07 AC.
OUTLOT C	=2.16 AC.
OUTLOT D	=2.16 AC.
OUTLOT E	=2.16 AC.
TOTAL LOT AREA	=16.64 AC.
SMALLEST LOT	=1,232 S.F.
LARGEST LOT	=54,794 S.F.
AVERAGE LOT	=14,568 S.F.
TOTAL NUMBER OF LOTS	=158
SINGLE FAMILY LOTS	=40
TOWNHOME LOTS	=112
COMMON LOTS	=6
GROSS DENSITY	=5.57 LOTS/AC.

EXISTING ZONING: DF/FR  
PROPOSED ZONING: AVAILABLE  
UTILITIES: AVAILABLE

**MINIMUM SINGLE FAMILY SETBACK DATA:**  
FRONT: 25 FT.  
SIDE (GARAGE): 7.5 FT.  
SIDE CORNER: 20 FT.  
REAR SETBACK: 30 FT.

**ALLEY LOAD TOWNHOME SETBACK DATA:**  
(BLOCK 4; BLOCK 5; BLOCK 6; & BLOCK 7)  
GARAGE (TO BACK OF CURB): 25 FT.  
SIDE (BETWEEN BUILDINGS): 20 FT.  
SIDE CORNER (TO BACK OF CURB): 20 FT.  
FRONT SETBACK (STREET A): 20 FT.  
FRONT SETBACK (HARPERS ST.): 20 FT.

**FRONT LOAD TOWNHOME SETBACK DATA:**  
(LOTS 29-43, BLOCK 1; & BLOCK 3)  
FRONT (TO BACK OF CURB OR ROW): 25 FT.  
SIDE (BETWEEN BUILDINGS): 20 FT.  
SIDE CORNER (TO BACK OF CURB): 20 FT.


**PROPOSED SINGLE FAMILY DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:**



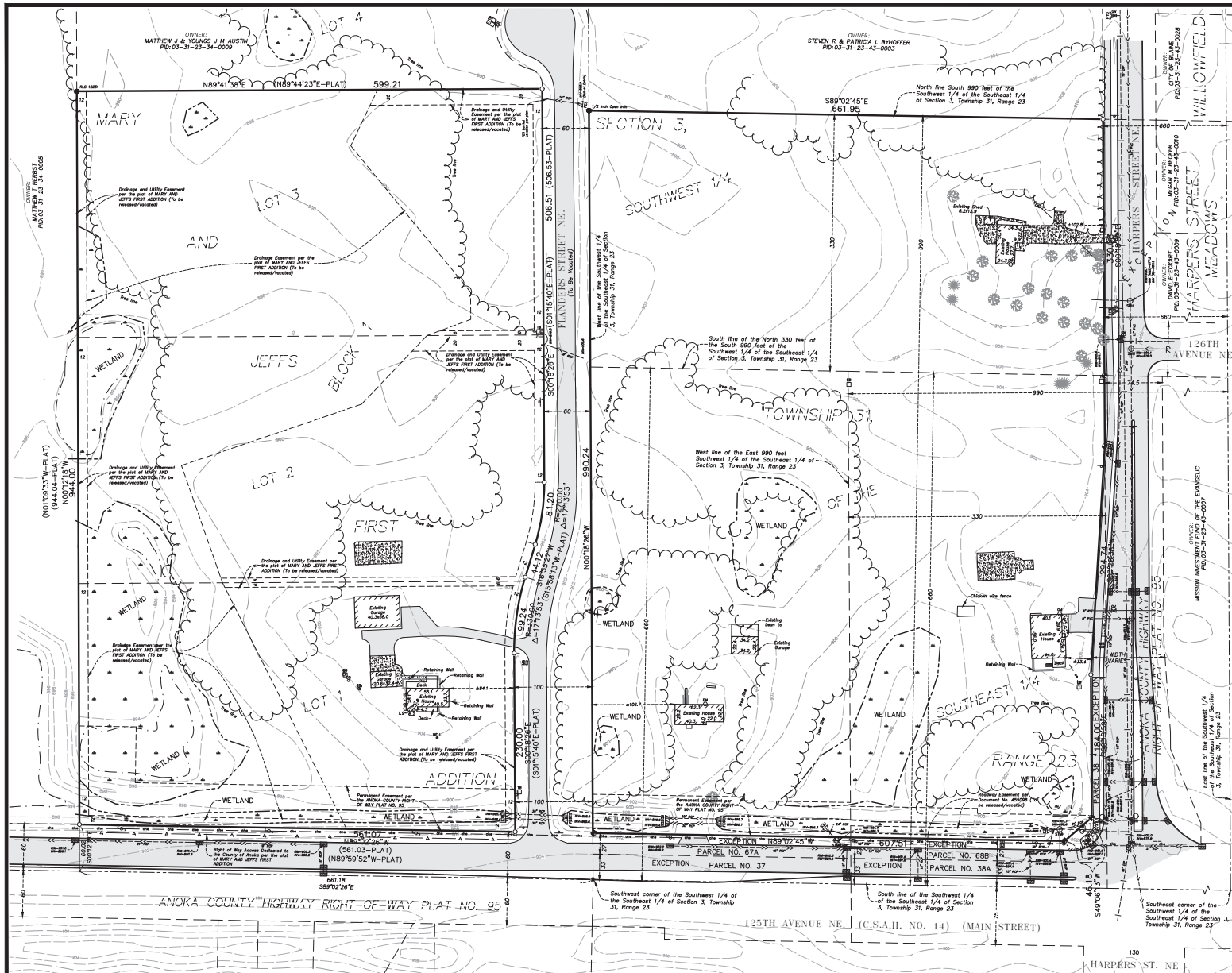
P1 - 40/SF, 22/2600s, 45/2200s

P2 - 15/2600s, 30/2200s



 <b>CARLSON MCCAIN</b> ENGINEERING SURVEYING ENVIRONMENTAL 3850 PLEASANT GROVE DRIVE NE, SUITE 500, BLAINE, MN 55448 TEL: 763.498.1100 FAX: 763.498.1101 WWW.CARLSONMCCAIN.COM	
<b>CONCEPT PLAN D</b>	
<b>HARPERS GROVE</b> Blaine, Minnesota	
<b>OLSEN GLOBAL</b> 3850 - 131st Avenue NE Blaine, MN 55449	
<b>REVISIONS</b> 1. 04/12/2010 Revision layout. 2. 09/15/2020 Revision layout. 3. 10/16/2020 Revision layout. 4. 10/26/2020 Revision layout. 5. 6. DRAWN BY: CJA ISSUE DATE: 07/20/21 FILE NO: 100	
<b>REVIEW COPY</b>	
1	of 1





#### PARCEL DESCRIPTION:

The North 330 feet of the South 990 feet of the Southwest Quarter of the Southwest Quarter, Section 3, Township 31, Range 23, Anoka County, Minnesota, EXCEPT the South 65.00 feet thereof.  
(Abstract Property)

AND

The West 320 feet of the East 990 feet of the South 660 feet of the Southwest Quarter of the Southwest Quarter (SW1/4 of SE1/4) of Section 3, Township 31, Range 23, Anoka County, Minnesota, EXCEPT the South 65.00 feet thereof.  
(Abstract Property)

AND

The South 660 feet of the Southwest Quarter of the Southwest Quarter of Section 3, Township 31, Range 23, Anoka County, Minnesota, EXCEPT the South 65.00 feet thereof.  
(Abstract Property)

AND

Also Except the South 65.00 feet of said Southwest Quarter of the Southwest Quarter (W1/2 westerly of the East 990 feet thereof).  
(Abstract Property)

AND

Lots 1 and 2, Block 1, MARY AND JEFFS FIRST ADDITION, according to the recorded plat thereof, and situate in Anoka County, Minnesota.  
(Abstract Property)

AND

Lot 3, Block 1, MARY AND JEFFS FIRST ADDITION, according to the recorded plat thereof, and situate in Anoka County, Minnesota.  
(Abstract Property)

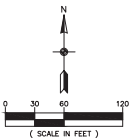
#### GENERAL NOTES:

- The field work for this survey was completed on December 28th, 2020.
- Boundary lines are based on the North line South 990 feet of the Southwest 1/4 of the Southwest 1/4 of Section 3, Township 31, Range 23, Anoka County, Minnesota, which is measured by SDP024757.
- Above ground utilities have been field located as shown. All underground locations shown herein are APPROXIMATE. Prior to any excavations or digging, contact Upper State One Call for an on-site location (855-454-0005).

#### ITEMS TO BE INCORPORATED/RELEASED:

- Drainage and Utility Easements per plat of MARY AND JEFFS FIRST ADDITION.
- Drainage Easements per plat of MARY AND JEFFS FIRST ADDITION.
- Roadway Easement per Document No. 455098.
- Flanders Street NE.
- 75 feet wide Roadway Easement over PD No. 03-31-23-43-0005.

BENCHMARKS	
1.	Top nut of hydrant located in the NW quadrant of the intersection of 126th Avenue NE and Harpers Street NE. Elevation: 913.02 ft.
2.	Top nut of hydrant located in the NW quadrant of the intersection of 127th Avenue NE and Quindalen Street NE. Elevation: 908.09 ft.



#### LEGEND

- Denotes Found Anoka County Right of Way Cast Iron Monument
- Denotes Anoka County Monument, as noted
- Denotes Found Iron Monument
- Denotes 5/8 inch by 14 inch rebar, marked with RLS 40301
- Denotes Light Pole
- Denotes Semaphore
- Denotes Miscellaneous Sign
- Denotes Existing Tree
- Denotes Sanitary Manhole
- Denotes Storm Manhole
- Denotes Catch Basin
- Denotes Flared End Section
- Denotes Fire Hydrant
- Denotes Gate Valve
- Denotes Cleanout
- Denotes Utility Pole
- Denotes Mail Box
- Denotes Telephone Box
- Denotes Electric Transformer
- Denotes Electric Box
- Denotes Electric Meter
- Denotes Gas Meter
- Denotes Overhead Electric
- Denotes Watermain
- Denotes Sanitary Sewer
- Denotes Storm Sewer
- Denotes Right of Way Access Dedicated to the County of Anoka.
- Denotes Concrete Surface
- Denotes Bituminous Surface
- Denotes Wetlands that were delineated by Kjaahog Environmental Services Inc. in 2020.
- Denotes Existing 2 Ft. Contour
- Denotes Existing 10 Ft. Contour



**DISCLAIMER**  
This document is a preliminary survey and should not be used for any legal or financial purposes without the approval of a licensed professional surveyor.

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 B. Balluff, L.S.  
Signature: *Thomas B. Balluff*  
Date: 12/29/20 License #: 40361

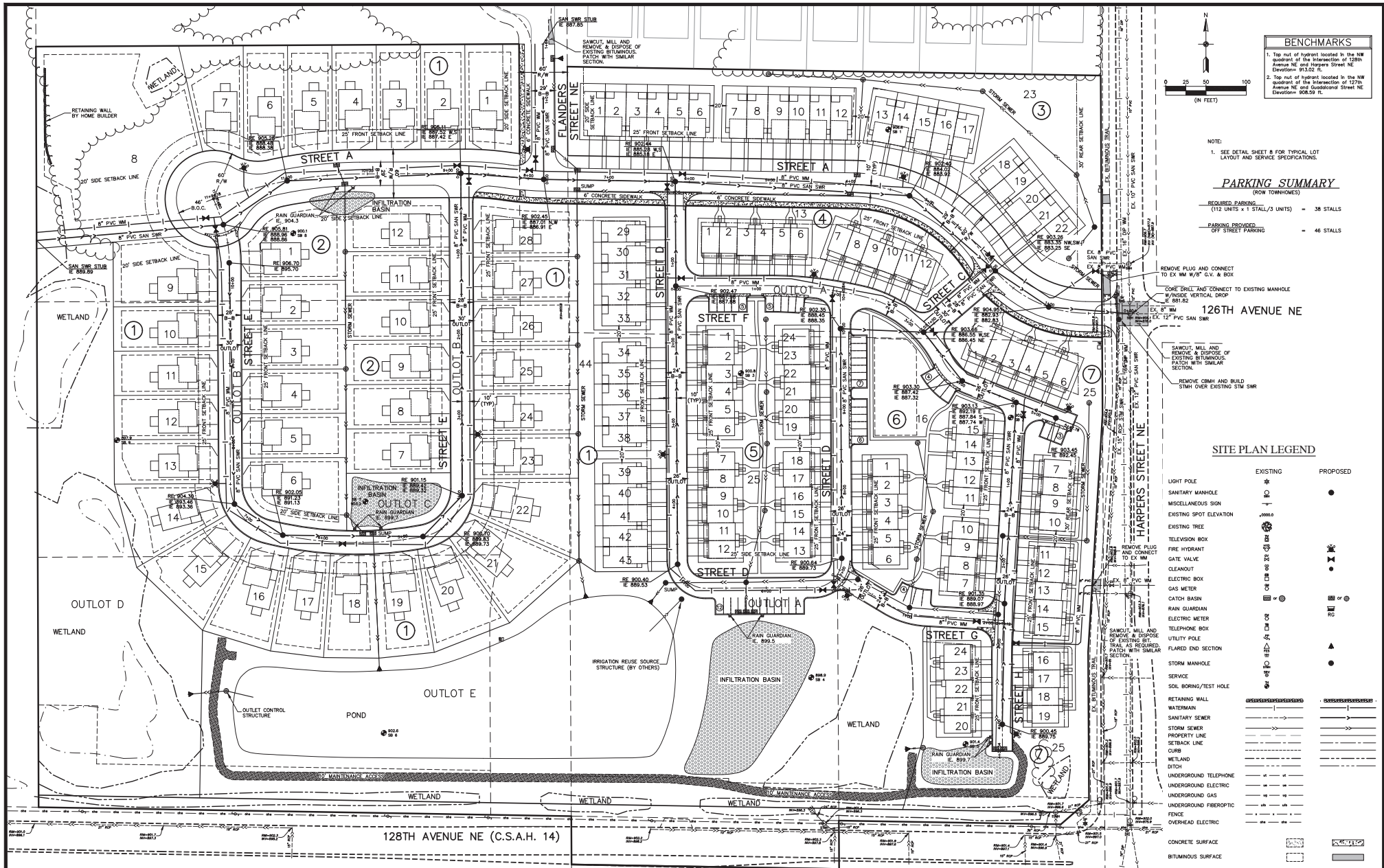
DRAWN BY: *Thomas B. Balluff*  
ISSUE DATE: 12/29/20  
FILE NO.: 2236

Revisions:  
1. 1/20/21 per City Comments

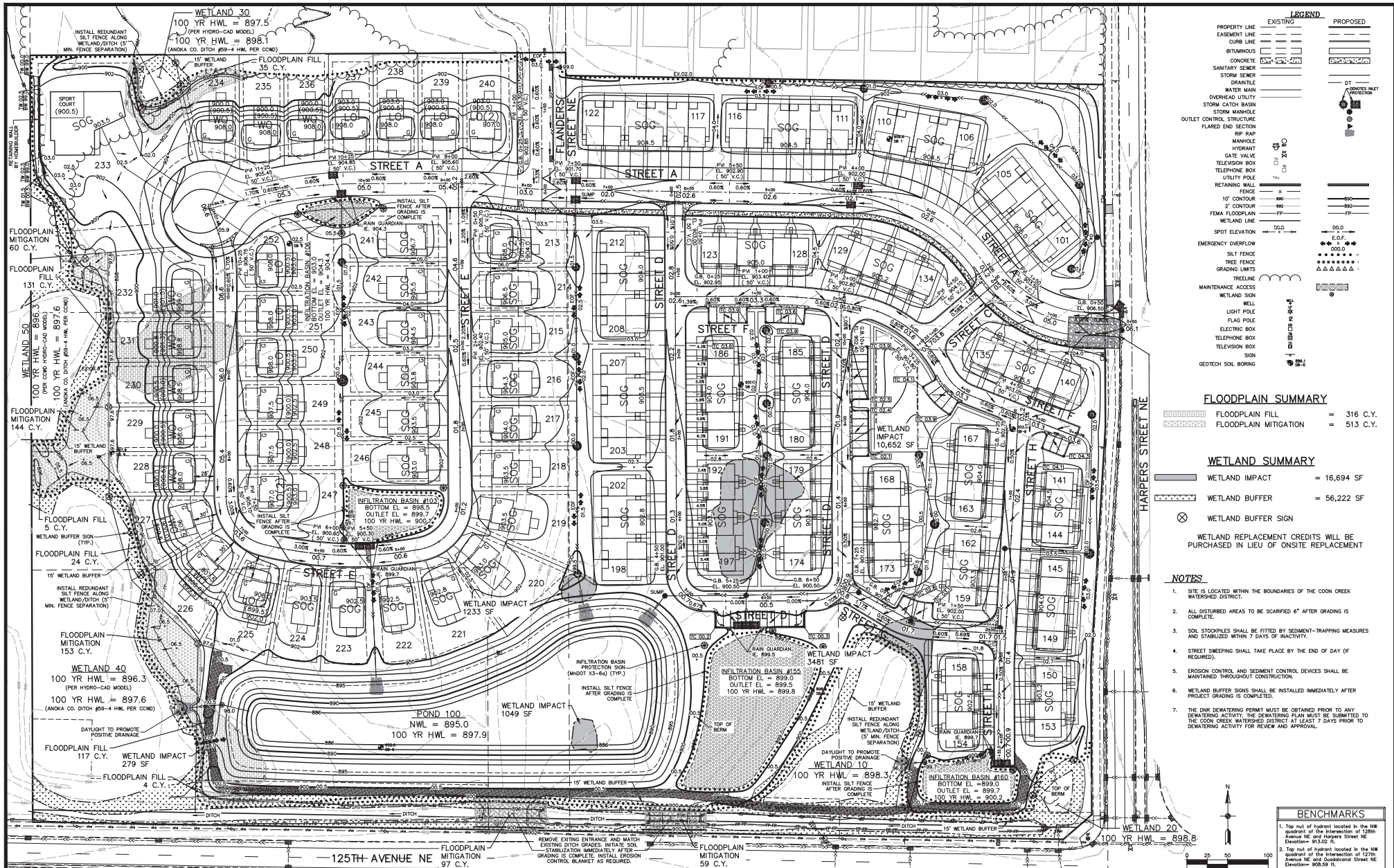
**HARPERS GROVE, LLC**  
3066 Island View Drive  
Mound, MN 55364

**HARPERS LANDING**  
Blaine, Minnesota

**EXISTING CONDITIONS**







**NEED-TO-KNOW**  
 1. 1/13/21 per CWD Comments  
 2. 1/22/21 per CWD Comments  
 3. 2/5/21 per CWD Comments  
 4. 3/5/21 per CWD Comments

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

Print Name: Brian J. Krystofek, P.E.  
 Signature: *Brian J. Krystofek*  
 Date: 12/30/20 License #: 25563

Drawn: ADB  
 Designed: BLK  
 Date: 12/30/20

**HARPERS GROVE, LLC**  
 3066 Island View Drive  
 Mound, MN 55364

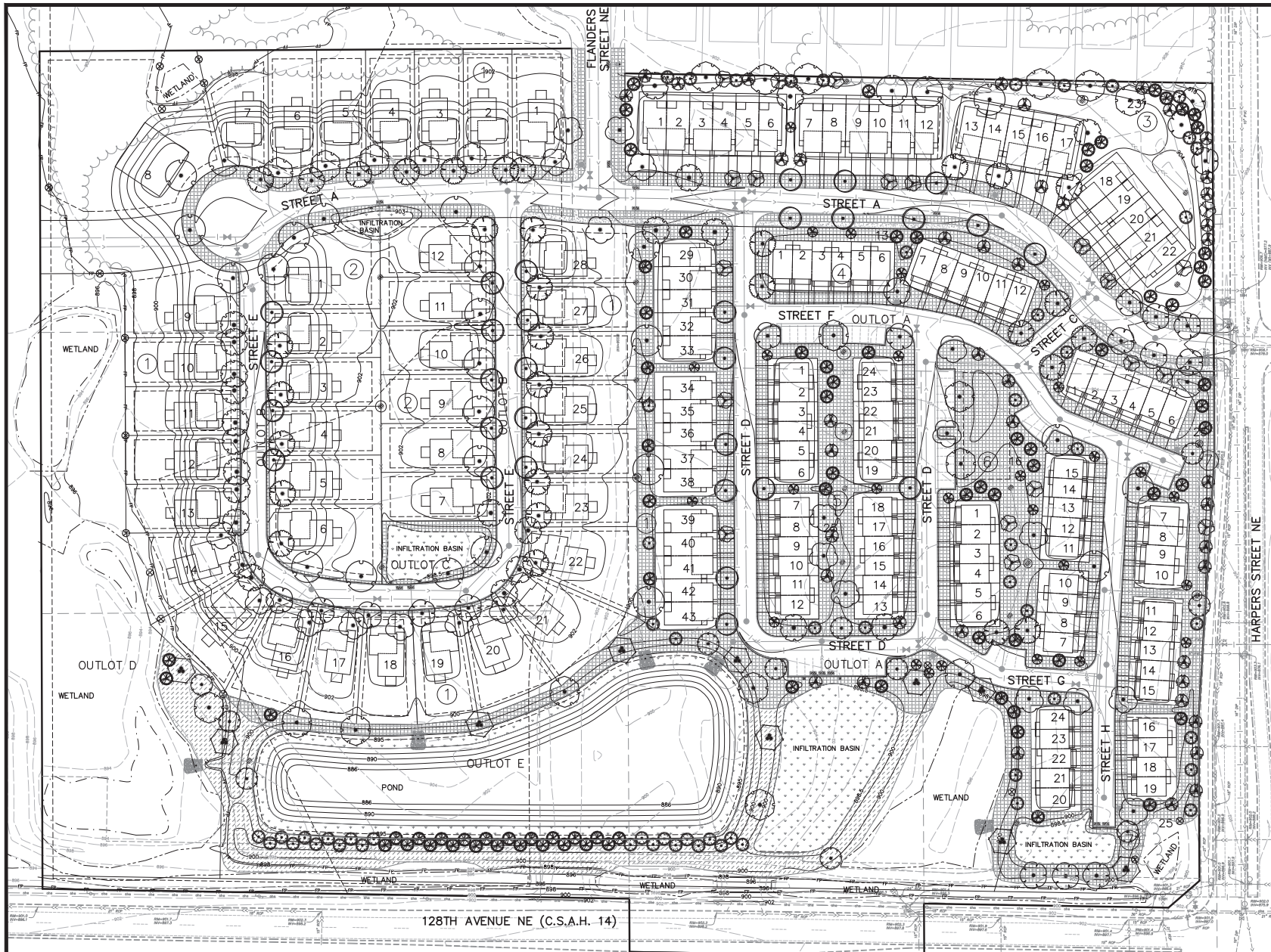
**HARPERS LANDING**  
 Blaine, Minnesota

**PRELIMINARY GRADING  
 & EROSION CONTROL PLAN**

6  
 of  
 8

#6889





# **CITY OF BLAINE LANDSCAPE REQUIREMENTS**

**DE - TOWNHOMES**  
 MINIMUM OF THREE (3) OVERSTORY DECIDUOUS, ORNAMENTAL OR EVERGREEN TREES PER UNIT.  
 TREES REQUIRED = 336 (112 TH UNITS)  
 TREES PROVIDED = 336

**DE - SINGLE FAMILY LOTS**  
 EACH LOT SHALL CONTAIN TWO (2) FRONT YARD OVERSTORY DECIDUOUS TREES OF TWO AND ONE HALF CALIBER. ONE OF THE REQUIRED TREES MAY BE REPLACED BY A 3/4" DIAMETER OR TWO ORNAMENTAL TREES OF TWO CALIBER EACH. ONE (1) ADDITIONAL OVERSTORY TREE SHALL BE PLANTED IN SIDE CORNER YARD ON CORNER LOTS.  
 TREES REQUIRED = 88 (40 LOTS + 5 CORNER SIDE YARDS)  
 TREES PROVIDED = 88

**IRRIGATION**  
 UNDERGROUND IRRIGATION SHALL BE REQUIRED FOR ALL LANDSCAPE AREAS. SUCH IRRIGATION SHALL EXTEND TO INCLUDE PUBLIC BOULEVARD AND INTO LANDSCAPED PARKING ISLANDS, EXCEPT NATURAL AREAS TO BE PRESERVED.

## **LANDSCAPE PLAN NOTES**

- EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE PROJECT SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
- 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 800-454-0002 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.
- PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- 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.
- 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.
- 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.
- UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
- CONSTRUCTION STAGING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAGING DURING THE COURSE OF THE PROJECT.
- DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES FOR PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
- REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:  
 1. ADDENDUM WITH DATE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.  
 2. LANDSCAPE SPECIFICATIONS.  
 3. PLAN DRAWINGS.  
 4. PLAN / MATERIAL SCHEDULES.  
 5. CITY STANDARD SPECIFICATIONS AND DETAILS.  
 6. MOST STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

**CARLSON MECAIN**  
 LANDSCAPE ARCHITECTS  
 128TH AVENUE NE, SUITE 200  
 BLAINE, MN 55449  
 TEL: 763-479-0000  
 FAX: 763-479-0001  
 WWW.CARLSONMECAIN.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.  
 Print Name: Ryan J. Rutledge  
 Signature: [Signature]  
 Date: 12/29/23 License #: 56346

Drawn: RJR  
 Designed: RJR  
 Date: 12/29/23  
 Revisions: 1. 01/20/21 per City Comments

**MEADOWLANDS DEVELOPMENT, LLC.**  
 3122 - 117th Avenue NE  
 Blaine, MN 55449


**MEADOWLAND ESTATES**  
 Blaine, Minnesota

**LANDSCAPE PLAN**

L1 of 2

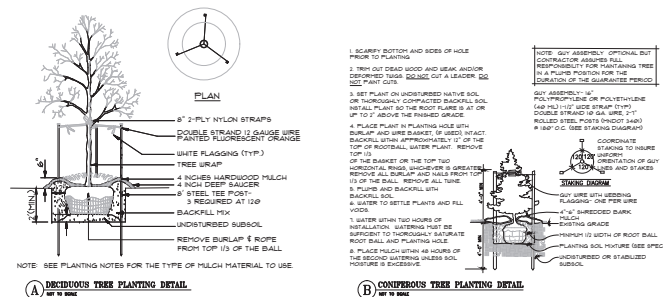
#9101

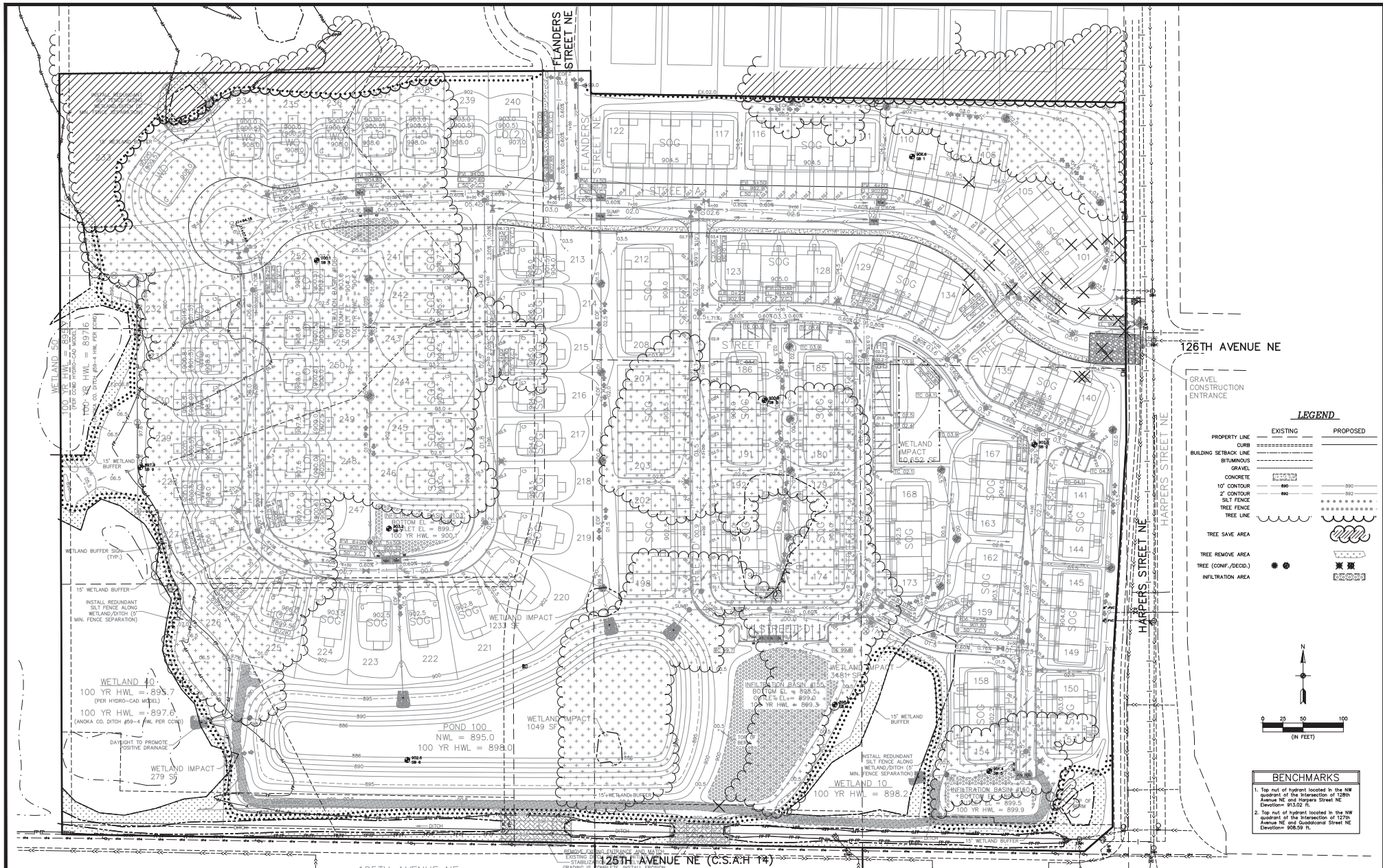


TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	RM	22	Acer rubrum 'Northwood'	Northwood Red Maple	2.5' Cal.	B&B
	FM	20	Acer x freemanni 'Sienna'	Sienna Glen Maple	2.5' Cal.	B&B
	RB	10	Betula nigra Clump Form, 2.5' Cal Equivalent	River Birch Multi-Trunk	10' Ht.	B&B
	HL	32	Gleditsia triacanthos inermis 'Haven'	Northern Acclaim Thornless Honey Locust	2.5' Cal.	B&B
	KC	23	Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	2.5' Cal.	B&B
	WO	21	Quercus bicolor	Swamp White Oak	2.5' Cal.	B&B
	BL	30	Tilia americana 'Boulevard'	Boulevard Linden	2.5' Cal.	B&B
	AE	28	Ulmus americana 'Princeton'	American Elm	2.5' Cal.	B&B
CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BF	81	Abies balsamea	Balsam Fir	6' Ht.	B&B
	BH	55	Picea glauca densata	Black Hills Spruce	6' Ht.	B&B
	CH	11	Tsuga canadensis	Canadian Hemlock	6' Ht.	B&B
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	SB	43	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2' Cal.	B&B
	CA	20	Malus x 'Prairifire' Red Flowers	Prairifire Crabapple	2' Cal.	B&B
	JL	27	Syringa reticulata 'Ivory Silk' White Flowers	Ivory Silk Japanese Tree Lilac	2' Cal.	B&B
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	SOD	206,306 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	TI	50,595 sf	Type II - Stormwater Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 52.0 lb/ac	MnDOT Seed Mix 33-261	seed	
	TV	40,964 sf	Type IV - Native Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 50.0 lb/ac	MnDOT Seed Mix 33-241	seed	

### LANDSCAPE SPECIFICATIONS

- [illegible]





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

Print Name: Brian J. Krystofek, P.E.  
Signature: *Brian J. Krystofek*  
Date: 12/30/20 License #: 25963

Drawn: ADB  
Designed: BLK  
Date: 12/30/20

Revisions:  
1. 1/13/21 per CWD Comments  
2. 1/28/21 per City Comments

**HARPERS GROVE, LLC**  
3066 Island View Drive  
Mound, MN 55364

**HARPERS LANDING**  
Blaine, Minnesota

**TREE PRESERVATION PLAN**

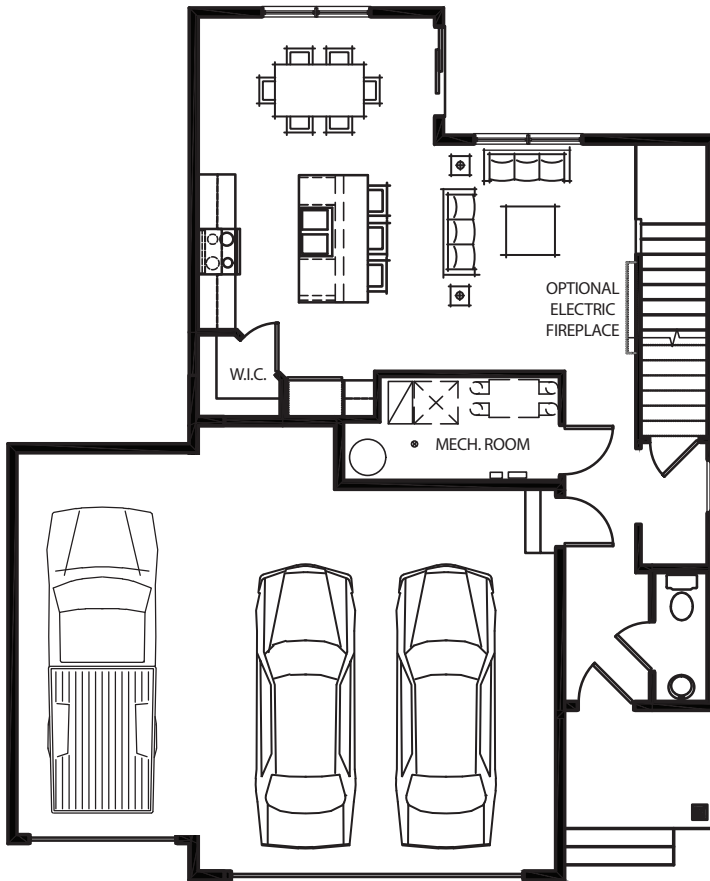
T1  
of  
1

#6889

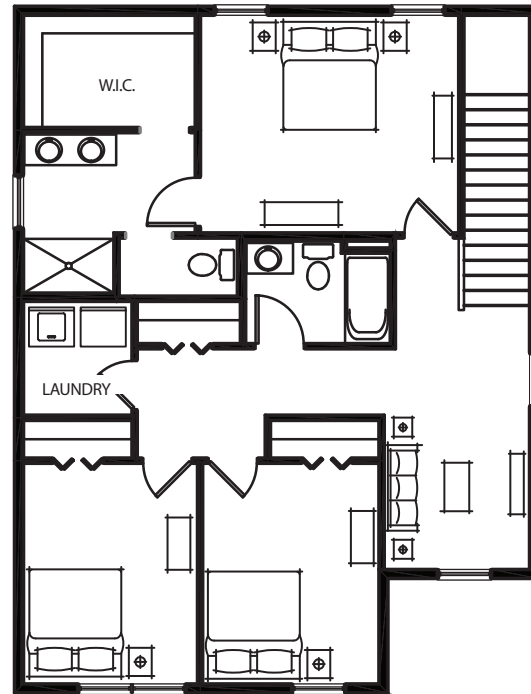




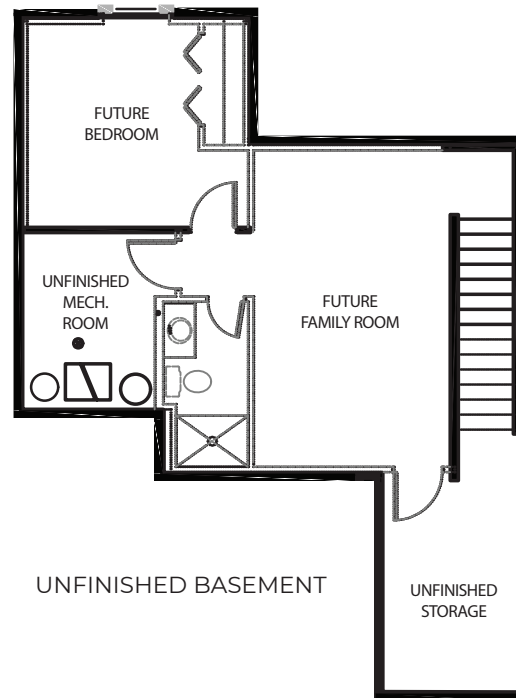
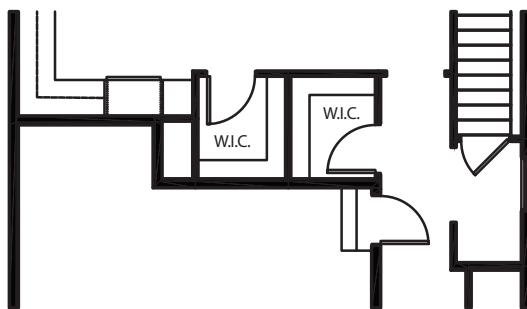
MAIN LEVEL



STANDARD UPPER LEVEL



MAIN LEVEL / BASEMENT PLAN



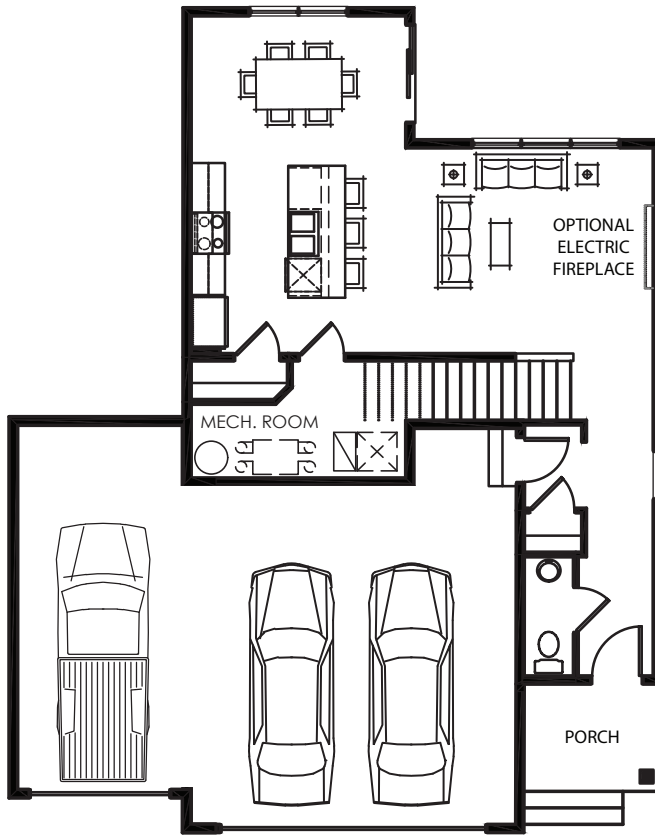
All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut off dates. All homes are constructed by D.R. Horton®, Inc.-Minnesota, Residential Contractor's License #BC605657.



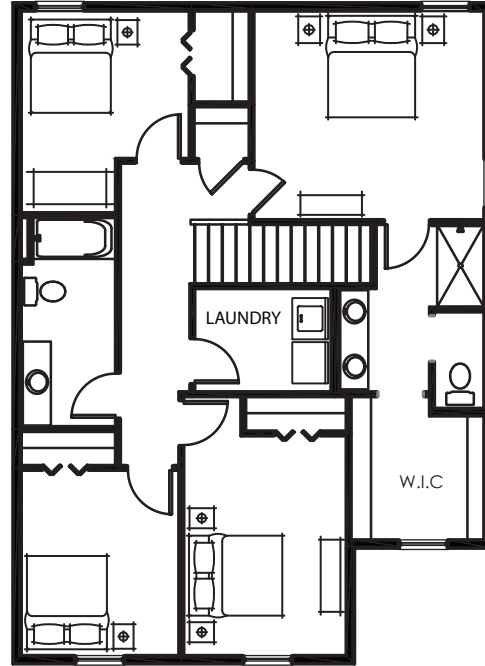




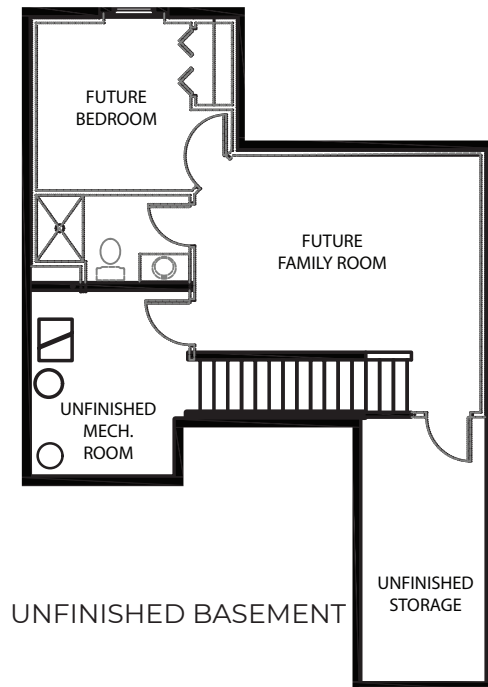
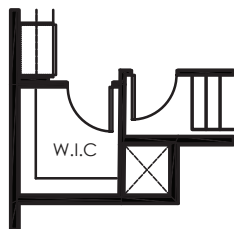
MAIN LEVEL



STANDARD UPPER LEVEL



MAIN LEVEL / BASEMENT PLAN



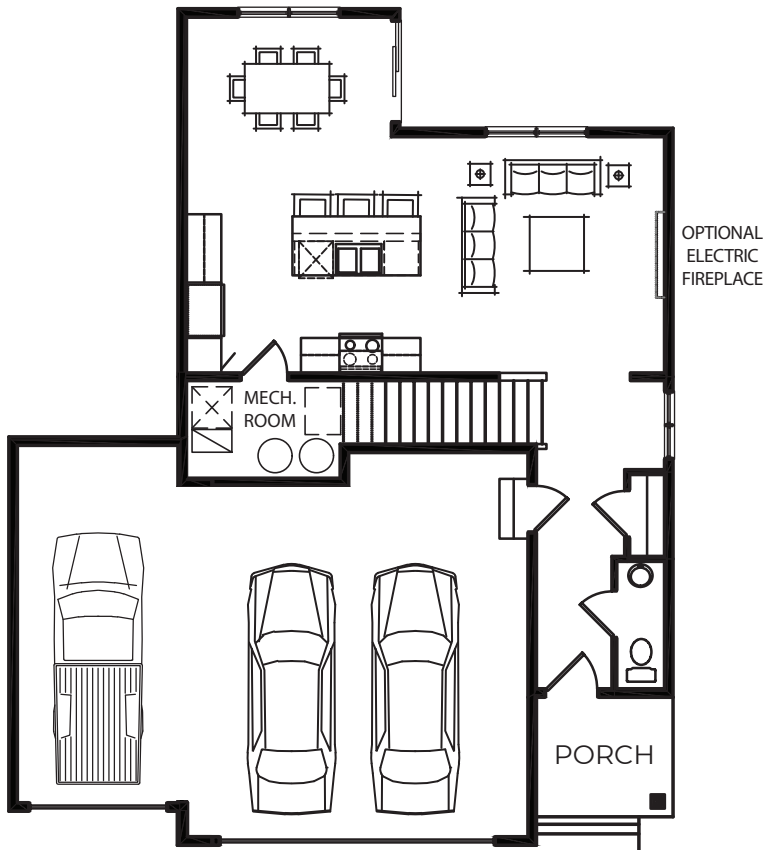
UNFINISHED BASEMENT

All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut off dates. All homes are constructed by D.R. Horton®, Inc.-Minnesota, Residential Contractor's License #BC605657.

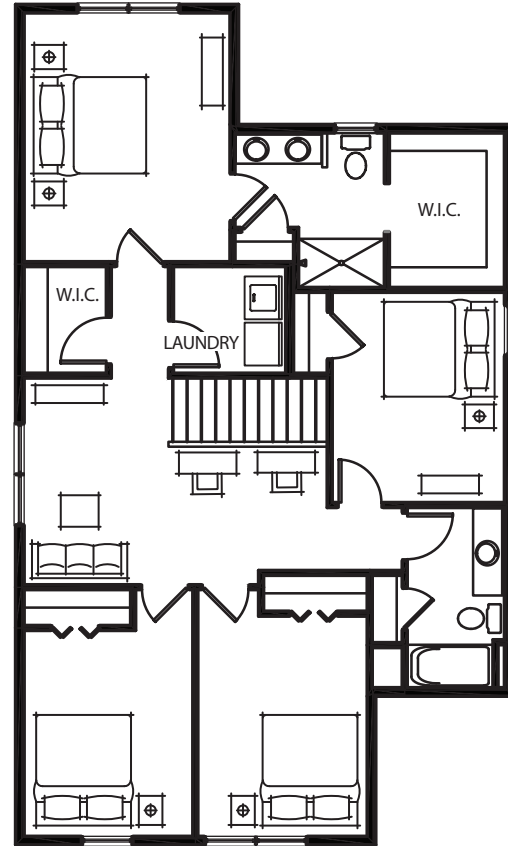




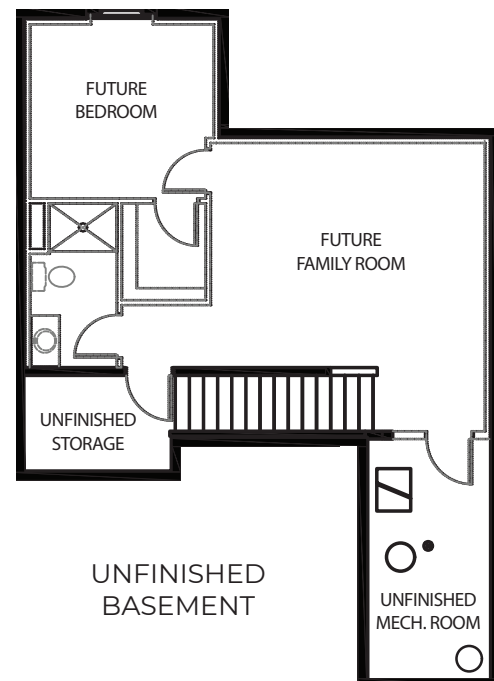
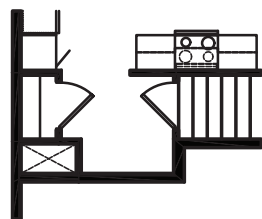
MAIN LEVEL



STANDARD UPPER LEVEL



MAIN LEVEL / BASEMENT PLAN



All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut off dates. All homes are constructed by D.R. Horton®, Inc.-Minnesota, Residential Contractor's License #BC605657.





AMERICAN CLASSIC

A



HEARTLAND COTTAGE

M

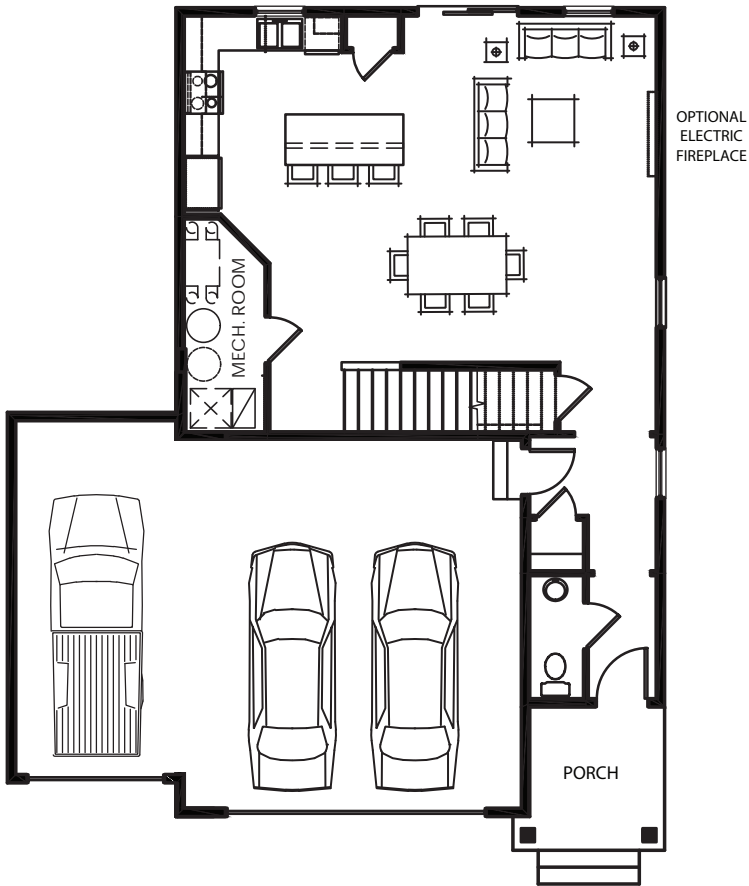


NORTHERN CRAFTSMAN

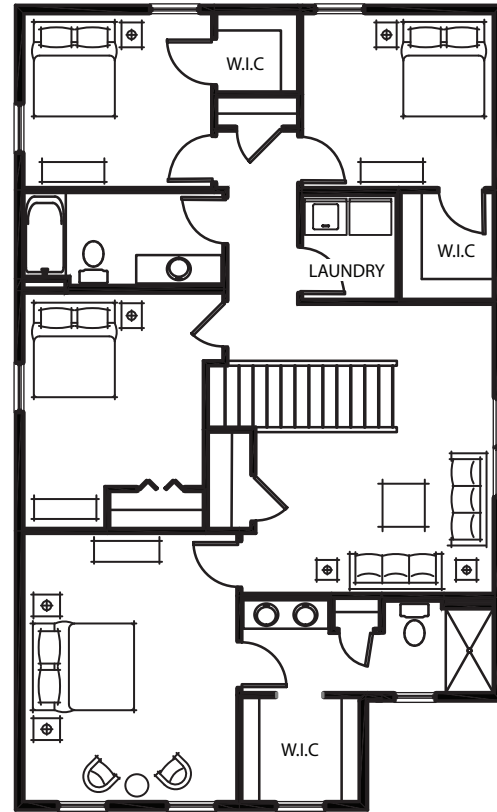
L



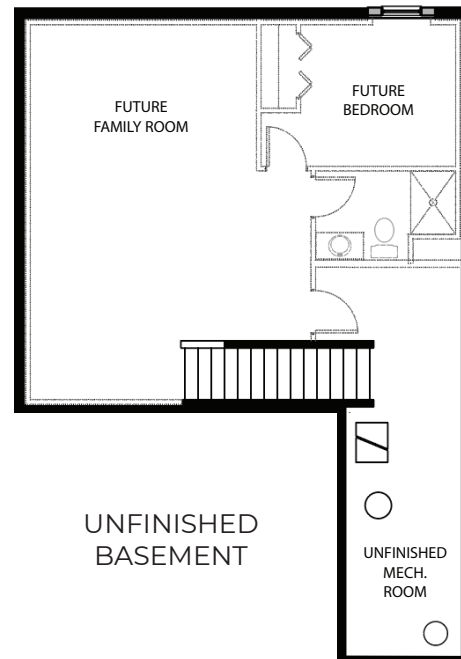
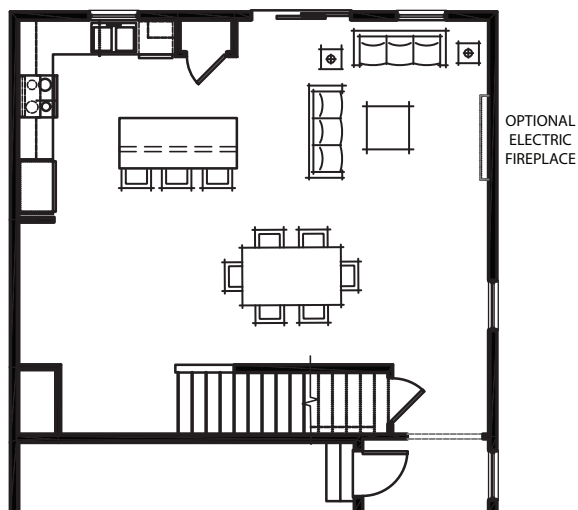
MAIN LEVEL



STANDARD UPPER LEVEL



MAIN LEVEL / BASEMENT PLAN



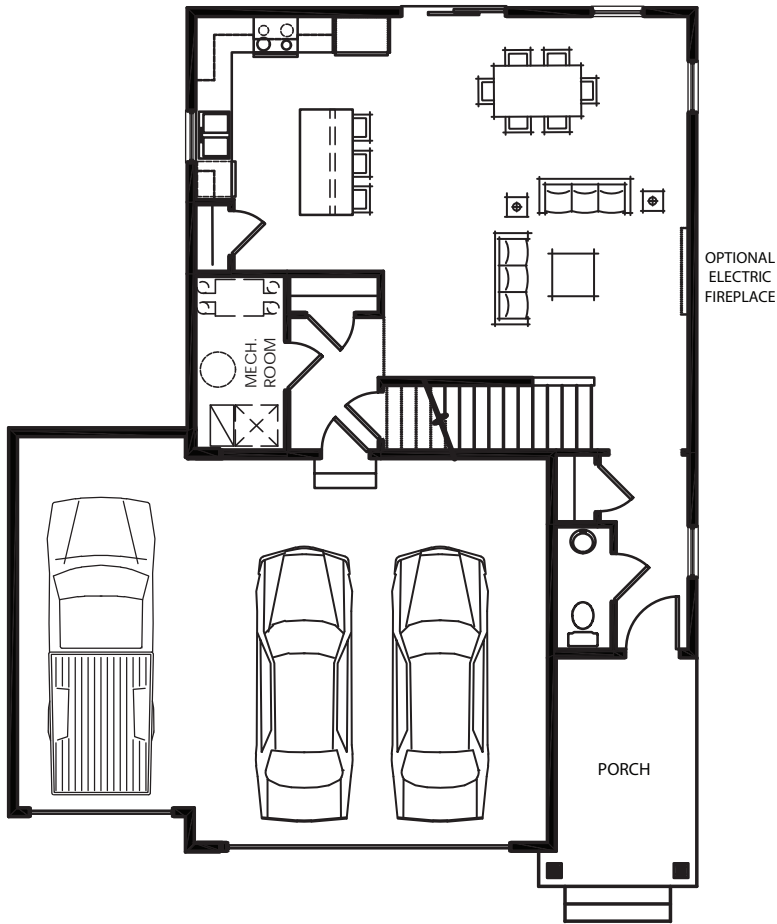
All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut off dates. All homes are constructed by D.R. Horton®, Inc.-Minnesota, Residential Contractor's License #BC605657.



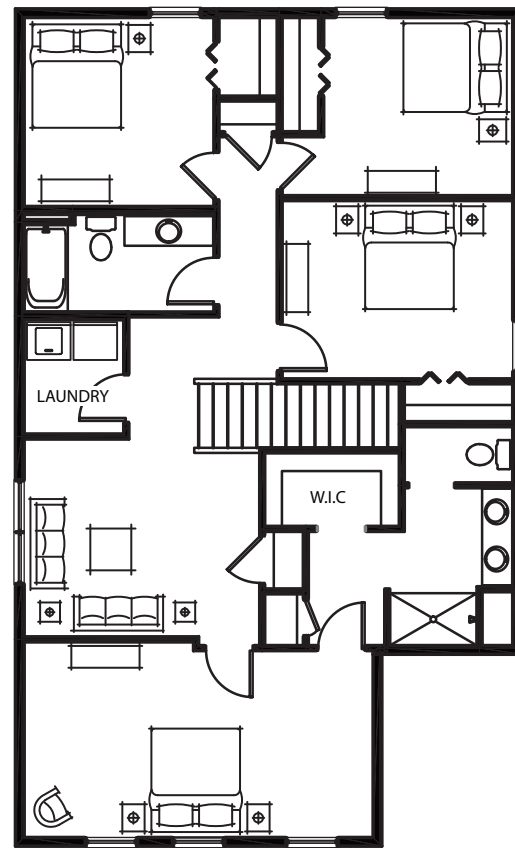




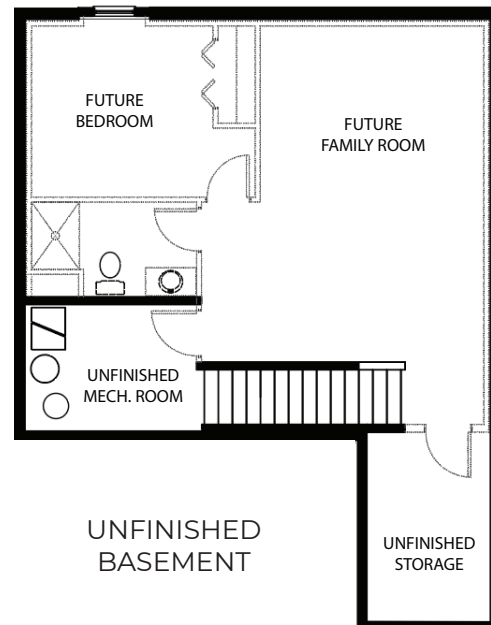
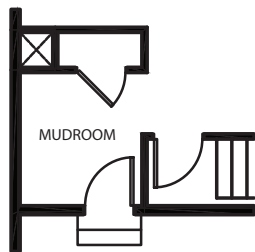
MAIN LEVEL



STANDARD UPPER LEVEL



MAIN LEVEL / BASEMENT PLAN



All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut off dates. All homes are constructed by D.R. Horton®, Inc.-Minnesota, Residential Contractor's License #BC605657.

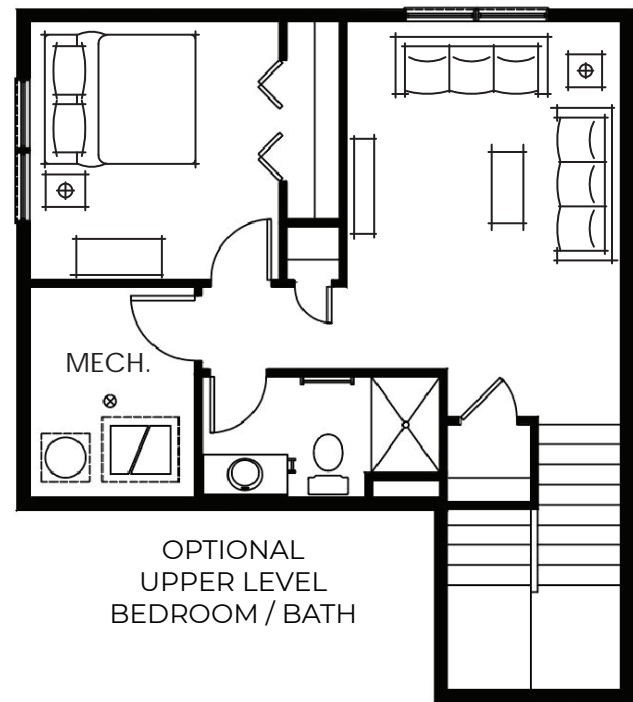
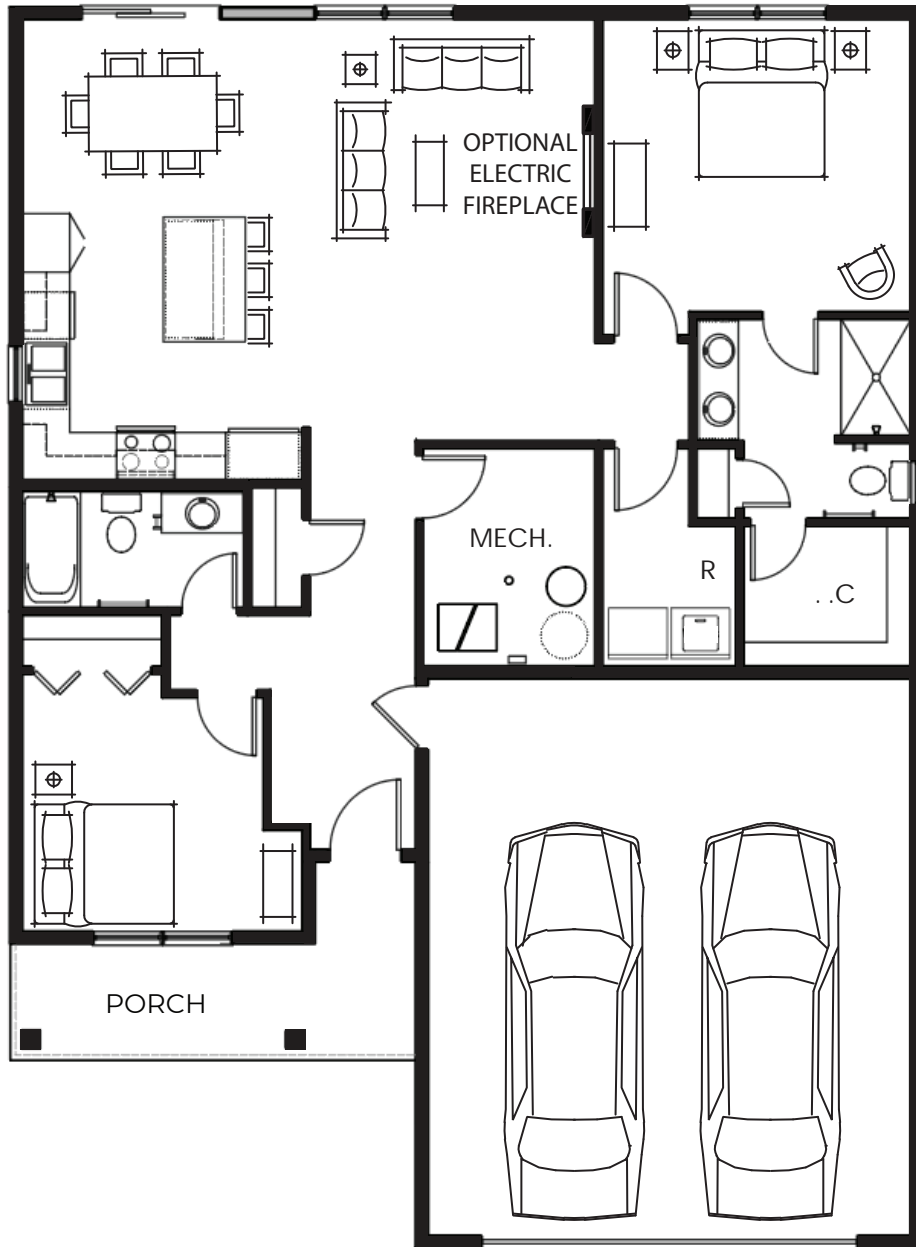




## THE LEWIS



MAIN LEVEL



OPTIONAL  
UPPER LEVEL  
BEDROOM / BATH

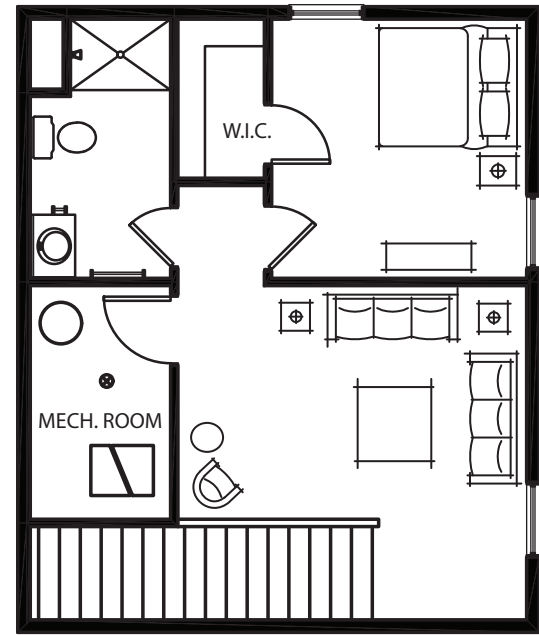
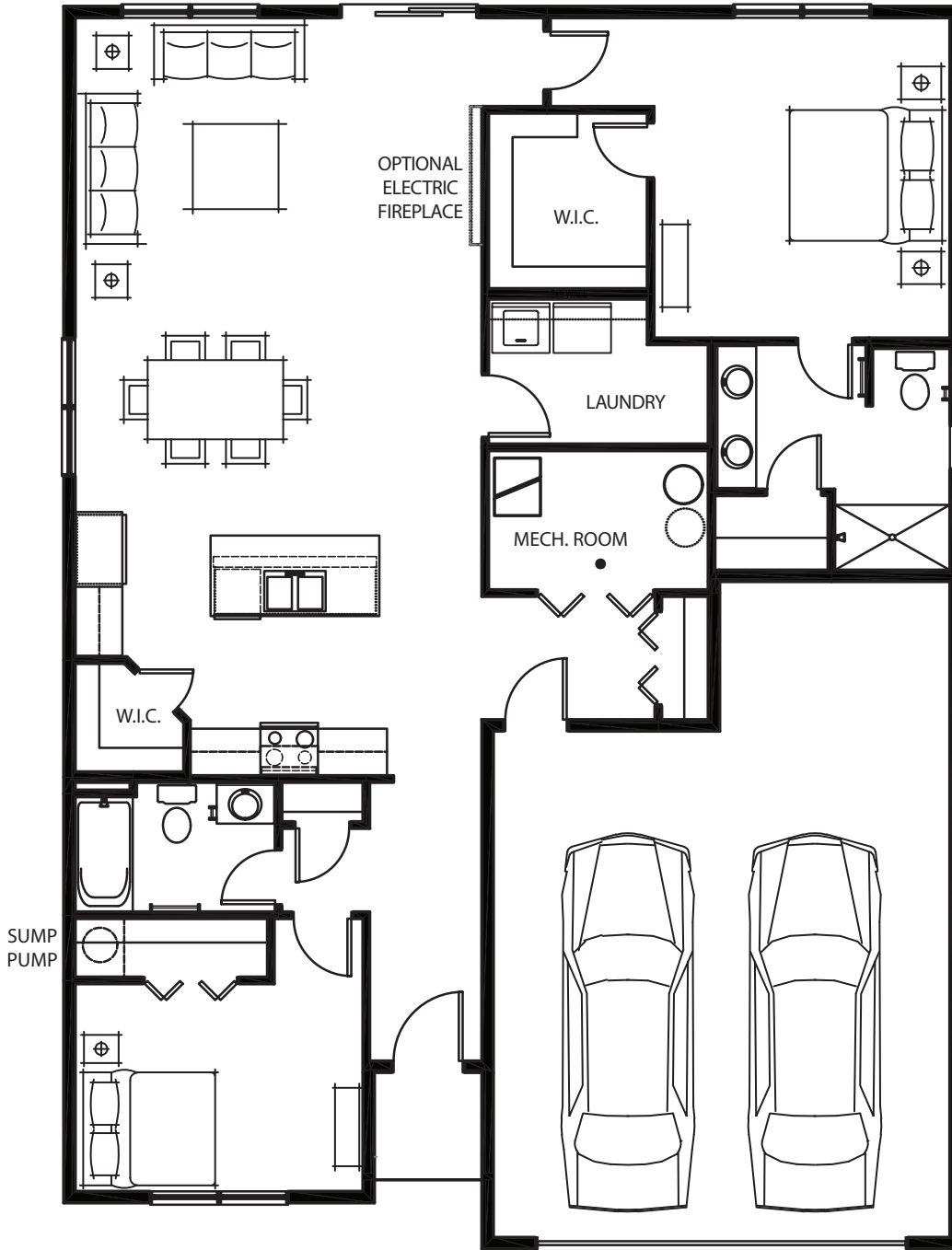
All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut off dates. All homes are constructed by D.R. Horton®, Inc.-Minnesota, Residential Contractor's License #BC605657.







MAIN LEVEL



OPTIONAL LOFT WITH  
BED AND BATH

All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut off dates. All homes are constructed by D.R. Horton®, Inc.-Minnesota, Residential Contractor's License #BC605657.







## THE EXCELSIOR

EXTERIOR UNIT

2- 3 Bedroom, 2.5 Bath  
1,894 Square Feet

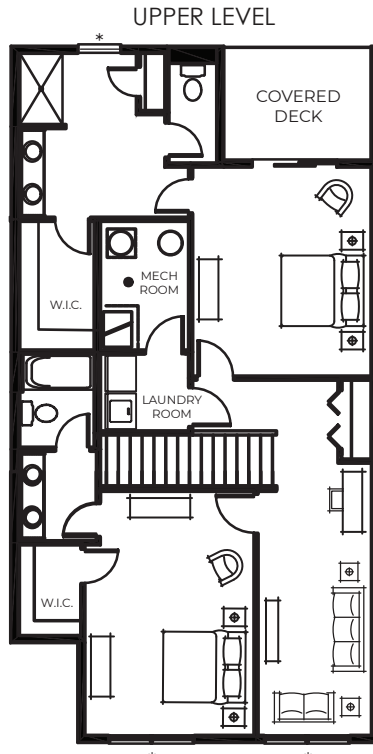
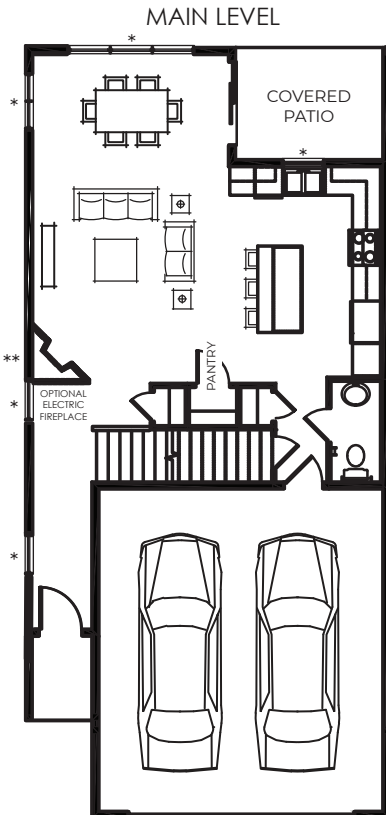
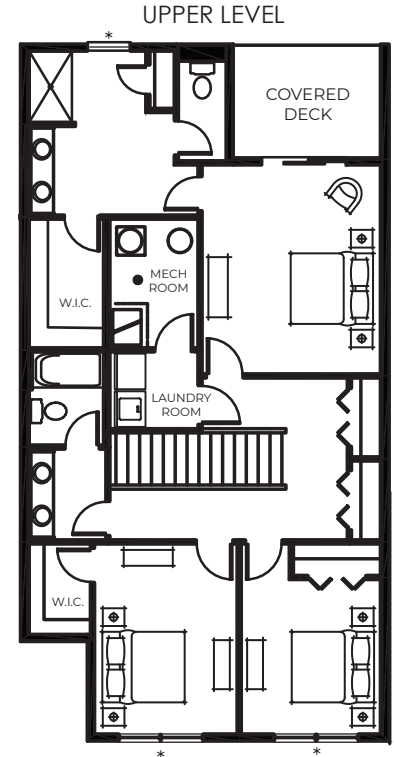
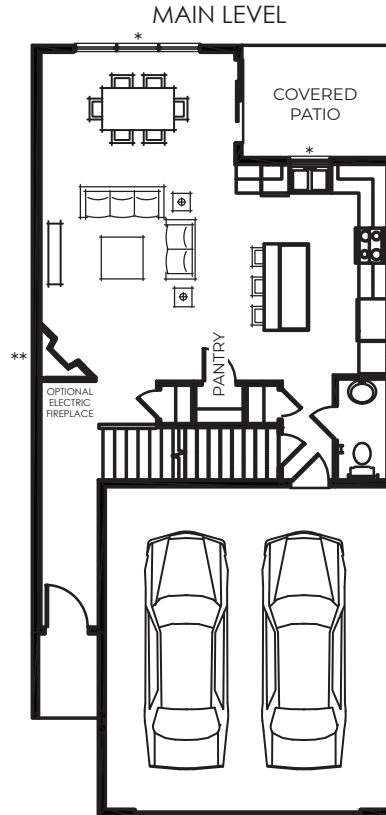
## THE FAIRMONT

INTERIOR UNIT

2-3 Bedroom, 2.5 Bath  
1,894 Square Feet

## 3-BEDROOM

- \* Windows on Exterior Units ONLY.  
Window configuration per plan.
- \*\* Optional Electric Fireplace.

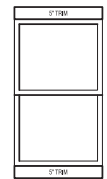
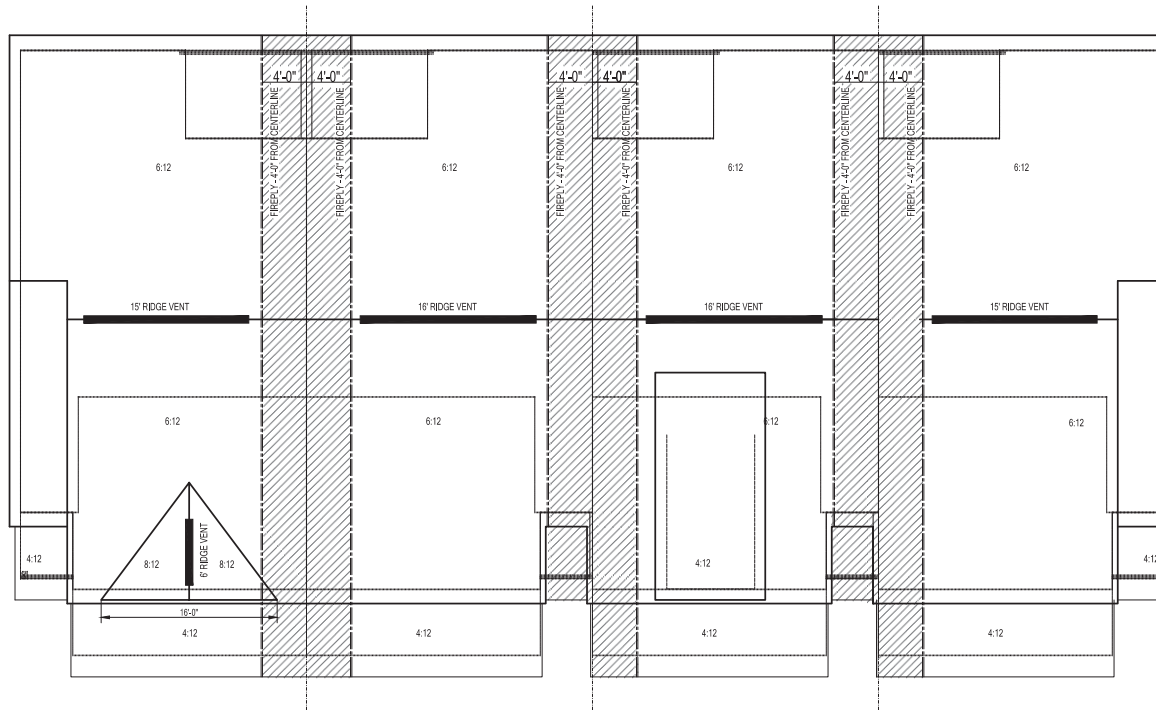


## 2-BEDROOM

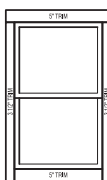
- \* Windows on exterior units only.  
Windows configuration per plan.
- \*\* Optional Electric Fireplace

All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates. All homes are constructed by D.R. Horton®, Inc. – Minnesota, Residential Contractor's License #BC605657

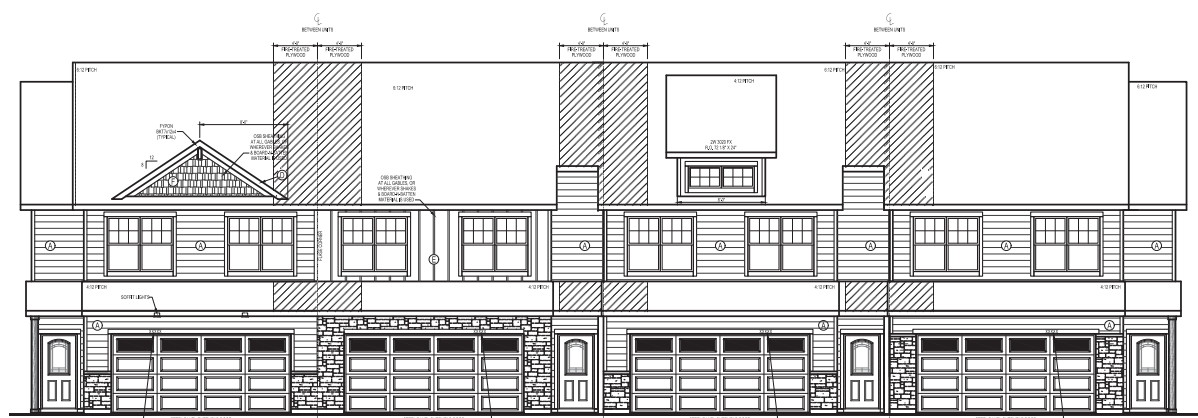




TYPICAL WDW TRIM  
AT FRONT W/ SHUTTERS  
1/2"=1'-0"



TYPICAL WDW & DOOR TRIM  
AT FRONT ONLY  
1/2"=1'-0"



SIDING LEGEND	
REF	PRODUCT
(A)	LAP SIDING "A"
(B)	LAP SIDING "B"
(C)	N/A
(D)	5" TRIM - VINYL LINEAL
(E)	BOARD & BATTEN
(F)	SHAKE SIDING
(G)	6-1/2" BEAD BOARD

EXCELSIOR 2610 ELEV. F  
FAIRMONT 2615 ELEV. G  
FAIRMONT 2615 ELEV. J  
EXCELSIOR 2610 ELEV. K

209 TOTAL FASCAD  
20 SO FT STONE = 9.6%  
165 SO FT STONE = 78.0%  
24 SO FT SHAKES = 11.5%

199 TOTAL FASCAD  
60 SO FT STONE = 30.1%  
79 SO FT BOARD & BATTEN = 39.7%  
57 SO FT SIDING = 28.5%

215 TOTAL FASCAD  
20 SO FT STONE = 9.3%  
165 SO FT SIDING = 76.7%

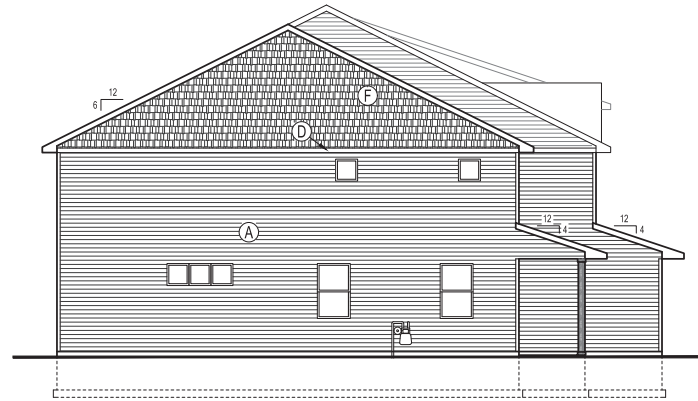
185 TOTAL FASCAD  
36 SO FT STONE = 19.5%  
145 SO FT VINYL = 78.5%

133 S.F. STONE = 16.5%  
FRONT ELEVATION  
3/16"=1'-0"

# HIGHPOINTE & HARPERS LANDING 4-UNIT BUILDING

© COPYRIGHT D.R. HORTON, INC. 2018  
These plans, and the concept thereof  
are the exclusive property of D.R. Horton Inc.,  
And may not be reproduced  
or used without written consent.

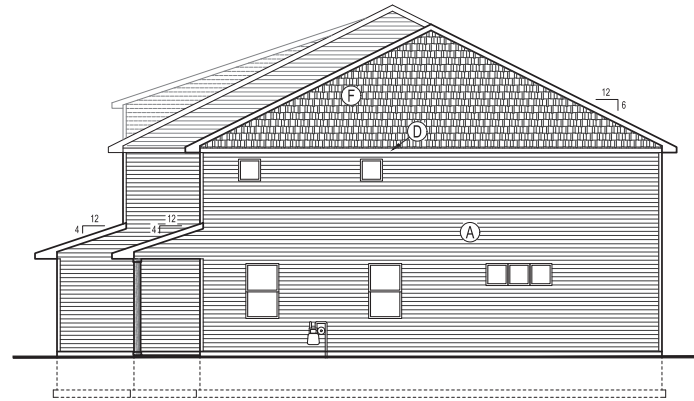
2020 ROW HOMES	1.0
PCF 07/17/22 11614-03-01	X
PCF 08/12/24-01	
PCF 08/12/24-01	



965 TOTAL FASCIADE  
734 SQ FT VINYL = 76.1%  
231 SQ FT SHAKES = 23.9%

**BALSAM POINTE  
LEFT ELEVATION**

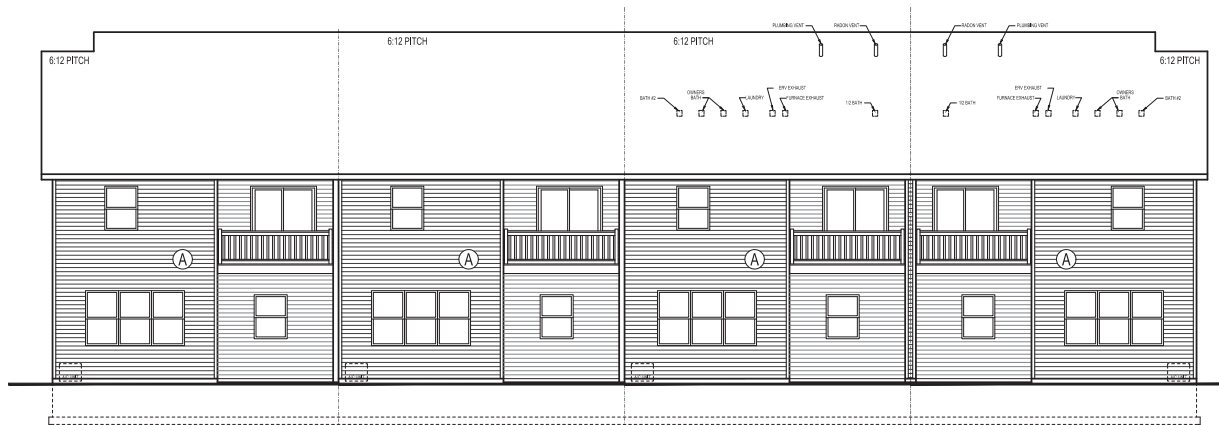
3/16"=1'-0"



965 TOTAL FASCIADE  
734 SQ FT VINYL = 76.1%  
231 SQ FT SHAKES = 23.9%

**BALSAM POINTE  
RIGHT ELEVATION**

3/16"=1'-0"



321 TOTAL FASCIADE (EACH UNITx4)  
321 SQ FT VINYL = 100%

**REAR ELEVATION**

3/16"=1'-0"

SIDING LEGEND	
REF	PRODUCT
(A)	LAP SIDING "A"
(B)	LAP SIDING "B"
(C)	N/A
(D)	5" TRIM - VINYL LINEAL
(E)	BOARD & BATTEN
(F)	SHAKE SIDING
(G)	6-1/2" BEAD BOARD





## THE CALEDONIA

EXTERIOR UNIT

2-3 Bedroom, 2.5 Bath

1,687 Square Feet

## THE DALTON

INTERIOR UNIT

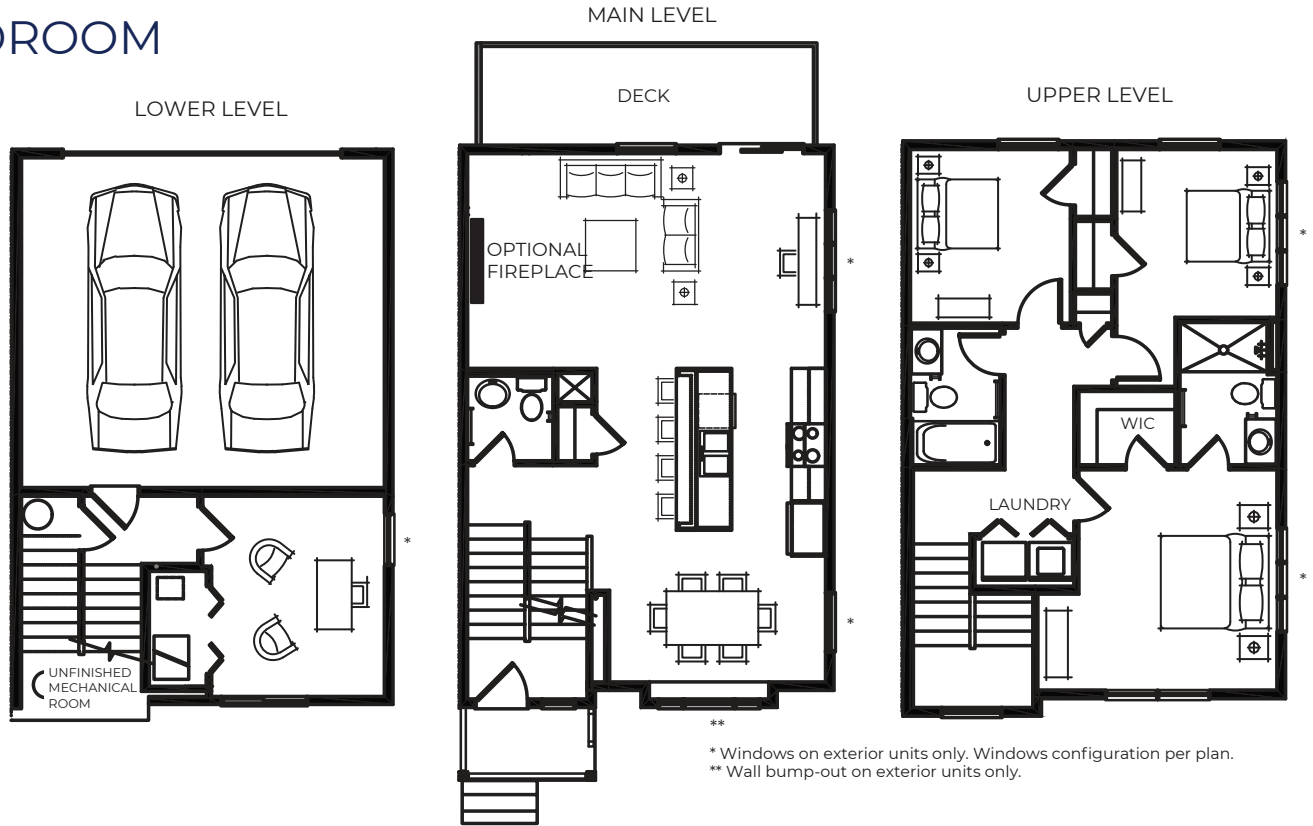
2-3 Bedroom, 2.5 Bath

1,687 Square Feet

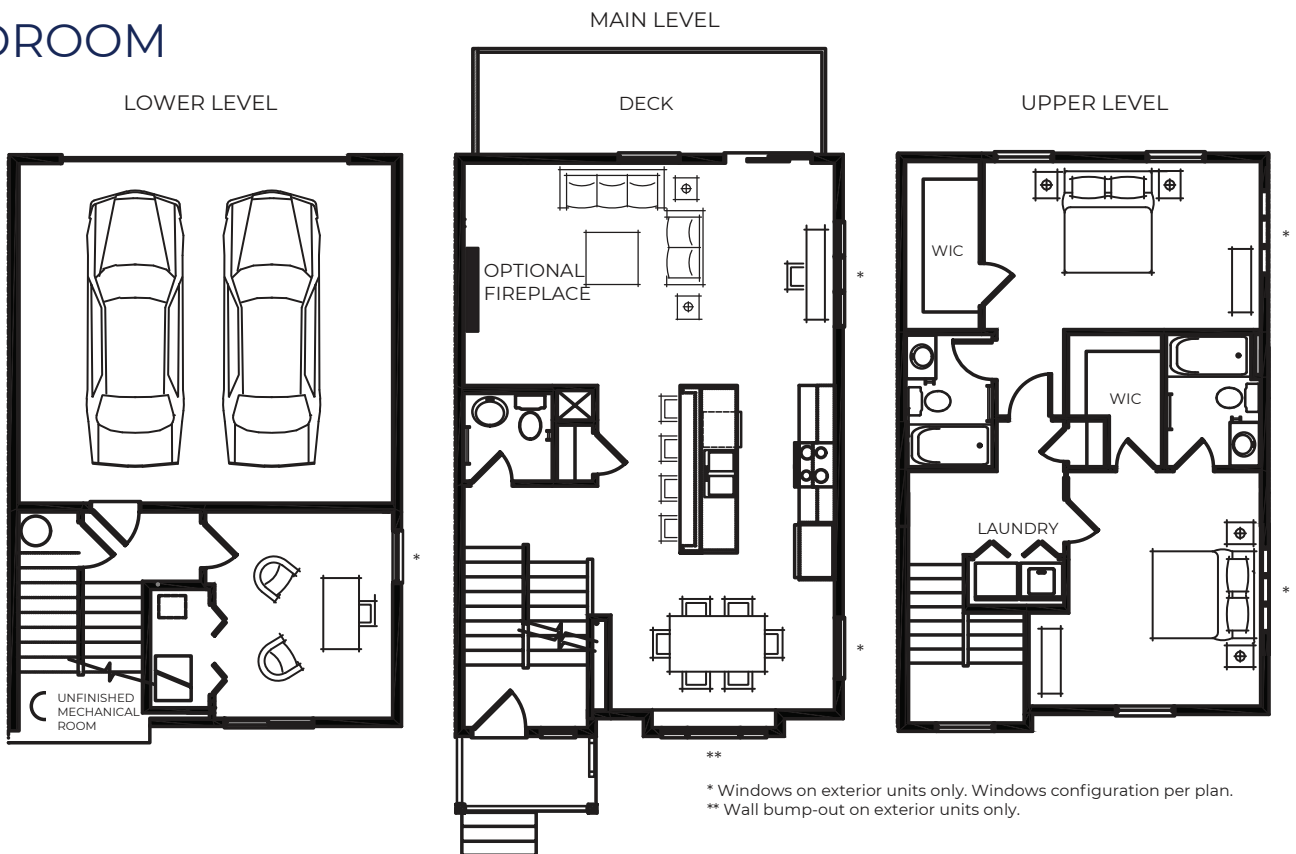
# THE CALEDONIA/DALTON

1,687 SQUARE FEET

## 3-BEDROOM



## 2-BEDROOM



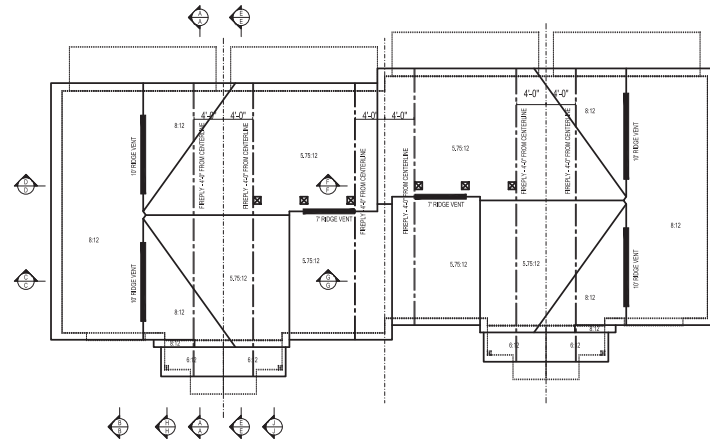
All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates. All homes are constructed by D.R. Horton, Inc. - Minnesota, Residential Contractor's License #BC605657





OAK VILLAGE FRONT PORCH ELEV

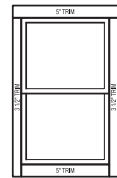
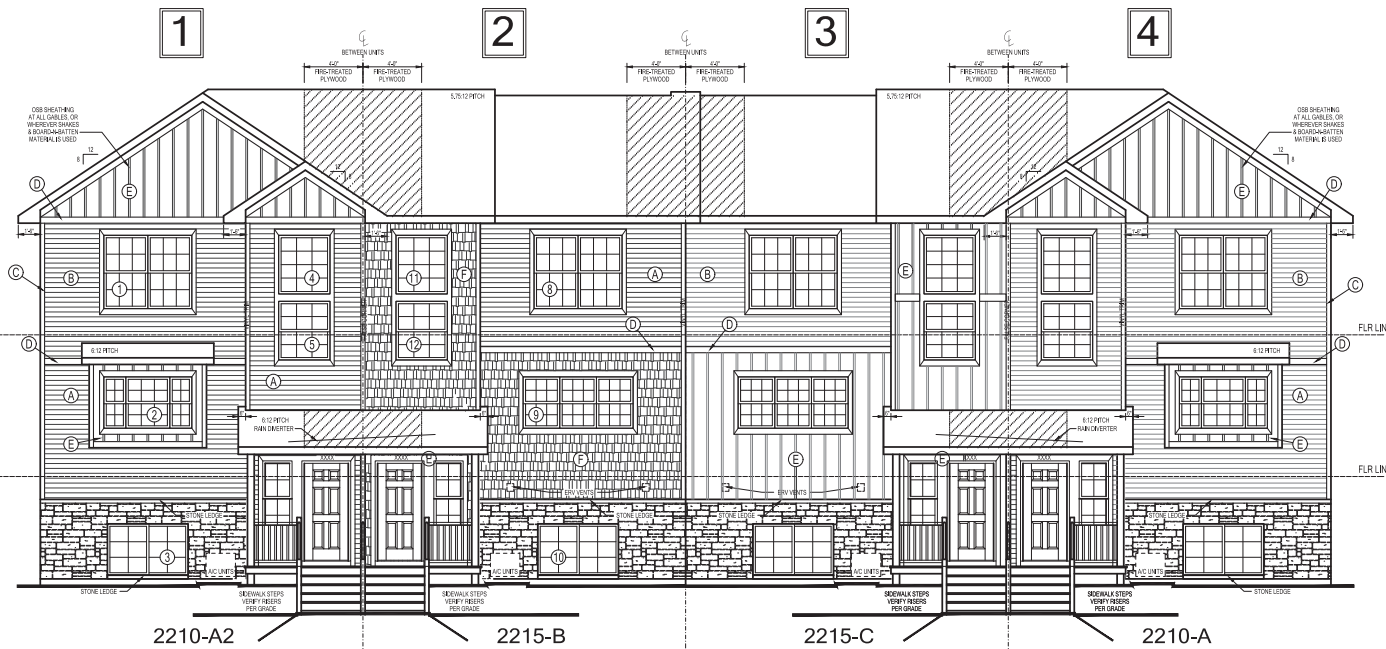
4  
UNIT



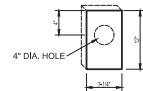
BASE PLANS  
REVISED: 11/27/18

FIRE SUPPRESSION  
SYSTEM INCLUDED  
\*SEE SPRINKLER PLANS\*

"2210" = 1,687 SQ. FT. FINISHED  
"2215" = 1,687 SQ. FT. FINISHED  
TOTAL (4 UNITS) = 6,748 SQ. FT. FINISHED



TYPICAL WDW & DOOR TRIM  
ON ALL 4 SIDES  
1/2"=1'-0"



BLOCKING AT  
LIGHT FIXTURES  
1/2"=1'-0"

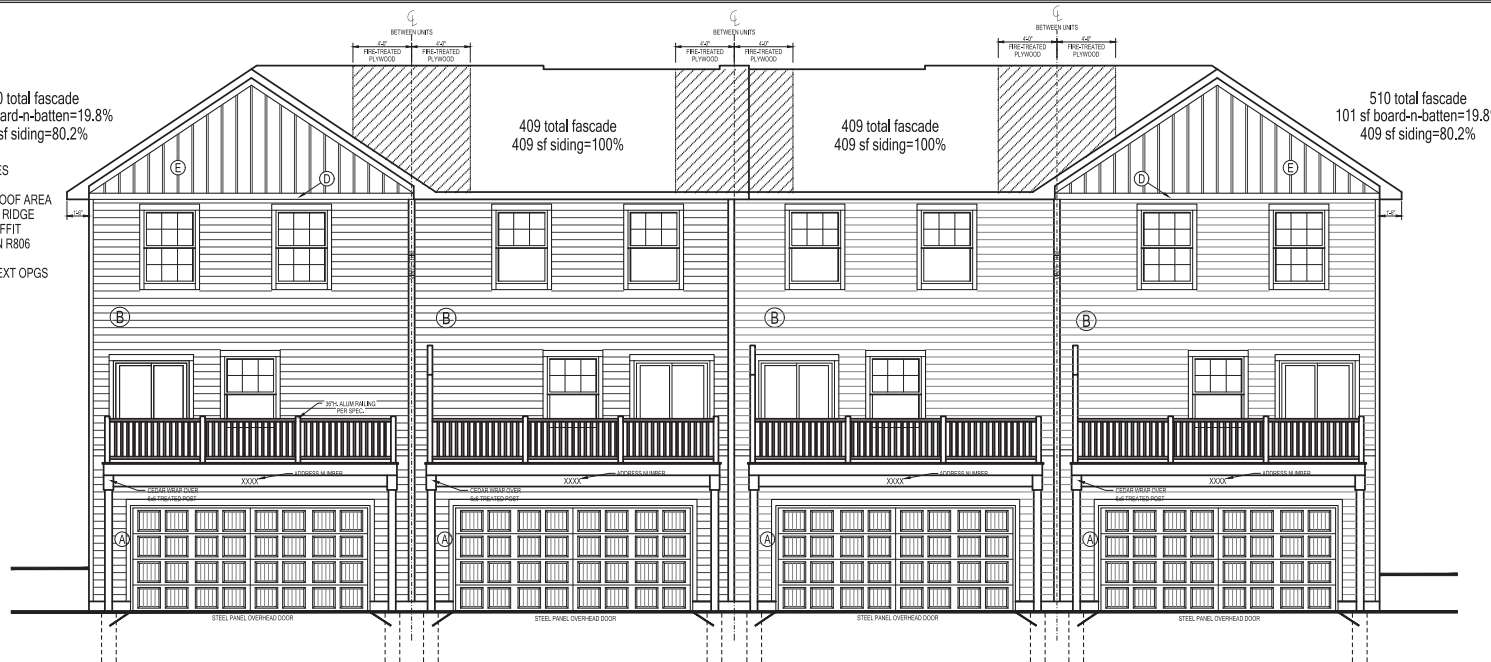
REF	PRODUCT
(A)	LAP SIDING "A"
(B)	LAP SIDING "B"
(C)	4" TRIM
(D)	5" TRIM - VINYL LINEAL
(E)	BOARD & BATTEN
(F)	SHAKES
(G)	6-1/2" BEAD BOARD

© COPYRIGHT D.R. HORTON, INC. 2008

These plans, and the concept thereof  
are the exclusive property of D.R. Horton Inc.,  
And may not be reproduced  
or used without written consent.

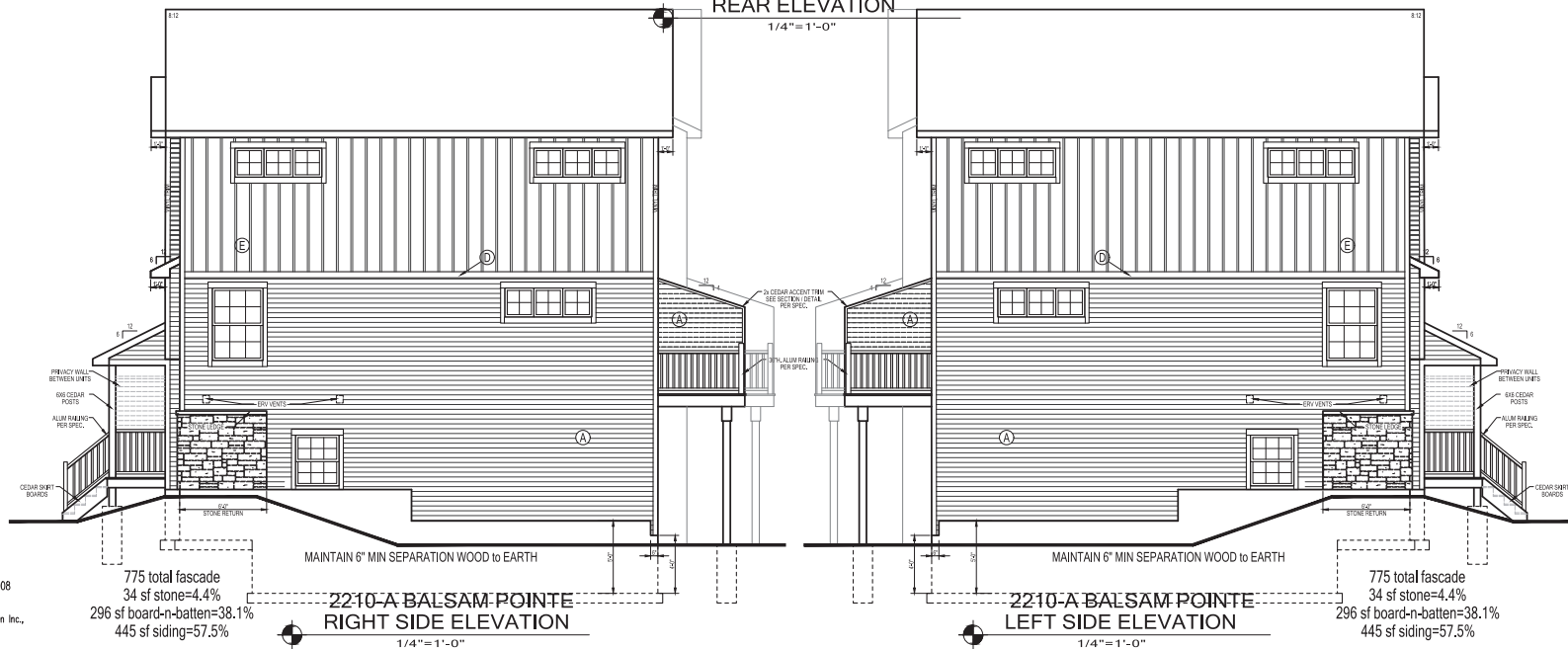
2200 SERIES ROW HOMES  
4 UNIT TYPICAL SECTION  
POSUB 10-25-18MIG  
POSUB 10-25-18MIG

1.0  
X



REAR ELEVATION

1/4" = 1'-0"



2210-A BALSAM POINTE  
RIGHT SIDE ELEVATION

1/4" = 1'-0"

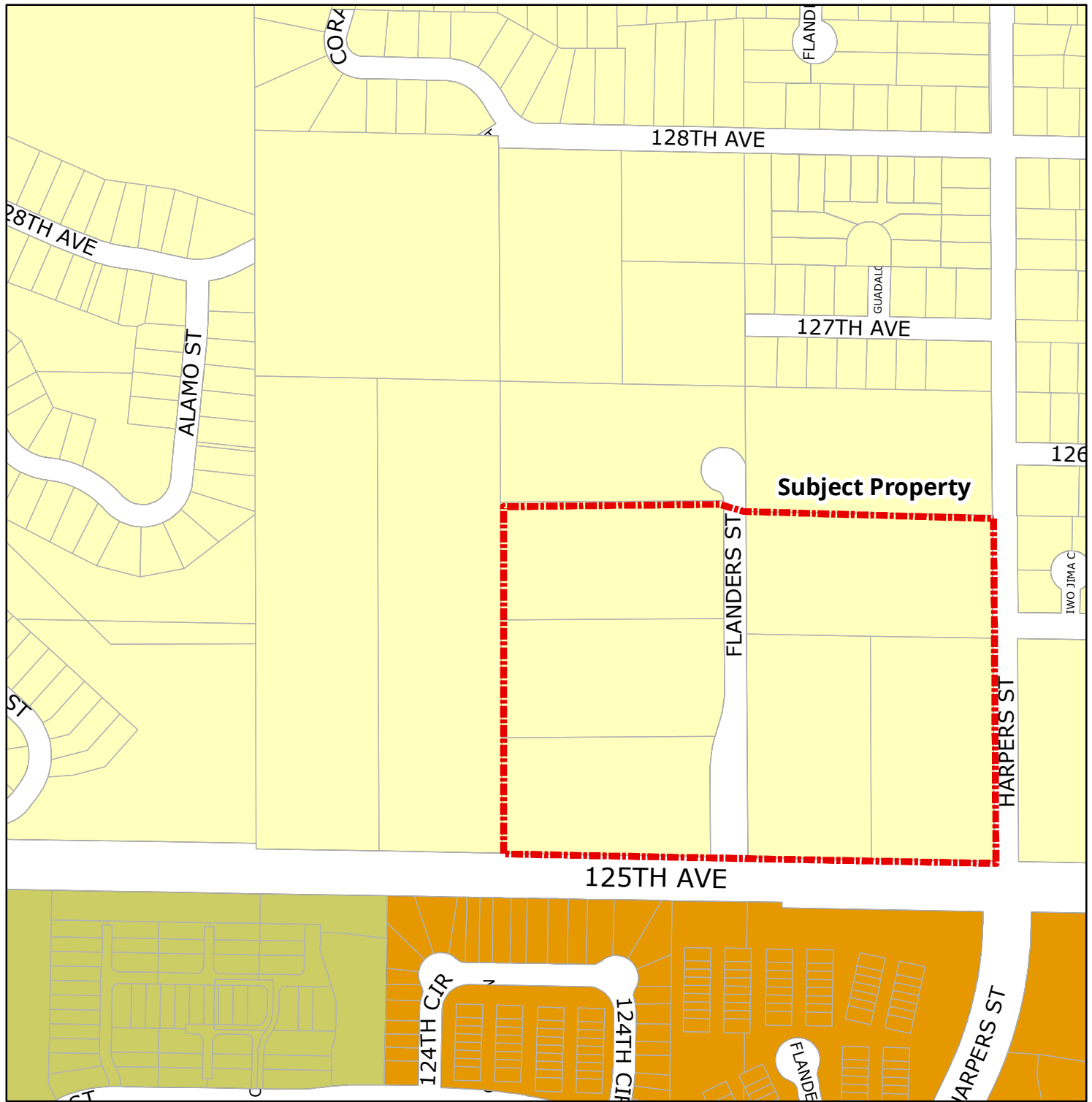
2210-A BALSAM POINTE  
LEFT SIDE ELEVATION

1/4" = 1'-0"

© COPYRIGHT D.R. HORTON, INC. 2008

These plans, and the concept thereof  
are the exclusive property of D.R. Horton Inc.,  
And may not be reproduced  
or used without written consent.





R	HDR	LI	PC	GC
LDR	HDR/PC	HI	O	P/OS
L-MDR	HDR/PI	PI	ABD	PUB/S-PUB
MDR	HDR/PI/PC	NC	PI/PC	AP
MDR/HDR	MHR	CC	RR	

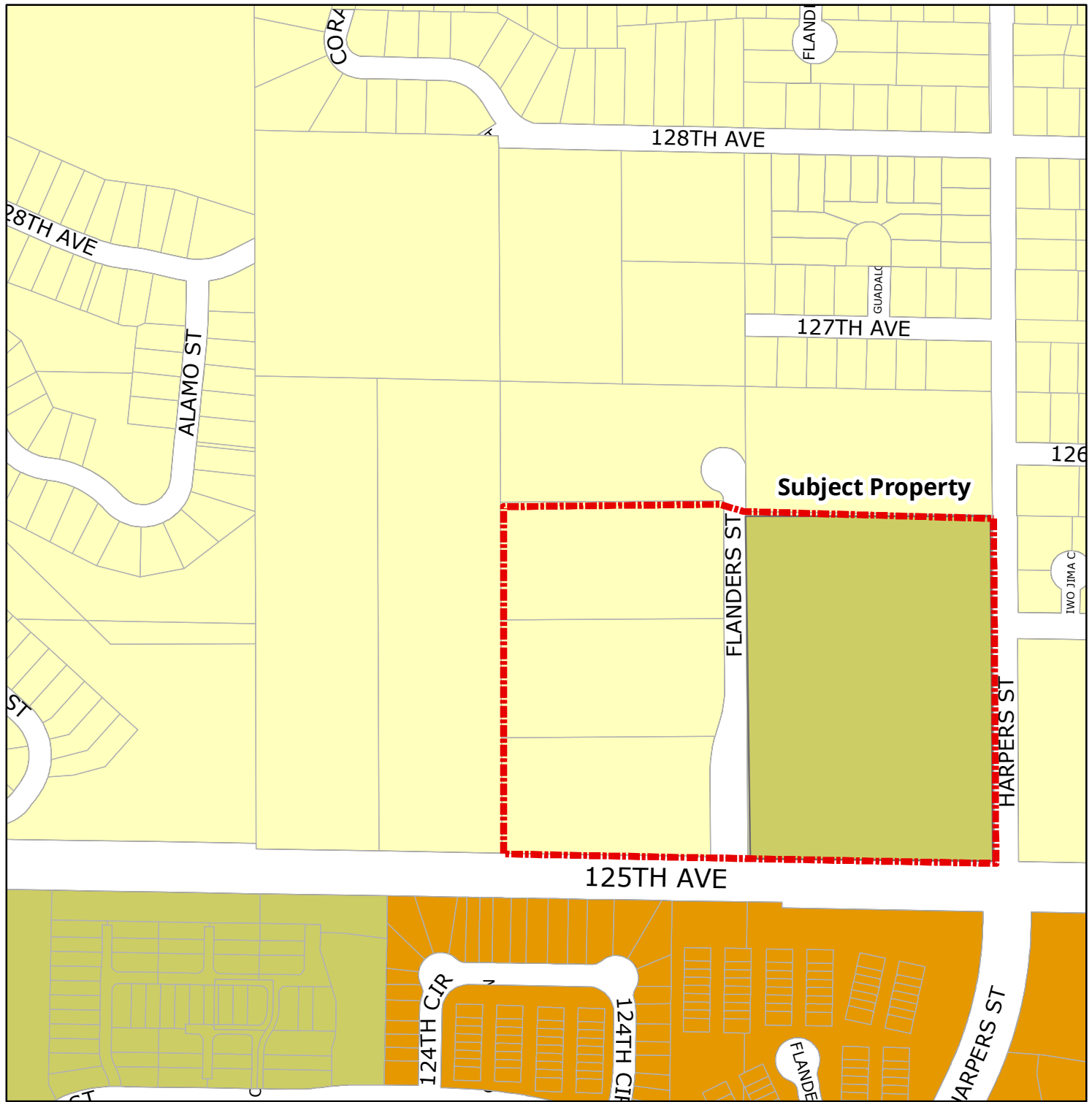



## Harpers Landing Existing Land Use

0 105 210 420 Feet

Map Date: 4/23/2021  
Map Created by City of Blaine GIS  
Harpers Land Use provided by:  
City of Blaine Police Department



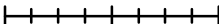


 R	 HDR	 LI	 PC	 GC
 LDR	 HDR/PC	 HI	 O	 P/OS
 L-MDR	 HDR/PI	 PI	 ABD	 PUB/S-PUB
 MDR	 HDR/PI/PC	 NC	 PI/PC	 AP
 MDR/HDR	 MHR	 CC	 RR	



## Harpers Landing Proposed Land Use

0 105 210 420 Feet



Map Date: 4/23/2021  
Map Created by City of Blaine GIS  
Harpers boundaries provided by:  
City of Blaine Police Department





April 12, 2021

To Whom it may concern;

Harpers Grove, LLC conducted it's neighborhood meeting for the Harpers Landing development at 7PM on Friday, April 9<sup>th</sup>, 2021. Kelly Olsen of Harpers Grove, Greg Peterson of Exit Realty, and Steve and Pat Byhoffer of 1650 Harpers St NE were in attendance. We discussed the project to the south and how their parcel might connect to it if we were able to move quickly.

I met with Byhoffers in person on Sunday afternoon and they have signed a purchase agreement to have their property included in a future phase of Harpers Landing.

If you have any questions, please feel free to contact me at your convenience.

Kelly Olsen  
Olsen Global  
612.720.1467  
Kelly@Olsen. Global