

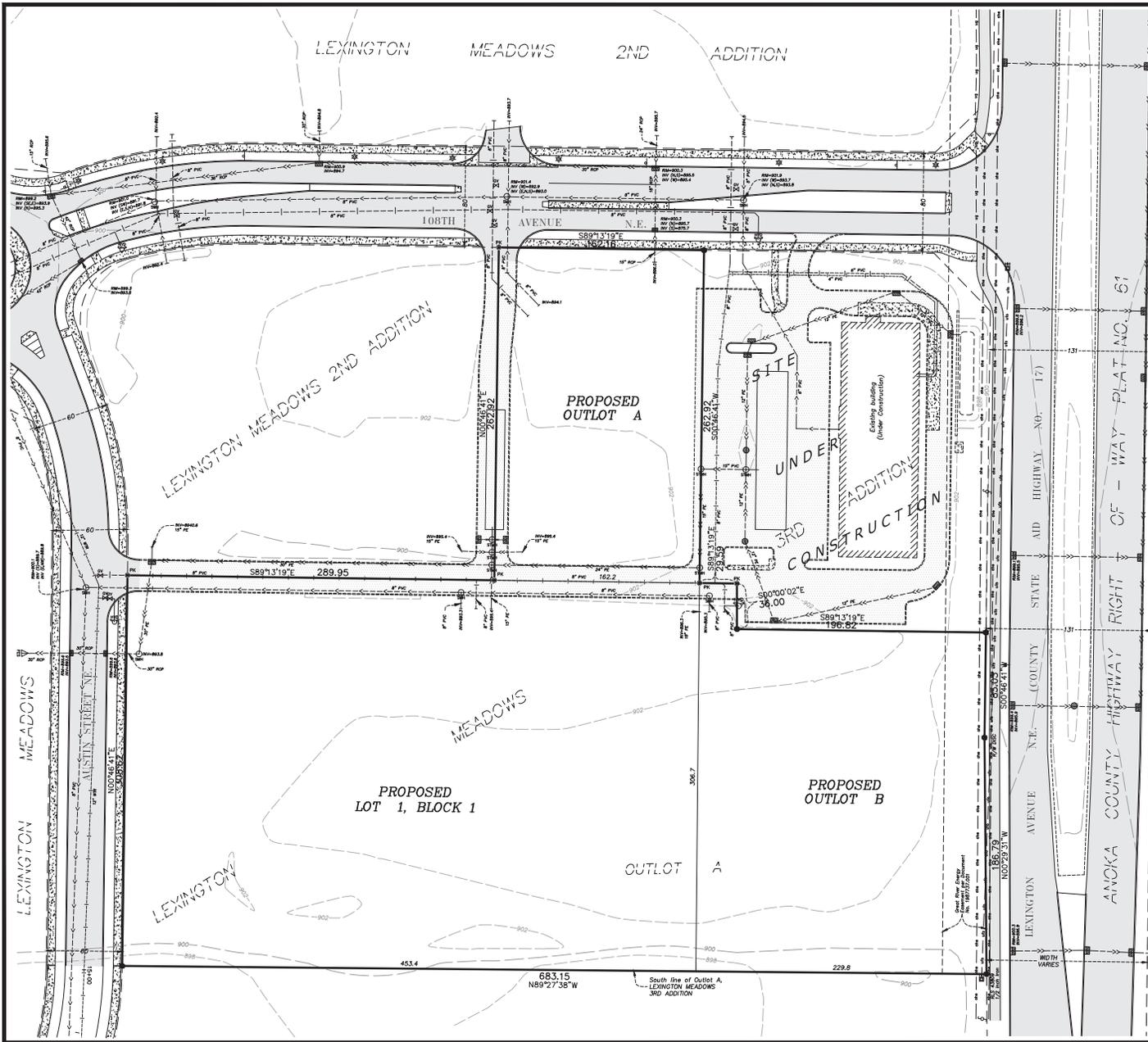
**Case File No. 21-0031**  
**Lexington Meadows Apartments**



BlaineMN.gov

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





**PARCEL DESCRIPTION:**  
 Outlot A, LEXINGTON MEADOWS 3RD ADDITION, according to the recorded plot thereof, Anoka County, Minnesota.  
 (abstract property)  
 (TO BE RE-PLATTED AS LEXINGTON MEADOWS 5TH ADDITION)

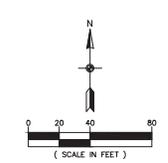
**GENERAL NOTES:**

- 1) Bearings shown hereon are based on the South line of Outlot A, LEXINGTON MEADOWS 3RD ADDITION, which is assumed to bear N89°27'38"W.
- 2) Proposed Lot 1, Block 1, Proposed Outlot A, and Proposed Outlot B, shown hereon, are to be platted out of Outlot A, LEXINGTON MEADOWS 3RD ADDITION.
- 3) Both entrances are currently under construction. All improvements shown thereon are proposed per the construction grading and utility plans.
- 4) Contours shown hereon are the proposed contours from the Lex Market Retail Shops final grading plan.
- 5) Surveyed parcel contains ±244,521 Sp. Ft. (±5.61 Ac.)
- 6) 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).

- LEGEND**
- Denotes Set PK Nail (To be set after construction)
  - Denotes found 5/8 inch by 14 inch rebar, marked with RLS 40361
  - Denotes Light Pole
  - Denotes Miscellaneous Sign
  - Denotes Sanitary Manhole
  - Denotes Storm Manhole
  - Denotes Catch Basin
  - Denotes Flared End Section
  - Denotes Fire Hydrant
  - Denotes Gate Valve
  - Denotes Hand Hole
  - Denotes Underground Gas
  - Denotes Overhead Electric
  - Denotes Watermain
  - Denotes Sanitary Sewer
  - Denotes Storm Sewer
  - Denotes Existing Concrete Surface
  - Denotes Existing Bituminous Surface
  - Denotes Proposed Bituminous Surface
  - Denotes Proposed Concrete Surface
  - Denotes 2 Ft. Contour
  - Denotes 10 Ft. Contour

**BENCHMARKS**

1. ANOKA COUNTY BENCHMARK NO. 2095 ELEVATION = 902.21 ft. (NAD 83) 902.43 ft. (NAVD 88)
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**CARLSON MCCAIG**  
 PROFESSIONAL SURVEYORS  
 ENVIRONMENTAL

2000 UNIVERSITY AVENUE, SUITE 100, BLAINE, MN 55425  
 TEL: 763.479.7000 FAX: 763.479.7001

**PROPOSED PLATTING EXHIBIT**

**LEXINGTON MEADOWS APARTMENTS**  
 Blaine, Minnesota

**ROERS COMPANIES**  
 110 Cheshire Lane, Suite 120  
 Minnetonka, MN 55305

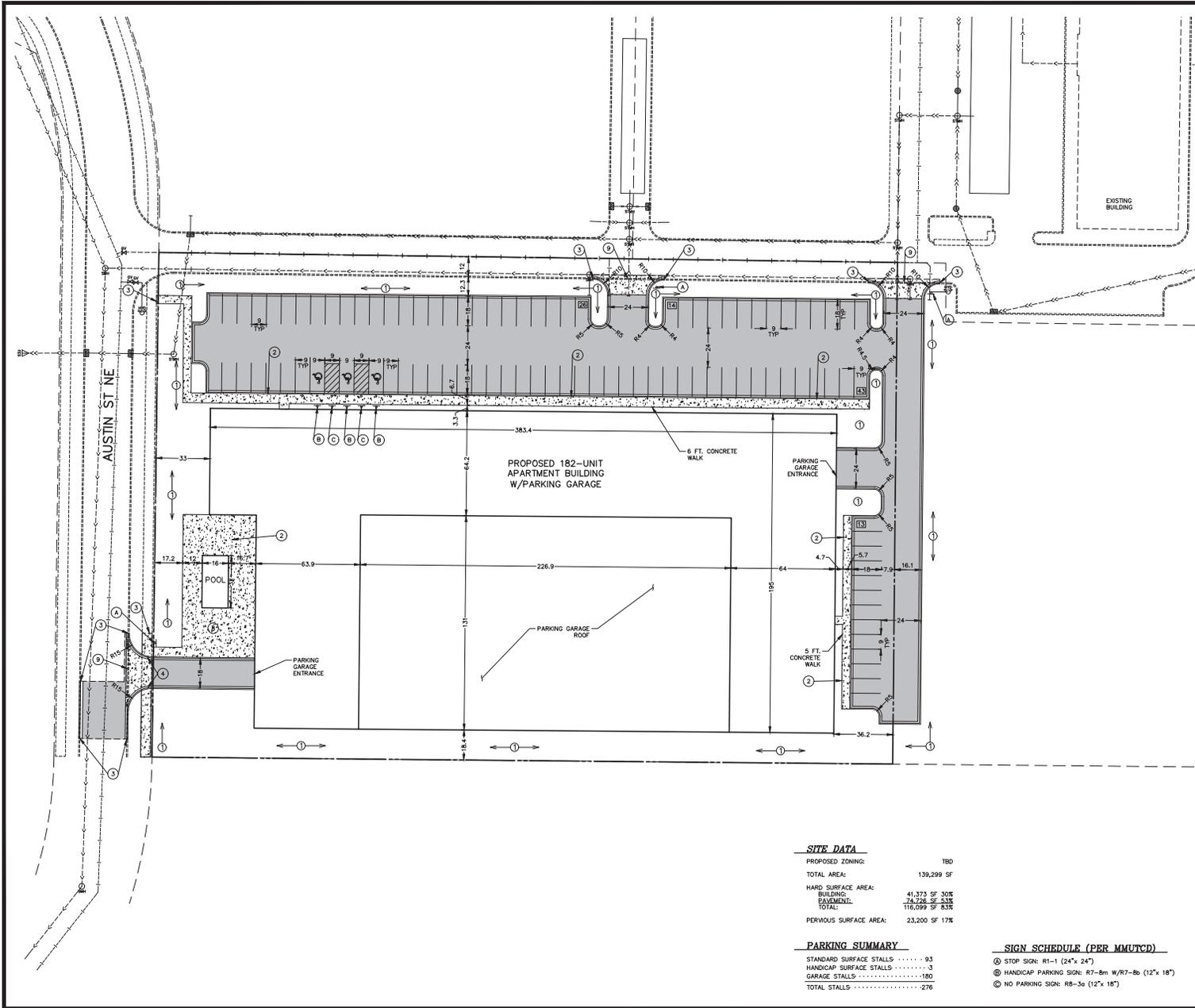
**REVISIONS**

1.	
2.	
3.	
4.	
5.	
6.	

DRAWN BY: *SP*  
 ISSUE DATE: 4/09/21  
 FILE NO.: 1588

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Name: *Kevin C. McCain*  
 Signature: *Kevin C. McCain*  
 Date: 4/09/21 License #: 58542



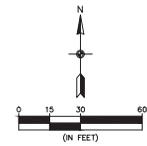
**LEGEND**

EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
BITUMINOUS PAVEMENT	▨
CONCRETE WALK	▩
CURB LINE	---
SANITARY SEWER	---
STORM SEWER	---
WATER MAIN	---
FORCE MAIN	---
MANHOLE	⊙
HYDRANT	⊙
GATE VALVE	⊙
LIGHT POLE	⊙

- SITE PLAN NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
  - ALL CURB AND GUTTER SHALL BE #612 UNLESS OTHERWISE NOTED.
  - TYPICAL PARKING STALLS ARE 9' X 18', UNLESS OTHERWISE NOTED.
  - TYPICAL DRIVE LANES ARE 24', UNLESS OTHERWISE NOTED.
  - ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS.
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES AND/OR VARIATIONS FROM THE PLAN.
  - SAW CUT ALL JOINTS WHERE CURB AND GUTTER IS TO BE REMOVED.
  - UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES PER THE FOLLOWING REQUIREMENTS:  
 CONTROL JOINT MAX. SPACING: WALKS-8' O.C. ALL OTHERS-10' O.C.  
 SAW CUT CONTROL JOINTS MINIMUM 1/2 CONCRETE THICKNESS.  
 EXPANSION JOINTS MAX. SPACING: WALKS-24' O.C. ALL OTHERS-40' O.C.  
 \*AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND/OR WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT, AN EXPANSION JOINT SHALL BE PROVIDED.  
 DOWEL ALL EXPANSION JOINTS: 24" O.C. MAX.

- SIGNING AND STRIPING NOTES**
- ALL SIGNS SHALL BE FLAGGED 18" MINIMUM BEHIND CURB UNLESS OTHERWISE NOTED.
  - SIGNAGE SHALL INCLUDE SIGN, POST, HARDWARE, CONCRETE FOOTING AND STEEL CASING (IF REQUIRED).
  - PARKING LOT STRIPING SHALL BE 4" SOLID WHITE PAINT.
  - ALL HANDICAP STRIPING, MARKINGS AND CROSS-HATCH SHALL BE 4" SOLID BLUE PAINT.
  - ALL SIGNS SHALL MEET THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR RETRO REFLECTIVITY AND INSTALLATION.

- SITE PLAN KEYNOTES**
- LANDSCAPE AREA. SEE LANDSCAPE PLAN.
  - 4" CONCRETE WALK.
  - MATCH EXISTING CURB & GUTTER/SIDEWALK/PAVEMENT.
  - PEDESTRIAN CURB RAMP.
  - LIGHT POLE & BASE (TBD).
  - MONUMENT SIGN (PER ARCHITECTURAL PLAN). PROVIDE ELECTRIC TO SIGN (TBD).
  - ELECTRIC TRANSFORMER (TBD).
  - PATIO AREA (TBD).
  - CONCRETE DRIVEWAY ENTRANCE PER CITY PLATE M-1.



**BENCHMARKS**

1. ANOKA COUNTY BENCHMARK NO. 2095 ELEVATION = 902.21 ft. (NGVD 29) 902.43 ft. (NAVD 88)
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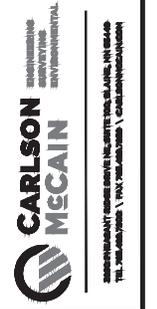
**SITE DATA**

PROPOSED ZONING:	TBD
TOTAL AREA:	139,299 SF
HARD SURFACE AREA:	
BUILDING:	41,373 SF 30%
PAVEMENT:	74,226 SF 53%
TOTAL:	115,600 SF 83%
PERVIOUS SURFACE AREA:	23,200 SF 17%

**PARKING SUMMARY**

STANDARD SURFACE STALLS	93
HANDICAP SURFACE STALLS	3
GARAGE STALLS	180
TOTAL STALLS	276

- SIGN SCHEDULE (PER MUTCD)**
- ⓪ STOP SIGN: R1-1 (24" x 24")
  - Ⓢ HANDICAP PARKING SIGN: R7-8m W/R7-8b (12" x 18")
  - Ⓝ NO PARKING SIGN: R8-3a (12" x 18")



**SITE PLAN**

**LEXINGTON MEADOWS APARTMENTS**  
Blaine, Minnesota

**ROERS COMPANIES**  
110 Cheshire Lane, Suite 120  
Minnetonka, MN 55305

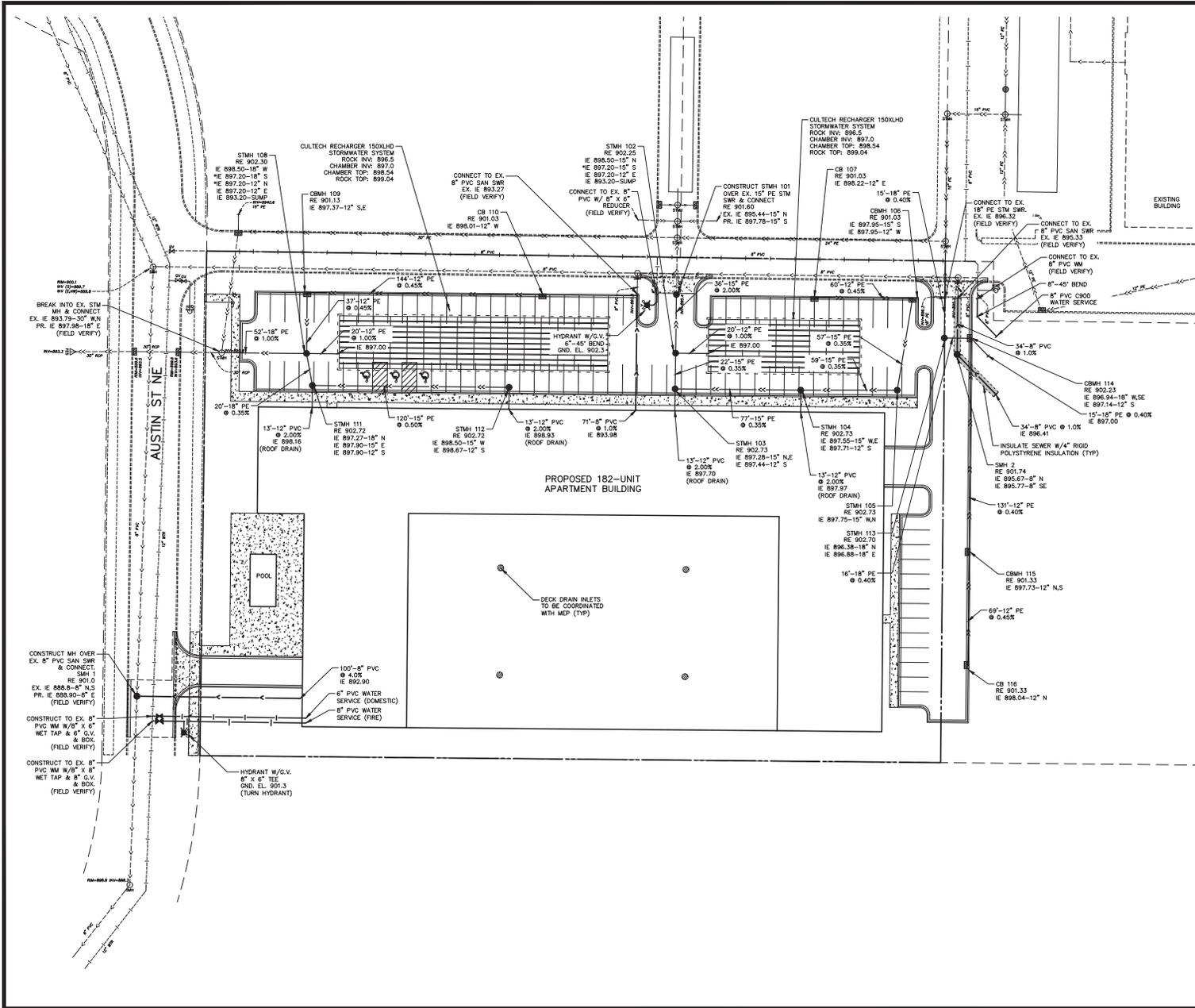
**REVISIONS**

1.		

DRAWN BY: JTR  
 DESIGNED BY: JTR  
 ISSUE DATE: 04/09/21

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.

Name: Joseph T. Radach, P.E.  
 Signature: [Signature]  
 Date: 04/09/21 License #: 45889



**LEGEND**

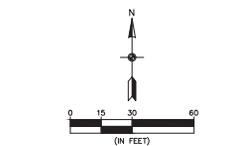
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PROPERTY LINE	---
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BITUMINOUS PAVEMENT	▨
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CURB LINE	---
SANITARY SEWER	---
STORM SEWER	---
WATER MAIN	---
FORCE MAIN	---
MANHOLE	○
HYDRANT	⊕
GATE VALVE	⊕
LIGHT POLE	⊕

- UTILITY PLAN NOTES**
- SANITARY SEWER, WATER MAIN AND STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CITY OF BLAINE STANDARD DETAIL SPECIFICATIONS & THE MINNESOTA PLUMBING CODE.
  - A MINIMUM OF 7.5 FEET OF COVER SHALL BE REQUIRED FOR ALL WATER MAIN AND FORCE MAIN.
  - A MINIMUM OF 2.0 FEET VERTICAL SEPARATION SHALL BE REQUIRED FOR ALL UTILITY CROSSINGS.
  - ALL WATER MAIN WORK & TESTING SHALL BE COORDINATED WITH CITY OF BLAINE PUBLIC WORKS DEPARTMENT.
  - CATCH BASINS IN THE GUTTER LINE SHALL BE SUMPED 0.17' ELEVATIONS.
  - ALL WATER MAIN MUST HAVE CONDUCTIVITY TEST, HISTORIC TEST AND BACTERIA TEST BEFORE THE PROJECT IS COMPLETE AND TURNED ON.

**STORM SEWER SCHEDULE**

STRUCTURE TYPE & No.	SIZE	NEENAH CASTING or EQUAL
STMH-101	48" DIA.	R-1733
*STMH-102	48" DIA.	R-1733
STMH-103	48" DIA.	R-1733
STMH-104	48" DIA.	R-1733
STMH-105	48" DIA.	R-1733
CBMH-106	48" DIA.	R-3067-V
CB-107	24" X 36"	R-3067-VB
*STMH-108	48" DIA.	R-1733
CBMH-109	48" DIA.	R-3067-VB
CB-110	24" X 36"	R-3067-VB
STMH-111	48" DIA.	R-1733
STMH-112	48" DIA.	R-1733
STMH-113	48" DIA.	R-1733
CBMH-114	60" DIA.	R-3067-VB
CBMH-115	48" DIA.	R-3067-VB
CB-116	24" X 36"	R-3067-VB

\* INSTALL PRESERVER ON INLET PIPES AS MANUFACTURED BY MOMENTUM, OR APPROVED EQUAL



**BENCHMARKS**

1. ANOKA COUNTY BENCHMARK NO. 2095
ELEVATION = 902.21 FT. (NGVD 29)
902.43 FT. (NAVD 88)



**811**

Know what's below. Call before you dig.



**UTILITY PLAN**

**LEXINGTON MEADOWS APARTMENTS**

Blaine, Minnesota

**ROERS COMPANIES**

110 Cheshire Lane, Suite 120  
Minnetonka, MN 55305

**REVISIONS**

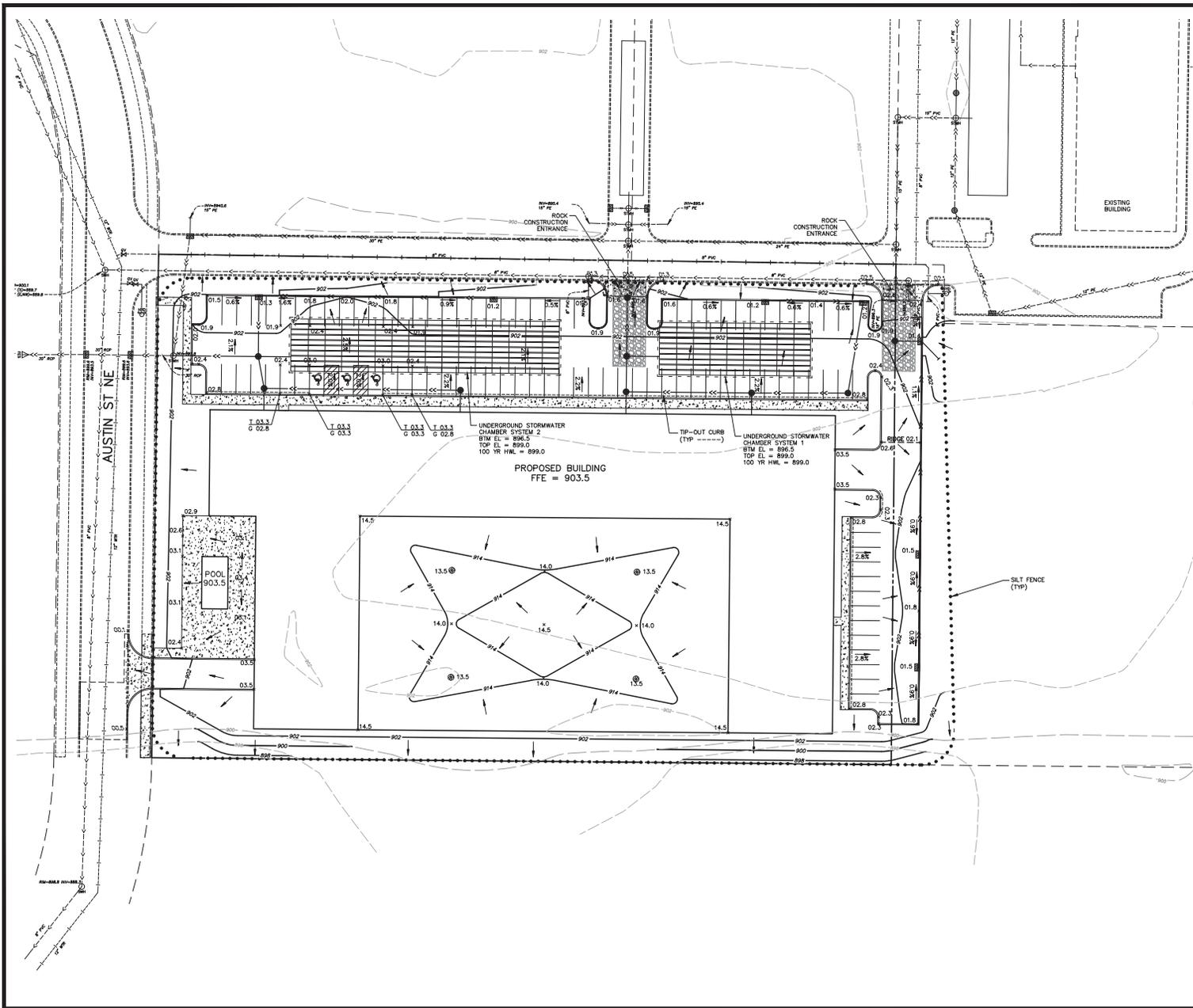
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5 of 11

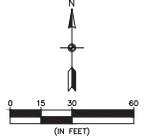


**LEGEND**

EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
BITUMINOUS PAVEMENT	▨
CONCRETE WALK	▨
CURB LINE	▨
SANITARY SEWER	---
SANITARY FORCE MAIN	---
WATER MAIN	---
STORM SEWER	---
MANHOLE	○
HYDRANT	○
GATE VALVE	○
WETLAND	▨
10' CONTOUR	---
2' CONTOUR	---
SPOT ELEVATION	---
CURB ELEVATIONS ARE TO GUTTER LINE	---
TOP OF CURB ELEV.	T 08.7
GUTTER LINE ELEV.	G 08.2
SILT FENCE	●●●●●

- GOVERNING SPECIFICATIONS**
- THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE CITY OF BLAINE SPECIFICATIONS.
  - THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
  - THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

- GRADING NOTES**
- ROCK CONSTRUCTION ENTRANCE, SILT FENCE, AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION AND SHALL BE MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED.
  - CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
  - CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 6" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SCOOPED, SEEDED OR LANDSCAPED.
  - ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 CALENDARS DAYS AFTER LAND-DISTURBING WORK HAS TEMPORARILY OR PERMANENTLY CEASED.
  - ALL SLOPES STEEPER THAN 3:1 SHALL HAVE MUDOT CAT.1 EROSION CONTROL BLANKET AND SEED, OR APPROVED EQUAL.



**BENCHMARKS**

1. ANOKA COUNTY BENCHMARK NO. 2095 ELEVATION = 902.21 FL (NGVD 29) 902.43 FL (NAVD 88)
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**CARLSON MECAIN**  
 ARCHITECTS  
 ENGINEERS  
 ENVIRONMENTAL

1100 UNIVERSITY AVENUE, SUITE 100  
 ST. PAUL, MN 55102  
 TEL: 651.222.1100 FAX: 651.222.1101

**GRADING, DRAINAGE, & EROSION CONTROL PLAN**

**LEXINGTON MEADOWS APARTMENTS**  
 Blaine, Minnesota

**ROERS COMPANIES**  
 110 Cheshire Lane, Suite 120  
 Minnetonka, MN 55305

**REVISIONS**

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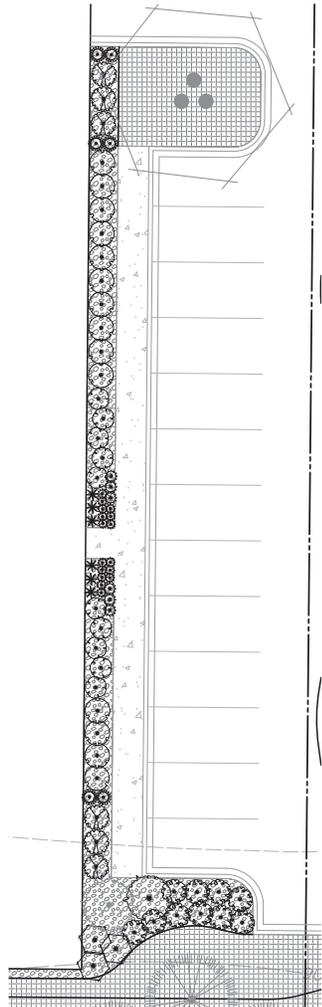
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Name: Joseph T. Radach, P.E.  
 Signature: [Signature]  
 Date: 04/09/21 License #: 45889







**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	RM	6	Acer rubrum 'Northwood'	Northwood Red Maple	2.5' Cal.	B&B
	FM+	3	Acer x freemanii 'Sienna'	Sienna Glen Maple	3.5' Cal.	B&B
	RB	2	Betula nigra Clump Form, 2.5' Cal Equivalent	River Birch Multi-Trunk	10' Ht.	B&B
	KC	4	Gymnocladia dioica 'Espresso'	Kentucky Coffee tree	2.5' Cal.	B&B
	WO	2	Quercus bicolor	Swamp White Oak	2.5' Cal.	B&B
	BL	4	Tilia americana 'Boulevard'	Boulevard Linden	2.5' Cal.	B&B
CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BF	6	Abies balsamea	Balsam Fir	6' Ht.	B&B
	RC	5	Juniperus virginiana	Eastern Red Cedar	6' Ht.	B&B
	BH	3	Picea glauca densata	Black Hills Spruce	6' Ht.	B&B
	AR	7	Thuja occidentalis 'Techny'	Techny Arborvitae	6' Ht.	B&B
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	SB	10	Amelanchier x grandiflora 'Autumn Brilliance' Clump Form, Red Fall Color, 2' Cal Equivalent	Autumn Brilliance Serviceberry	8' Ht.	B&B
	CA	4	Malus x 'Prairie Fire' Red Flowers	Prairie Fire Crabapple	2' Cal.	B&B
	JL	7	Syringa reticulata 'Ivory Silk' White Flowers	Ivory Silk Japanese Tree Lilac	2' Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	VCB	6	Aronia melanocarpa 'Viking'	Viking Black Chokeberry	#5 Cont.	
	SSC	37	Clethra alnifolia 'Hummingbird'	Summersweet	#5 Cont.	
	RTD	14	Cornus sericea 'Alleman's Compact'	Dwarf Red Twig Dogwood	#5 Cont.	
	DBH	55	Diervilla lonicera	Dwarf Bush Honeyuckle	#5 Cont.	
	CWH	8	Hamamelis virginiana	Common Witch Hazel	#5 Cont.	
	ABH	28	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 Cont.	
	LLA	25	Rhododendron x 'Lemon Lights'	Lemon Lights Azalea	#5 Cont.	
	APC	24	Ribes alpinum	Alpine Currant	#5 Cont.	
	MKL	25	Syringa patula 'Miss Kim'	Miss Kim Lilac	#5 Cont.	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	CCY	25	Taxus x media 'Clifton'	Clifton Columnar Yew	#5 Cont.	
	YEW	13	Taxus x media 'Tauntonii'	Taunton Yew	#5 Cont.	
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	KFG	38	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#5 Cont.	
	PDS	47	Sporobolus heterolepis	Prairie Dropseed	#5 Cont.	
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	MBC	8	Coreopsis x 'Moonbeam'	Moonbeam Coreopsis	#1 Cont.	
	PCF	30	Echinacea purpurea 'Prairie Splendor'	Prairie Splendor Coneflower	#1 Cont.	
	DLB	51	Hemerocallis x 'Baja Red Flowers'	Baja Daylily	#1 Cont.	
	DLS	27	Hemerocallis x 'Stella De Oro' Yellow / Gold Flowers	Stella De Oro Daylily	#1 Cont.	
	SGF	39	Liatris spicata 'Kobold' Purple Flowers	Spike Gayleather	#1 Cont.	
	WLC	39	Nepeta x fassenii 'Walkers Low'	Walkers Low Catmint	#1 Cont.	
	URS	41	Perovskia atroplicicola 'Little Spire'	Little Spire Russian Sage	#1 Cont.	
	BES	37	Rudbeckia fulgida 'Goldsturm'	Goldsturm Coneflower	#1 Cont.	
	SCS	6	Sedum spectabile 'Autumn Joy'	Stoncrop	#1 Cont.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	ROCK	6,440 sf	Rock Mulch Non-Woven Geotextile Incidental	1.5" Trap Rock Mulch	4" Depth	
	SOD	22,685 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	

**LANDSCAPE SPECIFICATIONS**

- TREE PROTECTION: ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERRECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6" STEEL FENCE POSTS SPACED @ 6' O.C. MAX.
- EROSION CONTROL: REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPs, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL, BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPs MUST BE IMPLEMENTED WITHIN 7 DAYS USING:
  - CLEARING AND GRUBBING: CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
  - SOIL PREPARATION: REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SOODED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSING METHOD.
  - TOPSOIL MATERIAL: ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SOODED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAVED AND DRAGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.
- SEEDING AND TURF ESTABLISHMENT: CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWN IN 2 PERPENDICULAR PASSES, EACH PASS AT A RATE OF 250 LBS PER ACRE PRIOR TO SOODING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.
- PLANT MATERIAL: ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" ANSI-260, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE SEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANT MATERIAL SUBSTITUTIONS: ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.
- PLANT INSTALLATION AND ESTABLISHMENT: REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLING ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.
- MULCH MATERIAL: DOUBLE SHREDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL OR OTHER DELETERIOUS MATERIALS AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HEAD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4" MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
- LANDSCAPE EDGING: INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS WITH 3-INCH STEEL ANGLE STRAKES.
- IRRIGATION: DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RE-TESTING AND RE-ADJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: METERS AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-COUPERS, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WATERING AND 1 SPRING START-UP. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.
- MAINTENANCE: MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SECTING AND STABILIZATION TO PROPER GRADE AND KEEPING PLANTS IN A FLUORID POSITION AFTER ACCEPTANCE. THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGHOUT THE COMPLETION OF THE WARRANTY PERIOD.
- WATERING: UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BALS, OR HAND-WATERING ARE ACCEPTABLE.
- NATIVE PLANT ESTABLISHMENT: THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOVED / WEED-WIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COVER CROP SHALL BE COVERED SUCCESSFULLY NO SOONER THAN 3 YEARS AFTER INTIAL SEEDING - ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER. AT SPOT SPRAYING OF HERBACIDE ONLY AS NECESSARY.
- FINAL ACCEPTANCE: UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETION OR CORRECTING BEFORE FINAL ACCEPTANCE.
- WARRANTY: ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.



**LANDSCAPE PLAN**  
**LEXINGTON MEADOWS APARTMENTS**  
 Blaine, Minnesota

**ROERS COMPANIES**  
 110 Cheshire Lane, Suite 120  
 Minnetonka, MN 55305

**REVISIONS**

1	04/23/21	Add Roof Deck Concrete
---	----------	------------------------

DRAWN BY: RJB  
 CHECKED BY: RJB  
 ISSUE DATE: 04/09/21

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.

Name: Ryan J. Buehler  
 Signature: [Signature]  
 Date: 04/09/21 License #: 56346

**L3** of **4**





JCorp

1680 SW Ankeny Rd, #2D  
Ankeny, IA 50023  
Phone: (515) 597-5457  
Fax: (515) 597-5461  
www.jcorp.biz

KEY PLAN

PROJECT:  
**Roers Multi-family Blaine**

REVISIONS:  
▲  
▲  
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04 / 09 / 2021

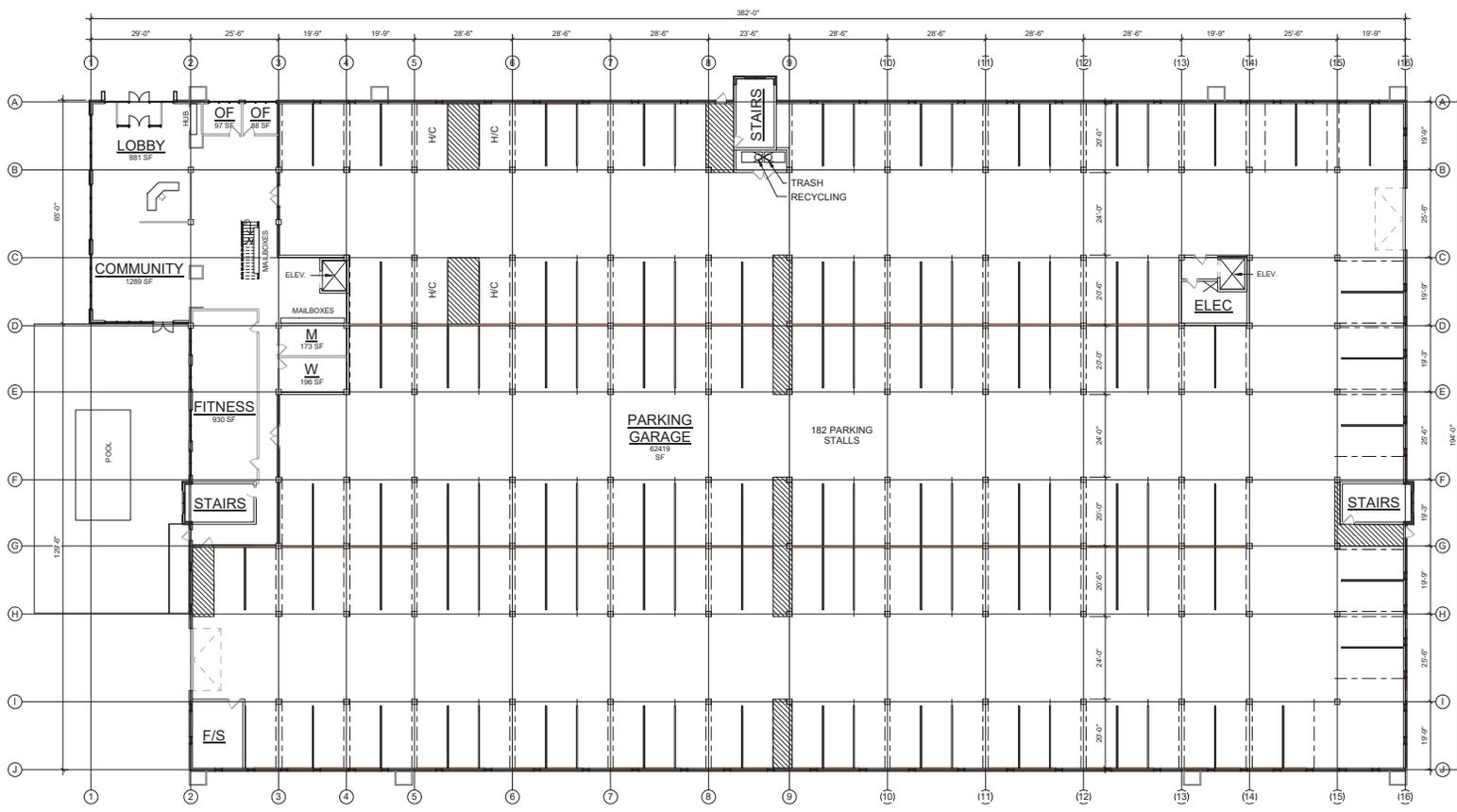
PROJECT NO: 20-070

CONTENTS:  
Floor Plan

SHEET NO:

**A101**

PRELIMINARY - NOT FOR CONSTRUCTION



**NORTH** 4 **1ST FLOOR**  
SCALE: 1/16" = 1'-0"

UNIT SCHEDULE

1 BED	88
2 BED	32
3 BED	4
STUDIO	158
Grand total: 182	



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KEY PLAN

PROJECT:  
**Roers Multi-family Blaine**

REVISIONS:  
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▲  
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04 / 09 / 2021

PROJECT NO: 20-070  
CONTENTS:  
Floor Plan

SHEET NO:

**A102**

PRELIMINARY - NOT FOR CONSTRUCTION



**NORTH** (2) **2ND FLOOR**  
SCALE: 1/16" = 1'-0"

UNIT SCHEDULE

1 BED	88
2 BED	32
3 BED	4
STUDIO	58

Grand total: 182



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KEY PLAN

PROJECT:  
**Roers Multi-family Blaine**

REVISIONS:  
▲  
▲  
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04 / 09 / 2021

PROJECT NO: 20-070  
CONTENTS:  
Floor Plan

SHEET NO:  
**A103**

PRELIMINARY - NOT FOR CONSTRUCTION



NORTH 1 3RD FLOOR  
SCALE: 1/16" = 1'-0"

UNIT SCHEDULE

1 BED	88
2 BED	32
3 BED	4
STUDIO	158
Grand total: 182	



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KEY PLAN



NORTH 1 4TH FLOOR  
SCALE: 1/16" = 1'-0"

UNIT SCHEDULE

1 BED	88
2 BED	32
3 BED	4
STUDIO	58
Grand total:	182

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT: **Roers Multi-family Blaine**

REVISIONS:

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

04 / 09 / 2021

PROJECT NO: 20-070  
CONTENTS:  
Floor Plan

SHEET NO:

**A104**



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KEY PLAN

PROJECT:  
**Roers Multi-family Blaine**

REVISIONS:  
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▲  
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04 / 09 / 2021

PROJECT NO: 20-070  
CONTENTS:  
Floor Plan

SHEET NO:  
**A105**

PRELIMINARY - NOT FOR CONSTRUCTION



NORTH 1 5TH FLOOR  
SCALE: 1/16" = 1'-0"

UNIT SCHEDULE

1 BED	88
2 BED	32
3 BED	4
STUDIO	58
Grand Total:	182



**JCorp**

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KEY PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT: **Roers Multi-family Blaine**

REVISIONS:

04 / 09 / 2021

PROJECT NO: 20-070  
CONTENTS: Elevations

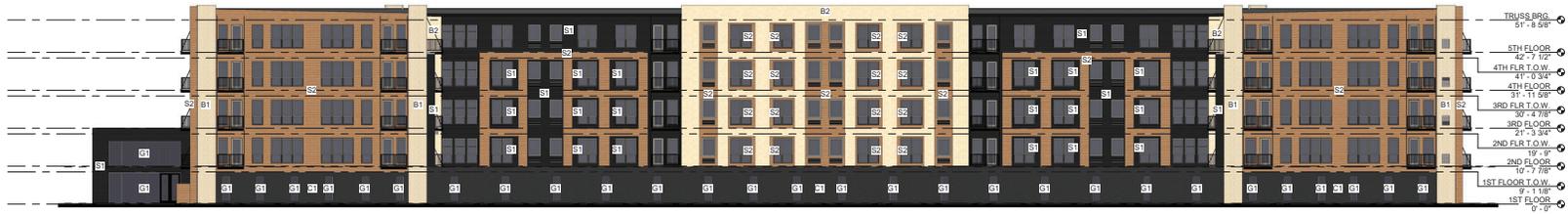
SHEET NO: **A201**

ELEVATION MATERIALS - NORTH			
Type	Material	Area	Percentage
B1	Exterior Brick	1068 SF	5%
S1	Exterior FCP (Black)	3143 SF	15%
S2	Exterior Lap Siding	5082 SF	24%
B2	Exterior Stone	3015 SF	15%
C1	F - precast conc12" (12.0000") - conc12"	2623 SF	13%
G1	Glazing	5830 SF	28%



**1 NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"

ELEVATION MATERIALS - SOUTH			
Type	Material	Area	Percentage
B1	Exterior Brick	1130 SF	5%
S1	Exterior FCP (Black)	3202 SF	15%
S2	Exterior Lap Siding	5362 SF	25%
B2	Exterior Stone	2212 SF	11%
C1	F - precast conc12" (12.0000") - conc12"	3172 SF	15%
G1	Glazing	5976 SF	29%



**2 SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"

ELEVATION MATERIALS - WEST			
Type	Material	Area	Percentage
B1	Exterior Brick	4428 SF	36%
S1	Exterior FCP (Black)	2976 SF	22%
S2	Exterior Lap Siding	326 SF	3%
C1	F - precast conc12" (12.0000") - conc12"	1103 SF	9%
G1	Glazing	3588 SF	30%



1 WEST ELEVATION  
SCALE: 1/16" = 1'-0"

ELEVATION MATERIALS - COURTYARD WEST			
Type	Material	Area	Percentage
B1	Exterior Brick	207 SF	4%
S1	Exterior FCP (Black)	2458 SF	44%
S2	Exterior Lap Siding	1157 SF	20%
B2	Exterior Stone	172 SF	3%
G1	Glazing	1699 SF	29%



2 COURTYARD WEST ELEVATION  
SCALE: 1/16" = 1'-0"

ELEVATION MATERIALS - EAST			
Type	Material	Area	Percentage
B1	Exterior Brick	4924 SF	41%
S1	Exterior FCP (Black)	2743 SF	22%
S2	Exterior Lap Siding	331 SF	3%
C1	F - precast conc12" (12.0000") - conc12"	1287 SF	11%
G1	Glazing	2776 SF	23%



3 EAST ELEVATION  
SCALE: 1/16" = 1'-0"

ELEVATION MATERIALS - COURTYARD EAST			
Type	Material	Area	Percentage
B1	Exterior Brick	254 SF	4%
S1	Exterior FCP (Black)	2528 SF	43%
S2	Exterior Lap Siding	1134 SF	20%
B2	Exterior Stone	172 SF	3%
G1	Glazing	1699 SF	30%



4 COURTYARD EAST ELEVATION  
SCALE: 1/16" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION



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KEY PLAN

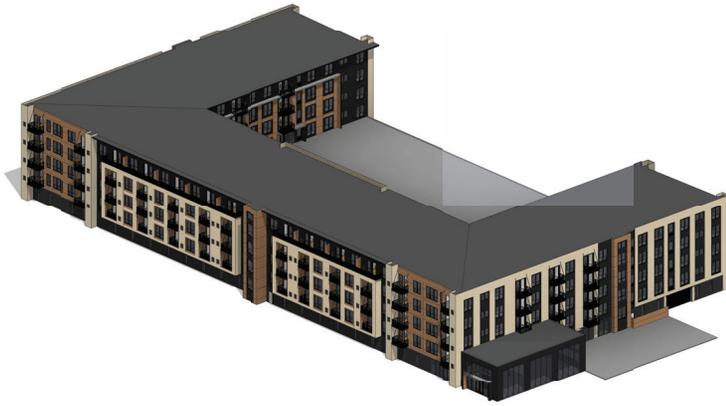
PROJECT: Roers Multi-family Blaine

REVISIONS:
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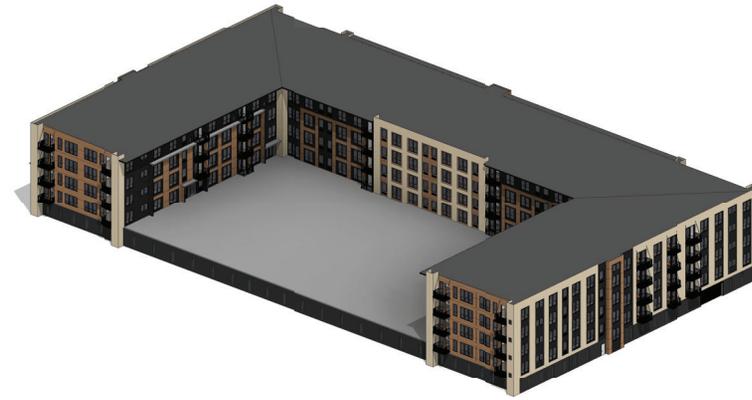
04 / 09 / 2021

PROJECT NO: 20-070  
CONTENTS:  
Elevations

SHEET NO:  
**A202**



1 Aerial View from Northwest  
SCALE:



2 Aerial View from Southeast  
SCALE:



3 View of Courtyard from Southwest  
SCALE:



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KEY PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT: **Roers Multi-family Blaine**

REVISIONS:

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- △
- △

04 / 09 / 2021

PROJECT NO: 20-070

CONTENTS:  
Perspectives

SHEET NO:

**A203**



1 View from Northwest

SCALE:



2 View of Courtyard from Southeast

SCALE:



3 View from Southeast

SCALE:



4 Entry Detail

SCALE:



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KEY PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT: **Roers Multi-family Blaine**

REVISIONS:
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04 / 09 / 2021

PROJECT NO: 20-070

CONTENTS:  
Perspectives

SHEET NO:

**A204**



**BLAINE MARKET RATE MULTIFAMILY PROJECT- 182 UNITS**



**Concept Plan**  
**Lexington Meadows Development, Blaine, MN 55449**  
**Project Narrative**  
**April 9, 2021**

**Developer:** Roers Companies: 110 Cheshire Lane, Suite 120 Minnetonka, MN 55305

**Architect:** JCorp: 750 Main St #207 Mendota Heights, MN 55118

**Engineering:** Carlson McCain: 3890 PHEASANT RIDGE DRIVE NE, SUITE 100; BLAINE, MN 55449





## 1. DEVELOPER BACKGROUND

Roers Companies is a fully integrated real estate development and property management company with assets operating and under construction totaling over \$800 Million. Based in Minnetonka, Minnesota, the company builds and operates communities across the Midwest with over 41 assets spread across Minnesota, Iowa, North Dakota, South Dakota, and Wisconsin. They take pride in the communities they build and seek to build long term relationships with the cities and neighborhood they invest in. Because of this focus on owning their projects after construction, Roers is very intentional about the use of the highest quality materials, finishes, and appliances in the construction of their buildings and in the provision of a well-managed, attractive, and secure resident experience during operation.

## 2. PROJECT VISION

Roers Companies is proposing a new construction, rental housing community in Blaine, Minnesota. The community would be in close proximity to a range of new developments including retail and convenience. The primary retail node is Lexington Meadows and The Village of Blaine, which is at the intersection of Lexington Avenue and 109<sup>th</sup> Avenue. This retail intersection is adjacent of the Site and contains numerous retailers anchored by Cub, QwikTrip, Starbucks, At Home, Applebees, Green Mill, and Home Depot, among others. This area is in close proximity to Interstate 35 and the Blaine Park and ride mass transit hub. Residents of this rental housing project will have immediate access to Lexington without impacting existing single-family residential areas and will have a quick and direct approach onto Interstate 35W from Lexington Avenue. Residents will also have easy and convenient access to the Metro Transit operated Park and Ride lot on 95<sup>th</sup>, and will help create the additional density along the 35W corridor necessary to support the large-scale transit investments being made as a part of the 35W improvements currently underway. This proposed project will also respond to a demonstrated market demand for the kind of amenity rich rental housing being sought by many of the young professionals critical to the continued growth of area businesses such as: Aveda, Infinite Campus, and Streamworks. The construction of this project would be consistent with the other high density, multi-story developments which already exist on the Lexington/109th intersection and consistent with communities Roers has already delivered in many neighboring communities. With these positive conditions, Roers is confident this location will serve Blaine's growing high density housing demand very well and will lease quickly.

The project as it is currently envisioned will include a horseshoe shaped, four story wood framed, flat roofed apartment building constructed over a one-story parking garage that will be partially below grade. The apartments will consist of a mix of Studio, one, and two bedroom units all with numerous high-end upgrades such as: granite countertops, stainless steel appliances, walk in closets, full size washers and dryers, etc. The interior area of the horseshoe will be accessible from the clubhouse and the interior facing first floor units and will consist of a large outdoor patio area with grills and cabanas, and to the West the common amenity area opens to the pool and pool deck. Roers intends to include an amenity rich community to help foster a sense of community. The planned community amenities for this market rate project include:



- Fitness Center- An approximate 1,000 SF fitness center with state of the art equipment overlooking the outdoor pool/courtyard area.
- Community Lounge- Large open shared community lounge that can accommodate private events (birthday, holiday, and other event parties) and overlooks the outdoor pool/courtyard area to engage residents and create a sense of community.
- Underground Heated Parking- Parking will be available for resident use in the underground heated garage.
- Outdoor Patio- An outdoor patio area will be situated near the pool and have outdoor seating and grill stations to encourage outdoor resident engagement.
- Coffee Bar- A gourmet coffee machine will be provided for residents to use for residents with on the go lifestyles and also helps brings residents to common areas to further the community engagement.
- Pet Spa- A large majority of our residents have pets and this amenity space will include a stand up pet wash station, dryer, as well as treats for their loved ones.
- Outdoor Pool- An outdoor pool is currently planned and will be available for the residents to use during the hot summer days.
- Business Center- An approximate 1,000 SF business center/ WiFi lounge will be provided to the guests for their use as more and more residents are going to a work from home environment. This space will look over the pond and public trails to the South.

### 3. LAND USE

The current land use is vacant land and future land use is guided as Planned Commercial/ Industrial. With this new proposed development community, the improvements will help drastically increase taxable revenue coming into the city. The land was approved by city council in 2018 to be rezoned from Farm Residential (FR) to Planned Business District (PBD) and multifamily is an allowed land use under this zoning designation, yet requires a conditional use permit. This proposed development will align with both the Lexington Meadows concept plan to further bring density and housing in close proximity to the planned retail to help drive more retail users in the area.

### 4. Housing Need

As referenced in the Blaine 2040 comp plan Housing study, “Detached single-family housing tends to be the most expensive type of housing because it requires the most land” (*Blaine 2040 comp, p. 46*). This furthers the need to have a more diverse housing stock primarily focused in single family homes, which currently represent 88.9% of the housing stock in Blaine. The needs and preferences of an aging and diversifying population is likely to translate to a higher regional demand for more smaller housing units and multifamily development. Currently multifamily housing only represents 6.9% of the available housing stock in the city of Blaine. The city has recognized this and has made it a priority as referenced here “The City will continue to provide a range of housing options that will serve a diverse population, and will consider opportunities to encourage multifamily and attached housing infill development to meet a growing regional demand...” (*Blaine 2040 comp, p. 43*). Our proposed project has rents proposed lower than the Met Council’s 80% AMI threshold, thereby aligning with the city of Blaines intent to provide a range of affordable housing. Moving forward, the city specifically acknowledges this diverse housing need as mentioned in the following



statement: “As the population of the city continues to grow older and more diverse, and as housing costs continue to rise relative to median household income growth, meeting affordable housing needs will require more than simply guiding sufficient land at appropriate densities to achieve affordability.” (*Blaine 2040 comp, p. 61*). Proposed average rents for our community are: \$1,190 for Studio, \$1,525 for 1 BD, and \$1825 for 2BD, all of which fall below the published Met Council’s index for 80% AMI.

**Met Council Published affordability index:**

*2020 Rental Housing*

# Bedrooms	30% AMI	50% AMI	60% AMI	80% AMI
Efficiency	\$543	\$905	\$1,086	\$1,448
1 Bedroom	\$582	\$970	\$1,164	\$1,552
2 Bedrooms	\$697	\$1,163	\$1,395	\$1,860
3 Bedrooms	\$806	\$1,344	\$1,612	\$2,150
4 Bedroom	\$900	\$1,500	\$1,800	\$2,400

FIGURE 1-12: BLAINE HOUSING UNITS BY HOUSING TYPE

Housing Type	Units	Percent
Single-Family Detached	14,471	64.0%
Townhomes (single-family attached)	4,523	20.0%
Manufactured home	1,722	7.6%
Duplex and triplex and quad	340	1.5%
Multifamily (5 units or more)	1567	6.9%
<b>Total</b>	<b>22,623</b>	<b>100%</b>

Source: 2015 ACS 5-Year Estimates

**5. DENSITY**

Roers is proposing a 182-unit development on 3.2 acres, which relates to a density of 57 units/ acre. This is below the city of Blaine’s max density requirement of 28 units/ acre. Comparatively, the Met Council sets minimum goals for density and has no max density requirement in their 2040 housing policy plan. Specifically “of the multifamily affordable units built between 2003 and 2013...the average project density was more than 39 units per acre. The Council recognizes that flexibility is an important component of housing elements and that the minimum densities provided below are significantly lower than that average of 39 units per acre. The Council strongly encourages communities to consider densities higher than these minimums. The Council will provide technical assistance to local governments to demonstrate what different densities can look like in different kinds of communities. With the right design, higher density development can fit well in almost any community.” (*Met Council Housing p. 111*)



## 6. PARKING

The proposed plan includes an internal parking garage with 182 underground parking spaces and 96 surface parking spaces for a total of 278 spaces. With 182 units, that equates to 1.52 stalls/ unit. To give perspective on parking needs of today's multifamily communities, we conducted an independent parking analysis with an industry expert, Vernon with Swing Traffic Solutions, to understand if the amount of parking will be sufficient to meet resident's needs. Upon leveraging widely used industry standard data, our consultant used data from Parking Generation, 4th Edition, published by ITE, the Institute of Transportation Engineers. The ITE information for Land Use Code 221 associated with Mid-rise multi-family residential buildings was used in this scenario. In this case, there are 58 studio units which are included as one-bedroom units for this analysis, 88 units identified as one bedroom units, 32 units identified as two bedroom units, and 4 three bedroom units, for a total of 222 bedrooms. Through leveraging the ITE assumptions, our consultant identified a parking need of 154 parking spaces at peak demand. The 278 parking spaces provided will more than meet the peak parking demand and allows for 56 more parking stalls than actual bedrooms.

## 7. CASE STUDY- Maven Apartments – 7 Travelers Trail West, Burnsville, MN

To give context of a successful project developed in partnership with city staff in a more retail oriented area of a major suburban city, a previously developed Roers Companies project, Maven Apartments in Burnsville's Heart of the City area is used as a case study showing the successful partnership with city staff on a more dense and less parked project with minimal setbacks:

- **Density** – 137 units on 1.5 acres = 91 units/acre (more dense than our proposal)
- **Parking** - 139 internal stalls, 24 surface= 163 stalls/137 units= 1.18 stalls/unit (less parking than our proposal)
- **Setbacks**- 10' setback or less on all 4 sides (our proposal has more generous setbacks)
- <https://roerscompanies.com/project/maven/>





**References:**

1. *Blaine 2040 Comprehensive Plan*- <https://www.blainemn.gov/DocumentCenter/View/4995/2040-Comprehensive-Plan-and-Surface-Water-Plan-PDF?bidId=>
2. *Thrive MSP - Met Council 2040 Housing Policy Plan* - <http://metro council.org/METC/files/54/54ec40bb-d6ce-45bb-a571-ee00326ccd20.pdf>





Swing Traffic Solutions

April 23, 2021

**To: Jeff Koch, Roers Companies  
Joe Radach, Carlson McCain, Inc**

**From: Vernon Swing, PE**

**Re: Trip Generation Comparison – Allina, Blaine, MN**

---

Per your request, Swing Traffic Solutions, LLC has conducted a trip generation comparison for the Allina Blaine site located in the southwest quadrant of the 109<sup>th</sup> Avenue NE and Lexington Avenue NE in Blaine, MN. This study focuses on the trip generation originally forecast for the potential uses for the site listed in the 2013 and 2015 traffic studies conducted for those uses versus the current proposed uses. The 2013 study considered development on the west and east sides of the extension of Austin Street NE, while the 2015 study assumed the west side would develop as planned but focused on the development of the east side. This memorandum is also focused on the development of the property to the east of Austin Street. It is note that to date, the west side has developed with the planned for Kwik Trip store but has varied from the original plan to include a high density attached senior living facility rather than a corporate campus office site. The senior residential use generates far less traffic than the original use.

### **Original Study Trips**

The 2015 study considered the following uses and provided a trip generation estimate for the combined development of the eastern site:

- 115,000 square feet of Shopping Center
- 23,000 square feet of High turnover sit-down restaurants
- 5,000 square feet of Bank use
- 14,000 square feet of Drive-thru Pharmacy

The trip generation for these uses was provided using the methods and statistics published by ITE in Trip Generation, 9<sup>th</sup> Edition. Also, these uses were adjusted for pass-by trips and Internal capture trips using a global adjustment of 10 percent for internal capture and 36 percent for Pass-by. Different developments generate trips with different purposes, for example an office development generates trips that are destined to the office while a convenience store generates trips that are on their way to a primary destination, but stop as they are passing by for gas or convenience items making trips referred to as pass-by trips. Or shopping centers with restaurants, banks and large retail anchors generate trips individually that they share with the neighboring developments. The Table below is reproduced from the 2015 study.



**STS**

Swing Traffic Solutions

Land Use Code	Description & Size	Daily		AM Peak Hour		PM peak Hour	
		In	Out	In	Out	In	Out
820	Shopping Center (115,000 sq. ft.)	1620	1620	45	28	135	146
881	Pharmacy w/ Drive-Thru (14,000 sq. ft.)	346	346	13	12	35	35
912	Drive-In Bank (5,000 sq. ft.)	196	196	18	14	32	32
932	HTO Sit Down Restaurant (23,000 sq. ft.)	833	833	78	64	77	52
<b>TOTAL</b>		<b>2996</b>	<b>2996</b>	<b>154</b>	<b>117</b>	<b>280</b>	<b>266</b>

As shown in the Table above, site was forecast to develop 5,992 new trips per day, 271 new AM Peak Hour trips and 546 new PM Peak Hour trips. This identifies the PM Peak as the heavier peak and as the critical peak for design purposes.

#### Current Planned Use Trips

The current plan for the development of the property to the east of Austin Street includes the following land uses:

- 35,000 square feet of Grocery
- 50,000 square feet of Medical Office
- 5,000 square feet of Bank
- 5,000 square feet of Daycare
- 3,000 square feet of Fast Food w/Drive Thru
- 182 unit Mid-rise Multi-family residential
- 7,000 square feet of High Turnover sit-down restaurant
- 11,000 square feet of Shopping Center

This analysis also utilizes the methods and statistics published by ITE, but uses the current edition of Trip Generation, Edition 10. While the adjustments for shared and pass-by traffic have been refined in the latest edition, to be consistent with the earlier study, it is assumed 10 percent of trips will be internal capture and 36 percent will be pass-by trips. The Table below summarizes the findings.



**STS**

Swing Traffic Solutions

Land Use	ITE Code	AM Peak Hour		PM Peak Hour		Daily Trips
		Enter	Exit	Enter	Exit	
Grocery (35 k-sf)	850	80 Trips	53 Trips	165 Trips	158 Trips	3,737 Trips
Medical Office (50 k-sf)	720	108 Trips	31 Trips	48 Trips	125 Trips	1,725 Trips
Bank (5 k-sf)	912	28 Trips	20 Trips	51 Trips	51 Trips	500 Trips
Daycare (5 k-sf)	565	29 Trips	24 Trips	24 Trips	29 Trips	238 Trips
Fast Food (3 k-sf)	934	61 Trips	60 Trips	51 Trips	48 Trips	1,413 Trips
Mid Rise Apartments (182)	221	17 Trips	49 Trips	49 Trips	31 Trips	990 Trips
High Turnover Restaurant	932	38 Trips	32 Trips	42 Trips	26 Trips	785 Trips
Shopping Center (11 k-sf)	820	6 Trips	4 Trips	20 Trips	22 Trips	415 Trips
<b>SUBTOTAL</b>		<b>367 Trips</b>	<b>273 Trips</b>	<b>450 Trips</b>	<b>490 Trips</b>	<b>9,803 Trips</b>
<i>Shared Traffic Adjustment</i>		<i>-37 Trips</i>	<i>-27 Trips</i>	<i>-45 Trips</i>	<i>-49 Trips</i>	<i>-980 Trips</i>
<i>Pass-by Traffic Adjustment</i>		<i>-132 Trips</i>	<i>-98 Trips</i>	<i>-162 Trips</i>	<i>-176 Trips</i>	<i>-3,529 Trips</i>
<b>TOTAL Net Trips</b>		<b>198 Trips</b>	<b>148 Trips</b>	<b>243 Trips</b>	<b>265 Trips</b>	<b>5,294 Trips</b>

The new anticipated uses on the site are estimated to generate fewer trips per day, 5,294 as compared to 5,992 in the original study. Similarly, the site is estimated to generate fewer PM Peak hour trips 508 versus 546, but is expect to generate more traffic in the AM peak 346 versus 271 trips. The critical PM peak traffic which was used to identify capacity enhancements for the traffic operations of the site in the original study is greater than for the new uses, therefore the results of the original study are still valid for the purposes of the design, and the transportation systems will operate the same or better with the new uses.

In conclusion, the development will generate less Daily and PM peak hour traffic than initially anticipated for the area and has appropriate access to the site and to the surrounding roadway network. In other words, the roadway network serving the proposed development will function the same or better than was forecast in the 2015 Allina Blaine traffic study.

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