

Case File No. 17-0005
Aspen Village Townhomes

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



PRELIMINARY PLAT OF:

ASPEN VILLAGE TOWNHOMES

EXISTING PROPERTY DESCRIPTION:

The South 124.75 feet front and rear of the North 1045.5 feet front and rear of the West 264.00 feet of the Northwest Quarter of the Northwest Quarter of Section 36, Township 31 North, Range 23 West, Anoka County, Minnesota.

AND

The South 124.75 feet of the North 1170.25 feet of the West 264.00 feet of the Northwest Quarter of the Northwest Quarter of Section 36, Township 31 North, Range 23 West, Anoka County, Minnesota.

AND

All that part of the West 264.00 feet of the Northwest Quarter of the Northwest Quarter of Section 36, Township 31, Range 23, that lies South of the North 1170.25 feet thereof, Anoka County, Minnesota.

AND

The South 124.75 feet front and rear of the North 920.75 feet front and rear of the West 264.00 feet of the Northwest Quarter of the Northwest Quarter of Section 36, Township 31, Range 23, Anoka County, Minnesota.

AND

The South 124.75 feet front and rear of the North 796.0 feet front and rear of the West 264.00 feet of the Northwest Quarter of the Northwest Quarter of Section 36, Township 31 North, Range 23 West, Anoka County, Minnesota.

AND

The South 62.37 feet front and rear of the North 671.25 feet front and rear of the West 264.00 feet of the Northwest Quarter of the Northwest Quarter of Section 36, Township 31, Range 23, Anoka County, Minnesota.

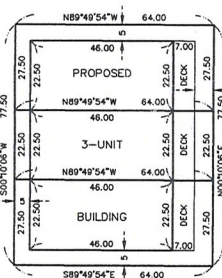
NOTES:

- Bearings shown are on Anoka County datum.
- Total site area = 189,707 sq. ft. (4.36 acres)
Site area less Lexington Ave. = 127,145 sq. ft. (2.92 acres)
- Underground utilities shown hereon per locate markings by utility operators in reference to Gopher State One Call Ticket No. 151632245.
- Benchmark: Anoka County Benchmark No. 3012. Elevation = 906.88 ft. (NAVD 88 datum)
- Proposed site plan by Architectural Overflow, LLC.
- Proposed civil plan by Plowe Engineering.

PROPOSED AREAS:

LOT	BLOCK	AREA (SF)
1	1	1,760
2	1	1,440
3	1	1,760
4	1	1,760
5	1	1,440
6	1	1,440
7	1	1,920
8	1	1,920
9	1	1,440
10	1	1,440
11	1	1,920
12	1	1,920
13	1	1,440
14	1	1,440
15	1	1,760
16	1	1,760
17	1	1,440
18	1	1,760
19	1	97,385
LEXINGTON AVE.		62,562

TYPICAL UNIT

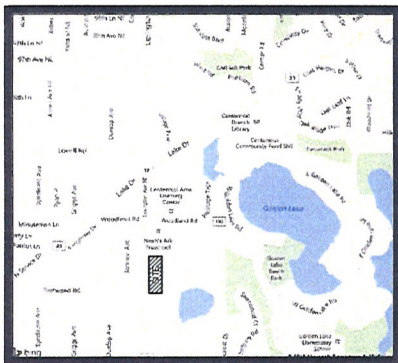


NOTE: Lots oversized to allow for option to stagger units a maximum of 4 feet to the east.

- Front, rear and exterior side lot lines are shown 5 feet from exterior walls of proposed buildings unless otherwise shown. Interior side lot lines are centered on party walls of proposed buildings.

VICINITY MAP

PART OF SEC. 36, TWP. 31, RNG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)

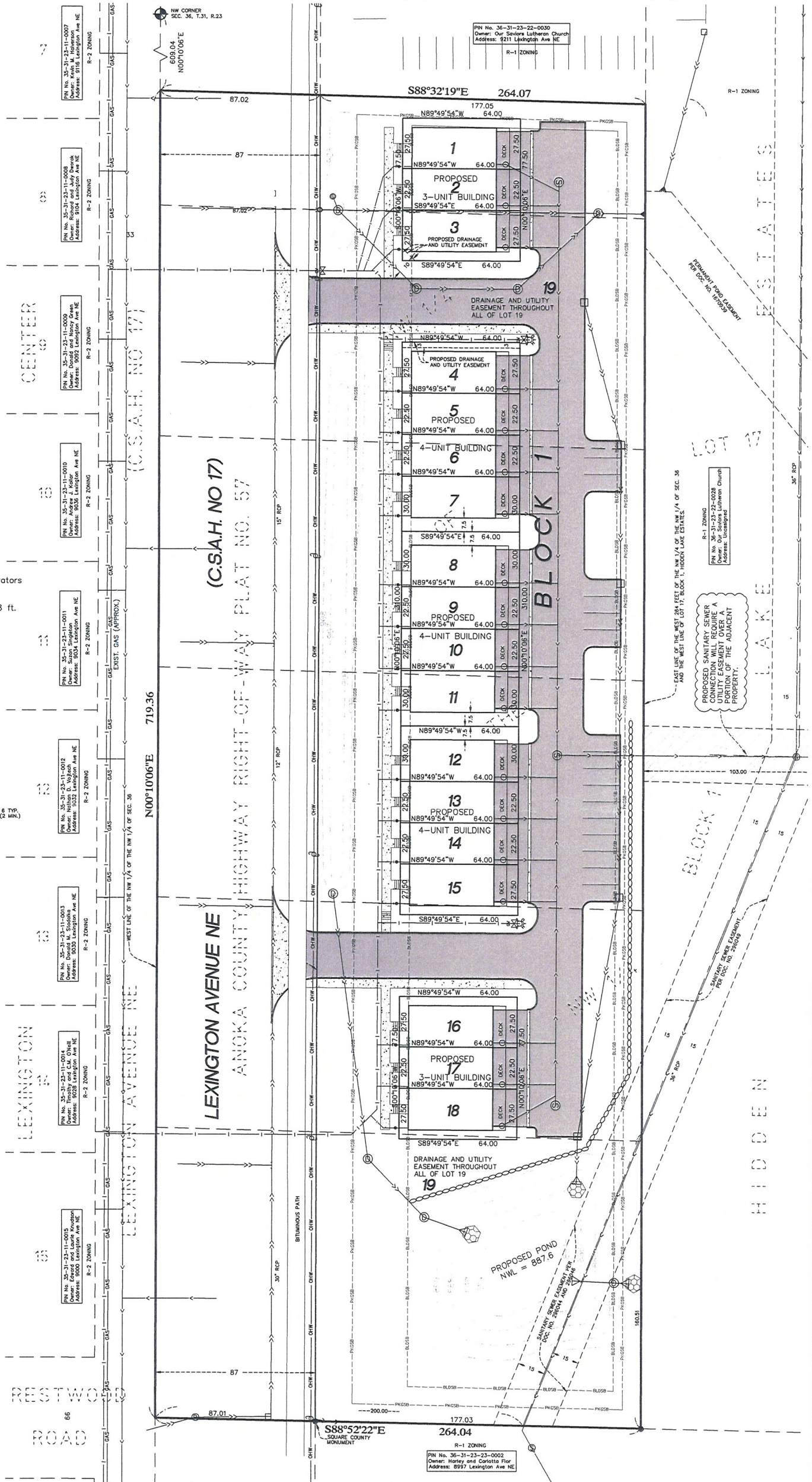
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
Date: 2/23/2017 License No. 41578

DEVELOPER:
ASPEN GARDEN HOLDINGS, LLC
10021 COLORADO LANE N.
BROOKLYN PARK, MN 55455
(651) 775-4276

ENGINEER:
PLOWE ENGINEERING
6776 LAKE DRIVE NE, SUITE 110
LINO LAKES, MN 55014
(651) 361-8200

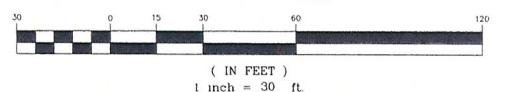
ARCHITECT:
ARCHITECTURAL OVERFLOW, LLC
1000 COUNTY ROAD E WEST, SUITE T
SHOREVIEW, MN 55126
(952) 960-8212



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES STORM SEWER APRON
- DENOTES CATCH BASIN
- DENOTES STORM SEWER
- DENOTES SANITARY SEWER
- DENOTES GUY WIRE
- DENOTES POWER POLE AND OVERHEAD WIRES
- DENOTES SIGN
- DENOTES BITUMINOUS SURFACE
- DENOTES PROPOSED UTILITY EASEMENT
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)
- DENOTES PROPOSED CONTOURS (BY OTHERS)
- DENOTES MINIMUM BUILDING SETBACK
- DENOTES MINIMUM PARKING SETBACK

GRAPHIC SCALE

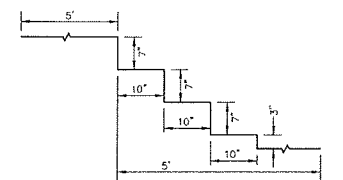


DRAWN BY: BAB	JOB NO: 15087	DATE: 1/27/17
CHECK BY: JER	SCANNED	
1	2/23/17	CITY COMMENTS
2		
3		
NO.	DATE	DESCRIPTION
		BY

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

NORTH

DRAWN BY: C.M.
 C.W.P.
 CHECKD BY: C.W.P.
 PROJ. NO. 16-1664
 ORIGINAL DATE: DECEMBER 21, 2016



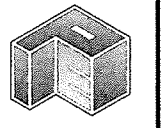
STEPS TO BUILDING
 NOT TO SCALE

DATE	REVISION DESCRIPTION
2/20/17	CITY COMMENTS

I hereby certify that this plan 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.
Charles W. Plowe
 CHARLES W. PLOWE
 LIC. NO. 18227
 DATE: 02.20.2017

ASPEN VILLAGE TOWNHOMES
 BLAINE, MINNESOTA
 CIVIL SITE PLAN

PREPARED FOR:
ASPEN GARDENS HOLDINGS, LLC

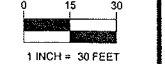


SITE PLANNING & ENGINEERING

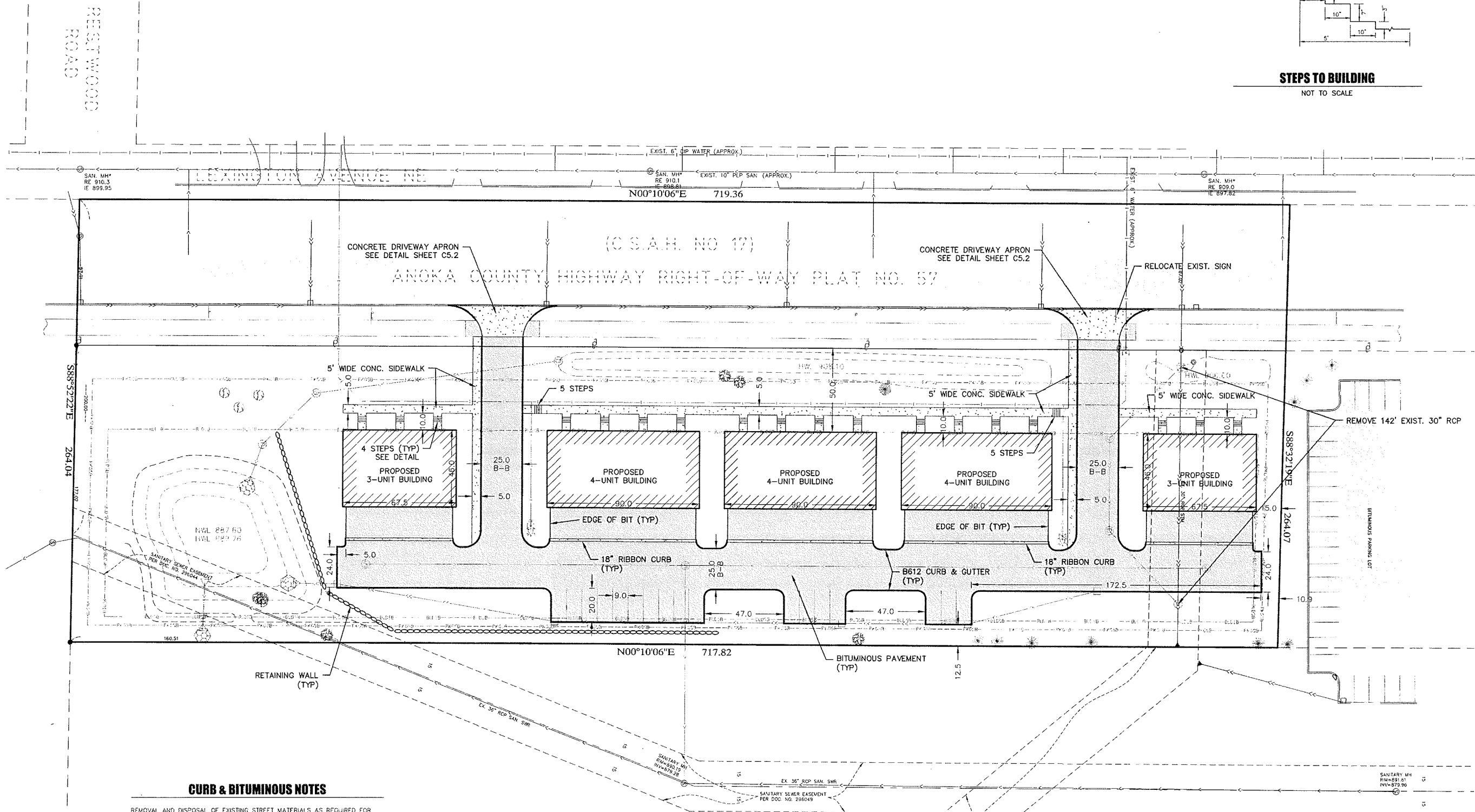
PLOWE ENGINEERING, INC.

6776 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014
 PHONE: (651) 361-8210
 FAX: (651) 361-8701

NORTH



C2



CURB & BITUMINOUS NOTES

- REMOVAL AND DISPOSAL OF EXISTING STREET MATERIALS AS REQUIRED FOR CONSTRUCTION IS CONSIDERED INCIDENTAL.
- SAW-CUT EXISTING BITUMINOUS AND CONCRETE CURB TO PROVIDE BUTT-JOINT.
- RESTORE DISTURBED STREET TO EXISTING OR BETTER SECTION.
- BACKFILLING OF CURB IS INCIDENTAL TO CURB INSTALLATION.
- FOUR INCHES OF CLASS 5 UNDER CURB IS INCIDENTAL TO CURB INSTALLATION.
- CURB ENDS SHALL TERMINATE IN A THREE-FOOT BEAVER TAIL.



Know what's below.
 Call before you dig.

ASPEN VILLAGE TOWNHOMES
CIVIL SITE PLAN

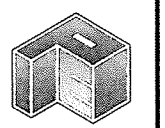
DRAWN BY: C.M. DESIGN BY: C.W.P.
 CHECKED BY: C.W.P. PROJ. NO. 16-1664
 ORIGINAL DATE: DECEMBER 21, 2016

DATE	REVISION DESCRIPTION
2/29/17	CITY COMMENTS

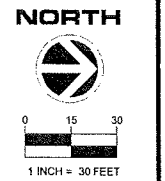
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Charles W. Plowe
 CHARLES W. PLOWE LIC. NO. 18227
 DATE: 02.20.2017

ASPEN VILLAGE TOWNHOMES
 BLAINE, MINNESOTA
 GRADING, DRAINAGE & EROSION CONTROL PLAN

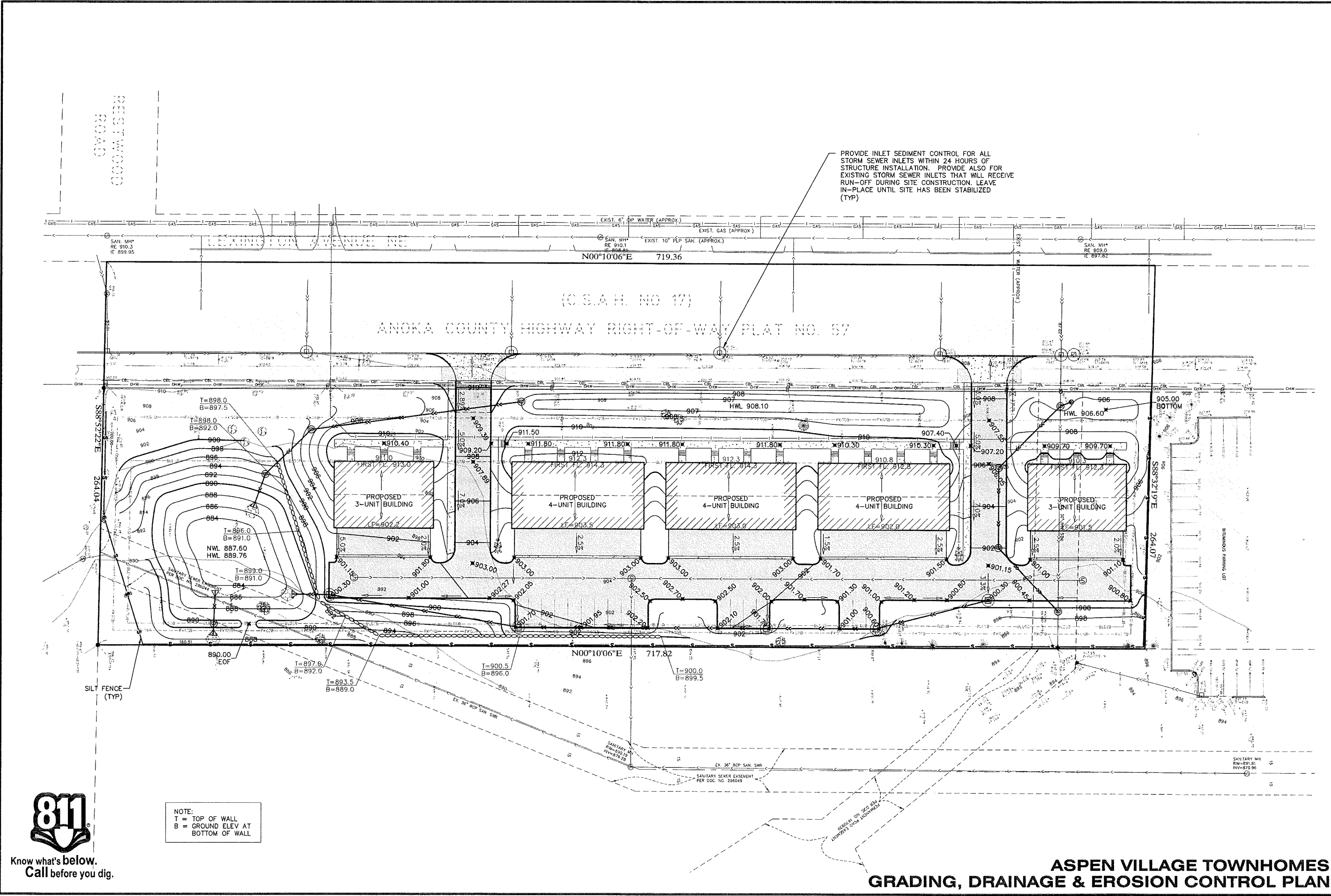
PREPARED FOR:
 ASPEN GARDENS HOLDINGS, LLC



SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
 6776 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014
 PHONE: (651) 361-8210
 FAX: (651) 361-8701



C3



NOTE:
 T = TOP OF WALL
 B = GROUND ELEV AT BOTTOM OF WALL



Know what's below.
 Call before you dig.

**ASPEN VILLAGE TOWNHOMES
 GRADING, DRAINAGE & EROSION CONTROL PLAN**

LANDSCAPING NOTES

STAKE AND/OR MARK ALL PLAN PLANTING LOCATIONS PRIOR TO INSTALLATION. OWNER TO APPROVE ALL LOCATIONS PRIOR TO INSTALLATION.

ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.

ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.

ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE.

ALL TREES MUST BE PLANTED, MULCHED, AND STAKED AS SHOWN IN THE DETAILS.

MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. USE 4" FOR TREES, SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.

PLANTING SOIL SHALL HAVE A pH RANGE OF 5.00 TO 8.00. SOIL SHALL BE DECOMPACTED AND FREE OF STICKS, STONES, AND OTHER DEBRIS. SOIL SHALL CONTAIN NO LESS THAN 5% ORGANIC COMPOST AND 25% SAND. FOR PLANTING OF SHRUBS, PERENNIALS, AND ORNAMENTAL GRASS, A MINIMUM OF 6" OF TOPSOIL SHALL BE PLACED ON THE AFFECTED AREAS BEFORE INSTALLATION. FOR ESTABLISHMENT OF TURF, A MINIMUM OF DEPTH OF 4" OF TOPSOIL SHALL BE PLACED ON THE AFFECTED AREAS BEFORE INSTALLATION OF SOO OR SEED.

SOIL SAMPLES SHOULD BE SUBMITTED WITH AMENDMENT PROCEDURES INDICATED PRIOR TO INSTALLATIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.

PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MN/DOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-0-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED BY ROTOTILLING IT INTO THE TOP 12" OF SOIL.

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 WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.

WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.

WHERE IRRIGATION SYSTEMS ARE INSTALLED, SAID SYSTEMS SHALL HAVE WATER SENSOR DEVICES TO AVOID OVERWATERING AND TIMING DEVICES TO ENSURE IRRIGATION IS CONDUCTED DURING THE HOURS PERMITTED BY THE CITY WATER RESTRICTION REQUIREMENTS.

ALL DISTURBED AREAS TO BE TURF SEEDING, ARE TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

ALL WORK TO BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT TIME OF ACCEPTANCE BY OWNER. CONTRACTOR TO MAKE ALL REPLACEMENTS IN A TIMELY MANNER.

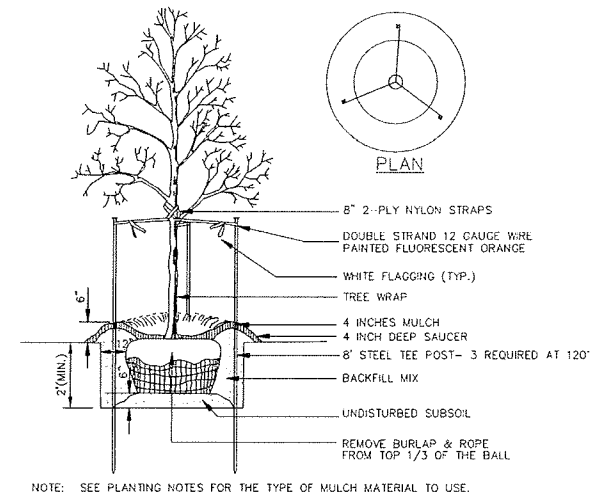
ALL MATERIALS SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.

WHEN STAKING OR GUYNING OF TREES IS REQUIRED, IT SHALL OCCUR SO AS NOT TO CREATE ANY HAZARDS OR UNSIGHTLY OBSTACLES. ALL WIRES SHALL BE ENCASED IN HOSE TO PREVENT TREE DAMAGE.

PRUNE EVERGREEN TREES ADJACENT TO PARKING STALLS AS NEEDED TO AVOID LIMBS BRUSHING AGAINST CARS.

SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE AT INSTALL
DECIDUOUS TREES					
	RM	6	ACER RUBRUM	RED MAPLE	2-1/2" B&B
	SWO	6	QUERCUS BICOLOR	SWAMP WHITE OAK	2-1/2" B&B
	AL	6	TILIA AMERICANA	AMERICAN LINDEN	2-1/2" B&B
CONIFEROUS TREES					
	BHS	6	PICEA GLAUCA DENSATA	BLACK HILLS SPRUCE	6' HEIGHT B&B
	NP	6	PINUS RESINOSA	NORWAY PINE	6' HEIGHT B&B
	CS	6	PICEA PUNGENS	COLORADO SPRUCE	6' HEIGHT B&B
ORNAMENTAL TREES					
	FC	9	MALUS	FLOWERING CRABAPPLE	1-1/2" B&B
	AM	9	ACER GRINNALA	AMUR MAPLE	1-1/2" B&B

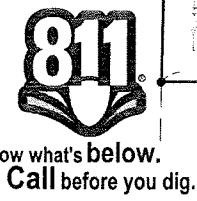
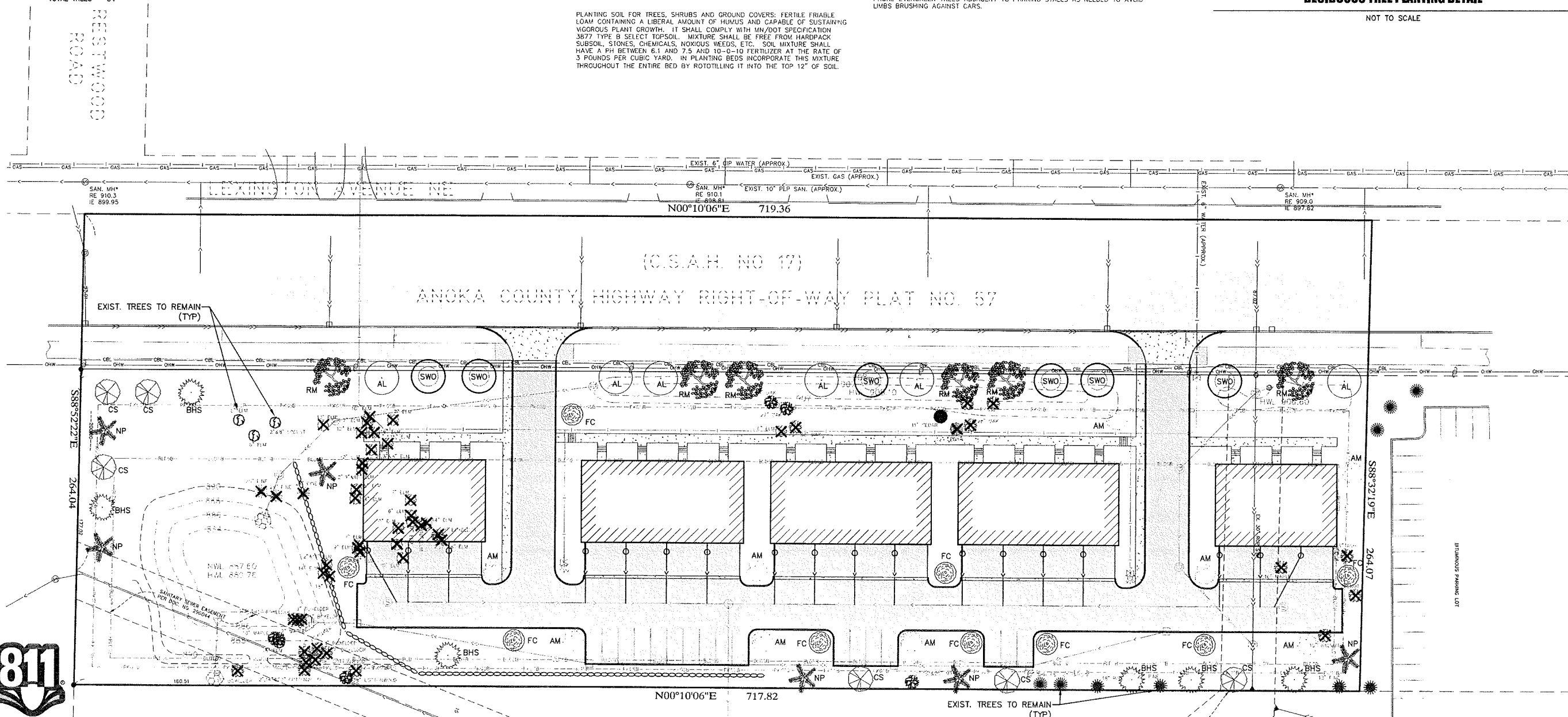
TOTAL TREES 54



NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



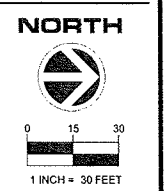
DRAWN BY: C.M.
 DESIGN BY: C.W.P.
 CHCKD BY: C.W.P.
 PROJ. NO: 16-1664
 ORIGINAL DATE: FEBRUARY 20, 2017

DATE	REVISION DESCRIPTION

ASPEN VILLAGE TOWNHOMES
 BLAINE, MINNESOTA
 LANDSCAPE PLAN

PREPARED FOR:
ASPEN GARDENS HOLDINGS, LLC

PLOWE ENGINEERING, INC.
 SITE PLANNING & ENGINEERING
 6775 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014
 PHONE: (651) 361-8210
 FAX: (651) 361-8701



L1

ASPEN VILLAGE TOWNHOMES LANDSCAPE PLAN

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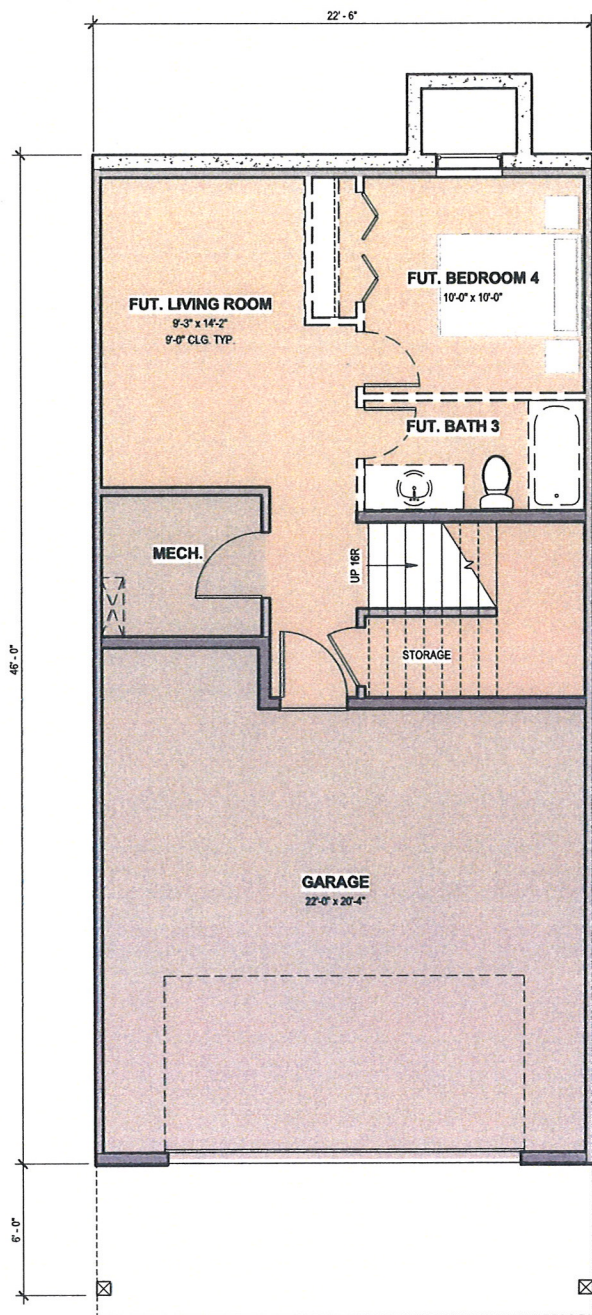
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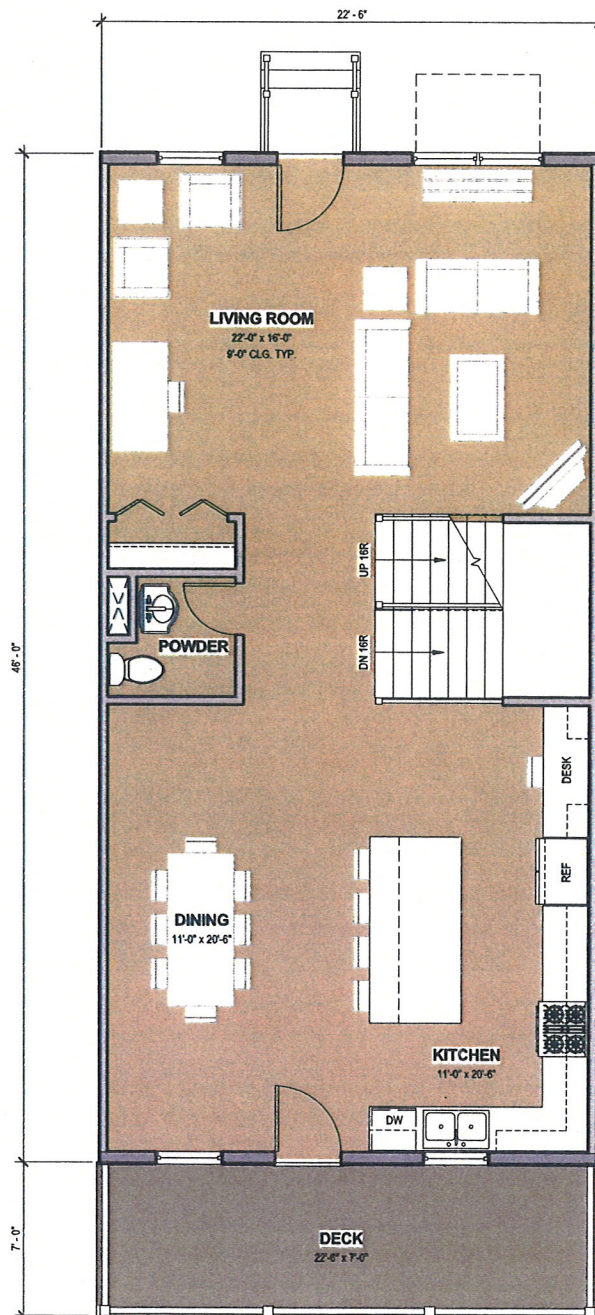
Aspen Village Townhomes
 Blaine, MN

PRESENTATION FLOOR PLANS

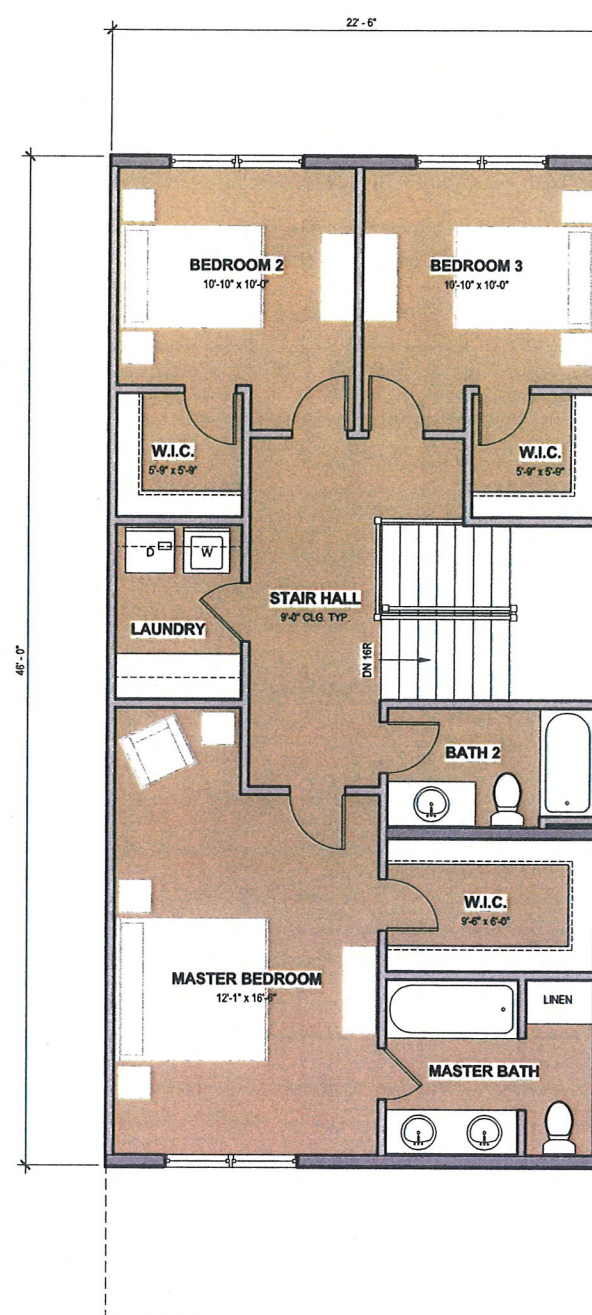
DRAWING BY: EAD
 DATE: 2/20/17
 PROJECT NUMBER: ASPEN VILLAGE



1 LOWER LEVEL FLOOR PLAN



2 MAIN LEVEL FLOOR PLAN



3 UPPER LEVEL FLOOR PLAN

SQUARE FOOTAGE

CONDITIONED SPACE		UNCONDITIONED SPACE	
MAIN LEVEL	954 SF	DECK	158 SF
UPPER LEVEL	954 SF	GARAGE	488 SF
FUT. LOWER LEVEL	479 SF	MECH.	53 SF
Grand total	2386 SF	Grand total	698 SF



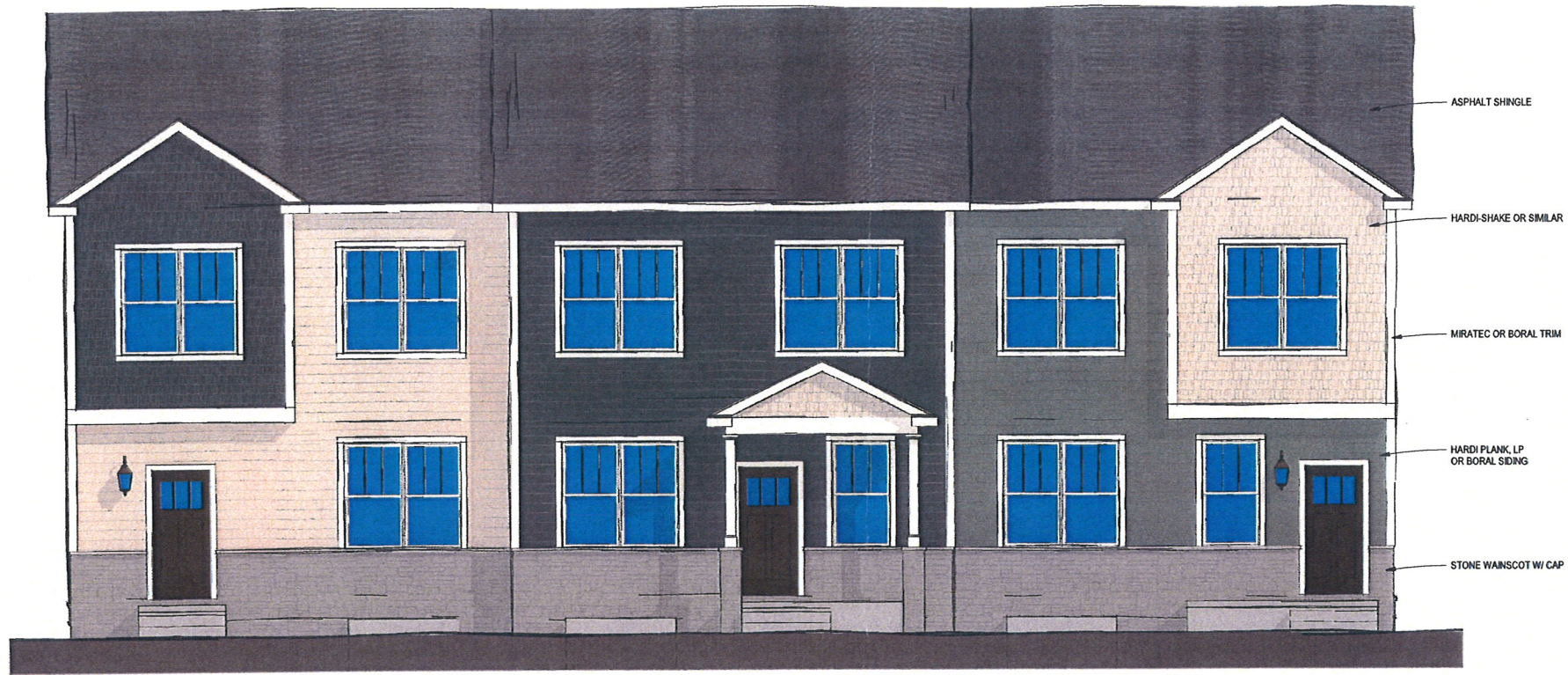
1 FRONT ELEVATION
3

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Aspen Village Townhomes
 Blaine, MN

PRESENTATION
 ELEVATIONS
 OPTION 2

DRAWING BY	EAD
DATE	2/20/17
PROJECT NUMBER	ASPEN VILLAGE



1 FRONT ELEVATION
2 1/4" = 1'-0"



2 REAR ELEVATION
2 1/4" = 1'-0"

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Aspen Village Townhomes
Blaine, MN

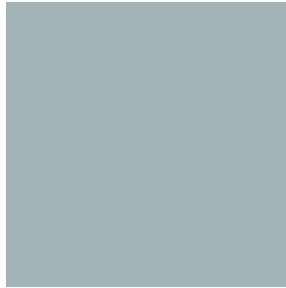
PRESENTATION ELEVATIONS

DRAWN BY:	EAD	2
DATE:	2/20/17	
PROJECT NUMBER:	ASPEN VILLAGE	

Material and Color Selections

Aspen Village Townhomes

Blaine, Minnesota



LP SmartSide & Vinyl Siding:
“Everest” by Ply Gem - Liberty Elite



Exterior Trim:
“White” by LP SmartSide

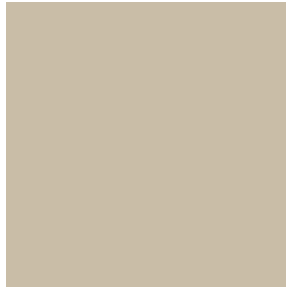


Stone:
“Bucks County” Tuscan Ledge Stone by
Environmental StoneWorks

Material and Color Selections

Aspen Village Townhomes

Blaine, Minnesota



LP SmartSide & Vinyl Siding:
“Wicker” by Ply Gem - Liberty Elite



Exterior Trim:
“White” by LP SmartSide

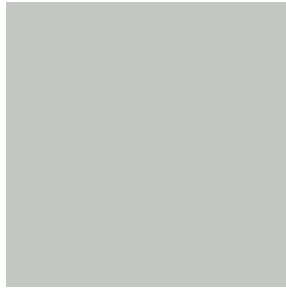


Stone:
“Bucks County” Tuscan Ledge Stone by
Environmental StoneWorks

Material and Color Selections

Aspen Village Townhomes

Blaine, Minnesota



LP SmartSide & Vinyl Siding:

“Victorian Grey” by Ply Gem - Liberty Elite



Exterior Trim:

“White” by LP SmartSide



Stone:

“Bucks County” Tuscan Ledge Stone by
Environmental StoneWorks