

Case File No. 13-0029



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



# PRELIMINARY PLAT

~ OF ~ *Waters Edge*

at  
**Club West**

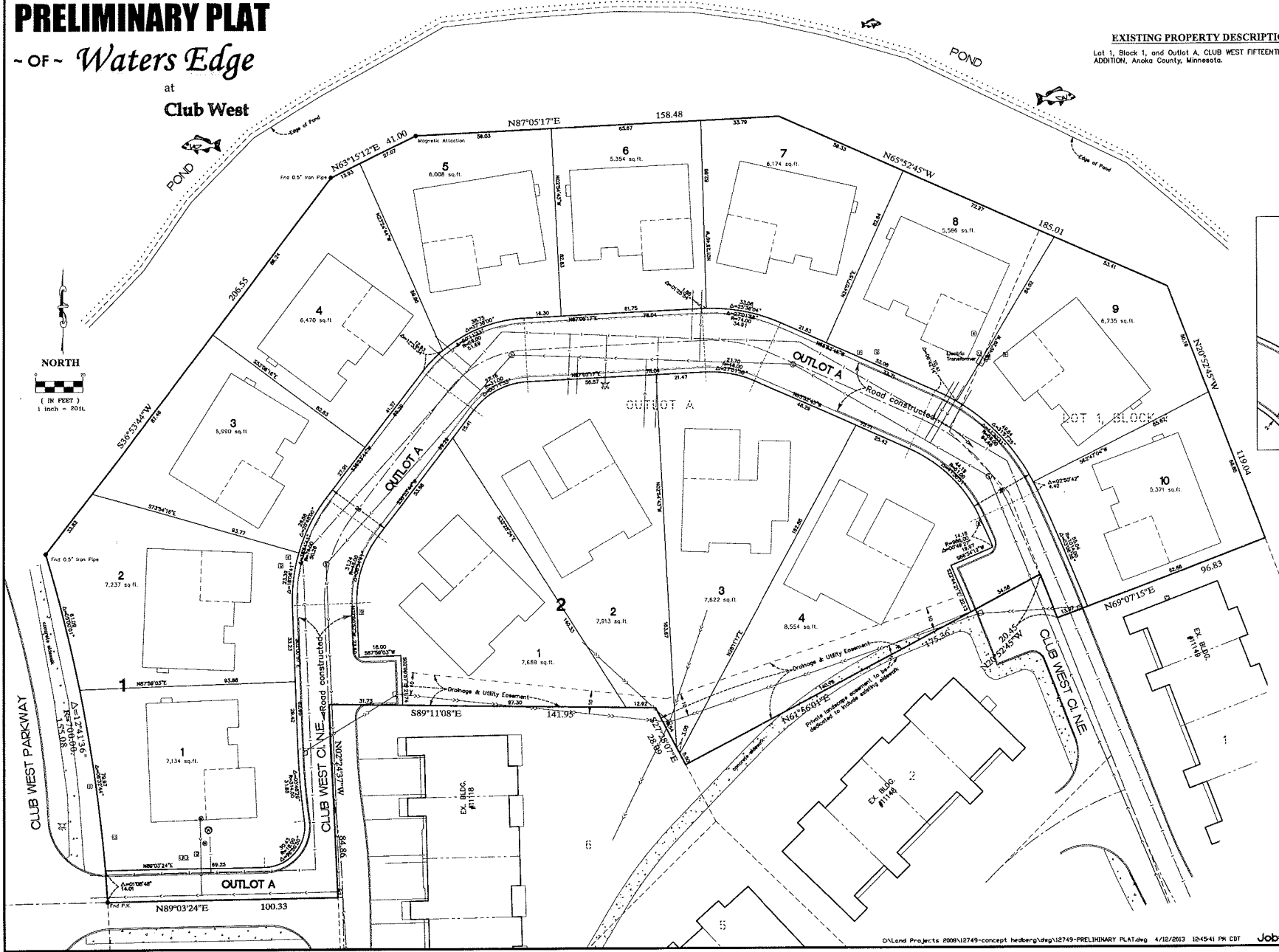
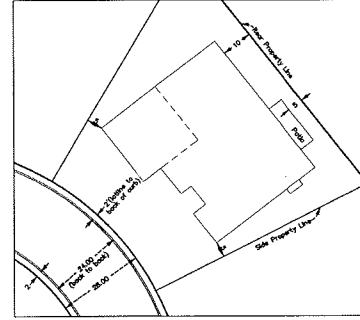
## EXISTING PROPERTY DESCRIPTION

Lot 1, Block 1, and Outlot A, CLUB WEST FIFTEENTH ADDITION, Anoka County, Minnesota.

## LEGEND

- DENOTES IRON MONUMENT FOUND
- ⊙ DENOTES WELL
- ⊠ DENOTES ELECTRIC METER/BOX
- ⊡ DENOTES GAS METER/BOX
- ⊞ DENOTES UTILITY BOX
- ⊞ DENOTES CABLE BOX
- ⊞ DENOTES TELEPHONE BOX
- ⊞ DENOTES SANITARY SEWER MANHOLE
- ⊞ DENOTES CATCH BASIN
- ⊞ DENOTES FIRE HYDRANT
- ⊞ DENOTES BOLLARD
- ⊞ DENOTES WATERMAIN
- ⊞ DENOTES SANITARY SEWER
- ⊞ DENOTES STORM SEWER
- ⊞ DENOTES CONCRETE
- ⊞ DENOTES EXISTING BITUMINOUS
- ⊞ DENOTES PROPOSED BITUMINOUS
- ⊞ DENOTES UNDERGROUND ELECTRICAL MARKING
- ⊞ DENOTES UNDERGROUND GAS MARKING

## LOT DETAIL



## DEVELOPMENT DATA

LAND USE:		
SINGLE FAMILY HOMES:	2,178 ACRES	14 UNITS
OUTLOT A:	0.368 ACRES	
TOTAL:	2,546 ACRES	14 UNITS
PROPOSED / EXISTING ZONING:		RFD
LOT AREA:		
SMALLEST SINGLE FAMILY LOT AREA:	5,354± SQ. FT.	
AVERAGE SINGLE FAMILY LOT AREA:	6,702± SQ. FT.	
SETBACK REQUIREMENTS:		
FRONT YARD:		18 FT.
SIDE YARD:		5 FT.
CORNER STREET:		18 FT.
REAR YARD:		10 FT.

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.

*Eric R. Mckaryous*  
ERIC R. MCKARYOUS  
Date: April 12th, 2012, Reg. No. 44125

**ACRE LAND SURVEYING**  
Serving Twin Cities Metro area and beyond  
763-458-2907 acrelandsurvey@gmail.com

**WATERS EDGE AT CLUB WEST**

BLAINE, MN  
**HEDBERG HOMES**

4247 117TH AVE. NE, BLAINE, MN 55432

HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Pat Parker  
DATE: 4/28/13 LICENSE NO. 44263

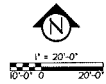
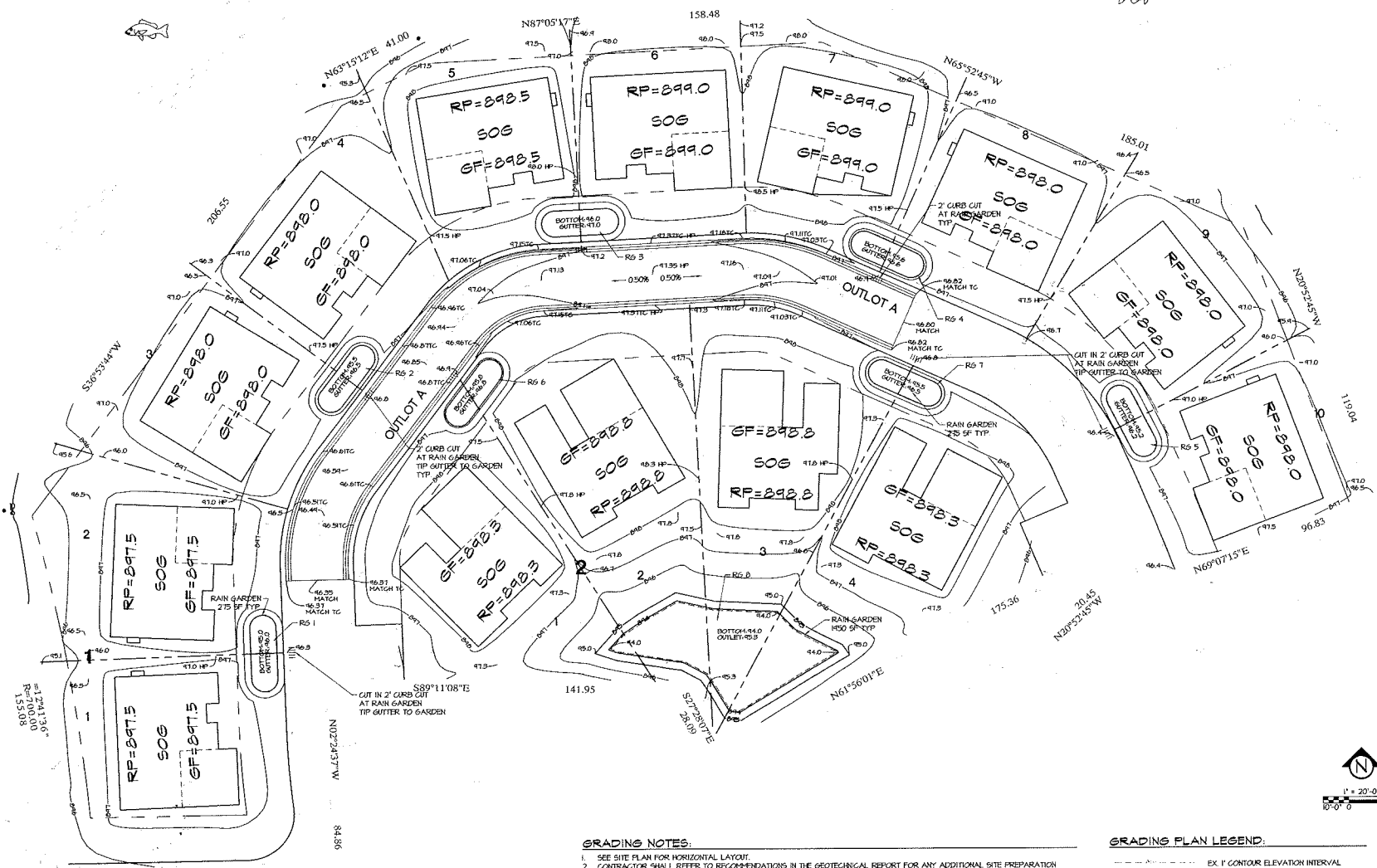
ISSUES/SUBMITTAL SUMMARY  
DATE DESCRIPTION  
4/28/13 PRELIMINARY PLAN SUBMITTAL

REVISION SUMMARY  
DATE DESCRIPTION

**GRADING & DRAINAGE PLAN**

**C3.0**

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**GRADING NOTES:**

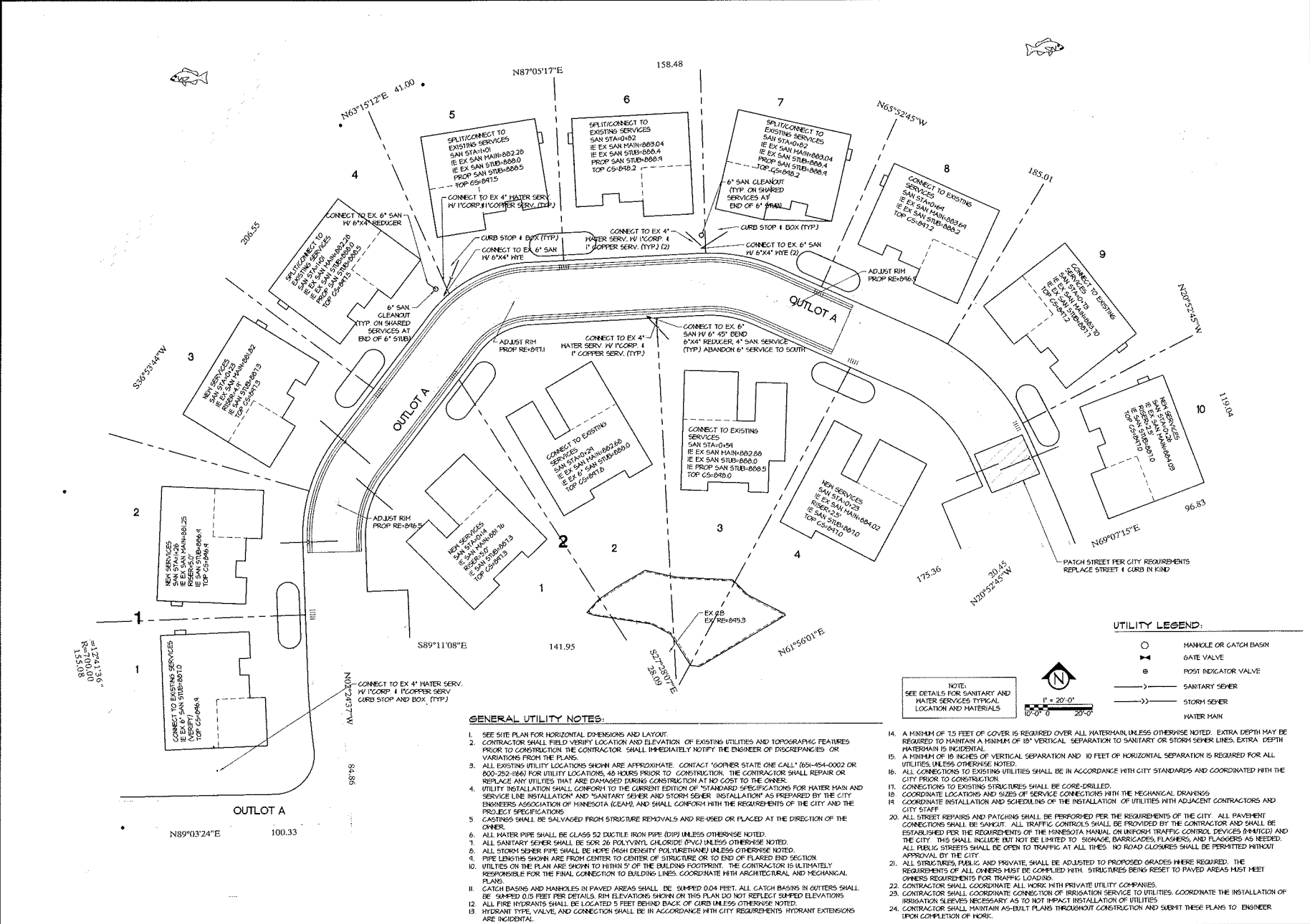
- SEE SITE PLAN FOR HORIZONTAL LAYOUT.
- CONTRACTOR SHALL REFER TO RECOMMENDATIONS IN THE GEOTECHNICAL REPORT FOR ANY ADDITIONAL SITE PREPARATION INFORMATION SOIL CORRECTION TYPE OF BACKFILL, OR REQUIREMENTS.
- EXCAVATION AND EMBANKMENT ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS.
- GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- THE CONTRACTOR SHALL SCHEDULE SITE WORK TO MINIMIZE THE DISTURBED AREA AT ANY GIVEN TIME.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOP-SOIL AND SODDING ACTIVITIES.
- EXCESS FILL MATERIAL SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR OFF-SITE.
- PROPOSED SPOT GRADES ARE FLOWLINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- GRADES OF WALKS SHALL BE INSTALLED WITH 3% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
- PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
- CONTRACTOR SHALL STRIP, STOCKPILE, AND RE-SPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM 4" COMPACTED DEPTH TO DISTURBED AREAS TO BE SEEDED OR SODDED.

**GRADING PLAN LEGEND:**

- 1' CONTOUR ELEVATION INTERVAL
- 1' CONTOUR ELEVATION INTERVAL
- SPOT GRADE ELEVATION (FLOW LINE UNLESS OTHERWISE NOTED)
- SPOT GRADE ELEVATION GUTTER
- SPOT GRADE ELEVATION BACK OF CURB (TOP OF CURB)
- SPOT GRADE ELEVATION BOTTOM OF STAIRS
- TIP OUT (T.O.) CURB AND GUTTER WHERE APPLICABLE-TAPER GUTTERS TO DRAIN AS SHOWN
- EXISTING AND PROPOSED DRAINAGE ARROWS

OUTLOT A  
N89°03'24"E 100.33

N294°13'6" 155.08  
R=7000.00



**GENERAL UTILITY NOTES:**

- SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT Gopher State One Call (651-454-0002 OR 800-251-1866) FOR UTILITY LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER, STORM SEWER, INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
- CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
- ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER SHALL BE 50% 20 POLYETHYLENE GLYCOL (PE) UNLESS OTHERWISE NOTED.
- ALL STORM SEWER PIPE SHALL BE HDPE (HIGH DENSITY POLYETHYLENE) UNLESS OTHERWISE NOTED.
- PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
- UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.05 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- HYDRANT TRIP VALVE AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
- A MINIMUM OF 15 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 10" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
- A MINIMUM OF 10 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
- CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
- COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
- COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWN CUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON TRAFFIC CONTROL DEVICES (MATED) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: SIGNAGE, BARRICADES, FLAGMANS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- ALL STRUCTURES PUBLIC AND PRIVATE SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADINGS.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
- CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
- CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.

**UTILITY LEGEND:**

- HANNOLE OR CATCH BASIN
- I — GATE VALVE
- e — POST INDICATOR VALVE
- S — SANITARY SEWER
- S — STORM SEWER
- M — WATER MAIN

NOTE:  
 SEE DETAILS FOR SANITARY AND WATER SERVICES TYPICAL LOCATION AND MATERIALS



**WATERS EDGE AT CLUB WEST**

PROJECT

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.

*[Signature]*  
 Matthew R. Pank  
 DATE: 4/28/13 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

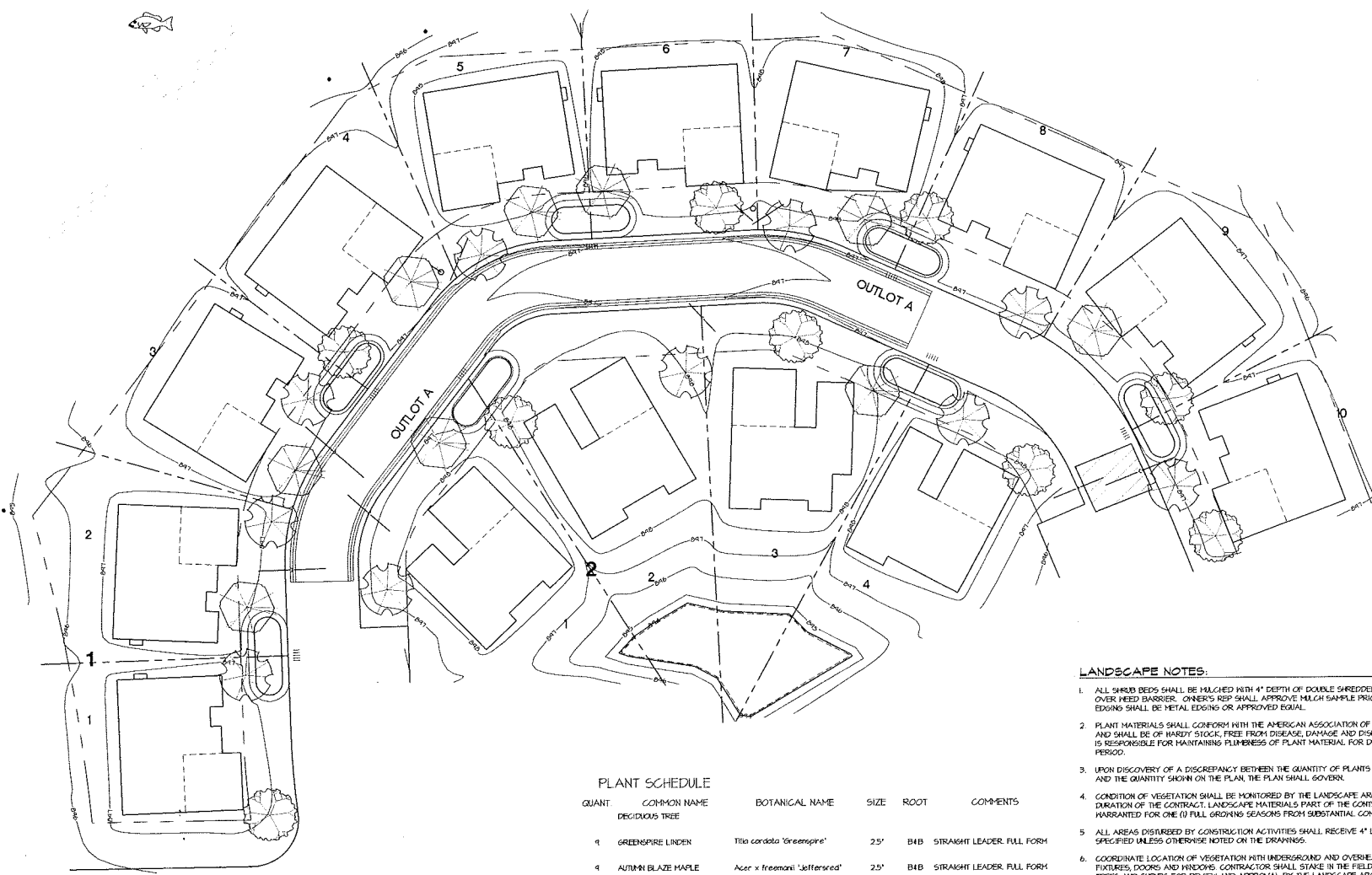
DATE DESCRIPTION  
 4/25/13 PRELIMINARY PLAN SUBMITTAL

REVISION SUMMARY

DATE DESCRIPTION

**UTILITY PLAN**

**C4.0**



OUTLOT A

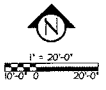
**PLANT SCHEDULE**

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
DECIDUOUS TREE					
1	GREENSPIRE LINDEN	<i>Tilia cordata 'Greenspire'</i>	25'	B&B	STRAIGHT LEADER, FULL FORM
4	AUTUMN BLAZE MAPLE	<i>Acer x freemanii 'Jeffersred'</i>	25'	B&B	STRAIGHT LEADER, FULL FORM
10	SKYLINE HONEYLOCUST	<i>Gleditsia triacanthos 'Skygate'</i>	25'	B&B	STRAIGHT LEADER, FULL FORM

SEE DETAIL SHEET 6.2 FOR TYPICAL RAINWATER GARDEN PLANT MATERIAL AND PLANT SCHEDULE

**LANDSCAPE NOTES:**

- ALL SHRUB BEDS SHALL BE MULCHED WITH 4" DEPTH OF DOUBLE SHREPPED HARDWOOD MULCH OVER NEEB BARRIER. OWNER'S REP SHALL APPROVE MULCH SAMPLE PRIOR TO INSTALLATION. EDGING SHALL BE METAL EDGING OR APPROVED EQUAL.
- PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMBERESS OF PLANT MATERIAL FOR DURING OF ACCEPTANCE PERIOD.
- UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
- CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER LOAM AND SOG AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FUTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- SHEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- INSTALL PAVERS PER MANUFACTURER SPECIFICATIONS AND AS SHOWN ON THE PLAN. OWNER TO SELECT PAVER TYPE AND COLOR.



PROJECT: **WATERS EDGE AT CLUB WEST**

BLAINE, MN  
**HEDBERG HOMES**  
4247 117TH AVE. NE, BLAINE, MN 55432

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DATE: 4/25/13 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY
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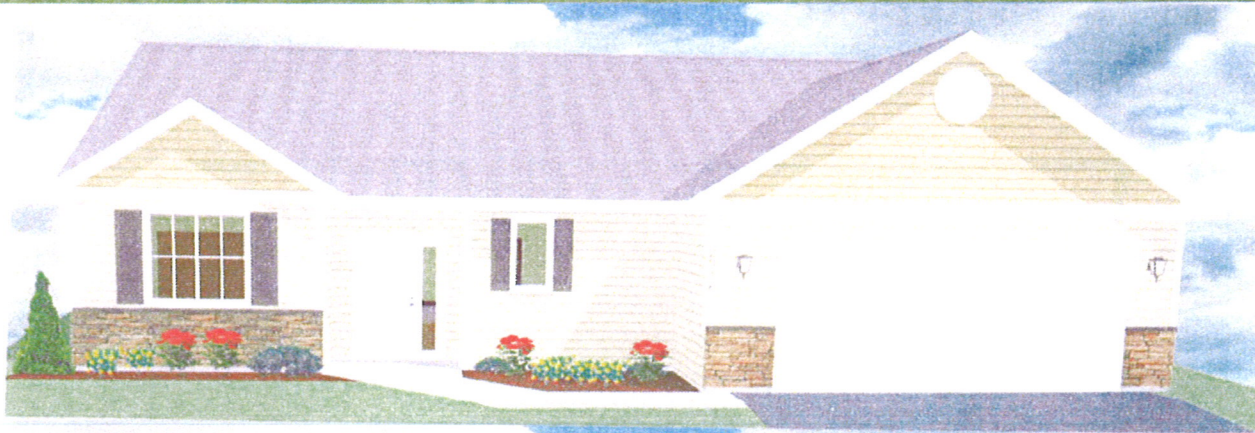
LANDSCAPE PLAN

**L1.0**

# Current Layout (32 existing townhomes)

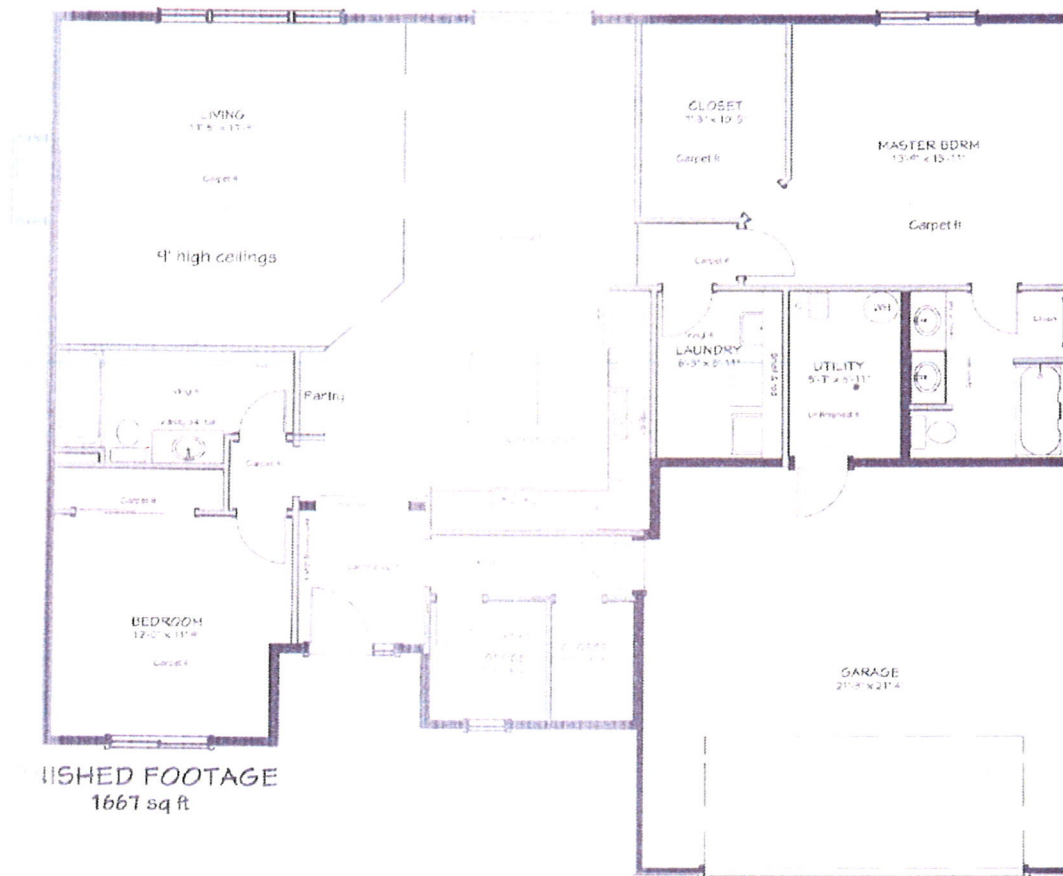


# Home Elevation



# Proposed Floor Plan

TWO BEDROOM



FINISHED FOOTAGE  
1667 sq ft

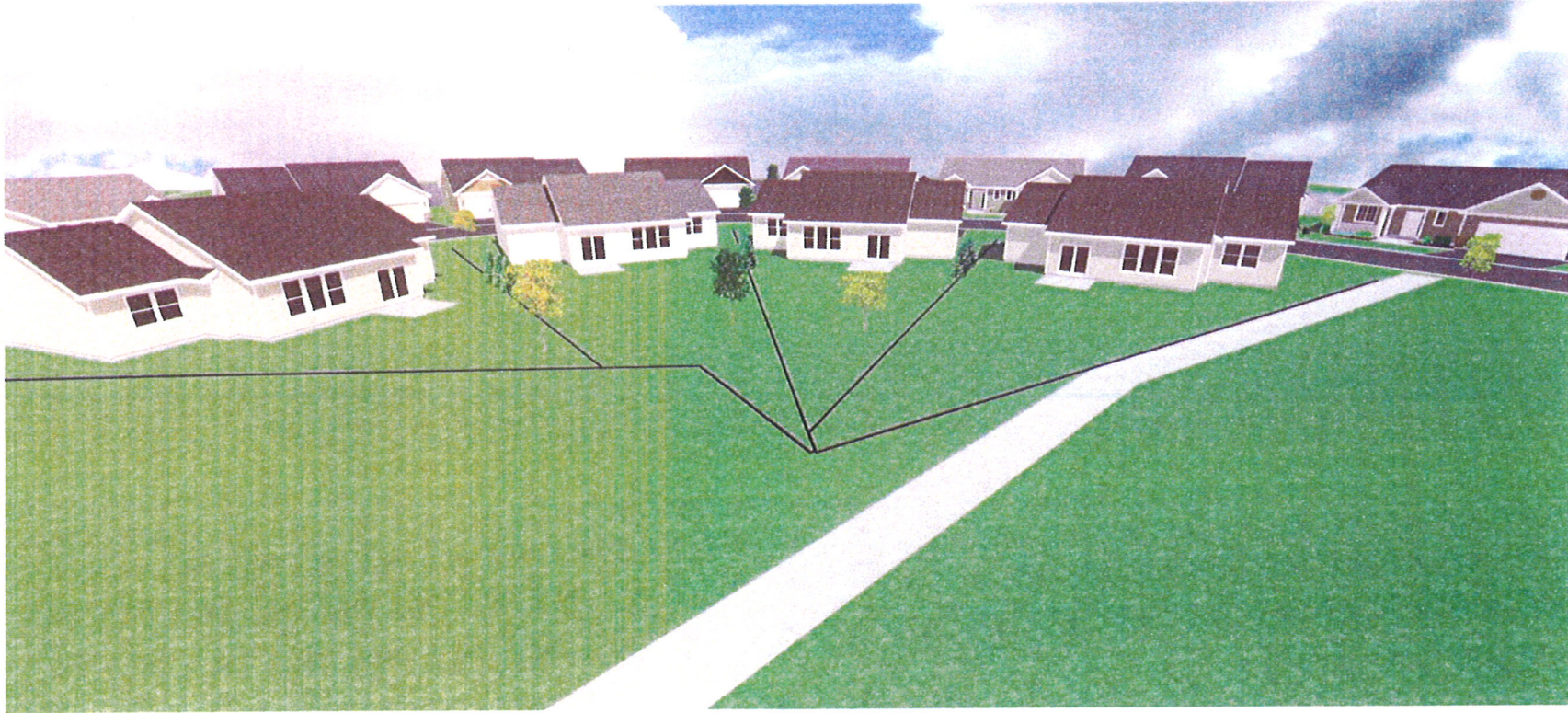





West looking East

11	<b>Date</b> 1-26-13	<b>Project Name</b> Club West 1650 sq.		4247 117th Ave Blaine, MN 55449 763-242-3706 Lic#1698 Email hedberghomesinc@aol.com
→	<b>Rev. date</b> 2-20-13			

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 Note: These drawings are interpretation of the general floor plan. It is not to be an exact rendition, all measurements are to be verified.



Back view of interior lots

11	Date 1-26-13	Project Name Club West 1650 sq.	This plan is exclusively for the use of Hedberg Homes Inc. any reproduction or other use is strictly prohibited without the express written consent of Hedberg Homes Inc.	 <p>4247 117th Ave Blaine, MN 55449 763-242-3706 Lic# 1698 Email hedberghomesinc@aol.com</p>
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