

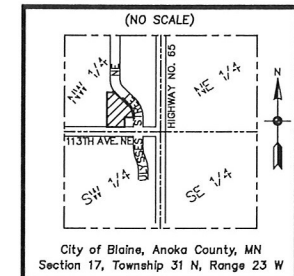
Case File No. 18-0041
Meadow Place

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



MEADOW PLACE

VICINITY MAP



LEGAL DESCRIPTION

Parcel 1 (Per Certificate of Title No. 97660):
 The South Half of the East Half (S1/2 of E1/2) of Lot Thirty-Two (32) CENTRAL AVENUE ACRES, according to the map or plat thereof on file and of record in the office of the Registrar of Titles, Anoka County, Minnesota.
 AND
 Lot Twelve A (12A) of CENTRAL AVENUE ACRES, EXCEPT the South 315.00 feet of the East 310.00 feet of said Lot 12A, according to the plat thereof on file in the office of the Registrar of Titles of Anoka County, Minnesota.

Parcel 2 (Per Certificate of Title No. 72026):
 The South 315.00 feet of the East 310.00 feet of Lot Twelve A (12A) of CENTRAL AVENUE ACRES, according to the plat thereof on file in the office of the Registrar of Titles of Anoka County, Minnesota.

Parcel 3 (Per Certificate of Title No. 108843):
 Outlot A, NAUMAN ACRES, EXCEPT that part of Outlot A, NAUMAN ACRES, embraced within Parcels 9, 9C and 9D, CITY OF BLAINE RIGHT-OF-WAY PLAT NO. 3, ANOKA COUNTY, MINNESOTA.

The Northeast corner of Lot 32, CENTRAL AVENUE ACRES, has been marked by a judicial landmark set pursuant to Torrens Case No. 06-95-4134.

Parcel 4 (Per Certificate of Title No. 108844):
 Lot Twelve (12), CENTRAL AVENUE ACRES, according to the plat on record in the Office of the Registrar of Titles for said Anoka County, EXCEPTING therefrom that part of said Lot Twelve (12) described as follows to-wit:
 Commencing at the Southwest corner of the above described five (5) acre tract, thence North on the West line of said tract two hundred sixty-four (264) feet; thence East and parallel with the South line of said tract, one hundred sixty-five (165) feet; thence South and parallel with the West line of said tract two hundred sixty-four (264) feet to the South line of said tract; thence West one hundred sixty-five (165) feet to the place of commencement and containing one (1) acre.
 AND ALSO EXCEPTING that part of Lot 12, CENTRAL AVENUE ACRES, embraced within Parcels 9, 9A, 9B and 9D, CITY OF BLAINE RIGHT-OF-WAY PLAT NO. 3;

SITE DATA

TOTAL SITE AREA	±11.48 AC.
TOTAL ROW AREA	±2.22 AC.
TOTAL OUTLOT AREA	±0.55 AC.
OUTLOT A	±2,189 S.F.
OUTLOT B	±2,745 S.F.
TOTAL LOT AREA	±8.71 AC.
SMALLEST LOT	±7,118 S.F.
LARGEST LOT	±18,066 S.F.
AVERAGE LOT	±9,483 S.F.
TOTAL NUMBER OF LOTS	40
GROSS DENSITY	±3.48 LOTS/AC.
NET DENSITY	±4.32 LOTS/AC.
EXISTING ZONING	FR (Farm Residence)
PROPOSED ZONING	DF (Development Flex)
UTILITIES	AVAILABLE

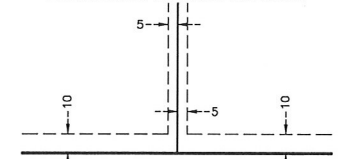
SETBACK DATA

FRONT	25 FT.
SIDE (GARAGE)	7.5 FT.
SIDE (HOUSE)	7.5 FT.
SIDE CORNER	20 FT.
REAR SETBACK	30 FT.

LEGEND

- - Denotes Anoka County Monument
- - Denotes Found Iron Monument
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- ⊗ - Denotes Found PK Nail
- (13.72) - Denotes Plat Distance

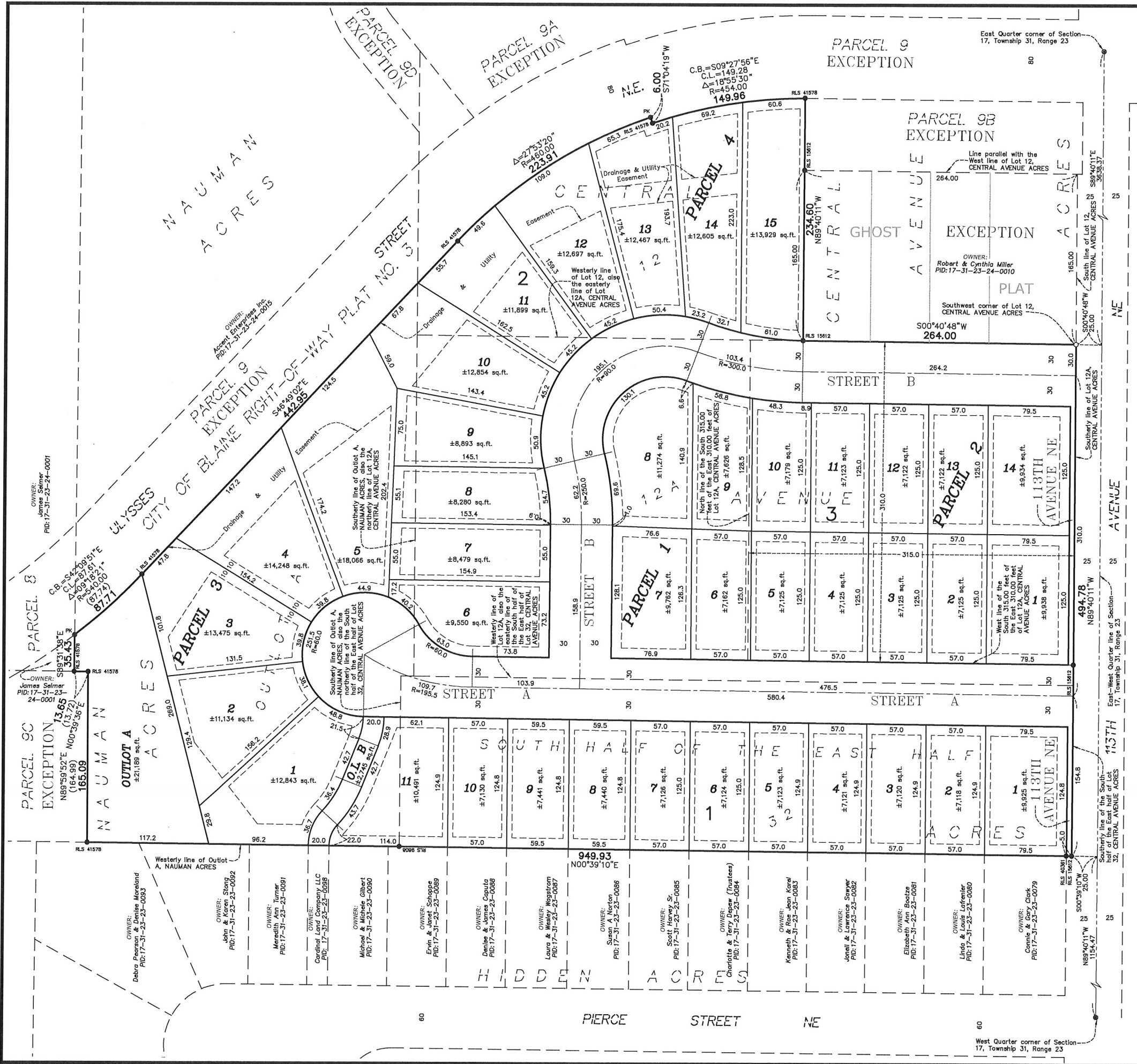
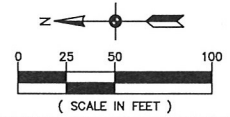
PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

NOTES

- The 16.5 ft. Right of way and Construction Easement, in favor of Northwestern Bell Telephone Company, per Doc. No. 9602 is in the process of being vacated and is not shown hereon.
- The drainage and utility easement in favor of the City of Blaine, per Doc. No. 537686-006 is in the process of being vacated and is not shown hereon.
- The 15.00 foot street, drainage, utility, and ingress and egress easement in favor of the City of Blaine, per Doc. No. 224530 is in the process of being vacated and is not shown hereon.



Carlson McCain
 ENVIRONMENTAL - ENGINEERING - SURVEYING
 3890 Pleasant Ridge Drive NE,
 Suite 100, Blaine, MN 55449
 Phone: 763-489-7900 Fax: 763-489-7959

PRELIMINARY PLAT
MEADOW PLACE
 Blaine, Minnesota

ACCENT HOMES, INC.
 13739 Lincoln St. NE
 Ham Lake, MN 55304

REVISIONS

1.	6/8/18 Per City Comments
2.	
3.	
4.	
5.	
6.	

DRAWN BY: JAB
 ISSUE DATE: 5/11/2018
 FILE NO: 1073

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.

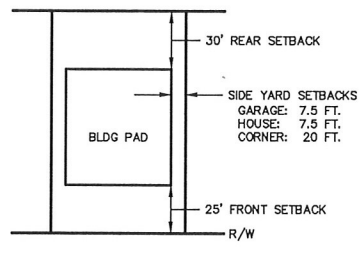
Name: Thomas R. Balluff
 Signature: *Thomas R. Balluff*
 Date: 5/11/2018 License #: 40361

3 of 6

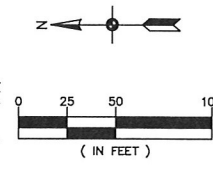
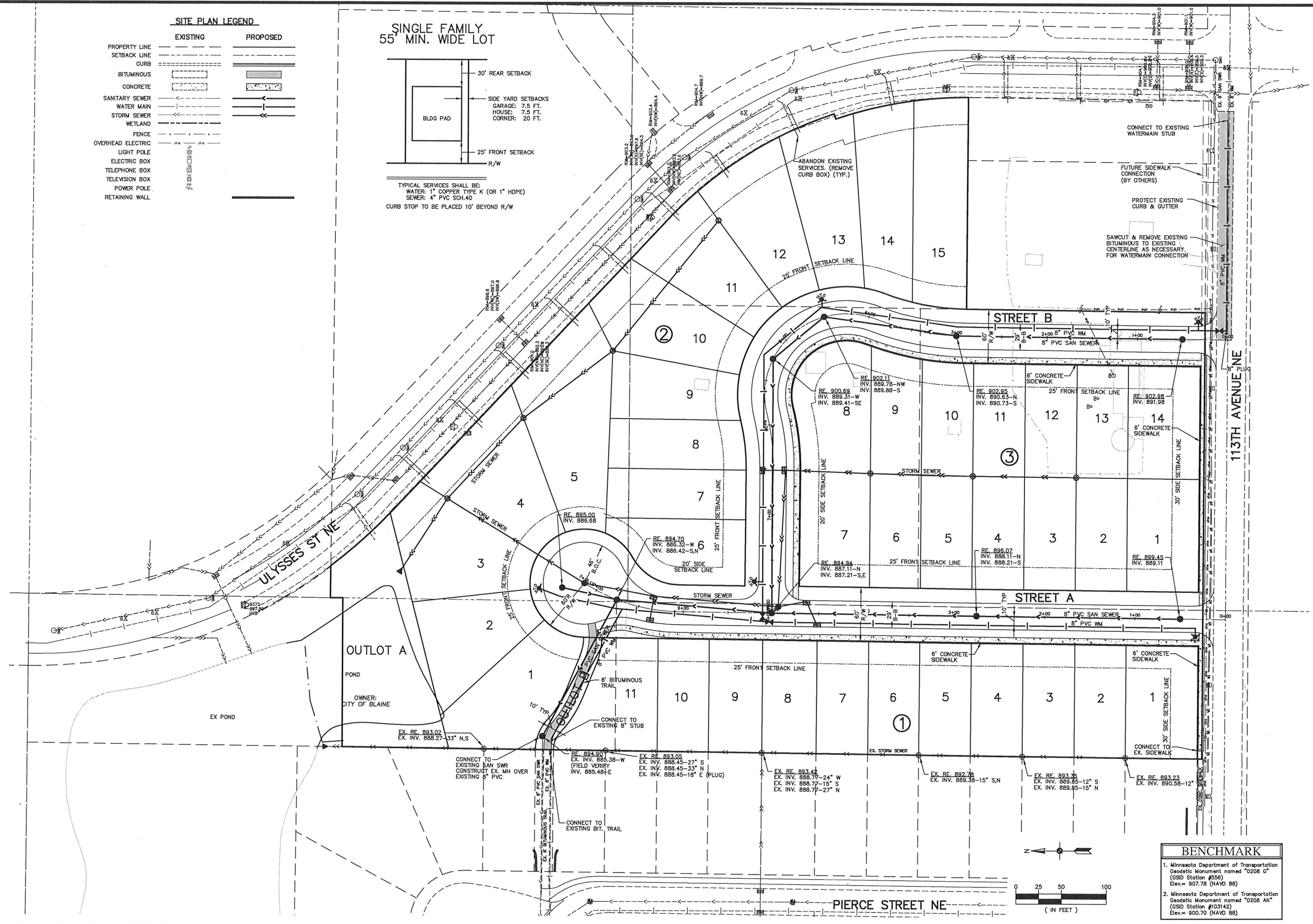
SITE PLAN LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
SETBACK LINE	---	---
CURB	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
WATER MAIN	---	---
STORM SEWER	---	---
WETLAND	---	---
FENCE	---	---
OVERHEAD ELECTRIC	---	---
LIGHT POLE	---	---
ELECTRIC BOX	---	---
TELEPHONE BOX	---	---
TELEVISION BOX	---	---
POWER POLE	---	---
RETAINING WALL	---	---

**SINGLE FAMILY
55' MIN. WIDE LOT**



TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K (OR 1" HDPE)
SEWER: 4" PVC SCH.40
CURB STOP TO BE PLACED 10' BEYOND R/W



BENCHMARK

- Minnesota Department of Transportation Geodetic Monument named "0208 G" (GSD Station #556) Elev. = 907.78 (NAVD 88)
- Minnesota Department of Transportation Geodetic Monument named "0208 AK" (GSD Station #13142) Elev. = 900.70 (NAVD 88)

**Carlson
McCain**
ENVIRONMENTAL - ENGINEERING - SURVEYING
3890 Pleasant Ridge Drive NE, Suite 100
Blaine, MN 55449
Phone: 763-489-7900 Fax: 763-489-7959

PRELIMINARY SITE & UTILITY PLAN
MEADOW PLACE
Blaine, Minnesota

ACCENT HOMES, INC.
13739 Lincoln St. NE
Ham Lake, MN 55304

REVISIONS

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

DRAWN BY: JJO
DESIGNED BY: BJK
ISSUE DATE: 5/11/18

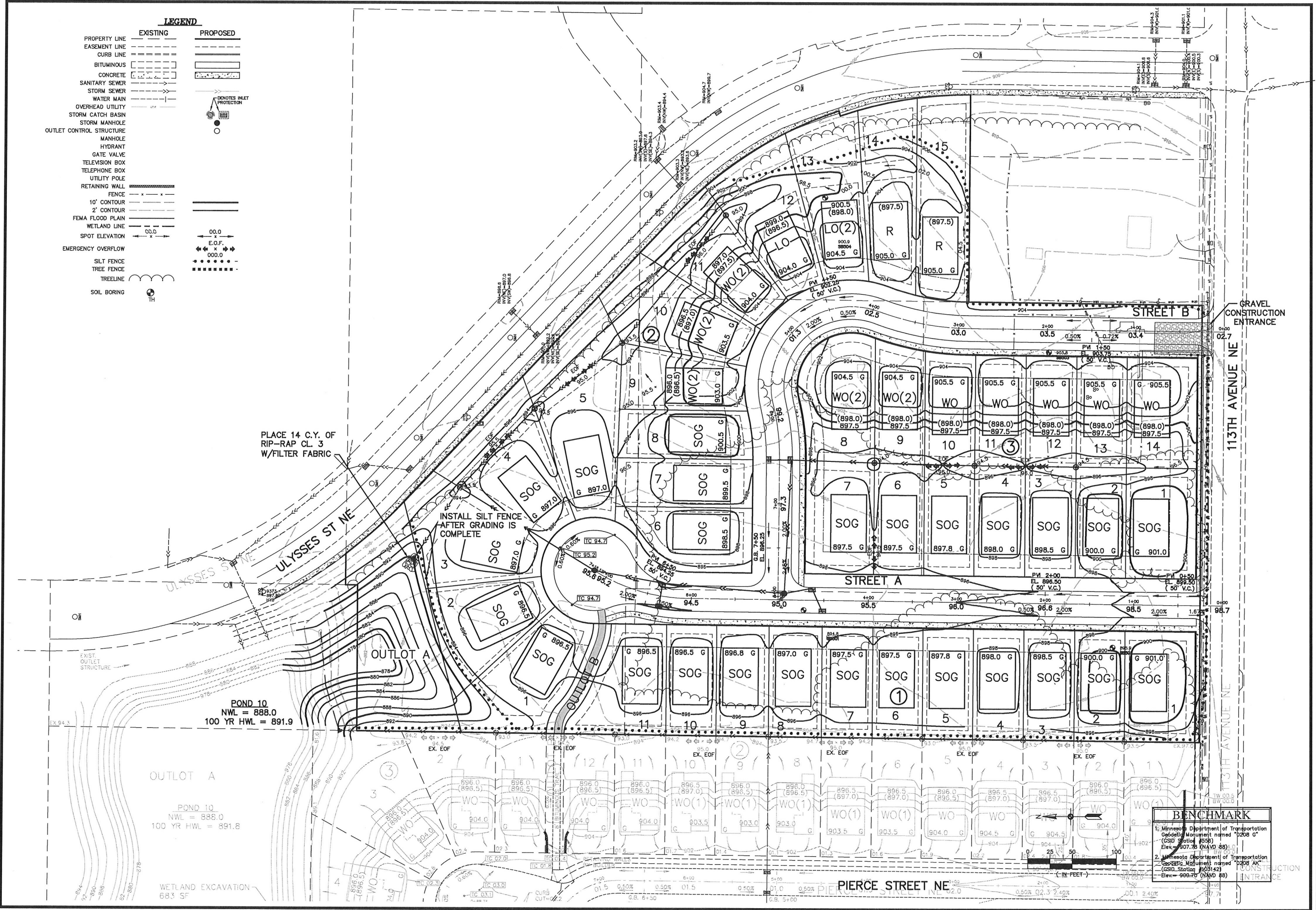
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Name: Brian J. Krystoflak, P.E.
Signature: *Brian J. Krystoflak*
Date: 5/11/18 License #: 25063

4 of 6

LEGEND

EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
CURB LINE	---
BITUMINOUS	---
CONCRETE	---
SANITARY SEWER	---
STORM SEWER	---
WATER MAIN	---
OVERHEAD UTILITY	---
STORM CATCH BASIN	○
STORM MANHOLE	○
OUTLET CONTROL STRUCTURE	○
MANHOLE	○
HYDRANT	○
GATE VALVE	○
TELEVISION BOX	○
TELEPHONE BOX	○
UTILITY POLE	○
RETAINING WALL	---
FENCE	---
10' CONTOUR	---
2' CONTOUR	---
FEMA FLOOD PLAIN	---
WETLAND LINE	---
SPOT ELEVATION	00.0
EMERGENCY OVERTFLOW	← x x x →
SILT FENCE	⋯
TREE FENCE	⋯
TREELINE	⋯
SOIL BORING	⊕



**Carlson
McCain**
 ENVIRONMENTAL ENGINEERING - SURVEYING
 3890 Pleasant Ridge Drive NE, Suite 100
 Blaine, MN 55449
 Phone: 763-489-7900 Fax: 763-489-7959

**PRELIMINARY GRADING
& EROSION CONTROL PLAN**

MEADOW PLACE
 Blaine, Minnesota

ACCENT HOMES, INC.
 13739 Lincoln St. NE
 Ham Lake, MN 55304

REVISIONS

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

DRAWN BY: JJO
 DESIGNED BY: BJK
 ISSUE DATE: 5/11/18

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

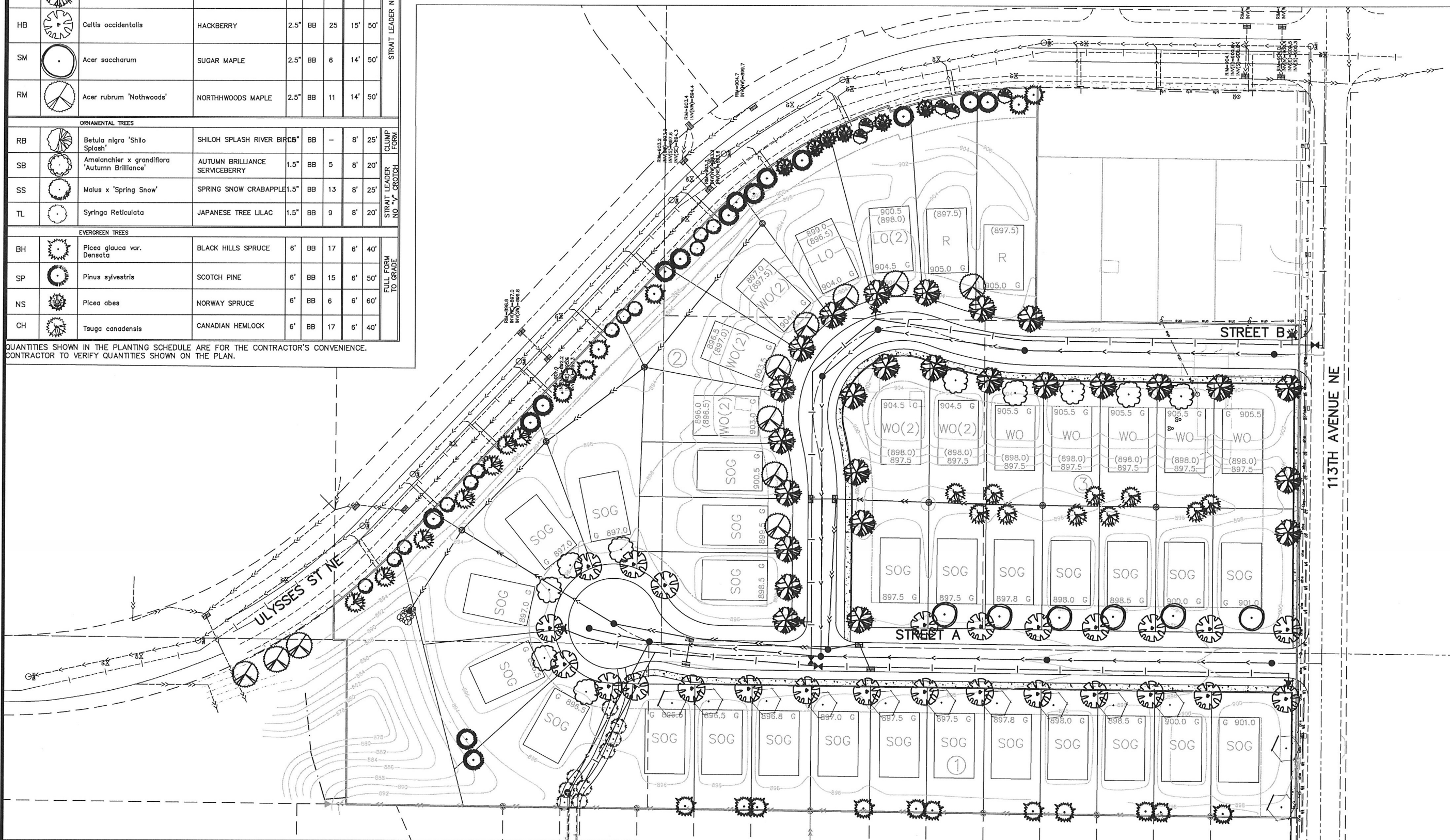
Name: Brian J. Krystofiak, P.E.
 Signature: *Brian J. Krystofiak*
 Date: 5/11/18 License #: 25063

LANDSCAPE LEGEND							
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	INSTALL MATURE HEIGHT	
DECIDUOUS TREES							
WO	<i>Quercus bicolor</i>	SWAMP WHITE OAK	2.5"	BB	12	15'	50'
HL	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster'	SHADEMASTER HONEYLOCUST	2.5"	BB	10	10'	50'
BL	<i>Tilia americana</i> 'Boulevard'	BOULEVARD LINDEN	2.5"	BB	26	15'	60'
HB	<i>Celtis occidentalis</i>	HACKBERRY	2.5"	BB	25	15'	50'
SM	<i>Acer saccharum</i>	SUGAR MAPLE	2.5"	BB	6	14'	50'
RM	<i>Acer rubrum</i> 'Northwoods'	NORTHWOODS MAPLE	2.5"	BB	11	14'	50'
ORNAMENTAL TREES							
RB	<i>Betula nigra</i> 'Shilo Splash'	SHILOH SPLASH RIVER BIRCH	1.5"	BB	-	8'	25'
SB	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	1.5"	BB	5	8'	20'
SS	<i>Malus x 'Spring Snow'</i>	SPRING SNOW CRABAPPLE	1.5"	BB	13	8'	25'
TL	<i>Syringa Reticulata</i>	JAPANESE TREE LILAC	1.5"	BB	9	8'	20'
EVERGREEN TREES							
BH	<i>Picea glauca</i> var. <i>Densata</i>	BLACK HILLS SPRUCE	6"	BB	17	6'	40'
SP	<i>Pinus sylvestris</i>	SCOTCH PINE	6"	BB	15	6'	50'
NS	<i>Picea abies</i>	NORWAY SPRUCE	6"	BB	6	6'	60'
CH	<i>Tsuga canadensis</i>	CANADIAN HEMLOCK	6"	BB	17	6'	40'

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

CITY of BLAINE LANDSCAPE CODE

- OVERSTORY / EVERGREEN TREES (213 LOTS)
- MINIMUM OF ONE TREE IN THE BOULEVARD PER LOT = 40 TREES
- MINIMUM OF ONE TREE IN THE FRONT YARD PER LOT = 40 TREES
- MINIMUM OF ONE TREE IN THE REAR YARD PER LOT = 30 TREES
- PERIMETER BUFFER TREES TOTAL = 150 TREES
- TWO TREES IN THE FRONT YARD AND ONE TREE IN THE REAR YARD SHALL BE INSTALLED BY THE BUILDER/HOMEOWNER.



1 SITE LANDSCAPE PLAN

L1

0 50 100 150

SCALE 1" = 50'

NORTH

Carlson McCain

ENVIRONMENTAL ENGINEERING - SURVEYING

3890 Pheasant Ridge Drive NE, Suite 100
Blaine, MN 55449

Phone: 763-489-7900 Fax: 763-489-7959

PRELIMINARY LANDSCAPE PLAN

MEADOW PLACE
Blaine, Minnesota

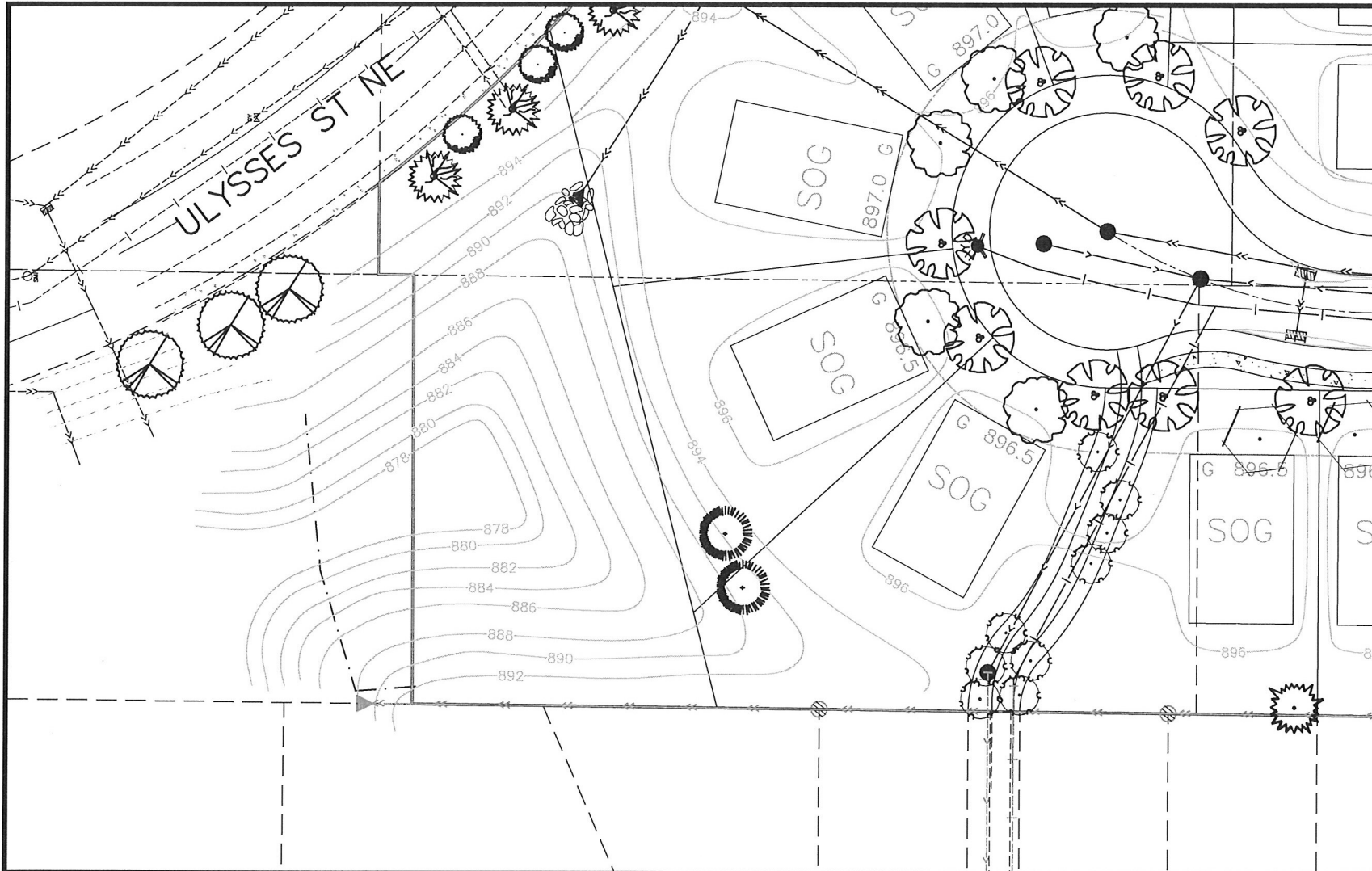
ACCENT HOMES, INC.
13739 Lincoln St. NE
Ham Lake, MN 55304

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

DRAWN BY: JAK
DESIGNED BY: JAK
ISSUE DATE: 5/11/18

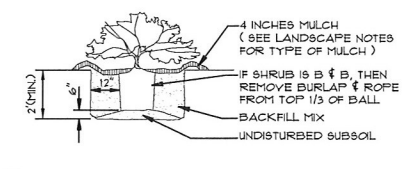
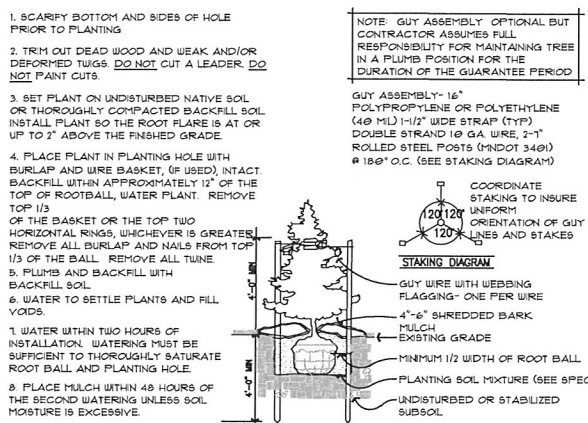
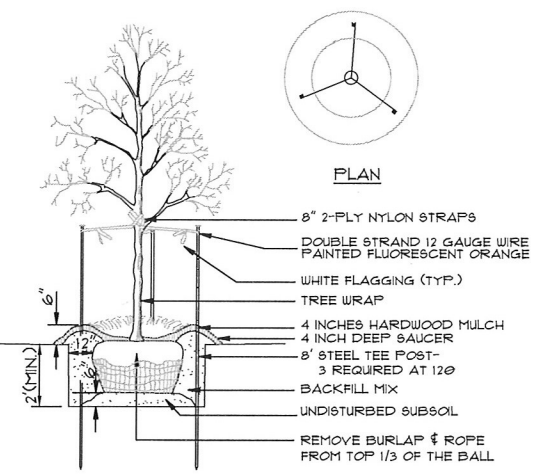
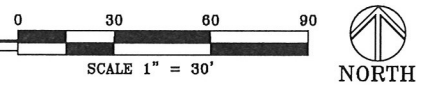
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Name: James A. Kalkes, RLA
Signature: *James A. Kalkes*
Date: 5/11/18 License #: 45071



- ### PLANTING NOTES
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BRANCHED AS INDICATED IN THE LANDSCAPE LEGEND.
 - ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
 - THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
 - NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
 - ALL PLANTING STOCK SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
 - EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4" HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
 - 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. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
 - ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
 - 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. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 4" FOR SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
 - PLACE LANDSCAPE FILTER FABRIC UNDER ALL MULCHED AREAS. FILTER FABRIC SHALL BE 100% INTERWOVEN 5.1oz NEEDLE PUNCHED POLYPROPYLENE FABRIC MANUFACTURED BY DEWITT. USE PRO 5 "WEED BARRIER" OR APPROVED EQUAL.
 - PLACE EDGING BETWEEN ALL PLANTING/ROCK BEDS AND TURF. EDGING SHALL BE POLY.
 - THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST, THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. VERIFY ALL QUANTITIES SHOWN ON THE LANDSCAPE LEGEND.
 - LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
 - THE CONTRACTOR SHALL KEEP PAVEMENTS, PLANTERS AND BUILDINGS CLEAN AND UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAVED AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
 - LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL AT 454-0002 (TWIN CITIES METRO AREA) OR 800-252-1166 (GREATER MINNESOTA) 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
 - USE ANTI-DESICCANT (WILT-PRUF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
 - PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRABLE 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.
 - ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
 - CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
 - SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.
 DECIDUOUS POITED PLANTS: 4/1 - 6/1; 9/21 - 11/1
 DECIDUOUS B&B: 4/1 - 6/1; 9/21 - 11/1
 EVERGREEN POITED PLANTS: 4/1 - 6/1; 9/21-11/1
 EVERGREEN B&B: 4/1 - 5/1; 9/21 - 11/1
 TURF/LAWN SEEDING: 4/1 - 6/1; 7/20 - 9/20
 NATIVE MIX SEEDING: 4/1 - 7/20; 9/20-10/20
 - MAINTENANCE SHALL BEGNN 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.
 - 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 AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
 - 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.
 - CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.
 - ALL DISTURBED AREAS TO BE TURF SEEDED, ARE TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
 - ALL DISTURBED AREAS TO RECEIVE NATIVE WETLAND SEEDED, ARE TO RECEIVE ENGINEERED SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

1 SITE LANDSCAPE PLAN
L2



Carlson McCain
ENVIRONMENTAL ENGINEERING - SURVEYING
3890 Pheasant Ridge Drive NE, Suite 100
Blaine, MN 55449
Phone: 763-489-7900 Fax: 763-489-7959

PRELIMINARY LANDSCAPE PLAN
MEADOW PLACE
Blaine, Minnesota

ACCENT HOMES, INC.
13739 Lincoln St. NE
Ham Lake, MN 55304

REVISIONS

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

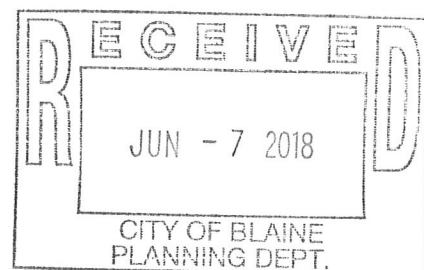
DRAWN BY: JAK
DESIGNED BY: JAK
ISSUE DATE: 5/11/18

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: James A. Kalkes, RLA
Signature: *James A. Kalkes*
Date: 5/11/18 License #: 45071

Meadow Place

- House plans attached with floor plans and square footage
- Estimated price range upper \$300,000's – mid \$400,000's
- Side setbacks: 7.5'
- HOA
 - Includes lawn and snow maintenance, similar to Hidden Acres next door
 - Includes minor common area maintenance
 - Use the same management company as Hidden Acres
 - Basic rules and restrictions
 - Each single family lot is owned by the individual homeowner



NORWAY

**SINGLE LEVEL | 1,872 SQ. FT. LIVING SPACE
3 BED | 2 BATH | 2 STALL GARAGE**



763-427-3090 | capstonehomes-mn.com

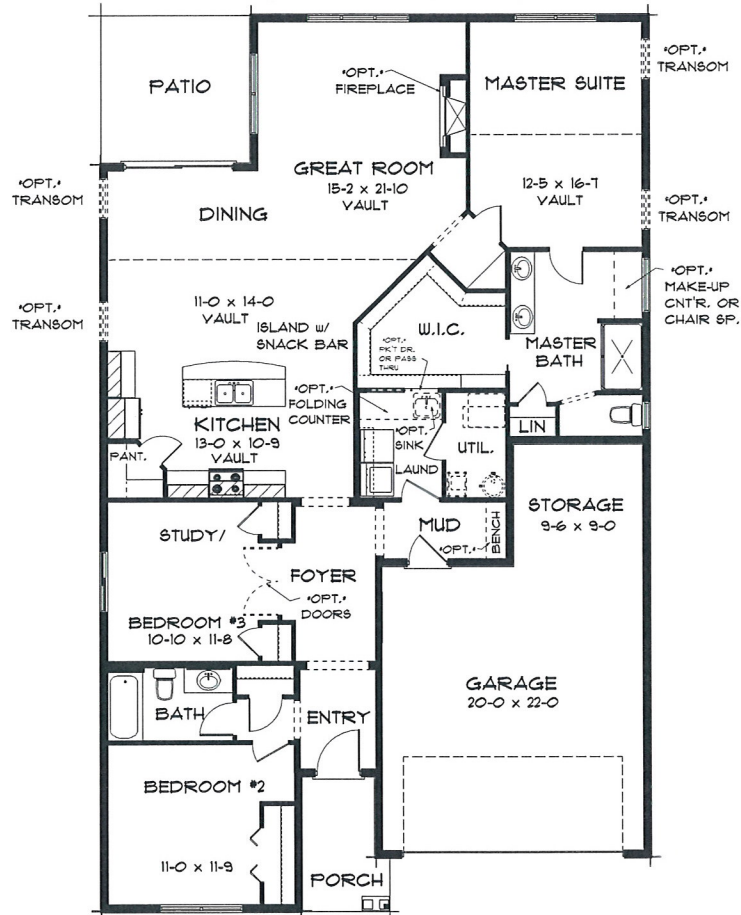
Capstone Homes works to continuously improve our floor plans, materials, products and options, they are subject to change without notice. Pictured floor plans are renderings and may vary slightly from actual home. Availability of landscaping packages will depend on community.

MN Bldr Lic BC637318



NORWAY

FLOOR PLAN



MAIN FLOOR



763-427-3090 | capstonehomes-mn.com

Capstone Homes works to continuously improve our floor plans, materials, products and options, they are subject to change without notice. Pictured floor plans are renderings and may vary slightly from actual home. Availability of landscaping packages will depend on community.

MN Bldr Lic BC637318



MAPLE II

**RAMBLER | 1,587 SQ. FT. LIVING SPACE
2 BED | 2 BATH | 2 STALL GARAGE**

ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D



**CAPSTONE
HOMES**

763-427-3090 | capstonehomes-mn.com

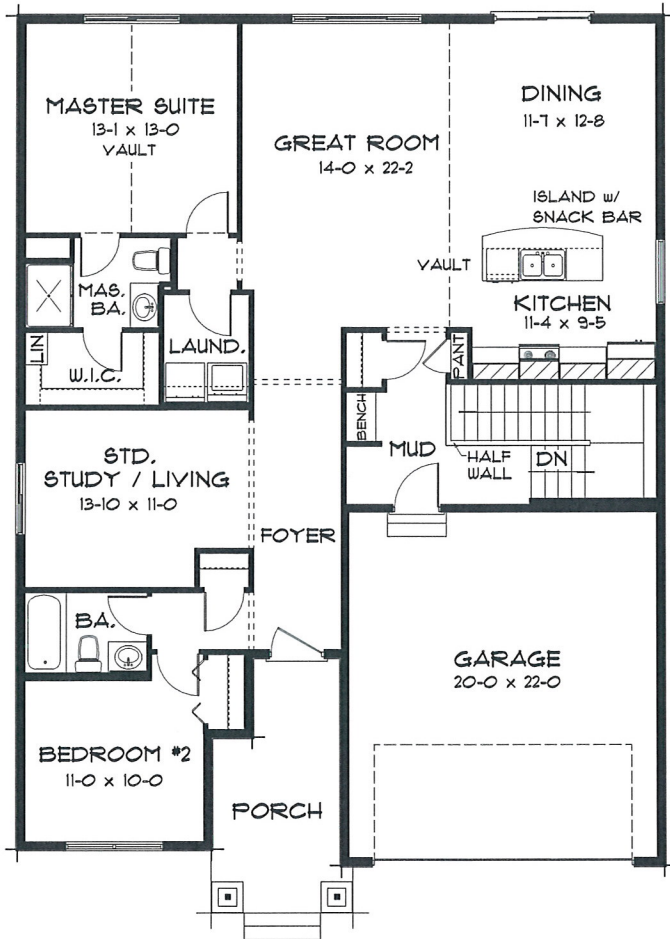
Capstone Homes works to continuously improve our floor plans, materials, products and options, they are subject to change without notice. Pictured floor plans are renderings and may vary slightly from actual home. Availability of landscaping packages will depend on community.

MN Bldr Lic BC637318

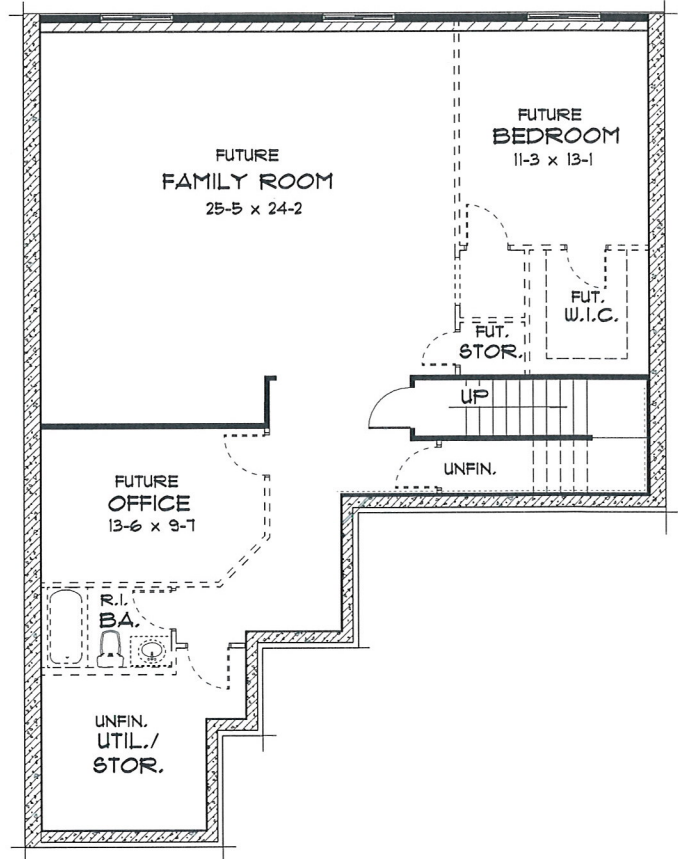


MAPLE II

FLOOR PLAN



MAIN FLOOR



LOWER FLOOR



763-427-3090 | capstonehomes-mn.com

Capstone Homes works to continuously improve our floor plans, materials, products and options, they are subject to change without notice. Pictured floor plans are renderings and may vary slightly from actual home. Availability of landscaping packages will depend on community.

MN Bldr Lic BC637318



HEMLOCK

**SINGLE LIVING | 1,774 SQ. FT. LIVING SPACE
3 BED | 2 BATH | 2 STALL GARAGE**



ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D



763-427-3090 | capstonehomes-mn.com

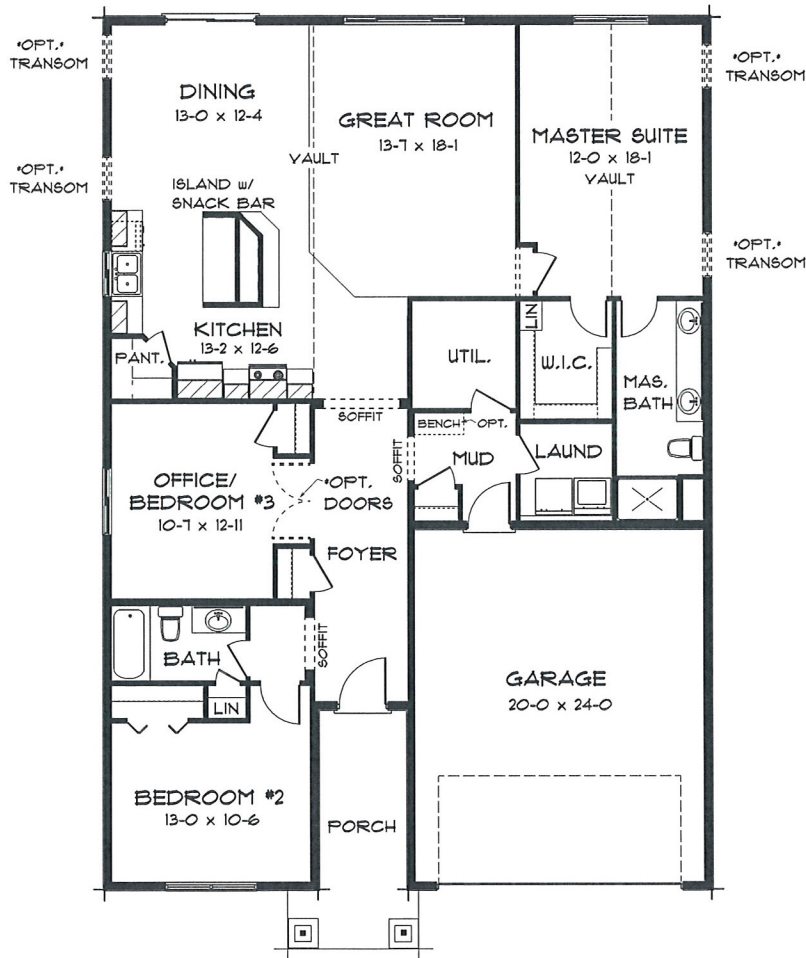
Capstone Homes works to continuously improve our floor plans, materials, products and options, they are subject to change without notice. Pictured floor plans are renderings and may vary slightly from actual home. Availability of landscaping packages will depend on community.

MN Bldr Lic BC637318



HEMLOCK

FLOOR PLAN



MAIN FLOOR



763-427-3090 | capstonehomes-mn.com

Capstone Homes works to continuously improve our floor plans, materials, products and options, they are subject to change without notice. Pictured floor plans are renderings and may vary slightly from actual home. Availability of landscaping packages will depend on community.

MN Bldr Lic BC637318

