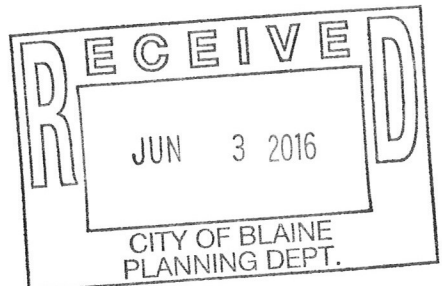
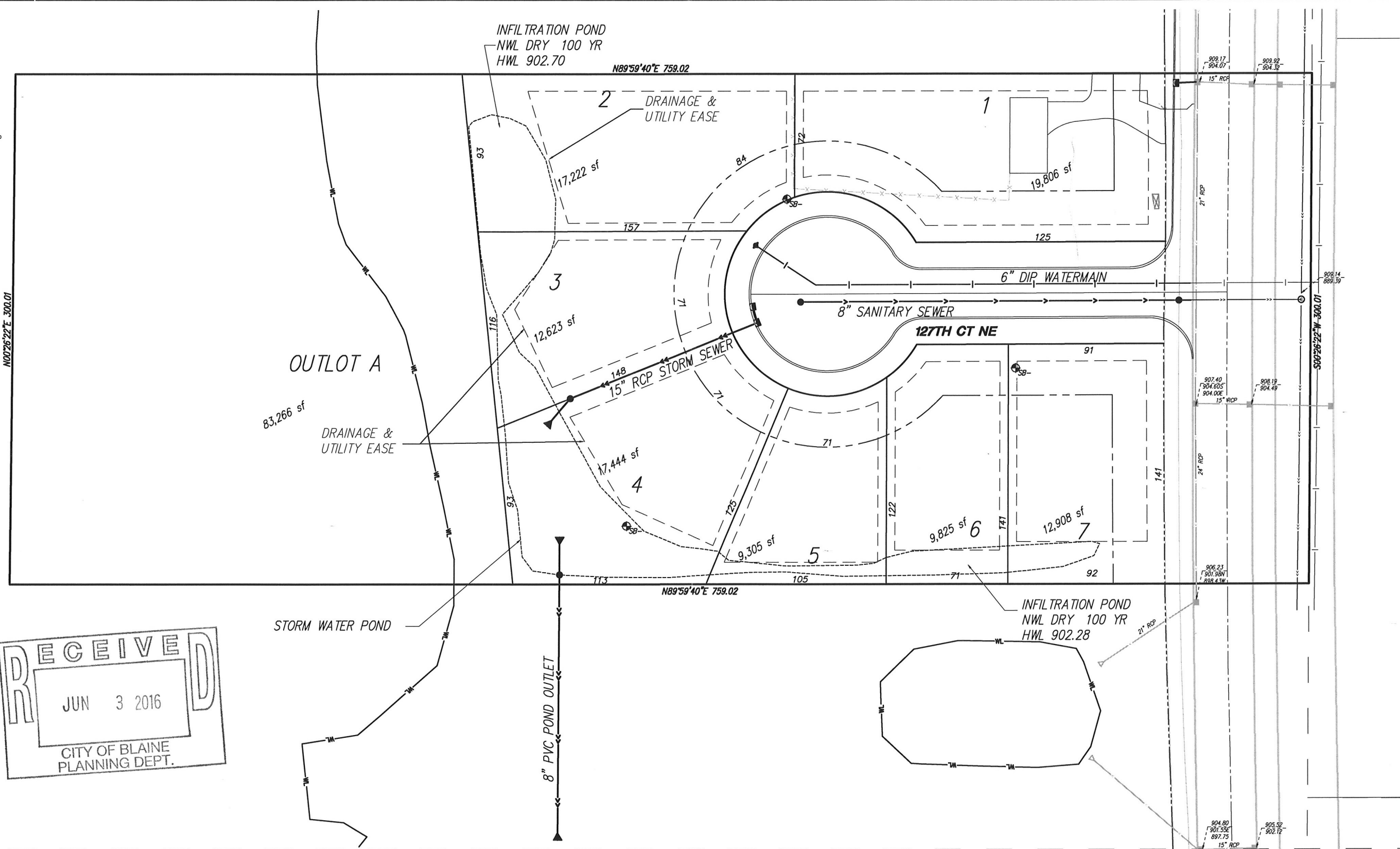
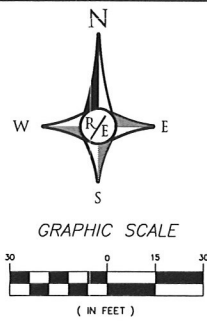


**Case File No. 16-0033**



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





**INDEX**

- C1 PRELIMINARY PLAT & UTILITY
- C2 PRELIMINARY GRADING PLAN
- C3 LANDSCAPE PLAN
- C4 DETAILS
- C5 SWPPP
- C6 SWPPP

**OWNER/DEVELOPER**

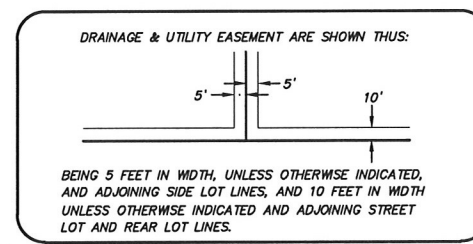
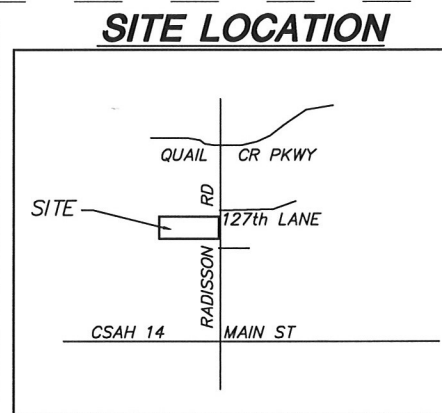
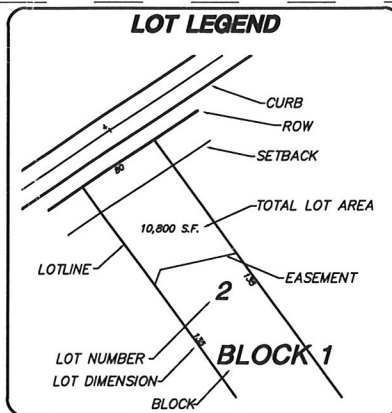
OAK MEADOWS LAND HOLDING, LLC  
14015 SUNFISH LAKE BLVD, #400  
RAMSEY, MN 55303

**SITE DATA**

EXISTING ZONING - FR FARM RESIDENTIAL  
EXISTING LAND USE - R RURAL  
PROPOSED ZONING - DF DEVELOPMENT FLEX  
TOTAL PARCEL AREA 5.23 ACRES  
AREA OF EX RIGHT OF WAY 0.59 ACRES  
AREA OF PROPOSED R/W 0.45 ACRES

**SINGLE FAMILY (DF) REQUIREMENTS**

FRONT SETBACK	25 FT.
SIDE YARD SETBACK	10 FT.
CORNER SIDE YARD SETBACK	20 FT.
REAR SETBACK	30 FT.
MINIMUM LOT SIZE	9,305 S.F.
MINIMUM LOT DEPTH	125 FT.
MINIMUM LOT WIDTH @ SETBACK	70 FT.
WETLAND BUFFER STRIP	20 FT.



DATE	REVISIONS
3/27/16	POND EASEMENTS

**ROSELL ENGINEERING, LLC**  
6192 267 TH CT WYOMING, MN 55092  
PHONE: 763.286.0521

**RADISSON COVE**  
PRELIMINARY PLAT  
BLAINE, MINNESOTA

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.

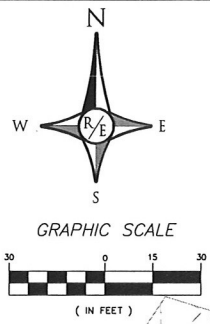
DATE: 5/10/16 REG. NO. 24019

*Paul Rodell*

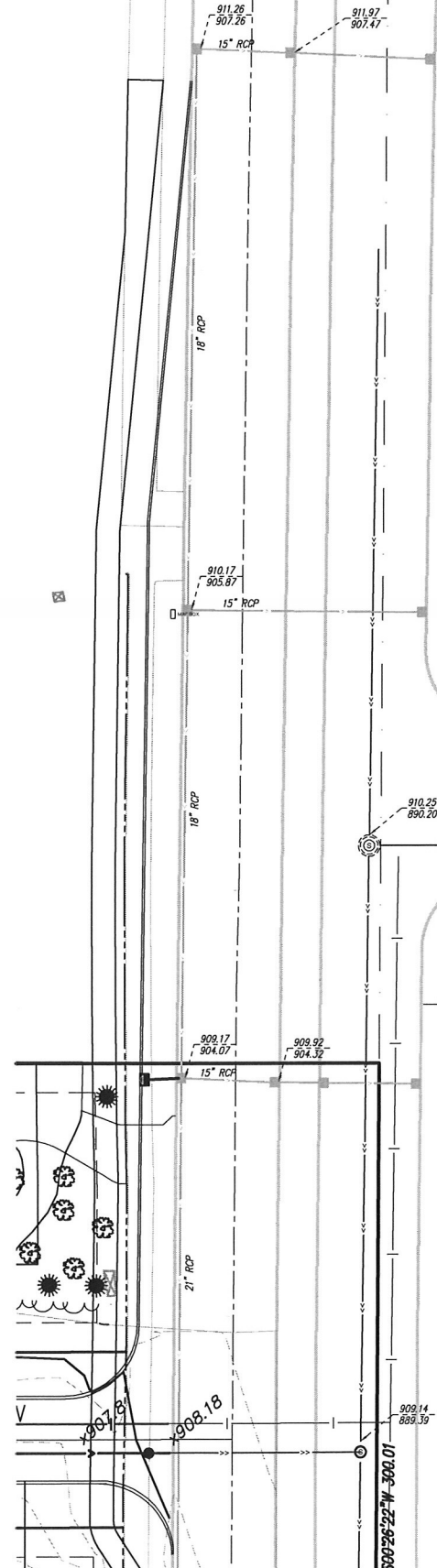
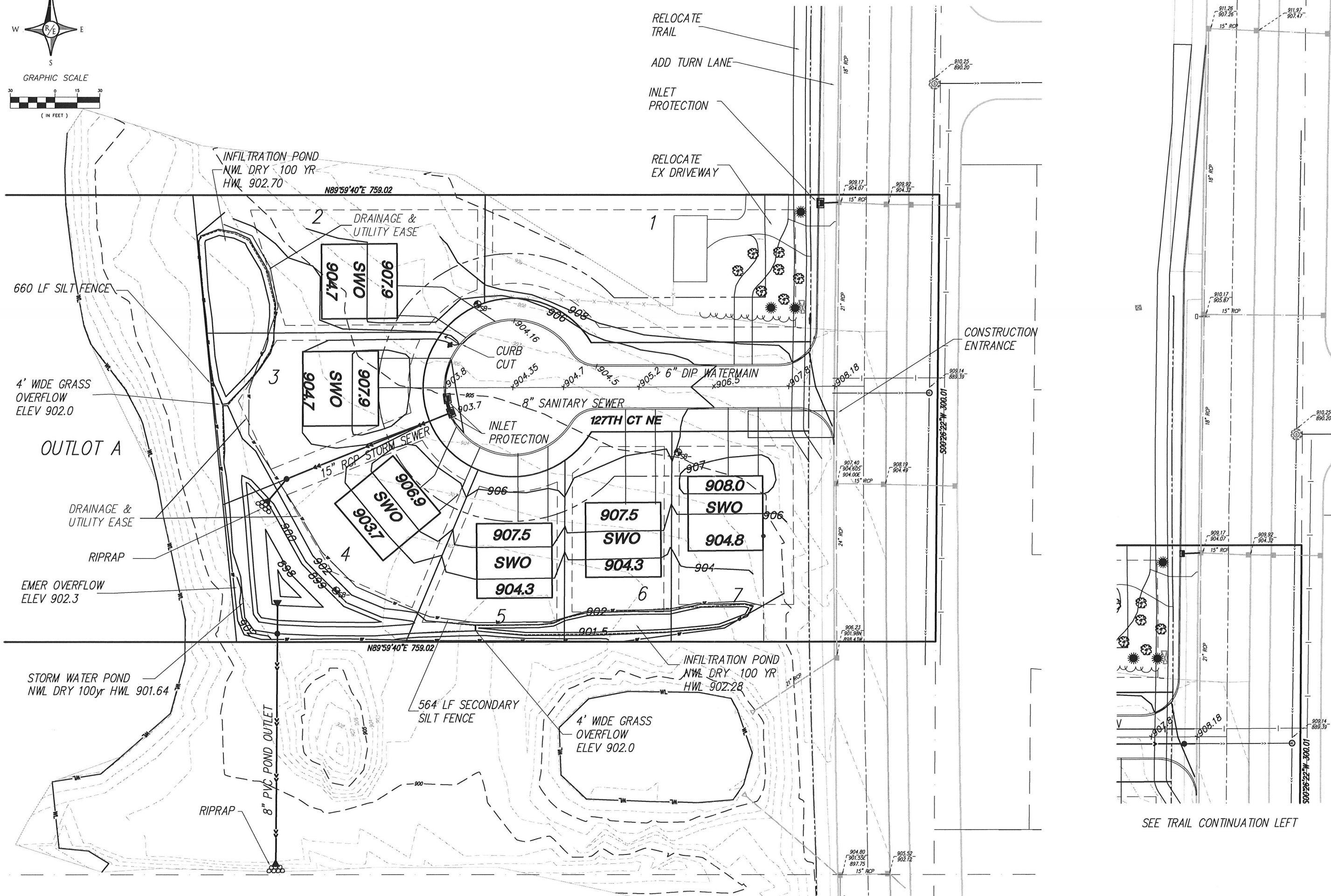
DATE	SCALE	PROJECT	CHECKED	APPROVED
5-4-16	AS SHOWN	RE-19		

**C1**

RECORD DRAWING



SEE TRAIL CONTINUATION RIGHT



SEE TRAIL CONTINUATION LEFT

DATE	REVISIONS
5/21/16	INFILTRATION AREAS

**ROSHILL ENGINEERING, LLC**  
 6192 267 TH CT WYOMING, MN 55092  
 PHONE: 763.286.0521

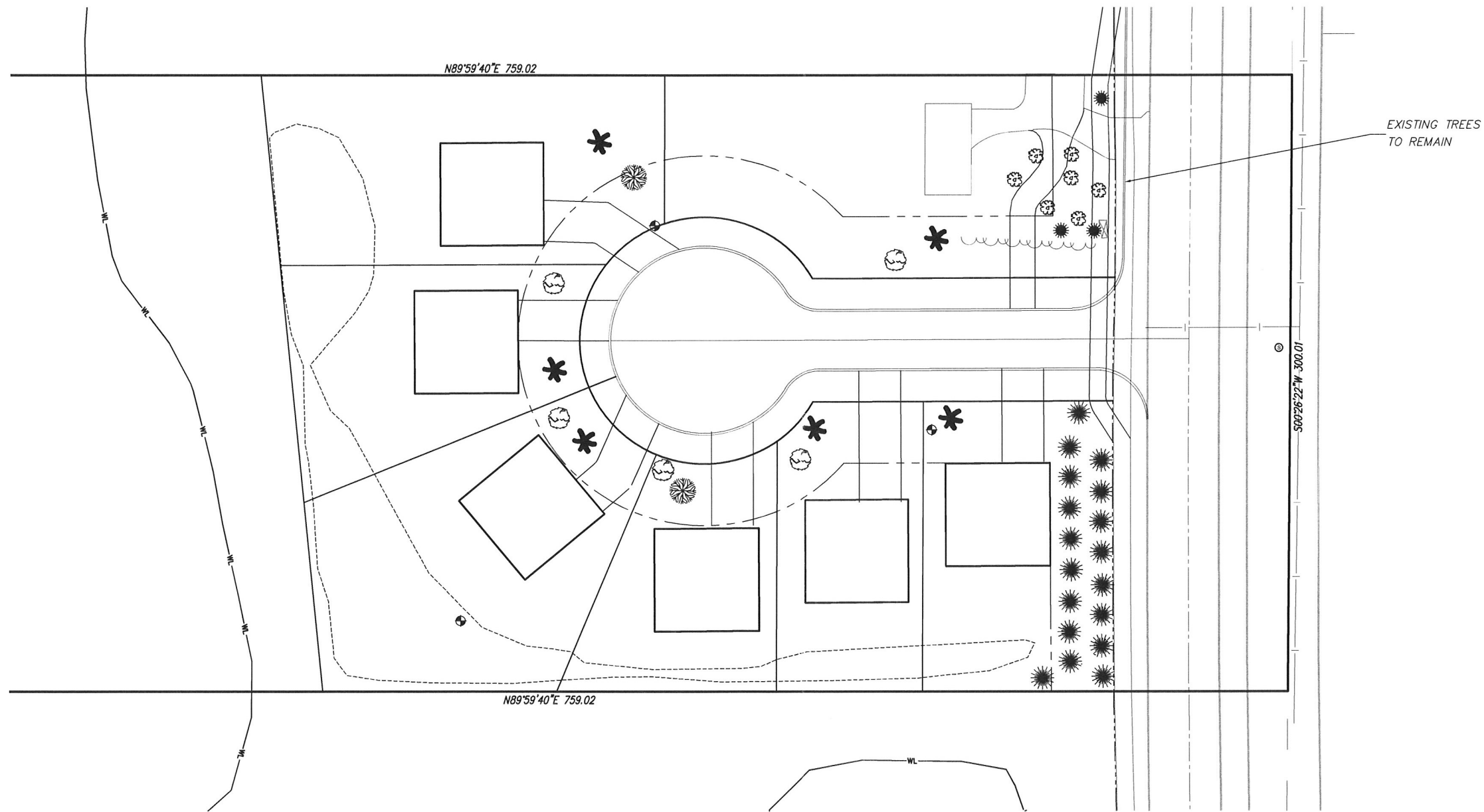
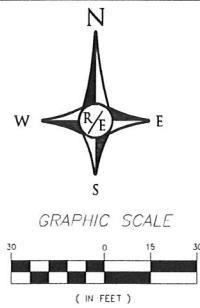
**RADISSON COVE**  
 GRADING PLAN  
 BLAINE, MINNESOTA

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.  
 DATE: 5/10/16 REG. NO. 24019  
*Blair Rodell*

DRAWN	DATE	SCALE	CHECKED	APPROVED
BR	5-4-16	AS SHOWN	RE-19	

**C2**

RECORD DRAWING



**PROPOSED TREE INVENTORY**

PROPOSED DECIDUOUS TREES		SIZE	QUANTITY
	DENOTES WHITE ASH	2-1/2" CALIPER MINIMUM	3
	DENOTES RED MAPLE	2-1/2" CALIPER MINIMUM	4
	DENOTES WHITE OAK	2-1/2" CALIPER MINIMUM	6
	DENOTES MEYER SPRUCE	6' B & B	18
<b>TOTAL PROPOSED TREE COUNT</b>			
TOTAL PROPOSED TREES			31

**EXISTING TREES TO REMAIN**

TYPE	QUANTITY
OAK	7
PINE	3
<b>TOTAL TREES TO REMAIN</b>	<b>7</b>
<b>TOTAL TREES REMOVED</b>	<b>3 (1 OAK, 2 PINE)</b>

**CITY OF BLAINE TREE PLANTING SPECIFICATIONS**

- A. SIZE - TRUNK NOT LESS THAN 2 1/2 INCHES IN CALIPER (DIAMETER) AND ROOT SHALL BE B&B.
- B. NUMBER - MINIMUM OF ONE TREE PER STREET FRONTAGE AT EACH LOT.
- C. TREE SPECIES PERMITTED
  1. MARSHALL'S GREEN ASH (FRAXINUS PENNSYLVANICA LANCEOLATA "MARSHALL")
  2. SUMMIT GREEN ASH (FRAXINUS PENNSYLVANICA LANCEOLATA "SUMMIT")
  3. WHITE ASH (FRAXINUS AMERICANA, SEEDLESS TREE ONLY)
  4. GINKGO (GINKGO BILOBA, MALE TREE ONLY)
  5. HACKBERRY (CELTIS OCCIDENTALIS)
  6. AMERICAN LINDEN (TILIA AMERICANA)
  7. LITTLELEAF LINDEN (TILIA CORDATA)
  8. GREENSPIRE LINDEN (TILIA CORDATA "GREENSPIRE")
  9. SHADEMASTER LOCUST (GLEDITSIA TRIACANTHOS "SHADEMASTER")
  10. SKYLINE LOCUST (GLEDITSIA TRIACANTHOS "SKYLINE")
  11. NORTHWOOD RED MAPLE (ACER RUBRUM "NORTHWOOD")
  12. SWAMP WHITE OAK (QUERCUS BICOLOR)
- D. THREE-INCH DEEP WOOD CHIP MULCH WILL BE INSTALLED AROUND ALL TREES.
- E. TREES SHALL BE WRAPPED WITH FIRST-QUALITY HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL TREES PLANTED EXCEPT HACKBERRY. TREES SHALL BE WRAPPED DURING A PERIOD FROM SEPTEMBER 15 TO APRIL 1.

DATE	REVISIONS	BY
6/3/16	ADDED TREES ALONG RADISSON	BR

**ROSELL ENGINEERING, LLC**  
 6192 267 TH CT WYOMING, MN 55092  
 PHONE: 763.286.0521

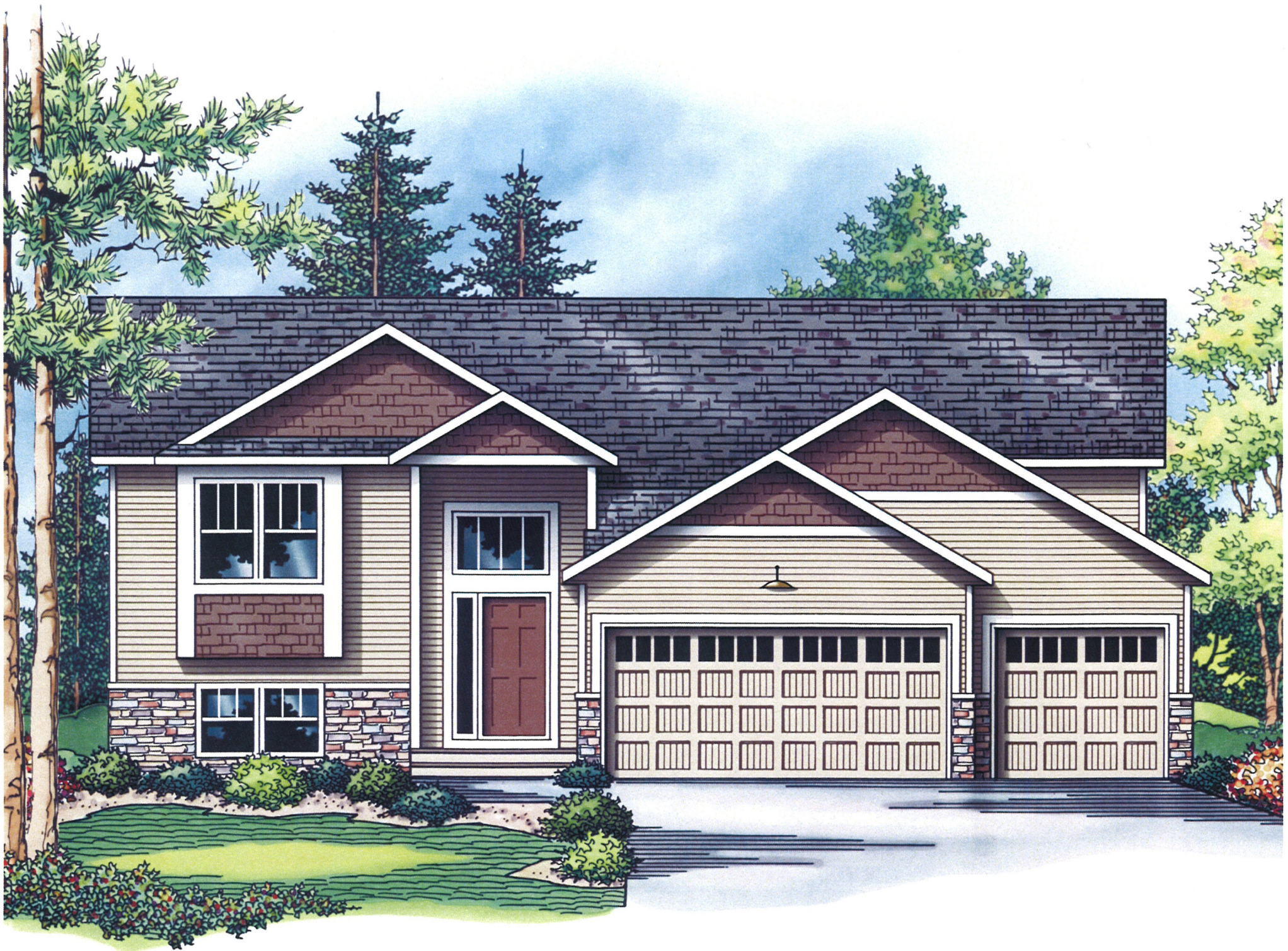
**RADISSON COVE**  
 LANDSCAPE PLAN  
 BLAINE, MINNESOTA

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.  
 DATE 5/10/16 REC. NO. 24019  
*Paul Rosell*

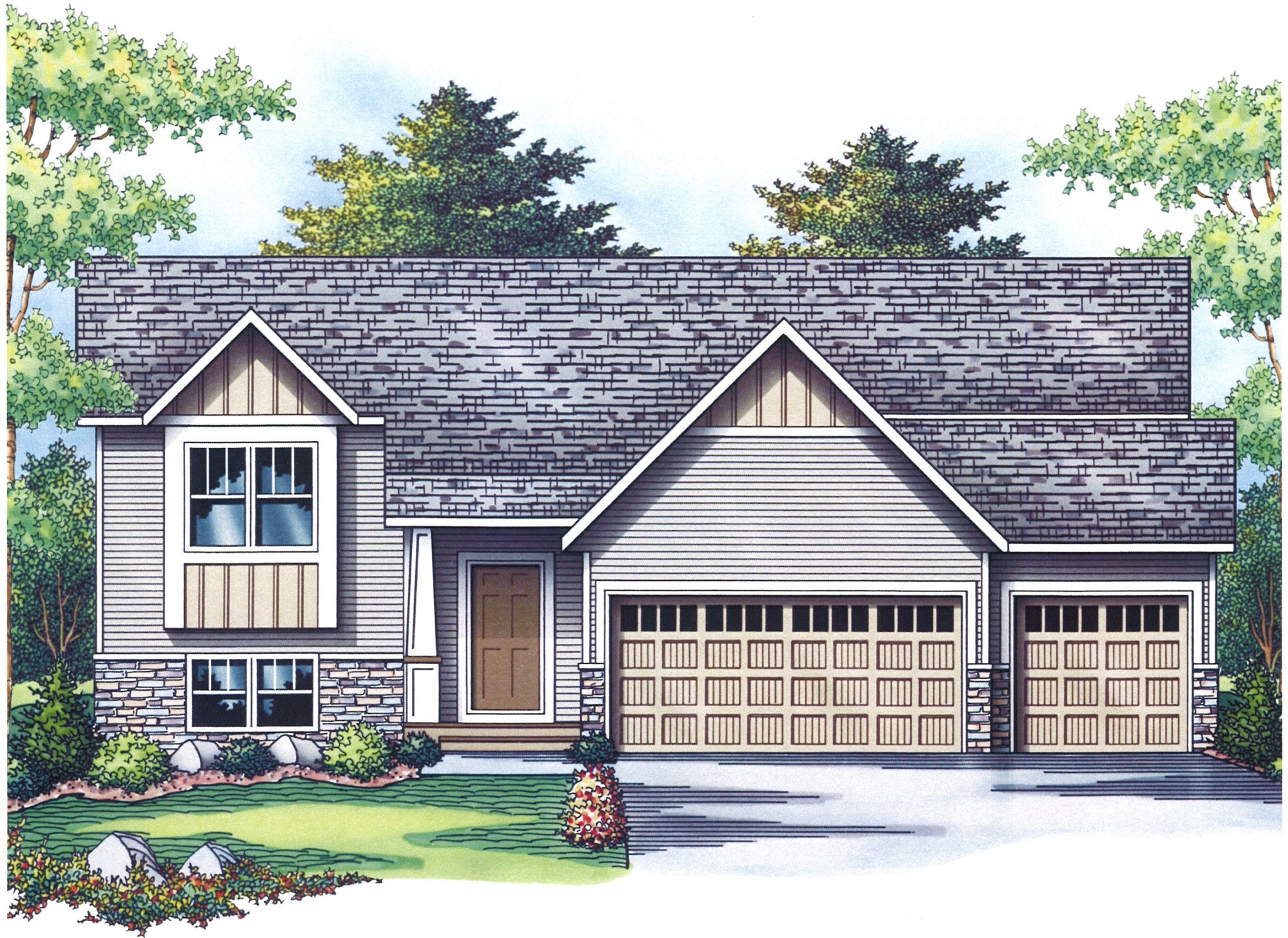
DATE	SCALE	PROJECT	APPROVED
5-4-16	AS SHOWN	RE-19	

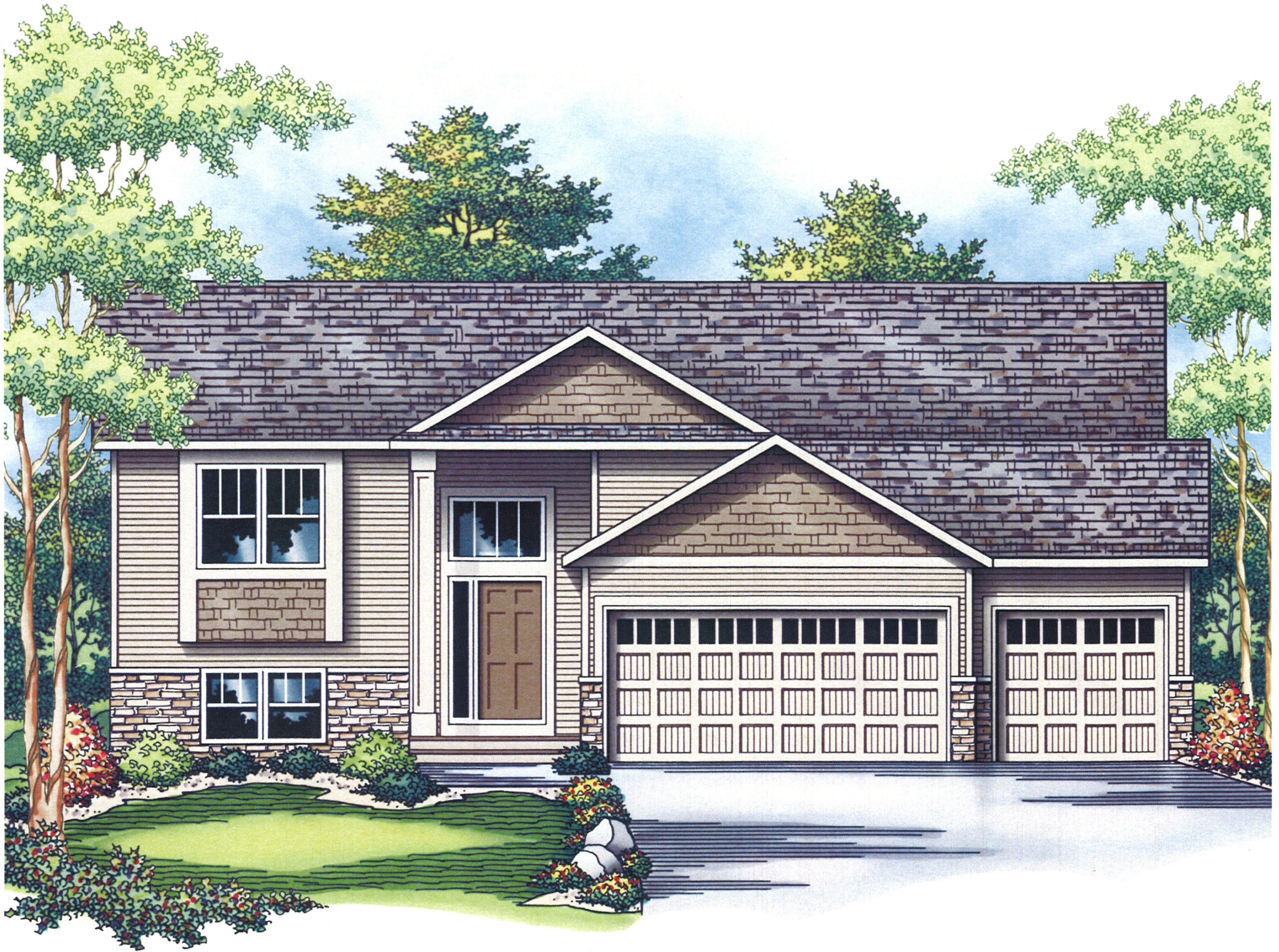
**C3**

RECORD DRAWING





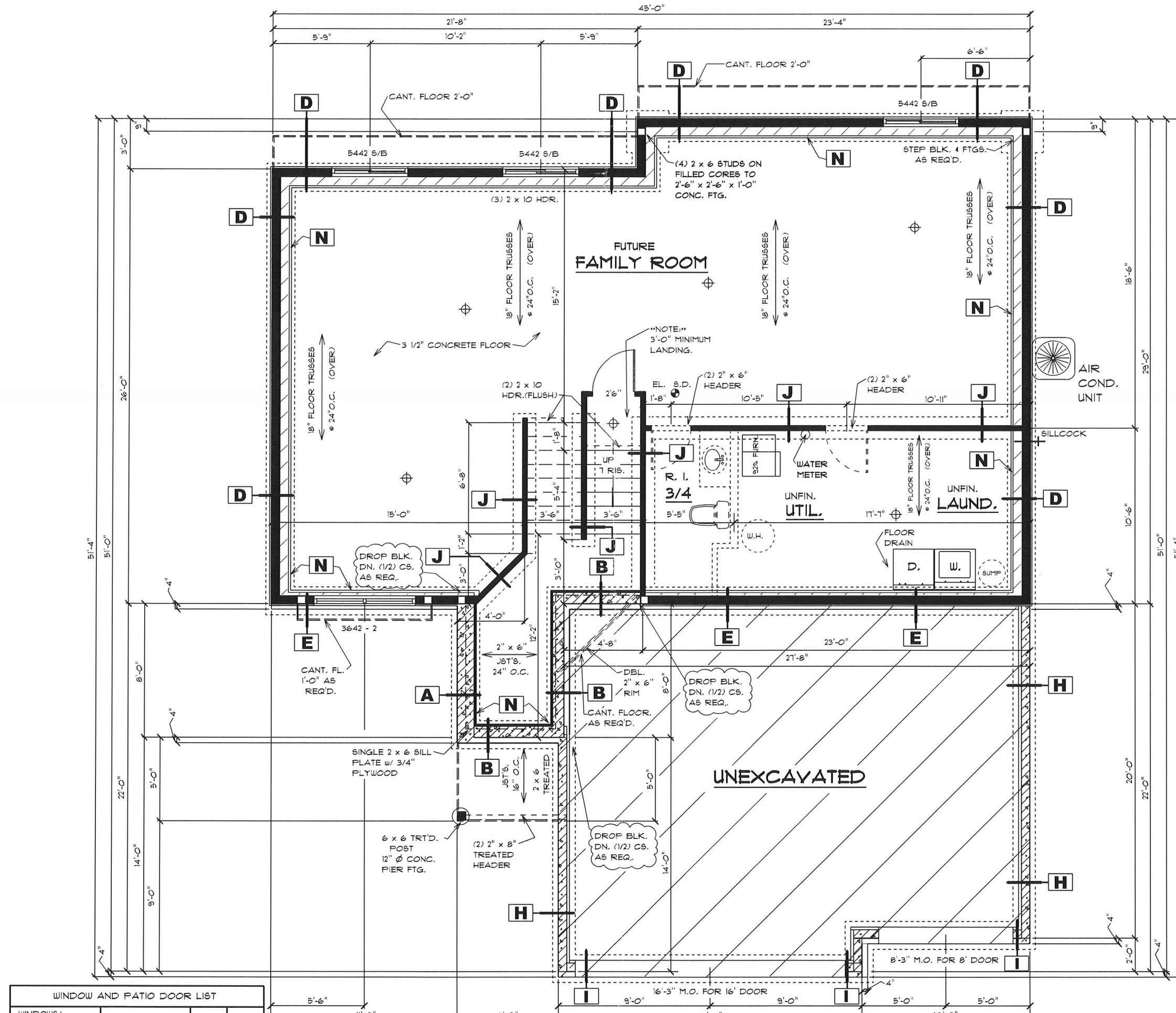












**NOTES:**

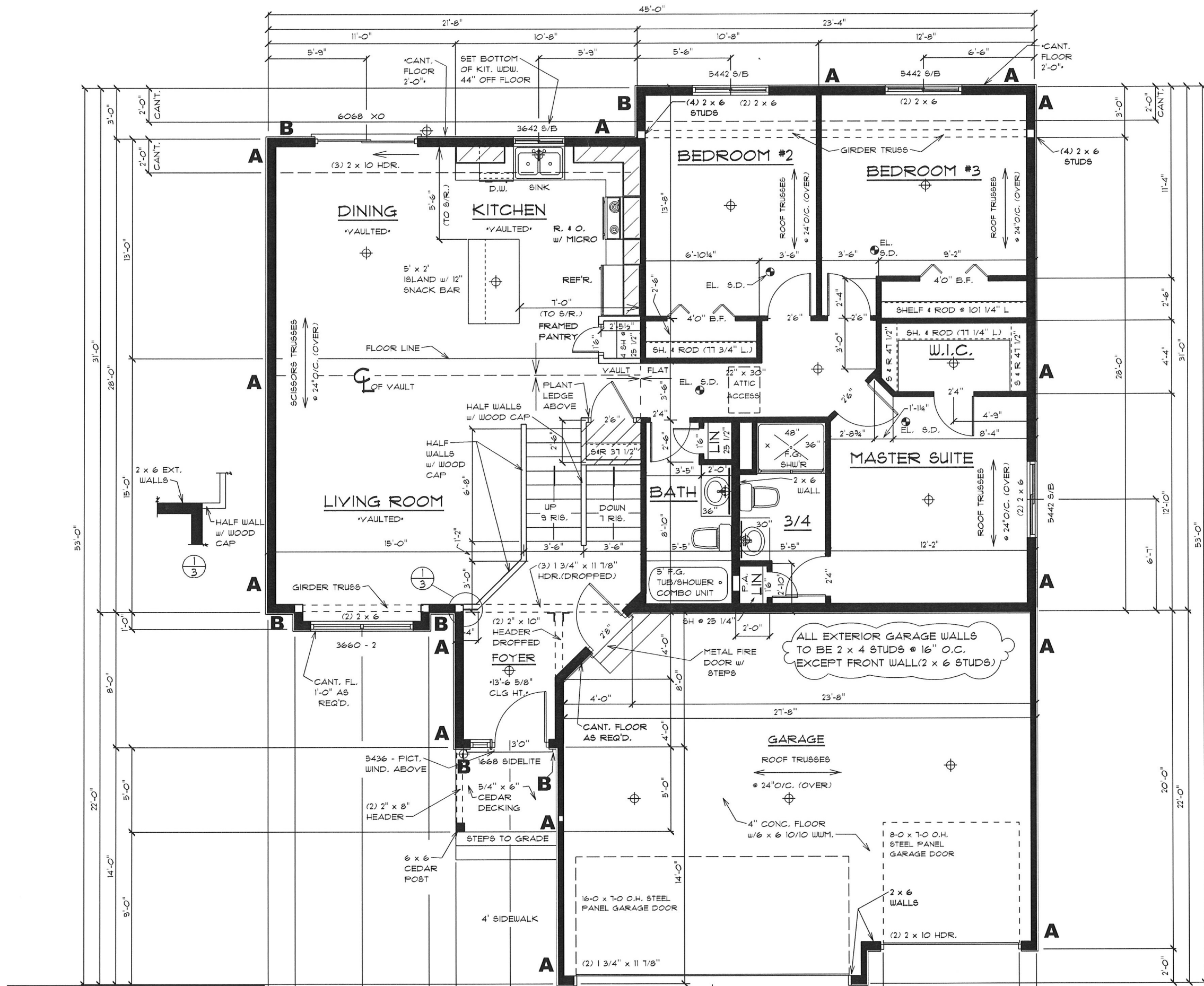
- "WINDSOR" WINDOWS SHOWN
- EXT. 2" x 6" STUDS @ 16" O.C.
- ALL BEARING HEADERS TO BE (2) 2 x 10 UNLESS OTHERWISE NOTED.
- ALL 9 1/2" M.L. HEADERS TO BE L6L TIMBERSTRAND
- [Symbol] INDICATES (3) 2x STUDS UNLESS OTHERWISE NOTED

**FOUNDATION NOTES:**

- A** 5 1/2 c 12" CONCRETE BLOCK  
20 x 8 CONCRETE FOOTING
- B** 1 1/2 c 8" CONCRETE BLOCK  
4 c 12" CONCRETE BLOCK  
20 x 8 CONCRETE FOOTING
- C** c 8" CONCRETE BLOCK  
c 12" CONCRETE BLOCK  
20 x 8 CONCRETE FOOTING
- D** 2 x 6 STUDS 16" o.c.  
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1 c 8" CONCRETE BLOCK  
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- F** 2 x 6 STUDS 16" o.c.  
1 c 6" HALF - HIGH  
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- G** c 12" CONCRETE BLOCK  
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- I** 1 c 6" CONCRETE BLOCK  
4 c 12" CONCRETE BLOCK  
20 x 8 CONCRETE FOOTING
- J** 2 x 4 STUDS 24" o.c.  
1 c 4" HALF - HIGH  
20 x 8 CONCRETE FOOTING
- K** 2 x 6 STUDS 24" o.c.  
w/ MID-SPAN BLOCKING  
1 c 6" HALF - HIGH  
20 x 8 CONCRETE FOOTING
- L** (3) 2 x 4 STUDS  
30 x 30 x 12 CONC. PAD
- M** (3) 2 x 6 STUDS  
30 x 30 x 12 CONC. PAD
- N** 1 1/2" FOIL-BACKED FOAM INSULATION (R - 9.5)
- O** 2 x 4 STUDS 24" o.c.  
R - 11 F.G. BATT INSULATION  
POLY VAPOR BARRIER

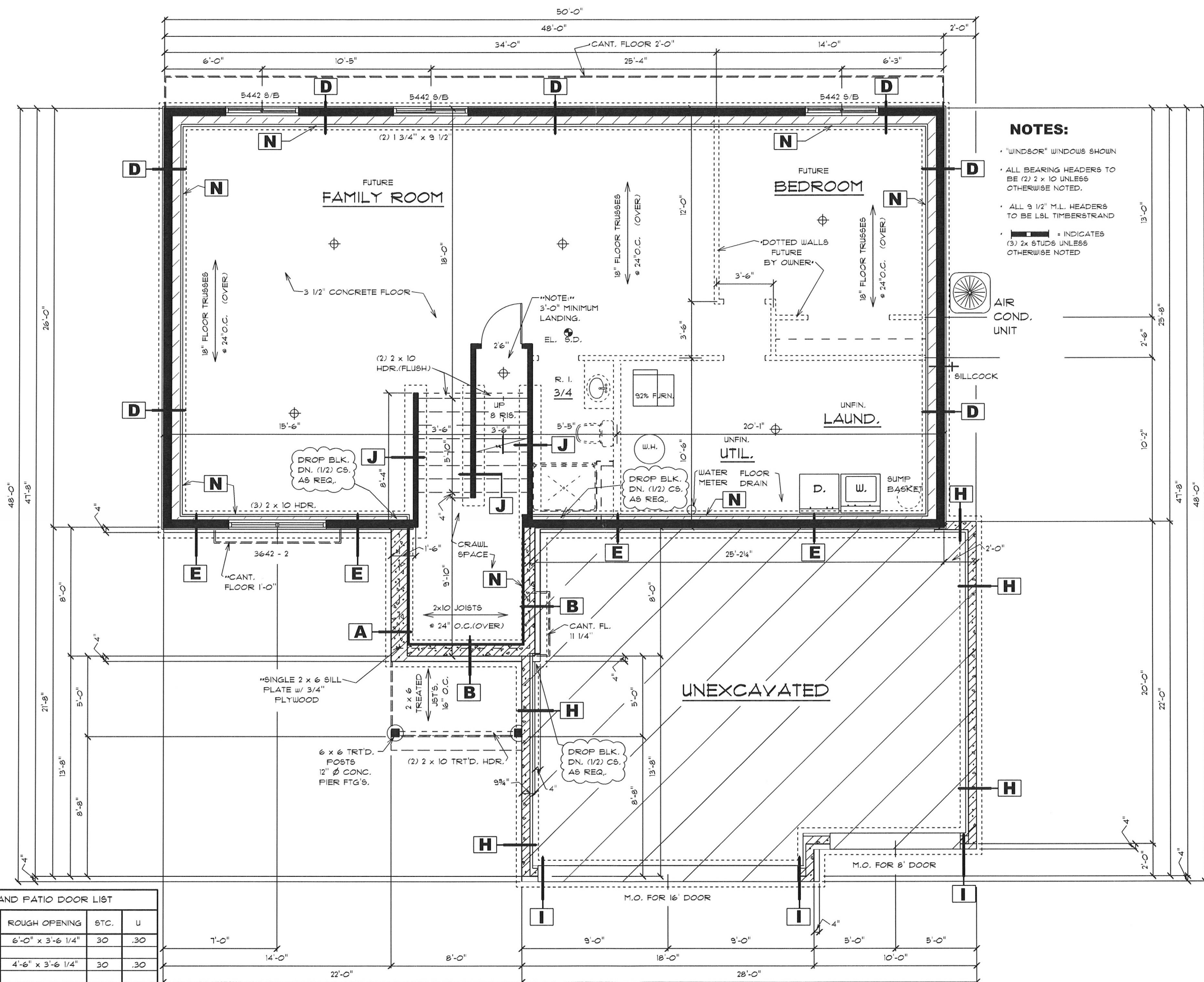
**MECHANICAL SPECS. :**

- FURNACE - BRYANT**  
340AAV036060  
NAT. GAS
- W. HEATER- A. O. SMITH**  
ECT50200  
ELECTRIC



- NOTES:**
- \* WINDSOR WINDOWS SHOWN
  - 8' - 1 1/8" PLATE HEIGHT THIS ENTIRE TOP LEVEL
  - FRAME ALL EXTERIOR WALLS w/ 2" x 6" STUDS @ 16" O.C.
  - 13' - 6 5/8" PLATE HEIGHT @ FOYER LEVEL (SEE SECTION PAGE 4 OF 5)
  - 8' - 1 1/8" PLATE HEIGHT FROM FOYER FLOOR TO TOP OF GARAGE WALLS
  - ALL BEARING HEADERS TO BE (2) 2 x 10 UNLESS OTHERWISE NOTED.
  - ALL 9 1/2" M.L. HEADERS TO BE LSL TIMBERSTRAND
  - **▬** INDICATES (3) 2x STUDS UNLESS OTHERWISE NOTED

WINDOW AND PATIO DOOR LIST			
WINDOWS/PATIO DOORS	ROUGH OPENING	STC.	U



**NOTES:**

- "WINDSOR" WINDOWS SHOWN
- ALL BEARING HEADERS TO BE (2) 2 x 10 UNLESS OTHERWISE NOTED.
- ALL 9 1/2" M.L. HEADERS TO BE LSL TIMBERSTRAND
- [Symbol] = INDICATES (3) 2x STUDS UNLESS OTHERWISE NOTED

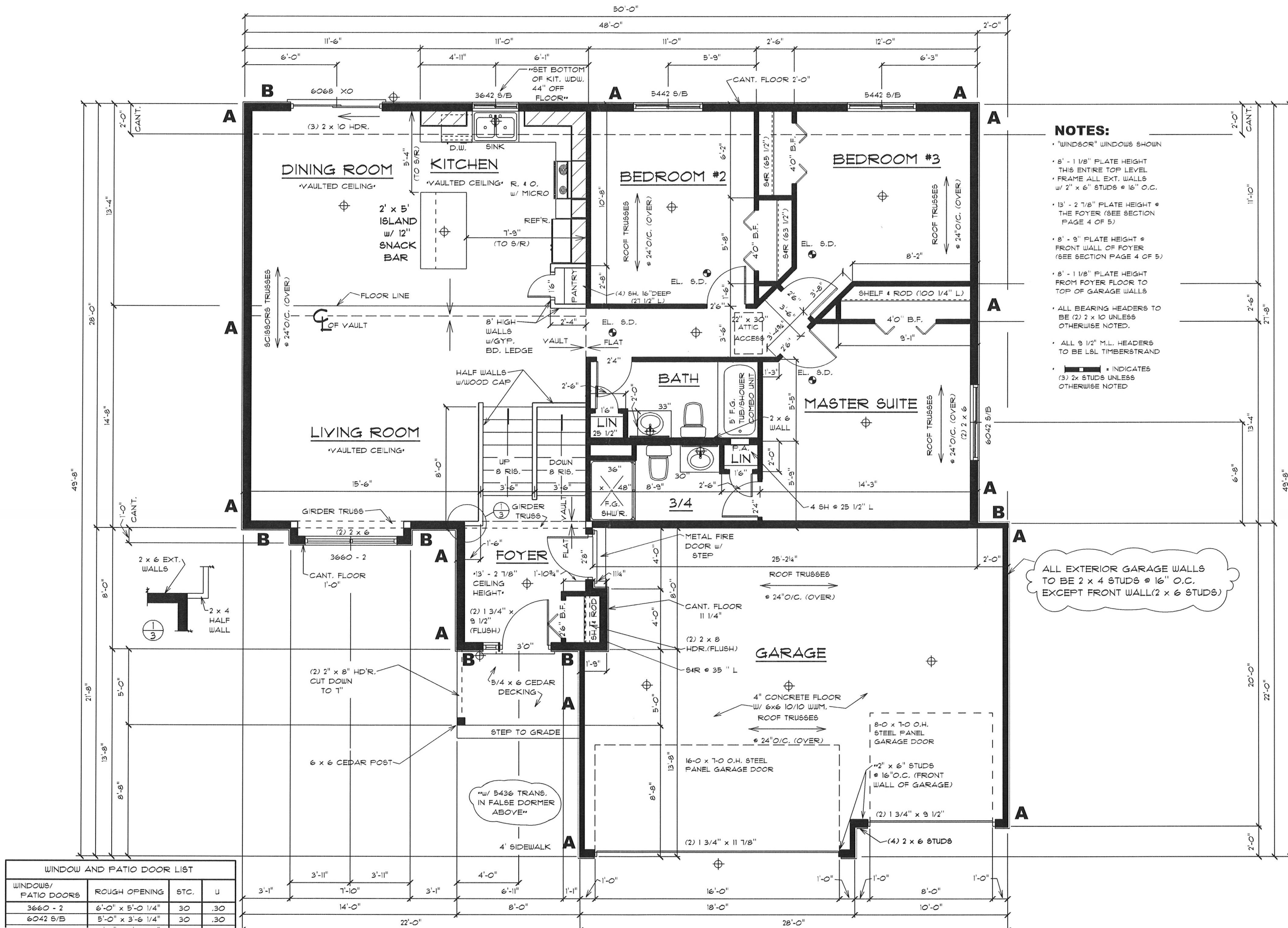
**FOUNDATION NOTES:**

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w/ MID-SPAN BLOCKING  
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R - 11 F.G. BATT INSULATION  
POLY VAPOR BARRIER

**MECHANICAL SPECS. :**

- FURNACE - BRYANT**  
340AAV036060  
NAT. GAS
- W. HEATER- A. O. SMITH**  
ECT50200  
ELECTRIC
- AIR COND. - BRYANT**  
113ANA024  
ELECTRIC

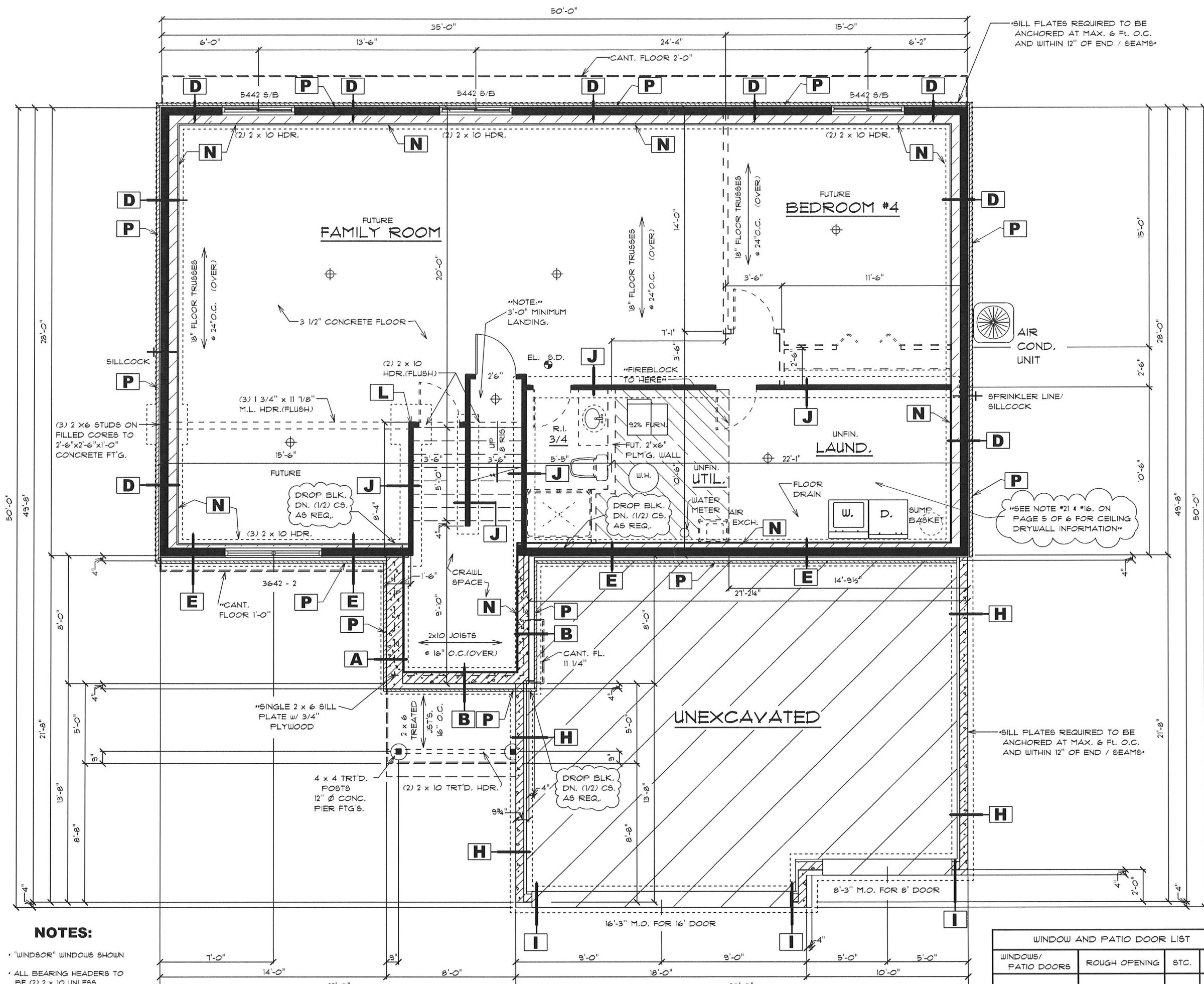
WINDOW AND PATIO DOOR LIST			
WINDOWS/ PATIO DOORS	ROUGH OPENING	STC.	U
3642 - 2	6'-0" x 3'-6 1/4"	30	.30
5442 S/B	4'-6" x 3'-6 1/4"	30	.30



- NOTES:**
- "WINDSOR" WINDOWS SHOWN
  - 8' - 1 1/8" PLATE HEIGHT THIS ENTIRE TOP LEVEL
  - FRAME ALL EXT. WALLS w/ 2" x 6" STUDS @ 16" O.C.
  - 13' - 2 7/8" PLATE HEIGHT @ THE FOYER (SEE SECTION PAGE 4 OF 5)
  - 8' - 9" PLATE HEIGHT @ FRONT WALL OF FOYER (SEE SECTION PAGE 4 OF 5)
  - 8' - 1 1/8" PLATE HEIGHT FROM FOYER FLOOR TO TOP OF GARAGE WALLS
  - ALL BEARING HEADERS TO BE (2) 2 x 10 UNLESS OTHERWISE NOTED.
  - ALL 3 1/2" M.L. HEADERS TO BE L&L TIMBERSTRAND
  - [Symbol] INDICATES (3) 2x STUDS UNLESS OTHERWISE NOTED

ALL EXTERIOR GARAGE WALLS TO BE 2 x 4 STUDS @ 16" O.C. EXCEPT FRONT WALL (2 x 6 STUDS)

WINDOW AND PATIO DOOR LIST			
WINDOWS/PATIO DOORS	ROUGH OPENING	STC.	U
3660 - 2	6'-0" x 5'-0 1/4"	30	.30
6042 S/B	5'-0" x 3'-6 1/4"	30	.30



\*SILL PLATES REQUIRED TO BE ANCHORED AT MAX. 6 FT. O.C. AND WITHIN 12" OF END / SEAMS\*

**FOUNDATION NOTES:**  
 (TOP COURSE FILLED SOLID)  
 \*ALL FOOTINGS:  
 (FTG. RATED @ 5000 PSI)  
 (SEE NOTE #2 ON PAGE 5 OF 6 - CONST. NOTES)

- A** 5 1/2 c 12" CONCRETE BLOCK  
20 x 8 CONCRETE FOOTING
- B** 1 1/2 c 8" CONCRETE BLOCK  
4 c 12" CONCRETE BLOCK  
20 x 8 CONCRETE FOOTING
- C** c 8" CONCRETE BLOCK  
c 12" CONCRETE BLOCK  
20 x 8 CONCRETE FOOTING
- D** 2 x 6 STUDS 16" o.c.  
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- E** 2 x 6 STUDS 16" o.c.  
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4 c 12" CONCRETE BLOCK  
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- F** 2 x 6 STUDS 16" o.c.  
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w/ MID-SPAN BLOCKING  
1 c 6" HALF - HIGH  
20 x 8 CONCRETE FOOTING
- L** (3) 2 x 4 STUDS  
30 x 30 x 12 CONC. PAD
- M** (3) 2 x 6 STUDS  
30 x 30 x 12 CONC. PAD
- N** 3/4" FOIL-BACKED FOAM INSULATION (R - 5.0)
- O** 3/4" FOIL - BACKED FOAM INSULATION (R - 5.0)  
2 x 4 STUDS 24" o.c.
- P** 2" RIGID FOAM INSUL. (R - 10.0) (ON EXTERIOR CONCRETE BLK. WALLS)

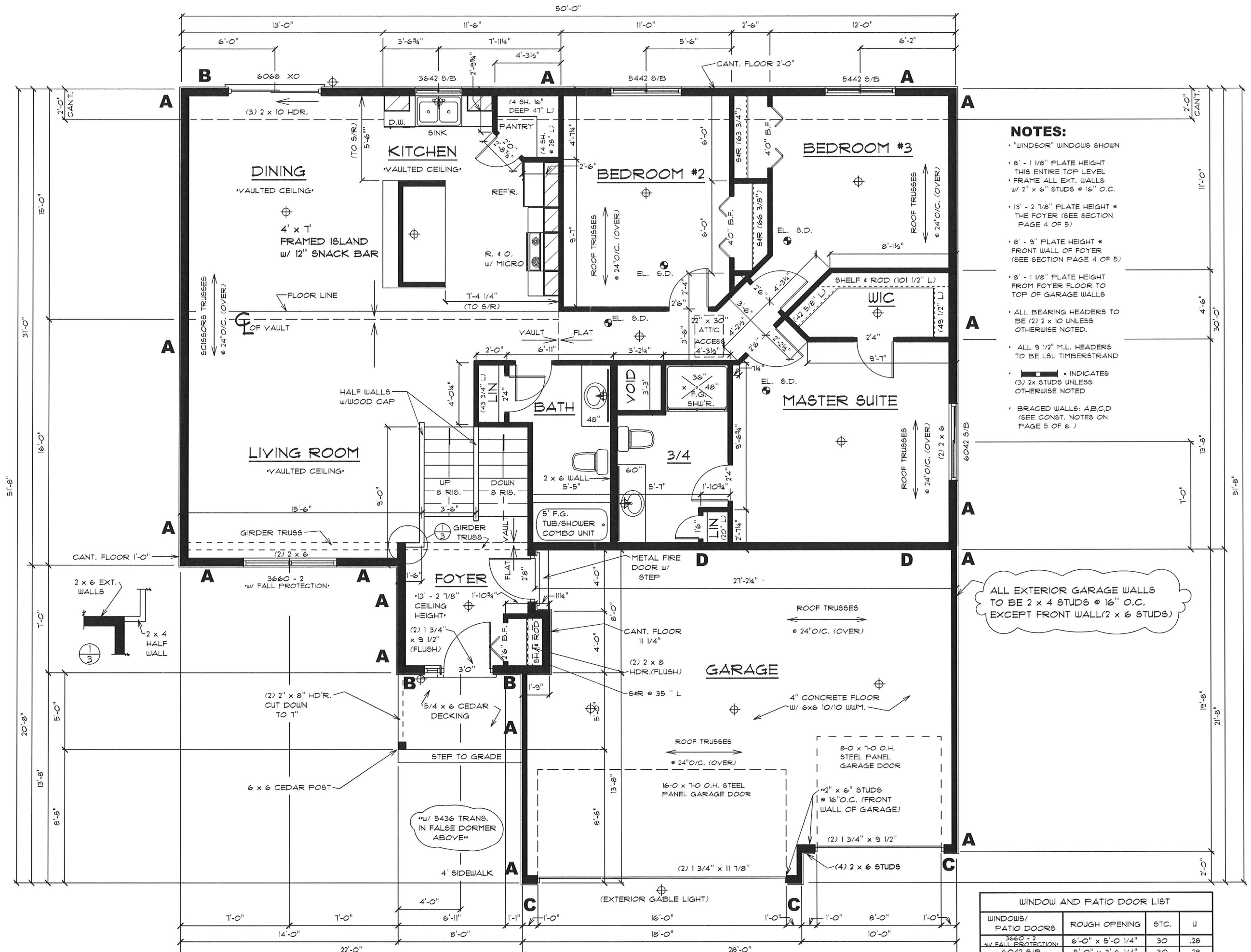
**MECHANICAL SPECS. :**

912SB36060  
 \* w/ PROGRAMMABLE THERMOSTAT\*  
 NAT. GAS  
 W. HEATER- A. O. SMITH  
 ENT50202172S19  
 ELECTRIC  
 AIR COND. - BRYANT  
 BA13NA024  
 ELECTRIC

**NOTES:**

- \*"WINDSOR" WINDOWS SHOWN
- \* ALL BEARING HEADERS TO BE (2) 2 x 10 UNLESS

WINDOW AND PATIO DOOR LIST			
WINDOWS/ PATIO DOORS	ROUGH OPENING	STC.	U



- NOTES:**
- "WINDSOR" WINDOWS SHOWN
  - 8' - 1 1/8" PLATE HEIGHT THIS ENTIRE TOP LEVEL
  - FRAME ALL EXT. WALLS w/ 2" x 6" STUDS @ 16" O.C.
  - 13' - 2 7/8" PLATE HEIGHT @ THE FOYER (SEE SECTION PAGE 4 OF 5)
  - 8' - 9" PLATE HEIGHT @ FRONT WALL OF FOYER (SEE SECTION PAGE 4 OF 5)
  - 8' - 1 1/8" PLATE HEIGHT FROM FOYER FLOOR TO TOP OF GARAGE WALLS
  - ALL BEARING HEADERS TO BE (2) 2 x 10 UNLESS OTHERWISE NOTED.
  - ALL 9 1/2" M.L. HEADERS TO BE LSL TIMBERSTRAND
  - [Symbol] INDICATES (3) 2x STUDS UNLESS OTHERWISE NOTED
  - BRACED WALLS: A,B,C,D (SEE CONST. NOTES ON PAGE 5 OF 6)

ALL EXTERIOR GARAGE WALLS TO BE 2 x 4 STUDS @ 16" O.C. EXCEPT FRONT WALL (2 x 6 STUDS)

WINDOW AND PATIO DOOR LIST			
WINDOWS/ PATIO DOORS	ROUGH OPENING	STC.	U
3660 - 2 w/ FALL PROTECTION	6'-0" x 5'-0 1/4"	30	.28
6042 S/B	5'-0" x 3'-6 1/4"	30	.28