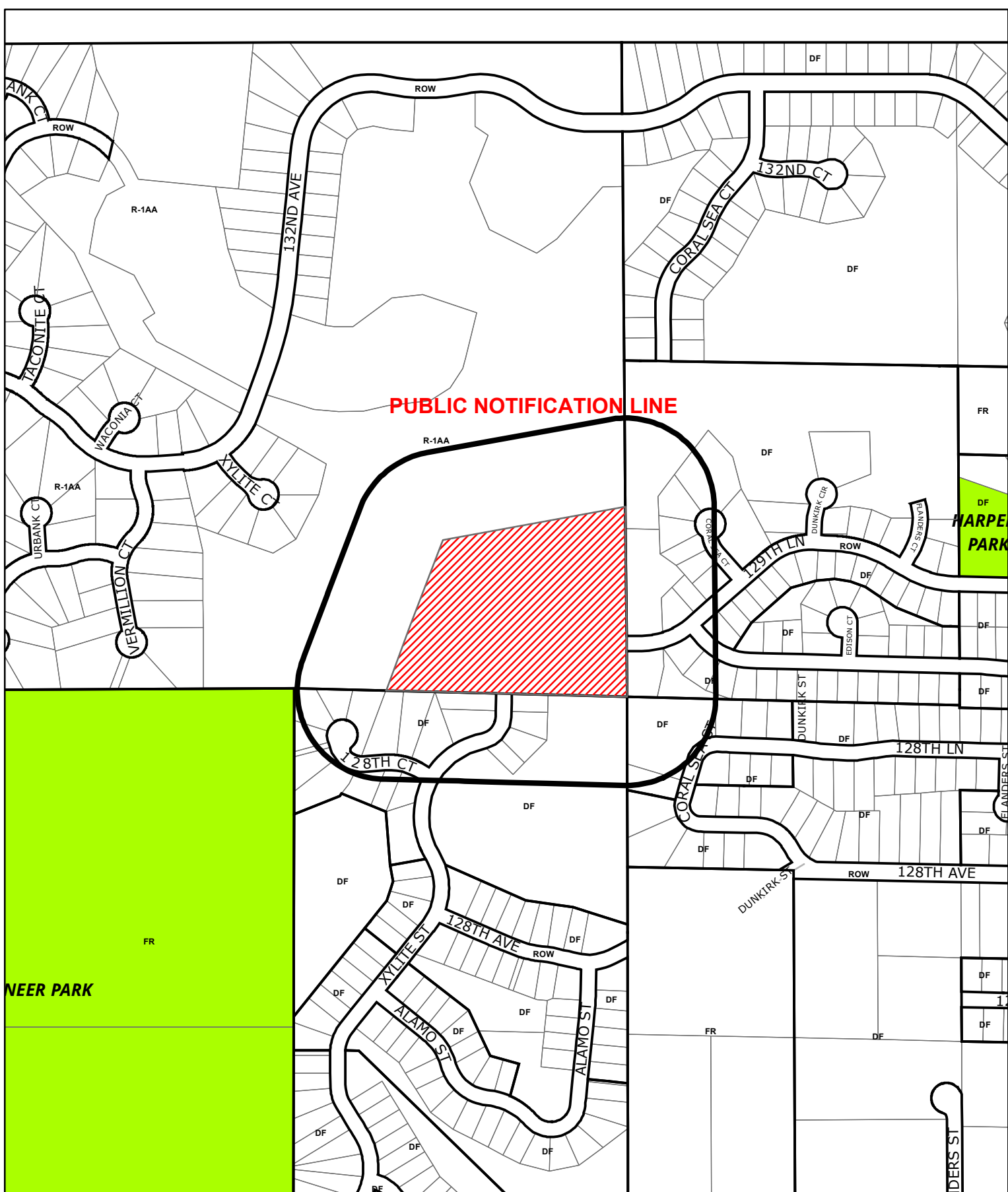
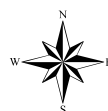
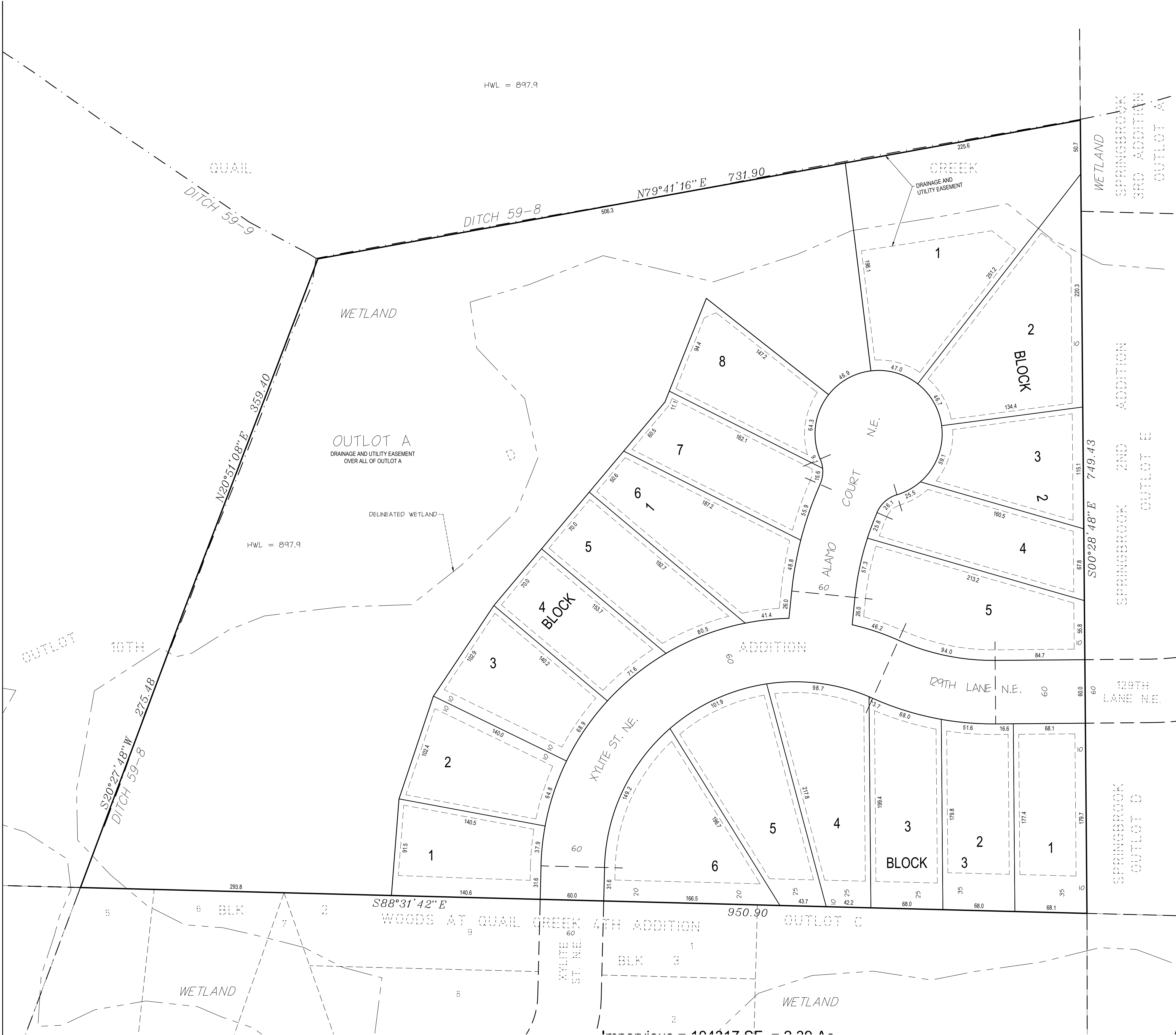




Case File No. 20-0020
Woods at Quail Creek 5th Addition

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





LEGAL DESCRIPTION

THAT PART OF OUTLOT D, QUAIL CREEK 10TH ADDITION, ANOKA COUNTY, MINNESOTA, THAT LIES SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHEAST CORNER OF SAID OUTLOT D; THENCE NORTH 88 DEGREES 18 MINUTES 58 SECONDS WEST, ALONG THE SOUTH LINE OF SAID OUTLOT D, 950.90 FEET TO THE POINT OF BEGINNING OF SAID LINE TO BE DESCRIBED; THENCE NORTH 20 DEGREES 40 MINUTES 31 SECONDS EAST 275.48 FEET; THENCE NORTH 21 DEGREES 03 MINUTES 52 SECONDS EAST 394.40 FEET; THENCE NORTH 74 DEGREES 53 MINUTES 50 SECONDS EAST 731.83 FEET TO THE EAST LINE OF SAID OUTLOT D AND THERE TERMINATING.

ZONING SUMMARY

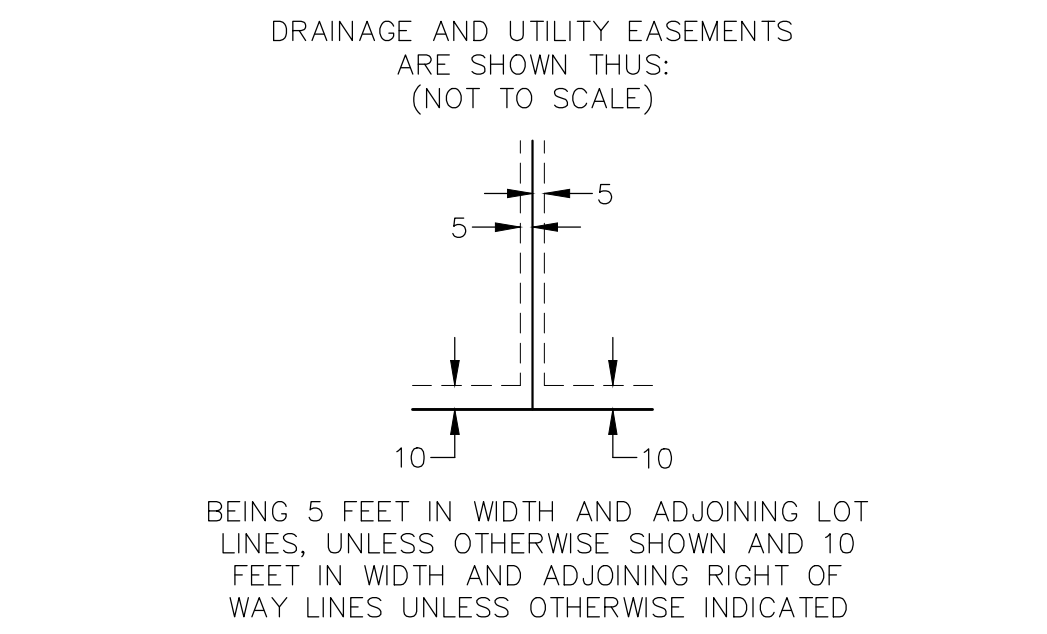
CURRENT ZONING: R-IAA-SINGLE FAMILY
PROPOSED ZONING: DF-DEVELOPMENT FLEX
DF-DEVELOPMENT FLEX MINIMUM LOT SIZE:
LOT AREA = 8,246 SQ.FT.
LOT WIDTH(AT SETBACK) = 60 FT.
DF-DEVELOPMENT FLEX SETBACK REQUIREMENTS:
FRONT YARD = 25 FT. = 20 FT. FOR SIDE LOADED GARAGES
REAR = 25 FT.
SIDE INTERIOR (LIVING SPACE) = 7.5 FT.
GARAGE = 7.5 FT.
SIDE CORNER = 25 FT.
SEE CITY OF BLAINE ZONING ORDINANCE FOR A COMPLETE LISTING OF REGULATIONS

AREA SUMMARY

TOTAL SITE AREA	-	555,601 S.F. = 12.75 AC.
RIGHT OF WAY AREA	-	57,215 S.F. = 1.31 AC.
NET AREA	-	498,386 S.F. = 11.44 AC.
TOTAL SINGLE FAMILY LOTS	-	19
NET DENSITY	-	1.7 UNITS/ACRE
WETLAND AREA	-	121,261 S.F. = 2.78 AC.

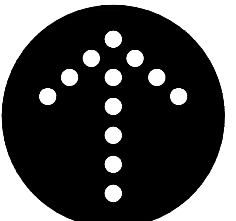
LOT AREA TABLE

Lot Area Table			Lot Area Table		
Parcel #	Lot/Block	Area S.F.	Parcel #	Lot/Block	Area S.F.
1	1/1	11201	13	4/2	12610
2	2/1	11509	14	5/2	17076
3	3/1	11812	15	1/3	12156
4	4/1	10161	16	2/3	12064
5	5/1	11943	17	3/3	12785
6	6/1	15020	18	4/3	14472
7	7/1	12162	19	5/3	14858
8	8/1	11452	20	6/3	16093
10	1/2	32554	21	OUTLOT A	226667
11	2/2	19853	22	R/W	57215
12	3/2	11940			





Know what's Below.
Call before you dig.



NORTH



0 50 100

DEVELOPER

MG MAIN STREET PROPERTIES
12722 Xylite St. NE.
Blaine, MN 55449

MUNICIPALITY



PROJECT

WOODS AT
QUAIL CREEK
5TH ADDITION

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
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PRELIMINARY
NOT FOR
CONSTRUCTION

PRELIMINARY PLAT

05.26.2020



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

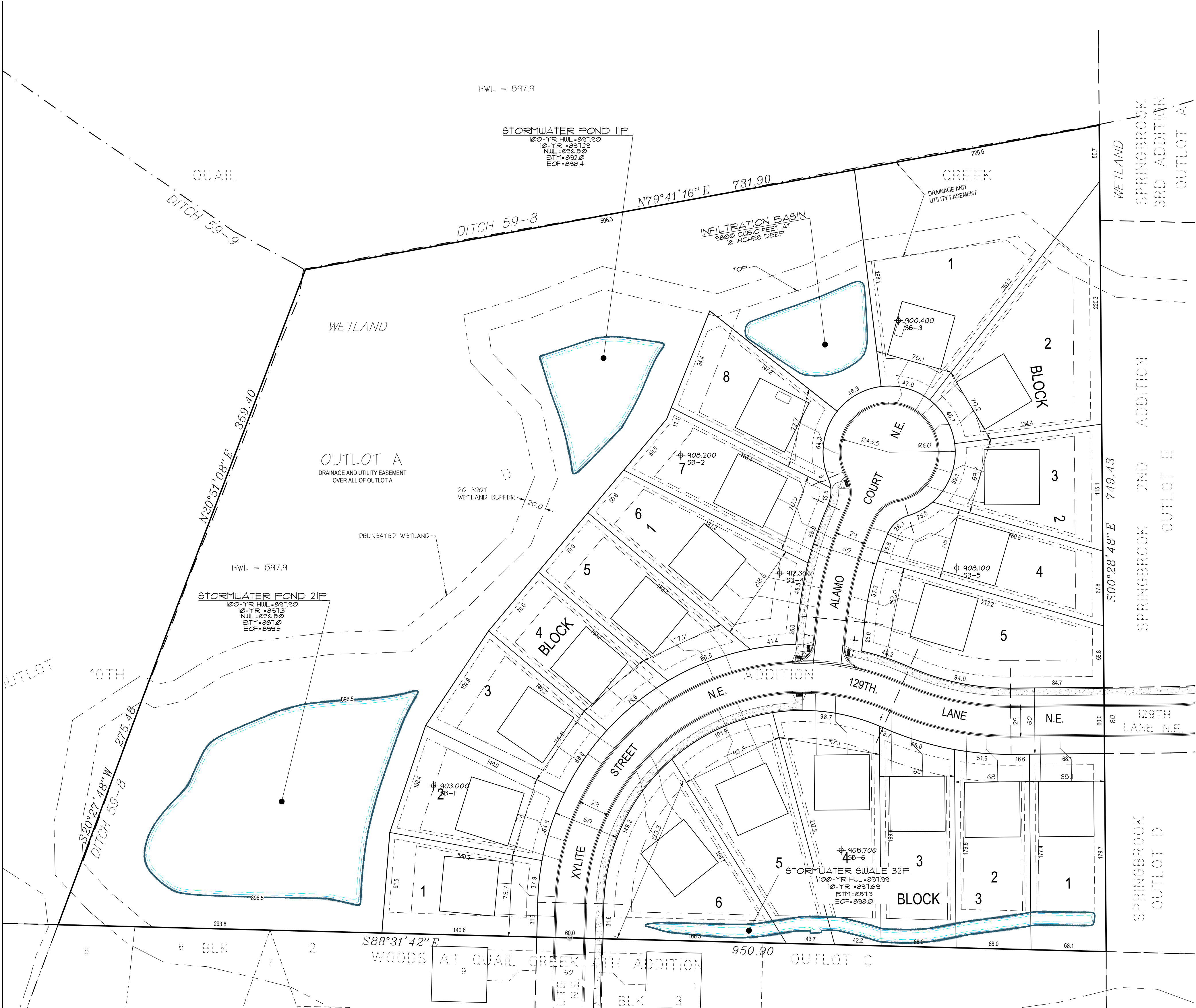
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C002NMH002.dwg

PROJECT NO. NMH17002

PRELIMINARY PLAT

C0.2



GENERAL NOTES

1. FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM PROFESSIONAL SERVICES, LLC AT 612.252.9070.

SITE PLAN NOTES

- OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN, OR USE OF, PUBLIC RIGHT-OF-WAY.
- THE DIGITAL FILE, WHICH CAN BE OBTAINED FROM THE ENGINEER, SHALL BE USED FOR STAKING. DISCREPANCIES BETWEEN THE DRAWINGS AND THE DIGITAL FILE SHALL BE REPORTED TO THE ENGINEER. THE BUILDING FOOTPRINT, AS SHOWN ON THESE DRAWINGS, AND THE DIGITAL FILE, SHALL BE COMPARED TO THE STRUCTURAL DRAWINGS PRIOR TO STAKING.
- BUILDING LAYOUT ANGLES ARE PARALLEL WITH OR PERPENDICULAR TO THE PROPERTY LINE AT THE LOCATION INDICATED.
- DIMENSIONS SHOWN ARE TO BACK OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.

ZONING AND SETBACK SUMMARY

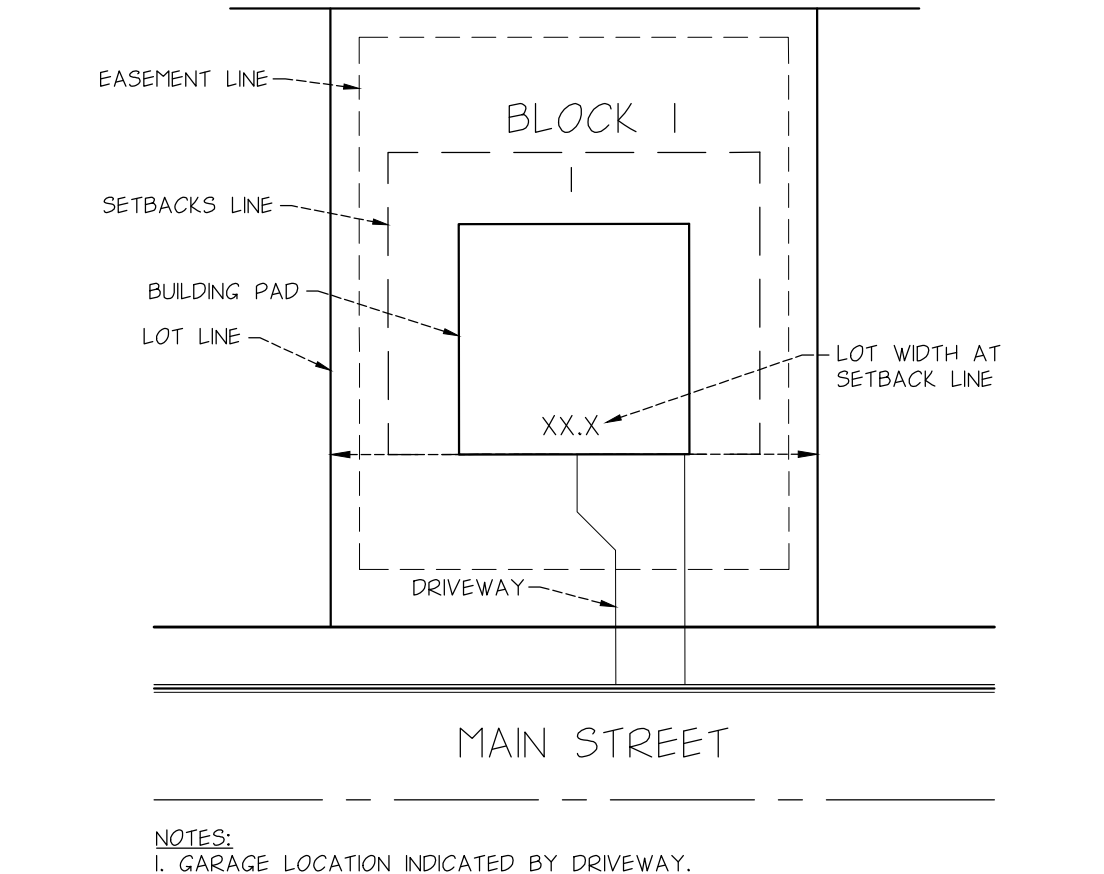
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DF-DEVELOPMENT FLEX MINIMUM LOT SIZE:
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REAR = 25 FT.
SIDE INTERIOR - LIVING SPACE = 7.5 FT.
SIDE INTERIOR - GARAGE = 7.5 FT.
SIDE CORNER = 25 FT.
SEE CITY OF BLAINE ZONING ORDINANCE FOR A COMPLETE LISTING OF REGULATIONS.

AREA SUMMARY

EXISTING:			
PERVIOUS	555,601 S.F.	12.75 AC.	100.0%
IMPERVIOUS	0 S.F.	0 AC.	0%
TOTAL	555,601 S.F.	12.75 AC.	100.0%
PROPOSED:			
PERVIOUS	451,284 S.F.	10.36 AC.	81.2%
IMPERVIOUS	104,317 S.F.	2.39 AC.	18.8%
TOTAL	555,601 S.F.	12.75 AC.	100.0%

PARKING SUMMARY

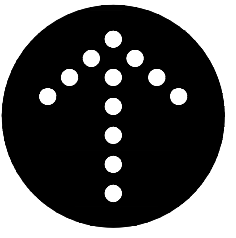
REQUIRED PARKING:
THE UNDERLYING ZONING(R-1AA) REQUIRES 2 GARAGE SPACES AND 2 OFF-STREET SPACES.
PROVIDED PARKING:
GARAGE SPACES (2 PER UNIT) = 40 EA.
OFF-STREET SPACES (MINIMUM 2 PER UNIT) = 40(+) EA.
TOTAL PARKING STALLS PROVIDED = 80(MINIMUM) EA.



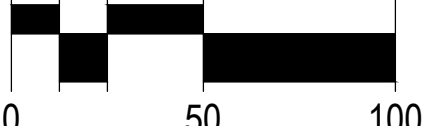
1 TYPICAL LOT DETAIL NO SCALE



Know what's Below.
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NORTH

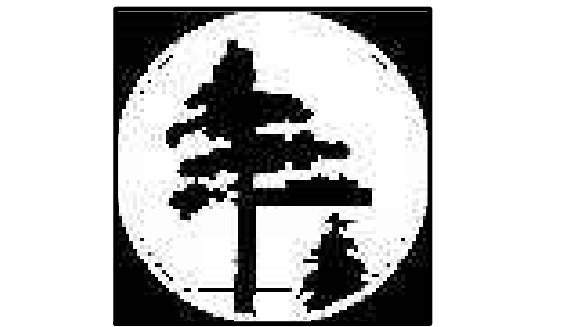


0 50 100

DEVELOPER

MG MAIN STREET PROPERTIES
12722 Xylite St. NE.
Blaine, MN 55449

MUNICIPALITY



PROJECT

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PRELIMINARY PLAT
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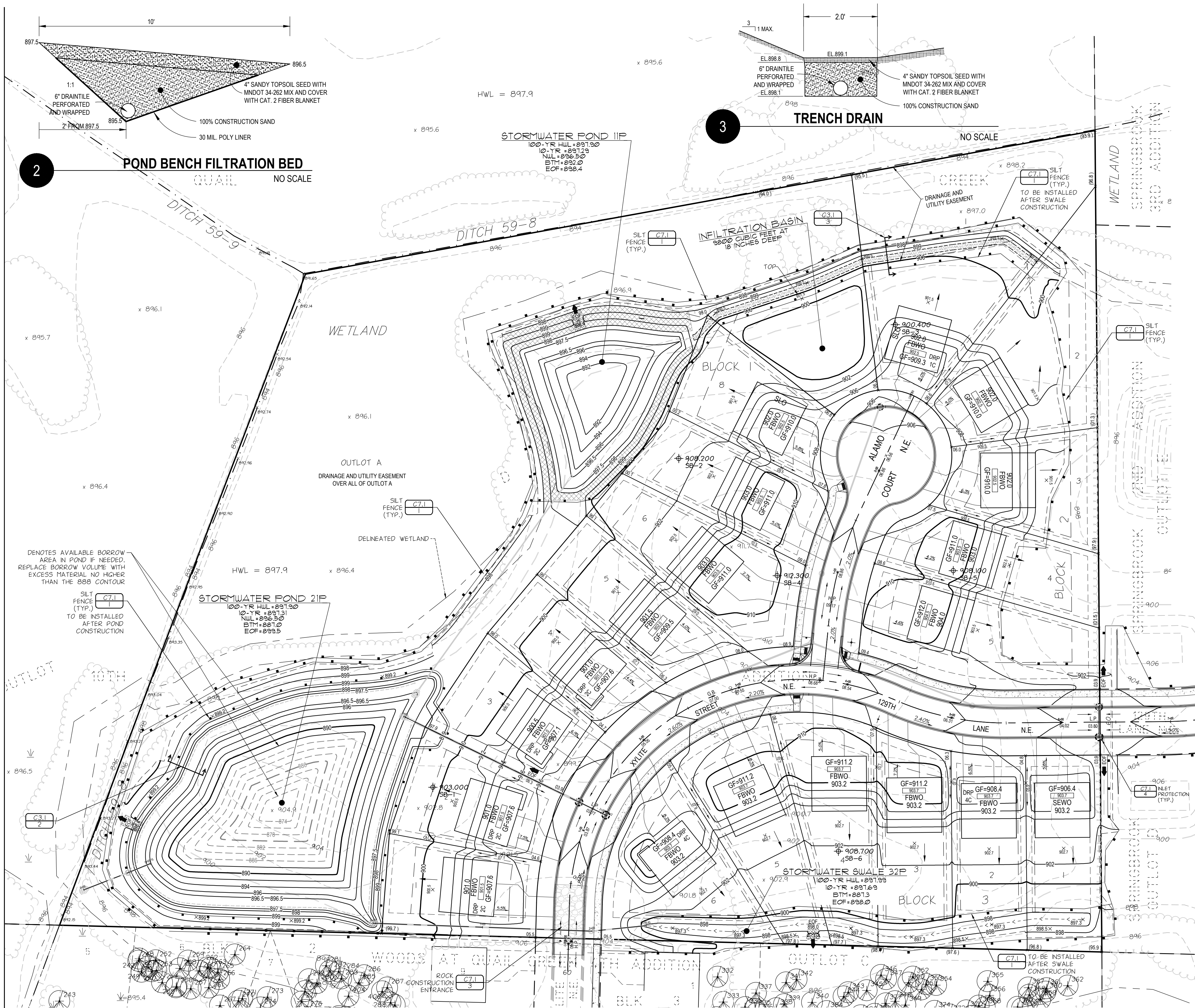


105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C2011NMH002.dwg

PROJECT NO. NMH17002

SITE PLAN
C2.1



NPDES AREA SUMMARY			
	EXISTING	PROPOSED	ULTIMATE
PERVIOUS	12.75 ACRES	10.28 ACRES	10.28 ACRES
IMPERVIOUS	0 ACRES	2.47 ACRES	2.47 ACRES
TOTAL	12.75 ACRES	12.75 ACRES	12.75 ACRES

LEGEND		
SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	INLET PROTECTION	6 EACH
	SILT FENCE/CONSTRUCTION LIMITS	2825 FEET
	SILT FENCE/BASIN PROTECTION	1860 FEET
	VEHICLE TRACKING PAD	1 EACH
	ENKAMAT 7010	
	TREE REMOVED	
	TOP OF WALL	
	BOTTOM OF WALL	

PAD DETAIL		NO SCALE
BUILDING TYPE	XXX.X FBWO/FB	: REAR ELEVATION
FBWO = FULL BASEMENT WALK OUT	XXX.XX	: UNIT TYPE
FBLO = FULL BASEMENT LOOK OUT	GF=XXX.X	: MINIMUM BASEMENT ELEVATION
SEWO = SPLIT ENTRY WALK OUT	DRP	: FRONT GARAGE FLOOR ELEVATION
	IC	: DENOTES NUMBER OF COURSES GARAGE FLOOR IS DROPPED FROM TOP OF FOUNDATION
NOTES:		
1. GARAGE LOCATION INDICATED BY DRIVEWAY.		

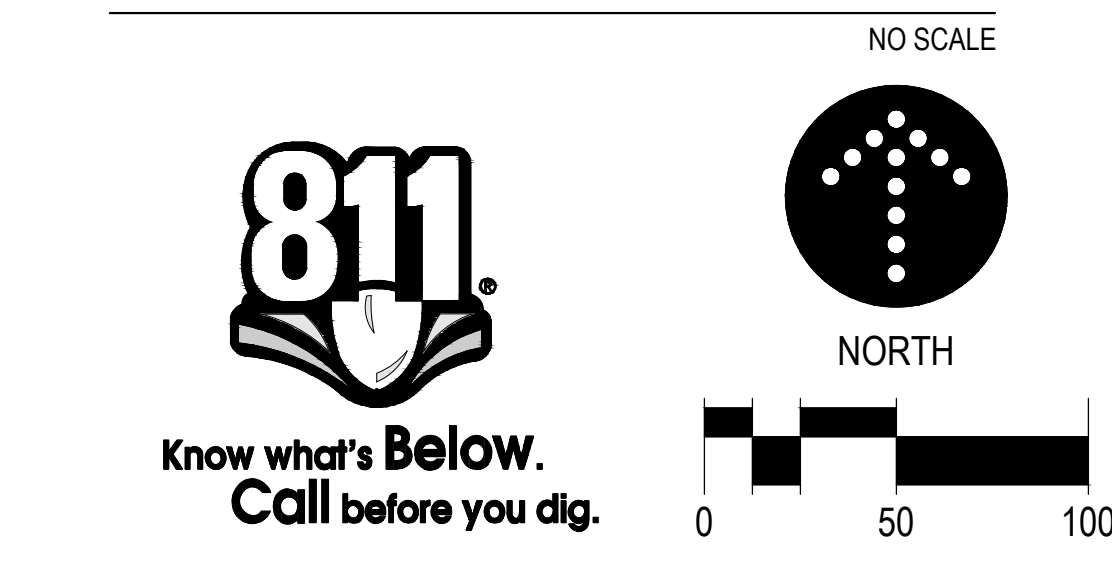
- GENERAL NOTES
- EROSION PREVENTION AND SEDIMENT CONTROL NOTES
- GRADING NOTES
- FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM PROFESSIONAL SERVICES AT 612.252.9070.
 - INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO BEGINNING WORK AND MAINTAIN FOR DURATION OF CONSTRUCTION. CONTRACTOR TO REMOVE CONTROLS AFTER AREAS CONTRIBUTING RUNOFF ARE PERMANENTLY STABILIZED AND DISPOSE OF OFF SITE.
 - LIMIT SOIL DISTURBANCE TO THE GRADING LIMITS SHOWN. SCHEDULE OPERATIONS TO MINIMIZE LENGTH OF EXPOSURE OF DISTURBED AREAS.
 - MANAGEMENT PRACTICES SHOWN ARE THE MINIMUM REQUIREMENT. INSTALL AND MAINTAIN ADDITIONAL CONTROLS AS WORK PROCEEDS TO PREVENT EROSION AND CONTROL SEDIMENT CARRIED BY WIND OR WATER.
 - CONTRACTOR SHALL PREVENT SEDIMENT LADEN WATER FROM ENTERING THE FILTRATION SYSTEM UNTIL THE SITE IS COMPLETELY STABILIZED.
 - ALL EXPOSED SOIL AREAS MUST BE STABILIZED WITHIN 72 HOURS OF COMPLETION OF WORK IN EACH AREA. IF WITHIN 1 MILE OF IMPAIRED WATER ALL EXPOSED SOILS AREAS SHALL BE STABILIZED IMMEDIATELY TO LIMIT SOIL EROSION IN THAT PORTION OF THE SITE WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED.
 - SEED, SOD, MULCH AND FERTILIZER SHALL MEET THE FOLLOWING SPECIFICATIONS, AS MODIFIED.

ITEM	SPECIFICATION NUMBER
SOD	MNDOT 3878
SEED	MNDOT 3876

MN TYPE 22-III @ 100 LB/AC - MAY 1 TO JULY 31 TEMPORARY EROSION CONTROL
MN TYPE 21-III @ 100 LB/AC - AUG 31 TO OCT 31 TEMPORARY EROSION CONTROL
MN TYPE 25-III @ 120 LB/AC - PERMANENT TURF

MULCH MNDOT TYPE 1 @ 2 TON/AC, DISC ANCHORED-MNDOT 3882

FERTILIZER MNDOT 3881\ GENERAL PLACEMENT MNDOT 2575
 - SEE LANDSCAPE SHEETS FOR PERMANENT TURF AND LANDSCAPE ESTABLISHMENT.
 - HYDRAULIC MULCHING AND OTHER PRACTICES MUST BE USED ON SLOPES OF 3:1 OR STEEPER TO PROVIDE ADEQUATE STABILIZATION.
 - AT LEAST SIX INCHES OF TOPSOIL OR ORGANIC MATTER MUST BE SPREAD AND INCORPORATED INTO THE UNDERLYING SOIL DURING FINAL SITE TREATMENT WHEREVER TOPSOIL HAS BEEN REMOVED.
 - THE CONTRACTOR MUST, AT A MINIMUM INSPECT, MAINTAIN, AND REPAIR ALL DISTURBED SURFACES AND ALL EROSION AND SEDIMENT CONTROL FACILITIES AND SOIL STABILIZATION MEASURES EVERY DAY WORK IS PERFORMED ON THE SITE AND AT LEAST WEEKLY UNTIL LAND-DISTURBING ACTIVITY HAS CEASED. THEREAFTER, THE CONTRACTOR MUST PERFORM THESE RESPONSIBILITIES AT LEAST WEEKLY UNTIL VEGETATIVE COVER IS ESTABLISHED.



DEVELOPER

MG MAIN STREET PROPERTIES

12722 Xylite St. NE.
Blaine, MN 55449

MUNICIPALITY

PROJECT

WOODS AT QUAIL CREEK 5TH ADDITION

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PRELIMINARY PLAT

05.26.2020

LANDFORM

From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

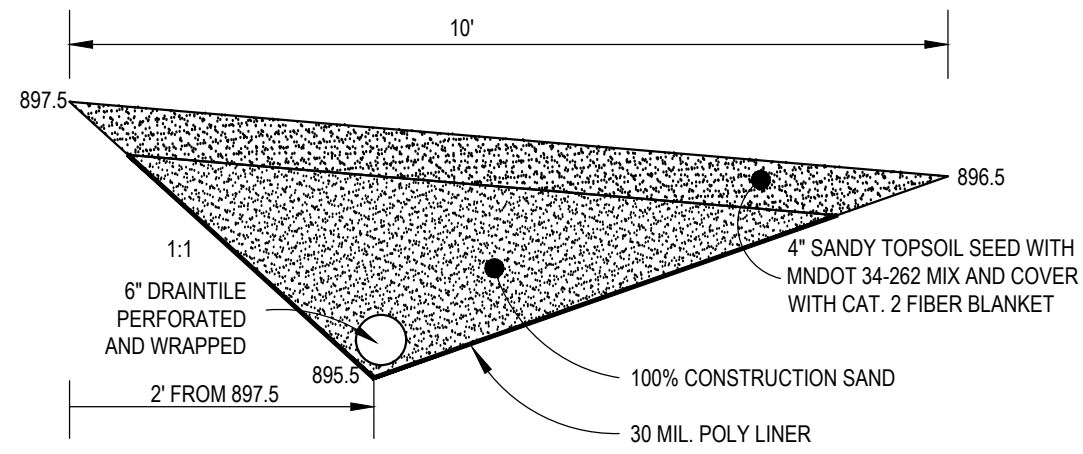
FILE NAME: C301NMH002.dwg

PROJECT NO.: NMH17002

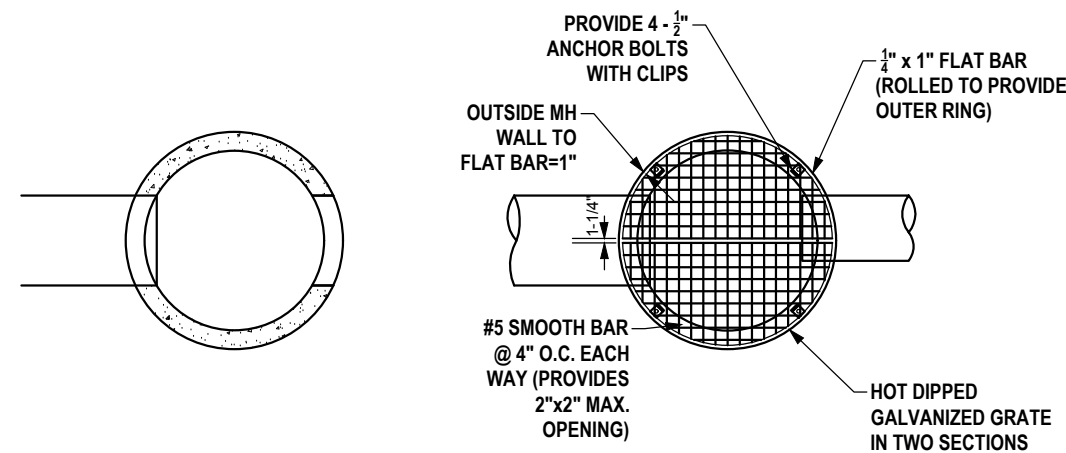
GRADING, DRAINAGE AND EROSION CONTROL PLAN

C3.1

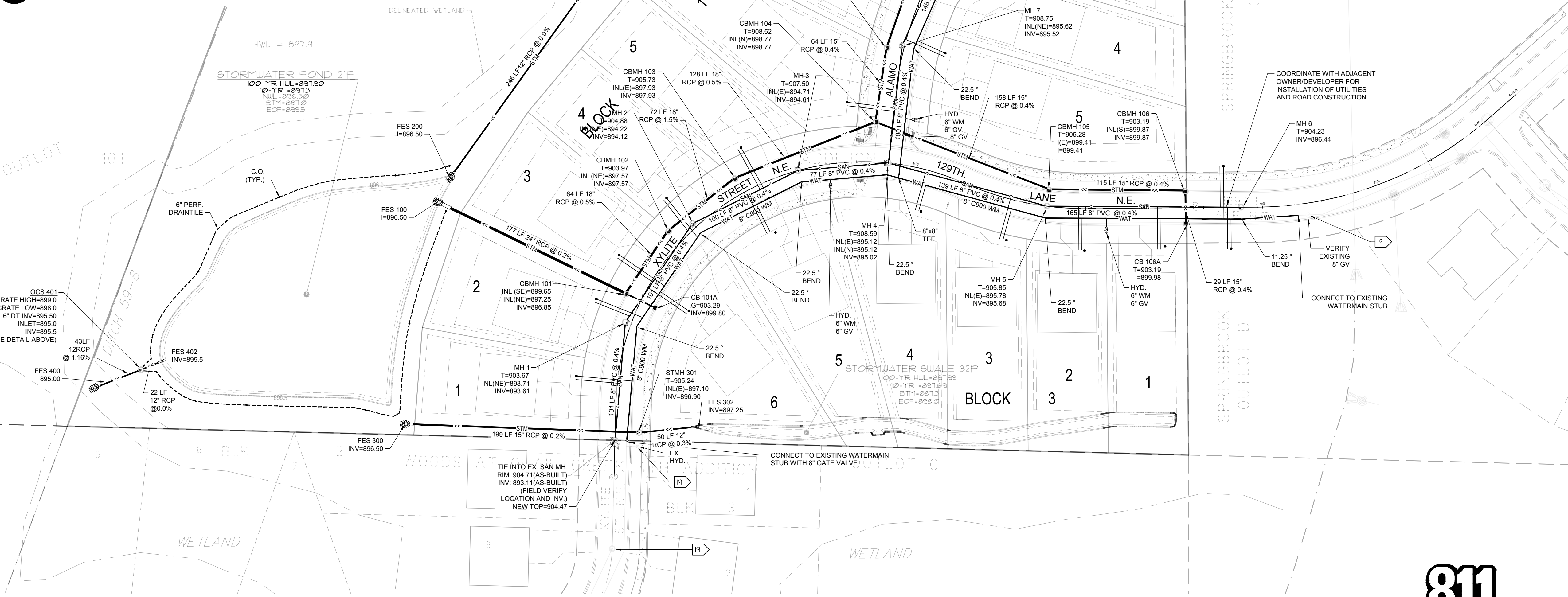
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POND BENCH FILTRATION BED
NO SCALE



OUTLET CONTROL STRUCTURE
NO SCALE



- GENERAL NOTES
- UTILITY NOTES
- For construction staking and surveying services contact Landform at 612.252.9070.
 - | | |
|------------------------|--|
| Pipe Materials | 8" C900 PVC, 6" C900 PVC (HYDRANT LEADS)
1" Copper Type K (ASTM B88)
8" PVC SDR 35, (ASTM: D3034, F477, & F891)
4" PVC Schedule 40 (ASTM: D1785, D2665, F794, & F1866)
RCP 12"-18" Class 5 (ASTM C76)
RCP 21" Class 4 (ASTM C76)
RCP 24" Class 3 (ASTM C76)
HDPE - Corrugated & Perforated (ASTM D3350, ASTM D4976, AASHTO M252, AASHTO M294) |
| Watermain | |
| Water Service | |
| Public Sanitary Sewer | |
| Sanitary Sewer Service | |
| Storm Sewer | |
| Drain Tile | |
 - Contact utility service providers for field location of services 72 hours prior to beginning.
 - Contractor to field verify location and elevation of all utility points of connection prior to construction of any proposed utilities. Contractor to notify Engineer immediately if there is any discrepancy.
 - Contractor to pothole all utility crossings prior to construction of new utilities to verify depths of existing lines. Contact Engineer immediately if any conflicts are discovered.
 - Provide means and measures to protect adjacent property from damage during utility installation.
 - Pipe lengths shown are from center of structure to center of structure or end of end section.
 - Install tracer wire with all non-conductive utilities in accordance with City of Blaine standards.
 - Connect to city utilities in accordance with City of Blaine standards.
 - Maintain 7.5 feet of cover on water.
 - Deflect water to maintain 18-inch minimum outside separation at sewer crossings. Center pipe lengths to provide greatest separation between joints.
 - Contact City of Blaine at 763.785.665 for flushing and pressure test inspections.
 - The water distribution system shall be disinfected per 10 State Standards.
 - Catch basins in curb and gutter are sumped .17 inches below the gutter grade.
 - Rock media in infiltration or filtration systems shall be angular, non-calcareous rock.
 - Coordinate with private utilities to provide electric, natural gas, and communications services.
 - Compact cohesive soils in paved areas to 95% of maximum dry density, Standard Proctor (ASTM D698) except the top 3 feet which shall be compacted to 100%. Compact to 98% density where fill depth exceeds 10 feet. The soils shall be within 3% of optimum moisture content. In granular soils all portions of the embankment shall be compacted to not less than 95% of Modified Proctor Density (ASTM D1557).
 - Adjust structures to final grade where disturbed. Comply with requirements of Utility. Meet requirements for traffic loading in paved areas.
 - Protect structures, utilities, and adjacent property from damage during construction unless noted for removal. Damage shall be repaired to equal or better condition.

DEVELOPER

MG MAIN STREET PROPERTIES

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Blaine, MN 55449

MUNICIPALITY



PROJECT

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5TH ADDITION

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PRELIMINARY PLAT

05.26.2020

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C401NMH002.dwg

PROJECT NO. NMH17002

UTILITY PLAN

C4.1



Know what's Below.
Call before you dig.



GENERAL NOTES

1. FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM PROFESSIONAL SERVICES AT 612.252.9070.

LANDSCAPE NOTES

- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
- COORDINATE INSTALLATION WITH CONTRACTORS PERFORMING RELATED WORK.
- SEED MIXTURE (MNDOT 3876) AS DEFINED IN CURRENT MNDOT SEEDING MANUAL. NATIVE SEEDS SHALL BE OF MINNESOTA ORIGIN AND CERTIFIED BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MICA). PROVIDE VERIFYING DOCUMENTATION TO THE OWNER 30 DAYS MINIMUM PRIOR TO INSTALLATION.
- PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE OF HARDY STOCK, FREE FROM DISEASE, INFESTATION, DAMAGE, AND DISFIGURATION. FOR DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE SCHEDULE AND THE NUMBER SHOWN ON THE DRAWING, THE DRAWING SHALL GOVERN.
- SPREAD A MINIMUM OF 6 INCHES OF TOPSOIL AND SEED ALL TURF AREAS DISTURBED BY CONSTRUCTION.
- FOLLOW MNDOT SEEDING MANUAL FOR PLANTING INSTRUCTIONS FOR ESTABLISHMENT OF NATIVE SEED AND PROVIDE COORDINATION FOR REQUIRED EROSION PREVENTION AND SEDIMENT CONTROL.
- PLACE PLANTS ACCORDING TO LAYOUT WITH PROPER NOMINAL SPACING.
- SEE DETAILS FOR DEPTH OF PLANTING SOIL.
- INSTALL A 4-FOOT DIAMETER SHREDDED HARDWOOD MULCH DISH AROUND TREES. NOT PLACED WITHIN A SHRUB OR PERENNIAL PLANTING BED. VINYL EDGING IS NOT REQUIRED, UNLESS NOTED OTHERWISE.

PLANTING NOTES:

- CONTRACTOR SHALL PROVIDE ONE YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIALS SHALL ALSO HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- ALL PLANTS TO BE NORTHERN-GROWN AND HARDY.
- PLANTS TO BE INSTALLED AS PER STANDARD AAN PLANTING PRACTICES.
- USE MINIMUM 12" LOAM PLANTING SOIL ON TREES.
- STAKING OF TREES OPTIONAL; REPOSITION IF NOT PLUMB AFTER ONE YEAR.
- WRAP ALL SMOOTH-BARKED TREES-FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1.
- OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE.
- OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AFTER ACCEPTANCE OF THE WORK BY THE OWNER.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- SHREDDED HARDWOOD MULCH (4"- 6" DEEP) SHALL BE PLACED AROUND ALL NEW TREES AND SHRUB CLUSTERS. DIAMETER OF MULCHED AREAS SHRUBS SHALL BE A MINIMUM OF 4' FROM THE TRUNK OR STEM OF ALL TREES AND SHRUBS. TRENCH EDGING SHALL BE USED AROUND ALL MULCHED AREAS.

PLANT LIST:

QTY.	KEY	SYM	COMMON NAME	BOTANICAL NAME	SIZE/ROOT
CONIFEROUS TREES					
13	BHS		BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6' B&B
10	BF		BALSAM FIR	ABIES BALSAMEA	6' B&B
DECIDUOUS TREES					
10	PE		PRINCETON ELM	ULMUS AMERICANA	2.5" B&B
7	BL		BOULEVARD LINDEN	TILIA AMERICANA	2.5" B&B

DEVELOPER

MG MAIN STREET PROPERTIES

12722 Xylite St. NE.
Blaine, MN 55449

MUNICIPALITY



PROJECT

WOODS AT
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5TH ADDITION

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CONTACT ENGINEER FOR ANY PRIOR HISTORY

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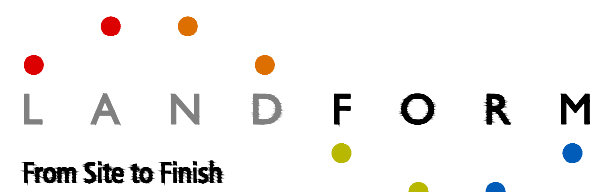
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FILE NAME L201NMH002.dwg

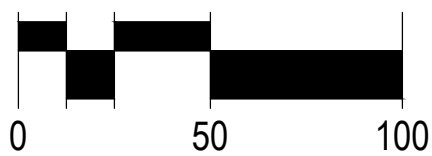
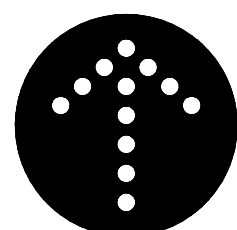
PROJECT NO. NMH17002

LANDSCAPE PLAN

L2.1



Know what's Below.
Call before you dig.



THE WOODS of QUAIL CREEK – Project Overview

The Woods of Quail Creek, 5th addition is proposed to include 20 single family lots. The road will connect Woods of Quail Creek, 4th on Xylite St. and continue north and then east, connecting to the Spring Brook neighborhood.

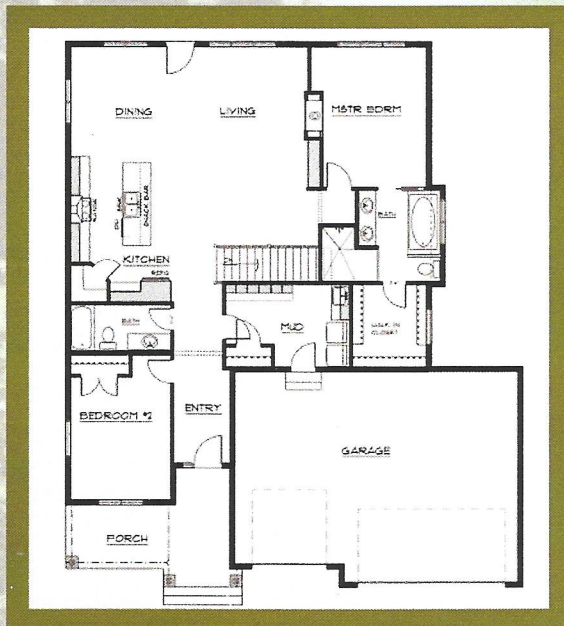
The site is nicely wooded and the neighborhood design will take advantage of this as each home site will have walkout basements and private wooded views to the rear of the home.

The proposed homes will be similar to those that have been constructed in Woods of Quail Creek, 4th. There will be a mix of Rambler and 2-Story homes. The Ramblers will have foundation sizes from 1,600 sf. to 2,200 sf. With finished basements, the finished sf. will be 3,100 sf. to 4,500 sf. The price point of the home packages, with finished basement and lot will range from \$550,000 to \$750,000. The 2-Story homes will have foundation sizes of 1,100 sf. to 2,250 sf. Without finished basements, but including lot, the price point for these homes will start at \$550,000 +.

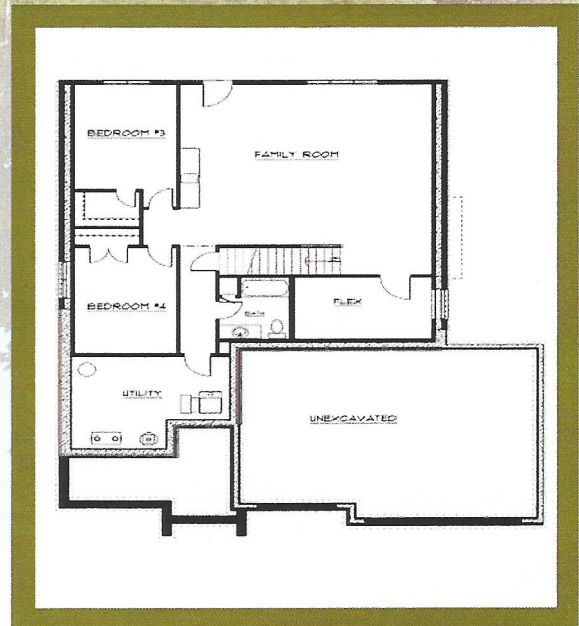
Attached are some of the more popular home plans that have been constructed in Woods of Quail Creek, 4th. Regarding the building materials, the front of the homes will have a mixture of LP Smartside, stone, louvers, shakes and board and batten detail. The sides and rear of the homes will be vinyl. The driveways will be either asphalt or concrete.

NEWMARK
Homes

The Waterford

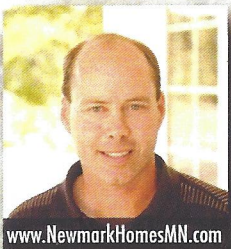


Main Level



Lower Level

- Open Main Level Floor Plan
- 2 Bedrooms & Laundry on the Main Level
- Open Kitchen, Dining and Family Room
- 2 Bathrooms
- 3 Car Garage
- 1,728 Finished sq ft
- Walkout Lower Level - Optional Finish



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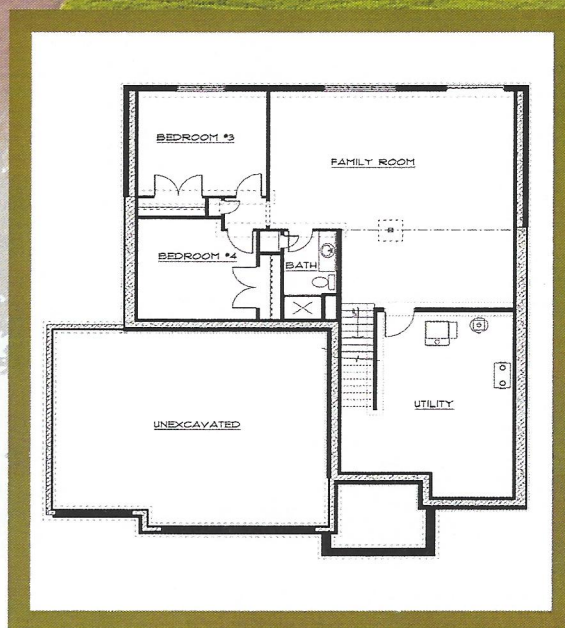
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NEWMARK
Homes

The Kerry

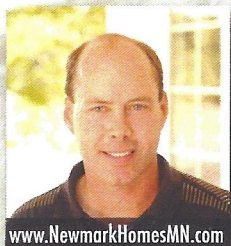


Main Level



Lower Level

- Open Main Level Floor Plan
- 2 Bedrooms & Laundry on the Main Level
- Open Kitchen, Dining and Family Room
- 2 Bathrooms
- 3 Car Garage
- 1,668 Finished sq ft
- Walkout Lower Level - Optional Finish



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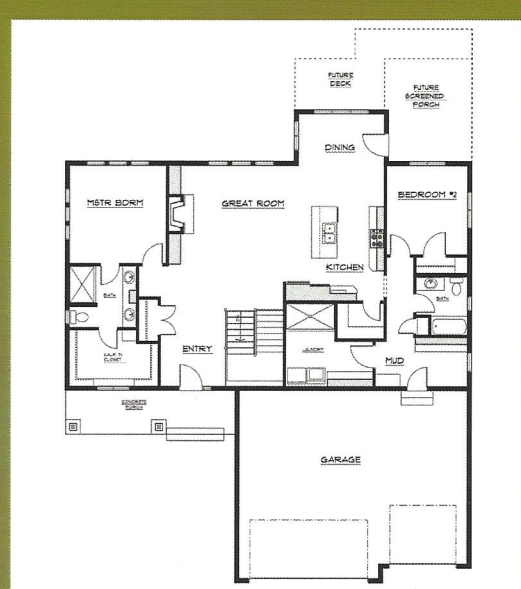
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The Westport

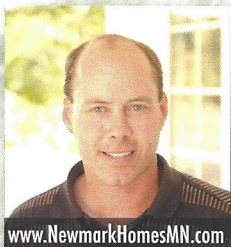


Main Level



Lower Level

- Open Main Level Floor Plan
- 2 Bedrooms & Laundry on the Main Level
- Open Kitchen, Dining and Family Room
- 2 Bathrooms
- 3 Car Garage
- 1,786 Finished sq ft
- Walkout Lower Level - Optional Finish



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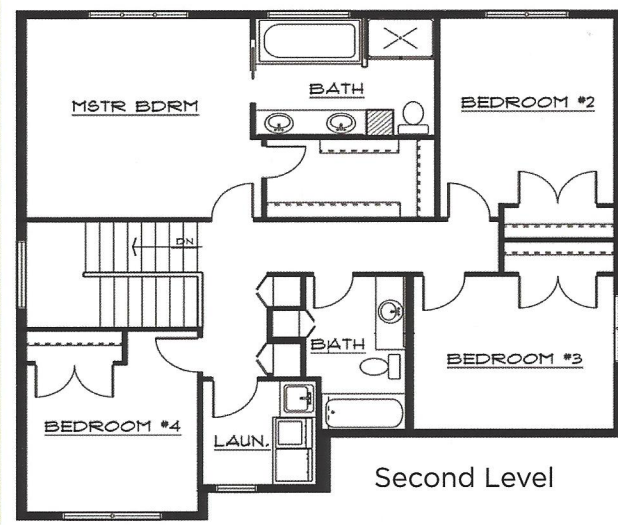
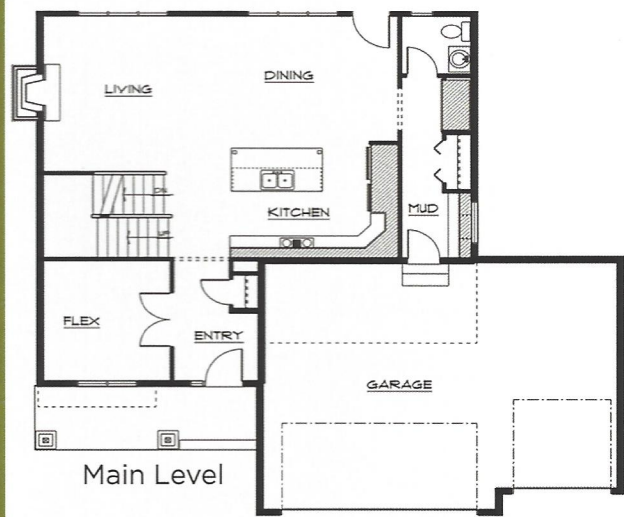


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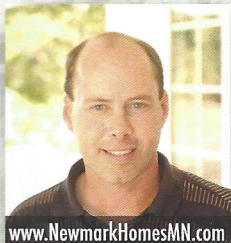
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NEWMARK
Homes

The Londonderry



- Open Main Level Floor Plan
- 4 Bedrooms & Laundry on the Upper Level
- Flex Room great for Home Office
- 2.5 Bathrooms
- 3 Car Garage
- 2,261 Finished sq ft on Main and Upper Levels
- Optional Lower Level 1,000 Finished sq ft



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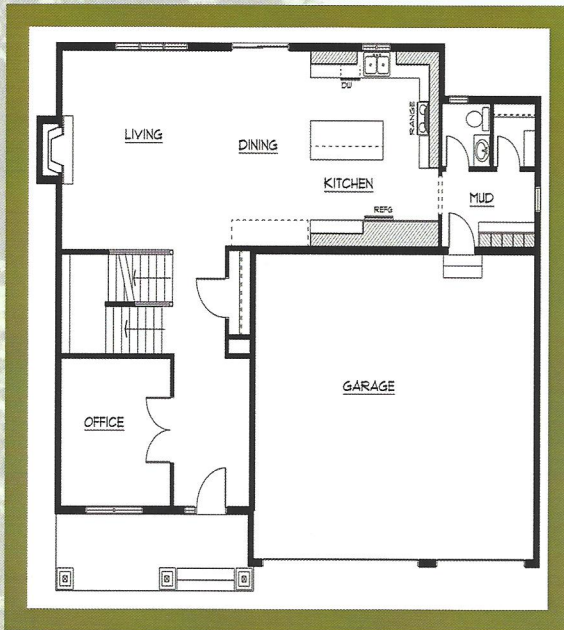


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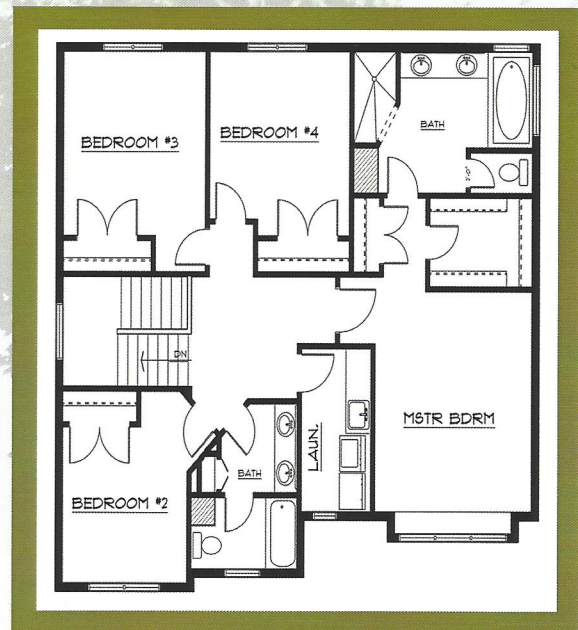
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The Gateway

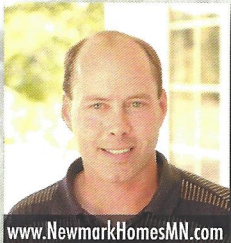


Main Level



Upper Level

- Open Main Level Floor Plan
- 4 Bedrooms & Laundry on the Upper Level
- Open Kitchen, Dining and Family Room
- 2.5 Bathrooms
- 3 Car Garage
- 2,595 Finished sq ft
- Walkout Lower Level - Optional Finish



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