

Case File No. 13-0052

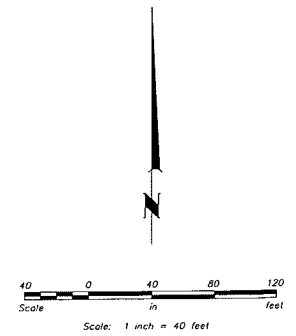
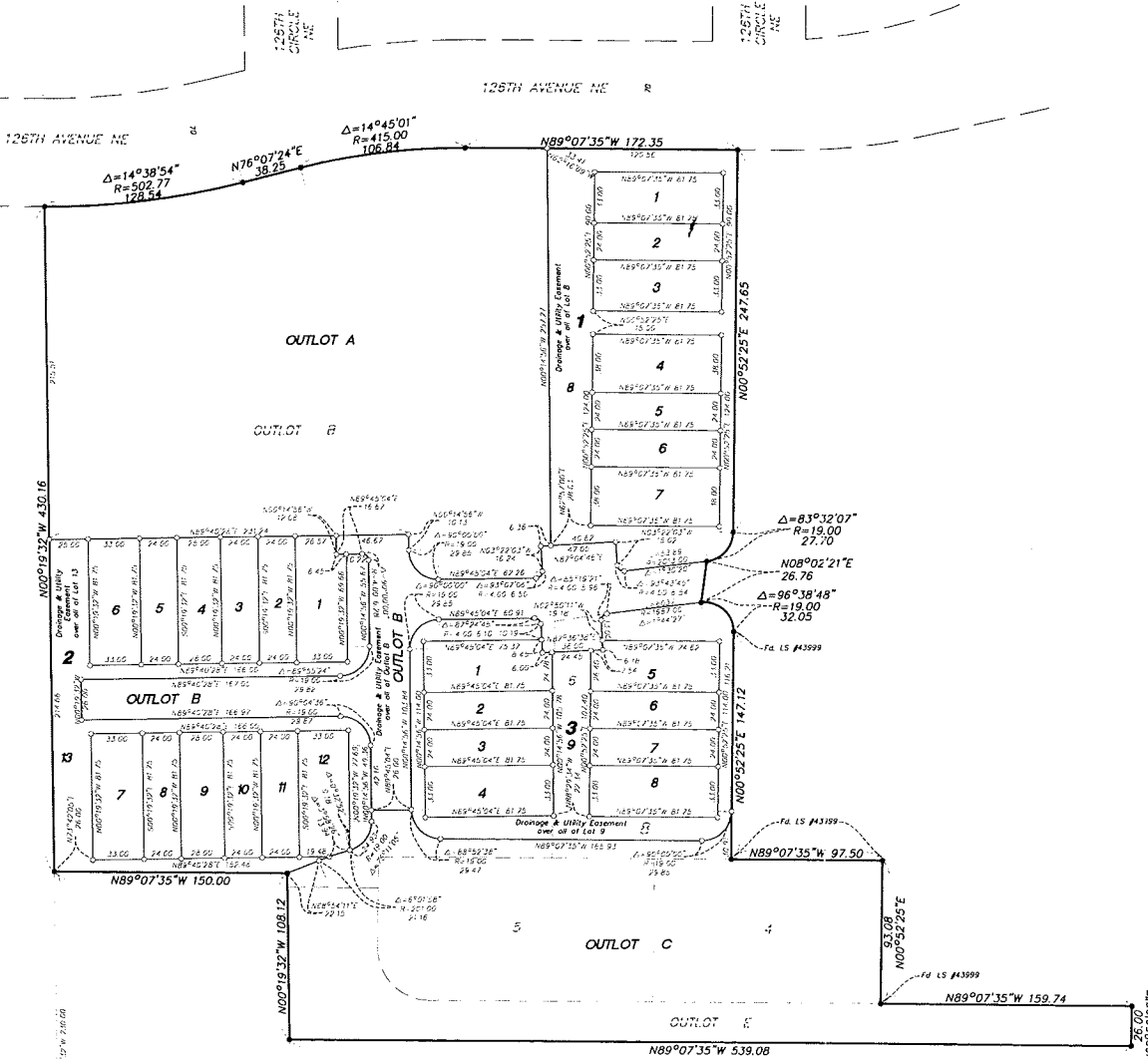


Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



# LEGACY CREEK 3RD ADDITION

CITY OF BLAINE  
COUNTY OF ANOKA  
SEC. 2, T. 31, R. 23



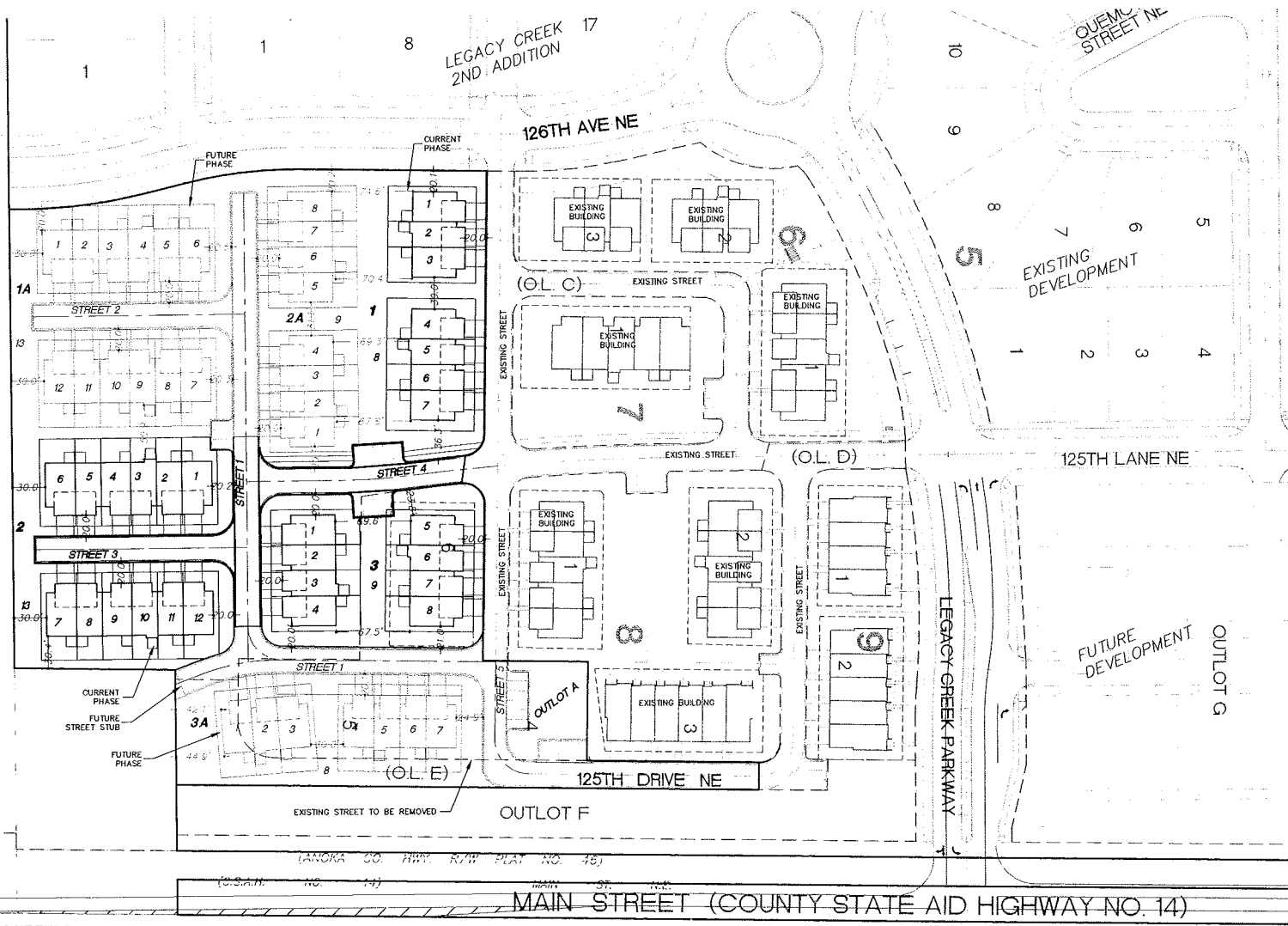
The west line of Outlot B, LEGACY CREEK is assumed to bear N 00°19'32" W.

- Denotes 1/2 inch by 14 inch iron monument set and marked by License No. 23021
- Denotes 1/2 inch by 14 inch iron monument found and marked by License No. 12251, unless otherwise indicated

SW Cor. of the SW 1/4, Sec. 2, T. 31, R. 23, Fd. Dakota County East Iron Monument

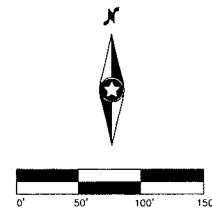
(C.S.A.N. NO. 14) MAIN ST. N.E.

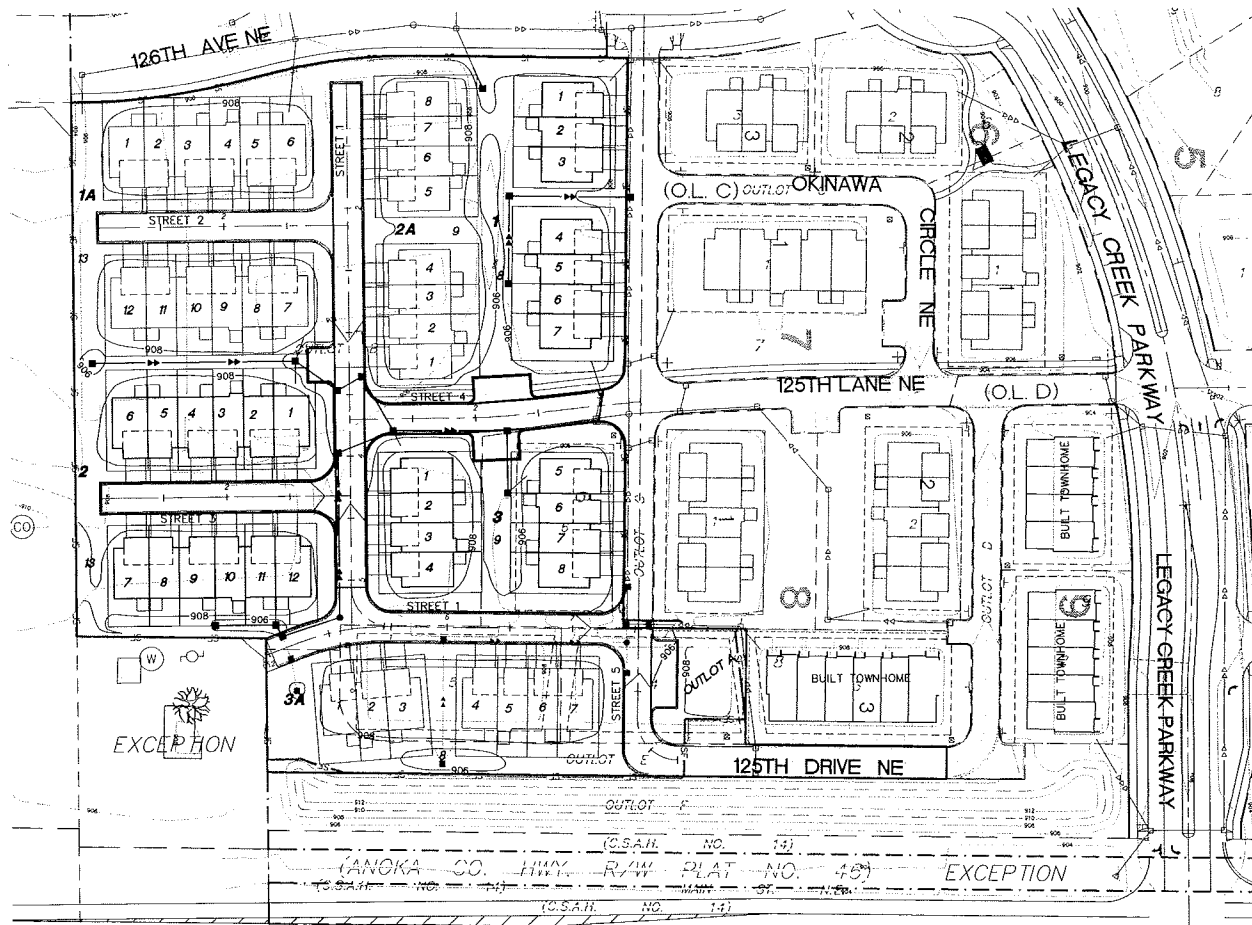
Westwood Professional Services, Inc.



**Development Data**

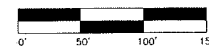
Existing Zoning	DF (Development Flex)
<b>MULTI-FAMILY STANDARDS</b>	
(FROM APPROVED PRELIMINARY PLAT DATED 2/28/07)	
Min. Bldg Separation	30'
Min. Driveway Length	20'
Setback to Public R/W	20'
Setback to Back of Curve	15'
Setback to Boundary Line	30'
Setback to Existing CSMA 14 R/W	100'
NOTE - Setback applies to Main Building Facade (not including entry ways, porches, or stoops)	
<b>MULTI-FAMILY UNITS</b>	
Previously approved	54 units (unbuilt)
Current Proposed Townhomes	54 units (includes future phase T.H.)





**LEGEND:**

- DENOTES SILT FENCE
- DENOTES HEAVY DUTY SILT FENCE
- DENOTES EXISTING CONTOURS
- DENOTES PROPOSED CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER
- DENOTES EXISTING TREE LINE
- DENOTES APPROXIMATE TREE REMOVAL LIMITS
- DENOTES EXISTING SPOT ELEVATION
- DENOTES PROPOSED SPOT ELEVATION
- DENOTES BIO-ROLL EROSION CHECKS
- DENOTES EMERGENCY OVERFLOW ELEVATION



Latest Revision Date: 9/13/13  
000211102F01.dwg

Date: 8/29/13 Sheet: 2 OF 5

**Legacy  
Creek 3rd  
Addition**  
Blaine, Minnesota

Overall Grading,  
Drainage, & Erosion  
Control Plan



Westwood Professional Services, Inc.  
7800 Ardenway Drive  
Eden Prairie, MN 55344  
PHONE: 952.817.6130  
FAX: 952.817.6622  
TOLL FREE: 1.800.937.3130

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.  
  
9/13/13 17716

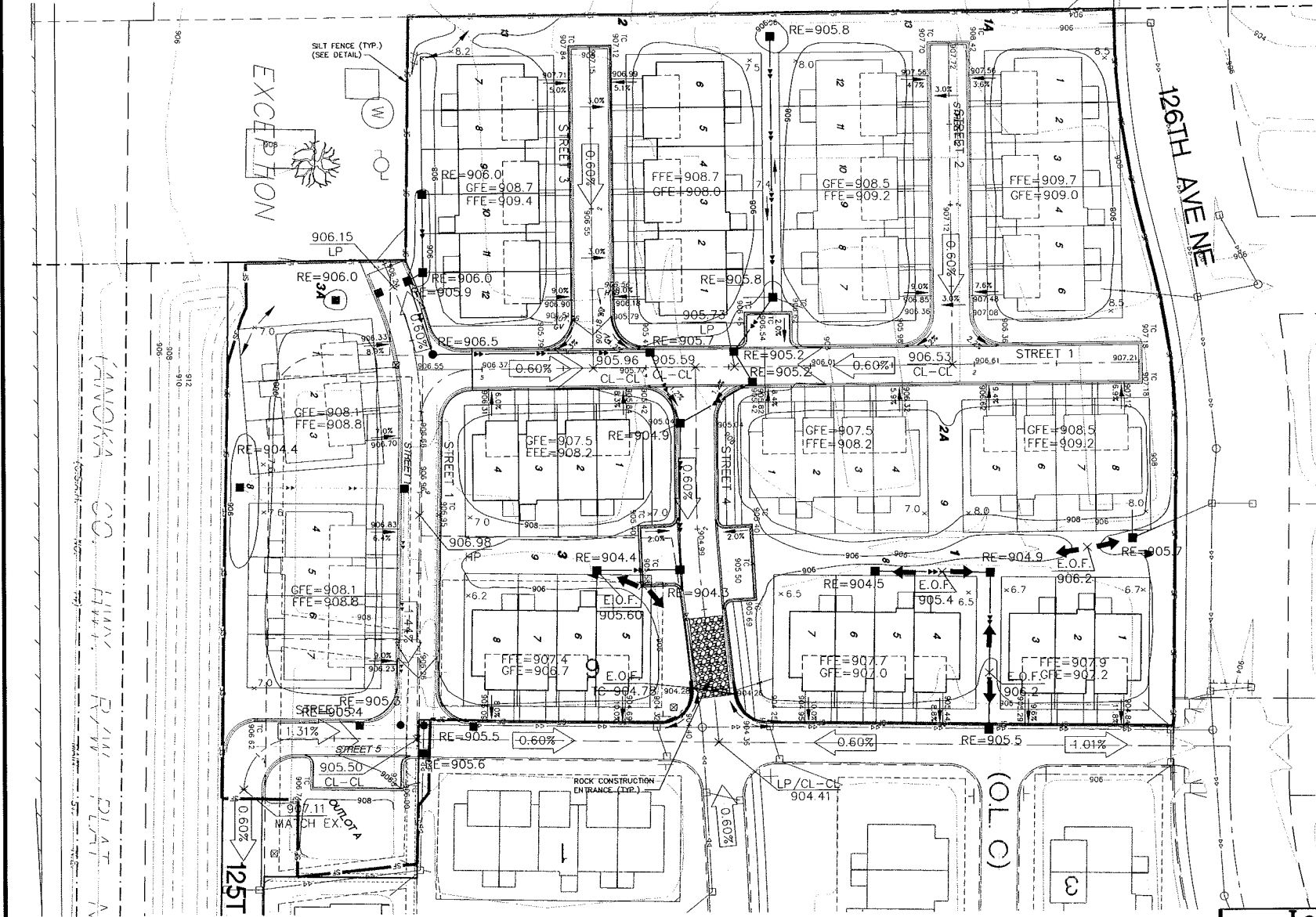
Revised:  
9/13/13 GY TOWNSHIP

Designed: JUNE 8 / DRG.  
Checked: JUNE 8 / DRG.  
Drawn: DWS / DRG.  
Record Drawing by/dwn:

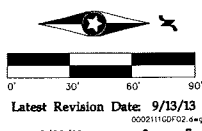
Prepared for:

**Source Construction Capital**

18215 45th Ave. N. Suite D  
Plymouth, MN 55446



- LEGEND:**
- DENOTES SOIL BORING
  - DENOTES SILT FENCE
  - DENOTES HEAVY DUTY SILT FENCE
  - DENOTES EXISTING CONTOURS
  - DENOTES PROPOSED CONTOURS
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**Legacy  
Creek 3rd  
Addition**  
Blaine, Minnesota

Grading, Drainage, &  
Erosion Control Plan

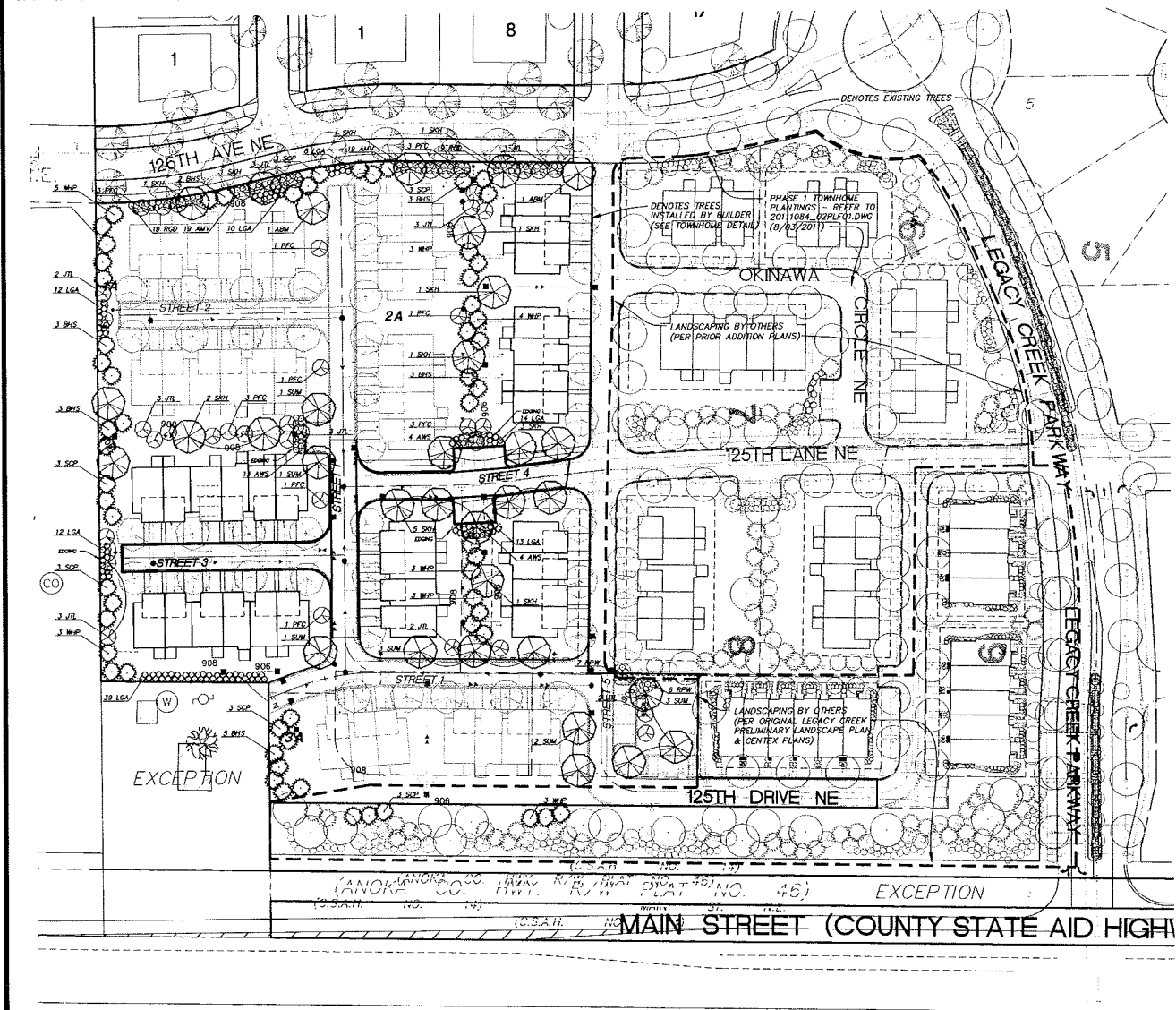


Westwood Professional Services, Inc.  
1888 Argonne Drive  
Osaka, MN 55344  
PHONE: 612-937-3150  
FAX: 612-937-3152  
TOLL FREE: 1-888-937-3150

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.  
**Professional Engineer**  
9/13/13 17716

Revised:	DESIGNED: POH, R. / ERO.
6/15/13 CITY COMMENTS	CHECKED: POH, R. / ERO.
	DRAWN: LUNA / ERO.
	Record Drawing: 10/1/13

Prepared for:  
**Source Construction Capital**  
18215 45th Ave. N. Suite D  
Plymouth, MN 55446



CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
SUM	11	Fall Fiesta Sugar Maple / <i>Acer saccharum</i> 'Baisto'	3' BB	AS SHOWN
SKH	18	Skyline Honeycreeper / <i>Geitidia vicanthos nermis</i> 'Skytale'	3' BB	AS SHOWN
ABW	2	Autumn Blaze Maple / <i>Acer x freemanii</i> 'Jellicoe'	3' BB	AS SHOWN
JTL	24	Japanese Tree Lilac / <i>Syringa reticulata</i>	6' CUMB	AS SHOWN
PRC	17	Prairie Fire Crab / <i>Morus</i> 'Prairie'	2' BB	AS SHOWN
BHS	19	Black Hills Spruce / <i>Picea glauca densata</i>	7' HT. BB	AS SHOWN
SCP	18	Scotch Pine / <i>Pinus sylvestris</i>	7' HT. BB	AS SHOWN
WHP	24	White Pine / <i>Pinus strobus</i>	7' HT. BB	AS SHOWN
ROG	38	Red Gnome Dogwood / <i>Cornus alba</i> 'sibirica	Red Gnome'	5'-0" O.C.
AMV	38	Blue Blaze Viburnum / <i>Viburnum dentatum</i> 'Blueburr'	Blue Blaze'	5'-0" O.C.
RWP	13	Red Prince Weigela / <i>Weigela florida</i> 'Red Prince'	Red Prince'	5'-0" O.C.
AGA	106	Little Giant Arborvitae / <i>Thuja occidentalis</i> 'Little Giant'	Little Giant'	5'-0" O.C.
AW5	21	Anthony Waterer Spiraea / <i>Spiraea x bumalda</i> 'Anthony Waterer'	Anthony Waterer'	5'-0" O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.  
QUANTITIES ON PLAN DO NOT INCLUDE:  
-PRIOR ADDITION LANDSCAPING  
-FOUNDATION PLANTINGS BY BUILDER



Call 48 Hours before digging:  
**GOPHER STATE ONE CALL**  
Twin City Area 651-454-0002  
Mn. Toll Free 1-800-252-1166

0002111PUF01.d▲

Date: 8/29/13 Sheet: 1 OF

**Legacy Creek 3rd  
Addition**

## Final Landscape Plan



Westwood Professional Services, Inc.  
7699 Anagram Drive  
Eden Prairie, MN 55344

PHONE 952-937-5150  
FAX 952-937-5822  
TOLL FREE 1-800-937-5150

Cory B. Miller  
Date: 9/11/13 License: 26971

09/11/13 - Updated landscape for new street art

Designation	CLM
CLM 1.1.1	CLM 1.1.1

Drawn: SYB

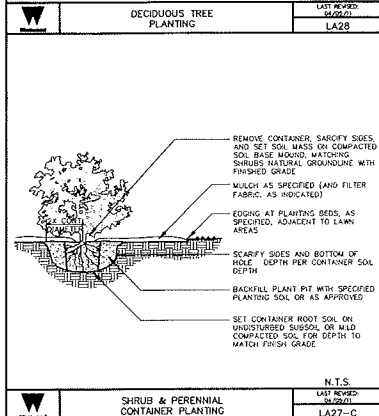
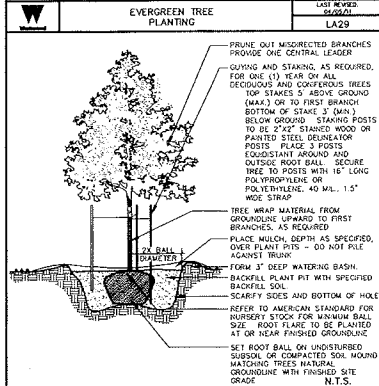
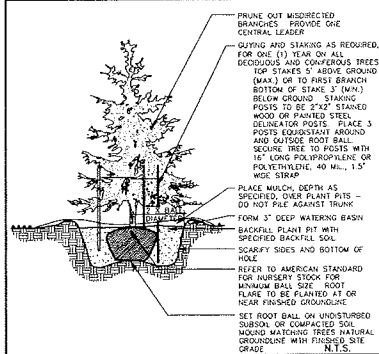
Prepared for:

Source Construction Capital

18215 45th Ave. N. Suite D  
Plymouth, MN 55446

Blaine, Minnesota

## Typical Foundation Planting Detail (by others)



## Planting Notes

- CONTRACTOR SHALL CONTACT GOPHER "ONE CALL" (651-454-0002 or 800-252-1166) TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:  
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.  
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.  
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.  
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAVING.  
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER MHA & ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLARE IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLARE & BURLAP & BURLAP SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLARE SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- OPEN TOP OF BURLAP ON BG MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL, BORDERS AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDED HARDWOOD MULCH. SHREDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. MULCH TO BE FREE OF DELETERIOUS MATERIAL.
- EDGING TO BE COMMERICAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPINES NO GREATER THAN 4" FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE. FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR BURN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- ALL DISTURBED AREAS TO BE SOODED, UNLESS OTHERWISE NOTED. SOO TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED.
- PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGNED/BUILT BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WATERED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
- CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
- REPAIR, REPLACE, OR PROVIDE SOO/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.

Call 48 Hours before digging:

GOPHER STATE ONE CALL

Twin City Area 651-454-0002

Mn. Toll Free 1-800-252-1166

## LANDSCAPE PLAN

## NOTES:

PLANT WARRANTY TO BE 12 MONTHS FOR TREES, SHRUBS AND EVERGREENS. 3 MONTHS FOR PERENNIALS.

CONSTRUCTION TO BE WARRANTED FOR 12 MONTHS. WEATHERING OF MATERIALS IS NORMAL.

MULCH TO BE RIVER GRAVEL 3" THICK OR OWNER APPROVED EQUAL INSTALLED WITH PERMEABLE WEED BARRIER. PROVIDE 1 1/2" WIDE MOWSTRIP AROUND PERIMETER OF BUILDING AND 4" WIDE MULCH BED AROUND PLANTS.

PLANTS TO BE INSTALLED PER ANSI AND MHA STANDARD PLANTING PRACTICES.

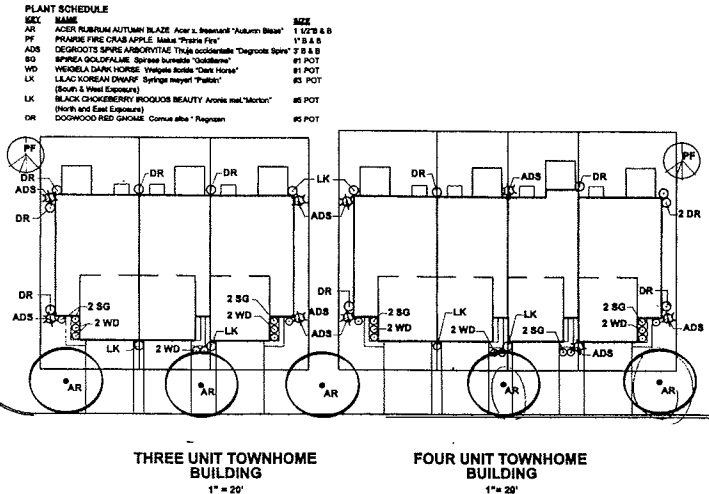
CONTRACTOR TO CONTACT GOPHER ONE CALL PRIOR TO INSTALLING PLANTS.

LOCATION OF PLANT MATERIAL MAY VARY DUE TO FIELD CONDITIONS.

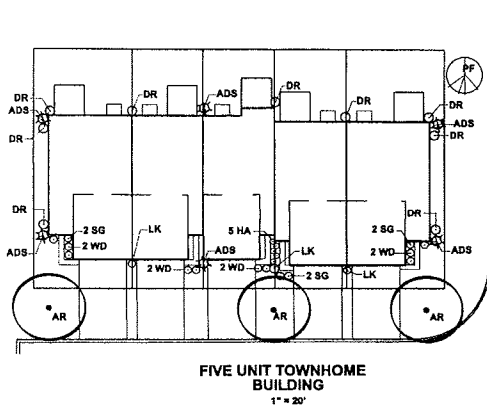
EDGING TO BE VALLEY VIEW VINYL EDGING MINIMUM OF 4" HEIGHT.



MINNEAPOLIS DIVISION  
2100 WEST COUNTY ROAD  
RUMBLEVILLE, MN 55337  
T (952) 898-1180



KEY	NAME	SIZE
AR	ACER RUBRUM AUTUMN BLAZE Acer x. Inermis "Autumn Blaze"	1 1/2" B & B
PP	PRINCE FIRE CRAB APPLE Malus "Prin Fire"	1" B & B
ADS	DEGROOTS SPIKE ANGIOXYLAT Thujas occidentalis "Degroot's Spike"	3" B & B
SG	SPINER GOLDENFALM Spiraea humilis "Goldfalm"	#1 POT
WD	WEIDELIA DARK HORSE Weigela florida "Dark Horse"	#1 POT
LK	LIAC KOREAN DWARF Syringa meyeri "Palmer"	#3 POT
LK	BLACK CHOKEBERRY WOODS BEAUTY Amelanchier "Morton"	#5 POT
DR	DOORWOOD RED CHOCOLATE Cornus alba "Regent"	#5 POT
HA	HOSTA AUGUST MOON Hosta sp. "August Moon"	#1 POT

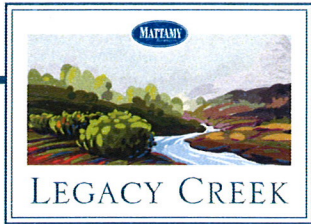


Legacy Creek 3rd  
Addition

Blaine, Minnesota

Date: 8/29/13 Sheet: 2 OF 2

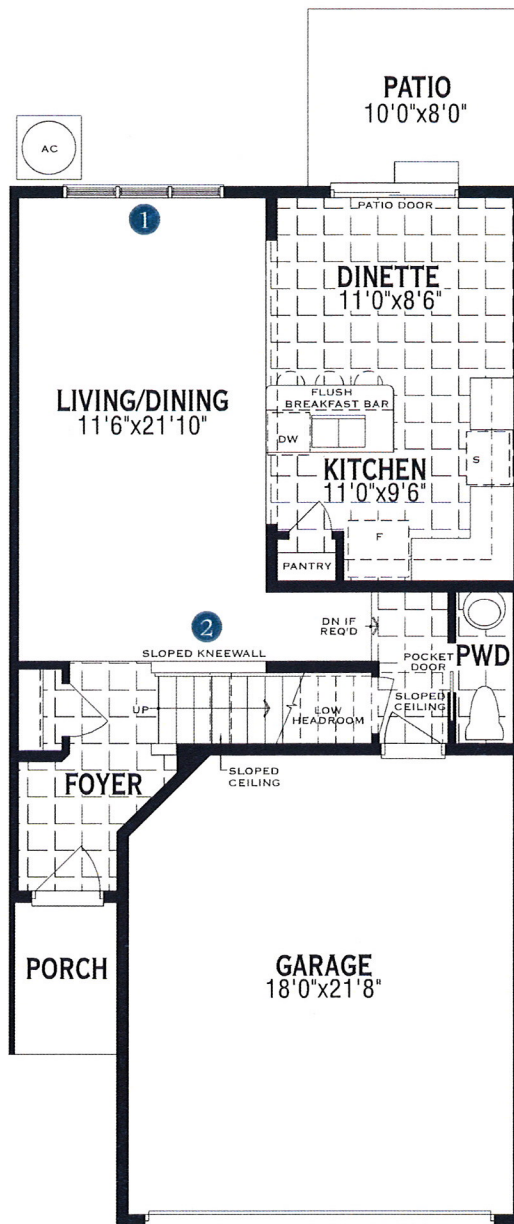
Final Landscape Details



*the* ASPEN



1,571 SQ.Ft.



First Floor Plan

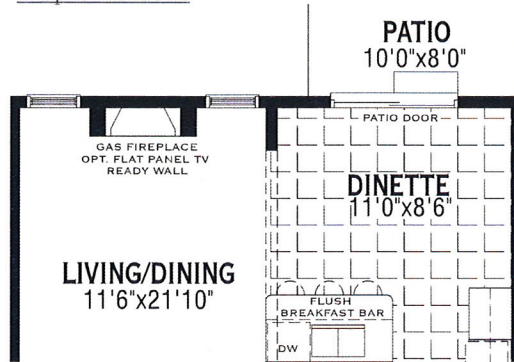


Second Floor Plan

## Architect's Choice Options

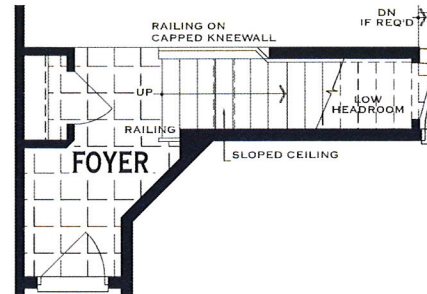
First Floor Plan

- 1 Gas Fireplace In Living Room  
w/Split Windows

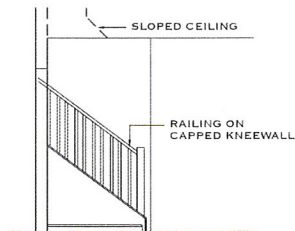


- 2 Railing In Lieu Of Kneewall

First Floor Plan

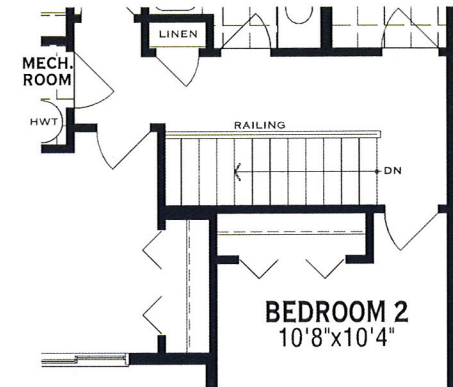


Interior Elevation



Second Floor Plan

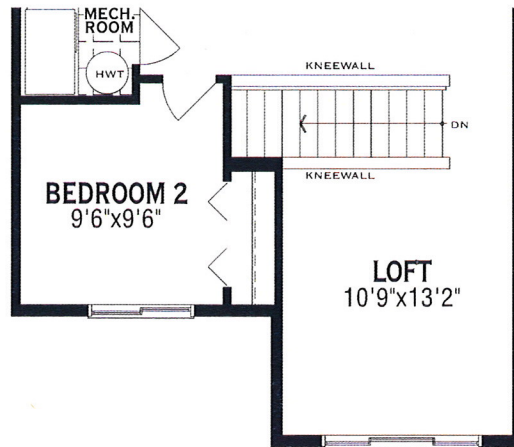
- 3 Railing In Lieu Of Kneewall



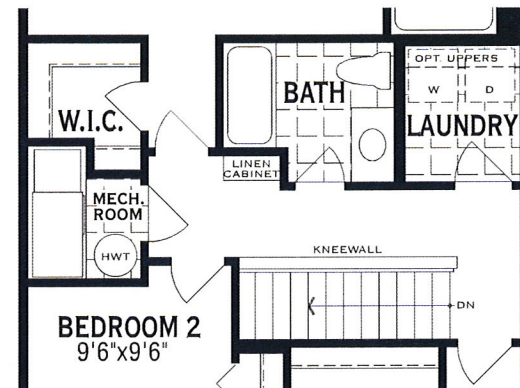
## Architect's Choice Options

### Second Floor Plan

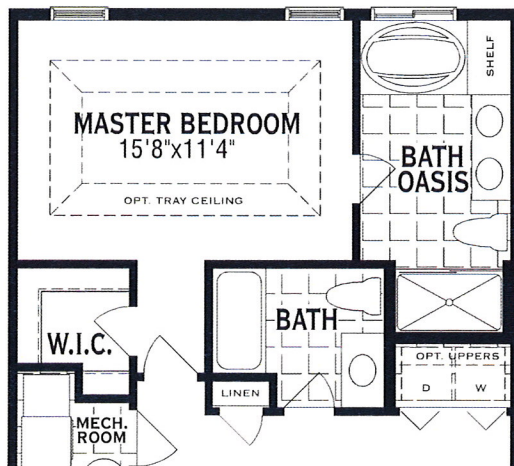
#### 4 2 Bedroom w/Loft



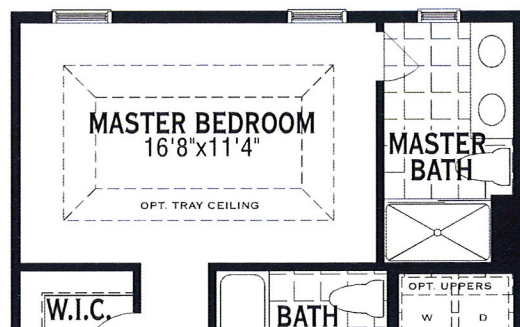
#### 5 Linen Cabinet



#### 6 Bath Oasis



#### 7 Super Shower & Double Sinks

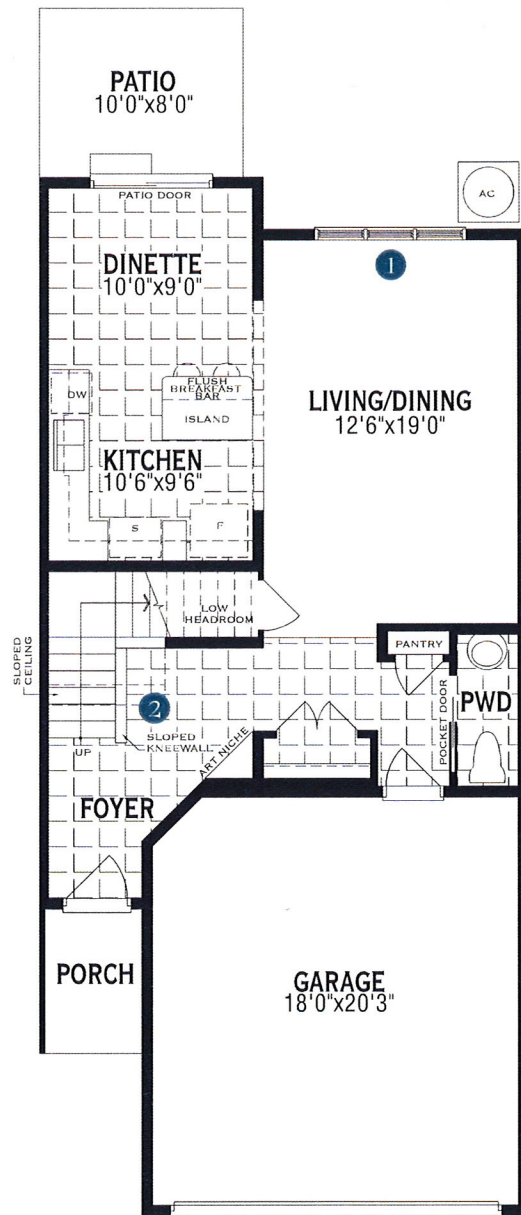




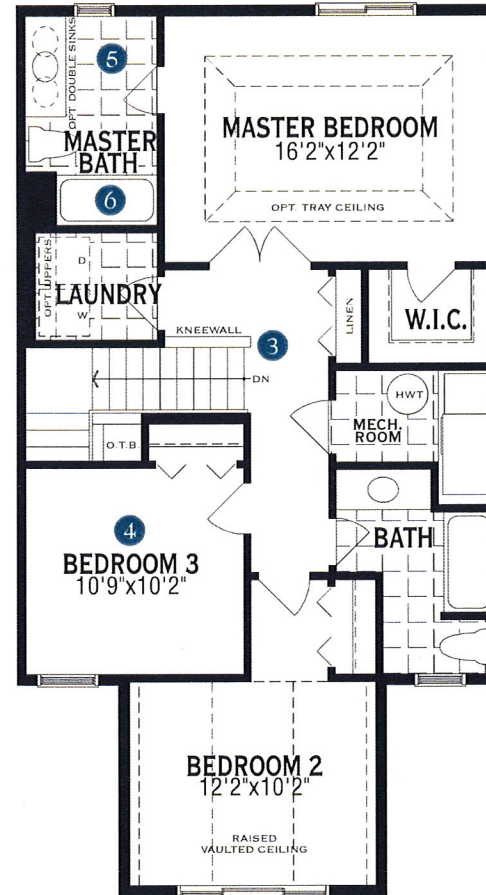
# *the* REDWOOD



1.685 SQ.FT.



First Floor Plan

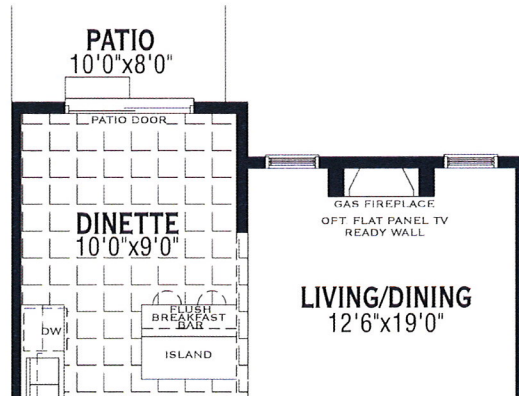


Second Floor Plan

## Architect's Choice Options

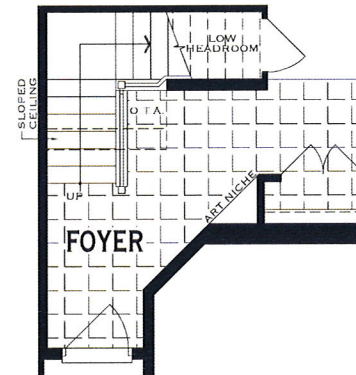
### First Floor Plan

#### 1 Gas Fireplace In Living Room w/Split Windows

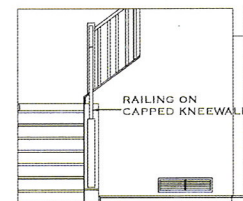
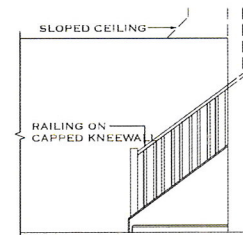


#### 2 Railing In Lieu Of Kneewall

### First Floor Plan



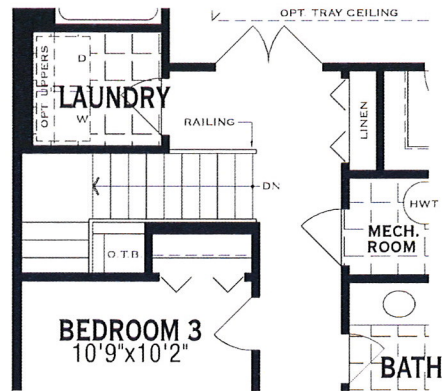
### Interior Elevation



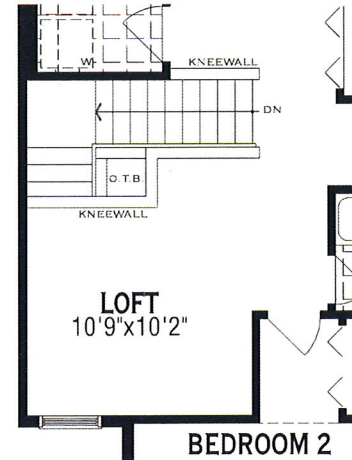
## Architect's Choice Options

### Second Floor Plan

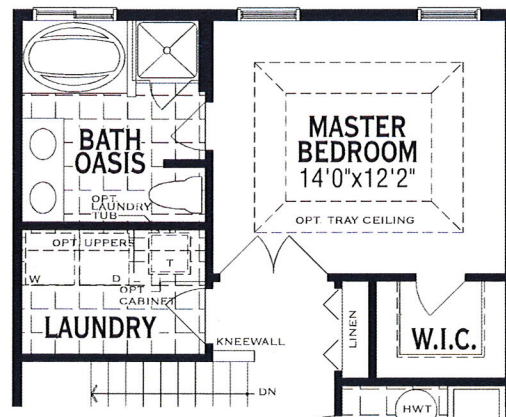
#### 3 Railing In Lieu Of Kneewall



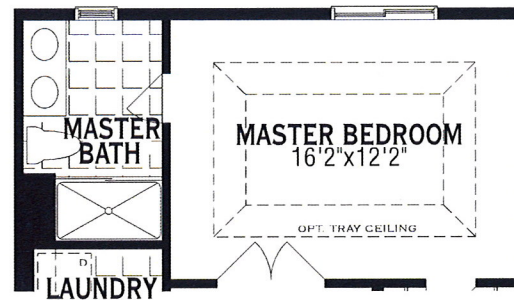
#### 4 2 Bedroom w/Loft

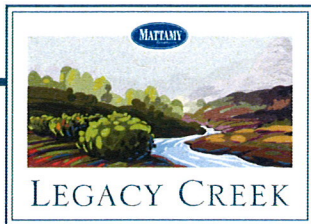


#### 5 Bath Oasis



#### 6 Super Shower & Double Sinks

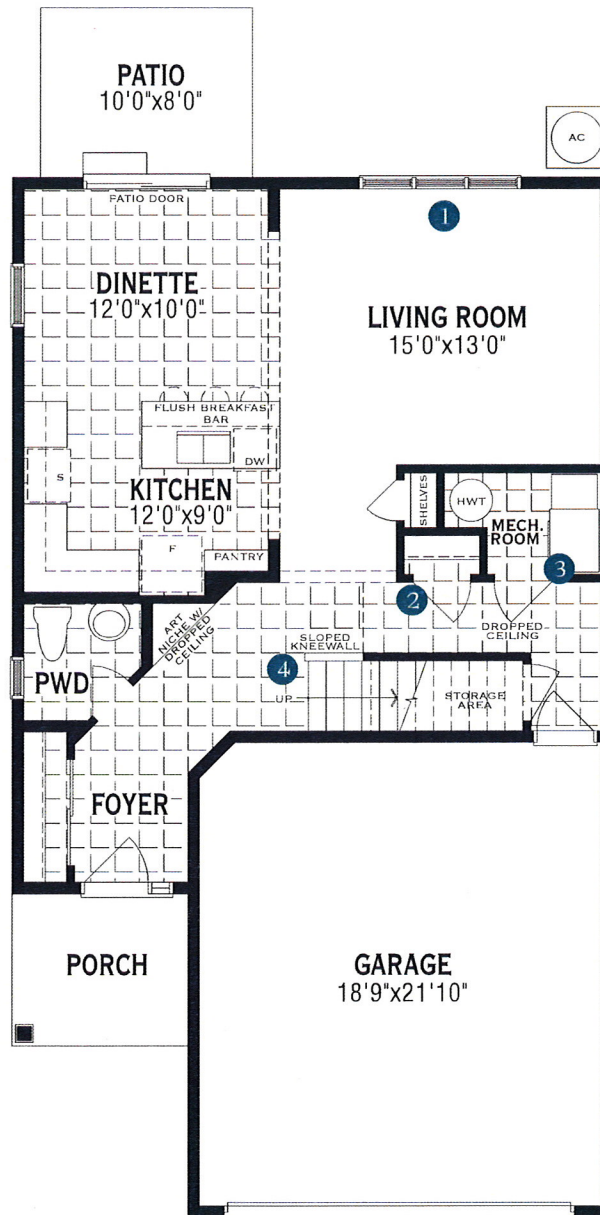




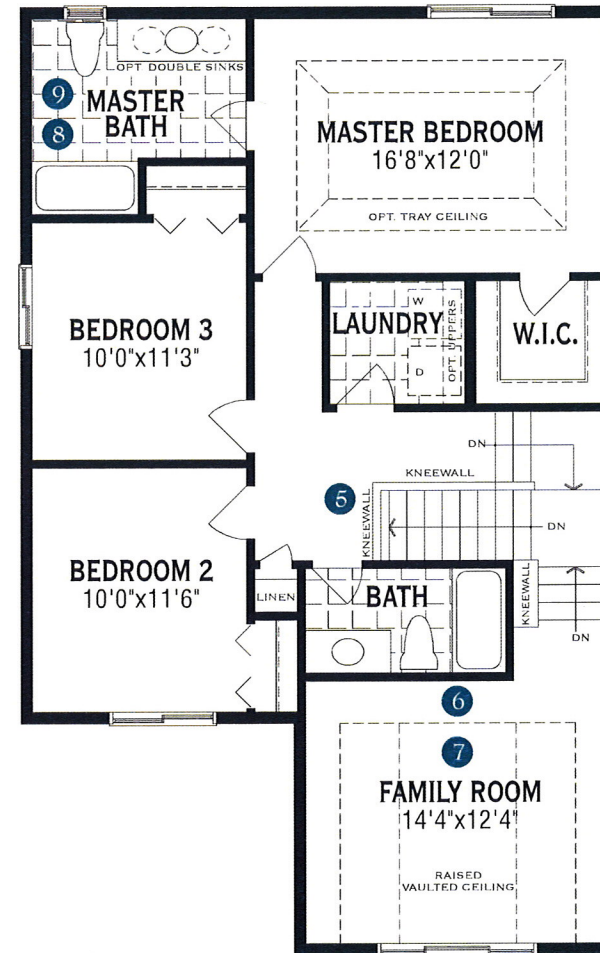
# *the* TUPELO END



1.922 SQ.FT.



First Floor Plan



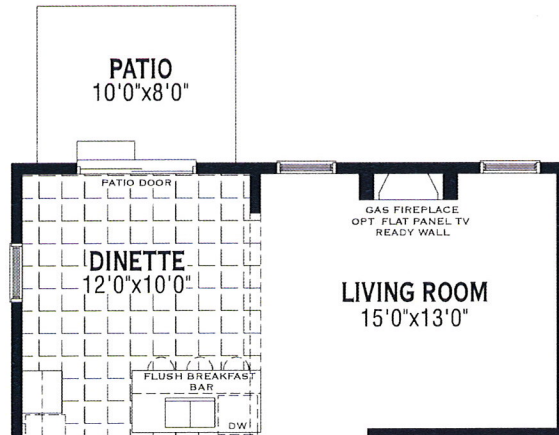
Second Floor Plan

## Architect's Choice Options

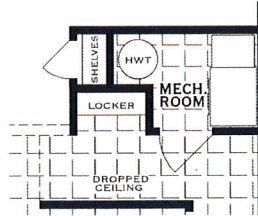
### First Floor Plan

## Second Floor Plan

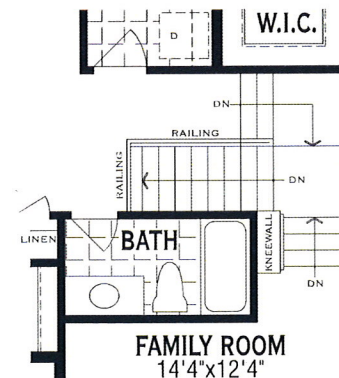
- ## 1 Gas Fireplace In Living Room w/Split Windows



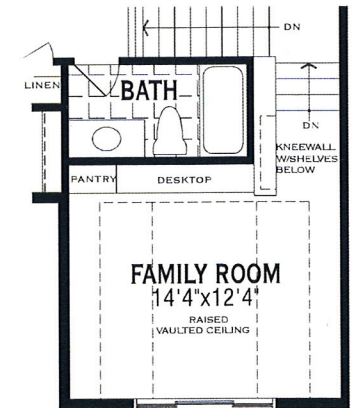
- ## 2 Locker In Lieu Of Closet



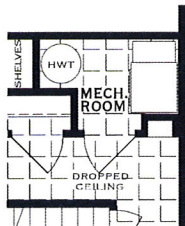
- ## 5 Railing In Lieu Of Kneewall



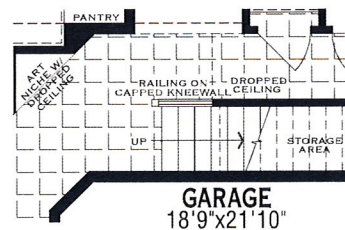
- ## 6 Model Home Bookcase & Desk In Family Room



- ### 3 Model Home Stop & Drop



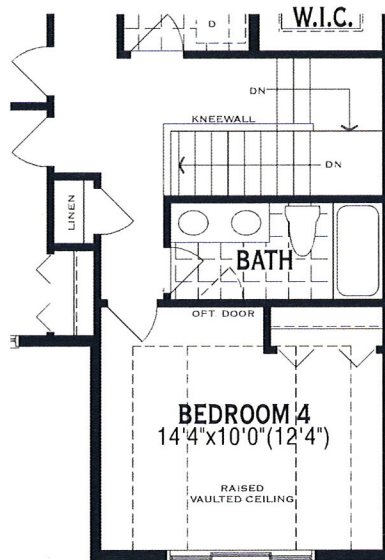
- #### 4 Railing In Lieu Of Kneewall



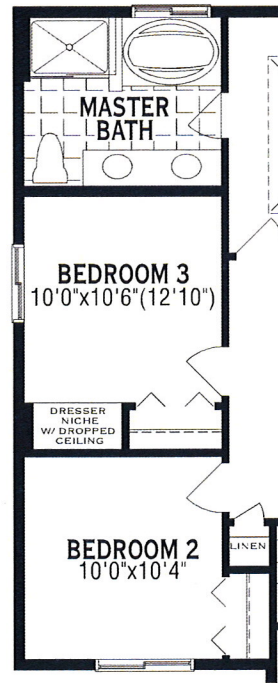
## Architect's Choice Options

### Second Floor Plan

**7** 4th Bedroom in Lieu of Family Room w/Double Sinks in Bath



**8** Bath Oasis



**9** Super Shower & Double Sinks

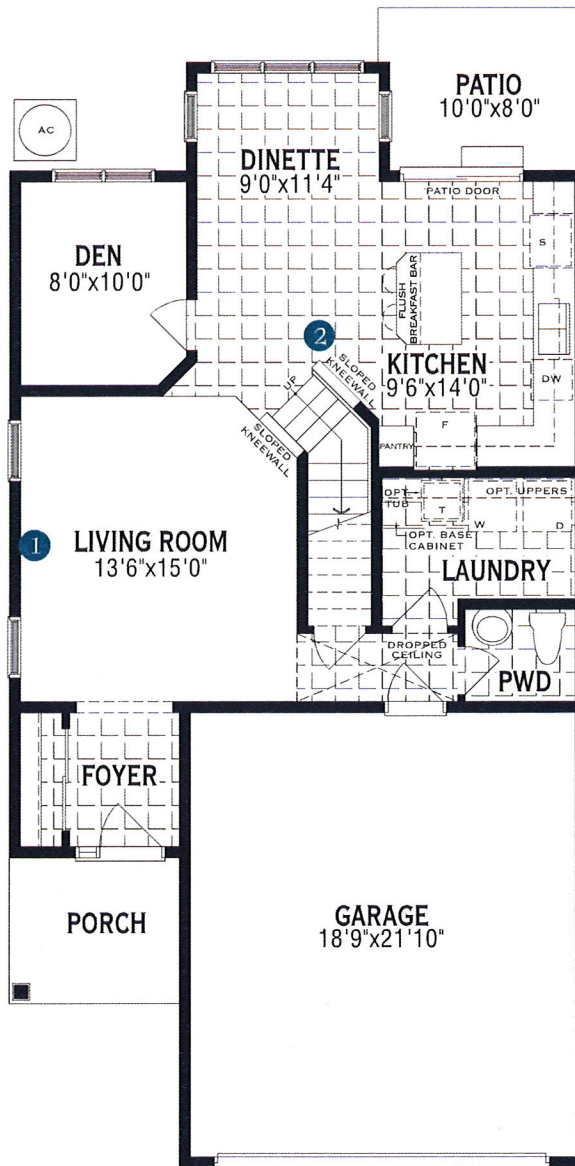




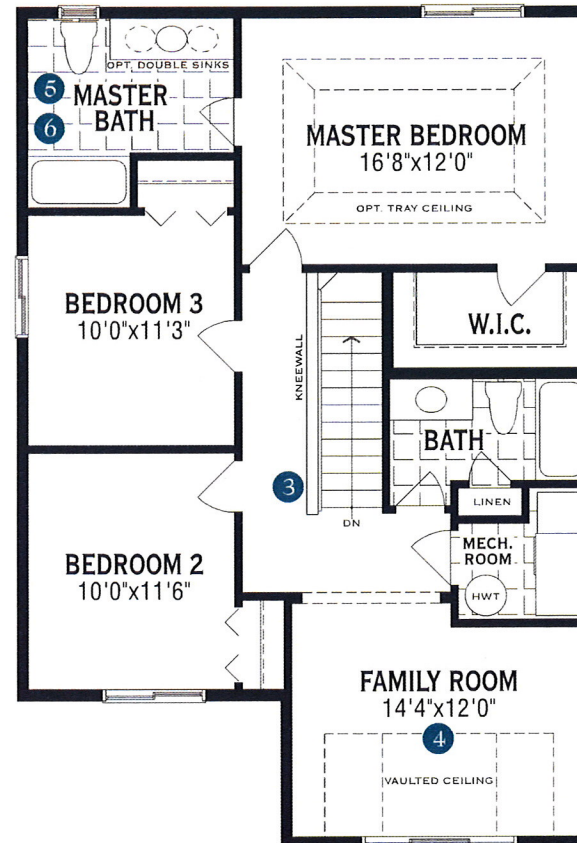
# *the* WILLOWBROOK END



1,915 SQ.Ft.



First Floor Plan

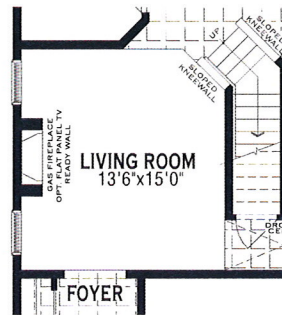


Second Floor Plan

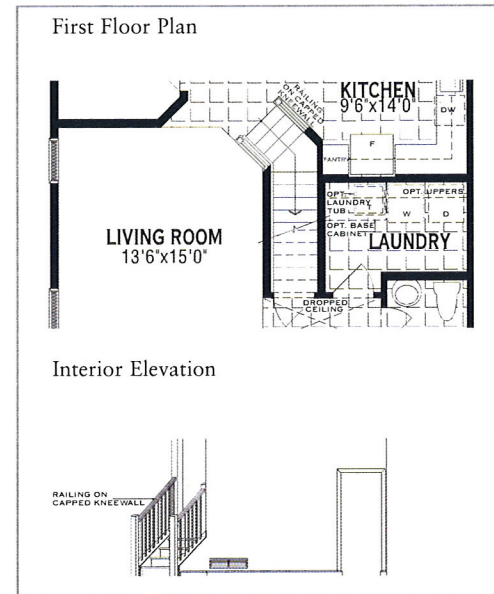
## Architect's Choice Options

### First Floor Plan

#### 1 Gas Fireplace In Living Room



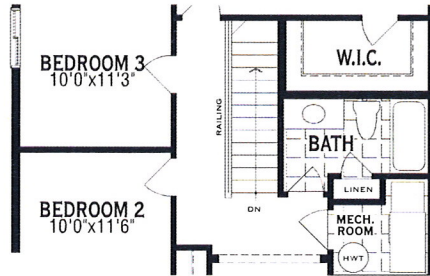
#### 2 Railing In Lieu Of Kneewall



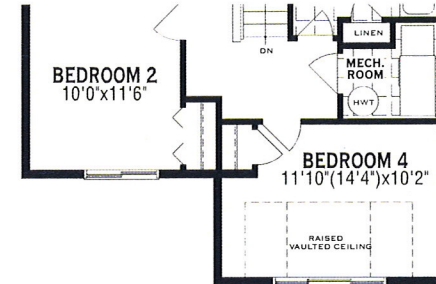
## Architect's Choice Options

### Second Floor Plan

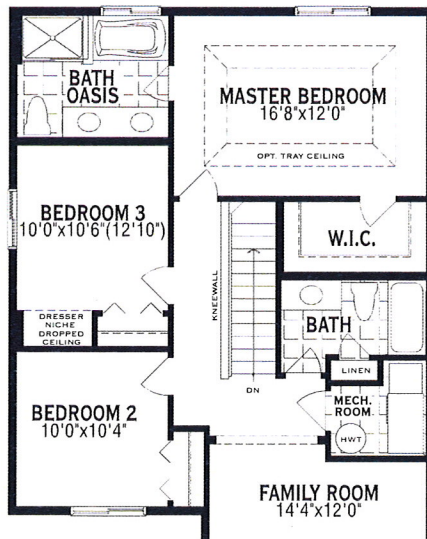
#### 3 Railing In Lieu Of Kneewall



#### 4 4th Bedroom In Lieu Of Family Room



#### 5 Bath Oasis



#### 6 Super Shower & Double Sinks

