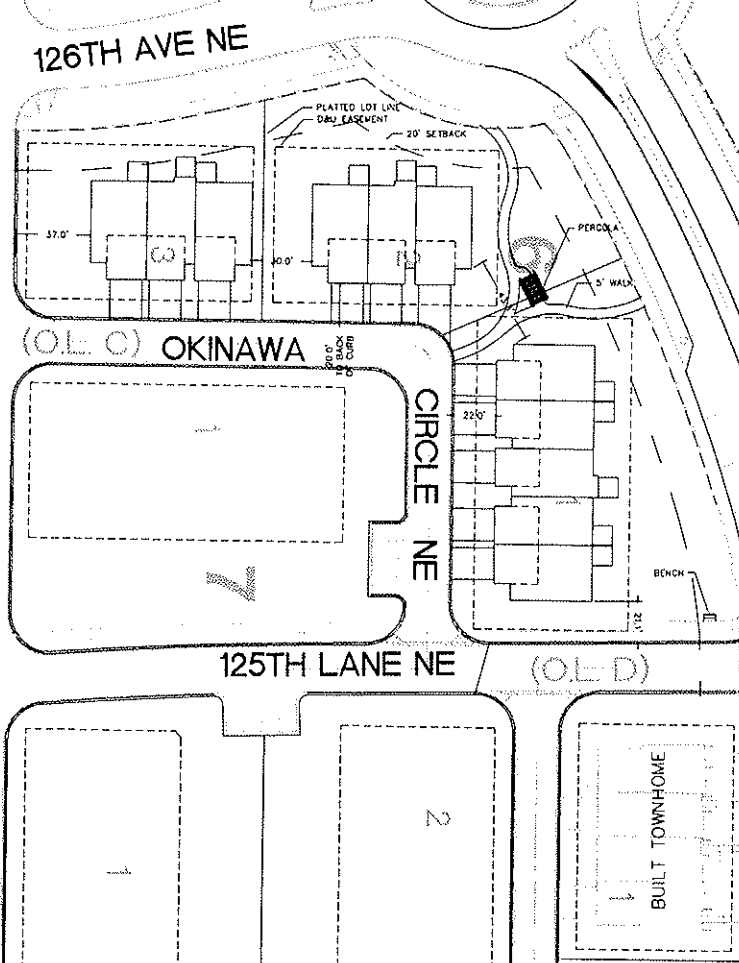


Case File No. 11-0034



Call 48 Hours before digging:
COPPER STATE ONE CALL
 Twin City Area 651-454-0002
 Min. Toll Free 1-800-292-1165

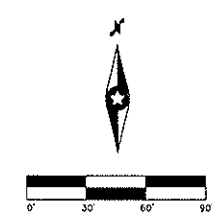


Development Data

Existing Zoning	OF (Development Fee)
MULTIFAMILY STANDARDS (BLOCKS 1-3)	
URBAN ADJACENT RESIDENTIAL PLAT R1D0 77/24/02	
Min. Bldg Separation	30'
Min. Access Length	20'
Setback to Public R/W	20'
Setback to Back of Curb	15'
Setback to Boundary Line	30'
Setback to Existing CSAM in R/W	100'

NOTE - Setback applies to Main Building Facade (not including entry ways, porches, or stoops)

MULTIFAMILY UNITS	14 units
Primarily approved on Lots 1-3, B5-6	
Current Proposed Townhomes	11 units



20111064 025P001.dwg
 Date: 08/01/11 Sheet 1 of 2

Westwood
 Westwood Professional Services, Inc.
 1200 Argonne Drive
 St. Paul, MN 55116
 PHONE: 651-451-2128
 FAX: 651-451-2122
 TOLL FREE: 1-800-451-2128
 www.westwood.com

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota.
 Date: 8/24/11 License No. 26971

Reviewed	Date

Prepared for:
Source Construction Capital
 1333 Plymouth Blvd., Suite 210
 Plymouth, Minnesota 55447

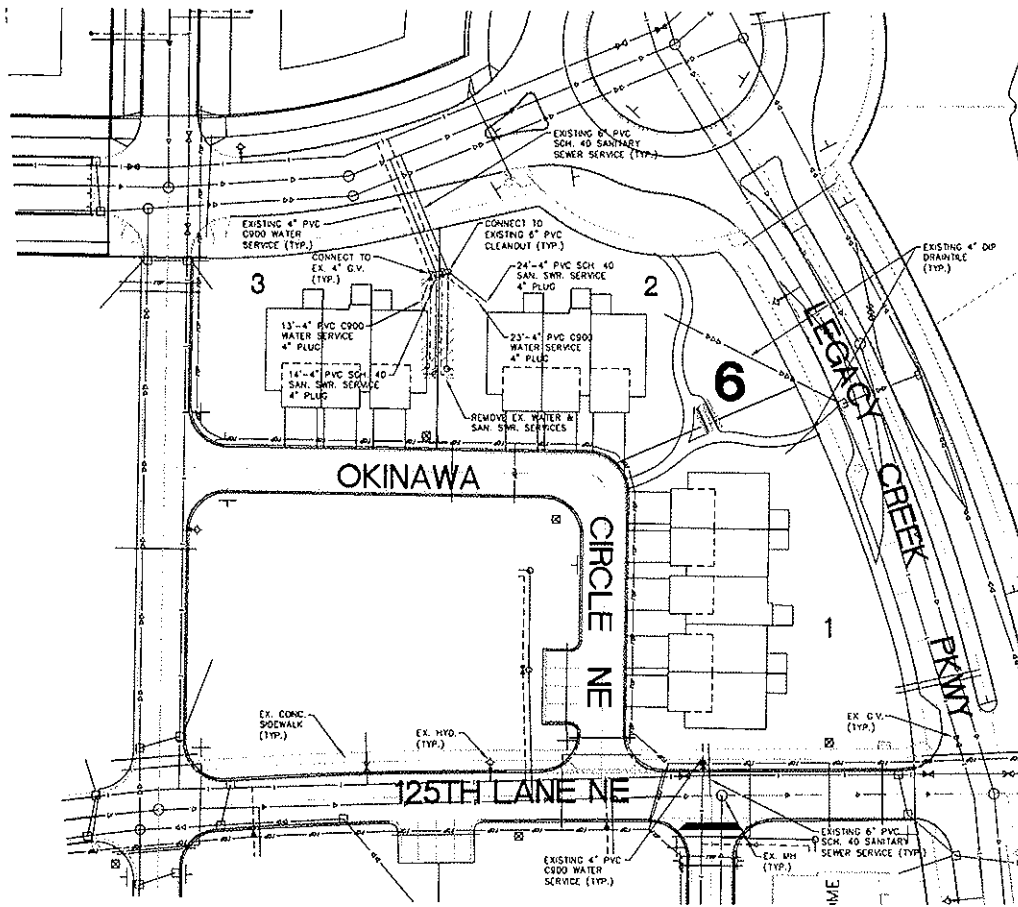
**Legacy Creek
 Townhomes**
 Blaine, Minnesota

Site
 Plan

EXISTING UTILITIES INSTALLED BASED ON THE CONSTRUCTION PLANS BY WESTWOOD REFER TO THOSE PLANS FOR DETAILS REGARDING EXISTING UTILITIES & INVERT ELEVATIONS.

Legend

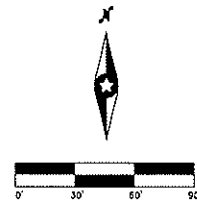
EXISTING	PROPOSED
SANITARY SEWER	SANITARY SERVICE
SANITARY SERVICE	WATER SERVICE
WATER	
WATER SERVICE	
STORM SEWER	



General Utility Notes

- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DEFICIENCIES.
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE CITY OF PLYMOUTH ENGINEERING GUIDELINES & THE 1988 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MAN. DEPT. OF TRANS. AUGUST 31, 2003 INCLUDING THE CURRENT ADDENDUM. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.

- THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
- VERIFY EXISTING INVERT LOC. & ELEV. PRIOR TO BEGINNING CONSTRUCTION.
- THE WATER SERVICE SHALL BE INSTALLED WITH A MIN. OF 7.5 FT. OF COVER. THE CONTRACTOR SHALL VERIFY THE CITY AS-BUILT CONSTRUCTION PLANS TO CHECK LOCATION AND MATERIAL TYPE.
- THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.
- MAINTAIN MINIMUM 18" VERTICAL SEPARATION BETWEEN WATER MAIN & SANITARY SEWER.



2011064 02/1/01-04
 Date: 06/02/11 Sheet: 2 OF 2

Westwood
 Westwood Professional Services, Inc.
 7900 Argonne Drive
 Minneapolis, MN 55424
 PHONE: 612-882-4158
 FAX: 612-882-4902
 TOLL FREE: 1-800-887-6158
 www.westwood.com

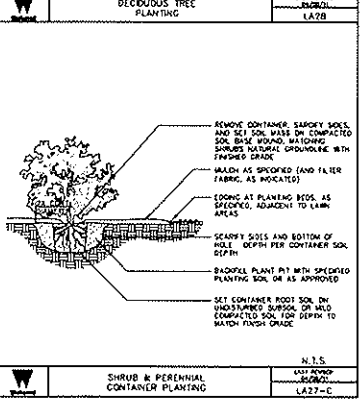
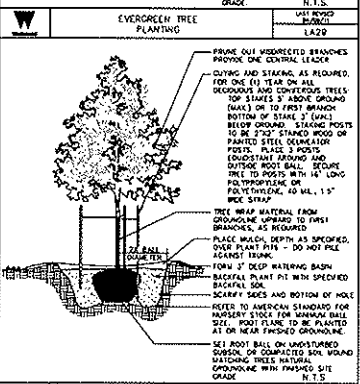
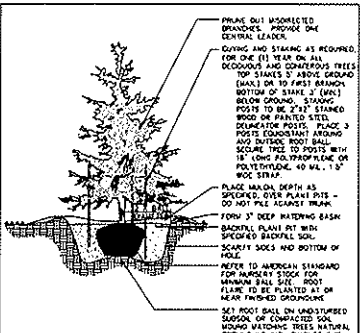
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.
 Francis D. Higgins, II
 Date: 6/06/11 License No.: 17716

Reviewed:	_____
Checked:	_____
Drawn:	_____
Scale:	As Shown

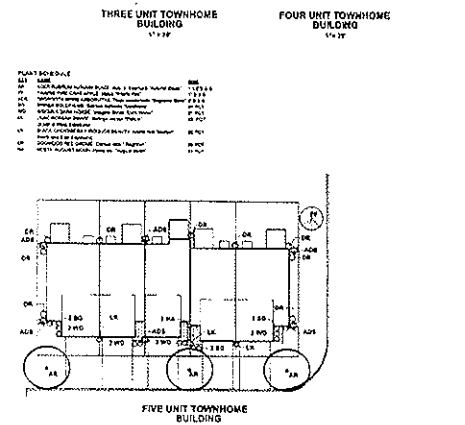
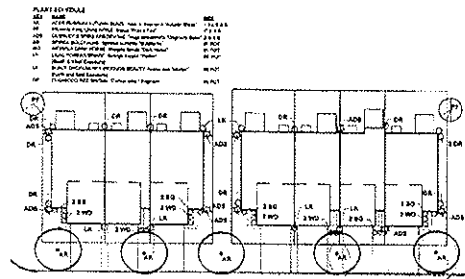
Prepared for:
Source Construction Capital
 5535 Plymouth Blvd., Suite 211
 Plymouth, Minnesota 55447

**Legacy Creek
 Townhomes**
 Maple, Minnesota

Utility Service
 Plan



Foundation Planting Detail (by others)

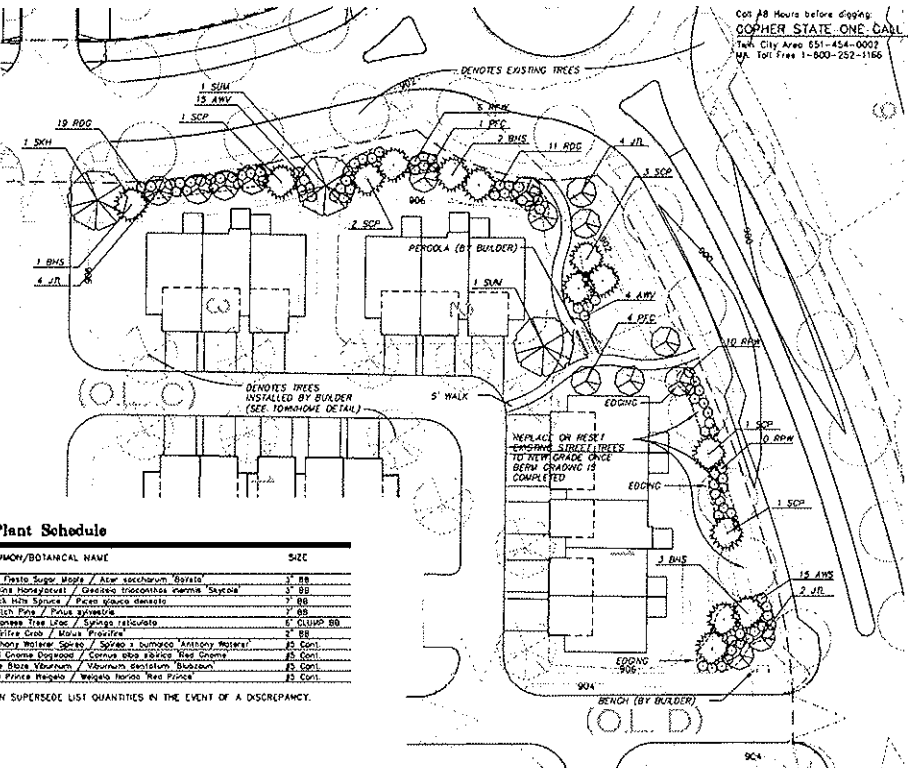


Planting Notes

- CONTRACTOR SHALL CONTACT COPER "ONE CALL" (851-454-0002 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 SPECIEM GRADE, MINNESOTA-CROWN AND/OR HARDY. SPECIEM 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 DEFOLIATIONS.
 ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
 ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANDED AND LEAFING.
 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 SPECIFICS.
- PLANTS TO BE INSTALLED AS PER MHA & AHS 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 OR BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLARE. WHEN THE BALLED OR BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLARE SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- OPEN TOP OF BURLAP OR BB MATERIALS; REMOVE POT ON POTTED PLANTS; SMOOTH 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.

LANDSCAPE PLAN

- NOTES:
- PLANT MATERIALS TO BE INSTALLED ON SITE WITHIN 15 DAYS OF COMMENCEMENT OF THE PROJECT.
 - CONTRACTOR TO BE RESPONSIBLE FOR 11 MONTHS MAINTENANCE OF MATERIALS IS NORMAL.
 - RECORDED BY DEEA CADD. IN THESE OR OTHER UNRECORDED PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO PLANTING.
 - PLANTS TO BE INSTALLED PER STANDARD PLANTING PRACTICES.
 - CONTRACTOR TO CONTACT OWNER DAY BEFORE PLANTING.
 - LOCATION OF PLANT MATERIAL MAY VARY DUE TO FIELD CONDITIONS.
 - EDGING TO BE INSTALLED PER MHA & AHS STANDARD PLANTING PRACTICES.



- 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 UN/DOOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BROWN) AND TO THE 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 SHEPHERD HARDWOOD MULCH. SHEPHERD HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURN AREAS. MULCH TO BE FREE OF DELETERIOUS MATERIAL.
- EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK EDGING (OR EQUAL) POLY EDGING OR SPRADED EDGE AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND SPACED WITH METAL SPACES NO GREATER THAN 4" FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE. FOR MOTORS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPRADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR WALK-CARDEN BEDS TO BE SPRADED 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 CROWN AND HARDY BLUEGRASS 5/4, 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 DESIGN/BUILD 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 MAINTAINED 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 SOD/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.

Westwood Professional Services, Inc.
 1875 University Drive
 Suite 1700, St. Paul, MN 55109
 PHONE: 651-454-0002
 FAX: 651-454-0002
 TOLL FREE: 1-800-252-1166
 www.westwood.com

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: 8/26/11 License No: 26971

Prepared for: Source Construction Capital
 5333 Plymouth Blvd, Suite 211
 Plymouth, Minnesota 55447

Legacy Creek Townhomes
 Final Landscape Plan
 Date: 08/03/11 Sheet: 1 OF 1
 2011064.dpl (1 of 4)
 Blaine, Minnesota



**THE PRESERVE AT LEGACY CREEK
TOWNHOME 3D VISUALIZATION - VIEW WEST**



7/11/2011
CLM



**THE PRESERVE AT LEGACY CREEK
TOWNHOME 3D VISUALIZATION - VIEW EAST**



7/11/2011
CLM



**THE PRESERVE AT LEGACY CREEK
TOWNHOME 3D VISUALIZATION - VIEW SOUTH**



7/11/2011
CLM



**THE PRESERVE AT LEGACY CREEK
TOWNHOME 3D VISUALIZATION - VIEW NORTH**



7/11/2011
CLM



The Aspen



1,571 Sq.Ft. - 2,123 Sq.Ft.

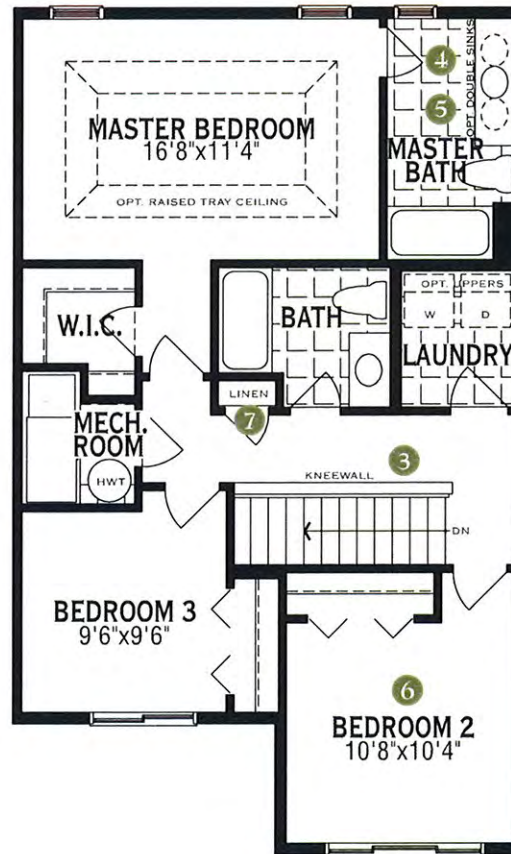
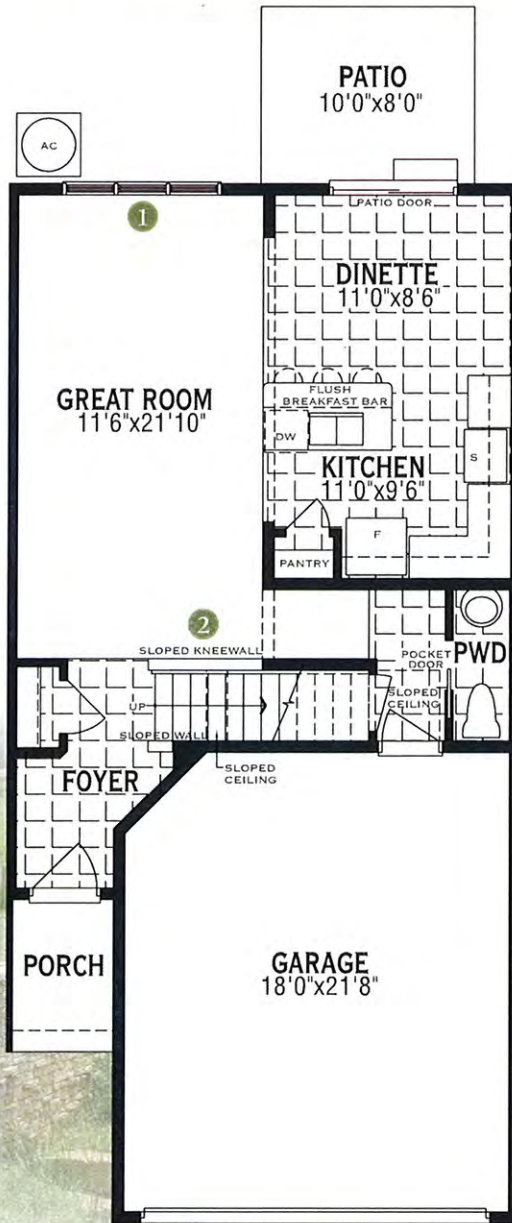


The Aspen · 3 Bedroom · 2.5-3.5 Bathroom · 2 Car Garage

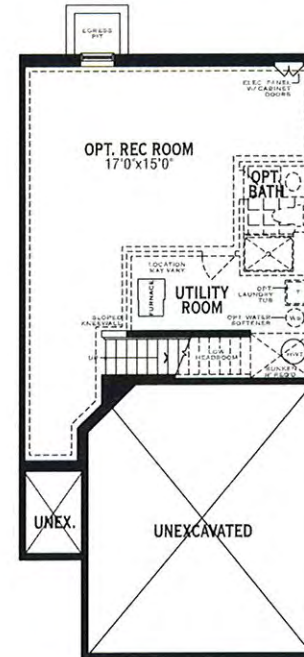
(Basements Available In Specific Units - Per Lot Configuration - See New Home Counselor)

STONEMILL
FARMS

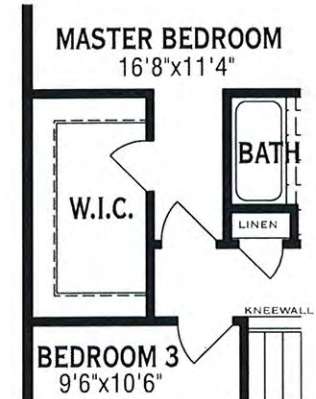
by
Newland COMMUNITIES



Second Floor Plan



Basement Plan (Available In Specific Units)
Optional Finished Layout
(Approx. Additional 552 Sq.Ft.)



Second Floor Layout
Change w/Basement

Mattamy Homes reserves the right to change elevations, specifications, materials, colors and pricing without prior notice. Variations within the floor plan and elevations do exist. Square footages and room dimensions are approximate and will vary. The homes depicted are artist renditions and the actual home, landscaping, lot size, floor plan and materials may vary. Home may show upgraded options. See New Home Counselor for details. MN Builder #20375386.

The Aspen · 3 Bedroom · 2.5-3.5 Bathroom · 2 Car Garage

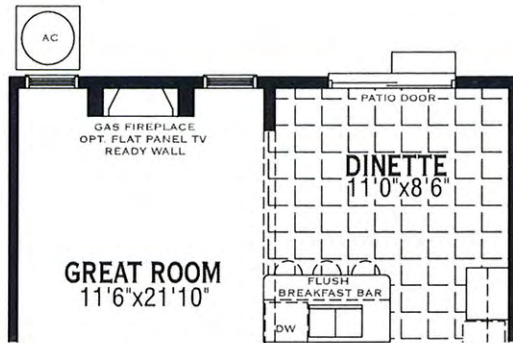
STONEMILL
FARMS

by
Newland COMMUNITIES

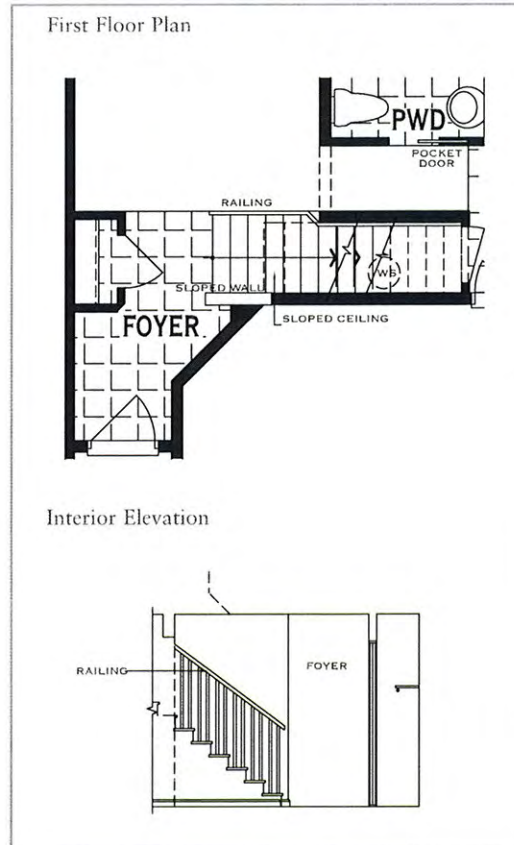
Architect's Choice Options

First Floor Plan

- 1 Gas Fireplace In Living Room w/Split Windows

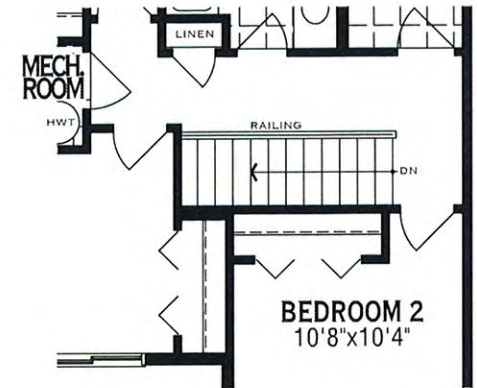


- 2 Railing In Lieu Of Kneewall



Second Floor Plan

- 3 Railing In Lieu Of Kneewall



The Aspen · 3 Bedroom · 2.5-3.5 Bathroom · 2 Car Garage

STONEMILL
FARMS

by
Newland COMMUNITIES

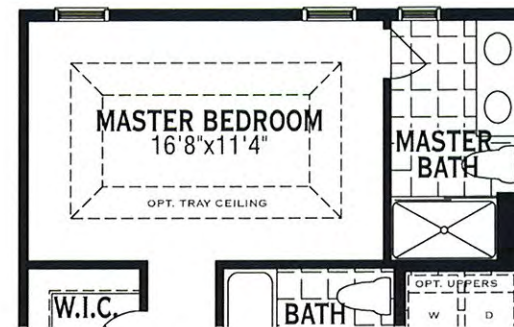
Architect's Choice Options

Second Floor Plan

4 Bath Oasis



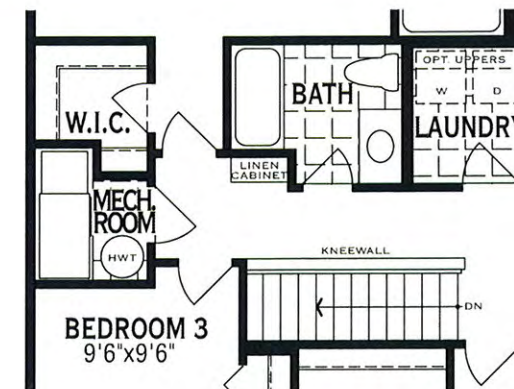
5 Super Shower & Double Sinks



6 Loft In Lieu Of Second Bedroom



7 Linen Cabinet





The Redwood



1,688 Sq.Ft. - 2,330 Sq.Ft.

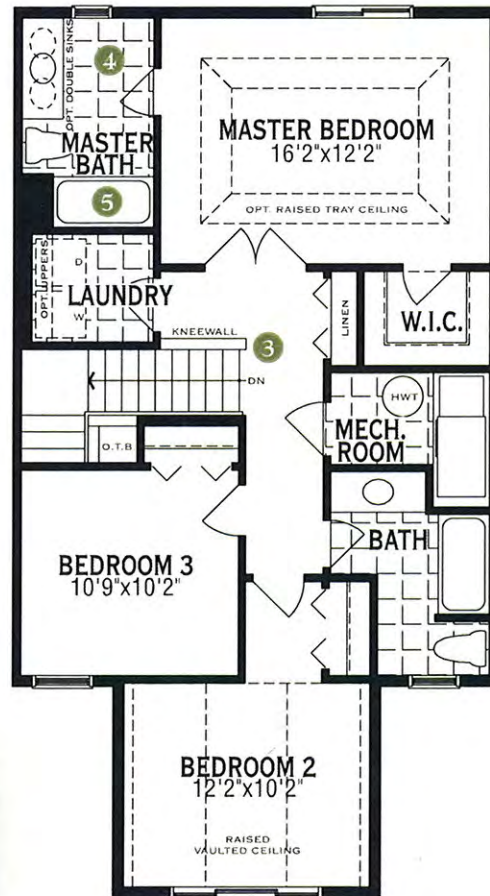


The Redwood · 3 Bedroom · 2.5-3.5 Bathroom · 2 Car Garage

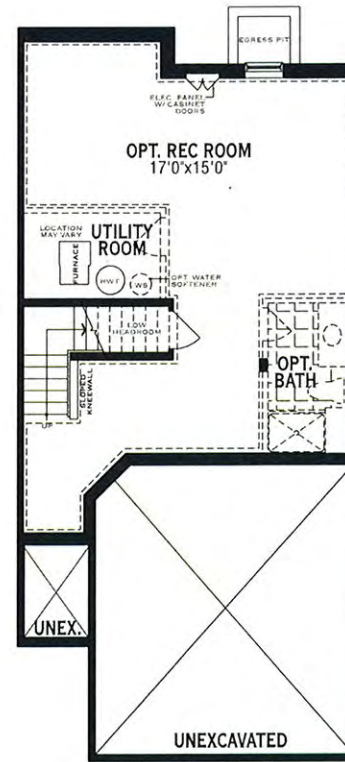
(Basements Available In Specific Units - Per Lot Configuration - See New Home Counselor)



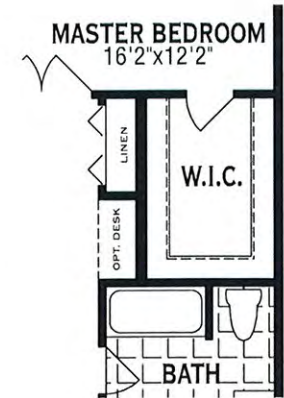
First Floor Plan



Second Floor Plan



Basement Plan (Available In Specific Units)
Optional Finished Layout
(Approx. Additional 642 Sq.Ft.)



Second Floor Layout Change w/Basement

Mattamy Homes reserves the right to change elevations, specifications, materials, colors and pricing without prior notice. Variations within the floor plan and elevations do exist. Square footages and room dimensions are approximate and will vary. The homes depicted are artist renditions and the actual home, landscaping, lot size, floor plan and materials may vary. Home may show upgraded options. See New Home Counselor for details. MN Builder #20375386.

The Redwood · 3 Bedroom · 2.5-3.5 Bathroom · 2 Car Garage

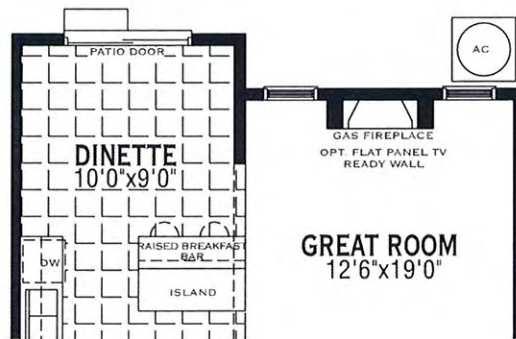
STONEMILL
FARMS

by
Newland COMMUNITIES

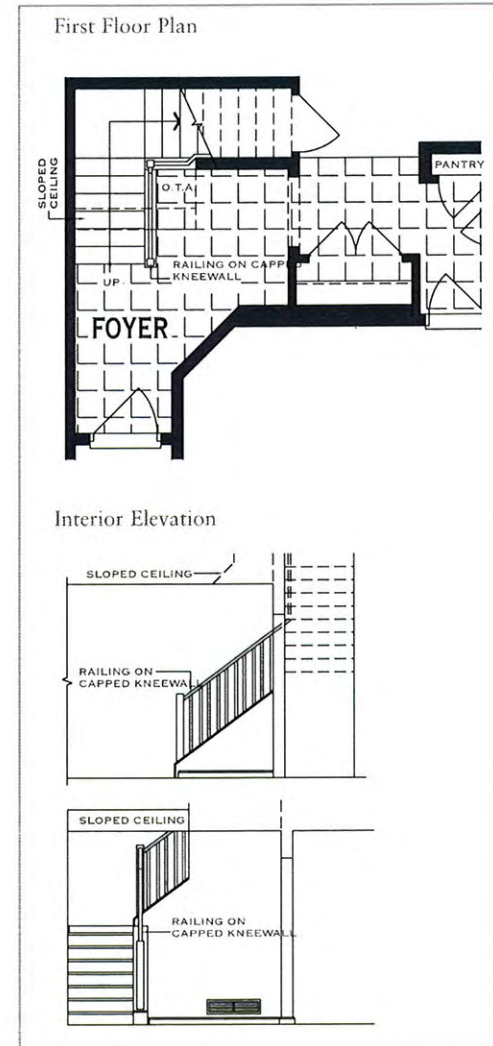
Architect's Choice Options

First Floor Plan

1 Gas Fireplace In Living Room w/Split Windows



2 Railing In Lieu Of Kneewall



The Redwood · 3 Bedroom · 2.5-3.5 Bathroom · 2 Car Garage

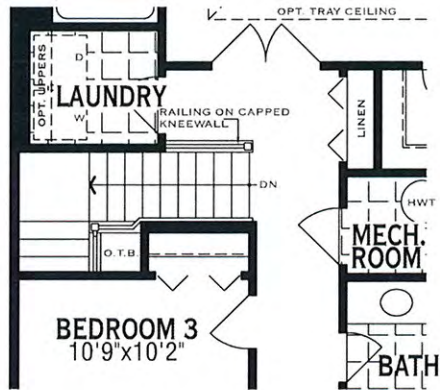
STONEMILL
F A R M S

by
Newland COMMUNITIES

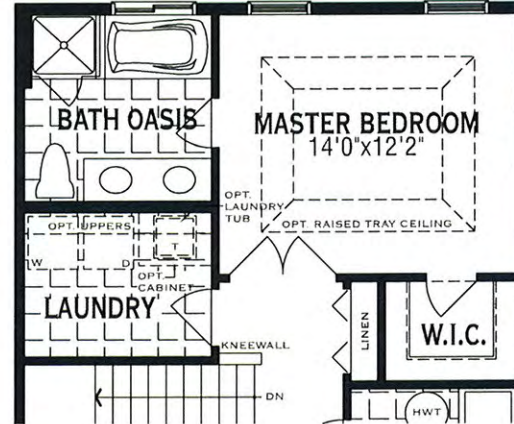
Architect's Choice Options

Second Floor Plan

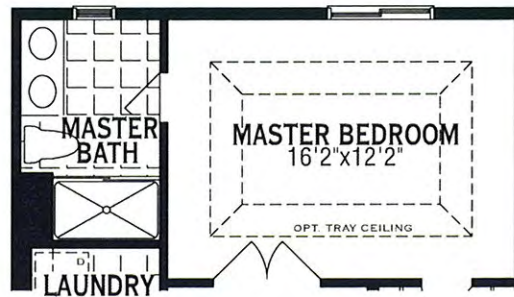
3 Railing In Lieu Of Kneewall



4 Bath Oasis



5 Super Shower & Double Sinks





The Willowbrook End



1,862 Sq.Ft. - 2,296 Sq.Ft.



The Willowbrook End · 3-5 Bedroom · 2.5-3.5 Bathroom · 2 Car Garage

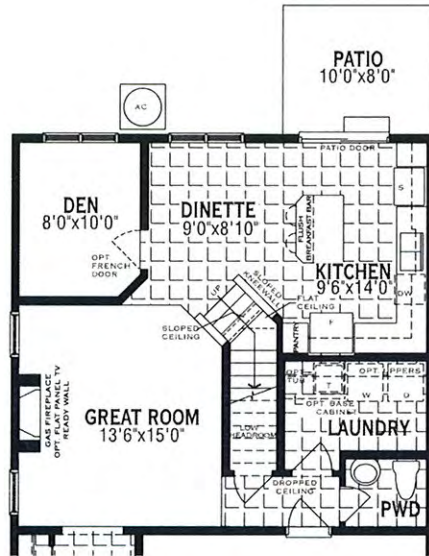
STONEMILL
FARMS

by
Newland COMMUNITIES

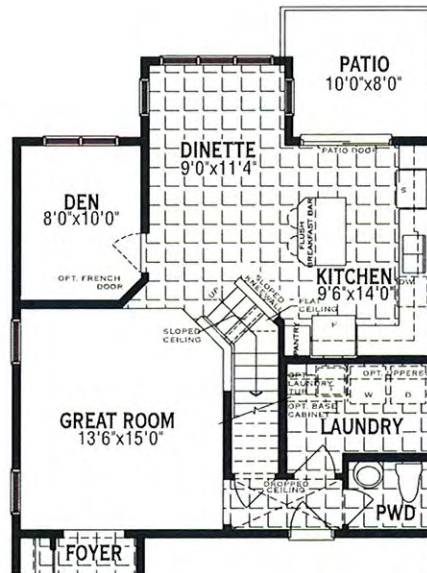
Architect's Choice Options

First Floor Plan

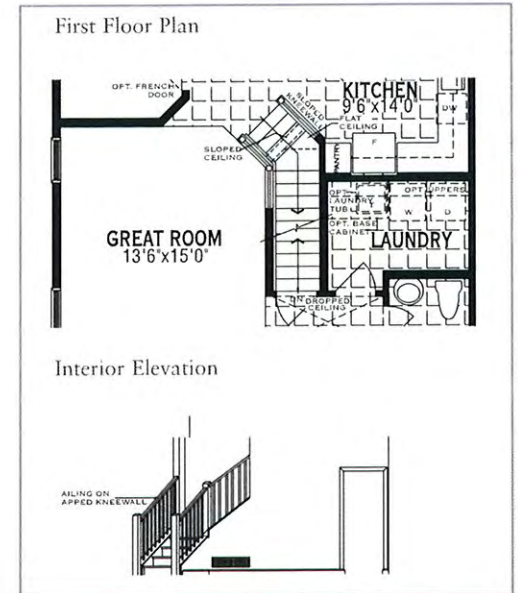
1 Gas Fireplace In Gathering Room



2 Chef's Kitchen w/Extended Dinette



3 Railing In Lieu Of Kneecwall



The Willowbrook End · 3-5 Bedroom · 2.5-3.5 Bathroom · 2 Car Garage

STONEMILL
FARMS

by
Newland COMMUNITIES

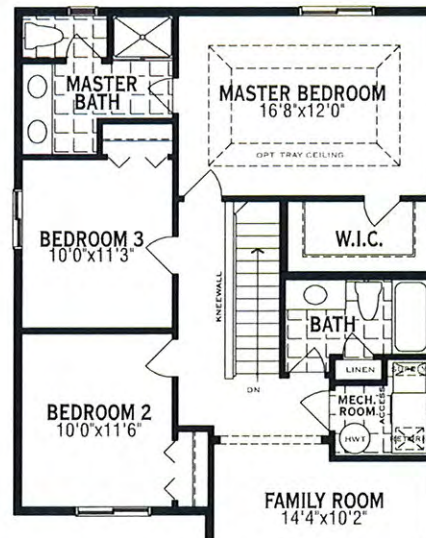
Architect's Choice Options

Second Floor Plan

4 Bath Oasis



5 Super Shower & Double Sinks



6 Fourth Bedroom In Lieu Of Family Room



7 Railing In Lieu Of Kneewall

