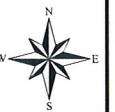


Case File No. 15-0058





**WOODS AT QUAIL CREEK
4TH ADDITION**

SHEET	TITLE
C01	TITLE SHEET
C02	PRELIMINARY PLAT
C1	EXISTING CONDITIONS/DEMOLITION PLAN
C2	SITE PLAN
C3	GRADING, DRAINAGE, PAVING AND EROSION CONTROL PLAN-T=100'
C3.1	GRADING, DRAINAGE, PAVING AND EROSION CONTROL PLAN-T=50'
C3.2	WETLAND EXCAVATION CROSS SECTIONS
C4	UTILITY PLAN-T=100'
C4.1	UTILITY PLAN-T=50'
L1	TREE PRESERVATION PLAN
L2	TREE PRESERVATION PLAN
L3	TREE PRESERVATION PLAN
L2.1	LANDSCAPE PLAN

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
08 OCT 2015	SHOW FUTURE ROAD CONNECTION TO NE. ECH ADD SIDEWALK TO WEST OIL DE SAC.	
04 NOV 2015	ADJUSTED WETLAND EXCAVATION AREAS ECH WITH KUD-HALC ENV FOR BETTER DESIGN.	
25 NOV 2015	ADJUSTED WETLAND EFFECT NUMBERS.	
04 DEC 2015	REVISED DET VOLUMES/REMOVED PHASING ECH LINE ADJ LOT & BLK NUMBERS ADDED.	
08 JAN 2016	REVISED LAYOUT, LOST 4 LOTS TO LESSEN EFFECTS & BALANCE DET.	
02 FEB 2016	ADDED BENCH AREAS TO BORROW AREA.	

PROJECT MANAGER REVIEW

BY RANDY HEDLAND DATE 01-03-2016

CERTIFICATION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

IF THE SIGNATURE, SEAL OR POLYLINE DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENTED READABILITY AND IS UNUSABLE AS A FIELD DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

SUBMITTAL

9-11-15



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

FILE NAME: C002NMH041025C.dwg
PROJECT NO: NMH041025C

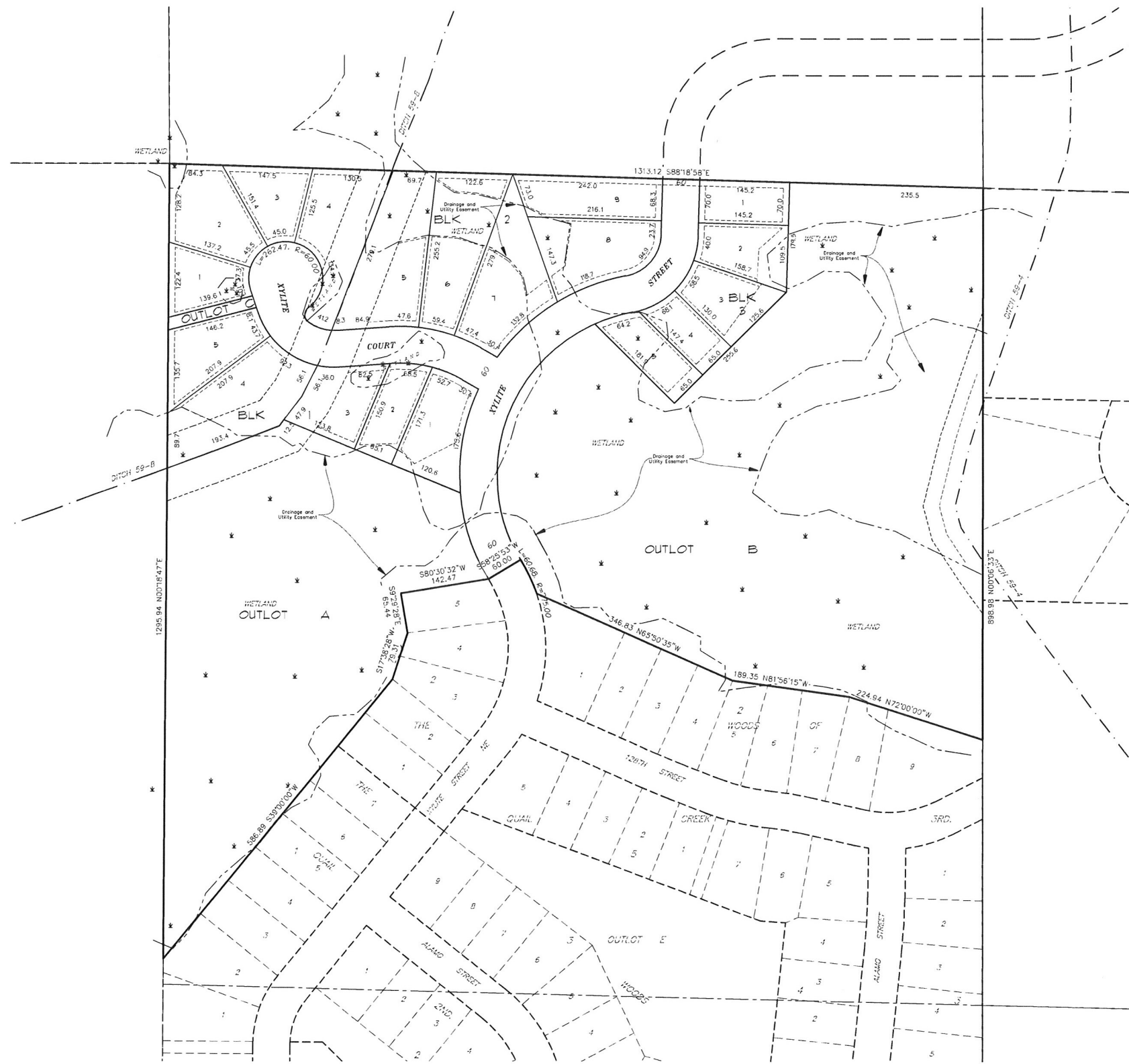
PRELIMINARY PLAT

C0.2

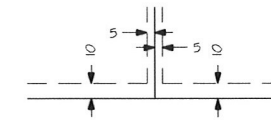
SHEET NO. 2/14

LEGAL DESCRIPTION

Outlot B, WOODS AT QUAIL CREEK 3RD ADDITION, Anoka County, Minnesota.



Drainage and Utility Easements are shown thus:

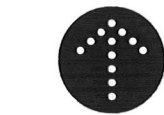


Bene 5 feet in width and adjoining lot lines, unless otherwise shown, and 10 feet in width and adjoining street lines as shown on the plat.

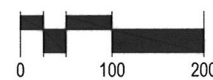
Bearings shown are based upon an assumed datum.



Know what's Below.
Call before you dig.



NORTH





SITE PLAN NOTES

- OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN OR USE OF PUBLIC RIGHT-OF-WAY.
- THE DIGITAL FILE 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.
- DIMENSIONS SHOWN ARE TO BACK OF CURB AND EXTERIOR FACE OF BUILDING FOUNDATION UNLESS NOTED OTHERWISE.

LOT SUMMARY

PARCEL ID:	PARCEL SIZE:
LOT 1 BLK 1	16,085 +/-
LOT 2 BLK 1	10,612 +/-
LOT 3 BLK 1	13,947 +/-
LOT 4 BLK 1	26,229 +/-
LOT 5 BLK 1	14,755 +/-
LOT 1 BLK 2	11,080 +/-
LOT 2 BLK 2	18,365 +/-
LOT 3 BLK 2	12,022 +/-
LOT 4 BLK 2	22,628 +/-
LOT 5 BLK 2	25,732 +/-
LOT 6 BLK 2	23,759 +/-
LOT 7 BLK 2	23,347 +/-
LOT 8 BLK 2	19,796 +/-
LOT 9 BLK 2	15,645 +/-
LOT 1 BLK 3	10,161 +/-
LOT 2 BLK 3	12,634 +/-
LOT 3 BLK 3	12,524 +/-
LOT 4 BLK 3	8,917 +/-
LOT 5 BLK 3	10,810 +/-

AREA SUMMARY

TOTAL GROSS AREA	= 1,021,672.92	SQ.FT +/-	23.75	AC +/-
ROW AREA	= 82,038.53	SQ.FT +/-	1.88	AC +/-
OUTLOT A AREA	= 247,640.32	SQ. FT +/-	5.64	AC +/-
OUTLOT B AREA	= 479,136.90	SQ. FT +/-	11.00	AC +/-
OUTLOT C AREA	= 7,857.35	SQ. FT +/-	0.07	AC +/-
NET AREA	= 309,999.72	SCFT +/-	7.12	AC +/-

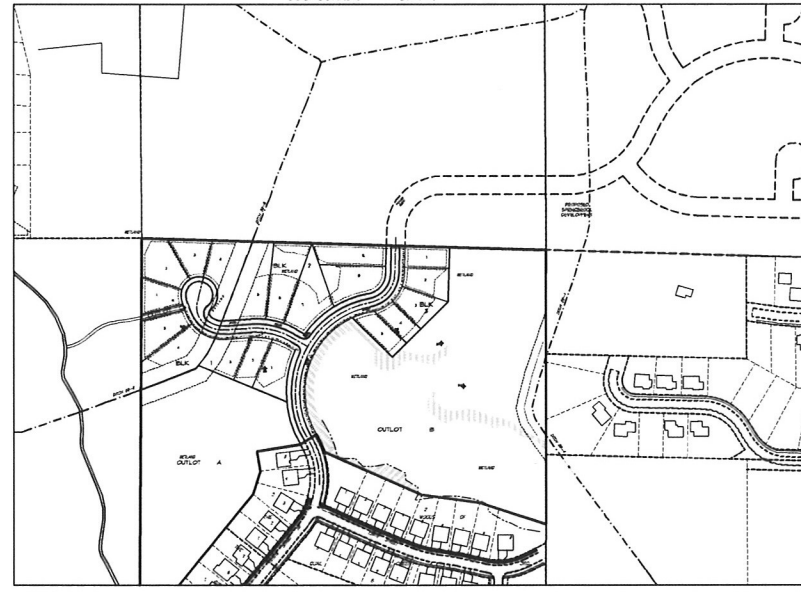
TOTAL SINGLE FAMILY LOTS = 18 UNITS
NET DENSITY = 2.67 UNITS/AC

ZONING SUMMARY

THE PROPERTY IS CURRENTLY ZONED: FR - FARM RESIDENTIAL
PROPOSED ZONING: DF - DEVELOPMENT FLEX

DF - DEVELOPMENT FLEX MINIMUM LOT SIZE:
LOT AREA = 8,246 SQ.FT.
LOT WIDTH = 60 FT.
(AT SETBACK)

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.



MG MAIN STREET PROPERTIES

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

BLAINE, MN



PROJECT
WOODS AT QUAIL CREEK
4TH ADDITION

SHEET INDEX

SHEET	TITLE
C0.1	TITLE SHEET
C0.2	PRELIMINARY PLAN
C1	EXISTING CONDITIONS/DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRAZING, DRAINAGE, PAVING AND EROSION CONTROL PLAN - P=100
C3.1.1	GRAZING, DRAINAGE, PAVING AND EROSION CONTROL PLAN - P=50
C3.1.2	WETLAND EXCAVATION CROSS SECTIONS
C3.2	SWPPP
C4.1	UTILITY PLAN - P=100
C4.1.1	UTILITY PLAN - P=50
L.1	TREE PRESERVATION PLAN
L.2	TREE PRESERVATION PLAN
L.3	TREE PRESERVATION PLAN
L.2.1	LANDSCAPE PLAN

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
08 OCT 2015	SHOW FUTURE ROAD CONNECTION TO NE. RICH ADD SIDEWALK TO WEST CIL DE SAC.	RCH
04 NOV 2015	ADJUSTED WETLAND EXCAVATION AREAS. RICH WITH EROSION CONTROL. BETTER POSITION. WETLAND EXCAVATION CROSS SECTIONS.	RCH
29 NOV 2015	ADJUSTED WETLAND IMPACT NUMBERS. WETLAND EXCAVATION CROSS SECTIONS.	RCH
04 DEC 2015	REVISED LOT NUMBERS. REVISED PHASING RCH LINE. ADJ. LOT & BLK NUMBERS. ADDED DROPPED GARAGES TO A NEW LOT.	RCH
08 JAN 2016	REVISED LAYOUT. LOST 4 LOTS TO LESSON IMPACTS & BALANCE DIRT.	RCH
07 FEB 2016	ADDED BENCH AREAS TO BORGOW AREA. RCH	RCH

PROJECT MANAGER REVIEW

BY RANDY HEDLAND DATE 11-03-2016

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED FROM A PREVIOUS EDITION. READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

SUBMITTAL

9-11-15



105 South Fifth Avenue Tel: 612-252-907C
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C201NMH041025C.dwg
PROJECT NO. NMH041025C

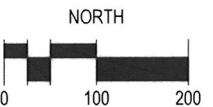
SITE PLAN

C2.1

SHEET NO. 4/14



Know what's Below.
Call before you dig.





PROJECT
WOODS AT QUAIL CREEK
4TH ADDITION

SHEET INDEX

SHEET	TITLE
C0.1	TITLE SHEET
C0.2	PRELIMINARY PLAN
C1	EXISTING CONDITIONS/DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRADING, DRAINAGE, PAVING AND EROSION CONTROL PLAN - F=100
C3.1.1	GRADING, DRAINAGE, PAVING AND EROSION CONTROL PLAN - F=50
C3.1.2	WETLAND EXCAVATION CROSS SECTIONS
C3.2	SWPPP
C4.1	UTILITY PLAN - F=100
C4.1.1	UTILITY PLAN - F=50
L.1	TREE PRESERVATION PLAN
L.2	TREE PRESERVATION PLAN
L.3	TREE PRESERVATION PLAN
L.2.1	LANDSCAPE PLAN

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
08 OCT 2015	SHOW OUTSIDE ROAD CONNECTION TO NE. RICH AVE. SIDEWALK TO WEST CUR. DE SAC.	RCH
04 NOV 2015	ADJUSTED WETLAND EXCAVATION AREAS. RCH WITH EROSION CONTROL. BEST PRACTICE WETLAND EXCAVATION CROSS SECTIONS.	RCH
25 NOV 2015	ADJUSTED WETLAND IMPACT AREAS. RCH	RCH
04 DEC 2015	REVISED BEST PRACTICES/REMOVED PHASING. RCH LINE, ADJ. LOT & BLK. NUMBERS. ADDED DROPPED CARLAGES TO A FEW LOTS.	RCH
08 JAN 2016	REVISED LAYOUT. LOST 4 LOTS TO LESSON IMPACTS & BALANCE EMT.	RCH
02 FEB 2016	ADDED BEACH AREAS TO BORDOW AREA. RCH	RCH

PROJECT MANAGER REVIEW

BY RANDY HEDLAND DATE 01-03-2016

CERTIFICATION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

IF THE SIGNATURE SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED FROM A MICROFILM COPY. READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

SUBMITTAL

9-11-15

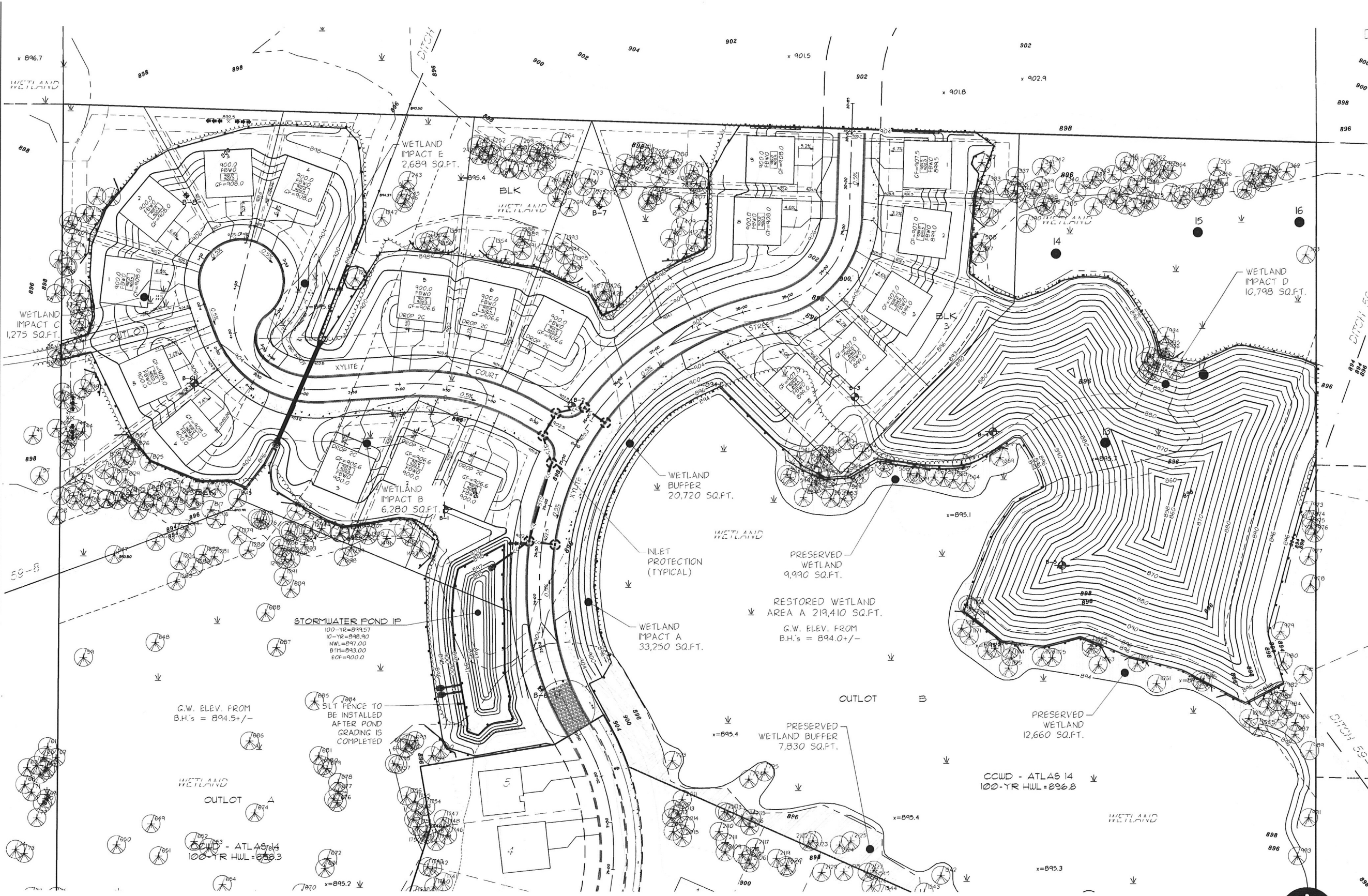


From Site to Finish
105 South Fifth Avenue Tel: 612-252-907C
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

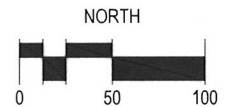
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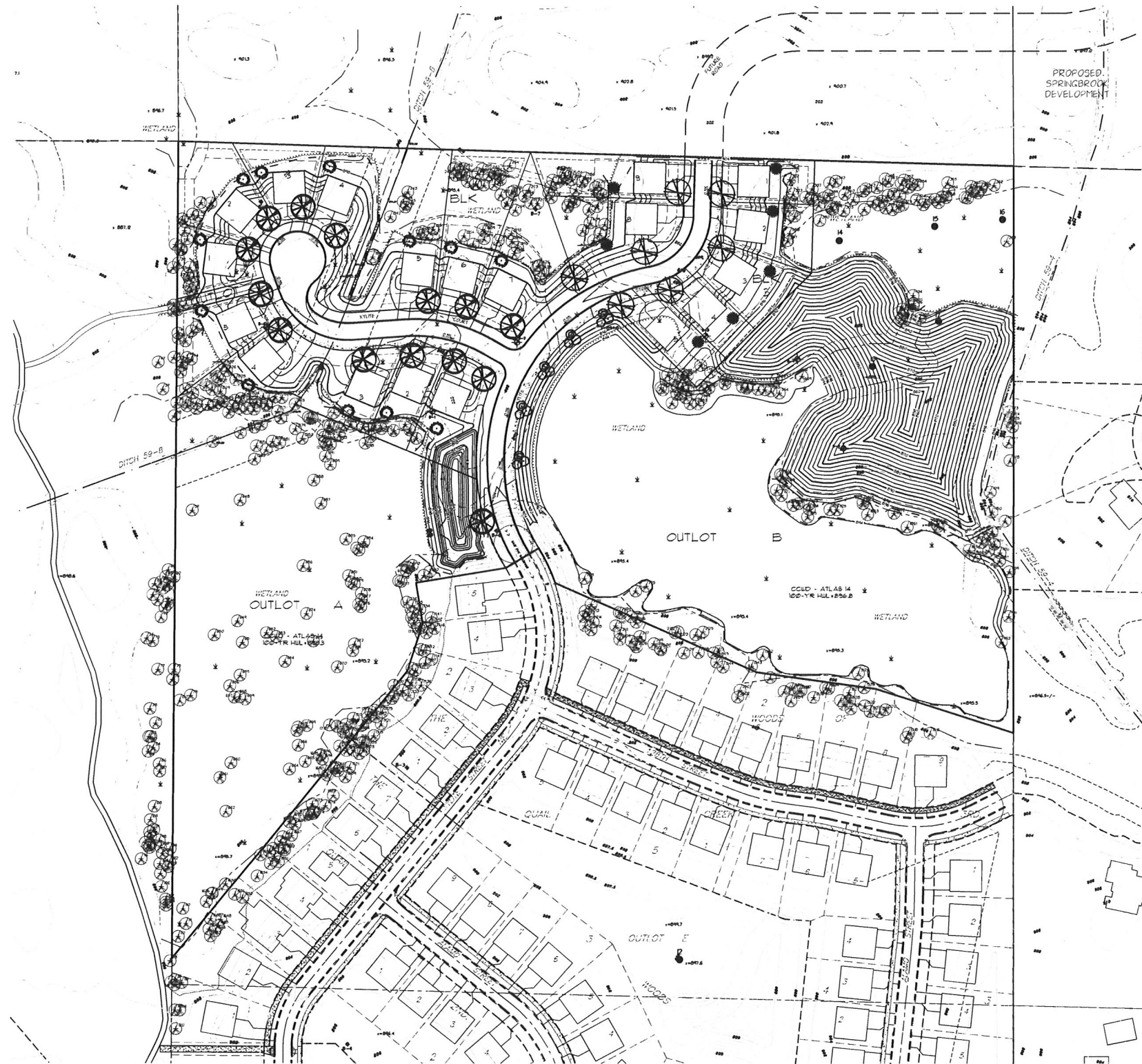
GRADING, DRAINAGE, EROSION
& PAVING PLAN
C3.11

SHEET NO. 6/14



Know what's Below.
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PLANTING NOTES:

Contractor shall provide one year guarantee of all plant materials. The guarantee shall be in the form of a Landscape Affidavit in written acceptance of the initial plantings. Plant materials shall also have a one year guarantee commencing upon planting.

All plants to be installed upon north-south.

Plants to be installed in accordance with standard planting practices.

Use minimum 12" lean plastic soil on trees.

Contractor shall verify locations with all utilities prior to installation of plants.

Staking of trees optional, reposition if not planted after one year.

Wrap all smooth-barked trees (fasten top and bottom). Remove by April 1.

Open top of burlap on B&B materials, remove pot or potting plants, split and break apart pot pads.

Place plants in reservoirs in per standard nursery practices.

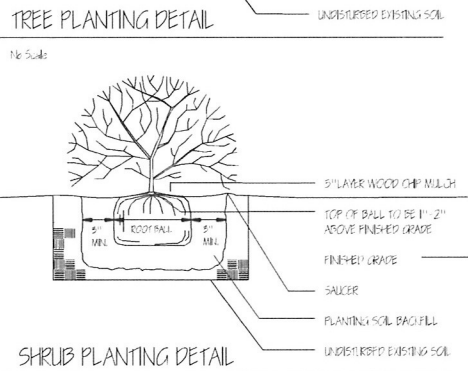
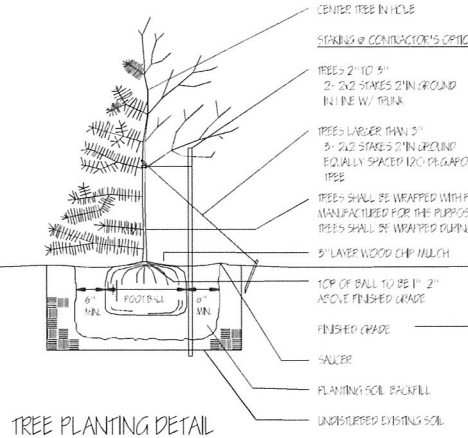
Owner shall be responsible for maintenance after acceptance of the work by the Owner.

Plants shall be immediately planted upon arrival at site. Property hold in materials if necessary, temporary only.

Shaded hard wood mulch (4" or 6" deep) shall be placed around all new trees and shrub clusters. Diameter of mulched areas shall be a minimum of 4' from the trunk or stem of all trees and shrubs. Fresh straw shall be used around all mulched areas.

PLANT LIST:

QTY.	KEY	SYM.	COMMON NAME	BOTANICAL NAME	SIZE / ROOT
CONIFEROUS TREES					
12	12B		Black Hills Spruce	<i>Picea albertiana</i>	6' B&B
7	7B		Aster balsam	<i>Abies balsamea</i>	6' B&B
DECIDUOUS TREES					
7	7B		Princeton Elm	<i>Ulmus americana</i>	2.5" B&B
14	14B		Redboard Linden	<i>Tilia americana</i>	2.5" B&B
5	15B		Horseshoe Crab	<i>Thuja occidentalis</i>	6' B&B



PROJECT
WOODS AT QUAIL CREEK
4TH ADDITION

SHEET INDEX

SHEET	TITLE
CO.1	TITLE SHEET
CO.2	PRELIMINARY PLAN
CL.1	EXISTING CONDITIONS/DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRAVING, DRAINAGE, PAVING AND EROSION CONTROL PLAN-P=100
C3.11	GRAVING, DRAINAGE, PAVING AND EROSION CONTROL PLAN-P=50
C3.12	WETLAND EXCAVATION CROSS SECTIONS
C3.2	SWAMP
C4.1	UTILITY PLAN-P=100
C4.11	UTILITY PLAN-P=50
L.1	TREE PRESERVATION PLAN
L.2	TREE PRESERVATION PLAN
L.3	TREE PRESERVATION PLAN
L2.1	LANDSCAPE PLAN

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	REVISION/DESCRIPTION	REVIEW
08 OCT 2010	SHOW FUTURE ROAD CONNECTION TO NE. RICH ADD SIDEWALK TO WEST END OF SAC.	
04 NOV 2010	ADJUSTED WETLAND EXCAVATION AREAS WITH K&H-M&C INV FOR BETTER DESIGN. WETLAND EXCAVATION CROSS SECTIONS. ADJUSTED WETLAND IMPACT NUMBERS.	RCH
25 NOV 2010	WETLAND IMPACT NUMBERS REVISED. REVISED DIST VOLUMES REMOVED PHASING LINE. ADJ. LOT & BLK. NUMBERS. ADDED DROPPED GARAGES TO A FEW LOTS.	RCH
04 DEC 2010	REVISED LAYOUT. LOST 4 LOTS TO LESSON IMPACTS & BALANCE DIST. ADDED BENCH AREAS TO BORDROW AREA. RCH	RCH

PROJECT MANAGER REVIEW

BY RANDY HELDOND DATE 02/03/2015

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FIGURE LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BY ONE INTENDING REPRODUCIBILITY AND IS NOT A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

SUBMITTAL
9-11-15



From Site to Finish

105 South Fifth Avenue Tel: 612-252-907C
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME L201NMH041025C.dwg
PROJECT NO. NMH041025C

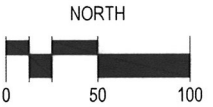
Landscape Plan

L2.1

SHEET NO. 14/14



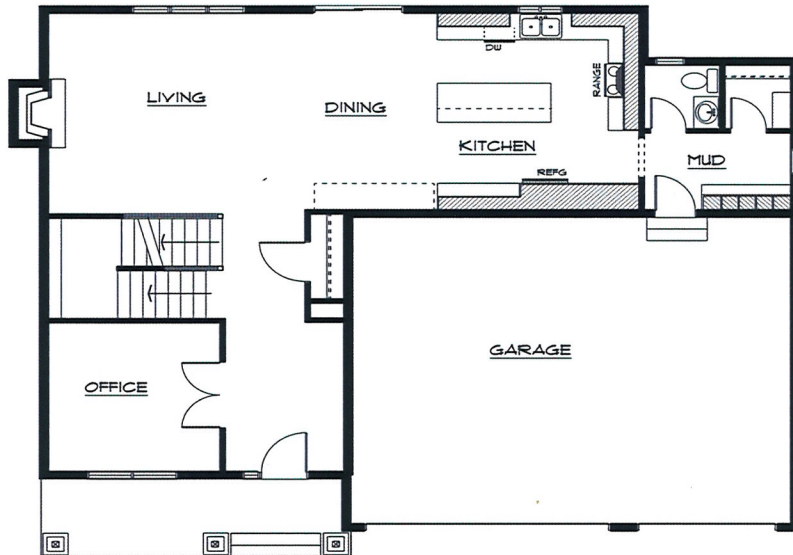
Know what's Below.
Call before you dig.



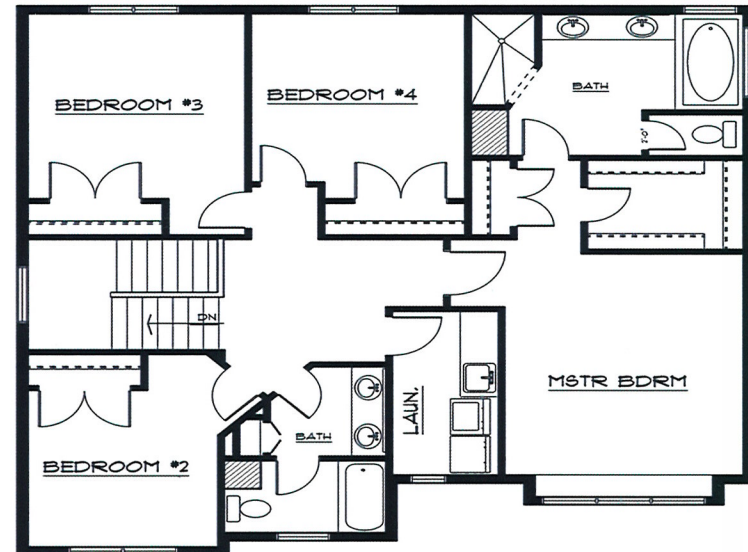
THE GALWAY



OPEN MAIN LEVEL FLOOR PLAN
 4 BEDROOMS ON THE UPPER LEVEL
 3 BATHROOMS, MASTER BATH WITH
 SEPARATE WALK IN SHOWER AND TUB
 3 CAR GARAGE AND UPPER LEVEL LAUNDRY
 INCLUDED SOD AND 2 TREES
 2,575 FINISHED SQUARE FEET
 ON MAIN AND UPPER LEVELS



MAIN LEVEL FLOOR PLAN



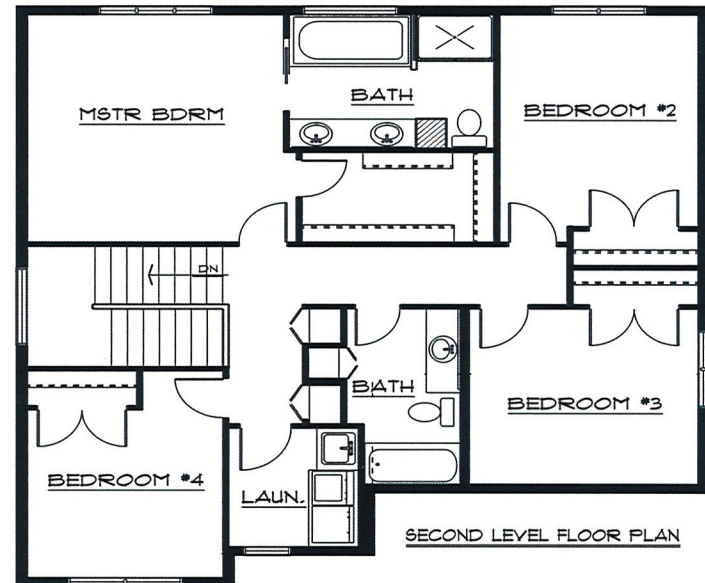
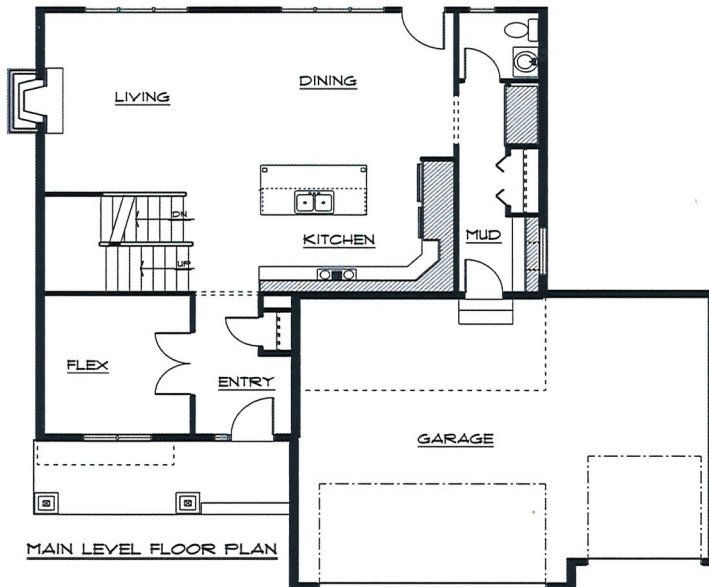
SECOND LEVEL FLOOR PLAN





THE LONDONDERRY

OPEN MAIN LEVEL FLOOR PLAN
 4 BEDROOMS ON THE UPPER LEVEL
 FLEX ROOM GREAT FOR HOME OFFICE
 3 BATHROOMS
 GAS FIREPLACE
 3 CAR GARAGE
 UPPER LEVEL LAUNDRY
 INCLUDES SOD AND 2 TREES
 OVER 2,200 FINISHED SQUARE FEET
 ON MAIN AND UPPER LEVELS





THE KERRY

MAIN LEVEL

OPEN MAIN LEVEL FLOOR PLAN
LARGE KITCHEN WITH CENTER ISLAND
UPPER LEVEL LAUNDRY AREA
2 SPACIOUS BEDROOMS
MASTER BATH WITH SHOWER & SOAKING TUB
1,650 FINISHED SQ FT ON MAIN LEVEL

LOWER LEVEL - optional
2 ADDITIONAL BEDROOMS
SPACIOUS FAMILY ROOM
LARGE STORAGE AREA
WALK OUT TO BACK YARD

3 CAR GARAGE
INCLUDES SOD AND 2 TREES



THE WEXFORD



- OPEN MAIN LEVEL FLOOR PLAN
- SPACIOUS KITCHEN
- 3 BEDROOMS ON THE UPPER LEVEL
- FLEX ROOM GREAT FOR HOME OFFICE
- 3 BATHROOMS
- GAS FIREPLACE
- 3 CAR GARAGE
- FRONT PORCH
- UPPER LEVEL LAUNDRY
- 2,190 FINISHED SQUARE FEET
- ON MAIN & UPPER LEVEL
- INCLUDES SOD AND 2 TREES

