

**Case File No. 13-0066**

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







# WESTON WOODS ON RICE CREEK

City of Blaine  
Anoka County, Minnesota

|                |          |                   |
|----------------|----------|-------------------|
| PROJECT NUMBER | 131002   |                   |
| DATE           | 12/17/13 |                   |
| BY             |          |                   |
| REVISIONS      |          |                   |
| NO.            | DATE     | DESCRIPTION       |
| 1              |          | ISSUED FOR PERMIT |

### GENERAL GRADING NOTES:

- 1.) UNDERLYING TOPOGRAPHY FROM INFORMATION PROVIDED BY ANOKA COUNTY AND FIELD SHOTS BY HEDLUND ENGINEERING.
- 2.) EXISTING UTILITY LOCATIONS AS-PER PLANS PROVIDED BY THE CITY OF BLAINE, CITY OF CIRCLE PINES & FIELD SHOTS BY HEDLUND ENGINEERING.
- 3.) SEE GRADING AND EROSION CONTROL DETAIL SHEET FOR DETAILED INFORMATION.

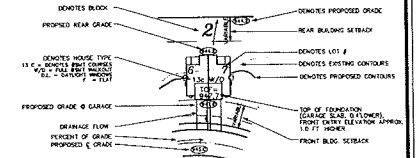
### LEGEND:

- X = 920.8 EXISTING CONTOUR
- ST — ST — EXISTING GRADE ELEVATION
- — — EXISTING TREE LINE
- — — EXISTING STORM SEWER
- — — EXISTING FENCE
- — — PROPOSED CONTOUR
- — — PROPOSED STORM SEWER
- — — PROPOSED GRADE
- — — RETAINING WALL
- — — DENOTES AS-BUILT GRADE

TOTAL DISTURBED AREA = 21.90 ACRES  
TOTAL IMPERVIOUS SURFACE = 7.0 ACRES

### BENCHMARK

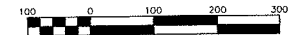
TIN1 LOCATION DESCRIPTION  
ELEV = 100.00



### TYPICAL LOT DETAIL

No Scale

PRELIMINARY  
PENDING CITY APPROVAL



Scale 1" = 100'

PREPARED BY: **HEDLUND ENGINEERING** SCARLETT  
 PLANNING  
 2005 Pine Lake Drive  
 Eden Prairie, MN 55349  
 Phone: (952) 405-5600  
 Fax: (952) 405-5605

PROJECT TITLE: **WESTON WOODS ON RICE CREEK GRADING PLAN**  
 PREPARED FOR: **MARK SMITH**  
 2125 Otter Lake Drive  
 Saint Paul, MN 55110

DATE: 11/8/13  
 REV: 12/13/13

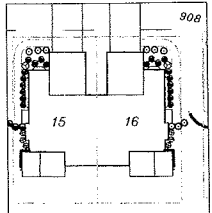
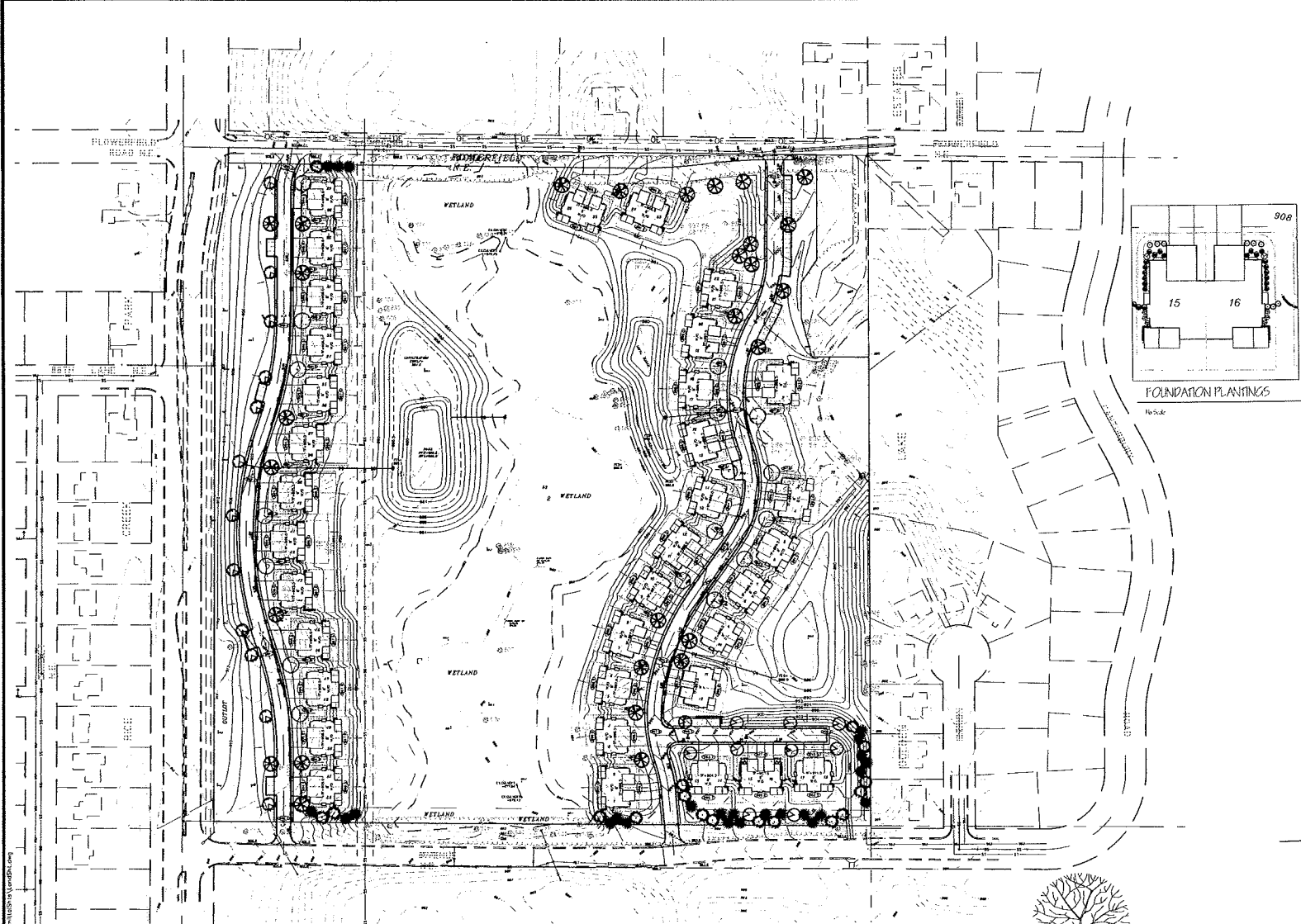
CC-1.0

Drawing No. 13013, Project No. 131002, Project Name: Weston Woods on Rice Creek, City of Blaine, Anoka County, MN  
 Date: 12/17/13, 12:26:32, 13pm  
 User: Mark Smith  
 Path: C:\Users\Mark Smith\Documents\131002\13013.dwg  
 Scale: 1" = 100' (1:100)

# WESTON WOODS ON RICE CREEK

City of Blaine  
Anoka County, Minnesota

|                |          |
|----------------|----------|
| PROJECT NUMBER | 131002   |
| DATE           | 12/2/13  |
| BY             |          |
| REVISIONS      |          |
| REVISION       | NO. DATE |
|                |          |
|                |          |
|                |          |



FOUNDATION PLANTINGS  
1/8" Scale

**PLANNING NOTES:**

Contractor shall provide one year maintenance of all plant materials. For separate items on the date of the landscape installation on the location of the final planting. Subsequent plant materials shall include a process and/or maintenance responsibilities.

Materials to be used are as follows:

Plant materials shall be installed in accordance with the following:

- Use minimum 12" topsoil over subsoil.
- Use water distribution system with 1/2" diameter pipe to maintain all plants.
- Use soil from adjacent area or similar soil for topsoil.
- Use all water from adjacent area for irrigation purposes.
- Check for proper drainage of all materials, remove any potential plants, soil and local soil conditions.
- Plant materials to be installed in accordance with the following:
- Use soil from adjacent area or similar soil for topsoil.
- Use water from adjacent area or similar soil for irrigation.
- Use soil from adjacent area or similar soil for irrigation.

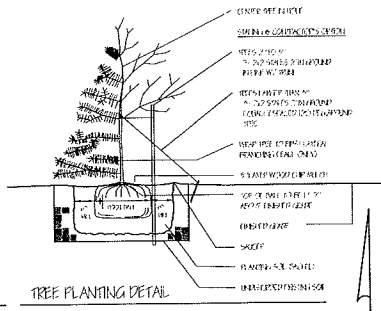
Plant materials shall be installed in accordance with the following:

Plant materials shall be installed in accordance with the following:

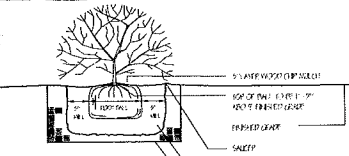
Plant materials shall be installed in accordance with the following:

**PLANT LIST**

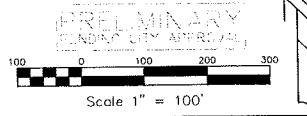
| QTY | REV | SYM | COMMON NAME       | SCHEMATIC SYMBOL | SIZE/SPACING |
|-----|-----|-----|-------------------|------------------|--------------|
| 17  | 01A | ●   | Red Maple         | ●                | 12" x 12"    |
| 21  | 01B | ●   | White Pine        | ●                | 12" x 12"    |
| 21  | 01B | ●   | White Pine        | ●                | 12" x 12"    |
| 28  | 01A | ●   | Norway Spruce     | ●                | 24" x 24"    |
| 17  | 01A | ●   | European Larch    | ●                | 24" x 24"    |
| 10  | 01C | ●   | Scots Pine        | ●                | 18" x 18"    |
| 17  | 01C | ●   | Scots Pine        | ●                | 18" x 18"    |
| 20  | 01D | ●   | Redwood           | ●                | 18" x 18"    |
| 14  | 01E | ●   | Eastern Red Cedar | ●                | 18" x 18"    |
| 10  | 01F | ●   | Black Walnut      | ●                | 18" x 18"    |
| 10  | 01F | ●   | Black Walnut      | ●                | 18" x 18"    |
| 10  | 01F | ●   | Black Walnut      | ●                | 18" x 18"    |
| 444 | 01G | ●   | Japanese Maple    | ●                | 18" x 18"    |
| 420 | 01H | ●   | White Pine        | ●                | 18" x 18"    |



TREE PLANTING DETAIL  
1/8" Scale



SHRUB PLANTING DETAIL  
1/8" Scale



PRELIMINARY  
LANDSCAPE PLAN

131002.dwg  
12/2/13  
131002.dwg  
12/2/13  
131002.dwg  
12/2/13

CONTRACTOR: This plan, specification, or report was prepared by me or under my direct supervision and to the best of my knowledge and belief it complies with the laws of the State of Minnesota.

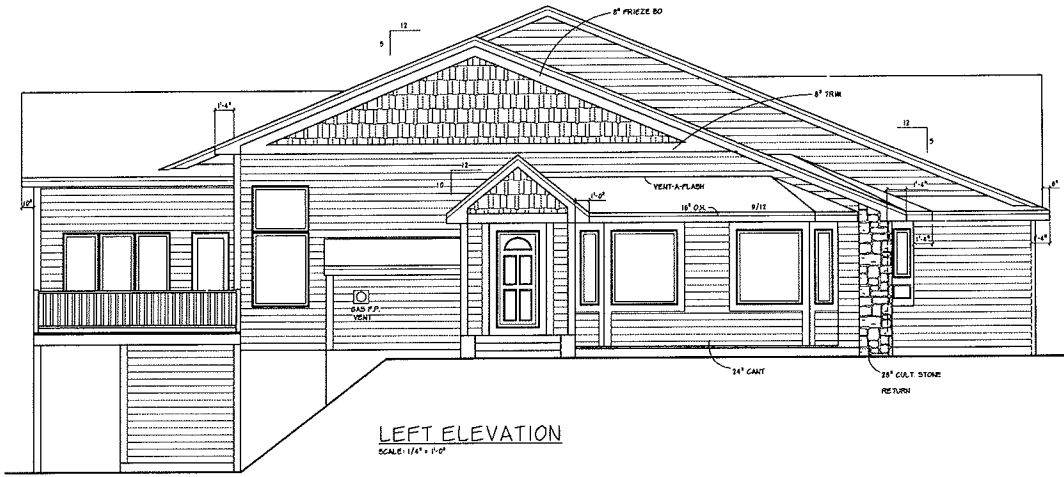
Rollin C. Hill  
Date: 12/02/13  
Rollin C. Hill  
Date: 12/02/13

**HEDLUND**  
ENGINEERING  
SURVEYING  
2005 Pine Drive  
St. Paul, MN 55110  
Phone: (651) 435-8600  
Fax: (651) 435-8606

PREPARED BY:  
**WESTON WOODS ON RICE CREEK  
LANDSCAPE PLAN**

PREPARED FOR:  
**MARK SMITH**  
2120 Otter Lake Drive  
Saint Paul, MN 55110

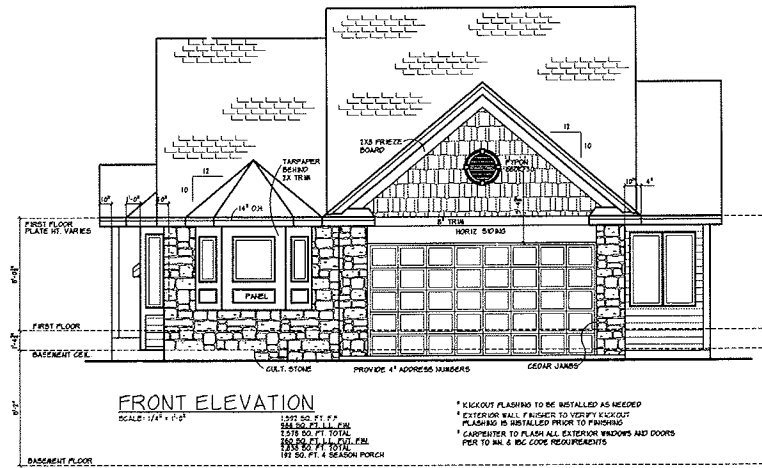
|              |         |
|--------------|---------|
| DATE         | 11/8/13 |
| REV          | 12/2/13 |
| SHEET NUMBER | C-5     |



LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



30" HIGH RAIL  
ALL OTHERS  
LESS THAN 4"



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

1397 SQ. FT. F.P.  
586 SQ. FT. SILLING  
1038 SQ. FT. TOTAL  
208 SQ. FT. F.P. EXL  
182 SQ. FT. 6' SEASON PORCH

\* KICKOUT FLASHING TO BE INSTALLED AS NEEDED  
\* EXTERIOR WALL FINISHER TO VERIFY KICKOUT FLASHING IS INSTALLED PRIOR TO FINISHING  
\* CARPENTER TO FLASH ALL EXTERIOR WINDOWS AND DOORS PER TO AN 6 IRC CODE REQUIREMENTS

UNIT E4

D.P.P.  
PLANNING & DESIGN



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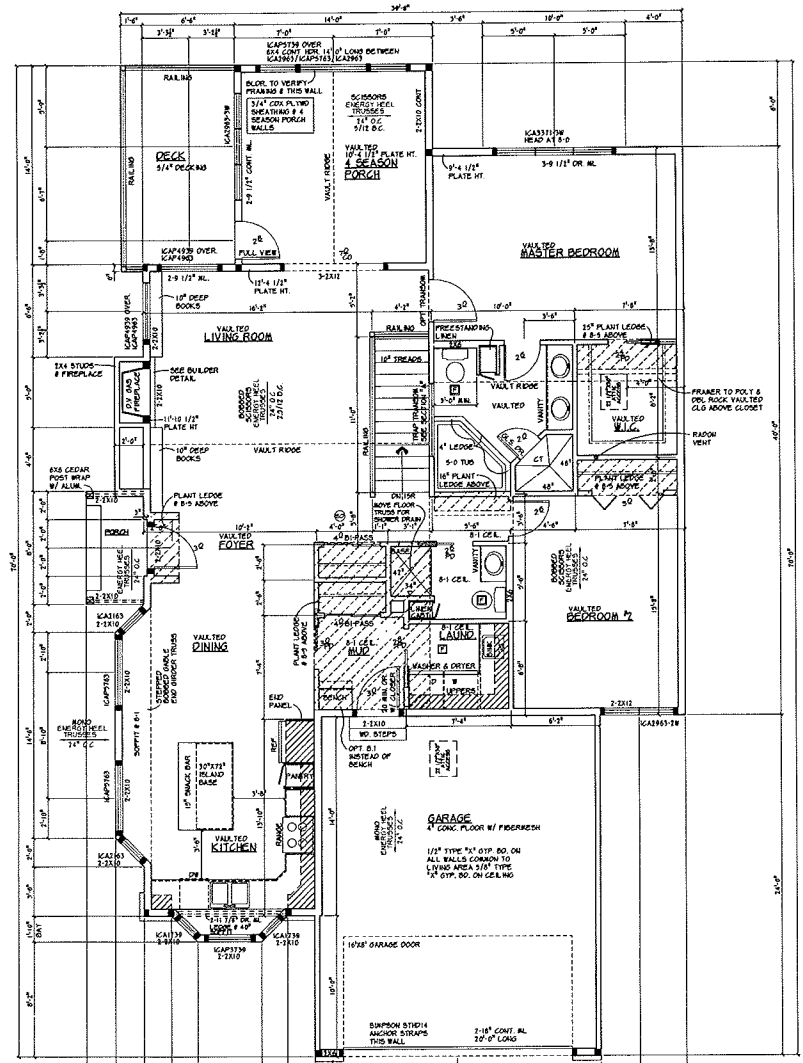
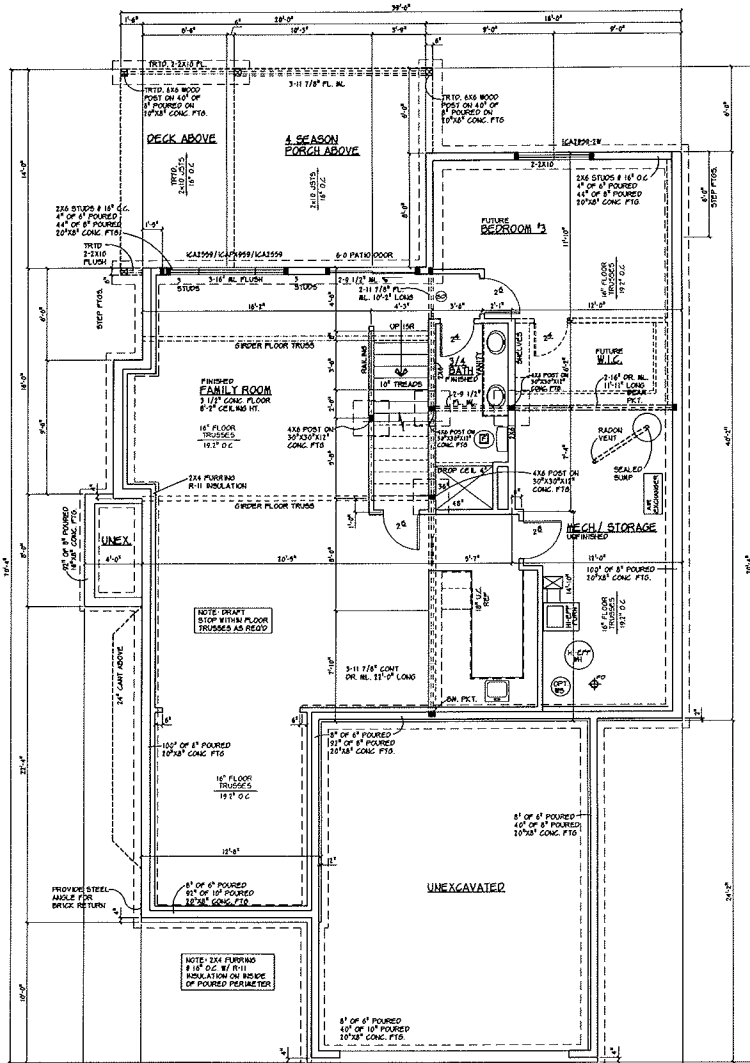
"A Sustainable Built City Quality  
Development" (AIA/CES) #27-001  
www.dppdesign.com  
2120 OTTER LAKE DRIVE, OTTER LAKE, MN 55110-1064  
Phone: 763.923.9000 Fax: 763.923.9000



| DATE    | BY |
|---------|----|
| 3-13-12 | TH |
| 3-15-12 | TH |
| 3-20-12 | TH |
| 4-24-12 | TH |
| 4-26-12 | TH |

DRAWN BY: TH  
COMM NO: 212146  
SHEET NO: 1

PT1004-201207-201404-120228



- NOTES:
1. ROOMS BUILT WITH A VERTICAL HEIGHT OF MORE THAN 12 FEET MUST BE EQUIPPED WITH AN APPROVED LADDER.
  2. ALL OPENINGS TO BE LESS THAN 4" FROM BURNING AREA.
  3. PROVIDE SMOKE DETECTORS IN EVERY ROOMING AREA AND THE COMMON AREAS ACCORDING TO THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 720. PROVIDE SMOKE DETECTOR IN EACH SLEEPING AREA AND IN EACH COMMON AREA. SMOKE DETECTOR SHALL BE TESTED BY A QUALIFIED PERSON AND REPORT OF TEST SHALL BE OBTAINED FROM THE LICENSED ELECTRICAL CONTRACTOR AT THE LOCATION OF THE DETECTOR.
  4. NOTE ON ALL PLUMBING:
    - a. FOR BATHS & FULL BATHS: PROVIDE SLOPE TO THE DRAINAGE AND VENT STACKS UNLESS NOTED OTHERWISE.
    - b. PROVIDE 2" DIA. SLOPE TO THE DRAINAGE AND VENT STACKS UNLESS NOTED OTHERWISE.
    - c. PROVIDE 2" DIA. SLOPE TO THE DRAINAGE AND VENT STACKS UNLESS NOTED OTHERWISE.

FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"  
NO. 202 SQ. FT. FUL. FIN.

UNIT E4

FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
1993 SQ. FT.  
172 SQ. FT. 4 SEASON PORCH

1592 S.F.

986 s.f. fin.  
260 futurknised

DFP PLANNING & DESIGN  
11110 10th Avenue S.  
Burnsville, MN 55335  
TEL: 952.895.1234 FAX: 952.895.1235  
WWW.DFPDESIGN.COM

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"A Reputation Built On Quality"  
(612) 895-1234  
www.dfpdesign.com or 7722

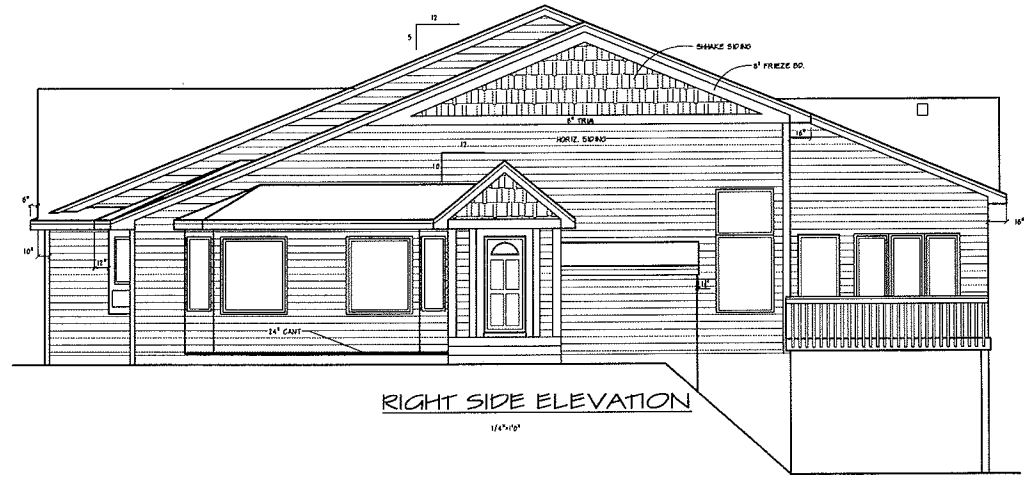
2120 OTTER LAKE DRIVE, ST. PAUL, MN 55110-1064

DATE:  
3-13-12  
REVISIONS:  
3-12-12  
3-23-12  
4-24-12  
4-26-12

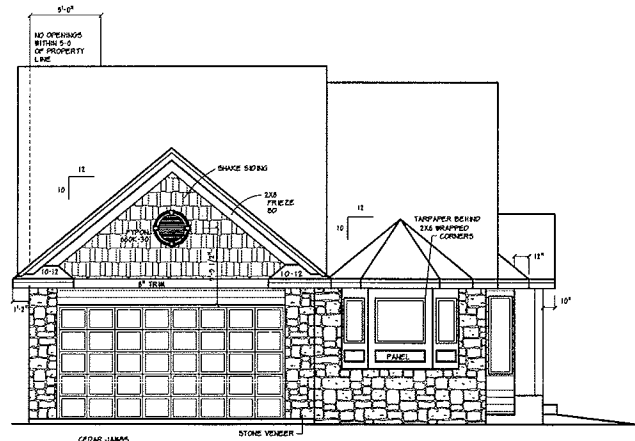
DRAWN BY:  
TM  
COMM. NO.:  
21148  
SHEET NO.:  
2



REAR ELEVATION  
1/4"=1'-0"



RIGHT SIDE ELEVATION  
1/4"=1'-0"



FRONT ELEVATION  
1/4"=1'-0"

1338 SQ FT  
188 SQ FT PORCH  
1519 TOTAL

STANDARD LINK D2

D.F.P. PLANNING & DESIGN  
1415 W. UNIVERSITY AVE. SUITE 100  
ST. PAUL, MN 55108-1064  
PHONE: 763.766.8844 FAX: 763.766.8855  
WWW.DFPDESIGN.COM



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BARRY JAMES FARR



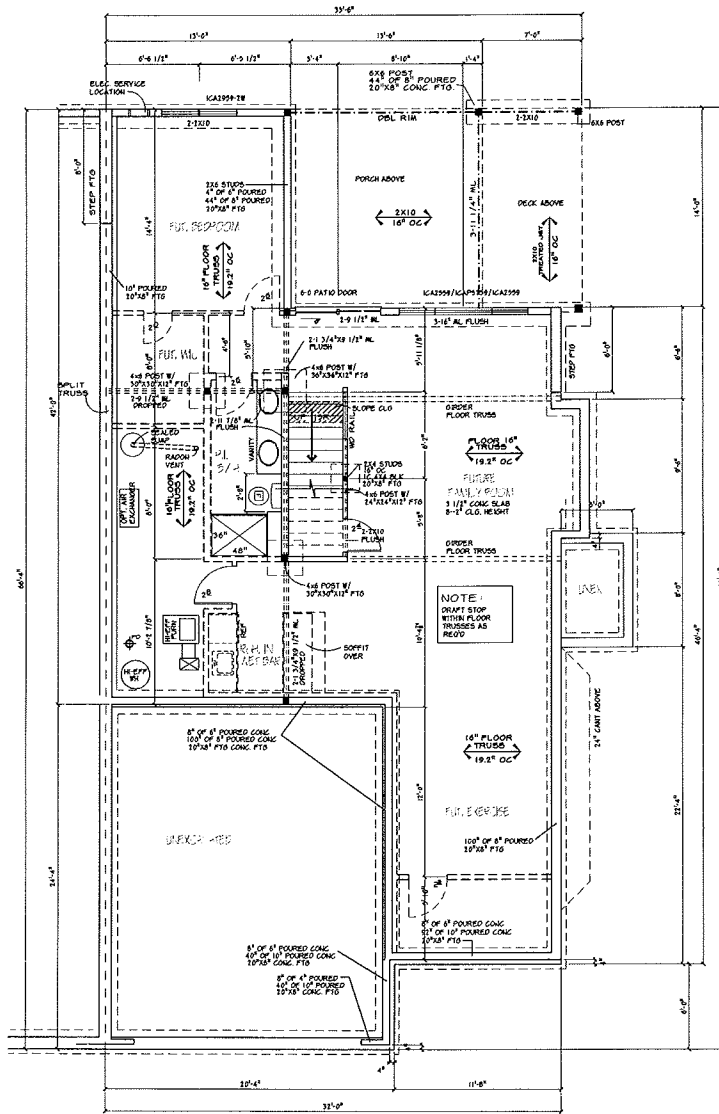
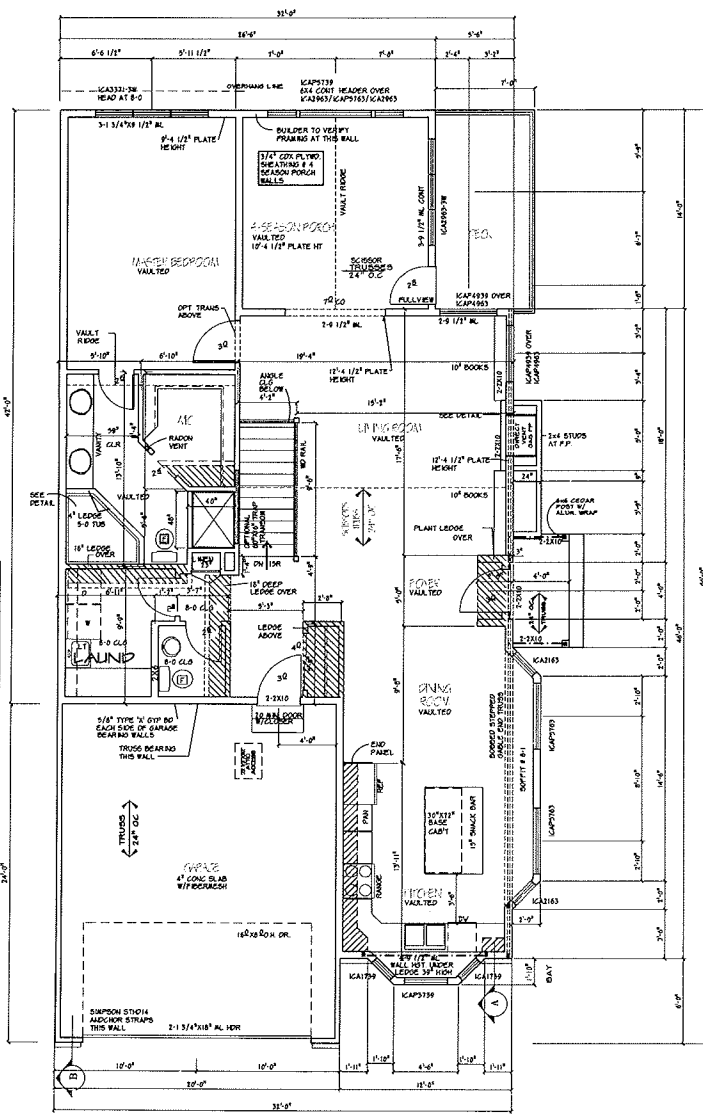
REVISIONS

| DATE    | REVISIONS |
|---------|-----------|
| 3-12-12 |           |
| 2-12-12 |           |
| 2-2-12  |           |
| 2-2-12  |           |
| 4-24-11 |           |

DRAWN BY: JAF  
CHECKED BY: JAF  
DATE: 2/21/12  
SHEET NO. 1

180222





**NOTES:**

1. WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 4" MUST BE EQUIPPED WITH AN APPROVED LAMPS.
2. SUBMERGAL REQUIRED ON OPEN SIDES OF ANY SWIM BATHS.
3. PROVIDE SMOKE DETECTORS IN EVERY ROOM AND THE COMMON STAIRS ACCESS TO THE ROOF TOP. ON EACH FLOOR INDICATED THE SMOKE DETECTOR MUST BE PLACED WITHIN 10' OF THE CENTER LINE OF THE ROOM.
4. NOTE ON ALL FLOORS:
  - \* 18" FLOOR TRUSS ALL EXPOSED & PAINTED TO MATCH FINISH
  - \* 16" FLOOR TRUSS ALL EXPOSED & PAINTED TO MATCH FINISH
  - \* 14" FLOOR TRUSS ALL EXPOSED & PAINTED TO MATCH FINISH

**BLOCK REINFORCING CHART:**

| HEIGHT | MAX. HORIZONTAL REINFORCING | REINFORCING | MINIMUM |
|--------|-----------------------------|-------------|---------|
| 12'-0" | 8" x 12"                    | 4 #4        | 4 #4    |
| 12'-0" | 8" x 12"                    | 4 #4        | 4 #4    |
| 12'-0" | 8" x 12"                    | 4 #4        | 4 #4    |
| 12'-0" | 8" x 12"                    | 4 #4        | 4 #4    |

NOTE: REINFORCING STEEL TO BE PLACED NO MORE THAN 4" FROM ABOVE (BOTTOM) FACE OF WALL. ALL REINFORCING TO BE INSPECTED.

**NOTE**

2X4 FURRING & 16" OC W/R-11 INSULATION @ INTERIOR BLOCK PERIMETER  
POURED CONC. WALLS

**D.F.P. PLANNING & DESIGN**

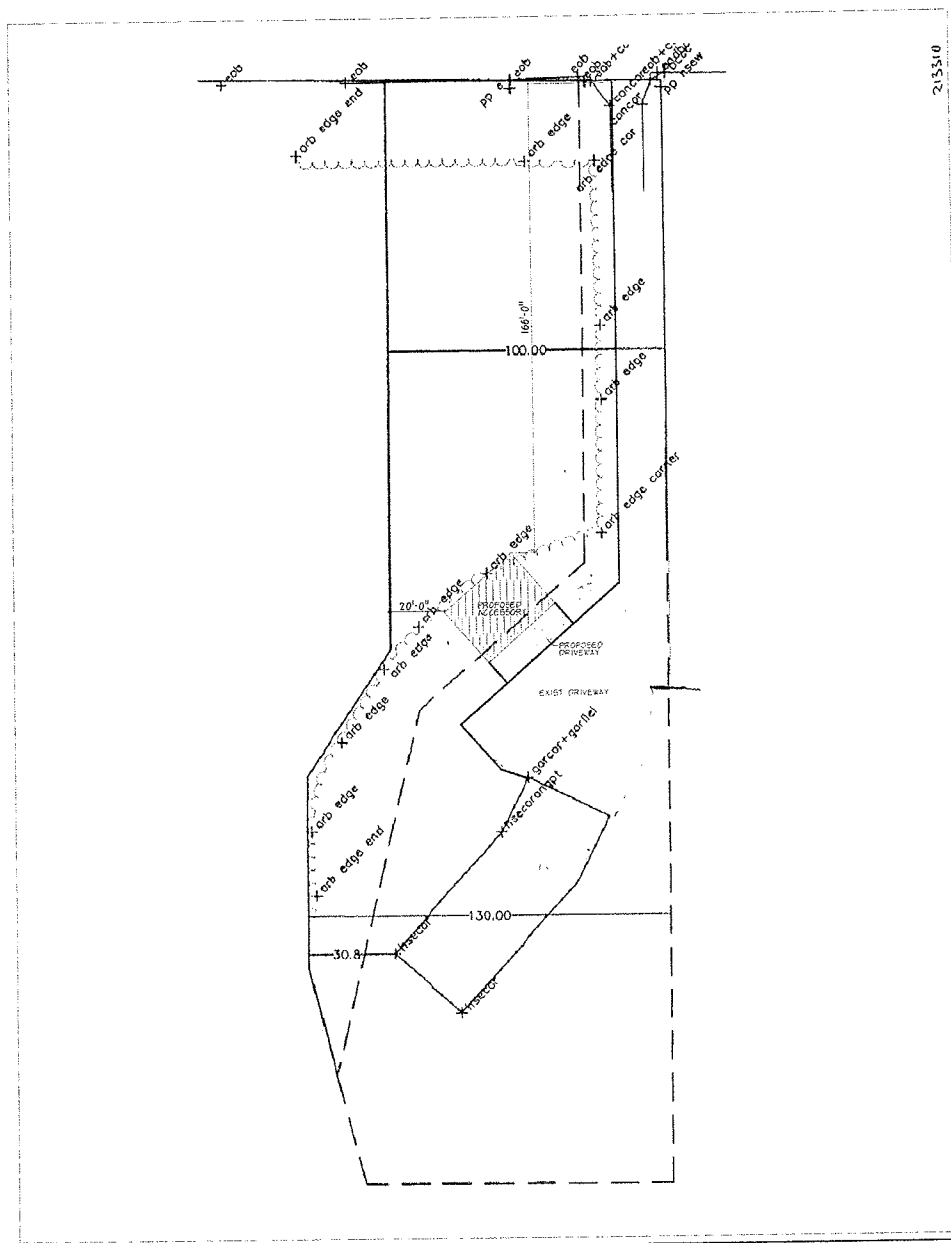
UNAUTHORIZED USE OF THE PLAN OR ANY PART THEREOF IS PROHIBITED BY LAW.

DATE: 3-12-12  
REVISED: 3-18-12  
3-20-12  
4-3-12  
4-24-12

DRAWN BY: JH  
CHECKED BY: JH  
DATE: 2/21/12  
SHEET NO. 2

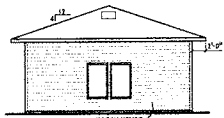
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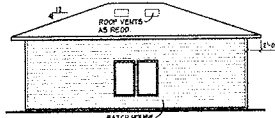


213310

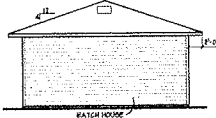
SITE PLAN  
SCALE: 1" = 20'-0"



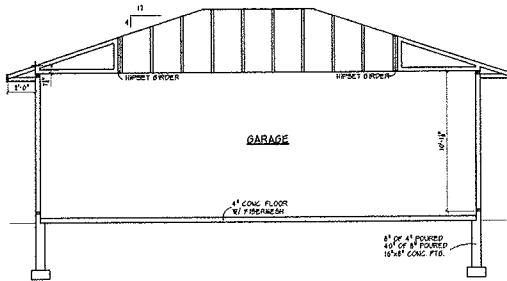
**LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



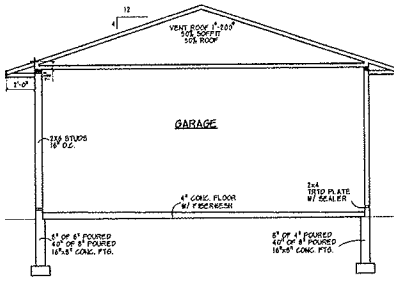
**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"

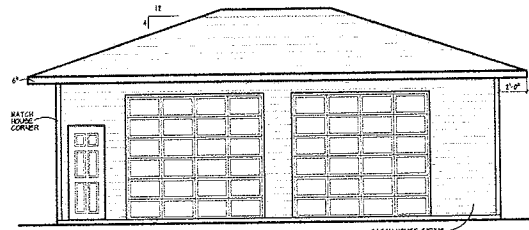


**CROSS SECTION "A"**  
SCALE: 1/4" = 1'-0"

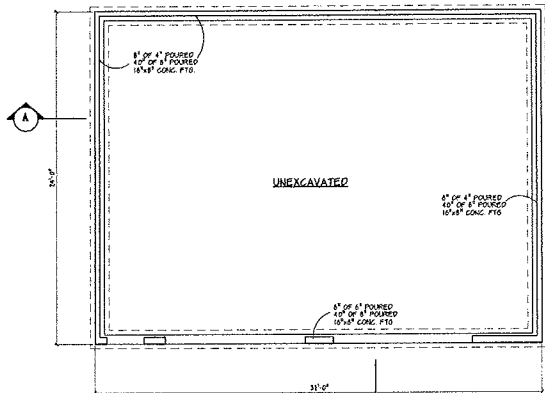


**CROSS SECTION "B"**  
SCALE: 1/4" = 1'-0"

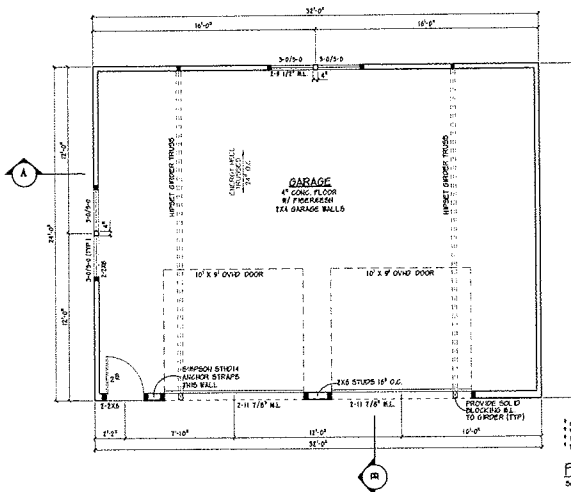
EDGE  
BATCH HOUSE SHINGLES  
15' PLY. GIBB SHEATHING  
ROOF TRUSSES 9" X 14" O.C. (BY #761)  
ICE SHIELD OR EQUAL  
TO 24" ABOVE WALL  
VENT PYPLES  
AT 24" O.C.  
BATCH HOUSE  
PASCALS DOFFIT  
40' VENTS  
EXTERIOR WALL  
SIDING (BATCH HOUSE)  
TRUSS 9" X 14" O.C. SHEATHING  
1/4" STUFS 16" O.C.  
NOTE: ALL WOOD  
ADDITIONAL CONC.  
TO BE TREATED  
1 1/2" X 1 1/2" A.B. 34" O.C.



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"  
168 50' FT



**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"  
1 ASSUMED SOIL BRS. CAPACITY 2,000 LBS.



**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
168 50' FT

NOTES:  
NOTE ON ALL PLANS:  
1. ALL STUDS & ALL TRUSS & PLYG  
GIBB SHEATHING  
2. ALL WOOD SHALL BE TREATED  
3. ALL WOOD SHALL BE TREATED  
4. ALL WOOD SHALL BE TREATED  
5. ALL WOOD SHALL BE TREATED

1 CASING WINDOWS  
2 VERR ALL WINDOW DOOR & G.O. HOR. HSTS  
3 10' X 10' WALL, HGT.  
4 WINDOWS BATCH SERVICE DOOR HEIGHT