

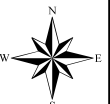
PUBLIC NOTIFICATION LINE

**HIDDEN
PONDS
PARK**

MINNESOTA
65

Case File No. 19-0019
Arroyo Villas

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



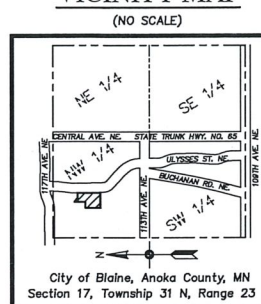
OWNER:
WAL-MART REAL ESTATE BUSINESS TRUST
PID:17-31-23-21-0021

CENTRAL AVENUE ACRES 4TH ADDITION

CITY OF BLAINE HIGHWAY RIGHT OF WAY PLAT NO. 3

ULYSSES STREET NE PARCEL 6

VICINITY MAP



TRACT A

OWNER:
CEDAR POINT APARTMENTS LLC
PID:17-31-23-22-0020

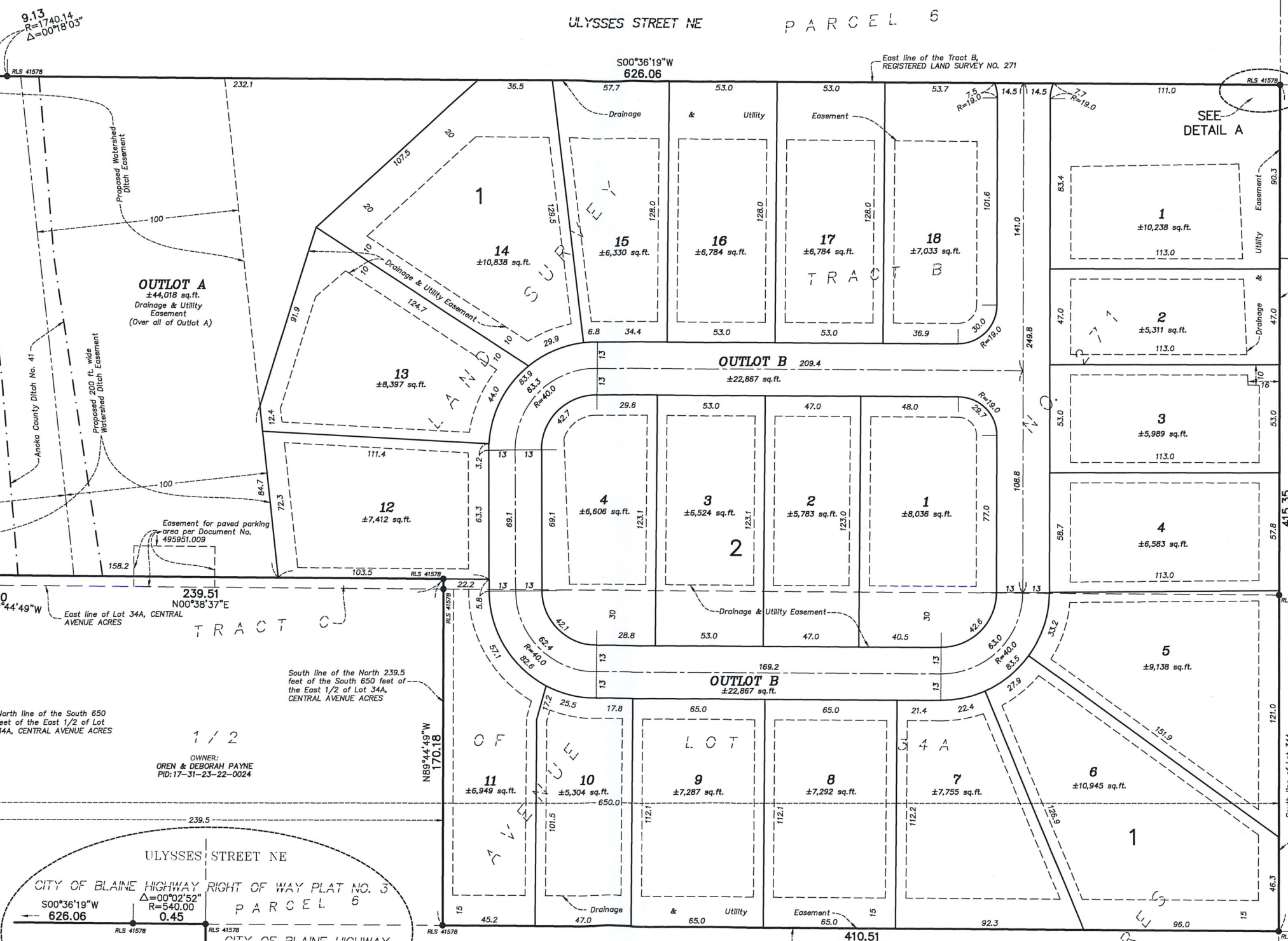
REGISTERED
116TH AVENUE NE
59°49'27"E
146.84'

OWNER:
REECE H BERENS
PID:17-31-23-22-0005

PARCEL DESCRIPTION: (Per Schedule C of Title Commitment No. 011975985, with a commitment date of January 7th, 2019 at 8:00 A.M., prepared by All American Title Company, Inc. as agent for Old Republic National Title Insurance Company)
That part of the East Half of Lot 34A, Central Avenue Acres, Anoka County, Minnesota, lying Southerly of the North 239.5 feet of the South 650 feet of said Lot 34A.
Together with an easement for road and utility purposes over the East 50 feet of the East one-half of Lot 34A EXCEPT the South 650 feet thereof.

Tract B, Registered Land Survey No. 271, Anoka County, Minnesota.

GENERAL NOTES:
1) The field work for this survey was completed on February 15th, 2019.
2) Bearings shown are based on the East line of Tract B, REGISTERED LAND SURVEY NO. 271, Anoka County, Minnesota, which is assumed to bear S00°36'19"W.



CITY OF BLAINE
HIGHWAY RIGHT
OF WAY PLAT
NO. 3

HIDDEN ACRES
415.35
N89°44'49"W

South line of Lot 34A,
CENTRAL AVENUE ACRES

SETBACKS

| | |
|---------------|----------|
| FRONT | 20 FT. |
| SIDE (GARAGE) | 6.5 FT. |
| SIDE (HOUSE) | 6.5 FT. |
| SIDE CORNER | 15 FT. |
| REAR SETBACK | 30 FT.** |

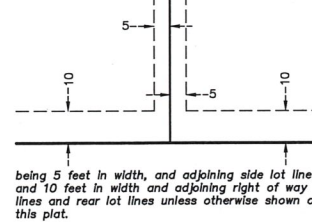
** (50 FT. to ULYSSES STREET NE)

LEGEND
● - Denotes Found Iron Monument

SITE DATA

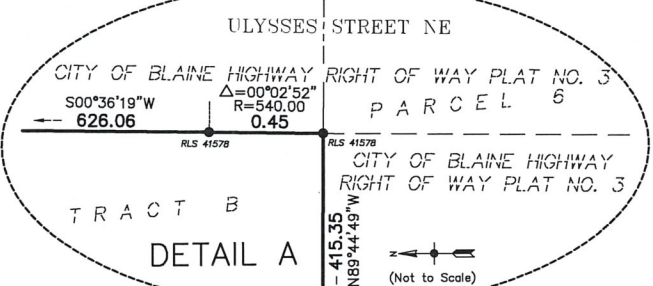
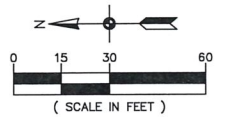
| | |
|------------------------------|-------------------|
| TOTAL SITE AREA | ±5.28 AC. |
| TOTAL OUTLOT AREA | ±1.53 AC. |
| TOTAL LOT AREA | ±3.75 AC. |
| SMALLEST LOT | ±5,304 S.F. |
| LARGEST LOT | ±10,945 S.F. |
| AVERAGE LOT | ±7,424 S.F. |
| TOTAL NUMBER OF LOTS/OUTLOTS | 24 |
| SINGLE FAMILY LOTS | 22 |
| OUTLOTS | 2 |
| GROSS DENSITY | 4.17 LOTS/AC. |
| EXISTING ZONING | FR-FARM RESIDENCE |
| PROPOSED ZONING | DF |
| UTILITIES | AVAILABLE |

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BENCHMARK

- Minnesota Department of Transportation Geodetic Monument named "0208 G" (GSID Station #556) Elev.= 907.78 (NAVD 88)
- Minnesota Department of Transportation Geodetic Monument named "0208 AK" (GSID Station #103142) Elev.= 903.70 (NAVD 88)



OWNER:
ANOKA COUNTY OF HWY DEPT
PID:17-31-23-22-0006

Carlson McCain
environmental
engineering
surveying
3890 Pheasant Ridge Drive NE, Suite 100, Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Print Name: Thomas R. Balluff, L.S.
Signature: *Thomas R. Balluff*
Date: 3/13/19 License #: 40361

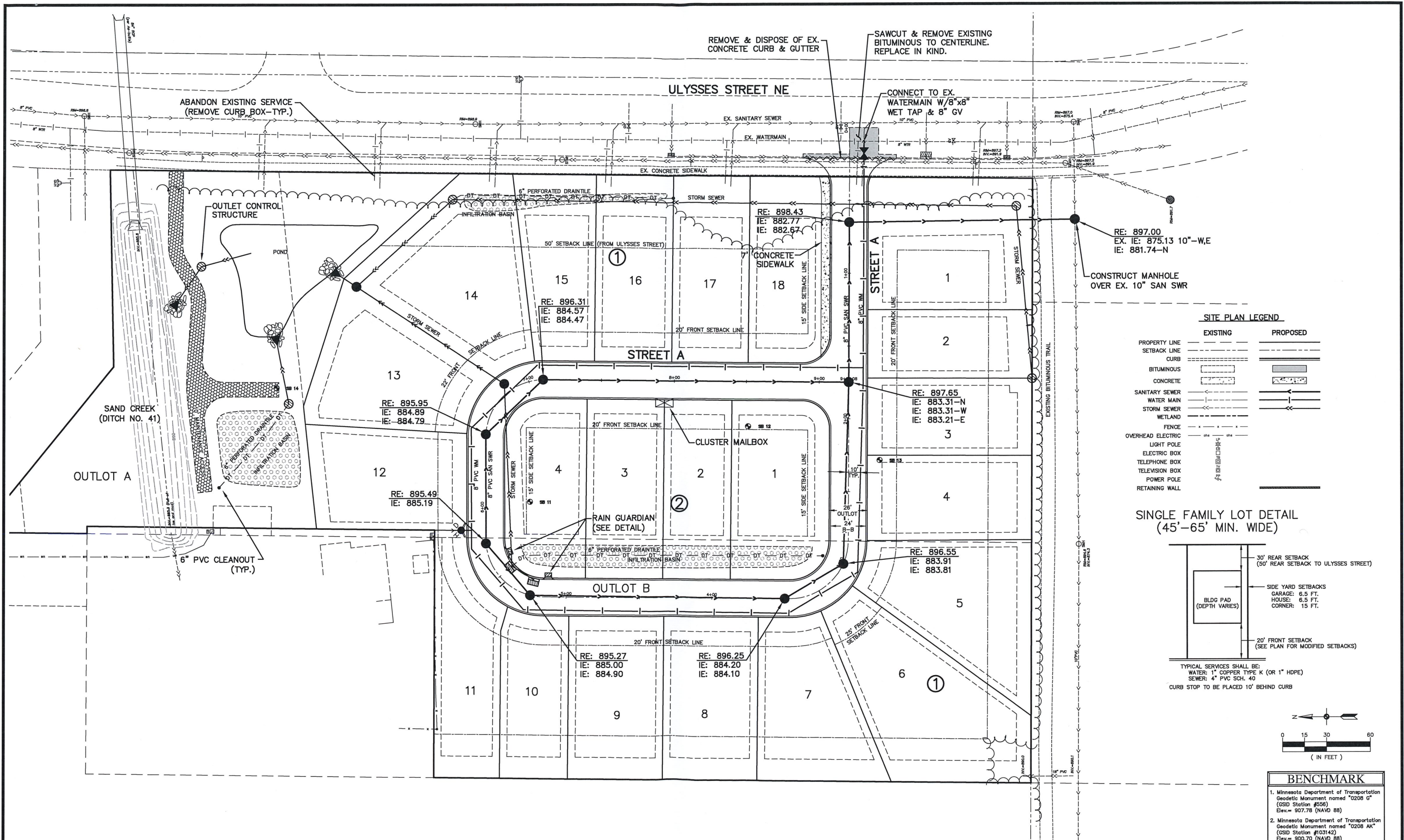
DRAWN BY: MDB
ISSUE DATE: 3/13/19
FILE NO: 1073

Revisions:
1. Per CCWD Comments - 3/27/19
2. Per CCWD Comments - 4/10/19

RANGER DEVELOPMENT
4247 - 117th Avenue NE
Blaine, MN 55449

ARROYO VILLAS
Blaine, MN

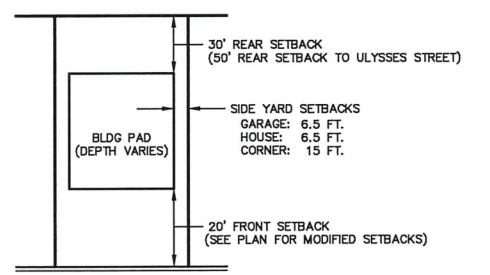
PRELIMINARY PLAT



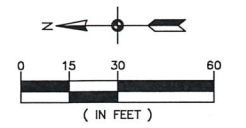
SITE PLAN LEGEND

| | EXISTING | PROPOSED |
|-------------------|-----------|-----------|
| PROPERTY LINE | --- | --- |
| SETBACK LINE | - - - - - | - - - - - |
| CURB | | |
| BITUMINOUS | ▨ | ▨ |
| CONCRETE | ▧ | ▧ |
| SANITARY SEWER | - - - - - | - - - - - |
| WATER MAIN | - - - - - | - - - - - |
| STORM SEWER | - - - - - | - - - - - |
| WETLAND | ~~~~~ | ~~~~~ |
| FENCE | ---x--- | ---x--- |
| OVERHEAD ELECTRIC | ---o--- | ---o--- |
| LIGHT POLE | ⊕ | ⊕ |
| ELECTRIC BOX | ⊞ | ⊞ |
| TELEPHONE BOX | ⊞ | ⊞ |
| TELEVISION BOX | ⊞ | ⊞ |
| POWER POLE | ⊞ | ⊞ |
| RETAINING WALL | ⊞ | ⊞ |

**SINGLE FAMILY LOT DETAIL
(45'-65' MIN. WIDE)**



TYPICAL SERVICES SHALL BE:
 WATER: 1" COPPER TYPE K (OR 1" HDPE)
 SEWER: 4" PVC SCH. 40
 CURB STOP TO BE PLACED 10' BEHIND CURB



BENCHMARK

1. Minnesota Department of Transportation Geodetic Monument named "0208 G" (GSID Station #536) Elev. = 907.78 (NAVD 88)
2. Minnesota Department of Transportation Geodetic Monument named "0208 AK" (GSID Station #103142) Elev. = 900.70 (NAVD 88)

Carlson McCain • environmental • engineering • surveying
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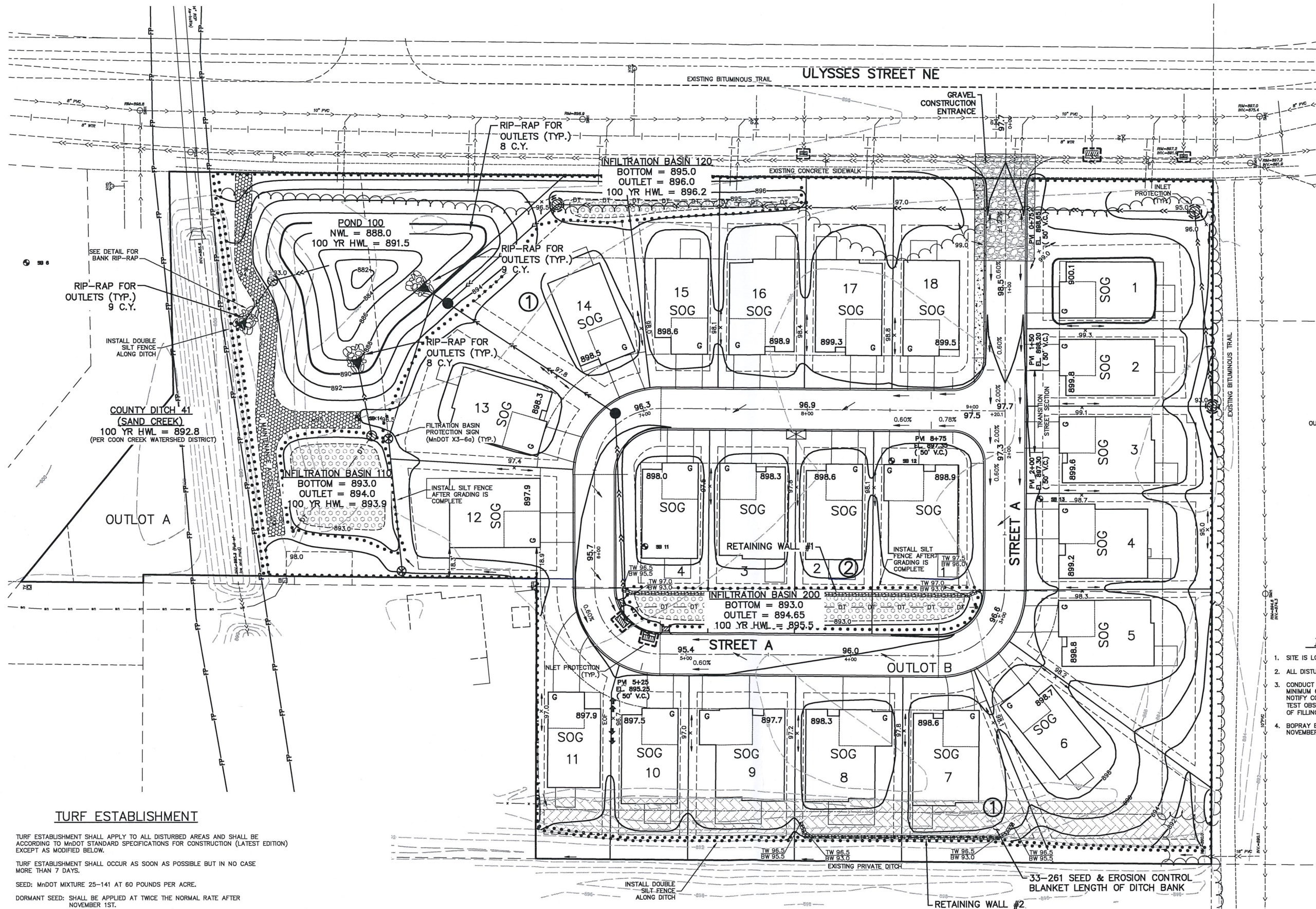
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota
 Signature: *Brian J. Krystofak*
 Date: 3/13/19 License #: 25063

Print Name: Brian J. Krystofak, P.E.
 Drawn: JAK
 Designed: BJK
 Date: 3/13/19
 Revisions:
 1. 3/27/19 per CCWD Comments
 2. 4/10/19 per CCWD Comments
 3. 4/24/19 per City Comments

RANGER DEVELOPMENT
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ARROYO VILLAS
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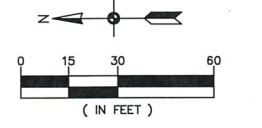
PRELIMINARY SITE & UTILITY PLAN



LEGEND

| | EXISTING | PROPOSED |
|--------------------------|----------|----------|
| PROPERTY LINE | --- | - - - - |
| EASEMENT LINE | --- | - - - - |
| CURB LINE | --- | - - - - |
| BITUMINOUS | ---- | ---- |
| CONCRETE | ---- | ---- |
| SANITARY SEWER | - - - - | - - - - |
| STORM SEWER | - - - - | - - - - |
| WATER MAIN | - - - - | - - - - |
| OVERHEAD UTILITY | - - - - | - - - - |
| STORM CATCH BASIN | | ○ |
| STORM MANHOLE | | ○ |
| OUTLET CONTROL STRUCTURE | | ○ |
| MANHOLE | | ○ |
| HYDRANT | | ○ |
| GATE VALVE | | ○ |
| TELEVISION BOX | | ○ |
| TELEPHONE BOX | | ○ |
| UTILITY POLE | | ○ |
| RETAINING WALL | ---- | ---- |
| FENCE | - - - - | - - - - |
| 10' CONTOUR | ---- | ---- |
| 2' CONTOUR | ---- | ---- |
| FEMA FLOOD PLAIN | ---- | ---- |
| WETLAND LINE | ---- | ---- |
| SPOT ELEVATION | | 00.0 |
| EMERGENCY OVERFLOW | | E.O.F. |
| SILT FENCE | ---- | 000.0 |
| TREE FENCE | ---- | 000.0 |
| TREELINE | ---- | 000.0 |
| SOIL BORING | | SB 14 |

- NOTES**
- SITE IS LOCATED WITHIN THE BOUNDARIES OF THE COON CREEK WATERSHED DISTRICT.
 - ALL DISTURBED AREAS TO BE SCARIFIED 6" AFTER GRADING IS COMPLETE.
 - CONDUCT POST-CONSTRUCTION TEST OF FILTRATION BASINS BY FILLING BASINS TO MINIMUM 6-INCH DEPTH AND MONITORING THE TIME FOR THE BASINS TO DRAIN. NOTIFY COON CREEK WATERSHED DISTRICT PRIOR TO CONDUCTING TEST TO ALLOW TEST OBSERVATION. (NOTE: A DOUBLE RING FILTRATION TEST MAY BE DONE IN LIEU OF FILLING THE BASIN)
 - BOPRAY ENVIRONMENTAL SERVICES COMPLETED A FIELD WETLAND DELINEATION ON NOVEMBER 13 AND 17, 2017, AND FOUND THERE WAS NO WETLANDS ON SITE.



BENCHMARK

- Minnesota Department of Transportation Geodetic Monument named "0208 G" (GSID Station #556) Elev.= 907.78 (NAVD 88)
- Minnesota Department of Transportation Geodetic Monument named "0208 AK" (GSID Station #103142) Elev.= 900.70 (NAVD 88)

TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.

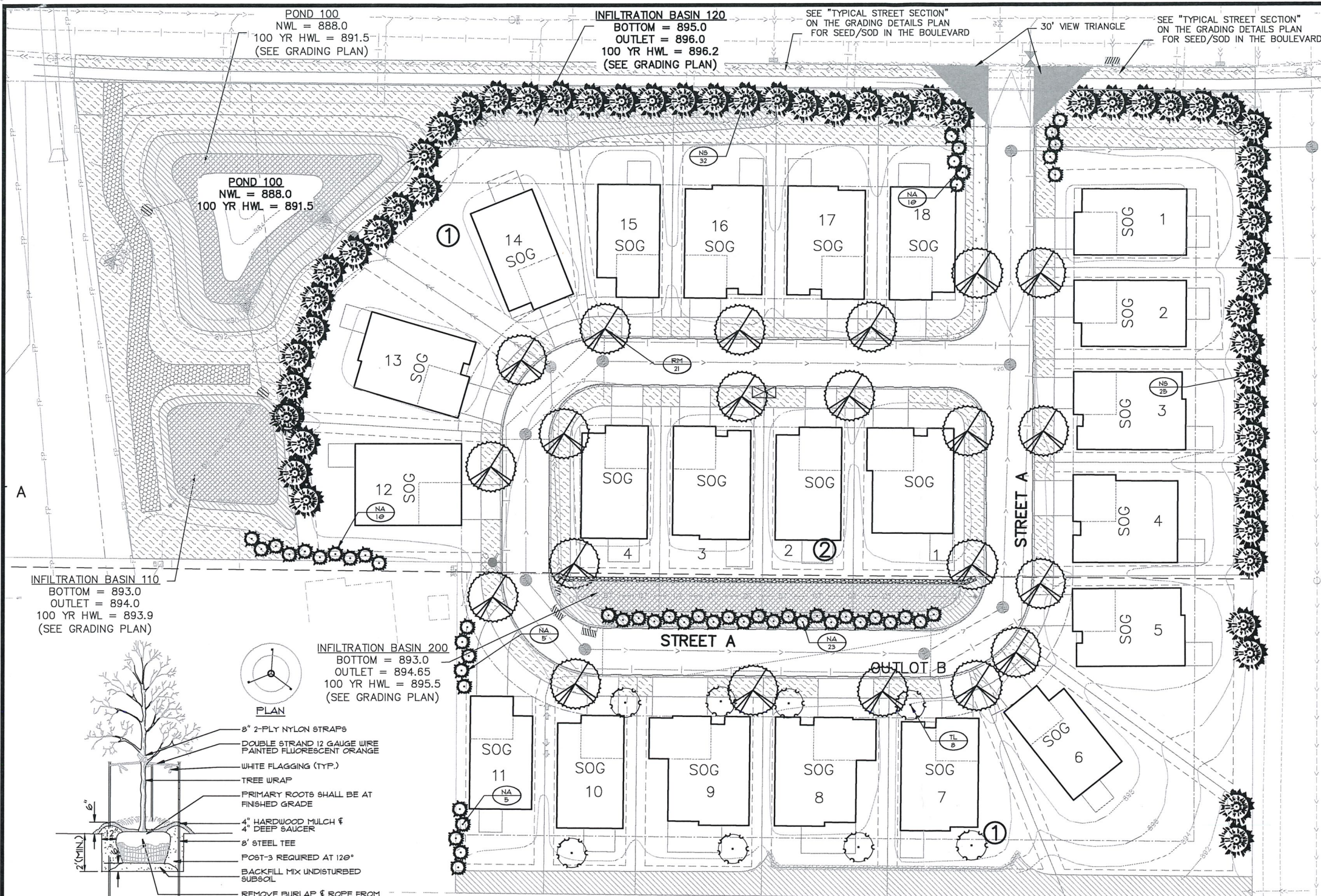
TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

SEED: MnDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE.



| LANDSCAPE LEGEND | | | | | | |
|------------------|--|--------------------------------|------|------|------|-----------------------|
| KEY | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | QTY. | INSTALL MATURE HEIGHT |
| DECIDUOUS TREES | | | | | | |
| HB | <i>Celtis occidentalis</i> | HACKBERRY | 2.5' | BB | - | 15' 50' |
| RM | <i>Acer rubrum</i> 'Nothwoods' | NORTHWOODS MAPLE | 2.5' | BB | 21 | 14' 50' |
| ORNAMENTAL TREES | | | | | | |
| SB | <i>Amelanchier x grandiflora</i> 'Autumn Brilliance' | AUTUMN BRILLIANCE SERVICEBERRY | 1.5" | BB | - | 8' 20' |
| TL | <i>Syringa Reticulata</i> | JAPANESE TREE LILAC | 1.5" | BB | 8 | 8' 20' |
| EVERGREEN TREES | | | | | | |
| NA | <i>Thuja occidentalis</i> 'Nigra' | NIGRA ARBORVITAE | 10' | BB | 53 | 10' 50' |
| NS | <i>Picea abies</i> | NORWAY SPRUCE | 6' | BB | 57 | 6' 25' |

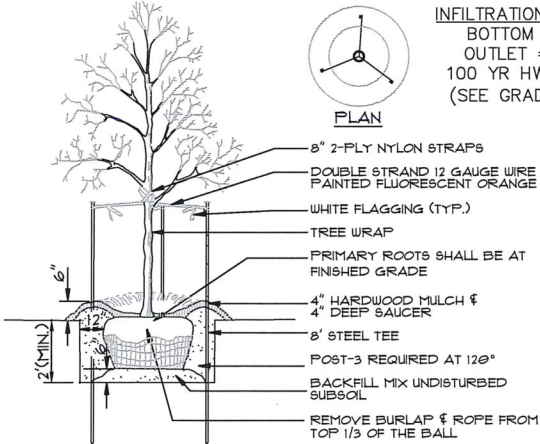
QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

PLANTING NOTES

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND CONTAINERS OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
- EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS @ O.C. MAXIMUM SPACING.
- ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 4" FOR SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
- PLACE LANDSCAPE FILTER FABRIC UNDER ALL MULCHED AREAS. FILTER FABRIC SHALL BE 100% INTERWOVEN 5.1oz NEEDLE PUNCHED POLYPROPYLENE FABRIC MANUFACTURED BY DEWITT. USE PRO 5 "WEED BARRIER" OR APPROVED EQUAL.
- PLACE EDGING BETWEEN ALL PLANTING/ROCK BEDS AND TURF. EDGING SHALL BE POLY.
- THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. VERIFY ALL QUANTITIES SHOWN ON THE LANDSCAPE LEGEND.
- LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
- THE CONTRACTOR SHALL KEEP PAVEMENTS, PLANTERS AND BUILDINGS CLEAN AND UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL AT 454-0002 (TWIN CITIES METRO AREA) OR 800-252-1168 (GREATER MINNESOTA) 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- USE ANTI-DESICCANT (MULTIPRUF OR APPROVED EQUAL) ON DECIDUOUS TREES MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
- PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRABLE LOAM CONTAINING A LIBERAL AMOUNT OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MINIMUM SPECIFICATION 3877 TYPE B SELECT TOPSOIL MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED BY ROTOTILLING IT INTO THE TOP 12" OF SO.
- ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
- SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.
 DECIDUOUS POTTED PLANTS: 4/1 - 6/1; 9/21 - 11/1
 DECIDUOUS B&B: 4/1 - 6/1; 9/21 - 11/1
 EVERGREEN POTTED PLANTS: 4/1 6/1; 9/21-11/1
 EVERGREEN B&B: 4/1 - 5/1; 9/21 - 11/1
 TURF PLAIN SEEDING: 4/1 - 6/1; 7/20 - 9/20
 NATIVE MIX SEEDING: 4/1 - 7/20; 9/20-10/20
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEQUALIFIES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
- WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK, IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.
- CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.
- ALL DISTURBED AREAS TO BE TURF SEEDING, ARE TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- ALL DISTURBED AREAS TO RECEIVE NATIVE WETLAND SEEDING, ARE TO RECEIVE ENGINEERED SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

INFILTRATION BASIN 110
 BOTTOM = 893.0
 OUTLET = 894.0
 100 YR HWL = 893.9
 (SEE GRADING PLAN)

INFILTRATION BASIN 200
 BOTTOM = 893.0
 OUTLET = 894.65
 100 YR HWL = 895.5
 (SEE GRADING PLAN)

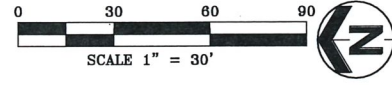


NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
 PLANTING DEPTH: TREES SHALL BE INSTALLED SO PRIMARY ROOTS ARE AT FINISHED GRADE. DO NOT PLANT TOO DEEPLY OR TREES SHALL BE REJECTED AND WILL REQUIRE CORRECTIONS.

A TREE PLANTING DETAIL
 NOT TO SCALE

CITY OF BLAINE LANDSCAPE CODE

- OVERSTORY / EVERGREEN TREES (22 LOTS)
- MINIMUM OF ONE TREE IN THE BOULEVARD PER LOT = 22 TREES
- MINIMUM OF ONE TREE IN THE FRONT YARD PER LOT = 22 TREES
- MINIMUM OF ONE TREE IN THE REAR YARD PER LOT = 22 TREES
- PERIMETER BUFFER TREES = 18 TREES
- TOTAL = 84 TREES
- TWO TREES IN THE FRONT YARD AND ONE TREE IN THE REAR YARD SHALL BE INSTALLED BY THE BUILDER/HOMEOWNER.



SEED MIX LEGEND (FOR ALL SHEETS)

| SYM. | TYPE | SEED MIX |
|-----------|---|--|
| [Pattern] | NATIVE WET PRAIRIE | MN SEED MIX 34-371 (OLD BWSR W3) |
| [Pattern] | WETLAND FRINGE | MN SEED MIX 33-261 (OLD BWSR U6) |
| [Pattern] | COMMERCIAL TURF - SOD | HIGHLAND SOD |
| [Pattern] | MNDOT 260 ALL AREAS DISTURBED BY CONSTRUCTION NOT INTENDED SODDED, OR RETENTION BASINS | MN SEED MIX 25-131 (OLD MNDOT 260) & (USE EROSION CONTROL BLANKET FOR SLOPES OVER 3:1) |
| [Pattern] | MESIC GENERAL ROADSIDE FOR GENERAL STABILIZATION OF PAD AREAS | MN SEED MIX 25-131 (USE EROSION CONTROL BLANKET FOR SLOPES OVER 3:1) |
| [Pattern] | HARDWOOD MULCH SHREDDED HARDWOOD MULCH | (NATURAL COLOR) |
| [Pattern] | 1/2" CRUSHED GRANITE | CRUSHED QUARRY GRANITE |

Carlson McCain environmental engineering surveying
 3890 Pheasant Ridge Drive NE, Suite 100 Blaine, MN 55449
 Phone: (763) 489-7900 Fax: (763) 489-7959 www.carlsonmccain.com

I hereby certify that this plan, specification or report 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
 Print Name: James A. Kalkes RLA
 Signature: *James A. Kalkes*
 Date: 3/13/19 License #: 45071

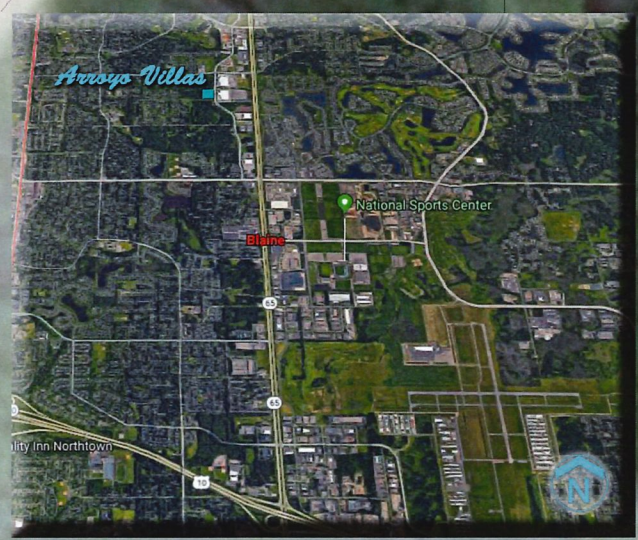
Drawn: JAK
 Designed: JAK
 Date: 3/13/19

RANGER DEVELOPMENT
 4247 - 117th Avenue NE
 Blaine, MN 55449

ARROYO VILLAS
 Blaine, MN

PRELIMINARY SITE LANDSCAPE PLAN

Arroyo Villas





View facing North, screening of existing home



View from nieghbors to the South looking North



View from Southwest corner



View from North looking South



View from South to North, West side of property



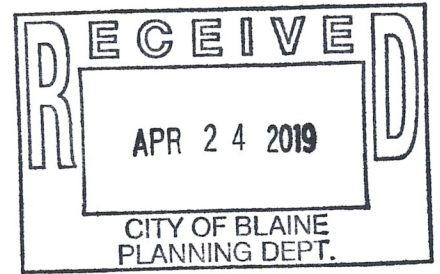








Hedberg Homes Inc.



4.24.19

Re: Arroyo Villas

Location: Ulysses Street and 116th.

The brief description below outlines what we are proposing for Arroyo Villas site.

Name of project: Arroyo Villas ar ~roy~o meaning steep-sided gully with fast-flowing water.

We are proposing for this site, 22 single family slab on grade units with an HOA maintaining the care of yard, irrigation and snow removal.

Project is the same style of homes that we have done in Blaine, beginning in the Woodland Development, Club West and The Lakes.

Streets and infrastructure will be private, with the HOA owning roads and out lots. As you can see in the attach rendering that we are proposing substantial tree screening from Ulysses Street and around the existing home on the North Westly property line. With our proposed tree plan the size of tree we will be planting shall run from 12-14' tall, Norway Spruce. These types of trees will serve two affects, 1) decrease the site view of Walmart and Lowes and 2) help reduce noise from Ulysses Street.

Design of homes will be solely with the Client and Hedberg Homes with the only restriction being the size of the home on a specific lot. I have attached a couple of exterior designs for your viewing.

Architectural design review of all homes will be done by Jon from Hedberg Homes Inc. (Builder for project)

Materials on the homes shall be as followed:

1. Designer style shingles
2. Roof pitch shall be of 7/12 though some designs may require 6/12. With all homes blending the architectural look into the project.
3. Maintenance free siding (vinyl) around home with front corner broads being similar to a James Hardie broad, a blend of culture stone, shakes, batten board and horizontal siding.

Size of homes

Foundations sizes will run from our smallest foundation size of 1000sq.' with a total footage of 1800sq.' +/- and the largest foundation up to 1900sq.' +/- . The smallest homes will have a 2nd level featuring options of three bedrooms and\or an office or loft area.

1. Garage size will be no smaller than 22x22' with two lots accommodating three car garages.
2. Patios are often a top feature that clients add to the building process. With our homes a standard patio is a 12x12'. In past Blaine projects such as the Lakes and Club West client's option for patios the length of their home since that is just like another room in the home.

Safety room

In all our one level homes we designate a location in the home that we call a storm room. Most likely the location of these rooms is directly behind the garage. These room have thread rods that are connected into the concrete floor and ran vertical through the top plat of that room. The interior walls have a layer OSB on them giving this room a safety factor in compare to the strength of a conventual room.



Hedberg Homes Inc.

Energy consumption

The energy consumption is something that we look at very hard and at what products are available to help reduce those costs while also maintaining a price point. These are a couple of the new features we offer to help reduce overall energy costs and to achieve a low HERS score.

- 1) In floor radiant heating: the most efficient heating system one can have for slab on grade homes.
- 2) T-Studs are exterior wall studs which is rated an R21 in compare to a conventual 2x6 stud of R5. T-Studs save in the wood consumption of overall building of the home. Much stronger vertical and horizontal than the conventual stud, fire and sound resistance. This makes them an upside over conventional 2x6 stud.
- 3) The T-Stud does cost more, but the payback can be realized in three to four years.

Estimated home values:

Our goal is to offer prices that can accommodate a single person, single head of household or retiree. Estimation sale prices should range from a starting price in the \$280s up to \$400k based upon the twenty-two lots we are proposing.

Sincerely

Jon Blattman
Ranger Development
Hedberg Homes Inc.



City of Blaine
Anoka County, Minnesota
Text File

Blaine City Hall
 10801 Town Sq Dr NE
 Blaine MN 55449

File Number: RES 19-90

Agenda Date: 6/17/2019

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Resolution

Agenda Number: 11.-5

DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community Development Director*

Title

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF 22 SINGLE FAMILY HOMES (DETACHED TOWNHOMES) IN A DF (DEVELOPMENT FLEX) ZONING DISTRICT LOCATED AT 116TH AVENUE NE AND ULYSSES STREET. ARROYO VILLAS (RANGER DEVELOPMENT). (CASE FILE NO. 19-0019/LSJ)

Schedule of Actions

| | |
|--------------------------------------|----------|
| Planning Commission (Public Hearing) | 05/14/19 |
| City Council (Preliminary Plat) | 06/17/19 |
| City Council (Final Plat) | TBD |
| Action Deadline | 06/22/19 |

Planning Commission Action

The Planning Commission voted unanimously to approve the rezoning. There was one comment at the public hearing concerning the loss of trees that would occur with this development.

Background

Arroyo Villas consists of subdividing approximately 5.28 acres into a subdivision with 22 single family, detached units. This project is being proposed immediately south of the proposed Cedar Point apartment project on the southwest corner of Ulysses Street and 117th Avenue. The development requires the approval of a rezoning, preliminary plat and a conditional use permit as the proposed new zoning of the property is DF (Development Flex).

Rezoning

This property is currently zoned FR(Farm Residential) and the proposed zoning of the property is DF (Development Flex). The land use of the property is LDR

(Low Density Residential), which requires a density of under 6 units per acre. The density of this plat is approximately 4 units per acre. The rationale for the rezoning is as follows:

1. The DF zoning standards to be incorporated are consistent with and will complement homes and housing options that have been constructed within recent master planned developments.
2. The DF zoning district allows the city the opportunity to have some flexibility when approving developments that warrant higher standards than what is allowed with the traditional zoning districts. It affords the city the opportunity to provide input on items that would benefit the surrounding neighborhoods and the city as a whole.

Preliminary Plat

The preliminary plat includes 22 single family detached units and two outlots. Outlot A is being used for ponding and is in a drainage and utility easement. Outlot B will be used for a private drive.

The plat will be accessed off of Ulysses Street by one driveway. The internal road will be considered private and will be maintained by the association. The internal road shall be called 115th Circle NE.

Park dedication is required for this plat in the amount of \$4,449 per unit for a total park dedication fee of \$97,878. This fee will be required prior to releasing the final plat mylars for recording at Anoka County.

Conditional Use Permit

This housing type is consistent with the existing detached townhomes that have been recently built by Hedberg Homes in the Lakes, the Woodland Village Development and Club West. The product being provided will be attractive to empty nesters or single home buyers.

The proposed single-family products would include maintenance free, vinyl siding, some hardie siding, culture stone, shakes and batten board. The floor plans would provide 1,800 to 1,900 square feet of finished area. The homes will be built slab-on-grade (no basements). The estimated price range is \$280,000-\$400,000.

All yards and driveways will be association maintained. The applicant has provided a landscape plan that will nicely compliment the development and provide an attractive appearance. Each lot has the standard two trees per lot and

this landscape plan also includes a thick row of conifer trees along Ulysses Street to block road noise and commercial lights from the east side of Ulysses Street. The developer will be required to install the landscaping as shown on the landscape plan presented for this application. The conifer trees along Ulysses Street will be required to be installed at 8 feet in height, rather than 6 feet as shown.

A site improvement performance agreement (SIPA) will be required prior to any work being performed on site. This agreement includes the submission of a final guarantee for all site work to be performed and a cash escrow to cover the city's cost of inspecting the improvements.

Recommendation

By motion, approve the Resolution.

Attachments

See Rezoning (Second Reading) report.

Body

WHEREAS, an application has been filed by Ranger Development as Conditional Use Permit Case File No. 19-0019; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on May 14, 2019; and

WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on June 17, 2019.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 29.80 of the Zoning Ordinance to allow for construction of 22 single family detached homes in a DF (Development Flex) zoning district based on the following conditions:

Arroyo Villa - Single Family - FR Development Standards

Permitted Uses

1. Single-family detached dwellings.
2. Group family daycare.

Accessory Uses

1. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Conditional Uses

1. Home occupations listed as Conditional Uses fewer than 33.11.

Standards

1. Front yard setback - 20 feet
2. Side yard setback - 6.5 feet for house and garage.
3. Corner side yard setback - 15 feet. **West side yard setback for Lot 12, Block 1 is 18 feet.**
4. Rear yard setback - 15 feet for house and garage, 5 feet for at grade patios.
5. Maximum building height - 2 1/2 stories or 35 feet.
6. It shall be required for all single family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings are not permitted.
7. The minimum finished floor area above grade for all homes shall be 1,800 square feet. All homes shall have a minimum depth and width of 24 feet.
8. All homes to be constructed utilizing pre-approved exterior materials, roof pitches and elevations. All house exteriors to utilize maintenance-free materials to the extent possible. Care to be taken to utilize a variety of home styles, front elevations and colors to provide maximum housing variety within each neighborhood. Developer to establish criteria to ensure that adjacent single family homes built within the development do not have the same exterior color or architectural elevations. The proposed homes to be consistent with the elevations attached to this report.
9. All windows on all units should include higher quality detail trim around the windows and patio doors.
10. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
11. All homes, within the development to incorporate Airport Noise Abatement Standards with Central Air conditioning to mitigate noise impacts.
12. Driveways shall not be constructed closer than 3 feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other city approved material that is consistent in durability and quality.

13. It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4 inches of topsoil (black dirt containing not more than 35 percent sand) with full yard underground irrigation.
14. No side patio or entrance doors are permitted.
15. No yard fences permitted except for privacy fencing immediately adjacent to patios. Privacy fencing to be constructed of maintenance free materials and no more than six feet in height.
16. Swimming pools are not permitted.
17. The landscape plan to be approved through a site plan approval process. Developer to require homeowner's associations to be responsible for maintenance and upkeep of landscape improvements within the plat, and an affidavit indicating to homebuyers that the soils located in the rear and side yards of the single family lots have not been corrected to accommodate general building construction or pools and that additional effort may be required, by the homeowner, to stabilize those soils before additional construction could occur.
18. Conifer trees along Ulysses Street should be installed at a height of 8 feet.

PASSED by the City Council of the City of Blaine this 17th day of June, 2019.



**City of Blaine
Anoka County, Minnesota
Signature Copy**

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Resolution: RES 19-90

File Number: RES 19-90

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE
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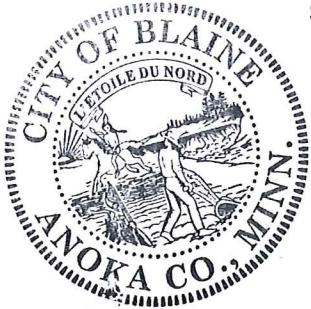
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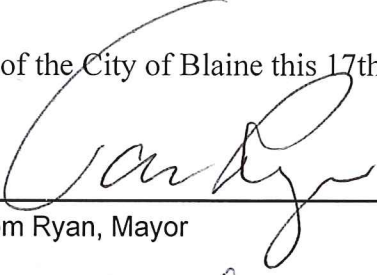
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PASSED by the City Council of the City of Blaine this 17th day of June, 2019.



Signed by 
Tom Ryan, Mayor

Date 6-17-19

Attest by 
Catherine Sorensen, CMC, City Clerk

Date 6-17-19

Robinson, Patricia

From: peter stalland <peterstalland@hotmail.com>
Sent: Wednesday, January 01, 2020 11:45 AM
To: Robinson, Patricia; Hedberg Homes
Subject: Arroyo Villas Ranger Development

Pat, in response to your notice of Arroyo Villas' request to allow for a minimum square footage of 1.350 SF for the townhomes, I support Ranger's application. I am the owner of Cedar Point Apartments which is the project under construction adjacent to this site to the north.

Peter

K. Peter Stalland, Esq.
19356 Meadowridge Trail North
Marine, MN 55047
Office tel#: 651-433-0155
Cell tel#: 651-245-7222
Email: peterstalland@hotmail.com