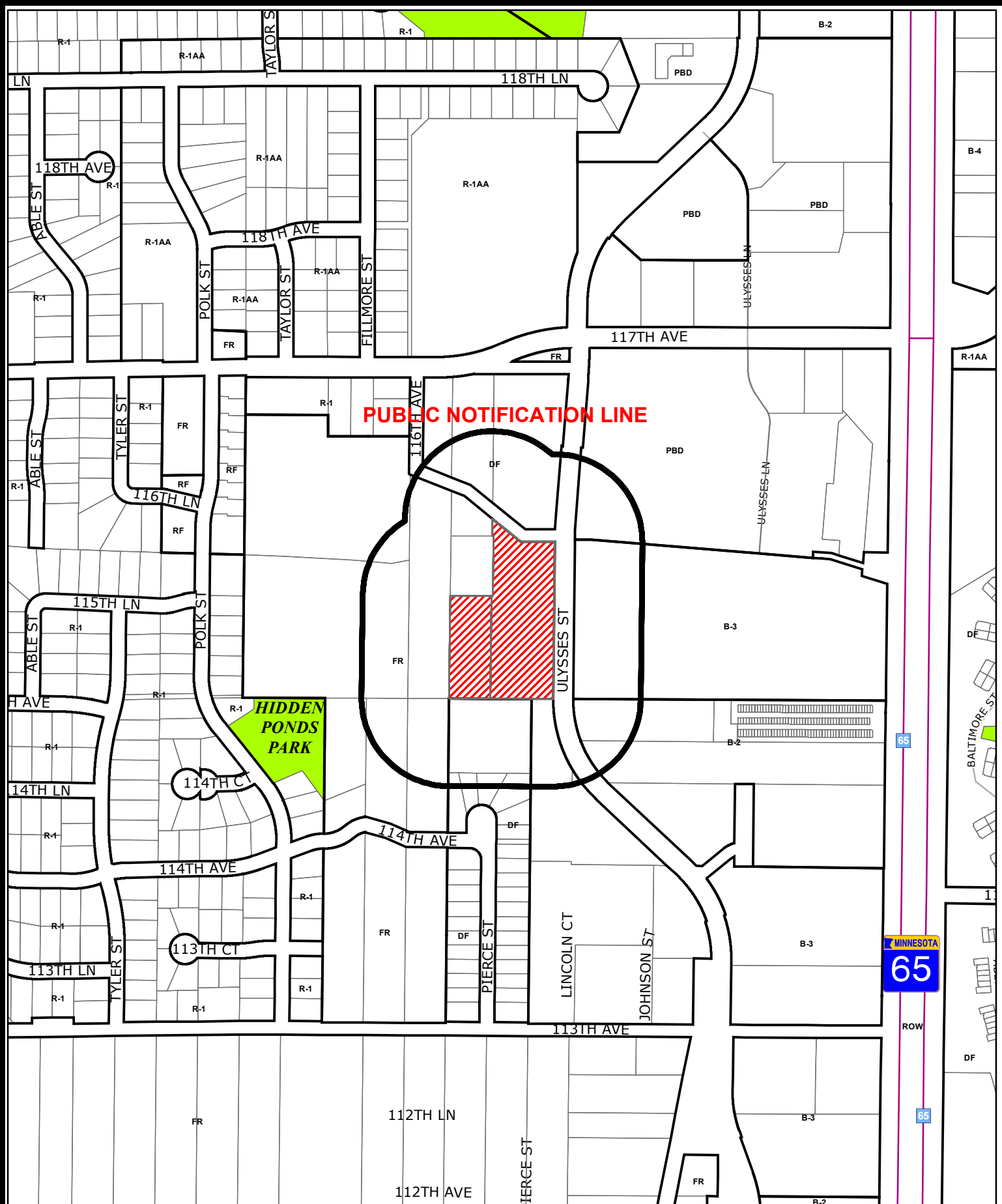
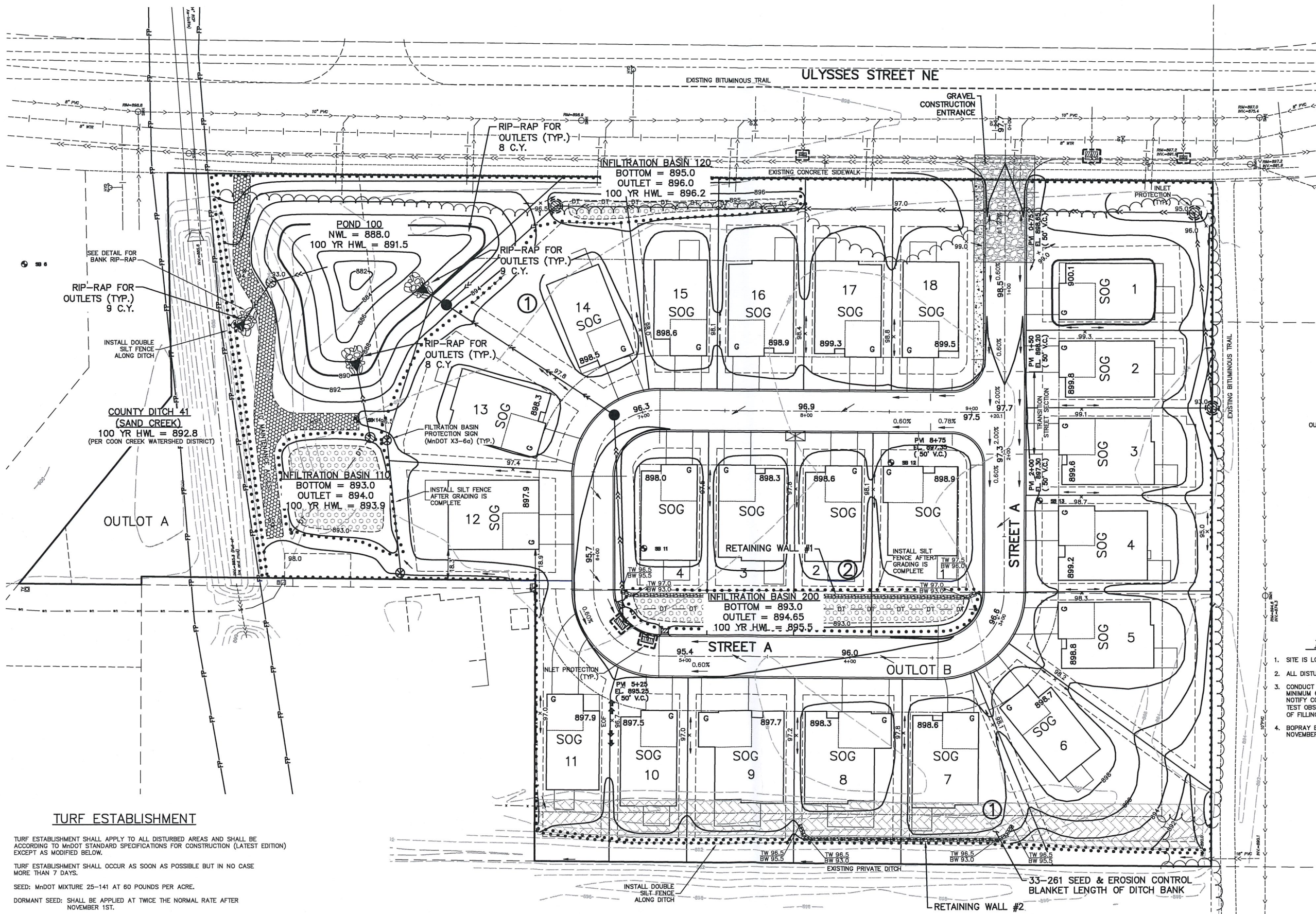




Case File No. 19-0019
Arroyo Villas

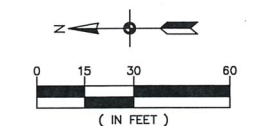
Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180





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	---	---
EMERGENCY OVERFLOW	---	---
SILT FENCE	---	---
TREE FENCE	---	---
TREELINE	---	---
SOIL BORING	---	---

- 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	
1.	Minnesota Department of Transportation Geodetic Monument named "0208 C" (GSD Station #556) Elev. = 907.78 (NAVD 88)
2.	Minnesota Department of Transportation Geodetic Monument named "0208 AK" (GSD 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.

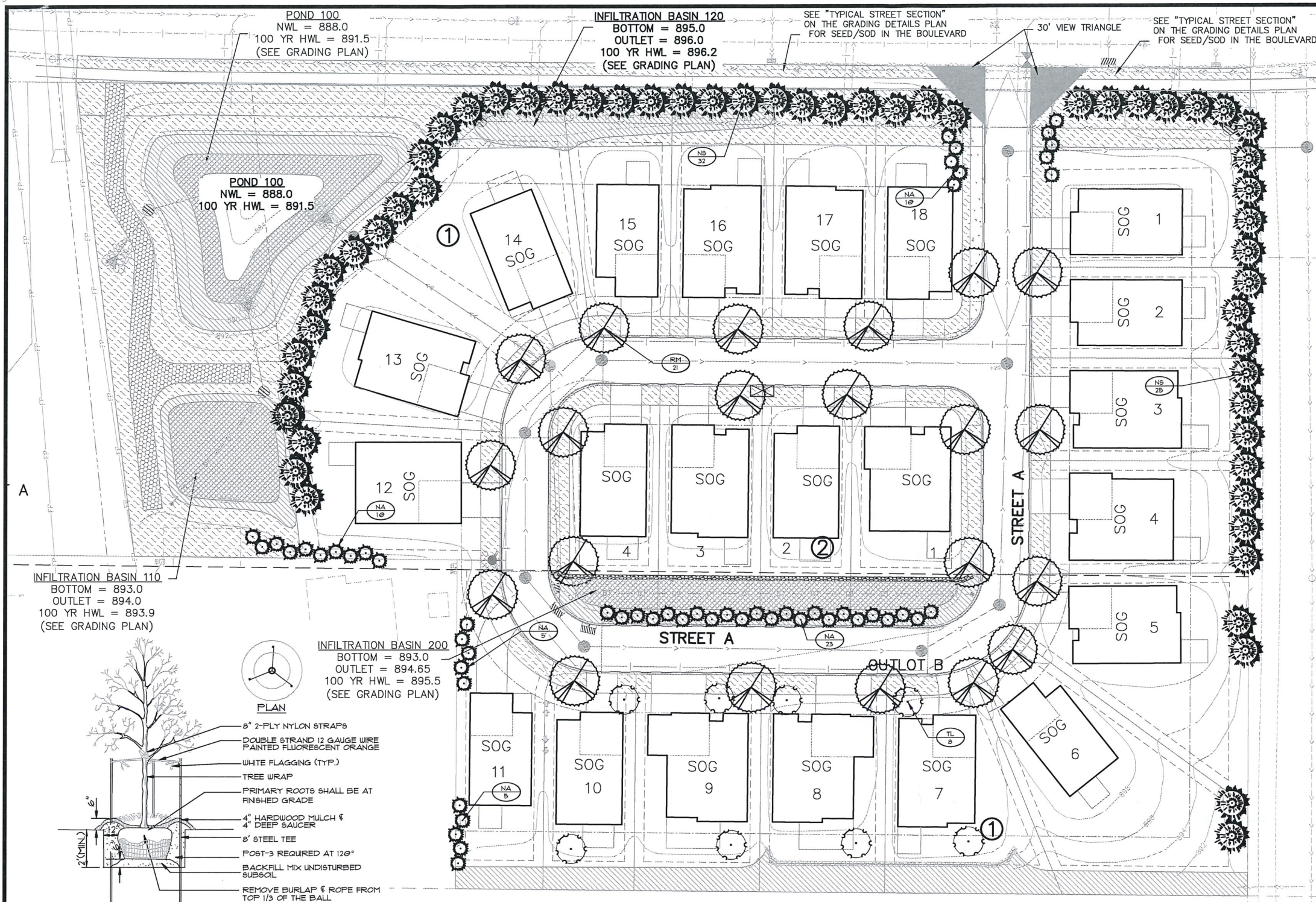
TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

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	Celtis occidentalis	HACKBERRY	2.5'	BB	-	15' 50'
RM	Acer rubrum 'Nothwoods'	NORTHWOODS MAPLE	2.5'	BB	21	14' 50'
ORNAMENTAL TREES						
SB	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	1.5'	BB	-	8' 20'
TL	Syringa Reticulata	JAPANESE TREE LILAC	1.5'	BB	8	8' 20'
EVERGREEN TREES						
NA	Thuja occidentalis 'Nigra'	NIGRA ARBORVITAE	10'	BB	53	10' 50'
NS	Picea abies	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 MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME 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 DIRT LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4" HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' 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 (WILT-PRUF OR APPROVED EQUAL) ON DECIDUOUS AND DISEASE AND CONTAINERS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME 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 MN DOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDPAK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-10-10 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 SOIL.
- 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/LAWN SEEDING: 4/1 - 5/1; 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 DEFOLIATES (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 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 SEEDDED, 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 SEEDDED, ARE TO RECEIVE ENGINEERED SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

SEED MIX LEGEND (FOR ALL SHEETS)

SYM.	TYPE	SEED MIX
	NATIVE WET PRAIRIE	MN SEED MIX 34-371 (OLD BWSR W3)
	WETLAND FRINGE	MN SEED MIX 33-261 (OLD BWSR U6)
	COMMERCIAL TURF - SOD	HIGHLAND SOD
	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)
	MESIC GENERAL ROADSIDE FOR GENERAL STABILIZATION OF PAD AREAS	MN SEED MIX 25-131 (USE EROSION CONTROL BLANKET FOR SLOPES OVER 3:1)
	HARDWOOD MULCH SHREDDED HARDWOOD MULCH	(NATURAL COLOR)
	1/2" CRUSHED GRANITE	CRUSHED QUARRY GRANITE

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.



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

Revisions:
1. 3/27/19 per CCWD Comments
2. 4/10/19 per CCWD Comments
3. 4/24/19 per City Comments

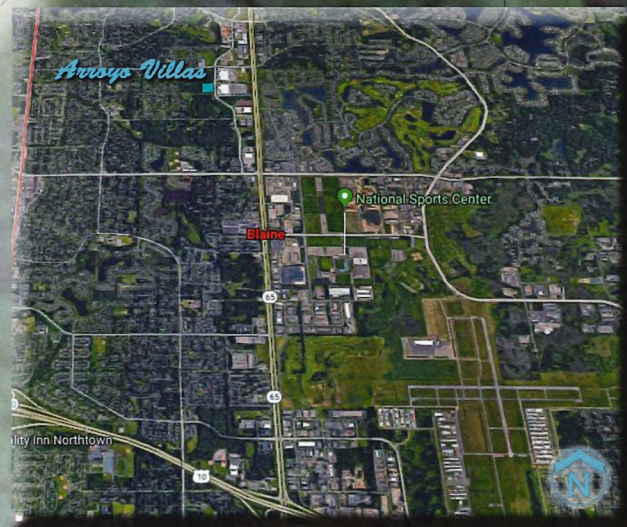
RANGER DEVELOPMENT
4247 - 117th Avenue NE
Blaine, MN 55449

ARROYO VILLAS
Blaine, MN

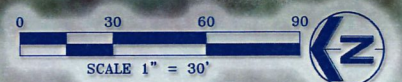
**PRELIMINARY SITE
LANDSCAPE PLAN**

L1
of
1

Arroyo Villas



Carlson
McCain





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



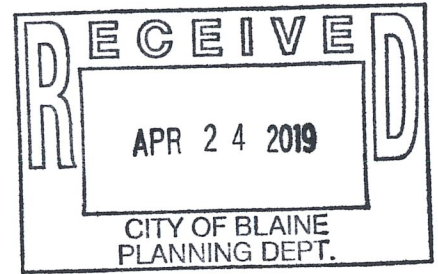








Hedberg Homes Inc.



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.