

Case File No. 13-0048



# PRELIMINARY PLAT

~of~ HENNUM MEADOWS NORTH

~for~ Dan Hennum  
10209 Jackson Street NE  
Blaine, Mn 55434  
(763) 464-3139

## PROPERTY DESCRIPTION

The North Half of Lot 18, GREEN ACRES ADDITION,  
Anoka, County, Minnesota.

## AREA COMPUTATIONS

TOTAL AREA SITE AREA: 4.89± ACRES  
14 PROPOSED SINGLE FAMILY LOTS  
1 PROPOSED OUTLOTS  
DENSITY: 2.86± UNITS/ ACRE

## ZONING AND SETBACKS

CURRENT ZONING IS R-1 SINGLE FAMILY  
PROPOSED ZONING R-1 SINGLE FAMILY

FRONT SETBACK 30 FEET  
HOUSE SIDE SETBACK (INTERIOR) 10 FEET  
GARAGE SIDE SETBACK (INTERIOR) 5 FEET  
REAR SETBACK 30 FEET  
SIDE STREET SETBACK 20 FEET

### DEVELOPMENT REQUIREMENTS FOR ZONE R-1 (SINGLE FAMILY RESIDENTIAL)

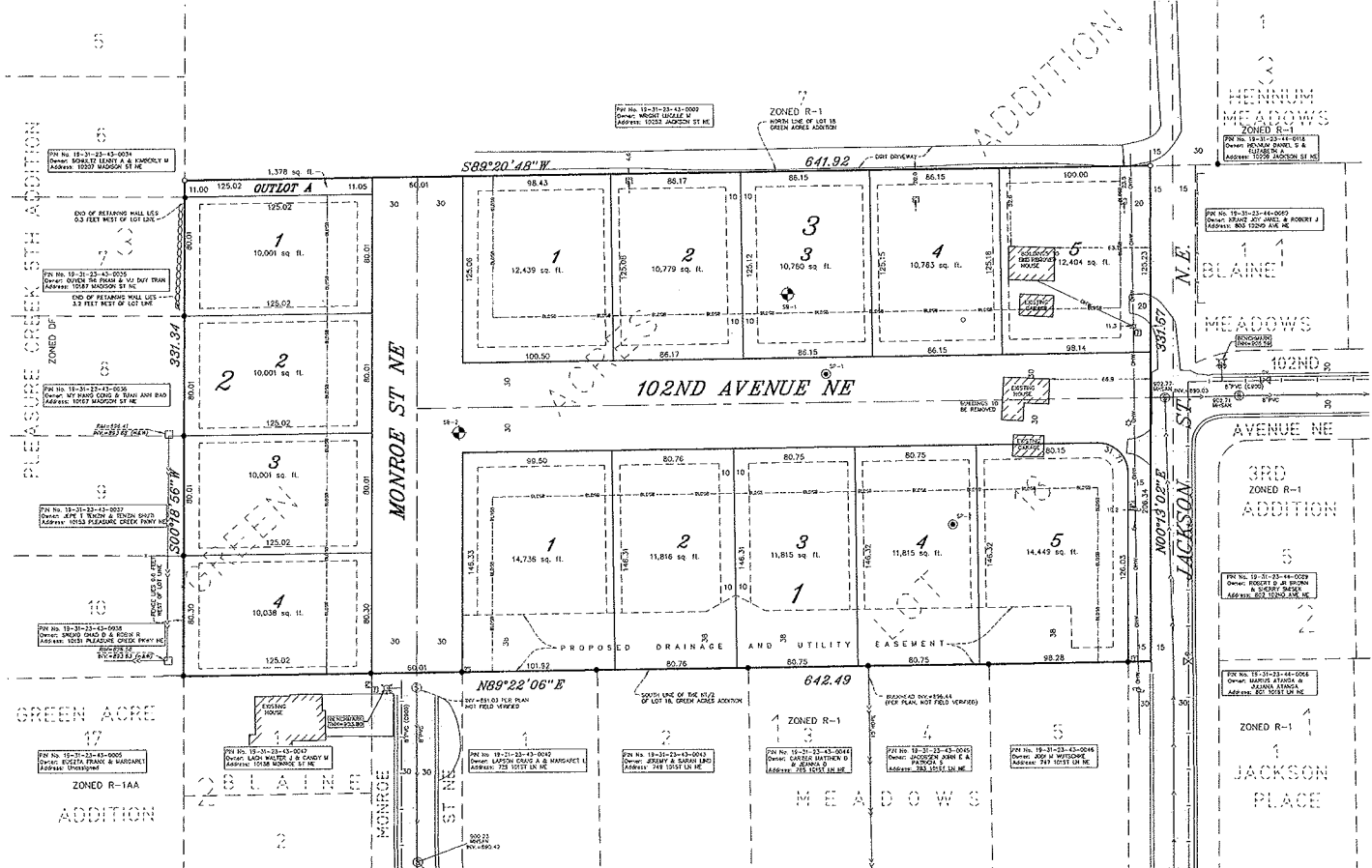
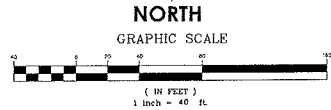
MINIMUM LOT AREA 10,000 S.F.  
MINIMUM LOT WIDTH 80 FEET AT SETBACK LINE  
MINIMUM STREET FRONTAGE 80 FEET  
MINIMUM LOT DEPTH 125 FEET

## NOTES

- Property address is 10132 Jackson Street N.E.
- PN No. 19-31-23-43-0006.
- Field survey was completed by E.G. Rud and Sons, Inc. on 05/01/13
- Bearings shown are assumed.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Utilities shown hereon are observed and from various utility plans. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
- See Preliminary Tree Inventory and Tree Removal Plan for tree size and species.

**E. G. RUD & SONS, INC.**  
Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014

www.egrud.com

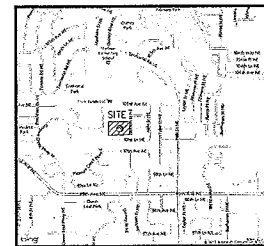


## LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 25343
- DENOTES CATCH BASIN
- ⊙ DENOTES SANITARY SEWER MANHOLE
- DENOTES HYDRANT
- ⊠ DENOTES GATE VALVE
- ⊙ DENOTES FURNACE POLE
- ⊙ DENOTES GUY WIRE
- ⊙ DENOTES LIGHT POLE
- ⊙ DENOTES TELEPHONE PEDESTAL
- ⊙ DENOTES POWER PEDESTAL
- ⊙ DENOTES FENCE
- ⊙ DENOTES RETAINING WALL
- ⊙ DENOTES EXISTING SANITARY SEWER
- ⊙ DENOTES EXISTING STORM SEWER
- ⊙ DENOTES EXISTING WATER MAIN
- ⊙ DENOTES OVERHEAD WIRE
- ⊙ DENOTES BITUMINOUS SURFACE
- ⊙ DENOTES SOIL SAMPLE POINTS DONE BY WAYNE JACOBSON ENVIRONMENTAL, PLLC ON 4-2013
- ⊙ DENOTES SOIL BORING DONE BY HAUGO TECHNICAL SERVICES ON 8-2013
- ⊙ DENOTES BUILDING SETBACK LINE
- ⊙ DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY GIS INFORMATION)

## VICINITY MAP

PART OF SEC. 19, TWP. 31, RNG. 23



ANOKA COUNTY, MINNESOTA  
(NO SCALE)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BENCH 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING STREET LINES AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

James E. Rapier

Date: 07/12/2013 License No. 25343

DRAWN BY: JLN	JOB NO: 13011PP	DATE: 5-02-13	
CHECK BY: JLN	SCANNED 13		
1	07/12/13	PRELIMINARY PLAT SUBMITTAL	
2			
3			
NO.	DATE	DESCRIPTION	BY

# CERTIFICATE OF SURVEY

~of~ HENNUM MEADOWS NORTH  
 ~for~ Dan Hennum  
 10209 Jackson Street NE  
 Blaine, Mn 55434  
 (763) 464-3139

## PROPERTY DESCRIPTION

The North Half of Lot 18, GREEN ACRES ADDITION,  
 Anoka, County, Minnesota.

## NOTES

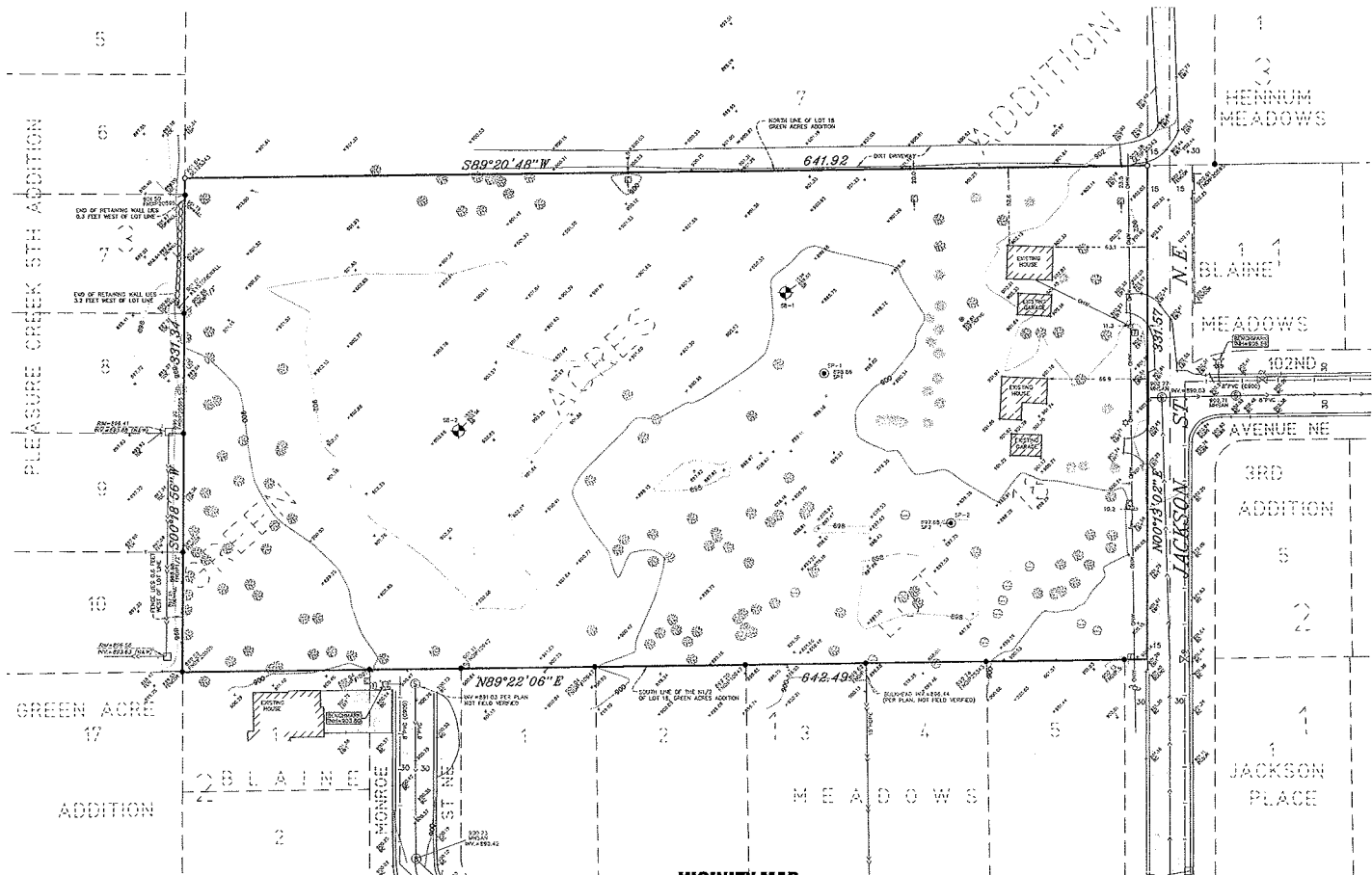
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- ⊕ DENOTES GUY WIRE
- ⊕ DENOTES LIGHT POLE
- ⊕ DENOTES TELEPHONE PEDESTAL
- ⊕ DENOTES CABLE PEDESTAL
- DENOTES FENCE
- DENOTES RETAINING WALL
- DENOTES EXISTING 10 FOOT CONTOUR INTERVAL
- DENOTES EXISTING 2 FOOT CONTOUR INTERVAL
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
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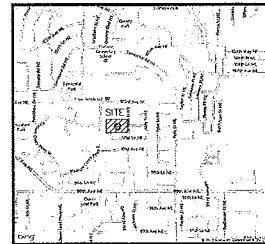
**E. G. RUD & SONS, INC.**  
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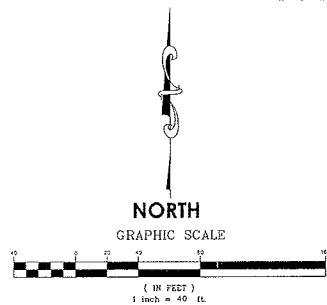


## VICINITY MAP

PART OF SEC. 19, TWP. 31, RANG. 23



ANOKA COUNTY, MINNESOTA  
 (NO SCALE)



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Minnesota.

*James E. Rapier*  
 James E. Rapier  
 Date: 07/12/13 License No. 25343

NO.	DATE	DESCRIPTION	BY
1	02/12/13	PRELIMINARY PLAN SUBMITTAL	JMR
2			
3			

# OVERALL CONCEPT PLAN

~of~ HENNUM MEADOWS NORTH  
 ~for~ Dan Hennum  
 10209 Jackson Street NE  
 Blaine, Mn 55434  
 (763) 464-3139

## PROPERTY DESCRIPTION

The North Half of Lot 18, GREEN ACRES ADDITION,  
 Anoka, County, Minnesota.

## AREA COMPUTATIONS

TOTAL AREA SITE AREA: 4.894 ACRES  
 14 PROPOSED SINGLE FAMILY LOTS  
 1 PROPOSED OUTLOTS  
 DENSITY: 2.864 UNITS/ ACRE

## ZONING AND SETBACKS

CURRENT ZONING IS R-1 SINGLE FAMILY  
 PROPOSED ZONING R-1 SINGLE FAMILY

FRONT SETBACK 30 FEET  
 HOUSE SIDE SETBACK (INTERIOR) 10 FEET  
 GARAGE SIDE SETBACK (INTERIOR) 5 FEET  
 REAR SETBACK 30 FEET

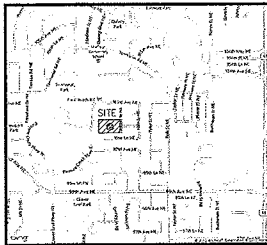
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 MINIMUM LOT AREA 10,000 S.F.  
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## NOTES

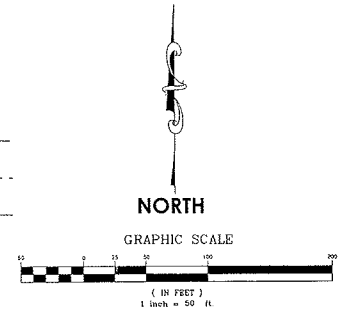
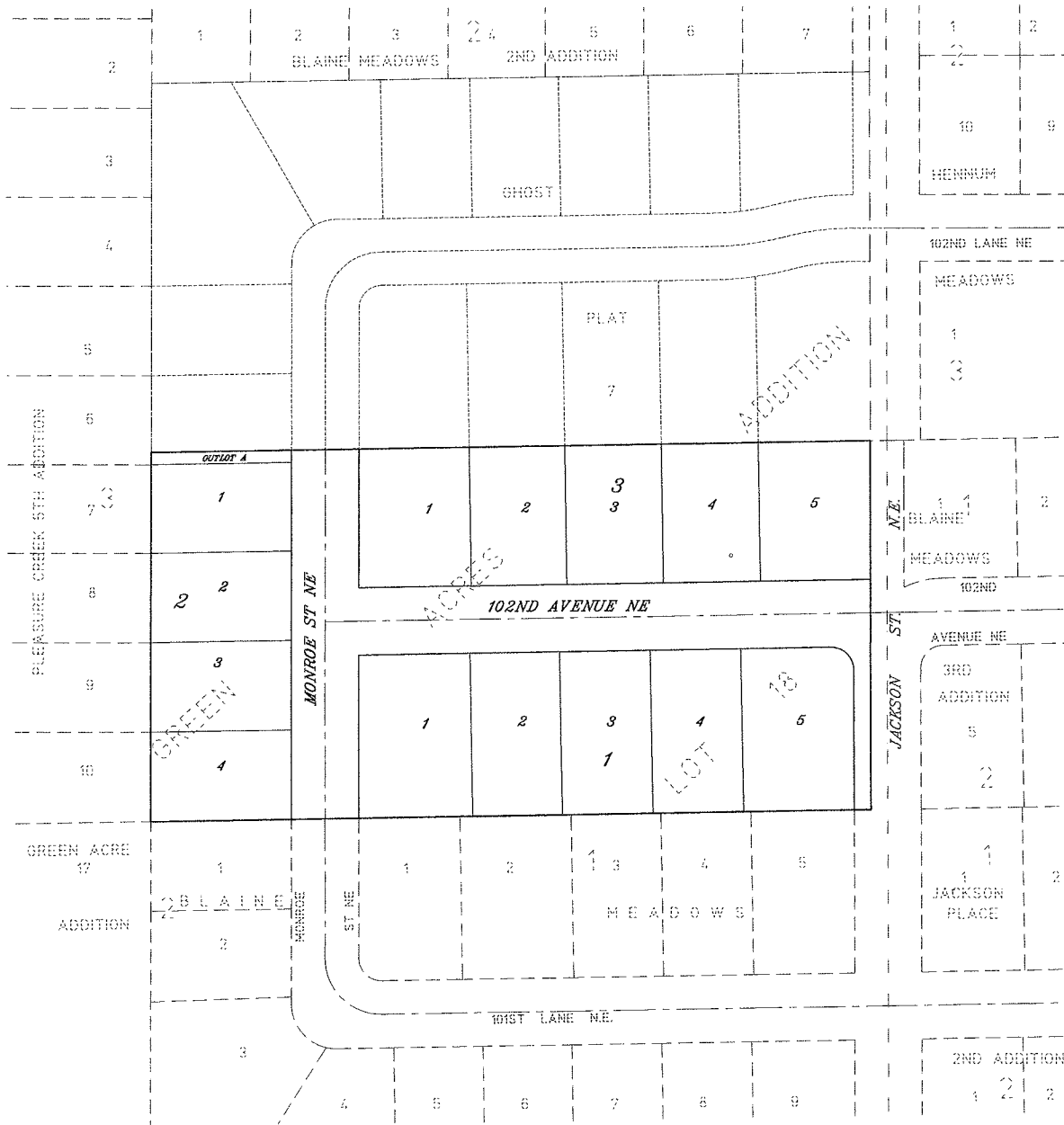
- Property address is 10132 Jackson Street N.E.
- PIN No. 19-31-23-43-0006.

## VICINITY MAP

PART OF SEC. 19, TWP. 31, RING. 23



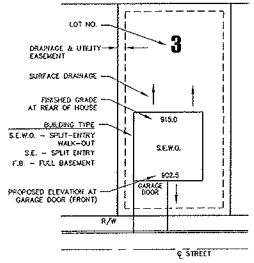
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 (NO SCALE)



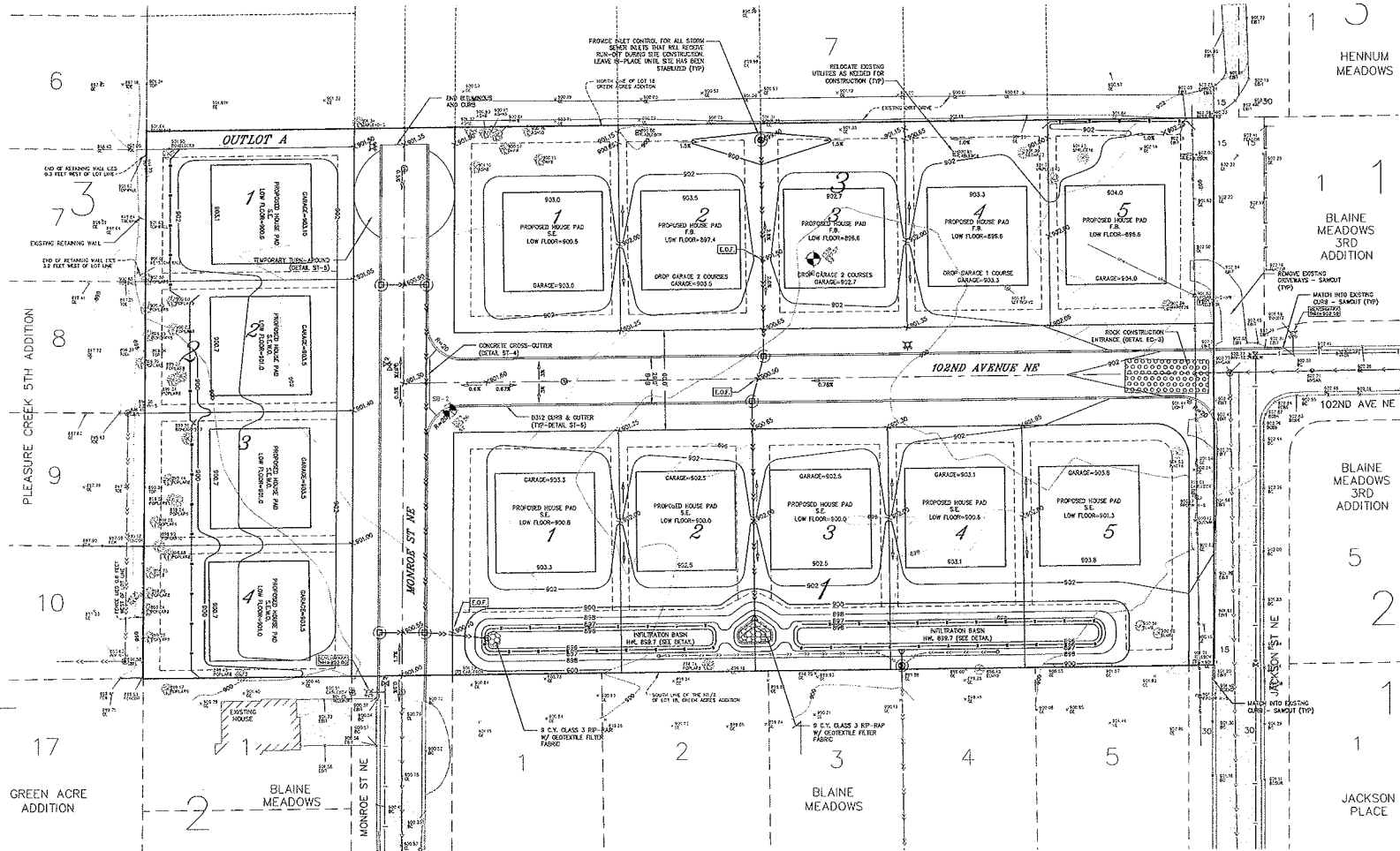
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 6776 Lake Drive NE, Suite 110  
 Lino Lakes, MN 55014  
 Tel. (651) 361-8200 Fax (651) 361-8701

DRAWN BY: JEN	JOB NO.: 1301PP	DATE: 5-02-13
CHECK BY: JEN	SCANNED <input type="checkbox"/>	
1	11-28-13	Changed per City Comments JEN
2	02/12/13	PRELIMINARY PLAT SUBMITTAL JMD
3		
NO.	DATE	DESCRIPTION
BY		

NOTES:  
 1) SEE SHEET C4 FOR ADDITIONAL GRADING, EROSION CONTROL, AND SITE SEQUENCING NOTES  
 2) STABILIZING VEGETATION REQUIRED WITHIN 7 DAYS OF ROUGH GRADING.



TYPICAL LOT LAYOUT  
 N.T.S.



LEGEND	
□	EXISTING CABLE BOX
○	EXISTING LIGHT POLE
○	EXISTING TELEPHONE PIEDestal
○	EXISTING UTILITY POLE
—	EXISTING OVERHEAD WIRE
—	EXISTING STORM SEWER
—	EXISTING WATER MAIN
—	EXISTING SANITARY SEWER
—	EXISTING STORM MANHOLE
□	EXISTING CATCH BASIN
—	EXISTING FLARED-END SECTION
—	EXISTING GATE VALVE
—	EXISTING HYDRANT
—	EXISTING SANITARY SEWER MANHOLE
—	EXISTING CONTOUR
○	EXISTING SPOT ELEVATION
—	EXISTING TREES
—	PROPOSED WATER PIPE
—	PROPOSED SANITARY SEWER PIPE
—	PROPOSED STORM SEWER PIPE
—	PROPOSED DRAIN TILE & CLEANOUTS
—	PROPOSED CONTOUR
○	PROPOSED SPOT ELEVATION (SLOPE, STAIRS, ELEVATION, OR DRAINAGE MANHOLE)
—	PROPOSED SLE FDNIC (DETAIL EC-1)
—	PROPOSED DIRECTION OF DRAINAGE
—	PROPOSED RP-RAP (DETAIL SD-4)
—	PROPOSED RALET PROTECTION (DETAIL EC-4)

**GENERAL NOTES**

- THE INFORMATION SHOWN ON THESE DRAWINGS INCLUDING PIPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
- CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS.
- THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING SANITARY SEWER, STORM SEWER, AND WATER MAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
- INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND METAL PLATES.
- THE CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO THE REPAIRS OF ANY SEWER OR WATER SERVICES TO EXISTING HOMES OR BUSINESSES.
- STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
- NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ALL ELECTRICAL, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.

**GRADING, DRAINAGE & EROSION CONTROL NOTES**

- PRIOR TO ANY GRADING OPERATIONS, THE CONTRACTOR SHALL INSTALL ROCK CONSTRUCTION ENTRANCE (LOCATIONS TO BE DETERMINED - COORDINATE WITH OWNER) AND PERIMETER SLE FENCE AS SHOWN ON PLAN. (CONTACT CITY TO VERIFY EROSION CONTROL MEASURES PRIOR TO GRADING OPERATIONS IF NECESSARY). ADDITIONAL SLE FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.
- THE CONTRACTOR SHALL PERFORM SITE GRADING ON AN AREA-BY-AREA BASIS TO MINIMIZE DISTURBED AREAS. AS EACH AREA IS COMPLETED ALL EXPOSED SOILS MUST HAVE TEMPORARY EROSION CONTROL PROTECTION OR PERMANENT COVER WITHIN SEVEN (7) DAYS.
- SEE SHEET C4, STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR ADDITIONAL EROSION CONTROL, NOTES AND SITE SEQUENCING.

**PAVING & CURBING NOTES**

- SLAB-CUT EXISTING BERBERMUS AND CONCRETE CURBS TO PROVIDE SMOOTH JOINT.
- REMOVAL AND DISPOSAL OF EXISTING STREET MATERIALS AS REQUIRED FOR CONSTRUCTION IS CONSIDERED INCIDENTAL TO CONSTRUCTION ACTIVITY.
- RESTORE DISTURBED PAVEMENTS TO EXISTING OR BETTER SECTION.
- BACKFILLING OF CURBS WITH ON-SITE MATERIAL IS CONSIDERED INCIDENTAL TO CURB CONSTRUCTION.
- FOUR INCHES OF CLASS 5 UNDER CURB IS CONSIDERED INCIDENTAL TO CURB INSTALLATION.

**SEPARATION BASIN NOTES:**

- CONTRACTOR TO STAKE-OUT AND MARK AREA SO THAT CONSTRUCTION TRAFFIC DOES NOT COMPACT SOILS IN BASIN AREA. PROTECT AREA TO ENSURE SEPARATION FROM CONSTRUCTION ACTIVITY & READING BASIN.
- USE UNDERPADE, EARTH WORKING EQUIPMENT (WHEEL TRACK EQUIPMENT), OR LIGHT-EQUIPMENT WITH TIRE-TYPE TIRES IN AND AROUND BASIN AREA.
- EXISTING GRANITE INTO MANHOLE AND PROVIDE 1" PVC CAP. DRAMPAN THE 2" BASIN TO BE MONITORED. IF BASIN IS TO OPERATE WITHIN 48 HOURS, CONTACT CDDM CREEK INFLUENT TO PLOWE P.C. CAP.
- A POST-CONSTRUCTION TEST OF THE BASIN WILL BE CONDUCTED BY FIELDING IT TO A MINIMUM DEPTH OF 6" BY HAND AND MONITORING THE TEST. NECESSARY TO DRAW LEAKAGE FROM UNDER WATERSHED PRIOR TO THE TEST TO WITNESS THE RESULTS.

GRADING, DRAINAGE & EROSION CONTROL PLAN  
 HENNUM MEADOWS NORTH



DRAWN BY: A.G. CHECKED BY: C.W.P. ORIGINAL DATE: JULY 19, 2013	DESIGN BY: A.G. PROJ. NO. 13-1412
DATE REVISION DESCRIPTION DATE REVISION DESCRIPTION DATE REVISION DESCRIPTION	
HENNUM MEADOWS NORTH BLAINE MN GRADING, DRAINAGE & EROSION CONTROL PLAN	
PREPARED FOR: DAN HENNUM	
PLOWE ENGINEERING, INC. 6776 LANE DRIVE LINO LAKE, MN 55014 PHONE: (651) 361-4210 FAX: (651) 361-4611	
NORTH 1" = 30' 1" = 30' FEET	

DATE: \_\_\_\_\_  
 REVISION DESCRIPTION:

HENNUM MEADOWS NORTH  
 BLAINE, MN  
 UTILITY PLAN  
 PREPARED FOR: DAN HENNUM  
 SITE PLANNING & ENGINEERING  
 PLOWE ENGINEERING, INC.  
 575 LAKE DRIVE  
 SUITE 110  
 LIND LAKES, MN 55014  
 PHONE: (651) 561-8210  
 FAX: (651) 561-0701

HENNUM MEADOWS NORTH  
 BLAINE, MN  
 UTILITY PLAN  
 PREPARED FOR: DAN HENNUM  
 SITE PLANNING & ENGINEERING  
 PLOWE ENGINEERING, INC.  
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PREPARED FOR: DAN HENNUM  
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SITE PLANNING & ENGINEERING

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 SUITE 110  
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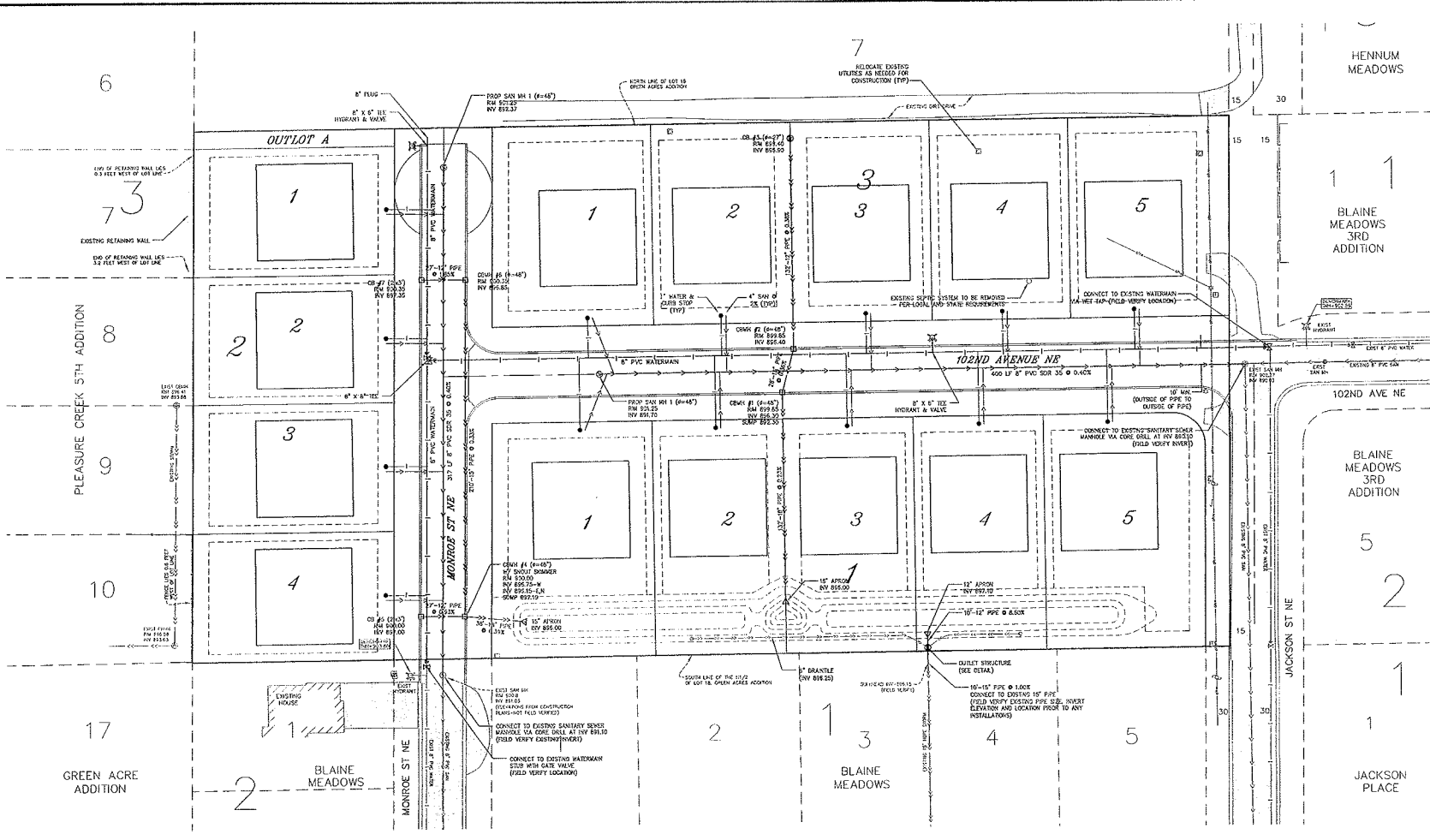
NORTH



0 15 30  
 1 INCH = 30 FEET

**C2**

**UTILITY PLAN  
 HENNUM MEADOWS NORTH**



**LEGEND**

- |   |                                 |   |   |
|---|---------------------------------|---|---|
| □ | EXISTING CABLE BOX              | • | EXISTING SPOT ELEVATION   |
| ○ | EXISTING LIGHT POLE             | ○ | EXISTING TREES  |
| □ | EXISTING TELEPHONE PEDESTAL     | — | PROPOSED WATER PIPE   |
| — | EXISTING UTILITY POLE           | — | PROPOSED SANITARY SEWER PIPE  |
| — | EXISTING OVERHEAD WIRE          | — | PROPOSED STORM SEWER PIPE   |
| — | EXISTING STORM SEWER            | — | PROPOSED DRAINWELL & CLEANOUTS  |
| — | EXISTING WATER MAIN             | — | PROPOSED COULOUR  |
| — | EXISTING SANITARY SEWER         | ○ | PROPOSED SPOT ELEVATION<br>(EXISTING MANHOLE BRIDGE<br>OR EXISTING WATER<br>CONCRETE MANHOLE) |
| — | EXISTING STORM MANHOLE          | — | PROPOSED S&I FENCE (DETAIL CC-1)  |
| □ | EXISTING CATCH BASIN            | — | PROPOSED DIRECTION OF DRAINAGE  |
| — | EXISTING FLARED-END SECTION     | — | PROPOSED R&R (DETAIL SD-1)  |
| — | EXISTING CAST VALVE             | — | PROPOSED S&I PROTECTION (DETAIL CC-1)   |
| — | EXISTING HYDRANT                | — |   |
| ○ | EXISTING SANITARY SEWER MANHOLE |   |   |
| ○ | EXISTING CATCH                  |   |   |

**GENERAL NOTES**

- 1) THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR FULL DISCLOSURE. THE CONTRACTOR IS RESPONSIBLE FOR MARKING HIS OWN UTILITIES AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
- 2) CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS.
- 3) THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING SANITARY SEWER, STORM SEWER, AND WATER MAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
- 4) INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.
- 5) THE CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF 72 HOURS PRIOR TO THE RELOCATION OF ANY SEWER OR WATER SERVICES TO EXISTING HOMES OR BUSINESS.
- 6) STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
- 7) NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 8) ALL ELECTRIC, TELEPHONE, AND GAS EXISTING UTILITIES SERVICE LINES SHALL BE LOCATED TO THE APPROPRIATE UTILITY COMPANY'S DEPARTMENT FIRST. ALL PUBLIC DISCREPANCIES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.

**STORM SEWER NOTES**

- 1) FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
- 2) WHEN CALLED OUT AS PIPE, STORM SEWER SHALL BE REINFORCED CONCRETE PIPE (RCP) AND PIPE WITH P-4 GADGETS OR, IF ALLOWED BY CITY, HOPE PIPE MAY BE USED. (SEE PLAN FOR LOCATIONS WHERE RCP IS REQUIRED.) HOPE PIPE SHALL MEET THE REQUIREMENTS OF ASTM M214 TYPE 5 WITH WATERIGHT CONNECTIONS. USE SAND/GRANULAR MATERIAL FOR BACKFILLING AND COMPACTION OF HOPE/PPC PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D3311.
- 3) STORM SEWER LENGTHS INCLUDE THE LAYING LENGTH OF THE CLASS-III DUCTILE IRON LAYING LENGTH OF APFON TO BE DEDUCTED FROM PAYMENT LENGTH OF PIPE.
- 4) STORM SEWER PIPES TO BE JOINED TO THE EXISTING MANHOLES W/ APPROVED RESISTENT RUBBER JOINTS TO MAKE THEM CASTIRON ON WATERBARS. GROUT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.

**SANITARY SEWER NOTES**

- 1) EXISTING SANITARY SEWER LOCATION, SIZE, AND ELEVATION SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
- 2) SANITARY SEWER SERVICE PIPE SHALL BE 4" PVC SCHEDULE 40.

**WATERMAIN NOTES**

- 1) EXISTING WATERMAIN LOCATION AND SIZE SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
- 2) DO NOT OPERATE, INTERFERE WITH, OR CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATERMAIN BELONGING TO THE CITY WITHOUT AUTOMATIC PERMISSION.
- 3) WATER MAIN SHALL BE DUCTILE IRON PIPE CLASS 52. ALTERNATE MATERIALS: COUPLER, HOPE CONFORMING TO ASTM D3755 FOR HOPE/PPC; WATER SERVICE TUBING, PE 3408-200 PIPE AS MANUFACTURED BY DODOT INDUSTRIES, COMPLETE WITH TRACING WIRE AND LOCATION BONES AS REQUIRED BY CITY.
- 4) PROVIDE PROPOSED INSULATION: PRO FOAMGLASS, OR APPROVED EQUAL, WHERE SANITARY SEWER OR STORM SEWER CROSSES WITHIN 18" OF WATERMAIN.
- 5) MAINTAIN A MINIMUM OF 7.5 FEET OF COVER OVER ALL WATERMAIN PIPE.
- 6) WATER SERVICE SHALL BE 1" COPPER TYPE K.
- 7) PLACE HYDRANTS 5-FEET FROM BACK OF CURB.

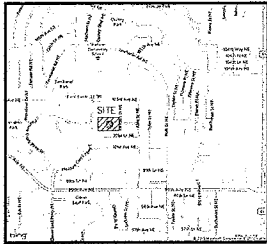


# PRELIMINARY TREE INVENTORY AND TREE REMOVAL PLAN

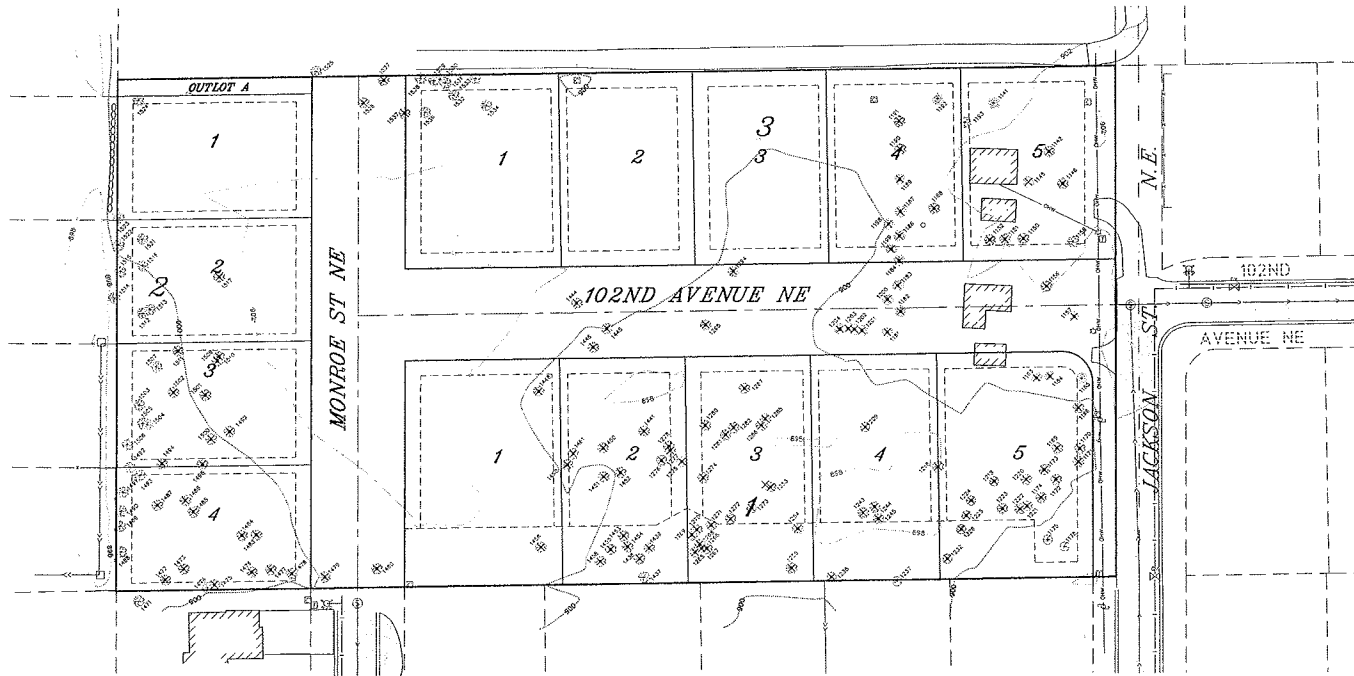
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 ~for~ Dan Hennum  
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 Blaine, Mn 55434  
 (763) 464-3139

## VICINITY MAP

PART OF SEC. 19, TWP. 31, RING. 23



ANOKA COUNTY, MINNESOTA  
 (NO SCALE)

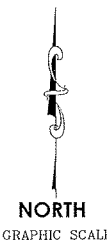


## TREE NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 05/01/13.
- Trees shown are 8 inches in diameter or larger.

## LEGEND

- DENOTES CATCH BASIN
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊕ DENOTES HYDRANT
- ⊕ DENOTES GATE VALVE
- ⊕ DENOTES POWER POLE
- ⊕ DENOTES GUY WIRE
- ⊕ DENOTES LIGHT POLE
- ⊕ DENOTES TELEPHONE PEDESTAL
- ⊕ DENOTES CABLE PEDESTAL
- ⊕ DENOTES FENCE
- ⊕ DENOTES RETAINING WALL
- ⊕ DENOTES EXISTING 10 FOOT CONTOUR INTERVAL
- ⊕ DENOTES EXISTING 2 FOOT CONTOUR INTERVAL
- ⊕ DENOTES EXISTING SANITARY SEWER
- ⊕ DENOTES EXISTING STORM SEWER
- ⊕ DENOTES EXISTING WATER MAIN
- ⊕ DENOTES OVERHEAD WIRE
- ⊕ DENOTES BITUMINOUS SURFACE
- ⊕ DENOTES PROPOSED TREE REMOVAL



NORTH  
 GRAPHIC SCALE

**E. G. RUD & SONS, INC.**  
 Professional Land Surveyors  
 6776 Lake Drive NE, Suite 110  
 Lino Lakes, MN 55014  
 Tel. (651) 361-8200 Fax (651) 361-8701

LEGEND								TREE INVENTORY LIST								TREE COUNT			
TREE NO.	TREE TYPE	TREE SIZE	TREE NO.	TREE TYPE	TREE SIZE	TREE NO.	TREE TYPE	TREE NO.	TREE TYPE	TREE NO.	TREE TYPE	TREE NO.	TREE TYPE	TREE NO.	TREE TYPE				
1141	SPRUCE	16	1204	PINE	9	1294	POPLAR	8	1493	POPLAR	8	1493	POPLAR	8	1493	POPLAR			
1142	APPLE	14-2	1209	ELM	14	1295	MAPLE	11-9	1494	POPLAR	8	1494	POPLAR	8	1494	POPLAR			
1145	CEDAR	8	1218	CHINESEELM	11	1437	POPLAR	8	1495	BOHELDER	8	1495	BOHELDER	8	1495	BOHELDER			
1146	MAPLE	21	1219	ELM	18	1439	POPLAR	8	1498	OAK	8	1498	OAK	8	1498	OAK			
1150	MAPLE	15	1220	BOHELDER	12	1439	POPLAR	8	1500	BOHELDER	8	1500	BOHELDER	8	1500	BOHELDER			
1151	MAPLE	9-2	1221	POPLAR	8	1441	BOHELDER	8	1501	OAK	8	1501	OAK	8	1501	OAK			
1152	MAPLE	24-6	1222	POPLAR	8	1444	POPLAR	9	1502	BOHELDER	8	1502	BOHELDER	8	1502	BOHELDER			
1156	APPLE	16	1223	POPLAR	9	1445	MAPLE	10	1503	POPLAR	8	1503	POPLAR	8	1503	POPLAR			
1157	SPRUCE	15	1224	ELM	11	1446	BOHELDER	8	1504	POPLAR	9	1504	POPLAR	9	1504	POPLAR			
1158	MAPLE	26	1225	ELM	8	1468	BOHELDER	8	1505	POPLAR	9	1505	POPLAR	9	1505	POPLAR			
1163	PINE	14	1226	ELM	17	1450	ASH	9	1506	POPLAR	8	1506	POPLAR	8	1506	POPLAR			
1164	PINE	8-2	1232	ELM	10	1451	POPLAR	10	1507	BOHELDER	8	1507	BOHELDER	8	1507	BOHELDER			
1165	PINE	14	1237	ELM	10	1452	POPLAR	9	1509	POPLAR	8	1509	POPLAR	8	1509	POPLAR			
1186	CHINESEELM	16	1238	ELM	18	1453	POPLAR	8	1510	POPLAR	8	1510	POPLAR	8	1510	POPLAR			
1189	BOHELDER	16	1243	POPLAR	8	1454	POPLAR	8	1511	POPLAR	8	1511	POPLAR	8	1511	POPLAR			
1170	CHINESEELM	10-2	1244	POPLAR	8	1455	POPLAR	8	1512	POPLAR	8	1512	POPLAR	8	1512	POPLAR			
1171	CHINESEELM	11	1245	POPLAR	8	1456	POPLAR	9	1513	POPLAR	8	1513	POPLAR	8	1513	POPLAR			
1172	BOHELDER	8-2	1253	ASH	16	1458	OAK	9	1514	POPLAR	8	1514	POPLAR	8	1514	POPLAR			
1173	BOHELDER	9	1254	BOHELDER	15	1460	POPLAR	9	1515	BOHELDER	8	1515	BOHELDER	8	1515	BOHELDER			
1174	POPLAR	8	1255	BOHELDER	10-2	1461	POPLAR	8	1516	POPLAR	8	1516	POPLAR	8	1516	POPLAR			
1176	ELM	8	1265	POPLAR	8	1471	POPLAR	9	1517	POPLAR	8	1517	POPLAR	8	1517	POPLAR			
1176	ELM	8	1266	POPLAR	8	1472	POPLAR	10	1521	POPLAR	9	1521	POPLAR	9	1521	POPLAR			
1181	PINE	14	1267	POPLAR	9	1473	POPLAR	9	1522	POPLAR	8	1522	POPLAR	8	1522	POPLAR			
1182	SPRUCE	14	1268	POPLAR	9	1474	POPLAR	8	1523	POPLAR	9	1523	POPLAR	9	1523	POPLAR			
1183	SPRUCE	9	1269	POPLAR	8	1475	POPLAR	8	1524	BOHELDER	9	1524	BOHELDER	9	1524	BOHELDER			
1184	SPRUCE	15	1270	POPLAR	9	1476	POPLAR	9	1525	POPLAR	10-5	1525	POPLAR	10-5	1525	POPLAR			
1186	SPRUCE	9	1271	POPLAR	10	1477	POPLAR	8	1526	ASH	8	1526	ASH	8	1526	ASH			
1187	PINE	11	1272	POPLAR	10	1478	POPLAR	8	1527	ASH	10	1527	ASH	10	1527	ASH			
1188	MAPLE	16	1273	ELM	11	1479	POPLAR	8	1528	ASH	8	1528	ASH	8	1528	ASH			
1189	SPRUCE	10	1274	POPLAR	9	1480	POPLAR	8	1529	ASH	8	1529	ASH	8	1529	ASH			
1190	MAPLE	24	1275	POPLAR	11	1483	POPLAR	9	1530	ASH	10	1530	ASH	10	1530	ASH			
1191	MAPLE	18-2	1276	POPLAR	14	1484	POPLAR	8	1531	OAK	8	1531	OAK	8	1531	OAK			
1192	CEDAR	22	1277	POPLAR	12	1485	POPLAR	8	1532	OAK	8	1532	OAK	8	1532	OAK			
1193	MAPLE	18-2	1278	POPLAR	9	1486	POPLAR	8	1533	ASH	10	1533	ASH	10	1533	ASH			
1198	PINE	11	1280	POPLAR	10	1487	POPLAR	8	1534	OAK	8	1534	OAK	8	1534	OAK			
1199	PINE	11	1281	POPLAR	9	1488	POPLAR	9	1536	ASH	8	1536	ASH	8	1536	ASH			
1200	PINE	11	1282	POPLAR	8	1489	POPLAR	8	1537	ASH	8	1537	ASH	8	1537	ASH			
1201	PINE	10	1285	POPLAR	8	1490	POPLAR	8											
1202	PINE	8	1286	POPLAR	8	1491	OAK	8											
1203	PINE	8	1287	BOHELDER	8	1492	POPLAR	10											

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

*James E. Napier*  
 James E. Napier  
 Date: 07/12/2013 License No. 25343

DRAWN BY: EHV	JOB NO: 130100P	DATE: 5-02-13	
CHECK BY: JEN	SCANNED		
1	07/12/13 PRELIMINARY PLAT SUBMITTAL	AMD	
2			
3			
NO.	DATE	DESCRIPTION	BY