

Case File No.14-0008

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



PRELIMINARY PLAT OF MADELYN COVE FOR: TERRY BUCHANAN

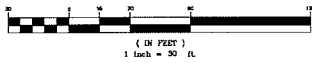
PROPERTY ADDRESS: 8845 BALTIMORE ST. N.E., BLAINE, MN
 PROPERTY IDENTIFICATION NUMBER: 32-31-23-42-0056 & 32-31-23-42-0057

LANDSCAPE REQUIREMENTS:

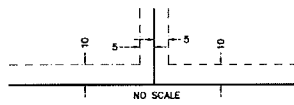
Number of trees provided shall be (1) per street frontage per lot
 5 standard lots = 5 trees
 3 corner lots = 2 trees
 Total required = 7 trees

Trees shall be minimum 2.5" caliper.
 Trees to be located by Owner at time of house construction per approval of City.
 Tree species to be an approved City list and reviewed prior to installation.

GRAPHIC SCALE



DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES AND REAR LOT LINES AND BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.

LEGAL DESCRIPTION

PARCEL "A"
 Lot 21, SPRING LAKE PARK Shores, Addition, EXCEPT the East 150 feet thereof, Anoka County, Minnesota.
 and
 PARCEL "B"
 Lot 40, SPRING LAKE PARK Shores, Addition, Anoka County, Minnesota.
 Description per title commitment by Stewart Title Guaranty Company dated Dec. 10th, 2013, case no. 413633.

DEVELOPMENT DATA:

R-1 DEVELOPMENT INF. (PROPOSED ZONING FOR LOTS 2 - 6)

- SETBACKS:
 FRONT YARD = 30'
 SIDE YARD (HOUSE) = 10'
 SIDE YARD (GARAGE) = 5'
 CORNER SIDE YARD = 20'
 REAR YARD = 30'
 PARKING & DRIVEWAY - 25' MINIMUM SETBACK
 - MINIMUM LOT SIZE = 10,000 SQ.FT. (INTERIOR LOT)
 - MAXIMUM BUILDING HEIGHT = 30 FEET
 - MINIMUM LOT WIDTH = 80 FEET
 - DRIVEWAYS SHALL BE 3' OR GREATER FROM PROPERTY LINES
 - MINIMUM LOT DEPTH = 125'

R-2 DEVELOPMENT INF. (EXISTING & PROPOSED FOR LOT 1)

- SETBACKS:
 FRONT YARD = 35'
 SIDE YARD (HOUSE) = 10'
 SIDE YARD (GARAGE) = 10'
 REAR YARD = 30'
 - MINIMUM LOT SIZE = 14,000 SQ.FT. (INTERIOR LOT)
 - AVERAGE LOT WIDTH = 90 FEET

DEVELOPMENT DATA

LAND USE:
 TOTAL LAND AREA: 2.384 ACRES
 SINGLE FAMILY HOMES (LOTS 2-6, PROPOSED R ZONING): 5 UNITS
 TWO FAMILY DWELLING (LOT 1, EX. & PROP. ZONING = R-2): 1 UNIT
 TOTAL: 6 UNITS

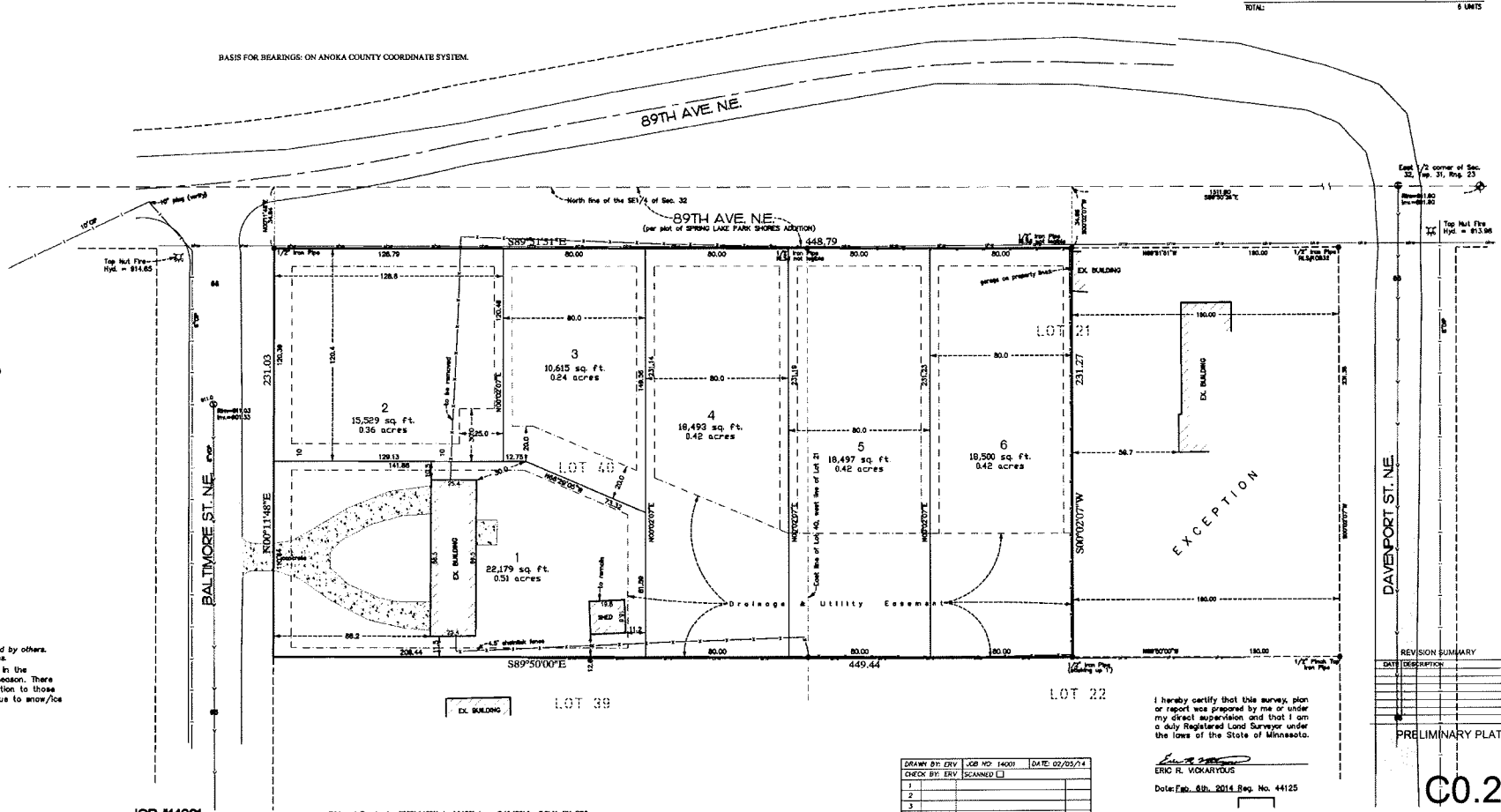
BASIS FOR BEARINGS: ON ANOKA COUNTY COORDINATE SYSTEM.

NORTH

- ### LEGEND
- DENOTES IRON MONUMENT FOUND
 - DENOTES IRON MONUMENT SET
 - ⊙ DENOTES UTILITY POLE
 - ⊕ DENOTES FIRE HYDRANT
 - DENOTES OVERHEAD WIRE
 - DENOTES WATERMAIN
 - DENOTES SANITARY SEWER
 - DENOTES STORM SEWER
 - DENOTES EXISTING FENCE
 - DENOTES CONCRETE
 - DENOTES BITUMINOUS

NOTES

- All utilities shown per utility plans provided by others. Contractor to verify all sizes and locations.
- This survey was completed Jan, 2014, in the middle of the Minnesota snow/winter season. There may be improvements/features in addition to those shown hereon that were not located due to snow/ice cover.



REVISION SUMMARY

DATE	DESCRIPTION

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.

ERIC R. WICKARYOUS
 Date: Feb. 8th, 2014 Reg. No. 44125

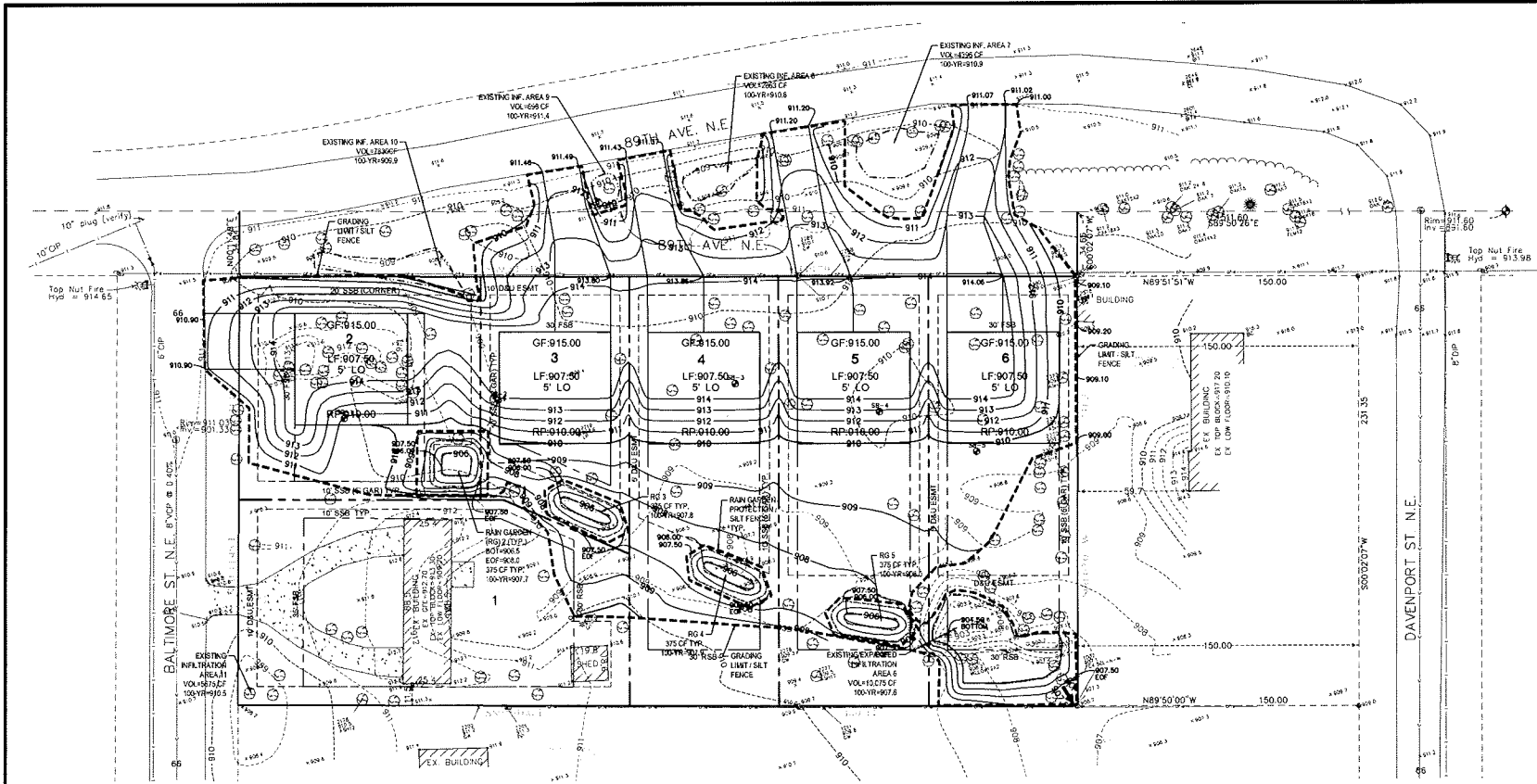
DRAWN BY: ERV	JOB NO: 14001	DATE: 02/25/14
CHECK BY: ERV	SCANNED <input type="checkbox"/>	
1		
2		
3		
NO.	DATE	DESCRIPTION

ACRE LAND SURVEYING
 Serving Twin Cities Metro
 areas and beyond
 763-428-2207 acrelandsurvey@gmail.com

JOB #14001

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PRELIMINARY PLAT
 C0.2



GRADING NOTES:

- SEE SITE PLAN FOR HORIZONTAL LAYOUT
- CONTRACTOR SHALL REFER TO RECOMMENDATIONS IN THE GEOTECHNICAL REPORT FOR ANY ADDITIONAL SITE PREPARATION INFORMATION, SOIL CORRECTION, TYPE OF BACKFILL, OR REQUIREMENTS.
- EXCAVATION AND EMBANKMENT ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS
- GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY
- THE CONTRACTOR SHALL SCHEDULE SITE WORK TO MINIMIZE THE DISTURBED AREA AT ANY GIVEN TIME
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOP-SOIL AND SODDING ACTIVITIES
- EXCESS FILL MATERIAL SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR OFF-SITE
- PROPOSED SPOT GRADES ARE FLOWLINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED
- GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED
- PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS
- CONTRACTOR SHALL STRIP, STOCKPILE, AND RE-SPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM 4" COMPACTED DEPTH TO DISTURBED AREAS TO BE SEEDED OR SODDED

GRADING PLAN LEGEND:

- 911 --- EX. 1' CONTOUR ELEVATION INTERVAL
- 919 --- 1' CONTOUR ELEVATION INTERVAL
- 910 --- SPOT GRADE ELEVATION (FLOW LINE UNLESS OTHERWISE NOTED)
- 901.0 G --- SPOT GRADE ELEVATION GUTTER
- 901.0 BC --- SPOT GRADE ELEVATION BACK OF CURB (TOP OF CURB)
- 901.0 BS --- SPOT GRADE ELEVATION BOTTOM OF STAIRS
- GF: 916.0 --- GARAGE FLOOR ELEVATION
- RP: 916.0 --- REAR PAD ELEVATION
- SOG --- SLAB ON GRADE
- 12" --- TIP OUT (T.O.) CURB AND GUTTER WHERE APPLICABLE-TAPER GUTTERS TO DRAIN AS SHOWN
- --- EXISTING AND PROPOSED DRAINAGE ARROWS

GROUNDWATER NOTES:

- GROUNDWATER LOCATED PER GEOTECHNICAL REPORT DATES 1/21/14
- GROUNDWATER ELEVATION FLUCTUATES BETWEEN 901.75 AND 902.75

LOT GRADING NOTES:

- LOTS SHALL BE INDIVIDUALLY GRADED PER FINAL CUSTOM HOME DESIGN AND SITE LAYOUT
- RAIN GARDENS SHALL BE CONSTRUCTED AND INCORPORATED INTO THE FINAL GRADING AND LANDSCAPE PLAN AFTER EACH HOME IS SITED AND COMPLETED PER THE SEQUENCE OUTLINED IN THE RAIN GARDEN DETAIL

MADELYN COVE

8645 BALTIMORE ST. NE, BLAINE, MN
985 HILLWIND ROAD, FRIDLEY, MN 55432

PROJECT

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

Robert R. Papp
Robert R. Papp
DATE: 02/21/14 14006 NO. 44283

ISSUE/SUBMITTAL SUMMARY

DATE DESCRIPTION
2/22/14 PRELIM PLAT CITY SUBMITTAL
2/22/14 WATERSEAL SUBMITTAL

REVISION SUMMARY

DATE DESCRIPTION
2/22/14 GRADING REVISION

PRELIMINARY
GRADING PLAN.

C3.0

