

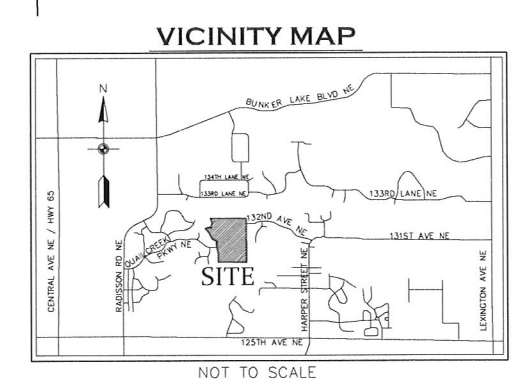
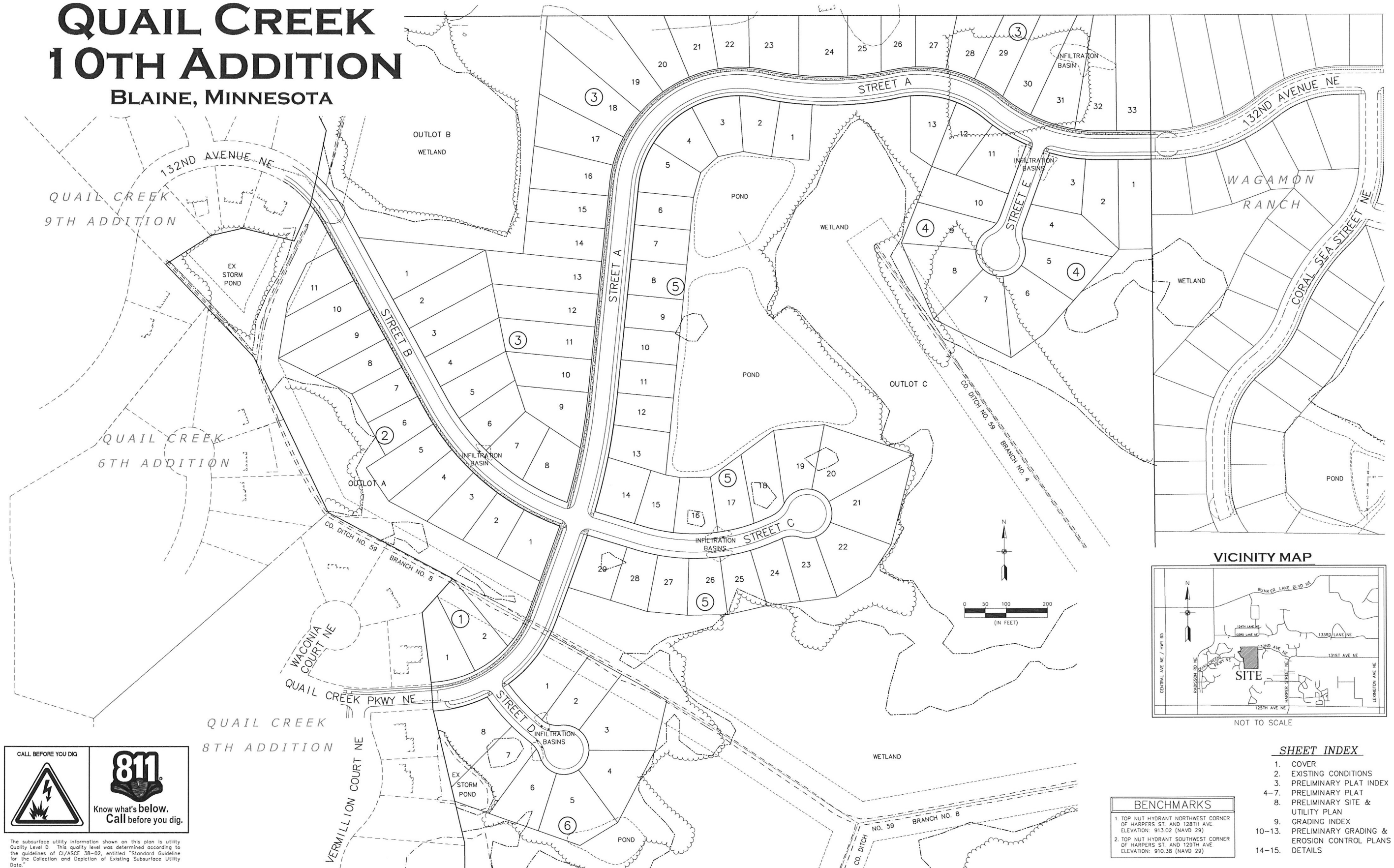
Case File No. 16-0030
Quail Creek 10th Addition



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



QUAIL CREEK 10TH ADDITION BLAINE, MINNESOTA



CALL BEFORE YOU DIG

Know what's below.
Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

Carlson McCain
 • environmental engineering
 • surveying
 3690 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: Brian J. Krystofak, P.E.
 Signature: *Brian J. Krystofak*
 Date: 5/13/16 License #: 25063

Drawn: ADB
 Designed: BJK
 Date: 5/13/16

Revisions:
 1. 7/8/16 Rev per Coon Creek Watershed District, sheets 8 - 15
 2. 10/12/16 Rev Per Coon Creek Watershed District

PSG BRIDGER, LLC
 8354 N Via Mia
 Scottsdale AZ 85258

QUAIL CREEK 10TH ADDITION
 Blaine, MN

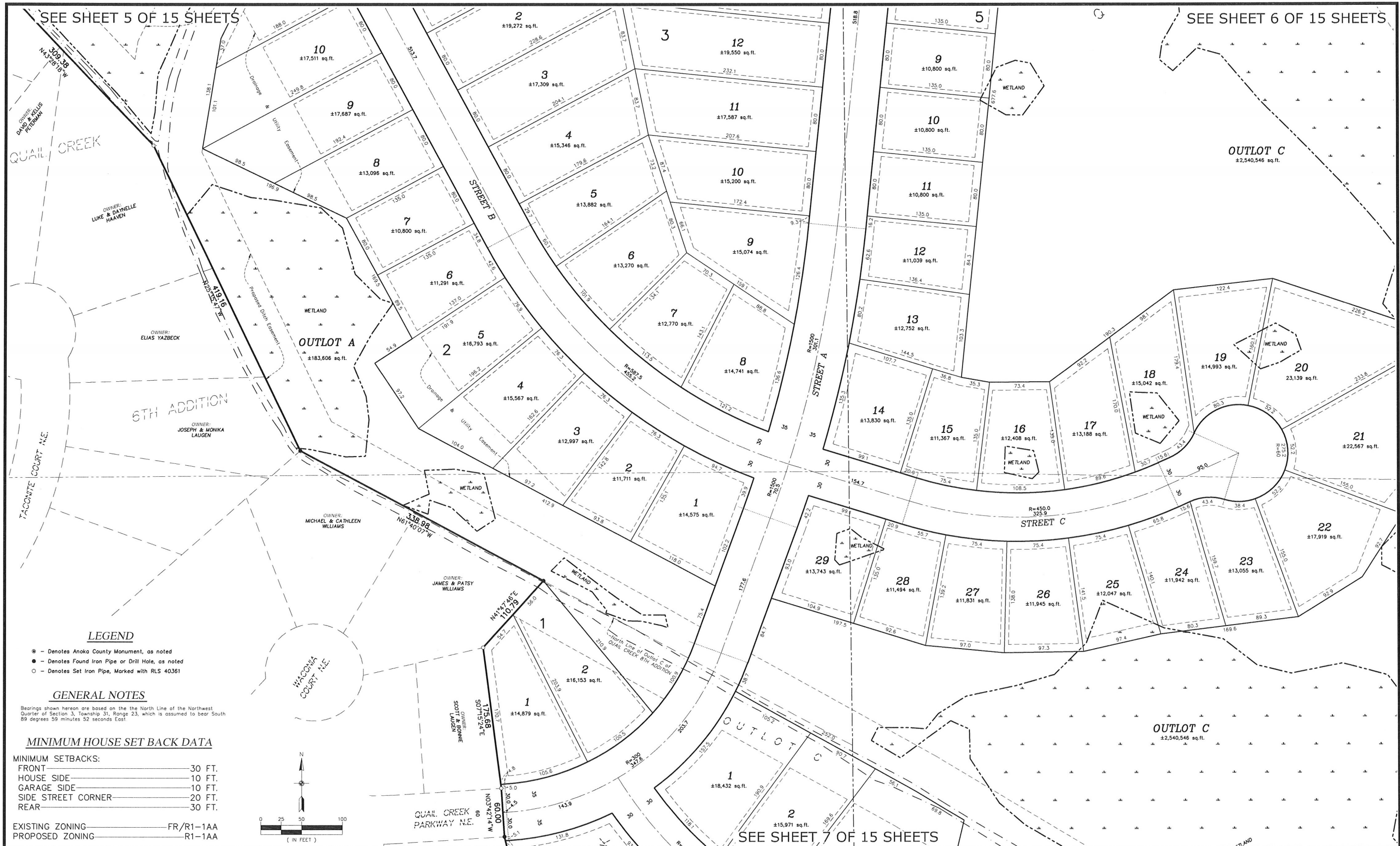
COVER SHEET
 1 of 15

BENCHMARKS

1. TOP NUT HYDRANT NORTHWEST CORNER OF HARPERS ST. AND 128TH AVE ELEVATION: 913.02 (NAVD 29)
2. TOP NUT HYDRANT SOUTHWEST CORNER OF HARPERS ST. AND 129TH AVE ELEVATION: 910.38 (NAVD 29)

SHEET INDEX

1. COVER
2. EXISTING CONDITIONS
3. PRELIMINARY PLAT INDEX
- 4-7. PRELIMINARY PLAT
8. PRELIMINARY SITE & UTILITY PLAN
9. GRADING INDEX
- 10-13. PRELIMINARY GRADING & EROSION CONTROL PLANS
- 14-15. DETAILS



SEE SHEET 5 OF 15 SHEETS

SEE SHEET 6 OF 15 SHEETS

SEE SHEET 7 OF 15 SHEETS

LEGEND

- - Denotes Anoka County Monument, as noted
- - Denotes Found Iron Pipe or Drill Hole, as noted
- - Denotes Set Iron Pipe, Marked with RLS 40361

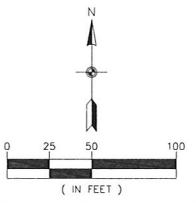
GENERAL NOTES

Bearings shown hereon are based on the North Line of the Northwest Quarter of Section 3, Township 31, Range 23, which is assumed to bear South 89 degrees 59 minutes 52 seconds East

MINIMUM HOUSE SET BACK DATA

MINIMUM SETBACKS:	
FRONT	30 FT.
HOUSE SIDE	10 FT.
GARAGE SIDE	10 FT.
SIDE STREET CORNER	20 FT.
REAR	30 FT.

EXISTING ZONING	FR/R1-1AA
PROPOSED ZONING	R1-1AA



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Print Name: Thomas R. Balluff, L.S.
Signature: *Thomas R. Balluff*
Date: 5/13/16 License #: 40361

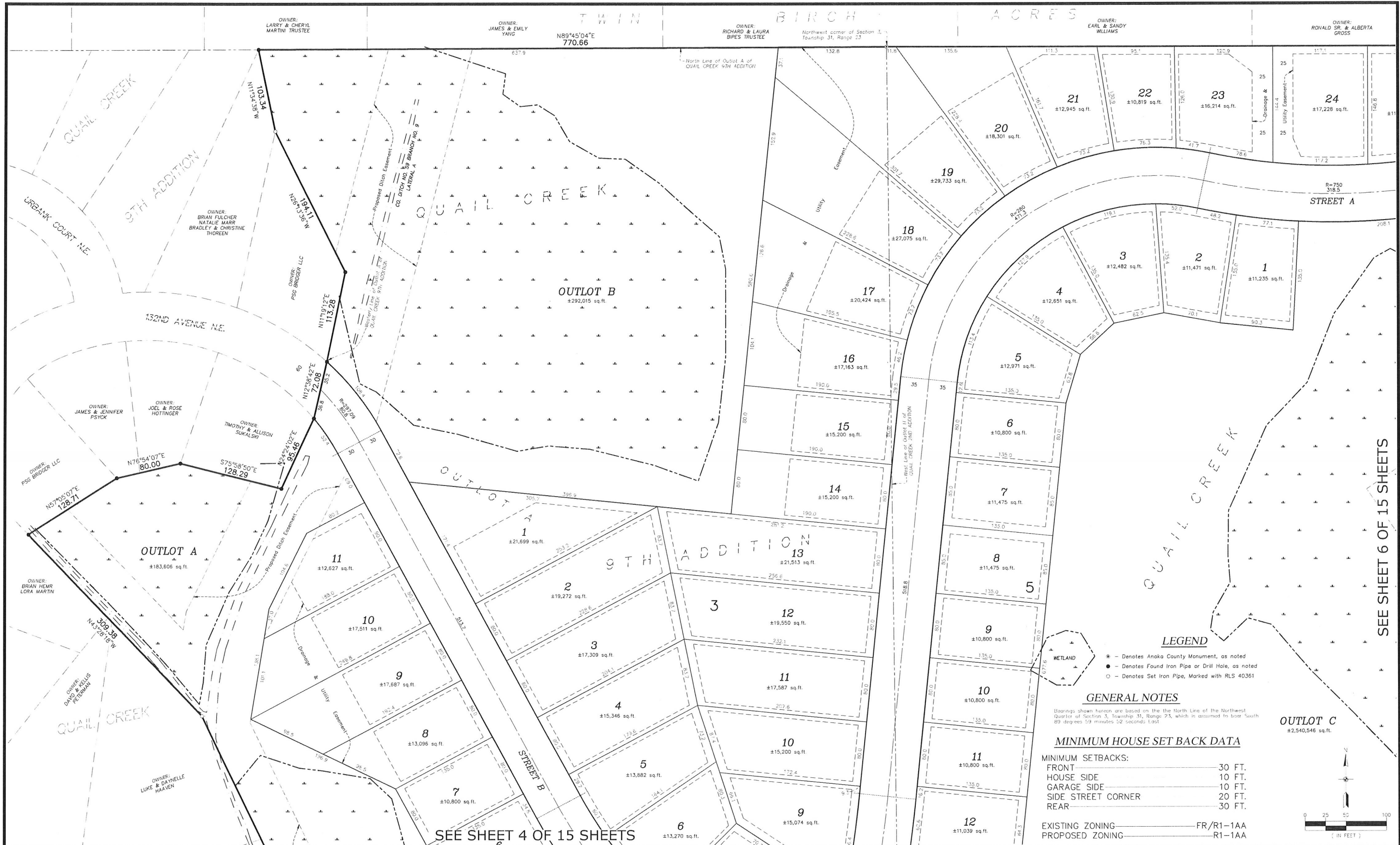
DRAWN BY: BJS
ISSUE DATE: 5/13/16
FILE NO: 1075

Revisions:
1. 10/12/16 Revised per Coon Creek Watershed

PSG BRIDGER, LLC
8354 N Via Mia
Scottsdale AZ 85258

QUAIL CREEK 10TH ADDITION
Blaine, MN

PRELIMINARY PLAT



SEE SHEET 6 OF 15 SHEETS

SEE SHEET 4 OF 15 SHEETS

LEGEND

- - Denotes Anoka County Monument, as noted
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- - Denotes Set Iron Pipe, Marked with RLS 40361

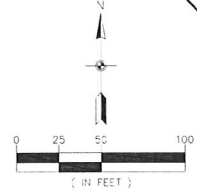
GENERAL NOTES

Bearings shown herein are based on the North Line of the Northwest Quarter of Section 3, Township 31, Range 23, which is assumed to bear South 89 degrees 59 minutes 02 seconds East.

MINIMUM HOUSE SET BACK DATA

MINIMUM SETBACKS:	
FRONT	30 FT.
HOUSE SIDE	10 FT.
GARAGE SIDE	10 FT.
SIDE STREET CORNER	20 FT.
REAR	30 FT.

EXISTING ZONING: FR/R1-1AA
PROPOSED ZONING: R1-1AA



Carlson McCain

- environmental
- engineering
- surveying

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Signature: [Signature]
Date: 5/13/16 License #: 40361

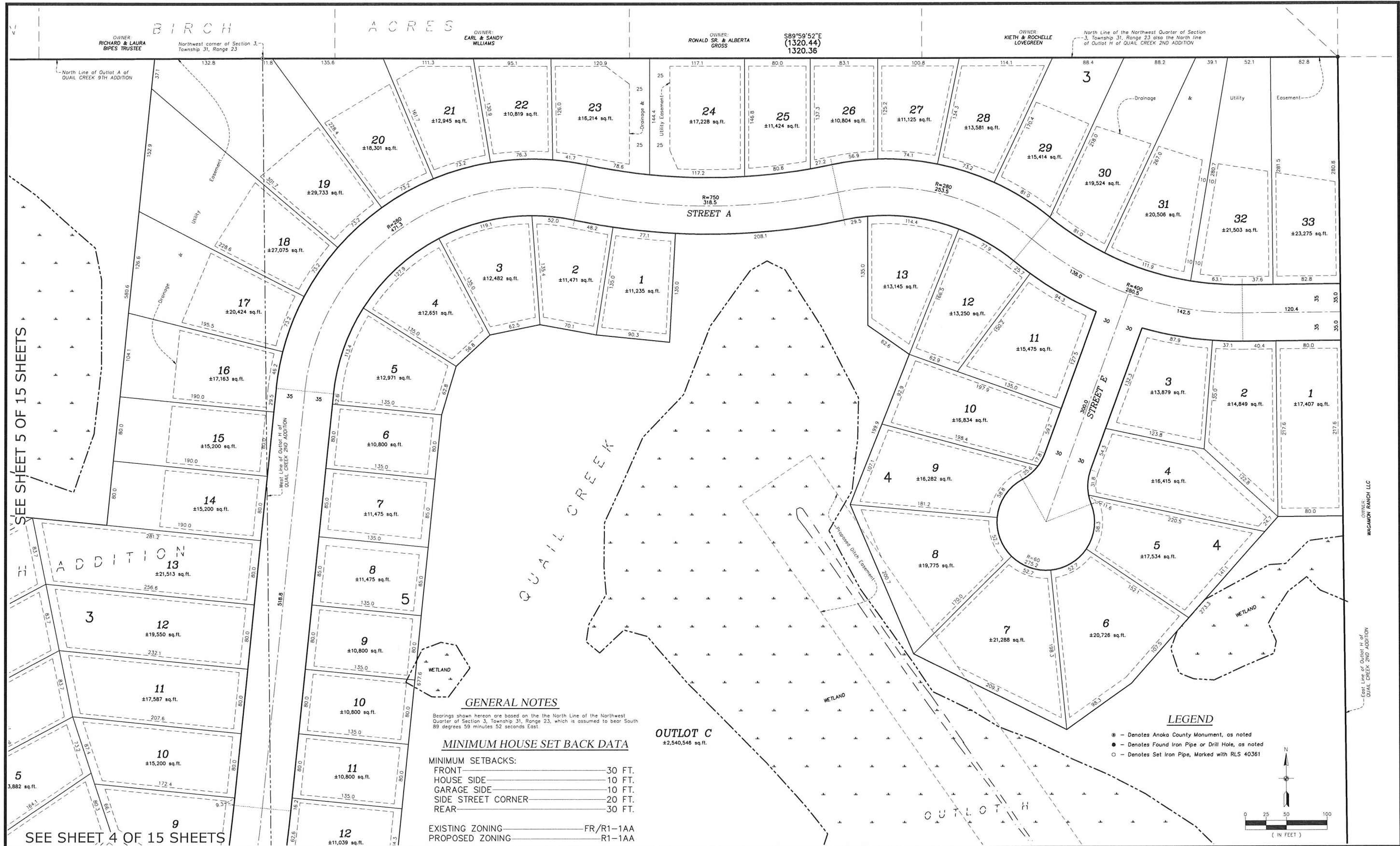
DRAWN BY: BJS
ISSUE DATE: 5/13/16
FILE NO: 1073

Revisions:
1. 10/12/16 Revised per Coon Creek Watershed

PSG BRIDGER, LLC
8354 N Via Mia
Scottsdale AZ 85258

QUAIL CREEK 10TH ADDITION
Blaine, MN

PRELIMINARY PLAT



SEE SHEET 5 OF 15 SHEETS

SEE SHEET 4 OF 15 SHEETS

GENERAL NOTES

Bearings shown herein are based on the North Line of the Northwest Quarter of Section 3, Township 31, Range 23, which is assumed to bear South 89 degrees 59 minutes 52 seconds East.

MINIMUM HOUSE SET BACK DATA

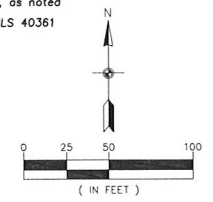
MINIMUM SETBACKS:	
FRONT	30 FT.
HOUSE SIDE	10 FT.
GARAGE SIDE	10 FT.
SIDE STREET CORNER	20 FT.
REAR	30 FT.

EXISTING ZONING _____ FR/R1-1AA
 PROPOSED ZONING _____ R1-1AA

OUTLOT C
 ±2,540,546 sq. ft.

LEGEND

- - Denotes Anoka County Monument, as noted
- - Denotes Found Iron Pipe or Drill Hole, as noted
- - Denotes Set Iron Pipe, Marked with RLS #0361



Carlson McCain
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 surveying

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Print Name: Thomas R. Balluff, L.S.
 Signature: *Thomas R. Balluff*
 Date: 5/13/16 License #: 40361

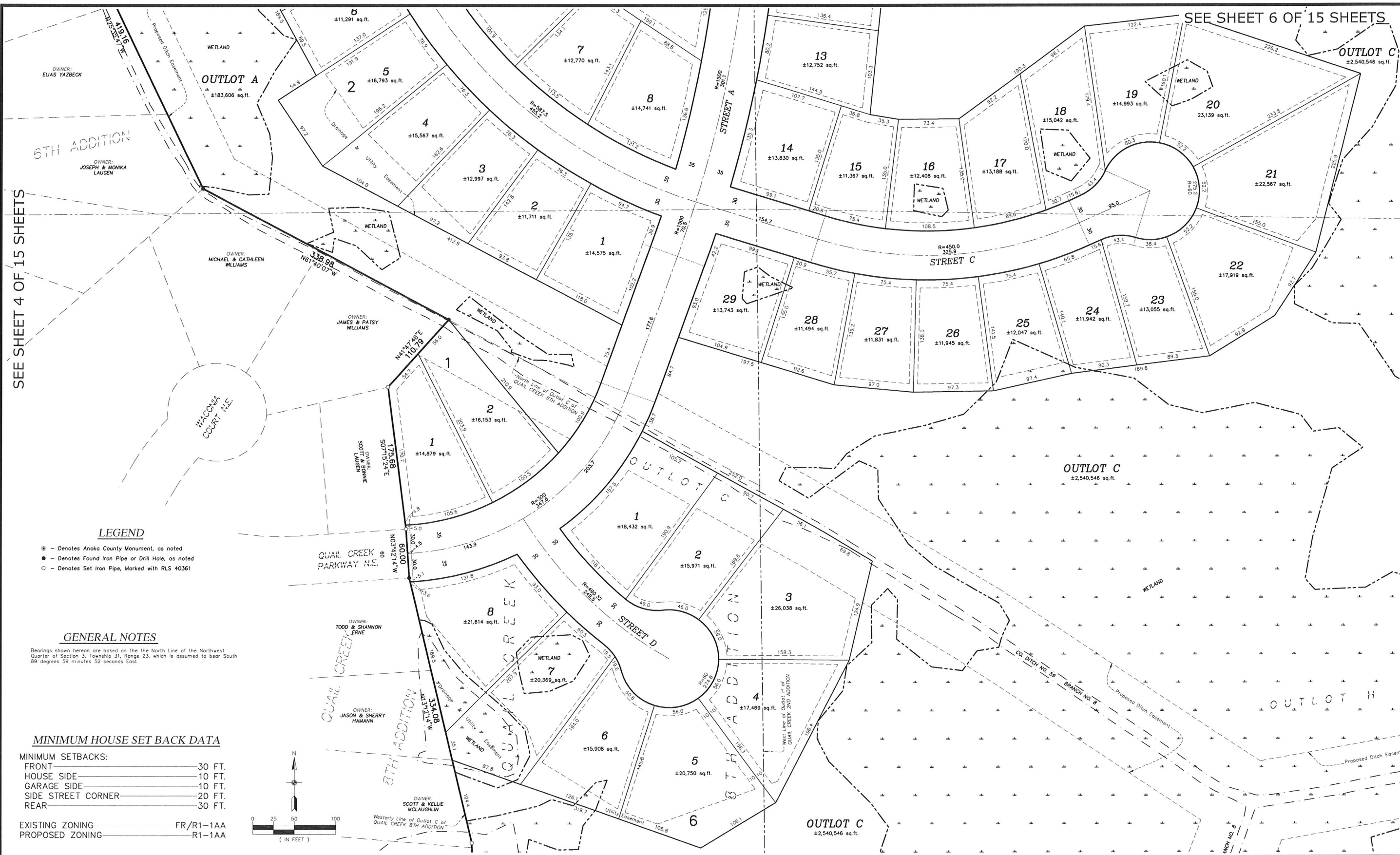
DRAWN BY: BIS
 ISSUE DATE: 5/13/16
 FILE NO.: 1075

Revisions:
 1. 10/12/16 Revised per Coon Creek Watershed

PSG BRIDGER, LLC
 8354 N Via Mia
 Scottsdale AZ 85258

QUAIL CREEK 10TH ADDITION
 Blaine, MN

PRELIMINARY PLAT



LEGEND

- ⊙ - Denotes Anoka County Monument, as noted
- - Denotes Found Iron Pipe or Drill Hole, as noted
- - Denotes Set Iron Pipe, Marked with RLS 40361

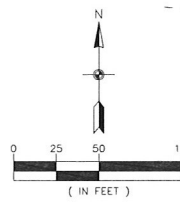
GENERAL NOTES

Bearings shown hereon are based on the North Line of the Northwest Quarter of Section 3, Township 31, Range 23, which is assumed to bear South 89 degrees 59 minutes 52 seconds East.

MINIMUM HOUSE SET BACK DATA

FRONT	30 FT.
HOUSE SIDE	10 FT.
GARAGE SIDE	10 FT.
SIDE STREET CORNER	20 FT.
REAR	30 FT.

EXISTING ZONING — FR/R1-1AA
 PROPOSED ZONING — R1-1AA



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 Date: 5/13/16 License #: 40361

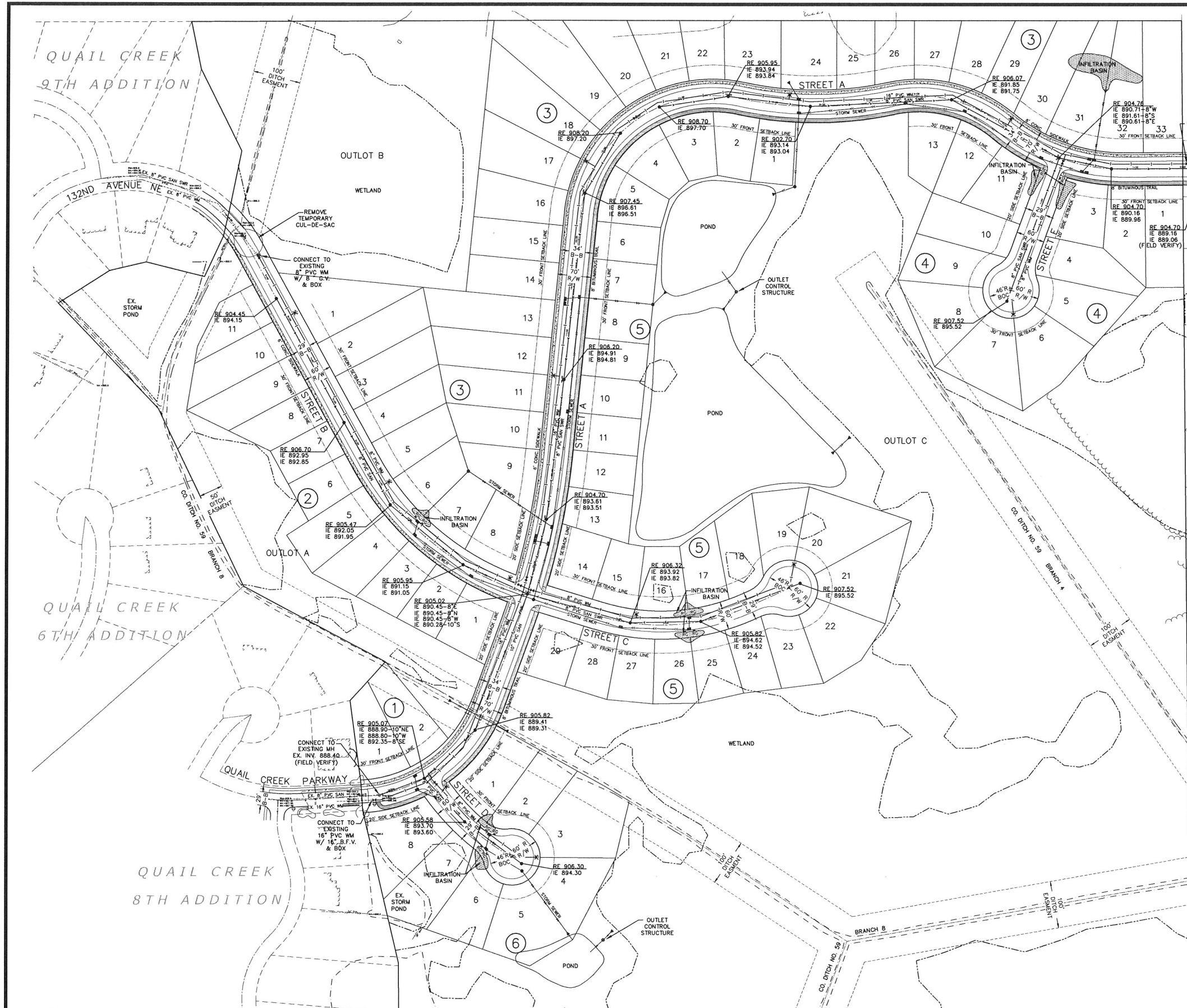
Print Name: Thomas R. Balluff, L.S.
 DRAWN BY: BIS
 ISSUE DATE: 5/13/16
 FILE NO.: 1075

Revisions:
 1: 10/12/16 Revised per Coon Creek Watershed

PSG BRIDGER, LLC
 8354 N Via Mia
 Scottsdale AZ 85258

QUAIL CREEK 10TH ADDITION
 Blaine, MN

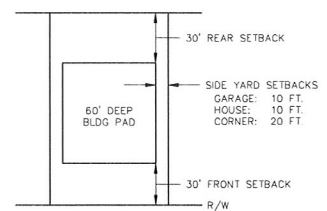
PRELIMINARY PLAT



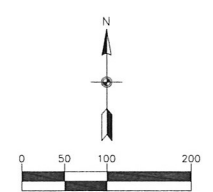
SITE PLAN LEGEND

EXISTING	PROPOSED
Light Pole	Light Pole
Sanitary Manhole	Sanitary Manhole
Miscellaneous Sign	Miscellaneous Sign
Existing SPDT Elevation	Proposed SPDT Elevation
Existing Tree	Proposed Tree
Television Box	Television Box
Fire Hydrant	Fire Hydrant
Gate Valve	Gate Valve
Cleanout	Cleanout
Electric Box	Electric Box
Gas Meter	Gas Meter
Catch Basin	Catch Basin
Rain Guardian	Rain Guardian
Electric Meter	Electric Meter
Telephone Box	Telephone Box
Utility Pole	Utility Pole
Flared End Section	Flared End Section
Storm Manhole	Storm Manhole
Service	Service
Soil Boring/Test Hole	Soil Boring/Test Hole
Retaining Wall	Retaining Wall
Property Line	Property Line
Setback Line	Setback Line
Curb	Curb
Wetland	Wetland
Ditch	Ditch
Underground Telephone	Underground Telephone
Underground Electric	Underground Electric
Watermain	Watermain
Sanitary Sewer	Sanitary Sewer
Underground Gas	Underground Gas
Storm Sewer	Storm Sewer
Fence	Fence
Overhead Electric	Overhead Electric
Existing Fence as Noted	Existing Fence as Noted
Concrete Surface	Concrete Surface
Bituminous Surface	Bituminous Surface

SINGLE FAMILY 80' MIN. WIDE LOT



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



BENCHMARKS

- TOP NUT HYDRANT NORTHWEST CORNER OF HARPERS ST. AND 128TH AVE. ELEVATION: 913.02 (NAVD 29)
- TOP NUT HYDRANT SOUTHWEST CORNER OF HARPERS ST. AND 129TH AVE. ELEVATION: 910.38 (NAVD 29)

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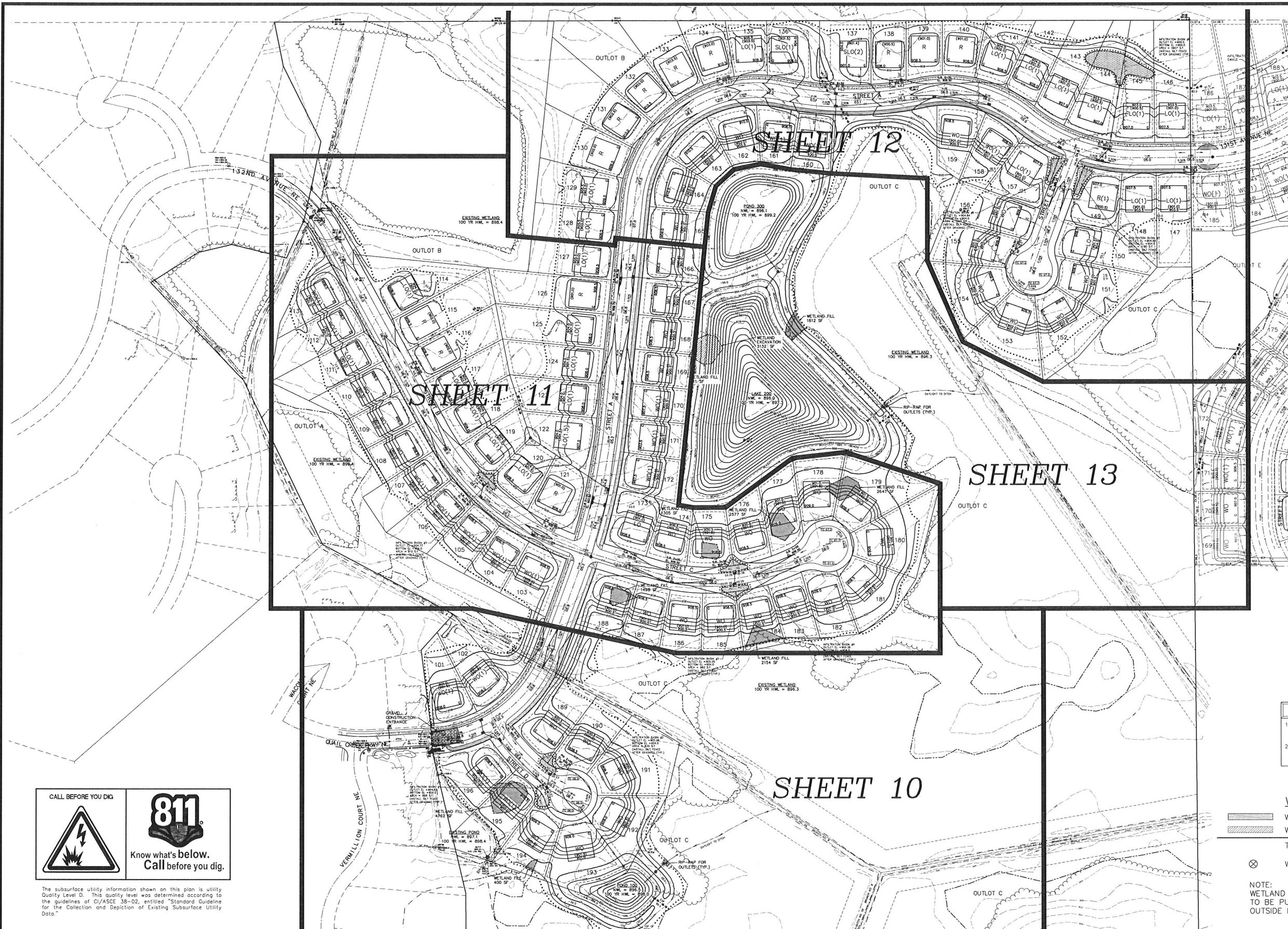
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Print Name: Brian J. Krystofek, P.E.
 Signature: [Signature]
 Date: 5/13/16 License #: 25063

Drawn: ADB
 Designed: BJK
 Revisions:
 1. 7/8/16 - Rev. added rain guardians
 2. 10/12/16 Rev. Per Coon Creek Watershed District
 Date: 5/13/16

PSG BRIDGER, LLC
 8354 N Via Mia
 Scottsdale AZ 85258

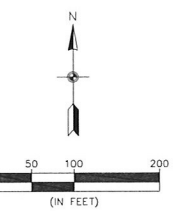
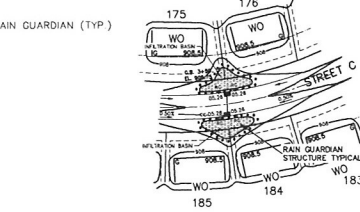
QUAIL CREEK 10TH ADDITION
 Blaine, MN

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 PLAN	---	---
WETLAND LINE	---	---
DITCHLINE	---	---
SPOT ELEVATION	---	---
EMERGENCY OVERFLOW	---	---
SILT FENCE	---	---
TREE FENCE	---	---
GRADING LIMITS	---	---
TREELINE	---	---
SOIL BORING	---	---



BENCHMARKS

- TOP NUT HYDRANT NORTHWEST CORNER OF HARPERS ST. AND 128TH AVE. ELEVATION: 913.02 (NAVD 29)
- TOP NUT HYDRANT SOUTHWEST CORNER OF HARPERS ST. AND 129TH AVE. ELEVATION: 910.38 (NAVD 29)

WETLAND SUMMARY

WETLAND FILL	= 17,366 SF
WETLAND EXCAVATION	= 3132 SF
TOTAL WETLAND IMPACT	= 20,498 SF
⊗ WETLAND BUFFER SIGN	

NOTE:
WETLAND REPLACEMENT CREDITS TO BE PURCHASED IN LIEU OF OUTSIDE REPLACEMENT

CALL BEFORE YOU DIG

Know what's below. Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

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Signature: Brian J. Krystofak
Date: 5/13/16 License #: 25063

Drawn: LOC
Designed: BJK
Date: 5/13/16

Revisions:
1. 7/8/16 - Rev. added rain guardians & changed H/WL on ponds 100 & 300.
2. 10/12/16 Rev. Per Cook Creek Watershed District

PSG BRIDGER, LLC
8354 N Via Mia
Scottsdale AZ 85258

QUAIL CREEK 10TH ADDITION
Blaine, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN