

Case File No. 12-0042

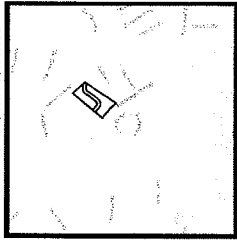


PRELIMINARY PLAT

of SHADOW PONDS VILLAGE
 Applicant: Shadow Ponds, LLC
 14015 Sunfish Lake Blvd.
 Ramsey, MN 55303
 Ben Minks
 Contact: (612) 282-1990

VICINITY MAP

PART OF SEC. 9, TWP. 51, R. 25



ANOKA COUNTY, MINNESOTA
 90 SCALE

NOTES

- Boundaries shown are on filed County return.
- See City/City/County Engineering topography, improvements, trees, utility information, and other improvements.
- See Utility Plan for proposed utilities and remarks.

PROPOSED SETBACKS / DEVELOPMENT INFORMATION

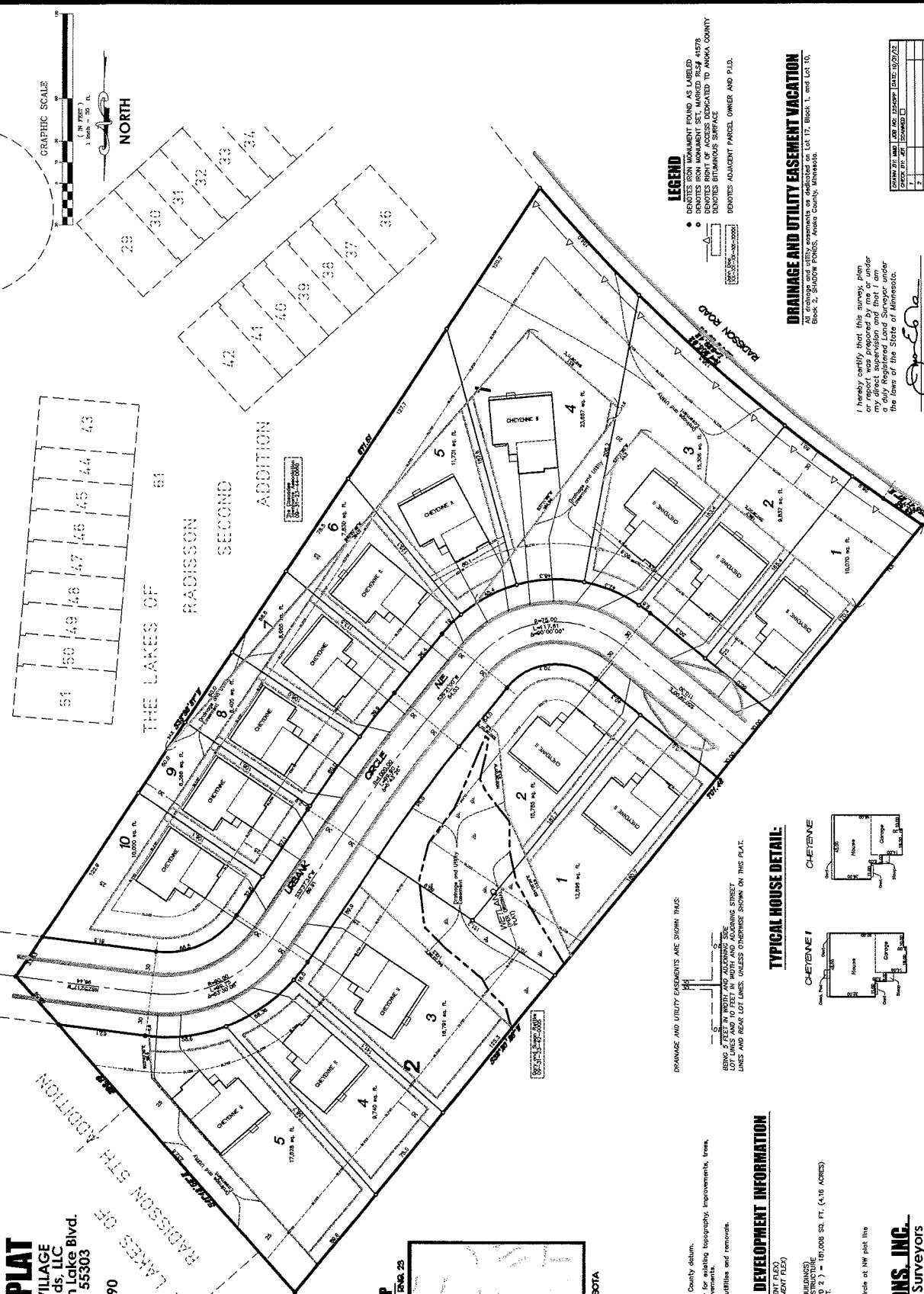
CURRENT ZONING IS R1 (RESIDENTIAL FLEX)
 PROPOSED ZONING IS R2 (DEVELOPMENT FLEX)
 MIN. FRONT SETBACK = 30 FEET
 MIN. SIDE SETBACK = 5 FEET
 MIN. REAR SETBACK = 30 FEET
 MIN. HEIGHT = 35 FEET
 TOTAL PROJECT AREA (BLOCK 1 AND 2) = 161,008 SQ. FT. (4.18 ACRES)
 AVERAGE LOT SIZE = 12,067 SQ. FT.

BENCHMARK

NE CORNER of Benchk Circle at NW 1st St
 ELEVATION = 802.37



E.G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 341-8200 Fax (651) 341-8701



LEGEND

- DENOTES CON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 45778
- DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY
- DENOTES DRAINAGE SERVICE
- DENOTES ADJACENT PARCEL OWNER AND P.L.D.

DRAINAGE AND UTILITY EASEMENT VACATION

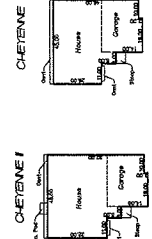
All drainage and utility easements as dedicated on Lot 17, Block 1, and Lot 10, Block 2, SHADOW PONDS, Anoka County, Minnesota.

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.

JASON C. RUD
 Date: 10/31/12 License No. 41578

OWNER	DATE	DATE	DATE

TYPICAL HOUSE DETAIL:



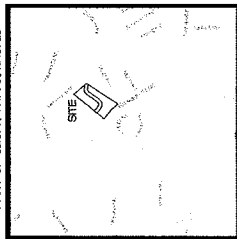
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
 BEING 5 FEET IN WIDTH AND FOLLOWING THE LOT LINES AND TO BEET IN FRONT AND ADJOINING STREET LINES AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

CERTIFICATE OF SURVEY

~of~ SHADOW PONDS VILLAGE
 Applicant: Shadow Ponds, LLC
 14015 Sunfish Lake Blvd.
 Ramsey, MN 55303
 Ben Minks
 Contact: (612) 282-1990

VICINITY MAP

PART OF SEC. 9, TWP. 23, R. 2E, S. 23



ANOKA COUNTY, MINNESOTA
 (NO SCALE)

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 10/09/12
- Bearings shown are on Anoka County datum.
- Curve shots are taken at the top and back of curve

PROPERTY DESCRIPTION

Lot 1, 10x, 17', Block T and Lots 1 thru 10, Block 2, SHADOW PONDS, Anoka County, Minnesota.

BENCHMARK

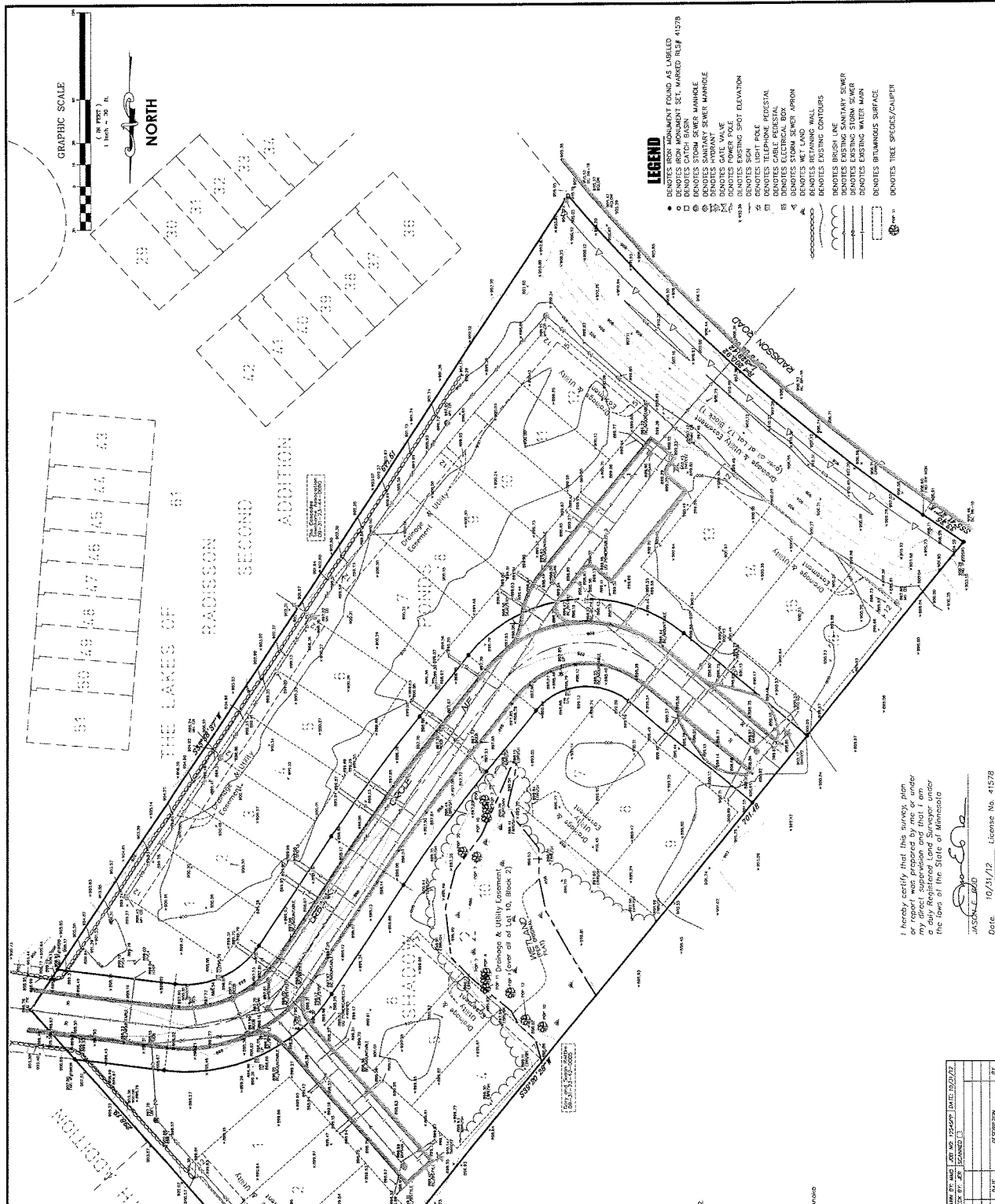
BENCHMARK: 70x1 South of Urbank Circle at NW 3rd line
 ELEVATION = 905.17'

E.G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel: (651) 361-8200 Fax: (651) 361-8201
 www.egrud.com

NO.	DATE	BY	REVISION
1	10/09/12	EG	PREPARED
2	10/09/12	EG	ISSUED
3			
4			

I hereby certify that this survey, plan and map were made under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota

JASON L. RUD
 Date: 10/31/12 License No. 41578



- ### LEGEND
- DENOTES IRON MONUMENT FOUND AS LABELED
 - DENOTES IRON MONUMENT SET, MARKED RUSF 41578
 - DENOTES STORM SEWER MANHOLE
 - DENOTES SANITARY SEWER MANHOLE
 - DENOTES WATER VALVE
 - DENOTES POWER POLE
 - DENOTES EXISTING SPOT ELEVATION
 - DENOTES LIGHT POLE
 - DENOTES TELEPHONE PRESTAL
 - DENOTES TELEPHONE POLE
 - DENOTES ELECTRICAL BOX
 - DENOTES STORM SEWER APRON
 - DENOTES MET LAND
 - DENOTES EXISTING WALL
 - DENOTES EXISTING CONTOURS
 - DENOTES BRUSH LAKE
 - DENOTES EXISTING SANITARY SEWER
 - DENOTES EXISTING STORM SEWER
 - DENOTES EXISTING WATER MAIN
 - DENOTES BRUMMUS SURFACE

SEE SHEET C4 FOR ADDITIONAL CONSTRUCTION NOTES

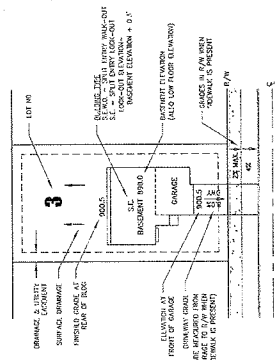
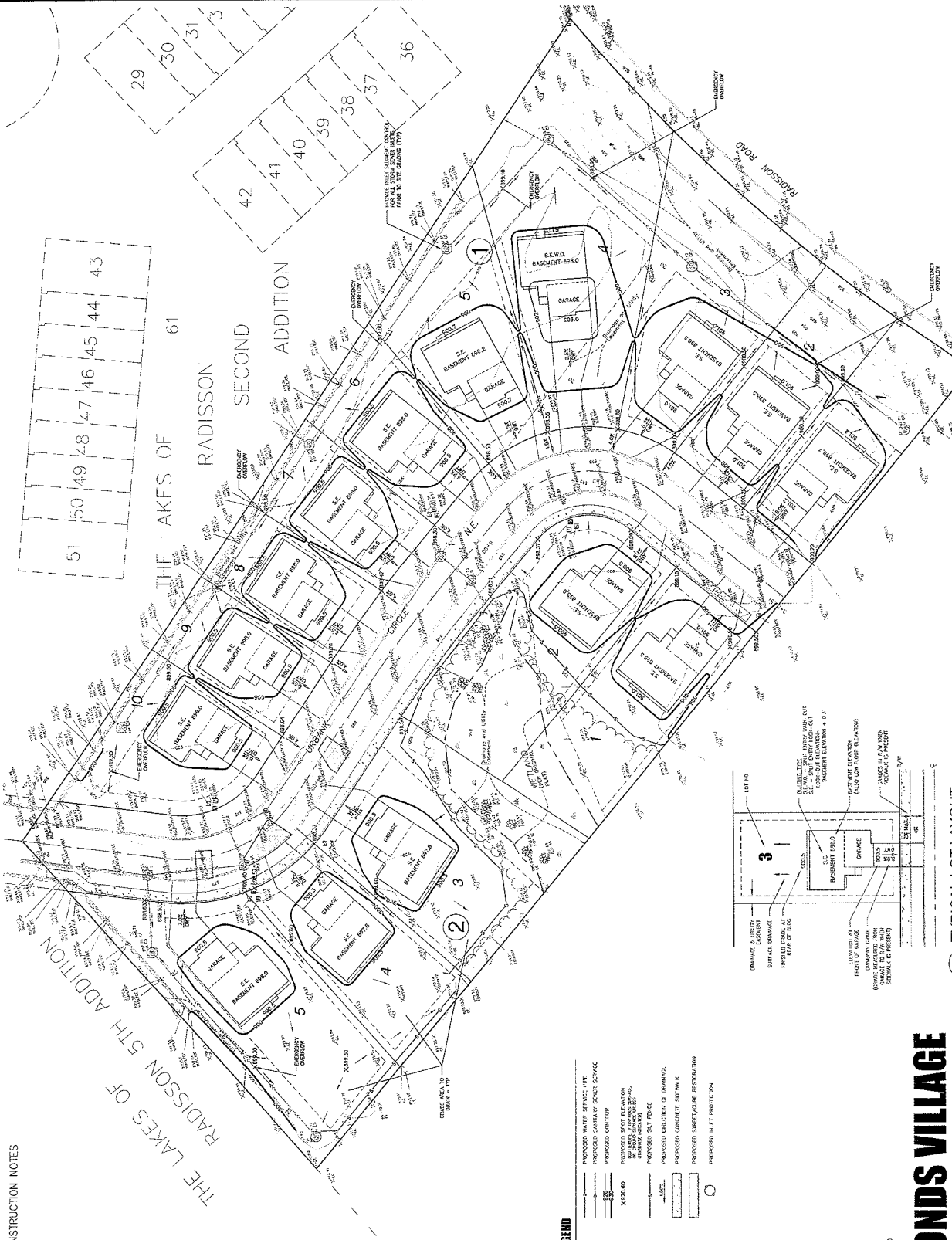
SHADOW PONDS VILLAGE
 BLAINE, MINNESOTA
 GRADING, DRAINAGE & EROSION CONTROL PLAN

PREPARED FOR:
SHADOW PONDS, LLC

Plowe Engineering, Inc.
 ENGINEERS, INC.
 677 LACE DRIVE
 SUITE 1000
 BLAINE, MN 55434
 PHONE: 763.933.9200
 FAX: 763.933.9202


 NORTH

 1" = 20' - STREET
62



LEGEND

	EXISTING STRUCTURE		PROPOSED WATER SERVICE PIPE
	EXISTING RESIDENTIAL FOOTPRINT		PROPOSED SANITARY SEWER SERVICE
	EXISTING CABLE FOOTPRINT		PROPOSED DRIVEWAY
	EXISTING UTILITY POLE		PROPOSED UTILITY RELOCATION
	EXISTING STORM SEWER		PROPOSED DRIVEWAY PAVING (ASPHALT/CONCRETE)
	EXISTING WATER MAIN		PROPOSED SILT FENCE
	EXISTING SANITARY SEWER		PROPOSED STRUCTURE OF DRIVEWAY
	EXISTING STORM MANHOLE		PROPOSED CONCRETE DRIVEWAY
	EXISTING CATCH BASIN		PROPOSED SHEET/PILE RESTORATION
	EXISTING THREE-FOOT SECTION		PROPOSED SHEET PILE PROTECTION
	EXISTING GATE VALVE		
	EXISTING HYDRANT		
	EXISTING SANITARY SEWER MANHOLE		
	EXISTING CONTOUR		
	EXISTING SPOT ELEVATION		
	EXISTING RETAINING WALL		
	EXISTING CURB		
	EXISTING CURB (TO BE REMOVED)		
	EXISTING RETAINING WALL		
	EXISTING FENCE		
	EXISTING FENCE (TO BE REMOVED)		
	EXISTING FENCE (TO BE REMOVED)		

SHADOW PONDS VILLAGE
GRADING, DRAINAGE & EROSION CONTROL PLAN

SEE SHEET C4 FOR ADDITIONAL CONSTRUCTION NOTES


PROPERTY:	RESUBDIVISION:	DATE:
ACCT. NO.:	ACCT. NO.:	10/21/2012
C.O.P. NO.:	C.O.P. NO.:	
ORIGINAL DATE:	DATE:	
DATE:	DATE:	
DATE:	DATE:	

HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY OR UNDER THE CLOSE PERSONAL SUPERVISION AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.

DATE: 10/21/2012 LIC. NO. 45333

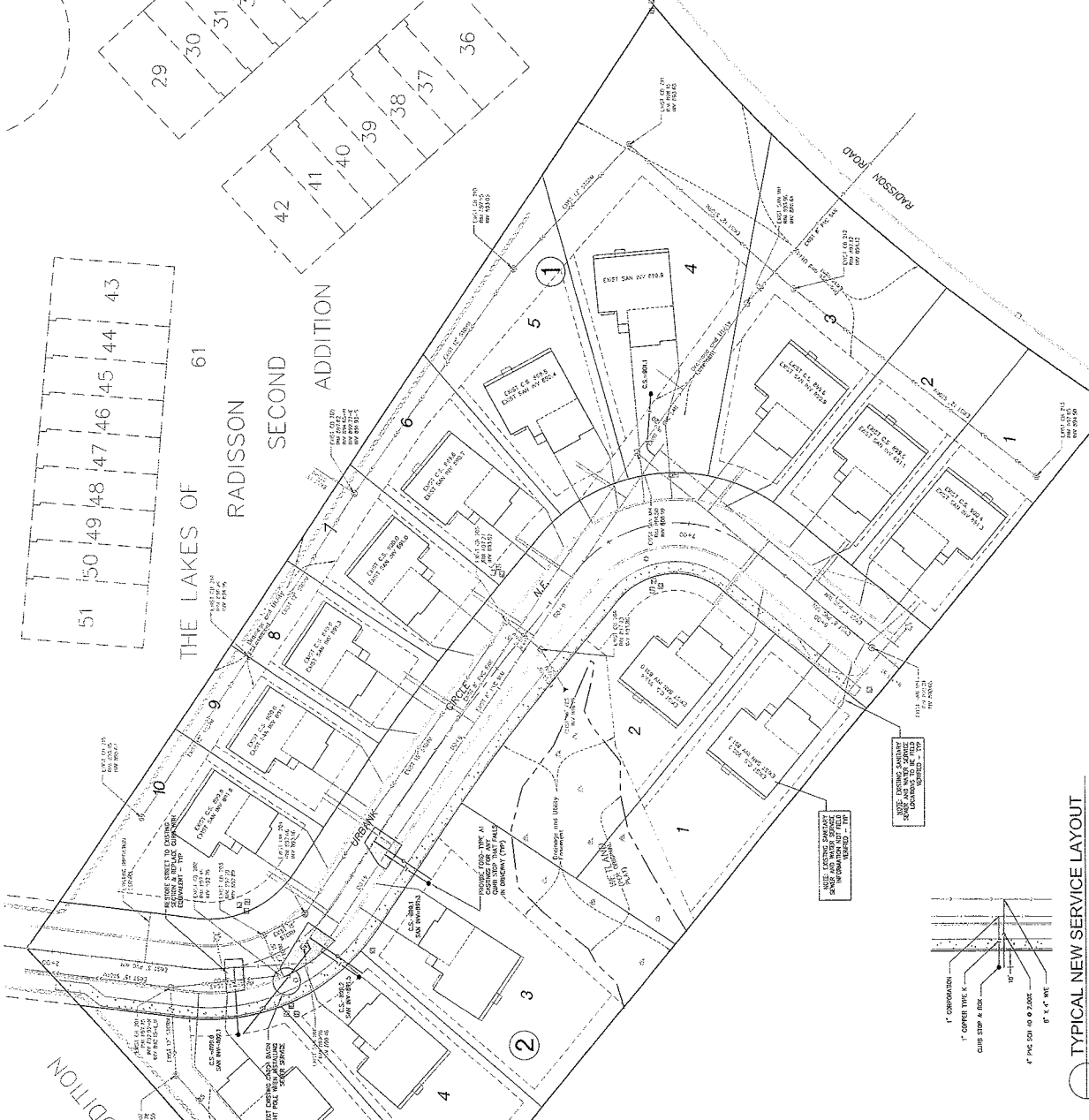


SHADOW PONDS VILLAGE
BLAINE, MINNESOTA
UTILITY PLAN
PREPARED FOR:
SHADOW PONDS, LLC



PLOWE
ENGINEERING, INC.
1078 LAKES DRIVE
LITTLE LAKE, MN 55554
PHONE: (833) 562-6590
FAX: (877) 741-8981

PLANNING
SITE
NORTH
1" = 30'
1" = 80'-0"

LEGEND

[Symbol]	EXISTING TELEPHONE TRENCH	[Symbol]	PROPOSED WATER SERVICE PIPE
[Symbol]	EXISTING TELEPHONE DUCT	[Symbol]	PROPOSED SANITARY SEWER SERVICE
[Symbol]	EXISTING CABLE TRENCH	[Symbol]	PROPOSED SANITARY
[Symbol]	EXISTING UTILITY POLE	[Symbol]	PROPOSED FLOOD CONTROL
[Symbol]	EXISTING LIGHT POLE	[Symbol]	PROPOSED FLOOD CONTROL (FOR FUTURE DEVELOPMENT)
[Symbol]	EXISTING STORM SEWER	[Symbol]	PROPOSED UTILITY TRENCH
[Symbol]	EXISTING WATER MAIN	[Symbol]	PROPOSED DIRECTION OF DRAINAGE
[Symbol]	EXISTING SANITARY SEWER	[Symbol]	PROPOSED COMPLETE CONCRETE
[Symbol]	EXISTING STORM MANHOLE	[Symbol]	PROPOSED BRICK/CONCRETE RESTORATION
[Symbol]	EXISTING GAS/BIG GAS	[Symbol]	PROPOSED IRON RESTORATION
[Symbol]	EXISTING FLARED-END SECTION	[Symbol]	
[Symbol]	EXISTING GATE VALVE	[Symbol]	
[Symbol]	EXISTING HYDRANT	[Symbol]	
[Symbol]	EXISTING SANITARY SEWER MANHOLE	[Symbol]	
[Symbol]	EXISTING CONDUIT	[Symbol]	
[Symbol]	EXISTING SPOT RELAYBOX	[Symbol]	
[Symbol]	EXISTING REMAINING (TO BE REMOVED)	[Symbol]	
[Symbol]	EXISTING REMAINING (BASE COURSE - SEE CORNER TO BE RECONTROLLED BY OWNER)	[Symbol]	
[Symbol]	EXISTING CURB SIDE	[Symbol]	
[Symbol]	EXISTING TREES	[Symbol]	
[Symbol]	EXISTING RETURNED WALL	[Symbol]	
[Symbol]	EXISTING FENCE	[Symbol]	
[Symbol]	EXISTING SIDEWALK	[Symbol]	
[Symbol]	EXISTING DRIVEWAY	[Symbol]	
[Symbol]	(SEE ORIGINAL PLAN OF SHADOW PONDS)		



SHADOW PONDS VILLAGE

UTILITY PLAN







