

**Case File No. 18-0039**  
**South Terrace Cove**

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

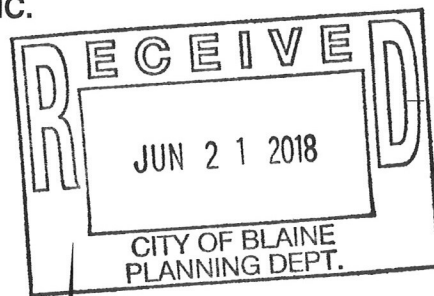


# CERTIFICATE OF SURVEY

~of~ SOUTH TERRACE COVE

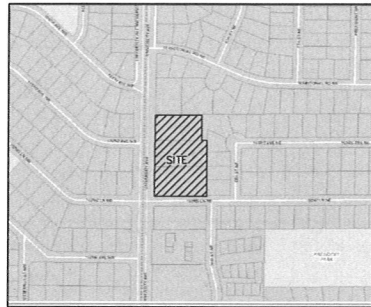
**Applicant:** SHADE TREE CONSTRUCTION, INC.  
 1696 229TH LANE  
 EAST BETHEL, MN 55005

**Contact:** MARK STRANGLUND  
 612-812-9656

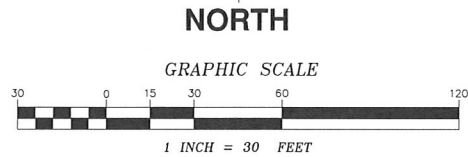


## VICINITY MAP

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



ANOKA COUNTY, MINNESOTA  
 (NO SCALE)



## BENCHMARK

MNDOT STATION NAME: 0215 Y  
 ELEVATION = 918.049 FEET (NAVD88)

## LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 25343
- DENOTES AIR CONDITIONING UNIT
- DENOTES CATCH BASIN
- DENOTES CABLE PEDESTAL
- DENOTES CURB STOP
- DENOTES ELECTRICAL BOX
- DENOTES EXISTING SPOT ELEVATION
- DENOTES GAS METER
- DENOTES GUY WIRE
- DENOTES HYDRANT
- DENOTES LIGHT POLE
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SIGN
- DENOTES SOIL BORING. (BY OTHERS)
- DENOTES STORM SEWER APRON
- DENOTES STORM SEWER MANHOLE
- DENOTES TELEPHONE PEDESTAL
- DENOTES UTILITY BOX
- DENOTES FENCE
- DENOTES RETAINING WALL
- DENOTES EXISTING 2 FOOT CONTOURS
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD WIRE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES SOIL BORING BY HAUGO GEOTECHNICAL SERVICES

## PROPERTY DESCRIPTION

Lot 1, Block 1, DEMATTS ADDITION, Anoka County, Minnesota.

AND

Lots 1 and 2, Block 1 DEMATTS SECOND ADDITION, Anoka County, Minnesota.

## AREA COMPUTATIONS

TOTAL AREA : 3.10 ± ACRES

## ZONING

EXISTING: B-4 OFFICE RESEARCH PARK

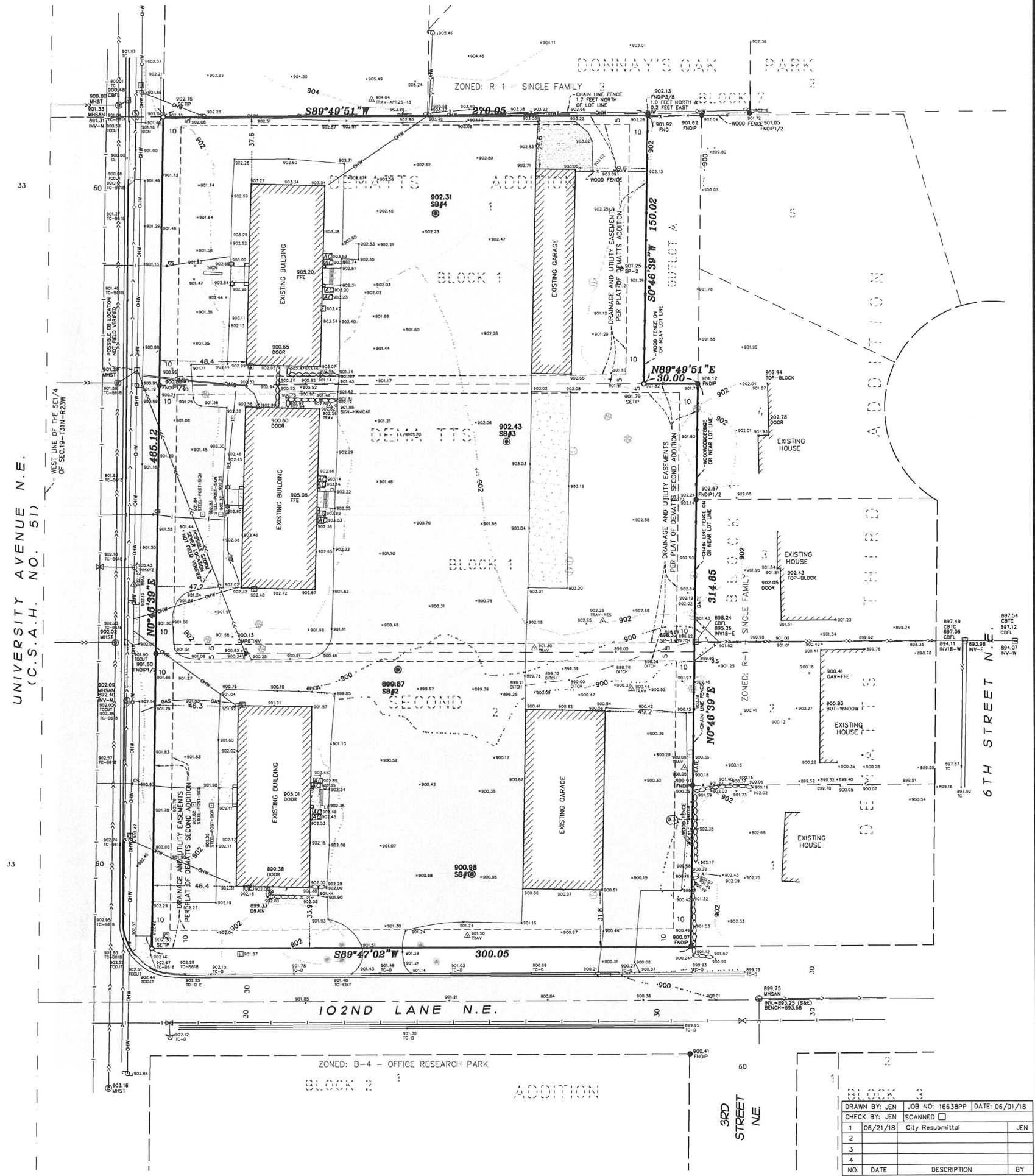
## NOTES

- Fee Owner: Blaine University Partners LLC, PIN Number: 19-31-23-33-0001, Parcel Address: 10301 University Avenue N.E.
- Progrowth Bank, PIN Number: 19-31-23-33-0002, Parcel Address: 10299 University Avenue N.E.
- Progrowth Bank, PIN Number: 19-31-23-33-0003, Parcel Address: 10267 University Avenue N.E.
- Field survey was completed by E.G. Rud and Sons, Inc. on 05/17/18.
- Bearings shown are on Anoka County Datum.
- 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.
- See Tree Inventory and Tree Removal Plan for size and species of trees.

**E.G. RUD & SONS, INC.**  
 EST. 1977  
 Professional Land Surveyors  
 6776 Lake Drive NE, Suite 110  
 Lino Lakes, MN 55014  
 Tel. (651) 361-8200 Fax (651) 361-8701

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: 06-21-18 License No. 25343



NO.	DATE	DESCRIPTION	BY
1	06/21/18	City Resubmittal	JEN
2			
3			
4			

# PRELIMINARY PLAT

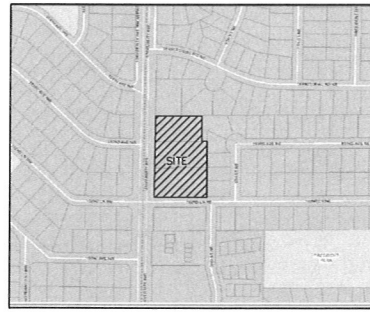
~of~ SOUTH TERRACE COVE

**Applicant:** SHADE TREE CONSTRUCTION, INC.  
1696 229TH LANE  
EAST BETHEL, MN 55005

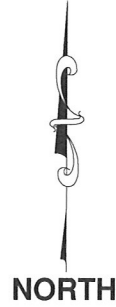
**Contact:** MARK STRANGLUND  
612-812-9656

## VICINITY MAP

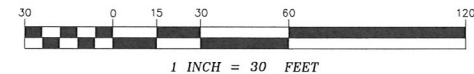
PART OF SEC. 19, TWP. 31, RNG. 23



ANOKA COUNTY, MINNESOTA  
(NO SCALE)



NORTH



## BENCHMARK

MNDOT STATION NAME: 0215 Y  
ELEVATION = 918.049 FEET (NAVD88)

## PROPERTY DESCRIPTION

Lot 1, Block 1, DEMATTS ADDITION, Anoka County, Minnesota.

AND

Lots 1 and 2, Block 1 DEMATTS SECOND ADDITION, Anoka County, Minnesota.

## AREA COMPUTATIONS

TOTAL AREA : 3.10 ACRES  
43 PROPOSED UNITS  
DENSITY: 13.9 UNITS PER ACRE

## ZONING AND SETBACKS

EXISTING: B-4 OFFICE RESEARCH PARK  
SURROUNDING: B-4 OFFICE RESEARCH PARK AND R-1 SINGLE FAMILY RESIDENTIAL  
PROPOSED: DF (DEVELOPMENT FLEX) MULTI-FAMILY

THE LOT REQUIREMENTS ARE NOT PREDETERMINED FOR THIS ZONING.

### PROPOSED SETBACKS:

FRONT/REAR YARD SETBACK PRIVATE STREET: 22 FEET FROM CURB TO FOUNDATION  
18 FEET TO DECK AND CANTILEVERS

SIDE YARD SETBACK PRIVATE STREET: 10 FEET FROM CURB

FRONT YARD SETBACK FROM PUBLIC RIGHT OF WAY: 30 FEET TO FOUNDATION AND CANTILEVERS  
25 FEET TO WOOD STOOP  
20 FEET TO STEPS

SIDE YARD SETBACK BETWEEN BUILDINGS: 12.5 FEET

NEIGHBORING PROPERTY SETBACK: 30 FEET

PROPOSED DEVELOPMENT REQUIREMENTS:  
MINIMUM LOT AREA 1,232 S.F.  
MINIMUM LOT WIDTH 22.0 FEET  
MINIMUM LOT DEPTH 40.0 FEET

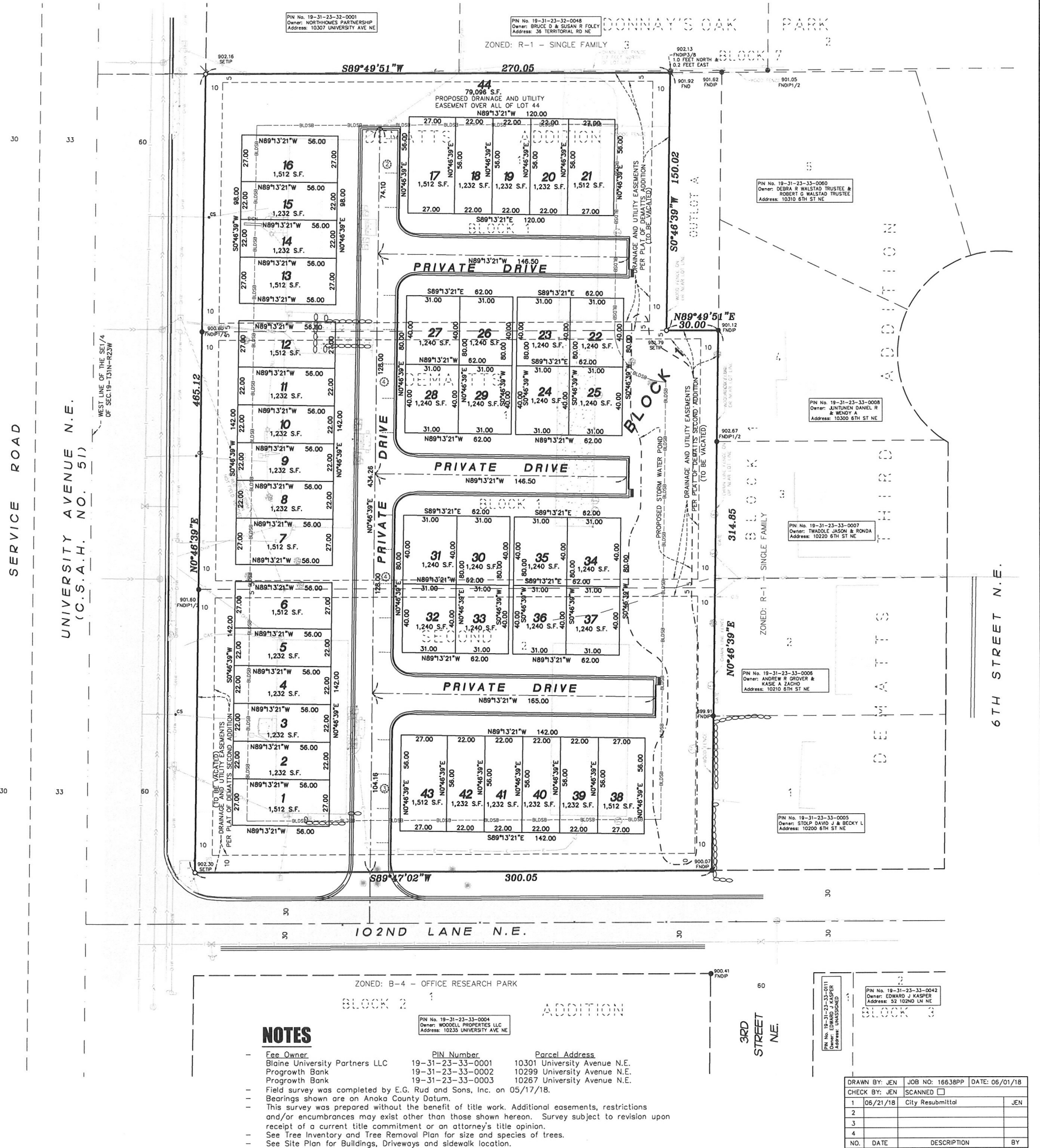
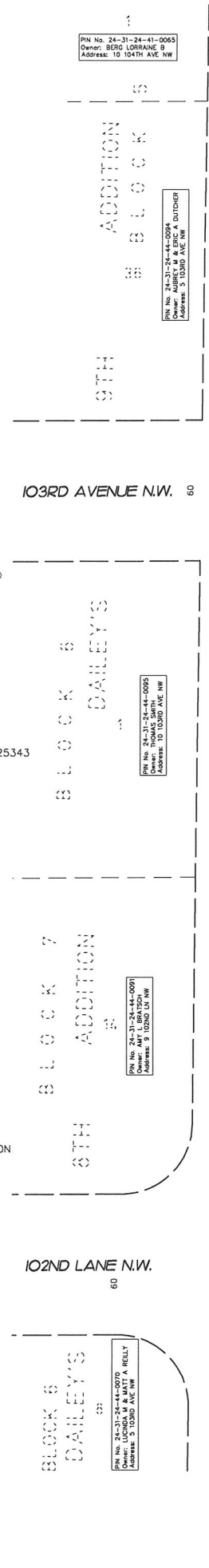
## LEGEND

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- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD WIRE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

**E.G. RUD & SONS, INC.**  
EST. 1977  
Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014  
Tel. (651) 361-8200 Fax (651) 361-8701

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: 06-21-18 License No. 25343



## NOTES

- Fee Owner: Blaine University Partners LLC
- Progroth Bank
- Progroth Bank
- Field survey was completed by E.G. Rud and Sons, Inc. on 05/17/18.
- Bearings shown are on Anoka County Datum.
- 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.
- See Tree Inventory and Tree Removal Plan for size and species of trees.
- See Site Plan for Buildings, Driveways and sidewalk location.

Fee Owner	PIN Number	Parcel Address
Blaine University Partners LLC	19-31-23-33-0001	10301 University Avenue N.E.
Progroth Bank	19-31-23-33-0002	10289 University Avenue N.E.
Progroth Bank	19-31-23-33-0003	10287 University Avenue N.E.

NO.	DATE	DESCRIPTION	BY
1	05/21/18	City Resubmittal	JEN
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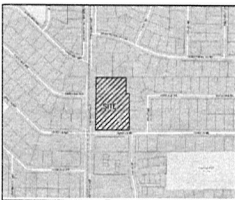
# PRELIMINARY GRADING DRAINAGE AND EROSION CONTROL PLAN

~of~ SOUTH TERRACE COVE

**Applicant:** SHADE TREE CONSTRUCTION, INC.  
1696 229TH LANE  
EAST BETHEL, MN 55005  
**Contact:** MARK STRANGLUND  
612-812-9656

## VICINITY MAP

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



ANOKA COUNTY, MINNESOTA  
(NO SCALE)

## NOTES

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- Bearings shown are on Anoka County Datum.
- The 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.

## PROPERTY DESCRIPTION

Lot 1, Block 1, DEMATTS ADDITION, Anoka County, Minnesota  
AND  
Lots 1 and 2, Block 1 DEMATTS SECOND ADDITION, Anoka County Minnesota.

## GRADING NOTES

- 1 FOOT SEPARATION BETWEEN EMERGENCY OVERFLOW TO LOWEST OPENING.
- CONTRACTOR TO SCARIFY PERVIOUS FRONTS ALONG UNIVERSITY AND 102ND/ - SEE LANDSCAPE PLAN.
- A POST-CONSTRUCTION INFILTRATION TEST IS REQUIRED. PERFORM TEST BY FILLING BASIN WITH SIX (6) INCHES OF WATER AND MONITORING DRAIN-DOWN TIMES.
- CONTACT COON CREEK WATERSHED DISTRICT AT LEAST 24 HOUR PRIOR TO WITNESS TEST.

IF DEWATERING IS REQUIRED, CONTRACTOR TO PROVIDE WELL-FIELD LOCATIONS, DISCHARGE LOCATION, SCHEDULE AND QUANTITIES TO COON CREEK WATERSHED DISTRICT PRIOR TO DEWATERING OPERATIONS.

## EROSION CONTROL / REVEGETATION SPECS.

- PRIOR TO ROUGH GRADING, INSTALL SILT STOP FENCE IN LOCATIONS SHOWN. ADDITIONAL SILT STOP FENCE WILL BE REQUIRED WHERE LOCAL CONDITIONS REQUIRE. INSTALL TREE PROTECTION AS DEMAND NECESSARY BY THE CITY FORESTER PRIOR TO ANY GRADING.
- ANY GRADING SHALL PROCEED ON AN AREA BY AREA BASIS TO MINIMIZE UNGRADED AREAS.
- AS EACH AREA OUTSIDE OF THE STREET IS GRADED, PROVIDE NATIVE TOPSOIL, SEED, AND MULCH ANCHORED WITH A STRAIGHT SET DISC WITHIN SEVEN DAYS AFTER ROUGH GRADING.
- MAINTAIN AND REPAIR SILT STOP FENCES (INCLUDING REMOVAL OF ACCUMULATED SILT) UNTIL VEGETATION IS ESTABLISHED.
- SEE "STORM WATER POLLUTION PREVENTION PLAN" FOR ADDITIONAL EROSION CONTROL NOTES AND SITE SCHEDULING.

**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

## NORTH LEGEND

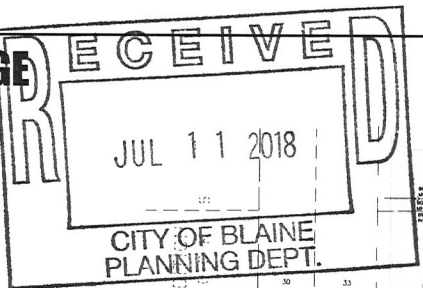
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- DENOTES OVERHEAD WIRE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES SOIL BORING BY HAUGO GEOTECHNICAL SERVICES
- DENOTES DRAINAGE ARROW
- DENOTES PROPOSED STORM SEWER MANHOLE
- DENOTES PROPOSED STORM SEWER
- DENOTES SILT FENCE
- DENOTES PROPOSED SPOT ELEVATION
- DENOTES PROPOSED 1 FOOT CONTOURS

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: 07-11-18 License No. 25343

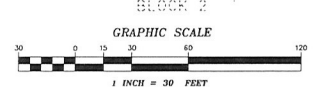
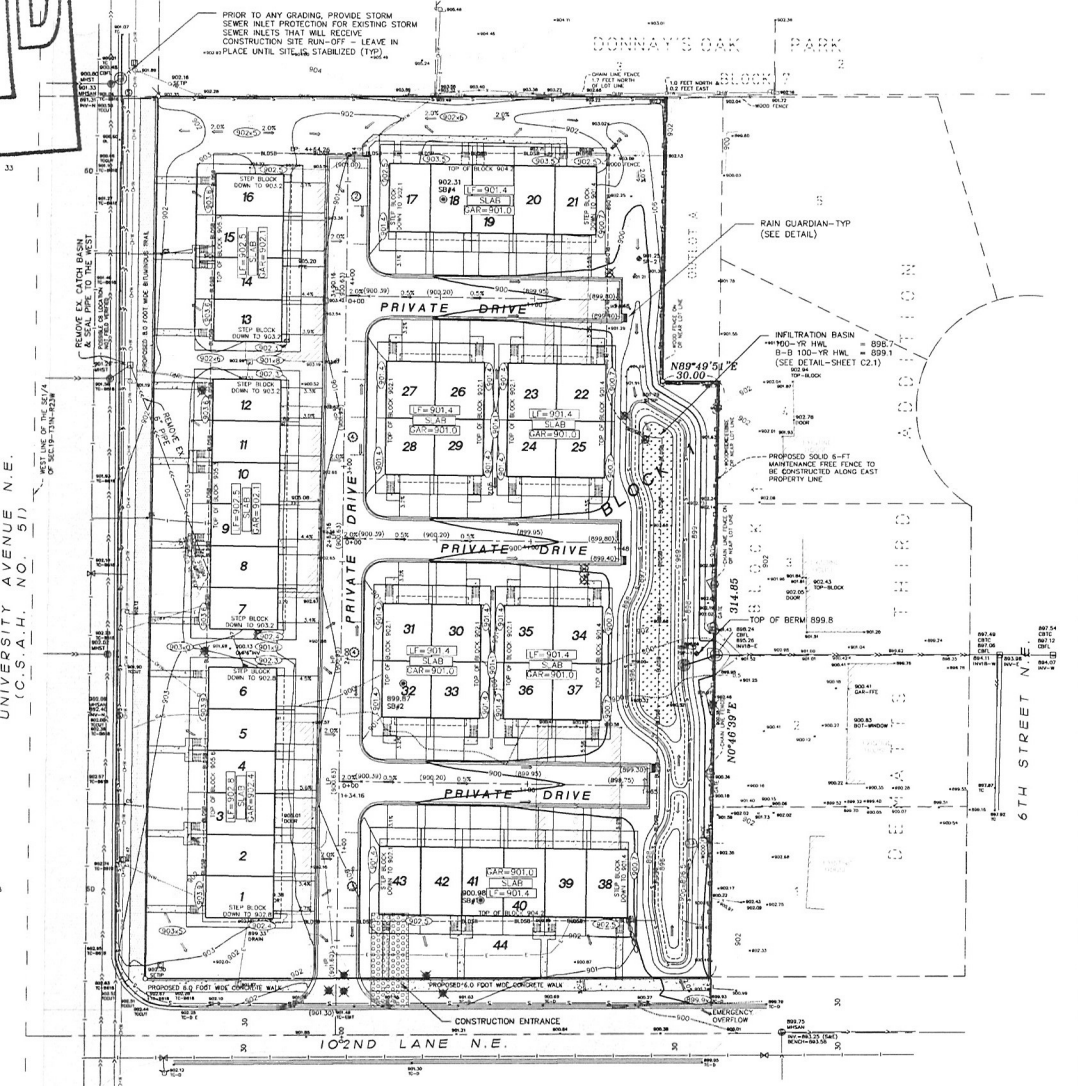
POUNDING CALCULATIONS AND STORM SEWER DESIGN BY  
FLOW ENGINEERING, INC.

**FLOW ENGINEERING, INC.**  
875 LAKE DRIVE  
SUITE 110  
LINO LAKES, MN 55014  
PHONE: (651) 361-0210  
& ENGINEERING FAX: (651) 361-0201

I HEREBY CERTIFY THAT THIS PLAN 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.  
*Adam G. Linder*  
ADAM G. LINDER  
DATE: 07.11.18 LIC. NO. 43963



CITY OF BLAINE  
PLANNING DEPT.



**BENCHMARK**  
MNDOT STATION NAME: 0215 Y  
ELEVATION = 918.049 FEET (NAVD88)

NO.	DATE	DESCRIPTION	BY
1	06/21/18	Per City Comments	JEN
2	07/11/18	Per Watershed Comments	JEN
3			
4			

# SOUTH TERRACE COVE COLORED SITE PLAN

PREPARED FOR:  
SHADE TREE  
CONSTRUCTION  
INC.

103RD AVENUE N.W.

SERVICE ROAD

UNIVERSITY AVENUE N.E.  
(C.S.A.H. NO. 51)

102ND LANE N.W.



SITE PLANNING  
& ENGINEERING  
**PLOWE**  
ENGINEERING, INC.  
6776 LAKE DRIVE  
SUITE 110  
LINDO LAKES, MN 55014  
PHONE: (651) 361-8210  
FAX: (651) 361-8701

NORTH



0 15 30  
1" = 30 FEET  
(1/4" = 2')

DATE	REVISION DESCRIPTION

DRAWN BY: A.G. DESIGN BY: A.G.  
CHECKED BY: C.W.P. PROJ. NO. 18-1773  
ORIGINAL DATE: JULY 13, 2018

**RECEIVED**  
 JUL 11 2018  
 CITY OF BLAINE  
 PLANNING DEPT.

**GENERAL NOTES**

- 1) THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING PIPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION OF THE 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 USUAL PRACTICE.
- 5) NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR INTERRUPTION OF ANY SEWER OR WATER SERVICES TO EXISTING HOME'S OR BUSINESS'S.
- 6) CONTACT CITY OF BLAINE ENGINEERING DEPARTMENT AT 763-825-8172 FOR INSPECTION OF ALL UTILITY INSTALLATIONS.
- 7) ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONDUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.

**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 AUTHORIZATION.
- 3) WATER MAIN SHALL BE BULLETED IRON PIPE CLASS 52 OR PVC-C-3600 PRESSURE CLASS WITH DR. RATING OF "B" AND CONFORM TO THE OUTSIDE SHAPE THE DIMENSIONS OF FACT #046 899.
- 4) PROVIDE PREFORMED INSULATION, PIPE FRAMAGLASS, 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 1/2" COPPER TYPE K, ALTERNATE WATERLESS DESIGN, HOME CONFORMING TO ASTM D2239, FOR "TEND-PURE" WATER SERVICE, BENDING IN 45 AND 90 DEGREE (90° AS MANUFACTURED) BY ENDOT INDUSTRIES, COMPLETE WITH TRACING WIRE AND LOCATION TAGS AS REQUIRED BY CITY. APPROPRIATE FITTINGS FOR HOME PIPE SHALL BE PER MANUFACTURER'S RECOMMENDATION. AS APPROVED BY CITY ENGINEERING DEPARTMENT. 1.5" MINIMUM HOSE DIAMETER REQUIRED.
- 7) GRADE HYDRANTS 5'-11" FROM RAKE OF CURB.

**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.
- 3) SANITARY SEWER MAIN SHALL BE 8" PVC SDR 35 LAD AT 0.40% MIN.
- 4) PROVIDE INSULATION FOR ALL SANITARY PIPE WITH LESS THAN 6.0'-FEET OF COVER.
- 5) SANITARY CASTINGS SHALL BE NENAH R-1733 W/ PLATEN LIDS.

**STORM SEWER NOTES**

- 1) FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

**SERVICES**

PROVIDE TO EACH LOT:  
 4" PVC SCHEDULE 40 @ 2.00%  
 1" WATER SERVICE (SEE NOTES FOR MATERIALS)  
 EXTEND SERVICES TO 10'-FEET BEHIND BACK OF CURB

DRAWN BY: A.G.  
 CHECKED BY: A.G.  
 C.W.P. PROJ. NO. 18-1773

ORIGINAL DATE: JUNE 1, 2018

DATE	REVISION DESCRIPTION
8-21-18	PRE-PAT. RESUBMITTAL
7-11-18	DATE COMMENT

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
**PRELIMINARY**  
 DATE: 07.11.2018 UC. NO. 45893

**SOUTH TERRACE COVE**  
 BLAINE, MN  
 UTILITY PLAN

PREPARED FOR:  
**SHADE TREE CONSTRUCTION INC.**

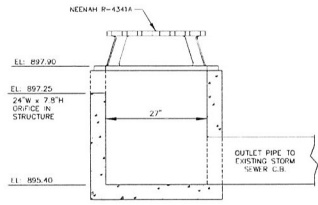
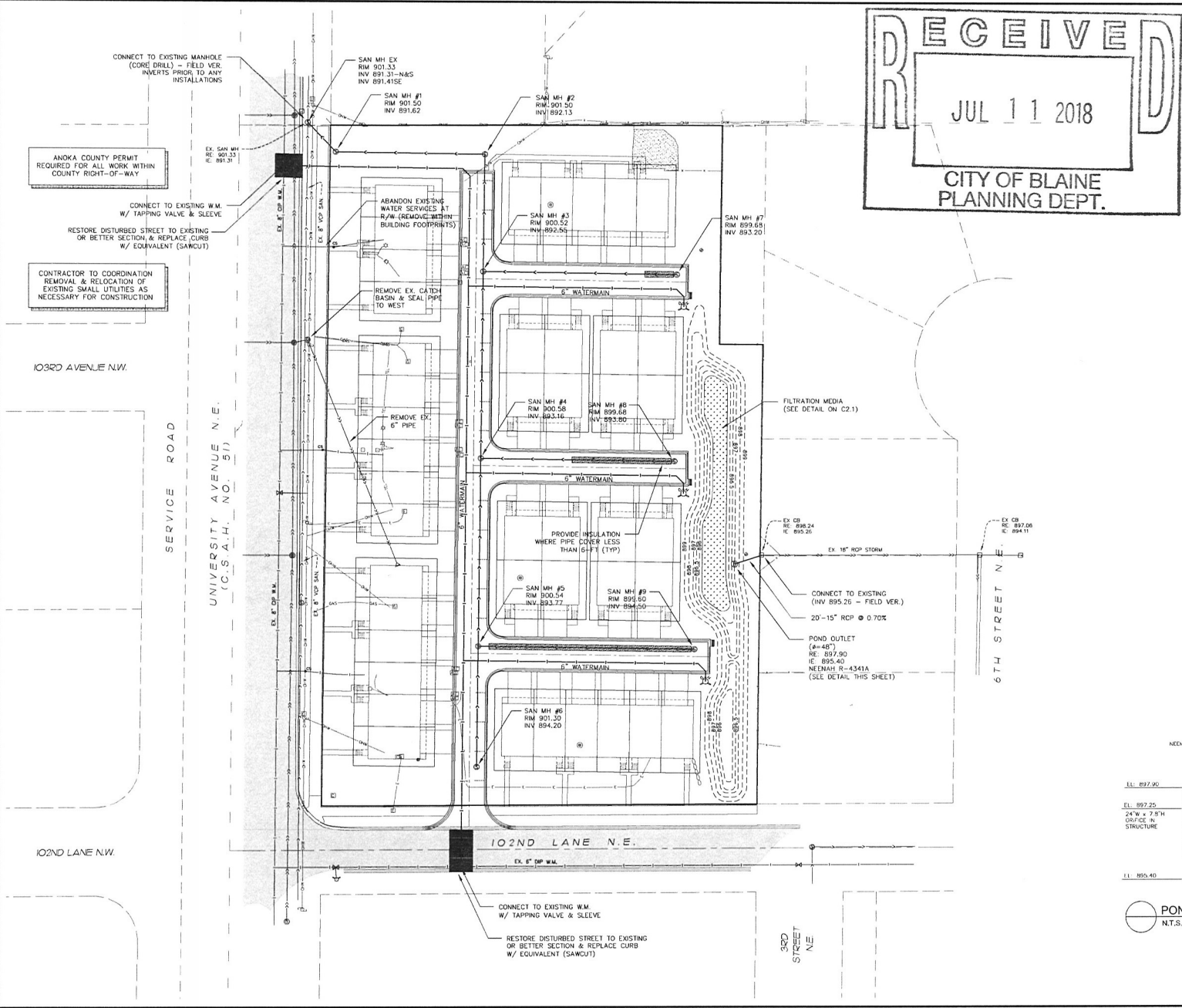


**FLOWE ENGINEERING, INC.**  
 6776 LAKE DRIVE  
 SUITE 110  
 LIND LAKER, MN 55014

PHONE: (651) 361-8210  
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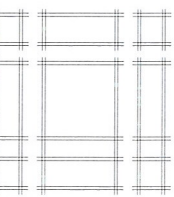


**UTILITY PLAN SOUTH TERRACE COVE C1.1**





**THE DESIGN TEAM**  
Home Design Specialists



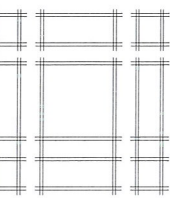
SHADE TREE CONSTRUCTION  
TOWNHOME DESIGN

1/18/18

RECEIVED  
JUN 21 2018  
CITY OF BLAINE  
PLANNING DEPT.



**THE DESIGN TEAM**  
Home Design Specialists



SHADE TREE CONSTRUCTION  
TOWNHOME DESIGN 2

1/26/18





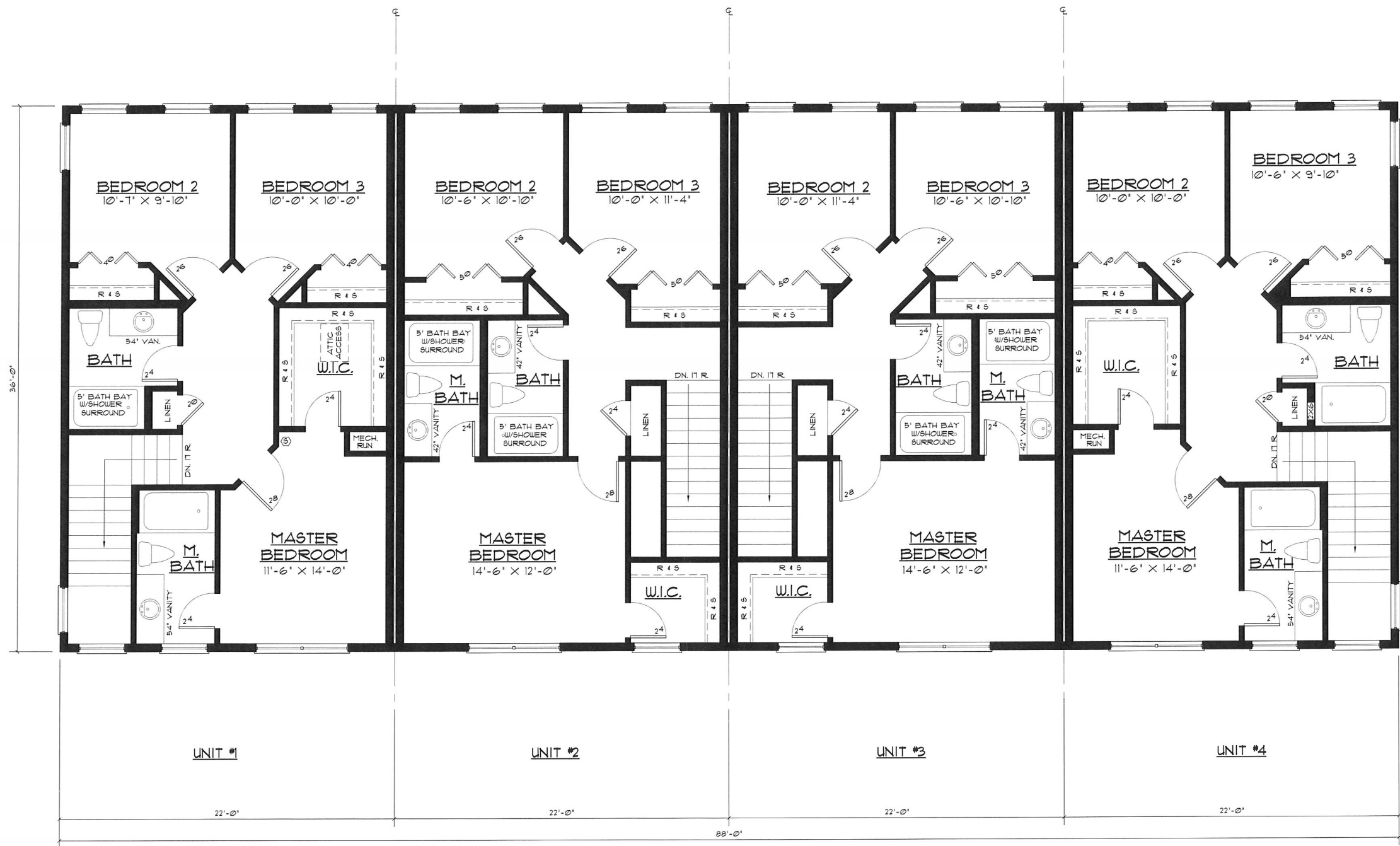
PLANS ARE REPRESENTATIONS ONLY  
FINAL PLANS SUBJECT TO CHANGE

1 FOUNDATION PLAN  
SCALE: 1/8" = 1'-0"



PLANS ARE REPRESENTATIONS ONLY  
FINAL PLANS SUBJECT TO CHANGE

1 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



PLANS ARE REPRESENTATIONS ONLY  
FINAL PLANS SUBJECT TO CHANGE

1 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"