

**Case File No. 17-0022**  
**Johnstons Blaine Estates**

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



PRELIMINARY PLAT OF:  
**JOHNSTONS BLAINE ESTATES**

~for~ STEVE AND CINDY JOHNSTON  
 ~of~ 2959 91ST AVENUE NE  
 BLAINE, MN 55449

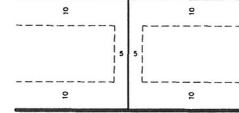
**PROPERTY DESCRIPTION:**

The West Half of the South Half of Lot 30, SPRING LAKE PARK WOODLAND, Anoka County, Minnesota.

and  
 Lot 31, SPRING LAKE PARK WOODLAND, Anoka County, Minnesota, EXCEPT the East Half thereof. Subject to 5 foot easement along the rear line for public utilities.

**EASEMENT DETAIL**

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEND TO BE 10 FEET IN WIDTH AND ADJOINING FRONT, REAR AND RIGHT OF WAY LINES AND BEND 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

**R-1 LOT STANDARDS**

- SETBACKS:  
 FRONT = 30 FEET  
 SIDE = 10 FEET  
 SIDE (CORNER) = 20 FEET  
 REAR = 30 FEET
- ACCESSORY BUILDING SIDE AND REAR = 5 FEET
- MINIMUM LOT AREA = 10,000 SQ. FT.  
 MINIMUM LOT WIDTH = 80 FEET  
 MINIMUM FRONTAGE = 50 FEET  
 MINIMUM DEPTH = 125 FEET  
 MAXIMUM BUILDING HEIGHT = 2 1/2 STORIES OR 30 FEET
- DRAINAGE AND UTILITY EASEMENTS: FRONT, REAR AND ADJACENT TO RIGHT OF WAY = 10 FEET  
 SIDE = 5 FEET

**LEGEND**

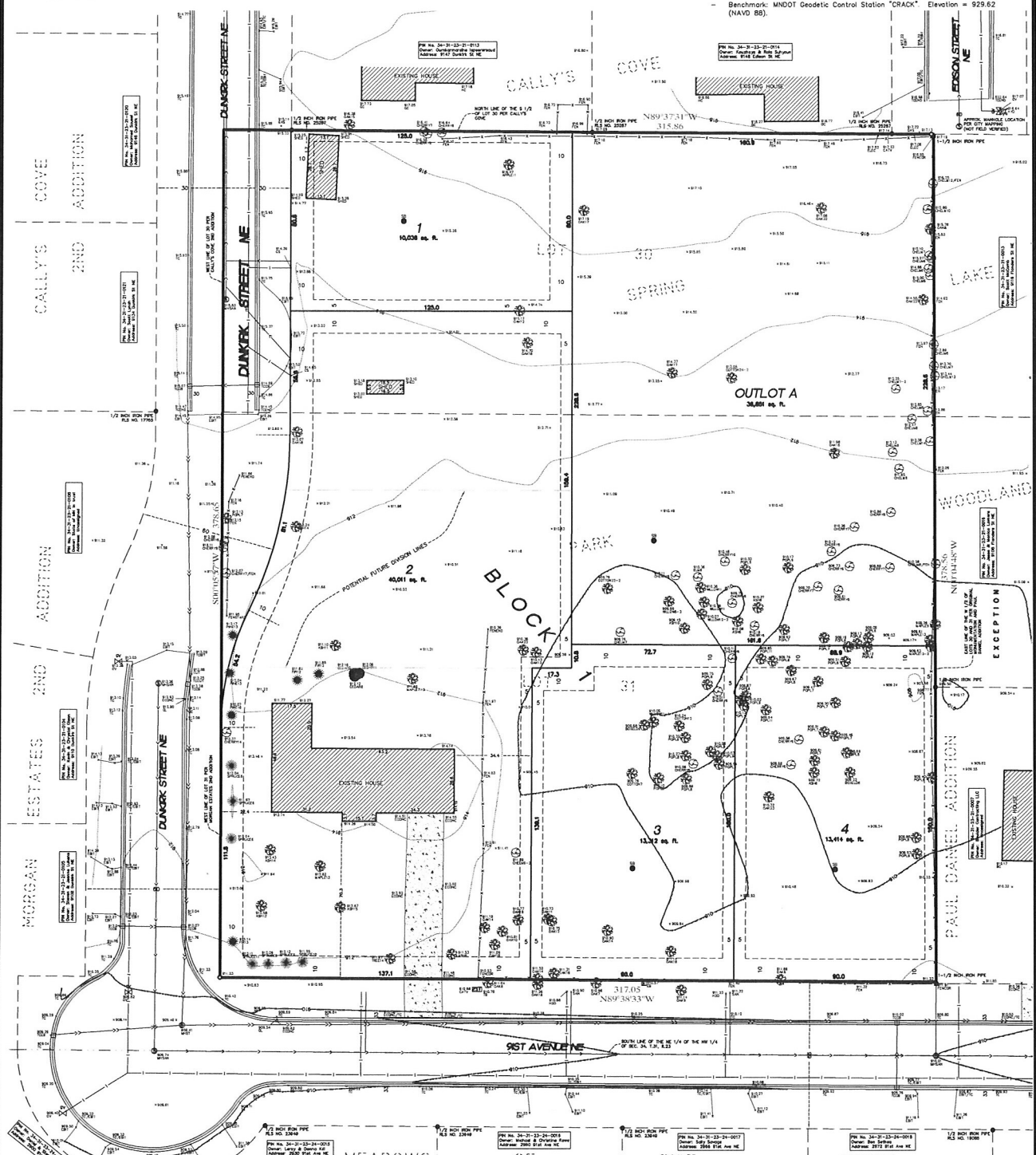
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES CATCH BASIN
- DENOTES STORM SEWER MANHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES HYDRANT
- DENOTES GATE VALVE
- DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING CONTOURS
- DENOTES FENCE
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES SOIL BORINGS (BY OTHERS)
- DENOTES ADJACENT PARCEL, OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

**TREE DETAIL**

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

**NOTES**

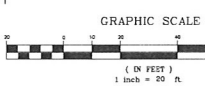
- Field survey was completed by E.G. Rud and Sons, Inc. on May 5, 2016.
- Bearings shown are on Anoka County datum.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Parcel ID Nos: 34-31-23-01-0012 and 34-31-23-01-0014.
- Benchmark: MNDOT Geodetic Control Station "CRACK" Elevation = 929.62 (NAVD 88).



**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

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.

JACOB E. RUD  
 Date: 5/8/2017 License No. 41578



|               |                 |                          |    |
|---------------|-----------------|--------------------------|----|
| DRAWN BY: BAE | JOB NO: 163198T | DATE: 5/31/16            |    |
| CHECK BY: JER | SCANNED         |                          |    |
| 1             | 1/4/17          | SCALE OF LAYOUT          |    |
| 2             | 5/9/17          | ADD ADJOINING OWNER INFO |    |
| 3             |                 |                          |    |
| NO.           | DATE            | DESCRIPTION              | BY |

## GRADING, DRAINAGE & EROSION CONTROL NOTES

PRIOR TO ANY GRADING OPERATIONS, THE CONTRACTOR SHALL PROVIDE WMCO INLET PROTECTION (OR OTHER APPROVED EQUAL) FOR ALL STORM SEWER INLETS THAT WILL RECEIVE RUN-OFF FROM CONSTRUCTION ACTIVITIES

CONTRACTOR TO PROVIDE TOPSOIL STOCKPILES AT LOCATION DESIGNATED BY OWNER. PLACE STOCKPILES AS FAR FROM DRAINAGE WAYS AS POSSIBLE. PROVIDE SILT FENCE AT DOWNSTREAM SIDE OF STOCKPILE LOCATIONS. IF STOCKPILE IS TO BE IN-PLACE LONGER THAN 7 DAYS, PROVIDE SEED AND MULCH.

THE CONTRACTOR SHALL PROVIDE ALL SOD, SEED, MULCH AND FERTILIZER WHICH SHALL CONFORM WITH THE FOLLOWING MNDOT SPECIFICATIONS AS MODIFIED BELOW.

| ITEM                     | MNDOT SPECIFICATION/NOTES  |
|--------------------------|--|
| SOD                      | 3878   |
| SEED **                  | 3876   |
| FOR TURF ESTABLISHMENT * | MNDOT MIXTURE 260 (100 LBS/ACRE) - OR - MNDOT MIXTURE 270 (120 LBS/ACRE) |
| TEMPORARY FALL COVER     | MNDOT MIXTURE 100B (100 LBS/ACRE)  |
| SPRING/SUMMER            | MNDOT MIXTURE 110 (AT 100 LBS/ACRE)                                      |
| 1-2 YEARS COVER          | MNDOT MIXTURE 150 (AT 40 LBS/ACRE)                                       |
| 2-5 YEARS COVER          | MNDOT MIXTURE 190 (AT 60 LBS/ACRE)                                       |
| MULCH                    | 3882 (TYPE 1 - DISC ANCHORED)  |
| FERTILIZER               | 3881   |
| WOOD FIBER BLANKET       | 3885 (CATEGORY 2)  |

\* MOW A MINIMUM OF ONCE PER 2 WEEKS

\*\* SEEDED AREAS SHALL BE EITHER MULCHED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION.

ALL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS OR IMPLEMENTED IN THE FIELD SHALL BE IN ACCORDANCE WITH THE CITY AND NPDES PHASE II PERMIT REQUIREMENTS, AND THE MPCA'S "PROTECTING WATER QUALITY IN URBAN AREAS BEST MANAGEMENT PRACTICES FOR MINNESOTA"

THE CONTRACTOR SHALL PROVIDE DESIGNATED CONCRETE TRUCK WASHOUT AREA WITH APPROPRIATE SIGNAGE. WASHOUT AREA IS TO BE A MINIMUM OF 50' FROM STORM DRAINS, DITCHES, PONDS, OR OTHER STORMWATER FEATURES. ALL LIQUID AND SOLID WASTE GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER (E.G. COMPACTED CLAY LINER, IMPERMEABLE GEO-MEMBRANE). AFTER WASTE CONCRETE IS SET, BREAK-UP AND DISPOSE OF PROPERLY.

THE CONTRACTOR SHALL MAINTAIN SILT FENCE, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT, THROUGH COMPLETION OF BUILDING CONSTRUCTION. SILT FENCE TO BE REMOVED ONLY AFTER COMPLETION OF BUILDING CONSTRUCTION AND UPON ESTABLISHMENT OF VEGETATION.

THE CONTRACTOR SHALL PAY SPECIAL ATTENTION TO ALL ADJACENT PROPERTY LINES AND MAKE SURE THE EROSION CONTROL PRACTICES IN-PLACE IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTIES.

THE CONTRACTOR SHALL PROVIDE WOOD FIBER BLANKET FOR ALL AREAS OF CONCENTRATED FLOW AND FOR ALL SLOPES 3:1 OR GREATER.

IF ANY SLOPES APPEAR TO BE FAILING, THE CONTRACTOR SHALL PROVIDE ADDITIONAL SILT FENCE, BIOROLLS AND EROSION CONTROL BLANKET AS NEEDED.

THE CONTRACTOR SHALL FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.

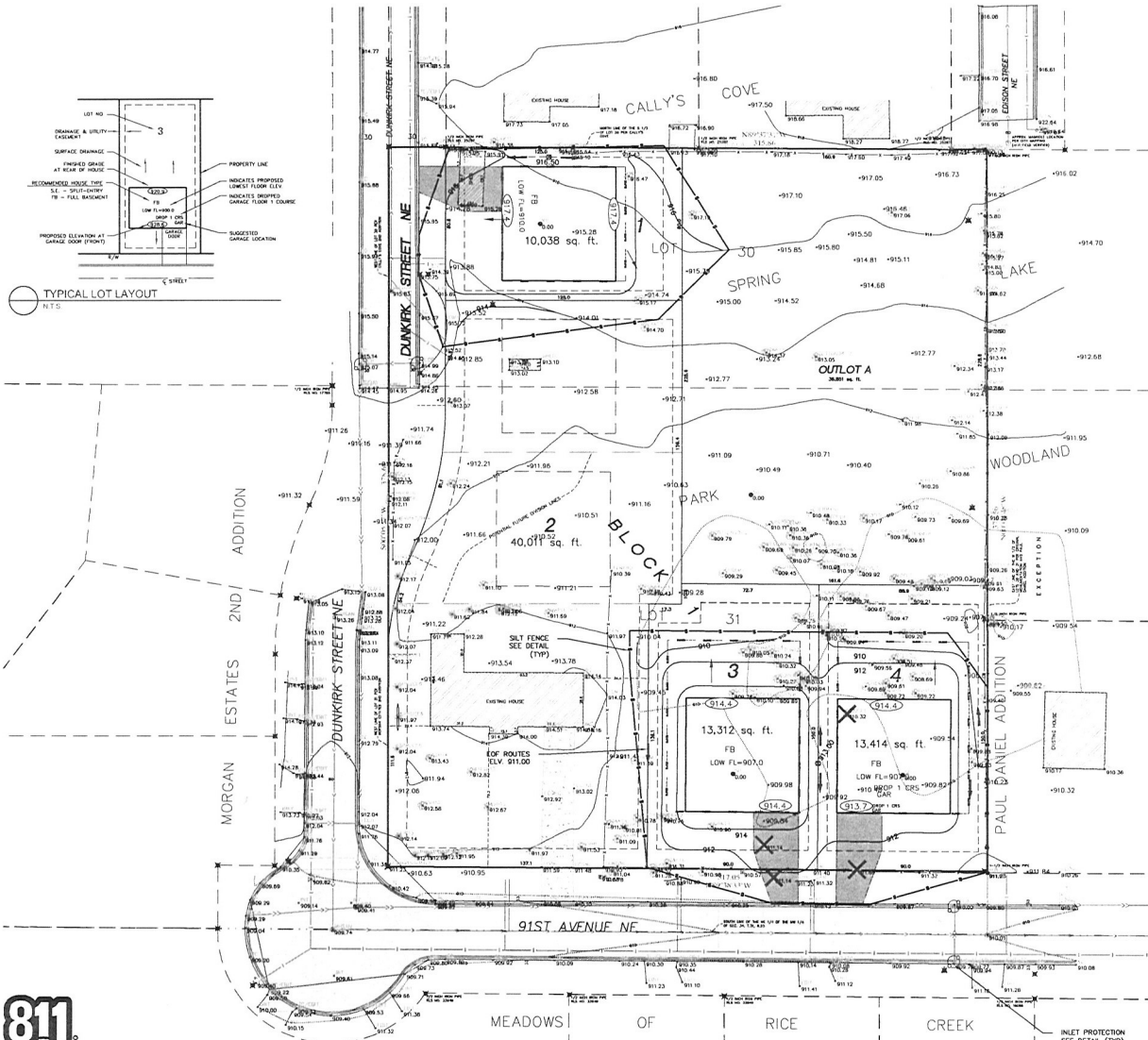
THE CONTRACTOR SHALL SOD ALL DISTURBED DRAINAGE AREAS, INCLUDING SWALES, OVERFLOWS, AROUND STORM SEWER FLARED-END SECTIONS, AND OFF-STREET CATCH BASINS.

UPON GRADING COMPLETION THE CONTRACTOR SHALL PROVIDE NATIVE TOPSOIL, SEED, AND MULCH ANCHORED WITH A STRAIGHT SET DISC WITHIN 48 HOURS OF FINAL GRADING.

EXCESS SOIL SHOULD BE TREATED LIKE OTHER EXPOSED SOIL AND STABILIZED WITHIN 72 HOURS. ANY SOIL STOCKPILES ARE TO HAVE SILT FENCE PLACED ON DOWNSTREAM SIDES AND SHALL NOT BE PLACED IN SURFACE WATERS.

ADJACENT STREETS SHALL BE KEPT CLEAN OF CONSTRUCTION MATERIALS, DIRT, AND OTHER UNDESIRABLE MATERIALS. WHEN MATERIALS OR DEBRIS HAVE WASHED/FLOWED ONTO ADJACENT STREETS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO SWEEP/SCRAPE STREETS AS NECESSARY OR AS DIRECTED BY THE CITY.

## GRADING, DRAINAGE & EROSION CONTROL PLAN JOHNSTONS BLAINE ESTATES



DRAWN BY: R.K.A. DESIGNED BY: R.K.A.  
CHECKED BY: C.W.P. PROJECT NO.: 17-1688  
ORIGINAL DATE: MAY 2, 2017

| DATE | DESCRIPTION |
|------|-------------|
|      |             |
|      |             |
|      |             |
|      |             |

This work and the data were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.  
**Charles W. Plowe, Inc.**  
DATE: 06.08.2017 LIC. NO. 0227

**JOHNSTONS BLAINE ESTATES**  
BLAINE, MINNESOTA  
GRADING, DRAINAGE & EROSION CONTROL PLAN

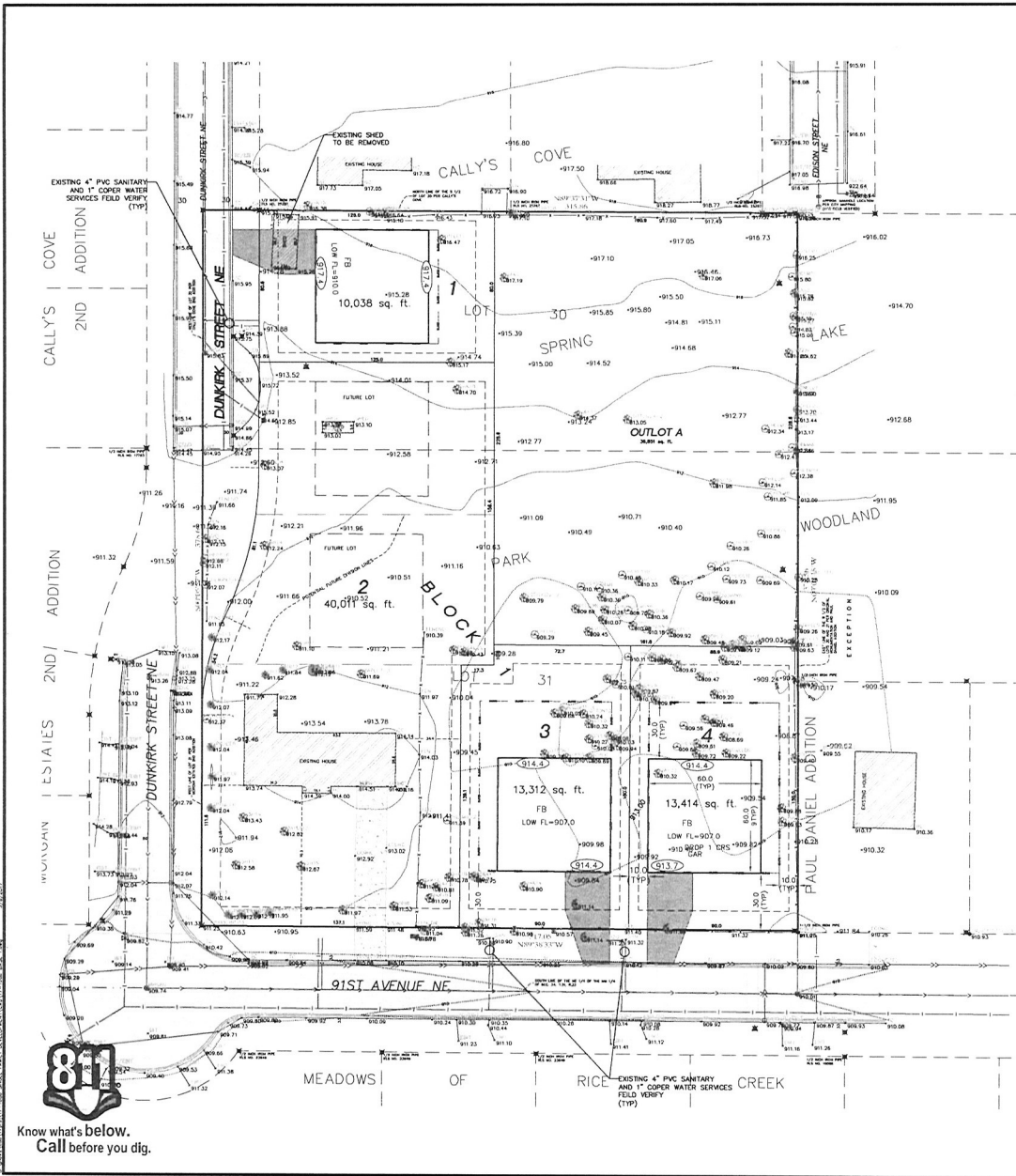
PREPARED FOR:  
STEVE & CINDY JOHNSTON

SEE PLUMBING & ENGINEERING  
**PLOWE ENGINEERING, INC.**  
1176 LAKE DRIVE  
SUITE 110  
LIND LAKE, MN 55954  
PHONE: (953) 254-4270  
FAX: (953) 934-0070

**NORTH**  
1" = 10' SCALE  
1" = 10' SCALE

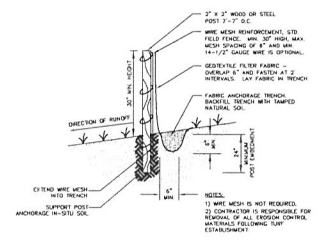
**C3**

**811**  
Know what's below.  
Call before you dig.

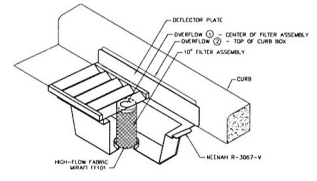


**GENERAL NOTES**

- 1) THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE 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.
- 2) CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS.
- 3) INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.
- 4) THE CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO THE INTERRUPTION OF ANY SEWER OR WATER SERVICES TO EXISTING HOMES OR BUSINESSES.
- 5) STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
- 6) NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



(X) (CY) SILT FENCE 1:4.1:1



(X) (CY) WIMCO INLET PROTECTION 1:1.0:1

|             |             |             |         |
|-------------|-------------|-------------|---------|
| DESIGNED BY | R.K.A.      | DESCRIPTION | R.K.A.  |
| CHECKED BY  | C.W.P.      | PROJECT NO. | 17-1688 |
| DATE        | MAY 5, 2017 |             |         |

| DATE | REVISION DESCRIPTION |
|------|----------------------|
|      |                      |
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|      |                      |
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|      |                      |
|      |                      |

Prepared by and the information contained by the same is the responsibility of the engineer or other professional person whose name and license number are shown hereon.

**Charles Johnston**  
 CIVIL ENGINEER  
 LICENSE NO. 05-03-2017

**JOHNSTONS BLAINE ESTATES**  
 BLAINE, MINNESOTA  
 CIVIL SITE AND UTILITIES PLAN

PREPARED FOR:  
**STEVE & CINDY JOHNSTON**



**PLOWE ENGINEERING INC.**  
 1476 LAKE DRIVE  
 SUITE 110  
 LONG BEACH, MN 55014  
 PHONE: 953.203.0236  
 FAX: 953.367.6791



**C2**

Know what's below.  
 Call before you dig.

**CIVIL SITE AND, UTILITIES PLAN**  
**JOHNSTONS BLAINE ESTATES**