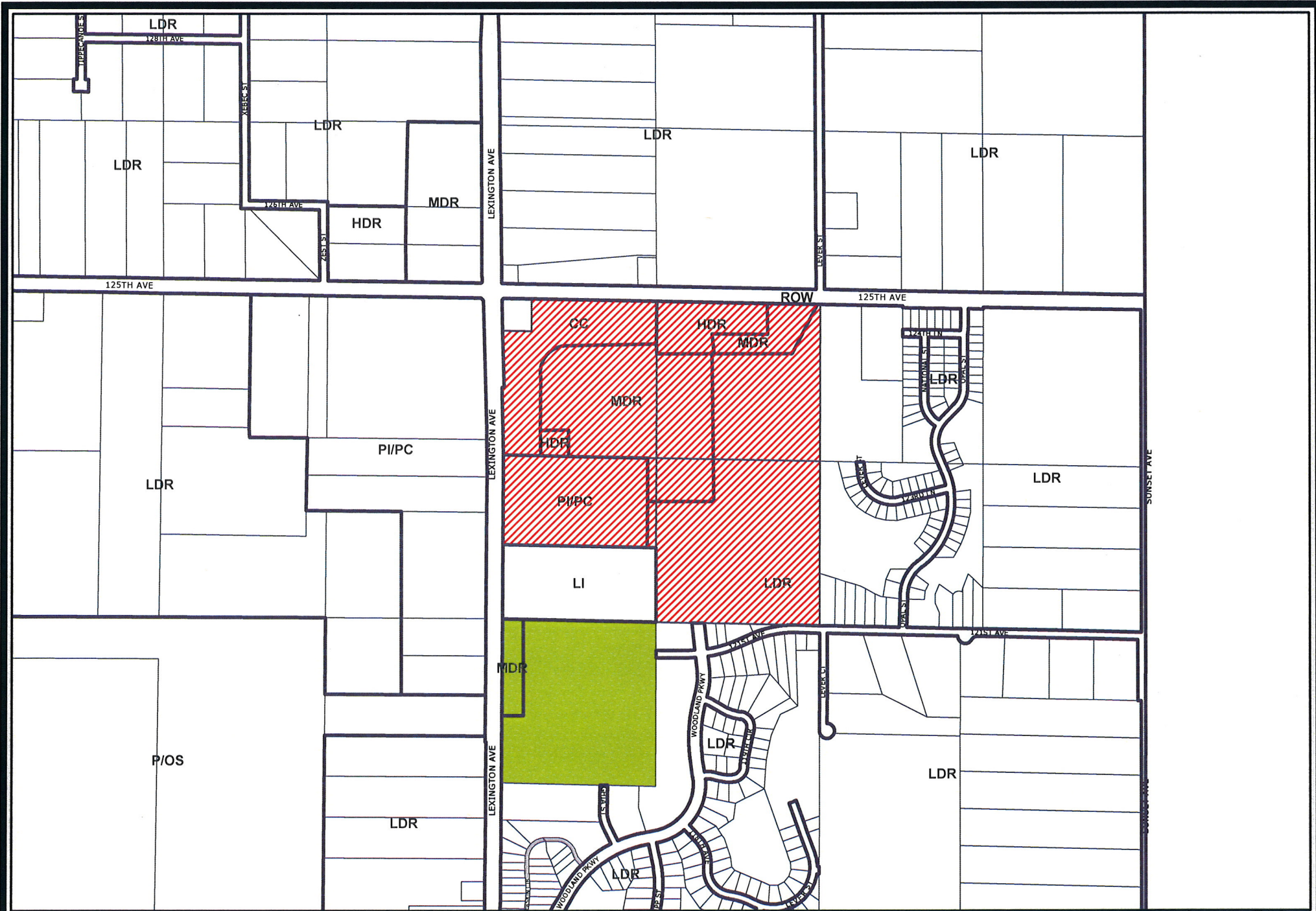


Case File No. 14-0034

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





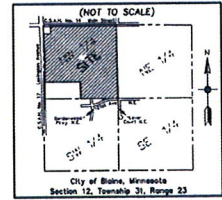
Case File No. 14-0034 - Existing Land Use



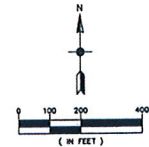
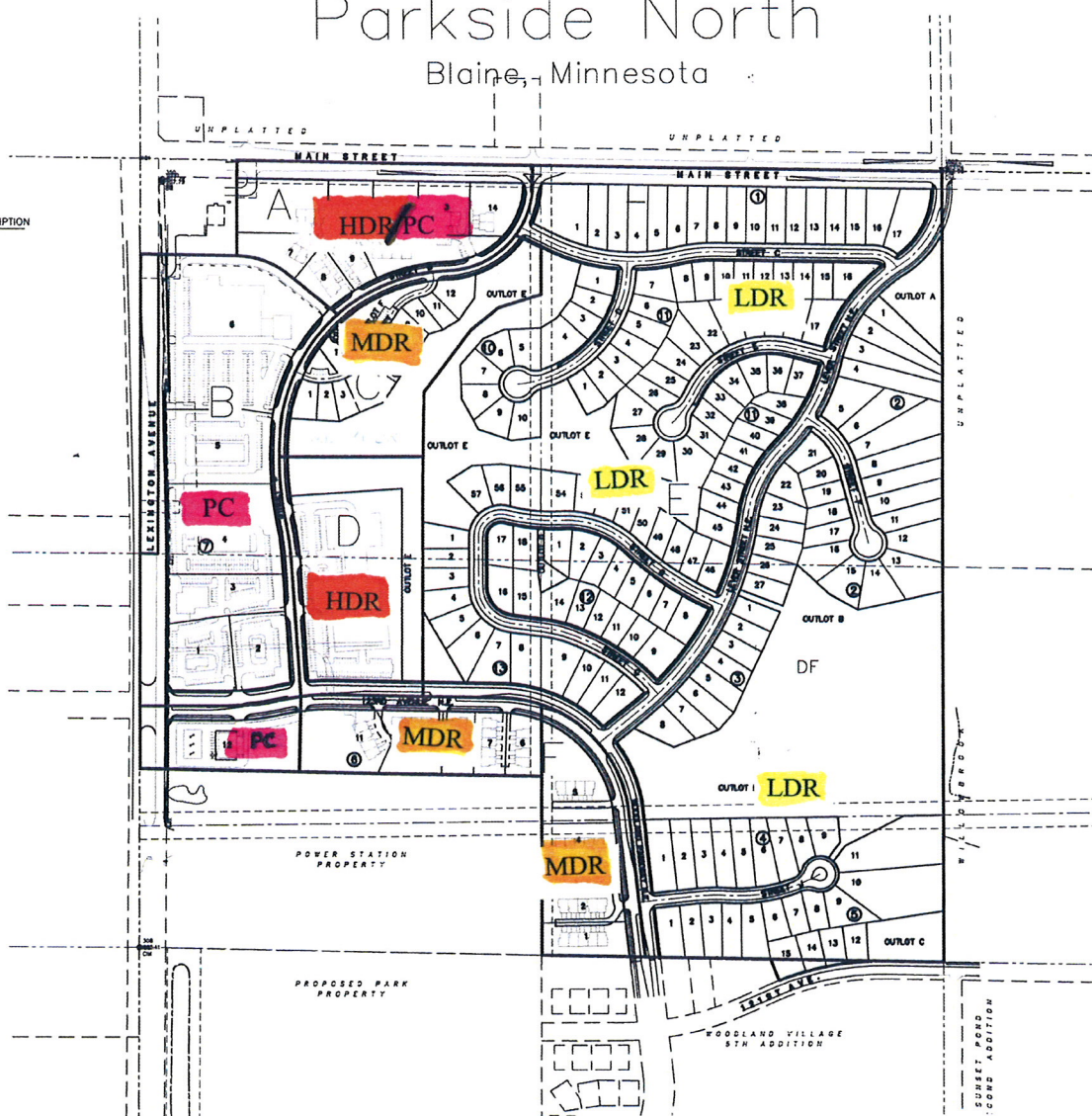
"Proposed Land Use"

Parkside North Blaine, Minnesota

LOCATION MAP



LAND AREAS		
D	GROSS	NET DESCRIPTION
A	8.22 AC	6.88 AC MDR
B	20.10 AC	15.06 AC PC
C	7.26 AC	6.45 AC MDR
D	7.99 AC	7.01 AC HDR
E	85.92 AC	71.19 AC DF
F	9.79 AC	7.61 AC MDR



BENCHMARKS	
1.	RAILROAD SPIKE IN POWER POLE NO. 11783, LOCATED AT THE S.E. CORNER OF THE INTERSECTION OF LEXINGTON C.S.A.M. NO. 14 AND C.S.A.M. NO. 17 ELEVATION= 907.80 (NGVD 1929)
2.	TOP HUT OF HYDRANT N.E. QUADRANT OF WOODLAND PARKWAY N.E. AND 121ST AVE. N.E. ELEVATION= 809.17 (NGVD 1929)

CALL BEFORE YOU DIG

REVISIONS	
1.	REVISED - per city comments
2.	
3.	
4.	
5.	
6.	

I hereby certify that this plan, map or report was prepared by me or a direct supervisor and that I am a Licensed Professional Engineer or Surveyor of the State of Minnesota.

Name: Brian J. Kryzofek, P.E.
Signature: _____
Date: 06/06/14 License #: 1

October 17, 2014

Mr. Tom Ryan, Mayor
City council Members
Planning Commissioners
c/o Bryan Schafer, Community Development Director

Re: Parkside North's (Finn Farm) Guide Plan Amendment, Rezoning to DF Residential, PBD (CC Underlying), HDR, MDR-PB, Park – OS; CUP for DF zoning, and Preliminary Plat to create the planned parkways, roadways, ponding, park corridors and housing areas for phased development of a wide mix of SF Detached, MR attached, and apartment uses in conjunction with conceptual design development for planned commercial and a MDR-PB parcel that could accommodate more commercial or housing depending on market demands for the last phase of the development.

Dear Mr. Mayor, Council, Commissioners and staff,

Over the last several years the City has worked with KR Farmland, LLC on the shifts from farmland to urban development using comprehensive planning techniques to choose to add a large community park south of the GRE substation at 121st and Lexington. The resulting remainder of the holdings previously called Finn Farm, was desired to be a design that responded to market demands post-recession for both retail and residential. New rules in storm water management, ever changing wetland regulations and access issues for the site shaped required research and mapping of the natural resources on the site. This data when overlaid onto the conceptual 2010 comprehensive land use maps indicated discrepancies only revealed by the detailed analysis of wetland boundaries, access spacing, trunk utility spacing, and high voltage transmission line easement requirements.. Work with senior staff through Council workshop helped shape the proposed design into what we believe is a strong blend of housing types, practical phasing, and community benefits in road design and neighborhood efficiency. The commercial solutions have been shaped by the changing needs of the retail market and brokerage recommendations rather than planning ratios. As the Blaine market in this trade area begins to start, then mature, the spill over or real needs to augment the Central Avenue corridor and the top tier trade area of Lexington and 35W will become better known. Unknowns with some influence include growth by Lino Lakes and the success of their retail trade area 2 miles east. By allowing for this project creation, the property can best benefit the city tax base, the residential market and the development group by being truly shovel ready, rather than potentially available. The same philosophy holds for the housing.

Single Family Development Partners and Builders



Presently, Lennar is under contract to become the primary builder of single family homes east of the major drainage system central to the site. Paxmar intends to become the builder of Multifamily attached, partner with high density contactors as the high density market matures in this trade area, and build out either small lot Detached townhomes by Fedder Homes or the Multifamily parcel in the NW corner of the master plan.

The commercial will be primarily built by a commercial developer TBD later, with likely individual lot builders of the restaurant, fast food or C store gas sites along Woodland Parkway/ 123rd Street being built as part of franchise expansion. Each site will go through its own Planning Commission and Council review as the users become identified. The review at this time for those sites is to establish realistic parcel shape, plan for storm water ponding, confirm access available, and allow for the market to influence final design. Any use of architectural drawings would be premature and would change before construction. The City has a strong track record of being able to quickly work with bona fide development applications as a final development plan stage once the market furnishes the tenant.

Environmental review and Phasing

The EAW as companion to the plat fully describes the complexities of the design and avoidance of key wetlands complexes. Several isolated wetlands are proposed for fill and required mitigation through permitting substantially underway with both the Rice Creek Watershed and the COE. Ponds for storm water and passive recreation can be created similar to previous Blaine neighborhoods. These ponds create the opportunity for a variety of housing pad types and styles. The excavation of the ponds provides all the needed engineering base and sand for the development on site. Individual lot types may choose to import additional topsoil from the local market to amend the native topsoil.

The phasing is described in the EAW and can be augmented by separate addendum during plat review. Initial construction phases will start in early 2015 depending on approvals, federal permits and weather. It is the intent of this submittal that the extension of Woodland Parkway to Lexington via utilities only, and the resulting Outlots for phased neighborhood development would be completed by late 2015 allowing for not only this neighborhood but the surrounding lands to begin their more detailed planning for actual development. During 2016 the road surface to Lexington would be completed along with minor road extensions to additional housing lots. It is anticipated that the Lever Street extension would become possible based on planned absorption by late 2017. Right of way for both Woodland Parkway and Lever Street can be dedicated in the initial plat so that if the City desired to accelerate utility work, there is no concern about the right of way corridor.

Wetlands exist per our consultant and confirmed by Rice Creek Watershed at the NE corner of the site where Lever must exit. As part of the collector and utility design, we will impact this wetland unavoidably. Our consultants have moved the Lever alignment away from the wetlands as quickly as design curves will allow. The depth of the sewer excavation to extend future capacity north to over a thousand acres will change the top layer of the soil structure as well as surface impacts. The goal of this intersection is to also provide access four ways.

Storm drainage requirements for roads will create a water quality pond prior to the edge of wetlands preserved on the site, prior to continued drainage to the south.

The commercial development requires rooftops and a completed park with programming to generate real desire for pad build out. Until rooftops happen at a pace that is more predictable, the commercial users are not anxious to move forward in early 2015. Council actions to approve may change the appetite of local tenants and commercial developers, depending on the lending environment. At such time as the retail near the current Shell station develops, access issues to Shell will be combined with our center to minimize conflicts, improve safety and create potential redevelopment or reorganization opportunities. The Shell station is not part of this proposal.

Park and Open Spaces

The GRE high voltage overhead power alignments through the site provide tow opportunities for design of additional parkland features. The extension of Woodland Parkway, bending east along 123rd Street will bring both sidewalks and trails on an alignment to head west to the Lakes network. Added spurs of trail on Lexington will create a roadway loop for park users and visitors alike to get to the commercial conveniences of the master plan in time. As the neighborhoods and Lever become extended, a sidewalk and trail network is also expanded, creating additional pedestrian loops in the master plan. East of Woodland Parkway, the largest pond on the site creates options for both paved dead end walkways to sitting areas, and natural mown trails to completely surround the water and meander through the wetland complex. This quieter loop will augment and benefit the park users and surrounding neighborhood by providing a corridor away from cars and the users along a roadway. Further connections to the retail center will be added as the parcels go through their final detail design in future years, balancing their detail site design with conceptual connection goals.

The EAW process identified the possible upland location of some rarer plants in the blackberry family in phase 3 in the sites center near one of the GRE service and farm roads. An outlot is identified on the plans that contains the plants identified and the minor drainage basin that protects it from the east. It is inside of the high voltage GRE easement and has ad and will continue to have access from GRE staff. Should an agency or conservation entity be identified for possible ownership, the development team and Blaine planning will discuss the merits of ownership by an entity other than Blaine Parks and Natural Resources. Since the plants grow on highly disturbed soils, it is believed that the relocation is more easily accomplished than aquatic plants.

We believe that your vote to recommend approval of the Plans will create the opportunity for balanced growth here and on nearby parcels, creating the next opportunity for new neighbors, business, jobs and recreation. We will be able to submit additional addendum to this brief summary, and note that staff is in possession of highly detailed companion documents prepared over the last 12 months which include:

- **Wetland delineation reports by Kjolhaug Environmental**
- **Traffic Studies by Kimley-Horn**
- **EAW by Kjolhaug with substantial design support from Carlson –McCain Engineering**
- **Conceptual planning by RHSD, DJ2DMJ Planning and United Properties Commercial peer review**



- Retail demand analysis by CBRE
- Preliminary Plat & Drainage calculations by Carlson McCain Engineering
- Landscape Architectural services by David Patton

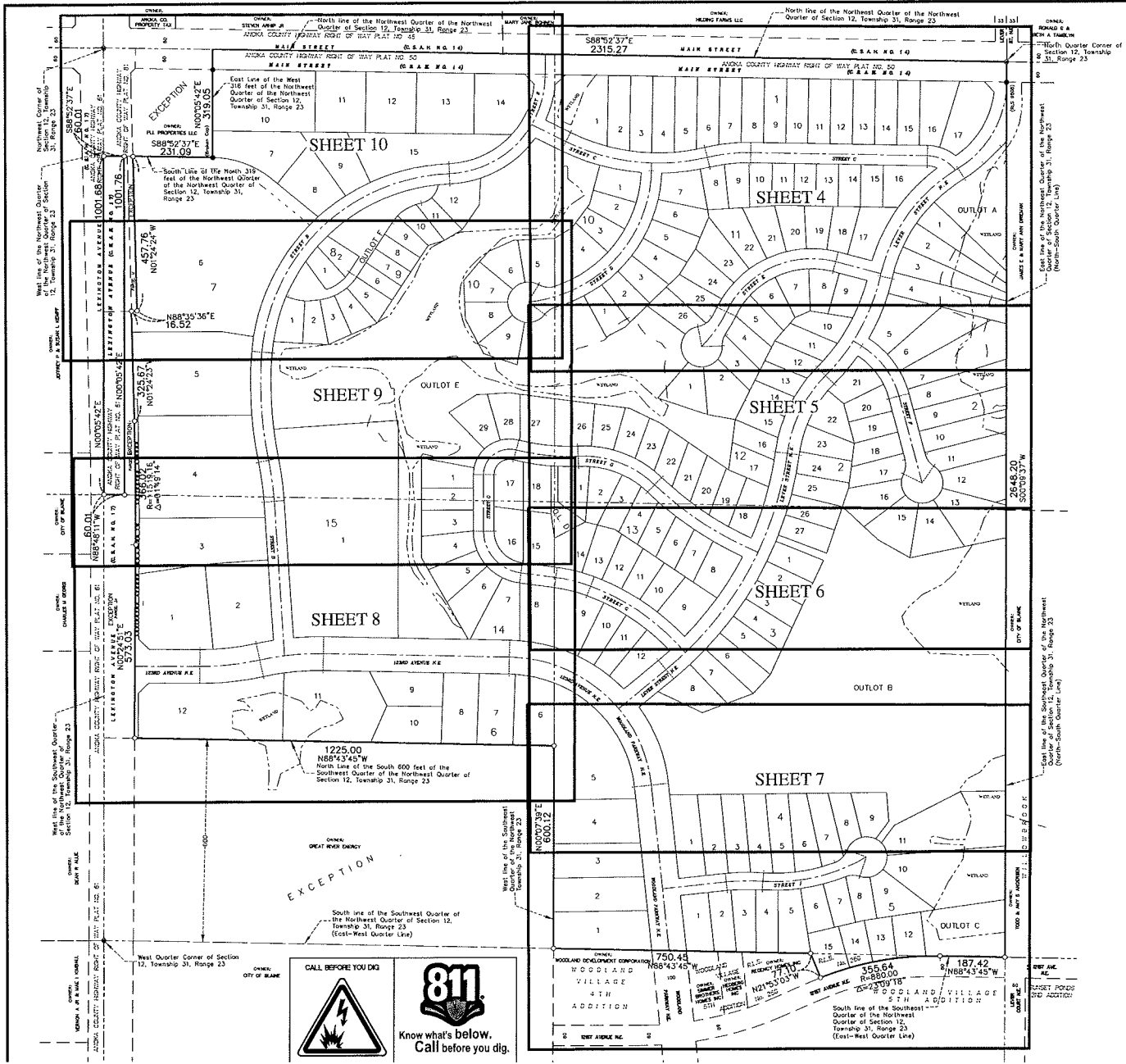
We know that staff suggestions, conditions of approval and Commission questions will shape this proposal as it moves forward to the City Council for ratification. We look forward to answering questions and satisfying concerns to begin another great new Blaine neighborhood.

Respectfully,

Donald Jensen, DJ2DMJ Planning, LLC

Alan Roessler, Paxmar

Cc: Kent Roessler



SITE DATA

TOTAL AREA	±137.26 AC.
TOTAL ROW AREA	±22.60 AC.
TOTAL OUTLOT AREA	±28.04 AC.
TOTAL NUMBER OF OUTLOTS	6
TOTAL LOT AREA	±86.62 AC.
TOTAL NUMBER OF LOTS	215
NON-RESIDENTIAL LOTS	8
(L 12, B 6; L 1-6, B 7; & L 1, B 15)	
RESIDENTIAL LOTS	204
TOTAL RESIDENTIAL UNITS	263
SINGLE FAMILY	170
DETACHED TOWNHOMES	14
(BLOCKS 8 & 9)	
ATTACHED TOWNHOMES UNITS	79
(L 1-11, B 6 & L 7-15, B 7)	

MINIMUM SETBACKS:
(BLOCKS 1-4, 10-14 & LOTS 1-11, BLOCK 5)

FRONT (FROM ROW LINE)	25 FT.
HOUSE SIDE	7.5 FT.
GARAGE SIDE	5 FT.
SIDE STREET CORNER	20 FT.
REAR	30 FT.

MINIMUM SETBACKS:
(BLOCKS 12-15, BLOCK 5)

FRONT (FROM ROW LINE)	25 FT.
HOUSE SIDE	10 FT.
GARAGE SIDE	5 FT.
SIDE STREET CORNER	20 FT.
REAR	30 FT.

MINIMUM SETBACKS:
(BLOCKS 8 & 9)

FRONT (FROM BACK OF CURB)	25 FT.
HOUSE SIDE	7.5 FT.
GARAGE SIDE	5 FT.
SIDE STREET CORNER	20 FT.
REAR	30 FT.

EXISTING ZONING: B-2 & FR & DF
PROPOSED ZONING: DF

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



LEGEND

- - Denotes found Anoka County Section Corner Monument, as noted
- - Denotes Found Iron Pipe, as noted
- - Denotes 6" Iron Pipe, Marked with 63-42061

LEGAL DESCRIPTION

The Southeast Quarter of the Northwest Quarter, the Southwest Quarter of the Northwest Quarter except the South 600 feet thereof, the Northwest Quarter of the Northwest Quarter except the North 319 feet of the West 316 feet thereof and EXCEPT Parcel 17, Anoka County Highway Right-of-Way Plot No. 81, the Northwest Quarter of the Northwest Quarter, all in Section 12, Township 31, Range 23, EXCEPT Parcels 34 and 35, Anoka County Highway Right-of-Way Plot No. 61.

GENERAL NOTES

- 1) Field work for shown topography performed in December of 2013
- 2) As of this date, no title work has been furnished by client.
- 3) Bearings shown hereon are based on the North line of Northwest Quarter of the Northwest Quarter of Section 12, Township 31, Range 23 which is assumed to bear North 88 degrees 52 minutes 37 seconds West.
- 4) Wellhead were delineated by Kipnong Environmental Services.
- 5) Benchmark: Anoka County Benchmark #2008, Railroad Spike in Power Pole #117882, located at intersection of Main Street and Leisner Avenue. Elev. = 507.80 (NOV0 29).

Carlson McCain
ENVIRONMENTAL-ENGINEERING-SURVEYING
248 Apollo Dr, Suite 100, Lino Lakes, MN 55014
Phone: 763-489-7900 Fax: 763-489-9599

PRELIMINARY PLAT

PARKSIDE NORTH
Blaine, Minnesota

KR FARM LAND HOLDINGS
5160 Viking Blvd. N.W.
Northtown, MN 55303

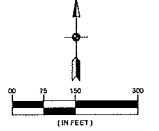
REVISIONS

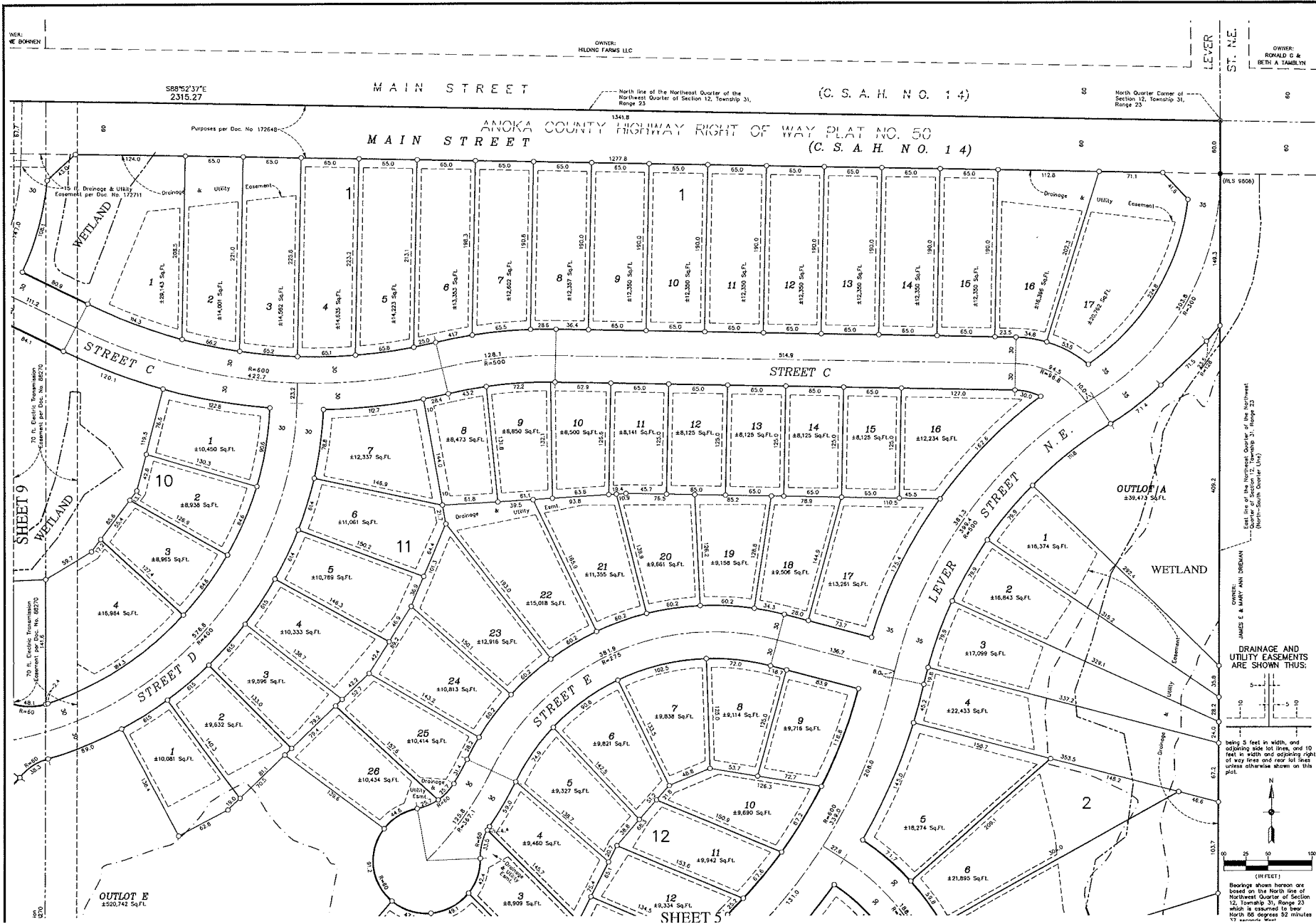
1.	Normal layout.	06/15/11
2.	Per City comments.	06/21/11
3.	Per City comments.	10/16/11
4.		
5.		
6.		
DOWN BY:	JMB	
ISSUE DATE:	06/06/11	
FILE NO.:	373	

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.
Name: Thomas A. Balluff
Signature: *[Signature]*
Date: 06/06/11, License #: 03081

CALL BEFORE YOU DIG

Know what's below. Call before you dig.





Carlson McCain
 ENVIRONMENTAL - ENGINEERING - SURVEYING
 248 Apollo Dr, Suite 100, Lino Lakes, MN 55014
 Phone: 763-489-7900 Fax: 763-489-7959

PRELIMINARY PLAT
PARKSIDE NORTH
 Blaine, Minnesota

KR FARM LAND HOLDINGS
 5160 Viking Blvd. N.W.
 Norwathen, MN 55303

REVISIONS

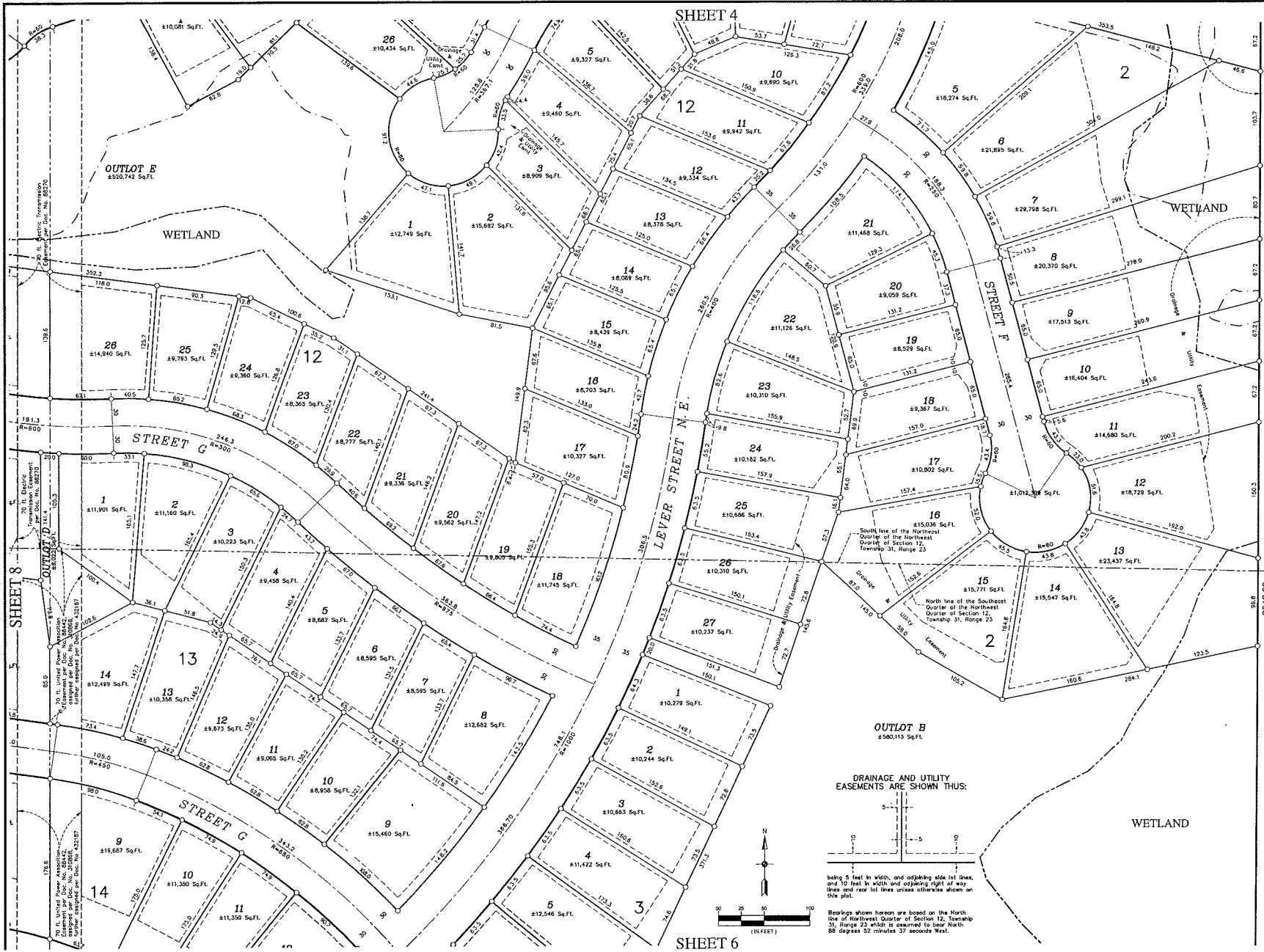
1.	Revised layout, 06/26/14
2.	For City comments, 06/26/14
3.	For City comments, 12/16/14
4.	Final
5.	
6.	

DATE: 06/26/14 License #: 40361

Name: Thomas B. Bell
 Signature: *Thomas B. Bell*

Date: 06/26/14 License #: 40361

4 of 22



Carlson McCain
 ENVIRONMENTAL - ENGINEERING - SURVEYING
 248 Apollo Dr, Suite 100, Lino Lakes, MN 55014
 Phone: 763-489-7900 Fax: 763-489-7959

PRELIMINARY PLAT
PARKSIDE NORTH
 Blaine, Minnesota

KR FARM LAND HOLDINGS
 5160 Viking Blvd. N.W.
 Northtown, MN 55303

REVISIONS

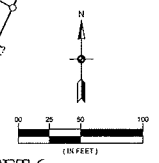
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2.	Per City comments, 06/11/14
3.	Per City comments, 12/16/14
4.	
5.	
6.	

DRAWN BY: JAB
ISSUED DATE: 06/01/14
FILE NO.: 377

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Name: Thomas R. Galt
 Signature: [Signature]
 Date: 06/06/14 License #: 42363

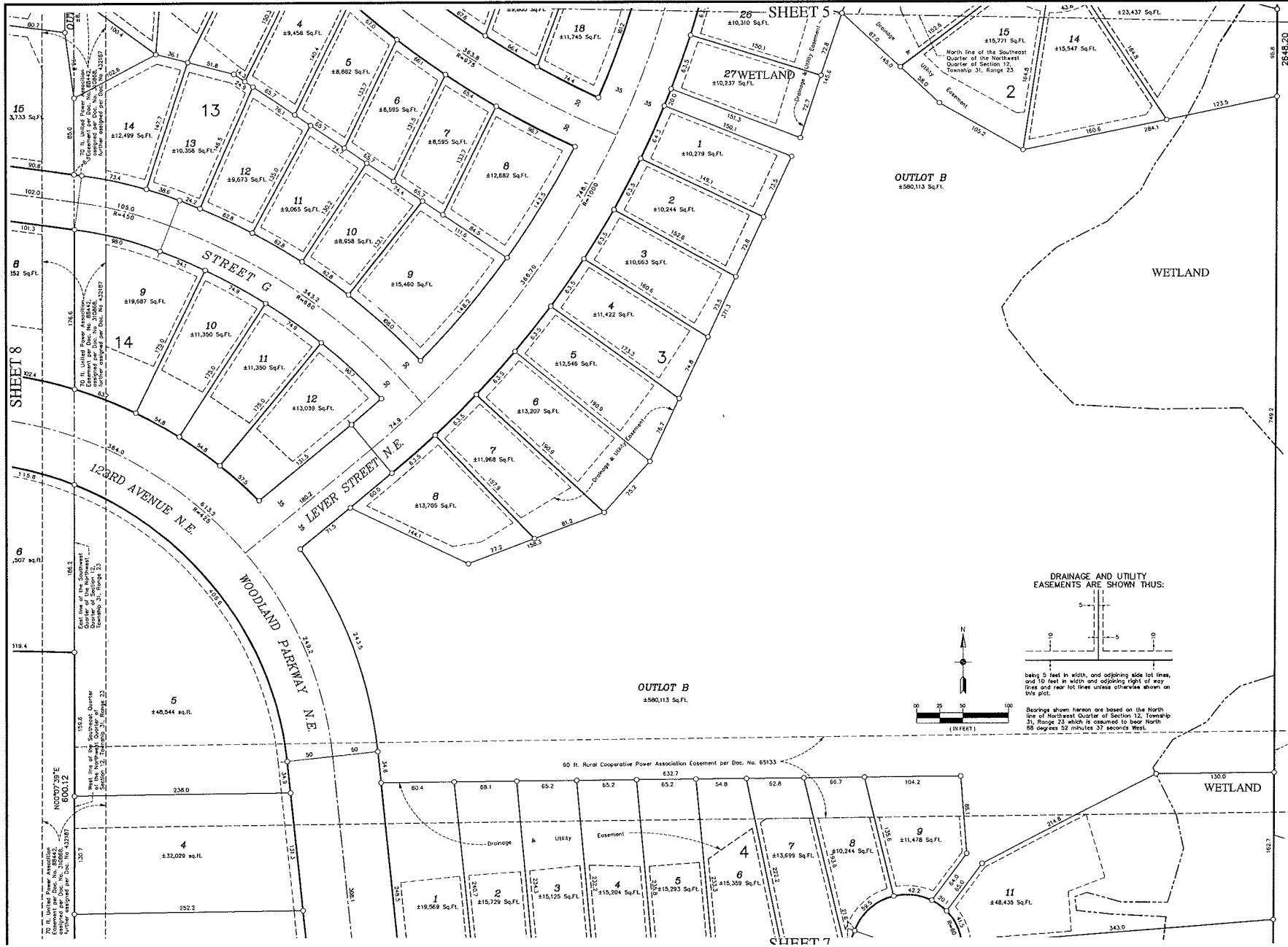
5 of 22



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

Boundaries shown herein are based on the North line of Northwest Quarter of Section 12, Township 31, Range 23 which is assumed to bear North 88 degree 52' minutes 37" seconds West.

CITY OF BLAINE



2648.20
S00'03.37'W

OWNER:
CITY OF BLAINE

East line of NW Southwest Quarter of the Northwest Quarter of Section 12, Township 31, Range 23
(Northwest Quarter only)

Carlson McCain
ENVIRONMENTAL - ENGINEERING - SURVEYING
248 Apollo Dr, Suite 100, Lino Lakes, MN 55014
Phone: 763-489-7900 Fax: 763-489-7959

PRELIMINARY PLAT

PARKSIDE NORTH
Blaine, Minnesota

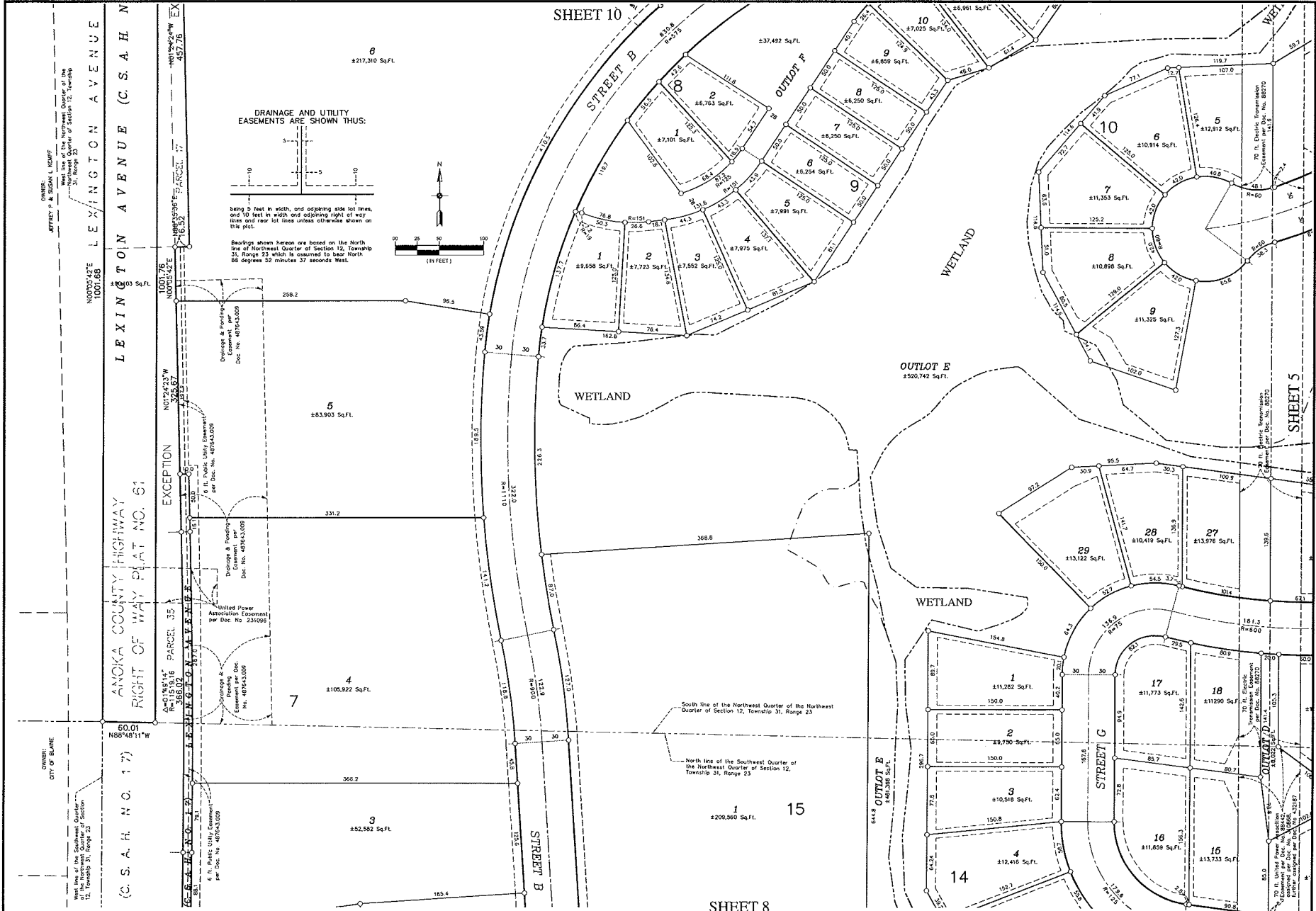
KR FARM LAND HOLDINGS
5160 Viking Blvd., N.W.
Northtown, MN 55303

REVISIONS	
1.	Revised layout, 06/15/11
2.	Per City comments, 09/28/11
3.	Per City comments, 10/16/11
4.	
5.	
6.	
DRAWN BY:	JAR
ISSUE DATE:	06/06/11
FILE NO:	213

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Name: **Thomas A. Dahlquist**
Signature: *[Signature]*
Date: **06/06/11** License #: **40591**

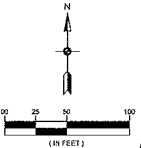
6 of 22



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

being 3 feet in width and adjoining side lot lines, and 10 feet in width and adjoining front lot lines and rear lot lines unless otherwise shown on this plat.

Bearings shown hereon are based on the North line of Northwest Quarter of Section 12, Township 31, Range 23 which is assumed to bear North 88 degrees 52 minutes 27 seconds West.



ENVIRONMENTAL-ENGINEERING-SURVEYING
248 Apollo Dr, Suite 100, Lino Lakes, MN 55014
Phone: 763-489-7900 Fax: 763-489-7959

PRELIMINARY PLAT

PARKSIDE NORTH
Blaine, Minnesota

KR FARM LAND HOLDINGS
5160 Viking Blvd. N.W.
Nowatch, MN 55303

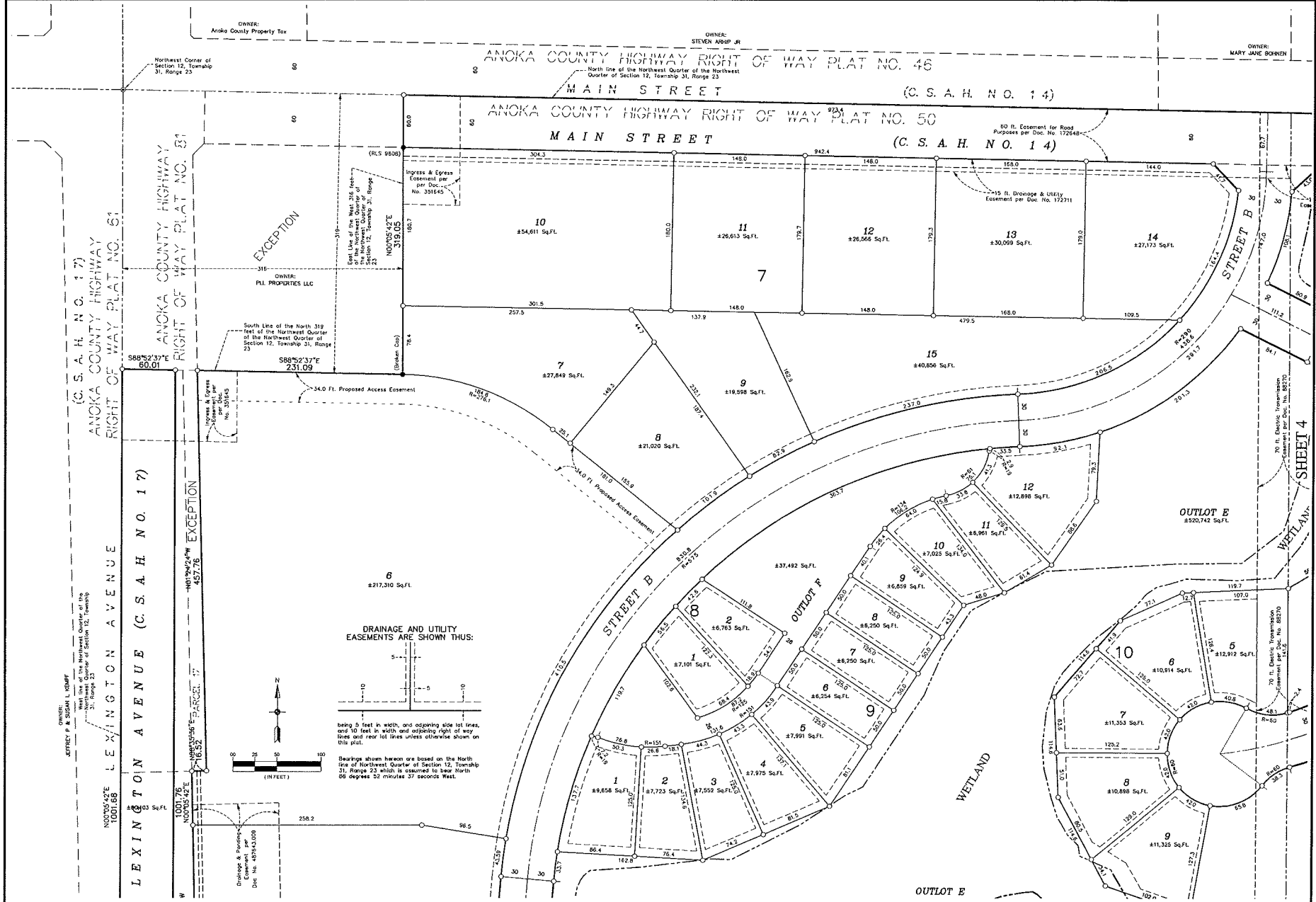
REVISIONS

1. Revised layout. 09/20/14
2. Per City comments. 06/12/14
3. Per City comments. 12/16/14

DATE: 06/06/14 License #: 49393

Name: Thomas B. Balluff
Signature: *Thomas B. Balluff*
Date: 06/06/14 License #: 49393

9 of 12



OWNER:
Anoka County Property Tax

OWNER:
STEVEN ARSHIP JR

OWNER:
MARY JANE BOHNEN

ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 46
North line of the Northwest Quarter of the Northwest
Quarter of Section 12, Township 31, Range 23

ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 50
(C. S. A. H. NO. 14)

60 Ft. Easement for Road
Purposes per Doc. No. 172948

15 Ft. Drainage & Utility
Easement per Doc. No. 172711

OWNER:
P.L. PROPERTIES LLC

South Line of the North 319
feet of the Northwest Quarter
of Section 12, Township 31, Range
23

240 Ft. Proposed Access Easement

70 Ft. Electric Transmission
Easement per Doc. No. B8370

DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:

being 5 feet in width, and adjoining side lot lines,
and 10 feet in width and adjoining right of way
lines and rear lot lines unless otherwise shown on
this plat.

Bearings shown hereon are based on the North
line of Northwest Quarter of Section 12, Township
31, Range 23 which is assumed to bear North
86 degrees 52 minutes 37 seconds West.

Drainage & Utility
Easement per Doc. No. 487843.009

OWNER:
SENTER P & SIBDAL L LDBP
West line of the Northwest Quarter of the
Section 12, Township 31, Range 23



ENVIRONMENTAL-ENGINEERING-SURVEYING
248 Apollo Dr, Suite 100, Lino Lakes, MN 55014
Phone: 763-489-7900 Fax: 763-489-7959

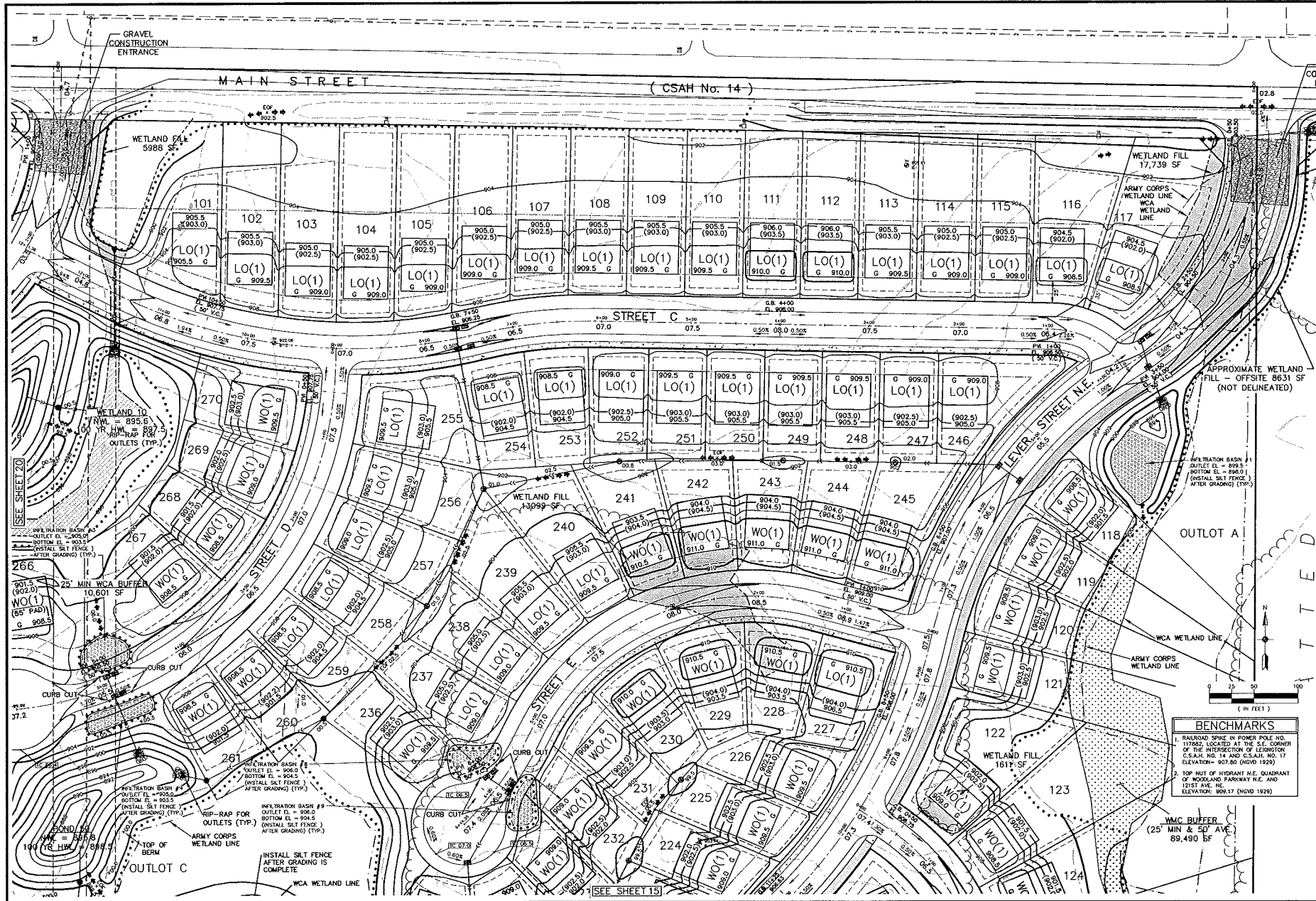
PRELIMINARY PLAT

PARKSIDE NORTH
Blaine, Minnesota

KR FARM LAND HOLDINGS
5150 Viking Blvd. N.W.
Northfield, MN 55203

REVISIONS	
1.	Added lot 6d. 06/13/14
2.	For City comments. 06/13/14
3.	For City comments. 12/29/14
4.	
5.	
6.	
DRAWN BY: JES	
ISSUE DATE: 06/26/14	
FILE NO: 133	

I hereby certify that this survey, plan or
book was prepared by me or under my
direct supervision and that I am a duly
licensed Land Surveyor under the laws
of the State of Minnesota.
Name: Thomas R. Balluff
Signature: [Signature]
Date: 06/26/14, License #: 43351



**Carlson
McCain**
ENVIRONMENTAL - ENGINEERING - SURVEYING
248 Apollo Dr., Suite 100, Lino Lakes, MN, 55014
Phone: 763-489-7900 Fax: 763-489-7959

**PRELIMINARY GRADING
& EROSION CONTROL PLAN**

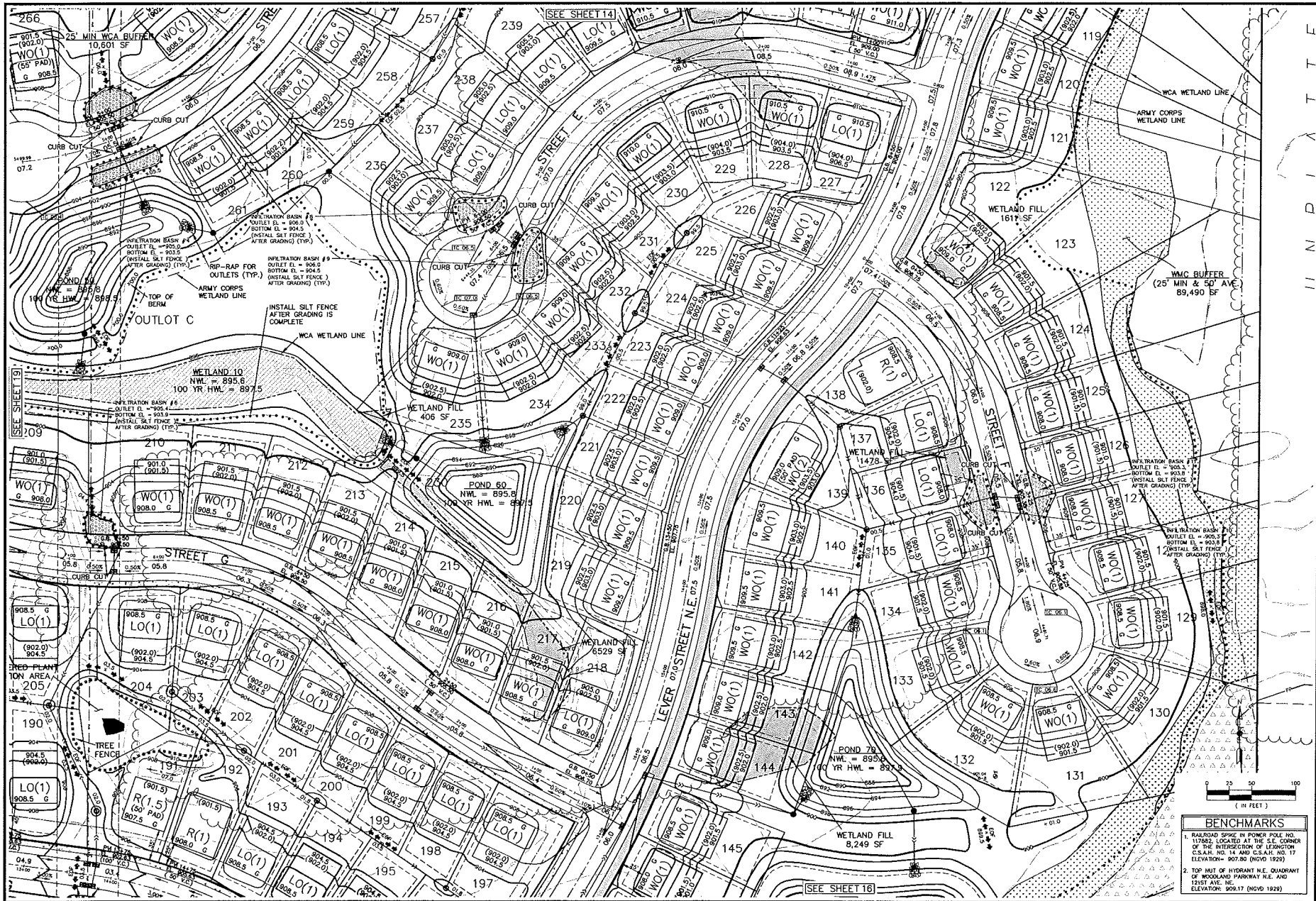
PARKSIDE NORTH
Blaine, Minnesota

KR FARM LAND HOLDINGS
5160 Viking Boulevard
Northwell, MN 55303

REVISIONS	
1.	06/12/14 - per city comments
2.	07/12/14 - per city comments
3.	10/15/14 - per city comments
4.	
5.	
6.	

BENCHMARKS	
1.	RAILROAD SPIRE IN POWER POLE NO. 117822 LOCATED AT THE S.E. CORNER OF THE INTERSECTION OF LEVINGTON C.S.A.H. NO. 14 AND C.S.A.H. NO. 17 ELEVATION = 807.80 (NOV0 1929)
2.	TOP NUT OF HYDRANT N.E. QUADRANT OF WOODLAND PARKWAY N.E. AND 121ST AVE. N.E. ELEVATION = 809.17 (NOV0 1929)

Name: Brian J. Krystofek, P.E.
Signature: *[Signature]*
Date: 06/06/14, License #: 25963



I N D I A N A

**Carlson
McCain**
 ENVIRONMENTAL-ENGINEERING-SURVEYING
 248 Apollo Dr. Suite 100, Lino Lakes, MN 55014
 Phone: 763-489-7900 Fax: 763-489-7959

**PRELIMINARY GRADING
& EROSION CONTROL PLAN**

PARKSIDE NORTH
 Blaine, Minnesota

KR FARM LAND HOLDINGS
 5160 Viking Boulevard
 Nowatzen, MN 55003

REVISIONS

1.	8/13/14 - per city comments
2.	10/16/14 - per city comments

DRAWN BY: LDC
 DESIGNED BY: BJK
 ISSUE DATE: 06/06/14

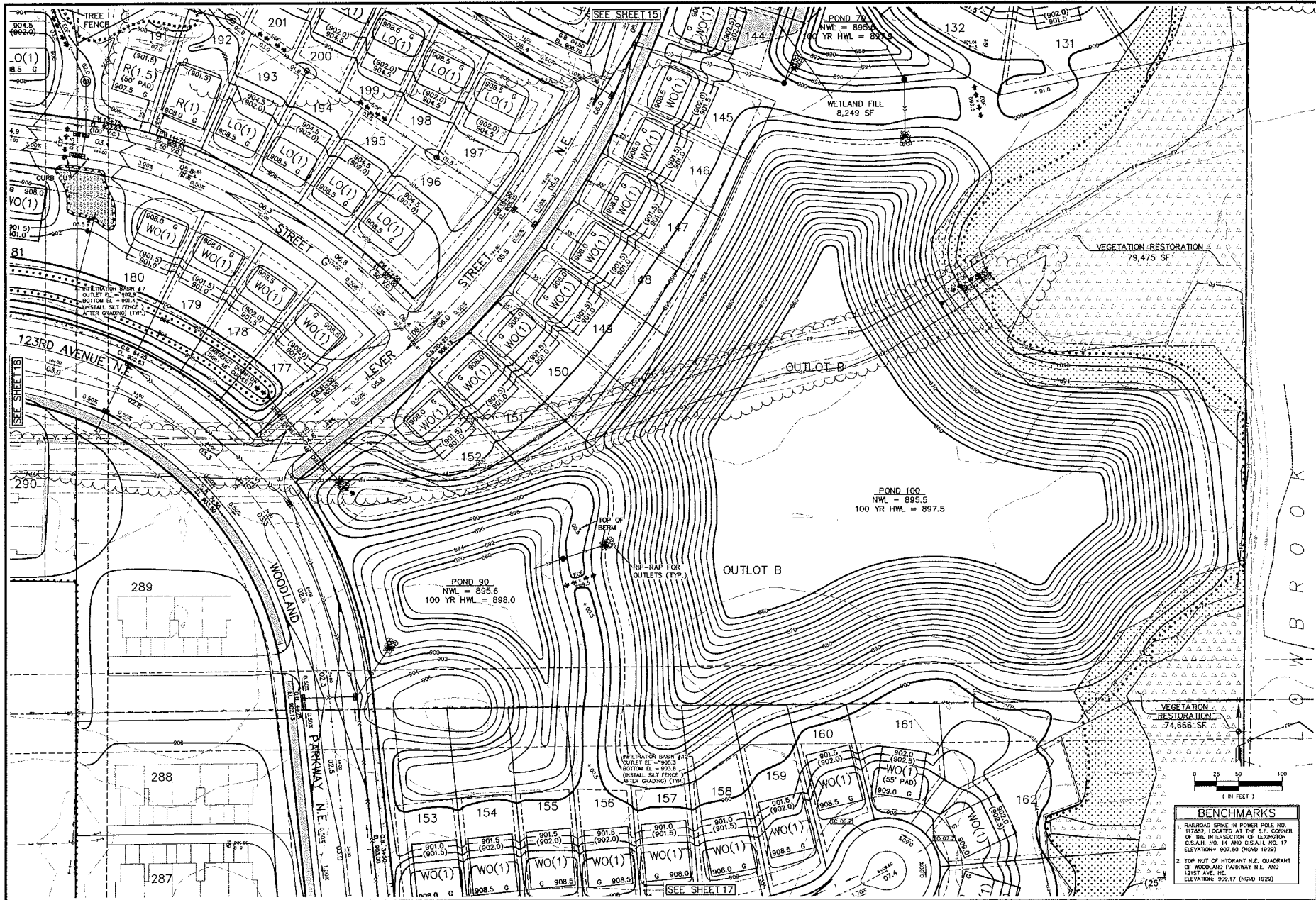
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Name: Brian J. Krystofek, P.E.
 Signature: *Brian J. Krystofek*
 Date: 06/06/14 License #: 23562

15 of 22



- BENCHMARKS**
- RAILROAD SPIKE IN POWER POLE NO. 11782, LOCATED AT THE S.E. CORNER OF THE INTERSECTION OF LEVINGTON CLASH, RD. 14 AND CLASH, HS. 17 (ELEVATION = 907.80 (NGVD 1929))
 - TOP INT. OF HYDRANT N.E. QUADRANT OF WOODLAND PARKWAY R.E. AND 121ST AVE. N.E. (ELEVATION = 909.17 (NGVD 1929))



Carlson McCain
 ENVIRONMENTAL - ENGINEERING - SURVEYING
 248 Apollo Dr, Suite 100, Lino Lakes, MN 55014
 Phone: 763-489-7900 Fax: 763-489-7959

PRELIMINARY GRADING & EROSION CONTROL PLAN
PARKSIDE NORTH
 Blaine, Minnesota

KR FARM LAND HOLDINGS
 5160 Viking Boulevard
 Newtown, MN 55003

REVISIONS

1.	8/13/14 - per city comments
2.	10/16/14 - per city comments
3.	
4.	
5.	
6.	

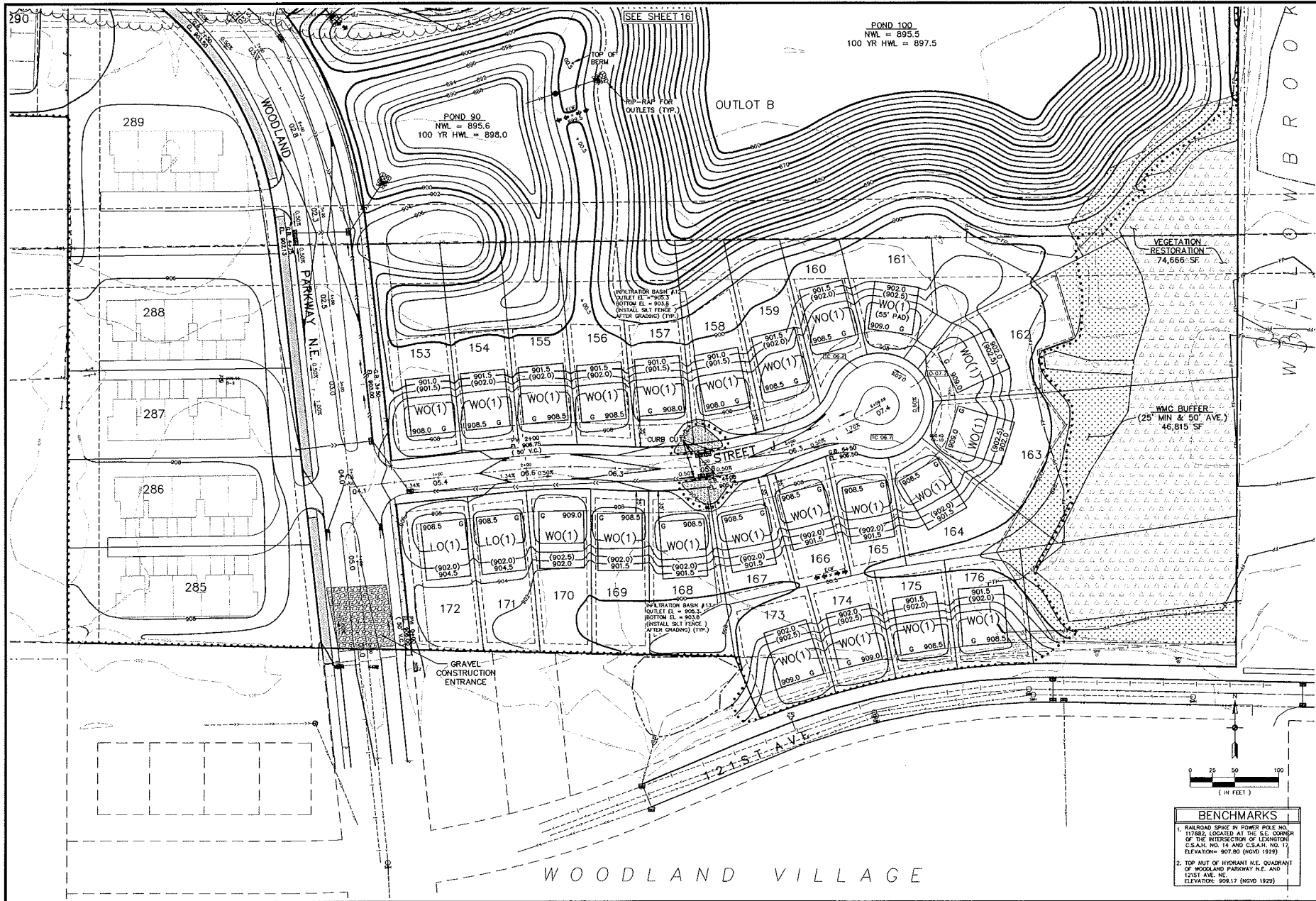
DRAWN BY: LJC
 DESIGNED BY: BJK
 ISSUE DATE: 06/04/14

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.

Name: Brian J. Krystofek, P.E.
 Signature: *Brian J. Krystofek*
 Date: 06/04/14 License #: 25663

BENCHMARKS

- RAILROAD SPIKE IN POWER POLE NO. 117485, LOCATED AT THE S.E. CORNER OF THE INTERSECTION OF LEGNORSON CIRCLE, N.E. 14 AND C.S.A.H. NO. 17 ELEVATION = 907.80 (NGVD 1929)
- TOP NUT OF HYDRANT N.E. QUADRANT OF WOODLAND PARKWAY N.E. AND 121ST AVE. N.E. ELEVATION = 909.17 (NGVD 1929)



**Carlson
McCain**
ENVIRONMENTAL - ENGINEERING - SURVEYING
248 Apollo Dr., Suite 100, Lino Lakes, MN 55014
Phone: 763-489-7900 Fax: 763-489-7959

**PRELIMINARY GRADING
& EROSION CONTROL PLAN**
PARKSIDE NORTH
Blaine, Minnesota

KR FARM LAND HOLDINGS
5160 Viking Boulevard
Newtown, MN 55303

REVISIONS

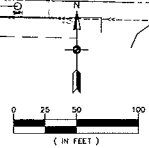
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2.	10/16/14 - per city comments
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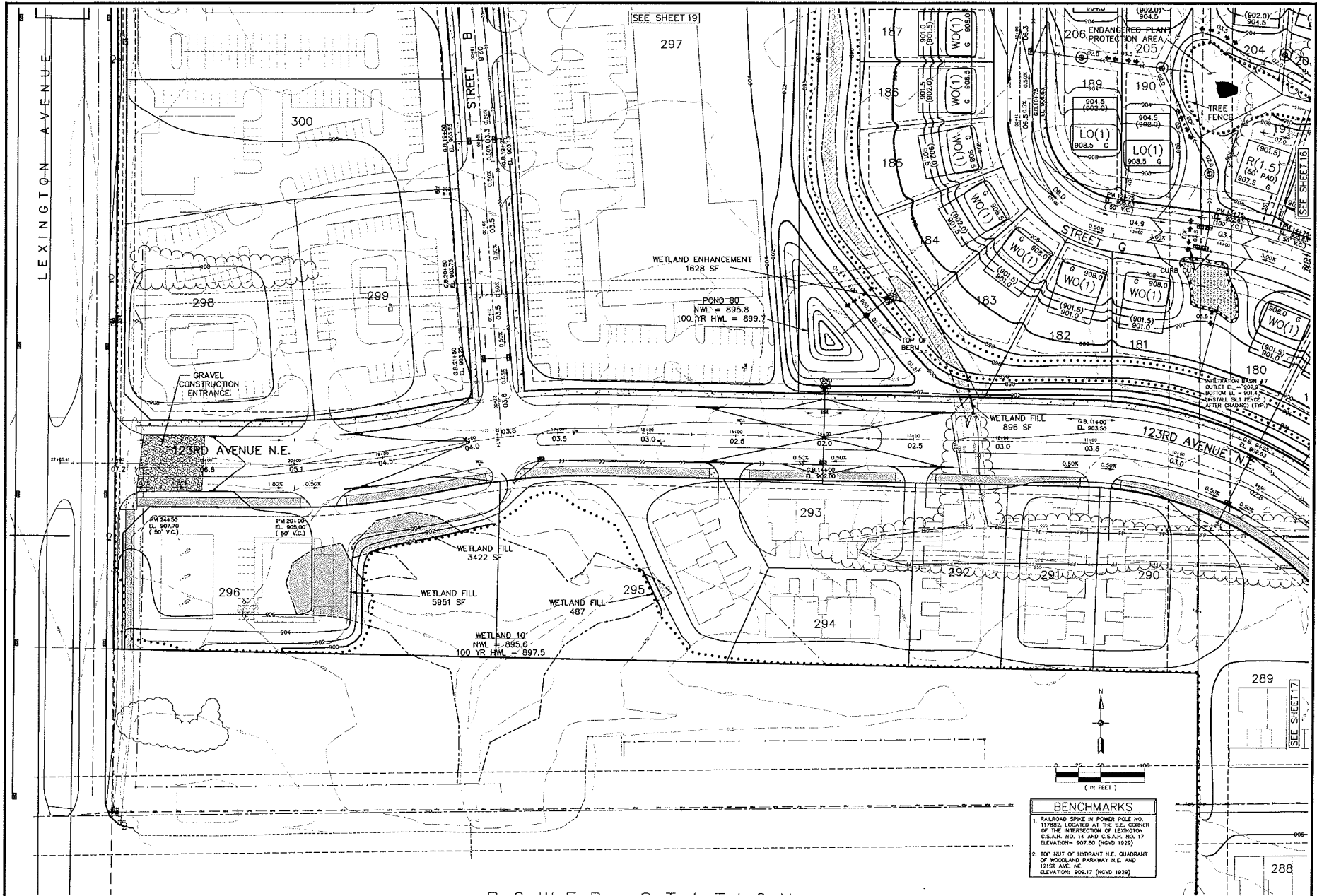
DRAWN BY: LOC
DESIGNED BY: BJK
ISSUE DATE: 06/06/14

Name: Brian J. Krysicki, P.E.
Signature: *[Signature]*
Date: 06/06/14 License #: 21063
17 of 22

BENCHMARKS

- RAILROAD SPRING IN POWER POLE NO. 177822 LOCATED AT THE S.E. CORNER OF THE INTERSECTION OF LEGIONSON CIRCLE, NO. 14 AND CUSH, NO. 17. ELEVATION = 907.80 (NOV 1929)
- TOP INT. OF HYDRANT N.E. QUADRANT OF WOODLAND PARKWAY N.E. AND 1-2-1ST AVE. N.E. ELEVATION = 909.17 (NOV 1929)





SEE SHEET 19

297

WETLAND ENHANCEMENT
1628 SF
BOND 80
NWL = 895.8
100 YR HWL = 899.7

WETLAND FILL
896 SF
0.6 ft + 0.00'
EL. 903.50

123RD AVENUE N.E.

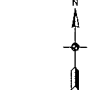
123RD AVENUE N.E.

WETLAND FILL
3422 SF

WETLAND FILL
5951 SF

WETLAND FILL
487 SF

WETLAND 10'
NWL = 895.6
100 YR HWL = 897.5



BENCHMARKS
1. RAILROAD SPIKE IN POWER POLE NO. 117862, LOCATED AT THE S.E. CORNER OF THE INTERSECTION OF LEXINGTON C.S.A.H. NO. 14 AND C.S.A.H. NO. 17 ELEVATION = 907.80 (NGVD 1929)
2. TOP NUT OF HYDRANT N.E. QUADRANT OF WOODLAND PARKWAY N.E. AND 121ST AVE. ELEVATION = 906.17 (NGVD 1929)

**Carlson
McCain**
ENVIRONMENTAL - ENGINEERING - SURVEYING
248 Apollo Dr. Suite 100, Lino Lakes, MN 55014
Phone: 763-489-7900 Fax: 763-489-7959

**PRELIMINARY GRADING
& EROSION CONTROL PLAN**

PARKSIDE NORTH
Blaine, Minnesota

KR FARM LAND HOLDINGS
5160 Viking Boulevard
Northtown, MN 55303

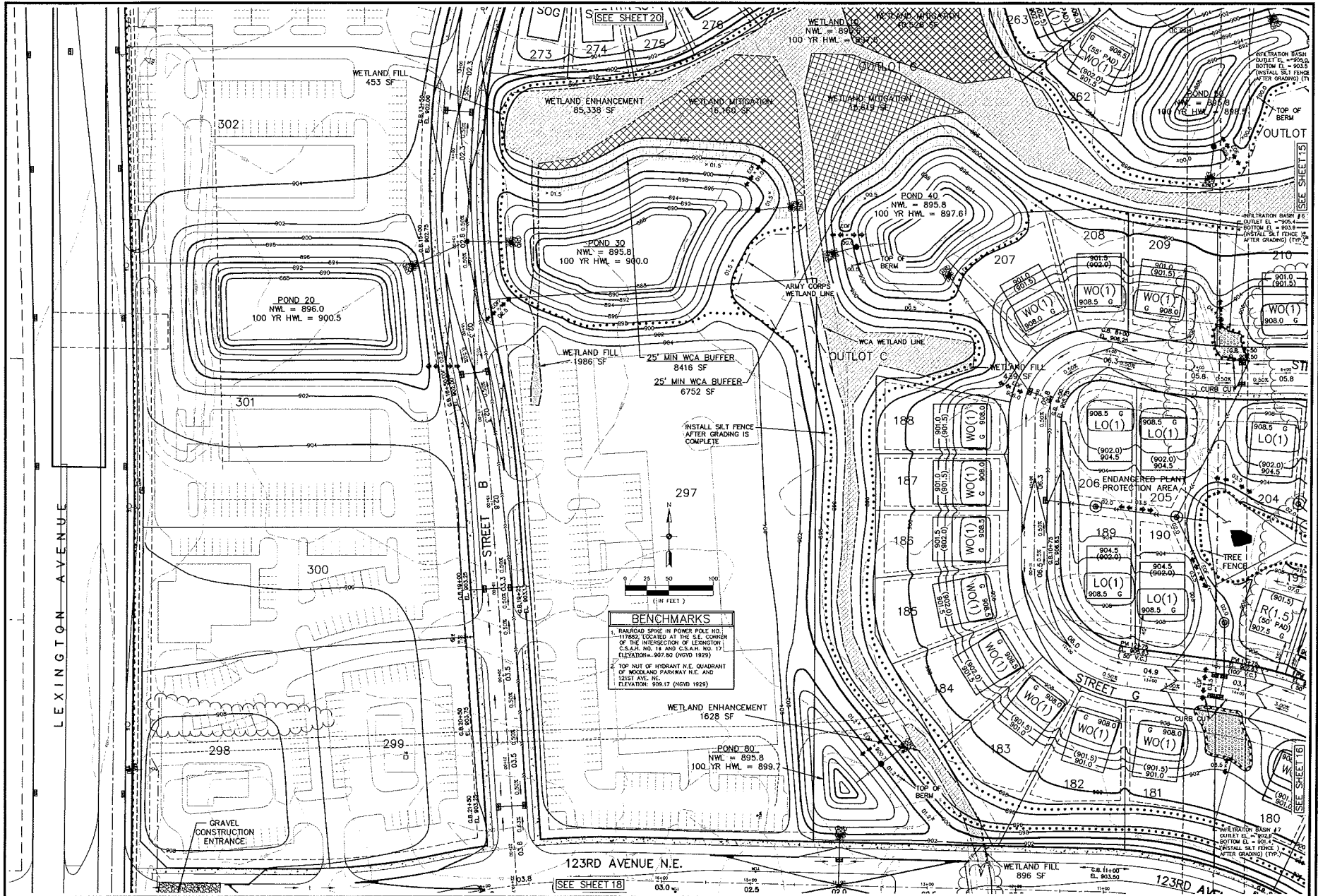
REVISIONS

1.	8/13/14 - per city comments
2.	10/2/14 - per city comments
3.	
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DRAWN BY: LOC
DESIGNED BY: BJK
ISSUE DATE: 04/09/14

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.

Name: Brian J. Krystofek, P.E.
Signature: *Brian J. Krystofek*
Date: 06/06/14 License #: 25663



**Carlson
McCain**
ENVIRONMENTAL ENGINEERING SURVEYING
248 Apollo Dr, Suite 100, Lino Lakes, MN 55014
Phone: 763-489-7900 Fax: 763-489-7959

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& EROSION CONTROL PLAN**

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Newtown, MN 55303

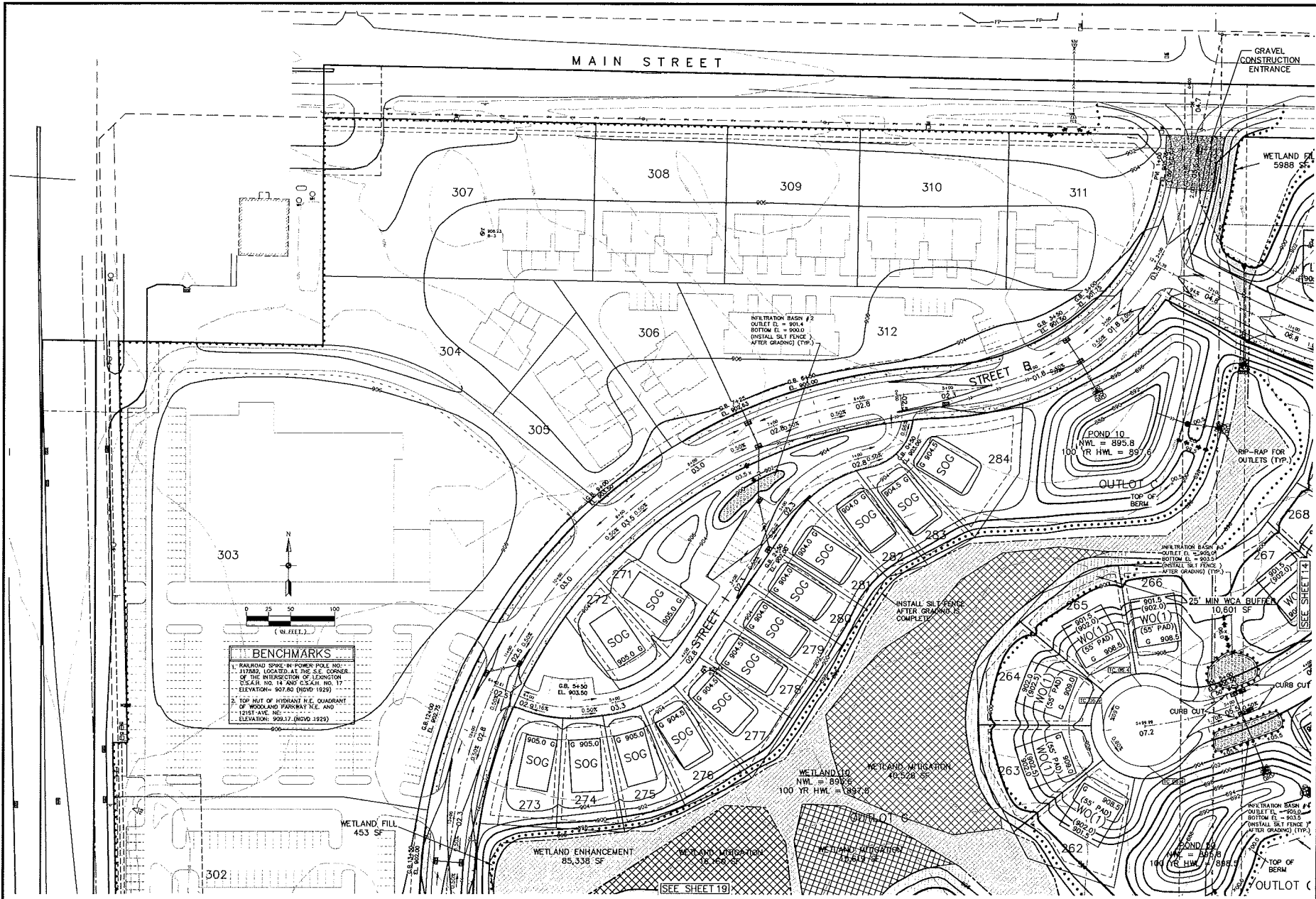
REVISIONS

- 01/13/14 - per city comments
- 10/19/14 - per city comments

DRAWN BY: LOC
DESIGNED BY: SIK
ISSUE DATE: 06/06/14

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.

Name: Brian J. Krysoski, P.E.
Signature: *[Signature]*
Date: 06/06/14, License #: 23661



PRELIMINARY GRADING & EROSION CONTROL PLAN

PARKSIDE NORTH
 Blaine, Minnesota

KR FARM LAND HOLDINGS
 5160 Viking Boulevard
 Nowthen, MN 55303

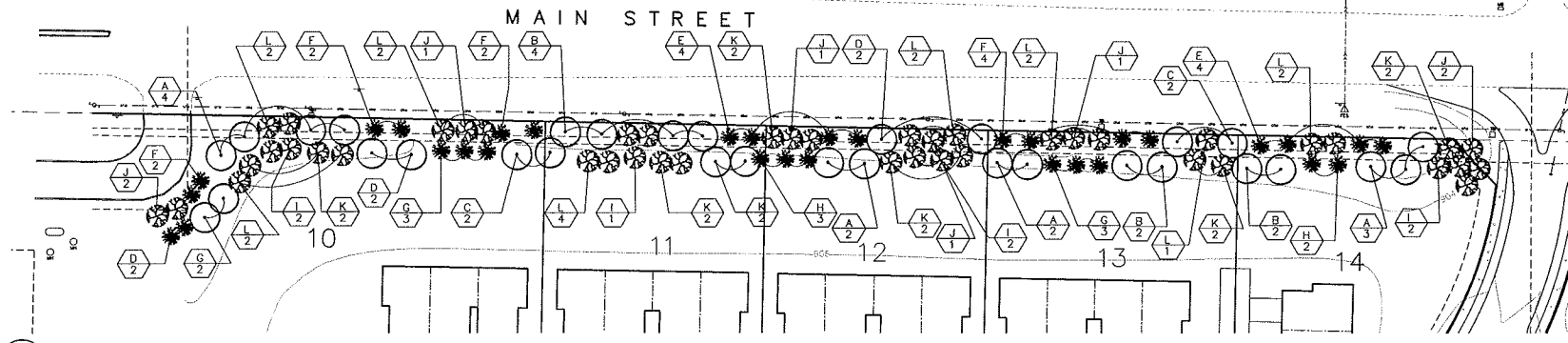
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2. 7/12/14 - per city comments
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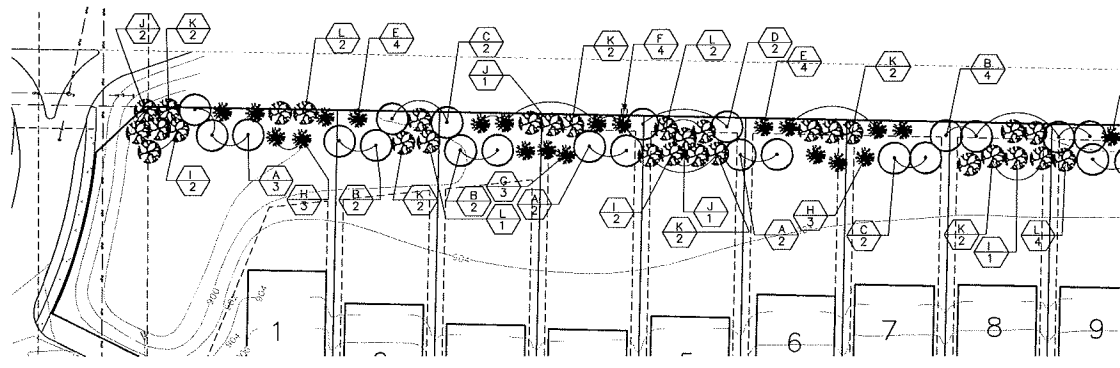
DRAWN BY: LDC
 DESIGNED BY: BJT
 ISSUE DATE: 06/04/14

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.

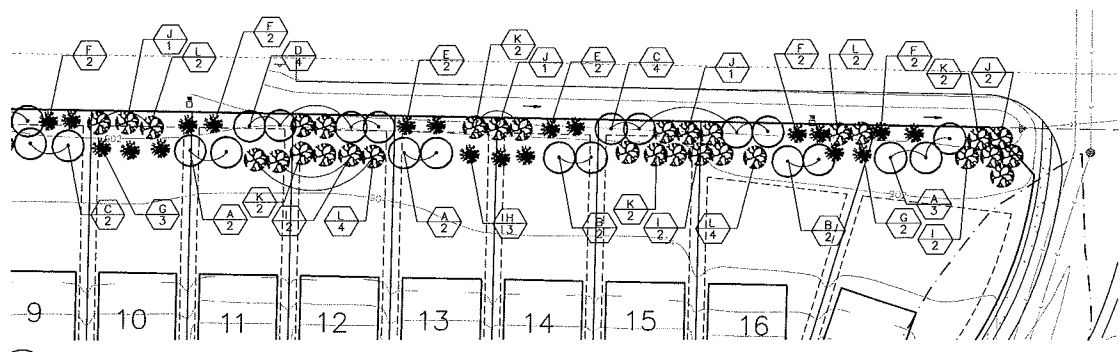
Name: Brian J. Krystofik, P.E.
 Signature: *Brian J. Krystofik*
 Date: 06/04/14, License #: 25063



1 LANDSCAPE PLAN DETAIL - MAIN STREET
L3



2 LANDSCAPE PLAN DETAIL - MAIN STREET
L3



3 LANDSCAPE PLAN DETAIL - MAIN STREET
L3

PLANT SCHEDULE

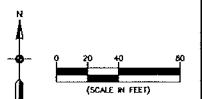
CODE	QTY	COMMON NAME / LATIN NAME	SIZE	ROOT	REMARKS	PLANT TYPE
A	21	AUTUMN BLAZE MAPLE <i>Acer x freemanii 'Jefferson'</i>	2.5'	B&B	STRAIGHT LEADER AND FULL CROWN	DECIDUOUS OVERSTORY TREES
B	20	SWAMP WHITE OAK <i>Quercus bicolor</i>	2.5'	B&B	STRAIGHT LEADER AND FULL CROWN	DECIDUOUS OVERSTORY TREES
C	16	PROCESSION ELM <i>Ulmus americana 'Princeton'</i>	2.5'	B&B	STRAIGHT LEADER AND FULL CROWN	DECIDUOUS OVERSTORY TREES
D	12	HACKBERRY <i>Celtis occidentalis</i>	2.5'	B&B	STRAIGHT LEADER AND FULL CROWN	DECIDUOUS OVERSTORY TREES
E	20	BALSAM FIR	10'	B&B	FULL FORM	CONIFEROUS OVERSTORY TREES
F	22	NORWAY SPRUCE <i>Picea abies</i>	6'	B&B	FULL FORM	CONIFEROUS OVERSTORY TREES
G	16	WHITE PINE <i>Pinus strobus</i>	6'	B&B	FULL FORM	CONIFEROUS OVERSTORY TREES
H	13	SCOTCH PINE <i>Pinus sylvestris</i>	6'	B&B	FULL FORM	CONIFEROUS OVERSTORY TREES
I	18	RIVER BIRCH <i>Betula nigra</i>	10'	B&B	CLUMP FORM	ORNAMENTAL TREES
J	18	RED JEWEL CRABAPPLE <i>Malus 'Red Jewel'</i>	2'	B&B	STRAIGHT LEADER AND FULL CROWN	DECIDUOUS OVERSTORY TREES
K	26	ROYAL PARSONS' CRABAPPLE <i>Malus 'Royal Parson'</i>	2'	B&B	STRAIGHT LEADER AND FULL CROWN	DECIDUOUS OVERSTORY TREES
L	34	POURING FIRE CRABAPPLE <i>Malus 'Pouring Fire'</i>	2'	B&B	STRAIGHT LEADER AND FULL CROWN	DECIDUOUS OVERSTORY TREES

QUANTITIES SHOWN IN THE PLANTING SCHEDULE REFLECT THE TOTAL COUNT FOR SHEET L3 AND ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

LANDSCAPE NOTES

- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE COMMENCEMENT OF LANDSCAPE INSTALLATIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- REFER TO LANDSCAPE DETAILS FOR GENERAL PLANTING NOTES, IRRIGATION NOTES AND PLANTING DETAILS.
- REFER TO GRADING PLAN FOR GRADES, EROSION CONTROL AREAS, AND DIMENSIONING.
- THE OWNER RESERVES THE RIGHT TO INCREASE THE NET QUANTITIES OF LANDSCAPE UNITS, USE LARGER UNIT SIZES, OR VARY THE SPECIES ACCORDING TO AVAILABILITY AT THE TIME OF PLANTING PER THE PROJECT ENGINEER'S WRITTEN APPROVAL.
- LANDSCAPE CONTRACTOR SHALL SUBMIT A WATERING PLAN TO THE OWNER TO MAINTAIN THE PLANTS THROUGH THE WARRANTY PERIOD.
- 6" MIN. DEPTH OF TOPSOIL TO BE USED IN ALL PLANTING AREAS. MIXTURE SHALL NOT CONTAIN MORE THAN 35% SAND MIXTURE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BLAINE STANDARDS.

PA PATTEN LANDSCAPE ARCHITECTURE, LLC
Patterson, MN 55051
Phone: 763-583-9111
www.pattenlandscape.com, llc



Carlson McCain
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248 Apollo Dr. Suite 100, Lino Lakes, MN 55014
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PRELIMINARY PLANTING PLAN
PARKSIDE NORTH
Blaine, Minnesota

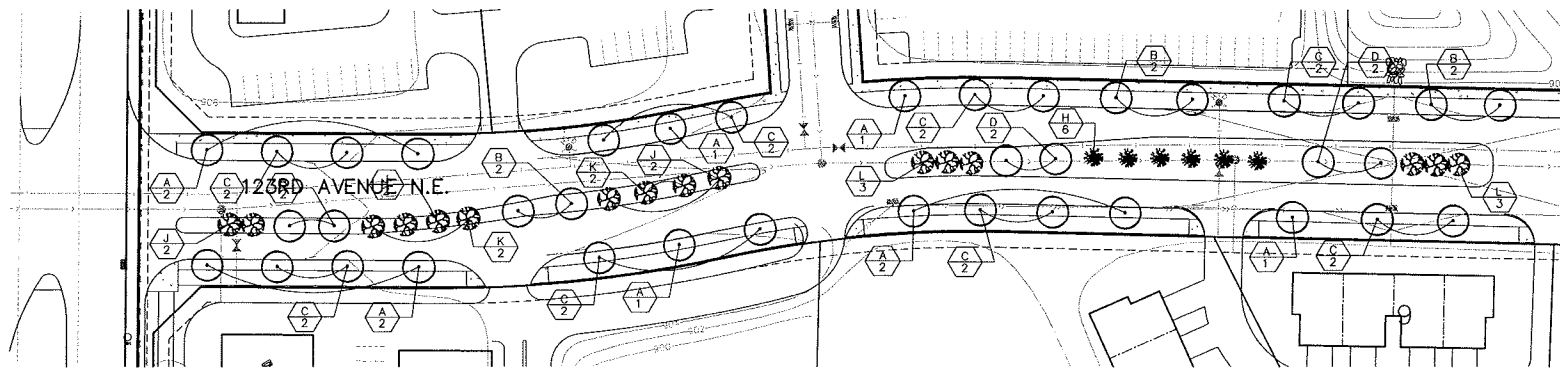
KR FARM LAND HOLDINGS
5160 Viking Boulevard
Anoka, MN 55303

REVISIONS

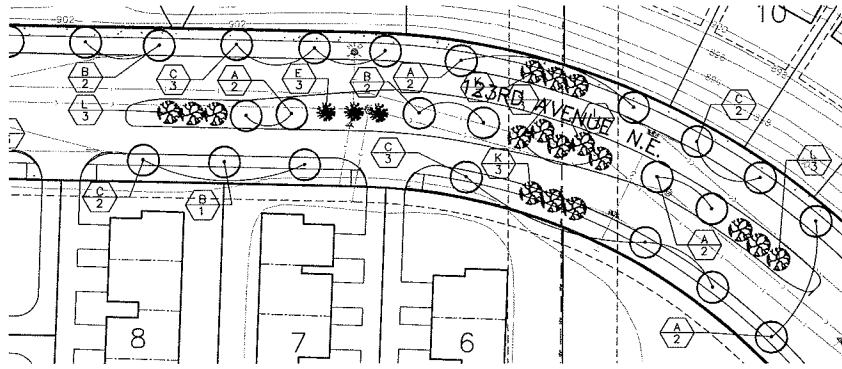
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DRAWN BY: *GD*
DESIGNED BY: *EP*
ISSUE DATE: 07/22/2014

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 Landscape Architect under the laws of the State of Minnesota.
Name: DAVID W. PATTEN
Signature: *D. W. Patten*
Date: 6/16/14 License #: 41458



1 LANDSCAPE PLAN DETAIL - GARDENWOOD PARKWAY N.E.



2 LANDSCAPE PLAN DETAIL - GARDENWOOD PARKWAY N.E.

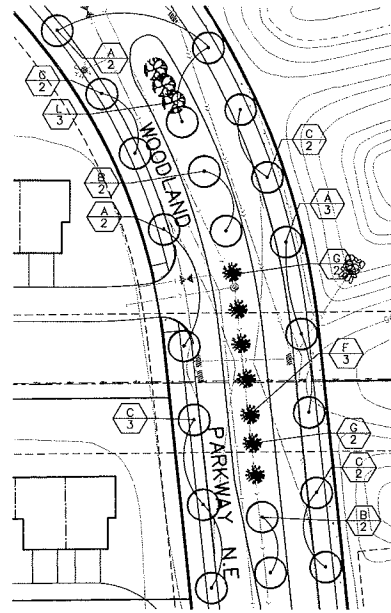
PLANT SCHEDULE

CODE	QTY	COMMON NAME/LATIN NAME	SIZE	ROOT	REMARKS	PLANT TYPE
A	32	AUSTRALIAN BLAZE MAPLE <i>Acer x freemanii 'Suffruticosus'</i>	2.0	B&B	STRAIGHT LEADER AND FULL CROWN	DECIDUOUS OVERSTORY TREES
B	18	SHARP WALNUT <i>Juglans nigra</i>	2.0	B&B	STRAIGHT LEADER AND FULL CROWN	DECIDUOUS OVERSTORY TREES
C	41	FRANCE LILAC <i>Viburnum cedricii</i>	2.0	B&B	STRAIGHT LEADER AND FULL CROWN	DECIDUOUS OVERSTORY TREES
D	4	HACKBERRY <i>Celtis occidentalis</i>	2.0	B&B	STRAIGHT LEADER AND FULL CROWN	DECIDUOUS OVERSTORY TREES
E	3	BALSAM FIR <i>Abies balsamea</i>	8	B&B	TO GRADE FULL FORM	CONIFEROUS OVERSTORY TREES
F	3	NORWAY SPRUCE <i>Picea abies</i>	8	B&B	TO GRADE FULL FORM	CONIFEROUS OVERSTORY TREES
G	4	WHITE PINE <i>Pinus strobus</i>	8	B&B	TO GRADE FULL FORM	CONIFEROUS OVERSTORY TREES
H	6	SCOTCH PINE <i>Pinus sylvestris</i>	8	B&B	TO GRADE FULL FORM	CONIFEROUS OVERSTORY TREES
I	3	DOUGLASS PINE <i>Pinus strobus</i>	10	B&B	CLUMP FORM TO GRADE	CONIFEROUS OVERSTORY TREES
J	14	RED SWAMP CRABAPPLE <i>Malus 'RED SWAMP'</i>	2	B&B	STRAIGHT LEADER AND FULL CROWN	DECIDUOUS OVERSTORY TREES
K	10	ROYAL HANDBOOKS CRABAPPLE <i>Malus 'ROYAL HANDBOOKS'</i>	2	B&B	STRAIGHT LEADER AND FULL CROWN	DECIDUOUS OVERSTORY TREES
L	15	PRAIRIE FIRE CRABAPPLE <i>Malus 'PRAIRIE FIRE'</i>	2	B&B	STRAIGHT LEADER AND FULL CROWN	DECIDUOUS OVERSTORY TREES

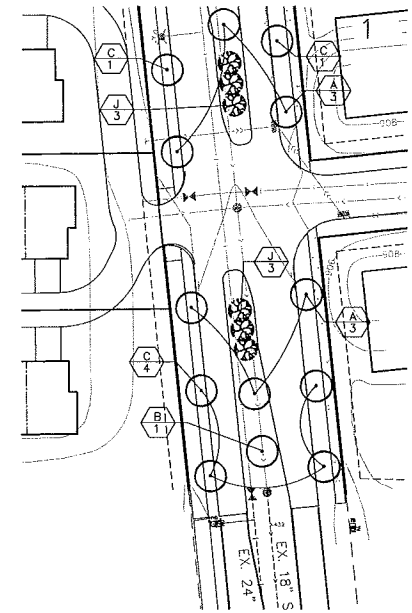
QUANTITIES SHOWN IN THE PLANTING SCHEDULE REFLECT THE TOTAL COUNTY FOR SHEETS AND ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

LANDSCAPE NOTES

1. REFER TO ADDITIONAL LANDSCAPE SHEETS FOR NOTES & DETAILS.



3 LANDSCAPE PLAN DETAIL
L4 GARDENWOOD PARKWAY N.E.



4 LANDSCAPE PLAN DETAIL
L4 GARDENWOOD PARKWAY N.E.



Carlson McCain
ENVIRONMENTAL - ENGINEERING - SURVEYING
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PRELIMINARY PLANTING PLAN
PARKSIDE NORTH
Blaine, Minnesota

KR FARM LAND HOLDINGS
5160 Viking Boulevard
Anoka, MN 55303

REVISIONS
1. per City comment
2.
3.
4.
5.
6.
DRAWN BY: [Signature]
DESIGNED BY: [Signature]
ISSUE DATE: 09/12/2014

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 Landscape Architect under the laws of the State of Minnesota.
Name: DAVID W. FATTEN
Signature: [Signature]
Date: 6/2/14 License #: 41558

L4 of 5