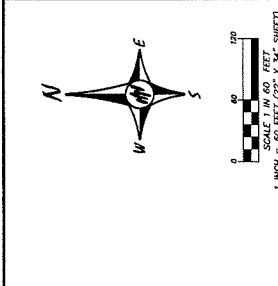


**Case File No. 13-0002**



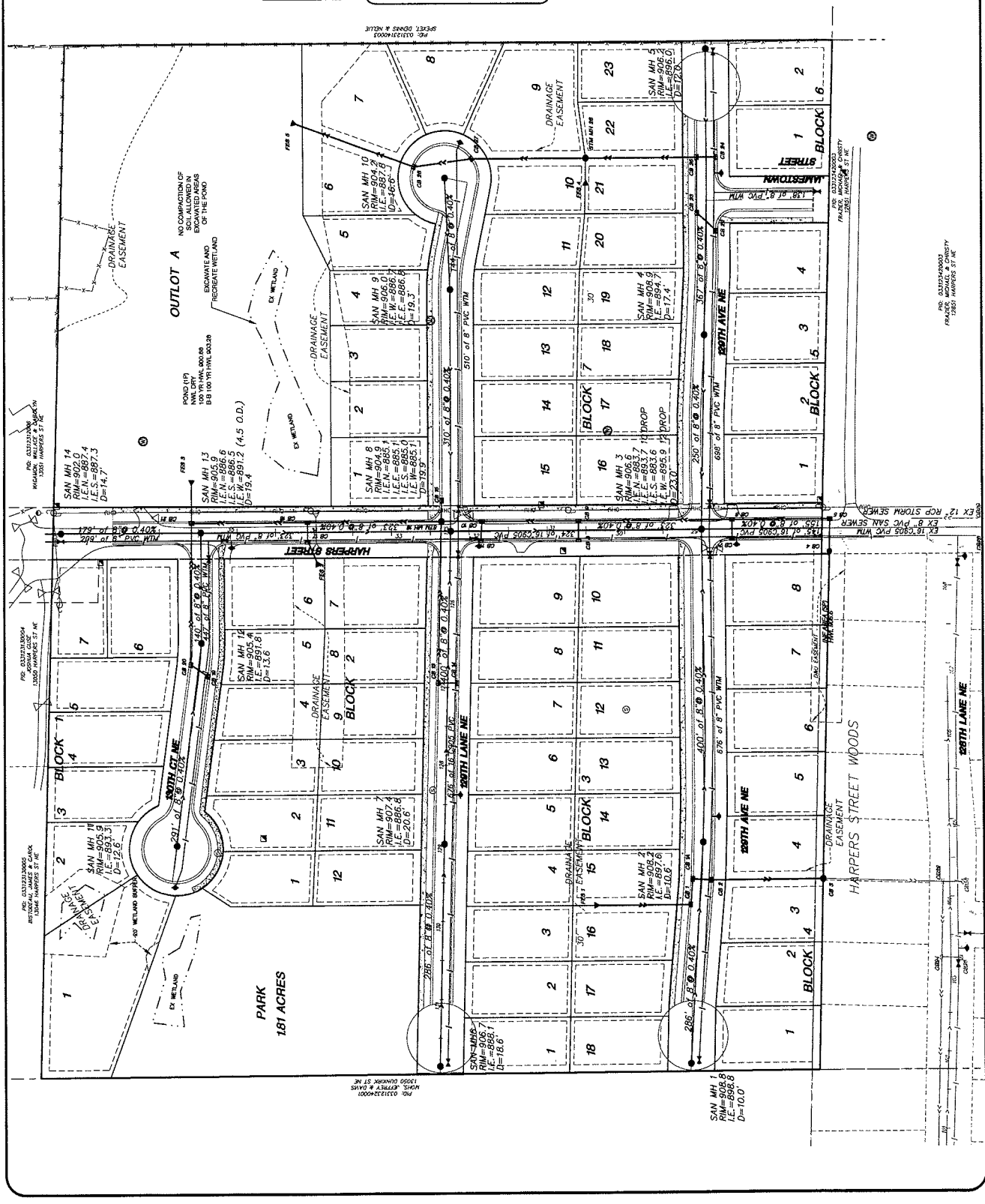




**LEGEND**  
 SANITARY SEWER  
 WATER MAIN

**STORM SEWER NOTES:**  
 NOTE: CASTING ADJUSTMENTS FOR MANHOLES, CATCHBASINS, AND GATE VALVES ARE INCIDENTAL TO THE PLAN.  
 NOTE: GUTTERLINE UNLESS OTHERWISE NOTED ARE AS SHOWN ON THIS PLAN.  
 NOTE: STREET SHALL BE CLEANED PRIOR TO PLACING TACK COAT.  
 NOTE: TACK COAT SHALL BE PLACED BETWEEN BRIMHOLES LIFTS. ALSO, THE FACE OF THE CONCRETE GUTTER SHALL BE TACKED PRIOR TO EACH BRIMHOLES LIFT.

**SANITARY SEWER NOTES:**  
 WATER MAIN - 16" Ø 150 PVC  
 WATER SERVICE - 1" TYPE K COPPER  
 SANITARY MAIN - 12" Ø 300 35 PVC PIPE  
 SANITARY SERVICE - 4" SCHEDULE 40  
 -10' TYPICAL HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER MAIN  
 -TYPICAL HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER MAIN  
 -HYDRANTS LOCATED 5' FROM BACK OF CURB  
 -CURB STOPS SHALL BE PLACED AT PROPERTY LINE AS SHOWN ON PLAN IN PLACES WHERE HYDRANT LOCATIONS ARE NOT SHOWN  
 -HYDRANT LOCATIONS SHALL BE PLACED AT PROPERTY LINE AS SHOWN ON PLAN.



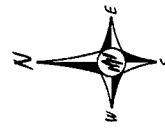
P.O. BOX 1000000  
 HARBOR BLVD. SUITE 100  
 CAMBRIDGE, MN 55005

DATE	12-11-10
BY	W. M. JENSEN
SCALE	1" = 100'
TITLE	PRELIMINARY GRADING
PROJECT	2ND ADDITION
CLIENT	ANDERSON PASSE ASSOCIATES
LOCATION	200 3RD AVE NE, SUITE 100, CAMBRIDGE, MINNESOTA 55008
PHONE	763-688-4042
FAX	763-688-6681

**HARPERS STREET WOODS**  
**2ND ADDITION**  
**PRELIMINARY GRADING**  
**SWP & EROSION CONTROL PLAN**  
 BLAINE, MINNESOTA

**ANDERSON PASSE ASSOCIATES**  
 200 3RD AVE NE, SUITE 100  
 CAMBRIDGE, MINNESOTA 55008  
 phone 763-688-4042 fax 763-688-6681

DATE	REVISIONS
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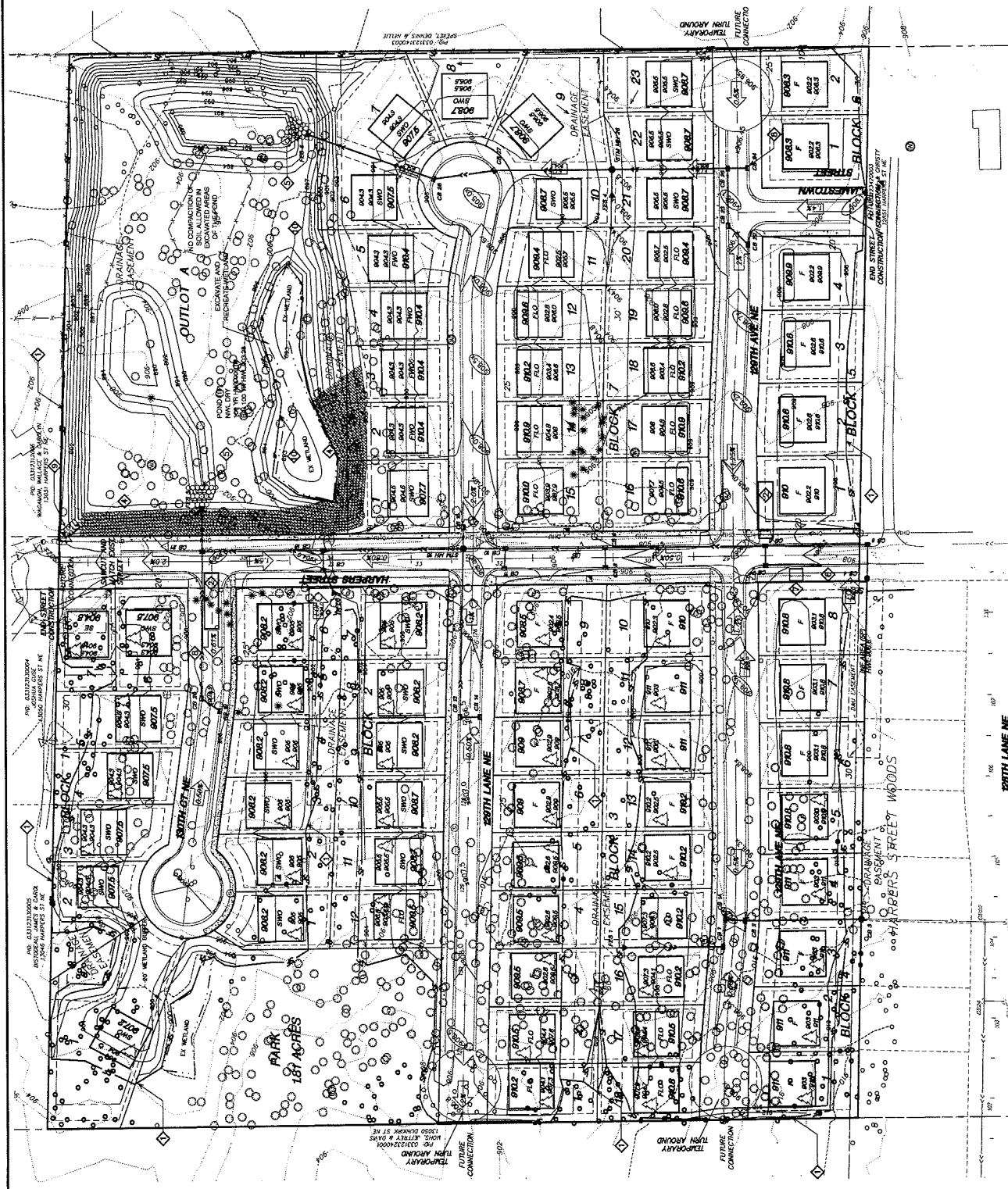


1" = 60 FEET (24" X 34" SHEET)  
 1" = 120 FEET (11" X 17" SHEET)

- BUILDING PAD LEGEND**
- 9095 GARAGE FLOOR ELEVATION
  - 9100 HOUSE TYPE
  - 9105 LOWEST FINISH ELEVATION
  - 9110 LOWEST OPENING ELEVATION
  - 9115 FULL BASEMENT WALKOUT
  - 9120 FULL BASEMENT LOOKOUT
  - 9125 CUSTOM GRADED TO PRESERVE TREES
  - 9130 TREES REMOVED
  - 9135 TREES SAVED
- NOTES:**
- INFILTRATION AREAS AND CONSERVATION AREAS NOT TO BE COMPACTED DURING CONSTRUCTION.
  - SOILS WITH PERCENT SANDS MUST BE PERFORMED ON THE INFILTRATION POND FOR FINAL ACCEPTANCE. WATERSHED MUST BE PRESENT FOR TESTING. EST. 10 TESTS.

REVEGETATE ALL DISTURBED AREAS WITHIN 14 DAYS OF ROUGH GRADING COMPLETION.

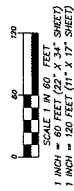
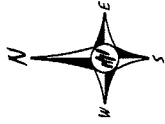
- ADDITIONAL NOTES:**
- INSTALL SET FENCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
  - INSTALL TEMPORARY EROSION CONTROL MEASURES (MINIMUM 1 FOOT EACH SIDE OF DRAINAGE CHANNELS) TO PREVENT EROSION OF EXPOSED SOILS (SEE SHEET 1001).
  - INSTALL TEMPORARY CONSERVATION AREAS TO PREVENT EROSION OF EXPOSED SOILS (SEE SHEET 1001).
  - PLACE WEED BARRIERS (3' SPECIAL BARRIER TYPICAL) IMMEDIATELY AFTER INFILTRATION POND CONSTRUCTION. SEE GENERAL NOTES ON 1001 FOR WEED BARRIER REQUIREMENTS.
  - INSTALL SWEEP BOX NEAR THE CONSTRUCTION ENTRANCE.
  - INSTALL TEMPORARY CONCRETE WALKOUT DECK PER ARCH REQUIREMENTS.
  - INSTALL SECONDARY SET FENCE WITHIN 14 DAYS OF ROUGH GRADING COMPLETION.
  - INSTALL EXF AT ELEVATION BOLLS PER DETAIL.
  - INSTALL SECONDARY SET FENCE UPON COMPLETION OF WETLAND DEMONSTRATION.



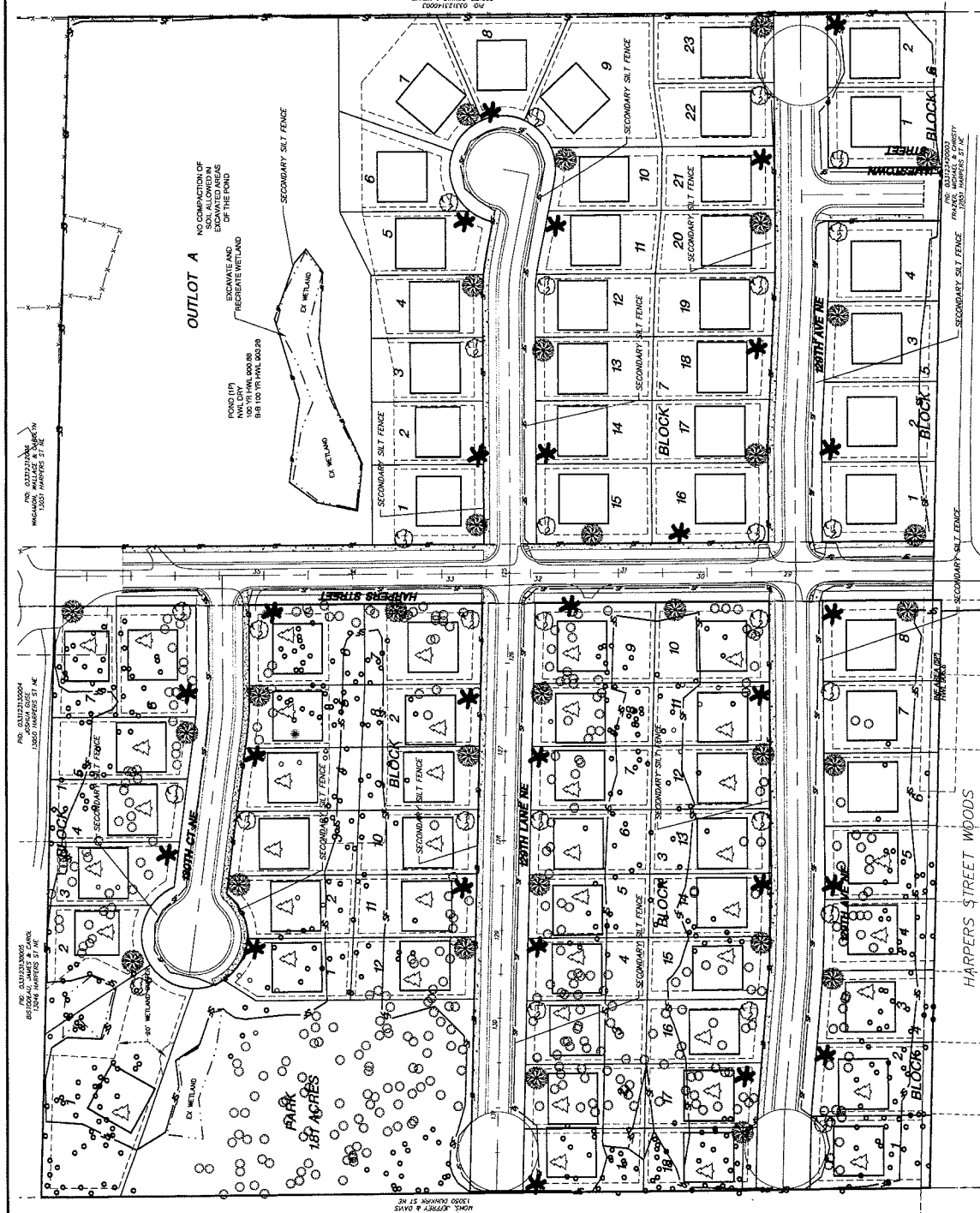
28TH LANE NE

HARPERS STREET WOODS

1.87 ACRES



NO COMPACTING OF SOIL ALLOWED IN EXISTING AREAS OF THE FUND EXCEPT WETLAND



**PROPOSED TREE INVENTORY**

PROPOSED DECIDUOUS TREES	SIZE	QUANTITY
DEVOIDS WHITE ASH	2-1/2" CALIPER MINIMUM	29
DEVOIDS RED MAPLE	2-1/2" CALIPER MINIMUM	28
DEVOIDS WHITE OAK	2-1/2" CALIPER MINIMUM	27
<b>TOTAL PROPOSED TREES</b>		<b>84</b>

**EXISTING TREES TO REMAIN**

TREE TYPE	QUANTITY
OAK	447
HMAPLE	18
BIRCH	2
OTHER SIGNIFICANT TREES	95
<b>TOTAL TREES TO REMAIN</b>	<b>562</b>
<b>TOTAL TREES REMOVED</b>	<b>555</b>

△ DENOTES CUSTOM GRADED LOT

**CITY OF BLAINE TREE PLANTING SPECIFICATIONS**

- A. SIZE - TRUNK NOT LESS THAN 2 1/2 INCHES IN CALIPER (DIAMETER) AND ROOT SHALL BE OPEN.
- B. NUMBER - MINIMUM OF ONE TREE PER STREET FRONTAGE AT EACH LOT.
- C. TREE SPECIES PERMITTED
  - MARSHALL'S GREEN ASH (FRAXINUS PENNSYLVANICA LANCEOLATA 'MARSHALL')
  - SUMMIT GREEN ASH (FRAXINUS PENNSYLVANICA LANCEOLATA 'SUMMIT')
  - WHITE ASH (FRAXINUS AMERICANA SEIGLES TREE ONLY)
  - MACDOBERTY (CELTIS OCCIDENTALIS) (TREE ONLY)
  - AMERICAN LINDBERGH (TILIA AMERICANA)
  - GREENSPRING LINDBERGH (TILIA COROLATA 'GREENSPRING')
  - SHADBLAUER LOCUST (GLEBTISIA TRICANTIPES 'SHADBLAUER')
  - WATKINS RED MAPLE (ACEQUILARIA 'WATKINS')
  - SHARP WHITE OAK (QUERCUS BICOLOR)
  - THREE-INCH DEEP WOOD CHIP MULCH WILL BE INSTALLED AROUND ALL TREES.
- D. TREES SHALL BE WRAPPED WITH FIRST-QUALITY HEAVY WATERPROOF CREEP PAPER MANUFACTURED FOR THIS PURPOSE AND WRAPPED DURING A PERIOD FROM SEPTEMBER 15 TO APRIL 1.

THE REAR YARDS OF BLOCKS 1-4 TO RETAIN EXISTING TREES. (ANNUAL GRADING ALLOWED)

ALL OTHER DISTURBED AREAS TO RECEIVE SEED & MULCH OR SOU.

THE FOND BOTTOM WILL BE SEEDING WITH PLANTS/GRASSES THAT CAN ACCOMMODATE PERIODIC FLOODING.

THE WETLAND REPLACED INSIDE OF THE FOND SHALL BE PLANTED PER PLAN BY KODJANG ENVIRONMENTAL.

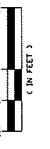
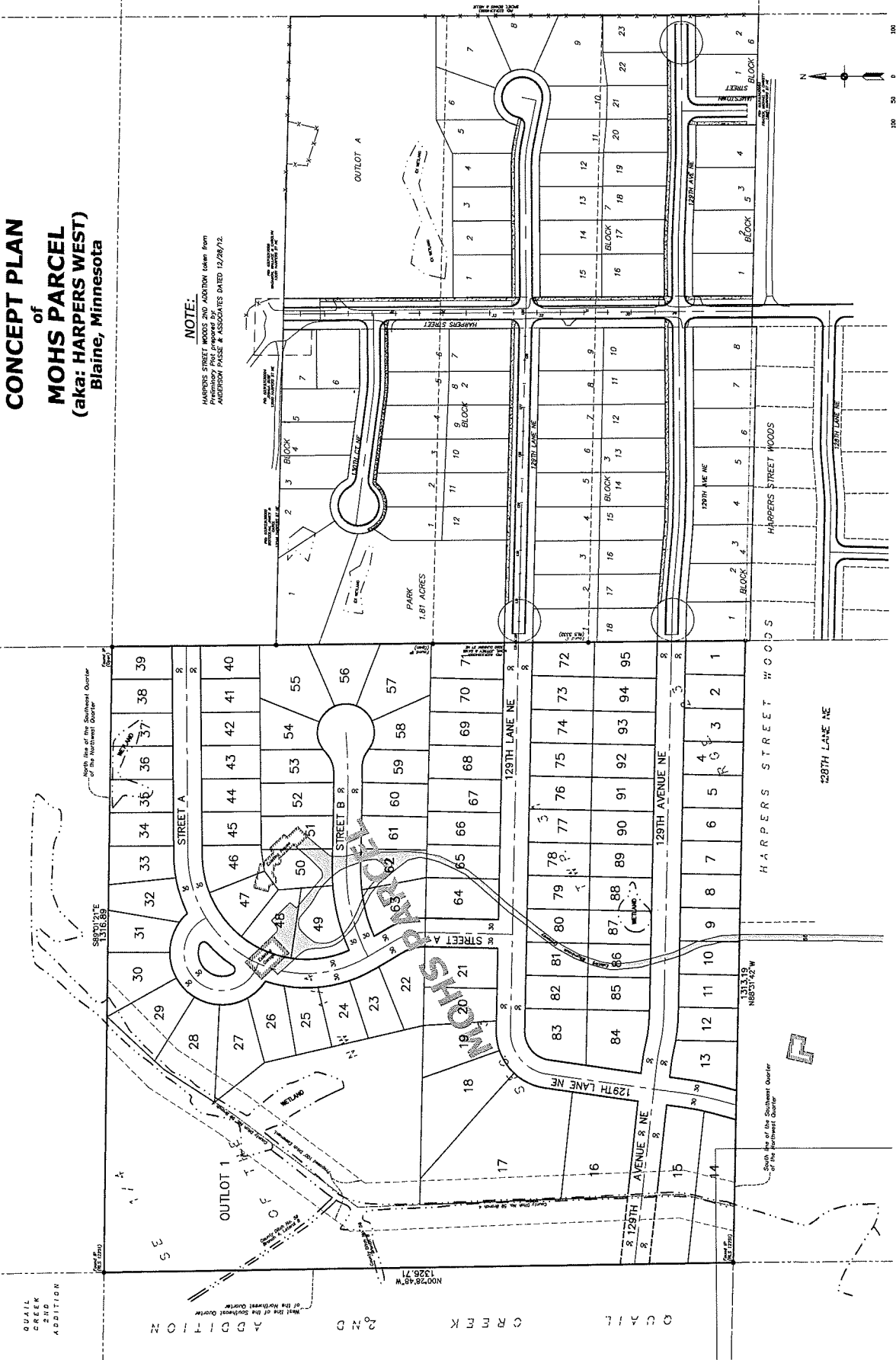
**HARPER'S STREET WOODS 2ND ADDITION**  
LANDSCAPE PLAN  
BLAINE, MINNESOTA

DATE: 12-24-2013  
DRAWN BY: J. JENSEN  
CHECKED BY: J. JENSEN  
REVISIONS:

**ANDERSON PASSE**  
LANDSCAPE ARCHITECTS  
200 3RD AVE NE, SUITE 100  
CAMBRIDGE, MINNESOTA 55008  
Phone 763-699-4042 Fax 763-699-6691

**CONCEPT PLAN**  
of  
**MOHS PARCEL**  
(aka: **HARPERS WEST**)  
Blaine, Minnesota

**NOTE:**  
HARPERS STREET WOODS 2ND ADDITION taken from  
Preliminary Plan prepared by  
AECOM PARCELS & ASSOCIATES DATED 12/28/12.



REVISIONS

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HARPERS STREET WOODS, LLC  
14015 Sunfish Lake Blvd, Suite 400  
Ramsey, MN 55303

CONCEPT PLAN - MOHS PARCEL  
Blaine, MN  
HARPERS STREET WOODS 2ND ADDITION

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

