

Case File No. 16-0009

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



PRELIMINARY PLAT

~of~ HIDEAWAY OF BLAINE

Applicant: **BALD EAGLE BUILDERS, INC.**
 P.O. BOX 337
 HUGO, MN 55038

Contact: **Jason Hohn**
 (651) 407-6979

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES CATCH BASIN
- DENOTES STORM SEWER MANHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES HYDRANT
- DENOTES WATER VALVE
- DENOTES GAS METER
- DENOTES POWER POLE
- DENOTES EXISTING SPOT ELEVATION
- DENOTES LIGHT POLE
- DENOTES AIR CONDITIONING UNIT
- DENOTES TELEPHONE PEDESTAL
- DENOTES CABLE PEDESTAL
- DENOTES ELECTRICAL BOX
- DENOTES MAILBOX
- DENOTES WELL
- DENOTES TREE
- DENOTES WOVEN WIRE FENCE
- DENOTES RETAINING WALL
- DENOTES EXISTING CONTOURS
- DENOTES TREE LINE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD WIRE
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES STAKED SOIL BORING LOCATION BY E.G. RUD & SONS, INC. ON 1-28-16. SOIL TESTING COMPLETED BY ITCO ALLIED ENGINEERING.

PROPOSED EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
 BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING STREET LINES AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

VICINITY MAP

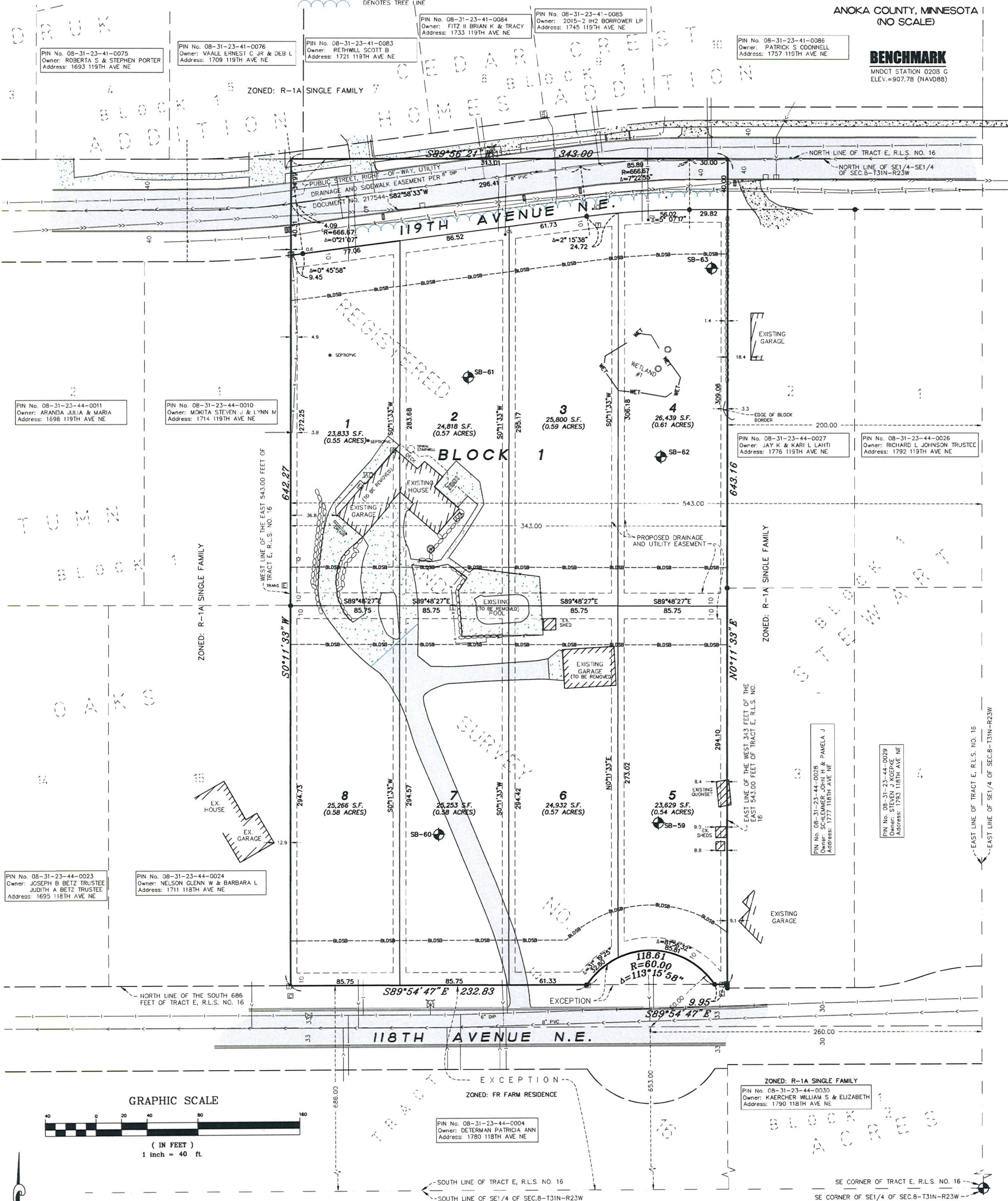
PART OF SEC. 08, TWP. 31, RNG. 23



ANOKA COUNTY, MINNESOTA
 (NO SCALE)

BENCHMARK

MNDOT STATION 0208 G
 ELEV.=907.78 (NAVD85)



ZONING AND SETBACKS

Existing: FR-Farm Residence
 Surrounding: R-1A-Single Family
 Proposed: D-FLEX (Development Flex)

The lot requirements are not predetermined for this zoning.

PROPOSED SETBACKS:

Front Yard Setback: 35 Feet
 House Side Setback: 10 Feet
 Garage Side Setback: 5 Feet
 Rear Yard Setback: 30 Feet

PROPOSED DEVELOPMENT REQUIREMENTS:

Minimum Lot Area: 12,150 S.F.
 Minimum Lot Width: 85.0 Feet at front setback line
 Minimum Lot Depth: 135 Feet

PROPERTY DESCRIPTION

(Description per Anoka County Certificate of Title No. 102284)

The West 343 feet of the East 543 feet of Tract E, Registered Land Survey No. 16, Anoka County, Minnesota EXCEPT the South 686 feet and that part lying southerly of a curve, concave to the South, having a radius of 60.00 feet, the center of said curve being 260.00 feet West of the East line of said Tract E as measured at a right angle to said East line and 653.00 feet North of the South line of said Tract E as measured at a right angle to said South line, according to the survey thereof on file and of record in the office of the Registrar of Titles in and for Anoka County, Minnesota.

AREA COMPUTATIONS

Total Site Area: 5.02 Acres
 Area Excluding Right of Way: 4.59 Acres
 Existing Right of Way: 0.43 Acres
 8 Proposed Single Family Lots
 Gross Density: 1.59 Lots/Acre
 Net Density: 1.74 Lots/Acre

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 E. RUD
 Date: 02/18/16 License No. 41578

NOTES

- Address of the surveyed premises: 1799 118th Avenue N.E., Blaine, MN 55449.
- Forced ID Number: 08-31-23-44-0005.
- Field survey was completed by E.G. Rud and Sons, Inc. on 01/18/16.
- Bearings shown are on Anoka County Coordinate System.
- Curb shots are taken at the top and back of curb.
- This survey was based upon information found in the commitment for title insurance prepared by Network Title, Inc., issuing agents for Old Republic Title Insurance Company, File No. 16-0020TRM, dated effective December 24, 2015 at 8:00 A.M.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% chance flood plain), according to Flood Insurance Rate Map Community Panel No. 27003C0336E by the Federal Emergency Management Agency, effective date December 16, 2015.
- Service locations shown are approximate in location.
- Wetland delineation done by Jacobson Environmental, PLLC.
- All lots to be custom graded.

DRAWN BY: JEN	JOB NO: 16011PP	DATE: 02/05/16
CHECK BY: JER	SCANNED	
1	02/18/16	Rev Lots 5 & 6
2		
3		
NO.	DATE	DESCRIPTION
		BY

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

TREE INVENTORY PLAN

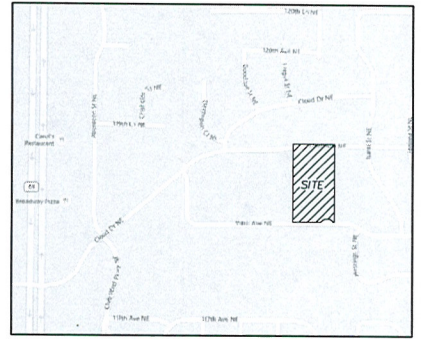
~of~ HIDEAWAY OF BLAINE

Applicant: **BALD EAGLE BUILDERS, INC.**
P.O. BOX 337
HUGO, MN 55038

Contact: **Jason Hohn**
(651) 407-6979

VICINITY MAP

PART OF SEC. 08, TWP. 31, RNG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)

BENCHMARK

MNDOT STATION 0208 G
ELEV.=907.78 (NAVOD88)

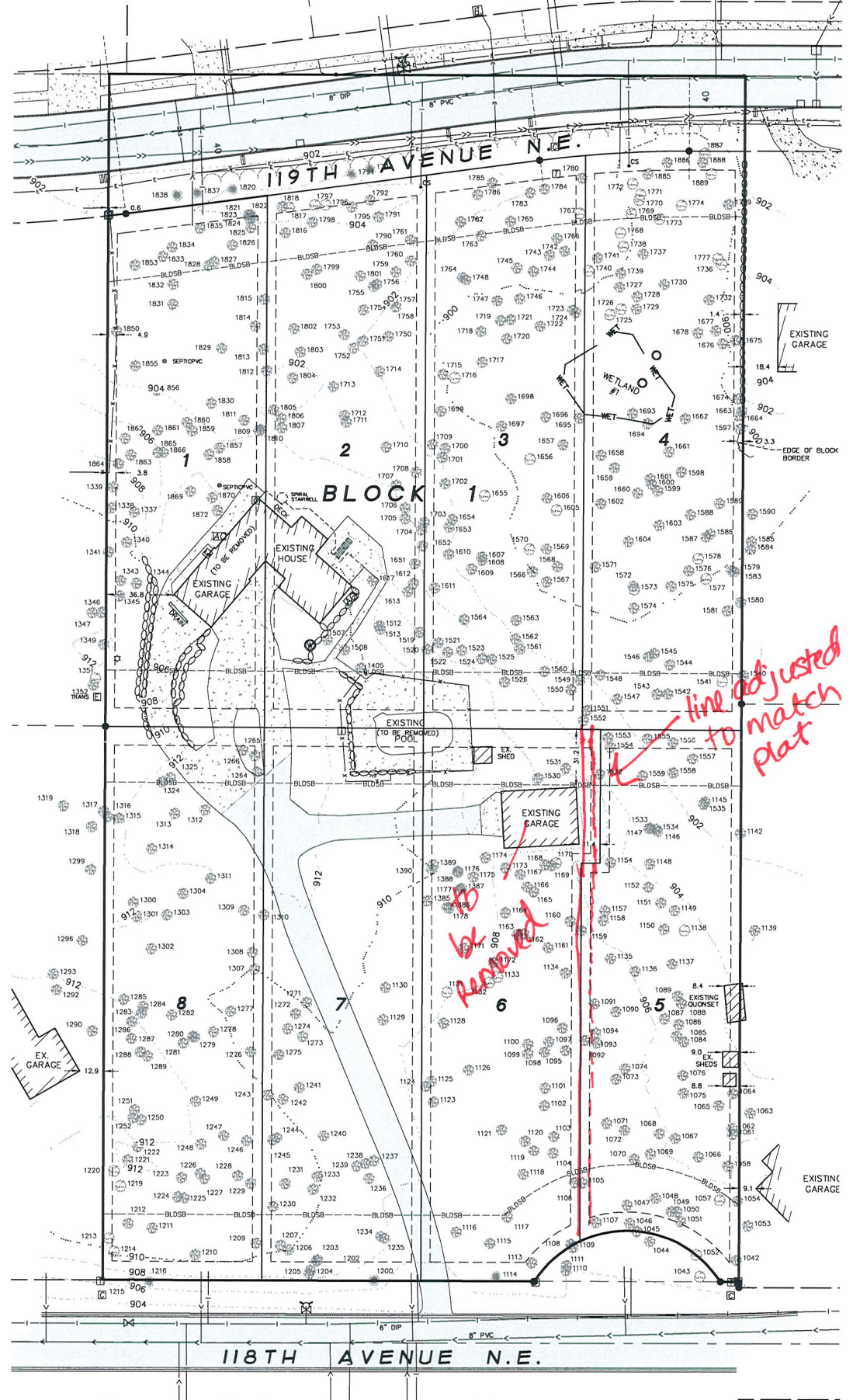
LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ⊕ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES CATCH BASIN
- ⊕ DENOTES STORM SEWER MANHOLE
- ⊕ DENOTES SANITARY SEWER MANHOLE
- ⊕ DENOTES HYDRANT
- ⊕ DENOTES WATER VALVE
- ⊕ DENOTES GAS METER
- ⊕ DENOTES POWER POLE
- ⊕ DENOTES LIGHT POLE
- ⊕ DENOTES AIR CONDITIONING UNIT
- ⊕ DENOTES TELEPHONE PEDESTAL
- ⊕ DENOTES CABLE PEDESTAL
- ⊕ DENOTES ELECTRICAL BOX
- ⊕ DENOTES NUMBER OF TREES
- ⊕ DENOTES SIZE IN INCHES
- ⊕ DENOTES TREE SPECIES
- ⊕ DENOTES MAILBOX
- ⊕ DENOTES WELL
- DENOTES TREE
- DENOTES WOVEN WIRE FENCE
- DENOTES RETAINING WALL
- DENOTES EXISTING CONTOURS
- DENOTES TREE LINE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD WIRE
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE

TREE INVENTORY LIST

TREE COUNT = 493
TOTAL OVER STORY DECIDUOUS SHADE TREES = 484
TOTAL CONIFEROUS TREES = 9

TREE NO.	TREE TYPE & SIZE	TREE NO.	TREE TYPE & SIZE	TREE NO.	TREE TYPE & SIZE	TREE NO.	TREE TYPE & SIZE
1042	MAPLE9	1206	OAK19	1540	OAK13	1730	POPL7
1043	CHERRY8	1207	MAPLE6	1541	CHERRY6	1732	POPL7
1044	OAK18	1209	OAK17	1542	OAK17	1736	CHERRY10
1045	OAK18	1210	OAK22	1543	OAK13	1737	OAK14
1046	OAK16	1211	OAK10	1544	OAK12	1738	CHERRY8
1047	OAK11	1212	OAK13	1545	OAK14	1739	POPL7
1048	OAK14	1213	CHERRY7	1546	OAK24	1740	CHERRY6
1049	OAK13	1214	CHERRY8	1547	OAK11	1741	OAK6
1050	OAK9	1215	PINE7	1548	OAK12-2	1742	OAK10
1051	OAK8	1216	PINE6	1549	OAK14	1743	OAK9
1052	CHERRY6	1219	CHERRY6	1550	OAK17	1744	OAK6
1054	MAPLE7-2	1220	CHERRY8	1551	OAK14	1745	OAK10
1057	CHERRY7-2	1221	OAK14	1552	OAK12	1746	OAK10
1058	MAPLE8	1222	MAPLE6	1553	OAK22	1747	OAK6
1061	MAPLE7	1223	OAK9	1554	OAK10	1748	OAK6
1062	MAPLE6-2	1224	OAK12	1555	OAK16	1750	OAK12-3
1064	MAPLE6	1225	OAK11	1556	OAK13	1751	OAK11
1065	MAPLE6	1226	OAK11	1557	MAPLE6	1752	OAK12
1066	MAPLE8	1227	OAK13	1558	OAK15	1753	OAK12
1067	OAK17	1228	OAK7	1559	OAK20	1754	OAK11
1068	OAK16	1229	OAK19	1560	OAK6	1755	OAK8
1069	OAK13	1230	OAK14	1561	OAK21	1756	OAK6
1070	OAK14	1231	OAK12	1562	OAK13	1757	OAK11
1071	OAK10	1232	OAK14	1563	OAK11	1758	OAK12
1072	OAK11	1233	OAK14	1564	OAK14	1759	OAK8
1073	OAK14	1234	OAK8	1566	MAPLE6	1760	OAK7
1074	OAK12	1235	OAK11	1567	MAPLE6	1761	OAK18-2
1075	MAPLE6	1236	OAK20	1568	MAPLE6	1762	OAK14
1076	MAPLE6	1237	OAK14	1569	MAPLE10	1763	OAK16
1084	OAK12	1238	OAK18	1570	CHERRY8	1764	OAK6
1085	OAK14	1239	OAK11	1571	POPL10	1765	OAK15
1086	OAK12	1240	OAK12	1572	MAPLE9	1766	OAK6
1087	OAK20	1241	OAK31	1573	CHERRY9	1767	CHERRY9
1088	OAK8	1242	OAK9	1574	MAPLE6	1768	CHERRY6
1089	OAK16	1243	OAK11	1575	MAPLE9	1769	CHERRY8
1090	OAK8	1244	OAK8	1576	OAK7	1770	CHERRY8
1091	OAK13	1245	OAK16	1577	CHERRY9	1771	CHERRY7
1092	OAK11	1246	OAK12	1578	CHERRY7	1772	CHERRY8
1093	OAK8	1247	OAK7	1579	MAPLE8	1773	CHERRY10
1094	OAK10	1248	OAK18	1580	OAK18	1774	CHERRY6
1095	OAK13	1249	OAK17	1581	MAPLE11	1777	CHERRY6
1096	OAK13	1250	OAK22	1583	MAPLE8	1779	OAK13
1097	OAK10	1251	OAK14	1586	OAK8	1780	OAK24
1098	OAK12	1252	OAK13	1587	OAK6	1783	OAK22
1099	OAK12	1264	OAK13	1588	OAK8	1784	OAK7
1100	OAK12	1265	OAK13	1589	OAK7	1785	OAK17
1101	MAPLE6	1266	OAK28	1597	OAK13	1786	OAK15
1102	OAK14	1271	OAK19	1598	POPL6	1787	OAK14
1103	OAK13	1272	OAK14	1599	POPL7	1790	OAK26
1104	OAK11	1273	OAK12	1600	POPL7	1791	OAK6
1105	OAK17	1274	OAK9	1601	POPL7	1792	OAK6
1106	OAK13	1275	OAK9	1602	OAK9	1793	PINE6
1107	OAK17	1276	OAK10	1603	POPL7	1794	PINE8
1108	MAPLE6	1277	OAK14	1604	POPL6	1795	OAK16
1109	MAPLE8	1278	OAK8	1605	CHERRY7	1796	CHERRY6
1110	OAK7	1279	OAK8	1606	MAPLE10	1797	ELM9
1111	OAK6	1280	OAK8	1607	OAK12	1798	MAPLE6
1113	MAPLE9-2	1281	OAK18	1608	OAK15	1799	OAK15
1114	PINE8	1282	OAK18	1609	OAK12	1800	OAK18
1115	OAK9	1283	OAK16	1610	OAK7	1801	OAK7
1116	OAK30	1284	OAK6	1611	OAK11	1802	OAK13
1117	OAK21	1285	OAK13	1612	OAK16	1803	OAK16
1118	OAK12	1286	OAK15	1613	OAK11	1804	OAK13
1119	OAK9	1287	MAPLE6	1617	OAK18	1805	OAK10-2
1120	OAK13	1288	OAK15	1651	OAK12	1806	OAK10
1121	OAK17	1289	OAK6	1652	OAK12	1807	OAK10
1123	OAK17	1300	OAK14	1653	OAK15	1809	OAK6
1124	OAK6	1301	OAK22	1654	OAK14	1810	OAK9
1125	OAK8	1302	OAK8	1655	CHERRY6	1811	OAK6
1126	OAK22	1303	OAK17	1656	CHERRY7	1812	OAK10
1128	OAK21	1304	OAK8	1657	POPL10	1813	OAK6
1129	OAK12	1307	OAK9	1658	OAK7	1814	OAK18
1130	OAK16	1308	OAK11	1659	OAK6	1815	OAK18
1131	CHERRY13	1309	OAK22	1660	MAPLE6	1816	OAK8
1132	ELM6	1310	OAK17	1661	POPL7	1817	CHERRY6
1133	ELM7	1311	OAK11	1662	OAK8	1818	MAPLE6
1134	OAK13	1312	OAK21	1663	OAK10	1820	PINE10
1135	OAK19	1313	OAK20	1664	OAK9-2	1821	OAK7
1136	OAK11	1314	OAK12	1674	OAK10	1822	OAK8
1137	MAPLE6	1315	OAK15	1675	OAK12-2	1823	OAK7
1138	CHERRY8	1316	OAK6	1676	POPL7	1824	OAK6
1142	MAPLE6	1317	OAK16	1677	OAK6	1825	OAK12
1145	MAPLE7	1324	OAK13	1678	POPL10	1826	OAK18
1146	OAK12	1325	OAK19	1695	OAK9	1827	OAK13
1147	MAPLE11	1337	OAK17	1696	OAK9	1828	OAK17
1148	MAPLE6	1338	OAK8	1697	MAPLE7-2	1829	OAK15
1149	MAPLE6	1339	OAK11	1698	MAPLE7	1830	OAK18
1150	MAPLE8	1340	OAK17	1699	MAPLE9	1831	OAK14
1151	OAK14	1341	OAK6	1700	OAK14	1832	OAK18
1152	OAK12	1343	OAK15	1701	OAK22	1833	OAK7
1154	OAK19	1344	OAK14	1702	OAK12	1834	OAK15
1157	OAK17	1345	OAK11	1703	OAK17	1835	MAPLE6
1158	OAK9	1349	OAK14	1704	OAK8	1837	PINE7
1159	OAK14	1385	OAK14	1705	OAK12	1838	PINE8
1160	OAK14-2	1386	OAK11	1706	OAK15	1850	OAK17
1161	OAK6	1387	OAK14	1707	OAK15	1853	OAK19
1162	OAK11	1388	OAK8	1708	OAK12	1855	OAK14
1163	OAK11	1389	OAK14	1709	OAK12	1856	OAK11
1164	OAK11	1390	OAK18	1710	OAK13-2	1857	OAK17
1165	OAK16	1405	OAK20-2	1711	OAK14	1858	OAK13
1166	OAK9	1507	OAK14	1712	OAK9	1859	OAK14
1167	OAK10-2	1508	OAK15	1713	OAK9-2	1860	OAK10-2
1168	OAK12	1512	OAK11	1714	OAK10-2	1861	OAK13
1169	OAK10	1513	OAK14	1715	MAPLE7-2	1862	OAK10
1170	ELM8	1519	OAK19	1716	CHERRY9	1863	OAK6
1171	OAK22	1520	OAK12-2	1717	MAPLE6-2	1864	OAK7
1172	OAK6	1521	OAK8	1718	OAK6	1865	OAK7
1173	OAK7	1522	OAK8	1719	OAK6	1866	OAK11
1174	MAPLE7	1523	OAK10	1720	OAK6	1869	OAK24
1175	OAK7	1524	OAK11	1721	OAK6	1870	OAK8
1176	OAK9	1525	OAK9	1722	OAK8-3	1872	OAK10
1177	OAK13	1526	OAK16	1723	OAK8	1885	MAPLE7
1178	OAK12	1530	OAK15	1724	OAK11	1886	MAPLE6
1200	PINE6	1531	OAK9	1725	CHERRY7	1887	CHERRY11
1202	OAK8	1532	OAK16	1726	CHERRY7	1888	POPL11
1203	OAK8	1533	MAPLE11	1727	OAK7	1889	CHERRY10
1204	OAK9	1534	OAK13	1728	OAK7		
1205	OAK16	1535	MAPLE6	1729	POPL7		



TREE NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 01/18/16.
- Trees shown are 6 inches or larger in caliper.

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 E. Rud
JASON E. RUD
Date: 02/05/16 License No. 41578

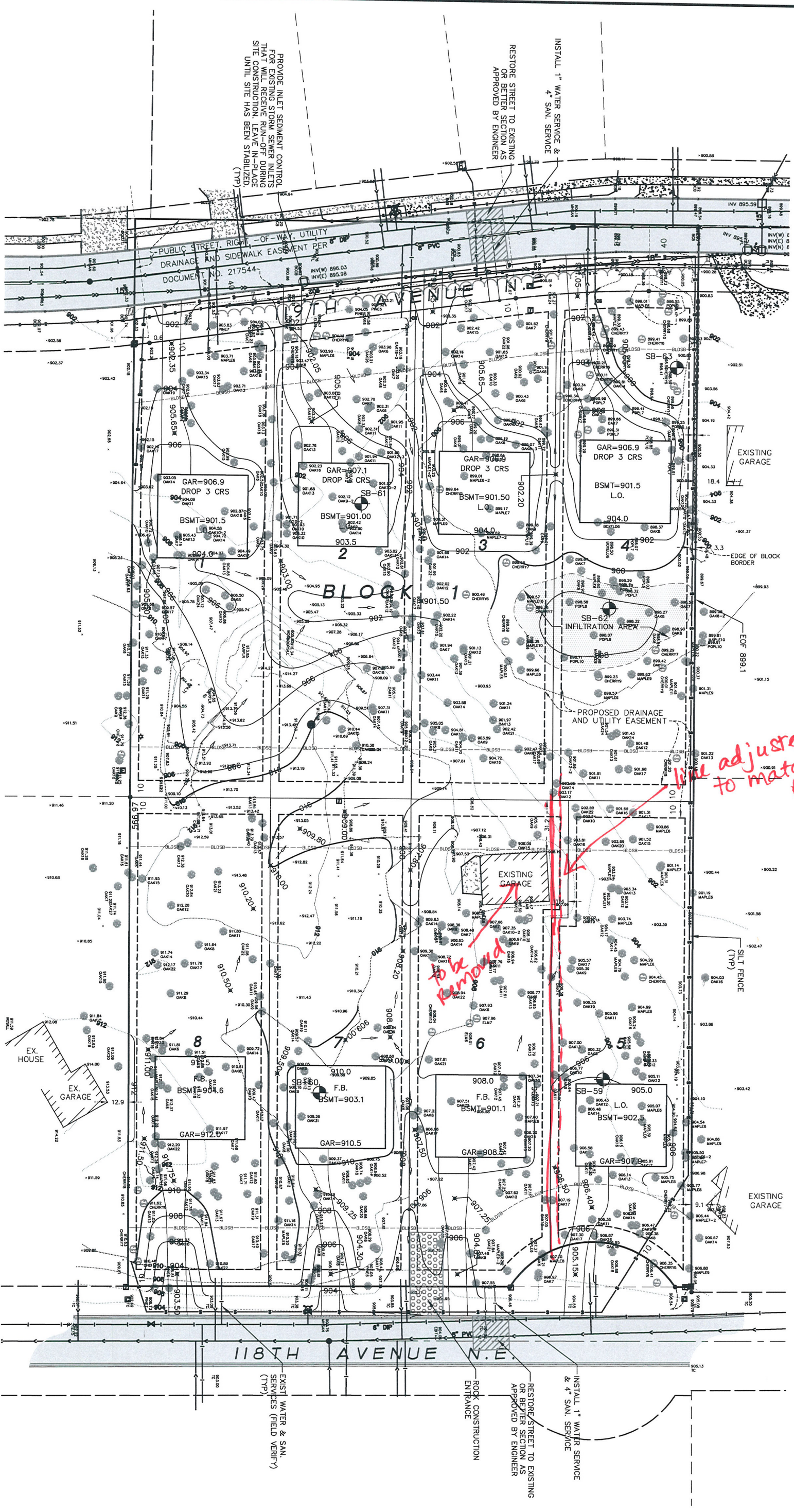
DRAWN BY: JEN	JOB NO: 16011PP	DATE: 02/05/16	
CHECK BY: JER	SCANNED		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

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



SANITARY SEWER NOTES

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.
PROPOSED SANITARY SEWER SERVICES SHALL BE PVC SCHEDULE 40.



line adjusted to match plot

to be removed

(CONCEPT GRADING PLAN - LOTS TO BE CUSTOM GRADED)
GRADING, DRAINAGE, ESC, & UTILITY PLAN
HIDEAWAY OF BLAINE

SEE SHEET C3 FOR DETAILS & GRADING, DRAINAGE & EROSION CONTROL NOTES

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

PLOWE ENGINEERING, INC.
SITe PLANNING & ENGINEERING
6775 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8710
FAX: (651) 361-8701

02

PREPARED FOR:
BALD EAGLE BUILDERS

HIDEAWAY OF BLAINE
BLAINE, MINNESOTA

GRADING, DRAINAGE, ESC, & UTILITY PLAN

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.

Charles W. Plowe
CHARLES W. PLOWE
DATE: 02.05.2016 LIC. NO. 78227

DATE	REVISION DESCRIPTION

DRAWN BY: DESIGN BY:
C.M. C.W.P.
CHECKED BY: PROJ. NO.
C.W.P. 16-1597
ORIGINAL DATE: FEBRUARY 5, 2016