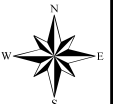


Case File No. 19-0016
Hennum Meadows 2nd Addition

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

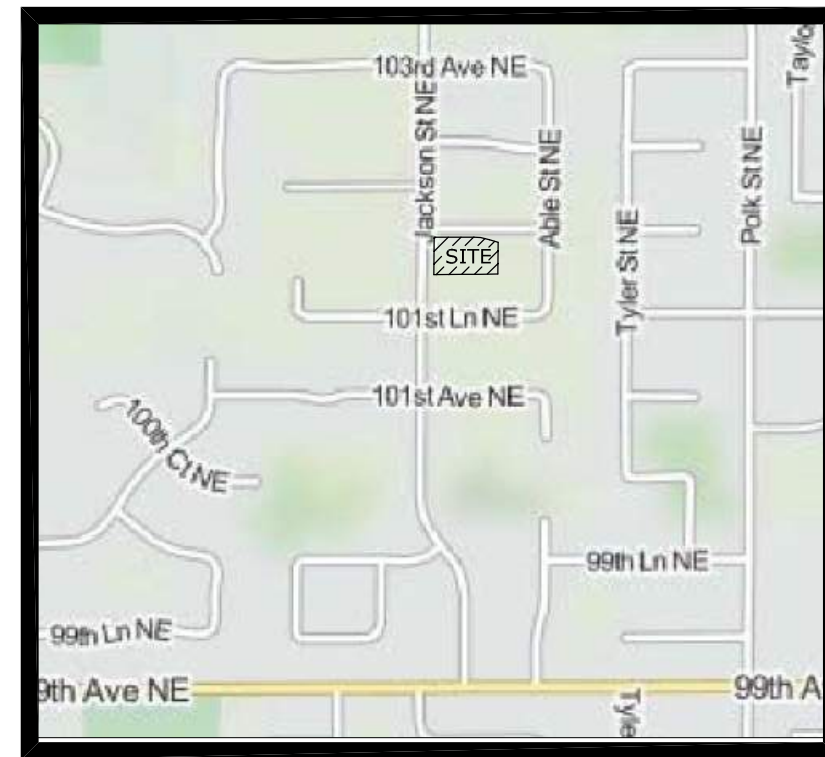


PRELIMINARY PLAT

~for~ DAN HENNUM
~of~ HENNUM MEADOWS 2ND ADDITION

VICINITY MAP

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



ANOKA COUNTY, MINNESOTA
(NO SCALE)

PROPERTY DESCRIPTION

Lot 1, Block 3, HENNUM MEADOWS Anoka, County, Minnesota.

AREA COMPUTATIONS

TOTAL AREA SITE AREA: 0.97± ACRES
3 PROPOSED SINGLE FAMILY LOTS
DENSITY: 3.10± UNITS/ ACRE

ZONING AND SETBACKS

CURRENT ZONING IS R-1 SINGLE FAMILY
PROPOSED ZONING R-1 SINGLE FAMILY

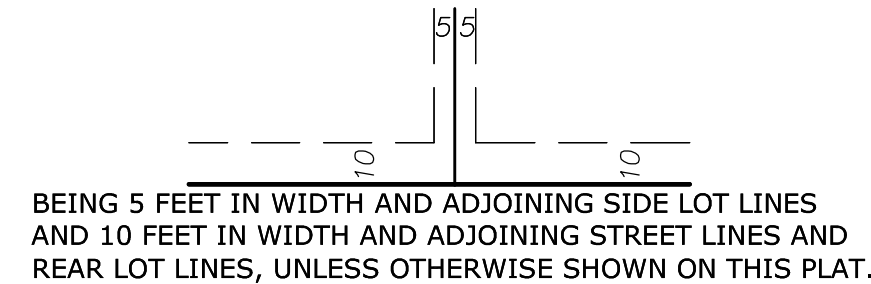
FRONT SETBACK 30 FEET
HOUSE SIDE SETBACK (INTERIOR) 10 FEET
GARAGE SIDE SETBACK (INTERIOR) 5 FEET
REAR SETBACK 30 FEET
SIDE STREET SETBACK 20 FEET

DEVELOPMENT REQUIREMENTS FOR ZONE R1 (SINGLE FAMILY RESIDENTIAL)
MINIMUM LOT AREA 10,000 S.F.
MINIMUM LOT WIDTH 80 FEET AT SETBACK LINE (PROPOSING 75 FEET MINIMUM)
MINIMUM STREET FRONTAGE 60 FEET
MINIMUM LOT DEPTH 125 FEET

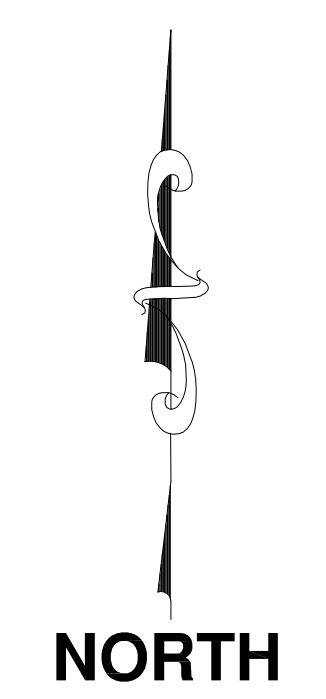
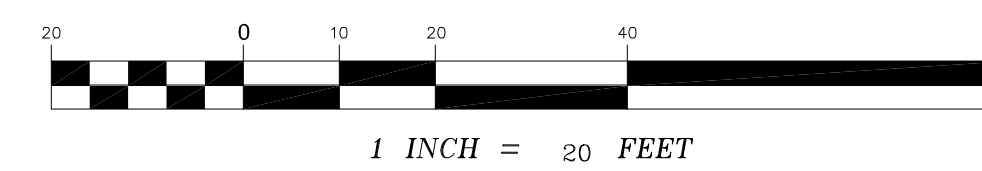
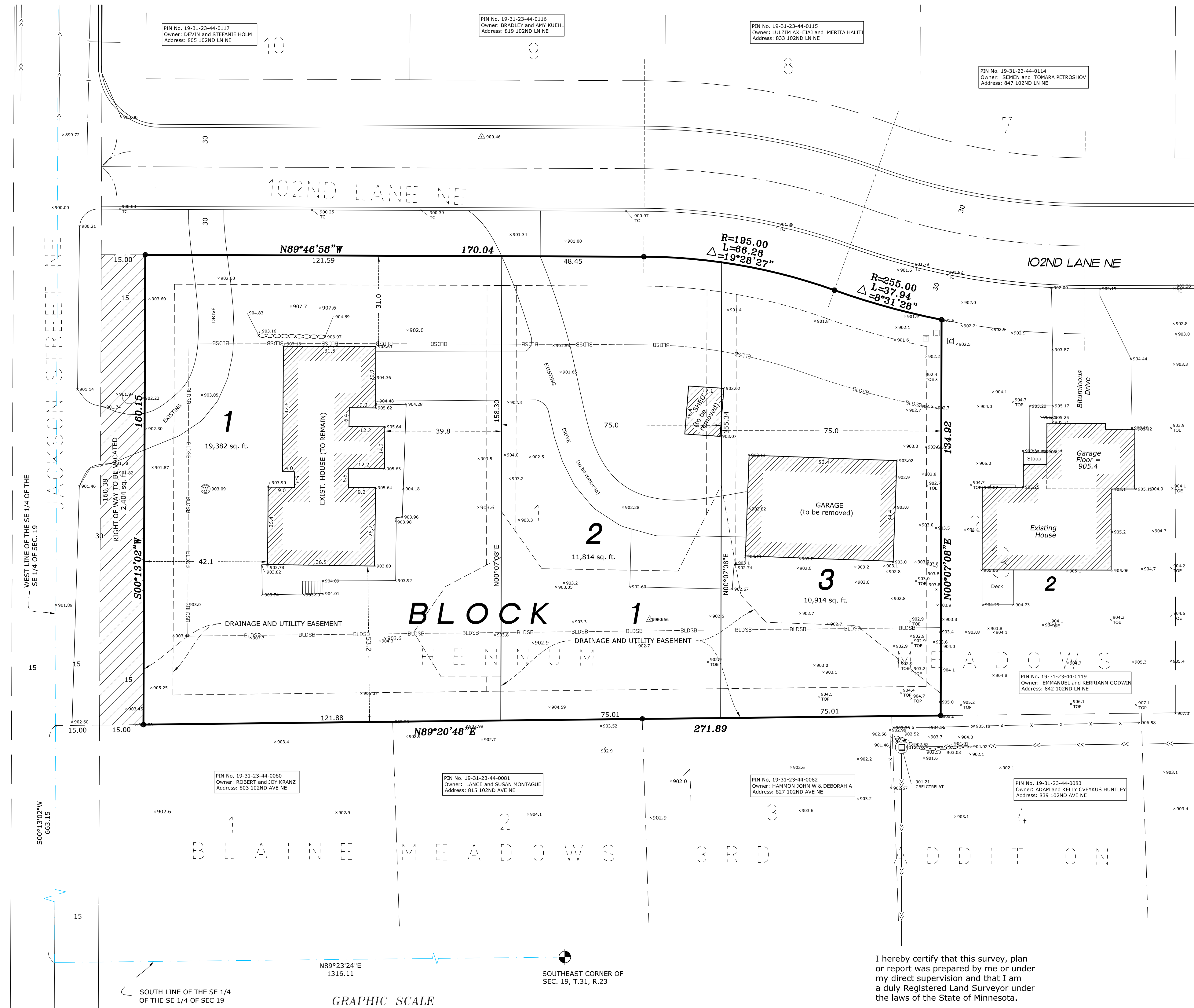
NOTES

- PIN No. 19-31-23-44-0118
- Bearings shown are assumed.
- 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.

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.



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

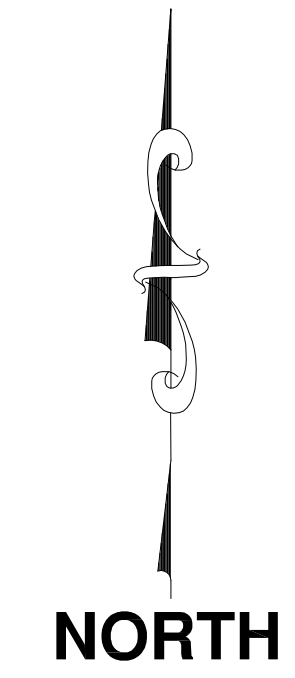
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Jason E. Rud
JASON E. RUD
Date: 04/30/2019 License No. 41578



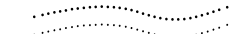
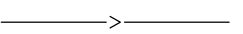
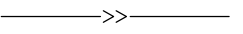
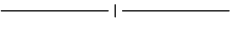



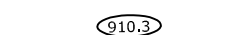

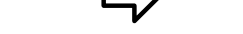
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CHECK BY: JER	SCANNED		
1	04/30/19	CITY COMMENTS	
2			
3			
NO.	DATE	DESCRIPTION	BY

GRADING DRAINAGE AND EROSION CONTROL PLAN

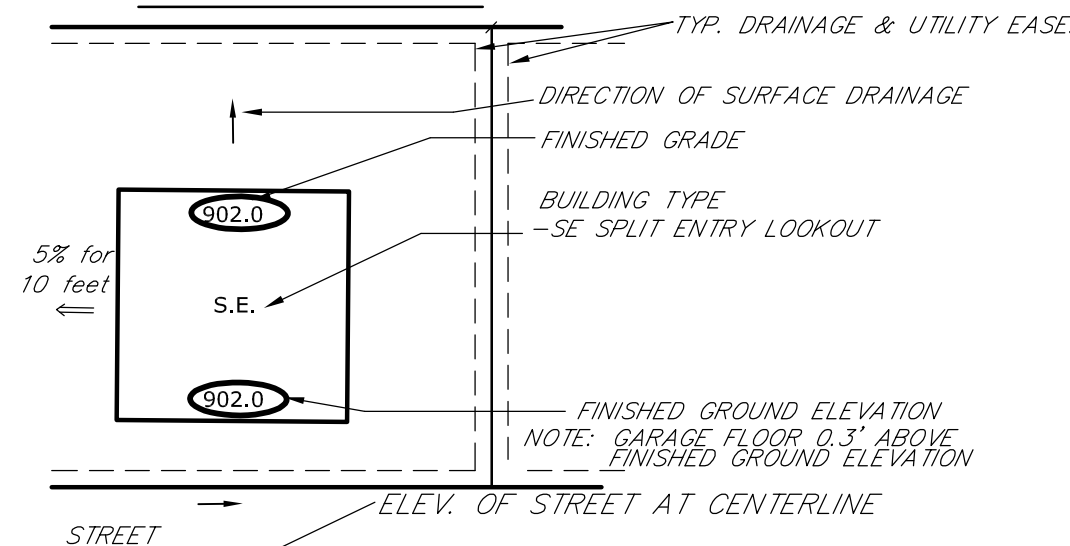
~for~ DAN HENNUM
~of~ HENNUM MEADOWS 2ND ADDITION



LEGEND

-  DENOTES CATCH BASIN
-  DENOTES RETAINING WALL
-  DENOTES EXISTING CONTOURS
-  DENOTES EXISTING SANITARY SEWER
-  DENOTES EXISTING STORM SEWER
-  DENOTES EXISTING WATER MAIN
-  DENOTES BUILDING SETBACK LINE
-  DENOTES PROPOSED CONTOURS
-  DENOTES SILT FENCE
-  DENOTES DRAINAGE ARROW
-  DENOTES PROPOSED SPOT ELEVATION
-  DENOTES OVERFLOW ELEVATION

TYPICAL LOT

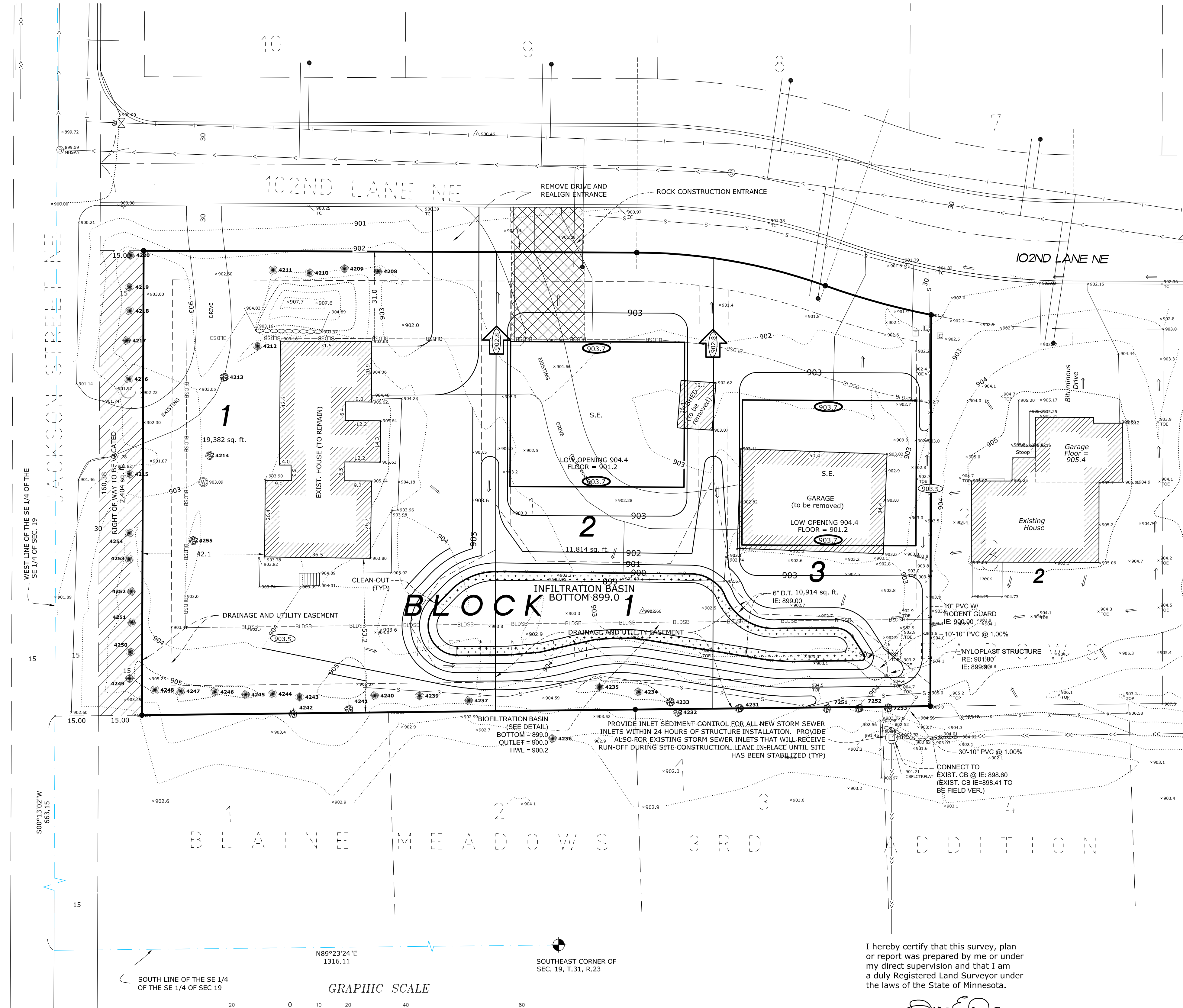


EROSION CONTROL / REVEGETATION SPECS.

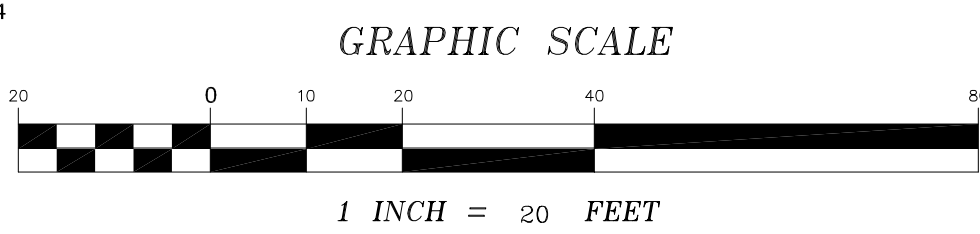
1. PRIOR TO ROUGH GRADING, INSTALL SILT STOP FENCE IN LOCATIONS SHOWN. ADDITIONAL SILT STOP FENCE WILL BE REQUIRED WHERE LOCAL CONDITIONS REQUIRE. INSTALL TREE PROTECTION AS DEEMED NECESSARY BY THE CITY FORESTER PRIOR TO ANY GRADING.
2. ANY GRADING SHALL PROCEED ON AN AREA BY AREA BASIS TO MINIMIZE UNCOMPLETED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

NOTES

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EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com



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: 04/30/2019 License No. 41578

PONDING CALCULATIONS AND STORM SEWER DESIGN BY PLOWE ENGINEERING, INC.

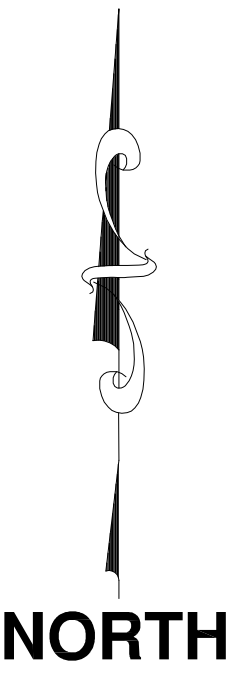
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE SUITE 110 LINO LAKES, MN 55014
PHONE: (651) 361-8210 FAX: (651) 361-8701

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 Ginkkel
ADAM GINKKEL
DATE: 04.30.19 LIC. NO. 43963

NO.	DATE	DESCRIPTION	BY
1	04/30/19	CITY COMMENTS	MMD
2			
3			

TREE INVENTORY PLAN

~for~ DAN HENNUM
~of~ HENNUM MEADOWS 2ND ADDITION



LEGEND

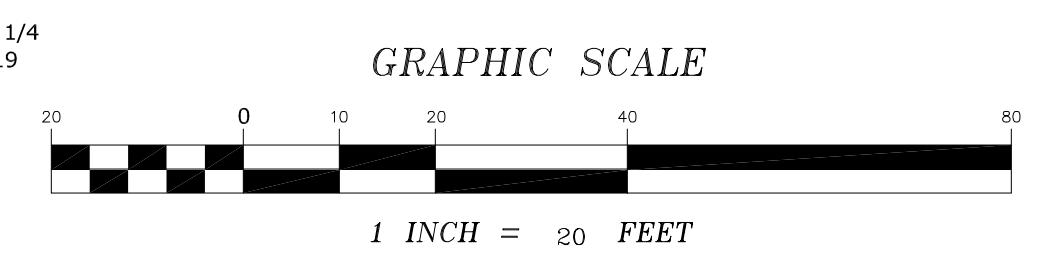
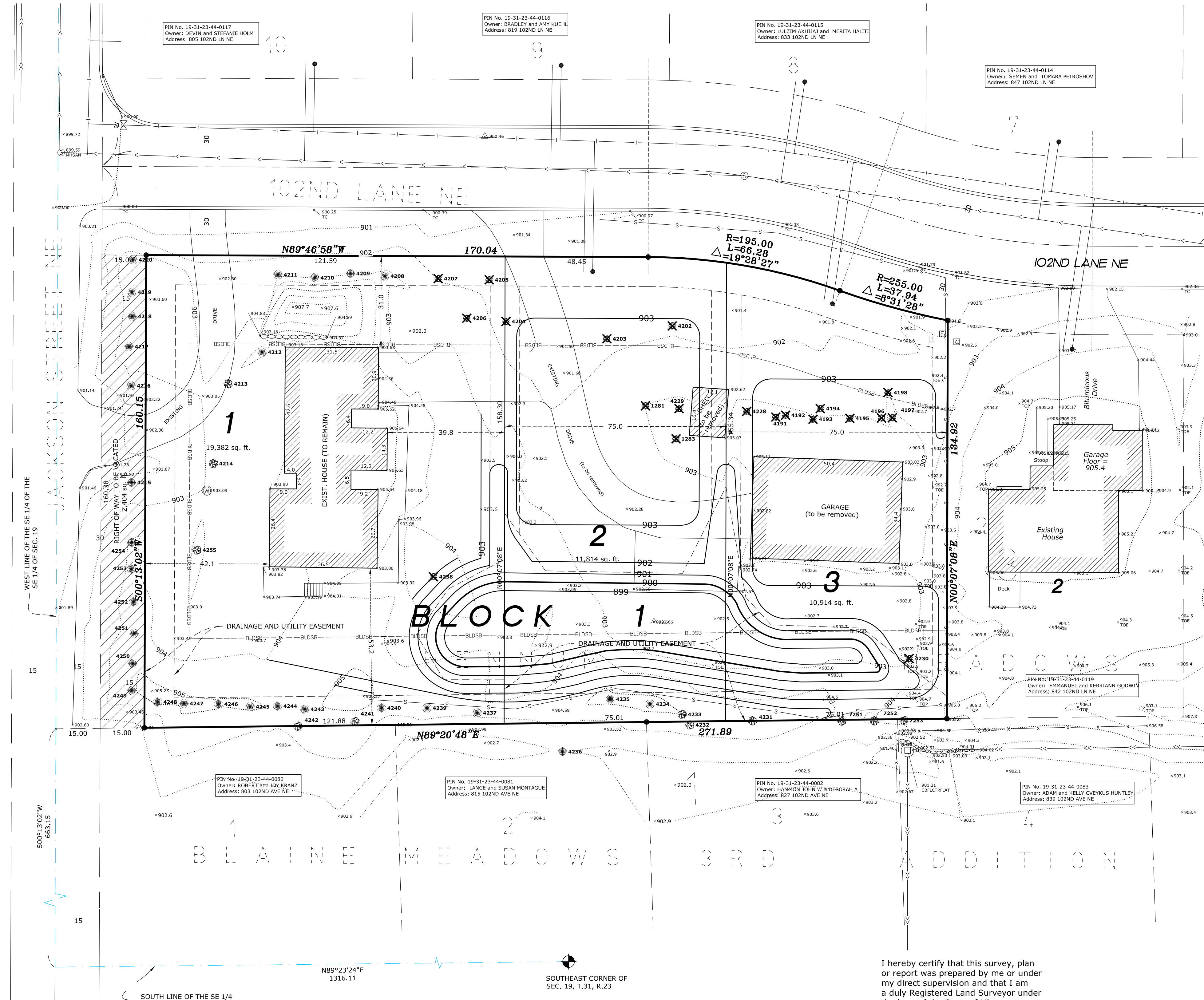
- 4235 DENOTES TREE TO REMAIN (SEE TREE TABLE FOR SPECIES AND SIZE)
- ✕ 4202 DENOTES TREE TO BE REMOVED (SEE SHEET 5 FOR SPECIES AND SIZE)

TREE COUNT

TOTAL OVERSTORY DECIDUOUS SHADE TREES - 16
TOTAL CONIFEROUS TREES - 44
DECIDUOUS TREES TO BE REMOVED - 5
CONIFEROUS TREES TO BE REMOVED - 14
TREES TO REMAIN - 40

TREE TABLE

TREE #	DESC.	TREE #	DESC.	TREE #	DESC.
1281	PINE18	4212	SPRUCE7	4239	SPRUCE7
1283	ASH18	4213	BIRCH10-3	4240	SPRUCE6
4191	CEDAR6-2	4214	MAPLE10	4241	CHELM17
4192	CEDAR9	4215	SPRUCE11	4242	COTTON42
4193	PINE14	4216	SPRUCE14	4243	SPRUCE7
4194	ELM6	4217	SPRUCE11	4244	SPRUCE7
4195	PINE16-2	4218	SPRUCE11	4245	SPRUCE8
4196	PINE12	4219	SPRUCE14	4246	SPRUCE7
4197	CHELM13	4220	SPRUCE7	4247	SPRUCE7
4198	MAPLE	4228	PINE15	4248	SPRUCE7
4202	SPRUCE10	4229	PINE17	4249	SPRUCE12
4203	SPRUCE9	4230	PINE6	4250	SPRUCE10
4204	SPRUCE7	4231	COTTON33	4251	SPRUCE7
4205	SPRUCE9	4232	COTTON36	4252	SPRUCE11
4206	ASH11	4233	CHELM7	4253	SPRUCE9
4207	SPRUCE8	4234	SPRUCE7	4254	SPRUCE10
4208	SPRUCE8	4235	PINE6	4255	ASH20
4209	SPRUCE10	4236	SPRUCE7	7251	COTTON24
4210	SPRUCE10	4237	SPRUCE8	7252	COTTON30
4211	SPRUCE10	4238	TREE10	7253	COTTON30



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: 04/30/2019 License No. 41578

DRAWN BY: MMD	JOB NO: 19244PP	DATE: 04/10/19
CHECK BY: JER	SCANNED <input type="checkbox"/>	
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