

Case File No. 14-0030

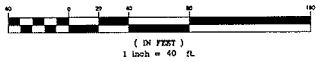
Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



PRELIMINARY PLAT ~ OF ~ VILLAS IN THE LAKES FOR: HEDBERG HOMES



GRAPHIC SCALE



EXISTING PROPERTY DESCRIPTION

OUTLOT N, THE LAKES OF RADISSON TWENTYFIFTH ADDITION, ANOKA COUNTY, MINNESOTA.

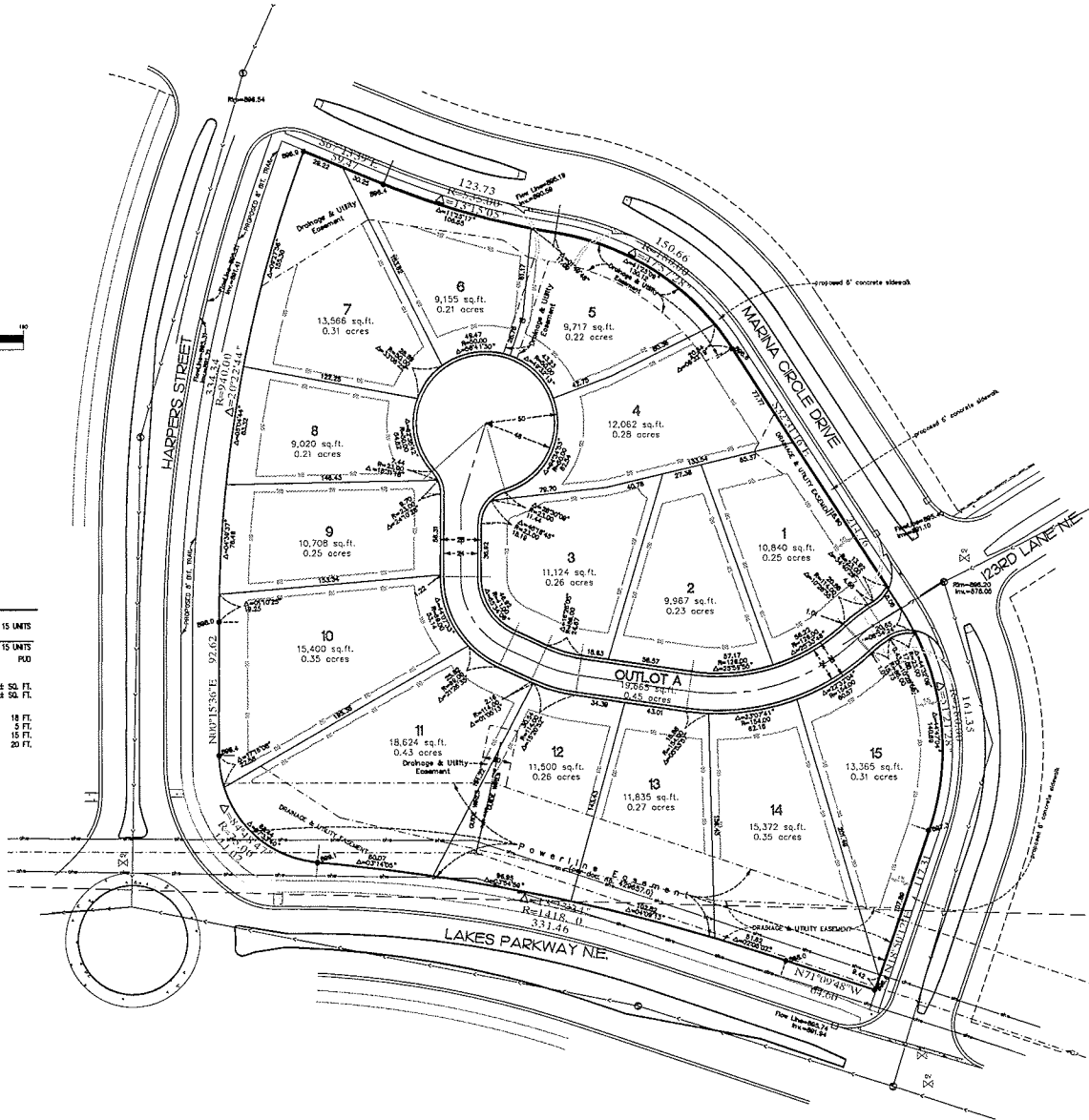
DEVELOPMENT DATA

LAND USE:	4.84 ACRES	15 UNITS
SINGLE FAMILY HOMES:	4.84 ACRES	15 UNITS
OUTLOT A:	0.456 ACRES	
TOTAL:	4.836 ACRES	15 UNITS
PROPOSED / EXISTING ZONING:		PLD

LOT AREA:	9,026 SQ. FT.
SMALLEST SINGLE FAMILY LOT AREA:	12,134 SQ. FT.
AVERAGE SINGLE FAMILY LOT AREA:	
SETBACK REQUIREMENTS:	
FRONT YARD:	18 FT.
SIDE YARD:	5 FT.
CORNER/STREET:	15 FT.
REAR YARD:	20 FT.

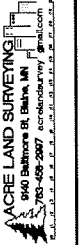
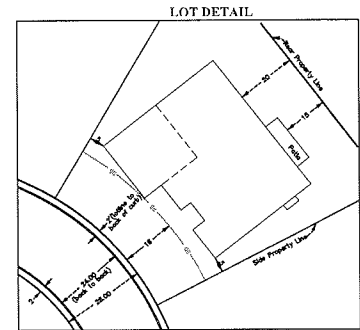
LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES UTILITY BOX
- DENOTES SANITARY SEWER MANHOLE
- DENOTES CATCH BASIN
- ⊗ DENOTES FIRE HYDRANT
- DENOTES WATERMAIN
- DENOTES SANITARY SEWER
- DENOTES STORM SEWER
- DENOTES CONCRETE
- DENOTES EXISTING BITUMINOUS
- DENOTES STORM SEWER MANHOLE
- DENOTES BUILDING SETBACK LINE



OWNERS:
Hedberg Homes Inc.
4247 117th Ave NE
Blaine, MN 55449
Tel: 763-242-3706
email: hedberghomesinc@aol.com

SURVEYOR / LAND PLANNER
ACRE LAND SURVEYING, INC.
9140 BALTIMORE STREET NE
SUITE 100
BLAINE, MN 55449
(763) 458-2997
ERIC R. VICKARYOUS, PLS



REVISIONS:	
NO.	DATE

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

Eric R. Vickaryous
Date: 05/09/14 Reg. No. 44125

PRELIMINARY PLAT
VILLAS IN THE LAKES
BLAINE, MN

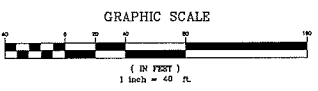
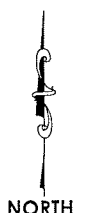
DATE OF PREPARATION
05/09/14

PROJECT NO.
14118

SHEET NO.
3/9

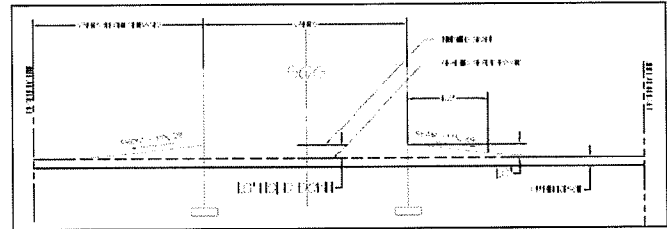
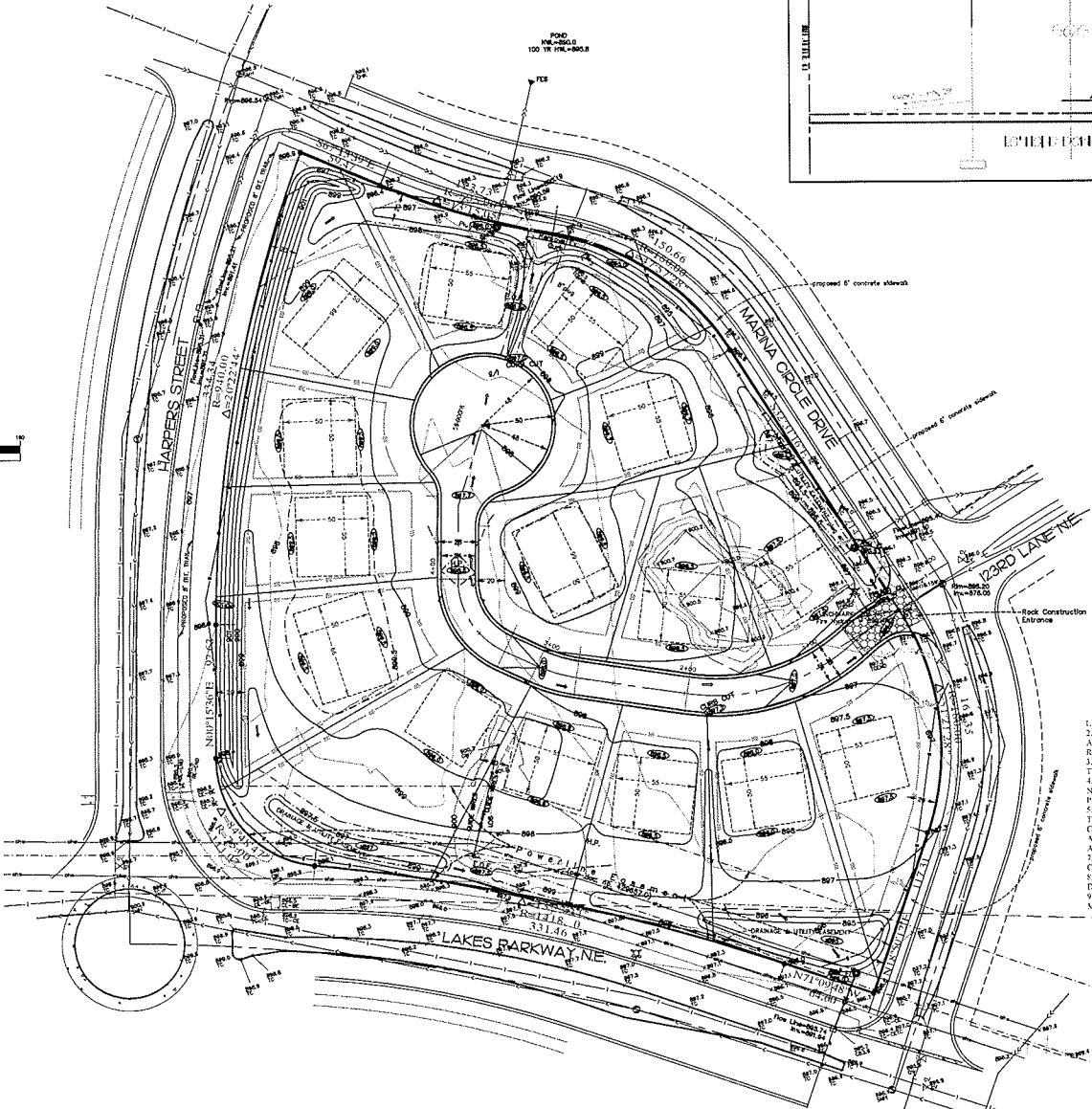
PRELIMINARY GRADING PLAN ~ OF ~ VILLAS IN THE LAKES

FOR: HEDBERG HOMES



EXISTING PROPERTY DESCRIPTION
 OUTLOT N, THE LAKES OF RADISSON TWENTIETH
 ADDITION, ANOKA COUNTY, MINNESOTA.

- LEGEND**
- DENOTES IRON MONUMENT FOUND
 - DENOTES UTILITY BOX
 - DENOTES SANITARY SEWER MANHOLE
 - DENOTES CATCH BASIN
 - ⊕ DENOTES FIRE HYDRANT
 - DENOTES WATERMAIN
 - DENOTES SANITARY SEWER
 - DENOTES STORM SEWER
 - DENOTES CONCRETE
 - DENOTES EXISTING BITUMINOUS
 - DENOTES STORM SEWER MANHOLE
 - ⊕ DENOTES GATE VALVE
 - DENOTES EXISTING CONTOUR
 - x1011.2 DENOTES EXISTING ELEVATION.
 - DENOTES PROPOSED SANITARY SEWER SERVICE
 - DENOTES PROPOSED ELEVATION.
 - DENOTES DIRECTION OF DRAINAGE.
 - DENOTES WATERMAIN
 - DENOTES PROPOSED CONTOUR
 - DENOTES PROPOSED SILT FENCE



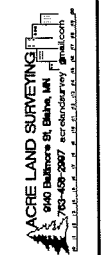
OWNERS:
 Hedberg Homes Inc.
 4247 117th Ave NE
 Blaine, MN 55449
 Tele: 763-242-3706
 email: hedberghomesinc@aol.com

SURVEYOR / LAND PLANNER
 ACRE LAND SURVEYING, INC.
 9140 BALTIMORE STREET NE
 SUITE 100
 BLAINE, MN 55449
 (763) 458-2997
 ERIC R. WICKARYOUS, PLS
 EMAIL: ACRELANDSURVEY@GMAIL.COM

ENGINEER:
 CAMPION ENGINEERING SERVICES, INC.
 MARTY CAMPION
 1900 PIONEER CREEK CENTER
 MAPLE PLAIN, MN 55364
 TELE: 763.479.5172
 EMAIL: MCAMPION@CAMPIONENG.COM

GRADING NOTES:

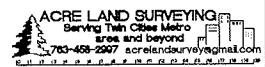
1. SEE SITE PLAN FOR HORIZONTAL LAYOUT.
2. CONTRACTOR SHALL REFER TO RECOMMENDATIONS IN THE GEOTECHNICAL REPORT FOR ANY ADDITIONAL SITE PREPARATION INFORMATION, SOIL CORRECTION, TYPE OF BACKFILL OR REQUIREMENTS.
3. EXCAVATION AND EMBANKMENT ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS.
4. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
6. EXCESS FILL MATERIAL SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR OFFSITE.
7. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
8. CONTRACTOR SHALL STRIP, STOCKPILE AND RE-SPREAD SUFFICIENT TOP SOIL TO PROVIDE A MINIMUM 4" COMPACTED DEPTH TO DISTURBED AREAS TO BE SEEDED OR SODDED.



STATE OF MINNESOTA
 COUNTY OF ANOKA
 I, ERIC R. WICKARYOUS, PLS, a duly Licensed Land Surveyor under the laws of the State of Minnesota, do hereby certify that this plan, map, 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.
 ERIC R. WICKARYOUS, PLS
 Date: 05/09/14 Reg. No. 44123

PRELIMINARY GRADING PLAN
 VILLAS IN THE LAKES
 BLAINE, MN

SHEET TITLE
 DATE OF PREPARATION
 05/09/14
 PROJECT NO
 14118
 SHEET NO
 6/9



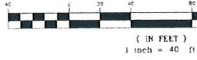
VILLAS IN THE LAKES

FOR: HEDBERG HOMES

EXISTING PROPERTY DESCRIPTION
 OUTLOT N, THE LAKES OF RADISSON TWENTIETH
 ADDITION, ANOKA COUNTY, MINNESOTA.



GRAPHIC SCALE



23 Ivory Halo Dogwood
 Mature height: 5'-6'
 Mature Spread: 5'-6'
 Growth rate: Moderate
 Sun- Full Water- Dry
 The Dogwood 'Ivory Halo', Cornus alba 'Bailhalo', also known as Tataria dogwood, is a cultivar that is noted for its compact size, large variegated, white-edged leaves and bright red twigs in winter.



53- Alpine Currant
 Mature height: 4'-5' tall
 Spread: 3'-4'
 Growth rate: Moderate
 Sun: Full Water- Dry
 Shiny, dark green leaves in summer; female plants produce bright red fruit in mid-summer



73- Prairie Fire Dogwood
 Mature height: 5'-7' tall
 Mature Spread: 5'
 Sun: Full
 Growth rate: Fast
 Prairie Fire Dogwood begins the season ablaze with golden-yellow foliage in the spring that gradually transforms into a so yellow...before again bursting into flaming hues of bright red and orange for your autumn landscape.

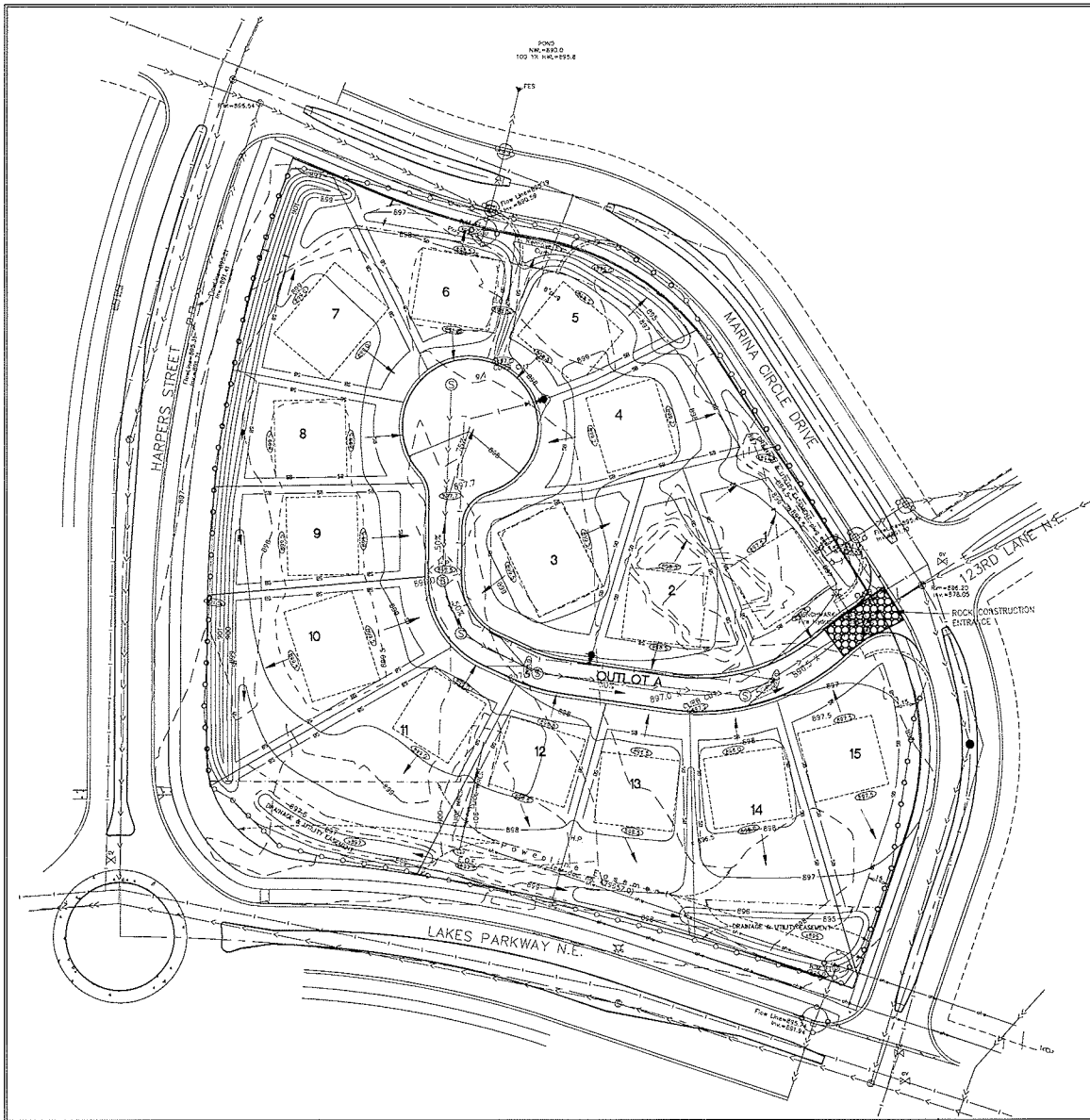


57- Holmstrup Arborvitae
 Mature height: 4'-6'
 Mature Spread: 3'
 Sun: Full
 Growth rate: Moderate
 Holmstrup has a dense, pyramidal form that provides an attractive splash of vibrant color all year. Vertical sprays of dark green, fern-like foliage present a texture that's soft to the touch and holds its color well through winter.

Denotes six foot wide mulch bed with plastic edging.

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.

ERIC R. VOKARYOUS



DEVELOPER:
 HEDBERG HOMES INC.
 ADDRESS: 4247 177TH AVENUE NE BLAINE, MN 55449
 PHONE NUMBER: (763)242-3706

SWPPP DESIGNER:
 NAME: CAMPION ENGINEERING SERVICES
 CONTACT: MARTY CAMPION
 ADDRESS: 1800 PIONEER CREEK CENTERMAPLE PLAIN, MN 55359
 PHONE NUMBER: (763)479-5172

EROSION CONTROL INSTALLER:
 NAME:
 CONTACT:
 ADDRESS:
 PHONE NUMBER:

CONTRACTOR:
 NAME:
 CONTACT:
 ADDRESS:
 PHONE NUMBER:

BENCHMARK
 TOP NUT HYDRANT AT PROPOSED
 ENTRANCE OF PROPERTY
 ELEVATION = 899.44

DENOTES ROCK CONSTRUCTION ENTRANCE
 DENOTES SILT FENCE
 DENOTES INLET PROTECTION

GRADING PLAN PREPARED
 BY AGRICULTURE SURVEYING

QUANTITIES

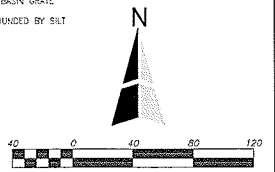
SITE RESTORATION	4 ACRES
ROCK CONSTRUCTION ENTRANCE	1 EACH
INLET PROTECTION	5 EACH
SILT FENCE	1650 LF

LEGEND

- DENOTES WELL
- DENOTES ELECTRIC METER/BOX
- DENOTES GAS METER/BOX
- DENOTES UTILITY BOX
- DENOTES CABLE BOX
- DENOTES TELEPHONE BOX
- DENOTES SANITARY SEWER MANHOLE
- DENOTES CATCH BASIN
- DENOTES FIRE HYDRANT
- DENOTES BOLLARD
- DENOTES WATERMAIN
- DENOTES SANITARY SEWER
- DENOTES STORM SEWER
- DENOTES UNDERGROUND ELECTRICAL MARKING
- DENOTES UNDERGROUND GAS MARKING

EROSION/SILTATION CONTROL

- ALL EROSION CONTROL AND SILTATION CONTROL WILL COMPLY WITH MINNESOTA'S BEST MANAGEMENT PRACTICES MANUAL AND REGULATIONS OF THE CITY.
- THE CONTRACTOR SHALL BE FAMILIAR WITH AND FOLLOW ALL REQUIREMENTS OF THE MPCA NPDES PHASE II PERMIT FOR CONSTRUCTION ACTIVITIES INCLUDING BUT NOT LIMITED TO: WEEKLY EROSION CONTROL INSPECTIONS, INSPECTION AFTER 0.5" RAINFALL OR MORE AND DOCUMENTATION OF ALL CORRECTIVE MEASURES. BY BEGINNING CONSTRUCTION, THE CONTRACTOR ACKNOWLEDGES THE TERMS OF THIS PERMIT AND AGREES TO ABIDE BY THEM.
- THE CONTRACTOR SHALL PERFORM ANY CORRECTIVE MEASURES ORDERED BY THE CITY OR THE MPCA WITHIN 24 HOURS OF NOTIFICATION. ALSO, ADDITIONAL EROSION CONTROL MEASURES DEEMED NECESSARY BY EITHER THE CITY OR THE MPCA SHALL BE INSTALLED WITHIN 24 HOURS OF NOTIFICATION.
- ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT, IN TEMPORARY SEDIMENTATION BASINS, OR IN EXISTING STORM SEWERS OR SHALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED.
- THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION INCLUDING BUT NOT LIMITED TO STAKED STRAW BALES, ROCK ENTRANCES AND/OR SILT FENCES. CONTROL SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY, AT HIS/HER OPTION DIRECT THE CONTRACTOR IN HIS/HER METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS.
- ANY DEPOSITING OF SILT IN SHALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE OWNER, ALL AT THE EXPENSE OF THE CONTRACTOR. THE SILT FENCES SHALL BE REMOVED AND THE SILT REMOVED FROM THE PONDING AREAS BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH AND MONITORING THE REQUIREMENT OF THE MPCA PERMIT.
- ALL DISTURBED AREAS, EXCEPT ROADWAYS, BUILDING AREAS, PARKING AREAS, ISLANDS AND SIDEWALK, SHALL BE RESTORED WITH A MAXIMUM 4 INCHES TOPSOIL, SEEDED AND MULCHED (TYPE II) WITHIN 72 HOURS OF COMPLETION OF SITE GRADING. SEEDING SHALL BE IN ACCORDANCE WITH MNDOT SPECIFICATION 2175. SEED MAY 150# @ 40 LBS/ACRE (OR APPROVED EQUAL). DOMINANT SEEDING AREAS SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH MNDOT SPECIFICATIONS. STRAW MULCHING QUANTITY SHALL BE TWO TONS PER ACRE. FERTILIZER (10-10-20) SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE (CAN BE OMITTED IN LANDSCAPED AREAS IF LANDSCAPED SEEDING IS DONE CONCURRENTLY).
- CONSTRUCTION SHALL PROCEED IN THE FOLLOWING SEQUENCE:
 - CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY
 - INSTALL EROSION CONTROL MEASURES AND ROCK CONSTRUCTION ENTRANCE.
 - CONTACT CITY FOR APPROVAL OF EROSION CONTROL INSTALLATION.
 - MAINTAIN EROSION MEASURE, I.E. SILT FENCE, ROCK CONSTRUCTION ENTRANCE.
 - INSTALL SEED AND MULCH ON AREAS THAT ARE NOT TO BE PAVED SURFACES.
- SLOPE PROTECTION AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH SECTION 02370 SLOPE PROTECTION, EROSION CONTROL AND STORM WATER POLLUTION PREVENTION PLAN OF THE PROJECT MANUAL.
- ALL STORM SEWER INLETS AND PAVED END SECTIONS SHALL BE IMMEDIATELY PROTECTED BEFORE AND AFTER PAVEMENT CONSTRUCTION UNTIL ALL DISTURBED AREAS ARE STABILIZED. CONTRACTOR SHALL PLACE MPRAI FABRIC AND GRAVEL OVER ALL CATCH BASIN GRATE INLETS UNTIL PAVING SURFACES ARE PAVED AND THE LANDSCAPING IS COMPLETED.
- STOCKPILE AREAS WHICH REMAIN ON THE SITE FOR MORE THAN SEVEN DAYS SHALL BE SEEDED, MULCHED, AND SURROUNDED BY SILT FENCE.



1	05/03/2014	ADDED SIDEWALK AND TRAIL
2	07/16/2014	WATERSHED MEETING 07/09/2014
NO.	DATE	DESCRIPTION
REVISIONS		

CAMPION ENGINEERING SERVICES, INC.

Civil Engineering • Land Planning
 1800 Pioneer Creek Center,
 P.O. Box 249
 Maple Plain, MN 55359
 Phone: 763-478-5172
 Fax: 763-478-4242
 E-Mail: mrcampion@campioneng.com

I hereby certify that this plan, specification or report has been 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.

Martin P. Campion - Lic. # 19901 Date:

VILLAS IN THE LAKES
 HEDBERG HOMES
 BLAINE, MN

PRELIMINARY STORM WATER POLLUTION PREVENTION PLAN

SHEET NO. 7 OF 9 SHEETS

PROJECT NO: 14-033
 DATE: 05/07/2014

