Parkside North

Environmental Assessment Worksheet

(EAW)

Responsible Governmental Unit:

The City of Blaine

July 2014

July 2013 version

ENVIRONMENTAL ASSESSMENT WORKSHEET

This Environmental Assessment Worksheet (EAW) form and EAW Guidelines are available at the Environmental Quality Board's website at:
http://www.eqb.state.mn.us/EnvRevGuidanceDocuments.htm. The EAW form provides information about a project that may have the potential for significant environmental effects. The EAW Guidelines provide additional detail and resources for completing the EAW form.
Cumulative potential effects can either be addressed under each applicable EAW Item, or can be addresses collectively under EAW Item 19.
Note to reviewers: Comments must be submitted to the RGU during the 30-day comment period following notice of the EAW in the *EQB Monitor*. Comments should address the accuracy and completeness of information, potential impacts that warrant further investigation and the need for an EIS.

1. **Project title:** *Parkside North*

2. **Proposer:** KR Farm Land Holdings, LLC
   Contact person: Alan Roessler
   Title: Project Manager
   Address: 5160 Viking Blvd
   City, State, ZIP: Anoka, MN 55303
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3. **RGU**
   Contact person: Bryan Schafer
   Title: Director of Community Development
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4. **Reason for EAW Preparation:** (check one)

Required:	Discretionary:
☐ EIS Scoping	☐ Citizen petition
X Mandatory EAW	☐ RGU discretion
	☐ Proposer initiated

   If EAW or EIS is mandatory give EQB rule category subpart number(s) and name(s):

   4410.4300, subpart 19, D. – Residential Development. 250 unattached units or 375 attached units in a city within the seven-county Twin Cities metropolitan area

5. **Project Location:**
   County: Anoka
   City/Township: Blaine
   PLS Location (¼, ¼, Section, Township, Range): NW1/4, Section 12, Township 31N, Range 23W
   Watershed (81 major watershed scale): Watershed No. 20
   GPS Coordinates:
   Tax Parcel Number: 12-31-23-22-0005, 12-31-23-23-0001, 12-31-23-21-0001, 12-31-23-24-0001

At a minimum attach each of the following to the EAW:

- County map showing the general location of the project; (see **Project Location Map – Figure 1**)
- U.S. Geological Survey 7.5 minute, 1:24,000 scale map indicating project boundaries (photocopy acceptable); and (see **Project Boundaries Map – Figure 2**)
- Site plans showing all significant project and natural features. Pre-construction site plan and post-construction site plan. (see **Pre-construction Conditions Map – Figure 3** and **Site Development Plan – Figure 4**)

6. Project Description:

a. Provide the brief project summary to be published in the *EQB Monitor*, (approximately 50 words).

Parkside North is a mixed use neighborhood comprised of commercial, single-family detached, medium-density attached and multi-story apartments on 135 acres at Lexington Avenue and 125th Avenue North in the City of Blaine. Park trails, trees & sidewalks, wetlands, new water quality ponds and a new man-made open water pond of over 6 acres will provide additional drainage and recreational enhancements.

b. Give a complete description of the proposed project and related new construction, including infrastructure needs. If the project is an expansion include a description of the existing facility. Emphasize: 1) construction, operation methods and features that will cause physical manipulation of the environment or will produce wastes, 2) modifications to existing equipment or industrial processes, 3) significant demolition, removal or remodeling of existing structures, and 4) timing and duration of construction activities.

Parkside North is a strategic parcel for the short (5 year) term to enhance road and trunk utility connections to existing neighborhoods and community parks serving the community. The site is also important for long term (6 to 20 year) growth plans for Blaine as the trunk sewer and water lines serving future growth areas to the north and northeast branch out through the proposed road design. The southern border of the +/- 135- acre parcel is where an 18" trunk sanitary sewer was stopped several years ago. This 18" pipe branches two directions at Woodland Parkway and Lever Street. About 1200 acres north of the project can be served when the extension of Lever Street to 125th Avenue occurs. The Lever Street Intersection at 125th is important if the possibility of a signal is to be warranted in future years. At Lever Street and Woodland Parkway the sanitary sewer continues west in a 15" pipe to serve much of the farmlands west of Lexington to "The Lakes" community and north to the Ham Lake border. The City of Blaine has preferred that trunk sanitary sewers be extended, where possible, as an extension of current development, and not as specific assessed municipal projects. The City typically uses an area charge to offset excess costs for trunk utility extensions. The 1.25 miles of new sewer pipes vary in depth from 12' to 30' below the streets. Portions will require dewatering to accomplish the construction. Water lines will be about 8' below new finished grade for most of the housing parcels planned.

The intersection of 123rd and Lexington is important in its value to provide an opportunity for a new 4 way intersection with a signal when warranted, and reconstruction of the medians in Lexington as part of future upgrades. This intersection will also provide the crossing point for trunk water lines coming from the newest water tower. This system connection will provide

added pressure and reliability for all the parcels of development east of Lexington. The full intersection will also provide full access options for the surrounding residents to access Lexington Athletic Complex, a full service community park 1/8 mile south of the site east of Lexington. The park only has a right in right out access from Lexington in the north bound lane of travel.

The balance of new lateral water and sewer pipes serving individual homes and the neighborhoods of Parkside North will be between 8' and 14' of depth and will require dewatering. Jacking of the water lines and sewer lines under the County Roads of Lexington and 125th Avenue (CSAH 14 and 17) will be required at lengths of between 100' and 150'.

Land Uses

Blaine desires the land uses to be market favorable and is working with the real estate community to not create excess capacity by being overly prescriptive in uses. Land originally thought to be useful as planned industrial is no longer deemed critical for this parcel. The City is open to right sizing the overall commercial areas as well to better respond to changes in the food and retail segments of the shopping market. As such, it is anticipated that continued flexibility in tenants will be needed by the retail developers. The Community Commercial uses are anticipated to be built by other local and regional developers as the housing is completed. The 120,000 GLA designed for the site is hoped to benefit the 5 and 10 mile radius, a benefit to the tax base primarily in Blaine, but including large portions of Ham Lake and Lino Lakes. Larger national anchors in home services, lawn and garden and grocery exist at Lexington and 35W 1.5 miles south of the site.

The balance of site land uses will be a mix of residential housing in ownership and rental forms, single family detached and attached. The site is capable of supporting 550 to 600 housing units without significant burdens to the local road system. The build out will be market driven and directly complies with Comprehensive plan goals for life cycle housing opportunities. Recreation continues to be enhanced by the proposed neighborhood, with over 1.75 miles of new sidewalks, paved trails, and woodchip or grass walking paths in and around some of the wetland complexes are possible in time around the easterly edge of the open water.

Approximately 700,000 CY of earth will be relocated on site as part of the project. Much of the excavation will be to create the sequence of wetland enhancements, water quality ponds and open water pond amenities that have enhanced the vast majority of Blaine's most creative neighborhoods since 1996 when deep pond excavation became feasible. Planned for depths of up to 35' with stable side slopes, shore edge safety benches and overflow heights to feed downstream wetlands, the large pond design adds a strong passive feature within 1000' of the community park adding to options for recreation and wildlife viewing. Current use of water quality pond buffers prior to the deep pond basins will further improve the storm water efficiency of this project.

It is the goal of the development team that the necessary permits to begin construction will be granted in mid to late 2014 to fill the wetlands impacted unavoidable by the trunk projects, by the shifts in drainage basins, and by the needs of an efficient road network. Work will progress south to north, and is targeted to be complete to Lexington by mid-summer 2015, in order to provide the looped water lines for completed neighborhoods to the east and south. The majority of the deep pond excavation is anticipated to be completed during 2015, with grading for the

commercial parcels planned for 2016 and as the market dictates. Lever Street extensions to Main Street will continue in 2016 and likely reach Main Street for a jacking that would extend under Main Street by late fall 2016. The balance of the neighborhood cul-de-sacs and connection local streets will occur in 2016 to 2018, allowing home building to start by late 2014 for model homes and full production from mid-2015 through 2020. Apartments and attached housing are likely from 2015 through 2022, depending on interest rates, tax laws and potential employer activity at the intersection of 109th Street and Lexington.

Upon grading phase completion site reseeding per BMP's will take place. New wetland seeding, buffer seeding, low maintenance turf and ornamental grasses will complement the urbanized provision of standard sod yards and portions of boulevards. Medians in Woodland Parkway will be landscaped with a blend of ornamental and larger sized trees and perennials. Median plantings are likely in 2015 through 2016 and may be irrigated and maintained by a master HOA. As part of buffer planting for noise and visual screening and to create a new urban forest at least one tree per dwelling unit plus additional trees for the single family detached lots marking rear lot corners will add over 750 new trees to this area. Some of the existing oak trees will remain, but many of the soft woods remaining on the farm site have begun to decline with age and disease. Where feasible, custom graded lots and pockets will remain to see if they can incorporated into phased plat management.

c. Project magnitude:

Total Project Acreage	137.27
Linear project length	N/A
Number and type of residential units	194 single-family 19 detached townhomes 79 attached townhomes 180 apartment units **492 total residential units**
Commercial building area (in square feet)	144,000 sf
Industrial building area (in square feet)	N/A
Institutional building area (in square feet)	N/A
Other uses – specify (in square feet)	N/A
Structure height(s)	3 story apartment height is approximately 55 feet

d. Explain the project purpose; if the project will be carried out by a governmental unit, explain the need for the project and identify its beneficiaries.

The project is a private development project intended to provide a variety of housing types with convenient retail and recreational access within the City of Blaine.

e. Are future stages of this development including development on any other property planned or likely to happen? ☐ Yes **X** No
If yes, briefly describe future stages, relationship to present project, timeline and plans for environmental review.

f. Is this project a subsequent stage of an earlier project? □ Yes **X** No
If yes, briefly describe the past development, timeline and any past environmental review.

7. Cover types: Estimate the acreage of the site with each of the following cover types before and after development:

	Before	**After**		**Before**	**After**
Wetlands	9.99	9.30	Lawn/landscaping		62.50
Deep water/streams			Impervious surface		42.58
Wooded/forest	17.38	0.19	Stormwater Pond	1.15	17.57
Brush/Grassland	3.53	0.55	Drainage Ditch	2.56	0.00
Cropland	93.66	0.00	Road Right-of-Way	4.57	4.57
Farmstead	4.43	0.00	**TOTAL**	**137.27**	**137.27**

8. Permits and approvals required: List all known local, state and federal permits, approvals, certifications and financial assistance for the project. Include modifications of any existing permits, governmental review of plans and all direct and indirect forms of public financial assistance including bond guarantees, Tax Increment Financing and infrastructure. *All of these final decisions are prohibited until all appropriate environmental review has been completed. See Minnesota Rules, Chapter 4410.3100.*

Unit of government	Type of application	Status
Rice Creek Watershed	Watershed District Prt	To be applied for
Rice Creek Watershed District	WCA Replacement Plan App	To be applied for
Army Corps of Engineers	Section 404 Permit	To be applied for
MN Dept of Natural Resources	Groundwater Appropriation Prt	To be applied for
MN Pollution Control Agency	NPDES Storm Water Permit	To be applied for
Minnesota Pollution Control Agency	401 Certification	To be applied for
Minnesota Pollution Control Agency	Sanitary Sewer Extension Permit	To be applied for
Minnesota Department of Health	Watermain Extension Permit	To be applied for
MN Dept of Health	Well and boring sealing record	To be applied for
Anoka County	Street Connections/ Right-of-Way Permits	To be applied for
City of Blaine	Preliminary/Final Plat	To be applied for
City of Blaine	Rezoning Application	To be applied for
City of Blaine	Grading Plan Approval	To be applied for
City of Blaine	Site Plan Approval	To be applied for
City of Blaine	Building Permit	To be applied for
City of Blaine	Construction Plan Approval	To be applied for
City of Blaine	Septic tank/system closure	To be applied for
City of Blaine	Sewer and Water Connection	To be applied for

Cumulative potential effects may be considered and addressed in response to individual EAW Item Nos. 9-18, or the RGU can address all cumulative potential effects in response to EAW Item No. 19. If addressing cumulative effect under individual items, make sure to include information requested in EAW Item No. 19

9. Land use:

a. Describe:

i. Existing land use of the site as well as areas adjacent to and near the site, including parks, trails, prime or unique farmlands.

Existing land use of the site is predominantly agricultural, including row crops and hay field. Unimproved lands are wooded or wetland as quantified in the response to Question 7. A farmstead with house, barn, and additional buildings is currently occupied and used in part as a pet grooming center.

Adjacent land use includes farmland planned for new City active use park to the south, single-family residential to south and east, and low density residential to the north and west. A small commercial area with a convenience gas station is located adjacent to and northwest of the site.

No prime or unique farmlands are known on the site or on adjacent properties.

ii. Plans. Describe planned land use as identified in comprehensive plan (if available) and any other applicable plan for land use, water, or resources management by a local, regional, state, or federal agency.

The Comprehensive Land Use Plan for the City indicates the site primarily as Residential Use (including Low Density, Medium Density, and High Density). It addition, the western and northwestern portions are indicated as commercial and light industrial.

Surrounding land use is indicated as Low Density Residential to the south and east, with Planned Commercial/Industrial to the west.

The site is located with Rice Creek Watershed District (RCWD) – Comprehensive Wetland Protection and Management Plan (CWPMP) Area for Anoka County Ditch 53-62 and as such, is subject to associated provisions of the RCWD rules.

iii. Zoning, including special districts or overlays such as shoreland, floodplain, wild and scenic rivers, critical area, agricultural preserves, etc.

The northwest portion of the site is zoned as Community Commercial and the eastern portion is zoned as Farm Residence.

According to the City of Blaine Zoning Ordinance (areas zoned Farm Residence):

"This district is intended for areas where urban services are not presently available. A minimum lot size of four (4) acres will retain these lands in their natural uses and

agricultural uses pending proper timing of economical provision for parks, streets, utilities, and other public facilities, so that orderly development will occur."

According to the City of Blaine Zoning Ordinance, areas zoned Community Commercial are:

"Intended to provide retailing and services of both a convenience and durable nature to shoppers, such as apparel, furniture, food, banking and financial services for a trade area of nearby residential neighborhoods."

An area of floodplain was identified on the site in the southeastern portion of the site (see ***Appendix A****).*

There are no shoreland, wild and scenic rivers, critical areas, agricultural preserves or other special zoning districts on or near the site.

b. Discuss the project's compatibility with nearby land uses, zoning, and plans listed in Item 9a above, concentrating on implications for environmental effects.

The project involves a mixture of single-family detached, single-family attached and multifamily housing with commercial development along Lexington Avenue on the western portion of the site. Generally, the layout allows a transition from single-family to higher density residential to Commercial from east to west, and a transition between low and medium density residential to similar residential development to the south. Minor adjustments in the boundaries between zoning types will be required but the project is generally consistent with the City of Blaine Land Use Plan and is compatible with current and planned adjacent land use.

c. Identify measures incorporated into the proposed project to mitigate any potential incompatibility as discussed in Item 9b above.

The layout of the project places specific uses in locations on the site where they are compatible with other internal and adjacent land uses to mitigate potential incompatibility.

10. Geology, soils and topography/land forms:

a. Geology - Describe the geology underlying the project area and identify and map any susceptible geologic features such as sinkholes, shallow limestone formations, unconfined/shallow aquifers, or karst conditions. Discuss any limitations of these features for the project and any effects the project could have on these features. Identify any project designs or mitigation measures to address effects to geologic features.

Project area geology is characterized as an outwash plain of Glacial Lake Anoka ***(Figure 5)****. Bedrock is estimated to be approximately 350 feet below the ground surface based bedrock topography shown on* ***Figure 6****. This is consistent with the boring record for Well 112490 (located on the site) that described encountering "sandrock"approximately 350 feet below ground surface. There are no known susceptible geologic features or limitations. No mitigation measures are required to address geologic constraints.*

b. Soils and topography - Describe the soils on the site, giving NRCS (SCS) classifications and descriptions, including limitations of soils. Describe topography, any special site conditions relating to erosion potential, soil stability or other soils limitations, such as steep slopes, highly permeable soils. Provide estimated volume and acreage of soil excavation and/or grading.

The project site is generally flat, with approximately 10 feet of relief from the natural high point to the natural low point. Soils are sands and sandy loam, with the exception of peat over sand in the lowest areas. Mapped soils are shown on ***Figure 7****.*

Soils limitations include excessive drainage on the higher sandy Zimmerman soils and high water table in the Isanti and Markey soils. Details of the soils characteristics and series descriptions are provided in ***Appendix B****.*

Approximately 120 acres will be disturbed during construction. The estimated excavation volumes for the project include 70,000 cubic yards of soil that is not suitable to support buildings and roads, and 520,000 cubic yards to construct the site to provide efficient surface drainage throughout the development.

c. Discuss impacts from project activities (distinguish between construction and operational activities) related to soils and topography. Identify measures during and after project construction to address soil limitations including stabilization, soil corrections or other measures. Erosion/sedimentation control related to stormwater runoff should be addressed in response to Item 11.b.ii.

The entire site will be vegetated after construction is complete. The areas that are planned to remain as open space will be completed with 4 inches of topsoil and seeded and mulched. Steep slopes will be covered with erosion control blanket, seed and mulch. Building and street areas will be seeded and mulched until the impervious surface is constructed.

NOTE: For silica sand projects, the EAW must include a hydrogeologic investigation assessing the potential groundwater and surface water effects and geologic conditions that could create an increased risk of potentially significant effects on groundwater and surface water. Descriptions of water resources and potential effects from the project in EAW Item 11 must be consistent with the geology, soils and topography/land forms and potential effects described in EAW Item 10.

11. Water resources:

a. Describe surface water and groundwater features on or near the site in a.i. and a.ii. below.

i. Surface water - lakes, streams, wetlands, intermittent channels, and county/judicial ditches. Include any special designations such as public waters, trout stream/lake, wildlife lakes, migratory waterfowl feeding/resting lake, and outstanding resource value water. Include water quality impairments or special designations listed on the current MPCA 303d Impaired Waters List that are within 1 mile of the project. Include DNR Public Waters Inventory number(s), if any.

A wetland delineation has been completed and 10 wetlands have been identified on the site as indicated on ***Figures 3 and Figure 8****. General observations are provided in the following*

table, with additional details in the Finn Farm North Wetland Delineation Report (available upon request.

Wetland ID	Circular 39	Wetland Plant Community Type (Eggers and Reed)	404 Jurisdictional Observations
1 & 1A	1	Partially-drained fresh meadow, and partially drained and farmed seasonally flooded basin complex	The majority of Wetland 1 drains to an excavated ditch that can drain to the southwest.
2	2	Fresh meadow wetland	Unknown.
3	4	Excavated, shallow open water and partially drained and excavated fresh meadow wetland	Wetland 3 does not have a natural or constructed outlet.
4	2	Partially drained, excavated fresh meadow wetland	Wetland 4 does not have a natural or constructed outlet.
5	1	Fresh meadow wetland	Wetland 5 does not have a natural or constructed outlet.
6	1	Excavated fresh wet meadow	Wetland 6 does not have a natural or constructed outlet.
7	1	Deciduous forested, seasonally flooded basin	Wetland 7 does not have a natural or constructed outlet.
8	2	Partially drained fresh meadow and partially drained and farmed fresh meadow wetland	Wetland 8 is connected to wetland off the site to the east, and is partially drained by a ditch.
9	2	Partially drained fresh meadow and partially drained and farmed fresh meadow wetland	Wetland 9 is connected to wetland off the site to the east, and is partially drained by a ditch.
10	2	Partially drained fresh meadow and partially drained and farmed fresh meadow wetland	Wetland 10 drains to the south and is connected to wetland off the site to the south.

Two (2) private drainage ditches are also located on the site. These ditches were constructed (prior to current regulatory programs) through upland and historical wetland in effort to drain water from the site and allow for improved agriculture usage. Ditches are indicated on Figure 3.

No water resources with special designations are present on or near the site and no impaired waters or DNR Public Waters are present on or near the site.

ii. Groundwater – aquifers, springs, seeps. Include: 1) depth to groundwater; 2) if project is within a MDH wellhead protection area; 3) identification of any onsite and/or nearby wells, including unique numbers and well logs if available. If there are no wells known on site or nearby, explain the methodology used to determine this.

Groundwater elevations ranged from 892.0 to 894.4 msl based in piezometer readings taken on April 15, 2014 which corresponded to 13.5 and 6.0 feet below ground surface, respectively. Additional groundwater observations made at the time soils borings were completed (December 12, 2013) show the water table elevations ranging from 889.24 to895.8 msl. Depth to groundwater (based on soils borings) ranged from 19 feet to 6.5 feet (see ***Appendix C****).*

The project is not within a MDH wellhead protection area according to information on the MDH County Well Index database.

A single well is located on site – Unique Well Number 112490. The well log is attached as ***Appendix D****.*

b. Describe effects from project activities on water resources and measures to minimize or mitigate the effects in Item b.i. through Item b.iv. below.

i. Wastewater - For each of the following, describe the sources, quantities and composition of all sanitary, municipal/domestic and industrial wastewater produced or treated at the site.

1) If the wastewater discharge is to a publicly owned treatment facility, identify any pretreatment measures and the ability of the facility to handle the added water and waste loadings, including any effects on, or required expansion of, municipal wastewater infrastructure.

The site will connect with the existing 18-inch sanitary trunk sewer that is located at the north end of Woodland Parkway to the south of the project. The sewer line is sized to handle all wastewater generated by full development of the site and has a capacity of 5.47 cubic feet per second. It is estimated that the project will generate wastewater typical in volume and composition to other mixed single and multi-family residential and commercial projects. Assuming the type and amount of residential and commercial development described in the project magnitude data table, the site will generate approximately 164,250 gallons of wastewater per day. Wastewater generation rates used are consistent with MN Rules Chapter 7080.1860, Table IV.

2) If the wastewater discharge is to a subsurface sewage treatment systems (SSTS), describe the system used, the design flow, and suitability of site conditions for such a system.

N/A

2) If the wastewater discharge is to surface water, identify the wastewater treatment methods and identify discharge points and proposed effluent limitations to mitigate impacts. Discuss any effects to surface or groundwater from wastewater discharges.

N/A

ii. Stormwater - Describe the quantity and quality of stormwater runoff at the site prior to and post construction. Include the routes and receiving water bodies for runoff from the site (major downstream water bodies as well as the immediate receiving waters). Discuss any environmental effects from stormwater discharges. Describe stormwater pollution prevention plans including temporary and permanent runoff controls and potential BMP site locations to manage or treat stormwater runoff. Identify specific erosion control, sedimentation control or stabilization measures to address soil limitations during and after project construction.

Ten stormwater ponds will be constructed for stormwater treatment and to manage runoff rates and volumes from the project after construction. The commercial/retail portion of the project, which generally includes the areas to the west of the main wetland and north of the street off of Lexington Avenue, is conceptual and will be designed and modeled when final construction plans are available.

The stormwater ponds will be located at various locations throughout the site, and will receive runoff from the proposed site as well as some of the adjacent drainage areas. The basins will generally outlet to the wetland complexes in the middle of the site and subsequently through the constructed open drainage features and ponds to the east. Approximately 2 acres of the site currently discharges, and will discharge after development, to the culvert to the north of the site. Approximately 5 acres of the site currently discharges and will discharge after development, to the wetland in the southwest corner of the site. Stormwater will be further treated using infiltration and Low Impact Development methods.

A Stormwater Pollution Prevention Plan (SWPPP) will be prepared prior to beginning construction as a plan of reducing the impact that construction activities have on downstream receiving waters. The SWPPP will require silt fence, temporary sedimentation basins, temporary vegetation and other means to reduce pollutants during construction.

iii. Water appropriation - Describe if the project proposes to appropriate surface or groundwater (including dewatering). Describe the source, quantity, duration, use and purpose of the water use and if a DNR water appropriation permit is required. Describe any well abandonment. If connecting to an existing municipal water supply, identify the wells to be used as a water source and any effects on, or required expansion of, municipal water infrastructure. Discuss environmental effects from water appropriation, including an assessment of the water resources available for appropriation. Identify any measures to avoid, minimize, or mitigate environmental effects from the water appropriation.

Water appropriation will be necessary for site construction. An estimated 35,000,000 gallons of groundwater will be pumped during site grading, which will be completed in a single phase. Subsequent construction of underground utilities will require further dewatering. The project will be phased over several years, with an estimated 6,000,000 to 10,000,000 gallons of dewatering for each phase of construction, depending largely on the depth and length of underground utilities included in that phase.

The existing well associated with the farm site and home (Unique Well Number 112490) will be abandoned, and sealed by a licensed well contractor in accordance with Minnesota Rules Chapter 4725.

The City's municipal water is supplied by a network of 16 interconnected wells ranging from 228 to 741 feet deep that draw water from the Franconia-Mt. Simon, Franconia-Eau Claire, Quaternary Buried Artesian, Ironton-Mt. Simon, Jordan-Mt.Simon, and Jordan-Galesville aquifers.

The project will connect with 2 existing 24-inch diameter City of Blaine water mains located at the northern end of Woodland Parkway and at the City of Blaine Water Tower No. 4 (12260 Lexington Avenue). The watermains have the capacity to supply the estimated demand of 164,250 gallons per day that the project will demand. (Note: The demand amount is projected based on calculated wastewater generated, and assumes that amount of wastewater generated is equal to amount of water used.) The current municipal water system has the capacity to meet this demand without an expansion of municipal water infrastructure.

The City of Blaine promotes conservation of water through citizen education, by limiting lawn watering, and through the use of a fee schedule to discourage excessive water use.

Surface Waters

a) Wetlands - Describe any anticipated physical effects or alterations to wetland features such as draining, filling, permanent inundation, dredging and vegetative removal. Discuss direct and indirect environmental effects from physical modification of wetlands, including the anticipated effects that any proposed wetland alterations may have to the host watershed. Identify measures to avoid (e.g., available alternatives that were considered), minimize, or mitigate environmental effects to wetlands. Discuss whether any required compensatory wetland mitigation for unavoidable wetland impacts will occur in the same minor or major watershed, and identify those probable locations.

   As currently proposed, the project involves 2.06 acres of wetland fill, 1.75 acres of wetland excavation/enhancement, and 1.25 acres of new wetland creation/replacement. Affected wetland areas are indicated on ***Figure 4****. Wetland fill areas are primarily associated with site access roads on the northern portion of the site (Lever Street access and central access -"Street B" - which both access the site off of 125th Avenue), roadway impacts, and secondary drainage impacts associated with mass grading of the site.*

   Efforts to minimize wetland impacts to were accomplished primarily by laying out the roadways and cul-de-sacs so that lots could back up to wetlands but fill would not be required to create viable house pads and backyards. This effort is most evident in the eastern part of the property and adjacent to and surrounding Wetland 1on the western half to the site.

The existing partially drained and frequently farmed Wetland 1 is currently dominated by agricultural weeds and reed canary grass. The proposed enhancements to Wetland 1allow for the maintenance of a consistent and reliable source of hydrology and reestablishment of a native-dominated wetland plant community.

Compensatory mitigation of 1.25 acres of created wetland and an undetermined buffer amount will be created on site. The remainder of the required replacement (approximately 2.8 acres) will be from wetland buffers established adjacent to replacement wetlands on site, and from credits purchased from available wetland banks.

b) Other surface waters- Describe any anticipated physical effects or alterations to surface water features (lakes, streams, ponds, intermittent channels, county/judicial ditches) such as draining, filling, permanent inundation, dredging, diking, stream diversion, impoundment, aquatic plant removal and riparian alteration. Discuss direct and indirect environmental effects from physical modification of water features. Identify measures to avoid, minimize, or mitigate environmental effects to surface water features, including in-water Best Management Practices that are proposed to avoid or minimize turbidity/sedimentation while physically altering the water features. Discuss how the project will change the number or type of watercraft on any water body, including current and projected watercraft usage.

Two (2) private ditches existing on the site will be rerouted and incorporated into water features on the developed site. Currently, the ditches are steeply sloped, minimally vegetated surface water conveyances. A small portion of the ditches that were constructed in wetland will be dealt with through the WCA and 404 wetland permitting processes. Non-wetland ditches are not regulated by the WCA but will be processed as Waters of the US by the COE. The hydrologic capacity of the existing ditches will be maintained to avoid adverse drainage impacts to adjacent properties that drain into the ditch system. Appropriate Best Management Practices will be implemented to minimize down-flow affects during construction activities.

No other surface waters will be impacted.

12. Contamination/Hazardous Materials/Wastes:

a. Pre-project site conditions - Describe existing contamination or potential environmental hazards on or in close proximity to the project site such as soil or ground water contamination, abandoned dumps, closed landfills, existing or abandoned storage tanks, and hazardous liquid or gas pipelines. Discuss any potential environmental effects from pre-project site conditions that would be caused or exacerbated by project construction and operation. Identify measures to avoid, minimize or mitigate adverse effects from existing contamination or potential environmental hazards. Include development of a Contingency Plan or Response Action Plan.

No contamination or potential environmental hazards are known to exist on or near the site.

b. Project related generation/storage of solid wastes - Describe solid wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential

environmental effects from solid waste handling, storage and disposal. Identify measures to avoid, minimize or mitigate adverse effects from the generation/storage of solid waste including source reduction and recycling.

No solid waste will be generated or stored during construction.

Municipal solid wastes typical of residential developments are expected to be generated within each housing unit. Based on information specific to the City of Blaine, each household will generate approximately 34 pounds (lbs) of waste per week (1,770 lbs per year) and approximately 9 lbs of recyclables per week (468 lbs per year).

The composition of this solid waste is estimated as follows:

Waste Type	*Percentage**
Paper	*24.5%*
Plastic	*17.9%*
Metals	*4.5%*
Glass	*2.2%*
Organic Materials	*31.0%*
Problem Materials	*1.2%*
Hazardous Wastes	*0.4%*
Other Waste	*18.3%*

**Commercial/Industrial Waste Stream in Twin Cities regional area.*

Source: Statewide MSW Composition Study, March 2013
Solid Waste Management Coordinating Board, Minnesota Pollution Control Agency (MPCA), & Minnesota Office of Environmental Assistance

The City of Blaine contracts with Advanced Disposal Services for both solid waste and recycling. The City of Blaine promotes recycling, composting, and waste reduction through education materials and on its website.

c. Project related use/storage of hazardous materials - Describe chemicals/hazardous materials used/stored during construction and/or operation of the project including method of storage. Indicate the number, location and size of any above or below ground tanks to store petroleum or other materials. Discuss potential environmental effects from accidental spill or release of hazardous materials. Identify measures to avoid, minimize or mitigate adverse effects from the use/storage of chemicals/hazardous materials including source reduction and recycling. Include development of a spill prevention plan.

Diesel fuel and gasoline will be temporarily stored on the site during construction activities. A containment system including an impermeable layer surrounded by an earthen berm will be created to prevent the contamination of surface or ground water from an accidental spill.

d. Project related generation/storage of hazardous wastes - Describe hazardous wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential environmental effects from hazardous waste handling, storage, and disposal.

Identify measures to avoid, minimize or mitigate adverse effects from the generation/storage of hazardous waste including source reduction and recycling.

No hazardous wastes will be generated or stored during construction and operation. Hazardous waste generated by the residential project will be limited to common household hazardous waste. Household hazardous wastes such as acids, aerosol cans with product remaining, drain cleaner, driveway sealer, fluorescent bulbs, liquid paint, liquid mercury, mercury thermometers, oven cleaner, paint thinner and stripper, pesticides, pool chemicals and wood preservatives are accepted by the Anoka County Household Hazardous Waste Facility which is located in the City of Blaine.

13. Fish, wildlife, plant communities, and sensitive ecological resources (rare features):

a. Describe fish and wildlife resources as well as habitats and vegetation on or in near the site.

*Habitat types present on the site are indicated on **Figure 9**.*

The majority of the site (93.66 acres) providing habitat consists of agricultural fields including both row crops and hay fields. While wildlife will utilize crop fields for food and temporary cover, the frequent disturbances associated with agricultural activities makes them low value for nesting and escape cover.

Woodlands on the uplands that comprise approximately 17.38 acres are primarily classified as "Oak Forest (Central) Mesic Subtype". This community is dominated by 12-24-inch diameter red and white oak trees and also commonly includes paper birch, red maple, American elm, common elderberry, and prickly ash. Wildlife expected to use this habitat type includes snakes and turtles; frogs and salamanders; turkeys, hawks and owls, and songbirds; deer, furbearers, small mammals, squirrels and invertebrates.

Wetlands on the site (9.99 acres) are generally degraded by past farming and drainage activities and provide low value habitat. Plant communities are dominated by invasive species such as reed canary grass, or crop field weeds such as smartweed and barnyard grass. Wetlands located within the woodland are not subject to cropping but are only saturated for brief periods and provide low quality habitat for wetland dependent species.

Grasslands located in the southwest corner, comprising 3.53 acres are fallow or abandoned cropland dominated by a variety of weedy species. Wildlife expected to utilize this habitat type includes snakes and turtles, grassland and edge birds, deer, and various invertebrates.

b. Describe rare features such as state-listed (endangered, threatened or special concern) species, native plant communities, Minnesota County Biological Survey Sites of Biodiversity Significance, and other sensitive ecological resources on or within close proximity to the site. Provide the license agreement number (LA-____) and/or correspondence number (ERDB **20140334**) from which the data were obtained and attach the Natural Heritage letter from the DNR. Indicate if any additional habitat or species survey work has been conducted within the site and describe the results.

*A query of the Minnesota Natural Heritage Database System indicates that state listed endangered plants cross-leaved milkwort (Polygala cruciata) and twisted-eye grass (Xyris torta), a state listed threatened plant, and the lance-leaved violet (Viola lanceolata var. lanceolata) have all been documented within 1 mile of the project site. All species are found in sandy or peaty meadows or swales similar to those that are found on the site and per the DNR letter, these "**rare features may be adversely affected** by the proposed project." (The DNR letter with all attachments is included as **Appendix E**).*

*On-site botanical surveys were completed by Critical Connections Ecological Services (CCES) to determine the presence or absence of rare plant species. During field observations made during spring and early summer of 2014, a small population of Rubus fulleri was discovered as presented in the CCES Report (**Appendix F)**.*

In addition, per the DNR Heritage letter "The proposed project is within an area of statewide importance to the Blanding's turtle (Emydoidea blandingii), a state-listed threatened species. These areas are relied upon to maintain the species' security within Minnesota, and the DNR considers them of the highest priority for Blanding's turtle research and management activities. Although we have no records from directly within the project site, turtles may use the site if it contains suitable habitat."

c. Discuss how the identified fish, wildlife, plant communities, rare features and ecosystems may be affected by the project. Include a discussion on introduction and spread of invasive species from the project construction and operation. Separately discuss effects to known threatened and endangered species.

The conversion of all cropland to a developed landscape will eliminate this habitat as a food source and area of temporary cover for wildlife species.

The proposed project will result in a conversion of 17.19 acres of woodland habitat for road right-of-way, lawn/landscaping, home sites, and storm water treatment ponds. Wildlife species (previously described) that utilize this habitat type will be eliminated from the area directly impacted.

The proposed project will result in a conversion of 0.69 acre of wetland to a developed land use. The remaining 9.3 acres of wetland will be avoided and enhanced by establishing a more consistent hydrology regime and native species dominated plant communities. Upland buffers will be established adjacent to the proposed 1.3 acres of replacement wetland and existing wetland within the Wetland Management Corridor along the eastern edge of the site. Enhancement of wetlands and establishment of buffers will provide increased quality and security of habitat when compared to annually cultivated crop field.

The proposed project will result in a conversion of 2.98 acres of brush/grassland habitat for road

right-of-way, commercial sites, and high density residential. Wildlife species that depend on this habitat type will be eliminated from the area directly impacted.

According to the Minnesota DNR Environmental Review Fact Sheet, Blanding's turtles prefer calm shallow water, rich aquatic vegetation, and select open (i.e., grassy) uplands with sandy soils for nesting. They are known to utilize a variety of habitats including farm fields, gardens, road shoulders, etc. Blanding's turtles may travel through woodlots during seasonal movements, but shady areas are not used for nesting. While wetland exists on the site and extensive wetland is found in the vicinity of the project site, there are no consistently inundated wetlands and most of the non-wooded uplands are regularly cultivated for agricultural production. The site does not appear to provide important habitat for Blanding's Turtle.

d. Identify measures that will be taken to avoid, minimize, or mitigate adverse effects to fish, wildlife, plant communities, and sensitive ecological resources.

Given the intensity of the proposed land use, it is not feasible to avoid most of the proposed impacts. All upland on the site will be utilized to the maximum extent allowable within the zoning classifications. Wetland habitats will be avoided, enhanced, and replaced on site where feasible. Proposed hydrologic and vegetative enhancements to wetlands will result in higher functioning wetlands than currently exist on the site.

An 0.2-acre outlot will be established to encompass the Rubus fulleri population and a naturally vegetated buffer as shown on ***Figure 10****. A protective fence and signs will be placed around the perimeter of the outlot, and a conservation easement will be recorded to ensure permanent protection. The developer will work with CCES, the DNR, and the City of Blaine to develop a long-term management plan for the area.*

14. Historic properties:

Describe any historic structures, archeological sites, and/or traditional cultural properties on or in close proximity to the site. Include: 1) historic designations, 2) known artifact areas, and 3) architectural features. Attach letter received from the State Historic Preservation Office (SHPO). Discuss any anticipated effects to historic properties during project construction and operation. Identify measures that will be taken to avoid, minimize, or mitigate adverse effects to historic properties.

The MNHS database review identified no archaeological sites on the property. A single Historical/Architectural site was identified (Inventory number AN-BLC-001) - *see* ***Appendix G****.* The EAW will be provided to the SHPO for review of the proposed project impacts.

15. Visual:

Describe any scenic views or vistas on or near the project site. Describe any project related visual effects such as vapor plumes or glare from intense lights. Discuss the potential visual effects from the project. Identify any measures to avoid, minimize, or mitigate visual effects.

There are no scenic views or vistas on or near the site. No project related visual effects are anticipated.

16. Air:

a. Stationary source emissions - Describe the type, sources, quantities and compositions of any emissions from stationary sources such as boilers or exhaust stacks. Include any hazardous air pollutants, criteria pollutants, and any greenhouse gases. Discuss effects to air quality including any sensitive receptors, human health or applicable regulatory criteria. Include a discussion of any methods used assess the project's effect on air quality and the results of that assessment. Identify pollution control equipment and other measures that will be taken to avoid, minimize, or mitigate adverse effects from stationary source emissions.

Stationary source emissions will be limited to those typically associated with residential and commercial retail properties. These include such things as emissions from furnaces, hot water heaters, fireplaces, and kitchen exhaust systems. No hazardous air pollutants, criteria pollutants, or greenhouse gas emissions or adverse effects to air quality are anticipated to result from the project.

b. Vehicle emissions - Describe the effect of the project's traffic generation on air emissions. Discuss the project's vehicle-related emissions effect on air quality. Identify measures (e.g. traffic operational improvements, diesel idling minimization plan) that will be taken to minimize or mitigate vehicle-related emission

The increased traffic will generate a corresponding increase in carbon monoxide levels and other vehicle-related air emissions in the vicinity of the site. Projected high functioning levels of intersections are expected to prevent problematic levels of vehicle-related emissions from developing. No measures to mitigate air quality impacts are proposed.

c. Dust and odors - Describe sources, characteristics, duration, quantities, and intensity of dust and odors generated during project construction and operation. (Fugitive dust may be discussed under item 16a). Discuss the effect of dust and odors in the vicinity of the project including nearby sensitive receptors and quality of life. Identify measures that will be taken to minimize or mitigate the effects of dust and odors.

During construction, the project will produce exhaust emissions and dust typical of similar projects. The dust will be limited by the use of watering and other best management practices. The construction noise will be limited to daylight hours, and because adjacent land use is developed with low density housing, construction noise is expected to have minimal adverse impacts.

No sensitive receptors are known to occur in the immediate vicinity.

After completion of construction, operational noise, dust, and odors of the facility will be those typically associated with a residential development site.

17. Noise

Describe sources, characteristics, duration, quantities, and intensity of noise generated during project construction and operation. Discuss the effect of noise in the vicinity of the project including 1) existing noise levels/sources in the area, 2) nearby sensitive receptors, 3) conformance to state noise standards, and 4) quality of life. Identify measures that will be taken to minimize or mitigate the effects of noise.

The project will produce noise typical of construction projects such as heavy equipment noise. The construction noise will be limited to daylight hours is expected to have minimal adverse impacts on adjacent properties.

18. Transportation

a. Describe traffic-related aspects of project construction and operation. Include: 1) existing and proposed additional parking spaces, 2) estimated total average daily traffic generated, 3) estimated maximum peak hour traffic generated and time of occurrence, 4) indicate source of trip generation rates used in the estimates, and 5) availability of transit and/or other alternative transportation modes.

All traffic-related issues are presented in detail in the Traffic Impact Analysis provided in ***Appendix H.***

1) *At present there are no existing parking spaces on-site. Therefore all parking spaces constructed with the future development will be proposed and sized appropriately to satisfy adjacent land uses.*

2) *The total number of daily trips generated by the development is estimated to be 13,586. This was determined using the ITE Trip Generation Manual, 9th Edition.*

3) *The total number of new trips generated by the development in the PM peak hour is estimated to be 900 trips (510 enter/390 exit).*

4) *The trip generation rates used to create the trip generation estimates came from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition.*

5) *Public transit availability is minimal. The nearest public transit location is located 3.4 miles away from the intersection of 125th Avenue and Lexington Avenue NE, and is located at Sunset Avenue and 108th Avenue NE.*

b. Discuss the effect on traffic congestion on affected roads and describe any traffic improvements necessary. The analysis must discuss the project's impact on the regional transportation system. *If the peak hour traffic generated exceeds 250 vehicles or the total daily trips exceeds 2,500, a traffic impact study must be prepared as part of the EAW.* Use the format and procedures described in the Minnesota Department of Transportation's Access Management Manual, Chapter 5 *(available at: http://www.dot.state.mn.us/accessmanagement/resources.html)* or a similar local guidance.

The analysis of Parkside North planned development does not indicate any adverse impacts on the roadway network. The intersection performance in the Build and No-Build scenarios is comparable at the largest network intersection analyzed, Lexington Avenue and 125th Avenue. The results of the analysis indicate intersections adjacent to the Parkside North development operate with a LOS of D or better. Traffic improvements required to maintain acceptable traffic operations with the addition of the development have been extensively outlined in the traffic impact analysis report.

c. Identify measures that will be taken to minimize or mitigate project related transportation effects.

Measures taken to minimize project related transportation effects include:

- *Right-in Right-out access points adjacent to the development*
- *Traffic signal improvements at:*
  - *Lever Street/Main Street; and*
  - *123rd Avenue/Lexington Avenue*
- *Dedicated deceleration lanes for turning vehicles accessing the site*
- *Signal timing modifications at the existing 125th Avenue and Lexington Avenue intersection*

19. Cumulative potential effects: (Preparers can leave this item blank if cumulative potential effects are addressed under the applicable EAW Items)

a. Describe the geographic scales and timeframes of the project related environmental effects that could combine with other environmental effects resulting in cumulative potential effects.

During later phases of this proposed development public sewer and water utilities will be extended to property located west of Lexington Avenue and north of 125th Avenue. It is reasonable to assume based on past development trends within the City and decisions laid out in the City's adopted comprehensive plan that some additional future development will be proposed in those new areas within a 3-5 year timeframe.

b. Describe any reasonably foreseeable future projects (for which a basis of expectation has been laid) that may interact with environmental effects of the proposed project within the geographic scales and timeframes identified above.

While no proposals have been made or any specific project data developed it is reasonable to expect a mix of commercial/industrial/low density residential development to the west and low density residential development to the north.

c. Discuss the nature of the cumulative potential effects and summarize any other available information relevant to determining whether there is potential for significant environmental effects due to these cumulative effects.

The traffic analysis for this EAW included future traffic numbers based on estimates from the City's adopted comprehensive plan. Other City planning documents such as sewer plans and water plans also have included general development estimates based on the

City's adopted comprehensive plan. Additional development data, nature of the physical properties of the land, future project timing or scale of specific developments is however not known at this time. The City acknowledges that additional study and analysis may be necessary as development proposals and information becomes available.

20. Other potential environmental effects: If the project may cause any additional environmental effects not addressed by items 1 to 19, describe the effects here, discuss the how the environment will be affected, and identify measures that will be taken to minimize and mitigate these effects.

No other potential environmental effects are anticipated.

RGU CERTIFICATION. *(The Environmental Quality Board will only accept **SIGNED** Environmental Assessment Worksheets for public notice in the EQB Monitor.)*

I hereby certify that:

- The information contained in this document is accurate and complete to the best of my knowledge.
- The EAW describes the complete project; there are no other projects, stages or components other than those described in this document, which are related to the project as connected actions or phased actions, as defined at Minnesota Rules, parts 4410.0200, subparts 9c and 60, respectively.
- Copies of this EAW are being sent to the entire EQB distribution list.

Signature _____ Date _____

Title _____

PARKSIDE NORTH EAW

City of Blaine

Figures:

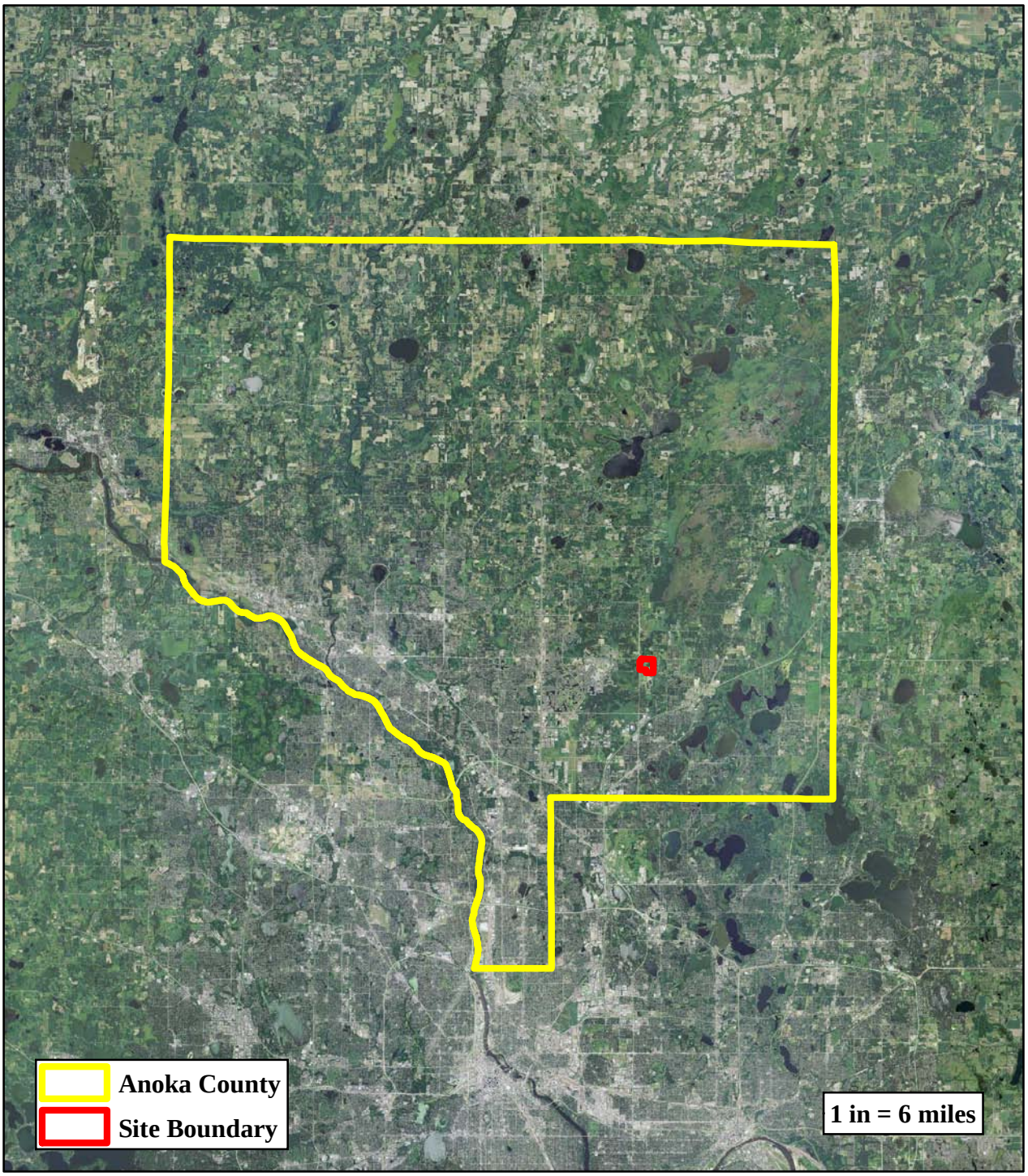


Figure 1 - Project Location Map

BLAINE

Parkside North EAW
KR Farm Land Holdings, LLC
City of Blaine - RGU

N

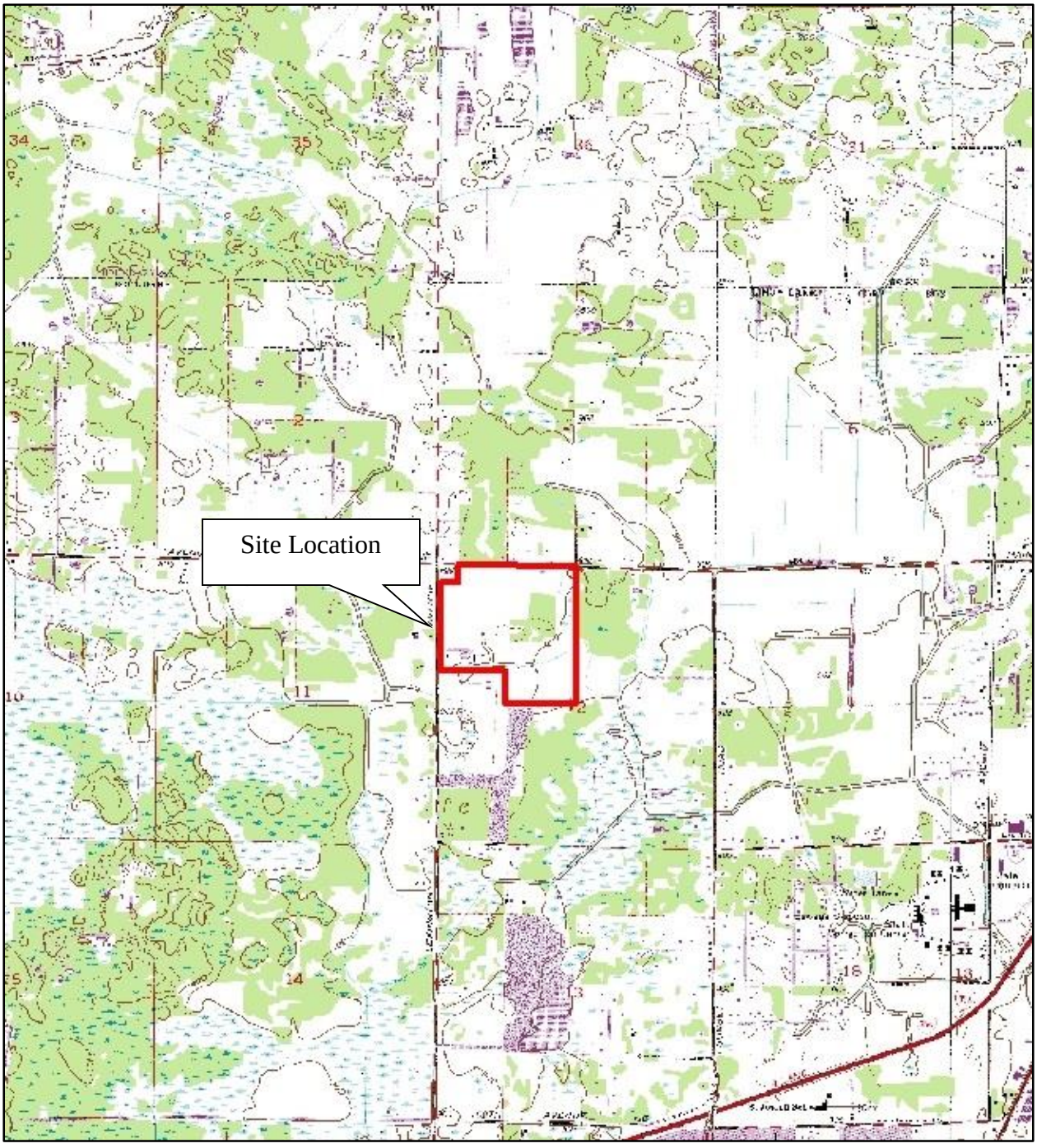
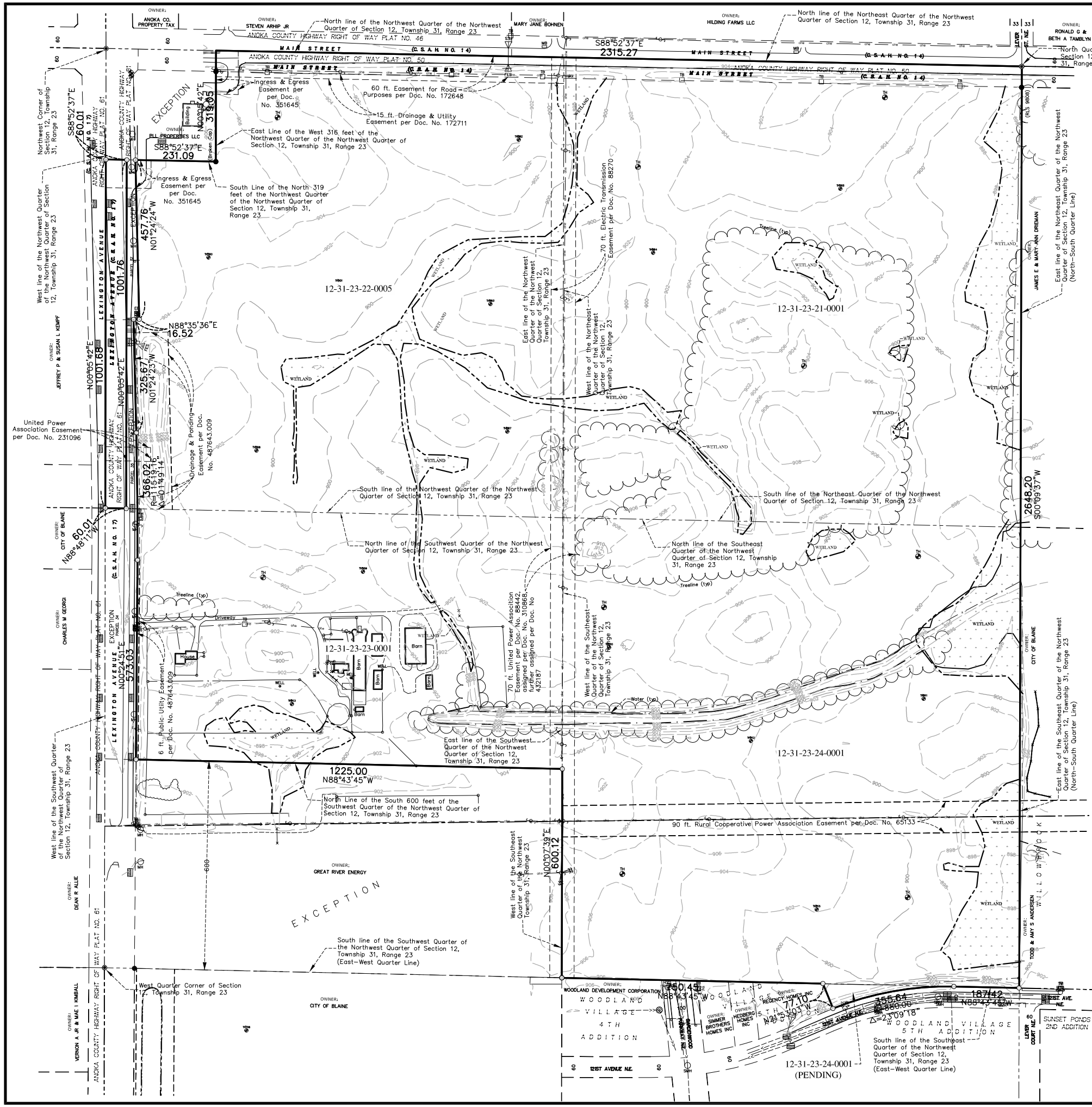


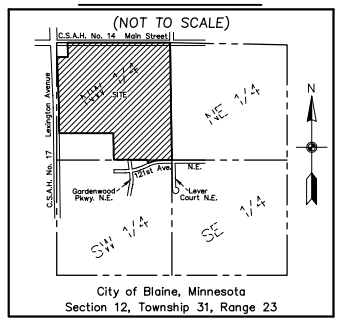
Figure 2 – Project Boundaries Map (USGS)

Parkside North EAW
KR Farm Land Holdings, LLC
City of Blaine – RGU
N 1 : 24,000



VICINITY MAP

(NOT TO SCALE)



City of Blaine, Minnesota
Section 12, Township 31, Range 23

LEGEND

- Denotes Anoka County Monument, as noted
- Denotes Found Iron Pipe or Drill Hole, as noted
- Denotes Set Iron Pipe, Marked with RLS 40361
- Denotes Sanitary Manhole
- Denotes Miscellaneous Sign
- Denotes Television Box
- Denotes Fire Hydrant
- Denotes Gate Valve
- Denotes Cleanout
- Denotes Electric Box
- Denotes Flag Pole
- Denotes Gas Meter
- Denotes Catch Basin
- Denotes Electric Meter
- Denotes Telephone Box
- Denotes Utility Pole
- Denotes Flared End Section
- Denotes Hand Hole
- Denotes Miscellaneous Manhole
- Denotes Soil Boring/Test Hole
- Denotes Existing Well
- Denotes Existing Guy Wire
- Denotes Existing Mailbox
- Denotes Watermain
- Denotes Sanitary Sewer
- Denotes Overhead Utility Lines
- Denotes Storm Sewer
- Denotes Existing Fence as noted
- Denotes Existing 2 Ft. Contour
- Denotes Existing 10 Ft. Contour

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 Plat No. 81, the Northeast Quarter of the Northwest Quarter, all in Section 12, Township 31, Range 23, EXCEPT Parcels 34 and 35, Anoka County Highway Right-of-Way Plat No. 61.

GENERAL NOTES

1) Field work for shown topography performed in December of 2013.

2) Legal descriptions and easements shown hereon are per Title Commitment File No. X180736 (MN), with a commitment date of November 12, 2010 at 08:00 AM, revised December 3, 2010, prepared by Knight-Barry Title, Inc.

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) Wetland were delineated by Kjolhaug Environmental Services.

SITE AREA

±137.26 Acres.

BENCHMARK

Railroad Spike in Power Pole No. 117882, located at the Southeast Corner of the Intersection of Lexington C.S.A.H. No. 14 and C.S.A.H. No. 17
Elevation= 907.80 (NGVD 1929)

CALL BEFORE YOU DIG

811

Know what's below. Call before you dig.

N

00 75 150 300

(IN FEET)

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

EXISTING CONDITIONS

PARKSIDE NORTH
Blaine, Minnesota

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

REVISIONS
1.
2.
3.
4.
5.
6.

DRAWN BY:	JAB
ISSUE DATE:	05/23/14
FILE NO:	xxx

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. Balluff
Signature:
Date: 05/23/14 License #: 40361

1 of 1

Data Date: 5/22/2014 | F:\Data\2013 - 13\2013-2134 - Parkside North\survey\xref\Exist Cond 05\13-2134_ALTA.dwg

Figure 3 - Existing Conditions

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		DENOTES INLET PROTECTION
STORM MANHOLE		
MANHOLE	SAN MH	
HYDRANT	HYD	
GATE VALVE	GV	
TELEVISION BOX	TV	
TELEPHONE BOX	TB	
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION	00.0	00.0 x E.O.F. 000.0
EMERGENCY OVERFLOW		
SILT FENCE (STANDARD DTL #2001)		
TREE FENCE		
TREELINE		
SOIL BORING	TH	

WETLAND SUMMARY

WETLAND FILL	=	87,027 SF
WETLAND FILL (OFF-SITE)	=	6840 SF
WETLAND MITIGATION	=	54,500 SF
WETLAND ENHANCEMENT	=	92,783 SF
WMC BUFFER AREA	=	133,615 SF

1 of 1

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. Krystofiak, P.E.
Signature:
Date: 05/23/13 License #: 25063

REVISIONS	
1.	
2.	
3.	
4.	
5.	
6.	

DESIGNED BY: BJK
DRAWN BY: LOC
ISSUE DATE: 05/23/13

PAXMAR DEVELOPMENT LLC
5160 Viking Boulevard
Anoka, MN 55303

PRELIMINARY GRADING EXHIBIT

PARKSIDE NORTH
Blaine, Minnesota

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

Figure 4 - Site Development Plan