

Case File No. 14-0050

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

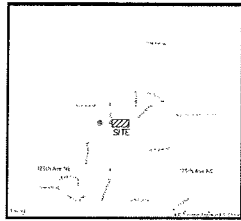


PRELIMINARY PLAT

~of~ SARAH JEAN ESTATES
 ~for~ SUMMIT LAND DEVELOPMENT, LLC
 Attn: Dan Hennum
 10209 Jackson Street NE
 Blaine, Mn 55434
 (763) 464-3139

VICINITY MAP

PART OF SEC. 3, TWP. 31, RNS. 23



ANOKA COUNTY, MINNESOTA
 (NO SCALE)

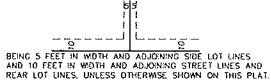
PROPERTY DESCRIPTION:

The South 330 feet of the East 660 feet of the Northwest Quarter of the Southeast Quarter of Section 3, Township 31, Range 23, Anoka County, Minnesota, except the West 66 feet thereof, Anoka County, Minnesota.

NOTES

- Property address is 12701 Harpers Street NE, Blaine, MN 55449
- Property Pin No. 03-31-23-42-0007
- Field survey was completed by E.G. Rud and Sons, Inc. on 12/19/2013
- Bearings shown are on the Anoka County Coordinate System
- Curve shots are taken at the top and back of curve.
- Property description came from Title Commitment No. M1148310, issued by Minnetonka Title, Inc. issuing agent for Chicago Title Insurance Company, dated 3-13-14
- 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
- Utilities shown hereon are observed and from various utility plans. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Ogish State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
- See Preliminary Tree Inventory and Tree Removal Plan for tree size and species

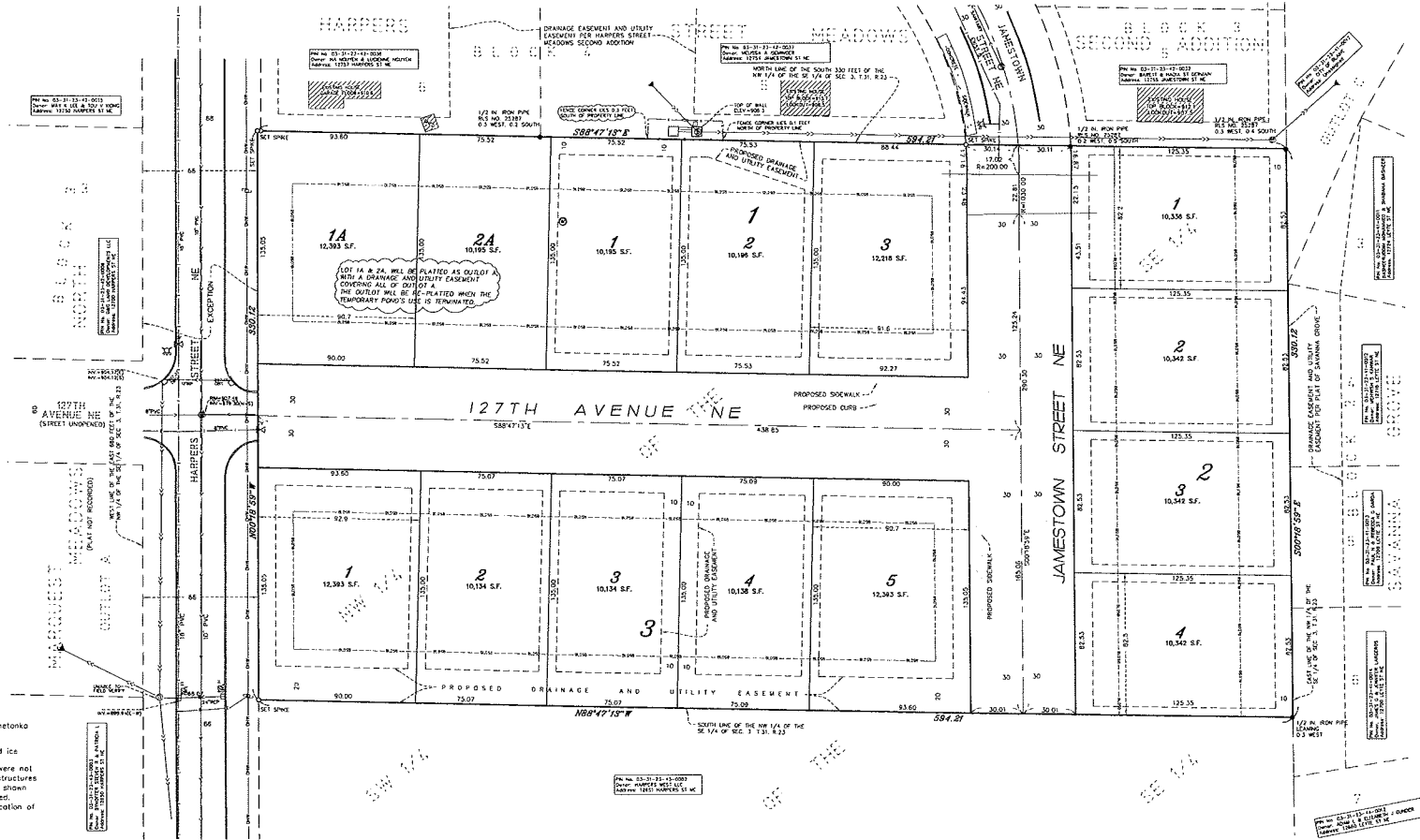
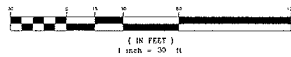
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THIS



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.

NORTH

GRAPHIC SCALE



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON SET SPIKE
- DENOTES CATCH BASIN
- ⊙ DENOTES STORM SEWER MANHOLE
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES HYDRANT
- ⊙ DENOTES GATE VALVE
- DENOTES FENCE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES POWER POLE AND OVERHEAD WRES
- ⊙ DENOTES WELL
- ⊙ DENOTES STORM SEWER APRON
- DENOTES BITUMINOUS SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

AREA COMPUTATIONS

TOTAL AREA SITE AREA: 4.504 ACRES
 14 PROPOSED SINGLE FAMILY LOTS
 (INCLUDES FUTURE LOTS)
 DENSITY: 3.11± UNITS/ACRE

ZONING AND SETBACKS

CURRENT ZONING IS D-FLEX (DEVELOPMENT FLEX)
 PROPOSED ZONING IS D-FLEX (DEVELOPMENT FLEX)
 THE LOT REQUIREMENTS ARE NOT PREDETERMINED FOR THIS ZONING. THE CITY HAS RECOMMENDED THE FOLLOWING:
 FRONT SETBACK: 25 FEET
 HOUSE SIDE SETBACK (INTERIOR): 10 FEET
 GARAGE SIDE SETBACK: 5 FEET
 REAR SETBACK: 30 FEET
 CORNER SIDE YARD SETBACK: 20 FEET
 DEVELOPMENT REQUIREMENTS FOR ZONE R1 (SINGLE FAMILY RESIDENTIAL):
 MINIMUM LOT AREA (NOT PROVIDED): 10,000 SF
 MINIMUM LOT WIDTH (NOT PROVIDED): 25 FEET AT SETBACK LINE
 MINIMUM STREET FRONTAGE (NOT PROVIDED): 80 FEET
 MINIMUM LOT DEPTH (NOT PROVIDED): 125 FEET

BENCHMARK

GPS Control Point (1/2" iron pipe) in roundabout at Harpers Street and Lakes Parkway, Anoka County Coordinates:
 Northing: 157589.566
 Easting: 549250.384
 Elevation: 900.25 (NOV 29 Datum)

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: 08/05/2014 License No. 41578

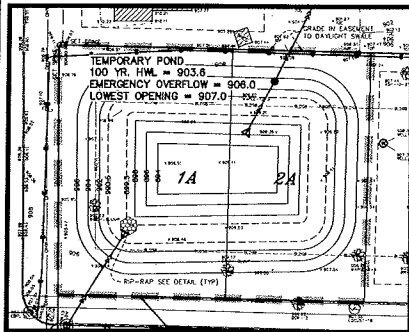
DRAWN BY	CHKD BY	DATE	
J	J	8/05/14	
J	J		
J	J		
NO.	DATE	DESCRIPTION	BY

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

GRADING DRAINAGE AND EROSION CONTROL PLAN

-of- SARAH JEAN ESTATES
 -for- SUMMIT LAND DEVELOPMENT, LLC
 Affn: Dan Hennum
 10209 Jackson Street NE
 Blaine, Mn 55434
 (763) 464-3139

TEMPORARY POND DETAIL



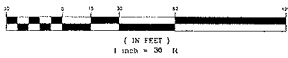
NOTES

SEE SHEET C2.1 FOR STORM SEWER SIZES, RIMS AND INVERTS.

LEGEND

- DENOTES EMERGENCY OVERFLOW ELEVATION
- DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING 2 FOOT CONTOUR
- DENOTES PROPOSED 2 FOOT CONTOURS
- DENOTES EASEMENT LINE
- DENOTES SETBACK LINE
- DENOTES PROPOSED STORM SEWER
- DENOTES PROPOSED SILT / TREE PROTECTION FENCE
- DENOTES PROPOSED SPOT ELEVATION
- DENOTES TELEPHONE PEDIESTAL
- DENOTES ELECTRICAL BOX
- DENOTES CABLE PEDIESTAL

GRAPHIC SCALE



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

FORMED CALCULATIONS AND STORM SEWER DESIGN BY
FLOWE ENGINEERING, INC.
 875 LAKE DRIVE
 LINO LAKES, MN 55014
 PHONE: (651) 561-6210
 FAX: (651) 361-8701

SITE PLANNING & ENGINEERING

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

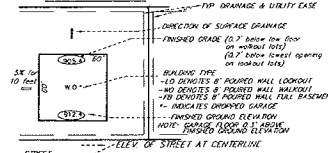
Adam Gabel
 ADAM GABEL

DATE: 08.08.2014 REG. NO. 45983

EROSION CONTROL / REVEGETATION SPECS.

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

TYPICAL LOT



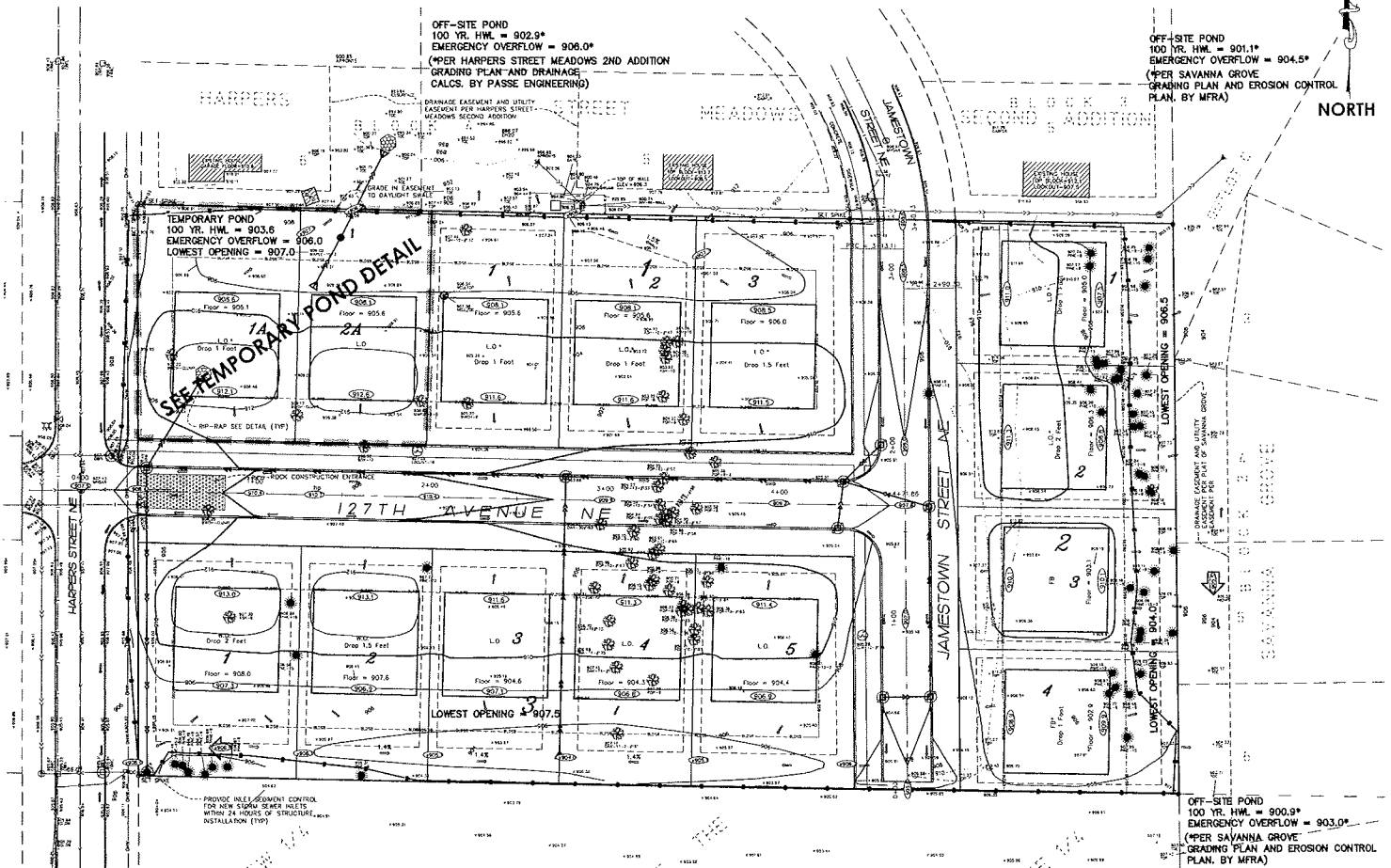
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

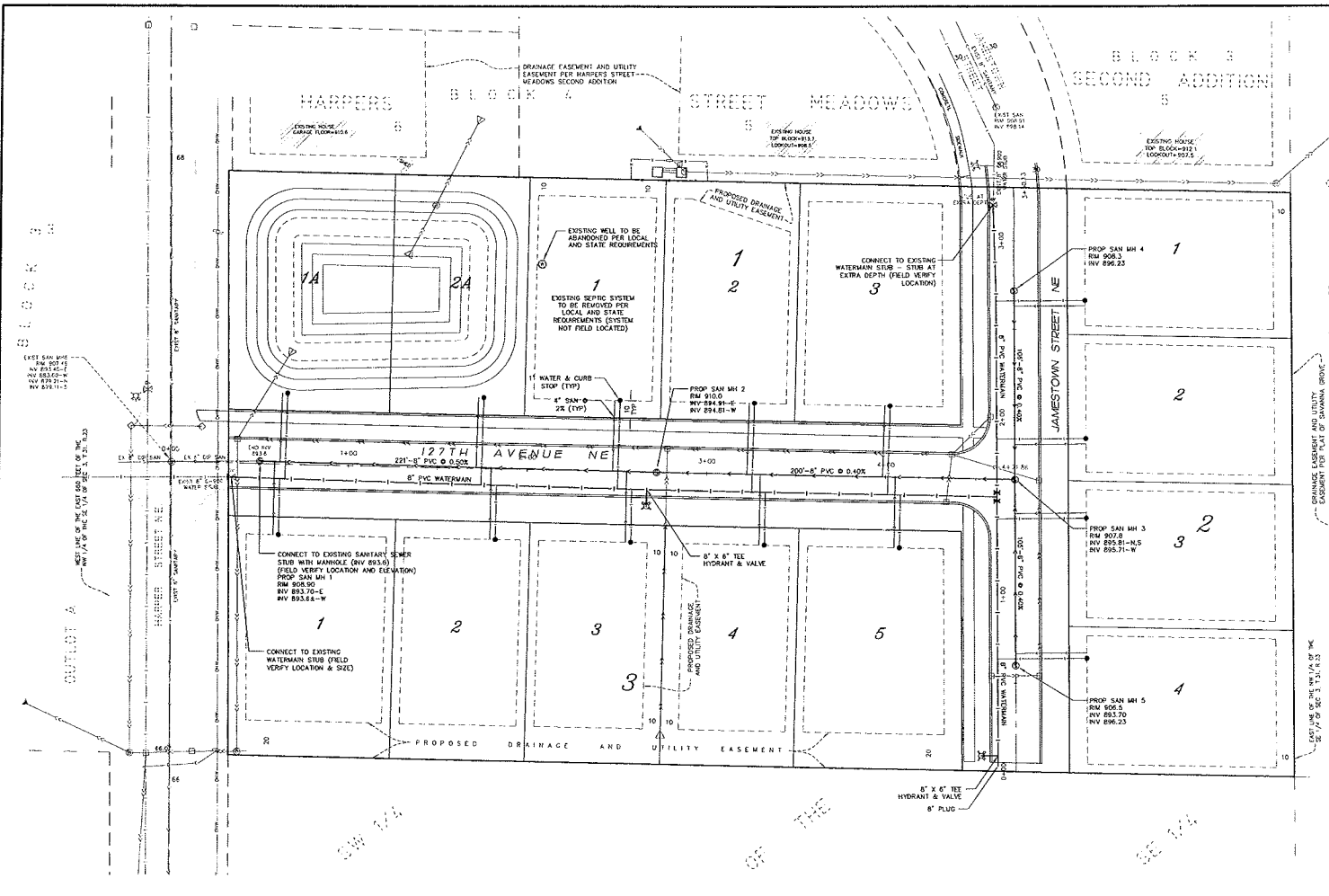
Daniel W. Obermiller
 DANIEL W. OBERMILLER
 Date: 08/08/2014 License No. 25341

BENCHMARK

GPS Control Point (1/2" iron pipe) in roundabout at Harpers Street and Lakes Parkway.
 Anoka County Coordinates:
 Northing: 157289.566
 Easting: 319200.384
 Elevation: 900.25 (NGVD 29 Datum)

DRAWN BY	CHK NO.	DATE	DATE
DWD	040	08/08/14	08/08/14
1			
2			
3			
NO	DATE	DESCRIPTION	BY





- ### GENERAL NOTES
- 1) THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
 - 2) CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS.
 - 3) THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING SANITARY SEWER, STORM SEWER, AND WATER MAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
 - 4) INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND UTILITY PLANS.
 - 5) THE CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO THE INTERUPTION OF ANY SEWER OR WATER SERVICES TO EXISTING HOMES OR BUSINESSES.
 - 6) CONTACT CITY OF BLAINE ENGINEERING DEPARTMENT AT 763-765-6172 FOR INSPECTION OF ALL UTILITY INSTALLATIONS.
 - 7) NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - 8) ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
- ### WATERMAIN NOTES
- 1) EXISTING WATERMAIN LOCATION AND SIZE SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
 - 2) DO NOT OPERATE, INTERFERE WITH OR CONNECT ANY PIPE OR HOSE TO OR TAP ANY WATERMAIN BELONGING TO THE CITY WITHOUT AUTHORIZATION.
 - 3) WATER MAIN SHALL BE DUCTILE IRON PIPE CLASS 52, ALTERNATE MATERIALS (OPTION): HOPE CONFORMING TO ASTM D2733, FOR "1200" PIPE, WATER SERVICE TUBING, P.E. 2408-200 P.S., SDR 7 (P) AS MANUFACTURED BY BOSTON INDUSTRIES, COMPLETE WITH TRACING WIRE AND LOCATION BODIES AS REQUIRED BY CITY. APPROPRIATE FITTINGS FOR HOPE PIPE SHALL BE PER MANUFACTURER'S RECOMMENDATION, AS APPROVED BY CITY ENGINEERING DEPARTMENT.
 - 4) PROVIDE PREFORMED INSULATION, PFC FOAMGLASS, OR APPROVED EQUAL WHERE SANITARY SEWER OR STORM SEWER CROSSES WITHIN 18" OF WATERMAIN.
 - 5) MAINTAIN A MINIMUM OF 7.5 FEET OF COVER OVER ALL WATERMAIN PIPE.
 - 6) WATER SERVICE SHALL BE 1" COPPER TYPE K, ALTERNATE WATERMAIN DESIGN: HOPE CONFORMING TO ASTM D2733, FOR "END-FIT" WATER SERVICE TUBING, P.E. 2408-200 P.S., SDR 7 (P) AS MANUFACTURED BY BOSTON INDUSTRIES, COMPLETE WITH TRACING WIRE AND LOCATION BODIES AS REQUIRED BY CITY. APPROPRIATE FITTINGS FOR HOPE PIPE SHALL BE PER MANUFACTURER'S RECOMMENDATION, AS APPROVED BY CITY ENGINEERING DEPARTMENT. 1" MAXIMUM JOINT, DAMAGED, REPAIRED.
 - 7) PLACE HYDRANTS 5'-FEET FROM BACK OF CURB.
- ### SANITARY SEWER NOTES
- 1) 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.
 - 2) SANITARY SEWER SERVICE PIPE SHALL BE 4" PVC SCHEDULE 40.

DRAWN BY: A.G.
 DESIGN BY: A.G.
 CHECKED BY: C.M.P.
 PROJ. NO. 14-1482
 ORIGINAL DATE: AUGUST 8, 2014

DATE	REVISION DESCRIPTION

PREPARED FOR: SARAH JEAN ESTATES
 BLAINE, MN
 UTILITY PLAN - SANITARY SEWER & WATERMAIN
 DATE: 08.08.2014
 L.S. NO. 00303

PREPARED FOR: DAN HENNUNG
 SITE PLANNING & ENGINEERING
 PLOWE ENGINEERING, INC.
 672E LAKE DRIVE
 SUITE 110
 LONG LAKE, MN 55914
 PHONE: (651) 361-4210
 FAX: (651) 361-4701

NORTH

 0 15 30
 1 INCH = 30 FEET
C1.1

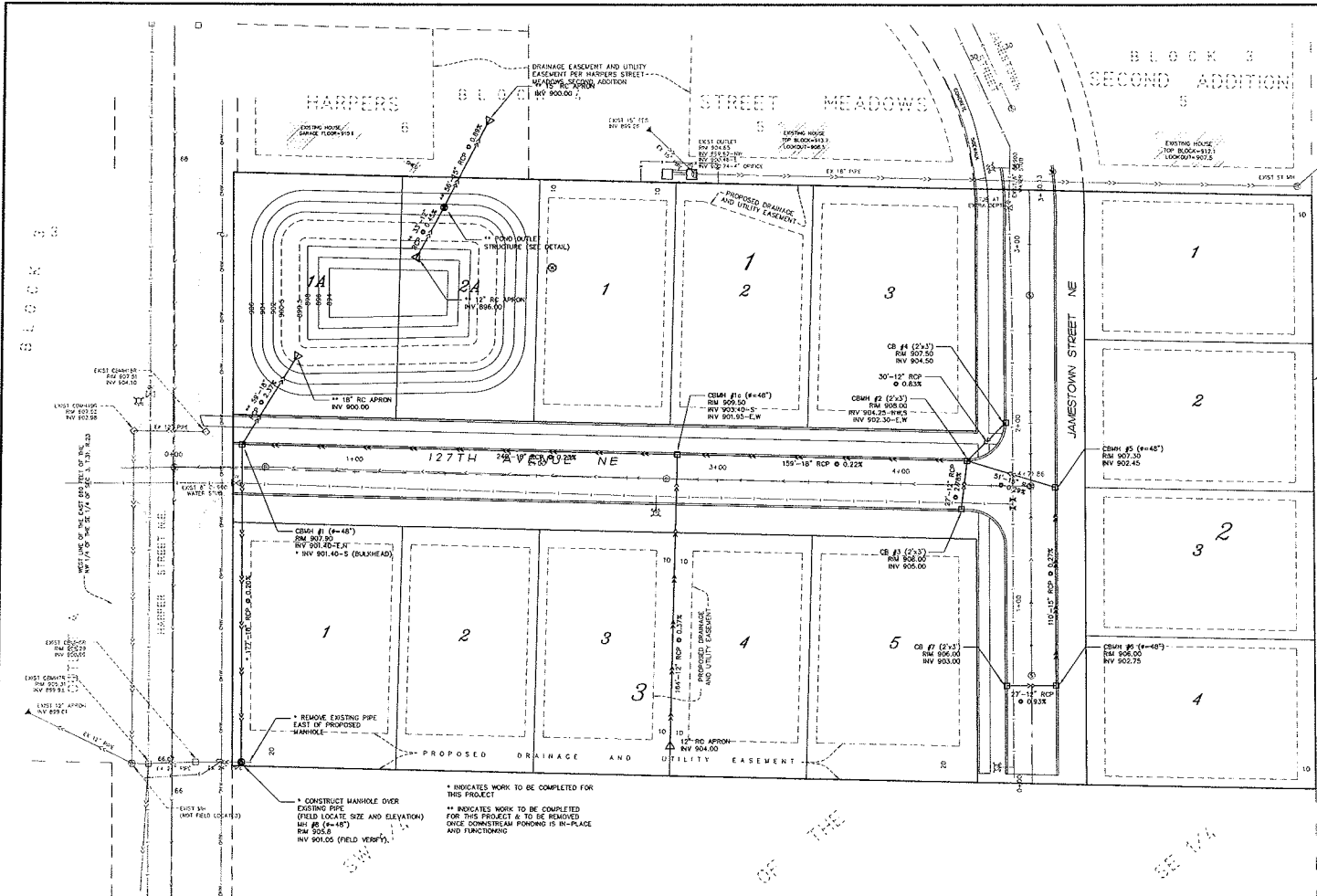


Know what's below.
 Call before you dig.

LEGEND

EXISTING OVERHEAD ELECTRIC	PROPOSED WATER PIPE
EXISTING UTILITY PIPE	PROPOSED SANITARY SEWER PIPE
EXISTING STORM SEWER	PROPOSED STORM SEWER PIPE
EXISTING WATER MAIN	PROPOSED STORM MANHOLE
EXISTING SANITARY SEWER	PROPOSED CATCH BASIN
EXISTING STORM MANHOLE	PROPOSED FLARED-END SECTION
EXISTING FLARED-END SECTION	PROPOSED GATE VALVE
EXISTING GATE VALVE	PROPOSED HYDRANT
EXISTING HYDRANT	PROPOSED SANITARY SEWER MANHOLE
EXISTING SANITARY SEWER MANHOLE	PROPOSED RP-RAP

UTILITY PLAN - SANITARY SEWER & WATERMAIN
 SARAH JEAN ESTATES



GENERAL NOTES

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- 2) CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS.
- 3) THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING SANITARY SEWER, STORM SEWER, AND WATER MAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
- 4) INSTALLATIONS SHALL CONFORM TO THE CITY STANDARDS SPECIFICATIONS AND DETAIL PLATES.
- 5) THE CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO THE INTERRUPTION OF ANY SEWER OR WATER SERVICES TO EXISTING HOMES OR BUSINESSES.
- 6) CONTACT CITY OF BLAINE ENGINEERING DEPARTMENT AT 763-765-4172 FOR INSPECTION OF ALL UTILITY INSTALLATIONS.
- 7) NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 8) ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.

STORM SEWER NOTES

- 1) FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
- 2) WHEN CALLED OUT AS RCP, STORM SEWER SHALL BE SPOUNGED CONCRETE PIPE (RCP) AND CTS WITH R-4 CASSETS OR, IF ALLOWED BY CITY, HDPE PIPE MAY BE USED. SEE PLAN FOR LOCATIONS WHERE RCP IS REQUIRED. HDPE PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M294, TYPE 5 WITH WATER-TIGHT CONNECTIONS. USE SAND/GRANULAR MATERIAL FOR BACKFILLING AND CONNECTION OF HOPE/PIPE. IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM 2321.
- 3) STORM SEWER LENGTHS INCLUDE THE LAYING LENGTH OF THE FLARED-END SECTION. LAYING LENGTH OF APRON TO BE DEDUCTED FROM PAYMENT LENGTH OF PIPE.
- 4) STORM SEWER PIPES TO BE JOINED TO THE CATCH BASIN MANHOLES W/ APPROVED RESIDENT REPAIR JOINTS TO MAKE THEM GASTIGHT OR WATER-TIGHT. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.

LEGEND

---○---	EXISTING OVER-HEAD ELECTRIC	— —	PROPOSED WATER PIPE
—○—	EXISTING UTILITY POLE	— — —	PROPOSED SANITARY SEWER PIPE
—○—	EXISTING STORM SEWER	— — — —	PROPOSED STORM SEWER PIPE
— —	EXISTING WATER MAIN	⊙	PROPOSED STORM MANHOLE
— — —	EXISTING SANITARY SEWER	□	PROPOSED CATCH BASIN
⊙	EXISTING STORM MANHOLE	△	PROPOSED FLARED-END SECTION
△	EXISTING FLARED-END SECTION	+	PROPOSED GATE VALVE
⊙	EXISTING GATE VALVE	⊙	PROPOSED HYDRANT
⊙	EXISTING HYDRANT	⊙	PROPOSED SANITARY SEWER MANHOLE
⊙	EXISTING SANITARY SEWER MANHOLE		PROPOSED RCP-RAP



UTILITY PLAN - STORM SEWER
SARAH JEAN ESTATES

DRAWN BY: A.G.	DESIGN BY: A.G.
CHECKED BY: C.M.P.	PROJ. NO. 14-1482
DATE: AUGUST 6, 2014	ORIGINAL DATE: AUGUST 6, 2014
DATE: REVISION DESCRIPTION	
DATE: 08/08/2014	

PREPARED FOR:
DAN HENNUNG

SARAH JEAN ESTATES
BLAINE, MN
UTILITY PLAN
STORM SEWER

DATE: 08/08/2014

PHONE: (651) 261-6210
FAX: (651) 341-8701

NORTH

1 INCH = 30 FEET

C1.2



ELEVATION A



ELEVATION B

KC CUSTOM HOME
DESIGN, INC.
PO Box 711
Buffalo, WI
Phone: 612.518.2118
E-mail: kccustomhomedesign@yahoo.com

ELEVATIONS

MODEL HOME

KC Custom Home Design, Inc. is not responsible for any errors or omissions in this drawing. It is the responsibility of the client to verify all dimensions and materials. This drawing is for informational purposes only and is not to be used for construction. All dimensions are in feet and inches. All materials are to be specified by the client. This drawing is not to be used for any other purpose without the written permission and consent of KC Custom Home Design, Inc. ©2010 KC Custom Home Design, Inc.

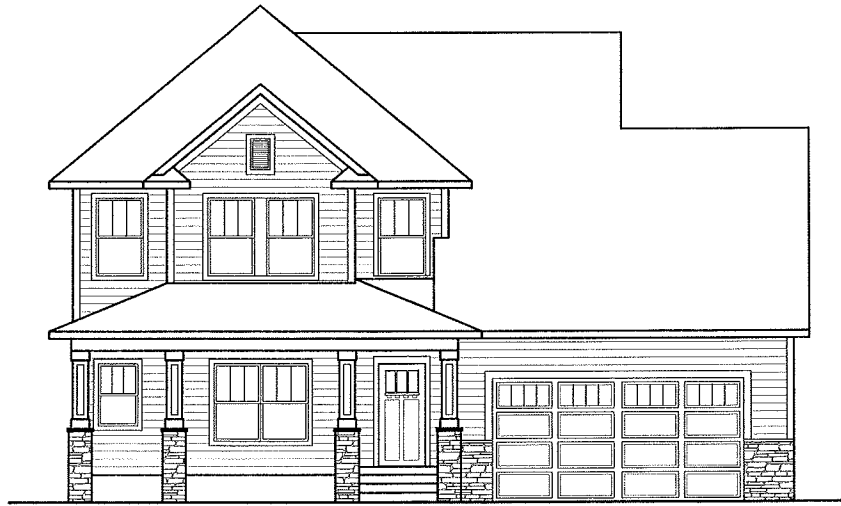
REVISING
PRELIMINARY PLANS 1/23/10

SHEET

6.1

KC REFERENCE NUMBER 100

BASEMENT	1056 SQ FT
FIRST FLOOR	1056 SQ FT
SECOND FLOOR	1010 SQ FT
OPT. BEDROOM #4	160 SQ FT
OPT. BNS ROOM	311 SQ FT
3 CAR GARAGE	654 SQ FT
CONDITIONED AREA	2066 SQ FT
TOTAL AREA	3122 SQ FT



FRONT ELEVATION



FRONT ELEVATION W/OPT. 4TH BEDROOM & BNS ROOM

KC CUSTOM HOME
DESIGN, INC.

PO Box 711
Buffalo, MN
Phone: 612.518.2118
E-mail: info@kchomedesign.com

FRONT & REAR
ELEVATIONS C

MEDICI DEVELOPMENT

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REVISIONS	
CONCEPTUAL PLANS	1/28/23

SHEET

6.5

CG REFERENCE NUMBER: HD-C16

