

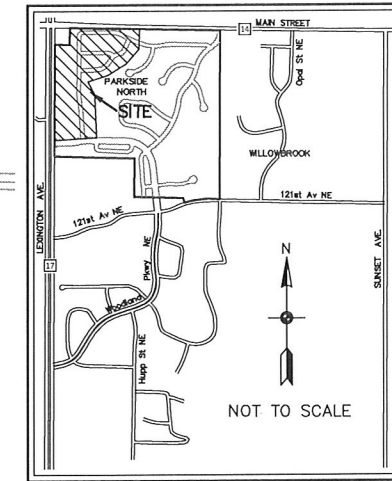
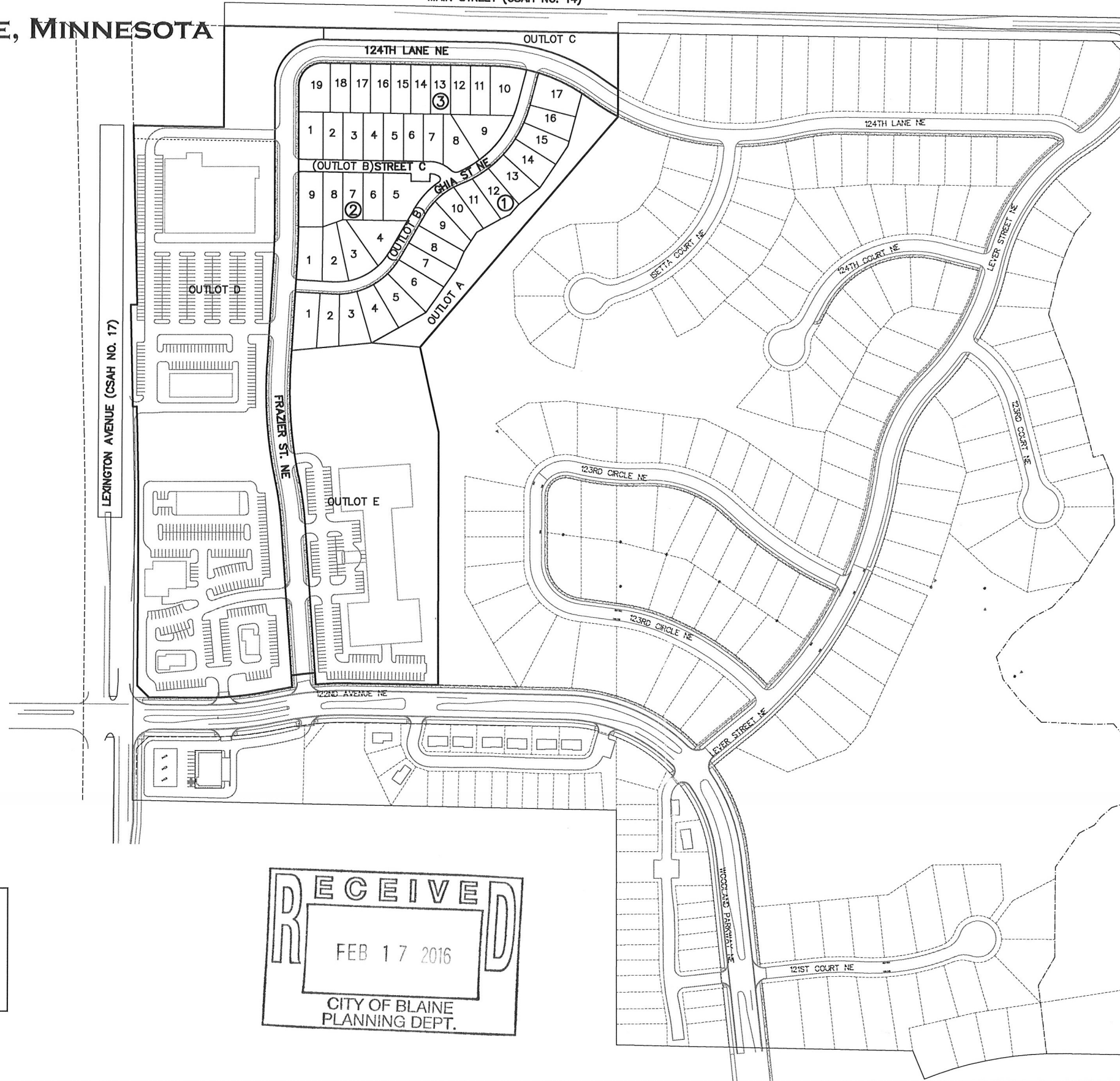
Case File No. 16-0006



PARKSIDE NORTH NW TOWNHOMES

BLAINE, MINNESOTA

MAIN STREET (CSAH NO. 14)



VICINITY MAP
Blaine, Minnesota

- SHEET INDEX**
1. COVER
 2. EXISTING CONDITIONS
 - 3.-4. PRELIMINARY PLAT
 5. PRELIMINARY SITE & UTILITY PLANS
 6. PRELIMINARY GRADING & EROSION CONTROL PLANS
 7. DETAILS

**Carlson
McCain**
ENVIRONMENTAL ENGINEERING & SURVEYING
3850 Pheasant Ridge Drive NE, Suite 100
Blaine, MN 55449
Phone: 763-489-7900 Fax: 763-489-7959

COVER

PARKSIDE NORTH NW TOWNHOMES
Blaine, Minnesota

PARKSIDE NORTH, LLC.
5160 Viking Boulevard
Anoka, MN 55303

REVISIONS

1.	2/16/16 Per City Comments
2.	
3.	
4.	
5.	
6.	
7.	

DRAWN BY: ADB
DESIGNED BY: BJK
ISSUE DATE: 2/3/16

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: *Brian J. Krystofiak*
Date: 2/3/16 License #: 25063

CALL BEFORE YOU DIG

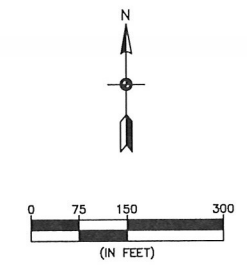
Know what's below.
Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of C/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

RECEIVED

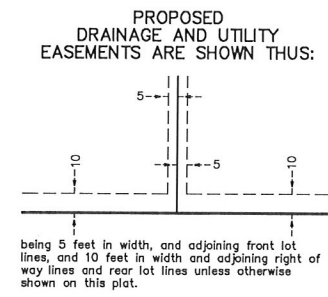
FEB 17 2016

CITY OF BLAINE
PLANNING DEPT.

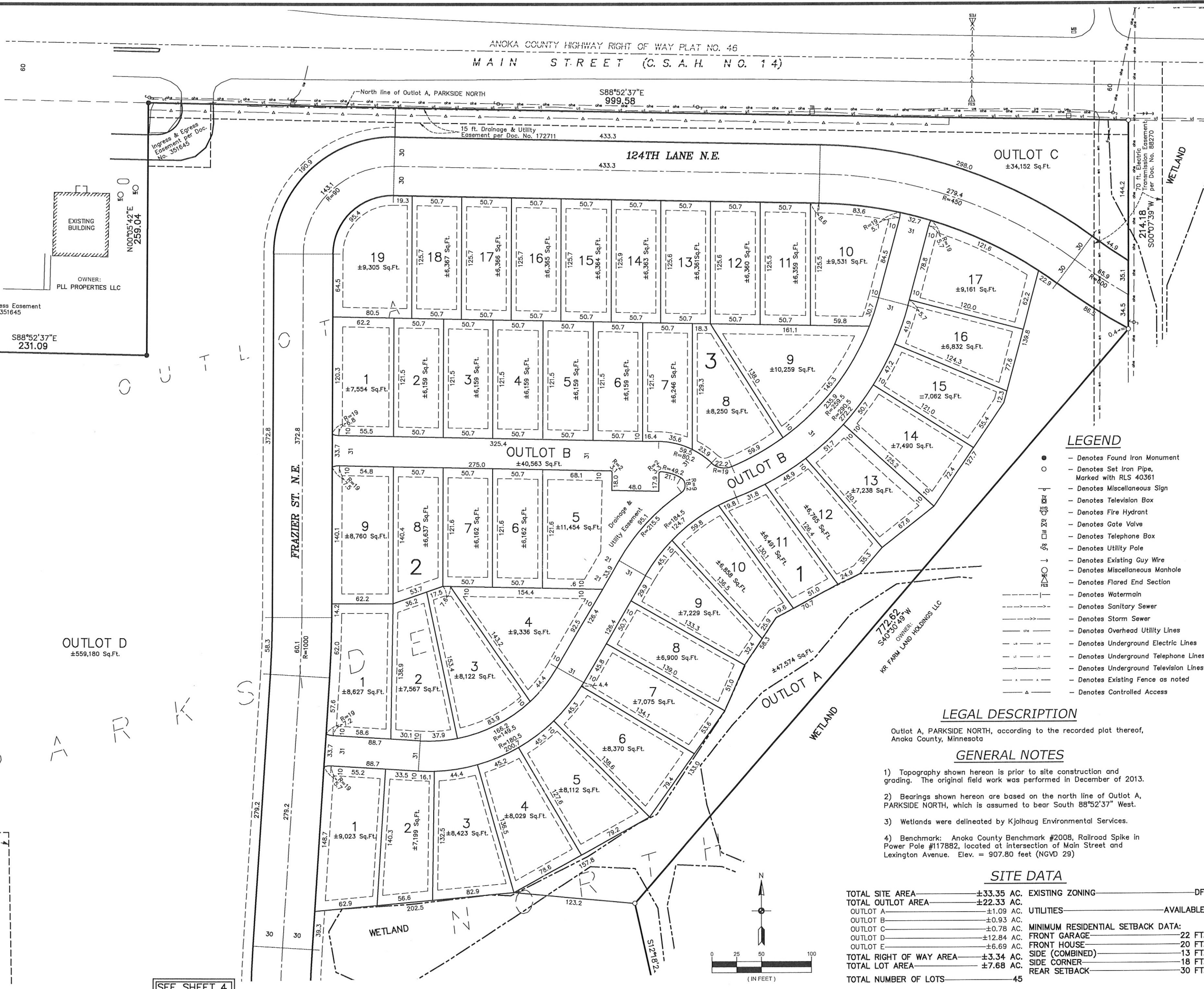


BENCHMARKS

1. RAILROAD SPIKE IN POWER POLE NO. 117882, LOCATED AT THE S.E. CORNER OF THE INTERSECTION OF LEXINGTON C.S.A.H. NO. 14 AND C.S.A.H. NO. 17 ELEVATION= 907.80 (NGVD 1929)
2. TOP NUT OF HYDRANT N.E. QUADRANT OF WOODLAND PARKWAY N.E. AND 121ST AVE. NE. ELEVATION: 909.17 (NGVD 1929)



being 5 feet in width, and adjoining front lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.



- LEGEND**
- - Denotes Found Iron Monument
 - - Denotes Set Iron Pipe, Marked with RLS 40361
 - ⊕ - Denotes Miscellaneous Sign
 - ⊞ - Denotes Television Box
 - ⊞ - Denotes Fire Hydrant
 - ⊞ - Denotes Gate Valve
 - ⊞ - Denotes Telephone Box
 - ⊞ - Denotes Utility Pole
 - ⊞ - Denotes Existing Guy Wire
 - ⊞ - Denotes Miscellaneous Manhole
 - ⊞ - Denotes Flared End Section
 - ⊞ - Denotes Watermain
 - ⊞ - Denotes Sanitary Sewer
 - ⊞ - Denotes Storm Sewer
 - ⊞ - Denotes Overhead Utility Lines
 - ⊞ - Denotes Underground Electric Lines
 - ⊞ - Denotes Underground Telephone Lines
 - ⊞ - Denotes Underground Television Lines
 - ⊞ - Denotes Existing Fence as noted
 - ⊞ - Denotes Controlled Access

LEGAL DESCRIPTION
 Outlet A, PARKSIDE NORTH, according to the recorded plat thereof, Anoka County, Minnesota

- GENERAL NOTES**
- Topography shown hereon is prior to site construction and grading. The original field work was performed in December of 2013.
 - Bearings shown hereon are based on the north line of Outlet A, PARKSIDE NORTH, which is assumed to bear South 88°52'37" West.
 - Wetlands were delineated by Kjolhaug Environmental Services.
 - Benchmark: Anoka County Benchmark #2008, Railroad Spike in Power Pole #117882, located at intersection of Main Street and Lexington Avenue. Elev. = 907.80 feet (NGVD 29)

SITE DATA

TOTAL SITE AREA	±33.35 AC.	EXISTING ZONING	DF
TOTAL OUTLOT AREA	±22.33 AC.	UTILITIES	AVAILABLE
OUTLOT A	±1.09 AC.	MINIMUM RESIDENTIAL SETBACK DATA:	
OUTLOT B	±0.93 AC.	FRONT GARAGE	22 FT.
OUTLOT C	±0.78 AC.	FRONT HOUSE	20 FT.
OUTLOT D	±12.84 AC.	SIDE (COMBINED)	13 FT.
OUTLOT E	±6.69 AC.	SIDE CORNER	18 FT.
TOTAL RIGHT OF WAY AREA	±3.34 AC.	REAR SETBACK	30 FT.
TOTAL LOT AREA	±7.68 AC.		
TOTAL NUMBER OF LOTS	45		

Carlson McCain
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 Suite 100, Blaine, MN 55449
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PRELIMINARY PLAT
PARKSIDE NORTH
NW TOWNHOMES
 Blaine, Minnesota

PARKSIDE NORTH LLC
 5160 Viking Blvd. N.W.
 Nowthen, MN 55303

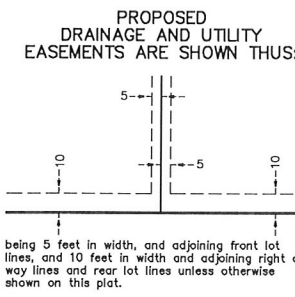
REVISIONS

1.	Per City comments. 02/16/16
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DRAWN BY:	CMH
ISSUE DATE:	02/03/16
FILE NO:	373

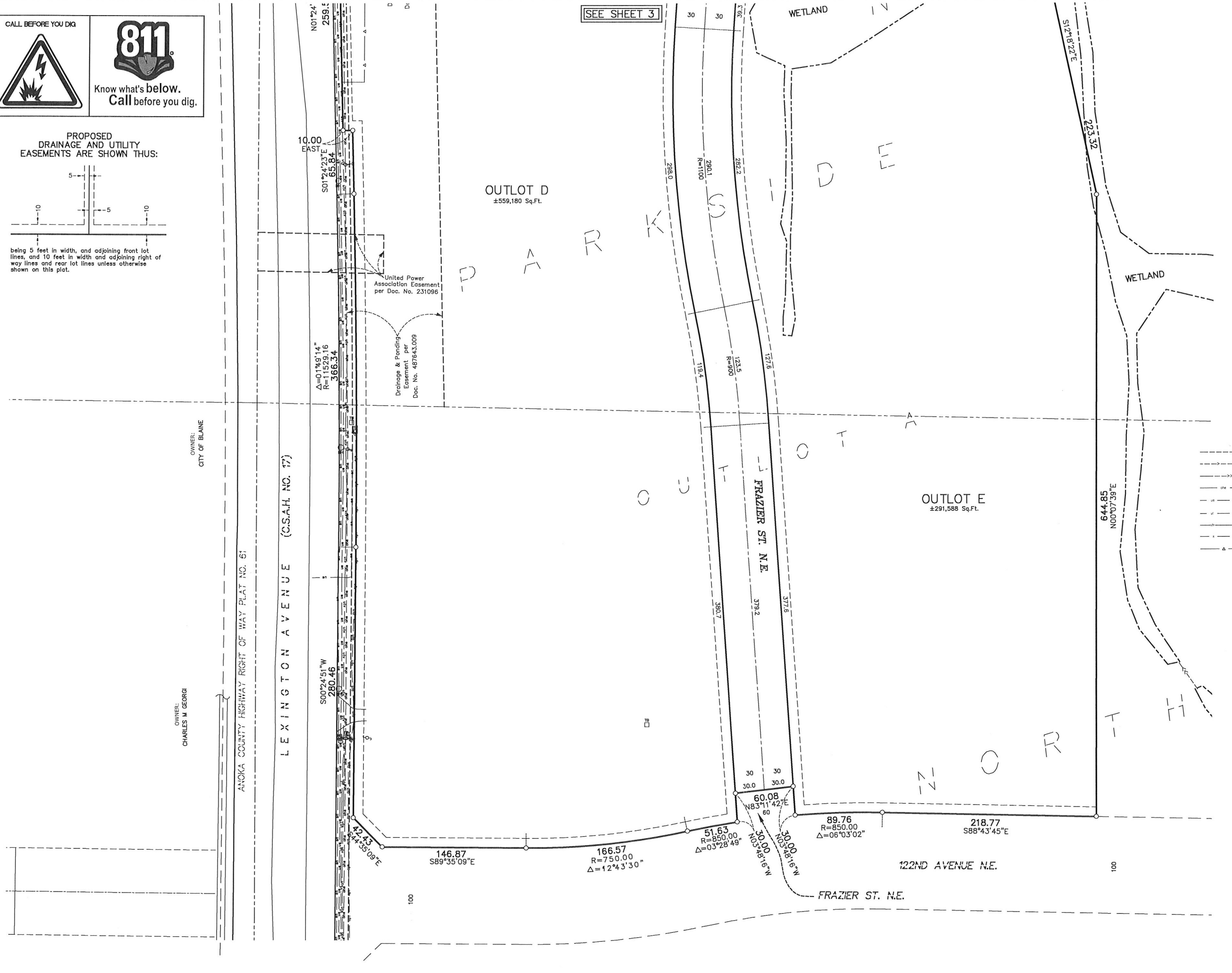
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Name: Thomas R. Balluff
 Signature: *Thomas R. Balluff*
 Date: 02/03/16 License #: 40361

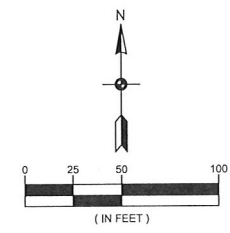
SEE SHEET 4



SEE SHEET 3



- LEGEND**
- Denotes Found Iron Monument
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 - Denotes Miscellaneous Sign
 - Denotes Television Box
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 - Denotes Storm Sewer
 - Denotes Overhead Utility Lines
 - Denotes Underground Electric Lines
 - Denotes Underground Telephone Lines
 - Denotes Underground Television Lines
 - Denotes Existing Fence as noted
 - Denotes Controlled Access



OWNER: CITY OF BLAINE

OWNER: CHARLES M GEORGI

LEXINGTON AVENUE (C.S.A.H. NO. 17)

ANKOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 61

OUTLOT D
±559,180 Sq.Ft.

OUTLOT E
±291,588 Sq.Ft.

FRAZIER ST. N.E.

122ND AVENUE N.E.

FRAZIER ST. N.E.

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PRELIMINARY PLAT

PARKSIDE NORTH NW TOWNHOMES
 Blaine, Minnesota

PARKSIDE NORTH LLC
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 Nowthen, MN 55303

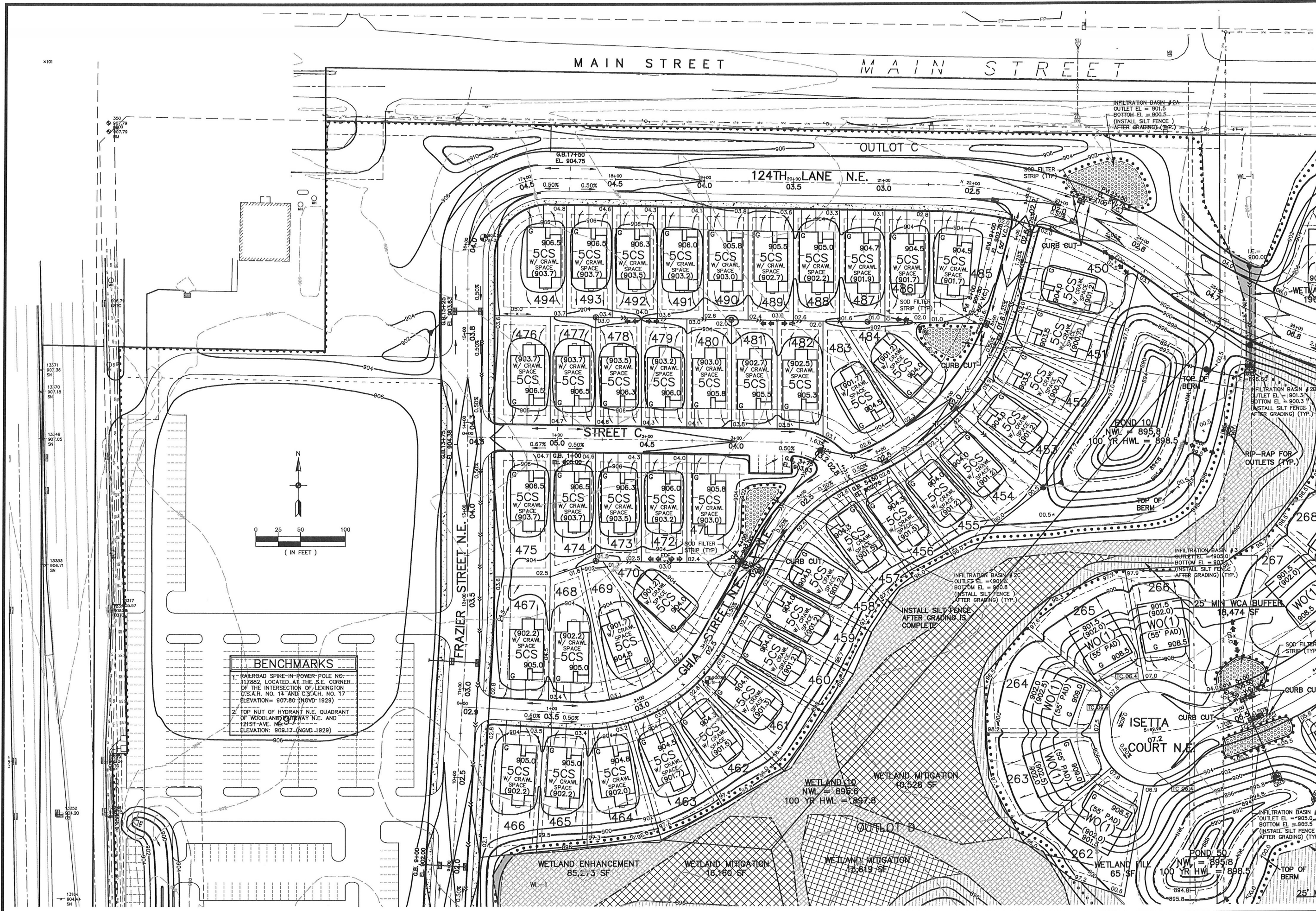
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 Signature: *Thomas R. Balluff*
 Date: 02/03/16 License #: 40361



BENCHMARKS

- RAILROAD SPIKE-IN POWER POLE NO. 117882, LOCATED AT THE S.E. CORNER OF THE INTERSECTION OF LEXINGTON C.S.R.H. NO. 14 AND C.S.R.H. NO. 17. ELEVATION = 907.80 (NGVD - 1929)
- TOP NUT OF HYDRANT N.E. QUADRANT OF WOODLAND DRIVEWAY N.E. AND 121ST AVE. N.E. ELEVATION = 908.17 (NGVD - 1929)

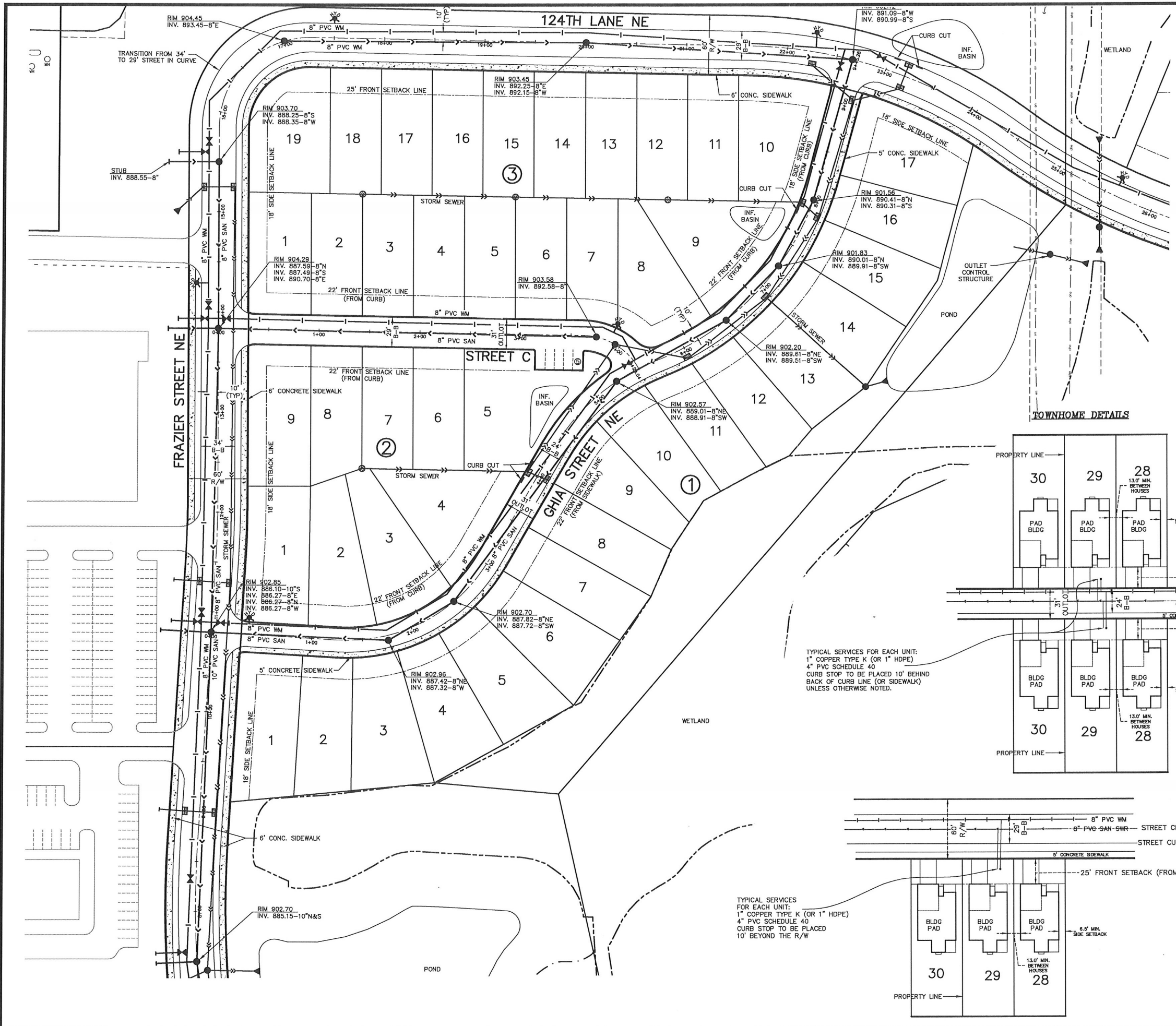
REVISIONS

1.	2/16/16 Rev. Lots 450-454 466, 467, 475, 476, 494
2.	
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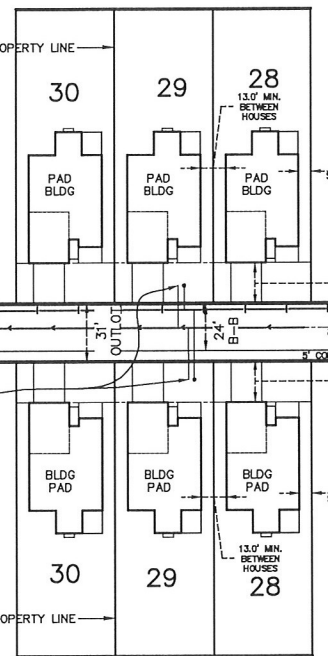
DRAWN BY: LOC
 DESIGNED BY: BKJ
 ISSUE DATE: 02/03/15

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. Krystofak, P.E.
 Signature: *Brian J. Krystofak*
 Date: 02/03/15 License #: 25063

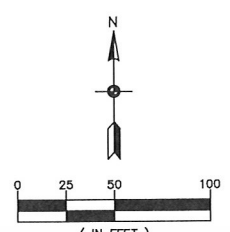


SITE PLAN LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
SETBACK LINE	---
CURB	---
BITUMINOUS	▨
CONCRETE	▩
SANITARY SEWER	—S—S—
WATER MAIN	—W—W—
STORM SEWER	—ST—ST—
FENCE	—F—F—
OVERHEAD ELECTRIC	—OE—OE—
UNDERGROUND TELEPHONE	—UT—UT—
UNDERGROUND TELEVISION	—UV—UV—
UNDERGROUND GAS	—UG—UG—
STORM CATCH BASIN & MANHOLE	○
OUTLET CONTROL STRUCTURE	□
MANHOLE	○
HYDRANT	○
GATE VALVE	○
LIGHT POLE	○
ELECTRIC BOX	○
TELEPHONE BOX	○
TELEVISION BOX	○
POWER POLE	○



TYPICAL SERVICES FOR EACH UNIT:
 1" COPPER TYPE K (OR 1" HDPE)
 4" PVC SCHEDULE 40
 CURB STOP TO BE PLACED 10' BEHIND BACK OF CURB LINE (OR SIDEWALK) UNLESS OTHERWISE NOTED.

TYPICAL SERVICES FOR EACH UNIT:
 1" COPPER TYPE K (OR 1" HDPE)
 4" PVC SCHEDULE 40
 CURB STOP TO BE PLACED 10' BEYOND THE R/W



BENCHMARKS	
1.	RAILROAD SPIKE IN POWER POLE NO. 117882, LOCATED AT THE S.E. CORNER OF THE INTERSECTION OF LEXINGTON C.S.A.H. NO. 14 AND C.S.A.H. NO. 17 ELEVATION= 907.80 (NGVD 1929)
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PRELIMINARY SITE & UTILITY PLAN
PARKSIDE NORTH NW TOWNHOMES
 Blaine, Minnesota

PARKSIDE NORTH, LLC.
 5160 Viking Boulevard
 Anoka, MN 55303

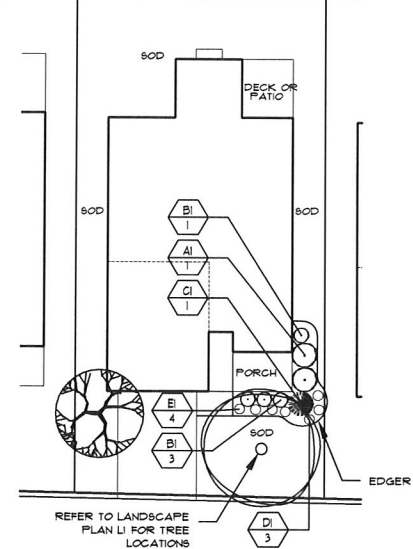
REVISIONS	
1.	2/16/16 Per City Comments
2.	
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DRAWN BY:	ADB
DESIGNED BY:	BJK
ISSUE DATE:	2/3/16

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: *Brian J. Krystofiak*
 Date: 2/3/16 License #: 25063

TREE REQUIREMENTS:
 TREES REQUIRED PER UNIT = 2
 NORTHEND TOWNHOME UNITS = 45
 TREES PROVIDED:
 • OVERSTORY = 56
 • UNDERSTORY = 40
 TREES PROVIDED = 96
 TREES PROVIDED PER UNIT = 2.13
 BUFFER TREES PROVIDED = 167
 BUFFER TREES PROVIDED PER UNIT = 3.71
 TOTAL TREES PER UNIT = 5.84

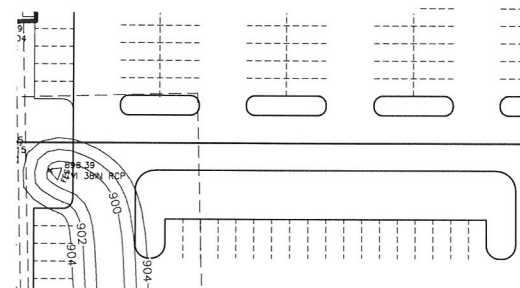
- SITE NOTES:**
- REFER TO DETAIL SHEET L3 FOR GENERAL NOTES, PLANTING SPECIFICATIONS, PLANTING NOTES, IRRIGATION NOTES, AND PLANTING DETAILS.
 - REFER TO GRADING PLAN FOR GRADES AND EROSION CONTROL.
 - REMOVE ANY BURLAP, TWINE, ROPES AND/OR WIRING FROM THE TOP AND SIDES OF ROOTBALL FOR ALL BALLED AND BURLAPPED PLANTS.
 - REMOVE CONTAINERS AND CUT CIRCLING ROOTS IF PLANTS ARE CONTAINER GROWN.
 - ALL PLANTINGS SHALL RECEIVE FERTILIZER AS FOLLOWS: 0-20-20 GRANULAR FERTILIZER APPLIED AT THE TIME OF PLANTING AT A RATE OF 12 OZ. PER 2.5 CALIPER INCHES OF TREE AND 6 OZ. PER SHRUB.
 - THE REQUIRED 3RD TREE PER CORNER LOT ON LOTS 494, 416, 415, 467, & 466 IS INCLUDED IN THE FRAZIER STREET BUFFER, SEE SHEET L2/3.

TYPICAL UNIT PLAN



NOTE: TYPICAL PLAN FOR INTERIOR UNITS, END UNIT PLANS MAY VARY.

SCALE: 1" = 20'-0"



PLANT SCHEDULE: TYPICAL UNIT PLAN

PLANT SCHEDULE CODE	QTY	COMMON NAME/LATIN	SIZE	ROOT	REMARKS
AI	2	ANABELLE HYDRANGEA	5	CONT.	PLANT 5' O.C.
BI	4	HYDRANGEA ARBORASCENS 'ANNABELLE'	GAL	CONT.	PLANT 3' O.C.
CI	1	NEON FLASH SPIREA	5	CONT.	PLANT 4' O.C.
DI	3	SPIRAEA JAPONICA 'NEON FLASH'	GAL	CONT.	PLANT 24" O.C.
EI	4	HETZ WINTERGREEN ARBORVITAE	5	CONT.	PLANT 24" O.C.
		THUJA OCCIDENTALIS 'HETZ WINTERGREEN'	GAL	POT	PLANT 24" O.C.
		KARL FOERSTER REED GRASS	1	POT	PLANT 24" O.C.
		CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	GAL	POT	PLANT 24" O.C.
		STELLA D'ORO DAYLILY	1	POT	PLANT 24" O.C.
		HEMEROCALLIS 'STELLA D'ORO'	GAL	POT	PLANT 24" O.C.

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

PLANT LEGEND

- 2.5" CAL OVERSTORY TREE
- 1.5" CAL ORNAMENTAL TREE
- 6' HT. CONIFEROUS TREE

LANDSCAPE QUANTITIES

CODE	QTY	COMMON NAME/LATIN	SIZE	ROOT	REMARKS
A	14	AUTUMN BLAZE MAPLE	2.5" CAL	BFB	STRAIGHT LEADER & FULL CROWN
B	14	ACER X FREEMANI 'JEFFERSRED'	2.5" CAL	BFB	STRAIGHT LEADER & FULL CROWN
C	14	SWAMP WHITE OAK	2.5" CAL	BFB	STRAIGHT LEADER & FULL CROWN
D	14	QUERCUS BICOLOR	2.5" CAL	BFB	STRAIGHT LEADER & FULL CROWN
E	14	PRINCETON ELM	2.5" CAL	BFB	STRAIGHT LEADER & FULL CROWN
F	14	ULMUS AMERICANA 'PRINCETON'	2.5" CAL	BFB	STRAIGHT LEADER & FULL CROWN
G	14	HACKBERRY	2.5" CAL	BFB	STRAIGHT LEADER & FULL CROWN
H	14	CELTIS OCCIDENTALIS	2.5" CAL	BFB	STRAIGHT LEADER & FULL CROWN
I	10	BALSAM FIR	6'	BFB	FULL FORM TO GRADE
J	10	ABIES BALSAEAMA	6'	BFB	STRAIGHT LEADER
K	10	NORWAY SPRUCE	6'	BFB	FULL FORM TO GRADE
L	10	PICEA ABIES	6'	BFB	STRAIGHT LEADER
M	10	WHITE PINE	6'	BFB	FULL FORM TO GRADE
N	10	PINUS STROBUS	6'	BFB	STRAIGHT LEADER
O	10	SCOTCH PINE	6'	BFB	FULL FORM TO GRADE
P	10	PINUS STYLVESTRIS	6'	BFB	STRAIGHT LEADER
Q	10	RIVER BIRCH	10'	BFB	CLUMP FORM
R	10	BETULA NIGRA	10'	BFB	3 STEM MINIMUM
S	10	RED JEWEL CRABAPPLE	2" CAL	BFB	STRAIGHT LEADER & FULL CROWN
T	10	MALUS X 'RED JEWEL'	2" CAL	BFB	STRAIGHT LEADER & FULL CROWN
U	10	ROYAL RAINDROPS CRABAPPLE	2" CAL	BFB	STRAIGHT LEADER & FULL CROWN
V	10	MALUS X 'ROYAL RAINDROPS'	2" CAL	BFB	STRAIGHT LEADER & FULL CROWN



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

**NORTHEND TOWNHOMES
 LANDSCAPE PLAN**

PARKSIDE NORTH TOWNHOMES
 Blaine, Minnesota

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

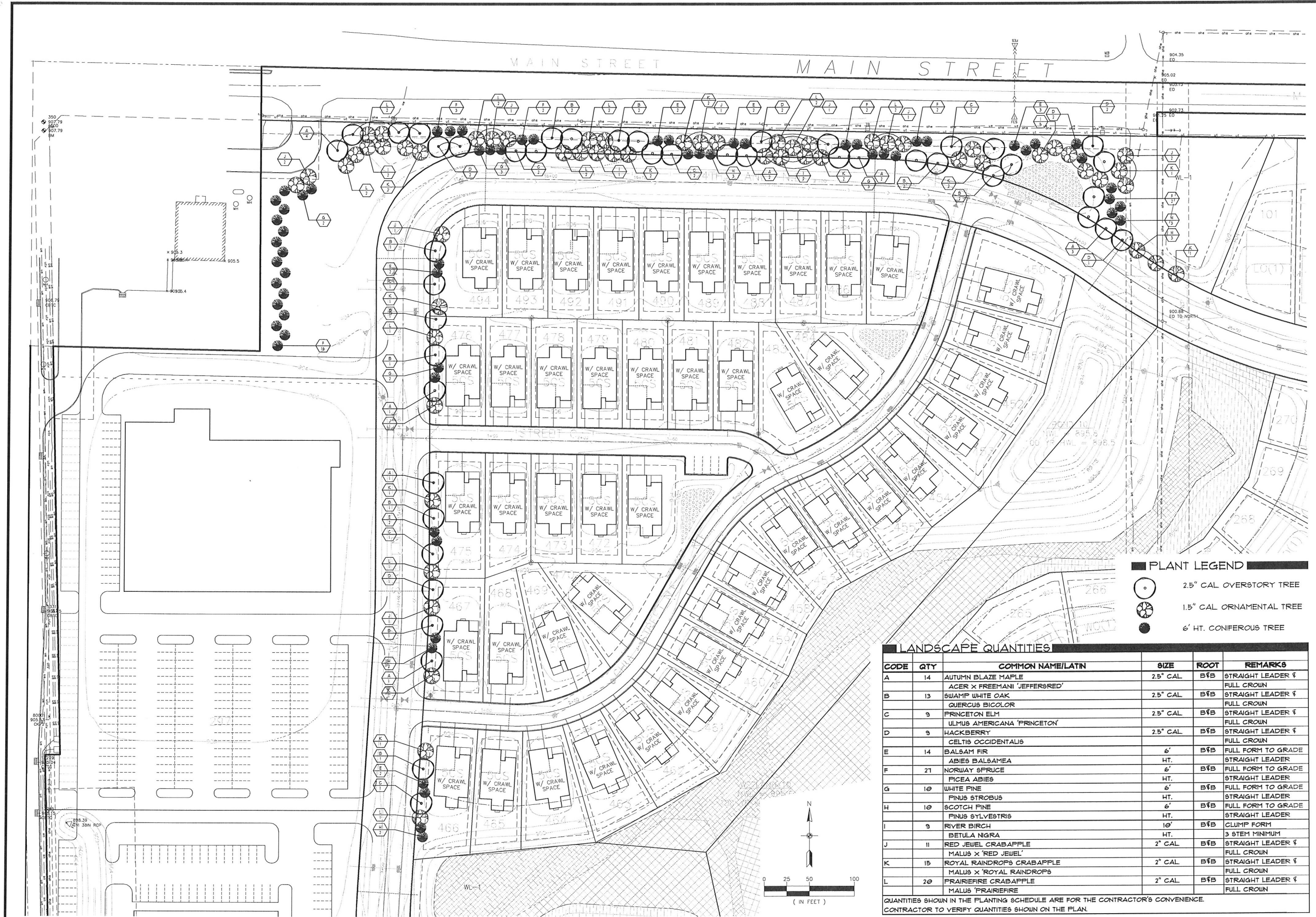
REVISIONS

NO.	DATE	DESCRIPTION
1.	2/16/16	Per City Comments
2.		
3.		
4.		
5.		
6.		

DRAWN BY: SDB
 ISSUE DATE: 02/12/16
 FILE NO: 3334

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 Landscape Architect under the laws of the State of Minnesota.

Name: Scott W. Bligh, P.L.A.
 Signature: [Signature]



MAIN STREET MAIN STREET

PLANT LEGEND

- 2.5" CAL OVERSTORY TREE
- 1.5" CAL ORNAMENTAL TREE
- 6' HT. CONIFEROUS TREE

LANDSCAPE QUANTITIES

CODE	QTY	COMMON NAME/LATIN	SIZE	ROOT	REMARKS
A	14	AUTUMN BLAZE MAPLE ACER X FREEMANI 'JEFFERSON'	2.5" CAL	BFB	STRAIGHT LEADER FULL CROWN
B	13	SWAMP WHITE OAK QUERCUS BICOLOR	2.5" CAL	BFB	STRAIGHT LEADER FULL CROWN
C	9	PRINCETON ELM ULMUS AMERICANA 'PRINCETON'	2.5" CAL	BFB	STRAIGHT LEADER FULL CROWN
D	9	HACKBERRY CELTIS OCCIDENTALIS	2.5" CAL	BFB	STRAIGHT LEADER FULL CROWN
E	14	BALSAM FIR ABIES BALSAMEA	6'	BFB	FULL FORM TO GRADE STRAIGHT LEADER
F	21	NORWAY SPRUCE PICEA ABIES	6'	BFB	FULL FORM TO GRADE STRAIGHT LEADER
G	10	WHITE PINE PINUS STROBUS	6'	BFB	FULL FORM TO GRADE STRAIGHT LEADER
H	10	SCOTCH PINE PINUS SYLVESTRIS	6'	BFB	FULL FORM TO GRADE STRAIGHT LEADER
I	9	RIVER BIRCH BETULA NGRA	10'	BFB	CLUMP FORM 3 STEM MINIMUM
J	11	RED JEWEL CRABAPPLE MALUS X 'RED JEWEL'	2" CAL	BFB	STRAIGHT LEADER FULL CROWN
K	15	ROYAL RAINDROPS CRABAPPLE MALUS X 'ROYAL RAINDROPS'	2" CAL	BFB	STRAIGHT LEADER FULL CROWN
L	20	PRAIRIEFIRE CRABAPPLE MALUS 'PRAIRIEFIRE'	2" CAL	BFB	STRAIGHT LEADER FULL CROWN

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

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**NORTHEND TOWNHOMES
LANDSCAPE PLAN**
PARKSIDE NORTH TOWNHOMES
Blaine, Minnesota

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REVISIONS
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DRAWN BY: SDB
ISSUE DATE: 02/12/16
FILE NO: 3234

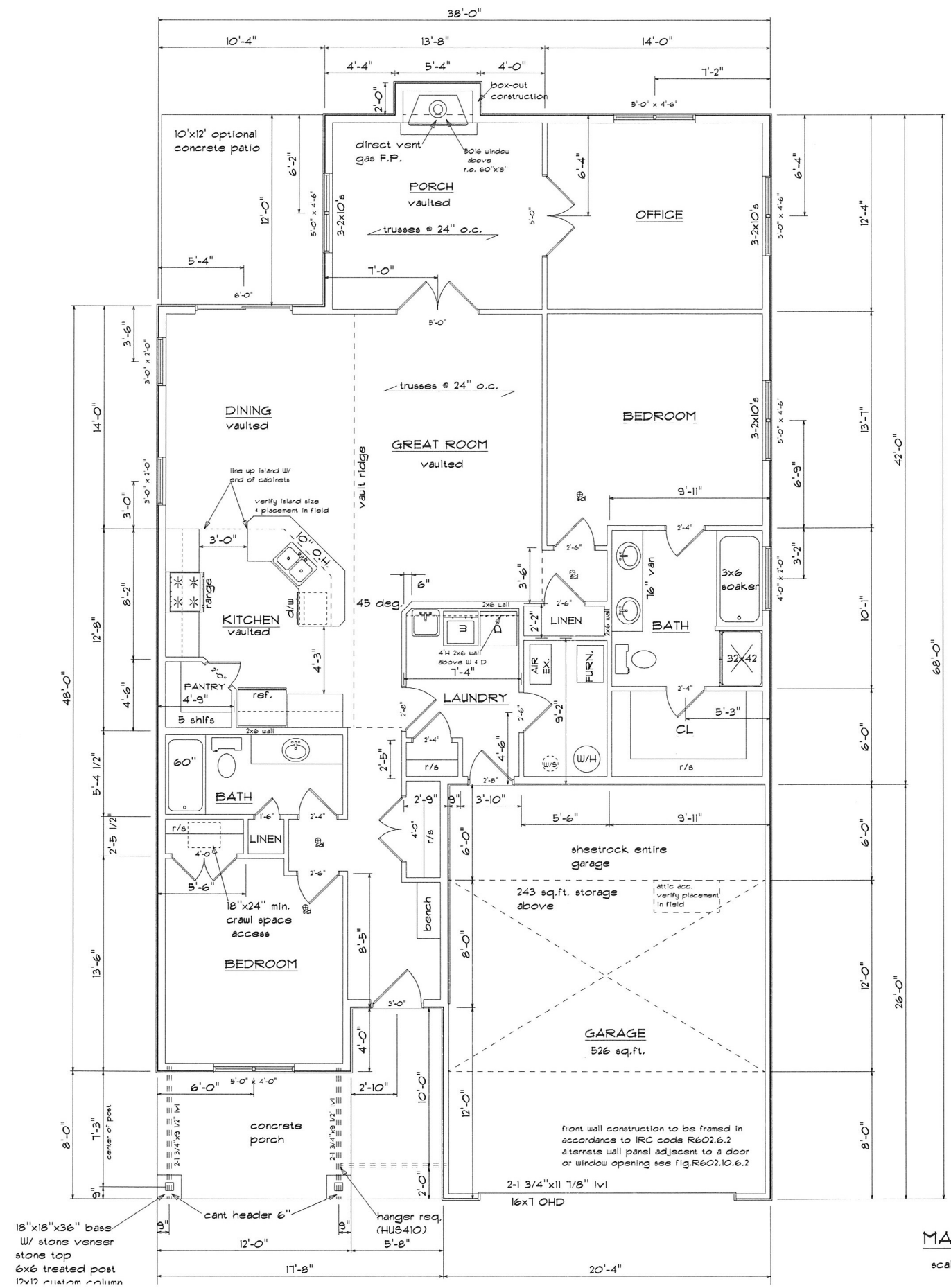
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.
Name: Scott H. Billings, P.L.A.
Signature:
Date: 02/12/16 License #: 40647











NOTE:
All headers 2-2x10's unless noted otherwise

NOTE:
min. 3" bearing @ ea. end of all micro - lam beams, and headers w/ spans of 7'-0" or greater. (unless noted)

NOTE:
provide solid bearing under all beams, headers, girders down to foundation.

NOTE:
truss & joist mfg to verify size & spacing of all trusses/ joist.

NOTE:
contractor to verify all notes, conditions, and dimensions, and be responsible for the same.

MAIN FLOOR PLAN

scale 1/4" = 1'-0" page 3 of 4

38'W base plan w/office
crawl space
A front