





CERTIFICATE OF SURVEY

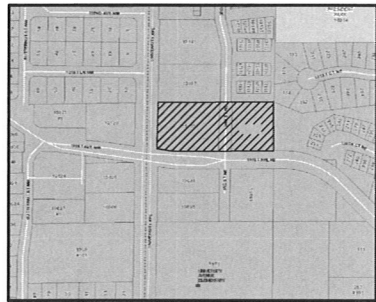
~of~ CARDINAL COURT

Applicant: TIMBER VALLEY DEVELOPMENT, LLC  
620 CIVIC HEIGHTS DRIVE, SUITE 100  
CIRCLE PINES, MN 55014-4709

Contact: TIM LANG  
763-780-9090

VICINITY MAP

PART OF SEC. 30, TWP. 31, RNG. 23



ANOKA COUNTY, MINNESOTA  
(NO SCALE)

PROPERTY DESCRIPTION

That part of Lot 28, GREEN ACRES ADDITION according to the recorded plat thereof, Anoka County, Minnesota, described as follows:

Beginning at the Northwest corner of said Lot 28; thence East along the North line thereof a distance of 660.00 feet; thence South along a line parallel to the West line of said lot a distance of 330.00 feet; thence West along a line parallel to the North line of said lot a distance of 660.00 feet to the West line of said lot; thence North along the West line of said lot a distance of 330.00 feet to the point of beginning

AND

Outlet B, HOPPE ADDITION, Anoka County, Minnesota.

Except that part taken for 101st Avenue N.E. per Document Nos. 880256 and 924011.

Also Except that part taken for University Avenue (County Road No. 51) per Anoka County Highway Right-of-Way Plat No. 35, Anoka County, Minnesota.

AREA COMPUTATIONS

TOTAL AREA: 3.96± ACRES

ZONING

EXISTING: B-2 COMMUNITY COMMERCIAL

NOTES

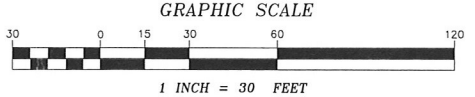
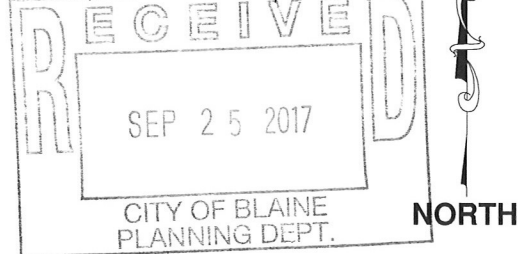
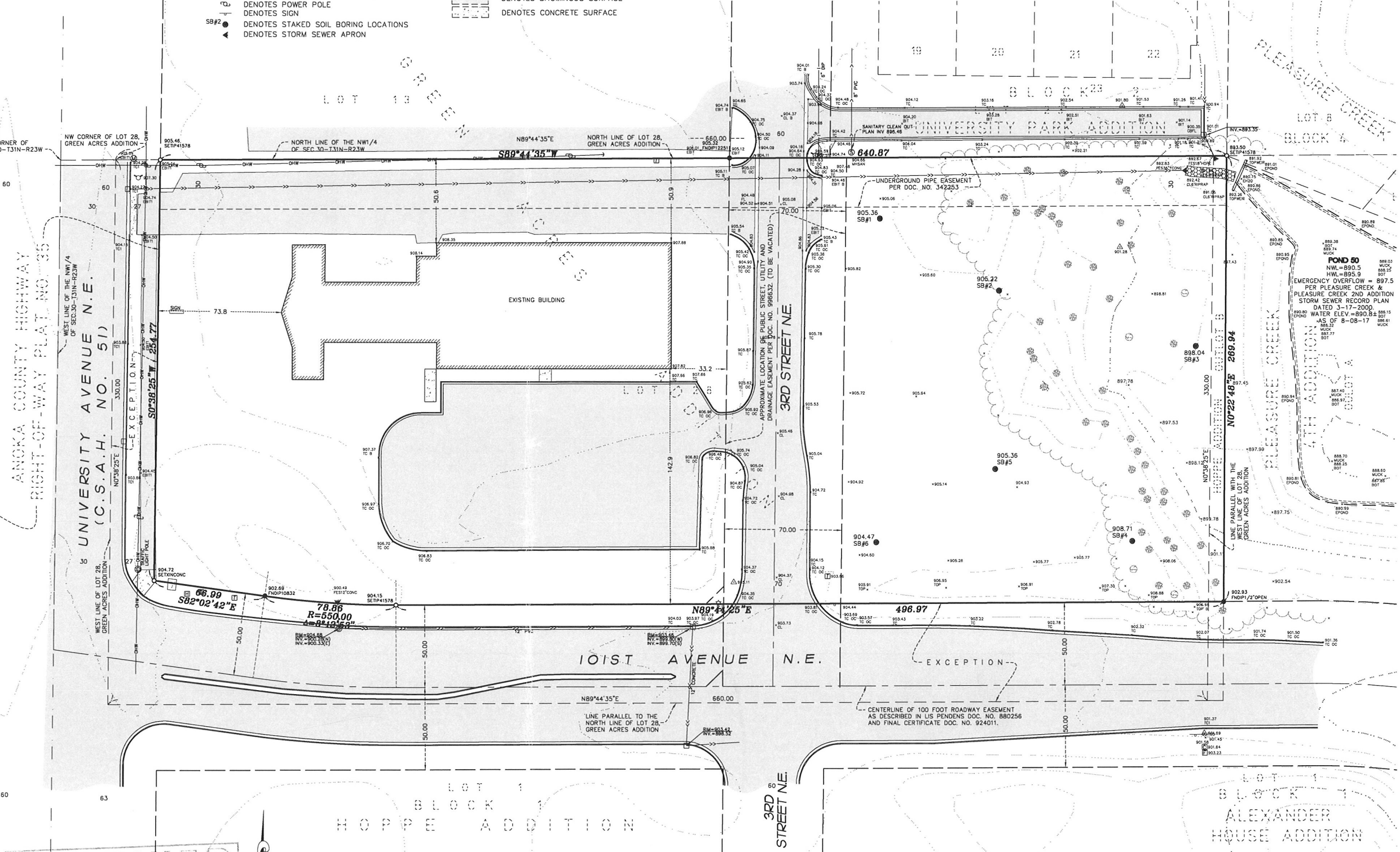
- Field survey was completed by E.G. Rud and Sons, Inc. on 8/10/17.
- Bearings shown are on Anoka County Datum.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Underlying street, drainage and utility easement per Document No. 996632 will need to be vacated.
- Contours shown are from MNGeo Lidar Topography for surrounding property and west of 3rd Street N.E.
- Contours for property east of 3rd Street N.E. were field shot.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES CATCH BASIN
- DENOTES ELECTRICAL BOX
- DENOTES EXISTING SPOT ELEVATION
- DENOTES GUY WIRE
- DENOTES HAND HOLE
- DENOTES HYDRANT
- DENOTES LIGHT POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES POWER POLE
- DENOTES SIGN
- DENOTES STAKED SOIL BORING LOCATIONS
- ▲ DENOTES STORM SEWER APRON
- ⊙ DENOTES STORM SEWER MANHOLE
- ⊙ DENOTES TELEPHONE PEDESTAL
- ⊙ DENOTES WATER VALVE
- ⊙ DENOTES EXISTING CONTOURS
- ⊙ DENOTES TREE LINE
- ⊙ DENOTES EXISTING SANITARY SEWER
- ⊙ DENOTES EXISTING STORM SEWER
- ⊙ DENOTES EXISTING WATER MAIN
- ⊙ DENOTES OVERHEAD WIRE
- ⊙ DENOTES BITUMINOUS SURFACE
- ⊙ DENOTES CONCRETE SURFACE

BENCHMARK

MNDOT STATION NAME: 0215 Y  
ELEVATION = 918.049 FEET (NAVD88)



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: 9-25-17 License No. 41578

DRAWN BY: JEN	JOB NO: 17354APP	DATE: 08/16/17
CHECK BY: JER	SCANNED	
1 09/25/17	City Re-submittal	JEN
2		
3		
NO.	DATE	DESCRIPTION
BY		

**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  
www.egrud.com

# PRELIMINARY PLAT

~of~ **CARDINAL COURT**

**Applicant:** **TIMBER VALLEY DEVELOPMENT, LLC**  
**620 CIVIC HEIGHTS DRIVE, SUITE 100**  
**CIRCLE PINES, MN 55014-4709**

**Contact:** **TIM LANG**  
**763-780-9090**

## VICINITY MAP

PART OF SEC. 30, TWP. 31, RNG. 23



ANKA COUNTY, MINNESOTA  
(NO SCALE)

## PROPERTY DESCRIPTION

That part of Lot 28, GREEN ACRES ADDITION according to the recorded plat thereof, Anoka County, Minnesota, described as follows:

Beginning at the Northwest corner of said Lot 28; thence East along the North line thereof a distance of 660.00 feet; thence South along a line parallel to the West line of said lot a distance of 330.00 feet; thence West along a line parallel to the North line of said lot a distance of 660.00 feet to the West line of said lot; thence North along the West line of said lot a distance of 330.00 feet to the point of beginning

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Oulot B, HOPPE ADDITION, Anoka County, Minnesota.

Except that part taken for 101st Avenue N.E. per Document Nos. 880256 and 924011.

Also Except that part taken for University Avenue (County Road No. 51) per Anoka County Highway Right-of-Way Plat No. 35, Anoka County, Minnesota.

## NOTES

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- Bearings shown are on Anoka County Datum.
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- Contours shown are from MNGeo Lidar Topography for surrounding property and west of 3rd Street N.E.
- Contours for property east of 3rd Street N.E. were field shot.

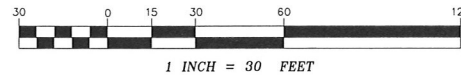
**E.G. RUD & SONS, INC.**  
EST. 1977  
Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014  
Tel. (651) 361-8200 Fax (651) 361-8701

NORTH

## LEGEND

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- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES CATCH BASIN
- ⊠ DENOTES ELECTRICAL BOX
- ⊞ DENOTES EXISTING SPOT ELEVATION
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- ⊞ DENOTES HYDRANT
- ☆ DENOTES LIGHT POLE
- ⊞ DENOTES SANITARY SEWER MANHOLE
- ⊞ DENOTES POWER POLE
- ⊞ DENOTES SIGN
- ⊞ DENOTES STAKED SOIL BORING LOCATIONS
- ⊞ DENOTES STORM SEWER APRON
- ⊞ DENOTES STORM SEWER MANHOLE
- ⊞ DENOTES TELEPHONE PEDESTAL
- ⊞ DENOTES WATER VALVE
- ⊞ DENOTES EXISTING CONTOURS
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- ⊞ DENOTES EXISTING STORM SEWER
- ⊞ DENOTES EXISTING WATER MAIN
- ⊞ DENOTES OVERHEAD WIRE
- ⊞ DENOTES BITUMINOUS SURFACE
- ⊞ DENOTES CONCRETE SURFACE
- ⊞ DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

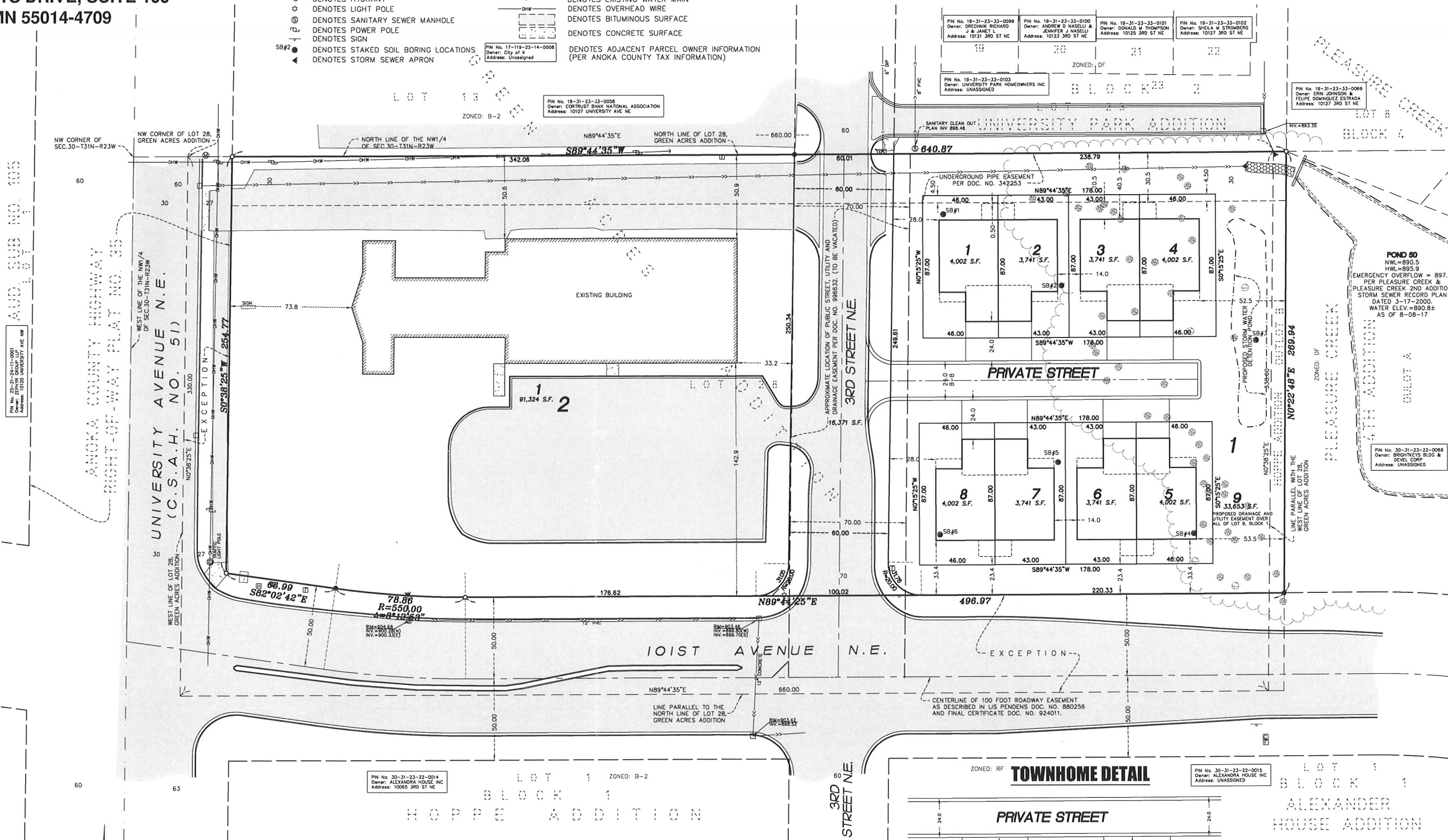
## GRAPHIC SCALE



1 INCH = 30 FEET

## BENCHMARK

MNDOT STATION NAME: 0215 Y  
ELEVATION = 918.049 FEET (NAVD88)



## AREA COMPUTATIONS

TOTAL AREA: 3.96± ACRES  
PROPOSED RIGHT OF WAY: 0.38 ACRES  
LOT 1, BLOCK 2, (CHURCH SITE): 2.10 ACRES  
LOTS 1 THRU 9, BLOCK 1, (TOWNHOME SITE): 1.48 ACRES  
8 PROPOSED TOWNHOME UNITS  
TOWNHOME DENSITY: 5.4 UNITS PER ACRE  
OVERALL DENSITY: 2.3 UNITS PER ACRE

## ZONING AND SETBACKS

EXISTING: B-2 COMMUNITY COMMERCIAL  
SURROUNDING: B-2 COMMUNITY COMMERCIAL, DF DEVELOPMENT FLEX  
AND RF - RESIDENTIAL FLEX  
PROPOSED: DF (DEVELOPMENT FLEX) MULTI-FAMILY  
EAST OF 3RD STREET N.E.

THE LOT REQUIREMENTS ARE NOT PREDETERMINED FOR THIS ZONING.

PROPOSED SETBACKS:

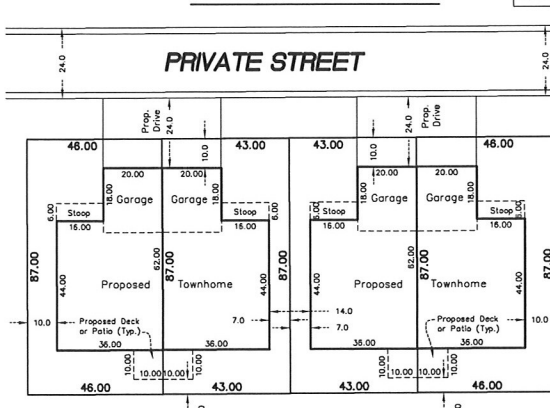
FRONT YARD SETBACK PRIVATE STREET: 24 FEET FROM CURB  
SIDE YARD SETBACK BETWEEN BUILDINGS: 14 FEET  
REAR YARD SETBACK: 30 FEET  
3RD STREET N.E. SETBACK: 28 FEET  
101ST AVENUE N.E. SETBACK: 30 FEET

PROPOSED DEVELOPMENT REQUIREMENTS:  
MINIMUM LOT AREA: 3,741 S.F.  
MINIMUM LOT WIDTH: 43.0 FEET  
MINIMUM LOT DEPTH: 87.0 FEET

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 F. RUD  
Date: 09-25-17 License No. 41578

## TOWNHOME DETAIL



DRAWN BY:	JEN	JOB NO:	17354PP	DATE:	08/16/17
CHECK BY:	JER	SCANNED			
1	09/25/17	Revised layout		JEN	
2					
3					
NO.	DATE	DESCRIPTION		BY	



GRADING DRAINAGE AND EROSION CONTROL PLAN

~of~ CARDINAL COURT  
Applicant: **TIMBER VALLEY DEVELOPMENT, LLC**  
**620 CIVIC HEIGHTS DRIVE, SUITE 100**  
**CIRCLE PINES, MN 55014-4709**  
Contact: **TIM LANG**  
**763-780-9090**

GRADING NOTES

2 FOOT MINIMUM SEPERATION BETWEEN 100 YR HWL AND LOW OPENING.  
1 FOOT SEPERATION BETWEEN EMERGENCY OVERFLOW TO LOWEST OPENING.

A POST-CONSTRUCTION INFILTRATION TEST IS REQUIRED;  
PERFORM TEST BY FILLING BASIN WITH SIX (6) INCHES  
OF WATER AND MONITORING DRAW-DOWN TIMES

CONTACT COON CREEK WATERSHED DISTRICT AT LEAST  
24 HOUR PRIOR TO WITNESS TEST

DEWATERING IS NOT ANTICIPATED - HOWEVER, IF SITE  
CONDITIONS REQUIRE DEWATERING, CONTRACTOR TO  
PROVIDE WELL-FIELD LOCATIONS, DISCHARGE LOCATION,  
SCHEDULE AND QUANTITIES PRIOR TO DEWATERING  
OPERATIONS

EROSION CONTROL /  
REVEGETATION SPECS.

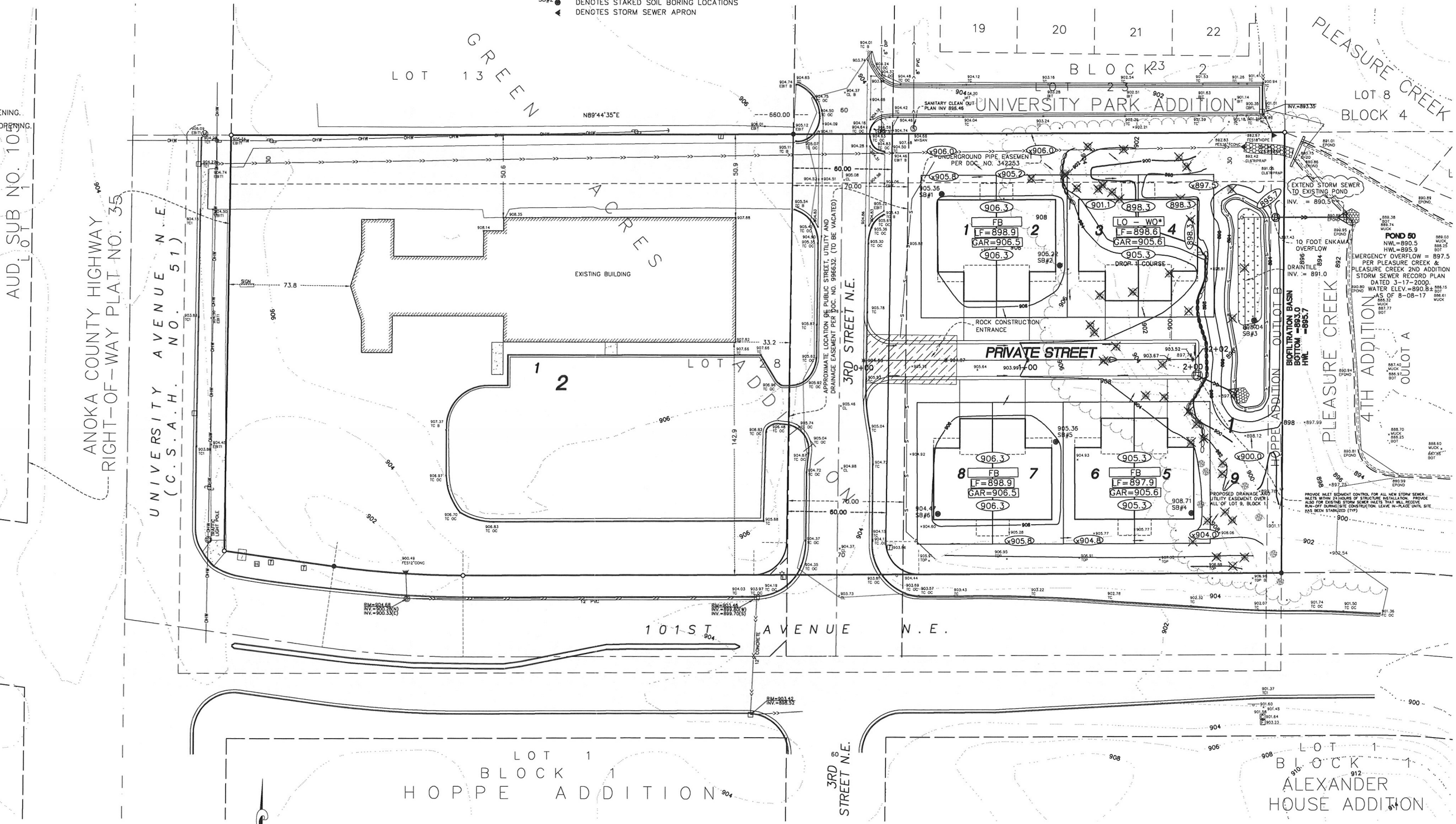
- 1. PRIOR TO ROUGH GRADING, INSTALL SILT STOP FENCE  
IN LOCATIONS SHOWN. ADDITIONAL SILT STOP FENCE  
WILL BE REQUIRED WHERE LOCAL CONDITIONS REQUIRE.  
INSTALL TREE PROTECTION AS DEEMED NECESSARY  
BY THE CITY FORESTER PRIOR TO ANY GRADING.
- 2. ANY GRADING SHALL PROCEED ON AN AREA BY AREA  
BASIS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

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES CATCH BASIN
- DENOTES ELECTRICAL BOX
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- ✓ DENOTES GUY WIRE
- ⊕ DENOTES HAND HOLE
- ⊕ DENOTES HYDRANT
- ⊕ DENOTES LIGHT POLE
- ⊕ DENOTES SANITARY SEWER MANHOLE
- ⊕ DENOTES POWER POLE
- ⊕ DENOTES SIGN
- SB#2 ● DENOTES STAKED SOIL BORING LOCATIONS
- ◀ DENOTES STORM SEWER APRON
- ⊕ DENOTES STORM SEWER MANHOLE
- ⊕ DENOTES TELEPHONE PEDESTAL
- ⊕ DENOTES WATER VALVE
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- ⊕ DENOTES EXISTING WATER MAIN
- ⊕ DENOTES OVERHEAD WIRE
- ⊕ DENOTES DRAINAGE ARROW
- ⊕ DENOTES PROPOSED STORM SEWER MANHOLE
- ⊕ DENOTES RETAINING WALL
- ⊕ DENOTES PROPOSED STORM SEWER
- ⊕ DENOTES SILT FENCE
- ⊕ DENOTES PROPOSED SPOT ELEVATION
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- ⊕ DENOTES CONCRETE SURFACE

BENCHMARK

MNDOT STATION NAME: 0215 Y  
ELEVATION = 918.049 FEET (NAVD88)



NOTES

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- Contours shown are from MGeo Lidar Topography for surrounding property and west of 3rd Street N.E.
- Contours for property east of 3rd Street N.E. were field shot.
- See Sheet C1 for storm sewer rims, inverts and sizes.

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.

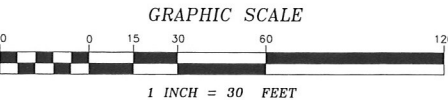
JASON E. RUD  
Date: 09-25-17 License No. 41578

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

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

I HEREBY CERTIFY THAT THIS PLAN WAS  
PREPARED BY ME OR UNDER MY DIRECT  
SUPERVISION AND THAT I AM A DULY LICENSED  
PROFESSIONAL ENGINEER UNDER THE LAWS OF  
THE STATE OF MINNESOTA.  
ADAM GIMKEL  
DATE: 09.25.17 LIC. NO. 43963

**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



DRAWN BY: MMD	JOB NO: 17354PP	DATE: 08/16/17
CHECK BY: JER	SCANNED	
1	08/30/17	WATERSHED COMMENTS
2	09/25/17	REVISED LAYOUT
3		
NO.	DATE	DESCRIPTION
		BY



LANDSCAPE PLAN

~of~ CARDINAL COURT

Applicant: TIMBER VALLEY DEVELOPMENT, LLC  
620 CIVIC HEIGHTS DRIVE, SUITE 100  
CIRCLE PINES, MN 55014-4709

Contact: TIM LANG  
763-780-9090

LANDSCAPING NOTES

STAKE AND/OR MARK ALL PLAN PLANTING LOCATIONS PRIOR TO INSTALLATION. OWNER TO APPROVE ALL LOCATIONS PRIOR TO INSTALLATION.

ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.

ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.

ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE.

MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. USE 4" FOR TREES, SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.

MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTING IS COMPLETE. INSPECTION HAS BEEN MADE AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.

WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.

WHERE IRRIGATION SYSTEMS ARE INSTALLED, SAID SYSTEMS SHALL HAVE WATER SENSOR DEVICES TO AVOID OVERWATERING AND TIMING DEVICES TO ENSURE IRRIGATION IS CONDUCTED DURING THE HOURS PERMITTED BY THE CITY WATER RESTRICTION REQUIREMENTS.

ALL DISTURBED AREAS TO BE TURF SEEDED, ARE TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

ALL WORK TO BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT TIME OF ACCEPTANCE BY OWNER. CONTRACTOR TO MAKE ALL REPLACEMENTS IN A TIMELY MANNER.

ALL MATERIALS SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.

WHEN STAKING OR GUYING OF TREES IS REQUIRED, IT SHALL OCCUR SO AS NOT TO CREATE ANY HAZARDOUS OR UNSIGHTLY OBSTACLES. ALL WIRES SHALL BE ENCASED IN HOSE TO PREVENT TREE DAMAGE.

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 DETERMINATION 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 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 763-785-6172 FOR INSPECTION OF ALL UTILITY INSTALLATIONS.

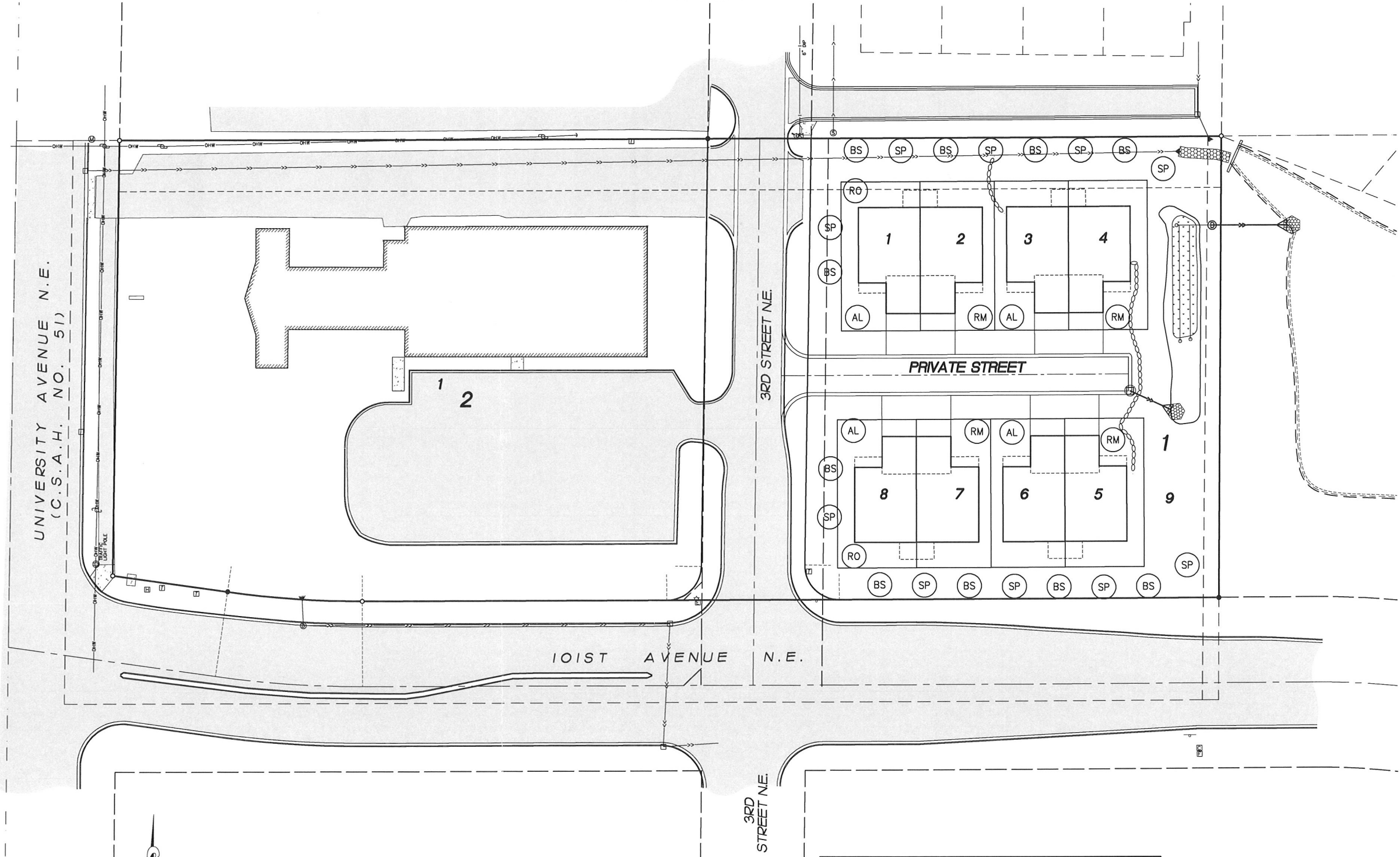
7) NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

8) ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.

LEGEND

- DENOTES CATCH BASIN
- DENOTES ELECTRICAL BOX
- DENOTES GUY WIRE
- DENOTES HAND HOLE
- DENOTES HYDRANT
- DENOTES LIGHT POLE
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- DENOTES PROPOSED STORM SEWER
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE



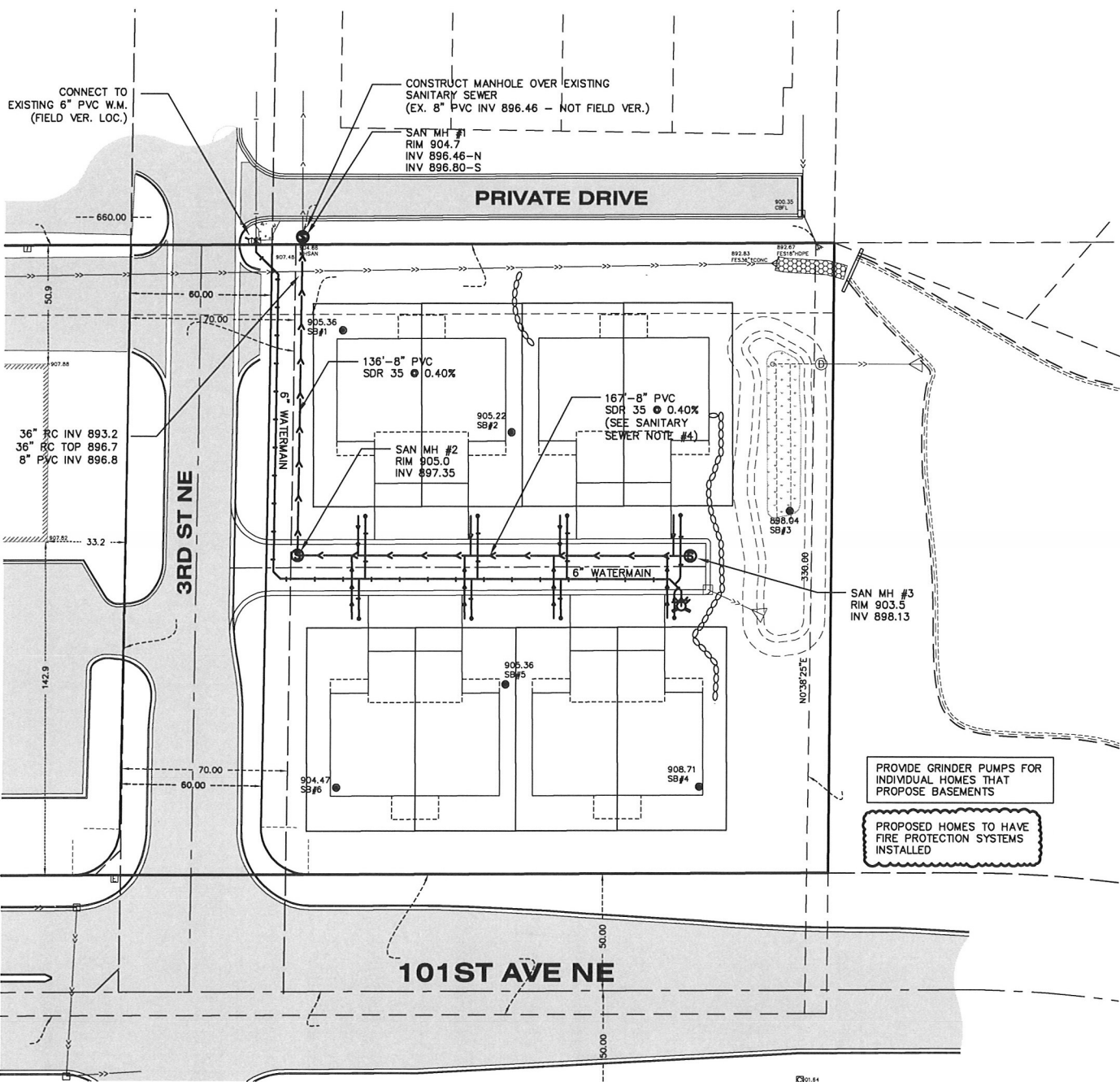
QTY	KEY	COMMON NAME	BOTANICAL NAME	SIZE AT INSTALL
4	AL	AMERICAN LINDEN	TILIA AMERICANA	2-1/2" B&B
10	SP	SCOTCH PINE	PINUS SYLVESTRIS	2-1/2" B&B
10	BS	BLACK HILLS SPRUCE	PICEA GLAUCA	2-1/2" B&B
2	RO	RED OAK	QUERCUS RUBRA	2-1/2" B&B
4	RM	RED MAPLE	ACER RUBRUM	2-1/2" B&B

30 TOTAL

NOTE: TREES TO BE INSTALLED AFTER BUILDING INSTALLATION  
EXAMPLE SPECIES SHOWN - VERIFY SPECIES REQUIREMENTS AND AVAILABILITY  
& VERIFY WITH OWNER

DRAWN BY: JEN	JOB NO: 17354PP	DATE: 08/31/17
CHECK BY: JER	SCANNED <input type="checkbox"/>	
1	09/25/17	Revised layout
2		
3		
NO.	DATE	DESCRIPTION
		BY

SANITARY & WATERMAIN

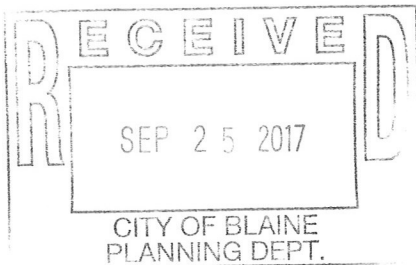
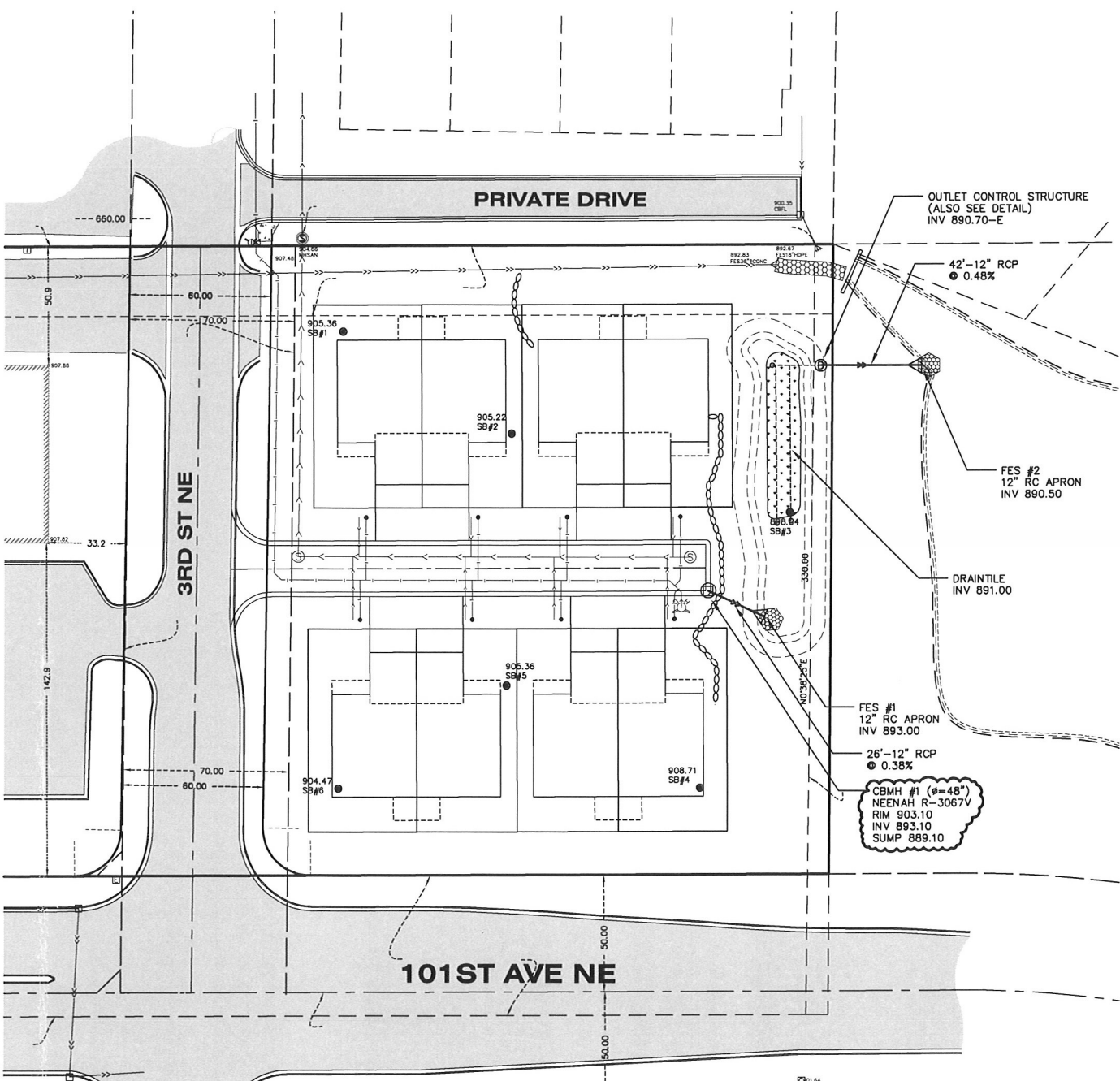


- GENERAL NOTES**
- 1) THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE 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 DETAIL PLATES.
  - 5) NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR INTERRUPTION OF ANY SEWER OR WATER SERVICES TO EXISTING HOMES OR BUSINESSES.
  - 6) CONTACT CITY OF BLAINE ENGINEERING DEPARTMENT AT 763-785-6172 FOR INSPECTION OF ALL UTILITY INSTALLATIONS.
  - 7) 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.

- 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 MATERIAL OPTION:** HDPE CONFORMING TO ASTM D2737, FOR "END-O-PURE" WATER SERVICE TUBING, PE 3408-200 PSI, SDR 7 (IPS) AS MANUFACTURED BY ENDOT INDUSTRIES, COMPLETE WITH TRACING WIRE AND LOCATION BOXES AS REQUIRED BY CITY. APPURTENANT FITTINGS FOR HDPE PIPE SHALL BE PER MANUFACTURER'S RECOMMENDATION, AS APPROVED BY CITY ENGINEERING DEPARTMENT.
  - 4) PROVIDE PREFORMED INSULATION, PPG 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 1.5" COPPER TYPE K. **ALTERNATE MATERIAL OPTION:** HDPE CONFORMING TO ASTM D2737, FOR "END-O-PURE" WATER SERVICE TUBING, PE 3408-200 PSI, SDR 7 (IPS) AS MANUFACTURED BY ENDOT INDUSTRIES, COMPLETE WITH TRACING WIRE AND LOCATION BOXES AS REQUIRED BY CITY. APPURTENANT FITTINGS FOR HDPE PIPE SHALL BE PER MANUFACTURER'S RECOMMENDATION, AS APPROVED BY CITY ENGINEERING DEPARTMENT. 1.5" MINIMUM INSIDE DIAMETER REQUIRED.
  - 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.
  - 3) SANITARY SEWER MAIN SHALL BE 8" PVC SDR 35 & 8" DIP CL 52.
  - 4) PROVIDE INSULATION FOR ALL SANITARY PIPE WITH LESS THAN 8.0- FEET OF COVER.
- 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) STORM SEWER SHALL BE REINFORCED CONCRETE PIPE (RCP) ANSI C76 WITH R-4 GASKETS.
  - 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 RESILIENT RUBBER JOINTS TO MAKE THEM GASTIGHT OR WATERTIGHT. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.

STORM SEWER



Know what's below.  
Call before you dig.



UTILITY PLAN  
CARDINAL COURT

DRAWN BY:	A.G.	DESIGN BY:	A.G.
CHKD BY:	C.W.P.	PROJ. NO.	17-1712
ORIGINAL DATE:	AUGUST 16, 2017		
REVISION DESCRIPTION			
DATE	8-30-17	REVISION	SUMP DEEPENED @ CBMH #1
	9-25-17	REVISION	LOT LINES ADJ: FIRE PROTECTION

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

ADAM GINKEL  
DATE: 09.25.2017 LIC. NO. 43963

CARDINAL COURT  
BLAINE, MINNESOTA  
UTILITY PLAN

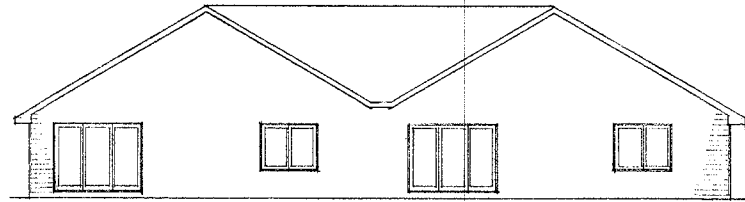
PREPARED FOR:  
TIMBER VALLEY  
DEVELOPMENT



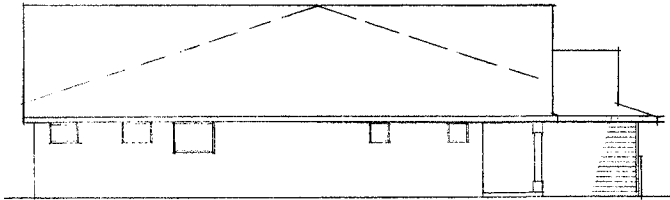
**PLOWE**  
ENGINEERING, INC.  
6776 LAKE DRIVE  
SUITE 110  
LINO LAKES, MN 55014  
PHONE: (651) 361-8210  
FAX: (651) 361-8701

**C1**

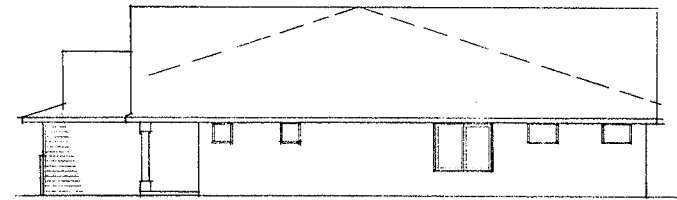




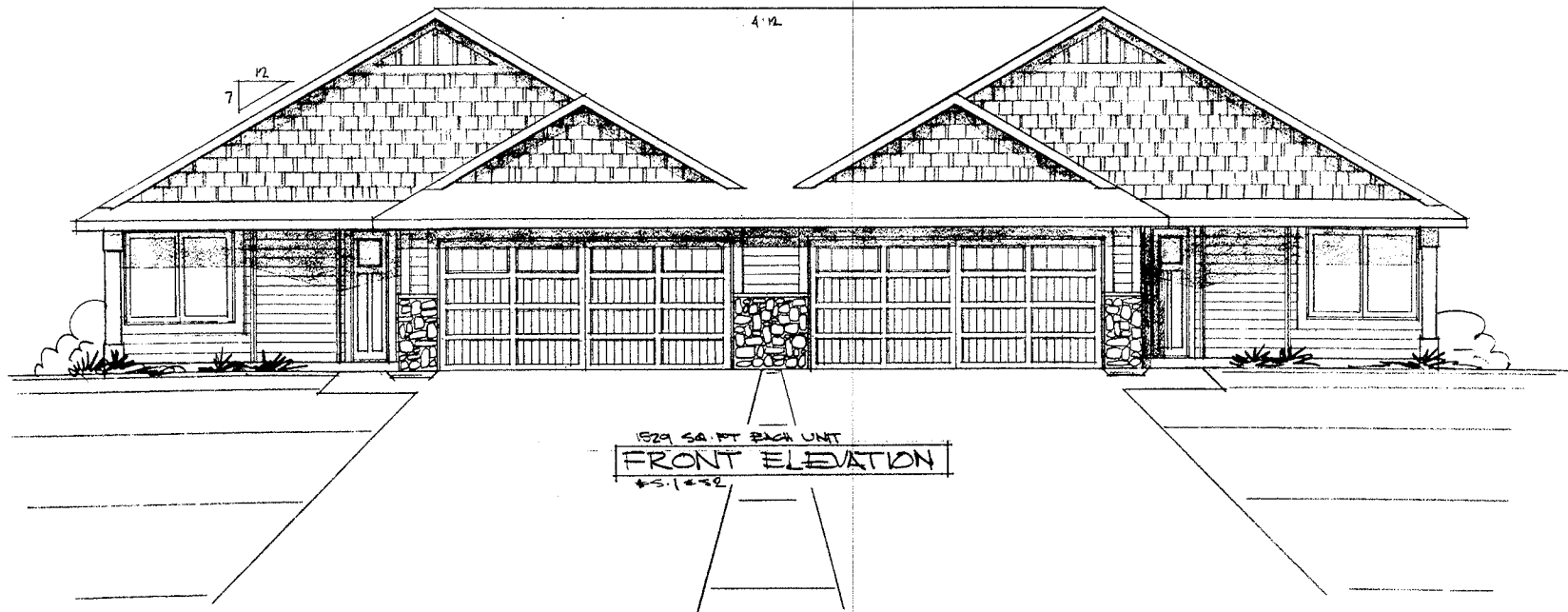
REAR ELEVATION



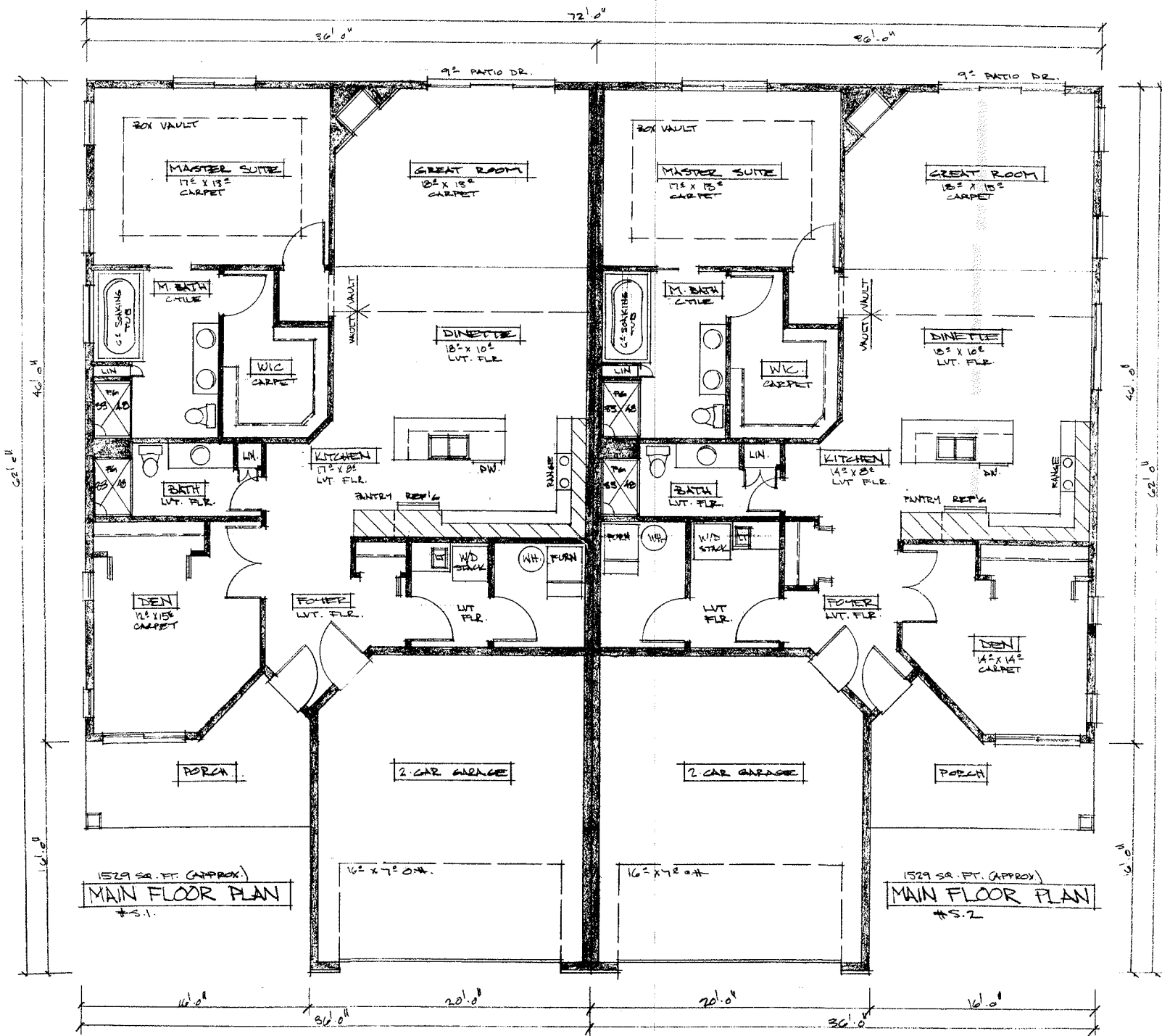
LEFT SIDE ELEVATION



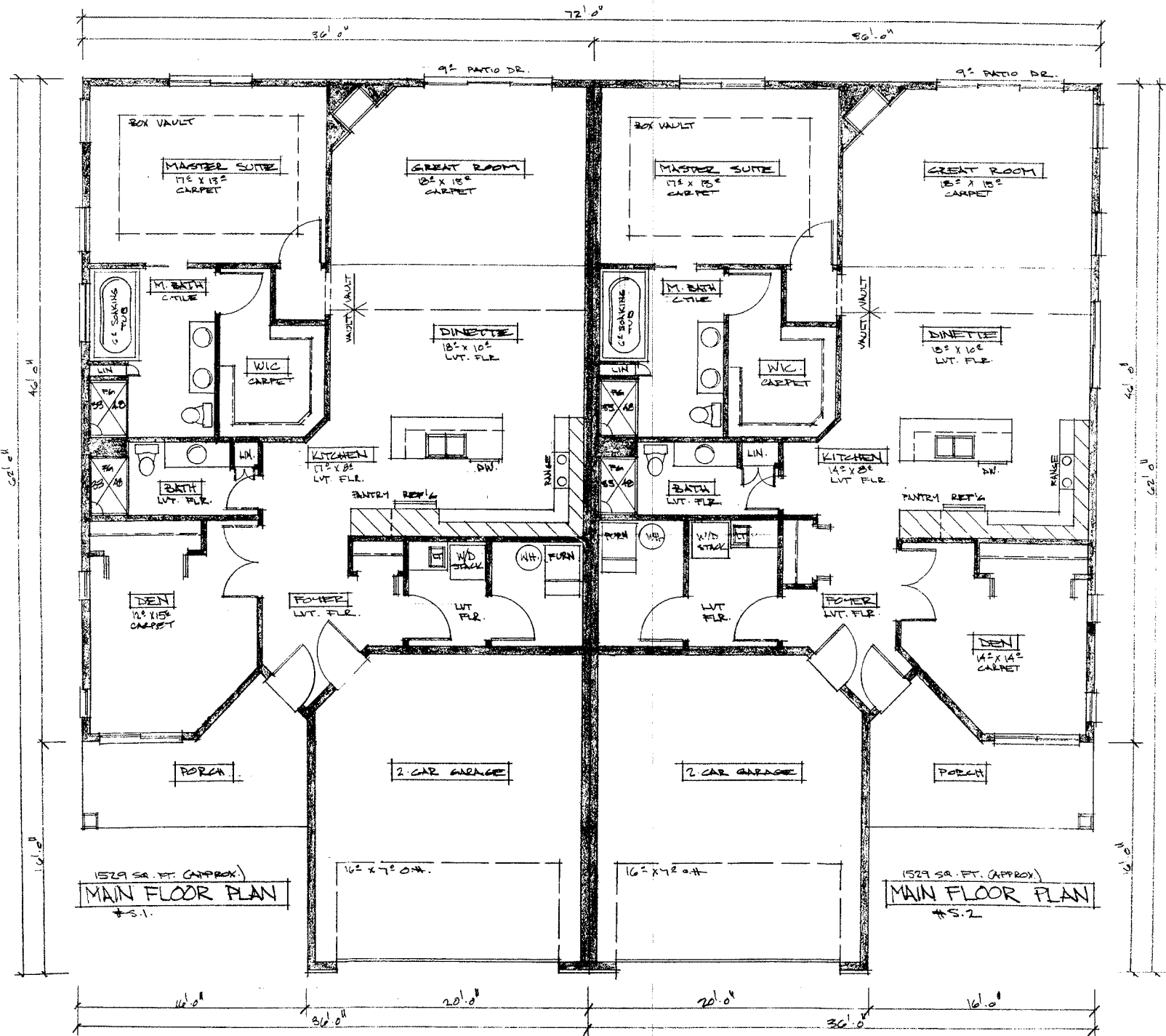
RIGHT SIDE ELEVATION

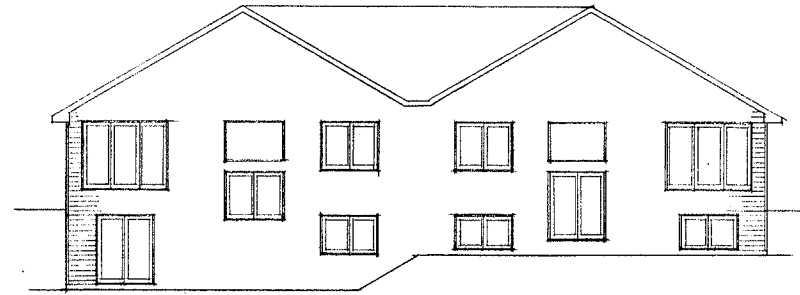


1829 SQ. FT. EACH UNIT  
FRONT ELEVATION  
+S. 1 + S. 2

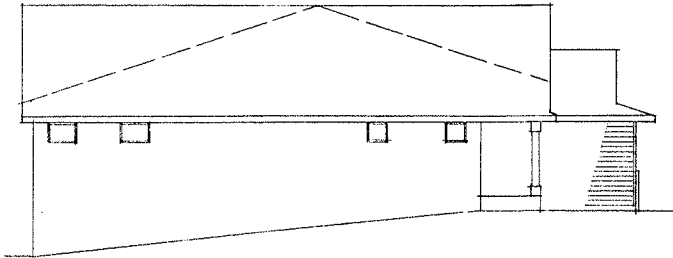




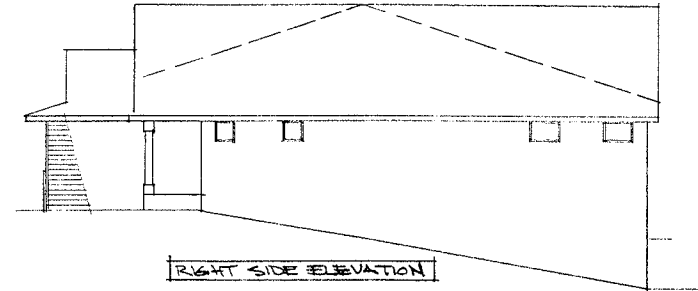




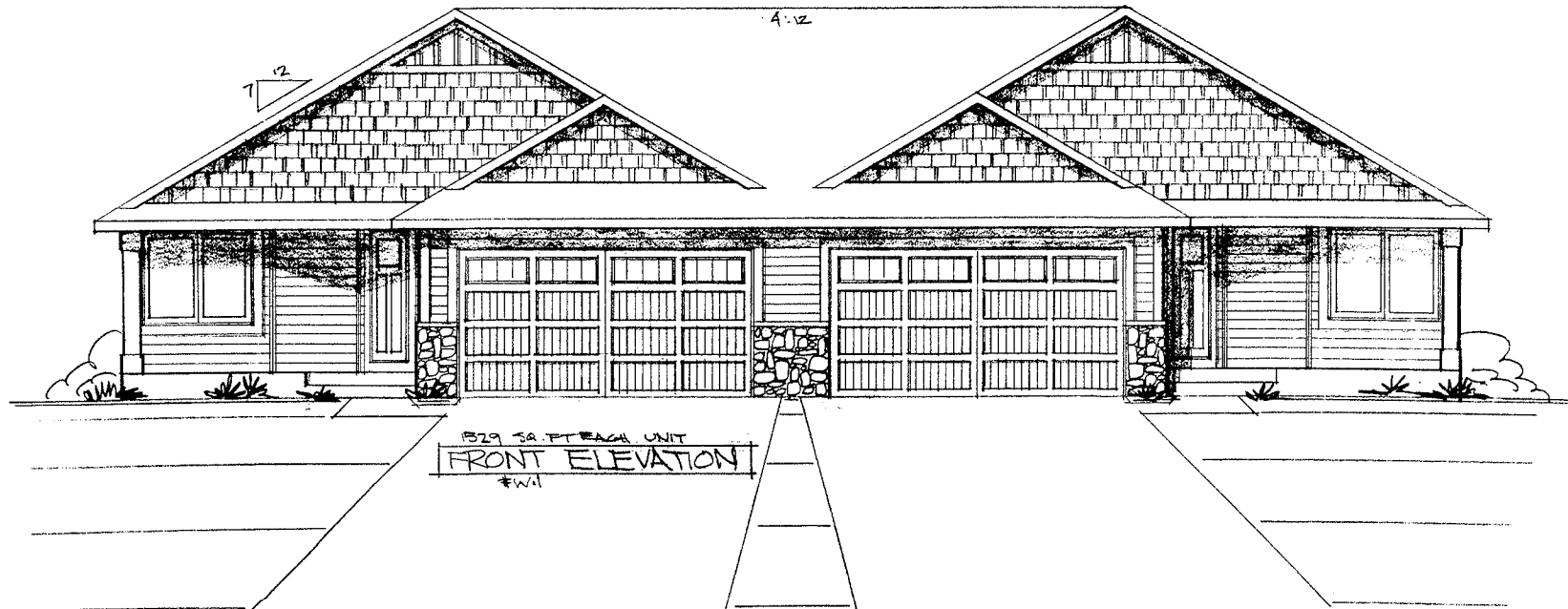
REAR ELEVATION



LEFT SIDE ELEVATION

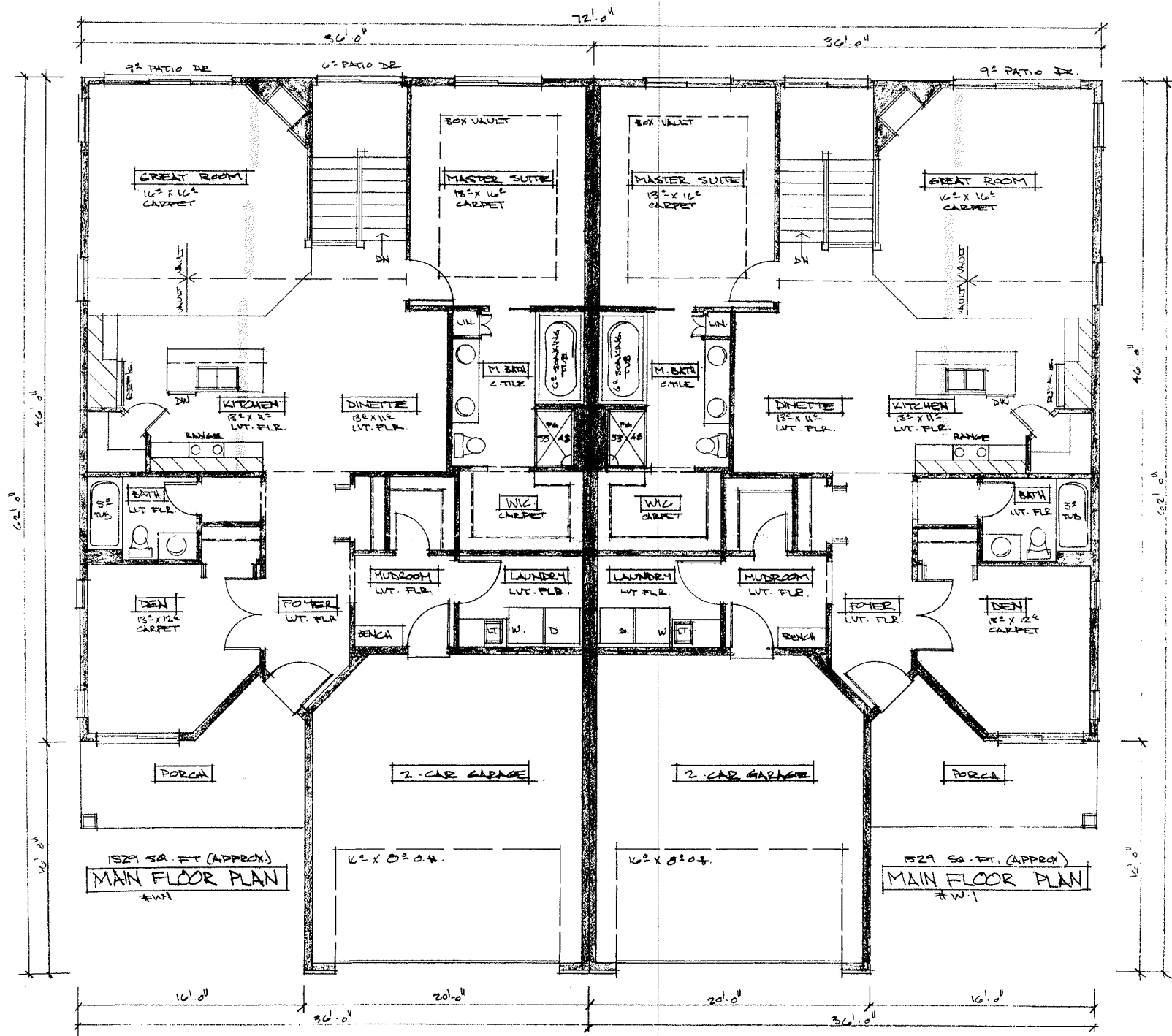


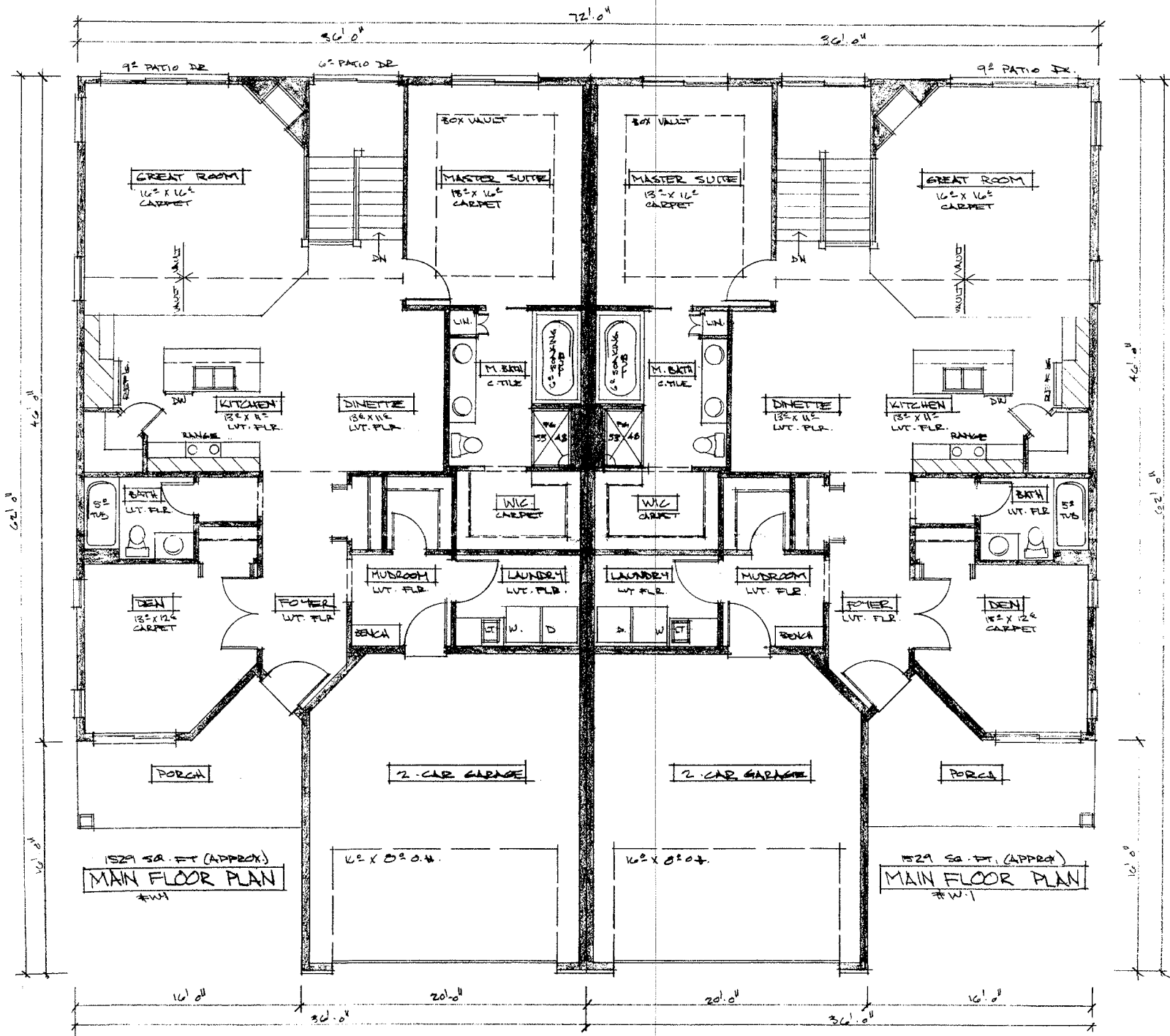
RIGHT SIDE ELEVATION



B29 58 FT EACH UNIT  
FRONT ELEVATION  
FW1









# *Lang Builders, Inc.*

*620 Civic Heights Drive, Suite 100  
Circle Pines, Minnesota 55014  
Office: (763) 780-9090 Facsimile: (763) 780-8511  
[www.langbuilders.com](http://www.langbuilders.com)*

RE: Cardinal Court

## Interior

- \* Granite Kitchen and Bathroom counter tops.
- \* Custom kitchen cabinets.
- \* Custom laminate flooring throughout.
- \* Laundry -mudroom.
- \* Den.
- \* Vaulted Great room ceiling.
- \* Gas Fireplace Greet room.
- \* Vaulted Master bedroom ceiling.
- \* Full master bath with separate 6 FT soaking tub and shower.

## Exterior

- \* Andersen Windows and patio doors.
- \* 10x10 exterior patio.
- \* Vinyl siding.
- \* Architectural roof shingles.
- \* Stone accent front elevation.
- \* Front porch seating area.
- \* Over size 2 car garage.