

PRELIMINARY PLAT OF: EMBERWOOD

OWNER & DEVELOPER

MR Food II, LLC
 1845 Rocking
 209 9th Ave. SW
 Forest Lake, MN 55025
 (651)444-9282

LAND SURVEYOR

DAVID S. HEBELSON, P.A.
 800 3rd St
 Forest Lake, MN 55025
 PHONE: (651)454-4300
 FAX: (651)454-4322

ENGINEER

RIC Engineering
 15426 29th Street
 Ham Lake, MN 55304
 PHONE: (763)862-8000

PROPERTY SUMMARY

TOTAL SITE AREA: 323,540 S.F. OR 6.97 AC (GROSS)
 LESS RIGHT-OF-WAY: 4,311 S.F. OR 0.09 AC
 PARCELS S.F. OR 6.97 AC (NET)

LOT SUMMARY

NUMBER OF LOTS: 3
 TOTAL:
 LOT 1: 63,010 S.F.
 LOT 2: 53,010 S.F.
 LOT 3: 103,210 S.F.

BENCHMARKS

- The vertical datum is based on NAVD 83 BENCHMARK: Top of 1/4" on east property line Elev. 911.29

SURVEY NOTES

- The bearing system is based on the Anoka County coordinate system, NAD83 (1984 A/R/C).

EXISTING PROPERTY DESCRIPTION (WFG National Title Insurance Company Commitment No. 4732)

Parcel 1:

That part of the Southeast Quarter of the Southwest Quarter, Section 5, Township 31, Range 23, Anoka County, Minnesota, described as follows:
 Commencing at a point on the East line of said Southeast Quarter of the Southwest Quarter which is 33 feet South of the Northeast corner thereof as measured along the East line; thence proceeding West and parallel to the North line of said Southeast Quarter of the Southwest Quarter a distance of 236.0 feet to the actual point of beginning; thence continue West along the last described course a distance of 220.16 feet; thence South and parallel to the East line of said Southeast Quarter of the Southwest Quarter a distance of 449.0 feet; thence East and parallel with the North line of said Southeast Quarter of the Southwest Quarter a distance of 407.16 feet; thence North parallel with the East line of said Southeast Quarter of the Southwest Quarter a distance of 225.5 feet; thence West and parallel with the North line of said Southeast Quarter of the Southwest Quarter a distance of 187.0 feet; thence North and parallel with the East line of said Southeast Quarter a distance of 223.5 feet to point of beginning.

Parcel 2:

Outlot D, Honey Grove Addition, Anoka County, Minnesota.

Parcel 3:

Lot 37, Block 2, Honey Grove Addition, Anoka County, Minnesota.

Parcel 4:

That part of the Southeast Quarter of the Southwest Quarter of Section 5, Township 31, Range 23, Anoka County, Minnesota, described as follows:

Commencing at a point on the East line of said Southeast Quarter of the Southwest Quarter that is 482 feet South of the Northeast corner thereof; proceeding thence West and parallel to the North line of said Southeast Quarter of the Southwest Quarter for a distance of 425 feet; proceeding thence South and parallel to the East line for a distance of 100 feet; proceeding thence East and parallel to said North line to the East line of said Southeast Quarter of the Southwest Quarter; proceeding thence North on said East line to the point of commencement, less portions thereof taken of record for highway purposes.

Parcel 5:

The South 127.2 feet of the North 256.6 feet of the East 284 feet of the Southeast Quarter of the Southwest Quarter, Section 5, Township 31, Range 23, Anoka County, Minnesota.

Parcel 6:

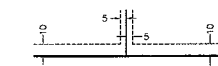
The South 90.3 feet of the North 129.3 feet of the East 284 feet of the Southwest Quarter of the Southwest Quarter of Section 5, Township 31, Range 23, Anoka County, Minnesota.

Abstract and Torrens, Certificate of Title No. 115295, Anoka County.

LEGEND

- FOUR (4) INCH PIPE
- FOUR (4) INCH LAND MARK
- SET TOP IRON PIPE CAP NO. 42646
- TL UTILITY POLE
- ED CABLE BOX
- GUY AND/OR
- EASEMENT LINE
- FIBER OPTIC LINE
- ⊕ — ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- SANITARY SEWER
- STORM SEWER
- 6 IN. CHAIN LINK FENCE
- 6 IN. WOOD FENCE
- WATER MAIN
- ⊕ — UNDERGROUND GAS
- ▨ GRAVEL SURFACE
- BITUMINOUS SURFACE

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



BOWS 10 FEET IN WIDTH AND ADJOINING STREET LINES AND PLAT BOUNDARY LINES, AND 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, UNLESS OTHERWISE INDICATED, AS SHOWN ON THE PLAT.

HULT & HEBEISEN, P.A.

PO Box 37
 Forest Lake, MN 55025

ph: (651) 454-3130
 fax: (651) 454-4322
 www.hultmn.com

Surveyors • Engineers • Wetland Specialists

Client
 Mill Pond III, LLC

Project
 Preliminary Plat

Location
 City of Blaine, Anoka County, Sec. 5, T. 32, R. 23

Certification

I hereby certify that the above plat 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.

David F. Hebelson

David F. Hebelson
 Registration No. 13590 Date: 6/27/2014

Summary

Designed: _____ Drawn: SLD-PJ
 Approved: xLJ Book / Page:
 Placed: _____ Initial Issue: 10/24/2013

Revision History

No. Date By Submittal / Revision
 1 1/16/2014 SLD UTILITY AND EASEMENT EASEMENTS
 2 5/15/2014 SLD UTILITY EASEMENTS
 3 6/27/2014 SLD UTILITY EASEMENTS
 4 7/28/2014 SLD UTILITY EASEMENTS

Sheet Title
 Preliminary Plat

Sheet Number Revision

Project No. 13198



13535 Johnson Street NE
High Lake, MN 55304
Telephone 763-852-8000
Fax 763-852-8042

CERTIFICATION

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.

Donald A. Kuebler
Professional Engineer
Date: 08/27/14 License # 082788

REVISIONS

No.	Date	Description
1	7/17/14	CMO/BLANE COM
2	7/28/14	CMO/BLANE COM
3		
4		
5		

The Sheet Master is
Responsible for
This set of plans is to be used in full compliance with
the applicable rules of the State of Minnesota.

PROJECT
EMBERWOOD APARTMENTS
126TH AVENUE NE
BLAINE, MINNESOTA 55434

Drawn By: DMC
Designed By: DMC
Date: 08/27/14

SHEET TITLE
CIVIL GRADING AND
EROSION CONTROL PLAN

SHEET
C-2

1/4" = 1'

LEGEND

- EXISTING CENTERLINE
- - - - - PROPOSED ROAD RIGHT-OF-WAY LINE
- - - - - PROPERTY LINE
- - - - - EASEMENT
- - - - - CONSTRUCTION EASEMENT
- - - - - EXISTING CONTOURS
- - - - - EXISTING DITCH
- - - - - COUNTY DITCH
- - - - - FENCE - ANY TYPE
- - - - - WETLAND BOUNDARY
- - - - - IRON MONUMENT
- - - - - FLARED END SECTION
- - - - - CATCH BASIN
- - - - - MANHOLE
- - - - - STORM DRAIN LINE
- - - - - MNDOT MONUMENT
- - - - - SOL BORINGS
- - - - - DRAINAGE SLOPE
- - - - - SPOT ELEVATIONS
- - - - - SILT FENCE

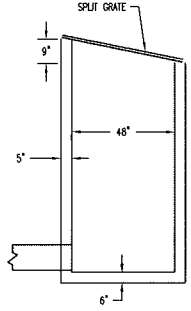
NOTE:
ALL CONSTRUCTION SHALL CONFORM TO SPECIFICATIONS OF THE CITY OF BLAINE AND ARE SUBJECT TO INSPECTION BY CITY STAFF.

- CITY STANDARD PLATES WHICH APPLY INCLUDE:
- CS-6 SIGHT DISTANCE TRIANGLE
 - EC-1 MACHINE SLICE SILT FENCE
 - EC-2 HEAVY DUTY SILT FENCE
 - EC-3 ROCK CONSTRUCTION ENTRANCE
 - EC-4 INLET PROTECTION
 - ME-1 DRIVEWAY
 - ME-3 ADJUST RINGS AND MANHOLE STEPS
 - ME-4 CLASS C PIPE BEDDING
 - SD-1 24"X36" CATCHBASINS
 - SD-2 RECTANGLE OPENING CATCH BASIN COVER
 - SD-3 RCP RIF OUTLET TO BASIN
 - SD-5 CATCH BASIN/CURBING AND MOLDING SCHEDULE
 - SD-6 STANDARD STORM SEWER CATCH BASIN/MANHOLE AND MANHOLE
 - SI-6 CONCRETE CURB & GUTTER (B-612)
 - ST-7 CATCH BASIN ADJUSTMENT
 - ST-10 TYPICAL STREET SECTION W/612 CURBING
 - ST-11 4" CLASS 5 ON APPROVED SUBGRADE
 - ST-12 3 1/2" MANDOT M6330B PARKING & DRIVING
 - ST-13 2" MANDOT M6330B FIRE LANES
 - ST-15 TYPICAL SIDEWALK
 - ST-17 PEDESTRIAN RAMP RECOMMENDATIONS

ABBREVIATION LEGEND
RCP - REINFORCED CONCRETE PIPE
PVC - PLASTIC POLYVINYL CHLORIDE PIPE

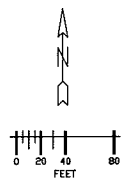
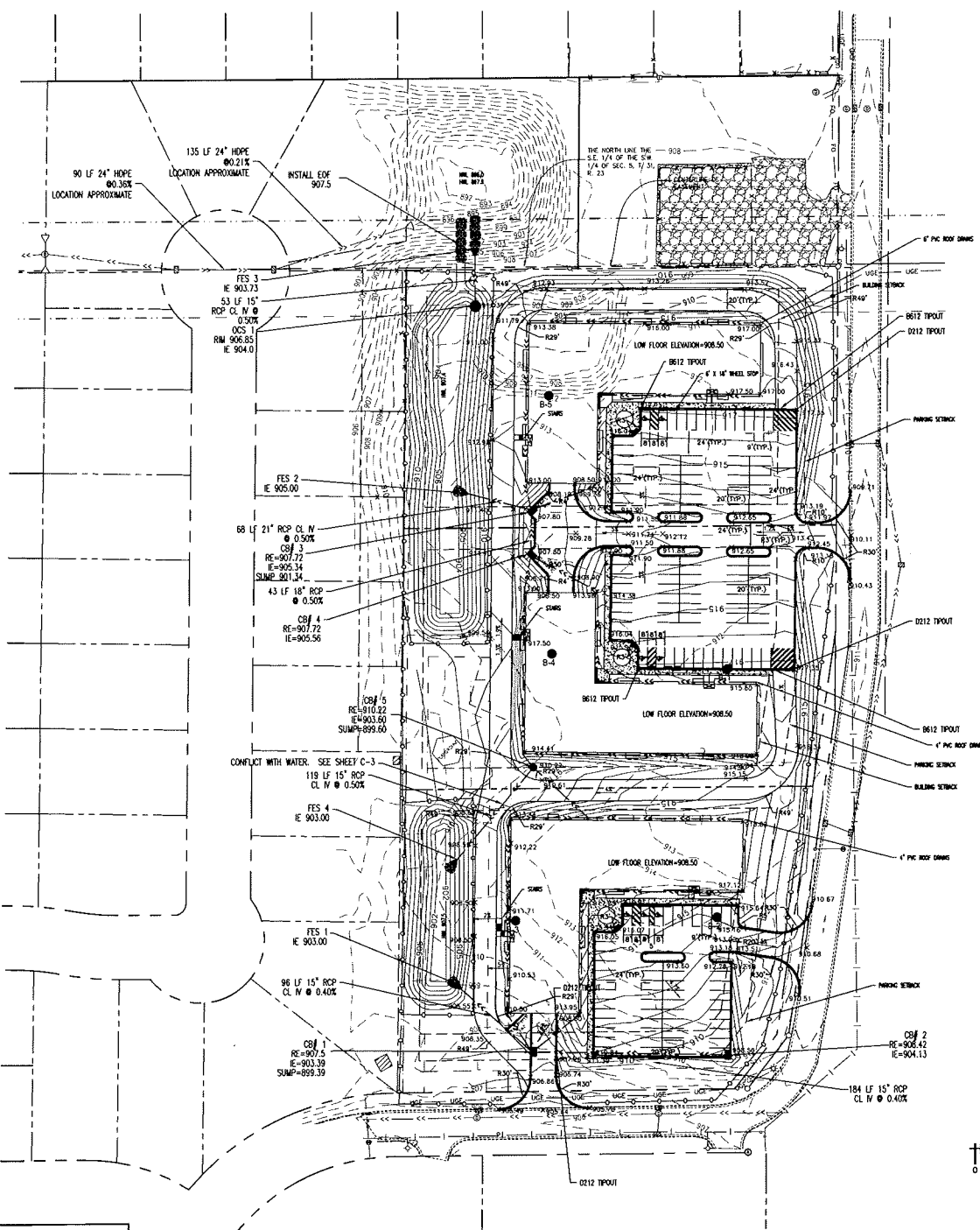
- NOTE:
1. ALL DISTURBED AREAS TO BE SEEDED, MACHED AND FERTILIZED WITHIN 14 DAYS OF ROUGH GRADING.
2. SURROUND INFILTRATION BASINS WITH EROSION CONTROL MEASURES UPON COMPLETION.

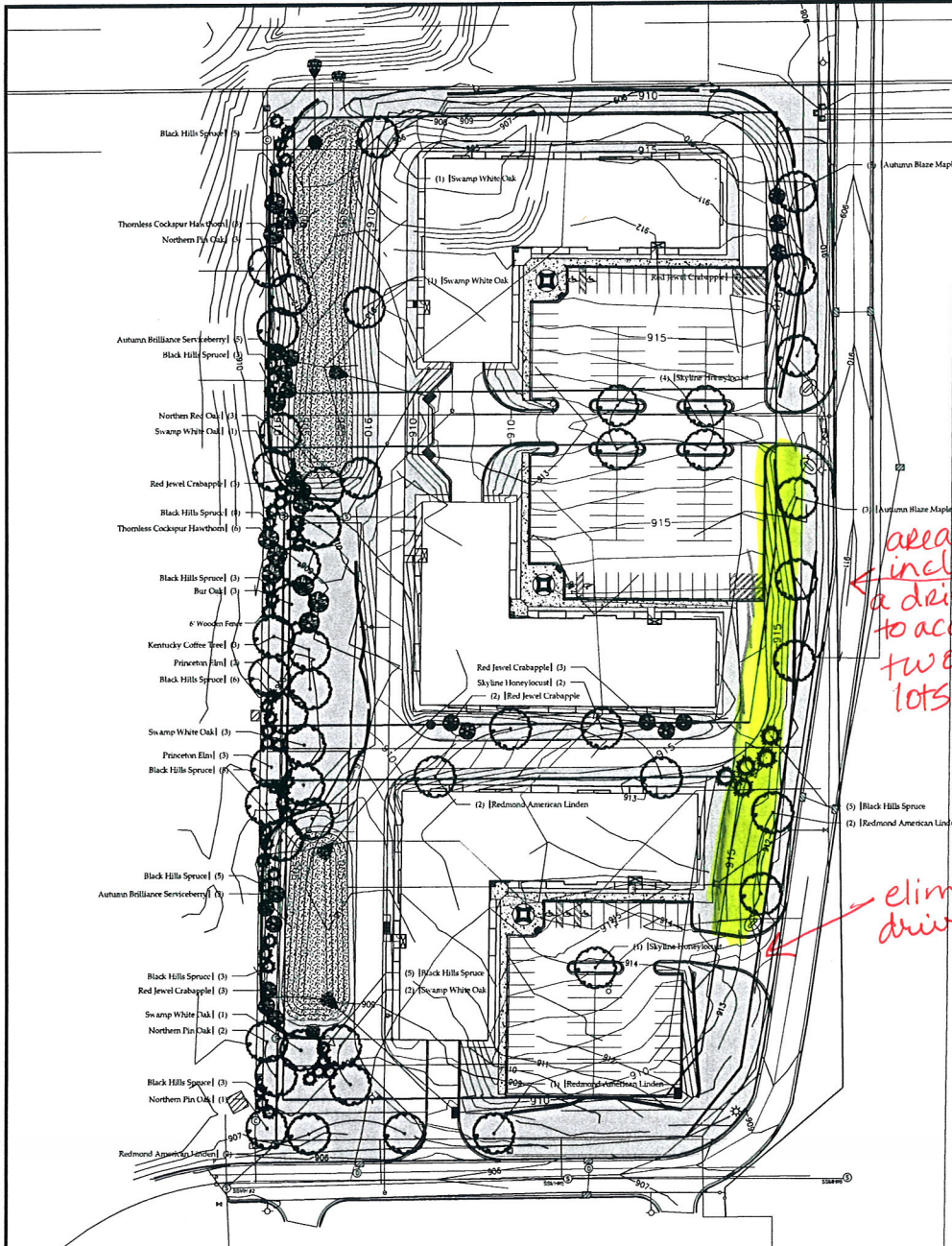
- NOTES:
1. ALL SPOT ELEVATIONS IN PARKING AREAS ARE TO THE OUTER OF CURB UNLESS NOTED OTHERWISE.
2. USE PVC PIPE OR ENGINEER APPROVED EQUAL INSULATION PER CDM UTILITY SPECIFICATIONS.



POND OUTLET BAFFLE RFC-850F
NOT TO SCALE

C-2 CIVIL GRADING AND EROSION CONTROL PLAN
1" = 40'





LANDSCAPE REQUIREMENT CALCULATIONS

Site Perimeter Linear Footage = 2,292 LF (1,115 LF along service road)

Overstory Trees: (1 per 100 lf) 23 Total
 Evergreen Trees: (1 per 200 lf) 12 Total
 Ornamental Trees: (1 per 200 lf) 12 Total
 Understory Shrubs: (1 per 30 lf) 76 Total

Hwy 65 Overlay District: (increase totals 1.5x)

Overstory Trees: 35 Total (9 Oversized)
 Evergreen Trees: 18 Total (5 Oversized)
 Ornamental Trees: 18 Total
 Understory Shrubs: 114 Total
 Perennial/Annual Beds: 1,115 sf Total

PROPOSED LANDSCAPING

Overstory Trees (2.5"): 35
 Overstory Trees (3"): 9
 Evergreen Trees (6"): 46
 Evergreen Trees (10"): 5
 Ornamental Trees (2"): 31
 Understory Shrubs: 135
 Perennial/Annual Beds: 1,144 SF

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	
6	Acer freemanii 'Jefferson'	Autumn Blaze Maple	2 1/2" Cal.	B&B	
7	Gladiolus macranthus 'Inermis' Skycole	Skyline Honeylocust	2 1/2" Cal.	B&B	
3	Corymbodorus distica	Kentucky Coffee Tree	2 1/2" Cal.	B&B	
9	Quercus bicolor	Swamp White Oak	3" Cal.	B&B	
6	Quercus ellipsoidalis	Northern Pin Oak	2 1/2" Cal.	B&B	
3	Quercus macrocarpa	Bur Oak	2 1/2" Cal.	B&B	
7	Quercus rubra 'benicai'	Northern Red Oak	2 1/2" Cal.	B&B	
2	Tilia americana 'Redmond'	Redmond American Linden	2 1/2" Cal.	B&B	
5	Ulmus americana 'Princeton'	Princeton Elm	2 1/2" Cal.	B&B	
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	
8	Ficus glauca 'Densata'	Black Hills Spruce	10" Hgt.	B&B	
46	Ficus glauca 'Densata'	Black Hills Spruce	6" HGT.	B&B	
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	
8	Anemone x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8" HGT.	B&B	
9	Crataegus crus-galli 'Inermis'	Thornless Cockspur Hawthorn	2" Cal.	B&B	
14	Malva 'Invergold'	Red Jewel Crabapple	2" Cal.	B&B	
DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
21	Artemisia tridentata 'Morton'	Inspired Beauty Chokeberry	36" HGT.	F1 Cont.	36" O.C.
18	Physocarpus opulifolius 'Dorona May'	Little Devil Ninebark	24" HGT.	F1 Cont.	48" O.C.
30	Spiraea x banaldia 'Anthony Waterer'	Anthony Waterer Spiraea	12" HGT.	F1 Cont.	48" O.C.
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
9	Juriperus scopulorum 'Baileigh'	Sky High Juniper	48" HGT.	F5 Cont.	36" O.C.
29	Juriperus virginiana 'Grey Owl'	Grey Owl Juniper	24" SFRD.	F5 Cont.	AS SHOWN
18	Taxus media 'Faulstich'	Tauston Yew	18" SFRD.	F5 Cont.	3" O.C.
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
147	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	F1 Cont.	F1 Cont.	18" O.C.
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
138	Hemerocallis s. Ruby Stella'	Ruby Stella Daylily	F1 Cont.	F1 Cont.	18" O.C.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME
	307 sf		Annular
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME
	16,504 sf	Native Seed Mix	MnDOT 33-262 Dry Swale/Pand Mix
	122,236 sf	Sodded Turf	MnDOT 3988 - Mervel Sod

- NOTE:**
- All landscaped areas shall be irrigated. Turf zones shall be zoned separate from planting beds and different microclimates (i.e. north vs. south side of building) shall be zoned separately. The irrigation system shall incorporate soil moisture sensors or a weather station to efficiently control the operation of the system.
 - Undisturbed areas shall not be sodded or irrigated.

Margolis Company
 Landscape Contractors
 205 West Larpenter
 Roseville, Minnesota 55113
 Fax: 651/468-0093

PROJECT
 Emberwood Apartments
 126th Ave NE
 Blaine, MN 55434
 Millpond 3, LLC

REVISION HISTORY

NO.	DESCRIPTION	DATE
1	ADD TREE SYMBOLS	11/20/14
2	REMOVE TREE SYMBOLS	1/12/15

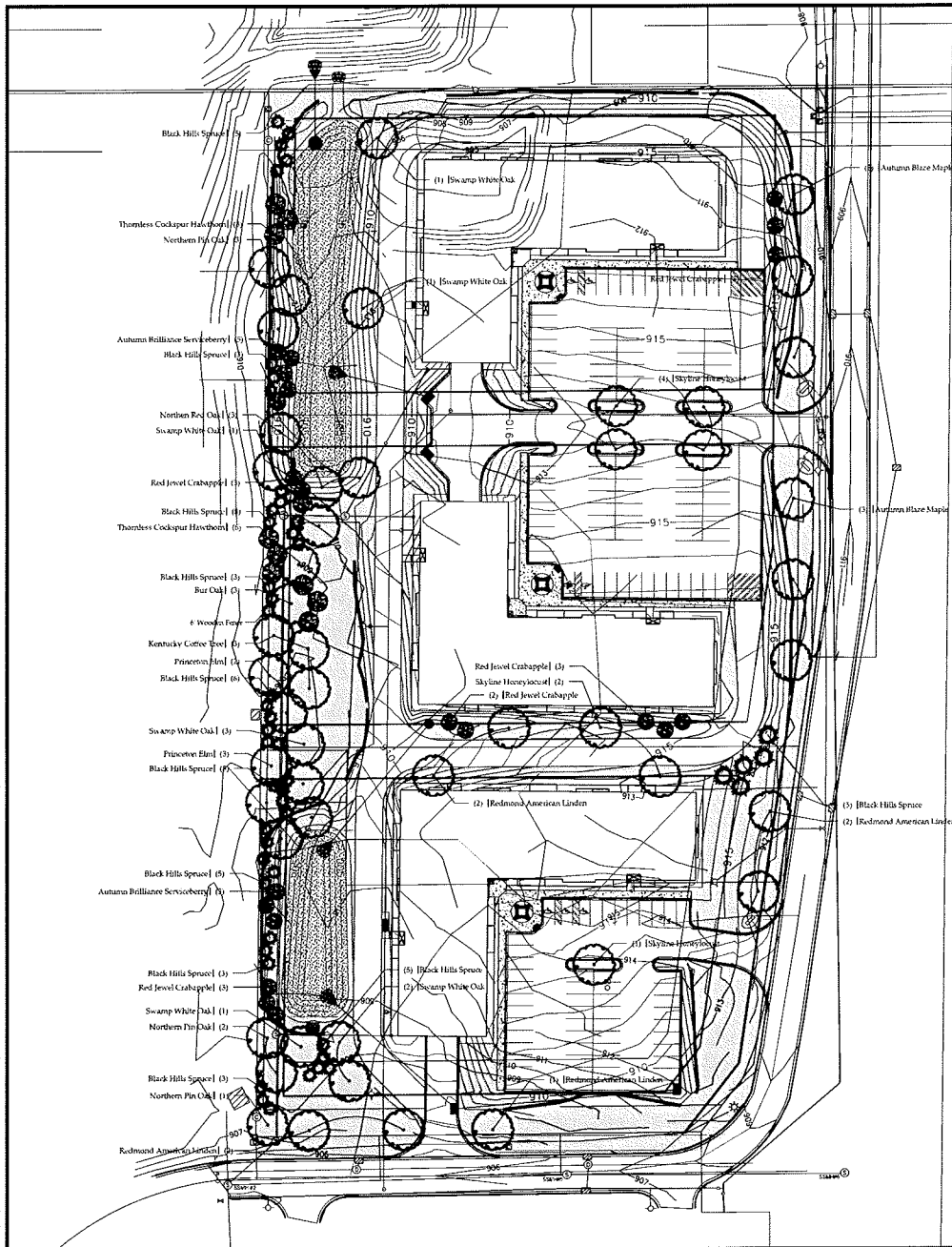
CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

[Signature]
 CHRIS BURAN
 (DAS): 122 2013 (LIC NO): 48772

SHEET TITLE
 Landscape Plan & Plant Schedule

SHEET NUMBER
LP1.00
 OF 5 SHEETS

Z:\jerry\2014\2014 Blaine\Landscapes\Landscapes Plan-7-14-14.dwg July 14, 2014 - 2:13pm



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 Perennial/Annual Beds: 1,144 SF

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	
6	Acer freemanii 'Jeffersii'	American Black Maple	2 1/2' Cal.	R&R	
7	Chaenactis americana 'Inermis' Skyway	Skyline Honeylocust	2 1/2' Cal.	R&R	
8	Commodorus dioica	Kentucky Coffee Tree	2 1/2' Cal.	R&R	
9	Quercus laevis	Swamp White Oak	2' Cal.	R&R	
6	Quercus ellipsoidalis	Northern Pin Oak	2 1/2' Cal.	R&R	
3	Quercus macrocarpa	Bur Oak	2 1/2' Cal.	R&R	
3	Quercus rubra borealis	Northern Red Oak	2 1/2' Cal.	R&R	
7	Tilia americana 'Redmond'	Redmond American Linden	2 1/2' Cal.	R&R	
5	Liriodendron tulipifera	Flowering Elm	2 1/2' Cal.	R&R	
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	
5	Picea glauca 'Polaris'	Blue Spruce	10' HGT.	R&R	
46	Picea canadensis 'Dusata'	Black Hills Spruce	6' HGT.	R&R	
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	
8	Aunonia billiana 'Aunonia Billiana'	Aunonia Billiana Serviceberry	4' HGT.	R&R	
9	Chaenactis americana 'Inermis' Skyway	Thornless Cockspur Hawthorn	2' Cal.	R&R	
14	Malus 'Jewelkiss'	Red Jewel Crabapple	2' Cal.	R&R	
DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
21	Aucuba japonica 'Nippon Red'	Japanese Beauty Shrub	30" HGT.	42' Cent.	36" O.C.
18	Physocarpus opulifolius 'Diana May'	Little Devil Ninebark	24" HGT.	42' Cent.	48" O.C.
20	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	12" HGT.	42' Cent.	48" O.C.
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
9	Juniperus scopulorum 'Raleigh'	Sky High Juniper	28" HGT.	45' Cent.	36" O.C.
39	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	24" SPED.	45' Cent.	AS SHOWN
16	Taxus x media 'Tawny Owl'	Tawny Owl	18" SPED.	45' Cent.	5' O.C.
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
147	Calamagrostis x canadensis 'Karl Foerster'	Feather Reed Grass	41' Cent.	18' O.C.	
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
138	Hemerocallis 'Ruby Stella'	Ruby Stella Daylily	41' Cent.	18' O.C.	

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME
	307 sf		Annulars
SODS/SEED	QTY	BOTANICAL NAME	COMMON NAME
	16,504 sf	Native Seed Mix	AGDOT 33-282 Dry Soak/Pond Mix
	122,256 sf	Sodded Turf	McDOT 3988 Mineral Sod

- NOTE:**
- All landscaped areas shall be irrigated. Turf zones shall be zoned separate from planting beds and different microclimates (i.e. north vs. south sides of buildings) shall be zoned separately. The irrigation system shall incorporate soil moisture sensors or a weather station to efficiently control the operation of the system.
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Margolis Company
 Landscape Contractors
 285 West Larpenteur
 Roseville, Minnesota 55113
 Fax 651/468-0963

PROJECT
Emberwood Apartments
 126th Ave NE
 Blaine, MN 55434
 Millpond 3, LLC

REVISION HISTORY

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	7/14/2014
2	REVISION BY MR. JERRY	7/14/2014

CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Jerry
 JERRY EGGAN
 D.N.O. 12-2303 I.C. NO. 4377

SHEET TITLE
Landscape Plan & Plant Schedule

PRELIMINARY

SHEET NUMBER
LP1.00
 OF 5 SHEETS

Exterior Design

The exterior design was chosen to bring in modern elements while still being consistent with the more traditional-style surrounding neighborhood.



Materials

- Adhered Ledge Stone
- Brick
- Fiber-Cement Plank
- Glass

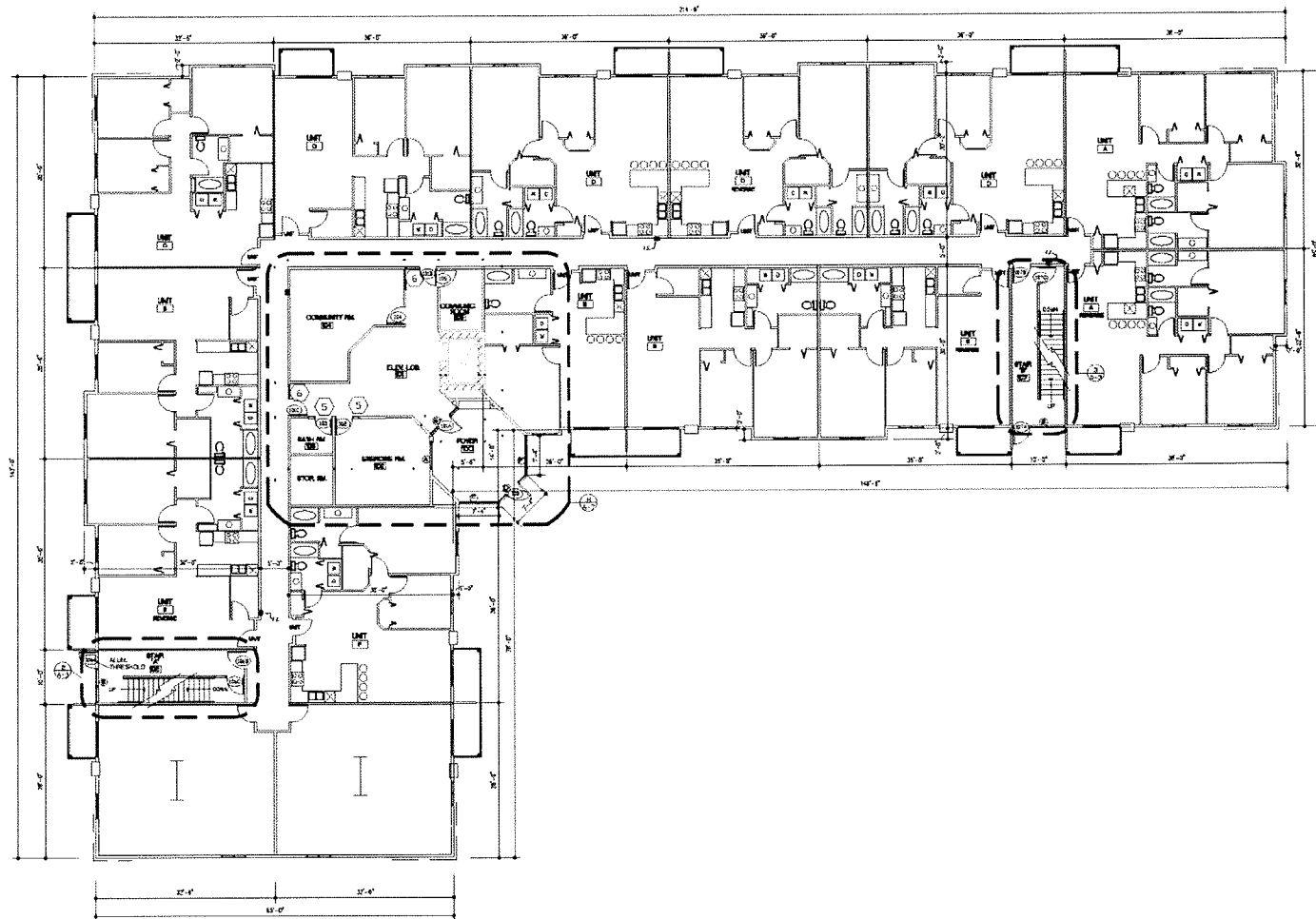
Features

- Playground
- Seating Areas
- Ponds
- Grills
- Walking Trails
- Fully Landscaped



Appendix 1 - Updated 1st Floor

This appendix shows how the building layout has changed from previous submittals. Two three-bedroom apartments have been replaced by two one-bedroom apartments. The new one-bedroom apartments have been denoted with an "I".



Appendix 2 - Updated 2nd & 3rd Floor

This appendix shows how the building layout has changed from previous submittals. Two three-bedroom apartments have been replaced by two one-bedroom apartments. One two-bedroom apartment has been replaced by two one-bedroom apartments. The new one-bedroom apartments have been denoted with an "I".

