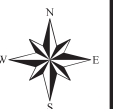


BlaineMN.gov

Case File No. 22-0073
The Blaine Back 40

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



PRELIMINARY PLAT

~of~ THE BLAINE BACK 40

DEVELOPER
KE PROPERTIES, LLC
 3143 104TH LANE NE
 BLAINE, MN 55449

PROPERTY DESCRIPTION:

The Southwest Quarter of the Northeast Quarter of Section 22, Township 31, Range 23, Anoka County, Minnesota.
 AND
 Lot 1, Block 1, FLANDERS POND 2ND ADDITION, Anoka County, Minnesota.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 6/5/20 and 6/8/20.
- Bearings shown are on Anoka County Datum datum.
- Parcel ID Number: 22-31-23-13-0001 and 22-31-23-42-0023.
- Total parcel area = 42.31 acres.
- Curb shots are taken at the top and back of curb.
- This survey was prepared using Title Commitment No. 626376 issued by First American Title Insurance Company and dated effective on November 20, 2020.
- Wetland delineation by Jacobson Environmental and wetland flags located by E.G. Rud and Sons, Inc.
- Proposed site plan, ponding and utility design provided by Plove Engineering.

EXISTING ZONING

Per City of Blaine Zoning Map dated October 2019 this parcel is currently zoned PBD (Planned Business District). The following design standards are from the Blaine Zoning Ordinance:

Minimum Building Setbacks:
 Front = 30 feet, or one-half the total building height, whichever is greater
 Side = 15 feet, or one-half the total building height, whichever is greater
 Rear = 20 feet, or one-half the total building height, whichever is greater

Minimum Parking Lot Setbacks:
 Front = 30 feet
 Side = 15 feet
 Rear = 20 feet

Minimum Building Sizes:
 Industrial = 12,000 sq. ft.
 Freestanding Commercial = 5,000 sq. ft. with the exception of freestanding restaurants
 Freestanding Restaurants = 4,000 sq. ft.

Building Height:
 There shall be no height limitations, provided all buildings are in compliance with Metropolitan Airport Commission regulations.

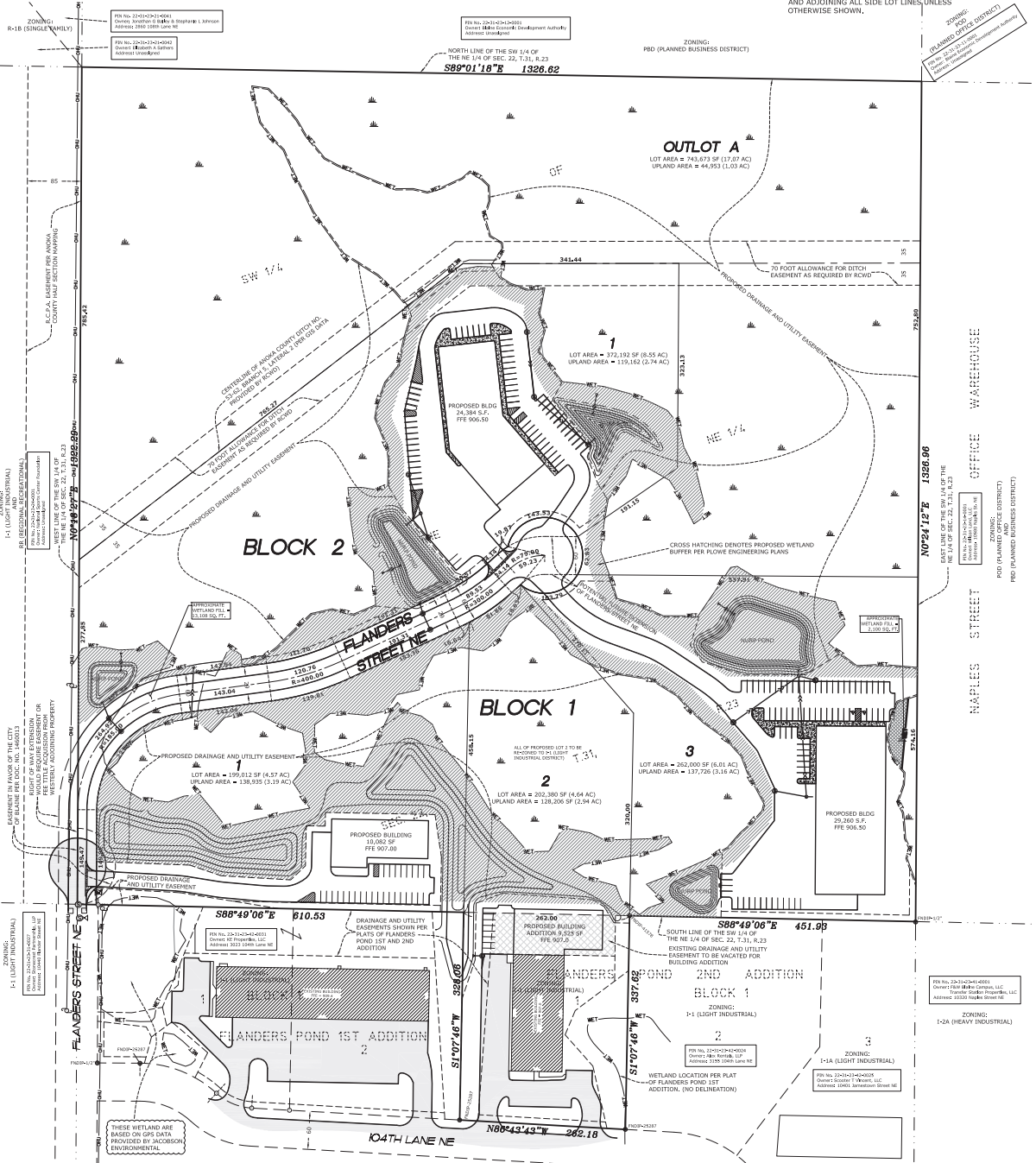
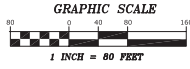
AREAS

Existing parcel area = 42.31 acres
 Proposed Lot 1, Block 1 = 4.57 acres
 Proposed Lot 2, Block 1 = 4.65 acres
 Proposed Lot 3, Block 1 = 6.01 acres
 Proposed Lot 1, Block 2 = 5.55 acres
 Proposed Outlot A = 17.07 acres
Proposed Flanders Street NE = 1.46 acres
 Total area of proposed lots = 42.31 acres

EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENT ARE SHOWN THIS:

BEING 10 FEET I WIDTH AND ADJOINING ALL FRONT AND REAR LOT LINES AND BEING 5 FEET IN WIDTH AND ADJOINING ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN.



ZONING: R-1B (SINGLE-FAMILY)

PER NO. 22-102-24-0001
 OWNER: KE PROPERTIES, LLC
 ADDRESS: 3143 104TH LANE NE
 ADDRESS UNCORRECTED

PER NO. 22-102-24-0001
 OWNER: KE PROPERTIES, LLC
 ADDRESS: 3143 104TH LANE NE
 ADDRESS UNCORRECTED

ZONING: PBD (PLANNED BUSINESS DISTRICT)

PER NO. 22-102-24-0001
 OWNER: KE PROPERTIES, LLC
 ADDRESS: 3143 104TH LANE NE
 ADDRESS UNCORRECTED

ZONING: P-1 (LIGHT INDUSTRIAL)

ZONING: P-1 (LIGHT INDUSTRIAL)

ZONING: P-1 (LIGHT INDUSTRIAL)

PER NO. 22-102-24-0001
 OWNER: KE PROPERTIES, LLC
 ADDRESS: 3143 104TH LANE NE
 ADDRESS UNCORRECTED

ZONING: P-1 (LIGHT INDUSTRIAL)

ZONING: P-1 (LIGHT INDUSTRIAL)

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 C. RUD
 Date: 10/26/2022 License No. 41578

LEGEND

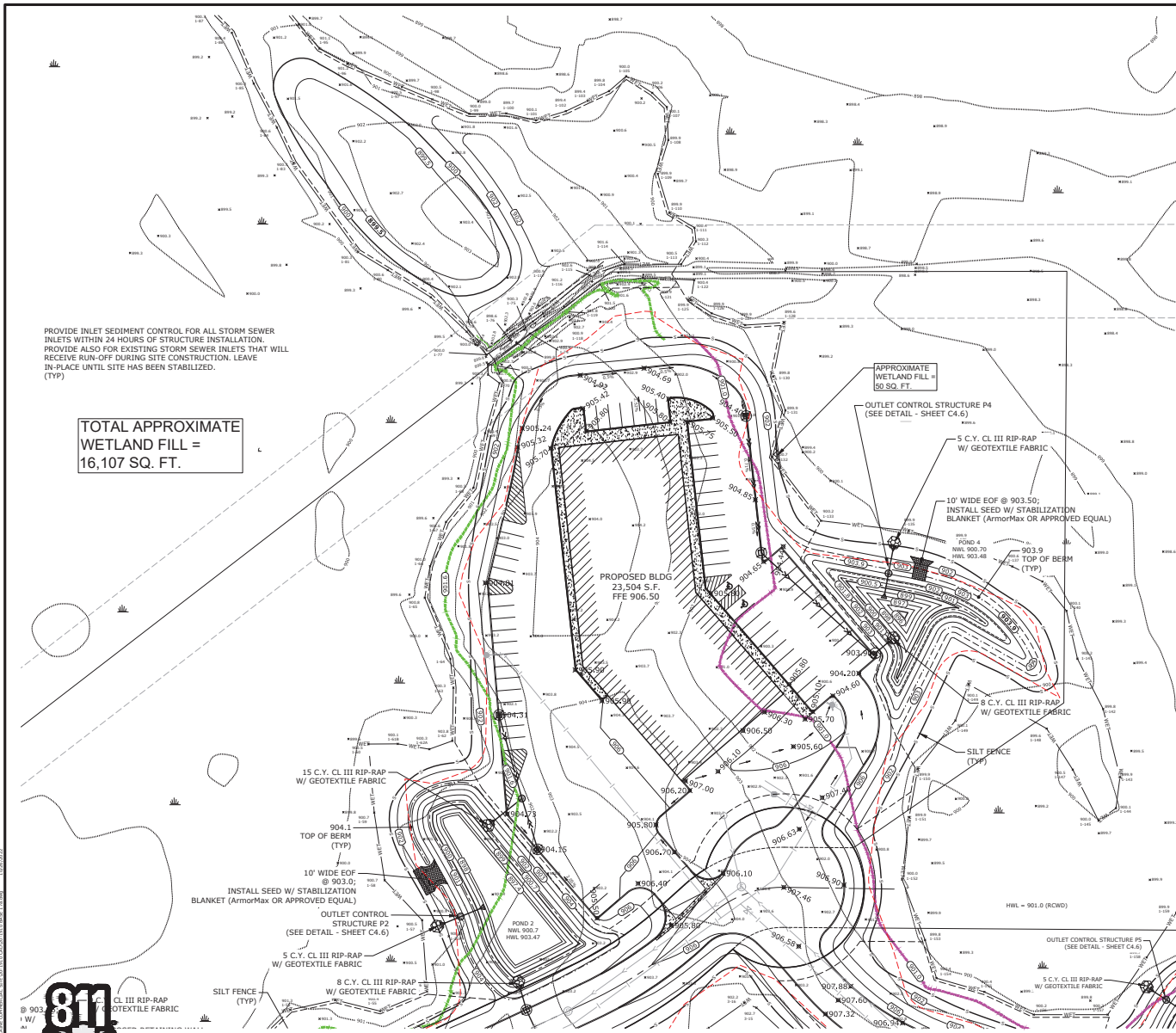
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES CATCH BASIN
- DENOTES SANITARY SEWER MANHOLE
- DENOTES HYDRANT
- DENOTES WATER VALVE
- DENOTES POWER POLE AND OVERHEAD WIRES
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SPOT ELEVATION
- DENOTES BITUMINOUS SURFACE
- DENOTES WETLAND DELINEATED BY JACOBSON ENVIRONMENTAL
- DENOTES PROPOSED WETLAND BUFFER
- DENOTES PROPOSED WETLAND FILL
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

BENCHMARK

ANOKA COUNTY BENCHMARK NO. 2095
 ELEVATION: 902.43 (NAVD 88 DATUM)

DRAWN BY:	CHK BY:	DATE:
1	11/23/20	REVISE LOT LAYOUT
2	12/1/20	REVISE BOUNDARY
3	2/3/21	REVISE LOTS 1 AND 2
4	3/18/21	CORRECT L.L. B1 TO LOTS
5	3/18/21	REVISE BLDG ON LOT 4
6	4/29/21	CITY COMMENTS
7	6/22/21	REVISE YL BUFFER FROM PLOWE
8	6/23/21	REVISE LOTS 1 & 2, BLOCK 1
9	7/23/21	ADD POTENTIAL DITCH EASMENT
10	10/13/21	ADDC COMMENTS ON CO. DITCH
11	10/14/21	UPDATE WL BUFFER
12	11/18/21	ADD WETLAND NOTE (SW CORNER)
13	6/14/22	REVISE BOUNDARY/SITE PLAN
14	10/26/22	RE-CORRECTED TO CITY
NO.	DATE	DESCRIPTION

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



PROVIDE INLET SEDIMENT CONTROL FOR ALL STORM SEWER INLETS WITHIN 24 HOURS OF STRUCTURE INSTALLATION. PROVIDE ALSO FOR EXISTING STORM SEWER INLETS THAT WILL RECEIVE RUN-OFF DURING SITE CONSTRUCTION. LEAVE IN-PLACE UNTIL SITE HAS BEEN STABILIZED. (TYP)

TOTAL APPROXIMATE WETLAND FILL = 16,107 SQ. FT.

SITE SEQUENCING

● PRIOR TO ANY GRADING OPERATIONS, THE CONTRACTOR SHALL INSTALL ROCK CONSTRUCTION ENTRANCE (LOCATIONS TO BE DETERMINED - COORDINATE WITH OWNER) AND PERMETTEE SILT FENCE AS SHOWN ON PLAN. (CONTACT CITY TO INSPECT EROSION CONTROL MEASURES PRIOR TO GRADING OPERATIONS, IF NECESSARY). ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.

● THE CONTRACTOR SHALL PROVIDE ALL SOIL, SEED, MULCH AND FERTILIZER WHICH SHALL CONFORM WITH THE FOLLOWING MNDOT SPECIFICATIONS AS MODIFIED BELOW.

ITEM	MNDOT SPECIFICATION/NOTES
SOIL	3878
SEED **	3876
* FOR TURF ESTABLISHMENT	
COMMERCIAL TURF	MNDOT MIX 25-131 (220 LBS/ACRE)
RESIDENTIAL TURF	MNDOT MIX 25-131 (120 LBS/ACRE)
TEMPORARY	
FALL COVER	MNDOT MIX 21-112 (100 LBS/ACRE)
SPRING/SUMMER	MNDOT MIX 21-111 (100 LBS/ACRE)
SOIL-BUILDING COVER	MNDOT MIX 21-113 (110 LBS/ACRE)
1-2 YEARS COVER	MNDOT MIX 21-111 (80.5 LBS/ACRE)
2-5 YEARS COVER	MNDOT MIX 22-112 (60 LBS/ACRE)
MULCH	3882 (TYPE 1 - DISC ANCHORED)
FERTILIZER	3881
WOOD FIBER BLANKET	3885 (CATEGORY 2)

** HOW A MINIMUM OF ONCE PER 2 WEEKS
* SEEDED AREAS SHALL BE EITHER MULCHED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION.

- ALL EXPOSED SOILS MUST HAVE TEMPORARY EROSION CONTROL PROTECTION OR PERMANENT COVER WITHIN SEVEN (7) DAYS.
- THE CONTRACTOR SHALL PAY SPECIAL ATTENTION TO ALL ADJACENT PROPERTY LINES AND MAKE SURE THE EROSION CONTROL PRACTICES IN PLACE IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTIES.
- THE CONTRACTOR SHALL MAINTAIN SILT FENCE, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT, THROUGH COMPLETION OF BUILDING CONSTRUCTION. SILT FENCE TO BE REMOVED ONLY AFTER COMPLETION OF BUILDING CONSTRUCTION AND UPON ESTABLISHMENT OF VEGETATION.
- THE CONTRACTOR SHALL PROVIDE WOOD FIBER BLANKET FOR ALL AREAS OF CONCENTRATED FLOW AND FOR ALL SLOPES 3:1 OR GREATER. BLANKET AS NEEDED.
- PROTECT ALL STORM WATER MANAGEMENT FACILITIES FROM CONSTRUCTION RUN-OFF. CONTRACTOR TO INSTALL AND CONSTRUCT SAID FACILITIES ONCE SITE HAS BEEN STABILIZED.
- IF ANY SLOPES APPEAR TO BE FAILING, THE CONTRACTOR SHALL PROVIDE ADDITIONAL SILT FENCE, BIOROLLS AND EROSION CONTROL BLANKET AS NEEDED.
- THE CONTRACTOR SHALL FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.
- THE CONTRACTOR SHALL SOO ALL DISTURBED DRAINAGE AREAS, INCLUDING SWALES & OVERFLOWS.
- UPON GRADING COMPLETION THE CONTRACTOR SHALL PROVIDE NATIVE TOPSOIL WITH SOO OR SEED, AND MULCH ANCHORED WITH A STRAIGHT SET DISC WITHIN 48 HOURS OF FINAL GRADING.
- EXCESS SOIL SHOULD BE TREATED LIKE OTHER EXPOSED SOIL AND STABILIZED WITHIN 72 HOURS. ANY SOIL STOCKPILES ARE TO HAVE SILT FENCE PLACED ON DOWNSTREAM SIDES.
- IF A STREET, ALLEY, SIDEWALK OR OTHER PUBLIC PLACE SHOULD BECOME SOILED OR LITTERED, THE CONTRACTOR SHALL CAUSE SUCH SOILING OR LITTERING TO BE CLEANED UP BY SWEEPING NOT LATER THAN THE END OF THE WORKING DAY IN WHICH SUCH SOILING OR LITTERING SHALL HAVE OCCURRED OR BEEN OBSERVED. DUMP TRUCKS HAULING LOOSE MATERIALS (SAND, TOPSOIL, ETC.) TO AND/OR FROM THE SITE SHALL BE COVERED WITH A TARPALIN.

OTHER POLLUTION CONTROL MEASURES

CONSTRUCTION WASTE MATERIALS - ALL WASTE MATERIALS GENERATED AS A RESULT OF SITE CONSTRUCTION SHALL BE COLLECTED AND REMOVED ACCORDING TO ALL LOCAL AND/OR STATE WASTE MANAGEMENT REGULATIONS BY A LICENSED SOLID WASTE MANAGEMENT COMPANY. THE CONTRACTOR WILL ENSURE THAT ALL SITE PERSONNEL ARE INSTRUCTED IN THESE PRACTICES.

HAZARDOUS WASTES - ALL HAZARDOUS WASTE MATERIALS SHALL BE STORED PROPERLY TO PREVENT SPILLS AND VANDALISM. WHEN NECESSARY, HAZARDOUS WASTES WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL AND/OR STATE REGULATION OR BY THE MANUFACTURER.

SANITARY WASTE - ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS BY A LOCAL, LICENSED WATER MANAGEMENT COMPANY, AS REQUIRED BY LOCAL REGULATION.

OFFSITE VEHICLE TRACKING - A ROCK CONSTRUCTION ENTRANCE HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. IF A STREET, ALLEY, SIDEWALK OR OTHER PUBLIC PLACE SHOULD BECOME SOILED OR LITTERED, THE CONTRACTOR SHALL CAUSE SUCH SOILING OR LITTERING TO BE CLEANED UP BY SWEEPING NOT LATER THAN THE END OF THE WORKING DAY IN WHICH SUCH SOILING OR LITTERING SHALL HAVE OCCURRED OR BEEN OBSERVED. DUMP TRUCKS HAULING LOOSE MATERIALS (SAND, TOPSOIL, ETC.) TO AND/OR FROM THE SITE SHALL BE COVERED WITH A TARPALIN.

VEHICLE CLEANING - NO ENGINE DEBRASSING IS ALLOWED ON SITE. EXTERNAL WASHING OF VEHICLES TO BE CONFINED TO A DESIGNATED AREA ("BONE YARD") ON-SITE. CONTRACTOR TO PROVIDE DESIGNATED TRUCK WASHOUT AREA WITH APPROPRIATE SIGNAGE. WASHOUT AREA IS TO BE A MINIMUM OF 50' FROM DITCHES, PONDS, OR OTHER STORMWATER FEATURES. ALL LIQUID AND SOLID WASTE GENERATED BY WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER (E.G. COMPACTED CLAY LAYER, IMPERMEABLE GEO-MEMBRANE) AND DISPOSED OF PROPERLY.

SPILL PREVENTION AND CONTROL - ALL VEHICLES WILL BE CHECKED FOR LEAKING OIL AND FLUIDS. VEHICLES LEAKING FLUIDS WILL NOT BE ALLOWED ON-SITE. SPILL KITS WILL BE STORED ON-SITE AND ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. SPENT ABSORBENT MATERIALS AND RAIGS WILL BE HAULED OFF-SITE IMMEDIATELY AFTER THE SPILL IS CLEANED UP AND PROPERLY DISPOSED OF. SPILL PREVENTION AND CONTROL MEASURES SHALL BE IMPLEMENTED ONCE CONSTRUCTION BEGINS.

SOIL STOCKPILES - INSTALL SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AROUND ALL TEMPORARY SOIL STOCKPILES. LOCATE SOIL OR DIRT STOCKPILES SUCH THAT DOWNSLOPE DRAINAGE LENGTH IS NO LESS THAN 4 M (25 FEET) FROM THE TOE OF THE PILE TO A SURFACE WATER, INCLUDING STORMWATER CONVEYANCES SUCH AS CURBS AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER. IF REMAINING FOR MORE THAN 7 DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS. DURING STREET REPAIR, COVER CONSTRUCTION SOIL OR DIRT STOCKPILES LOCATED CLOSER THAN 14 (25 FEET) TO A ROADWAY OR DRAINAGE CHANNEL WITH TARPS, AND PROTECT STORM SEWER INLETS WITH SILT SOCKS OR STAKED SILT FENCE.

PROVIDE WINDM (OR APPROVED EQUAL) FOR INLET PROTECTION AT ALL EXISTING STORM SEWER INLETS THAT WILL RECEIVE RUN-OFF DURING CONSTRUCTION. INLET PROTECTION TO REMAIN IN-PLACE UNTIL AT LEAST 70% OF SITE VEGETATION HAS BEEN ESTABLISHED.

CONTRACTOR TO PROVIDE DESIGNATED CONCRETE TRUCK WASHOUT AREA WITH APPROPRIATE SIGNAGE. KEEP WASHOUT AREAS AS FAR AS PRACTICAL FROM STORM DRAINS, DITCHES AND PONDS. DO NOT ALLOW RUN-OFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY FIT OR BERMED AREA LARGE ENOUGH FOR LIQUID AND SOLID WASTE. AFTER WASTE CONCRETE IS SET, BREAK-UP AND DISPOSE OF PROPERLY.

THE CONTRACTOR MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING (E.G. PUMPED DISCHARGES, TRENCH/CUTS CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. THE CONTRACTOR MAY DISCHARGE FROM THE TEMPORARY OR PERMANENT SEDIMENTATION BASINS TO SURFACE WATERS IF THE BASIN HAS BEEN DESIGNED PRIOR TO CONSTRUCTION TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED IN THE BASIN. THAT RESIDUAL CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMPs, SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM PROPERTIES.

DRAWN BY: C.M. DESIGN BY: C.W.P.
CHECKED BY: C.W.P. PROJ. NO. 20-1910
C.M.P. DATE: MAY 7, 2020

DATE: 10-23-2022

DATE	REVISION DESCRIPTION
7/23/21	GRADING & STORM SEWER REVISION
8/18/21	UPDATED HWL'S & W.L. FOR P4
9/14/21	ADDITIONAL WETLAND & RIP-RAP
10-29-21	BLOCKADDITION REWASHER & REPAIRED W/ NEW BLOOD
10-29-21	PHASE MINORITY PLAT SUBMITTAL

I hereby certify that this plan was prepared by me or under my supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.

Charles W. Erickson
CHARLES W. ERICKSON
DATE: 10-23-2022 LIC. NO. 1627

THE BLAINE BACK 40
BLAINE, MINNESOTA
GRADING, DRAINAGE & EROSION CONTROL PLAN

PREPARED FOR:
DAVE ERICKSON

ENGINEERING & PLANNING
ENGINEERING, INC.

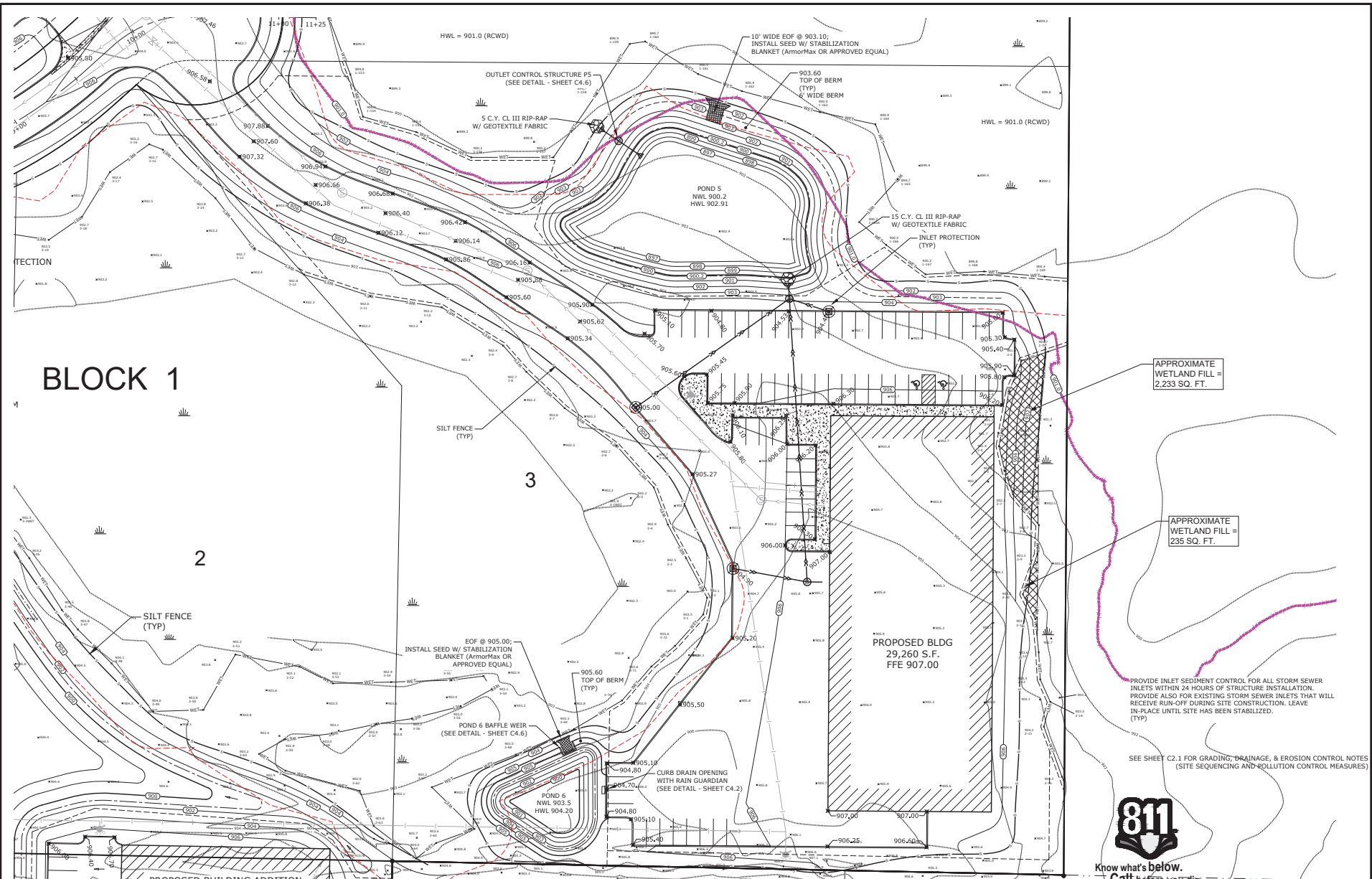
6776 LAKE DRIVE
SUITE 110
LINDA LAKE, MN 55014
PHONE: (651) 261-8210
FAX: (651) 261-8701



C2.1

811
Know what's below.
Call before you dig.

GRADING, DRAINAGE, & EROSION CONTROL PLAN
THE BLAINE BACK 40



BLOCK 1

2

3

PROPOSED BLDG
29,260 S.F.
FFE 907.00

APPROXIMATE
WETLAND FILL =
2,233 SQ. FT.

APPROXIMATE
WETLAND FILL =
235 SQ. FT.

PROVIDE INLET SEDIMENT CONTROL FOR ALL STORM SEWER
INLETS WITHIN 24 HOURS OF STRUCTURE INSTALLATION.
PROVIDE ALSO FOR EXISTING STORM SEWER INLETS THAT WILL
RECEIVE RUN-OFF DURING SITE CONSTRUCTION. LEAVE
IN-PLACE UNTIL SITE HAS BEEN STABILIZED.
(TYP)

SEE SHEET C2.1 FOR GRADING, DRAINAGE, & EROSION CONTROL NOTES
(SITE SEQUENCING AND POLLUTION CONTROL MEASURES)



Know what's below.
Call before you dig.

GRADING, DRAINAGE, & EROSION CONTROL PLAN
THE BLAINE BACK 40

DRAWN BY: C.M.	DESIGN BY: C.W.P.
CHKD BY: C.W.P.	PROJ. NO. 20-1910
ORIGINAL DATE: MAY 7, 2020	

DATE	REVISION DESCRIPTION
08/08/21	UPDATED HWL FOR P5
11/17/21	UPDATED STABILIZATION OF EOPS
10/26/22	REPLACED WETLAND FILL
10/26/22	PRELIMINARY PLAN SUBMITTAL

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.
Charles W. Flowery
CHARLES W. FLOWERY
DATE: 10-26-2022 LC NO. 1627

THE BLAINE BACK 40
BLAINE, MINNESOTA
GRADING, DRAINAGE, & EROSION CONTROL PLAN

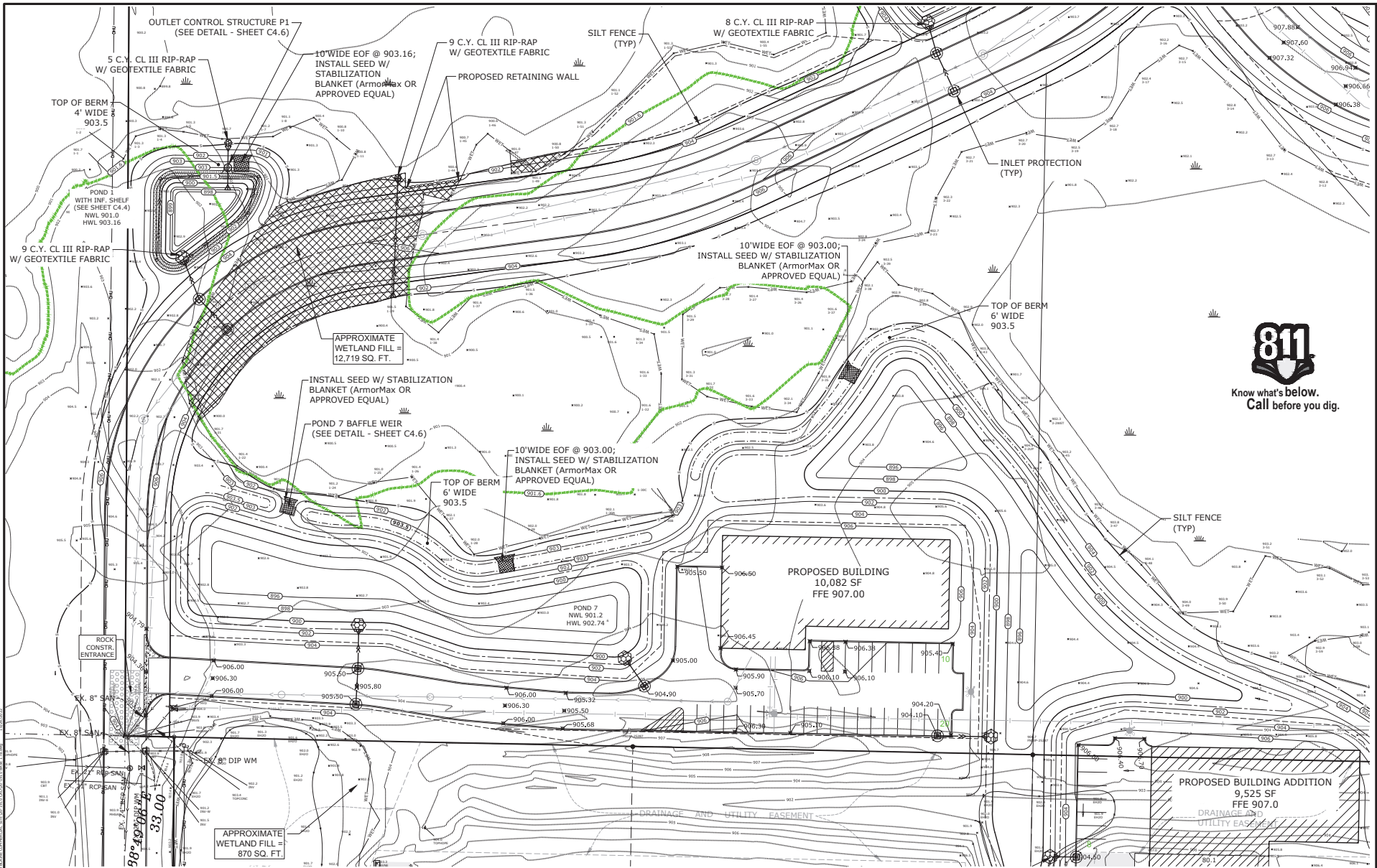
PREPARED FOR:
DAVE ERICKSON

PLOWE ENGINEERING, INC.
SITE PLANNING & ENGINEERING

6776 LAKE DRIVE
SUITE 110
LIND LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701



C2.2



OUTLET CONTROL STRUCTURE P1
(SEE DETAIL - SHEET C4.6)

5 C.Y. CL III RIP-RAP
W/ GEOTEXTILE FABRIC

10' WIDE EOF @ 903.16;
INSTALL SEED W/ STABILIZATION
BLANKET (ArmorMax OR
APPROVED EQUAL)

9 C.Y. CL III RIP-RAP
W/ GEOTEXTILE FABRIC

PROPOSED RETAINING WALL

SILT FENCE
(TYP)

8 C.Y. CL III RIP-RAP
W/ GEOTEXTILE FABRIC

TOP OF BERM
4' WIDE
903.5

POND 1
WITH INF. SHELF
(SEE SHEET C4.4)
NWL 901.0
HWL 903.16

9 C.Y. CL III RIP-RAP
W/ GEOTEXTILE FABRIC

10' WIDE EOF @ 903.00;
INSTALL SEED W/ STABILIZATION
BLANKET (ArmorMax OR
APPROVED EQUAL)

APPROXIMATE
WETLAND FILL =
12,719 SQ. FT.

INSTALL SEED W/ STABILIZATION
BLANKET (ArmorMax OR
APPROVED EQUAL)

POND 7 BAFFLE WEIR
(SEE DETAIL - SHEET C4.6)

10' WIDE EOF @ 903.00;
INSTALL SEED W/ STABILIZATION
BLANKET (ArmorMax OR
APPROVED EQUAL)

TOP OF BERM
6' WIDE
903.5

TOP OF BERM
6' WIDE
903.5



PROPOSED BUILDING
10,082 SF
FFE 907.00

POND 7
NWL 901.2
HWL 902.74

PROPOSED BUILDING ADDITION
9,525 SF
FFE 907.0

APPROXIMATE
WETLAND FILL =
870 SQ. FT.

PROVIDE INLET SEDIMENT CONTROL FOR ALL STORM SEWER
INLETS WITHIN 24 HOURS OF STRUCTURE INSTALLATION.
PROVIDE ALSO FOR EXISTING STORM SEWER INLETS THAT WILL
RECEIVE RUN-OFF DURING SITE CONSTRUCTION. LEAVE
IN PLACE UNTIL SITE HAS BEEN STABILIZED.
(TYP)

SEE SHEET C2.1 FOR GRADING, DRAINAGE, & EROSION CONTROL NOTES (SITE SEQUENCING AND POLLUTION CONTROL MEASURES)

GRADING, DRAINAGE, & EROSION CONTROL PLAN
THE BLAINE BACK 40

DRAWN BY: C.M.	DESIGN BY: C.W.P.
CHKD BY: C.W.P.	PROJ. NO. 20-1910
ORIGINAL DATE MAY 7, 2020	
DATE MAY 7, 2020	
REVISION DESCRIPTION	
06/08/21	UPDATED POND DIMS
11/17/21	UPDATED STABILIZATION OF EOPS
05/14/22	BLU ADDITION REMOVED & REPAIRED W/ NEW BLOCK
10/25/22	PRELIMINARY PLAT SUBMITTAL

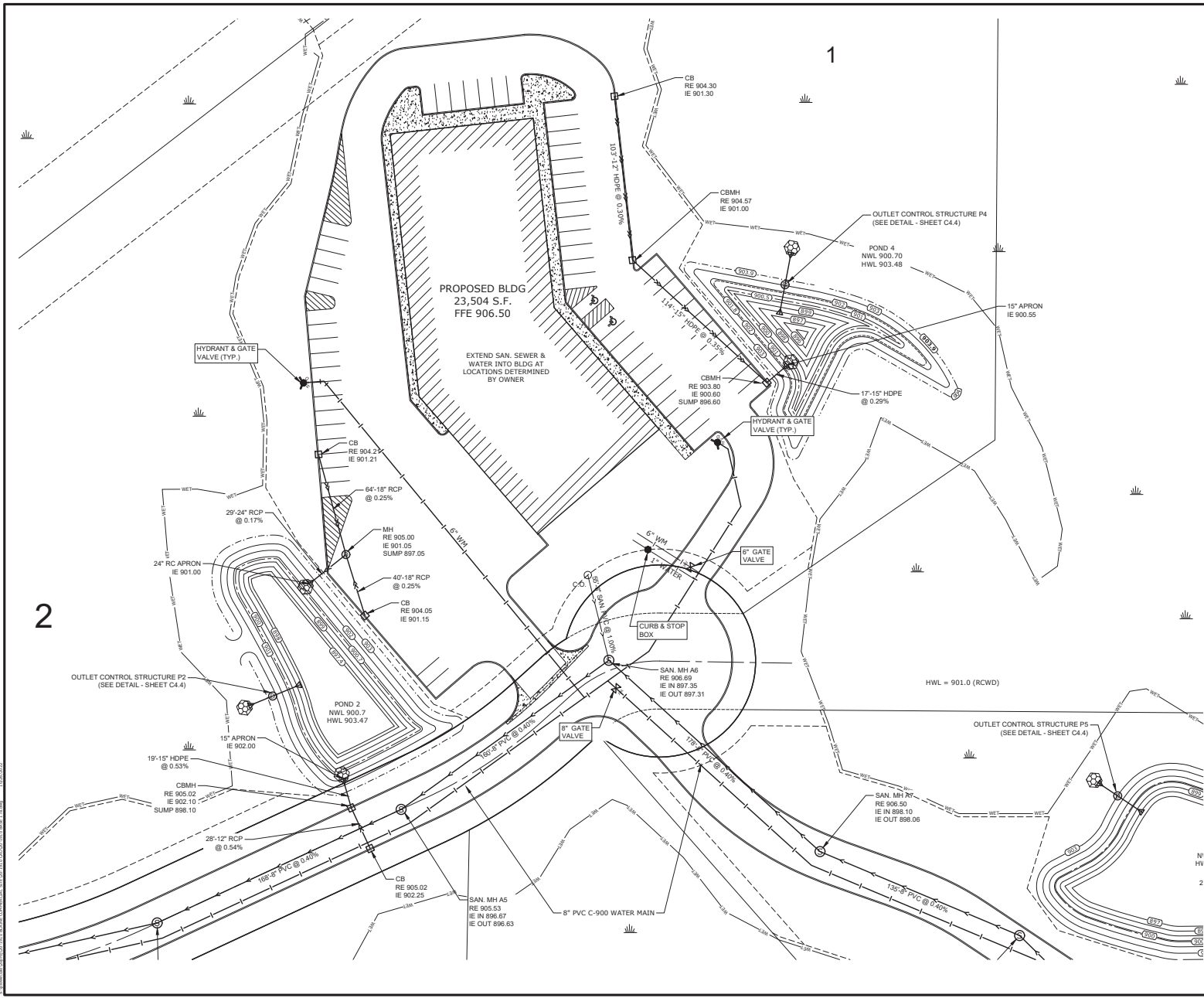
THE BLAINE BACK 40
BLAINE, MINNESOTA
GRAZING, DRAINAGE, & EROSION
CONTROL PLAN

PREPARED FOR:
DAVE ERICKSON

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



C2.3



WATER MAIN NOTES

EXISTING WATER MAIN LOCATION AND SIZE SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

PROVIDE PIPE INSULATION WHERE SEWER (SANITARY OR STORM) CROSSES WITHIN 18" OF WATER MAIN.

PROPOSED WATER MAIN SHALL BE PVC C-900.

MAINTAIN MINIMUM 7.5-FT COVER TO TOP OF ALL WATER MAIN PIPE.

SANITARY SEWER NOTES

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.

PROPOSED SANITARY SEWER SHALL BE PVC SDR 35.

STORM SEWER NOTES

FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

WHEN CALLED OUT AS PIPE, STORM SEWER SHALL BE REINFORCED CONCRETE PIPE (RCP) ANSD CR WITH R-4 GASKETS 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 M234, TYPE 5 WITH WATERTIGHT CONNECTIONS. USE SAND/GRANULAR MATERIAL FOR BACKFILLING AND CONNECTION OF HDPE/PVC PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM 2321.

STORM SEWER LENGTHS INCLUDE THE LAYING LENGTH OF THE FLARED END SECTION. LAYING LENGTH OF APRON TO BE DEDUCTED FROM PAYMENT LENGTH OF PIPE.

ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, PART 4715.3020.

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.

DRAWN BY:	DESIGN BY:
C.M.	C.W.P.
CHKD BY:	PRJ. NO.:
C.W.P.	20-1910
DATE:	ORIGINAL DATE:
MAY 7, 2020	

DATE	REVISION DESCRIPTION
7/23/21	GRADING & STORM SEWER REVISION
10/21/21	ADDED SANITARY SEWER LINE & WATER SERVICE AND HYDRANT
10/26/22	PIPE MATERIALS AT SUBMITTAL

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.

Charles W. Flow
 CHARLES W. FLOW
 DATE: 10-25-2022 LIC. NO. 1627

THE BLAINE BACK 40
 BLAINE, MINNESOTA
 UTILITY PLAN

PREPARED FOR:
 DAVE ERICKSON

SITE PLANNING & ENGINEERING

PLOWE ENGINEERING, INC.

6776 LAKE DRIVE
 SUITE 110
 LIND LAKES, MN 55014
 PHONE: (651) 361-8210
 FAX: (651) 361-8701

NORTH

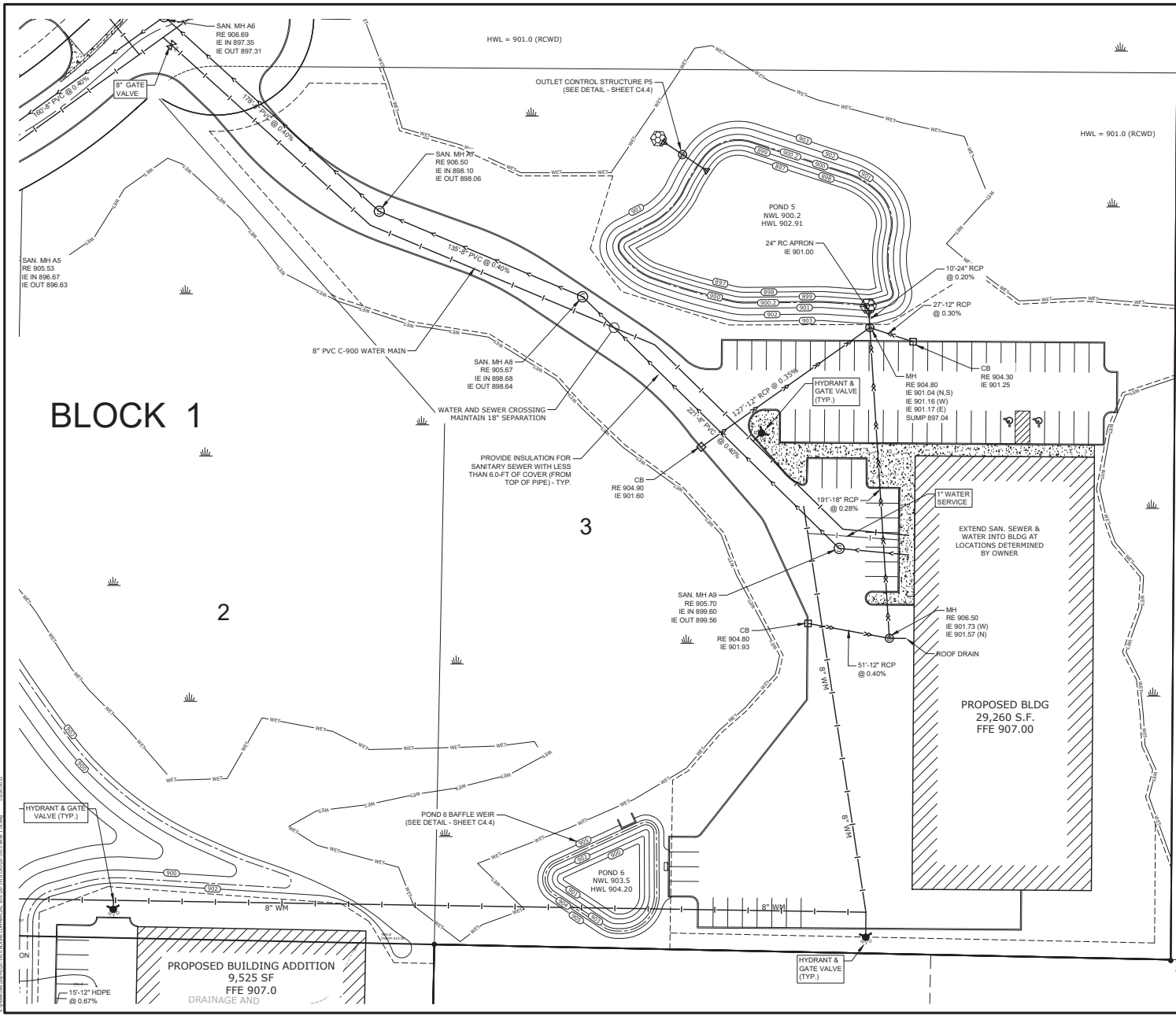
0 10 30
 1 INCH = 30 FEET



Know what's below.
 Call before you dig.

UTILITY PLAN
 THE BLAINE BACK 40

C3.1



WATER MAIN NOTES

EXISTING WATER MAIN LOCATION AND SIZE SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

PROVIDE PIPE INSULATION WHERE SEWER (SANITARY OR STORM) CROSSES WITHIN 18" OF WATER MAIN.

PROPOSED WATER MAIN SHALL BE PVC C-900.

MAINTAIN MINIMUM 7.5-FT COVER TO TOP OF ALL WATER MAIN PIPE.

SANITARY SEWER NOTES

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.

PROPOSED SANITARY SEWER SHALL BE PVC SDR 35.

STORM SEWER NOTES

FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

WHEN CALLED OUT AS PIPE, STORM SEWER SHALL BE REINFORCED CONCRETE PIPE (RCP) ANSD C/R WITH R-4 GASKETS 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 M234, TYPE 5 WITH WATERTIGHT CONNECTIONS. USE SAND/GRANULAR MATERIAL FOR BACKFILLING AND CONNECTION OF HDPE/PVC PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM 2321.

STORM SEWER LENGTHS INCLUDE THE LAYING LENGTH OF THE FLARED END SECTION. LAYING LENGTH OF APRON TO BE DEDUCTED FROM PAYMENT LENGTH OF PIPE.

ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, PART 4715.2020.

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.

DRAWN BY: C.M.
DESIGN BY: C.W.P.

CHKD BY: C.W.P.
PROJ. NO: 20-1910

ORIGINAL DATE: MAY 7, 2020

DATE	REVISION DESCRIPTION
05-14-22	ADDED WATER SERVICE CONNECTIONS AND HYDRANTS
05-14-22	BLDG ADDITION REMOVED & REPLACED WITH NEW BLDG
10-25-22	PRELIMINARY PLAN SUBMITTAL

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.
Charles W. Plowe
 CHARLES W. PLOWE
 DATE: 10-25-2022 LIC. NO. 16227

THE BLAINE BACK 40
 BLAINE, MINNESOTA
 UTILITY PLAN

PREPARED FOR:
 DAVE ERICKSON

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



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UTILITY PLAN
 THE BLAINE BACK 40

C3.2

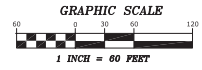
TREE INVENTORY

~of~ THE BLAINE BACK 40

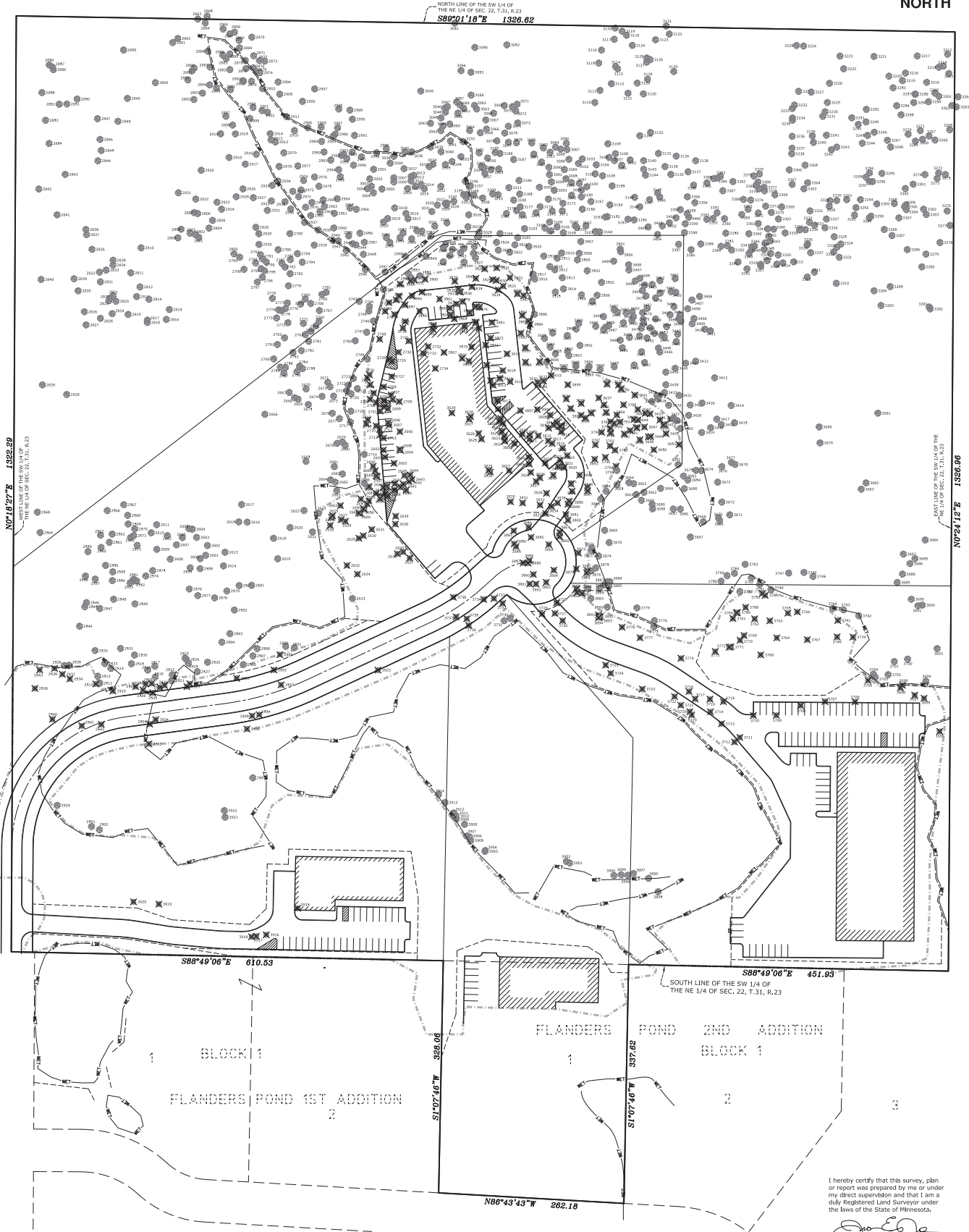
DEVELOPER
KE PROPERTIES, LLC
3143 104TH LANE NE
BLAINE, MN 55449

PROPERTY DESCRIPTION:

The Southwest Quarter of the Northeast Quarter of Section 22, Township 31, Range 23,
Anoka County, Minnesota,
AND
Lot 1, Block 1, FLANDERS POND 2ND ADDITION, Anoka County, Minnesota.



NORTH



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
JASON E. RUD
Date: 10/26/2022 License No. 41578

NOTES

- Bearings shown are on an assumed datum.
- Tree Inventory and data provided by Midwest Natural Resources.
- Site Plan and tree clearing limits provided by Rowe Engineering.
- DENOTES TREE TAG NUMBER (SEE TREE INFO ON SHEETS 2-4)
- ✕ DENOTES TREE TO BE REMOVED

DRAWN BY:	BAH	DWG NO.:	220563PP	DATE:	7/26/2022
CHECK BY:	JER	FIELD CREW:	D/C/T		
1	10/26/22	RE-SUBMITTAL TO CITY		BAH	
2					
3					
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