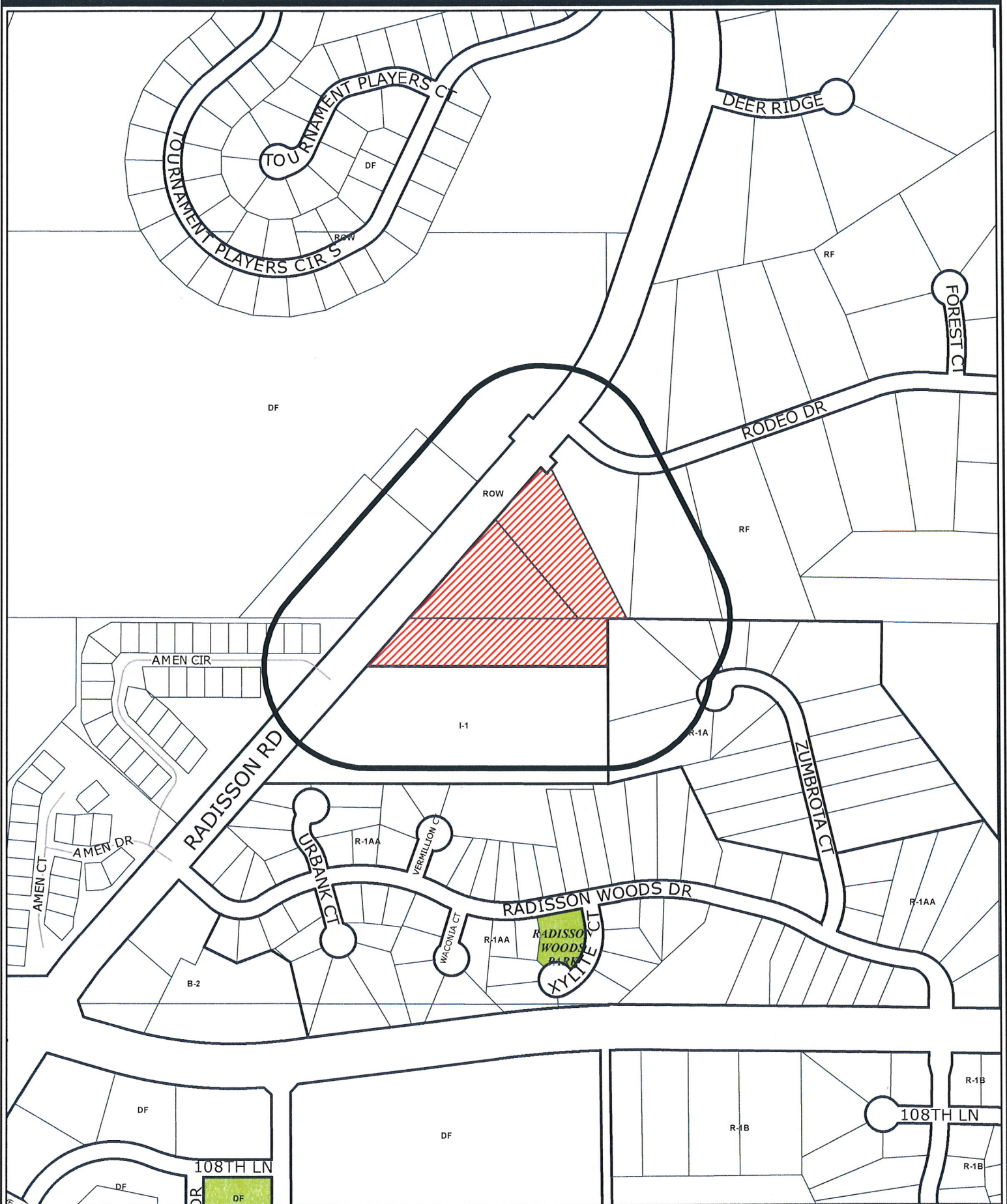




Case File No. 17-0043
Glen Cove

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



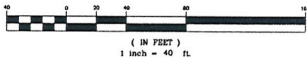
PRELIMINARY PLAT OF GLEN COVE

FOR: PAULSON CONSTRUCTION

PROPERTY IDENTIFICATION NUMBER: 16-31-23-44-0003, 16-31-23-41-0003 & 16-31-23-41-0003

PROPERTY ADDRESS: MULTIPLE PARCELS ~ BLAINE, MN

GRAPHIC SCALE



DEVELOPMENT DATA:

EXISTING ZONING: RESIDENTIAL FLEX

PROPOSED ZONING: P.U.D. (planned unit development)

SETBACKS

- FRONT YARD = 11' to property line
- SIDE YARD (HOUSE & GARAGE) = 7.5' from property lines, minimum 15' between structures
- RADISSON ROAD TO BUILDING = 50'
- CORNER SIDE YARD = 20'
- REAR YARD = 3' FROM PROPERTY LINES
- SETBACK FROM CENTERLINE CREEK TO EDGE OF STRUCTURE = 50'

- MINIMUM LOT SIZE = x 50 FT.
- MAXIMUM BUILDING HEIGHT = 35 FEET
- MINIMUM LOT WIDTH = 62 FEET
- DRIVEWAYS SHALL BE 3' OR GREATER FROM PROPERTY LINES
- MINIMUM LOT DEPTH = 100'

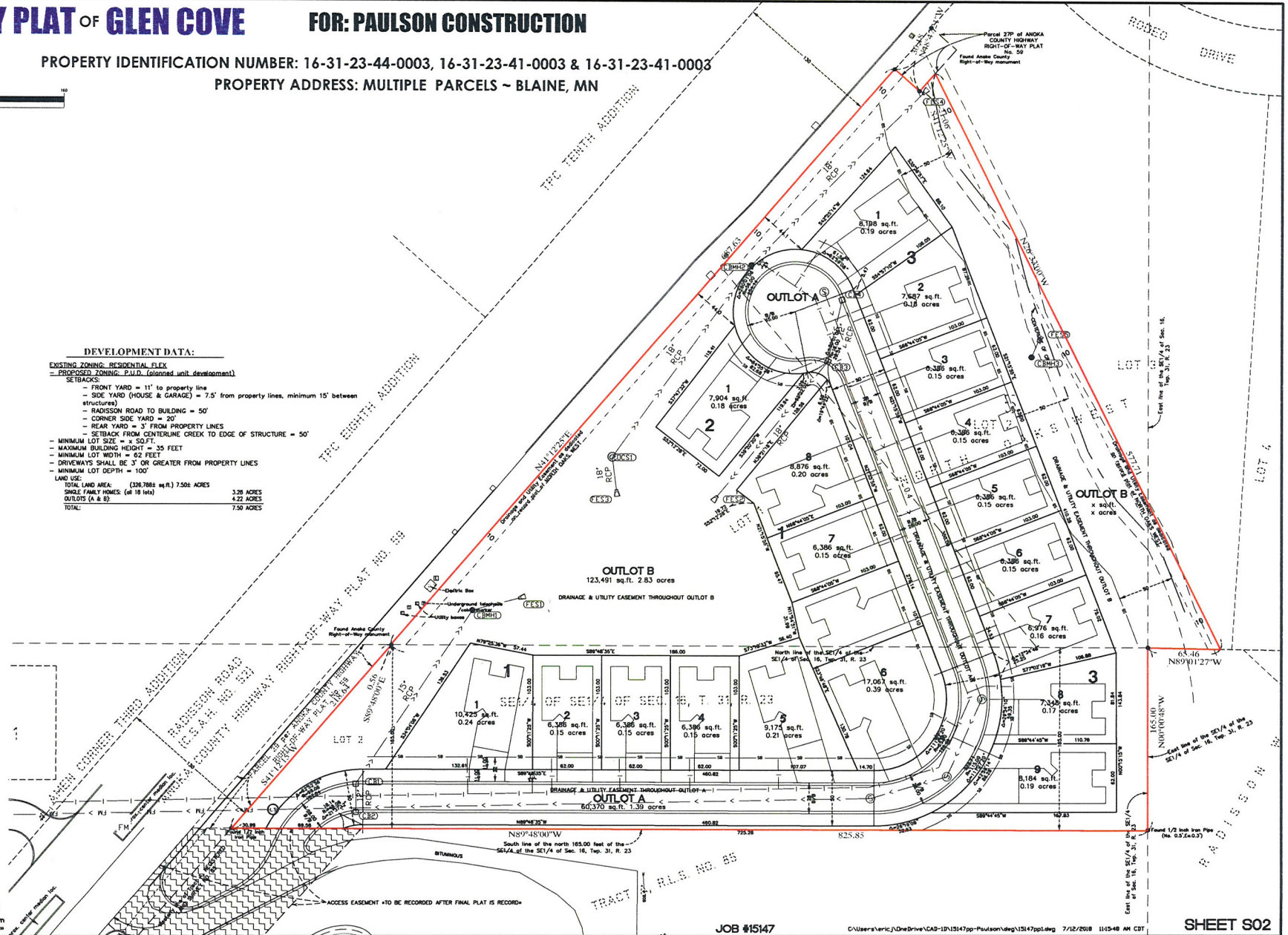
LAND USE:	
TOTAL LAND AREA: (326,788± sq.ft.) 7.50± ACRES	3.28 ACRES
SINGLE FAMILY HOMES: (at 18 lots)	4.22 ACRES
OUTLOTS (A & B)	7.50 ACRES

Rev. 07/12/2016, city comment:
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.

ERIC R. VICKARYOUS

Date: June 6th, 2018 Reg. No. 44123

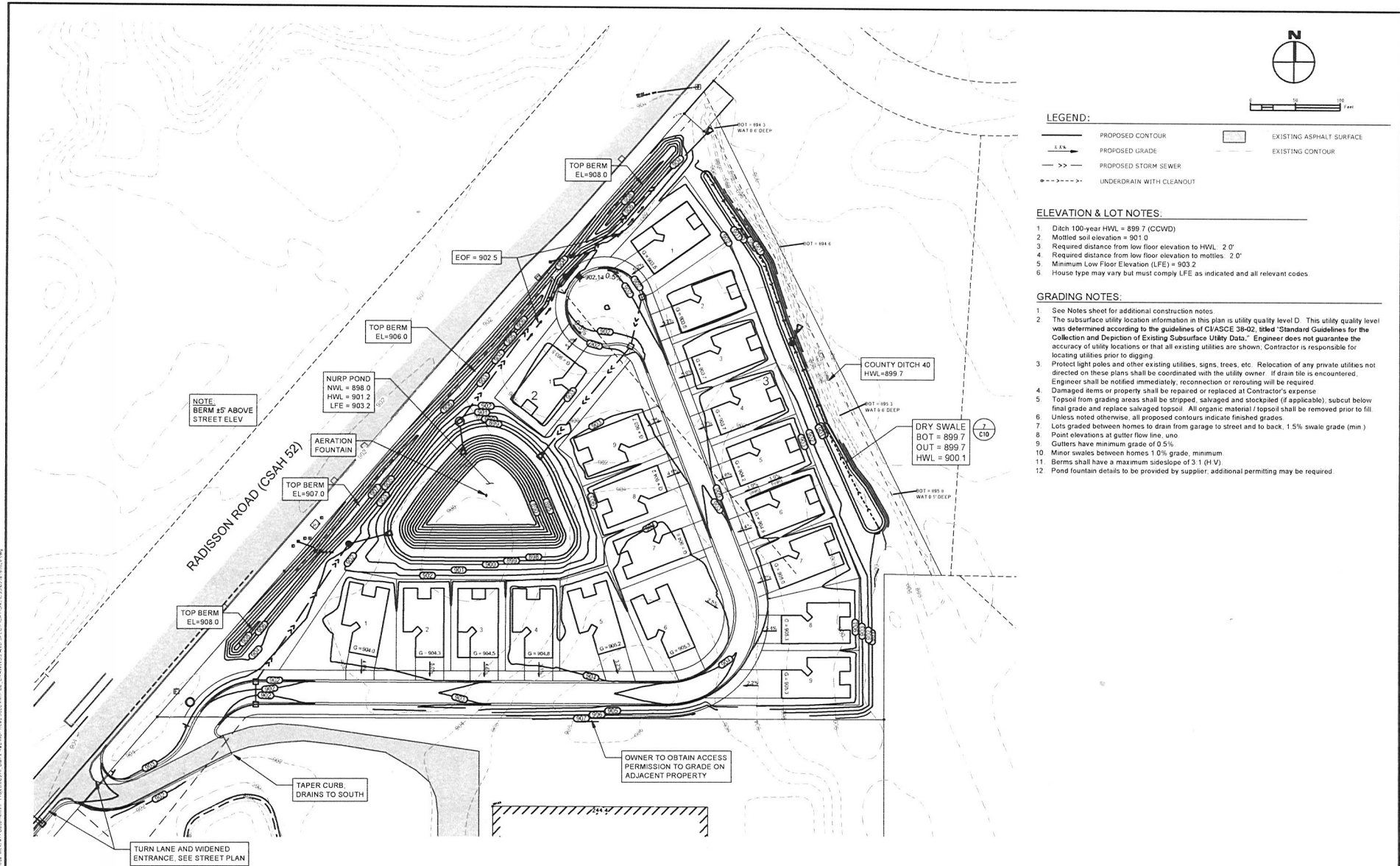
ACRE LAND SURVEYING
Serving Twin Cities Metro
area and beyond
763-458-2907 acrelandsurvey@gmail.com

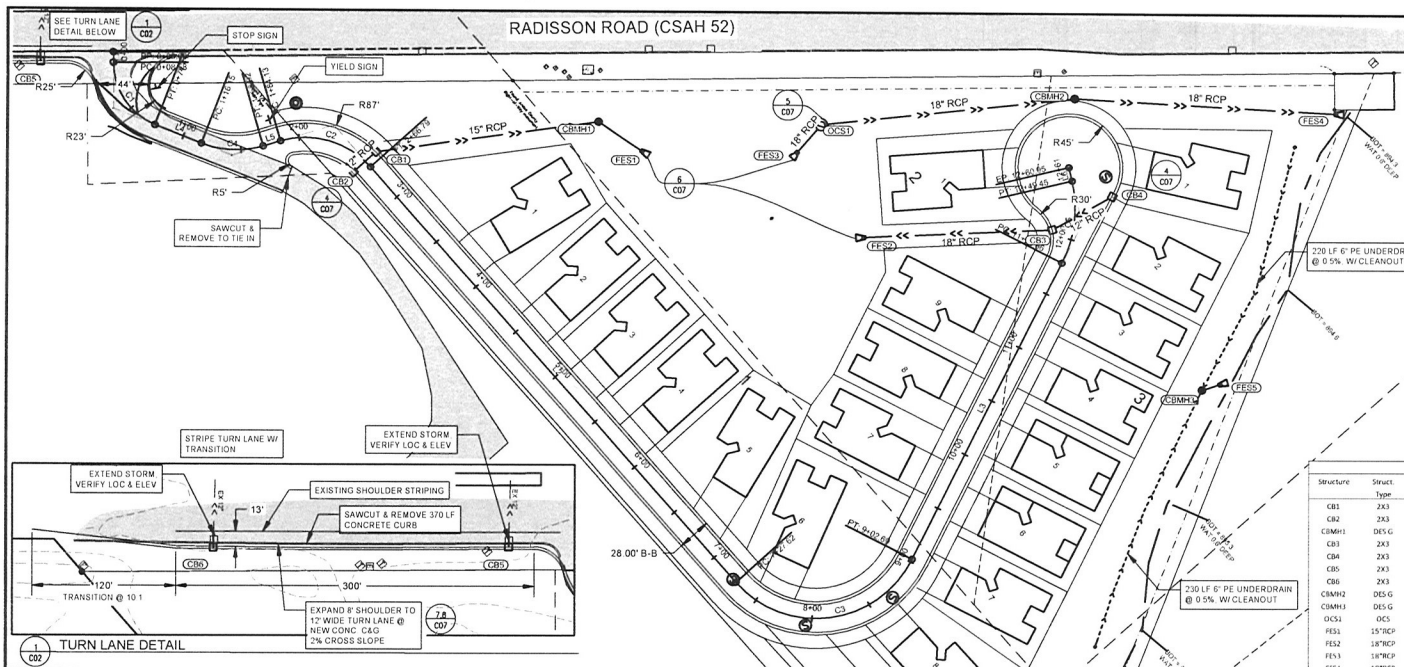


JOB #15147

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SHEET S02



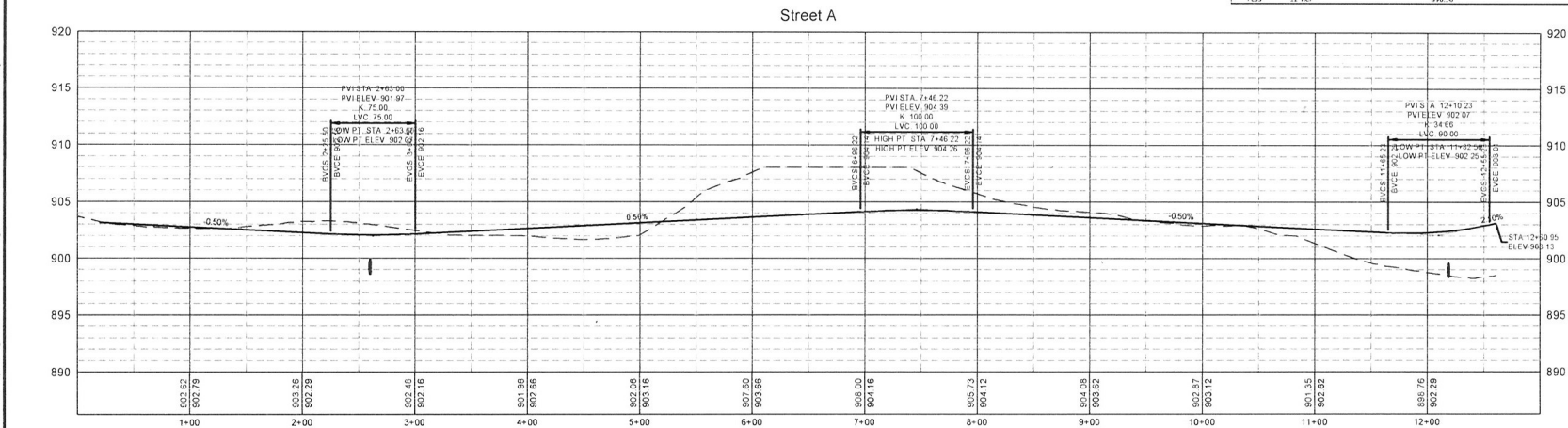


Road CL				
Number	Radius	Length	Line/Chord Direction	A Value
L1	8.58	548'	14° 36.84°E	
C1	55.00	65.84	S82° 32' 12.33"E	
L4	41.74	N63° 32' 12.18"E		
C4	80.00	52.76	N44° 16' 30.80"E	
L5	15.22	N29° 22' 49.42"E		
C2	73.08	82.66	N67° 47' 07.39"E	
L2	450.82	S89° 48' 34.64"E		
C3	90.00	175.07	N34° 27' 45.30"E	
L3	276.17	N21° 15' 54.76"W		
C5	101.28	70.59	N41° 13' 53.34"W	
L6	11.50	N61° 11' 51.92"W		

GENERAL NOTES:

- See Notes sheet for additional construction notes.
- The subsurface utility location information in this plan is utility quality level D. This utility quality level was determined according to the guidelines of CIGASCE 38-02, titled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data." Engineer does not guarantee the accuracy of utility locations or that all existing utilities are shown. Contractor is responsible for locating utilities prior to digging.
- Protect light poles and other existing utilities, signs, trees, etc. Relocation of any private utilities not directed on these plans shall be coordinated with the utility owner. If drain tile is encountered, Engineer shall be notified immediately, reconnection or rerouting will be required.
- Damaged items or property shall be repaired or replaced at Contractor's expense.
- Dimensions are to back of curb, unless noted otherwise.

STORM SEWER SCHEDULE											
Structure	Struct. Type	Casting	Run. Elev.	Invert Elev.	Run. Length	Struct. Elev.	Pipe Dia.	Pipe Length	Pipe Dia.	Pipe Class	Notes
CR1	2X3	R3067V	901.61	899.70	2.91	STBHC	15	188	V		
CR2	2X3	R3067V	901.61	898.80	2.81	CR1	12	25	V		
CRMH1	DET-G	R2501C	902.81	898.11	4.72	FE11	15	43	+		FLAT GRATE
CR3	2X3	R3067V	901.31	898.33	2.98	FE52	18	157	III		
CR4	2X3	R3067V	901.45	898.70	2.75	CR3	12	17	V		
CR5	2X3	R3067V	904.20	900.48	3.72	EX	12	6	V		CONNECT TO EXIST.
CR6	2X3	R3067V	905.40	899.81	5.59	EX	12	6	V		CONNECT TO EXIST.
CRMH2	DET-G	R2501C	902.40	897.25	5.15	FE54					FLAT GRATE
CRMH3	DET-G	R4142	899.70	896.70	3.00	FE55	12	15	V		STOOL GRATE
OC51	OC5	SEE DETAIL				CRMH1	18"	213	III		
FE51	15"RCP		897.99								TIED JOINTS
FE52	18"RCP		898.52								TIED JOINTS
FE53	18"RCP		895.00			OC51	18"	10	III		
FE54	18"RCP		896.50								TIED JOINTS
FE55	12"RCP		896.50								TIED JOINTS



Proj. No. 1602018-1228-PW
 File Loc. C:\Users\mcm\OneDrive\Documents\Projects\1602018-1228-PW\1602018-1228-PW.dwg
 Date: 06-05-2018
 User: DAVID M. POGGI

CIVIL METHODS, INC.
 1551 Livingston Avenue, Suite 104
 West St. Paul, MN 55118
 o:763.210.5713 | www.civilmethods.com

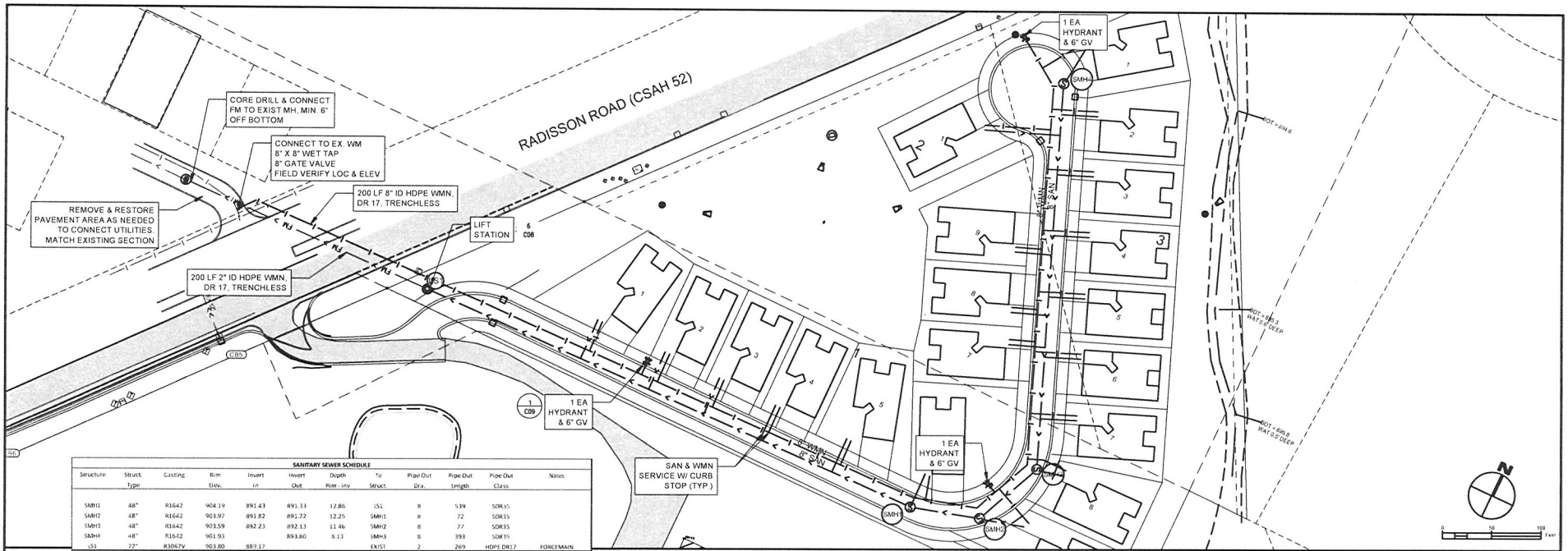
DATE: 06-05-2018
 USER: DAVID M. POGGI
 LVL: 44573

DATE: 06-26-2017
 USER: DAVID M. POGGI
 LVL: 44573

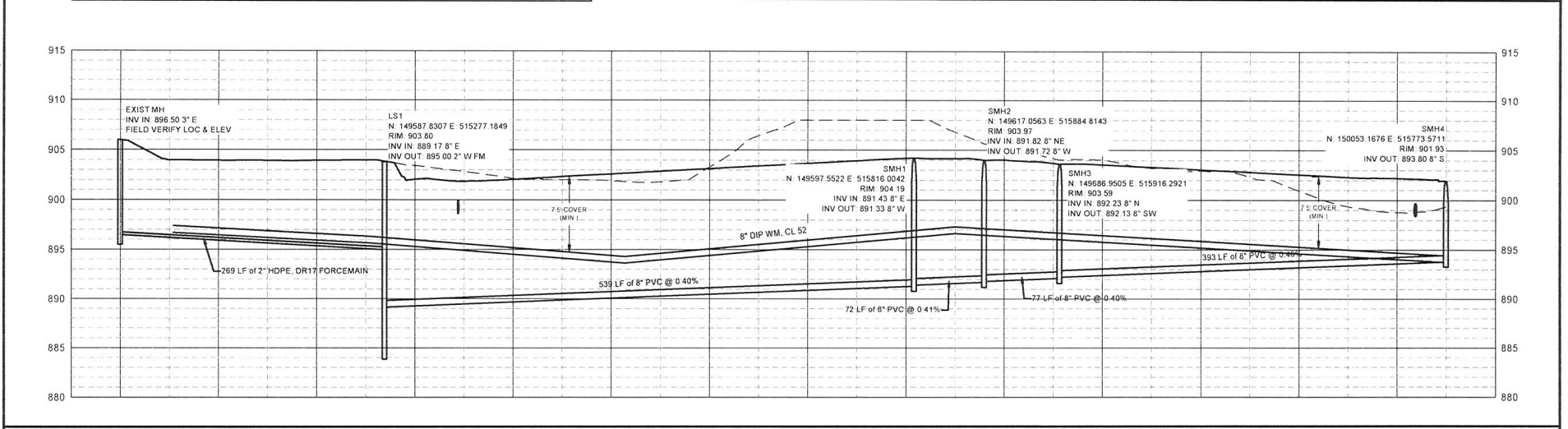
PAULSON CONSTRUCTION, INC.
 10550 MISSISSIPPI BLVD
 COON RAPIDS, MN 55433

STREET AND STORM SEWER
 GLEN COVE
 BLAINE, MN

SHEET NO.
C02



Structure	Struct. Type	Casting	R/W Elev.	Invert Elev.	Invert Elev.	Depth	To	Pipe Out	Pipe Out	Pipe Out	Notes
SMH1	48"	R1642	904.19	891.43	891.33	12.86	LS1	8	539	SOR35	
SMH2	48"	R1642	903.97	891.82	891.72	12.25	SMH1	8	72	SOR35	
SMH3	48"	R1642	903.59	892.23	892.13	11.46	SMH2	8	77	SOR35	
SMH4	48"	R1642	901.93	893.80	893.80	8.13	SMH3	8	393	SOR35	
LS1	22"	R3067V	903.80	889.17			EX151	2	269	HDPE DR17	FORCEMAIN



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 Plot Date: 8/20/2018 11:34 AM

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 1551 Livingston Avenue, Suite 104
 West St. Paul, MN 55118
 o:763.210.5713 | www.civilmethods.com

I HEREBY CERTIFY THAT THE PLANS, SPECIFICATIONS, AND REPORTS PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL ARE TRUE AND CORRECT AND THAT I AM A duly Licensed Professional Engineer in the State of Minnesota.
 DAVID M. POGGI
 PE, No. 44573
 Date: 06-05-2018

DESIGNED: DMP
 DRAWN: DMP
 CHECKED: DMP

OWNER: **PAULSON CONSTRUCTION, INC.**
 10550 MISSISSIPPI BLVD
 COON RAPIDS, MN 55433

TITLE: **SANITARY AND WATERMAIN**
 GLEN COVE
 BLAINE, MN

SHEET NO: **C04**

NOTES

1. Refer to L1.2 for Plant Materials Schedule
2. Refer to L9.0 for Planting Details

LEGEND

- Lawn Sod
- Pollinator Mix
- Lakeshore & Water's Edge Mix



LANDSCAPE ARCHITECTURE, INC.
2350 Bayless Place Saint Paul, MN 55114
alschen@landarch.com 651.646.1020 landarch.com

PROJECT NAME:

Glen Cove

REVISION HISTORY:

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: *Stephen Mastey*

Typed or Printed Name: STEPHEN MASTEY

Date: 01-23-2018 Reg. No. 55623

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PROJECT LOCATION:

Blaine, Minnesota
55449

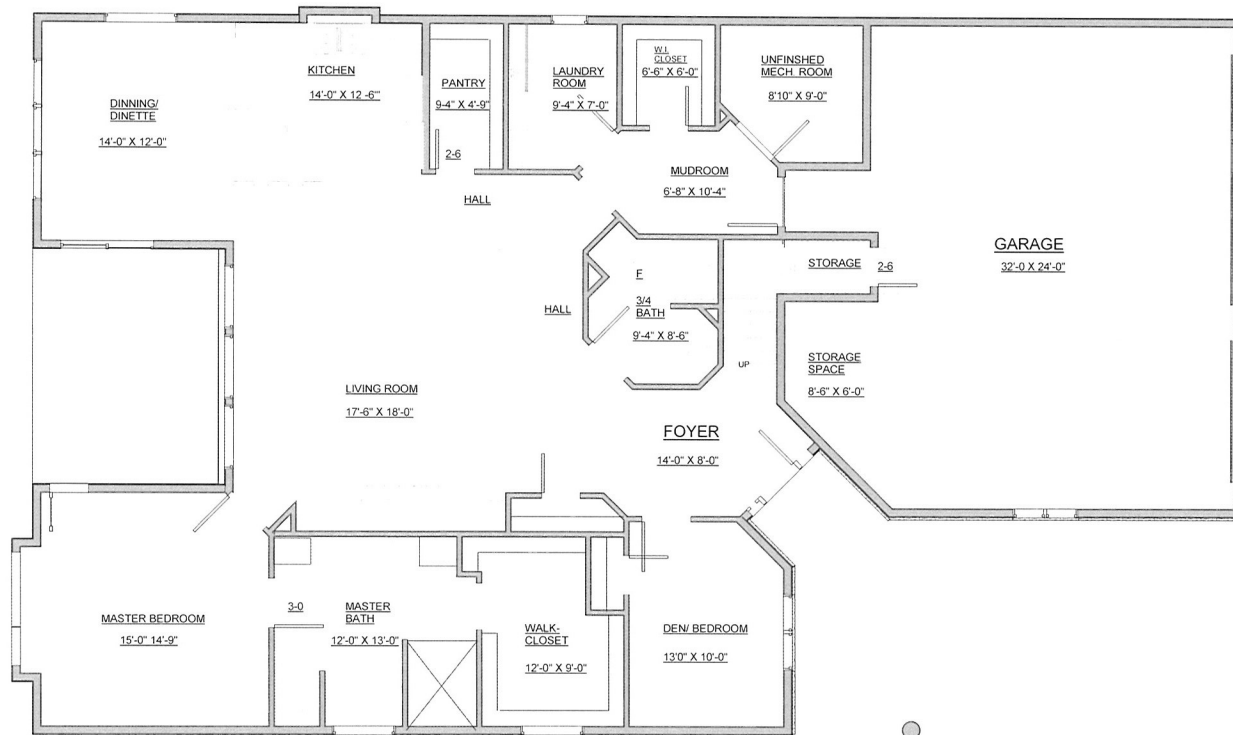
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Planting Plan

SCALE: 1" = 40'
DRAWN BY: SPM
CHECKED BY: SPM

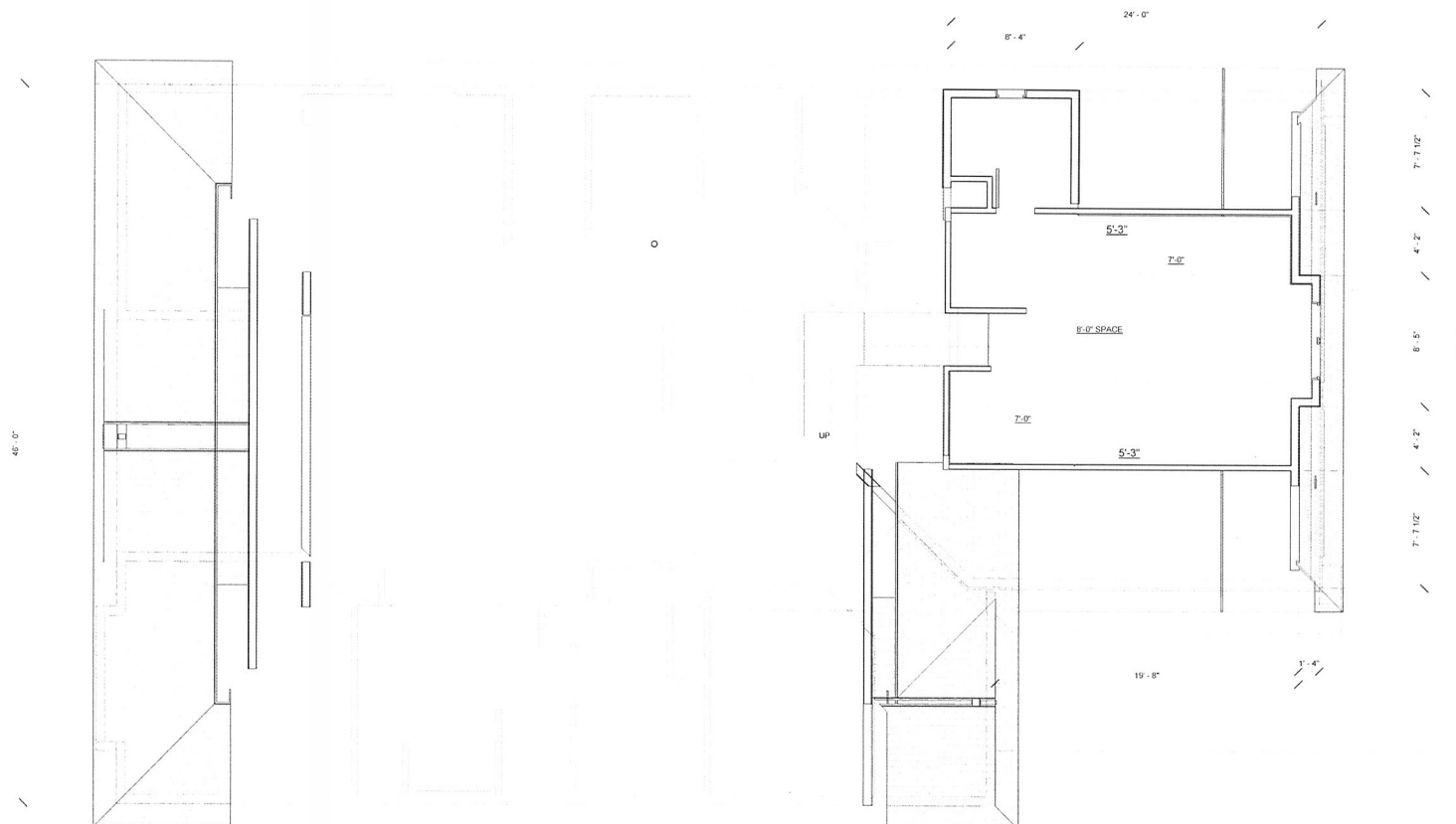


L1.0



1 MAIN FLOOR PLAN
1/4" = 1'-0"

2036 SQ. FT.



1 BONUS ROOM FLOOR
1/4" = 1'-0"
448 SQ. FT.

PROJECT:
ON GRADE MODEL
WITH BONUS ROOM

OWNER:
DOUG PAULSON CONST.
ADDRESS:

CONTRACTOR:
DOUG PAULSON CONSTR.
CONTACT:
DOUG PAULSON
PHONE: (612) 801-1889
E-MAIL: dougpaulson7@comcast.net

REVISIONS			
NO	DATE	DESCRIPTION	BY
BID PLANS NOT			
MARCH 09, 2018			
FOR CONSTRUCTION			

BID PLANS NOT

MARCH 09, 2018

FOR CONSTRUCTION

PLANS PROVIDED BY:

SCHWIETERS HOME DESIGN

1628 COUNTY HIGHWAY 10 N.E.
SPRING LAKE PARK, MN 55432

TEL: (763) 785-2105
SchHomDsgn@aol.com

DATE 08/18/17

DATE: 03/09/2018

JOB NO: 2745

DRAWN: DICK S.

CHECKED: R.J.S.

BONUS ROOM LEVEL
448 SQ. FT.

SCALE: 1/4" = 1'-0"

PAGE NO:

A-4



Paulson Construction Inc Building &Remodeling

Glen Cove Villas

Paulson Construction is excited to present and construct 19 one level Luxury Villas. These custom Villas will continue to be built with same qualities and amenities that is a tradition with Paulson Construction. Inside these home will have the same floor plan as the Golf Villas across the street, Amen Corner. Elevational are provided. The exterior will be sided with Custom Colored Hardie siding. A small sampling of stone will be on each unit. Ample landscaping and a concrete driveway will finish the exterior of these homes. The rear of the home will have a private screen/ porch area secluded from the other neighbors. The cost of these homes will be between \$525,000 and \$600,000.



