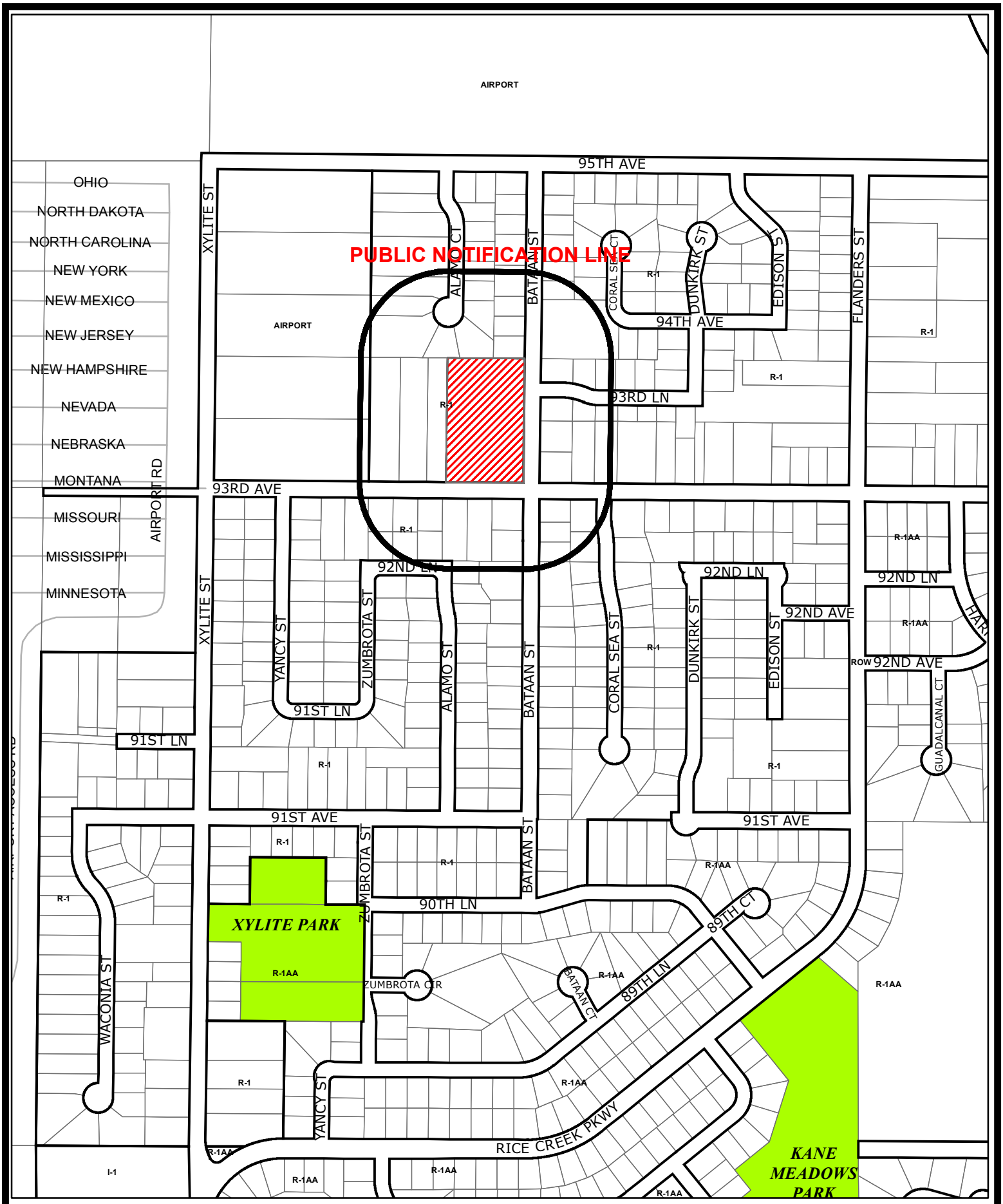

Case File No. 19-0017
Elizabeth Marie Estates

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

PRELIMINARY PLAT

~for~ ELIZABETH MARIE ESTATES
~for~ P D & H PROPERTIES, LLC
14745 ABERDEEN STREET NE
HAM LAKE, MN 55304
(763) 464-3139

VICINITY MAP

PART OF SEC. 27, TWP. 31, RNG. 23

ANOKA COUNTY, MINNESOTA
(NO SCALE)

PROPERTY DESCRIPTION:

Lot Forty-five (45), Spring Lake Park Woodland, according to the plat therof on file in the office of the Registrar of Titles, Anoka County, Minnesota.

Subject to a five (5) foot strip easement along the rear line for public utility use such as setting poles, stringing of wires, trimming or removing trees, if necessary, for line clearance and laying of underground conduits.

(Torrens Property Certificate of Title No. 404449)

NOTES

- Property address is 2791 93rd Ave NE, Blaine, MN 55449.
- Property Pin No. 27-31-23-33-0008.
- Field survey was completed by E.G. Rud and Sons, Inc. on 12/2017.
- Bearings shown are on the Anoka County Coordinate System.
- Curb shots are taken at the top and back of curb.
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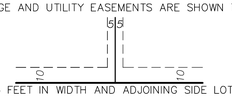
- See Preliminary Tree Inventory and Tree Removal Plan for tree size and species.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

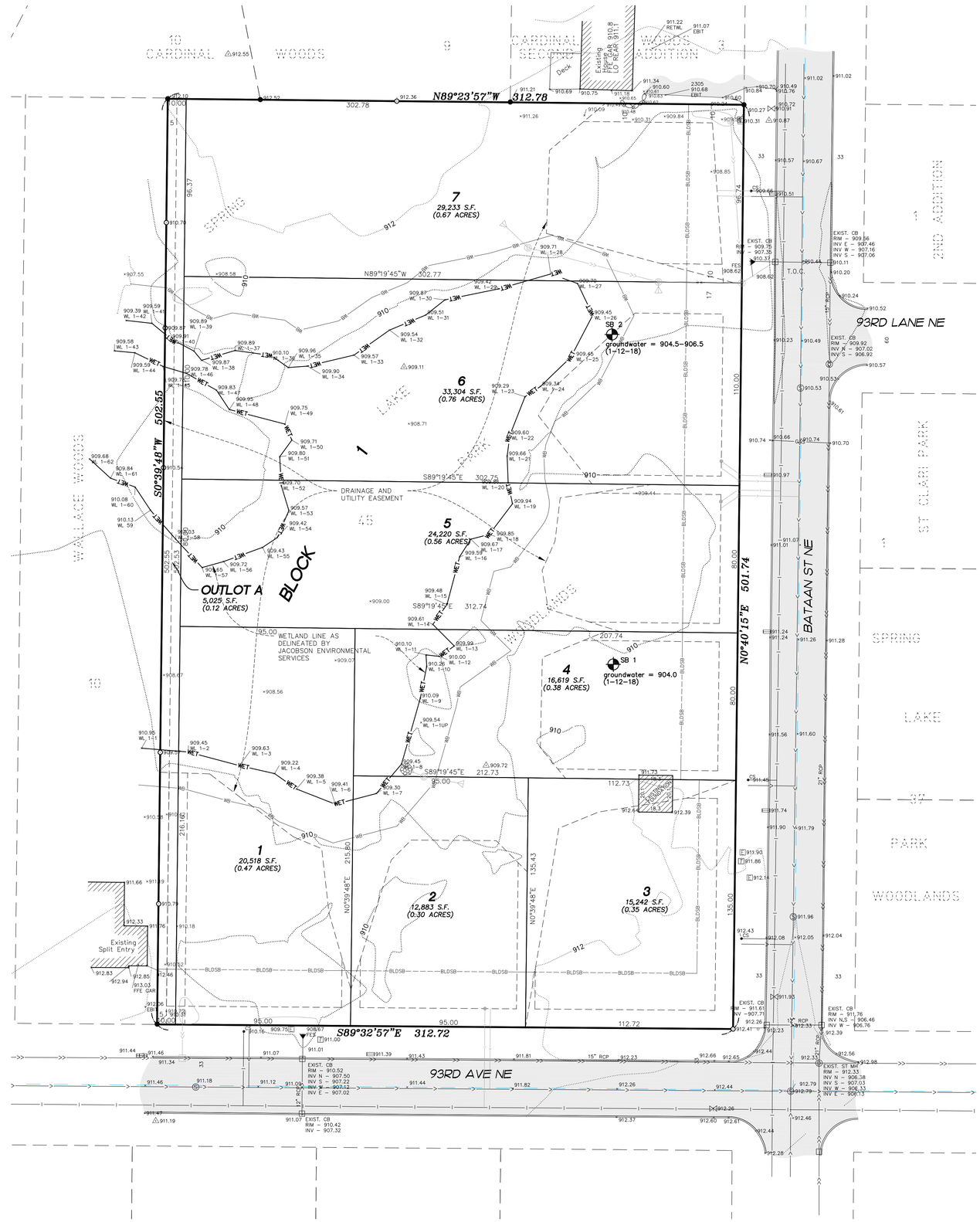


BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING STREET LINES AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

GRAPHIC SCALE

30 0 15 30 60 120

1 INCH = 30 FEET



NORTH

AREA COMPUTATIONS

TOTAL AREA SITE AREA: 3.61± ACRES
OUTLOT AREA 0.12± ACRES
7 PROPOSED SINGLE FAMILY LOTS
DENSITY: 2.01± UNITS/ ACRE

ZONING AND SETBACKS

CURRENT ZONING IS SINGLE FAMILY RESIDENTIAL R-1
PROPOSED ZONING SINGLE FAMILY RESIDENTIAL R-1

FRONT SETBACK	30 FEET
HOUSE SIDE SETBACK (INTERIOR)	10 FEET
GARAGE SIDE SETBACK	5 FEET
REAR SETBACK	30 FEET
CORNER SIDE YARD SETBACK	20 FEET
WETLAND BUFFER	20 FEET

DEVELOPMENT REQUIREMENTS FOR ZONE R1

MINIMUM LOT AREA 10,000 S.F.
MINIMUM LOT WIDTH 80 FEET AT SETBACK LINE
MINIMUM LOT DEPTH 125 FEET

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES SOIL BORING BY HAUGO GEO TECHNICAL
- DENOTES BRACE POLE OR GUY POLE
- DENOTES CATCH BASIN
- DENOTES CATCH BASIN MANHOLE
- DENOTES CABLE PEDESTAL
- DENOTES CURB STOP
- DENOTES ELECTRICAL BOX
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES FIBER OPTIC BOX
- DENOTES GAS METER
- DENOTES GAS VAVLE
- DENOTES GUY WIRE
- DENOTES HYDRANT
- DENOTES LIGHT POLE
- DENOTES MAILBOX
- DENOTES MISCELLANEOUS MANHOLE
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SIGN
- DENOTES STORM SEWER APRON
- DENOTES STORM SEWER MANHOLE
- DENOTES TELEPHONE PEDESTAL
- DENOTES WATER VALVE
- DENOTES WELL
- DENOTES WET LAND
- DENOTES RETAINING WALL
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- BLDSB DENOTES BUILDING SETBACK LINE
- WB DENOTES WETLAND BUFFER LINE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

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: 04/30/2019 License No. 41578

BENCHMARK

BENCHMARK: MNDOT "CRACK" unpublished point.
ELEVATION = 929.62 (NAVD 88)

DRAWN BY: MMD	JOB NO: 17557PP	DATE: 10/27/18	
CHECK BY: JER	SCANNED ☐		
1	04/08/19	CITY SUBMITTAL	MMD
2	04/30/19	CITY COMMENTS	MMD
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 GRADING DRAINAGE AND EROSION CONTROL PLAN

~for~ ELIZABETH MARIE ESTATES
~for~ P D & H PROPERTIES, LLC
14745 ABERDEEN STREET NE
HAM LAKE, MN 55304
(763) 464-3139

NOTES

- Property address is 2791 93rd Ave NE, Blaine, MN 55449.
- Property Pin No. 27-31-23-33-0008.
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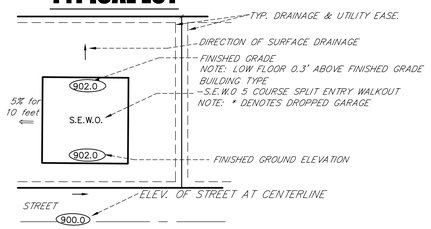
- See Preliminary Tree Inventory and Removal Plan for tree size and species.

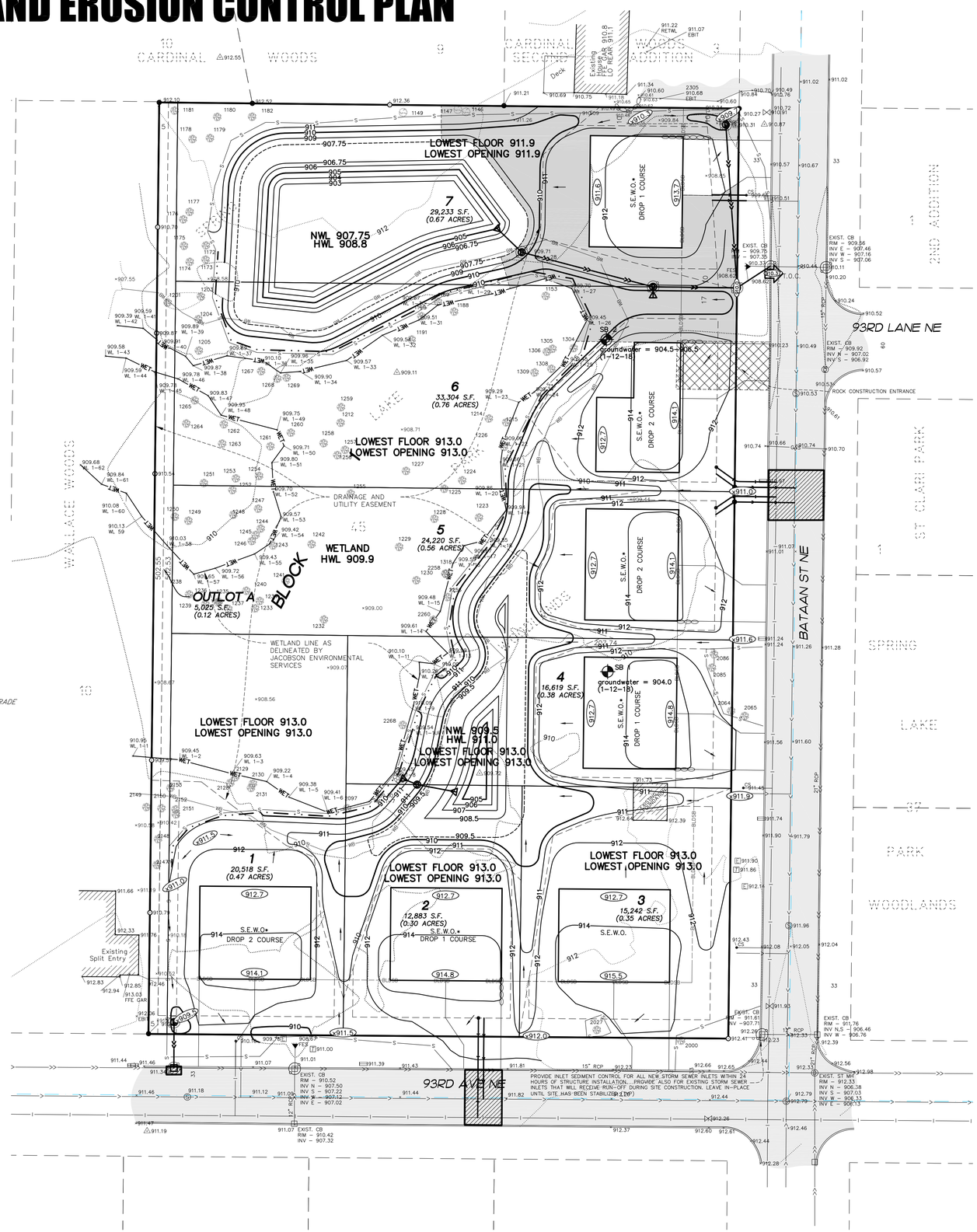
EROSION CONTROL / REVEGETATION SPECS.

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.

TYPICAL LOT



NOTE: INSTALL FOOTING AT EXTRA DEPTH AND EXPOSE FOUNDATION TO MATCH PROPOSED LOT LINE GRADES IF NEEDED.



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- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- BLDSB DENOTES BUILDING SETBACK LINE
- WB DENOTES WETLAND BUFFER LINE
- DENOTES PROPOSED CONTOURS
- S DENOTES SILT FENCE
- DENOTES BIO ROLL TO BE INSTALLED INSIDE SILT FENCE ADJACENT TO WETLAND
- DENOTES DRAINAGE ARROW
- 910.3 DENOTES PROPOSED SPOT ELEVATION
- 903.5 DENOTES OVERFLOW ELEVATION
- = SOIL AMENDMENT AREAS

1. ON-SITE TOPSOIL TO BE STOCKPILE
2. AFTER GRADING, LEAVE AMENDMENT AREAS SUBCUT 8"
3. ALLEVIATE COMPACTED SOILS (PLOW OR TILL) TO A MIN. DEPTH OF 2"
4. APPLY 8" OF STOCKPILED TOPSOIL
5. APPLY 2.5" COMPOST MEETING:
   5.1. 8-13% SOIL ORGANIC MATTER
   5.2. PH SUITABLE FOR TURF SEEDING
   5.3. NOTE: RETAIN RECORDS & RECEIPTS FOR COMPOST DELIVERED TO SITE FOR RCWD INSPECTIONS
6. ROTOTILL COMPOST INTO TOPSOIL TO A MIN. DEPTH OF 8" BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER OR SUBSOILER

BENCHMARK

BENCHMARK: MNDOT "CRACK"
unpublished point.
ELEVATION = 929.62 (NAVD 88)

GRAPHIC SCALE

30 0 15 30 60 120

1 INCH = 30 FEET

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

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014

SITE PLANNING & ENGINEERING
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 GINKEL

DATE: 04.30.19 LIC. NO. 43963

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: 04/30/2019 License No. 41578

EST. 1977
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Professional Land Surveyors
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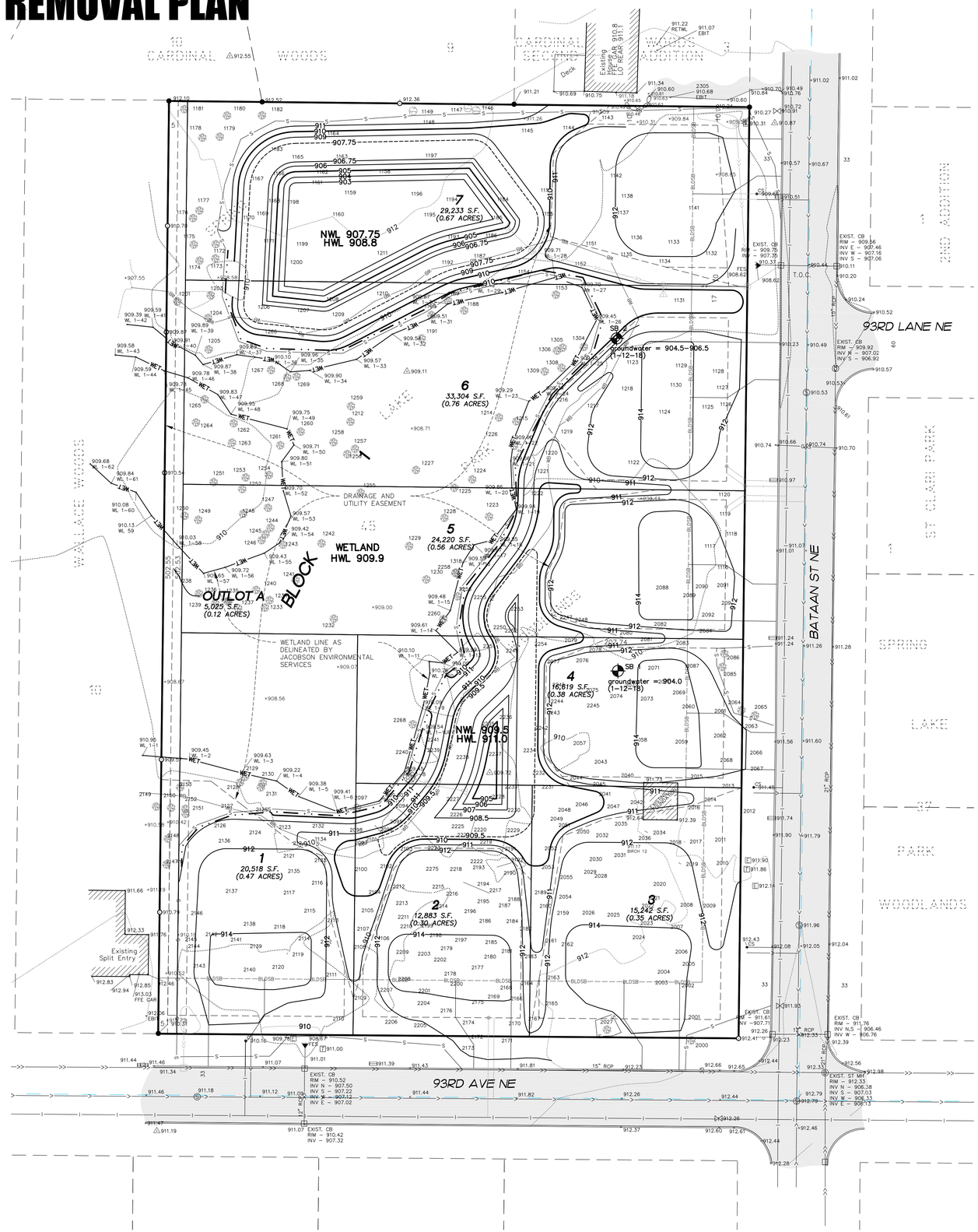
DRAWN BY: MMD	JOB NO: 17557PP	DATE: 10/27/18	
CHECK BY: JER	SCANNED ☐		
1	04/08/19	CITY SUBMITTAL	MMD
2	04/30/19	CITY COMMENTS	MMD
3			
NO.	DATE	DESCRIPTION	BY

PRELIMINARY TREE INVENTORY AND REMOVAL PLAN

~for~ ELIZABETH MARIE ESTATES
~for~ P D & H PROPERTIES, LLC
14745 ABERDEEN STREET NE
HAM LAKE, MN 55304
(763) 464-3139

NORTH



LEGEND

1227 DENOTES TREE TO REMAIN (SEE SHEET 5 FOR SPECIES AND SIZE)

2074 DENOTES TREE TO BE REMOVED (SEE SHEET 5 FOR SPECIES AND SIZE)

TREE COUNT

TOTAL OVERSTORY DECIDUOUS SHADE TREES – 404
TOTAL CONIFEROUS TREES – 0
TREES TO BE REMOVED – 305
TREES TO REMAIN – 99

NOTES

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GRAPHIC SCALE

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1 INCH = 30 FEET

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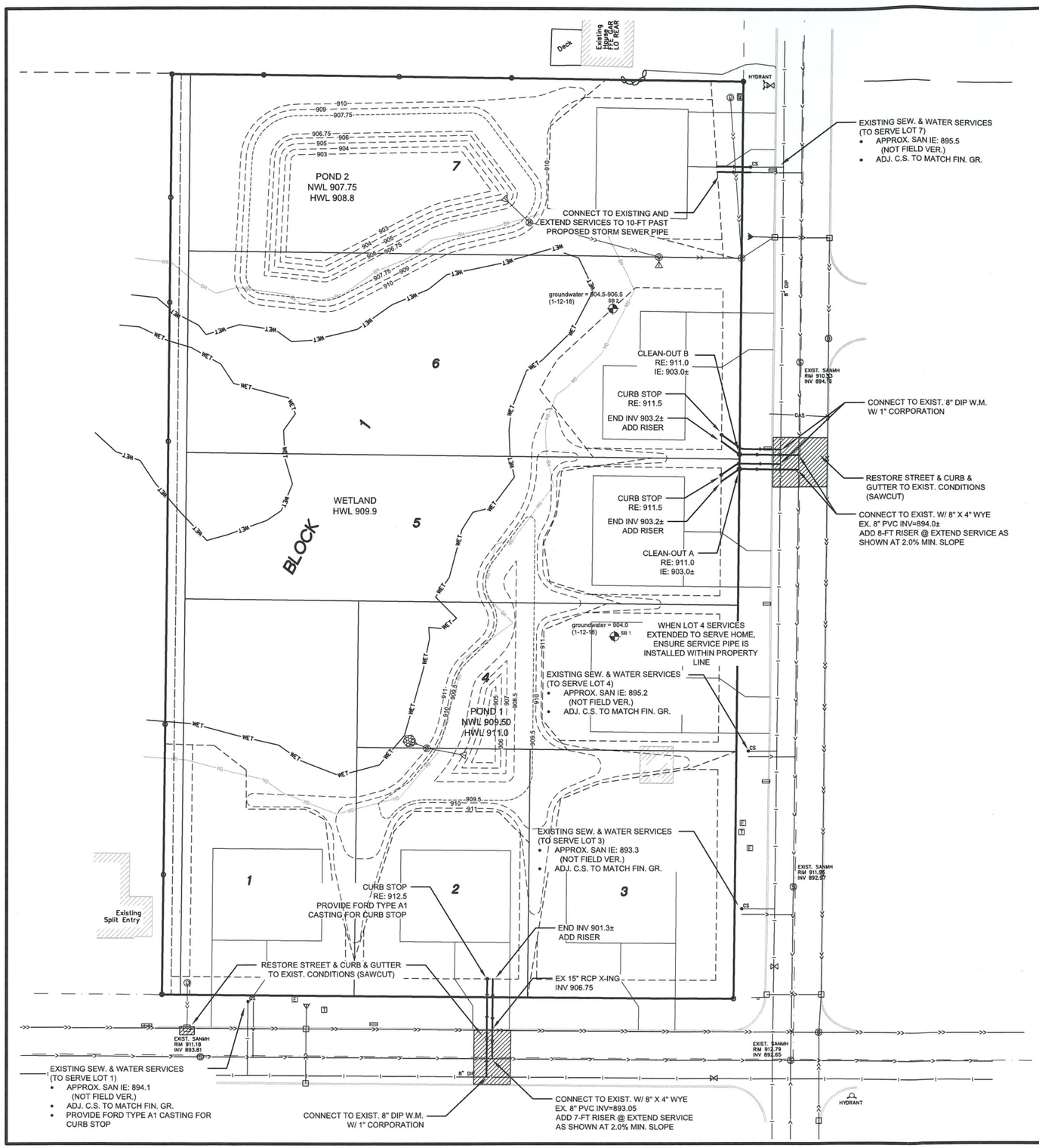


Know what's **below.**
Call before you dig.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 INCH = 30 FT

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 UTILITIES 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. STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
6. NOTIFY CITY OF BLAINE A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. NOTIFY RICE CREEK WATERSHED DISTRICT (RCWD) A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
9. CONTACT CITY OF BLAINE ENGINEERING DEPARTMENT AT (763) 785-6172 FOR INSPECTION OF ALL UTILITY INSTALLATIONS.
10. 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.

CURB & BITUMINOUS NOTES

1. REMOVAL AND DISPOSAL OF EXISTING STREET MATERIALS AS REQUIRED FOR CONSTRUCTION IS CONSIDERED INCIDENTAL.
2. ALL MATCH POINTS AND PAVEMENT PATCHES TO BE SAW-CUT AT FULL DEPTH.
3. RESTORE DISTURBED STREET TO EXISTING OR BETTER SECTION.
4. BACKFILLING OF CURB IS INCIDENTAL TO CURB INSTALLATION.

STORM SEWER NOTES

1. PROPOSED STORM SEWER PIPE SHALL BE:
   1.1. REINFORCED CONCRETE PIPE (RCP) WITH R-4 GASKETS; AND,
   1.2. HIGH-DENSITY POLYETHYLENE PIPE (HDPE). HDPE PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M294, TYPE S WITH WATERTIGHT CONNECTIONS. USE SAND/GRANULAR MATERIAL FOR BACKFILLING AND COMPACTION OF HDPE PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM 2321.
2. FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
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.

SANITARY SEWER NOTES

1. PROPOSED SANITARY SEWER SERVICES SHALL BE 4" PVC SCHEDULE 40 AND INSTALLED AT MIN. 2.0% SLOPE.
2. FIELD VERIFY SIZE, ELEVATION AND LOCATION OF EXISTING SANITARY SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

WATERMAIN NOTES

1. DO NOT OPERATE, INTERFERE WITH, OR CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATERMAIN BELONGING TO THE CITY WITHOUT AUTHORIZATION.
2. FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING WATERMAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
3. WATER SERVICE SHALL BE 1" COPPER TYPE K.
   ALTERNATE MATERIAL OPTION: HDPE CONFORMING TO ASTM D2239, FOR "ENDO-PURE" WATER SERVICE TUBING, PE 4710-250 PSI, SIDR 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" MINIMUM INSIDE DIAMETER REQUIRED.
4. MAINTAIN A MINIMUM OF 7.5 FEET OF COVER OVER ALL WATERMAIN PIPE.
5. PROVIDE PREFORMED INSULATION, PPG FOAMGLASS, OR APPROVED EQUAL WHERE SANITARY SEWER OR STORM SEWER CROSSES WITHIN 18" OF WATERMAIN.

ALL ELEVATIONS ARE NAVD 88 DATUM

LEGEND

- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRICAL PEDESTAL
- EXISTING CABLE PEDESTAL
- EXISTING UTILITY POLE
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING FLARED-END SECTION
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- WET — EXISTING DELINEATED WETLAND LINE
- WB — WETLAND BUFFER
- PROPOSED WATER PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED STORM SEWER PIPE
- PROPOSED STORM MANHOLE
- PROPOSED FLARED-END SECTION
- PROPOSED WATER SERVICE W/ CURB STOP
- PROPOSED SANITARY SEWER SERVICE

UTILITY PLAN - SANITARY & WATER
ELIZABETH MARIE ESTATES

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

NO.	DATE	DESCRIPTION
1	4-10-19	CITY SUBMITTAL
2		
3		
4		
5		
6		

DRAWN BY: AG | CHECK BY: AG | JOB NO. 17-1741 | DATE: 10-26-2018

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.

PRELIMINARY

ADAM GINKEL
Date: 04.10.2019 License No. 43963

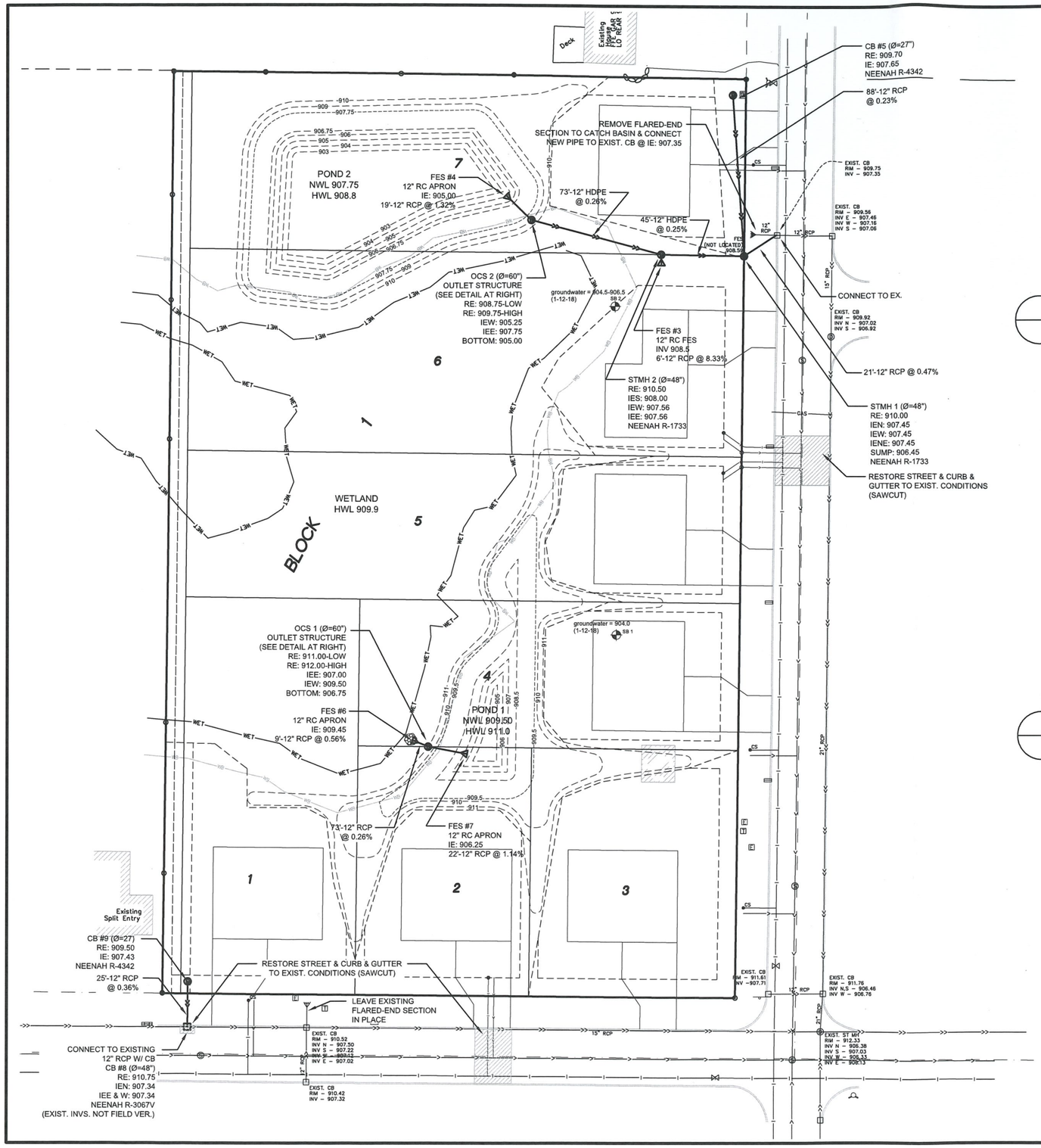
ELIZABETH MARIE ESTATES
CITY OF BLAINE, MINNESOTA

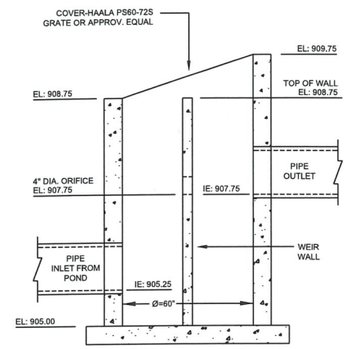
UTILITY PLAN
SANITARY & WATER

PREPARED FOR: PD&H PROPERTIES, LLC

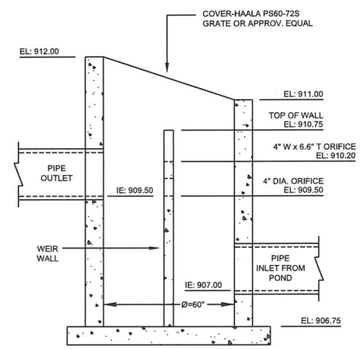
SHEET
C1.01

18-1800





OCS 2 - POND 2 OUTLET
N.T.S.



OCS 1 - POND 1 OUTLET
N.T.S.

NORTH

GRAPHIC SCALE
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(IN FEET)
1 INCH = 30 FT

Know what's below. Call before you dig.

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- PROPOSED WATER SERVICE W/ CURB STOP
- PROPOSED SANITARY SEWER SERVICE

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

NO.	DATE	DESCRIPTION
1	11-23-18	RCWD COMMENTS
2	4-16-19	CITY SUBMITTAL
3		
4		
5		
6		

DRAWN BY: AG | CHECK BY: AG | JOB NO: 17-1741 | DATE: 10-26-2018

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PRELIMINARY

ADAM GINKEL
Date: 04.10.2019 License No. 43963

ELIZABETH MARIE ESTATES
CITY OF BLAINE, MINNESOTA

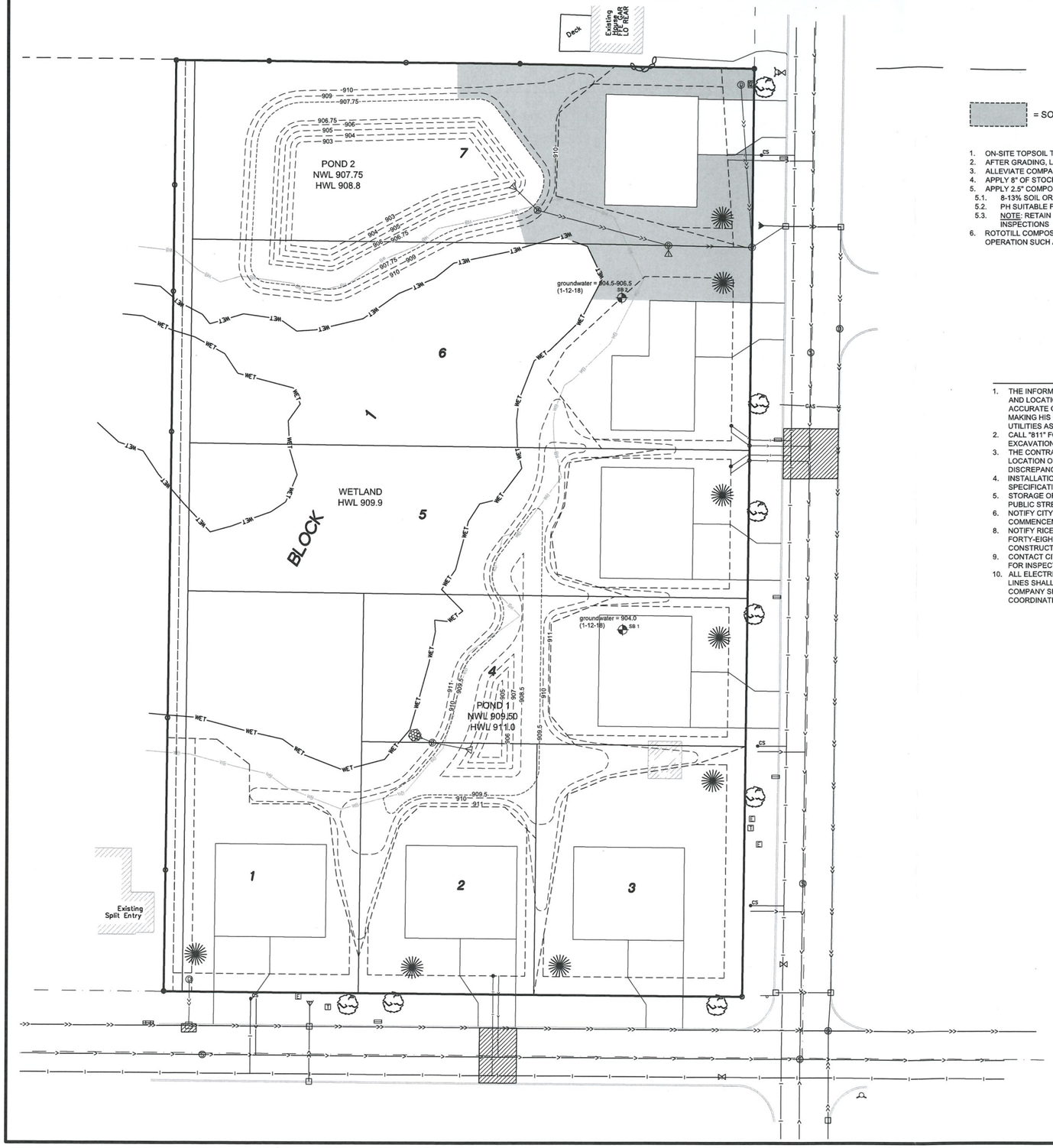
UTILITY PLAN
STORM SEWER

PREPARED FOR: PD&H PROPERTIES, LLC

SHEET
C1.02

UTILITY PLAN - STORM
ELIZABETH MARIE ESTATES

18-1800



= SOIL AMENDMENT AREAS

1. ON-SITE TOPSOIL TO BE STOCKPILE
2. AFTER GRADING, LEAVE AMENDMENT AREAS SUBCUT 8"
3. ALLEVIATE COMPACTED SOILS (PLOW OR TILL) TO A MIN. DEPTH OF 2"
4. APPLY 8" OF STOCKPILED TOPSOIL
5. APPLY 2.5" COMPOST MEETING:
   - 5.1. 8-13% SOIL ORGANIC MATTER
   - 5.2. PH SUITABLE FOR TURF SEEDING
   - 5.3. NOTE: RETAIN RECORDS & RECEIPTS FOR COMPOST DELIVERED TO SITE FOR RCWD INSPECTIONS
6. ROTOTILL COMPOST INTO TOPSOIL TO A MIN. DEPTH OF 8" BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER OR SUBSOILER

NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 INCH = 30 FT

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

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 UTILITIES 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. STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
6. NOTIFY CITY OF BLAINE A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. NOTIFY RICE CREEK WATERSHED DISTRICT (RCWD) A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
9. CONTACT CITY OF BLAINE ENGINEERING DEPARTMENT AT (763) 785-6172 FOR INSPECTION OF ALL UTILITY INSTALLATIONS.
10. 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.

LANDSCAPING NOTES

1. STAKE AND/OR MARK ALL PLAN PLANTING LOCATIONS PRIOR TO INSTALLATION. OWNER TO APPROVE ALL LOCATIONS PRIOR TO INSTALLATION.
2. 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.
3. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. 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.
5. 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.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
7. 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 PLANTS 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. ALL MATERIALS SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
13. WHEN STAKING OR GUYING OF TREES IS REQUIRED, IT SHALL OCCUR SO AS NOT TO CREATE ANY HAZARDS OR UNSIGHTLY OBSTACLES. ALL WIRES SHALL BE ENCASED IN HOSE TO PREVENT TREE DAMAGE.

DECIDUOUS TREES

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
	7	BASSWOOD	*Tilia americana*	2.5-IN CALIP.	B & B
		BLACK WALNUT	*Juglans nigra*		
		NORTHERN RED OAK	*Quercus rubra*		
		RED MAPLE	*Acer rubrum*		
		SUGAR MAPLE	*Acer saccharum*		
		SWAMP WHITE OAK	*Quercus bicolor*		

CONIFEROUS TREES

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
	8	AUSTRALIAN PINE	*Pinus nigra*	6-FT HEIGHT	B & B
		BALSAM FIR	*Abies balsamea*		
		BLACK SPRUCE	*Picea mariana*		
		WHITE SPRUCE	*Picea glauca*		

NOTES:

1. EXAMPLE SPECIES SHOWN - VERIFY SPECIES REQUIREMENTS WITH CITY'S FORESTER PRIOR TO ANY INSTALLATIONS
2. VERIFY LANDSCAPE LOCATIONS AND SPECIES WITH OWNER

SITE PLANNING & ENGINEERING
PLOWE
ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014

PHONE: (651) 361-8210
FAX: (651) 361-8701

DRAWN BY: AG	CHECK BY: AG	JOB NO. 17-1741	DATE: 10-26-2018
NO.	DATE	DESCRIPTION	
1	4-10-19	CITY SUBMITTAL	
2			
3			
4			
5			
6			

ELIZABETH MARIE ESTATES
CITY OF BLAINE, MINNESOTA

UTILITY PLAN
SANITARY & WATER

PREPARED FOR: PD&H PROPERTIES, LLC

LANDSCAPE PLAN
ELIZABETH MARIE ESTATES

SHEET
L1.01

18-1800