

**Case File No. 20-0009**  
**Boulder Estates 2nd Addition**

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





# PRELIMINARY PLAT

~of~ BOULDER ESTATES 2ND ADDITION  
~for~ BOULDER CONTRACTING  
2322 171ST LN NE,  
HAM LAKE, MN 55304  
(612)-369-2746

## LEGAL DESCRIPTION

That part of the North 11/20ths of the North Half of the Southeast Quarter of the Northwest Quarter of Section 26, Township 31, Range 23, Anoka County, Minnesota, lying southeasterly of I-35W.

AND

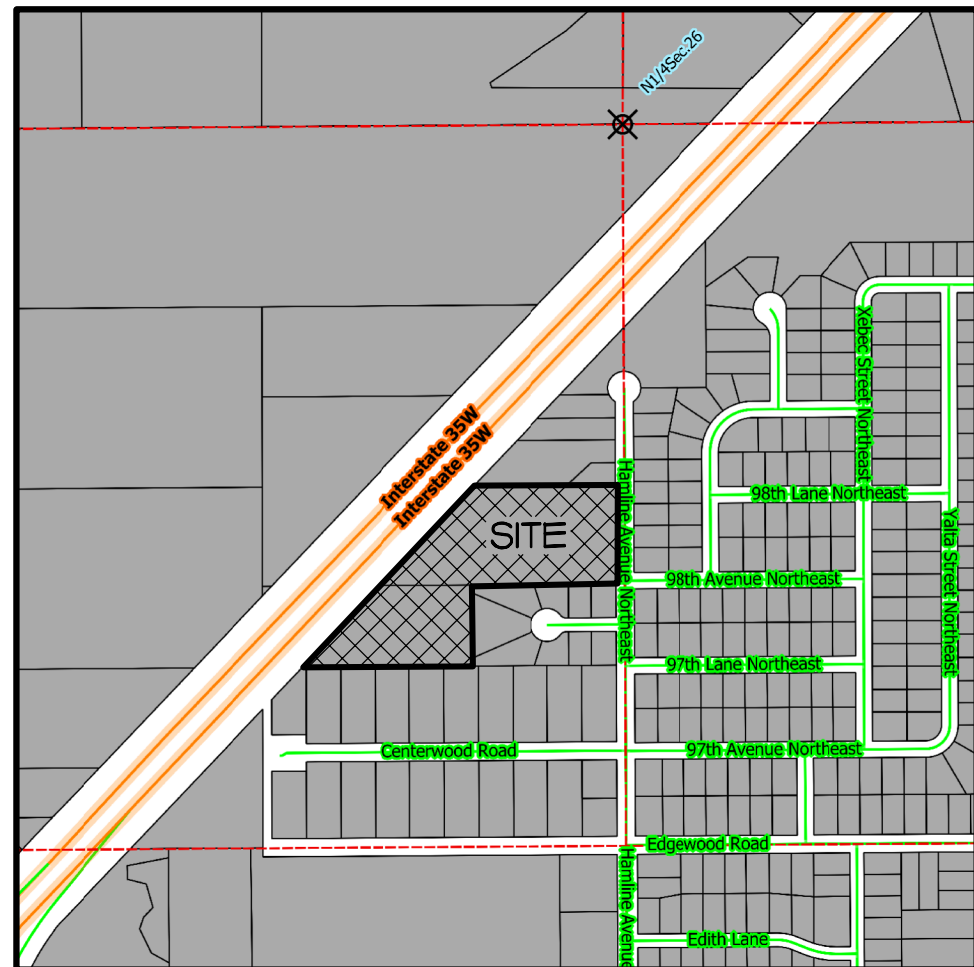
Outlot A, HAMLINE MEADOWS FIRST ADDITION, Anoka County, Minnesota.

## LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES CATCH BASIN
- CS DENOTES CURB STOP
- DENOTES ELECTRICAL BOX
- DENOTES EXISTING SPOT ELEVATION
- DENOTES HYDRANT
- DENOTES MAILBOX
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SOIL BORING. (BY OTHERS)
- DENOTES TELEPHONE PEDESTAL
- DENOTES WATER VALVE
- WET DENOTES WET LAND
- DENOTES FENCE
- DENOTES EXISTING WATER MAIN
- DENOTES EXISTING SANITARY SEWER
- DENOTES OVERHEAD WIRE
- DENOTES EXISTING CONTOURS SUPPLEMENTED WITH LIDAR
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES WETLAND (DELINEATED BY JACOBSON ENVIRONMENTAL)
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

## VICINITY MAP

PART OF SEC. 26, TWP. 31, RNG. 23



ANOKA COUNTY, MINNESOTA  
(NO SCALE)

## 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

## BENCHMARK

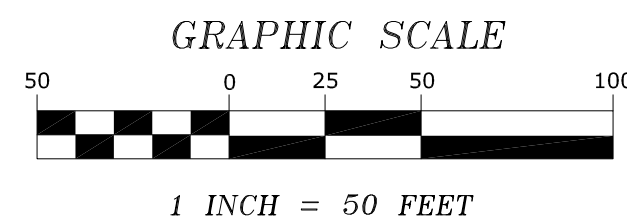
BENCHMARK: MNDOT FARM  
DATUM: NAVD 88  
ELEVATION: 908.19

## AREA COMPUTATIONS

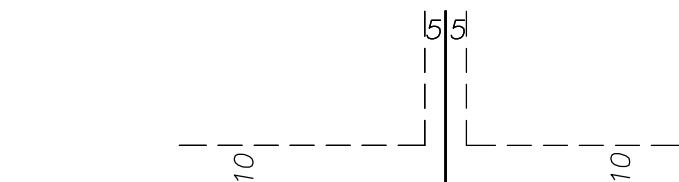
TOTAL AREA SITE AREA: 9.23± ACRES  
9 PROPOSED SINGLE FAMILY LOTS  
DENSITY: 0.98± UNITS/ ACRE  
AVERAGE LOT SIZE: 40,752 S.F. (0.94 ACRES)

## NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 12/20/19, 01/06/20, and 01/28/20.
- Bearings shown are on Anoka County datum.
- Parcel ID Number: 26-31-23-24-0036 and 26-31-23-24-0034.
- 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.
- Contours shown were created through the supplementation of LIDAR and our field survey elevations.
- Grading, drainage, and E.S.C. plan by Plowe Engineering Inc.



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.

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: 4/24/2020 License No. 41578

DRAWN BY:	CMB	JOB NO:	19833PP	DATE:	10/25/19
CHECK BY:	JER	FIELD CREW:	RW/SS		
1	1/3/2020	CERT. OF SURVEY		BCD	
2	1/8/2020	ADDED FIELD DATA		BCD	
3	2/6/2020	ADDED ADDITIONAL FIELD DATA		BCD	
4	2/17/2020	ADDED SOIL BORINGS		BCD	
5	3/04/2020	UPDATED POND		BCD	
6	4/24/2020	CITY COMMENTS		BCD	
NO.	DATE	DESCRIPTION		BY	



# BOULDER ESTATES 2ND ADDITION

## PRELIMINARY GRADING, DRAINAGE & ESC PLAN

### 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" AT LEAST 48 HOURS PRIOR TO ANY EXCAVATIONS FOR EXISTING UTILITIES LOCATIONS.
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. CONTACT CITY OF BLAINE ENGINEERING DEPT. AT (763) 785-6172 FOR INSPECTION OF ALL UTILITY WORK A MINIMUM OF 48 HOURS PRIOR.
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.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING & MAINTAINING TRAFFIC CONTROL, SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS, AS NECESSARY TO CONTROL THE MOVEMENT OF TRAFFIC, DURING DRIVEWAY CONSTRUCTION, UTILITY INSTALLATION, AND FINAL RESTORATION WITHIN CITY RIGHT-OF-WAY.
11. SEE "STORMWATER POLLUTION PREVENTION PLAN" (SWPPP) FOR ADDITIONAL EROSION AND SEDIMENT CONTROL NOTES AND SITE SEQUENCING).
12. RCWD PERMIT REQUIRED PRIOR TO START OF CONSTRUCTION - PROVIDE COPY OF PERMIT TO CITY.
13. NPDES PERMIT REQUIRED PRIOR TO START OF CONSTRUCTION - PROVIDE COPY OF PERMIT TO CITY.
- 13.1. A COPY OF THE SWPPP, NPDES PERMIT AND INSPECTION DOCUMENTS MUST BE KEPT ON SITE AT ALL TIMES.

### 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.
1. CONTRACTOR/DEVELOPER ARE RESPONSIBLE FOR REMOVING SILT FENCE UPON TURF ESTABLISHMENT.
  2. PERMANENT TURF ESTABLISHMENT TO BE IN PLACE WITHIN 14 DAYS OF FINAL GRADING.
  3. SEE "STORMWATER POLLUTION PREVENTION PLAN" (SWPPP) FOR ADDITIONAL EROSION AND SEDIMENT CONTROL NOTES AND SITE SEQUENCING).

### EROSION CONTROL NOTES

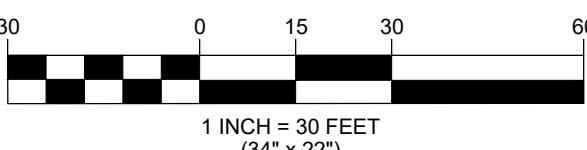
SEE TREE PRESERVATION PLAN FOR SIGNIFICANT TREES TO BE REMOVED

### LEGEND

- CATCH BASIN
- CURB STOP
- ELECTRICAL BOX
- EXISTING SPOT ELEVATION
- EXISTING HYDRANT
- MAILBOX
- POWER POLE
- EXISTING SANITARY SEWER MANHOLE
- TELEPHONE PEDESTAL
- EXISTING WATER VALVE
- FENCE
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- OVERHEAD WIRE
- EXISTING CONTOURS SUPPLEMENTED WITH LIDAR
- WETLAND (DELINEATED BY JACOBSON ENVIRONMENTAL)
- WETLAND BUFFER (15-FT MIN.)
- PROPOSED WATER PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED STORM SEWER PIPE
- PROPOSED DRAIN TILE AND CLEAN-OUT
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED FLARED-END SECTION
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
- PROPOSED SILT FENCE
- PROPOSED DIRECTION OF DRAINAGE
- PROPOSED RIP-RAP
- PROPOSED INLET PROTECTION

### SOIL AMENDMENT AREAS

1. ON-SITE TOPSOIL TO BE STOCKPILE
2. AFTER GRADING, LEAVE AMENDMENT AREAS SUBCUT 8" DEPTH OF 2"
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



**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: CWP  
JOB NO: 20-1888  
DATE: 3/10/2020

NO.	DATE	DESCRIPTION
1	04.10.20	CITY COMMENTS
2		
3		
4		
5		
6		
7		
8		

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: 04.10.2020 License No. 43963

**BOULDER ESTATES 2ND ADDITION**  
CITY OF BLAINE, MN  
**PRELIMINARY GRADING & ESC PLAN**  
PREPARED FOR: BOULDER CONTRACTING

SHEET  
**C1.01**

# BOULDER ESTATES 2ND ADDITION

## PRELIMINARY UTILITY PLAN

### GENERAL NOTES

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- THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
- INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.
- STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
- CONTACT CITY OF BLAINE ENGINEERING DEPT. AT (763) 785-6172 FOR INSPECTION OF ALL UTILITY WORK A MINIMUM OF 48 HOURS PRIOR.
- 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.
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- SEE "STORMWATER POLLUTION PREVENTION PLAN" (SWPPP) FOR ADDITIONAL EROSION AND SEDIMENT CONTROL NOTES AND SITE SEQUENCING.
- RCWD PERMIT REQUIRED PRIOR TO START OF CONSTRUCTION - PROVIDE COPY OF PERMIT TO CITY.
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### STORM SEWER NOTES

- PROPOSED STORM SEWER PIPE SHALL BE:
  - 1.1. REINFORCED CONCRETE PIPE (RCP) WITH R-4 GASKETS; AND,
  - 1.2. FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
- 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

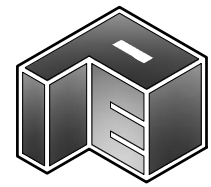
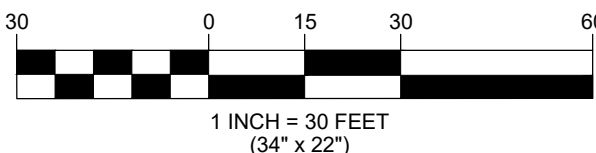
- PROPOSED SANITARY SEWER PIPE SHALL BE:
  - 1.1. 8" PVC SDR 35 (MAIN)
  - 1.2. 4" PVC SCHEDULE 40 (SERVICES)
- FIELD VERIFY SIZE, ELEVATION AND LOCATION OF EXISTING SANITARY SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
- CONTRACTOR TO CONTACT CITY ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO CONNECTION TO EXISTING PUBLIC SANITARY SEWER

### WATERMAIN NOTES

- PROPOSED WATERMAIN PIPE SHALL BE:
  - 1.1. 6" PVC C-900 (MAIN)
  - 1.2. 1" COPPER TYPE K - OR -
  - 1.3. HDPE CONFORMING TO ASTM D2239, FOR "ENDO-PURE" WATER SERVICE TUBING, PE 4710-250 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. 1.0" MINIMUM INSIDE DIAMETER REQUIRED.
- FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING WATERMAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
- MAINTAIN A MINIMUM OF 7.5 FEET OF COVER OVER ALL WATERMAIN PIPE.
- PROVIDE PREFORMED INSULATION, PPG FOAMGLASS, OR APPROVED EQUAL WHERE SANITARY SEWER OR STORM SEWER CROSSES WITHIN 18" OF WATERMAIN.
- DEWATERING IS REQUIRED WHEN CONNECTING TO CITY WATER OR SEWER OR FOR ANY WATER LINE CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE ENGINEERING DEPARTMENT.

### LEGEND

	CATCH BASIN		PROPOSED WATER PIPE
	CURB STOP		PROPOSED SANITARY SEWER PIPE
	ELECTRICAL BOX		PROPOSED STORM SEWER PIPE
	EXISTING SPOT ELEVATION		PROPOSED DRAIN TILE AND CLEAN-OUT
	EXISTING HYDRANT		PROPOSED STORM MANHOLE
	MAILBOX		PROPOSED CATCH BASIN
	POWER POLE		PROPOSED FLARED-END SECTION
	EXISTING SANITARY SEWER MANHOLE		PROPOSED GATE VALVE
	TELEPHONE PEDESTAL		PROPOSED HYDRANT
	EXISTING WATER VALVE		PROPOSED SANITARY SEWER MANHOLE
	FENCE		PROPOSED CONTOUR
	EXISTING WATER MAIN		PROPOSED SPOT ELEVATION (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
	EXISTING SANITARY SEWER OVERHEAD WIRE		PROPOSED SILT FENCE
	EXISTING CONTOURS SUPPLEMENTED WITH LIDAR		PROPOSED DIRECTION OF DRAINAGE
	WETLAND (DELINEATED BY JACOBSON ENVIRONMENTAL)		PROPOSED RIP-RAP
	WETLAND BUFFER (15-FT MIN.)		



**PLOWE**  
ENGINEERING, INC.

6776 LAKE DRIVE  
SUITE 110  
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PHONE: (651) 361-8210  
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DRAWN BY: AG CHECK BY: CWP

JOB NO: 20-1888 DATE: 3/10/2020

NO.	DATE	DESCRIPTION
1	04.10.20	CITY COMMENTS
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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 License No. 43963  
Date: 04.10.2020

**BOULDER ESTATES 2ND ADDITION**  
CITY OF BLAINE, MN  
**PRELIMINARY UTILITY PLAN**  
PREPARED FOR: BOULDER CONTRACTING

SHEET  
**C2.00**








# BOULDER ESTATES 2ND ADDITION LANDSCAPE PLAN


## GENERAL NOTES

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## DECIDUOUS TREES

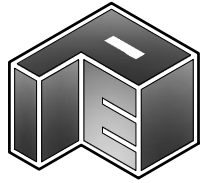
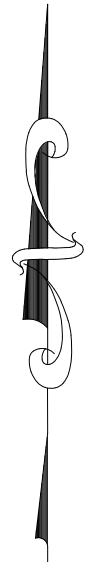
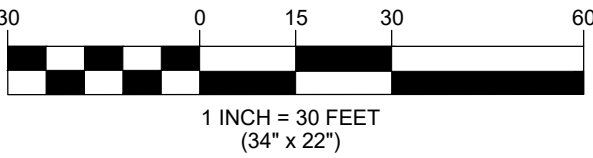
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
	12	BASSWOOD BUR OAK BLACK WALNUT NORTHERN RED OAK NORWAY MAPLE RED MAPLE SUGAR MAPLE SWAMP WHITE OAK RIVER BIRCH	Tilia americana Quercus macrocarpa Juglans nigra Quercus rubra Acer platanoides Acer rubrum Acer saccharum Quercus bicolor Betula alleghaniensis	2.5-IN CALIP.	B & B

## CONIFEROUS TREES

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
	12	AUSTRALIAN PINE BALSAM FIR BLACK SPRUCE EASTERN WHITE PINE NORTHERN WHITE CEDAR WHITE SPRUCE	Pinus nigra Abies balsamea Picea mariana Pinus strobus Thuja occidentalis Picea glauca	6-FT HEIGHT	B & B

## NOTES:

1. TWO (2) TREES ARE REQUIRED IN FROM YARD OF EACH LOT - THREE (3) FOR CORNER LOTS
2. FOUR (4) ADDITIONAL TREES REQUIRED
3. TWENTY-FOUR (24) TOTAL PROPOSED TREES
4. EXAMPLE SPECIES SHOWN - VERIFY SPECIES REQUIREMENTS WITH CITY FORESTER PRIOR TO ANY INSTALLATIONS
5. VERIFY LANDSCAPE LOCATIONS AND SPECIES WITH OWNER



SITE PLANNING  
& ENGINEERING  
**PLOWE**  
ENGINEERING, INC.

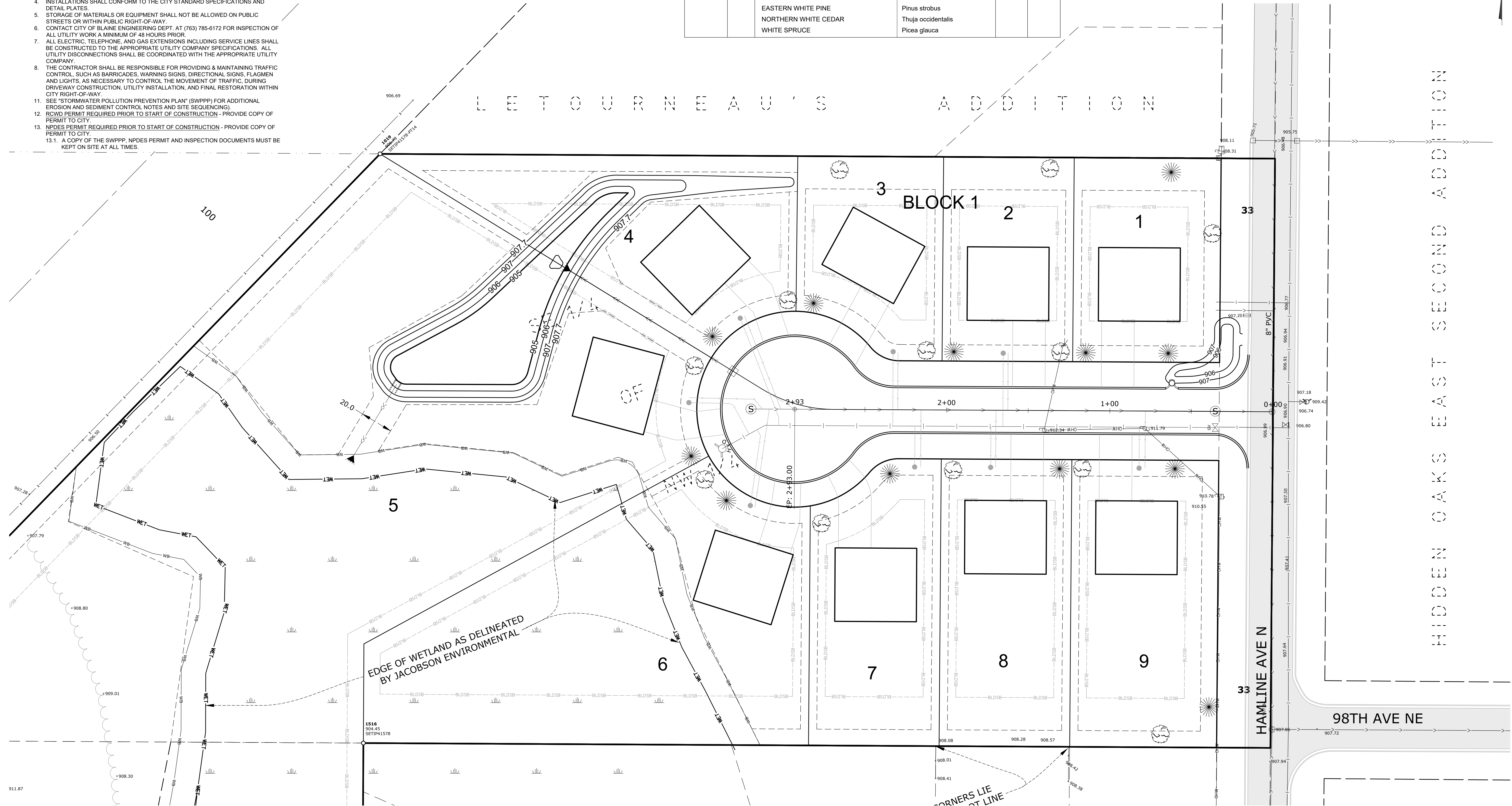
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**BOULDER ESTATES 2ND ADDITION**  
CITY OF BLAINE, MN  
**LANDSCAPE PLAN**  
PREPARED FOR: BOULDER CONTRACTING

SHEET  
**C5.02**