



Case File No. 21-0026
The Blaine Back 40



PRELIMINARY PLAT

~for~ 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

Lots 1 and 2, Block 1, FLANDERS POND 1ST ADDITION, 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, 22-31-23-42-0031 and 22-31-23-42-0023.
- Total parcel area = 46.26 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 Plowe 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 = 50 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 Street:

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 = 46.26 acres

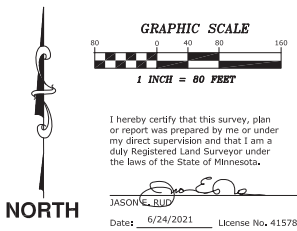
Proposed Lot 1, Block 1 = 8.53 acres
Proposed Lot 2, Block 1 = 4.64 acres
Proposed Lot 3, Block 1 = 6.01 acres
Proposed Lot 1, Block 2 = 5.57 acres
Proposed Outlot A = 17.05 acres

Proposed Flanders Street NE = 1.46 acres
Total area of proposed lots = 46.26 acres

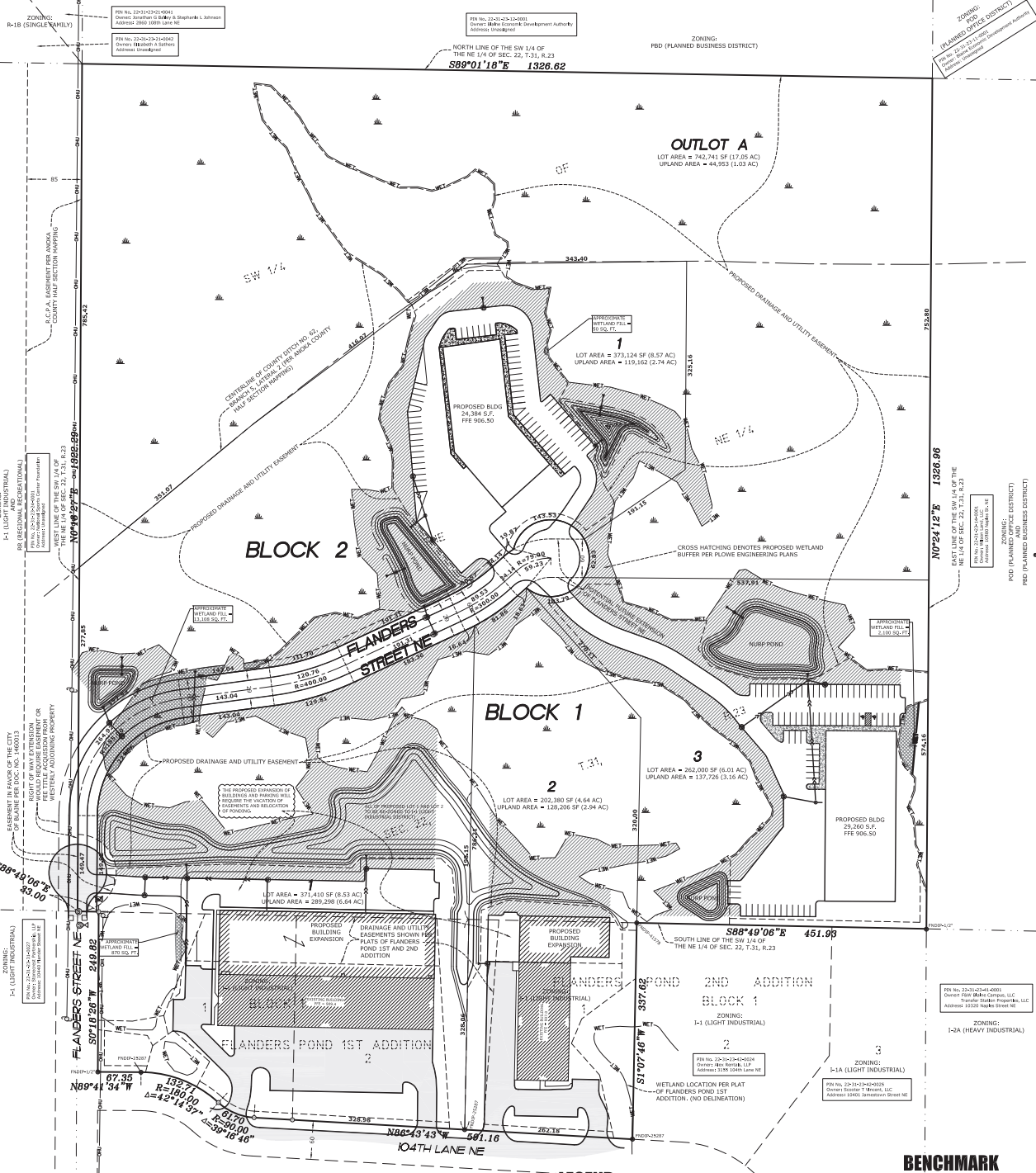
EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENT ARE SHOWN THUS:

BEING 10 FEET 1" WIDITH AND ADJOINING ALL FRONT AND REAR LOT LINES AND BEING 5 FEET 1" WIDITH AND ADJOINING ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN.



NORTH



E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-6200 Fax (651) 361-6701

- 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)

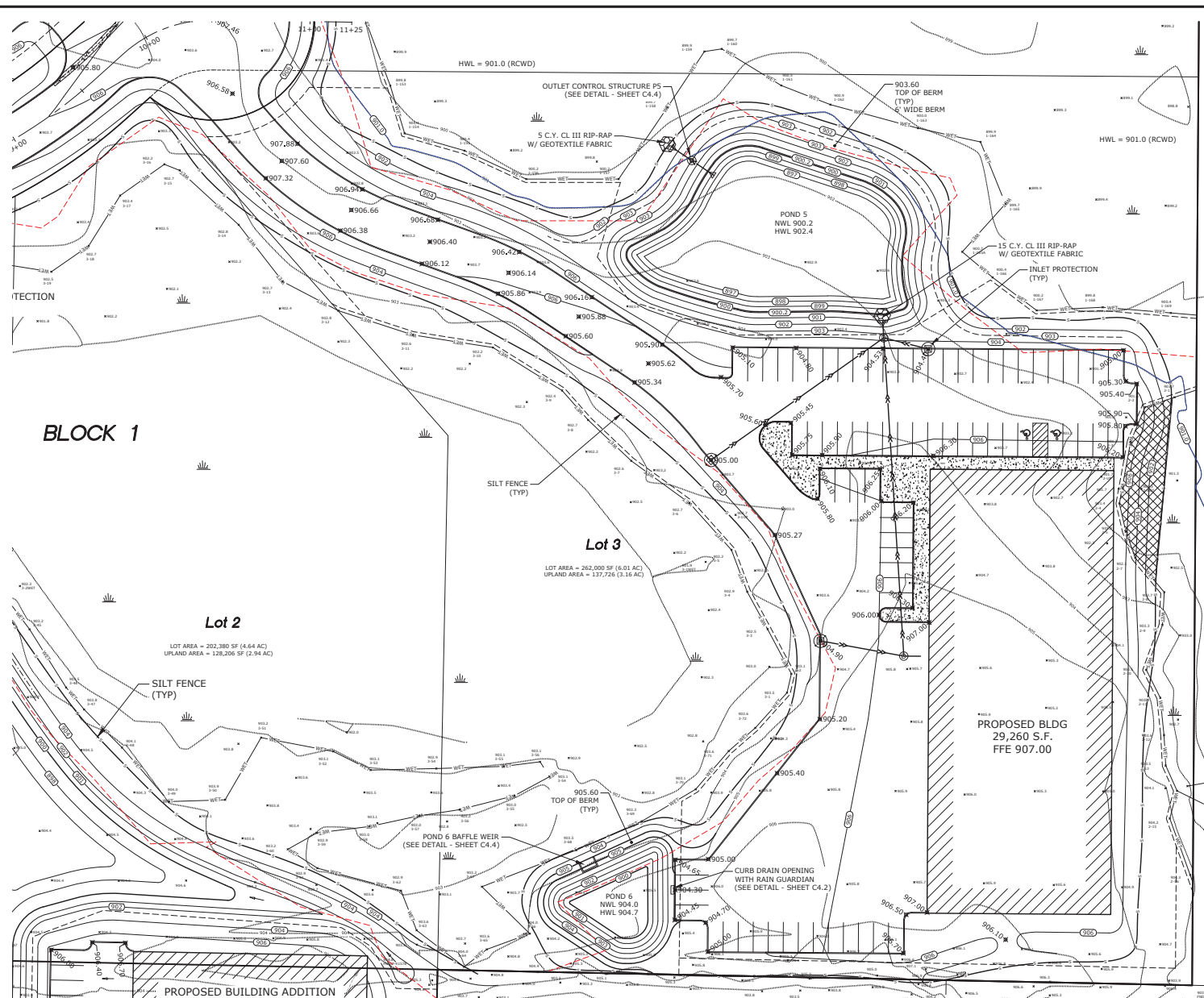
BENCHMARK

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

DRAWN BY:	BAB	JOB NO:	200563PP	DATE:	11/5/2020
CHECK BY:	JEK	FIELD CREW:	DT/CT		
1	11/2/20	REVISE LOT LAYOUT	BAB		
2	12/1/20	REVISE BOUNDARY	BAB		
3	3/5/21	REVISE LOTS 1 AND 2	BAB		
4	3/18/21	CONVERT L1, B1 TO 2 LOTS	BAB		
5	3/19/21	REVISE BLDG ON LOT 4	BAB		
6	4/9/21	CITY COMMENTS	BAB		
7	6/22/21	REVISED WL BUFFER FROM FLOWE	BAB		
8	6/23/21	REVISE LOTS 1 & 2, BLOCK 1	BAB		
NO.	DATE	DESCRIPTION	BY		



Know what's below.
Call before you dig.



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)



Know what's below.
Call before you dig.

GRADING, DRAINAGE, & EROSION CONTROL PLAN

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

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.

 CHARLES W. PLOWE

THE BACK 40 OF BLAINE
BLAINE, MINNESTOA

PREPARED FOR:
DAVE ERICKSON

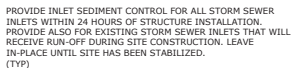


PLOWE
ENGINEERING, INC.

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



C2.2



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

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

[illegible]

DATE: 06/24/2021 LC. NO. 18227

THE BACK 40 OF BLAINE
BLAINE, MINNESOTA
GRADING, 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



0 15 30

HOURS OF DAYLIGHT

New York

Los Angeles

Chicago

1 INCH = 30 FEET

C2.3

Know what's below.
Call before you dig.

COMBINATION FIRE AND DOMESTIC SERVICES MUST TERMINATE WITH A THREAD-ON FLANGE OR AN MJ-TO-FLANGE ADAPTER.

MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.

UTILITY PLAN THE BACK 40 OF BLAINE

C3.3