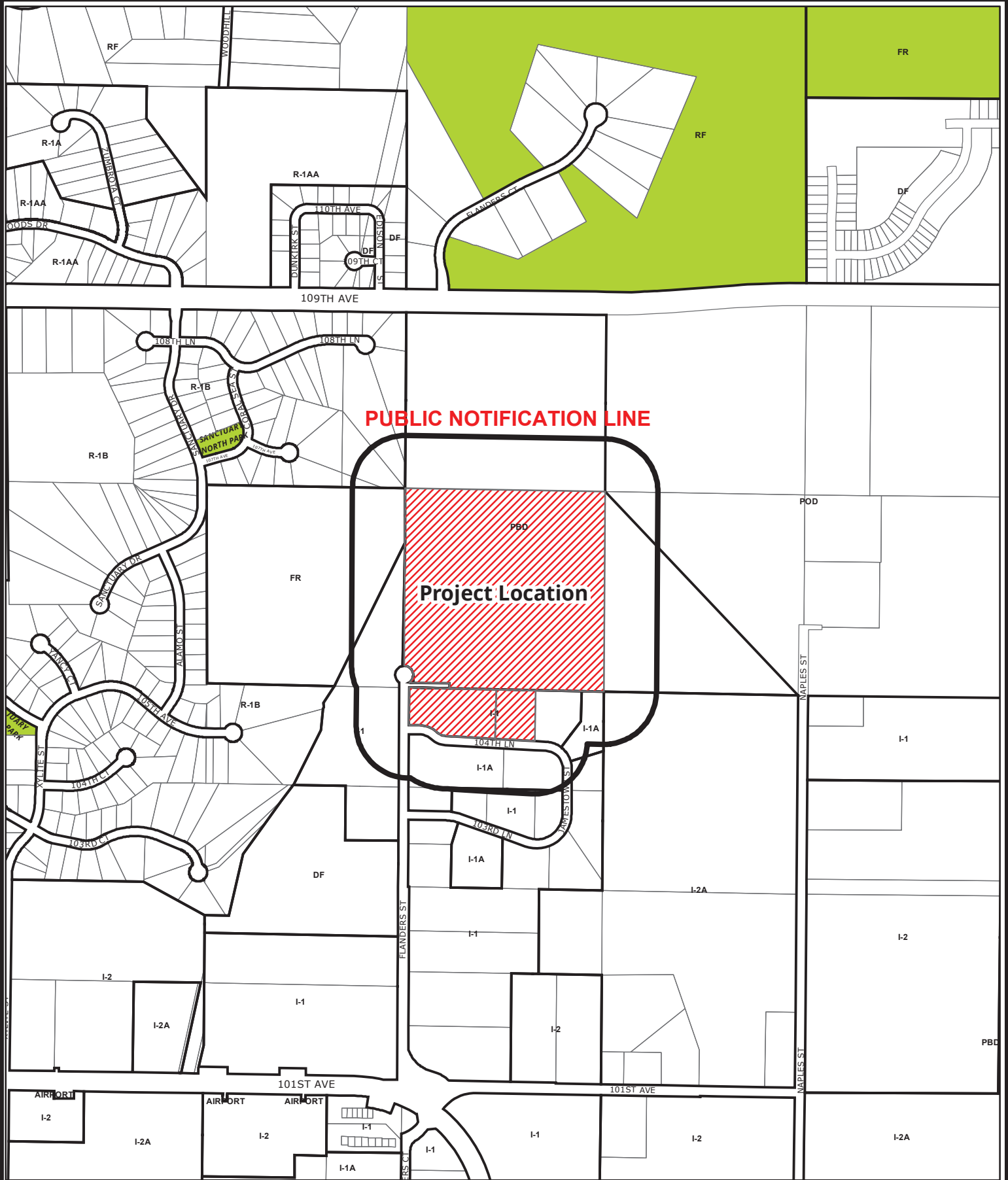




BlaineMN.gov

Case File No. 21-0026 The Back 40 of Blaine

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



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

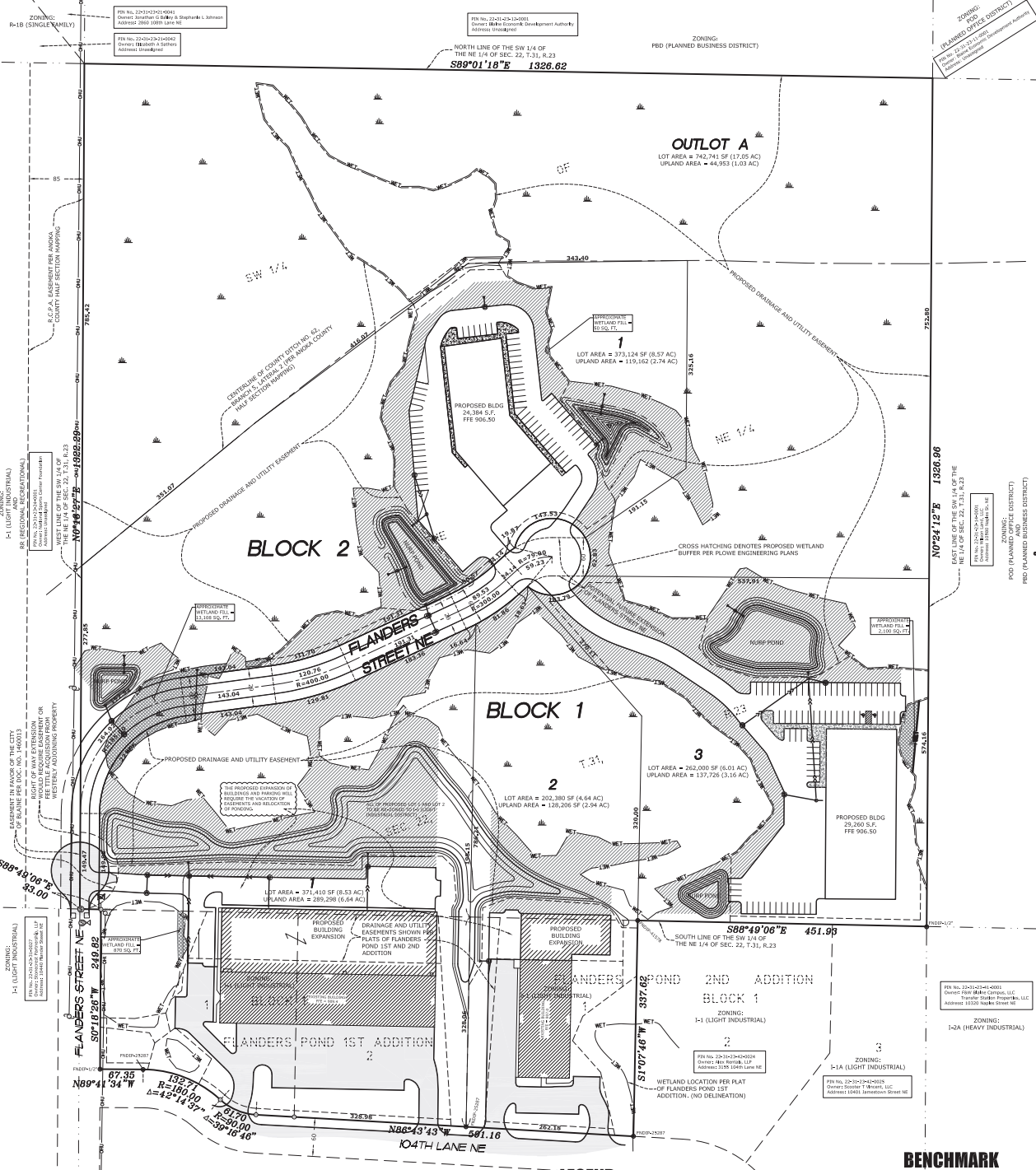
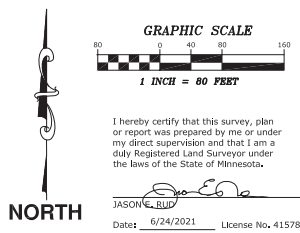
Proposed Flanders Street NE = 1.46 acres

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.



LEGEND

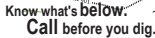
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES CATCH BASIN
- DENOTES SANITARY SEWER MANHOLE
- DENOTES HYDRANT
- DENOTES WATER VALVE
- DENOTES POWER POLE AND OVERHEAD WIRES
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SPOT ELEVATION
- DENOTES BITUMINOUS SURFACE
- DENOTES WETLAND DELINEATED BY JACOBSON ENVIRONMENTAL

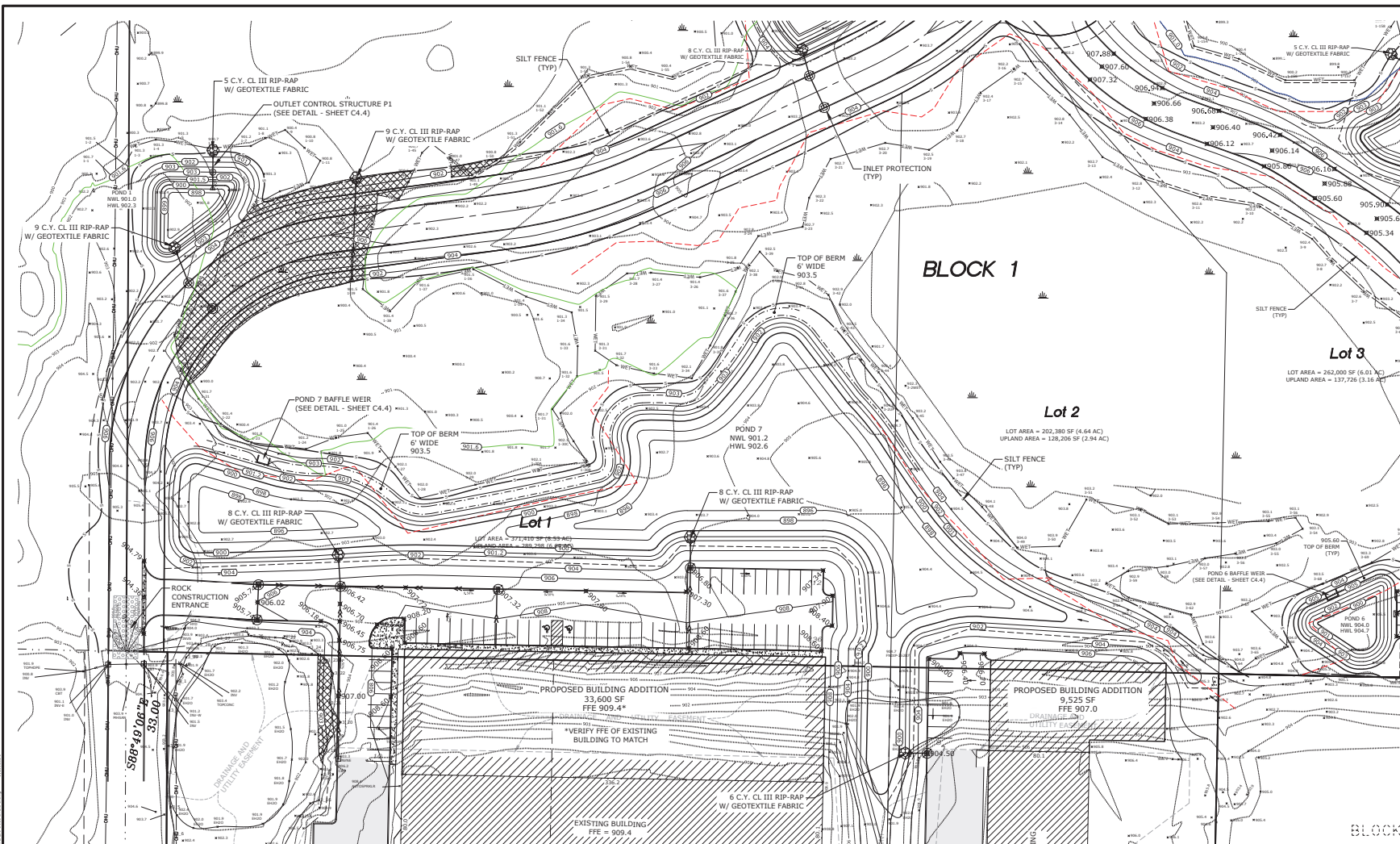
BENCHMARK

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

DRAWN BY:	BAB	JOB NO:	205633P	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		

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





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.

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

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

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

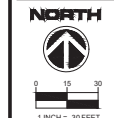
DATE	REVISION DESCRIPTION

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
DATE: 08.24.2021 LC NO. 1627

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 LAKE, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701



C2.3

C3.2



Know what's below.
Call before you dig.

UTILITY PLAN THE BACK 40 OF BLAINE

Know what's below.
Call before you dig.

FLANGE OR AN MJ-10-FLANGE ADAPTER.

C3.3