City of Blaine
Planning Commission

February 11, 2025 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

The Planning Commission is an advisory board to the City Council. One of the Commission's functions is to hold public hearings and make recommendations to the City Council. The City Council makes all final decisions on these matters. For each agenda item the Commission will receive reports prepared by the City staff, open the public hearing, discuss and act on the application.

Public comments prior to the meeting must be received by noon on the Monday prior to the meeting date. Email comments to: Planning@BlaineMN.gov or phone 763-785-6180.

AGENDA

1. Call to Order

2. Roll Call

3. Approval of Minutes

3.1. 2024-473 Approval of the December 10, 2024 Planning Commission Minutes.
Sponsors:

4. Public Hearing

4.1. 2025-1 Case File No. 24-0073 // Herbst Raich Investments, LLC (Meadowland Estates West) // 2741 and 2775 125th Avenue NE
The applicant is requesting preliminary plat approval to subdivide 19.24 acres into two single family lots, 28 townhome lots, common space and one outlot to be known as Meadowland Estates West.
Sponsors: Sheila Sellman, City Planner

5. Adjournment

City of Blaine
Planning Commission

December 10, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, December 10, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Deonauth, Gorzycki, Halpern, Homan, Olson, Swanson, and Chair Goracke.

Members Absent: None.

Staff Present: Shawn Kaye, Planner
Alex Koberoski, Intern
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

3. Approval of Minutes

3.1. 2024-263 Approval of the November 12, 2024 Planning Commission Minutes.
Sponsors:

Motion by Commissioner Deonauth to approve the minutes of November 12, 2024, as presented. Motion seconded by Commissioner Swanson. The motion passed 7-0.

4. Public Hearing

4.1. 2024-541 Case File No. 24-0065 // CSM Corp // Pheasant Ridge Drive
The applicant is requesting the following:

1. Preliminary plat to develop 12.45 acres (an outlot) into two lots to be known as CSM Lexington Fifth Addition.

2. Conditional use permit to allow the construction of two office/industrial buildings and a zero lot line shared access/parking in the Planned Business District (PBD) zoning district.

Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 24-0065 was opened at 7:05PM. As no one wished to appear, the public hearing was closed at 7:06PM.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0065A a preliminary plat to develop 12.45 acres (an outlot) into two lots to be known as CSM Lexington Fifth Addition with the following conditions:

Case 24-0065A:

1. **The applicant is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.**
2. **Park dedication is required for 2 new lots being developed at the proposed 2025 rate of $7,825 per acre, for a total park dedication fee of $97,421 if paid in 2025. Park Dedication is due prior to issuance of a building permit at the rate in effect at the time the payment is received by the City.**
3. **The developer will be responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2024 rate for Sanitary Sewer Trunk is $4,628.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 10 acres of upland for a total sewer area charge of $46,280.00.**
4. **All development signage by separate review.**

Motion by Commissioner Olson to recommend approval of Planning Case 24-0065B a conditional use permit to allow the construction of two office/industrial buildings and a zero lot line shared access/parking with the following conditions:

Case 24-0065B:

1. **Site plan approval is required as part of the building permit application. All site improvements to be included in the Site Improvement Performance (SIPA) Agreement and covered by an acceptable financial guarantee.**
2. **A copy of the shared access/parking agreement between lots must be submitted to the Planning Department prior to any work being allowed on site.**

Motion seconded by Commissioner Homan. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the January 6, 2025 city council meeting.

4.2. 2024-542 Case File No. 24-0067 // Dave McNeil // 4324 117th Avenue NE
The applicant is requesting the following:

1. Rezoning from Farm Residential (FR) to Single Family Residential (R-1).
2. Preliminary plat to subdivide 1.39 acres into two lots, to be known as McNeil Addition.

Sponsors: Alex Koberoski, Zoning Technician

The report to the planning commission was presented by Alex Koberoski, Zoning Technician. The public hearing for Case File 24-0067 was opened at 7:10PM. As no one wished to appear, the public hearing was closed at 7:11PM.

Motion by Commissioner Halpern to recommend approval of Planning Case 24-0067A a rezoning from Farm Residential (FR) to Single Family Residential (R-1) with the following rationale:

Case 24-0067A:

1. The R-1 district is intended for single family residential properties to be developed where sanitary sewer and water is available. The property in question is located in a low density area that has access to sewer and water services, while also able to meet the R-1 lot size and setback standards.

Motion by Commissioner Halpern to recommend approval of Planning Case 24-0067B a preliminary plat to subdivide 1.39 acres into two lots to be known as McNeil Addition with the following conditions:

Case 24-0067B:

1. Park dedication is required for the newly created lot at the time of final plat mylars, at the residential rate of $4,894 per unit if paid in 2024. Park dedication must be paid prior to releasing final plat mylars for recording at Anoka County.
2. The driveway extending to the existing outbuilding to be removed prior to recording of plat mylars.
3. The existing outbuilding shall be removed prior to recording of plat mylars.
4. The applicant is responsible for recording the plat mylars with Anoka County.
5. Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

Motion seconded by Commissioner Gorzycki. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the January 6, 2025 city council meeting.

4.3. 2024-543 Case File No. 24-0069 // City of Blaine
The city is proposing amendments to the City of Blaine Zoning Ordinance related to regulations for cannabis.

Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 24-0069 was opened at 7:16PM. As no one wished to appear, the public hearing was closed at 7:17PM.

Chair Goracke asked if the Office of Cannabis Management would oversee the cannabis industry.

Planner Kaye reported this was the case.

Commissioner Olson questioned if the City would allow cultivation in community commercial.

Planner Kaye explained cultivation would not be permitted.

Motion by Commissioner Deonauth to recommend approval of Planning Case 24-0069 approving the code amendments to allow regulations for cannabis. Motion seconded by Commissioner Olson. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the January 6, 2025 city council meeting.

4.4. 2024-568 Case File No. 24-0071 // 105th BBP B2 LLC (National Sports Village) // 2180 105th Avenue NE
The applicant is requesting an amendment to the City of Blaine Zoning Ordinance Section 30.916 District Signage.
Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 24-0071 was opened at 7:23PM. As no one wished to appear, the public hearing was closed at 7:23PM.

Commissioner Halpern requested the applicant come forward to address the Commission regarding this request.

Micheal Breese, applicant, discussed how the National Sports Village would meld well with the north side, but was its own independent area. He commented as businesses are opening on the south side, the realities of the signage restrictions were becoming apparent. He stated Scooters was suffering because there was zero visibility from Radisson Road and people don't know these new businesses are open.

Susan Nygaard, Scooters representative, explained she was excited to be open in Blaine, but noted the struggle to bring in customers has been real. She discussed how the access from Radisson Road does not have a name and so Google Maps was not picking up a route to her location. She commented on her store opening numbers were extremely low compared to

other Scooters around the country. She stated she has been pursuing other marketing efforts in order to make the public aware of her location, but noted new signage would greatly assist in getting customers to her location. She discussed how the entire sign package in Blaine has to be different colors which was now grabbing the attention that was needed.

Brent Nygaard, Scooters representative, stated they have been open for two and a half months now and stated many residents are not aware of the new access point to their location off of Radisson Road. He was in agreement that the additional signage would assist with drawing people to the location.

Chair Goracke questioned if the other Scooters have required additional signage.

Ms. Nygaard explained the other Scooters locations have very large monument signs along with signs on the buildings.

Commissioner Halpern explained he had been to the Scooters in Coon Rapids and he agreed the two locations looked very different because the one in Coon Rapids was a standalone building. He appreciated the fact the Blaine location had indoor seating. He stated he understood the challenges Scooters was facing with drawing in customers and the need for additional signage. He asked if the proposed Ordinance amendment would meet the signage needs of the applicant.

Planner Sellman explained she brought forward an ordinance amendment per the applicant's request.

Commissioner Halpern questioned what else might be planned for the southwest corner of the development area. He inquired if there would be any residential development in this area.

Planner Sellman stated there would be no residential development on this corner.

Chair Goracke indicated he understood the need for additional signage for this property. He believed the City had allowed similar signage along Ulysses due to the overpass that was added.

Planner Sellman commented this signage was a little different because these businesses were adjacent to Highway 65. She indicated signage was allowed on the back side of buildings. She reported the sign plan was approved for signage on both sides, but the sign plan that moved forward was what was submitted by the developer, which was within the confines of the code. The approved sign plan provided the limitations. She explained the applicant was now stating the sign plan was not working for their model and a change was being requested.

Commissioner Olson questioned if the ordinance amendment was approved, would this item come back to the planning commission for further consideration.

Planner Sellman indicated the amended sign plan would have to be considered by the City Council and would be with the second reading of the Ordinance.

Chair Goracke explained he supported the additional signage at this location.

Commissioner Olson inquired if additional directional signage would be allowed.

Planner Sellman stated eight square feet of directional signage would be allowed.

Commissioner Olson asked if the ordinance amendment would only apply to this property.

Planner Sellman reported this was the case, noting the Ordinance was written to only apply to the properties within the redevelopment district that were south of 105th.

Motion by Commissioner Deonauth to recommend approval of Planning Case 24-0071 approving an Ordinance amendment to the City of Blaine Zoning Ordinance Section 30.916 District Signage. Motion seconded by Commissioner Homan. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the January 6, 2025 city council meeting.

5. New Business

None.

6. Adjournment

Motion by Commissioner Halpern to adjourn the regular planning commission meeting. Motion seconded by Commissioner Deonauth. The motion passed 7-0.

Adjournment time was 7:39PM.

City of Blaine
Staff Report

File Number: 2025-1

Agenda Date	Status
February 11, 2025	
In Control	**File Type**
Planning Commission	Report

Public Hearing - Sheila Sellman, City Planner

Agenda Item # 4.1

Case File No. 24-0073 // Herbst Raich Investments, LLC (Meadowland Estates West) // 2741 and 2775 125th Avenue NE
The applicant is requesting preliminary plat approval to subdivide 19.24 acres into 2 single family lots, 28 townhome lots, common space and one outlot to be known as Meadowland Estates West.

Background

Zoning	Development Flex (DF)
Land Use	LDR (Low Density Residential)
Area	19.24 Acres
Applicable Regulations	75-32
Attachments	Zoning and Location Map Narrative Existing Conditions Preliminary Plat Site and Utility Grading and Erosion Landscape Tree Preservation Elevations
Schedule	Planning Commission: 02/11/25 City Council: 03/03/25

Staff report prepared by Sheila Sellman, Assistant Community Development Director, and Teresa Barnes, Project Engineer

Preliminary Plat Standards of Review

1. The Planning Commission and the Council, in their review of the preliminary plat, will consider the requirements of the community, the best use of the land being subdivided, the size and arrangement of the proposed lots, open space requirements, and necessary fire protection.
2. The subdivision shall conform to the adopted comprehensive plan, official maps, and the zoning ordinance.
3. The arrangement, character, extent, width and location of all streets shall be considered in their relation to existing and planned streets, to reasonable circulation of traffic, to topographic conditions, to water supply, and sewage disposal, to drainage of stormwater, to public convenience and safety, and in their appropriate relation to the proposed use of the land to be served by such streets. Wherever possible and necessary, the arrangement of streets in new subdivisions shall provide for the continuation of existing streets in adjoining areas. Where adjoining unsubdivided areas may be subdivided, the arrangement of streets in a new subdivision shall make provision for the proper projection of streets into adjoining areas by carrying the new streets to the boundaries of the new subdivision at appropriate locations.

Evaluation of Request
Planning Analysis
Zoning
The subject site is zoned DF (Development Flex).

Surrounding Zoning and Uses
The surrounding properties are zoned DF. Harpers Landing development is to the east of the subject site and is developed with small single-family lots and townhomes. Meadowland Estates is north of the subject site and developing with single-family homes. The property to the west is Woods at Quail Creek and is developed with single family homes. The south side of the development is adjacent to 125th Avenue NE.

Existing Conditions
The site consists of two lots with existing single-family homes. The site currently has wetlands, approximately three acres of trees, a county ditch (north to south), Anoka County storm pond for 125th Avenue, and open grass areas.

History
A Conditional Use Permit (CUP) was approved and extended to allow 2 single family lots and 28 townhome lots in a DF zoning district. The CUP sets the uses and parameters for the development. The preliminary plat is consistent with the CUP. The CUP extension is valid until September 6, 2025, and the developer must commence construction by September 6, 2025, or the CUP becomes null and void.

The proposed plat received final plat approval in 2023 and an extension to the recording to December 5, 2024. Final plat approvals must be recorded within one year of approval, unless an extension is granted. Only one extension is allowed. As the final plat has now expired, a new preliminary plat and final plat are required for development. The preliminary plat for consideration is the same plat that was approved in 2023.

Plat

The applicant is proposing to develop approximately 19.24 acres into 28 townhome lots, 2 single-family lots (existing homes to remain), one outlot, and common space. Lots 1 and 2 are retained for the existing single-family homes. The DF zoning district does not have minimum lot sizes.

As proposed, the lot sizes are as follows:

- Lot 1: 3.18 acres
- Lot 2: 5.09 acres
- Lot 3: 29,107 square feet
- Lot 4: 1.32 acres
- Lots 5-32: 1,891 square feet
- Outlot A: 5.95 acres

Setbacks

The DF zoning district does not have set standards for setbacks; these are determined as part of the CUP. The building and garages for the townhomes' setback is 20 feet measured from the right-of-way; the front porches shall be set back at least 15 feet from the right-of-way. Patios must be within the footprint of the lot.

The single-family setbacks are as follows:

- Front yard setback - 30 feet
- Side yard setback - 10 feet for house and garage
- Rear yard setback - 30 feet

Parking

In addition to the two garage stalls per unit, there shall be one parking space for each three units for guest parking. Guest parking may include on-street parking spaces on private roads. The parking provided meets this requirement.

Landscaping

The proposed landscape plan meets requirements with 84 trees being planted. Trees will be planted along the new street off 125th Avenue and along the boundaries of the townhomes. The trees along the eastern portion of the townhomes will act as a further buffer to the properties in Meadowland Estates. There is also a wetland and a new pond that will act as a natural buffer.

Tree Preservation

Approximately 1.4 acres of trees will be disturbed during construction and the City's tree preservation requirement includes replacing eight trees per acre for all disturbed portions of the development. This would mean that 11 trees would be required for tree replacement purposes. The developer has proposed a total of 84 trees within this development. The tree preservation replacement requirement has been met.

Park Dedication

Park dedication will be required for the 28 new lots/units being constructed at the rate of $4,894 per unit (2025 rate), for a total park dedication fee of $137,032. This amount must be paid prior to releasing

the plat mylars for recording at Anoka County.

Engineering Analysis

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the Coon Creek Watershed District (CCWD) and city approved grading, drainage, erosion protection and sediment control plans prepared by the developer's engineer.

The plans shall include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site.

The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

The developer will also need to submit construction contract documents that include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.

The grading plan shall provide greater detail on protecting existing trees and providing additional information on adjacent property.

For each lot a house is proposed to be constructed on, as-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

Utilities

The developer will be responsible for trunk sanitary sewer area charges when platting upland acreage. The 2025 rate for Sanitary Sewer District 6 is $8,229.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop approximately 5 acres of upland for a total sewer area charge of $41,145.00.

Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

Hydrant locations must be reviewed and approved by the Fire Department.

Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.

Wetlands/Watershed/FEMA

The plat will need to provide for a protective buffer strip of natural vegetation, at least 15-feet in width (but 25-feet is preferred) shall surround all wetlands. This buffer strip shall be placed in easement.

The developer will need to submit the project to CCWD review, approval and permits required prior to

city plan approval and start of site work.

The development shall indicate that all structures are protected from flooding by processing a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA to receive final FEMA documents, provide those documents to the homeowners, and record the final documents on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails
The development is proposing to gain/provide access from a connection to 125th Avenue NE. As this is a county road, the developer will need to construct any improvements as outlined in the development review of Anoka County's plat review comments.

All local roads shall be constructed to 29-feet back-to-back of width.

As part of the street design, the development will be required to provide streetlights that shall be installed in the manner, location and type prescribed by the City Engineer. The developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of the lights that are installed that reflect the normal and typical lighting requirements by the City.

Easements/Right-of-way/Permits
The developer will need to obtain all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work.

Standard drainage and utility easements shall be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.

All local public streets require dedication of 60-feet of right-of-way.

The Developer is to provide access for inspection and maintenance of storm water management infrastructure. This maintenance access shall be a minimum of 10-feet wide and allow for vehicular access. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access.

Recommendation

In Planning Case File No. 24-0073, it is recommended that the Planning Commission recommend approval of the preliminary plat to subdivide 19.24 acres into 2 single family lots, 28 townhome lots, common space and one outlot to be known as Meadowland Estates West with the following conditions:

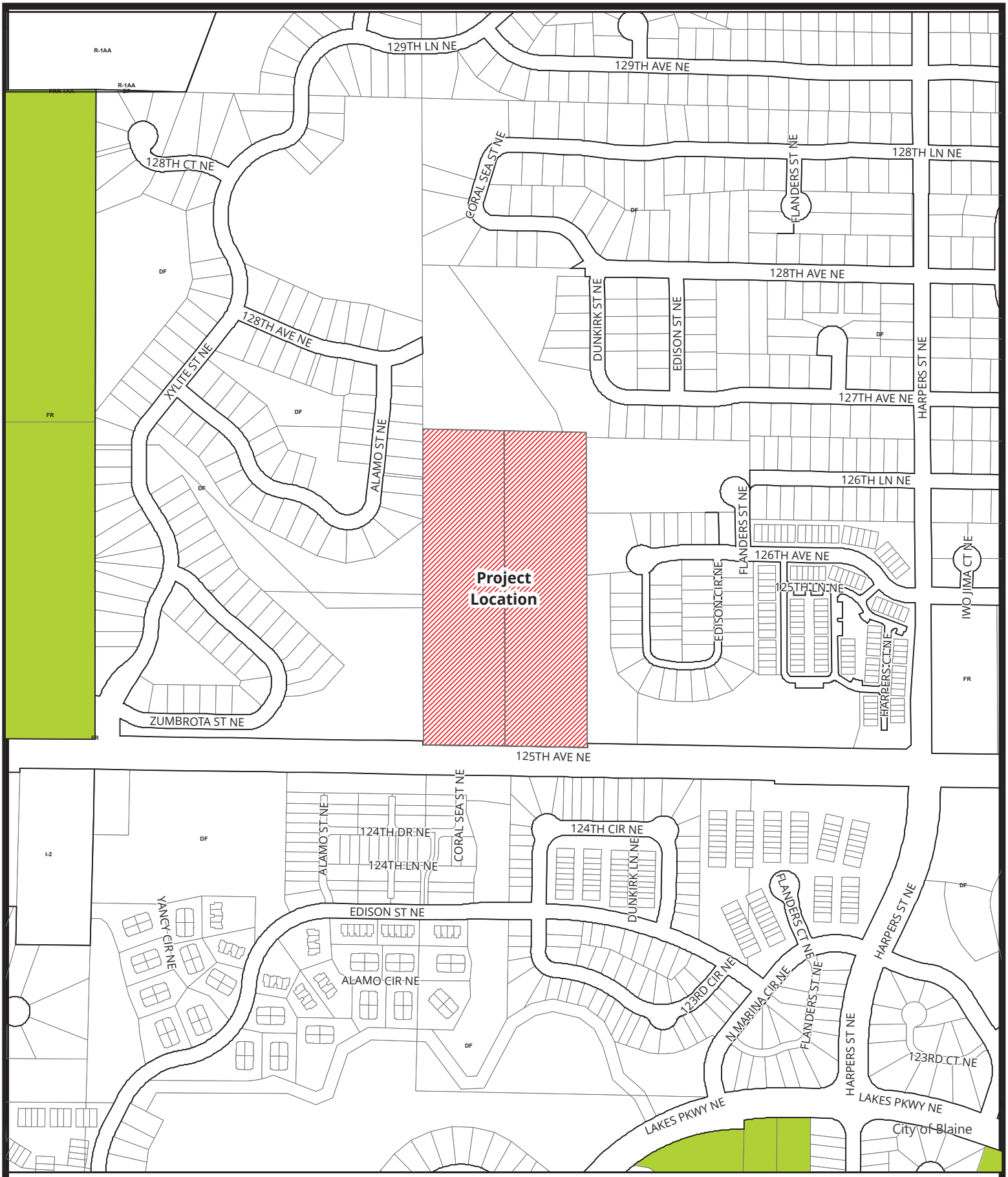
1. The developer is responsible for recording plat mylars with Anoka County. Proof of recording must be provided prior to issuance of building permits.
2. Park dedication is required for the 28 new lots/units being constructed at the rate of $4,894 per unit (2025 rate), for a total park dedication fee of $137,032. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

3. All development signage by separate review.
4. The required tree preservation includes 11 trees planted onsite. This is part of the overall landscape that includes 84 trees be planted.
5. The Developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.
6. Execution and recording of a Development Agreement which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.
7. The overall development shall be certified by a professional engineer licensed in the State of Minnesota and indicate all structures shall be protected from flooding.
8. Plans and specifications must be approved by the City prior to start of construction.
9. An Anoka County right-of-way permit is required prior to start of any site work.
10. Coon Creek Watershed District (CCWD) permit is required prior to city approval of construction plans and specifications.
11. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.
12. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.
13. The grading plan shall provide greater detail on protecting existing trees and provide additional information on adjacent property.
14. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.
15. A protective buffer strip of natural vegetation, at least 15-feet in width (but 25-feet is preferred), shall surround all wetlands. This buffer strip shall be placed in easement.
16. The Developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.
17. The developer has responsibility to construct any required improvements to 125th Avenue NE associated with this development per Anoka County plat review comments.
18. All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back-to-back of width.
19. All streets will follow the Anoka County street-name grid system.
20. Streetlights shall be installed in the manner, location and type prescribed by the City Engineer. The Developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of lights that are installed that reflect the normal and typical lighting requirements of the City. Additional lights, and those within neighborhoods that are installed by the Developer will be required to be maintained by the Homeowners Association.
21. Hydrant locations must be reviewed and approved by the Fire Department.
22. The 2025 rate for Sanitary Sewer District 6 is $8,229 per upland acre and will be applied to the acreage platted. This phase is proposing to develop approximately 5 acres of upland for a total sewer area charge of $41,145.
23. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

24. Developer shall explore water source for landscape irrigation systems installed throughout the development, including the possible use of created ponds or storm water reuse.
25. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.
26. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
27. The Developer shall process a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents and to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.
28. Developer to require homeowner's associations to be responsible for maintenance and upkeep of landscape improvements along and within the right-of-way.

Attachment List

1. Attachments



Case File No. 24-0073
Meadowland Estates West

BlaineMN.gov

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

PROPERTIES INC

Date: December 31, 2024

Sheila Sellman

City of Blaine

10801 Town Square Dr

Blaine, MN 5549

RE: Meadowlands West Updated Project Narrative

NR Properties Inc is proposing a 28-unit 2 story town home neighborhood on the 2 properties. Each home will have a 2-car garage and have room for an additional 2 cars in each driveway, we will also provide additional parking stalls on the guest parking.

It is proposed to have a three bedrooms and two bathrooms town homes, and we currently expect the unit rents to be between $2,850-$,3150 per month.

As residents of Blaine ourselves we are extremely excited about bringing new families and economic growth to the community we live in. We look forward to working with the City and community members during this process.

Thank you!

Nathan Raich

CEO, NR Properties INC

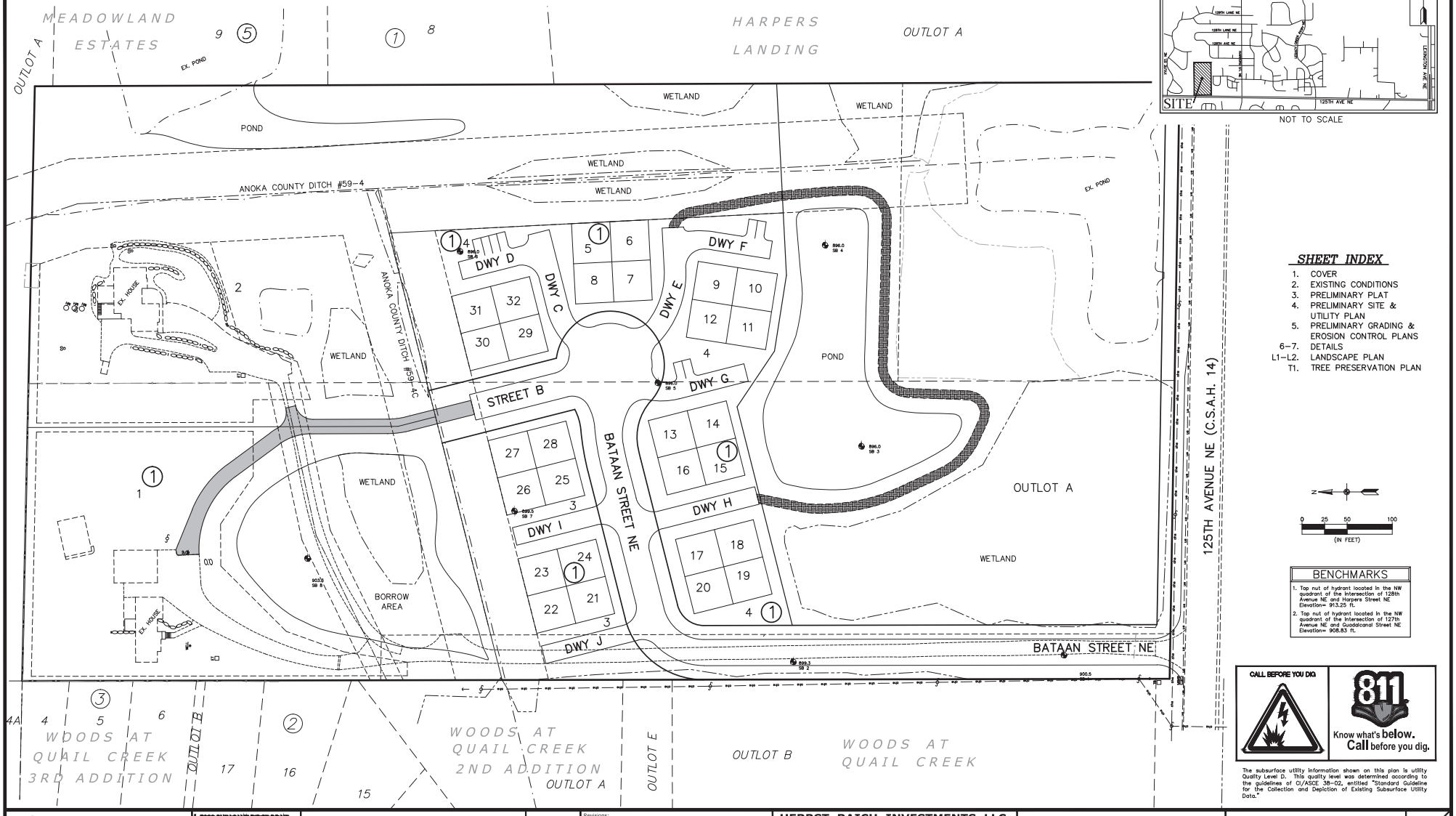
Nathan Raich

9240 Baltimore St Ne, #110
Blaine, MN 55449

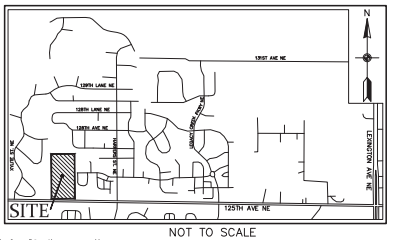
Nrphomes.com

MEADOWLAND ESTATES WEST

BLAINE, MINNESOTA



VICINITY MAP



SHEET INDEX

1. COVER
2. EXISTING CONDITIONS
3. PRELIMINARY PLAT
4. PRELIMINARY SITE & UTILITY PLAN
5. PRELIMINARY GRADING & EROSION CONTROL PLANS
6–7. DETAILS
L1–L2. LANDSCAPE PLAN
T1. TREE PRESERVATION PLAN

0 25 50 100 (IN FEET)

BENCHMARKS

1. Top nut of hydrant located in the NW quadrant of the intersection of 128th Avenue NE and Harpers Street NE Elevation= 913.25 ft.
2. Top nut of hydrant located in the NW quadrant of the intersection of 127th Avenue NE and Guadalcanal Street NE Elevation= 908.83 ft.

CALL BEFORE YOU DIG. 811 Know what's below. Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

CARLSON McCAIN — ENGINEERING SURVEYING ENVIRONMENTAL
2880 PHEASANT RIDGE DR NE
SUITE 310
BLAINE, MN 55449
TEL 763.489.7960
FAX 763.489.7999
CARLSONMCCAIN.COM

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 Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 2/2/22 License #: 25063

Drawn: ADB
Designed: BJK
Date: 2/2/22

Revisions:
1. 2/16/22 per CCWD Comments
2. 3/2/22 per CCWD Comments
3. 1/11/23 Revise Layout per Owner

HERBST RAICH INVESTMENTS, LLC.
3122 - 117th Avenue NE
Blaine, MN 55449

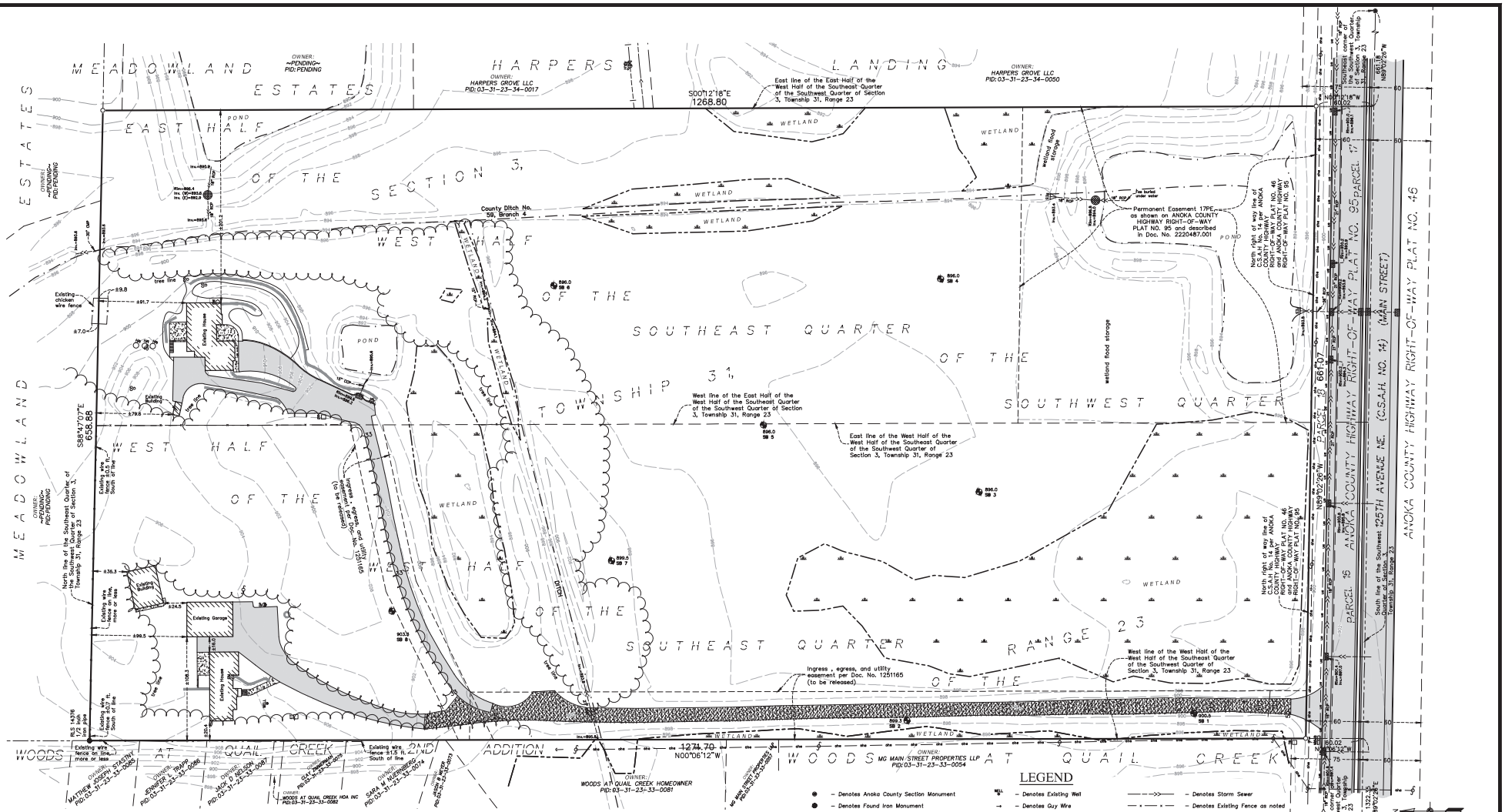
MEADOWLAND ESTATES WEST
Blaine, Minnesota

COVER

1 of 7

Save Date: 01/12/23 I:\Jobs\9561 - 9560\9560 - Blaine\ccad\cad files\engineering\preliminary\9560_cover.dwg

#9560



PROPERTY DESCRIPTION: (Per Schedule A of Title Commitment File No. 118025-21-10 R-1, with a commitment date of October 7, 2021 at 12:00 A.M., prepared by All American Title Co., Inc., as issuing agent for Old Republic National Title Insurance Company)

That part of the East Half of the West Half of the Southeast Quarter of the Southwest Quarter of Section 3, Township 31, Range 23, Anoka County, Minnesota lying North of Anoka County Highway Right-of-Way Plat Number 46.

Together with an easement for ingress, egress, and utility purposes over that part of the south 934.30 feet of the west 50.00 feet of the West Half of the West Half of said Southeast Quarter lying North of Anoka County Highway Right-of-Way Plat Number 46.

Together with an easement for ingress, egress and utility purposes over that part of said West Half of the Southeast Quarter of the Southwest Quarter lying within a strip of land 33.00 feet in width, the center line of said strip of land being described as follows:

Beginning at a point on the west line of said Southeast Quarter of the Southwest Quarter distant 927.60 feet northerly of the southwest corner thereof, for the purposes of this description said west line is assumed to bear North 01 degree 03 minutes 28 seconds West, thence North 63 degrees 02 minutes 54 seconds East a distance of 178.76 feet; thence North 76 degrees 56 minutes 20 seconds East, a distance of 172.56 feet to the east line of said West Half of the West Half of the Southeast Quarter of the Southwest Quarter, and there terminating. The northerly and southerly lines of said easement shall be lengthened or shortened to terminate at the west and east line of said West Half of the West Half of the Southeast Quarter of the Southwest Quarter

(abstract property)

PROPERTY DESCRIPTION: (Per Schedule A of Title Commitment File No. 118027-21-10 R-1, with a commitment date of October 12, 2021 at 12:00 A.M., prepared by All American Title Co., Inc., as issuing agent for Old Republic National Title Insurance Company)

That part of the West 1/2 of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 3, Township 31, Range 23, lying North of the North right of way line of CSAH NO. 14, according to the United States Government Survey thereof and situated in the Anoka County, Minnesota.

(abstract property)

GENERAL NOTES:

1) Ingress, egress and utility easement per Doc. No. 1251165 and listed in the property description must be released and terminated.
2) Bearings shown are based on the East line of the East Half of the West Half of the Southeast Quarter of the Southwest Quarter of Section 3, Township 31, Range 23, Anoka County, Minnesota, which is assumed to bear S00°12'18"E.
3) Surveyed property addresses, per the hereinbefore listed title commitments: 2775 & 2741 – 125th Avenue NE, Blaine, MN.
4) Above ground utilities have been field located as shown. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).

CARLSON McCAIN
ENGINEERING SURVEYING ENVIRONMENTAL
3880 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7999 CARLSONMCCAIN.COM

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S. Signature: Date: 2/02/22 License #: 40361

DRAWN BY: KCM ISSUE DATE: 2/02/22 FILE NO: 2236

Revisions:

HERBST RAICH INVESTMENTS, LLC
3122 - 117th Avenue NE
Blaine, MN 55449

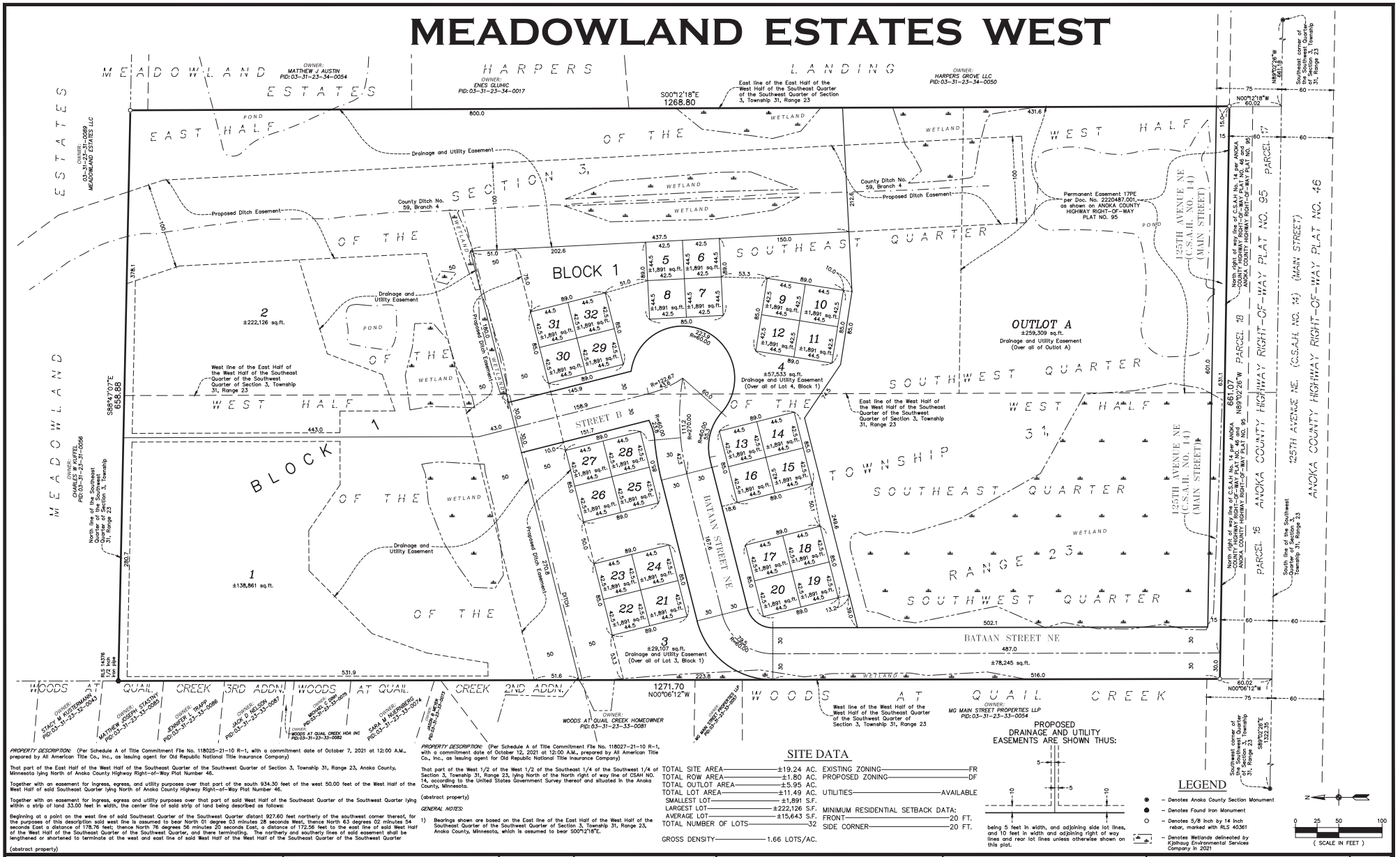
MEADOWLAND ESTATES WEST
Blaine, Minnesota

EXISTING CONDITIONS

2 of 7

Save Date: 01/17/2017 P:\jobs\9541 - 9580\9580 - Bonders court\pid C3D\survey\preliminary\9580_existing.dwg

MEADOWLAND ESTATES WEST



PROPERTY DESCRIPTION: (Per Schedule A of Title Commitment File No. 118025-21-10 R-1, with a commitment date of October 7, 2021 at 12:00 A.M., prepared by All American Title Co., Inc., as issuing agent for Old Republic National Title Insurance Company)

That part of the East Half of the West Half of the Southeast Quarter of the Southwest Quarter of Section 3, Township 31, Range 23, Anoka County, Minnesota lying North of Anoka County Highway Right-of-Way Plat Number 46.

Together with an easement for ingress, egress, and utility purposes over that part of the south 934.30 feet of the west 50.00 feet of the West Half of the West Half of said Southeast Quarter lying North of Anoka County Highway Right-of-Way Plat Number 46.

Together with an easement for ingress, egress and utility purposes over that part of said West Half of the Southeast Quarter of the Southwest Quarter lying within a strip of land 33.00 feet in width, the center line of said strip of land being described as follows:

Beginning at a point on the west line of said Southeast Quarter of the Southwest Quarter distant 927.60 feet northerly of the southwest corner thereof, for the purposes of this description said west line is assumed to bear North 01 degree 03 minutes 28 seconds West, thence North 63 degrees 02 minutes 54 seconds East a distance of 178.76 feet; thence North 76 degrees 56 minutes 20 seconds East, a distance of 172.56 feet to the east line of said West Half of the West Half of the Southeast Quarter of the Southwest Quarter, and there terminating. The northerly and southerly lines of said easement shall be lengthened or shortened to terminate at the west and east line of said West Half of the West Half of the Southeast Quarter of the Southwest Quarter

(abstract property)

PROPERTY DESCRIPTION: (Per Schedule A of Title Commitment File No. 118027-21-10 R-1, with a commitment date of October 12, 2021 at 12:00 A.M., prepared by All American Title Co., Inc., as issuing agent for Old Republic National Title Insurance Company)

That part of the West 1/2 of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 3, Township 31, Range 23, lying North of the North right of way line of CSAH NO. 14, according to the United States Government Survey thereof and situated in the Anoka County, Minnesota.

(abstract property)

GENERAL NOTES:

1) Bearings shown are based on the East line of the East Half of the West Half of the Southeast Quarter of the Southwest Quarter of Section 3, Township 31, Range 23, Anoka County, Minnesota, which is assumed to bear S00°12'18"E.

SITE DATA

TOTAL SITE AREA	±19.24 AC.	EXISTING ZONING	FR
TOTAL ROW AREA	±1.80 AC.	PROPOSED ZONING	DF
TOTAL OUTLOT AREA	±5.95 AC.		
TOTAL LOT AREA	±11.49 AC.	UTILITIES	AVAILABLE
SMALLEST LOT	±1,891 S.F.		
LARGEST LOT	±222,126 S.F.	MINIMUM RESIDENTIAL SETBACK DATA:	
AVERAGE LOT	±15,643 S.F.	FRONT	20 FT.
TOTAL NUMBER OF LOTS	32	SIDE CORNER	20 FT.
GROSS DENSITY	1.66 LOTS/AC.		

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

LEGEND

- ● – Denotes Anoka County Section Monument
- ● – Denotes Found Iron Monument
- ○ – Denotes 5/8 Inch by 14 Inch rebar, marked with RLS 40361
- – Denotes Wetlands delineated by Kjolhaug Environmental Services Company in 2021

0 25 50 100
(SCALE IN FEET)

CARLSON McCAIN — ENGINEERING SURVEYING ENVIRONMENTAL
3800 PARKWOOD RIDGE DRIVE, SUITE 100, BLAINE, MN 55449, TEL 763.489.7000, FAX 763.489.7099, CARLSONMCCAIN.COM

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 2/02/22 License #: 40361

DRAWN BY: KCM/NJS
ISSUE DATE: 2/02/22
FILE NO: 2236

Revisions:
1. 1/11/23 Revise Layout per Owner

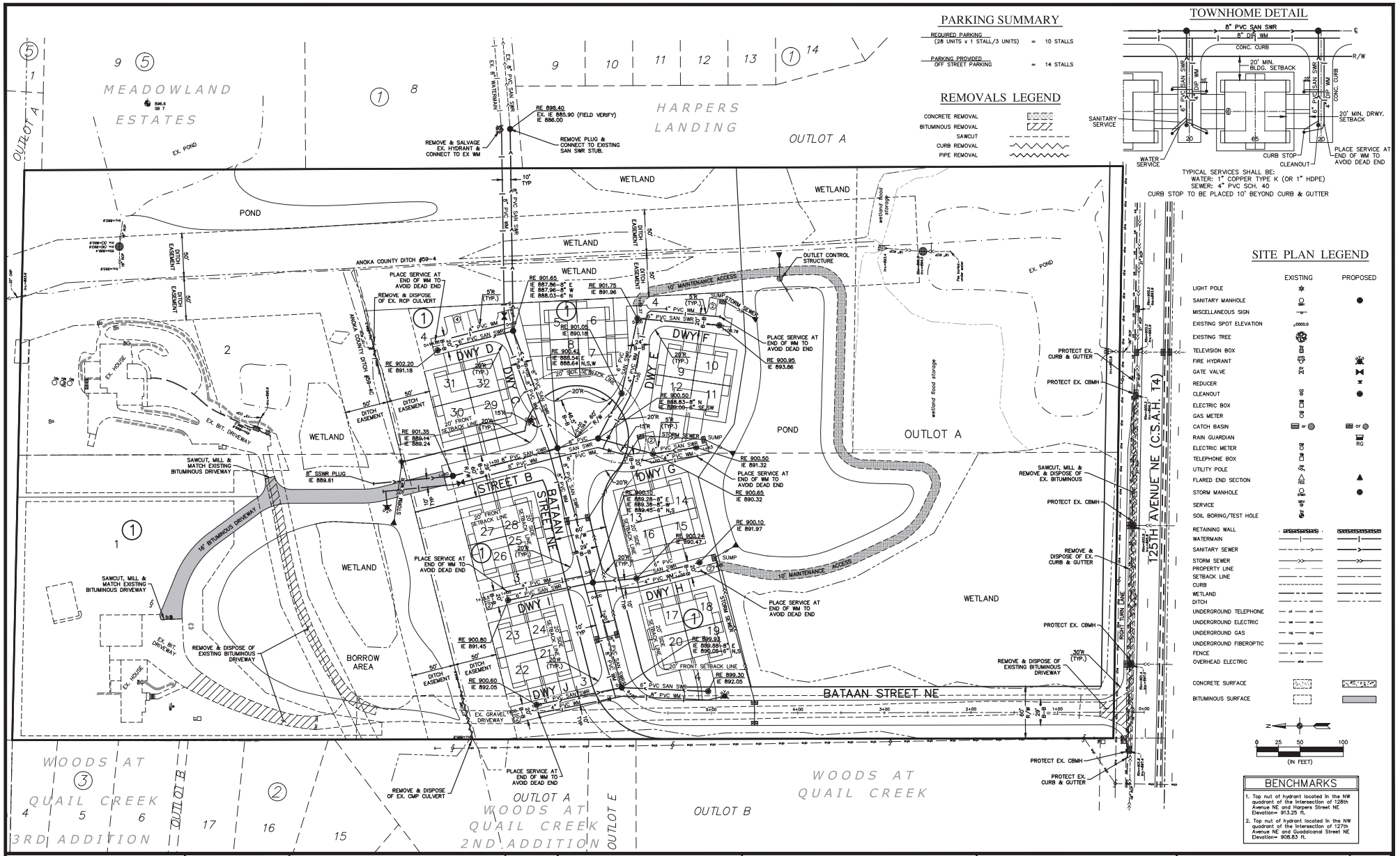
HERBST RAICH INVESTMENTS, LLC
3122 - 117th Avenue NE
Blaine, MN 55449

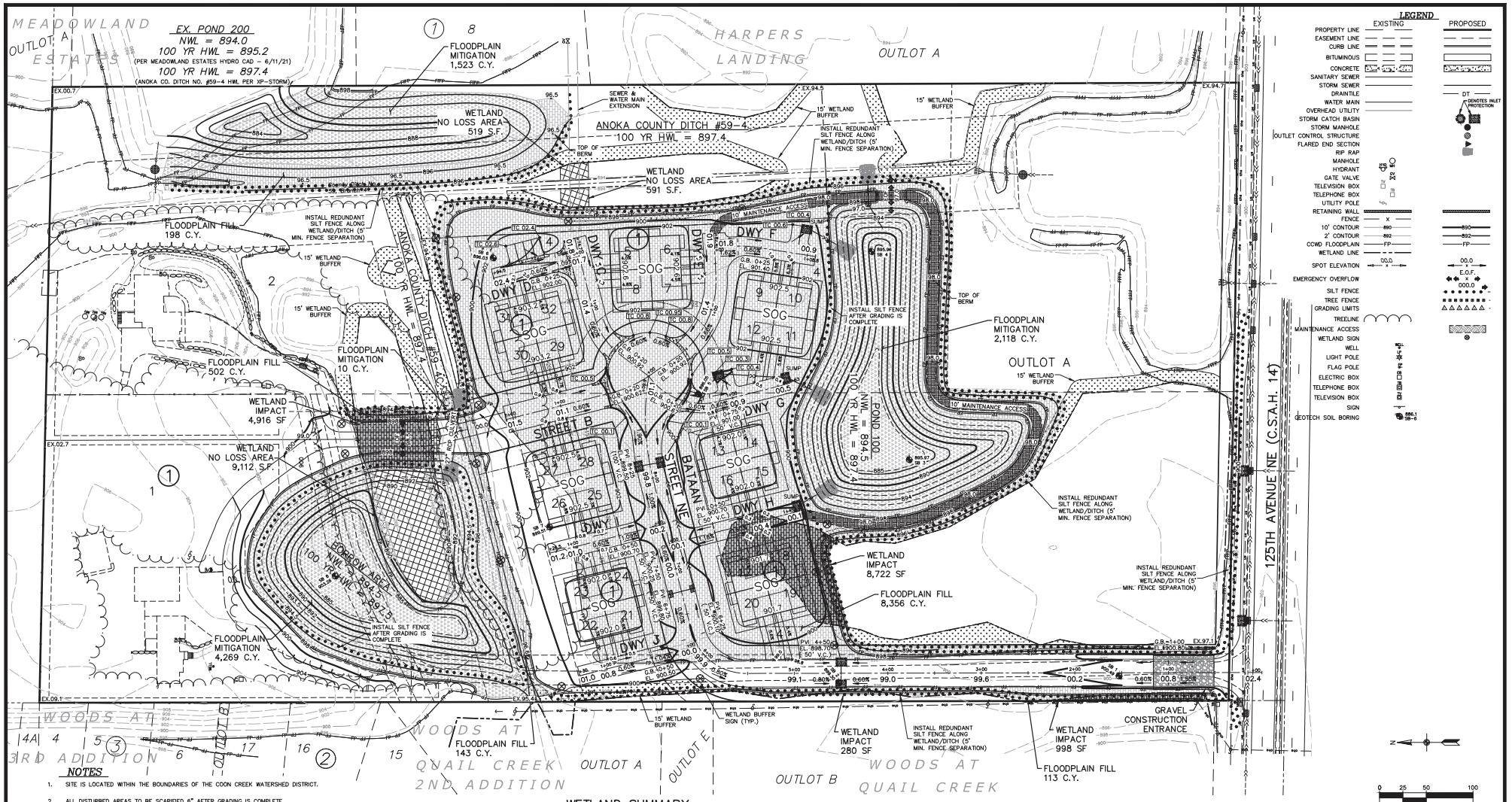
MEADOWLAND ESTATES WEST
Blaine, Minnesota

PRELIMINARY PLAT

3 of 7

Plot Date: 01/10/23 | P:\jobs\9341 • 9360\9360 • Vendors courtcad c3d\survey\prelim\9360_prp.dwg


PARKING SUMMARY
REQUIRED PARKING (28 UNITS x 1 STALL/3 UNITS) = 10 STALLS
PARKING PROVIDED OFF STREET PARKING = 14 STALLS
REMOVALS LEGEND
CONCRETE REMOVAL
BITUMINOUS REMOVAL
SAWCUT
CURB REMOVAL
PIPE REMOVAL
TOWNHOME DETAIL
8" PVC SAN SWR
8" DIP WM
CONC. CURB
20' MIN. BLDG. SETBACK
R/W
6" PVC SAN SWR
4" DIP WM
20' MIN. DRWY. SETBACK
SANITARY SERVICE
WATER SERVICE
CURB STOP
CLEANOUT
PLACE SERVICE AT END OF WM TO AVOID DEAD END
TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K (OR 1" HDPE)
SEWER: 4" PVC SCH. 40
CURB STOP TO BE PLACED 10' BEYOND CURB & GUTTER
SITE PLAN LEGEND
EXISTING
PROPOSED
LIGHT POLE
SANITARY MANHOLE
MISCELLANEOUS SIGN
EXISTING SPOT ELEVATION
EXISTING TREE
TELEVISION BOX
FIRE HYDRANT
GATE VALVE
REDUCER
CLEANOUT
ELECTRIC BOX
GAS METER
CATCH BASIN
RAIN GUARDIAN
ELECTRIC METER
TELEPHONE BOX
UTILITY POLE
FLARED END SECTION
STORM MANHOLE
SERVICE
SOIL BORING/TEST HOLE
RETAINING WALL
WATERMAIN
SANITARY SEWER
STORM SEWER
PROPERTY LINE
SETBACK LINE
CURB
WETLAND
DITCH
UNDERGROUND TELEPHONE
UNDERGROUND ELECTRIC
UNDERGROUND GAS
UNDERGROUND FIBEROPTIC
FENCE
OVERHEAD ELECTRIC
CONCRETE SURFACE
BITUMINOUS SURFACE
0 25 50 100
(IN FEET)
BENCHMARKS
1. Top nut of hydrant located in the NW quadrant of the intersection of 128th Avenue NE and Harpers Street NE Elevation= 913.25 ft.
2. Top nut of hydrant located in the NW quadrant of the intersection of 127th Avenue NE and Guadalcanal Street NE Elevation= 908.83 ft.
MEADOWLAND ESTATES
HARPERS LANDING
OUTLOT A
POND
WETLAND
ANOKA COUNTY DITCH #59-4
ANOKA COUNTY DITCH #59-3C
10' MAINTENANCE ACCESS
OUTLET CONTROL STRUCTURE
wetland flood storage
EX. POND
EX. HOUSE
EX. BIT. DRIVEWAY
EX. GRAVEL DRIVEWAY
DWY D
DWY E
DWY F
DWY G
DWY H
DWY I
DWY J
STREET B
BATAAN STREET NE
125TH AVENUE NE (C.S.A.H. 14)
RIGHT TURN LANE
BORROW AREA
WOODS AT QUAIL CREEK 3RD ADDITION
WOODS AT QUAIL CREEK 2ND ADDITION
OUTLOT B
OUTLOT E
REMOVE & SALVAGE EX. HYDRANT & CONNECT TO EX WM
REMOVE PLUG & CONNECT TO EXISTING SAN SWR STUB.
PLACE SERVICE AT END OF WM TO AVOID DEAD END
REMOVE & DISPOSE OF EX. RCP CULVERT
REMOVE & DISPOSE OF EX. CMP CULVERT
SAWCUT, MILL & MATCH EXISTING BITUMINOUS DRIVEWAY
REMOVE & DISPOSE OF EXISTING BITUMINOUS DRIVEWAY
8" SSWR PLUG IE 889.61
16' BITUMINOUS DRIVEWAY
PROTECT EX. CURB & GUTTER
PROTECT EX. CBMH
SAWCUT, MILL & REMOVE & DISPOSE OF EX. BITUMINOUS
REMOVE & DISPOSE OF EX. CURB & GUTTER
30'R (TYP.)
RE 901.65 IE 887.86-8" E IE 887.96-8" W IE 888.03-6" N
RE 901.75 IE 891.96
RE 901.05 IE 890.18
RE 900.44 IE 888.54 E IE 888.64 N,S,W
RE 900.95 IE 893.86
RE 900.50 IE 888.83-8" N IE 888.95-6" SE,W
RE 902.20 IE 891.18
RE 901.35 IE 889.44 IE 889.24
RE 900.50 IE 891.32
RE 900.65 IE 890.32
RE 900.10 IE 891.97
RE 900.24 IE 890.47
RE 900.80 IE 891.45
RE 900.60 IE 892.05
RE 899.93 IE 890.58-8" E IE 890.08-6" N,S
RE 899.30 IE 892.05
RE 900.40 EX. IE 885.90 (FIELD VERIFY) IE 886.00
HERBST RAICH INVESTMENTS, LLC.
3122 - 117th Avenue NE
Blaine, MN 55449
MEADOWLAND ESTATES WEST
Blaine, Minnesota
PRELIMINARY SITE & UTILITY PLAN
4 of 7
CARLSON McCAIN
#9560



NOTES

1. SITE IS LOCATED WITHIN THE BOUNDARIES OF THE COON CREEK WATERSHED DISTRICT.
2. ALL DISTURBED AREAS TO BE SCARIFIED 6" AFTER GRADING IS COMPLETE.
3. SOIL STOCKPILES SHALL BE FITTED BY SEDIMENT-TRAPPING MEASURES AND STABILIZED WITHIN 7 DAYS OF INACTIVITY.
4. STREET SWEEPING SHALL TAKE PLACE BY THE END OF DAY (IF REQUIRED).
5. EROSION CONTROL AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
6. WETLAND BUFFER SIGNS SHALL BE INSTALLED IMMEDIATELY AFTER PROJECT GRADING IS COMPLETED.
7. THE DNR DEWATERING PERMIT MUST BE OBTAINED PRIOR TO ANY DEWATERING ACTIVITY. THE DEWATERING PLAN MUST BE SUBMITTED TO THE COON CREEK WATERSHED DISTRICT AT LEAST 7 DAYS PRIOR TO DEWATERING ACTIVITY FOR REVIEW AND APPROVAL.

WETLAND SUMMARY

WETLAND IMPACT	= 14,916 SF
15' WETLAND BUFFER	= 46,791 SF
WETLAND NO LOSS AREA	= 10,222 SF
WETLAND BUFFER SIGN	

WETLAND REPLACEMENT CREDITS WILL BE PURCHASED IN LIEU OF ONSITE REPLACEMENT

FLOODPLAIN SUMMARY

FLOODPLAIN FILL	= 13,498 C.Y.
FLOODPLAIN MITIGATION	= 15,248 C.Y.

THE ORIGINAL MEADOWLAND ESTATES FLOODPLAIN MITIGATION WAS ALSO CONSIDERED GIVEN THE PROXIMITY TO THE MEADOWLAND ESTATES WEST DEVELOPMENT.

THE FLOODPLAIN MITIGATION EXHIBIT DETAILS THE OVERALL FLOODPLAIN MITIGATION PROVIDED BY BOTH DEVELOPMENTS.

BENCHMARKS

1. Top nut of hydrant located in the NW quadrant of the intersection of 126th Avenue NE and Harpers Street NE Elevation= 913.25 ft.
2. Top nut of hydrant located in the NW quadrant of the intersection of 127th Avenue NE and Guadalcanal Street NE Elevation= 908.83 ft.

CARLSON McCAIN — ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449, TEL 763.489.0000, FAX 763.489.7888, CARLSONMCCAIN.COM

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 Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 2/2/22 License #: 25063

Drawn: ADB
Designed: BJK
Date: 2/2/22

Revisions:
1. 2/16/22 per CCWD Comments
2. 3/2/22 per CCWD Comments
3. 1/11/23 Revise Layout per Owner

HERBST RAICH INVESTMENTS, LLC.
3122 - 117th Avenue NE
Blaine, MN 55449

MEADOWLAND ESTATES WEST
Blaine, Minnesota

PRELIMINARY GRADING & EROSION CONTROL PLAN

5 of 7

#9560

CITY OF BLAINE LANDSCAPE REQUIREMENTS

1. RESIDENTIAL DISTRICTS (CH 29) – PROPOSED ZONING = DF (COMPARABLE ZONING = R3A)

   MINIMUM OF THREE (3) OVERSTORY DECIDUOUS, ORNAMENTAL OR EVERGREEN TREES PER UNIT (28 UNITS)

   TREES REQUIRED = 84
   TREES PROVIDED = 84

2. UNDERGROUND IRRIGATION SHALL BE REQUIRED FOR ALL LANDSCAPE AREAS. SUCH IRRIGATION SHALL EXTEND TO INCLUDE PUBLIC BOULEVARDS AND INTO LANDSCAPED PARKING ISLANDS, EXCEPT NATURAL AREAS TO BE PRESERVED.

3. TREE PRESERVATION (CH 33.10) – REPLACEMENT ON RESIDENTIALLY ZONED LOTS. ON PUBLIC RIGHT-OF-WAY IN RESIDENTIAL ZONING DISTRICTS AND ON RESIDENTIALLY ZONED LOTS EXCEEDING ONE (1) ACRE IN SIZE THE TOTAL NUMBER OF REPLACEMENT TREES SHALL NOT EXCEED EIGHT (8) TREES PER ACRE OF UPLAND.

   REQUIRED = 12 TREES (1.45 AC REMOVED X 8 TREES)
   PROVIDED = 12 TREES

LANDSCAPE PLAN NOTES

1. EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.

2. UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.

3. PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.

4. EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.

5. CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.

6. SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'

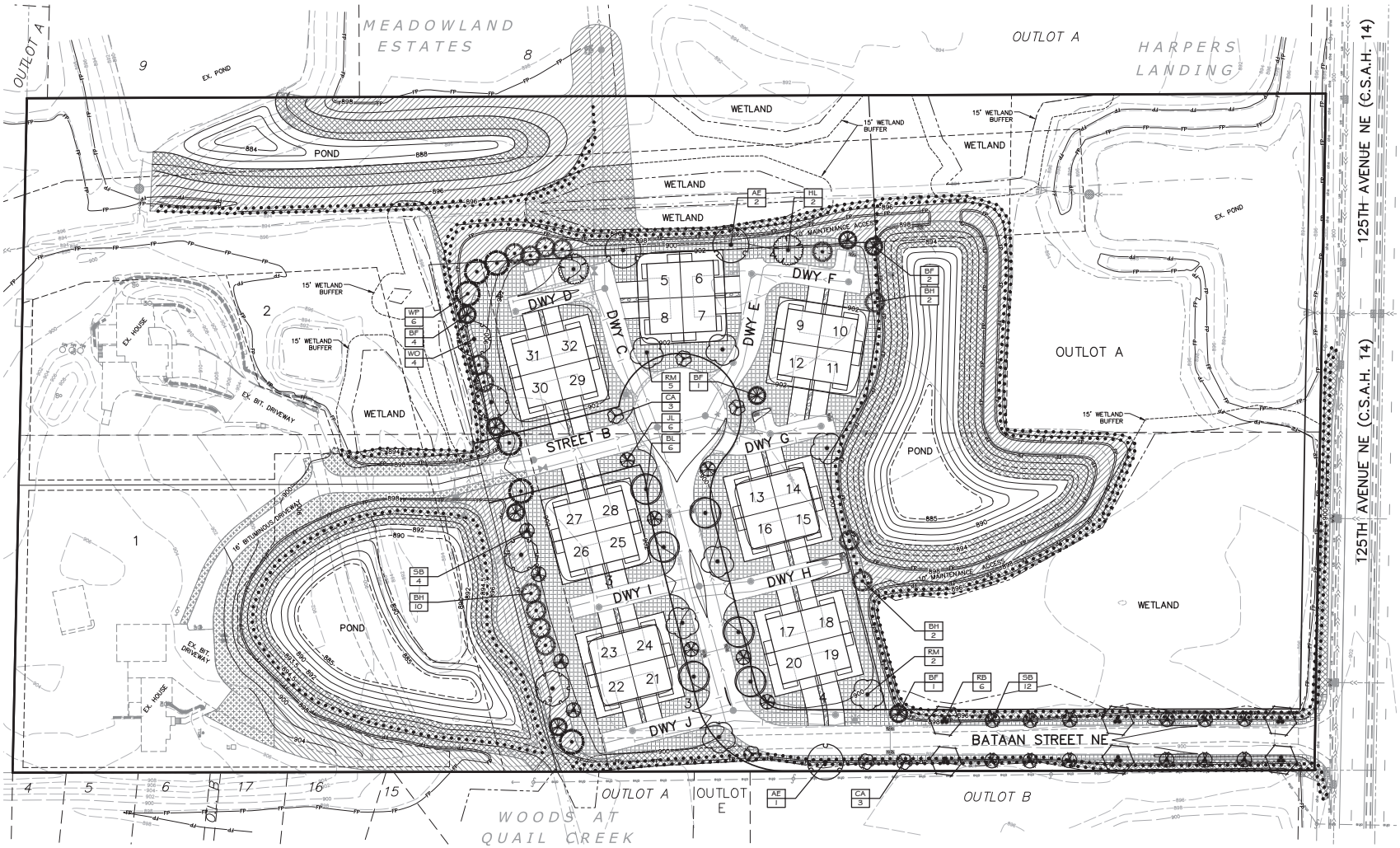
7. UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.

8. CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.

9. DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.

10. PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.

11. REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
    1. ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
    2. LANDSCAPE SPECIFICATIONS.
    3. PLAN DRAWINGS.
    4. PLANT / MATERIAL SCHEDULES.
    5. CITY STANDARD SPECIFICATIONS AND DETAILS.
    6. MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.



1 L1 OVERALL LANDSCAPE PLAN

0 25 50 100 (IN FEET)

CALL BEFORE YOU DIG. 811 Know what's below. Call before you dig.

CARLSON McCAIN

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

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 2/2/22 License #: 56346

Drawn: RJR
Designed: RJR
Date: 2/2/22

Revisions:
1. 2/16/22 per CCWD Comments
2. 3/2/22 per CCWD Comments
3. 1/11/23 Revise Layout per Owner

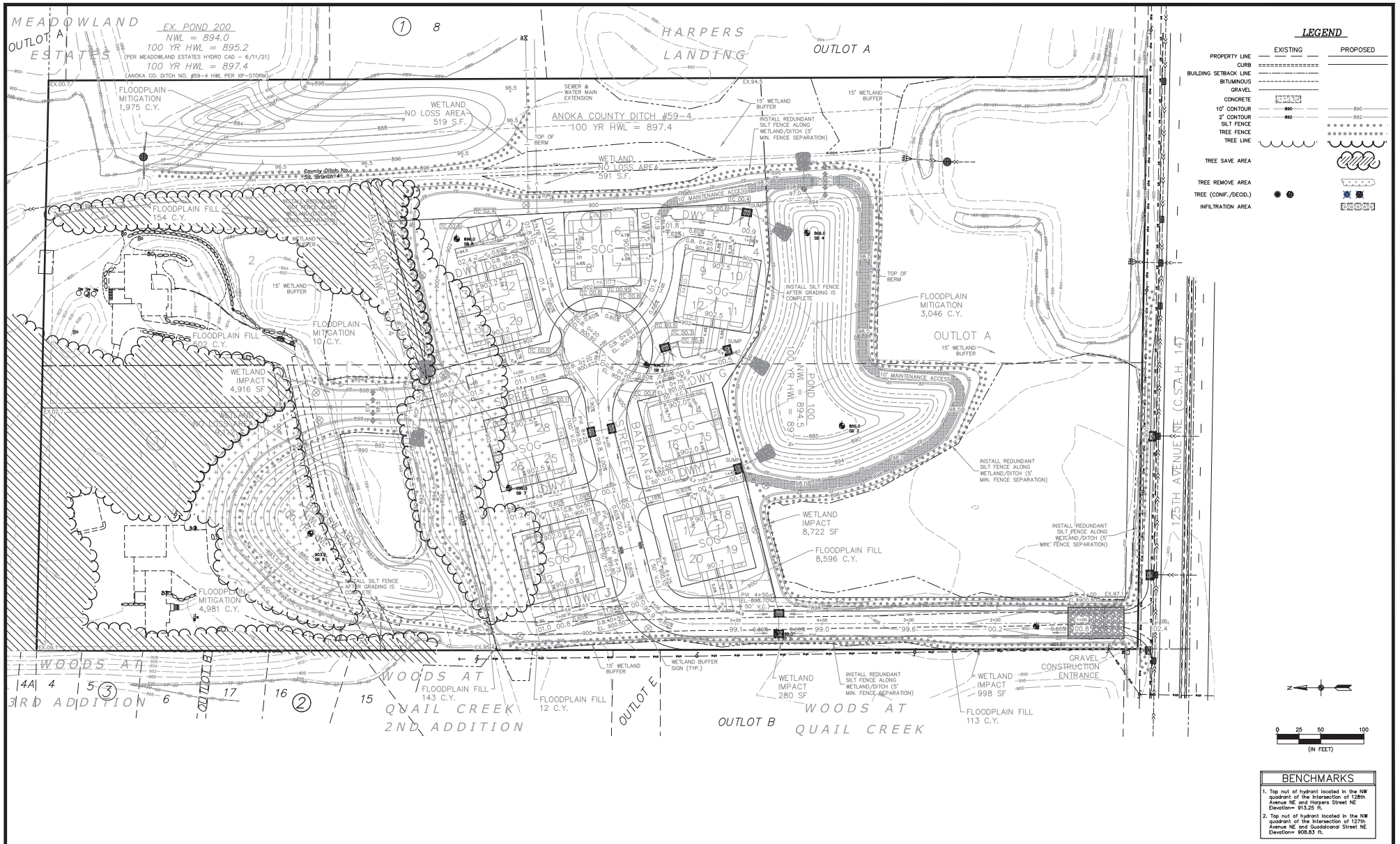
HERBST RAICH INVESTMENTS, LLC.
3122 - 117th Avenue NE
Blaine, MN 55449

MEADOWLAND ESTATES WEST
Blaine, Minnesota

PRELIMINARY LANDSCAPE PLAN

L1 of 2

#9560



BENCHMARKS

1. Top nut of hydrant located in the NW quadrant of the intersection of 126th Avenue NE and Harpers Street NE Elevation= 913.25 ft.
2. Top nut of hydrant located in the NW quadrant of the intersection of 127th Avenue NE and Guadalcanal Street NE Elevation= 908.83 ft.

CARLSON McCAIN
ENGINEERING SURVEYING ENVIRONMENTAL
8683 EAGANVALLEY RIDGE DRIVE
SUITE 100
BLAINE, MN 55449
TEL 763.489.0000
FAX 763.489.7000
CARLSONMCCAIN.COM

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 Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 2/2/22 License #: 25063

Drawn: ADB
Designed: BJK
Date: 2/2/22

Revisions:
1. 2/16/22 per CCWD Comments
2. 3/2/22 per CCWD Comments
3. 1/11/23 Revise Layout per Owner

HERBST RAICH INVESTMENTS, LLC.
3122 - 117th Avenue NE
Blaine, MN 55449

MEADOWLAND ESTATES WEST
Blaine, Minnesota

TREE PRESERVATION PLAN

T1 of 1

Save Date: 01/12/23 | I:\Jobs\9561 - 9560\9560 - Borders Court\Cad (3d\engineering\preliminary\9560_tree preservation.dwg

#9560

LITTFIN | DESIGN

© COPYRIGHT 2022
MLITTFIN@HOTMAIL.COM
320-224-7844

LITTFIN | DESIGN

© COPYRIGHT 2022
MLITTFIN@HOTMAIL.COM
320-224-7844