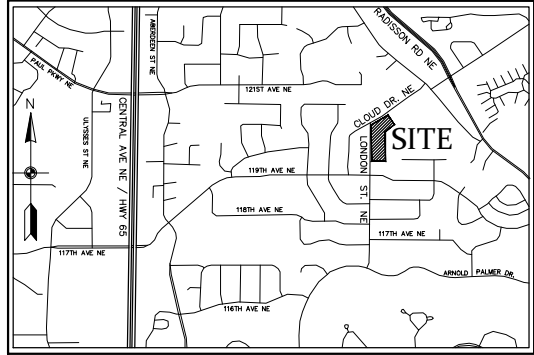


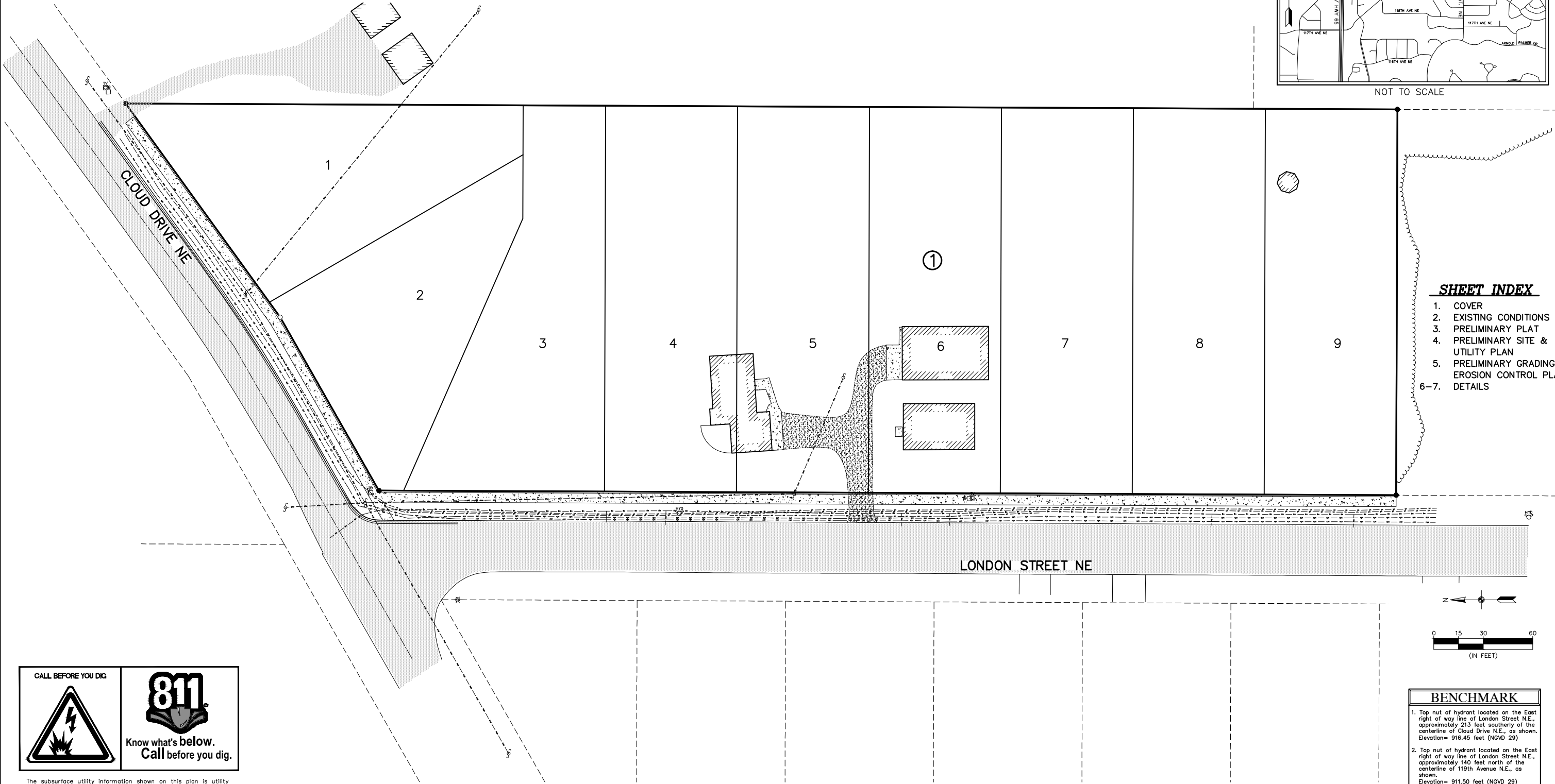
WOODLAND COVE

BLAINE, MINNESOTA

VICINITY MAP



NOT TO SCALE



SHEET INDEX

1. COVER
2. EXISTING CONDITIONS
3. PRELIMINARY PLAT
4. PRELIMINARY SITE & UTILITY PLAN
5. PRELIMINARY GRADING & EROSION CONTROL PLANS
- 6-7. DETAILS



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

BENCHMARK

1. Top nut of hydrant located on the East right of way line of London Street N.E., approximately 213 feet southerly of the centerline of Cloud Drive N.E., as shown. Elevation= 916.45 feet (NGVD 29)
2. Top nut of hydrant located on the East right of way line of London Street N.E., approximately 140 feet north of the centerline of 119th Avenue N.E., as shown. Elevation= 911.50 feet (NGVD 29)



- environmental
- engineering
- surveying

3890 Pheasant Ridge Dr #100
Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7959
www.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: *Brian J. Krystofiak*
Date: 12/8/16 License #: 25063

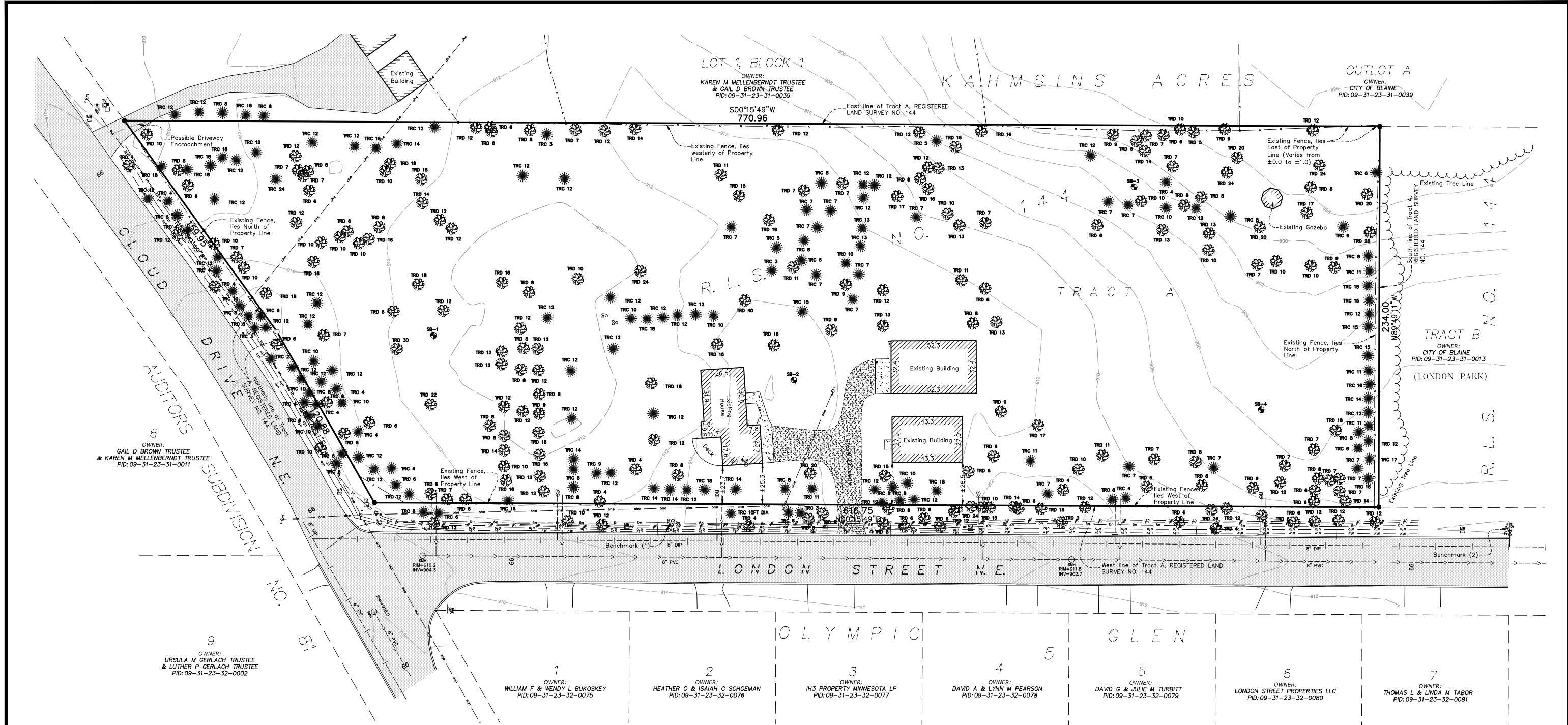
Drawn: ADB
Designed: BJK
Date: 12/8/16

Revisions:

WOODLAND DEVELOPMENT CO.
13632 Van Buren Street
Ham Lake, MN 55304

WOODLAND COVE
Blaine, Minnesota

COVER SHEET



LEGEND

- - Denotes Found Iron Monument
- - Denotes Set Iron Pipe, Marked with RLS 40361
- ★ - Denotes Light Pole
- - Denotes Sanitary Manhole
- - Denotes Miscellaneous Sign
- ★ - Denotes Existing Tree
- - Denotes Television Box
- - Denotes Fire Hydrant
- - Denotes Gate Valve
- - Denotes Electric Meter
- - Denotes Telephone Box
- - Denotes Utility Pole
- - Denotes Hand Hole
- - Denotes Curb Stop
- - Denotes Guy Wire
- - Denotes Mailbox
- - Denotes approximate Soil Boring, by others
- ut — ut — - Denotes Underground Telephone
- ug — ug — - Denotes Underground Gas
- utv — - Denotes Underground Television
- ufo — - Denotes Underground Fiber Optic
- ohe — - Denotes Overhead Electric
- ss — ss — - Denotes Sanitary Sewer
- w — w — - Denotes Watermain
- x — x — - Denotes Existing Fence as noted
- — — - Denotes Gravel Driveway
- — — - Denotes Concrete Surface
- — — - Denotes Bituminous Surface
- — — - Denotes Existing 2 Ft. Contour
- — — - Denotes Existing 10 Ft. Contour

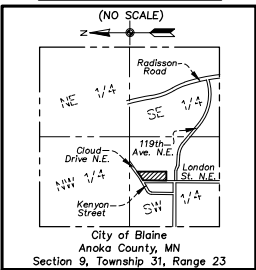
SITE DATA

TOTAL SITE AREA ±3.70 AC.
EXISTING ZONING FR
UTILITIES AVAILABLE

BENCHMARK

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VICINITY MAP

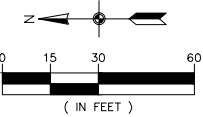


PARCEL DESCRIPTION: (Per Schedule A of Title Commitment No. 111663557, with a commitment date of November 4, 2016 at 8:00 A.M., prepared by All American Title Co., Inc., issuing agent for Old Republic National Title Insurance Company)

Tract A, REGISTERED LAND SURVEY NO. 144, Anoka County, Minnesota.
(Torrens Property)

GENERAL NOTES:

- The field work for this survey was completed on November 17, 2016.
- Bearings shown are based on the East line of Tract A, REGISTERED LAND SURVEY NO. 144, Anoka County, Minnesota, which is assumed to bear S00°15'49"W.
- Surveyed property address - 11983 London Street N.E., Blaine, MN, 55449, per Anoka County Tax Records.
- 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).



3890 Pheasant Ridge Drive NE,
Suite 100
Blaine, MN 55449
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Fax: (763) 489-7959
www.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 Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature: *Thomas R. Balluff*
Date: 12/8/2016 License #: 40361

DRAWN BY: JAB
ISSUE DATE: 12/8/2016
FILE NO: 1340

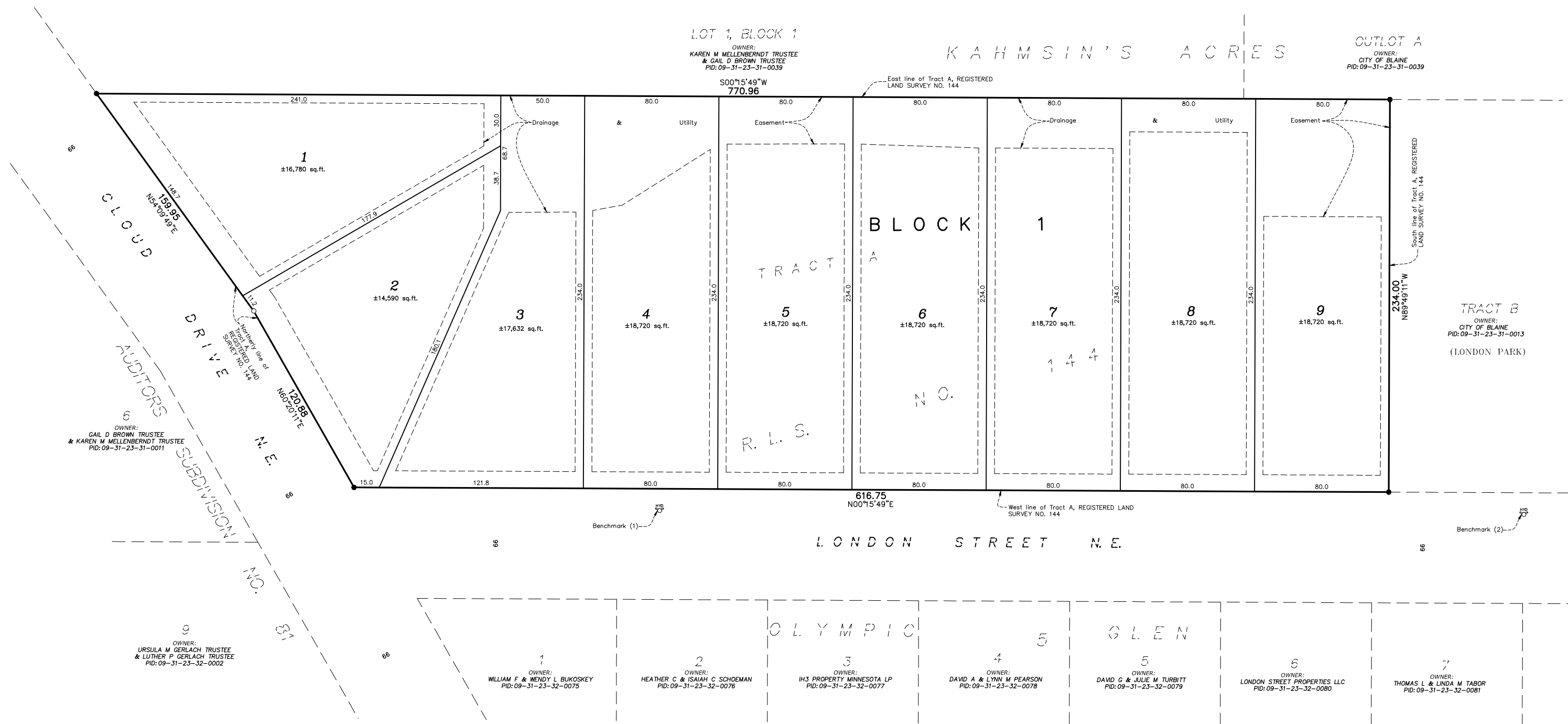
Revisions:

WOODLAND DEVELOPMENT CO.
13632 Van Buren Street
Ham Lake, MN 55304

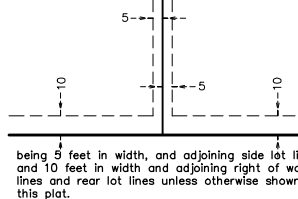
WOODLAND COVE
Blaine, Minnesota

EXISTING CONDITIONS

WOODLAND COVE



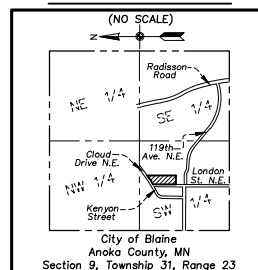
PROPOSED
DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)



SITE DATA

TOTAL SITE AREA	±3.70 AC.
SMALLEST LOT	±14,590 S.F.
LARGEST LOT	±18,720 S.F.
AVERAGE LOT	±17,925 S.F.
TOTAL NUMBER OF LOTS	9
GROSS DENSITY	2.43 LOTS/AC.
EXISTING ZONING	FR
PROPOSED ZONING	R-1AA
UTILITIES	AVAILABLE
MINIMUM RESIDENTIAL SETBACK DATA:	
FRONT	30 FT.
SIDE (GARAGE)	5 FT.
SIDE (HOUSE)	10 FT.
SIDE CORNER	20 FT.
REAR SETBACK	30 FT.

VICINITY MAP



LEGEND

- - Denotes Found Iron Monument
- - Denotes Set Iron Pipe, Marked with RLS 40361

BENCHMARK

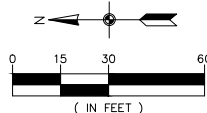
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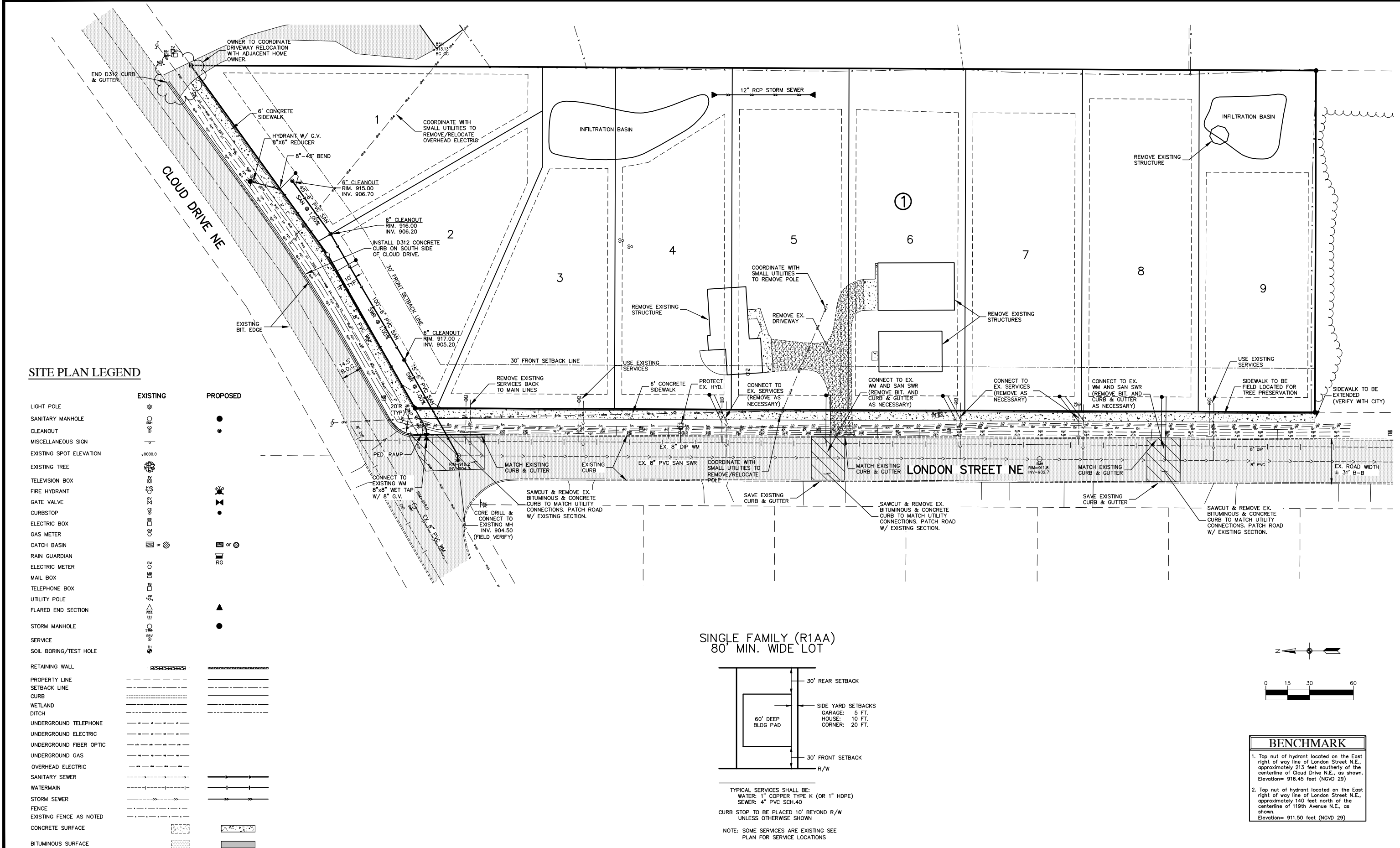
13632 Van Buren Street
Ham Lake, MN 55304

WOODLAND COVE

Blaine, Minnesota

PRELIMINARY PLAT

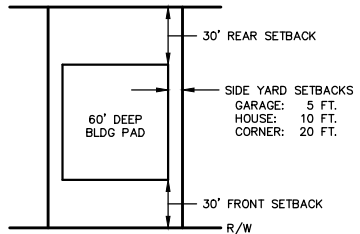
3 of 7



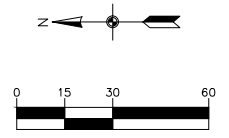
SITE PLAN LEGEND

EXISTING	PROPOSED
LIGHT POLE	
SANITARY MANHOLE	
CLEANOUT	
MISCELLANEOUS SIGN	
EXISTING SPOT ELEVATION	
EXISTING TREE	
TELEVISION BOX	
FIRE HYDRANT	
GATE VALVE	
CURBSTOP	
ELECTRIC BOX	
GAS METER	
CATCH BASIN	
RAIN GUARDIAN	
ELECTRIC METER	
MAIL BOX	
TELEPHONE BOX	
UTILITY POLE	
FLARED END SECTION	
STORM MANHOLE	
SERVICE	
SOIL BORING/TEST HOLE	
RETAINING WALL	
PROPERTY LINE	
SETBACK LINE	
CURB	
WETLAND	
DITCH	
UNDERGROUND TELEPHONE	
UNDERGROUND ELECTRIC	
UNDERGROUND FIBER OPTIC	
UNDERGROUND GAS	
OVERHEAD ELECTRIC	
SANITARY SEWER	
WATERMAIN	
STORM SEWER	
FENCE	
EXISTING FENCE AS NOTED	
CONCRETE SURFACE	
BITUMINOUS SURFACE	

SINGLE FAMILY (R1AA)
80' MIN. WIDE LOT

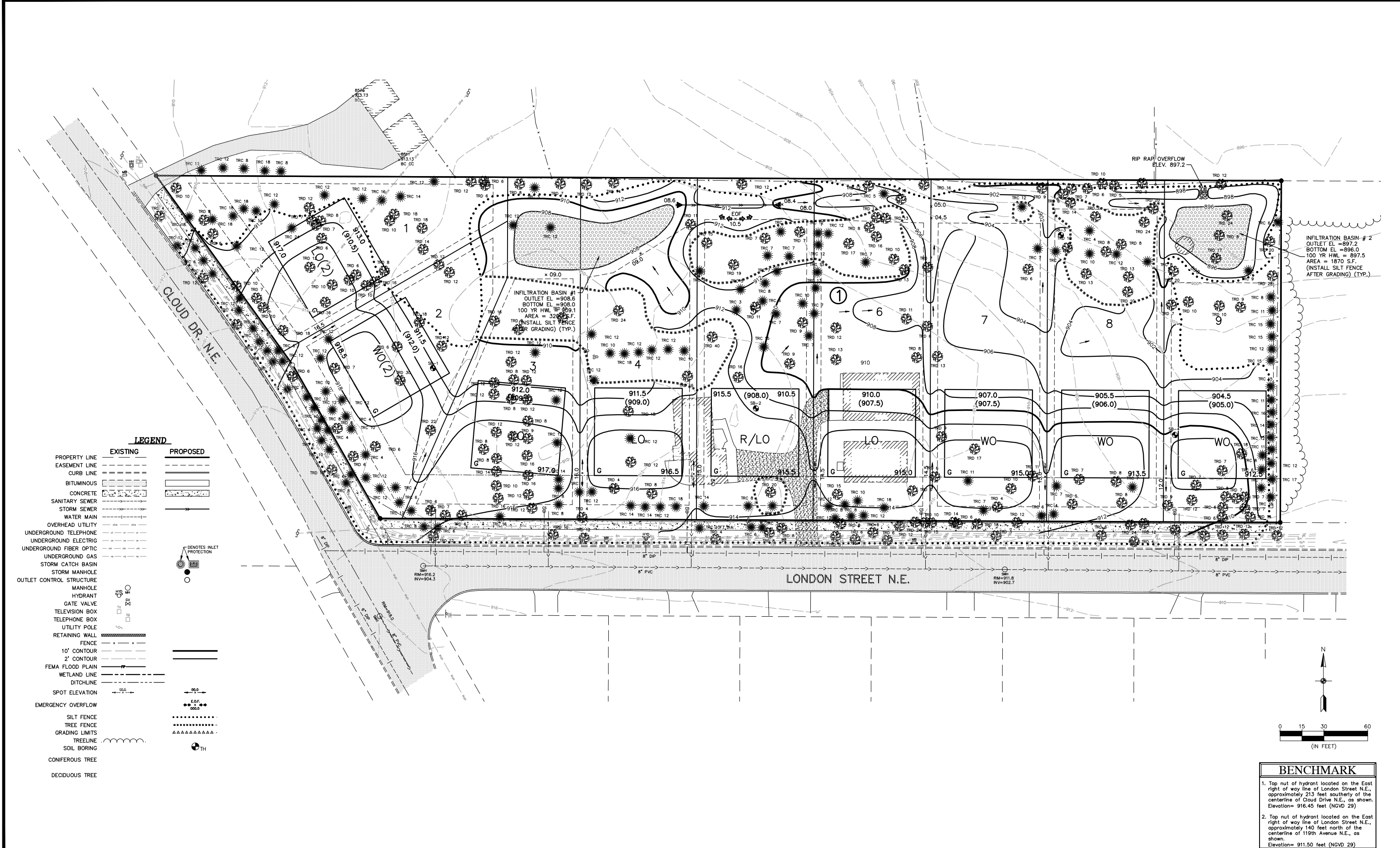


TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K (OR 1" HDPE)
SEWER: 4" PVC SCH.40
CURB STOP TO BE PLACED 10' BEYOND R/W
UNLESS OTHERWISE SHOWN
NOTE: SOME SERVICES ARE EXISTING SEE
PLAN FOR SERVICE LOCATIONS

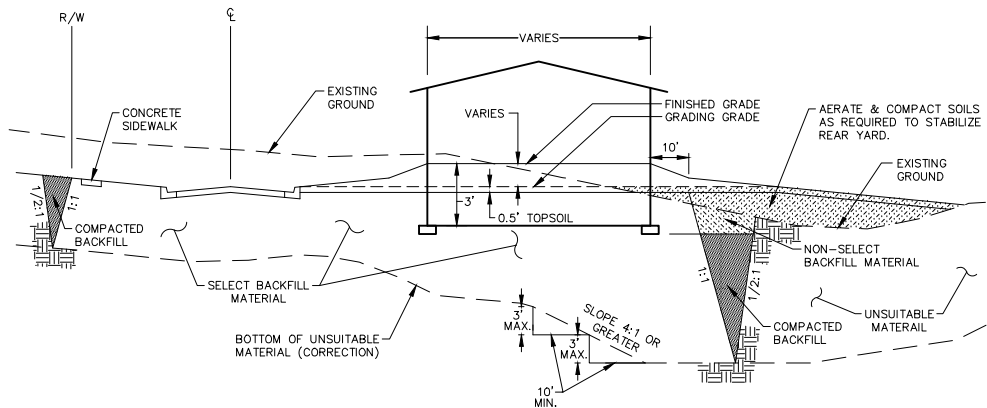


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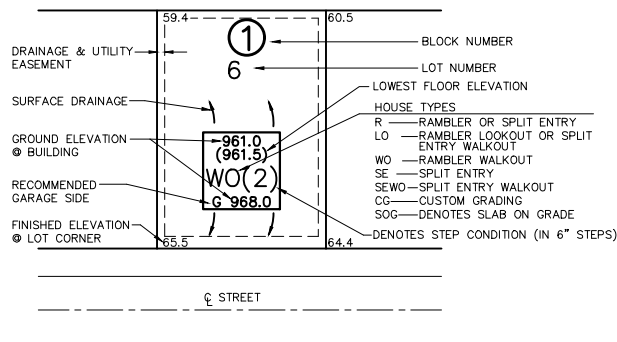
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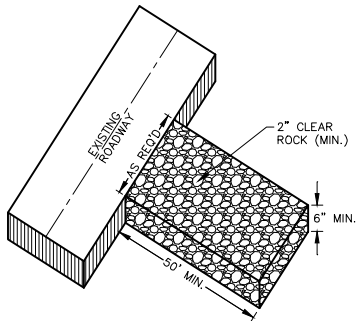
SUBGRADE CORRECTION



GRADING PLAN LOT KEY

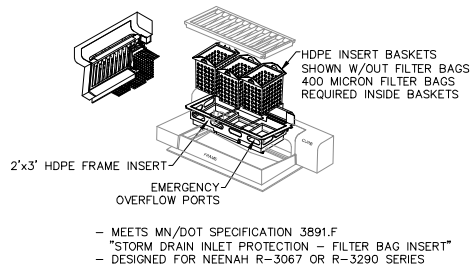


ROCK CONSTRUCTION ENTRANCE

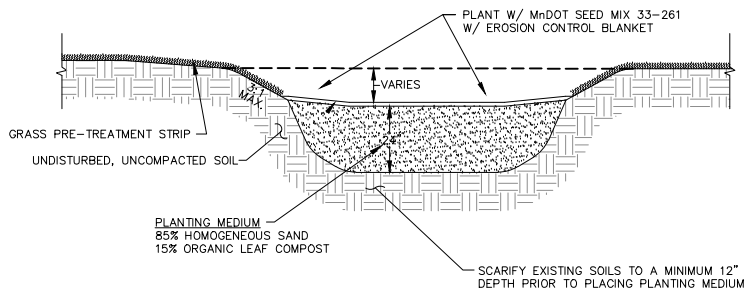


INFRASAFE – 2'x3' DEBRIS COLLECTION DEVICE

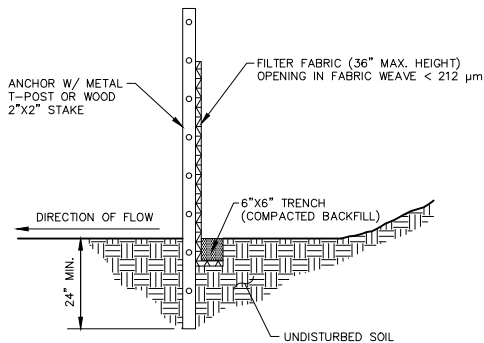
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



INFILTRATION BASIN



SILT FENCE

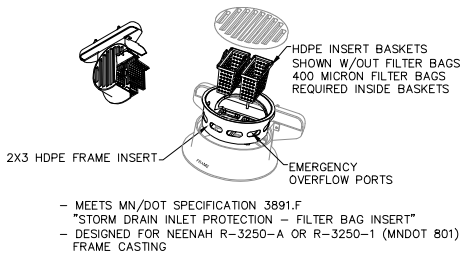


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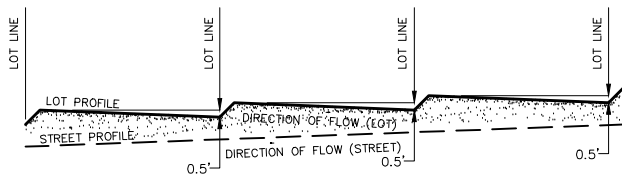
1. DIG A 6"x6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"x6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

INFRASAFE – 27" DEBRIS COLLECTION DEVICE

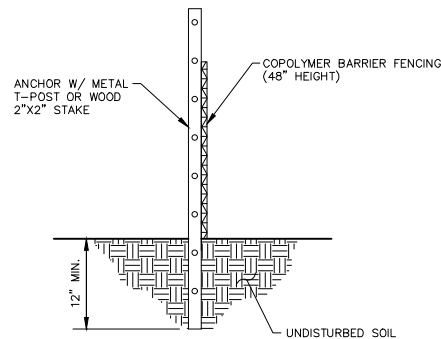
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



LOT BENCHING DETAIL

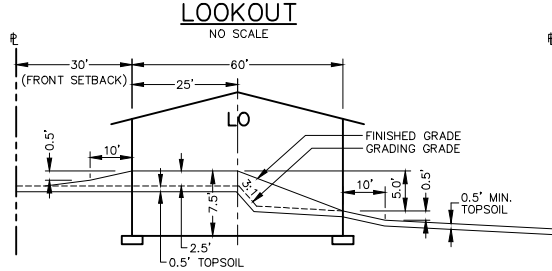
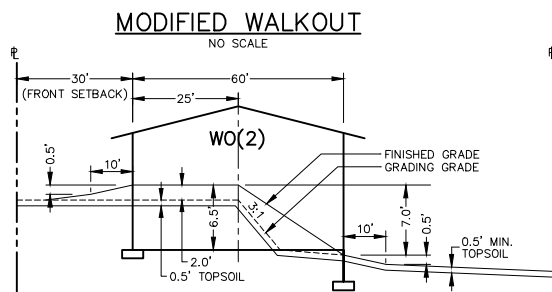
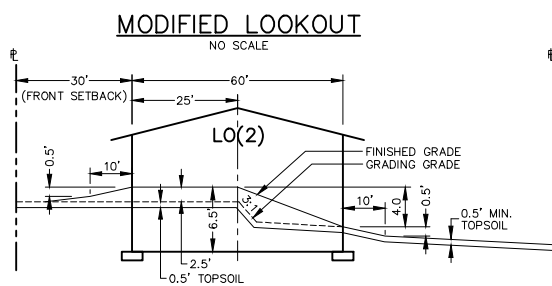
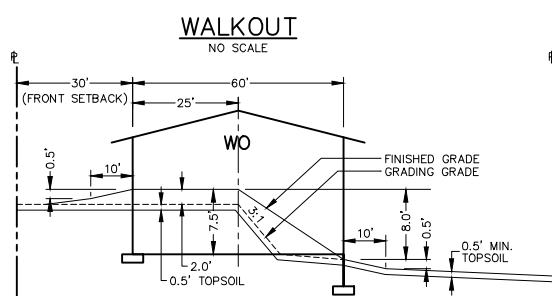
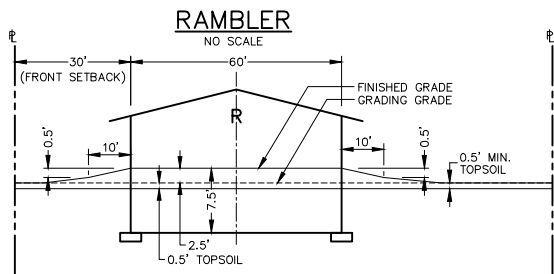
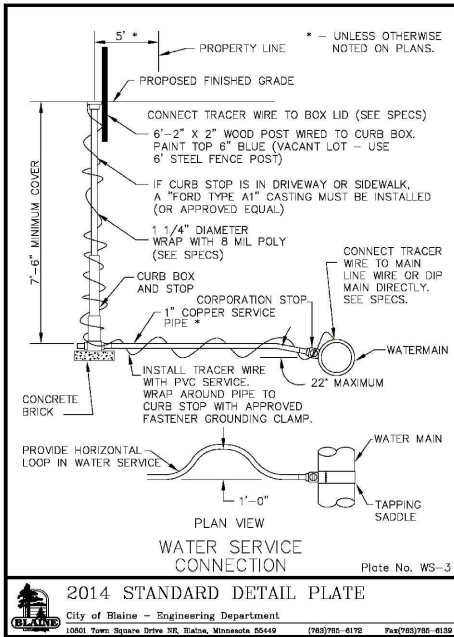
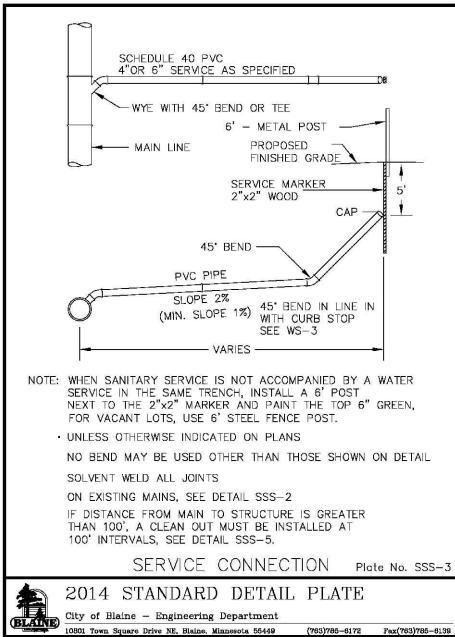
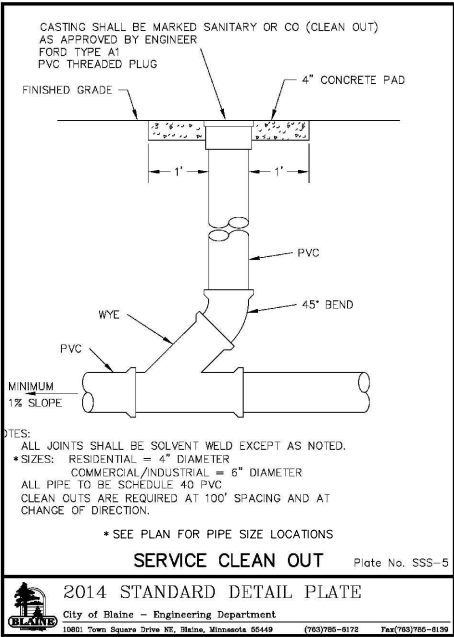
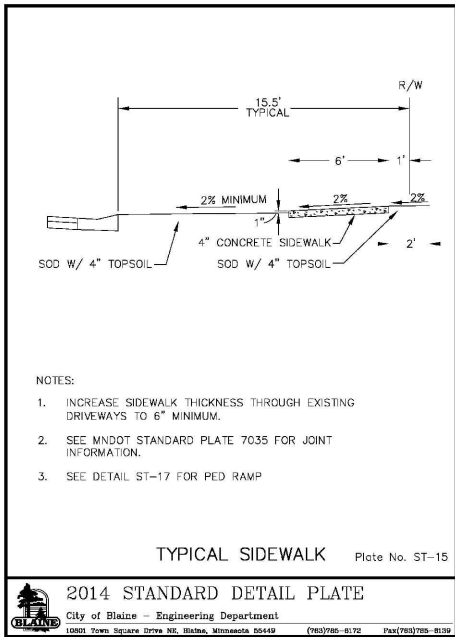
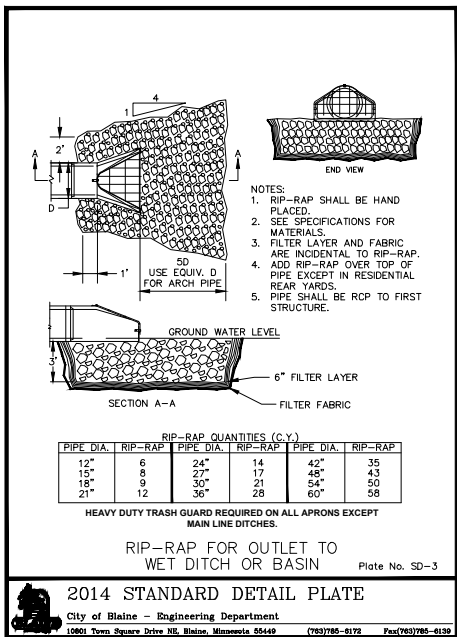


TREE FENCE



NOTES:

1. TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
2. ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
3. SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
4. SEE MNDOT SPECIFICATION 2572.



TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2005) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 14 DAYS.

SEED: MNDOT MIXTURE 25-141 AT 70 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 24-12-24 AT 300 POUNDS PER ACRE.