



**PLANNING COMMISSION
REGULAR MEETING
ANOKA CITY HALL
Tuesday, December 6, 2016
7:00 P.M.**

AGENDA

- 1. Call to Order**
- 2. Approval of Minutes:**
 - a. Approval of November 1, 2016 Regular Meeting Minutes
 - b. Approval of November 16, 2016 Work Session Meeting Minutes
- 3. New Business: None**
- 4. Old Business: None**
- 5. Public Hearing on Application:**
 - a. A-2016-28
Preliminary Plat, Site Plan, and Planned Unit Development
Shade Tree Construction, Inc.
11th Avenue and North Street
- 6. Miscellaneous:**
 - a. Upcoming Meetings:
 - i. Work Session: Tuesday, December 19, 2016 at 6:00 pm
May Be Cancelled
 - ii. 2017 Meeting Schedule and Deadlines

STAFF REPORT



Application A-2016-28
Preliminary Plat, Site Plan Review, Planned Unit Development
11th Avenue Townhomes
East side of 11th Avenue, North of North Street
December 5, 2016

BACKGROUND

Shade Tree Construction submitted an application for a site plan review, preliminary plat, and rezoning to a planned unit development to construct 28 owner-occupied one level townhomes on 9.15 acres. The project is located east of 11th Avenue and north of North Street. This property is currently city owned land; however the City executed a purchase agreement on November 7th, 2016 with Shade Tree Construction. The property is set to close at the end of February 2017.

Included:

Site Location Map
Preliminary Plat
Site plan and Landscape Plan
Utility Plans, Stormwater, Grading and Drainage Plan
Building Elevations

PRELIMINARY PLAT ANALYSIS

City code requires proposed subdivisions to be submitted to the City in the form of a preliminary plat for Planning Commission and City Council approval. If the preliminary plat is approved, the Applicant must submit a subsequent (or concurrent) final plat application for City Council review and approval.

The proposed preliminary plat encompasses 53.56 acres. The vacant land has not been platted and encompasses protected wetlands and a regional city owned stormwater retention pond serving the sub watershed area and a commercial development site.

Lots

The preliminary plat creates two blocks with a total of 30 lots and two outlots. The lots are as follows:

Lots 1-29, Block 1, Eastview Meadows:

Size: 9.15 acres
Ownership: Shade Tree Construction
Purpose: Senior Living Townhomes

Lot 1, Block 2, Eastview Meadows:

Size: 2 acres

Ownership: City of Anoka (current purchase agreement will be finalized at City Council on December 5, 2016)

Purpose: Wellness Center Development

Outlots A and B:

Size: 41.29 acres

Ownership: City of Anoka

Purpose: protected wetlands and stormwater retention pond

Park Dedication

Any residential subdivision within the city of Anoka requires the developer to pay park dedication fees per unit created or land may be dedicated to the city of Anoka in lieu of such fees. The Applicant will pay the park dedication fee of \$2,543 per residential unit totaling \$71,204 for the 28 units.

Streets/Traffic

The overall site has frontage on 11th Avenue which is a public street. The existing access road will be paved by the Applicant as a 24 foot wide access road beginning at Grant Street continuing north approximately 100 past the project site to provide access to a City Public Works area. The Applicant is proposing to construct a private road with a 50 foot radius cul-de-sac turnaround at the north end to provide access for Lots 7-28 and large truck turnarounds such as garbage or fire trucks. Three shared driveways, between 20 and 35 feet in width at the property line, are proposed to serve Lots 1-6 with direct access to 11th Avenue.

Street lights will be installed meeting Anoka Municipal Utility specifications provided to the applicant for the acorn style lighting fixtures.

A 50 foot radius cul-de-sac is proposed at the north end of the development, designed to accommodate large truck turnarounds such as garbage or fire trucks. The centerline measurement of the private drive is 581 feet, exceeding the 500 foot maximum allowed for public streets ending in a cul-de-sac.

SITE PLAN ANALYSIS

The Applicant is proposing to rezone the 9.15 acre development area to Planned Unit Development. The underlying zoning for this property is R-3 Medium and High Density Residential. The proposed townhomes are permitted in this district however there are design aspects that vary from the underlying zoning. For planned unit developments, the various zoning regulations and requirements (e.g. use, building setback, height, etc.) which may apply to the

underlying zoning district may be considered as guidelines and may be departed from in the approval of a planned unit development without a variance.

Zoning Requirements

The following are the zoning requirements outlined in the R-3 Medium and High Density Residential section of the City Code. The setback regulations are guidelines, open to flexibilities with the PUD. The front yard is considered any lot line adjacent to a street; therefore Lot 7 has two front yards. All other property lines are considered side or rear yards.

Regulation	Minimum Required	Proposed Flexibilities
Front Yard Setback	25 Feet	None (all 25' or more)
Side Yard Setback	10 Feet dwelling/5 Feet garage	6 Feet dwelling
Rear Yard Setback	25 Feet	19.9' on Lot 11; 24.7' on Lot 18
Impervious Coverage	30%	None (25.9%)
Wetland Buffer	16.5 Feet	None (16.5' or more)
Minimum Building Square Footage	960 Square Feet	None
Lot Area	4,500 square feet	4,000 square feet
Masonry Percentages	50% public, 33% side, 25% interior	Elevation 1 (33%, 0%, 0%) Elevation 2 (20%, 0%, 0%) Elevation 3 (10%, 0%, 0%)
Prohibited Materials	Vinyl Prohibited	Vinyl used in the shakes, board and batten siding, and heavy sculpted vinyl siding

Source: Chapter 74, Article V, Division 2, Section 74-215 of Anoka City Code

Architecture

The proposed townhomes are one story with a crawl space for mechanical equipment and storage. The garages are front loading, but incorporated into the design through the adjacent front porch. A 10 foot by 12 foot deck or patio is proposed on the back of the units. The floor plans will be the same for each unit, allowing for minor alterations as needed. The minimum floor area of 960 square feet is exceeded by the proposed floor plans.

In the underlying R-3 district, 50% of the public façade, 33% of the side façade and 25% of the interior facade exterior materials must be opaque utilizing brick, stone, decorative masonry or similar materials or a combination thereof. The remaining percentage of the exterior opaque wall finish materials shall be comprised of cast stone, wood shingles, lap siding, tongue and groove paneling, copper, stucco/EIFS, cement board, glass, dark anodized aluminum or accent metal, and materials similar in character to those listed. Prohibited materials include smooth concrete block, pre-fabricated steel panels, aluminum, vinyl or fiberglass siding or roofing, pre-cast concrete panels, painting of previously unpainted brick, wooden exteriors, except those listed previously.

The development proposal includes three styles of dwelling units. The vinyl siding proposed for all three styles is a heavy sculpted two toned color designed to mimic a natural wood product.

Elevation 1 (see attachments) has a gable roof with shakes, stone base columns, and a wood carriage style garage door. The public (front) façade is 33% stone, 33% vinyl siding, and 33% vinyl shakes. The side facades are 100% vinyl.

Elevation 2 has a cross gable roof, wood columns, and a barn door style garage door. The public façade is 20% stone, 60% board and batten siding, and 20% vinyl shakes. The side facades are 30% vinyl shakes and 70% board and batten siding.

Elevation 3 is a craftsman style house with hip roof and one stone column and a paneled garage door with windows. The public façade is 10% stone, 75% vinyl siding, and 15% board and batten siding. The side facades are 80% vinyl siding and 20% board and batten siding. The board and batten siding in this design is laid in a band under the eave.

The interior façade (facing the wetlands) is the same for all three styles and is composed of 85% vinyl siding with 15% vinyl shakes on the four season porch gable.

The material percentages and type do not meet the R-3 district architectural standards, but can be varied from under the PUD. The front facades use high quality vinyl materials and design variations to ensure variety in each house. The amount of stone or brick material could be increased on the columns and around the garage; however that would result in a repetitive design among all the homes within the development.

An architectural repetition control tracking sheet will be submitted by the applicant prior to building permit approval to ensure the dwellings are constructed in a uniform fashion. The plan will maintain separation from the same unit type adjacent to or across the street from one another.

Parking

The minimum number of parking stalls required for townhouse developments is two spaces per unit with at least one space within an enclosed garage. Each townhome includes a 535 square foot garage to accommodate two vehicles. The driveways are approximately 18 feet wide and 25 feet long and will accommodate two additional vehicles without extending into the street.

Grading, Drainage and Utility Plans

These plans have been reviewed by the City's Engineering and Fire Departments. Initial review comments were made by these departments and are reflected in the conditions of approval.

Stormwater plans will be submitted to the Lower Rum River Watershed Management Organization (LRRWMO). Staff will require a condition of approval that the LRRWMO permit

must be obtained prior to the any site grading and/or issuance of the building permit. A technical review was performed by the engineering firm Hakanson Anderson. Additional drainage calculations are needed which may reduce the size of the regional pond, however should not alter the design of the project.

The existing regional stormwater retention pond will be reconstructed and enlarged by Applicant to handle the additional stormwater runoff created by the townhome development and the proposed two acre commercial site. The cost of upgrading the regional stormwater pond will be shared by the Applicant and the City through an agreement to be developed.

The Base Flood Elevation recommended is 865.3 based on the Coon Creek Water Shed (no BFE has been determined at this location). The proposed site work will elevate all the homes above the 870 foot contour, out of the 100 year flood zone. A Letter of Map Amendment will need to be completed after construction is completed to verify the new elevation.

The Fire Chief reviewed the plans as submitted and is requiring modifications to the site plan prior to any site activity building permit approval. Staff and the Applicant are working with the Fire Department to resolve the access issues on the east side of the townhomes. As proposed, adequate fire protection may be achieved by the addition of three hydrants, one on the north side and two on the east side of the townhomes, and the upgrade of the 6 foot trail to an 8 foot Class 5 trail to allow access by the off road fire vehicles. Additionally, fire hydrants will need to be installed in this area within a closed loop system.

Landscaping/Screening/Common Areas

A tree removal plan has been submitted showing the removal of 20 trees throughout the site. The landscape plan submitted provides a total of 87 new trees, exceeding the required 1:1 replacement ratio required by code. Tree plantings are provided adjacent to the north and west property lines to provide a screening buffer of spruce and pungs. Tree plantings of ash and lanceolata mixed with spiraea and juniper are located on the townhome lots to provide screening, privacy, and aesthetic value.

Common areas within the development are located on Lot 29 and will be managed by the townhome association. Homeowners Association Documents will identify the ownership and maintenance requirements of the common areas.

Trails

The site provides for private passive recreational activities for the occupants. A 6 foot bituminous trail is proposed to connect the future 8 foot public bituminous trail along 11th avenue to the proposed private drive in the townhome development. A 6 foot Class 5 trail is proposed to lead from the private drive in-between lots 9 and 10 to a gazebo on the west end of the development adjacent to the wetlands.

Signs

One new monument sign for the development is proposed at the entrance along 11th Avenue on the north side of the private drive meeting the five foot setback requirement. Further review shall be done as part of the sign permit application.

Cell Tower

Currently located on the proposed Lots 15 and 16 is a cell tower that is leased out by the City. To allow construction to begin in early 2017, the Applicant is proposing to begin construction on the remaining lots and allow time for the tower to be relocated. The City is currently working with the lease holder to find an alternative location to relocate the tower.

PLANNED RESIDENTIAL DEVELOPMENT ANALYSIS

The 9.15 acres is zoned R-3 Medium and High Density Residential. The Applicant is proposing to rezone the site to Planned Unit Development. *For planned unit developments, the various zoning regulations and requirements (e.g. use, building setback, height, etc.) which may apply to the original zoning district may be considered as guidelines only and may be departed from in the approval of a planned unit development.* Anoka City Code outlines six findings the Planning Commission and Council must make for approval of the PRD.

1. The proposed development conforms to the goals and objectives of the City's comprehensive plan, and any applicable redevelopment plans.

The underlying land use designation on the 2030 Land Use Map is Medium Density Residential. This land use designation encourages development in the medium range of residential land use including higher density single-family townhouses like the development proposed for this site.

- **Units per Acre:** the suggested units per gross acre are 4,000 to 7,000 gross square feet per unit.
 - The proposed 4,000 square feet per unit meets this criterion.
- **Type of Dwelling Units:** higher density single-family detached; attached housing in the form of two-family, townhouses, and other types of low density multi-family structures under a planned unit development.
 - This project meets the criteria as a townhouse development under a planned unit development.
- **Locational Requirements:** must abut and have reasonably direct access to intermediate arterials, minor arterials and collectors; should be located near large areas of permanent public open space; near neighborhood shopping and service facilities.
 - The project abuts 11th Avenue which connects to North Street, a major collector.

- The project is adjacent to wetlands which are held by the city as permanent public open space.
 - Commercial development in Coon Rapids is just east of this site, accessibly by North Street.
 - **Facilities:** near neighborhood parks and playgrounds; local private recreational facilities may be provided for larger developments.
 - The project is proposing a passive recreation area with a gazebo on the east end of the development site. Sunny Acres Park is adjacent to the north end of the development and will be connected via bituminous path once the 11th Avenue trail is constructed.
2. The proposed development is in substantial conformity with the purpose and intent of the original district, and departures from the original district regulations are justified by the design of the development.

The following are the items that vary from the underlying zoning:

- Rear Yard Setback
- Side Yard Setback
- Lot Area
- Masonry Percentage
- Prohibited Materials

Rear Yard Setbacks – The minimum required rear yard setback is 25 feet in the R-3 district. The proposal only varies this requirement on Lots 11 and 18. On lot 11, the setback is reduced to 19.9 Feet and on Lot 18 to 24.7 Feet. These reductions are necessary for the encroachment of the proposed decks and do not create negative impacts on the development.

Lot Area – The minimum required lot are for townhomes in the R-3 zoning district is 4,500 square feet. The lots proposed as part of this development are 4,000 square feet. Minimum lot sizes are designed to protect adjacent properties from high density when the area is not designed to handle such conditions. While the lot size has been reduced by 500 square feet from the requirement, a twelve foot separation between townhomes and ample open space within the development is maintained to make up for the reduced lot sizes. Additionally, the townhomes meet the front yard setback requirement of 25 feet and have 25 foot long drive ways.

Side Yard Setback – The minimum required side yard setback is 10 feet to the property line for the dwelling and 5 feet for garages within the R-3 district. The townhomes are designed with a 12 foot separation between buildings, maintaining a six foot setback for the garages, but a reduced six foot setback for the dwelling. With the proper firewall and openings on the interior facades, the reduced setback is justified.

Architectural Materials – See the Architecture section above for the description and analysis of the masonry percentages and the use of prohibited materials.

3. The proposed development is designed in such a manner as to form a desirable and unified environment within its own boundaries.

The project area is 9.15 acres encompassing 28 townhome lots and one association lot. The townhomes are arranged in an orderly fashion with adequate separation. Two trails provide access through the townhome site, connecting to the future bituminous path on 11th avenue to the west and to the gazebo to the east. The area is arranged to take advantage of the wetland views while maintaining adequate separation to ensure its protection.

4. The development will not create an excessive burden on parks, schools, streets, or other public facilities and utilities, which serve or are proposed to serve the development.

The development plan has been reviewed by the city's engineering and fire departments and with the necessary alterations prior to building permit approval will not create an excessive burden on the existing facilities. The development, because of the nature of the users, should not create an excess burden on parks. They will provide \$71,204 of park dedication funds. Because the development is senior oriented, there should be no impact on the schools.

5. The development will not have undue adverse impacts on neighboring properties.

The proposed townhome development is 3.06 units per acre, a density that is compatible with the adjacent single family residential development to the west. The site plan proposes a berm and tree buffer along 11th Avenue, further negating any adverse impacts on the neighboring properties.

6. The terms and conditions proposed to maintain the integrity of the plan are sufficient to protect the public interests.

The City of Anoka will require a development agreement as part of the approval for the project. The agreement will ensure that all necessary improvements to the private roadways, grading, landscaping etc. are completed. Conditions included as part of the approval also will ensure the integrity of the plan will remain and protect the public interest.

RECOMMENDATION

Staff recommends approval of the preliminary plat and site plan with the following conditions:

1. The Applicant shall enter into a development agreement with the City of Anoka.

2. A final plat must be submitted to the City of Anoka Planning Department and approved by the City Council within 12 months of preliminary plat approval.
3. The developer shall comply with the LRRWMO approval and permit for the drainage, grading and erosion control. The LRRWMO permit must be obtained prior to any site activity and/or issuance of a building permit.
4. Park dedication fees in the amount of \$71, 204 must be paid prior to the issuance of a building permit.
5. The developer must submit an ALTA survey of the property to the City of Anoka Engineering Department upon completion of the project.
6. The developer must provide a letter of credit in the amount of 1.25 times the estimated cost of all site improvements including but not limited to grading, parking lot improvements, landscaping, stormwater ponding, roads, and utilities.
7. All comments and concerns of the Anoka Fire Department must be met prior to issuance of building permits or site activity.
8. All stormwater concerns of the engineer must be addressed prior to issuance of the building permit.
9. An Architectural Repetition Control Tracking Sheet must be submitted to ensure adjacent properties are not constructed in identical fashion.
10. All plans shall be updated as required by City staff.

Staff recommends the following conditions be placed on the approval of the Planned Residential Development:

1. A final development plan shall be submitted reflecting any recommended changes from the preliminary plan approval.
2. Future amendments to the site plan shall be subject to the PUD review process outlined in Chapter 74, Article V, Division 1.
3. Homeowners Association Documents including but not limited to maintenance of common areas, building exteriors and landscaping must be submitted to City Staff prior to approval of a building permit.

Stephanie Rouse, AICP
Associate Planner



Eastview Meadows Preliminary Plat
 Preliminary Plat, Site Plan, PUD
 Map Created: December 1, 2016

290
 Feet

OVERALL PRELIMINARY PLAT

~of~ EASTVIEW MEADOWS
 ~for~ SHADE TREE CONSTRUCTION, INC.
 AND THE CITY OF ANOKA

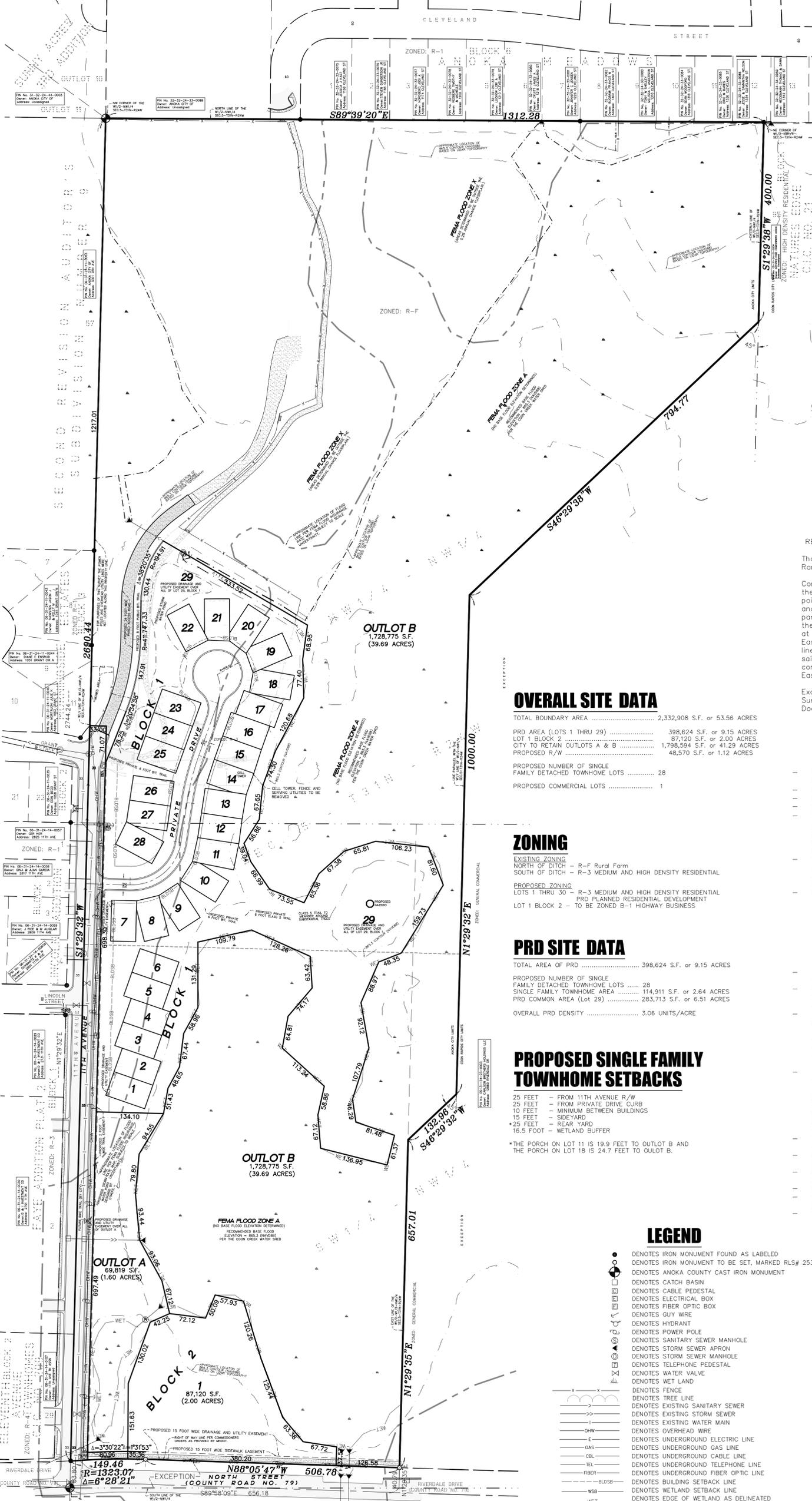
VICINITY MAP
 PART OF SEC. 05, TWP. 31, RNG. 24



ANOKA COUNTY, MINNESOTA
 (NO SCALE)



100 0 50 100 200 400
 1 INCH = 100 FEET



PROPERTY DESCRIPTION

[DESCRIPTION PER TITLE COMMITMENT FILE NO. T16-10026 PREPARED BY REGISTERED ABSTRACTERS, INC., AS ISSUING AGENTS FOR FIRST AMERICAN TITLE.]

That part of the West Half of the Northwest Quarter of Section 5, Township 31, Range 24, Anoka County, Minnesota, except that part described as follows:

Commencing at the Northeast corner of said West Half of the Northwest Quarter; thence Southerly, along the Easterly line of said West Half, 400.00 feet to the point of beginning of the land to be described; thence deflect to the right at an angle of 45 degrees 00 minutes 00 seconds to the intersection with a line parallel with and 750.00 feet Easterly of the Westerly line of said West Half; thence Southerly, along said parallel line, 1000.00 feet; thence deflect to the right at an angle of 45 degrees 00 minutes 00 seconds to the intersection with the East line of the West Half of the West Half; thence Southerly, along the East line of the West Half of the West Half, to the intersection with the South line of said Northwest Quarter; thence Easterly, along said South line, to the Southeast corner of said West Half of the Northwest Quarter; thence Northerly, along the Easterly line of said West Half, to the point of beginning.

Except that part taken for Trunk Highway No. 47 as shown on Anoka County Surveyors Half Section Map and as evidenced by Final Certificate recorded as Document No. 389398.

OVERALL SITE DATA

TOTAL BOUNDARY AREA	2,332,908 S.F. or 53.56 ACRES
PRD AREA (LOTS 1 THRU 29)	398,624 S.F. or 9.15 ACRES
LOT 1 BLOCK 2	87,120 S.F. or 2.00 ACRES
CITY TO RETAIN OUTLOTS A & B	1,728,775 S.F. or 41.29 ACRES
PROPOSED R/W	48,570 S.F. or 1.12 ACRES
PROPOSED NUMBER OF SINGLE FAMILY DETACHED TOWNHOME LOTS	28
PROPOSED COMMERCIAL LOTS	1

ZONING

EXISTING ZONING
 NORTH OF DITCH - R-F Rural Farm
 SOUTH OF DITCH - R-3 MEDIUM AND HIGH DENSITY RESIDENTIAL

PROPOSED ZONING
 LOTS 1 THRU 30 - R-3 MEDIUM AND HIGH DENSITY RESIDENTIAL
 PRD PLANNED RESIDENTIAL DEVELOPMENT
 LOT 1 BLOCK 2 - TO BE ZONED B-1 HIGHWAY BUSINESS

PRD SITE DATA

TOTAL AREA OF PRD	398,624 S.F. or 9.15 ACRES
PROPOSED NUMBER OF SINGLE FAMILY DETACHED TOWNHOME LOTS	28
SINGLE FAMILY TOWNHOME AREA	114,911 S.F. or 2.64 ACRES
PRD COMMON AREA (Lot 29)	283,713 S.F. or 6.51 ACRES
OVERALL PRD DENSITY	3.06 UNITS/ACRE

PROPOSED SINGLE FAMILY TOWNHOME SETBACKS

- 25 FEET - FROM 11TH AVENUE R/W
- 25 FEET - FROM PRIVATE DRIVE CURB
- 10 FEET - MINIMUM BETWEEN BUILDINGS
- 15 FEET - SIDEYARD
- 25 FEET - REAR YARD
- 16.5 FOOT - WETLAND BUFFER

*THE PORCH ON LOT 11 IS 19.9 FEET TO OUTLOT B AND THE PORCH ON LOT 18 IS 24.7 FEET TO OUTLOT B.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT TO BE SET, MARKED RLS# 25343
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES CATCH BASIN
- DENOTES CABLE PEDESTAL
- DENOTES ELECTRICAL BOX
- DENOTES FIBER OPTIC BOX
- DENOTES GUY WIRE
- DENOTES HYDRANT
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER APRON
- DENOTES STORM SEWER MANHOLE
- DENOTES TELEPHONE PEDESTAL
- DENOTES WATER VALVE
- DENOTES WET LAND
- DENOTES FENCE
- DENOTES TREE LINE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD WIRE
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND CABLE LINE
- DENOTES UNDERGROUND TELEPHONE LINE
- DENOTES UNDERGROUND FIBER OPTIC LINE
- DENOTES BUILDING SETBACK LINE
- DENOTES WETLAND SETBACK LINE
- DENOTES EDGE OF WETLAND AS DELINEATED AND LOCATED BY HAKANSON ANDERSON
- DENOTES APPROXIMATE EDGE OF LOW LAND AS LOCATED BY E.G. RUD & SONS, INC.
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

BENCHMARK

MNDOT STATION NAME: 0215 F
 Elevation = 869.109 (NAVD88)

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.

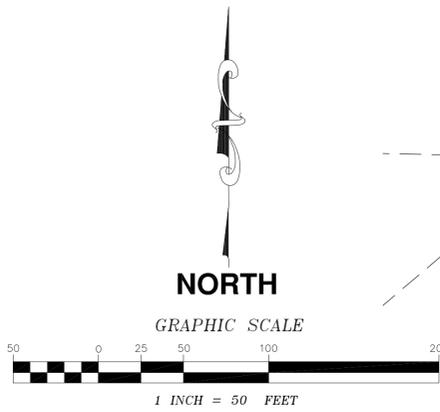
James E. Napier
 JAMES E. NAPIER
 Date: 10/31/16 License No. 25343

DRAWN BY: JEN	JOB NO: 16612PP	DATE: 10/31/16	
CHECK BY: JEN	SCANNED		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

E.G. RUD & SONS, INC.
 EST. 1977
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701

SITE PLAN

~of~ EASTVIEW MEADOWS (PRD PORTION)
 ~for~ SHADE TREE CONSTRUCTION, INC.



PRD SITE DATA

TOTAL AREA OF PRD 398,624 S.F. or 9.15 ACRES
 PROPOSED NUMBER OF SINGLE FAMILY DETACHED TOWNHOME LOTS 28
 SINGLE FAMILY TOWNHOME AREA 114,911 S.F. or 2.64 ACRES
 PRD COMMON AREA (Lot 29) 283,713 S.F. or 6.51 ACRES
 OVERALL PRD DENSITY 3.06 UNITS/ACRE

PROPOSED SINGLE FAMILY TOWNHOME SETBACKS

25 FEET - FROM 11TH AVENUE R/W
 25 FEET - FROM PRIVATE DRIVE CURB
 10 FEET - MINIMUM BETWEEN BUILDINGS
 15 FEET - SIDEYARD
 * 25 FEET - REAR YARD
 16.5 FOOT - WETLAND BUFFER

* THE PORCH ON LOT 11 IS 19.9 FEET TO OUTLOT B AND THE PORCH ON LOT 18 IS 24.7 FEET TO OUTLOT B.

ZONING

EXISTING - R-3 MEDIUM AND HIGH DENSITY RESIDENTIAL
 PROPOSED - R-3 MEDIUM AND HIGH DENSITY RESIDENTIAL WITH PRD PLANNED RESIDENTIAL DEVELOPMENT

IMPERVIOUS SURFACE CALCULATIONS

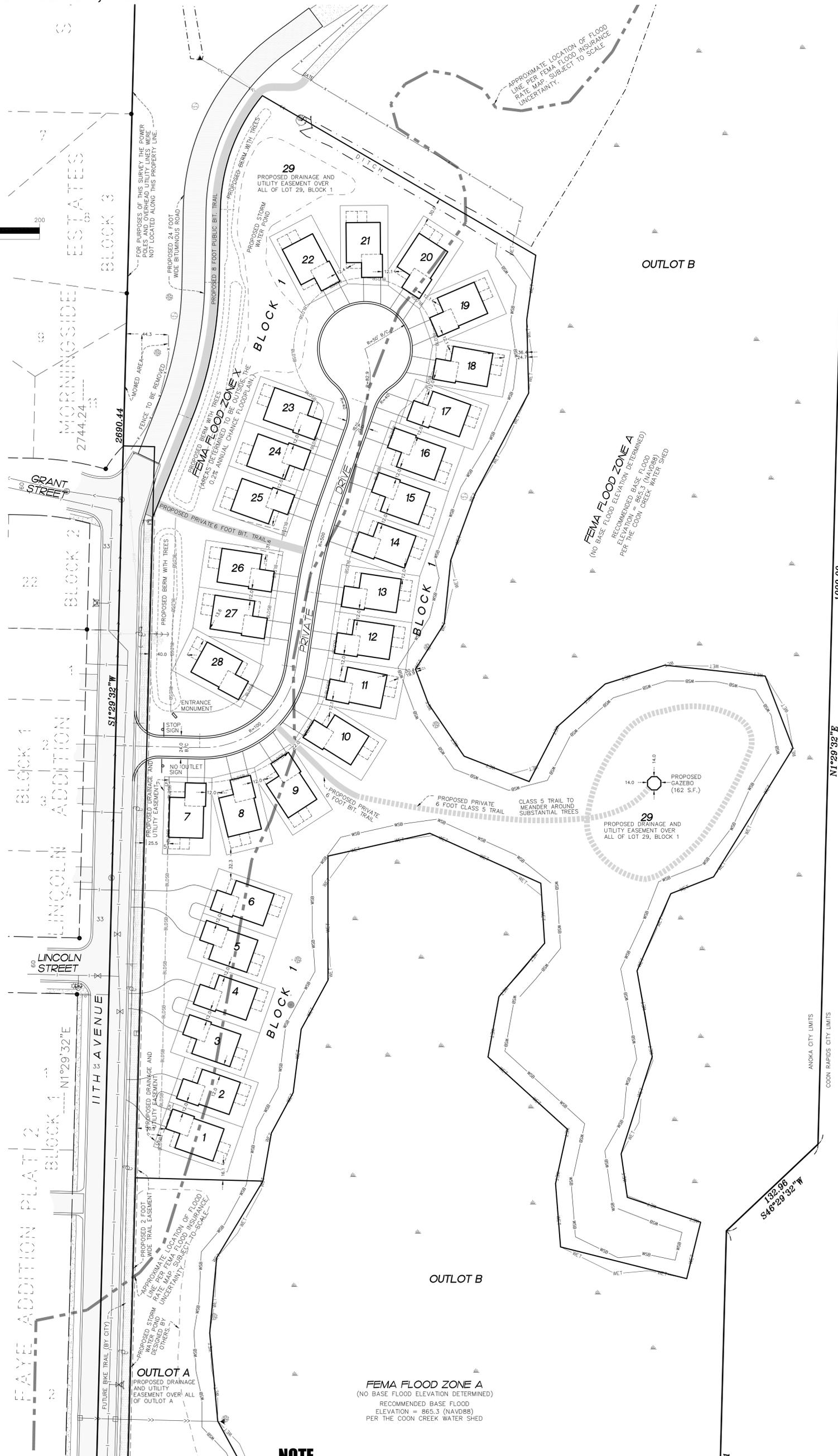
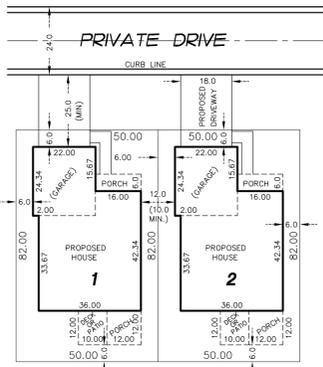
TOTAL AREA OF PRD 398,624 S.F.
 PROPOSED IMPERVIOUS SURFACES (PRD PORTION ONLY)
 PROPOSED HOUSES, GARAGES, PORCHES AND DECKS/PATIOS 62,896 S.F.
 PROPOSED PRIVATE DRIVE 20,071 S.F.
 PROPOSED DRIVEWAYS 16,148 S.F.
 PROPOSED SIDEWALK 2,166 S.F.
 PROPOSED PRIVATE BITUMINOUS TRAIL 1,650 S.F.
 PROPOSED GAZEBO 162 S.F.
 TOTAL PROPOSED IMPERVIOUS 103,093 S.F.
 PERCENT IMPERVIOUS 25.9%

LEGEND

- DENOTES CATCH BASIN
- DENOTES CABLE PEDESTAL
- DENOTES ELECTRICAL BOX
- DENOTES FIBER OPTIC BOX
- DENOTES GUY WIRE
- DENOTES HYDRANT
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER APRON
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- DENOTES TELEPHONE PEDESTAL
- DENOTES WATER VALVE
- DENOTES WET LAND
- DENOTES FENCE
- DENOTES TREE LINE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD WIRE
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND CABLE LINE
- DENOTES UNDERGROUND TELEPHONE LINE
- DENOTES UNDERGROUND FIBER OPTIC LINE
- DENOTES BUILDING SETBACK LINE
- DENOTES WETLAND SETBACK LINE
- DENOTES EDGE OF WETLAND AS DELINEATED AND LOCATED BY HAKANSON ANDERSON
- DENOTES APPROXIMATE EDGE OF LOW LAND AS LOCATED BY E.G. RUD & SONS, INC.
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE

LOT DETAIL

SCALE 1"=30'



NOTE

- Proposed Private Drive is 581.41 feet long from centerline intersections of 11th Avenue to the center of the cul-de-sac.
- Lots 13, 14 and 15 not to be built until the cell tower is removed.
- Cell tower to be removed or utilities servicing the cell tower to be relocated prior to construction.
- For additional information and notes see Preliminary Plat on Sheet S5.
- LOMA required for the removal of the Proposed Townhomes from flood plain.
- Common area (Lot 29) to be maintained by the Homeowners Association.
- Signage Note: Street blades will be 8" in height and made out of 3M Diamond Grade DG3 reflective sheeting series 4000. The street blade along with a No Outlet (W14-2a) sign shall be mounted on the stop sign post.

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.

James E. Napier
 JAMES E. NAPIER
 Date: 10/31/16 License No. 25343

DRAWN BY: JEN	JOB NO: 16612PP	DATE: 10/31/16	
CHECK BY: JEN	SCANNED <input type="checkbox"/>		
1			
2			
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NO.	DATE	DESCRIPTION	BY

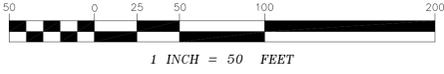
E. G. RUD & SONS, INC.
 EST. 1977 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701
 www.egrud.com

PRELIMINARY LANDSCAPE PLAN

~of~ EASTVIEW MEADOWS (PRD PORTION)
 ~for~ SHADE TREE CONSTRUCTION, INC.

NORTH

GRAPHIC SCALE



LANDSCAPE NOTES

STAKE AND/OR MARK ALL PLAN PLANTING LOCATIONS PRIOR TO INSTALLATION. OWNER TO APPROVE ALL LOCATIONS PRIOR TO INSTALLATION.

ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.

ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.

ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE.

MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. USE 4" FOR TREES, SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.

MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.

WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.

WHERE IRRIGATION SYSTEMS ARE INSTALLED, SAID SYSTEMS SHALL HAVE WATER SENSOR DEVICES TO AVOID OVERWATERING AND TIMING DEVICES TO ENSURE IRRIGATION IS CONDUCTED DURING THE HOURS PERMITTED BY THE CITY WATER RESTRICTION REQUIREMENTS.

ALL DISTURBED AREAS TO BE TURF SEEDED, ARE TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

ALL WORK TO BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT TIME OF ACCEPTANCE BY OWNER. CONTRACTOR TO MAKE ALL REPLACEMENTS IN A TIMELY MANNER.

ALL MATERIALS SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERMEN.

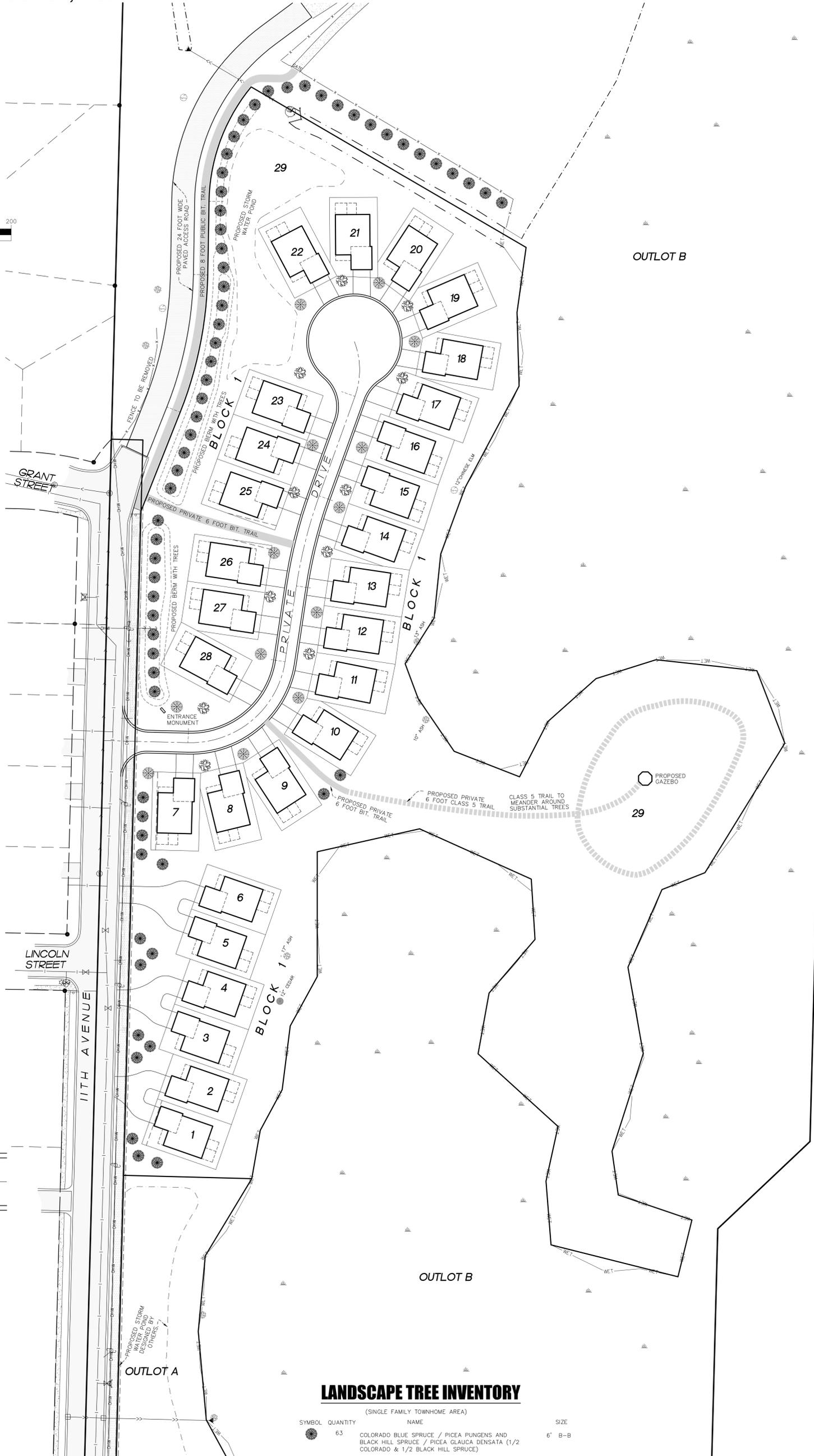
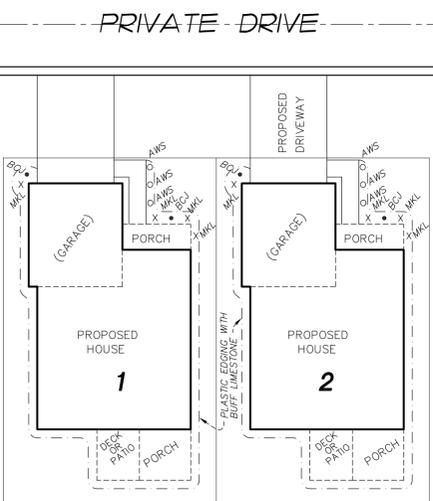
WHEN STAKING OR GUYING OF TREES IS REQUIRED, IT SHALL OCCUR SO AS NOT TO CREATE ANY HAZARDS OR UNSIGHTLY OBSTACLES. ALL WIRES SHALL BE ENCASED IN HOSE TO PREVENT TREE DAMAGE.

LEGEND

- DENOTES CATCH BASIN
- DENOTES CABLE PEDESTAL
- DENOTES ELECTRICAL BOX
- DENOTES FIBER OPTIC BOX
- DENOTES GUY WIRE
- DENOTES HYDRANT
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER APRON
- DENOTES STORM SEWER MANHOLE
- DENOTES TELEPHONE PEDESTAL
- DENOTES WATER VALVE
- DENOTES WET LAND
- DENOTES FENCE
- DENOTES TREE LINE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD WIRE
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND CABLE LINE
- DENOTES UNDERGROUND TELEPHONE LINE
- DENOTES UNDERGROUND FIBER OPTIC LINE
- DENOTES BUILDING SETBACK LINE
- DENOTES WETLAND SETBACK LINE
- DENOTES EDGE OF WETLAND AS DELINEATED AND LOCATED BY HAKANSON ANDERSON
- DENOTES APPROXIMATE EDGE OF LOW LAND AS LOCATED BY E.G. RUD & SONS, INC.
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE

LOT DETAIL

SCALE 1"=20'



LANDSCAPE TREE INVENTORY

(SINGLE FAMILY TOWNHOME AREA)

SYMBOL	QUANTITY	NAME	SIZE
	63	COLORADO BLUE SPRUCE / PICEA PUNGENS AND BLACK HILL SPRUCE / PICEA GLAUCA DENSATA (1/2 COLORADO & 1/2 BLACK HILL SPRUCE)	6' B-B
	13	MARSHALL'S GREEN ASH / FRAXINUS PENNSYLVANICA LANCEOLATA "MARSHALL" & SUMMIT GREEN ASH / FRAXINUS PENNSYLVANICA LANCEOLATA "SUMMIT"	2 1/2" B-B
	11	AMUR MAPLE / ACER GINNALA AND SHOWMOUNTAIN ASH / SORBUS DECORA	2 1/2" B-B
	84	ANTHONY WATERER SPIRAEA / SPIRAEA JAPONICA	POT (2 GALLON)
	56	BLUE CHIP JUNIPER / JUNIPERUS HORIZONTALIS "BLUE CHIP"	POT (2 GALLON)
	112	MISS KIM LILAC / SYRINGA VELUTINA "MISS KIM"	POT (2 GALLON)

E. G. RUD & SONS, INC.
 EST. 1977 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701

DRAWN BY:	JOB NO: 16612PP	DATE: 10/31/16	
CHECK BY: MLS	SCANNED <input type="checkbox"/>		
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NO.	DATE	DESCRIPTION	BY

DATE	REVISION DESCRIPTION
10-31-16	CITY SUBMITTAL

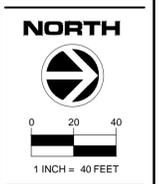
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Adam Ginkel
 ADAM GINKEL
 LIC. NO. 49983
 DATE: 10.31.2016

EASTVIEW MEADOWS
 ANOKA, MN
 PRELIMINARY UTILITY - SANITARY & WATER

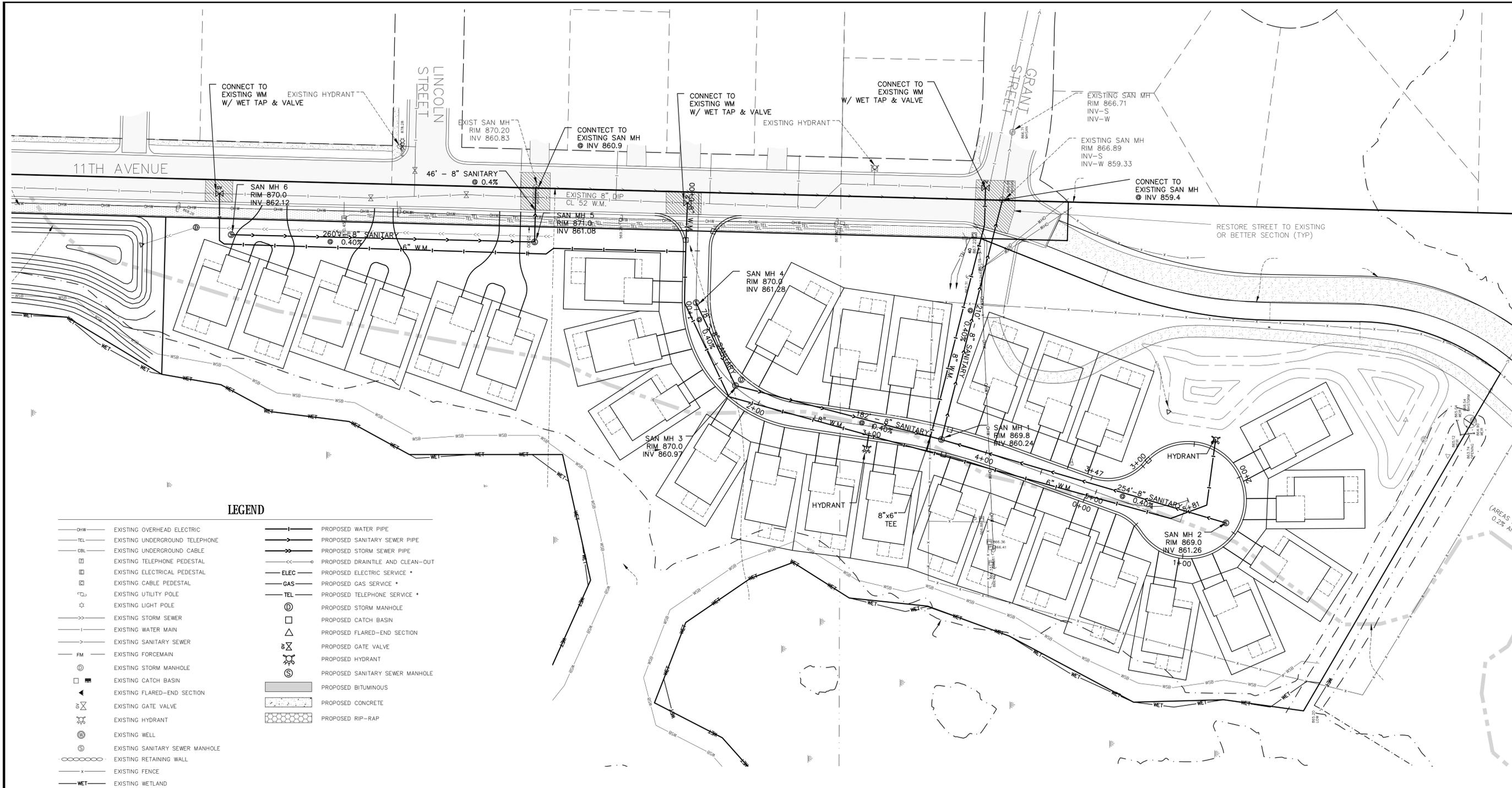
PREPARED FOR:
SHADETREE CONSTRUCTION



PLOWE ENGINEERING, INC.
 6776 LAKE DRIVE
 SUITE 110
 LINDO LAKES, MN 55014
 PHONE: (651) 361-9210
 FAX: (651) 361-9701



C1.1



LEGEND

- | | | | |
|---------|---------------------------------|----------|----------------------------------|
| — OHW — | EXISTING OVERHEAD ELECTRIC | — W — | PROPOSED WATER PIPE |
| — TEL — | EXISTING UNDERGROUND TELEPHONE | — S — | PROPOSED SANITARY SEWER PIPE |
| — CBL — | EXISTING UNDERGROUND CABLE | — SS — | PROPOSED STORM SEWER PIPE |
| □ | EXISTING TELEPHONE PEDESTAL | — D — | PROPOSED DRAINTILE AND CLEAN-OUT |
| □ | EXISTING ELECTRICAL PEDESTAL | — ELEC — | PROPOSED ELECTRIC SERVICE * |
| □ | EXISTING CABLE PEDESTAL | — GAS — | PROPOSED GAS SERVICE * |
| □ | EXISTING UTILITY POLE | — TEL — | PROPOSED TELEPHONE SERVICE * |
| ☆ | EXISTING LIGHT POLE | ⊙ | PROPOSED STORM MANHOLE |
| — S — | EXISTING STORM SEWER | ⊙ | PROPOSED CATCH BASIN |
| — W — | EXISTING WATER MAIN | ⊙ | PROPOSED FLARED-END SECTION |
| — FM — | EXISTING SANITARY SEWER | ⊙ | PROPOSED GATE VALVE |
| ⊙ | EXISTING FORCEMAIN | ⊙ | PROPOSED HYDRANT |
| ⊙ | EXISTING STORM MANHOLE | ⊙ | PROPOSED SANITARY SEWER MANHOLE |
| ⊙ | EXISTING CATCH BASIN | ⊙ | PROPOSED BITUMINOUS |
| ⊙ | EXISTING FLARED-END SECTION | ⊙ | PROPOSED CONCRETE |
| ⊙ | EXISTING GATE VALVE | ⊙ | PROPOSED RIP-RAP |
| ⊙ | EXISTING HYDRANT | | |
| ⊙ | EXISTING WELL | | |
| ⊙ | EXISTING SANITARY SEWER MANHOLE | | |
| ⊙ | EXISTING RETAINING WALL | | |
| x | EXISTING FENCE | | |
| — WET — | EXISTING WETLAND | | |

GENERAL NOTES

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.

CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS.

THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING SANITARY SEWER, STORM SEWER, AND WATER MAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.

INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAILS.

THE CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO THE INTERRUPTION OF ANY SEWER OR WATER SERVICES TO EXISTING HOMES OR BUSINESSES.

STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.

NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY'S SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.

STORM SEWER NOTES

FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

WHEN CALLED OUT AS PIPE, STORM SEWER SHALL BE REINFORCED CONCRETE PIPE (RCP) ANSI C76 WITH R-4 GASKETS OR, IF ALLOWED BY CITY, HDPE PIPE MAY BE USED. (SEE PLAN FOR LOCATIONS WHERE RCP IS REQUIRED.) HDPE PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M2294, TYPE S WITH WATERTIGHT CONNECTIONS. USE SAND/GRANULAR MATERIAL FOR BACKFILLING AND COMPACTION OF HDPE/PVC PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM 2321.

STORM SEWER LENGTHS INCLUDE THE LAYING LENGTH OF THE FLARED-END SECTION. LAYING LENGTH OF APRON TO BE DEDUCTED FROM PAYMENT LENGTH OF PIPE.

ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820.

STORM SEWER PIPES TO BE JOINED TO THE CATCH BASIN MANHOLES W/ APPROVED RESILIENT RUBBER JOINTS TO MAKE THEM GASTIGHT OR WATERTIGHT. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.

WATER MAIN NOTES

EXISTING WATER MAIN LOCATION AND SIZE SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

PROVIDE PIPE INSULATION WHERE SEWER (SANITARY OR STORM) CROSSES WITHIN 18" OF WATER MAIN.

PROPOSED WATER MAIN SHALL BE DIP CL 52.

MECHANICAL JOINTS SHALL BE USED FOR WATER MAIN PIPES 4" IN DIAMETER AND LARGER. RUBBER GASKETS SHALL CONFORM TO AWWA C111 (ANSI A21.11).

MAINTAIN MINIMUM 8'-FT COVER TO TOP OF ALL WATER MAIN PIPE.

TAPS OF LIVE WATER MAINS TO BE DONE BY CITY FORCES; HOWEVER, THEY SHALL BE PAID FOR AND COORDINATED BY THE CONTRACTOR.

ALL COMPONENTS OF THE WATER SYSTEM, UP TO THE WATER METER OR FIRE SERVICE EQUIPMENT, SHALL UTILIZE PROTECTIVE INTERNAL COATINGS MEETING CURRENT ANSI/AWWA STANDARDS FOR CEMENT MORTAR LINING OR SPECIAL COATINGS.

SANITARY SEWER NOTES

EXISTING SANITARY SEWER LOCATION, SIZE, AND ELEVATION SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

PROPOSED SANITARY SEWER SHALL BE PVC SDR 35.

CURB & BITUMINOUS NOTES

REMOVAL AND DISPOSAL OF EXISTING STREET MATERIALS AS REQUIRED FOR CONSTRUCTION IS CONSIDERED INCIDENTAL.

SAW-CUT EXISTING BITUMINOUS AND CONCRETE CURB TO PROVIDE BUTT-JOINT.

RESTORE DISTURBED STREET TO EXISTING OR BETTER SECTION.

BACKFILLING OF CURB IS INCIDENTAL TO CURB INSTALLATION.

FOUR INCHES OF CLASS 5 UNDER CURB IS INCIDENTAL TO CURB INSTALLATION.

CURB ENDS SHALL TERMINATE IN A THREE-FOOT BEAVER TAIL.



PRELIMINARY UTILITY - SANITARY & WATER EASTVIEW MEADOWS

DATE	REVISION DESCRIPTION
10-31-16	CITY SUBMITTAL

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.
Adam Ginkel
 ADAM GINKEL
 LIC. NO. 49963
 DATE: 10.31.2016

EASTVIEW MEADOWS
 ANOKA, MN
 PRELIMINARY UTILITY - STORM

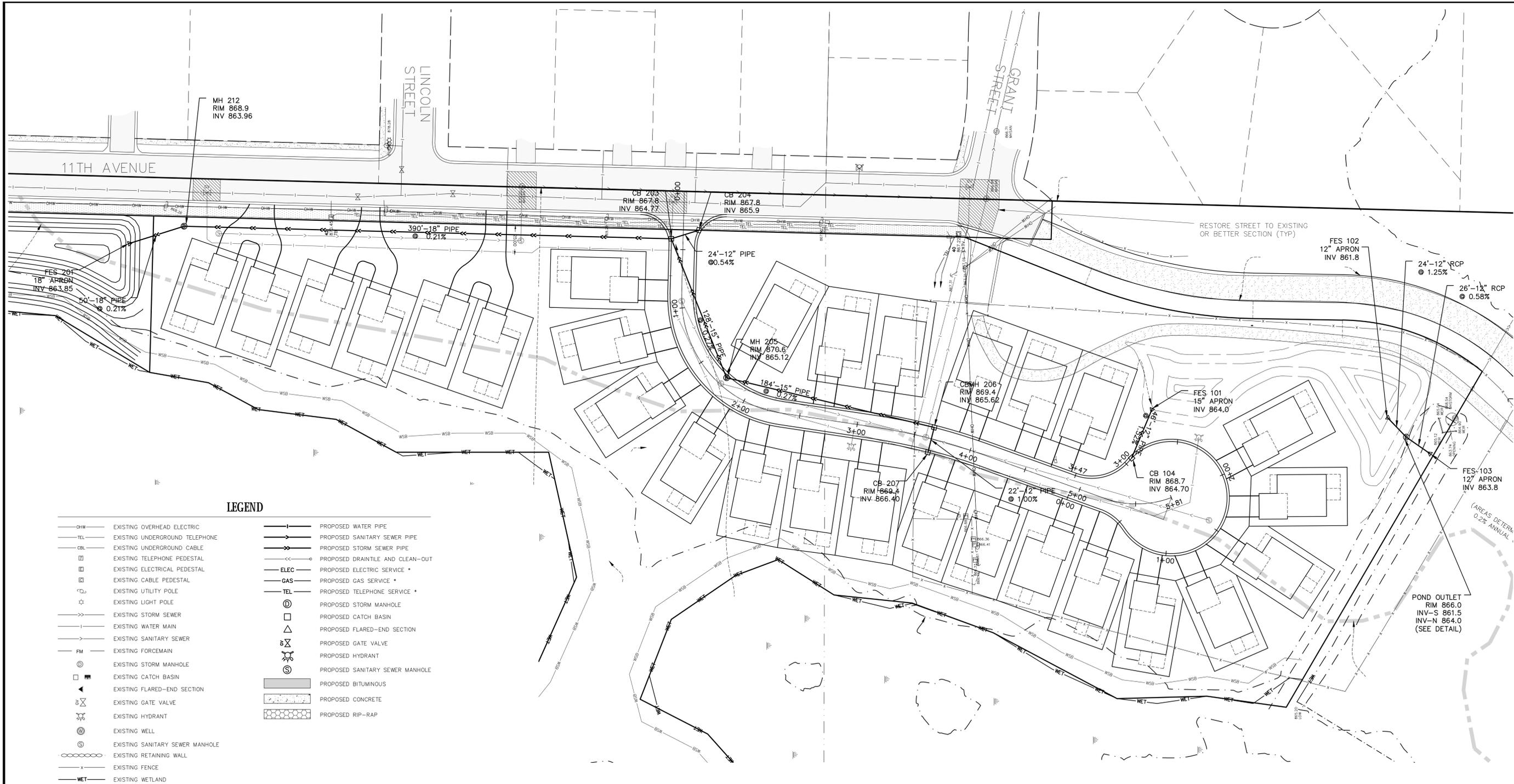
PREPARED FOR:
SHADETREE CONSTRUCTION



PLOWE ENGINEERING, INC.
 6776 LAKE DRIVE
 SUITE 110
 LINDO LAKE, MN 55014
 PHONE: (651) 361-8210
 FAX: (651) 361-8701



C1.2



LEGEND

- | | | | |
|---------|---------------------------------|----------|----------------------------------|
| — OHW — | EXISTING OVERHEAD ELECTRIC | — W — | PROPOSED WATER PIPE |
| — TEL — | EXISTING UNDERGROUND TELEPHONE | — S — | PROPOSED SANITARY SEWER PIPE |
| — CBL — | EXISTING UNDERGROUND CABLE | — SS — | PROPOSED STORM SEWER PIPE |
| □ | EXISTING TELEPHONE PEDESTAL | — D — | PROPOSED DRAINTILE AND CLEAN-OUT |
| □ | EXISTING ELECTRICAL PEDESTAL | — ELEC — | PROPOSED ELECTRIC SERVICE * |
| □ | EXISTING CABLE PEDESTAL | — GAS — | PROPOSED GAS SERVICE * |
| □ | EXISTING UTILITY POLE | — TEL — | PROPOSED TELEPHONE SERVICE * |
| □ | EXISTING LIGHT POLE | ⊙ | PROPOSED STORM MANHOLE |
| — S — | EXISTING STORM SEWER | □ | PROPOSED CATCH BASIN |
| — W — | EXISTING WATER MAIN | — F — | PROPOSED FLARED-END SECTION |
| — FM — | EXISTING SANITARY SEWER | ⊗ | PROPOSED GATE VALVE |
| ⊙ | EXISTING FORCEMAIN | ⊙ | PROPOSED HYDRANT |
| ⊙ | EXISTING STORM MANHOLE | ⊙ | PROPOSED SANITARY SEWER MANHOLE |
| □ | EXISTING CATCH BASIN | — B — | PROPOSED BITUMINOUS |
| ◀ | EXISTING FLARED-END SECTION | — C — | PROPOSED CONCRETE |
| ⊗ | EXISTING GATE VALVE | — R — | PROPOSED RIP-RAP |
| ⊙ | EXISTING HYDRANT | | |
| ⊙ | EXISTING WELL | | |
| ⊙ | EXISTING SANITARY SEWER MANHOLE | | |
| — F — | EXISTING RETAINING WALL | | |
| — X — | EXISTING FENCE | | |
| — WET — | EXISTING WETLAND | | |

GENERAL NOTES

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INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.

THE CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO THE INTERRUPTION OF ANY SEWER OR WATER SERVICES TO EXISTING HOMES OR BUSINESSES.

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NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

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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STORM SEWER LENGTHS INCLUDE THE LAYING LENGTH OF THE FLARED-END SECTION. LAYING LENGTH OF APRON TO BE DEDUCTED FROM PAYMENT LENGTH OF PIPE.

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STORM SEWER PIPES TO BE JOINED TO THE CATCH BASIN MANHOLES W/ APPROVED RESILIENT RUBBER JOINTS TO MAKE THEM GASTIGHT OR WATER-TIGHT. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.

WATER MAIN NOTES

EXISTING WATER MAIN LOCATION AND SIZE SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

PROVIDE PIPE INSULATION WHERE SEWER (SANITARY OR STORM) CROSSES WITHIN 18" OF WATER MAIN.

MAINTAIN MINIMUM 8'-FT COVER TO TOP OF ALL WATER MAIN PIPE.

TAPS OF LIVE WATER MAINS TO BE DONE BY CITY FORCES; HOWEVER, THEY SHALL BE PAID FOR AND COORDINATED BY THE CONTRACTOR.

ALL COMPONENTS OF THE WATER SYSTEM, UP TO THE WATER METER OR FIRE SERVICE EQUIPMENT, SHALL UTILIZE PROTECTIVE INTERNAL COATINGS MEETING CURRENT ANSI/AWWA STANDARDS FOR CEMENT MORTAR LINING OR SPECIAL COATINGS.

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PROPOSED SANITARY SEWER SHALL BE PVC SDR 35.

CURB & BITUMINOUS NOTES

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SAW-CUT EXISTING BITUMINOUS AND CONCRETE CURB TO PROVIDE BUTT-JOINT.

RESTORE DISTURBED STREET TO EXISTING OR BETTER SECTION.

BACKFILLING OF CURB IS INCIDENTAL TO CURB INSTALLATION.

FOUR INCHES OF CLASS 5 UNDER CURB IS INCIDENTAL TO CURB INSTALLATION.

CURB ENDS SHALL TERMINATE IN A THREE-FOOT BEAVER TAIL.



PRELIMINARY UTILITY - STORM EASTVIEW MEADOWS

PRELIMINARY GRADING, DRAINAGE AND EROSION CONTROL PLAN

~of~ EASTVIEW MEADOWS (PRD PORTION)
 ~for~ SHADE TREE CONSTRUCTION, LLC



NORTH

GRAPHIC SCALE



NOTES

- Contours shown are per MnGeo LIDAR distribution and field verification.
- All match points and pavement patches to be sawcut at full depth.
- Turf area to be seeded within 7 days after completion of rough grading.
- See Sheet C1.2 for storm sewer rims, inverts and topsoil seed, and mulch anchored with a straight set disc within seven days after rough grading.
- FEMA maps indicate a portion of this property is in FEMA Flood Zone A. A LOMA will be prepared to remove building pads from Flood Maps.

EROSION CONTROL / REVEGETATION SPECS.

1. PRIOR TO ROUGH GRADING, INSTALL SILT STOP FENCE IN LOCATIONS SHOWN. ADDITIONAL SILT STOP FENCE WILL BE REQUIRED WHERE LOCAL FORESTERS REQUEST. SILT STOP FENCE SHALL BE MAINTAINED BY THE CITY FORESTER PRIOR TO ANY GRADING, AS DEEMED NECESSARY.
2. ANY GRADING SHALL PROCEED ON AN AREA BY AREA BASIS TO 3" AS EACH AREA OUTSIDE THE STREET IS GRADED. PROVIDE NATIVE TOPSOIL SEED, AND MULCH ANCHORED WITH A STRAIGHT SET DISC WITHIN SEVEN DAYS AFTER ROUGH GRADING.
3. FENCES INCLUDING REMOVAL OF ACCUMULATED SILT) UNTIL VEGETATION IS ESTABLISHED.
5. SEE "STORM WATER POLLUTION PREVENTION PLAN" FOR ADDITIONAL EROSION CONTROL NOTES AND SITE SCHEDULING.

LEGEND

- DENOTES CATCH BASIN
- DENOTES CABLE PEDESTAL
- DENOTES CONCRETE BOX
- DENOTES FIBER OPTIC BOX
- DENOTES GUY WIRE
- DENOTES HYDRANT
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER APRON
- DENOTES STORM SEWER MANHOLE
- DENOTES TELEPHONE PEDESTAL
- DENOTES UTILITY VALVE
- DENOTES WET LAND
- DENOTES FENCE
- DENOTES TREE LINE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD WIRE
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND CABLE LINE
- DENOTES UNDERGROUND TELEPHONE LINE
- DENOTES UNDERGROUND FIBER OPTIC LINE
- DENOTES BUILDING SETBACK LINE
- DENOTES WETLAND SETBACK LINE
- DENOTES EDGE OF WETLAND AS DELINEATED BY FIELD SURVEY
- DENOTES APPROXIMATE EDGE OF LOW LAND AS LOCATED BY E.C. RUD & SONS, INC.
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES DRAINAGE ARROW
- DENOTES PROPOSED CONTOURS
- DENOTES PROPOSED STORM SEWER
- DENOTES PROPOSED SPOT ELEVATION
- DENOTES SILT FENCE

FOUNDING CALCULATIONS AND STORM SEWER DESIGN BY PLOWE ENGINEERING, INC.



PLOWE
ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014

SITE PLANNING & ENGINEERING
PHONE: (651) 361-8210
FAX: (651) 361-8701

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.



ADAM GINKEL
LIC. NO. 43963
DATE: 10/31/2016



E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

www.egrud.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 Registered Land Surveyor under the laws of the State of Minnesota.

James E. Napier
 JAMES E. NAPIER
 License No. 25343
 Date: 10/31/2016

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

DRAWN BY: MMD JOB NO: 16612PP DATE: 10/31/16
 CHECK BY: JEN SCANNED



Proposed Elevation #1



Proposed Elevation #2



Proposed Elevation #3



General Street Perspective