

PRELIMINARY PLAT ~of~ ST. CLAIR LAKE

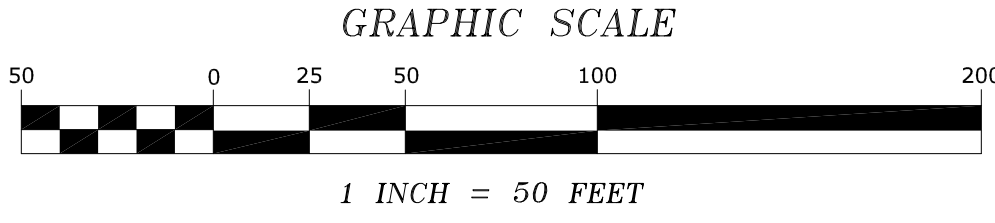
~DEVELOPER~
ST CLAIR TERRAIN COMPANY
CO: JAMIE JENSEN

~CURRENT OWNERS~
SUSAN M. MULVIHILL
MICHAEL M. MULVIHILL
2150 WATER LILLY LANE
EAGAN, MN 55122

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

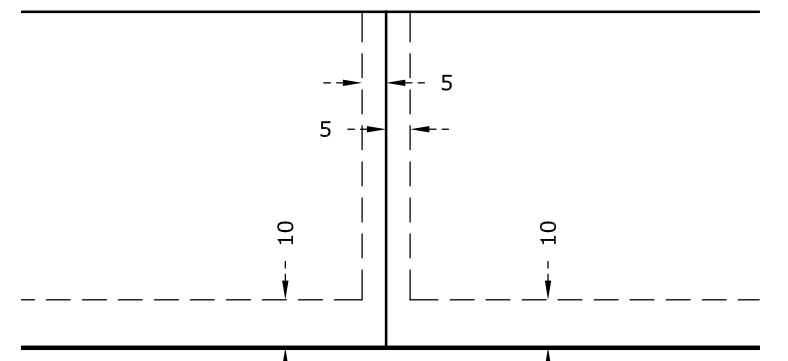
BENCHMARK:

MNDOT GSID STATION # 85726 (0283 C)
ELEVATION: 899.076 (NAVD 88)



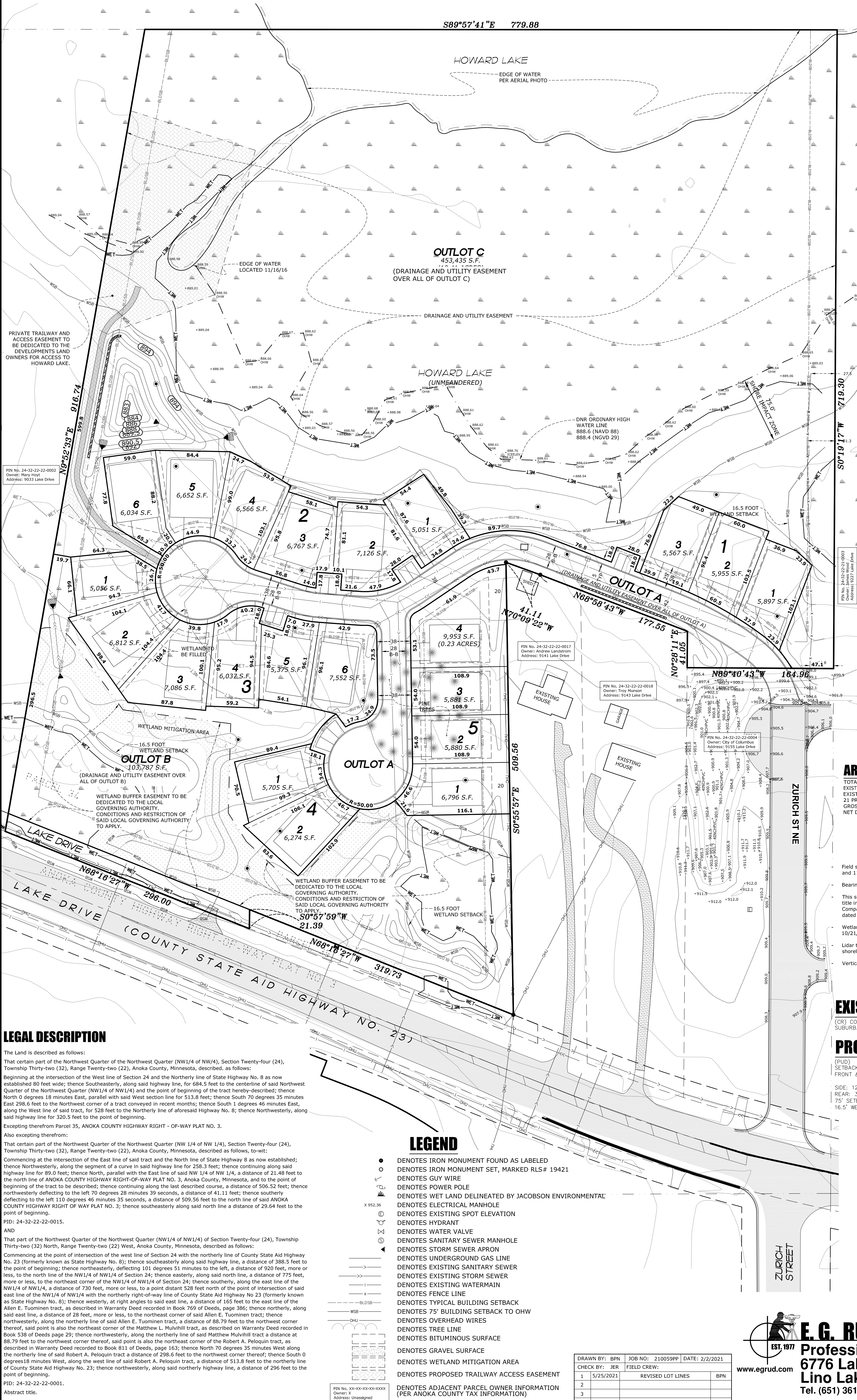
NORTH

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



BEING 10 FEET IN WIDTH AND ADJOINING OUTLOT
A EXCEPT ADJACENT TO PARKING AREAS BEING 5
FEET IN WIDTH; BEING 5 FEET IN WIDTH AND
ADJOINING SIDE LOT LINES; ALL WETLAND AND
PONDING AREAS TO BE COVERED UP TO THE HWL
AS DETERMINED BY GRADING PLANS.

S89°57'41"E 779.88



BLOCK 1

LOT	AREA
1	5,897 SQ. FT.
2	5,955 SQ. FT.
3	5,567 SQ. FT.

BLOCK 2

LOT	AREA
1	5,051 SQ. FT.
2	7,126 SQ. FT.
3	6,767 SQ. FT.
4	6,566 SQ. FT.
5	6,652 SQ. FT.
6	6,034 SQ. FT.

BLOCK 3

LOT	AREA
1	5,056 SQ. FT.
2	6,812 SQ. FT.
3	7,086 SQ. FT.
4	6,037 SQ. FT.
5	5,375 SQ. FT.
6	7,552 SQ. FT.

BLOCK 4

LOT	AREA
1	5,705 SQ. FT.
2	6,274 SQ. FT.

BLOCK 5

LOT	AREA
1	6,796 SQ. FT.
2	5,880 SQ. FT.
3	5,881 SQ. FT.
4	9,953 SQ. FT.

OUTLOTS / ROW

LOT	AREA
OUTLOT A	50,790 SQ. FT.
OUTLOT B	103,787 SQ. FT.
OUTLOT C	453,435 SQ. FT.
RIGHT OF WAY	5,886 SQ. FT.

AREA COMPUTATIONS

TOTAL GROSS UPLAND PLAT AREA = 17.17 ACRES
EXISTING PREDEVELOPMENT WETLANDS ON SITE = 398,138 SF/9.14 ACRES
EXISTING UPLAND AREA = 8.03+ ACRES
21 PROPOSED UNITS
GROSS DENSITY = 1.22 UNITS/ACRE
NET DENSITY = 2.61 UNITS/ACRE

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 11/16/16 and 11/17/17. (Zurich St. 1/25/21)
- Bearings shown are on Anoka County datum.
- This survey is based upon information found in the commitment for title insurance prepared by Old Republic National Title Insurance Company, Commitment No. 230953, 4th Amended Commitment, dated effective January 26, 2021.
- Wetland delineation by Jacobson Environmental. See report dated 10/21/2016. Notice of decision dated 12/28/2016.
- Lidar topo was used for overlap areas and between Howard Lake shoreline and wetland line.
- Vertical datum is based on (NAVD 88).

EXISTING ZONING

(CR) COMMUNITY RETAIL
SUBURBAN RESIDENTIAL OVERLAY

PROPOSED ZONING

- (PUD)
SETBACKS:
FRONT & SIDE STREETS: 20' BACK OF CURB TO BUILDING
30' TO GARAGE FROM BACK OF CURB
SIDE: 12' BETWEEN BUILDINGS
REAR: 30' ADJACENT TO NON-ST. CLAIR LAKES PROPERTY LINES
75' SETBACK TO OHW OF HOWARD LAKE (888.6')
16.5' WETLAND SETBACK (NON-HOWARD LAKE)

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.
Daniel W. Obermiller
Daniel W. Obermiller
Date: 5/25/2021 License No. 25341

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

DRAWN BY: BPN	JOB NO: 210059PP	DATE: 2/2/2021	
CHECK BY: JER	FIELD CREW:		
1 5/25/2021	REVISED LOT LINES	BPN	
2			
3			
NO.	DATE	DESCRIPTION	BY

LEGAL DESCRIPTION

The Land is described as follows:
That certain part of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Twenty-four (24), Township Thirty-two (32), Range Twenty-two (22), Anoka County, Minnesota, described, as follows:
Beginning at the intersection of the West line of Section 24 and the Northerly line of State Highway No. 8 as now established 80 feet wide; thence Southeast, along said highway line, for 684.5 feet to the centerline of said Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4) and the point of beginning of the tract hereby-described; thence North 0 degrees 18 minutes East, parallel with said West section line for 513.8 feet; thence South 70 degrees 35 minutes East 298.6 feet to the Northwest corner of a tract conveyed in recent months; thence South 1 degree 46 minutes East, along the West line of said tract, for 528 feet to the Northerly line of aforesaid Highway No. 8; thence Northwesterly, along said highway line for 320.5 feet to the point of beginning.
Excepting therefrom Parcel 35, ANOKA COUNTY HIGHWAY RIGHT - OF-WAY PLAT NO. 3.
Also excepting therefrom:
That certain part of the Northwest Quarter of the Northwest Quarter (NW 1/4 of NW 1/4), Section Twenty-four (24), Township Thirty-two (32), Range Twenty-two (22), Anoka County, Minnesota, described as follows, to-wit:
Commencing at the intersection of the East line of said tract and the North line of State Highway 8 as now established; thence Northwesterly, along the segment of a curve in said highway line for 258.3 feet; thence continuing along said highway line for 89.0 feet; thence North, parallel with the East line of said NW 1/4 of NW 1/4, a distance of 21.48 feet to the north line of ANOKA COUNTY HIGHWAY RIGHT - OF-WAY PLAT NO. 3, Anoka County, Minnesota, and to the point of beginning of the tract to be described; thence continuing along the last described course, a distance of 506.52 feet; thence northwesterly deflecting to the left 70 degrees 28 minutes 39 seconds, a distance of 41.11 feet; thence southerly deflecting to the left 110 degrees 46 minutes 35 seconds, a distance of 509.56 feet to the north line of said ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 3; thence southeasterly along said north line a distance of 29.64 feet to the point of beginning.
PID: 24-32-22-22-0015.
AND
That part of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4) of Section Twenty-four (24), Township Thirty-two (32) North, Range Twenty-two (22) West, Anoka County, Minnesota, described as follows:
Commencing at the point of intersection of the west line of Section 24 with the northerly line of County State Aid Highway No. 23 (formerly known as State Highway No. 8); thence southeasterly along said highway line, a distance of 388.5 feet to the point of beginning; thence northeasterly, deflecting 101 degrees 51 minutes to the left, a distance of 920 feet, more or less, to the north line of the NW1/4 of NW1/4 of Section 24; thence easterly, along said north line, a distance of 775 feet, more or less, to the northeast corner of the NW1/4 of NW1/4 of Section 24; thence southerly, along the east line of the NW1/4 of NW1/4, a distance of 730 feet, more or less, to a point distant 528 feet north of the point of intersection of said east line of the NW1/4 of NW1/4 with the northerly right-of-way line of County State Aid Highway No. 23 (formerly known as State Highway No. 8); thence westerly, at right angles to said east line, a distance of 165 feet to the east line of the Allen E. Tuominen tract, as described in Warranty Deed recorded in Book 769 of Deeds, page 386; thence northerly, along said east line, a distance of 28 feet, more or less, to the northeast corner of said Allen E. Tuominen tract; thence northwesterly, along the northerly line of said Allen E. Tuominen tract, a distance of 88.79 feet to the northwest corner thereof; said point is also the northeast corner of the Matthew L. Mulvihill tract, as described on Warranty Deed recorded in Book 538 of Deeds page 29; thence northwesterly, along the northerly line of said Matthew Mulvihill tract a distance of 88.79 feet to the northwest corner thereof; said point is also the northeast corner of the Robert A. Pelouquin tract, as described in Warranty Deed recorded in Book 538 of Deeds page 29; thence northwesterly, along the northerly line of said Robert A. Pelouquin tract, a distance of 513.8 feet to the northerly line of County State Aid Highway No. 23; thence northwesterly, along said northerly highway line, a distance of 296 feet to the point of beginning.
PID: 24-32-22-22-0001.
Abstract title.

LEGEND

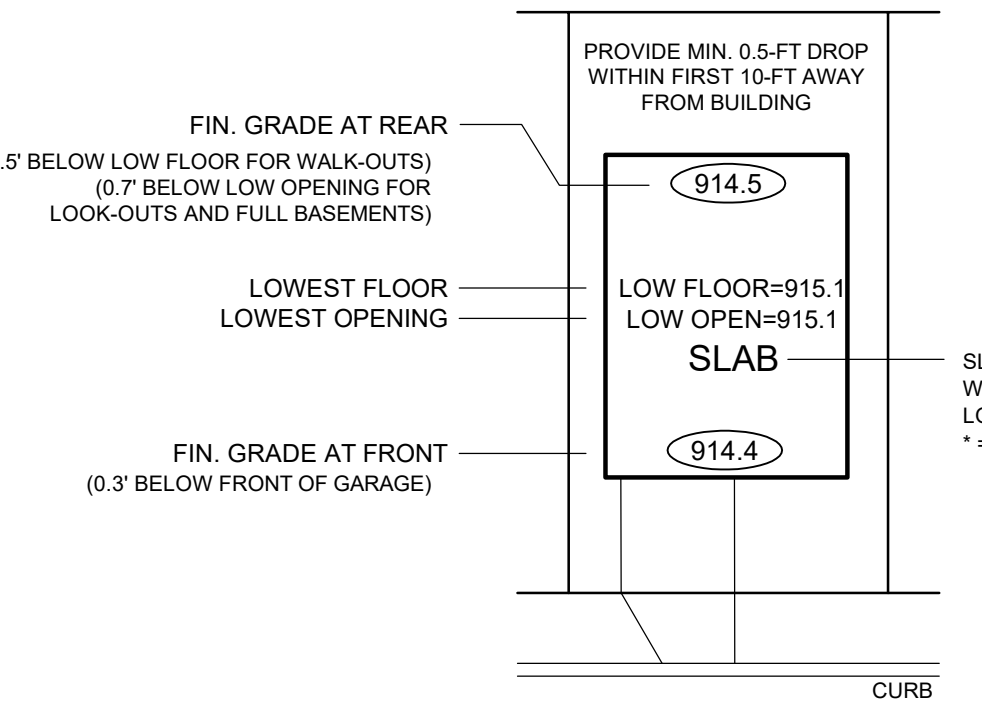
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 19421
- DENOTES GUY WIRE
- DENOTES POWER POLE
- DENOTES WET LAND DELINEATED BY JACOBSON ENVIRONMENTAL
- DENOTES ELECTRICAL MANHOLE
- DENOTES EXISTING SPOT ELEVATION
- DENOTES HYDRANT
- DENOTES WATER VALVE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER APRON
- DENOTES UNDERGROUND GAS LINE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATERMAIN
- DENOTES FENCE LINE
- DENOTES TYPICAL BUILDING SETBACK
- DENOTES 75' BUILDING SETBACK TO OHW
- DENOTES OVERHEAD WIRES
- DENOTES TREE LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES WETLAND MITIGATION AREA
- DENOTES PROPOSED TRAILWAY ACCESS EASEMENT
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

GENERAL NOTES

1. 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.
2. CALL "811" AT LEAST 48 HOURS PRIOR TO ANY EXCAVATIONS FOR EXISTING UTILITIES LOCATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
4. ALL UTILITY AND STREET INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.
5. ALL WORK SHALL BE PERFORMED DURING CITY APPROVED WORKING HOURS.
6. STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
7. NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. 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.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING, MAINTAINING TRAFFIC CONTROL, SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS, AS NECESSARY TO CONTROL THE MOVEMENT OF TRAFFIC.

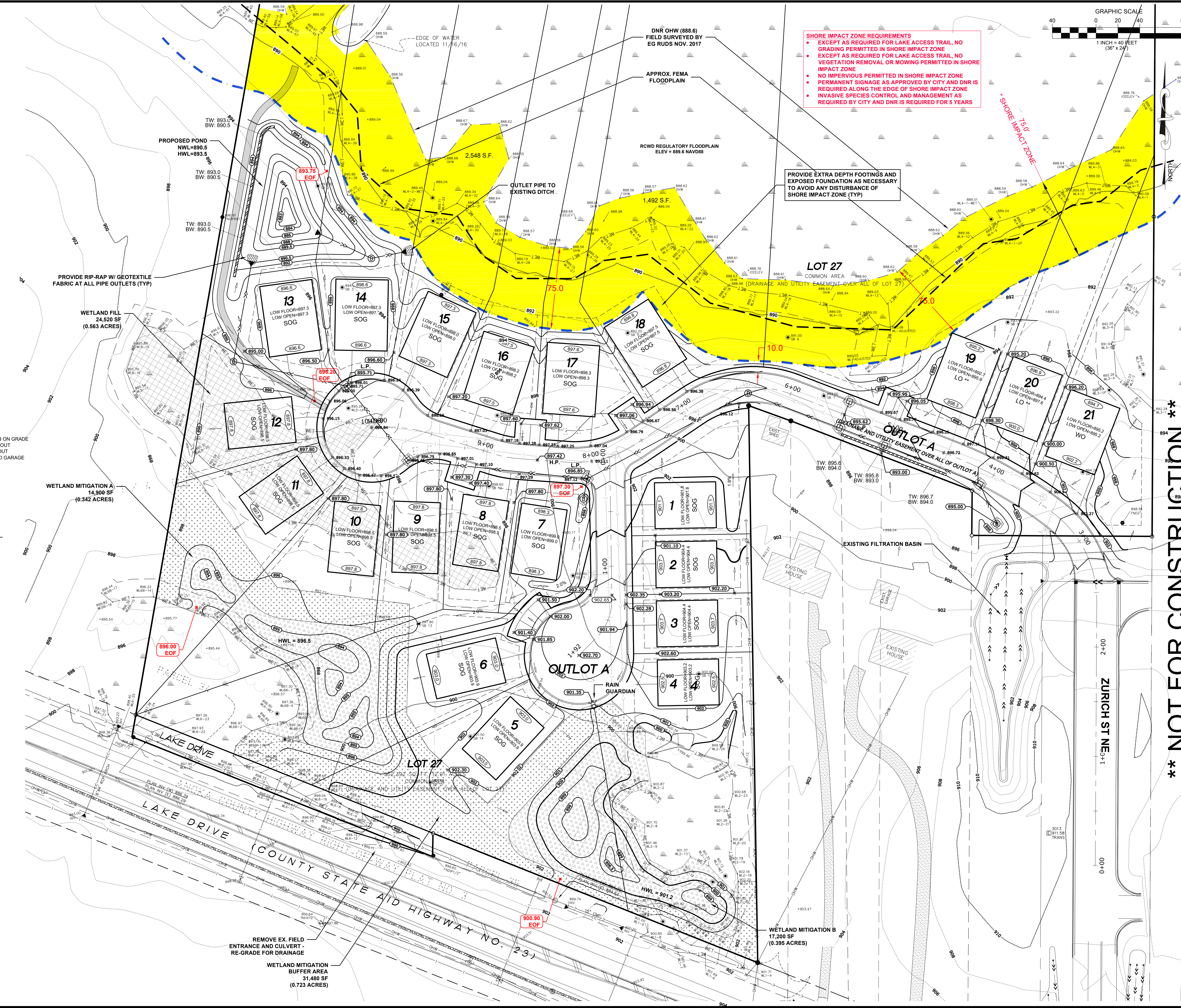
LAKE ACCESS NOTES

- ACCESS TRAIL**
1. THE ACCESS TRAIL LEADING TO THE LAUNCH AREA WILL BE A NATURAL SURFACE TRAIL (NO HARD OR IMPERVIOUS SURFACE).
 2. THE ACCESS TRAIL WILL BE A MAXIMUM OF 6-FT WIDE.
 3. NO VEGETATIVE CLEARING OR GRADING WILL OCCUR BEYOND THE WIDTH OF THE TRAIL.
- LAUNCH AREA**
1. THE LAUNCH AREA WILL CONSIST OF THE FOLLOWING DIMENSIONS:
 - 1.1. RUN NO MORE THAN 10-FT IN LENGTH PARALLEL ALONG THE OHWL.
 - 1.2. EXTEND NO MORE THAN 10-FT LANDWARD FROM OHWL.
 - 1.3. EXTEND NO MORE THAN 10-FT WATERWARD FROM OHWL.
 2. THE 10-FT x 10-FT UPLAND LAUNCH AREA WILL BE A NATURAL SURFACE AREA (NO HARD OR IMPERVIOUS SURFACE).
 3. NO UPLAND VEGETATIVE CLEARING WILL OCCUR BEYOND THE 10-FT x 10-FT NATURAL SURFACE AREA.
 4. AN AQUATIC PLANT MANAGEMENT PERMIT IS REQUIRED PRIOR TO CLEARING ANY AQUATIC VEGETATION IN THE 10-FT x 10-FT AREA EXTENDING WATERWARD FROM THE OHWL. NO AQUATIC VEGETATIVE CLEARING WILL TAKE PLACE BEYOND THE 10-FT x 10-FT WATERWARD AREA.



LEGEND

- - - - - EXISTING FENCE LINE
- - - - - EXISTING OVERHEAD ELECTRIC
- - - - - EXISTING UTILITY POLE
- - - - - EXISTING GUY WIRE
- - - - - EXISTING STORM SEWER
- - - - - EXISTING WATER MAIN
- - - - - EXISTING SANITARY SEWER
- - - - - EXISTING MANHOLE
- - - - - EXISTING FLARED-END SECTION
- - - - - EXISTING GATE VALVE
- - - - - EXISTING HYDRANT
- - - - - EXISTING CONTOURS
- - - - - DNR OHW
- - - - - 75-FT SETBACK FROM DNR OHW
- - - - - SHORE IMPACT ZONE
- - - - - WETLAND FILL
- - - - - WETLAND MITIGATION
- - - - - WETLAND MITIGATION BUFFER
- - - - - PROPOSED WATER PIPE
- - - - - PROPOSED SANITARY SEWER PIPE
- - - - - PROPOSED STORM SEWER PIPE
- - - - - PROPOSED STORM MANHOLE
- - - - - PROPOSED CATCH BASIN
- - - - - PROPOSED FLARED-END SECTION
- - - - - PROPOSED GATE VALVE
- - - - - PROPOSED HYDRANT
- - - - - PROPOSED SANITARY SEWER MANHOLE
- - - - - PROPOSED RIP-RAP
- - - - - PROPOSED INLET PROTECTION
- - - - - PROPOSED RETAINING WALL
- - - - - PROPOSED DIRECTION OF DRAINAGE
- - - - - PROPOSED STREET SIGN
- - - - - PROPOSED POINTS (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
- - - - - SOIL BORING LOCATIONS (BRAUN INTERTEC 4.4-18)

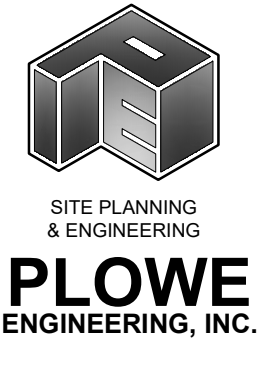
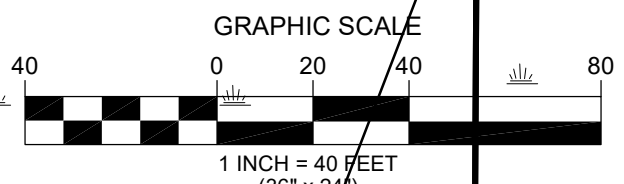


SHORE IMPACT ZONE REQUIREMENTS

- EXCEPT AS REQUIRED FOR LAKE ACCESS TRAIL, NO GRADING PERMITTED IN SHORE IMPACT ZONE
- EXCEPT AS REQUIRED FOR LAKE ACCESS TRAIL, NO VEGETATION REMOVAL OR MOWING PERMITTED IN SHORE IMPACT ZONE
- NO IMPERVIOUS PERMITTED IN SHORE IMPACT ZONE
- PERMANENT SIGNAGE AS APPROVED BY CITY AND DNR IS REQUIRED ALONG THE EDGE OF SHORE IMPACT ZONE
- INVASIVE SPECIES CONTROL AND MANAGEMENT AS REQUIRED BY CITY AND DNR IS REQUIRED FOR 5 YEARS

PROVIDE EXTRA DEPTH FOOTINGS AND EXPOSED FOUNDATION AS NECESSARY TO AVOID ANY DISTURBANCE OF SHORE IMPACT ZONE (TYP)

**** NOT FOR CONSTRUCTION ****



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

DRAWN BY: AG
 CHECK BY: CWP
 JOB NO: 20-1932
 DATE: 01/20/21

NO.	DATE	DESCRIPTION
1	2-26-21	TRAIL STOP POINT ADJ.; RCWD FLOODPLAIN INFO ADDED
2	5-25-21	LOT LINES ADJ.; SHORE IMPACT ZONE REQUIREMENTS ADDED
3		
4		
5		
6		
7		
8		

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.
PRELIMINARY
 ADAM GINKEL
 License No. 43983
 Date: 05-25-2021

ST. CLAIR LAKES
 CITY OF COLUMBUS, MINNESOTA
PRELIMINARY GRADING PLAN
 PREPARED FOR: ST. CLAIR TERRAIN COMPANY

SHEET
C2.01