

Preliminary Plat of TURTLE PONDS 6TH ADDITION

CITY OF ST. FRANCIS
ANOKA COUNTY, MN

Plat Description (American Land Title Association - Commitment No. 0R6088-1):
The South 597.25 feet, as measured along the Easterly and Westerly lines, of the following described tract: That part of the Southwest Quarter of the Southeast Quarter of Section 33, Township 34, Range 24, described as follows: Beginning at the Southwest corner of the Southeast Quarter of said section, thence East following the South section line a distance of 198 feet; thence North and parallel to the North and South quarter lines a distance of 1097.25 feet, thence West and parallel with the South line of the Southwest Quarter of the Southeast Quarter to the North and South quarter line a distance of 198 feet; thence South along the North and South quarter line to the point of beginning

SOILS CHART

Map symbol & soil name	Hydrologic group	Water table depth (in)
LnA: Lino loamy fine sand, 0 to 4 percent slopes	A/D	0
Iw: Isonti fine sandy loam	A/D	18

* Data from USDA Web Soil Survey

Survey Notes:

- No search for easements or restrictions was made by the surveyor.
- Subject Property is NOT within a flood plain district as mapped by FEMA, per panel 27003C0065E, effective 12/16/15
- Contours were created by using RTK GPS methods.
- Utilities shown per Gopher State One Call Ticket No. 222842749. Not all utilities may have been located.
- Proposed right of way is to be 1.00 foot behind proposed back of curb (typical).
- Lot 2, Block 3, and Lot 9 Block 1, TURTLE PONDS 4TH ADDITION are required to have a 20.00 foot setback from the back of curb proposed in TURTLE PONDS 6TH ADDITION.

I hereby certify that a boundary survey has been completed for the preliminary plat of TURTLE PONDS 6TH ADDITION, Anoka County, Minnesota.

Signed: Craig Wensmann
Craig Wensmann
Date: 3/17/23 Lic. No. 47466

SOIL BORING LOG

Soil Boring #	Elevation	Mottling	Elev. of Mottled Soil
Soil Boring 1	918.3	XX"	xxx.x
Soil Boring 2	917.8	XX"	xxx.x
Soil Boring 3	918.1	XX"	xxx.x
Soil Boring 4	917.8	XX"	xxx.x
Soil Boring 5	917.8	XX"	xxx.x
Soil Boring 7	918.3	XX"	xxx.x
Soil Boring 8	919.5	XX"	xxx.x
Soil Boring 9	919.7	XX"	xxx.x
Soil Boring 10	920.1	XX"	xxx.x
Soil Boring 11	920.3	XX"	xxx.x
Soil Boring 12	919.6	XX"	xxx.x
Soil Boring 13	919.1	XX"	xxx.x

SCHEDULE OF BUILDABLE AREAS FOR LOTS

Block	Lot	Total Lot Area (S.F.)	Buildable Area (S.F.)*
I	1	4,477%	2,785%
I	2	4,417%	2,395%
I	3	4,417%	2,555%
I	4	4,417%	2,737%
I	5	4,417%	2,409%
I	6	4,417%	2,737%
I	7	4,357%	2,623%
Outot A		13,742%	N/A
Outot B		61,710%	N/A

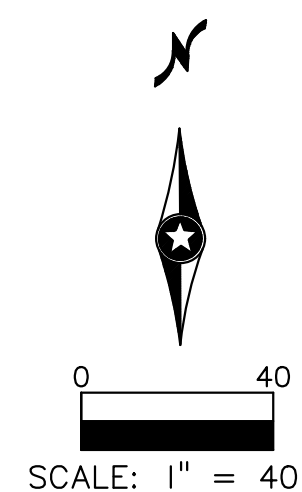
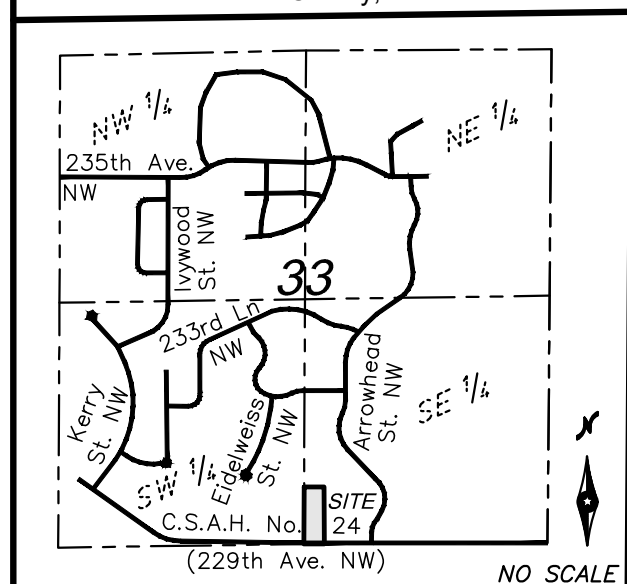
*Note: contiguous land area excluding drainage and utility easements, wetlands, floodplain, shoreland or bluff land, septic and drain field, and shared easements.

ALLOWABLE BUILDING ENVELOPE DIMENSIONS

Block	Lot	Envelope Size (ft.)
I	1	34x54
I	2	31.5x34.8
I	3	31.5x41
I	4	31.5x50
I	5	31.5x42
I	6	31.5x54
I	7	31x37

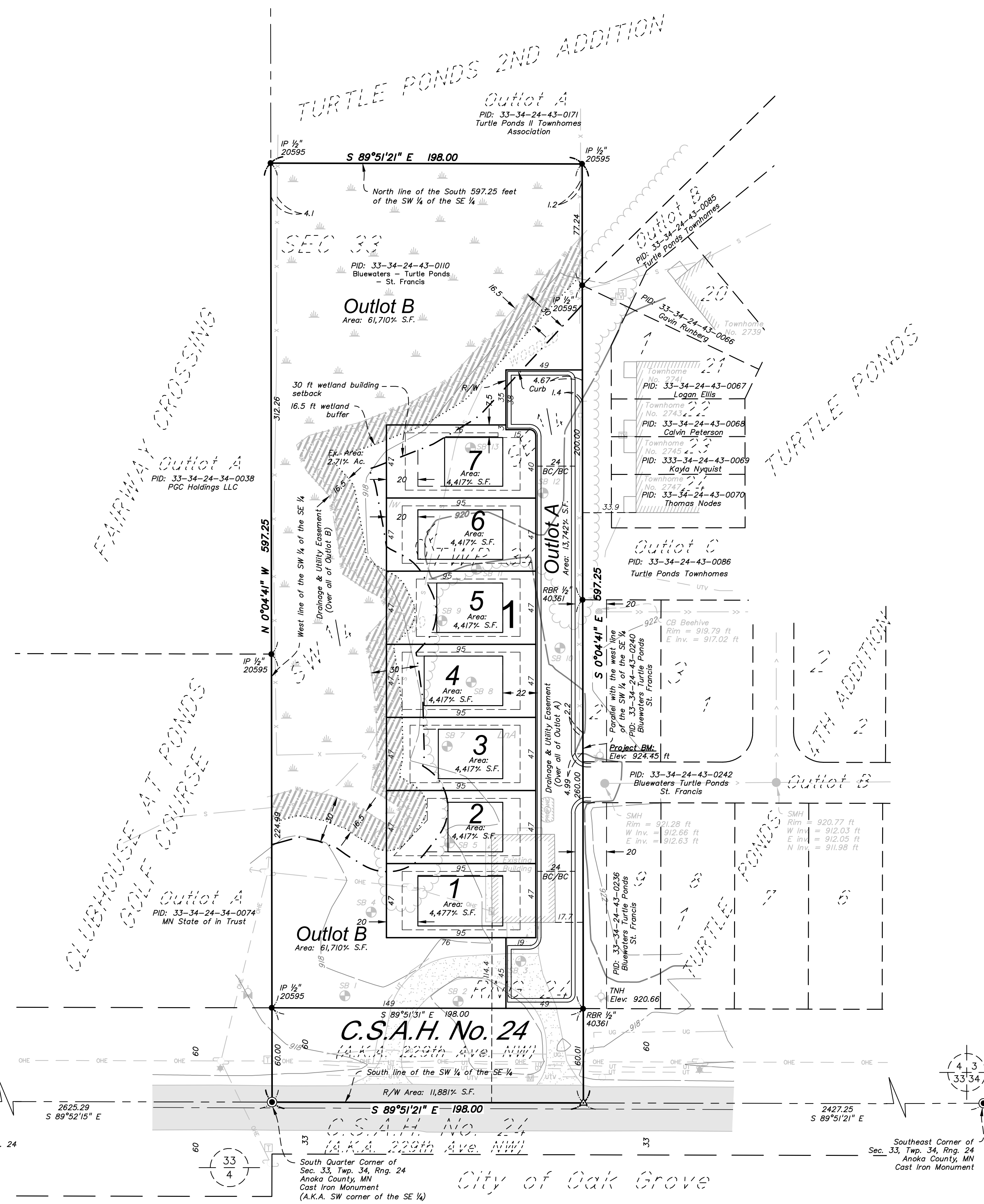
VICINITY MAP

Sec. 33, Twp. 34, Rng. 24
Anoka County, MN



LEGEND:

- Denotes catch basin
- Denotes electrical cabinet
- Denotes mailbox
- Denotes water service
- Denotes sanitary manhole
- Denotes water valve
- Denotes sign
- Denotes power pole
- Denotes guy wire
- Denotes telephone pedestal
- Denotes cable television box
- Denotes hydrant
- Denotes soil boring
- Denotes light pole
- Denotes propane tank
- Denotes delineated wetland interior
- Denotes Terrence Rothenbacher, LS
- Denotes bituminous surface
- Denotes concrete surface
- Denotes gravel surface
- Denotes fence
- Denotes fence
- Denotes underground television
- Denotes underground telephone
- Denotes overhead electric
- Denotes underground gas line
- Denotes tree line
- Denotes right of way
- Denotes major contour
- Denotes minor contour
- Denotes sanitary sewer
- Denotes storm sewer
- Denotes existing adjoiners
- Denotes delineated wetland edge
- Denotes building setback line
- Denotes soil type boundary



Bearings are based on the Anoka County coordinate system (NAD83 96adj.). For the purpose of this plat, the South line of the SW 1/4 of the SE 1/4 of Section 33, Township 34, Range 24 is assumed to bear South 89 degrees 51 minutes 21 seconds East

- Denotes found iron monument
- Denotes found cast iron monument
- Denotes set nail

REFERENCE BENCHMARK:
MNDOT Geodetic Monument "0206 AB 3"
Elevation = 915.83 feet (NAVD 88)

PROJECT BENCHMARK:
Top nut hydrant near the Southwest corner of Outlot C TURTLE PONDS
Elevation = 924.45 feet (NAVD 88)

OWNER/DEVELOPER:
Bluwaters - Turtle Ponds
- St. Francis, MN LLC
17029 Vickers Street NE,
Ham Lake, MN 55304

SURVEYORS & ENGINEERS:
Bogart, Pederson & Associates, Inc.
13076 First Street
Becker, MN 55308-9322
763-262-8822

TOTAL AREA: 2.71% Acres

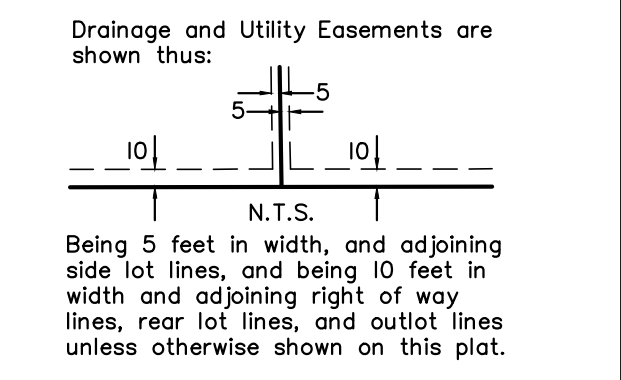
EXISTING ZONING: PUD

PROPOSED ZONING: Turtle Run PUD

DENOTES BUILDING SETBACKS:
Front 22' (to curb)
Side 20' (to curb)
Side 7.5'
Rear 20'

Low Priority Wetland
Building Setback 30'
Buffer 16.5'

LOT MINIMUMS:
Area: 4,250 S.F.



DATE: 10/26/22
FIELD DATE: October 10th, 2022
BK/Pg: 2.09/Pg. 51
DRAWN BY: CK
CHECKED BY: SSB/CAW
DWG FILE: 22-0440Prelim
FILE NO: 22-0440.00

REVISIONS:
3-17-23 Revise development layout
5-18-23 Revise development layout

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.

Signed: Craig Wensmann
Craig Wensmann
Date: 3/17/23 Lic. No. 47466

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

PRELIMINARY PLAT
for
Bluwaters - Turtle Ponds
- St. Francis
TURTLE PONDS 6TH ADDITION
City of St. Francis
Anoka County, MN

BOGART, PEDERSON & ASSOCIATES, INC.