

**Case File No. 14-0038**

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



Blaine, Minnesota  
 Capstone Homes, Inc.  
 14015 Sunland Lane Blvd NW  
 Ramsey, MN 55303

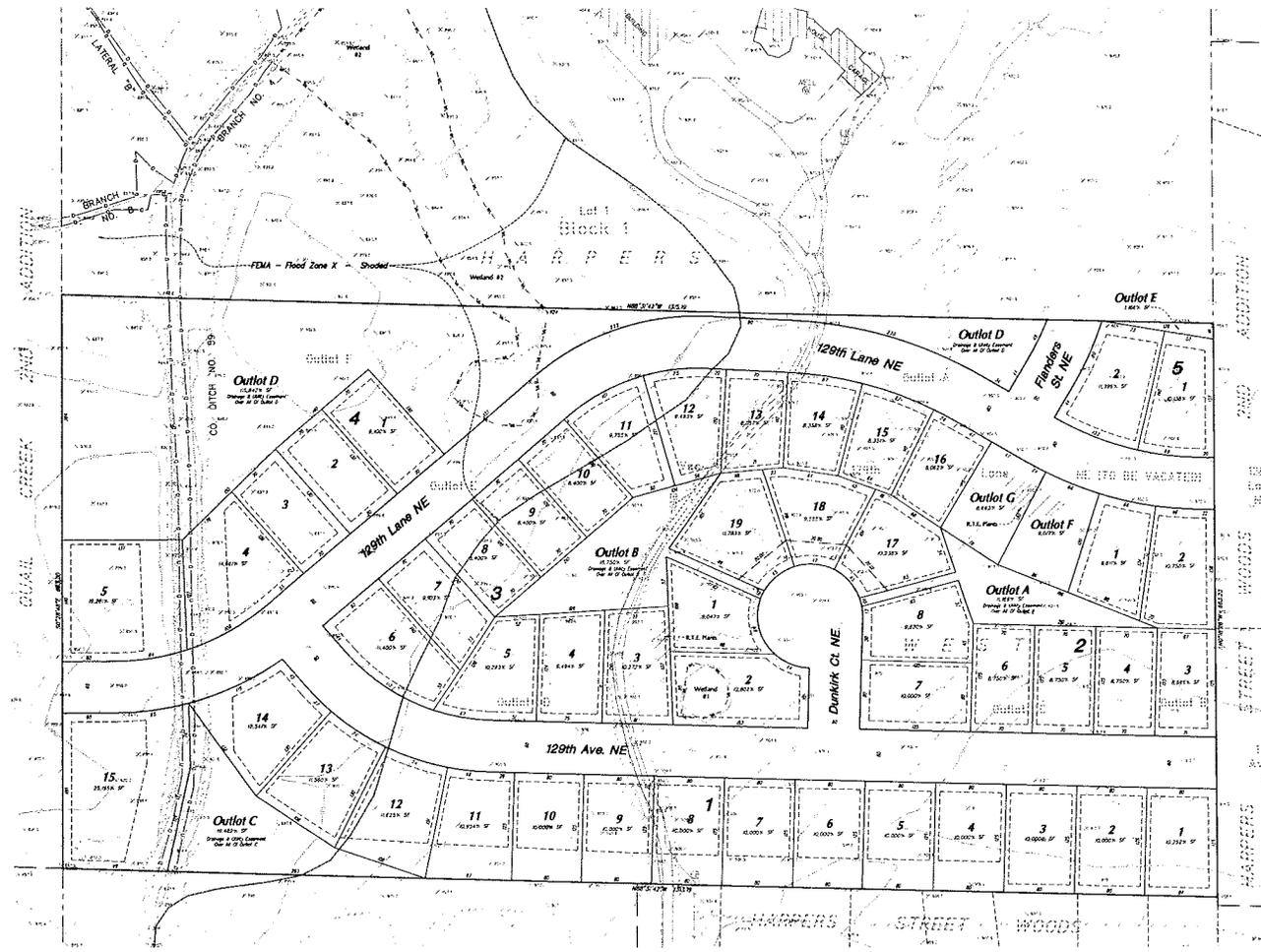


FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF 129th STREET AND SOUTH 47th STREET EAST

- DENOTES 1/2" DIA. 1" H. HDG. PEG
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- DENOTES PCH MONUMENT FOUND

NOT TO SCALE  
 DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THIS

ROADS 5 FEET IN WIDTH UNLESS OTHERWISE INDICATED AND UNLESS OTHERWISE NOTED BY THIS SURVEYOR SHALL BE 10 FEET UNLESS SHOWN OTHERWISE ON THE PLAT



**PRELIMINARY PLAT GENERAL NOTES**

**SURVEYOR:**  
 Locus Associates, Inc.  
 7200 Harvard Lane, Suite 300  
 Maple Grove, MN 55309  
 763-424-6505

**OWNER/DEVELOPER:**  
 Capstone Homes, Inc.  
 14015 Sunland Lane Blvd NW  
 Ramsey, MN 55303  
 651-271-4561

**LEGAL DESCRIPTION:**  
 QUARTER A, C, D, E and F, Harpers West, Anoka County, Minnesota

Together with:  
 Vested 129th Lane NE E. as plat in Harpers West, Anoka County, Minnesota

**DATE OF PREPARATION:**  
 June 2014

**EXISTING ZONING:**  
 Zone R(2)

**PROPOSED ZONING:**  
 Zone (Development File)

**FLOOD ZONE DESIGNATION:**  
 This property is contained in Zone X (areas determined to be outside the 500 year floodplain) and Zone X - shaded (areas of 500-year flood, areas of 100 year flood with average depths of one foot 1 foot or less drainage areas less than 1 square mile, and areas protected by levees from 100 year flood per Flood Insurance Rate Map, Community Plan No. 270207 0005 D, effective date of June 17, 2008).

**EXISTING INFORMATION:**  
 The existing information shown herein was obtained from a Boundary & Topographical Survey performed by RLK, Inc. for Mark Austin, dated June 21, 2008.

**DELIMITED WETLANDS:**  
 The wetlands shown herein were delineated by Kphaga Environmental Services Company and located on September 22, 2014 by Locus Associates, Inc.

**SURVEY LEGEND - EXISTING CONDITIONS**

- GATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- WATER MANHOLE
- HYDRIANT
- GATE VALVE
- TELEPHONE PROJECT
- POWER POLE
- LIGHT POLE
- SIGN
- \*\*\* SPOT ELEVATION
- STORM SEWER
- SANITARY SEWER
- WELLDRAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- OVERHEAD UTILITY
- CHAIN LINK FENCE
- CONCRETE CURB
- CONCRETE
- g11 CONTOUR

**LOCUS ASSOCIATES**  
 Planning • Civil Engineering • Land Surveying  
 Landscape Architecture • Environmental

Professional Services  
 Locus Associates, Inc.  
 7200 Harvard Lane, Suite 300  
 Maple Grove, MN 55309  
 763-424-6505  
 www.locusassociates.com

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	2014
2	FINAL PLAT	2014

**Professional Engineer**  
 Mark Austin  
 License No. 123456789  
 State of Minnesota

**Project Info:**  
 Project No. 14155  
 Date: 12/23/14

NO.	DESCRIPTION	DATE
1	CONTRACT	2014
2	PRELIMINARY PLAT	2014
3	FINAL PLAT	2014

**PRELIMINARY PLAT**

Project No. 14155  
 Date: 12/23/14