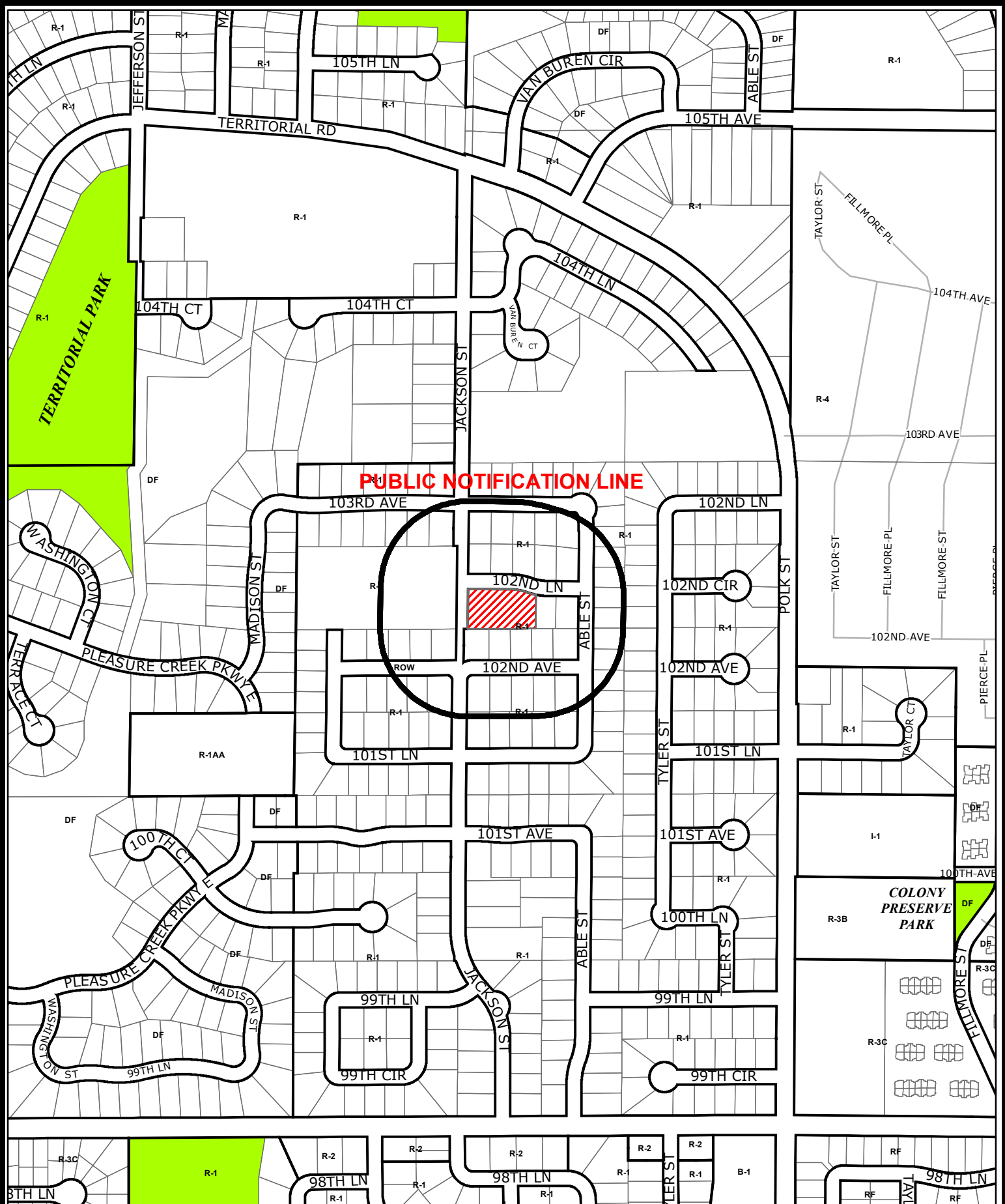




Case File No. 19-0016
Hennum Meadows 2nd Addition

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



~for~ DAN HENNUM
~of~ HENNUM MEADOWS 2ND ADDITION

PART OF SEC. 19, TWP. 31, RNG. 23



Lot 1, Block 3, HENNUM MEADOWS Anoka, County, Minnesota.

TOTAL AREA SITE AREA: 0.97± ACRES
3 PROPOSED SINGLE FAMILY LOTS
DENSITY: 3.10± UNITS/ ACRE

CURRENT ZONING IS R-1 SINGLE FAMILY
PROPOSED ZONING R-1 SINGLE FAMILY

FRONT SETBACK 30 FEET
HOUSE SIDE SETBACK (INTERIOR) 10 FEET
GARAGE SIDE SETBACK (INTERIOR) 5 FEET
REAR SETBACK 30 FEET
SIDE STREET SETBACK 20 FEET

DEVELOPMENT REQUIREMENTS FOR ZONE R1 (SINGLE FAMILY RESIDENTIAL)

MINIMUM LOT AREA 10,000 S.F.

MINIMUM LOT WIDTH 80 FEET AT SETBACK LINE (PROPOSING 75 FEET MINIMUM)

MINIMUM STREET FRONTAGE 60 FEET

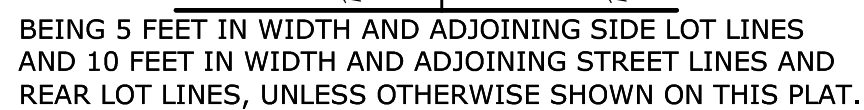
MINIMUM LOT DEPTH 125 FEET

- PIN No. 19-31-23-44-0118

- Bearings shown are assumed.

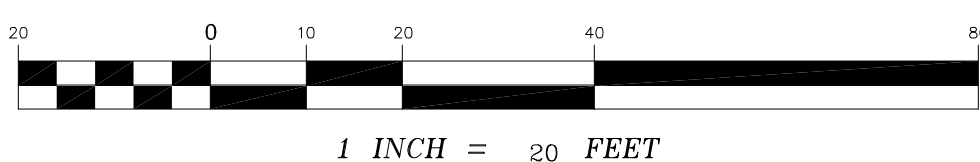
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



www.egrud.com

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




SOUTHEAST CORNER OF
SEC. 19, T.31, R.23

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.

JASON E. RUD

Date: 04/30/2019 License No. 41578

DRAWN BY: MMD		JOB NO: 19244PP		DATE: 04/10/19	
CHECK BY: JER		SCANNED ☐			
1	04/30/19	CITY COMMENTS			MMD
2					
3					
NO.	DATE	DESCRIPTION			BY