

April 30, 2019

Lori Johnson
Planning Department
City of Blaine

Lori,

As developer of the Wagamon Ranch residential housing development (all three phases), I am requesting that the Development Agreement be changed regarding fences. The Development Agreement now states that fences in be allowed in rear yards only and must be picket style and of maintenance free material, not to exceed 48" high.

I request that be changed to allow fences to be extended up the side yard of the garage side of the home to reach a garage service door, provided the service door is not closer to the front of the garage than 12 feet.

Thank you,


Gary Gorham
Wagamon Ranch

CERTIFICATE OF SURVEY

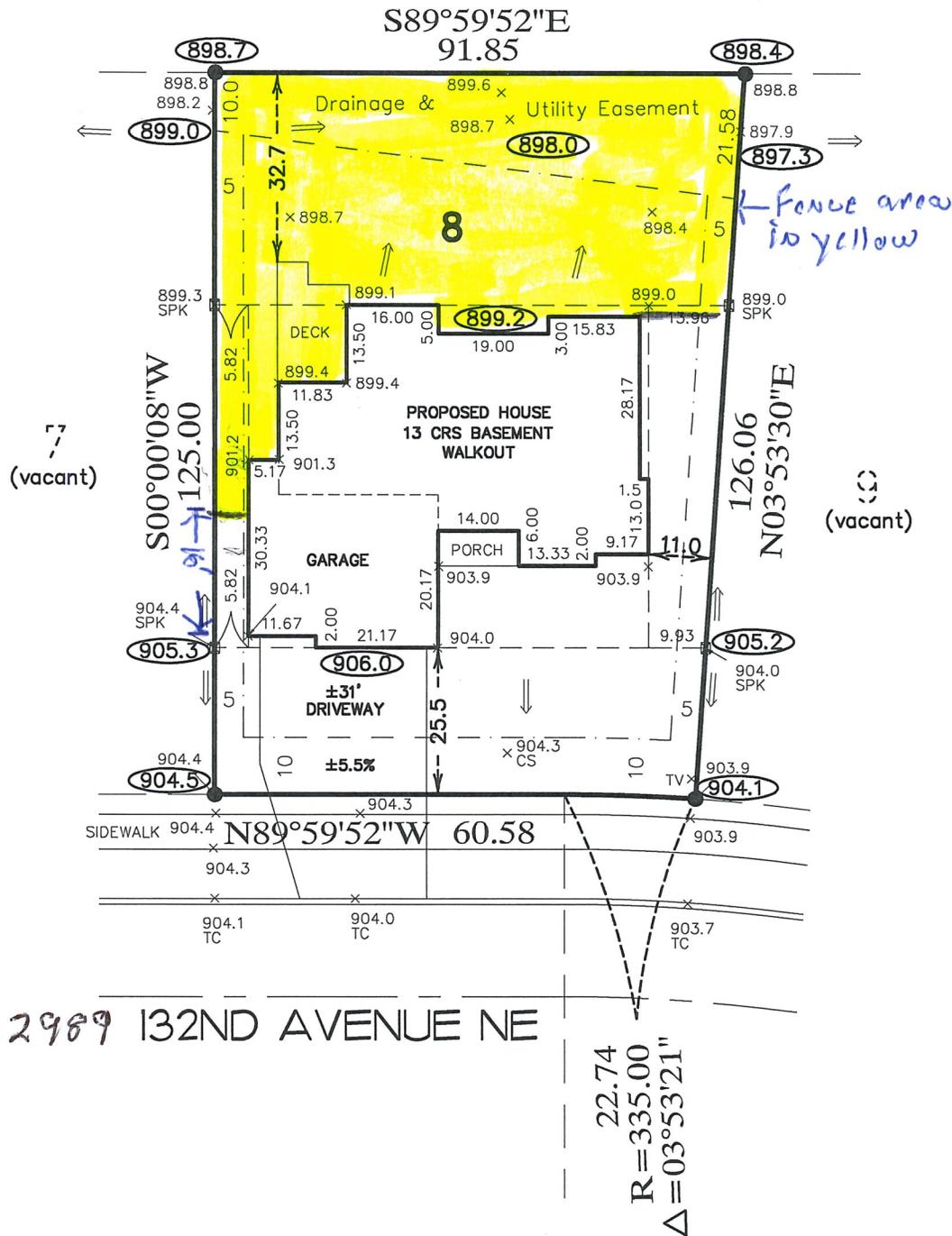
FOR: GORHAM CUSTOM HOMES
 ADDRESS: 2989 - 132ND AVENUE NE, BLAINE, MN



(IN FEET)
 1 inch = 30 ft.



NORTH



NOTES

- HOUSE PLACEMENT AND ELEVATIONS SET BY CONTRACTOR.
- BEARING'S SHOWN ARE ON ASSUMED DATUM.
- CONTRACTOR TO VERIFY HOUSE DIMENSIONS, AND SEWER AND BASEMENT DEPTHS.
- FINISHED GRADE 10 FEET FROM PROPOSED BUILDING SHALL BE 0.5 FEET LOWER THAN THE FINISHED GRADE AT THE BUILDING.
- FINISHED GRADE ELEVATIONS ARE TO FINISHED SURFACE WITH TURF ESTABLISHMENT.
- DRIVEWAYS ARE SHOWN FOR GRAPHIC PURPOSES ONLY. FINAL DRIVEWAY DESIGN AND LOCATION TO BE DETERMINED BY CONTRACTOR

- ☐ ⊗ DENOTES EXISTING CATCH BASIN
- ⊙ DENOTES PROPOSED ELEVATION
- ⊗ DENOTES EXISTING ELEVATION
- DENOTES DIRECTION OF DRAINAGE
- ⊗ DENOTES METAL OFFSET SPIKE

DROP GARAGE 3 CRS DOWN

PROPOSED ELEVATIONS	ASBUILT ELEVATIONS
GARAGE FLOOR = 906.0	
TOP OF BLOCK = 908.5	
LOWEST FLOOR = 899.7.....	899.4 (ftg)

LEGAL DESCRIPTION

Lot 8, Block 1, WAGAMON RANCH 2ND ADDITION, Anoka County, Minnesota.

I hereby certify that this plan, survey 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.

JOB#18110HS

JOSHUA P. SCHNEIDER

Revised: 4-13-18 (vert ab)
 Date: 3-20-18 Reg. No. 44655



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