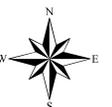


Case File No. 20-0025
Allen Hambleton



DRAWN BY: R.K.A. DESIGN BY: R.K.A.
 CHCKD BY: C.W.P. PROJ. NO. 17-1702
 ORIGINAL DATE: JUNE 02, 2017

DATE	REVISION DESCRIPTION
9/7/18	LOW FLOOR ADJUSTMENTS
9/17/18	REMOVE HYDRANT
10/9/18	REVISE WATER SERVICES
7/25/19	CITY COMMENTS
7/21/20	REVISED UTILITIES DUE TO NEW HOUSE LOCATION (LOT 5)
7/23/20	REVISED WATER UTILITY MATERIAL
8/4/20	ADDED ACCESSORY BUILDING & EXTENDED UTILITIES

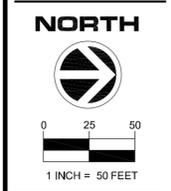
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Charles W. Plowe
 CHARLES W. PLOWE
 DATE: 08.04.2020 LIC. NO. 18227

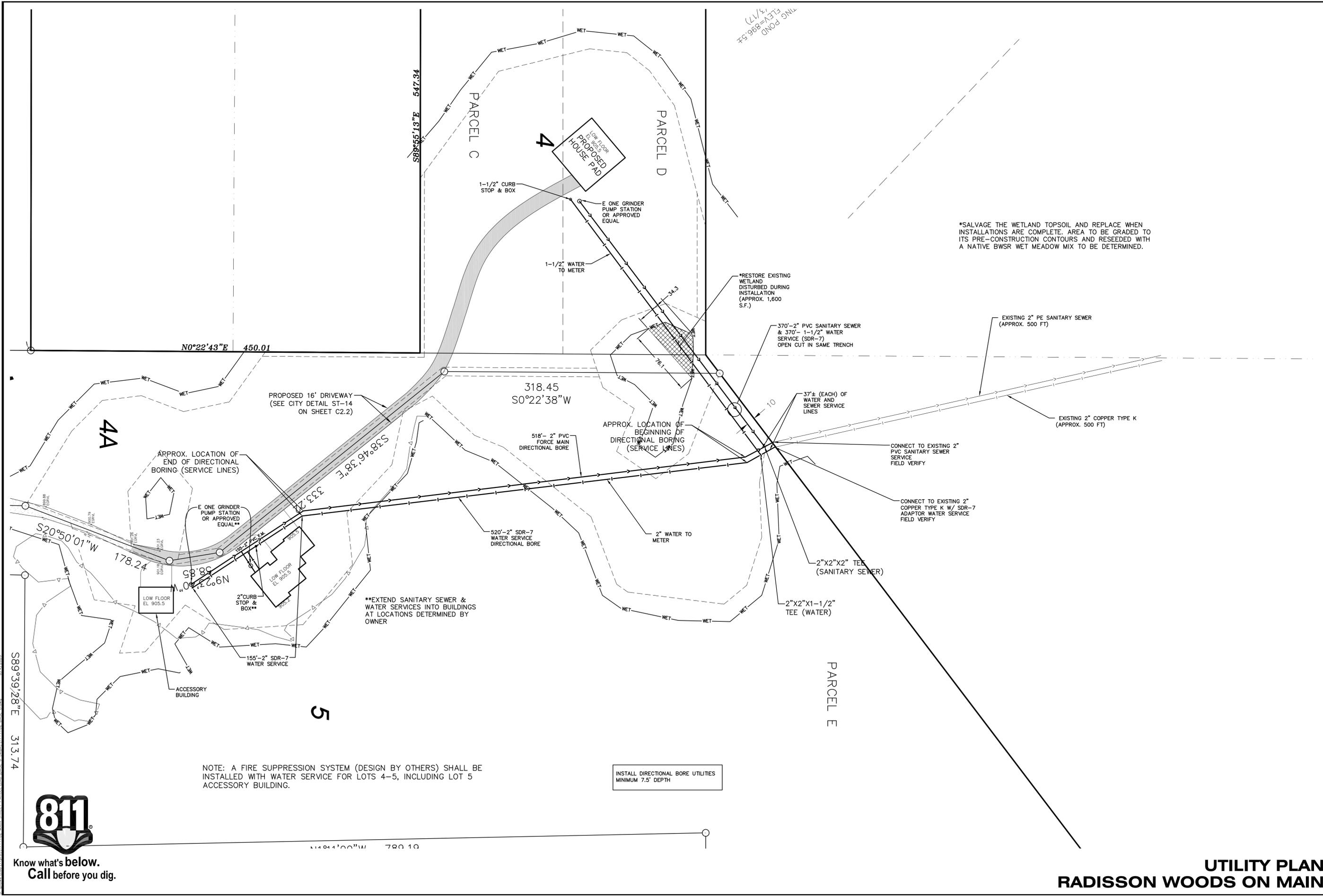
RADISSON WOODS ON MAIN
 BLAINE, MINNESOTA
 UTILITY PLAN

PREPARED FOR:
21ST CENTURY BANK

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



C3.2



S:\p\2020\17-1702 MAIN STREET PARCEL CAD\BASE 6 (MOD)17-1702 BASE 6.dwg 8/4/2020

811
 Know what's below.
 Call before you dig.

**UTILITY PLAN
 RADISSON WOODS ON MAIN**

EXHIBIT A

PRELIMINARY PLAT OF: RADISSON WOODS ON MAIN

OWNER:
21ST CENTURY BANK
9380 CENTRAL AVE. NE
BLAINE, MN 55434

DEVELOPER:
SHADE TREE CONSTRUCTION
1696 229TH LN. NE
BETHEL, MN 55005

PROPERTY DESCRIPTION:

PARCEL A: (PIN 04-31-23-34-000)
That part of the Southwest Quarter of the Southwest Quarter of Section 4, Township 31, Range 23, Anoka County, Minnesota lying southerly of the north 450 feet of the South Three Quarters of said Southeast Quarter of the Southwest Quarter EXCEPT the north 27 feet of the south 60 feet of the west 500 feet of said Southeast Quarter of the Southwest Quarter.

PARCEL B: (PIN 04-31-23-34-000)
The Southwest Quarter of the Southwest Quarter of Section 4, Township 31, Range 23, Anoka County, Minnesota EXCEPT Parcel 5, ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAN NO. 95.

PARCEL C: (PIN 04-31-23-34-0024)
OUTLOT A, PARTRIDGE PRESERVE SOUTH 2ND ADDITION, ANOKA COUNTY, MINNESOTA.

PARCEL D: (PIN 04-31-23-34-0017)
OUTLOT A, PARTRIDGE PRESERVE SOUTH, ANOKA COUNTY, MINNESOTA.

PARCEL E: (PIN 04-31-23-42-0021)
OUTLOT A, PARTRIDGE PRESERVE, ANOKA COUNTY, MINNESOTA.

CURRENT ZONING:

Parcels A and B are currently zoned FR (Farm Residence) and Parcels C, D and E are currently zoned R-1AA (Single Family).

Setback Requirements:

FR (Farm Residence)

Front = 45 feet

Rear = 30 feet

Side = 20 feet

Side (corner) = 45 feet

R-1AA (Single Family)

Front = 30 feet

Rear = 30 feet

Side (house) = 10 feet

Side (garage) = 5 feet

Side (corner) = 20 feet

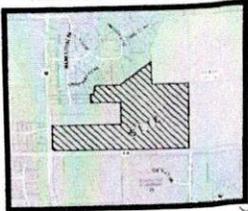
Property to be rezoned to DF (Development Flex). No deed standards apply to the Development Flex District.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES CAT/DI BASIN
- DENOTES ELECTRICAL BOX
- DENOTES ELECTRICAL MANHOLE
- DENOTES EXISTING SPOT ELEVATION
- DENOTES FIBER OPTIC BOX
- DENOTES GUY WIRE
- DENOTES HAND HOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES HYDRANT
- DENOTES POWER POLE AND OVERHEAD WIRES
- DENOTES STORM SEWER APRON
- DENOTES STORM SEWER MANHOLE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES RESTRICTED ACCESS
- DENOTES EDGE OF WETLAND

VICINITY MAP

PART OF SEC. 4, TWP. 31, RNG. 23



ANOKA COUNTY, MINNESOTA
NO SCALE

EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THIS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING STREET LINES AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

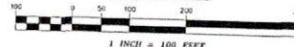
NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 3/27/17 and 4/2/17.
- Bearings shown are on Anoka County datum.
- Curb shots are taken at the top and back of curb.
- Wetland delineation completed by Midwest Natural Resources, Inc.
- 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 review upon receipt of a current title commitment or an attorney's title opinion.
- Total parcel area = 2,612,533 sq. ft. (59.98 acres)

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: 4/6/2018 License No. 41578

GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY
1			
2			
3			



FRONT ELEVATION

NOTICE: THESE PLANS ARE DESIGNED EXCLUSIVELY FOR THE USE OF HOME PLANNING ASSOCIATES INC. AND BOULDER. ANY REPRODUCTION OR OTHER USE IS STRICTLY PROHIBITED, WITHOUT THE EXPRESS WRITTEN CONSENT OF HOME PLANNING ASSOCIATES INC.

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN DESIGNING AND PREPARING THESE PLANS AND CHECKING FOR ACCURACY, THE INSTALLER, OWNER, OR CONTRACTOR MUST VERIFY ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR ANY CHANGES OR ADJUSTMENTS REQUIRED DURING CONSTRUCTION.

REVISIONS

PLAN FOR:
**ALLEN HAMBLETON
 AND CARRIE COOK**

DATE:
 Tuesday, June 23, 2020

SQ. FT.
3318

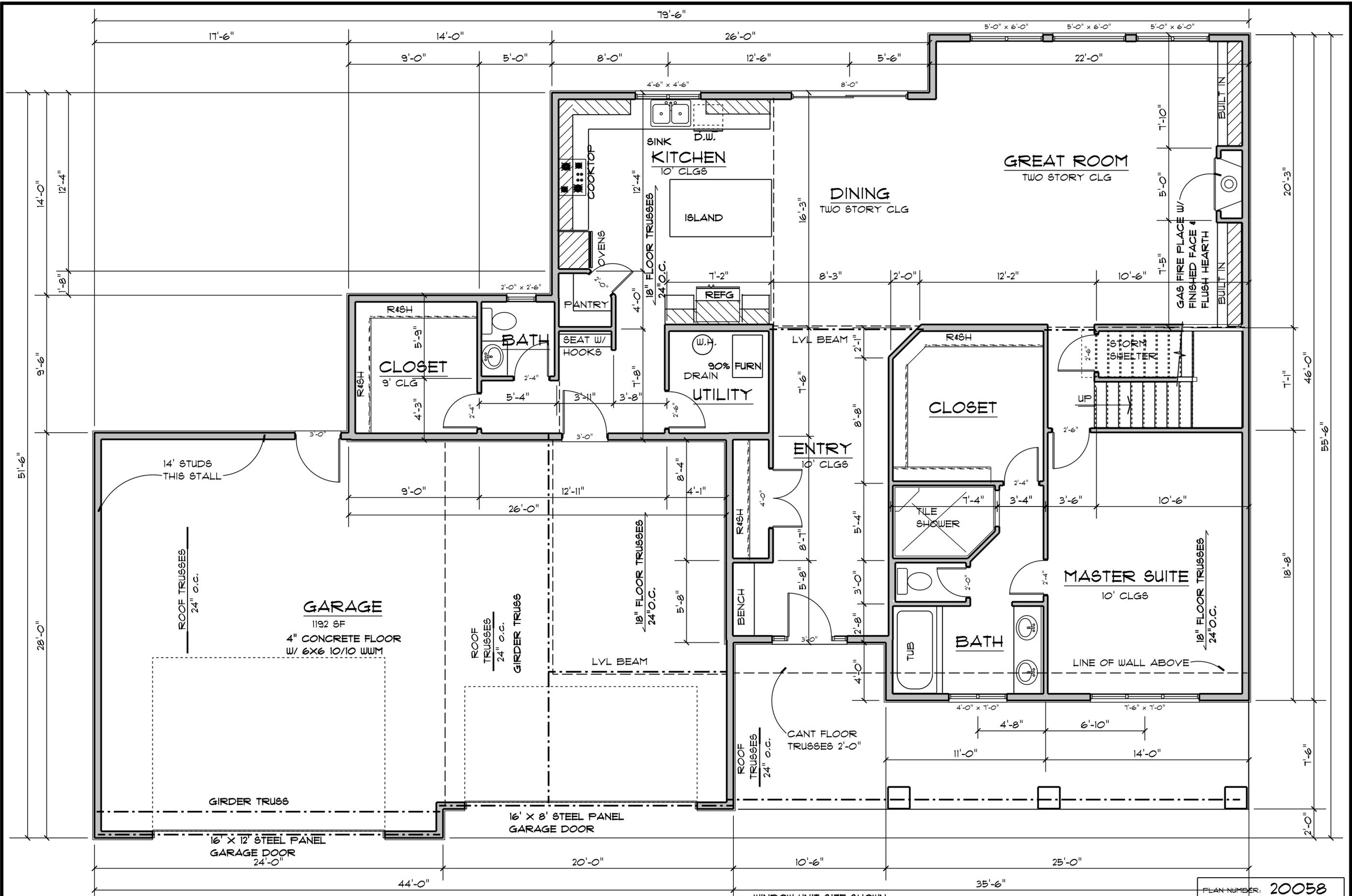


HOME PLANNING ASSOCIATES INC.

2323 CENTRAL AVENUE NE
 SPRING LAKE PARK, MINNESOTA 55432
 (763) 786-6069 fax (763) 786-5850
 SPRING LAKE PARK LUMBER BLDG

SHEET NUMBER
 OF **1** ONE SHEETS

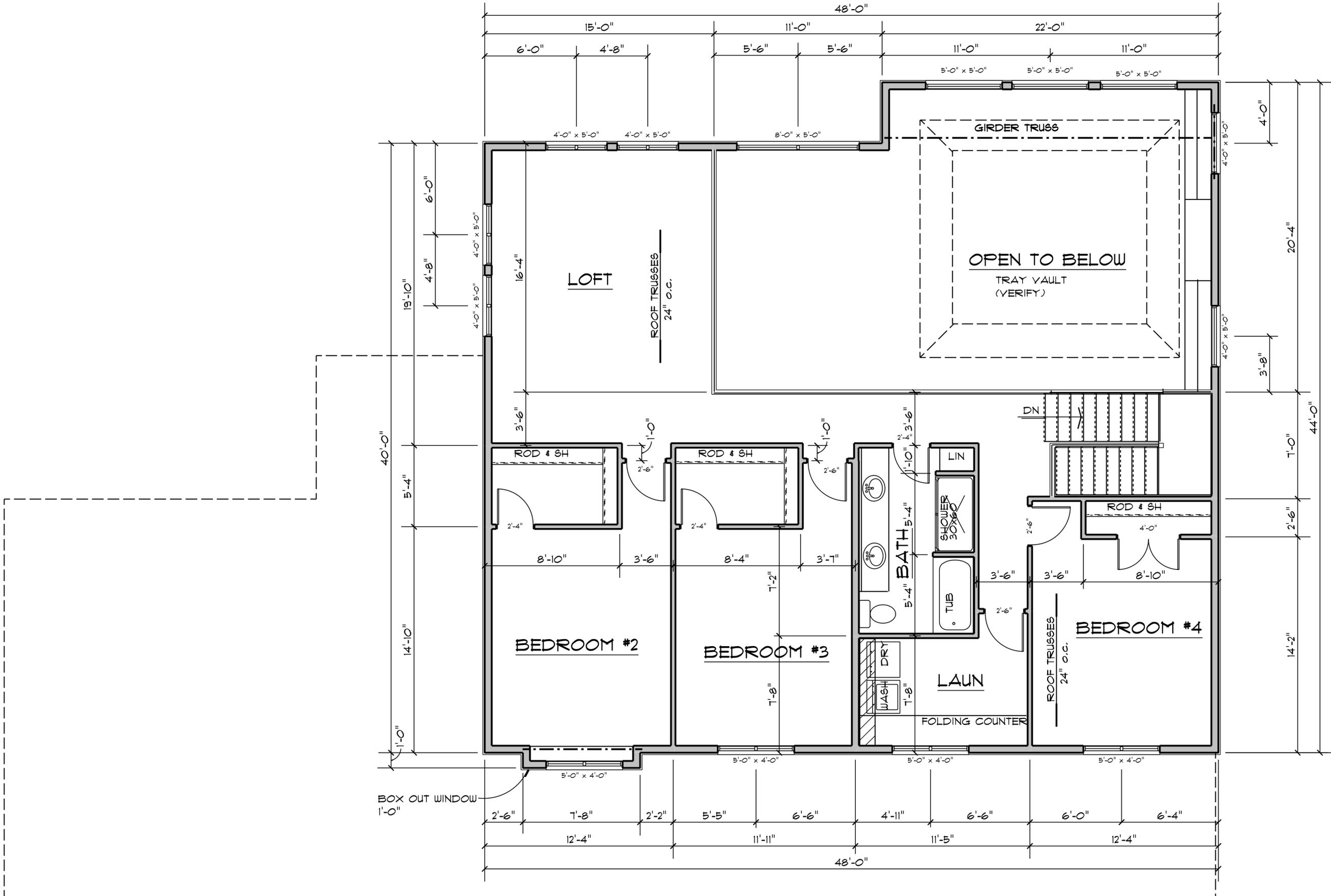
PLAN NUMBER
20058



MAIN FLOOR PLAN 1916 SF

WINDOW UNIT SIZE SHOWN
(SUPPLIER TO VERIFY COMPLIANCE W/ ALL LOCAL CODES)

NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND BE RESPONSIBLE FOR SAME



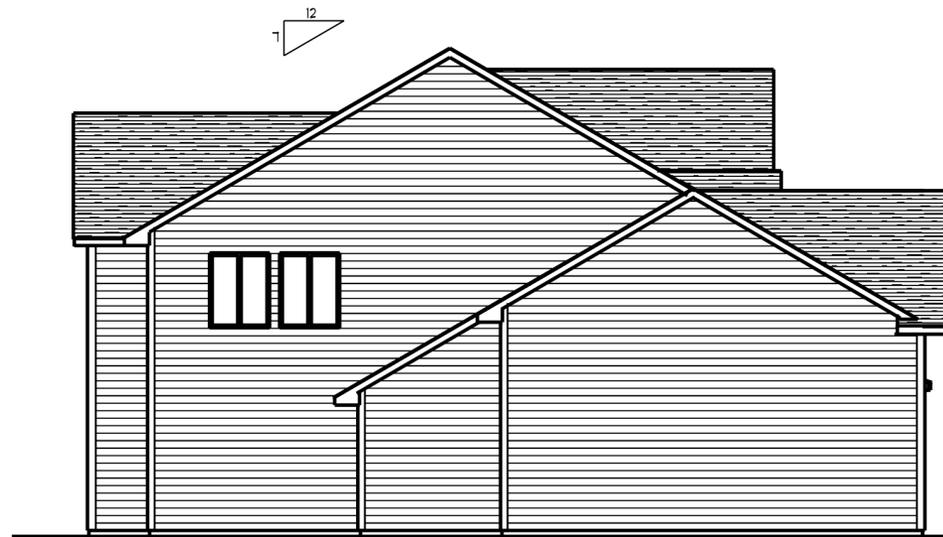
SECOND FLOOR PLAN
1388 FSF

WINDOW UNIT SIZE SHOWN
(SUPPLIER TO VERIFY
COMPLIANCE W/ ALL
LOCAL CODES)

NOTE: CONTRACTOR TO VERIFY ALL
DIMENSIONS AND CONDITIONS IN THE FIELD
AND BE RESPONSIBLE FOR SAME

PLAN NUMBER: 20058

SHEET 4 OF 7



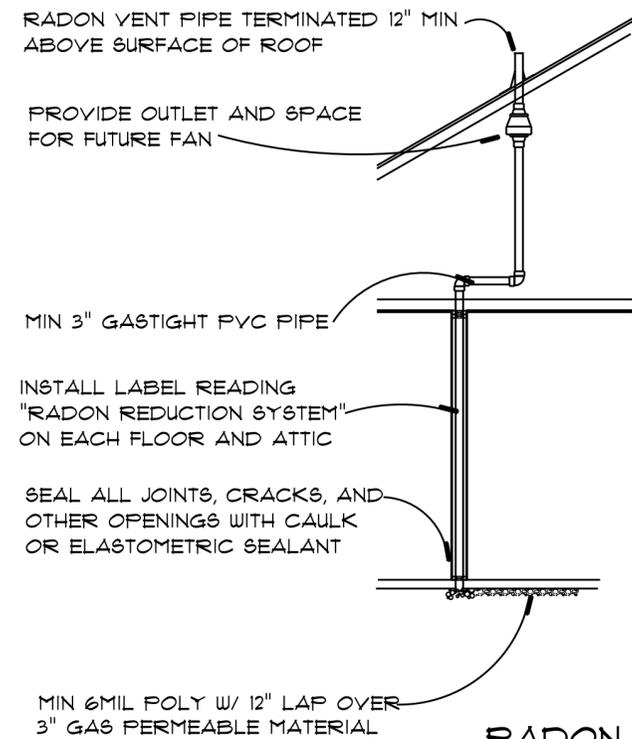
LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



RADON DETAIL
NO SCALE

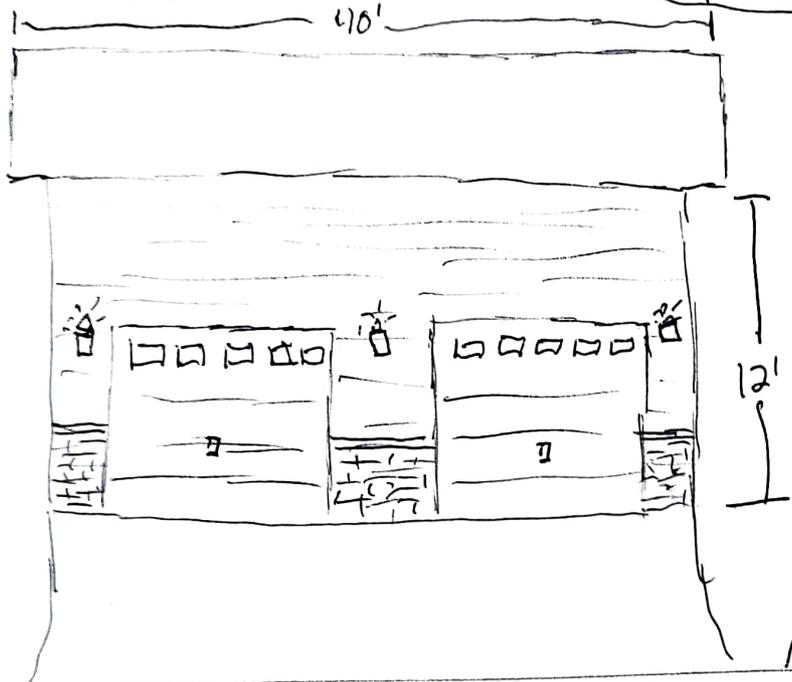
NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND BE RESPONSIBLE FOR SAME

PLAN NUMBER: 20058

SHEET 7 OF 7

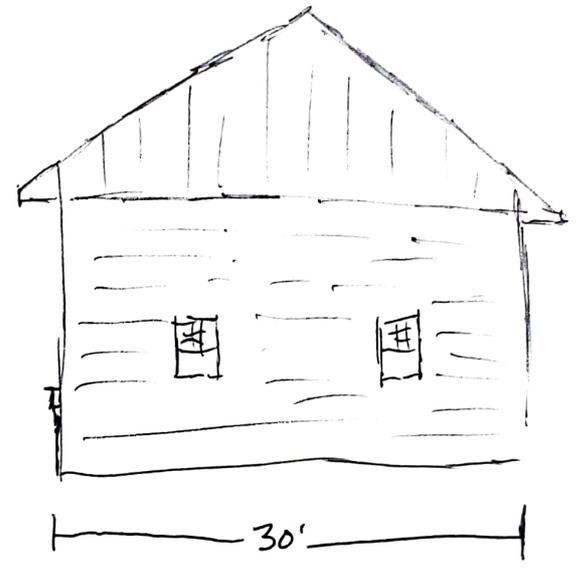
Proposed Detached Garage

Front Elevation



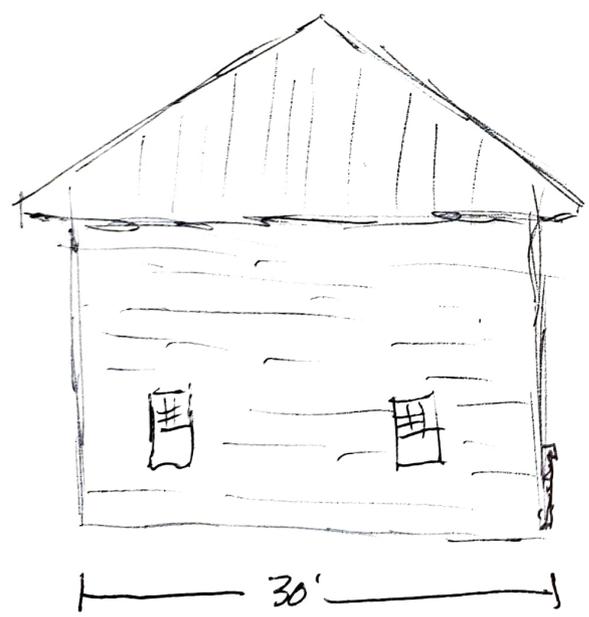
Right Elevation

40' x 30'



NOT TO SCALE

Left Elevation



Rear Elevation

