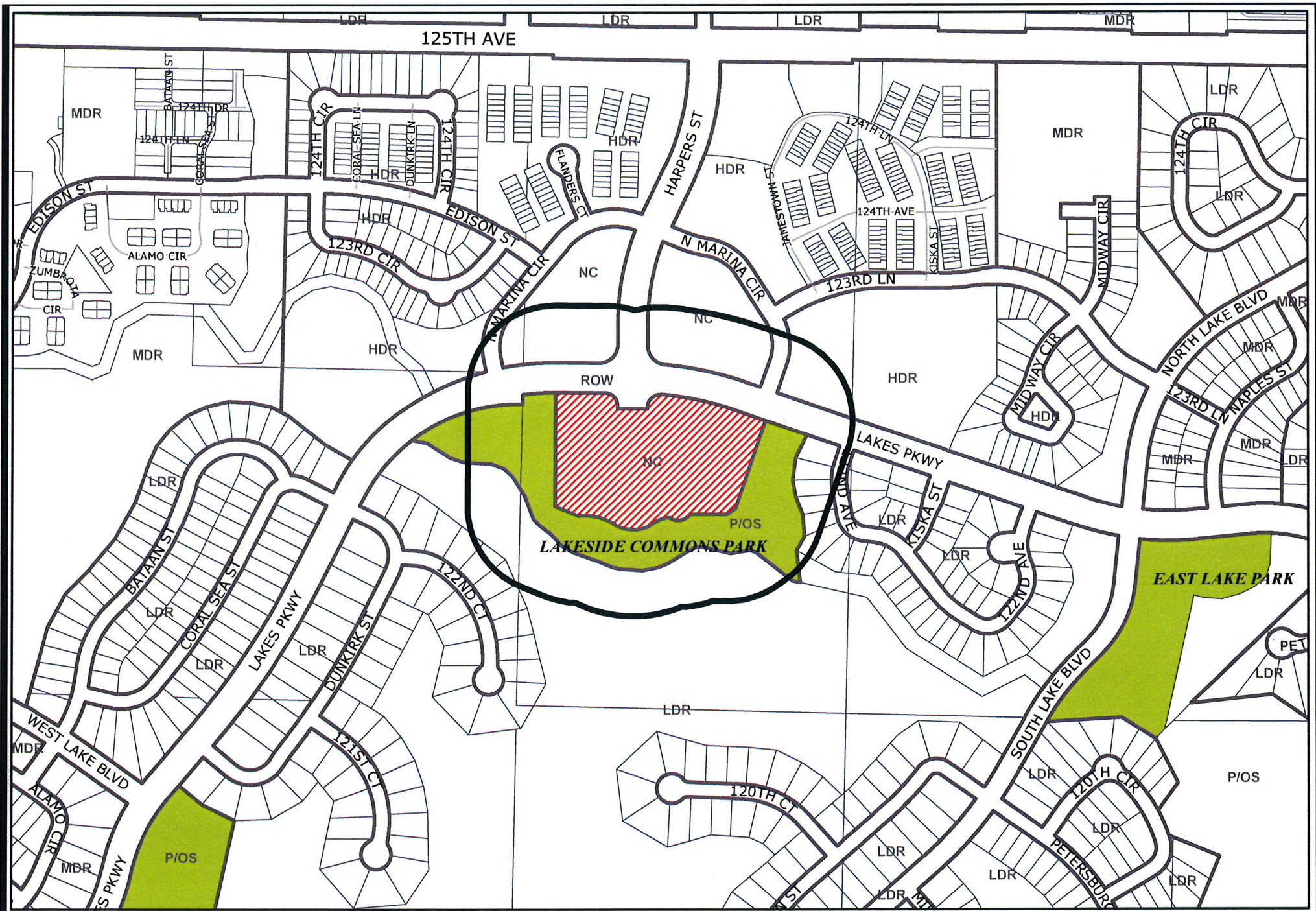


Case File No. 13-0065

Lakes of Radisson 58th Addition - Hans Hagen Homes

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





Case File No. 13-0065 - Land Use Map

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



PROPERTY DESCRIPTION:

Outlot A, THE LAKES OF RADISSON FORTY-FIRST ADDITION
 Vacated right of way of Lakes Parkway N.E. as formerly dedicated on the plot of THE LAKES OF RADISSON TWENTIETH ADDITION, Anoka County, Minnesota described as follows:

Commencing at the Northeast corner of Outlot DD, THE LAKES OF RADISSON TWENTIETH ADDITION; thence North 71 degrees 09 minutes 48 seconds West, assumed bearing, along the North line of said Outlot DD a distance of 480.80 feet; thence continuing along said North line and being a tangential curve, concave to the southwest a distance of 306.39 feet, said curve having a radius of 1288.30 feet and a central angle of 13 degrees 31 minutes 17 seconds to the point of beginning; thence southwesterly continuing along said North line and being a compound curve concave to the southeast a distance of 82.95 feet, said curve having a radius of 50.00 feet and a central angle of 85 degrees 03 minutes 19 seconds; thence South 00 degrees 15 minutes 36 seconds West tangent to last described curve and continuing along said North line a distance of 7.91 feet; thence continuing along said North line North 89 degrees 44 minutes 24 seconds West a distance of 29.08 feet; thence along a non-tangential curve, concave to the southwest a distance of 104.30 feet, said curve having a chord bearing of North 55 degrees 28 minutes 48 seconds East, a radius of 70.00 feet and a central angle of 85 degrees 22 minutes 26 seconds; thence South 84 degrees 52 minutes 39 seconds East a distance of 8.74 feet to said North line of Outlot DD and the point of beginning.

Together with:

Commencing at the Northeast corner of Outlot DD, THE LAKES OF RADISSON TWENTIETH ADDITION; thence North 71 degrees 09 minutes 48 seconds West, assumed bearing, along the North line of said Outlot DD a distance of 480.80 feet; thence continuing along said North line and being a tangential curve, concave to the southwest a distance of 306.39 feet, said curve having a radius of 1288.30 feet and a central angle of 13 degrees 31 minutes 17 seconds; thence southwesterly continuing along said North line along a compound curve a distance of 82.95 feet, said curve having a radius of 50.00 feet and a central angle of 85 degrees 03 minutes 19 seconds; thence South 00 degrees 15 minutes 36 seconds West tangent to last described curve and continuing along said North line a distance of 7.91 feet; thence North 89 degrees 44 minutes 24 seconds West along said North line a distance of 120.00 feet to the point of beginning; thence North 00 degrees 15 minutes 36 seconds East along said North line a distance of 12.77 feet; thence along said North line along a tangential curve, concave to the southwest a distance of 78.54 feet, said curve having a radius of 50.00 feet and a central angle of 80 degrees 00 minutes 00 seconds; thence South 89 degrees 44 minutes 24 seconds East a distance of 10.00 feet; thence along a tangential curve, concave to the south a distance of 102.71 feet to the intersection with said North line, said curve having a chord bearing of South 51 degrees 28 minutes 27 seconds East, a radius of 70.00 feet and a central angle of 84 degrees 04 minutes 18 seconds; thence North 89 degrees 44 minutes 24 seconds West along said North line a distance of 26.63 feet to the point of beginning.

GENERAL NOTES

1. Fee ownership is vested in Main Street 1000, LLC, a Mn Limited Liability Company
2. Parcel ID Numbers: 10-31-23-13-0028
3. Address of the surveyed premises: Unassigned
4. Bearings shown hereon are based on the recorded plot of "THE LAKES OF RADISSON FORTY-FIRST ADDITION."
5. Benchmark: CFS Control point in center of round-a-bout at Lakes Parkway and Harpers Street. Elevation=900.25 (NGVD29). N=157588.57 E=519250.58 (Anoka County Coordinate Datum)
6. Surveyed premises shown on this survey map is in Flood Zone X according to Flood Insurance Rate Map Community Panel No. 270007 0005 D by the Federal Emergency Management Agency, effective date June 17, 2002 and revised to reflect LOMR dated October 04, 2005. The adjacent ponding areas are designated as Flood Zone AE with flood elevations shown on drawing.
7. Boundary area of the surveyed premises: 371,896± sq. ft. (8,548 acres). UTILITIES shown hereon are observed. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
8. Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.
9. The field survey of this site was completed on November 8th, 2012.
10. Registered Abstractors, Inc., Commitment No. 113-08092, dated 8/23/13, Schedule B2 Survey related Exemptions:
11. Subject to burdens and together with the benefits as described in Master Declaration dated August 21, 2003, filed August 21, 2003 as Doc. No. 442055. These Declarations contain no reversionary or forfeiture clauses. [General covenants only, document not review for this survey]
12. Development Agreement dated May 1, 2003, filed of record May 2, 2003 as Doc. No. 429853 by and between City of Brainerd and Main Street 1000, LLC. Amended by Document No. 471930. [Not a surveyable item]
13. Conditional Use Permit, City Resolution No. 03-74 as evidenced by Doc. No. 1800336, City Resolution No. 05-13 as evidenced by Doc. No. 481578.004. [Setbacks defined by these resolutions, see setback data on survey]

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES CATCH BASIN
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊕ DENOTES GATE VALVE
- ⊗ DENOTES HYDRANT
- DENOTES STORM SEWER APRON
- DENOTES EXISTING WATER
- DENOTES POWER POLE AND OVERHEAD WIRES

- DENOTES EXISTING CONTOURS
- ⊙ DENOTES LIGHT POLE
- ⊕ DENOTES EXISTING SPOT ELEVATION
- ⊗ DENOTES TELEPHONE FEDESTAL
- ⊕ DENOTES ELECTRICAL TRANSFORMER
- ⊗ DENOTES UTILITY BOX
- DENOTES EXISTING CONCRETE SURFACE
- DENOTES EXISTING BITUMINOUS SURFACE
- DENOTES BUILDING SETBACK LINE
- DENOTES PROPOSED D & U EASEMENT

BUILDING SETBACKS:

FRONT: 16' building; 18' garage door
 SIDE: 4' home with 8 feet between units
 CORNER SIDEYARD: 20 feet
 REAR YARD: 17.5'
 HEIGHT: 35'

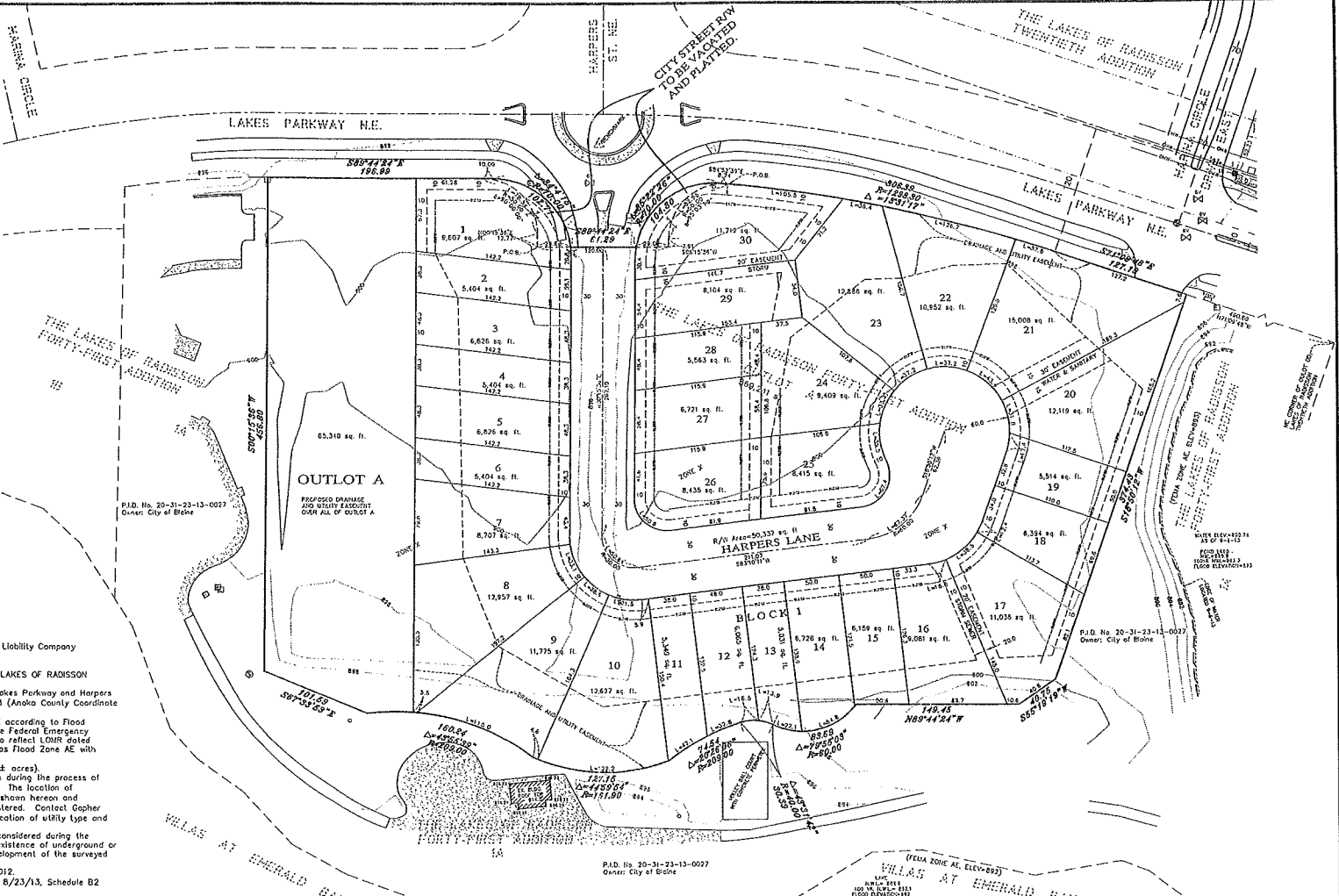
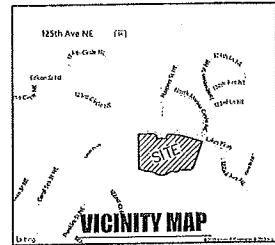
LOW FLOOR ELEVATION

Low Floor elevation = 697.0



SITE DATA:

RIGHT-OF-WAY AREA = 80,337sf (1.16± acres)
 OUTLOT A = 65,340sf (1.5± acres)
 SINGLE FAMILY LOTS = 256,219sf (5.87± acres)
 TOTAL PLAT AREA = 371,896sf (8.54± acres)
 CURRENT & PROPOSED ZONING = DEVELOPMENT FLEX
 PROPOSED SINGLE FAMILY LOTS = 30
 PROPOSED DENSITY = 30 Lots / 6.971 Ac. = 4.3

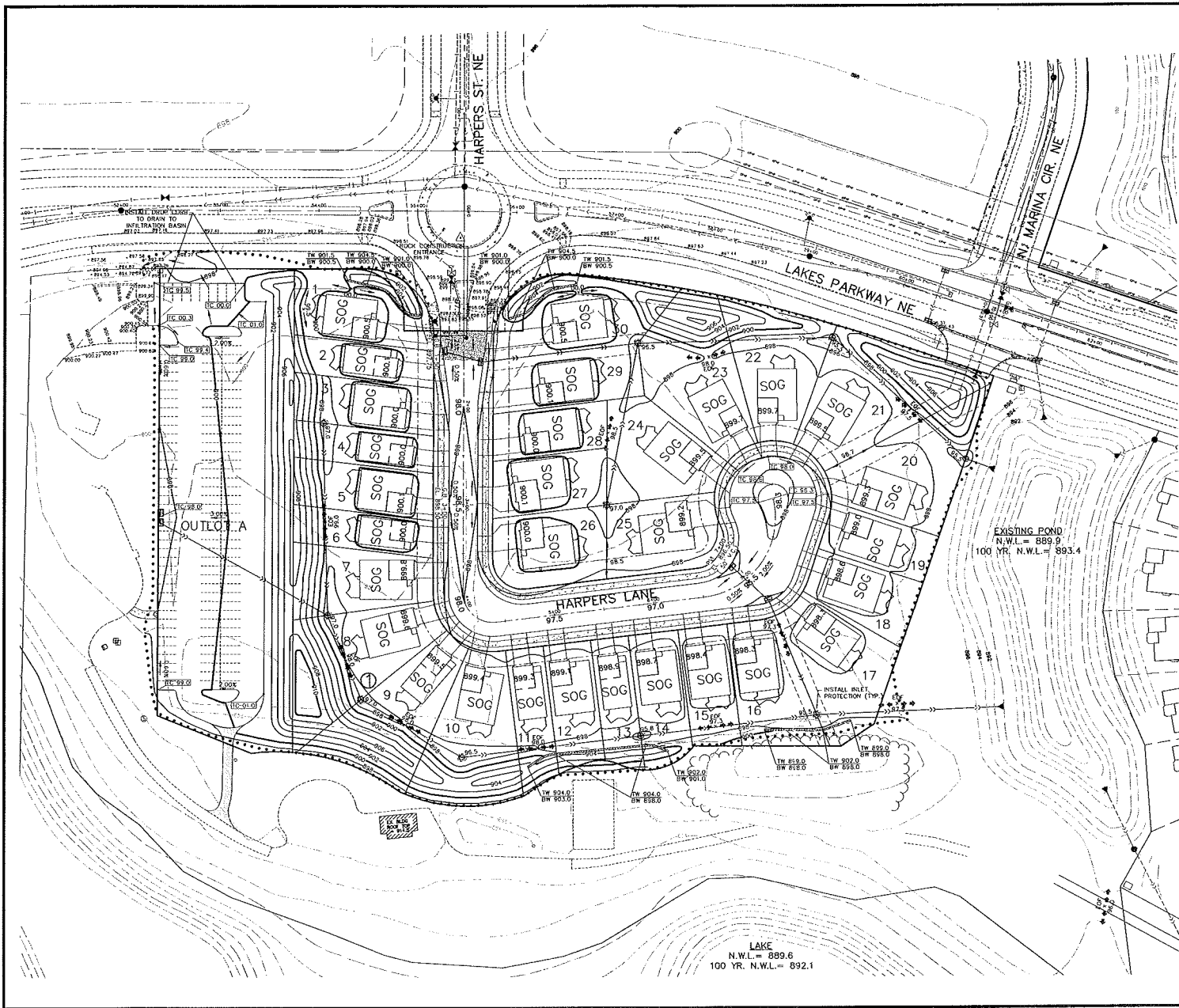


E. G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive S.W. Suite 110
 Littleton, CO 80120
 Tel: (303) 341-5200 Fax: (303) 341-8701
 www.egrud.com

PRELIMINARY PLAT OF:
THE LAKES OF RADISSON
58TH ADDITION
 -for- HANS HAGEN HOMES

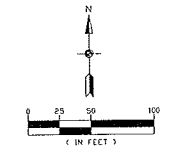
DATE	BY	FOR	AS SHOWN	DATE	BY
11/7/12	DW	AS SHOWN	DATE	11/7/12	BY
11/7/12	DW	AS SHOWN	DATE	11/7/12	BY
11/7/12	DW	AS SHOWN	DATE	11/7/12	BY

I hereby certify that this survey, plan or map was prepared by me or under my direct supervision and that I am a duly Registered and Licensed Surveyor under the laws of the State of Minnesota.
Daniel W. Obermiller
 License No. 25341
 Date: 11/7/12



GRADING PLAN LEGEND

EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
CURB	---
BITUMINOUS TRAIL	---
CONCRETE SIDEWALK	---
10' CONTOUR	---
5' CONTOUR	---
STORM SEWER	---
SANITARY SEWER	---
WATER MAIN	---
OVERHEAD LINE	---
WETLAND	---
TREE LINE	---
SPOT ELEVATION	00.0
CURB ELEVATIONS ARE TO OUTER LINE	00.0
SILT FENCE	---
INLET PROTECTION	---
INFILTRATION AREA	---
RETAINING WALL	---
EMERGENCY OVERTURN	---



BENCHMARKS

- TOP NUT OF HYDRANT ON NORTH SIDE OF LAKES PARKWAY, APPROXIMATELY 250' EAST OF N. MARINA CR. NE. ELEVATION: 892.50
- TOP NUT OF HYDRANT ON NORTH SIDE OF LAKES PARKWAY, APPROXIMATELY 400' WEST OF N. LAKES BLVD. ELEVATION: 890.98

CALL BEFORE YOU DIG

811

Know what's below.
Call before you dig.

The subsurface utility information shown on this plan is utility quality level D. This quality level was determined according to the guidelines of C/ASCE 36-02, entitled "Standard Guidelines for the Detection and Depiction of Existing Subsurface Utility Data."

**Carlson
McCain**

ENVIRONMENTAL-ENGINEERING-SURVEYING
248 Apollo Dr. Suite 100, Lino Lakes, MN 55014
Phone: 763-489-7900 Fax: 763-489-7959

**GRADING, DEVELOPMENT
& EROSION CONTROL PLAN**

**THE LAKES OF RADISSON
58TH ADDITION**
Blaine, Minnesota

HANS HAGEN HOMES
941 NE Hillwind Road, Suite 300
Fridley, MN 55432

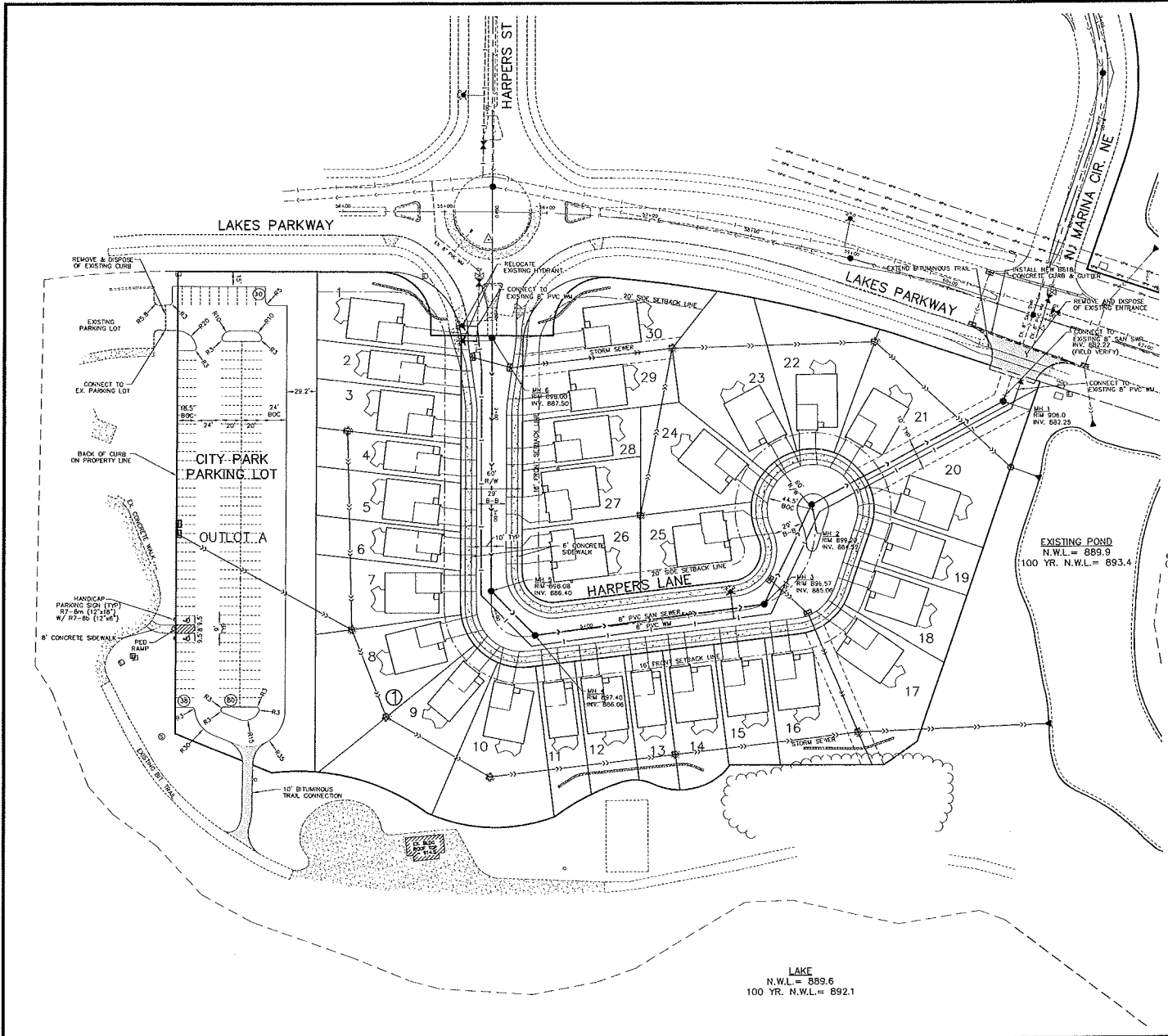
REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

DESIGN BY: JKL
DIST. BY: BJK
ISSUE DATE: 11/13/13

I hereby certify that this plan, specification or report 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.

Name: Brian J. Kystofski, P.E.
Signature: *Brian J. Kystofski*
Date: 11/13/13 License #: 25563

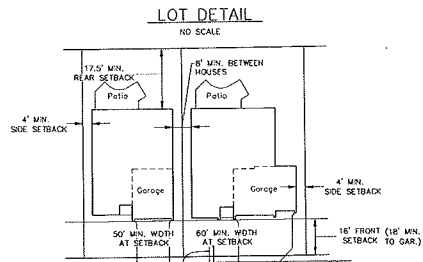


SITE PLAN LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
CURB	=====	=====
BITUMINOUS TRAIL	-----	-----
CONCRETE SIDEWALK	-----	-----
STORM SEWER	-----	-----
SANITARY SEWER	-----	-----
WATER MAIN	-----	-----
OVERHEAD LINE	-----	-----
RETAINING WALL	-----	-----

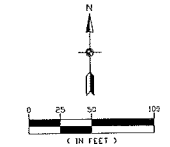
PARKING SUMMARY

STANDARD STALLS	126
HANDICAP STALLS	2
TOTAL STALLS	128



TYPICAL SERVICES FOR EACH UNIT:

- 1" COPPER TYPE K (OR 1" HDPE)
- 4" PVC SCHEDULE 40 CURB STOP 5' BEYOND R/W LINE (UNLESS OTHERWISE NOTED)



BENCHMARKS

- TOP NUT OF HYDRANT ON NORTH SIDE OF LAKES PARKWAY, APPROXIMATELY 200' EAST OF N. MARINA CIR, NE. ELEVATION: 899.50
- TOP NUT OF HYDRANT ON NORTH SIDE OF LAKES PARKWAY, APPROXIMATELY 400' WEST OF N. LAKES BLVD. ELEVATION: 896.90



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

The 811-service utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of G/LANCE 38-02, entitled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data."

LAKE
N.W.L. = 889.6
100 YR. N.W.L. = 892.1

Carlson McCain
ENVIRONMENTAL-ENGINEERING-SURVEYING
248 Apollo Dr. Suite 100, Lino Lakes, MN 55014
Phone: 763-489-7900 Fax: 763-489-7959

PRELIMINARY SITE & UTILITY PLAN
THE LAKES OF RADISSON 58TH ADDITION
Blaine, Minnesota

HANS HAGEN HOMES
941 NE Hillview Road, Suite 300
Friday, MN 55432

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DESIGN BY: JKH
DESIGNED BY: JKH
ISSUE DATE: 11/13/13

I hereby certify that this plan, specification or report 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.

Name: Brian J. Krystofek, P.E.
Signature: *[Signature]*
Date: 11/13/13 License #: 25063

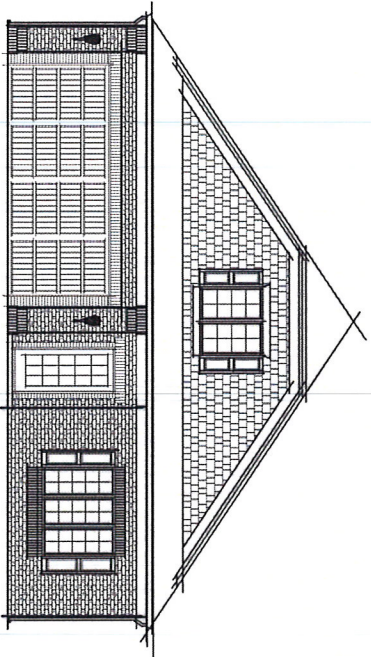


Elmwood IV

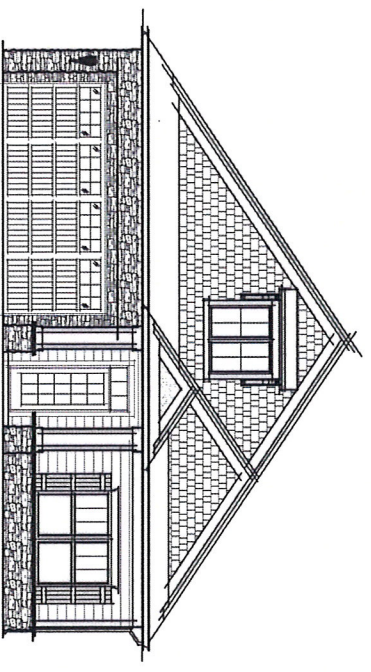
400 Series



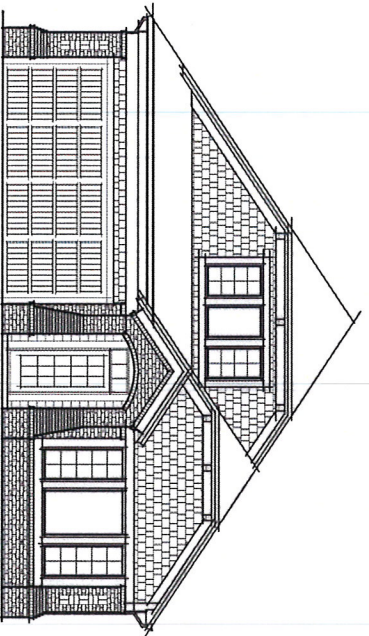
ELEVATION "A"



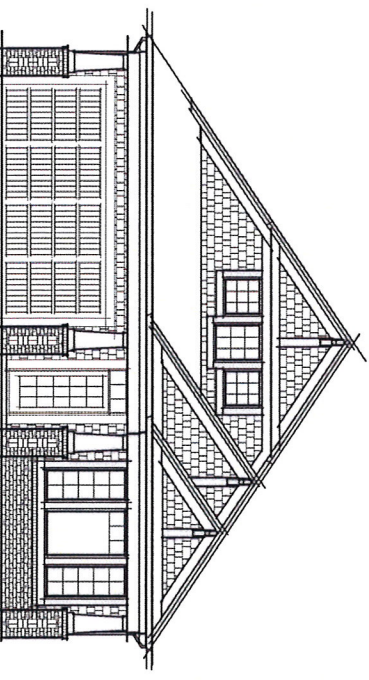
ELEVATION "B"



ELEVATION "C"



ELEVATION "E"



ELEVATION "F"





Elmwood V

400 Series



ELEVATION "A"





Brignton II

400 Series



ELEVATION "A"



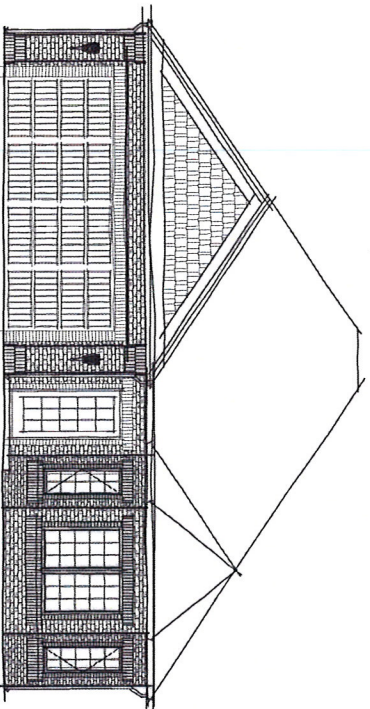


Elmwood II

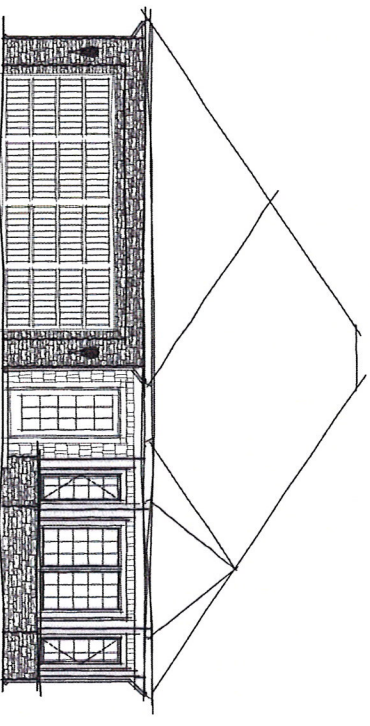
400 Series



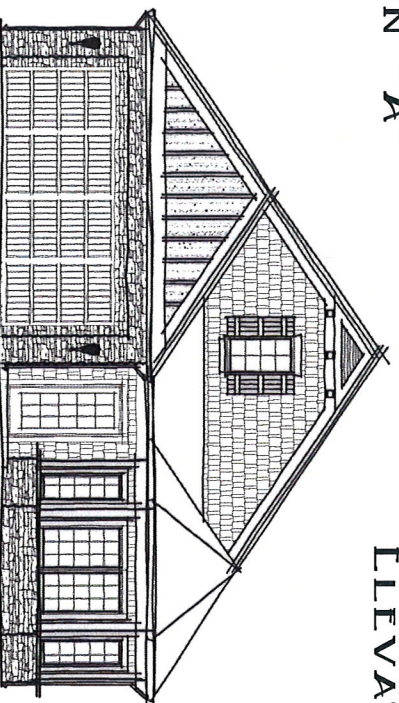
ELEVATION "L"



ELEVATION "A"



ELEVATION "B"



ELEVATION "C"





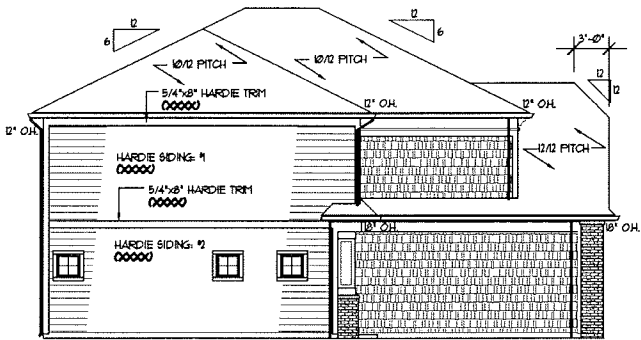
Dellwood II

300 Series



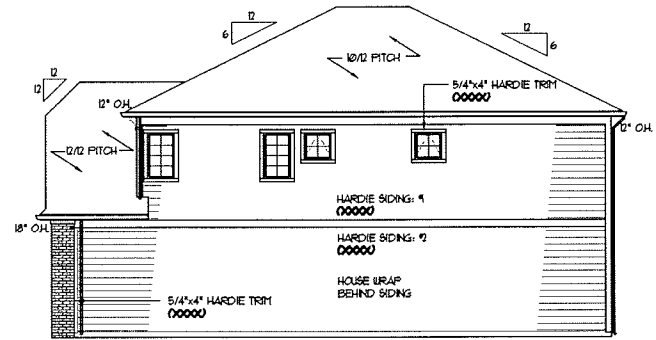
ELEVATION "A"



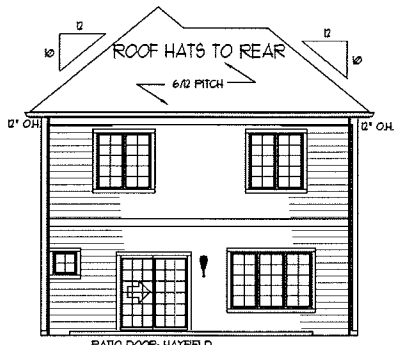


SIDE ELEVATION
SCALE: 1/8"=1'-0" (18"x24")

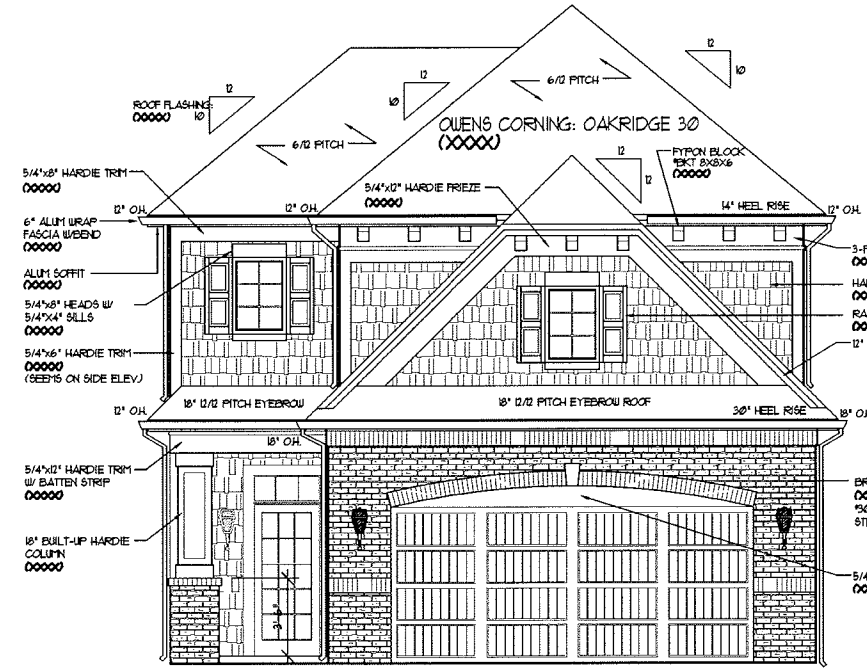
NOTE: HOME OWNER / LANDSCAPER-
TO PREVENT MOISTURE PROBLEMS, FINAL GRADE SHOULD BE HELD 6" BELOW THE TOP OF THE FOUNDATION. THE FINAL GRADE SHOULD NOT BE PUSHED UP MORE THAN 2" ABOVE THE BOTTOM OF THE FIRST COURSE OF BRICK.
HHH REQUIRES A TAPERED DRIVEWAY ON ALL 3RD STALL GARAGES, DRIVEWAY TO BE CUT BACK TO 20' AT THE CURB LINE.



SIDE ELEVATION
SCALE: 1/8"=1'-0" (18"x24")



REAR ELEVATION
SCALE: 1/8"=1'-0" (18"x24")



FRONT ELEVATION
SCALE: 1/4"=1'-0" (18"x24")

- COLOR SELECTIONS:**
- FRONT DOOR: XXX
 - DOOR FRAME (CLAD): 00000
 - GARAGE DOOR: GOALV 16'xT
 - TRIM AND STOP: 00000
 - WINDOWS - HAYFIELD: 00000
 - FLASHING: DRIP CAP
 - GUTTERS & DOWNSPOUTS: 00000

GENERAL NOTES:

- * 6/12 - 10/12 - 12/12 ROOF PITCH W/O.H. AS NOTED
- * XX-XX-XX
- * 1"4" HEEL RISE @ THE HOUSE 10/12
- * 30" HEEL RISE @ THE GARAGE 12/12
- * CAULK & FLASH ALL EXTERIOR OPENINGS
- * ROOF HATS TO THE REAR

LAST REVISED
P.C. CHANGES
DEC. CHANGES
FIN. AL PAPER
FINAL REDLINES
XX-XX-XX

BUYER: DELLWOOD II "D" JOB#: XXX
DRAWN BY: XX
DATE: XX/XX/XX
LOT: XX
BLOCK: XX
ADDITION: XXX

