

Case File No. 12-0021





GENERAL NOTES

1. For a complete list of notes, see the "Notes" tab of the "Notes" file.
2. Address shown herein are based on the recorded plat of "THE LAKES OF RADISSON FORTY-THIRD ADDITION".
3. Bearings shown herein are based on the recorded plat of "THE LAKES OF RADISSON FORTY-THIRD ADDITION".
4. Elevation shown herein are based on the recorded plat of "THE LAKES OF RADISSON FORTY-THIRD ADDITION".
5. Surveyed premises shown on this survey map is in Flood Zone X (Area of minimal flooding), according to Flood Insurance Rate Map Community Panel No. 77007 0003 D by the Federal Emergency Management Agency, effective date 08/14/03. The area of minimal flooding is shown by a dashed line.
6. Boundary area of the surveyed premises: 405,814 sq. ft. (9.324 acres).
7. The location of underground utilities and/or structures may vary from locations shown herein and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call before any excavation.
8. Subsurface and environmental conditions were not examined and are shown as they exist.
9. Statement is made concerning the existence of underground or overhead containers or facilities that may affect the use of the premises.
10. Registered Abstractors, Inc. Commitment No. 112-05064 AMENDED. Schedule B2 Survey-related Exemptions:
 10. Subject to burdens and together with the benefits as described in Master Declaration dated August 21, 2003, filed for record on Doc. No. 197407/032.
 11. Development Agreement dated May 1, 2003, filed of record May 2, 2003 as Doc. No. 1794906 by and between City of St. Paul and Plaintiff.
 12. Subj. to the easement in favor of the City of St. Paul, as evidenced by Doc. No. 1800348, City Resolution No. 05-13 as amended by Doc. No. 1972609/009 and City Resolution No. 05-12 as amended by Doc. No. 1974057/032.
 13. [Subj. to easement in favor of the City of St. Paul, as evidenced by Doc. No. 2015468/003 by and between City of St. Paul and Plaintiff.
 14. [Subj. to easement in favor of the City of St. Paul, as evidenced by Doc. No. 2015468/003 by and between City of St. Paul and Plaintiff.
 15. Subject to easement to United Power Association as evidenced by Doc. No. 1794895. [Easement is shown on the survey.]

LEGEND

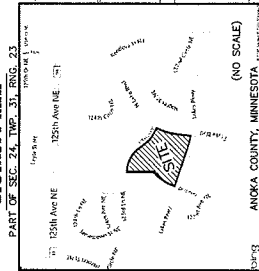
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES CATCH BASIN
- DENOTES GUY WIRE
- DENOTES GATE VALVE
- DENOTES HYDRANT
- DENOTES STORM SEWER AFFRON
- DENOTES RETAINING WALL
- DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING CONTIGUOUS
- DENOTES LIGHT PALE
- DENOTES TELEPHONE PERESTRAL
- DENOTES ELECTRICAL TRANSFORMER
- DENOTES UTILITY BOX
- DENOTES EXISTING BONDING SURFACE
- DENOTES EXISTING BUILDINGS SURFACE
- DENOTES PROPOSED D & U EASEMENT
- DENOTES UP A EASEMENT
- DENOTES FEMA FLOOD ZONE AE

BUILDING SETBACKS:

(Building setbacks as defined by Doc. No. 197407/032)

- FRONT: 15' building, 18' garage door
- REAR: 10' building, 10' between units
- CORNER SETBACK: 20' lot
- REAR YARD: 7.5'
- HEIGHT: 35'

VICINITY MAP



SITE DATA:

RIGHT-OF-WAY AREA = 58,826 sq ft (1.342 acres)
 SINGLE FAMILY LOTS = 271,955 sq ft (6.248 acres)
 TOTAL PLAT AREA = 405,814 sq ft (9.324 acres)

CURRENT & PROPOSED ZONING = DEVELOPMENT FLEX
 PROPOSED SINGLE FAMILY LOTS = 33
 PROPOSED DENSITY = 33 Lots/8.32 Ac. = 3.5

PROPERTY DESCRIPTION:

Outlet B, THE LAKES OF RADISSON, FORTY-THIRD ADDITION, ANNEA COUNTY, MINNESOTA.
 (Record ID No. 10-31-23-14-0066 - Abstract Property)

L.E. RUD & SONS, INC.
 PROFESSIONAL LAND SURVEYORS
 6776 LAKES DRIVE N.E., SUITE 110
 ANNEA, MN 55014
 Tel: (651) 361-8200 Fax: (651) 361-8701

**PRELIMINARY PLAT OF:
 LAKES OF RADISSON
 FIFTY-SECOND ADDITION**
 -FOR- HANS HAGEN HOMES

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

CHECK BY DATE FOR REVISIONS DATE 4/27/12

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 Land Surveyor under the laws of the State of Minnesota.
Daniel W. Oehmke
 Daniel W. Oehmke
 Date: June 7, 2012 License No. 25341

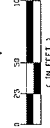
NO.	REVISIONS
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1. I have read this plan and the specifications and report was prepared by me or under my direct supervision and I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Name: **Eric J. Kiska, P.E.**
 Signature: *[Signature]*
 Date: **08/08/12**, License # **20003**

GRADING PLAN LEGEND

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
EASEMENT LINE	EASEMENT LINE
CURB	CURB
STRAINING BRAL	STRAINING BRAL
CONCRETE SOCIALS	CONCRETE SOCIALS
TO CONDUIT	TO CONDUIT
STORM SEWER	STORM SEWER
SANITARY SEWER	SANITARY SEWER
WATER MAIN	WATER MAIN
OVERHEAD	OVERHEAD
UTILITY	UTILITY
TREE LINE	TREE LINE
SPOT ELEVATION	SPOT ELEVATION
(ELEVATION TO CENTERLINE)	(ELEVATION TO CENTERLINE)
ARE TO OUTER EDGE	ARE TO OUTER EDGE
SKY FENCE	SKY FENCE
INLET PROTECTION	INLET PROTECTION
INFILTRATION AREA	INFILTRATION AREA
RETAINING WALL	RETAINING WALL
EMERGENCY OVERTLOW	EMERGENCY OVERTLOW

NOTE
 A POST CONSTRUCTION TEST ON THE INFILTRATION BASINS SHALL BE CONDUCTED TO VERIFY THE PERMEABILITY OF THE SOILS AND MAINTAINING THE DRAINAGE AND THE CONSTRUCTION SHALL BE NOTIFIED PRIOR TO THE TEST TO WITHSTAND THE RESULTS.

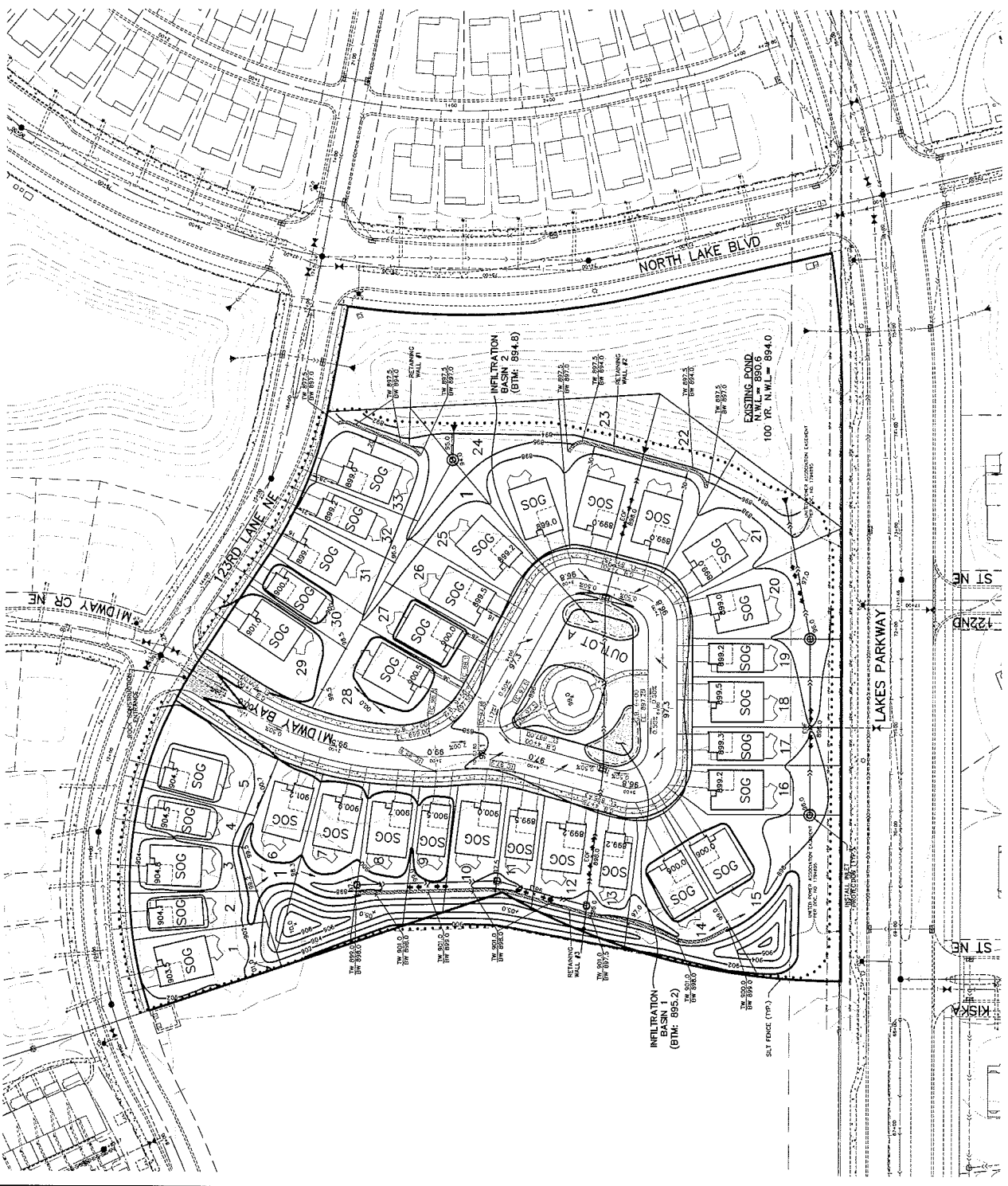


BENCHMARKS
 1. TOP OF CURB OF HYDRAULIC NORTH SIDE OF 52ND ADDITION, APPROXIMATELY 200' EAST OF N. LAKE BLVD. ELEVATION: 899.50
 2. AT JUNC. PARKWAY, APPROXIMATELY 40' WEST OF N. LAKE BLVD. ELEVATION: 900.79

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

CALL BEFORE YOU DIG

The subsurface utility information shown on this plan is utility quality level 2. This quality level was determined according to the Minnesota Rules, Chapter 6200.01, Subpart 1. The user is responsible for the Collection and Location of Existing Subsurface Utility Data.



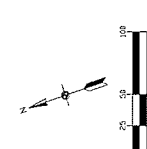
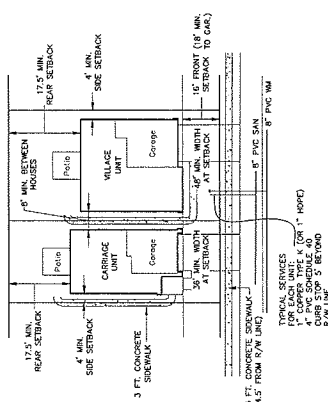
NO.	DATE	REVISIONS
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This plan was prepared by the undersigned as a preliminary site and utility plan for the proposed development of the Lakes of Radisson, a subdivision of land in the City of Blaine, Minnesota. The undersigned is a duly licensed Professional Engineer under the laws of the State of Minnesota.
 Engineer: Brian J. Kopynski, P.E.
 Signature: *Brian J. Kopynski*
 Date: 05/09/12, License # 12002

SITE PLAN LEGEND

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

LOT DETAIL



BENCHMARKS

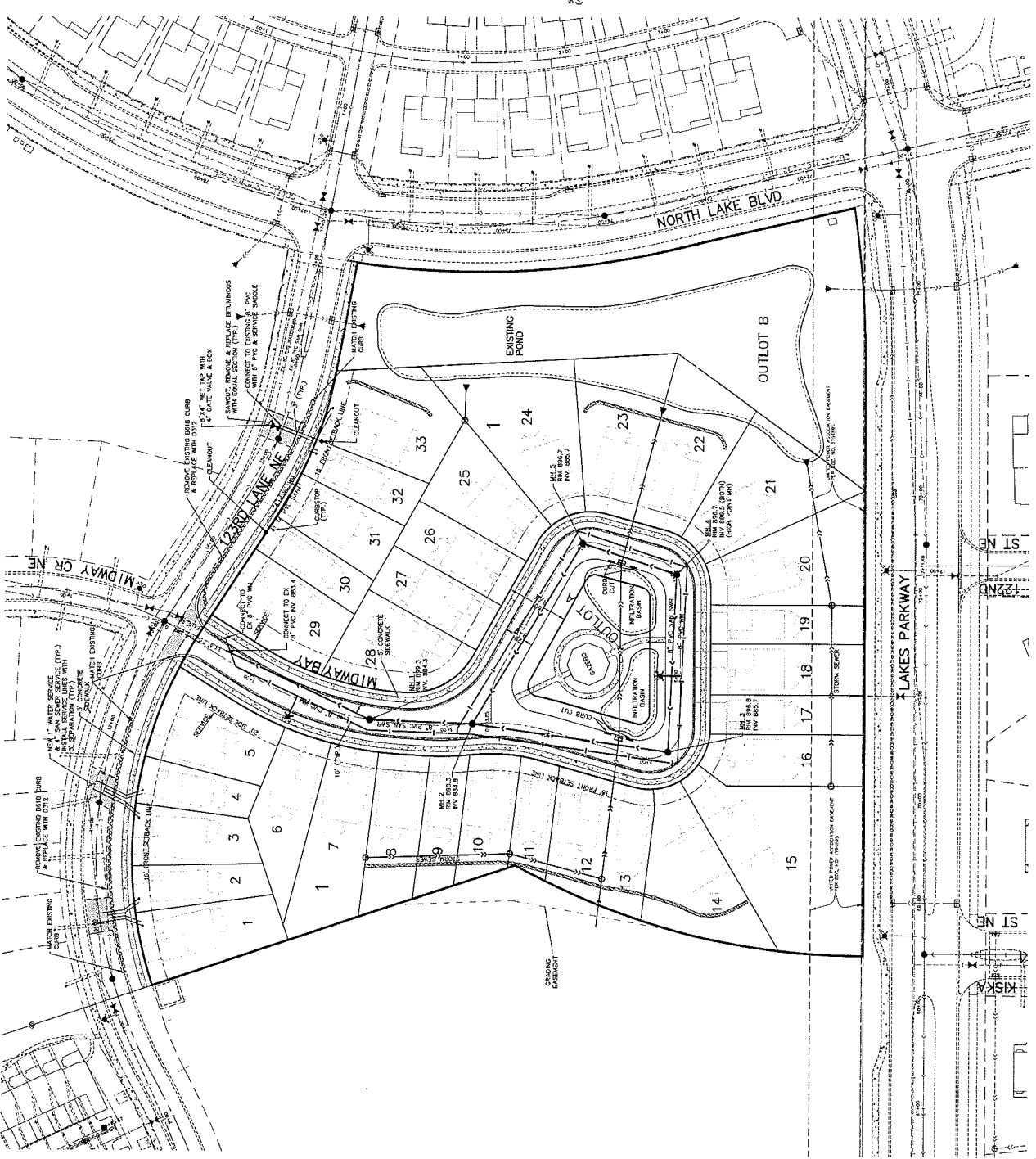
- TOP ANGLE OF INFRANT ON NORTH SIDE 352 EAST OF W. MAIN ON N.E. ELEVATION 899.50
- TOP ANGLE OF INFRANT ON NORTH SIDE OF LAKES PARKWAY APPROXIMATELY ELEVATION 899.50

811

Know what's below.
Call before you dig.

CALL BEFORE YOU DIG

The subsurface utility location information on this plan is only a quality level 0. This quality level was determined according to the American Society of Civil Engineers (ASCE) Standard 38-18 for the Collection and Transmission of Existing Subsurface Utility Data.



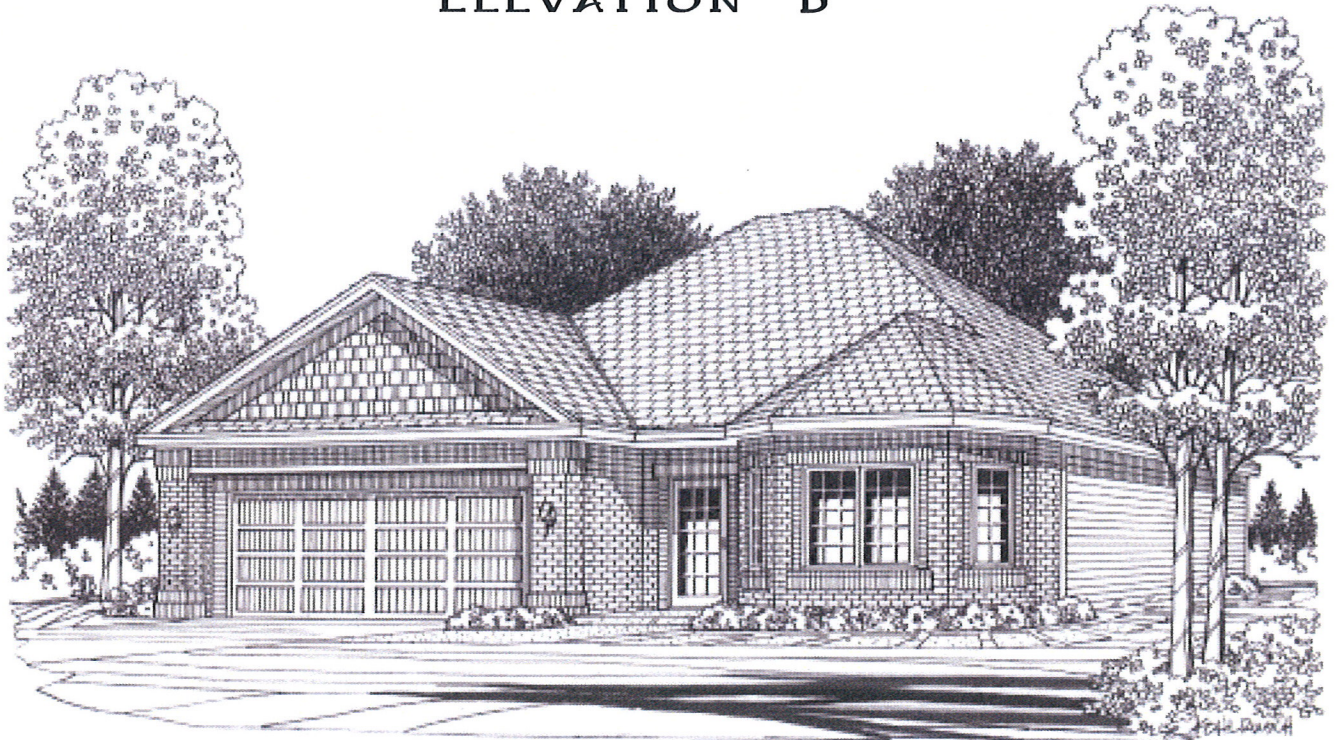


Elmwood II

400 Series



ELEVATION "B"



ELEVATION "A"

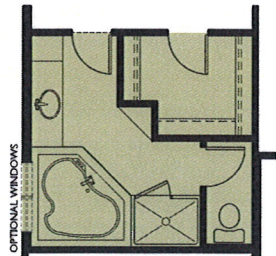




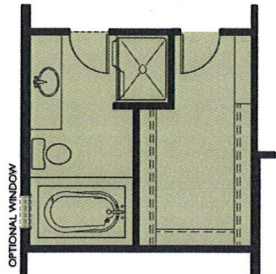
Elmwood II

400 Series

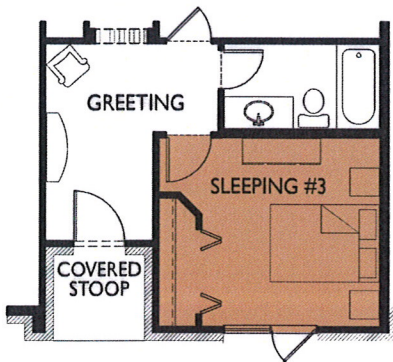
Style: Rambler
 Bedrooms: 2+
 Bathrooms: 2



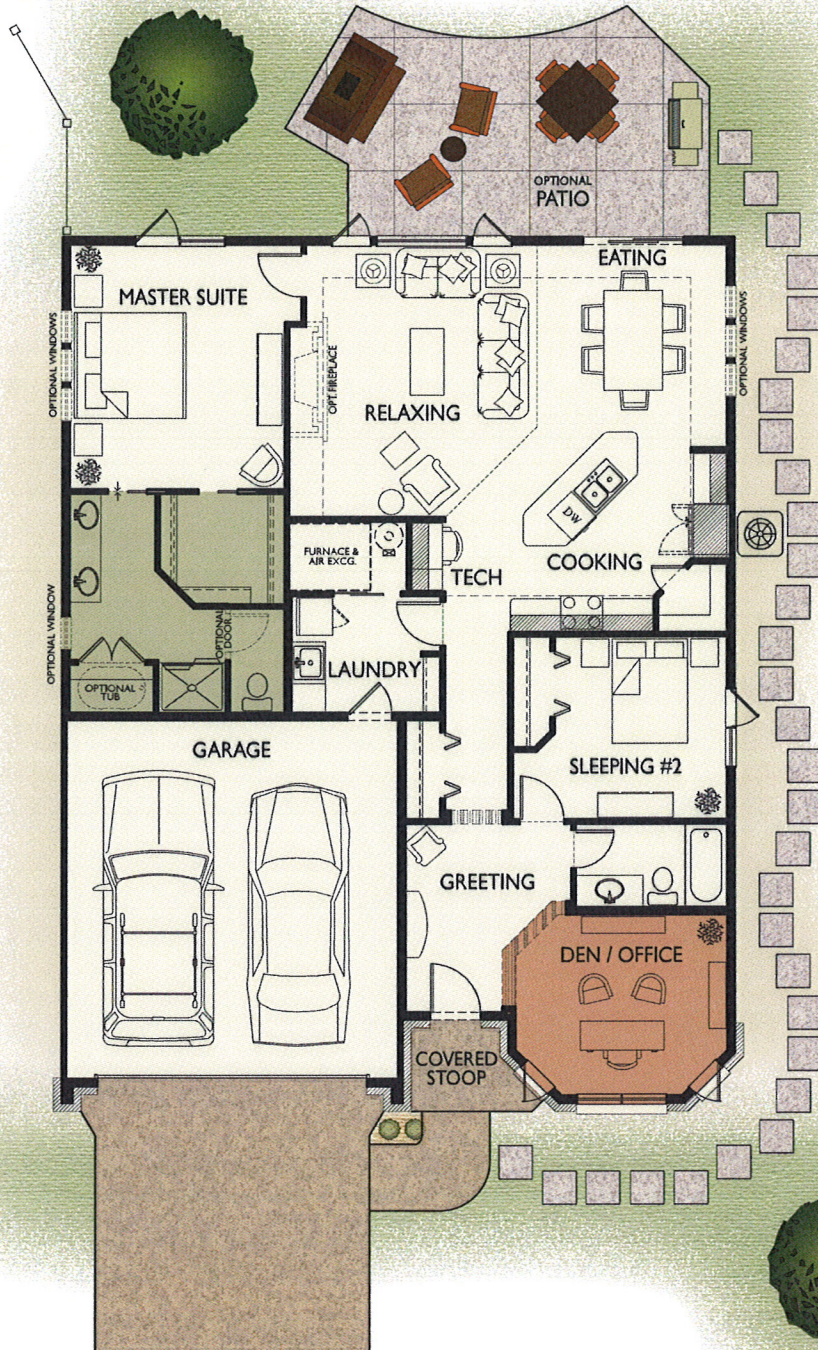
Optional
Deluxe Bath #1



Optional
Deluxe Bath #2



Optional
Sleeping #3



MAIN LEVEL

PLAN OPTIONS





Elmwood IV

400 Series



ELEVATION "A"



ELEVATION "B"

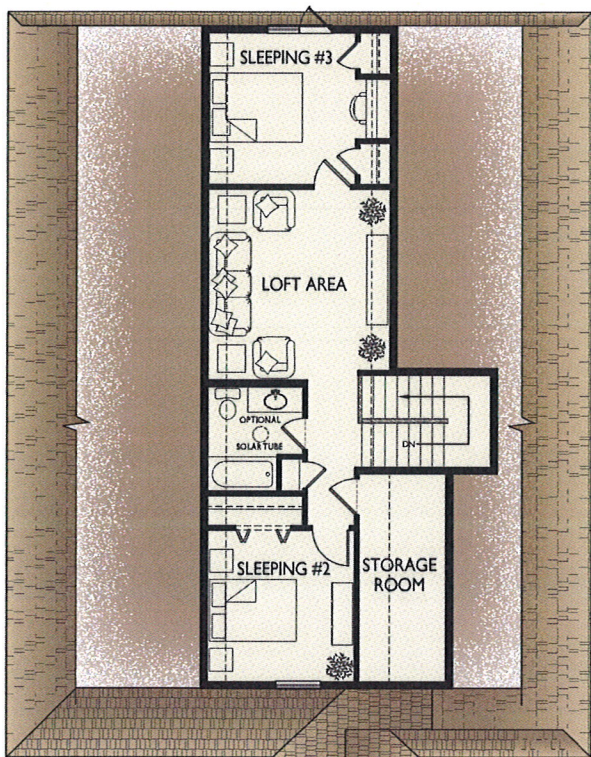




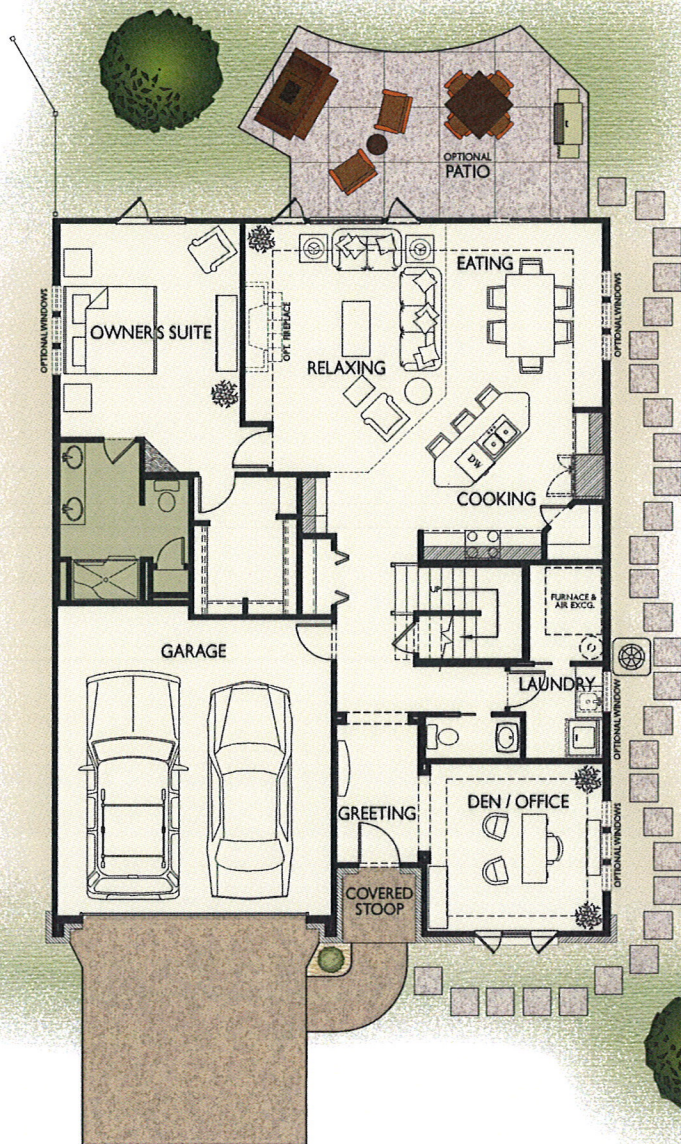
Elmwood IV

400 Series

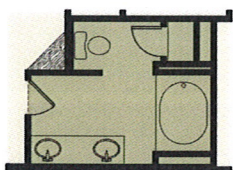
Style: Two-Story
 Bedrooms: 3
 Bathrooms: 2 1/2



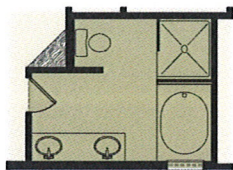
SECOND LEVEL



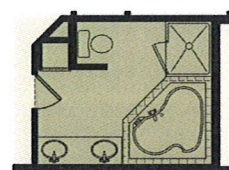
MAIN LEVEL



Optional
Deluxe Master Bath #1



Optional
Deluxe Master Bath #2



Optional
Deluxe Master Bath #3

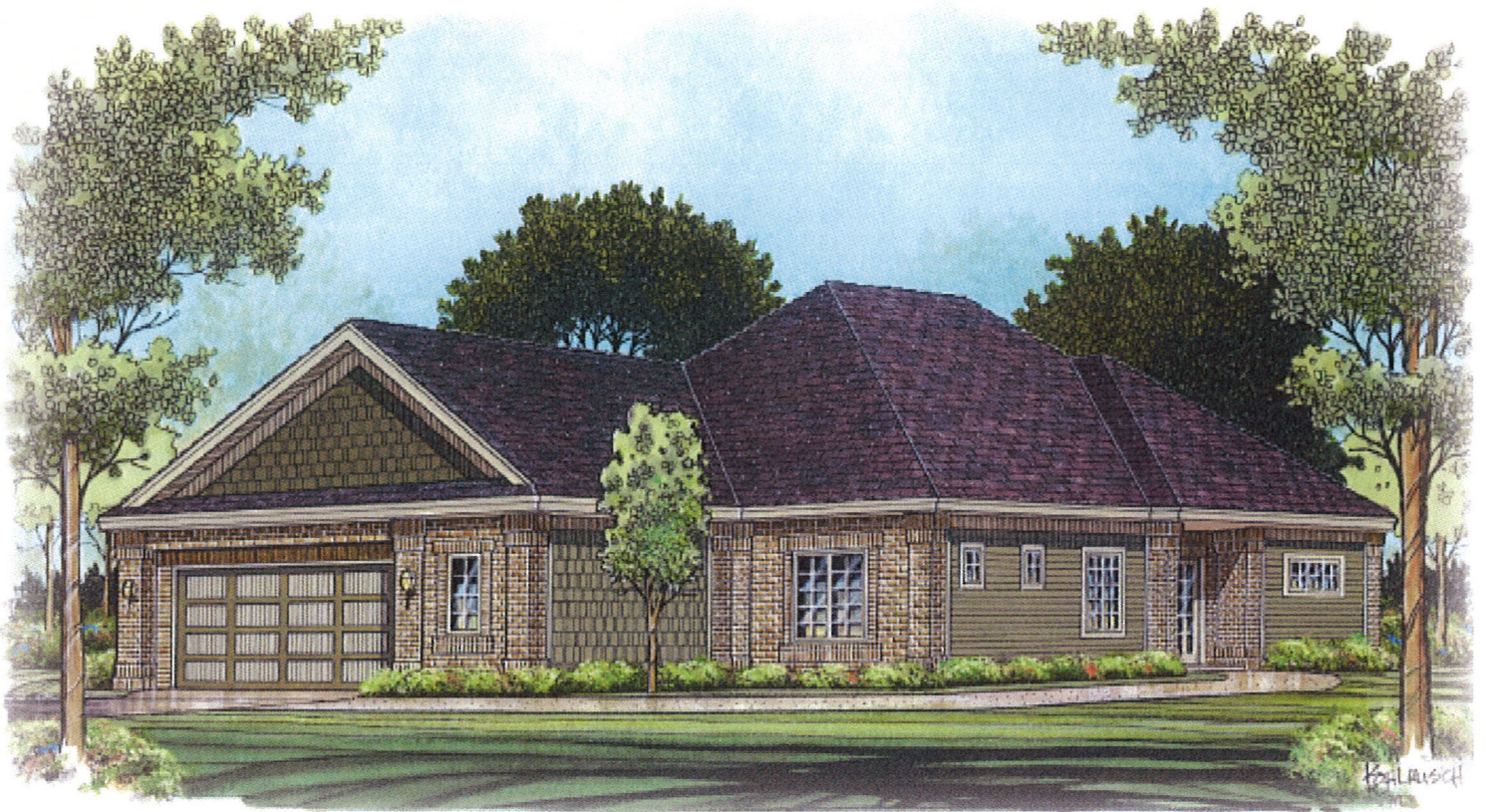
PLAN OPTIONS





Brighton II

400 Series



ELEVATION "A"

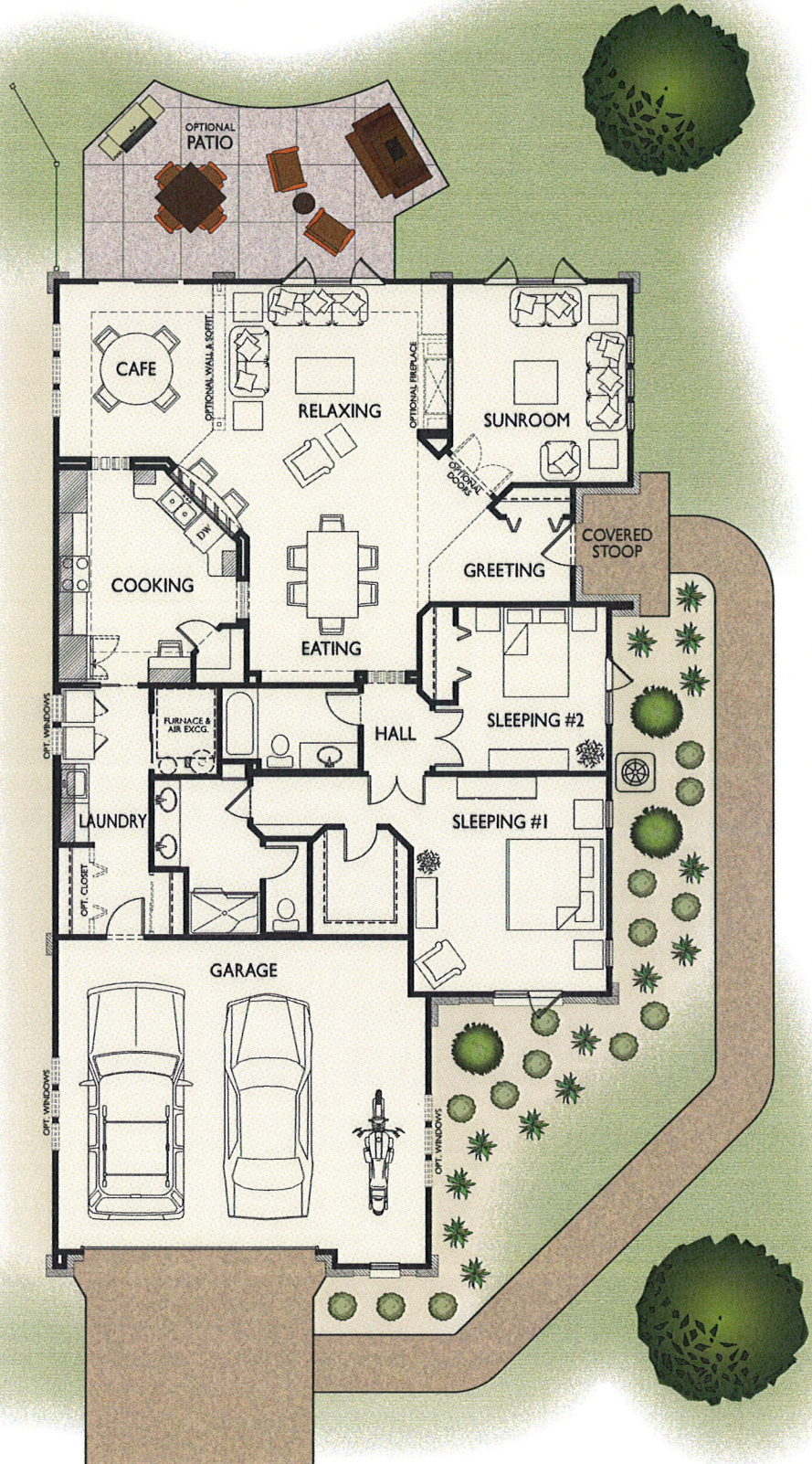




Brighton II

400 Series

Style: Rambler
Bedrooms: 2
Bathrooms: 2



MAIN LEVEL



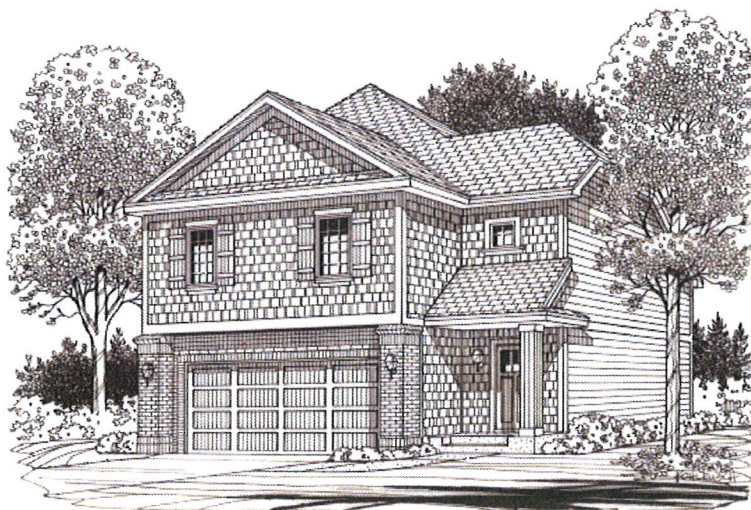


Birchwood II

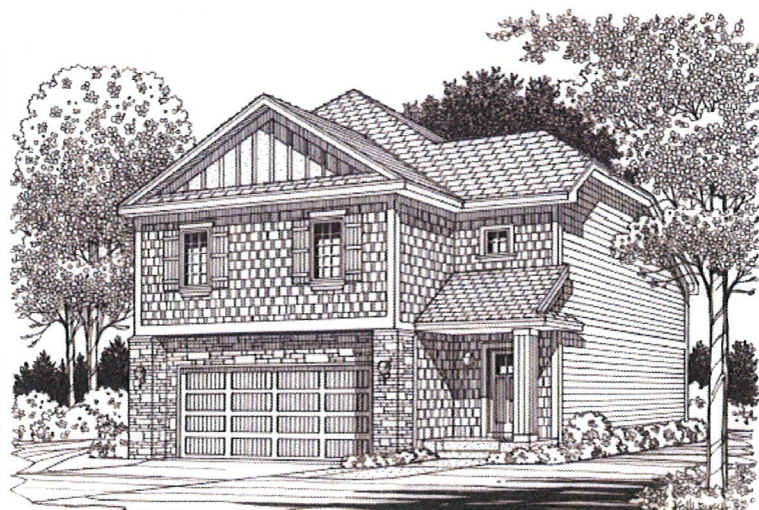
300 Series



ELEVATION "B"



ELEVATION "A"



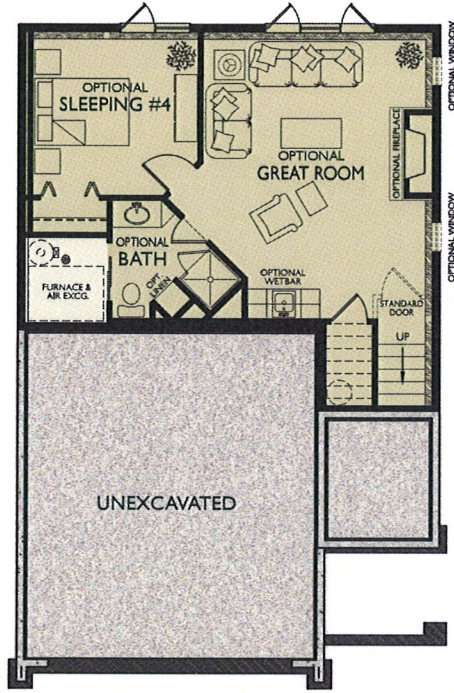
ELEVATION "C"



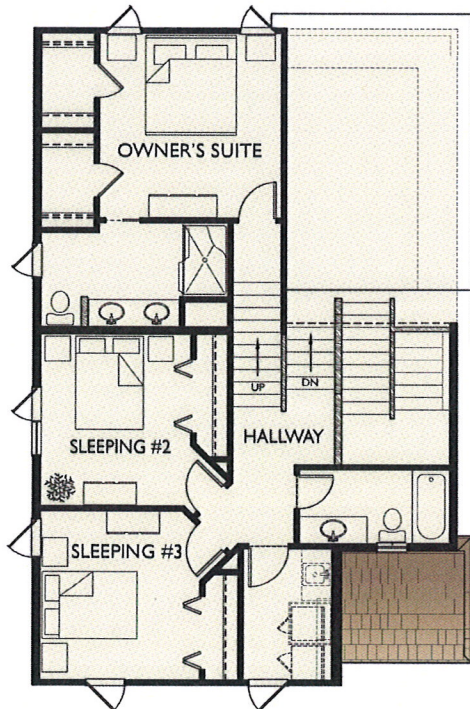


Birchwood II

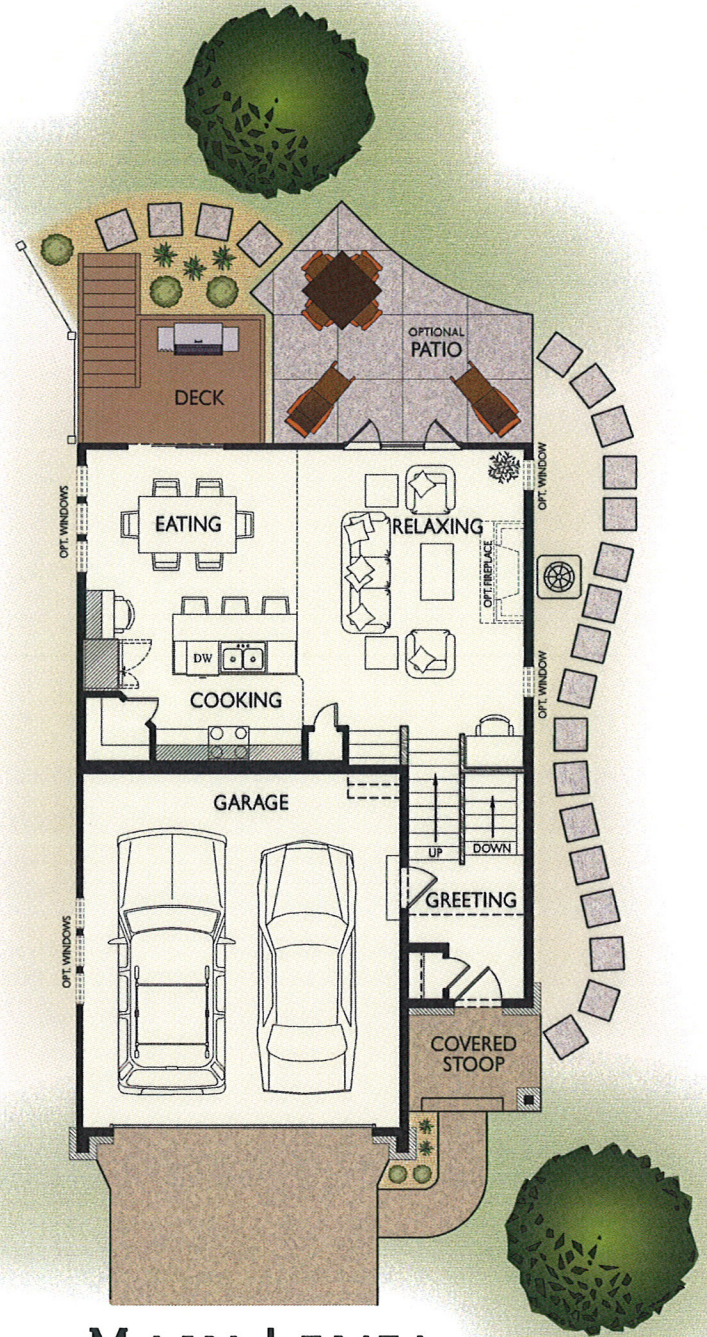
300 Series



LOWER LEVEL



SECOND LEVEL



MAIN LEVEL

Style: Three-Story
 Bedrooms: 3
 Bathrooms: 2



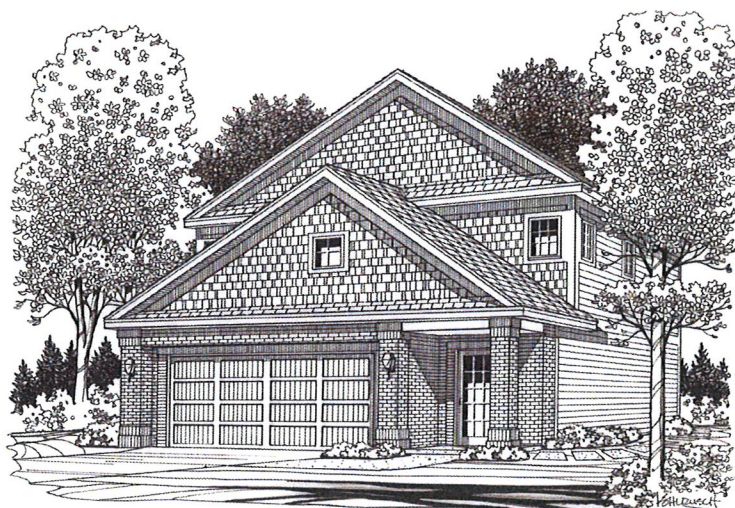


Crestwood

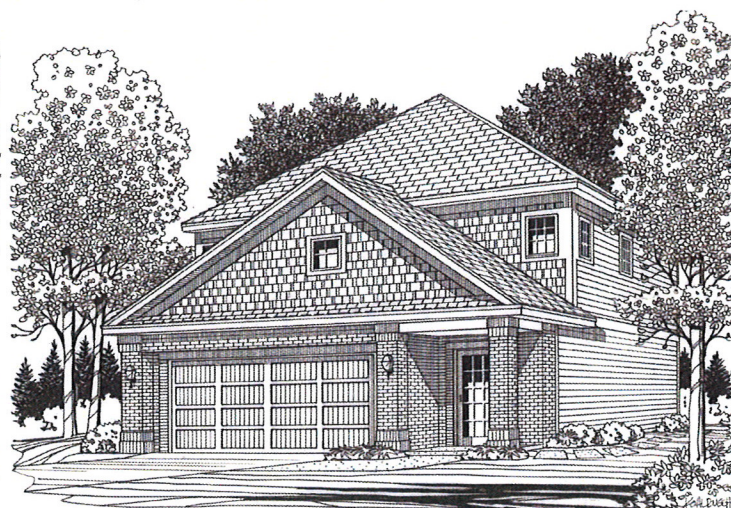
300 Series



ELEVATION "C"



ELEVATION "A"



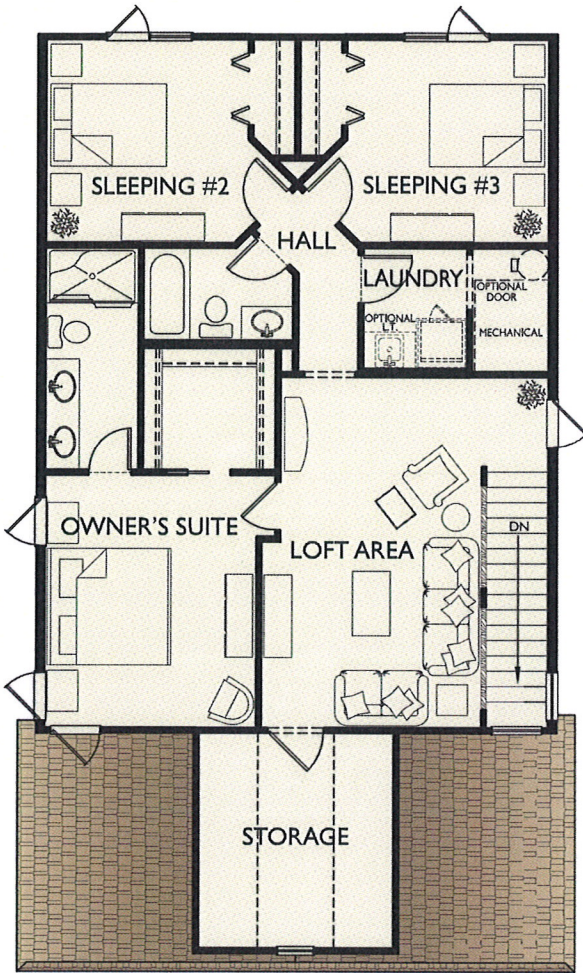
ELEVATION "B"





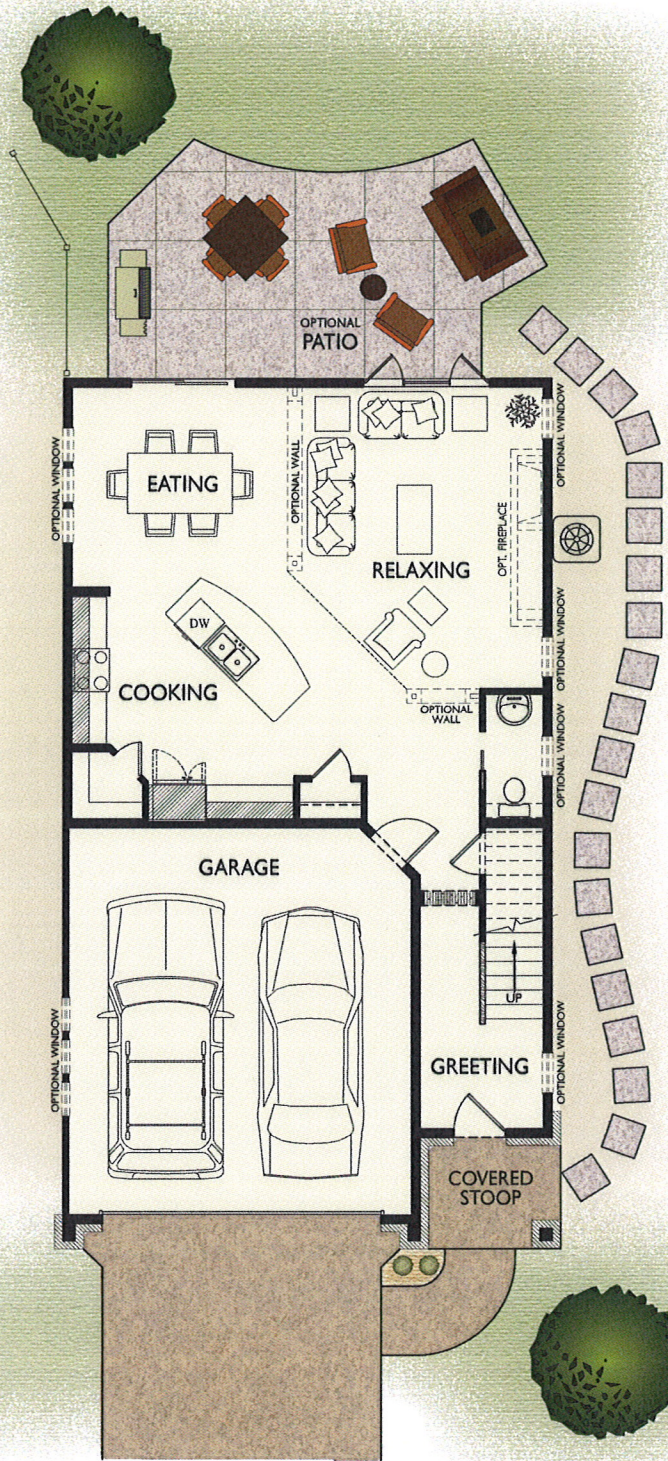
Crestwood

300 Series



SECOND LEVEL

Style: Two-Story
Bedrooms: 3
Bathrooms: 2 1/2



MAIN LEVEL

