

Case File No. 13-0012

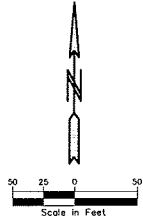


Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180

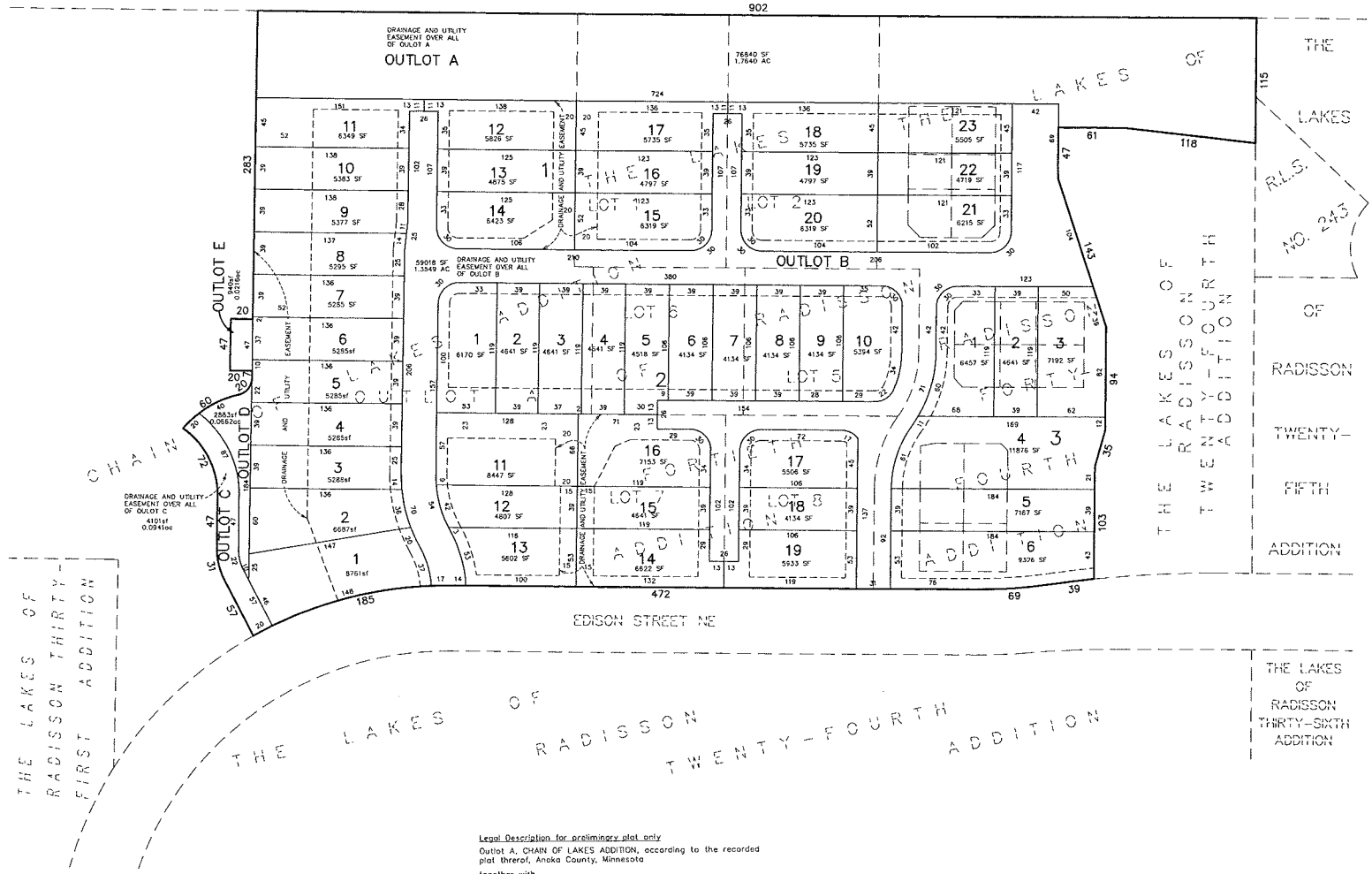


(C.S.A.H. N.O. 14) MAIN STREET
 ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 46

18



TOTAL AREA	9.6733	ACRES
TOTAL LOT AREA	6.3725	ACRES
NUMBER OF LOTS	48	
LARGEST LOT	11,876	SQ. FT.
SMALLEST LOT	4,134	SQ. FT.
AVERAGE LOT	5,783	SQ. FT.
TOTAL OUTLOT AREA	3,3008	ACRES
NUMBER OF OUTLOTS	5	
GROSS DENSITY (EXCLUDES OUTLOTS)	7.5324	LOTS/ACRE
NET DENSITY (EXCLUDES OUTLOTS & R/W)	7.5324	LOTS/ACRE
PROPOSED ZONING	DF	
EXISTING ZONING	DF	
UTILITIES	AVAILABLE	



Legal Description for preliminary plat only
 Outlot A, CHAIN OF LAKES ADDITION, according to the recorded plat thereof, Anoka County, Minnesota together with
 Lots 1, 2, 6, 7 and 8, Block 1, THE LAKES OF RADISSON FORTIETH ADDITION, according to the recorded plat thereof, said Anoka County.
 together with
 Lots 1 through 19 inclusive, Block 1, THE LAKES OF RADISSON FORTY-FOURTH ADDITION, according to the recorded plat thereof, said Anoka County.

BENCHMARKS
 QM AT SOUTHEAST CORNER OF SEC. 9, T. 31, R. 23. ELEV=904.86
 QM AT NORTH QUARTER CORNER OF SEC. 9, T. 31, R. 23. ELEV=903.09

PIONEERengineering
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
 2422 Enterprise Drive Mendota Heights, MN 55120
 (651) 681-1914 Fax: 651-681-9658
 www.pioneereng.com

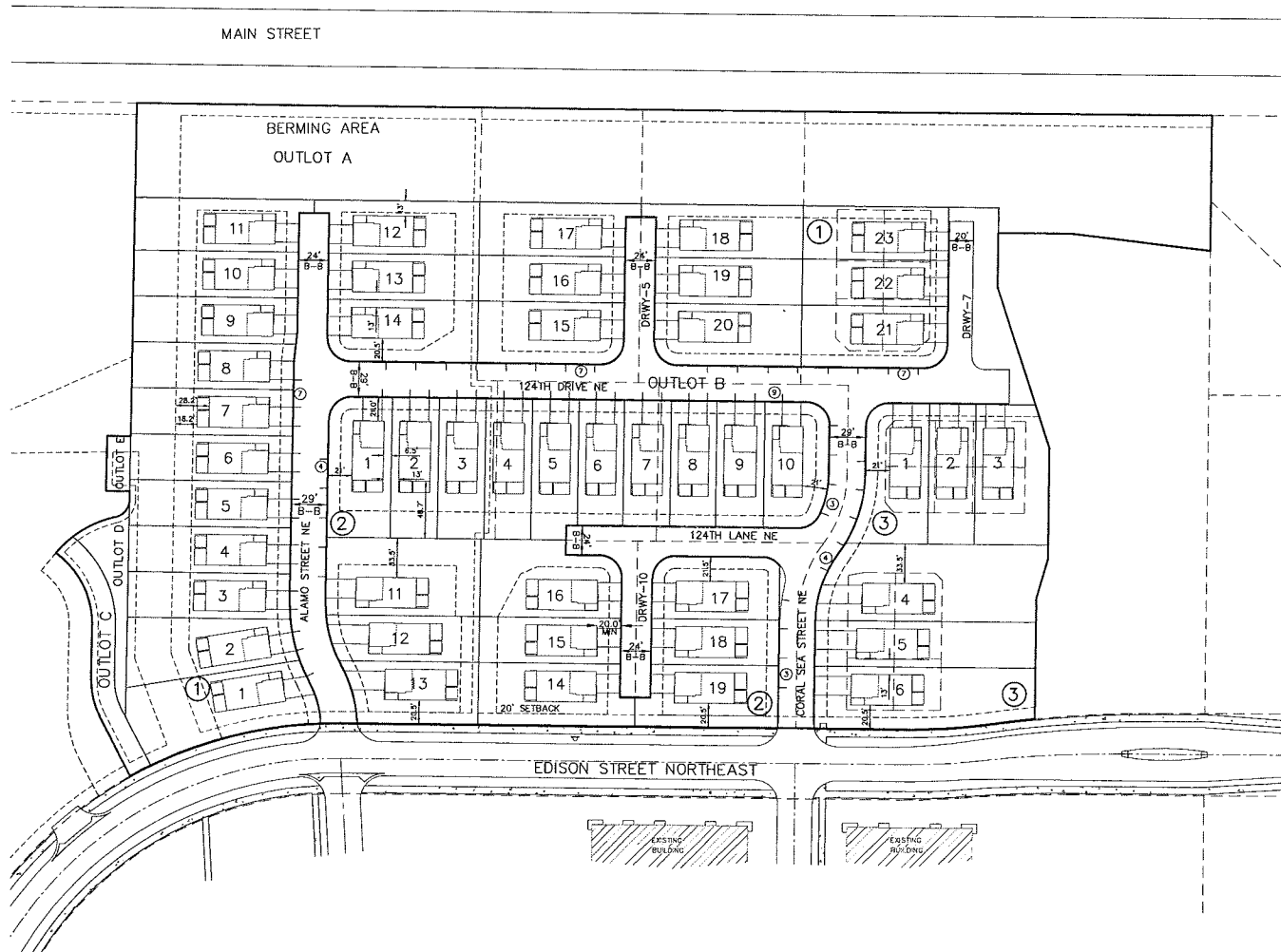
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Name: Mark J. Johnson
 Reg. No: 42290 Date: 2-08-13

Revisions
 Date: 2-08-2013
 Designed: DKC
 Drawn: KTH

PRELIMINARY PLAT

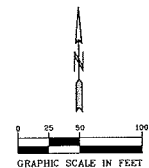
CENTRA HOMES
 11460 ROBINSON DRIVE NORTHWEST COON RAPIDS, MN 55433

THE LAKES OF RADISSON 55TH
 BLAINE, MINNESOTA
 3 OF 8



PARKING SUMMARY

48	UNITS
11	PARALLEL PARKING STALLS ON ALAMO STREET NE
23	PARALLEL PARKING STALLS ON 124TH DRIVE NE
10	PARALLEL PARKING STALLS ON CORAL SEA STREET NE
44	TOTAL STREET PARKING STALLS



BENCHMARKS
 BM AT SOUTHEAST CORNER
 OF SEC. 9, T. 31, R. 23.
 ELEV=904.86
 BM AT NORTH QUARTER CORNER
 OF SEC. 9, T. 31, R. 23.
 ELEV=903.09
00-ENG-11565-00237-111E.dwg

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ENGINEERS LAND SURVEYORS ARCHITECTS
 2422 Enterprise Drive
 Mendota Heights, MN 55120
 (651) 681-1914
 Fax: (651) 681-8688
 www.pioneereng.com

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.
 Reg. No. 12650 Date: 3.4.2013

Name: *Paul J. Miller*
 Title: *Professional Engineer*

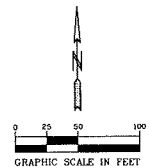
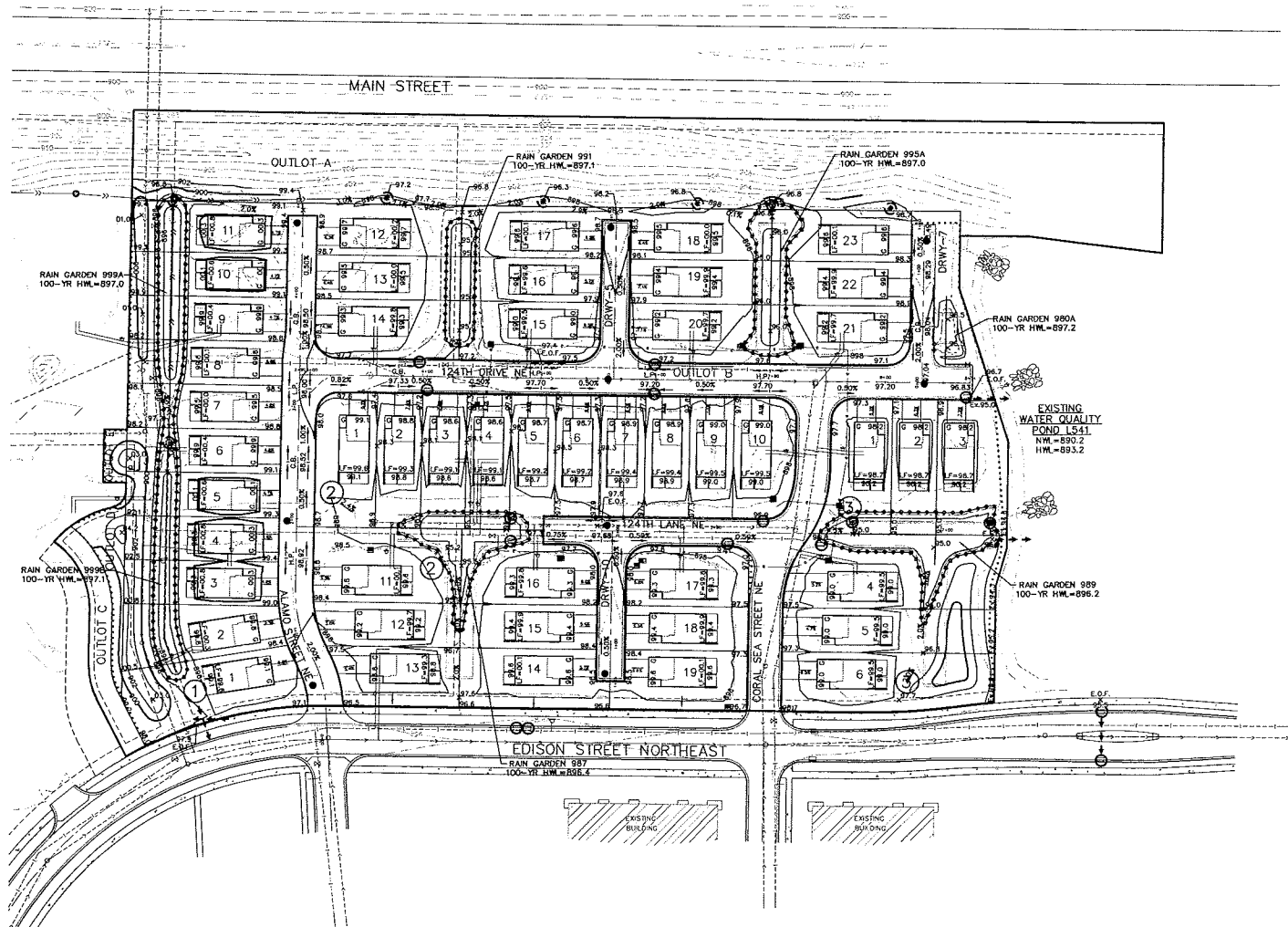
Approved:

Date: 3.4.2013
 Designed: DPC
 Drawn: BNM

PRELIMINARY SITE PLAN

CENTRA HOMES
 11450 ROBINSON DRIVE NORTHWEST
 COON RAPIDS, MN 55431

THE LAKES OF RADISSON 55TH
 BLAINE, MINNESOTA



BENCHMARKS
 C/M AT SOUTHEAST CORNER
 OF SEC. 9, T. 31, R. 23.
 ELEV=904.86
 C/M AT NORTH QUARTER CORNER
 OF SEC. 9, T. 31, R. 23.
 ELEV=903.00
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PIONEERengineering
 DEVELOPMENT LAND PLANNING LAND SURVEYING LANDSCAPE ARCHITECTURE
 2422 Enterprise Drive
 Mendota Heights, MN 55120
 (651) 681-1914
 Fax: 681-9488
 www.pioneereng.com

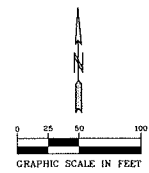
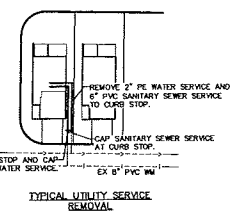
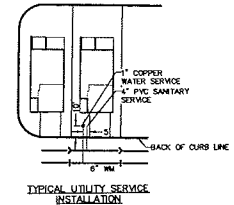
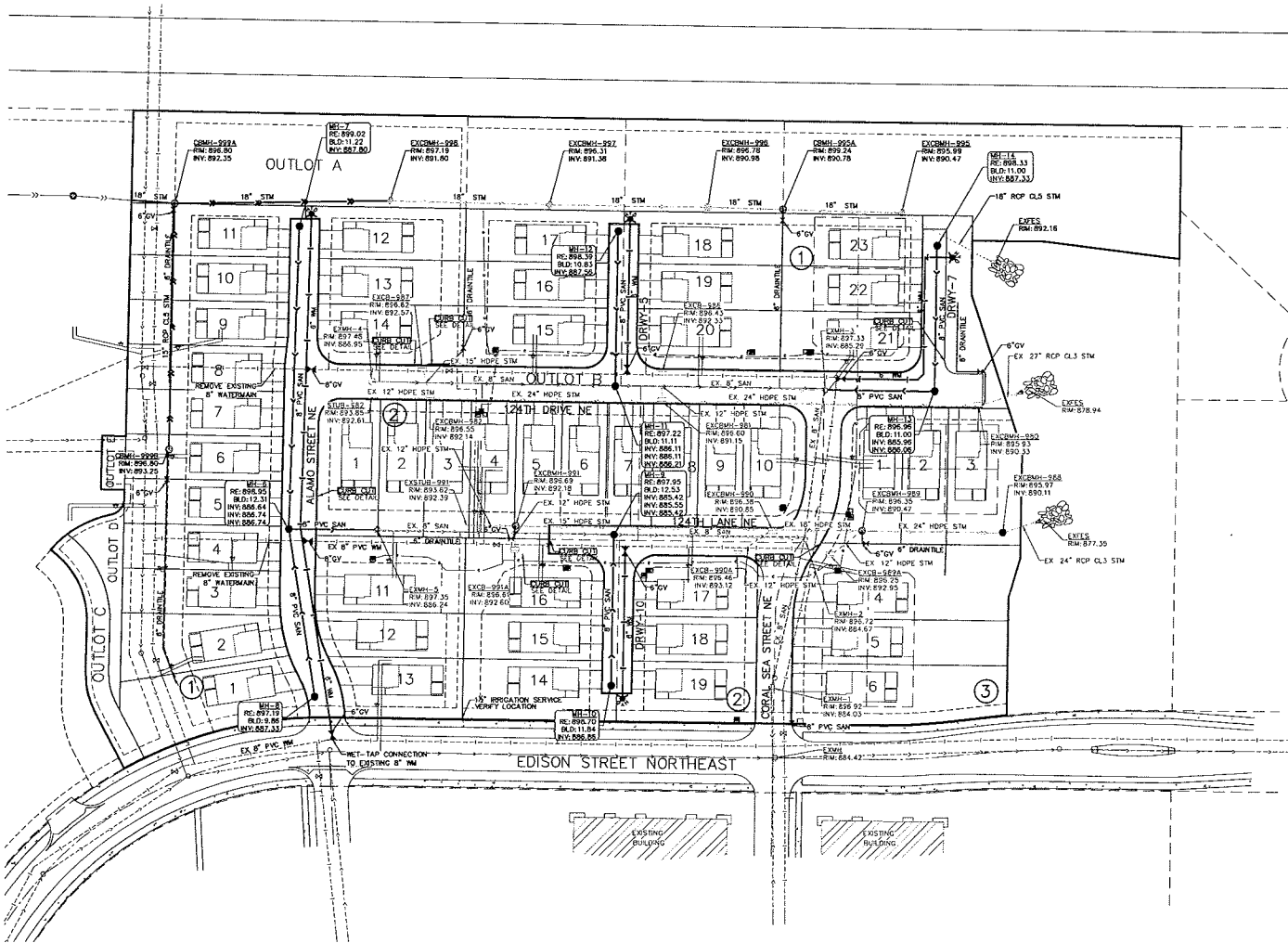
I certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Name: *Paul J. O'Connell*
 Reg. No.: 15960 Date: 1.6.2013

Date: 1.6.2013
 Designed: DJC
 Drawn: BMM

PRELIMINARY GRADING PLAN

CENTRA HOMES
 11460 ROBINSON DRIVE NORTHWEST
 COON RAPIDS, MN 55433

THE LAKES OF RADISSON 55TH
 BLAINE, MINNESOTA



BENCHMARKS
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 C/M AT NORTH QUARTER CORNER OF SEC. 9, T. 31, R. 23. ELEV=903.02
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PIONEERengineering

7422 Enterprise Drive
 Mendota Heights, MN 55120
 (651) 681-1914
 Fax: 651-9485
 www.pioneereng.com

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.
 Name: *Paul J. Hoff*
 License No.: 19902
 Date: 3-6-2013

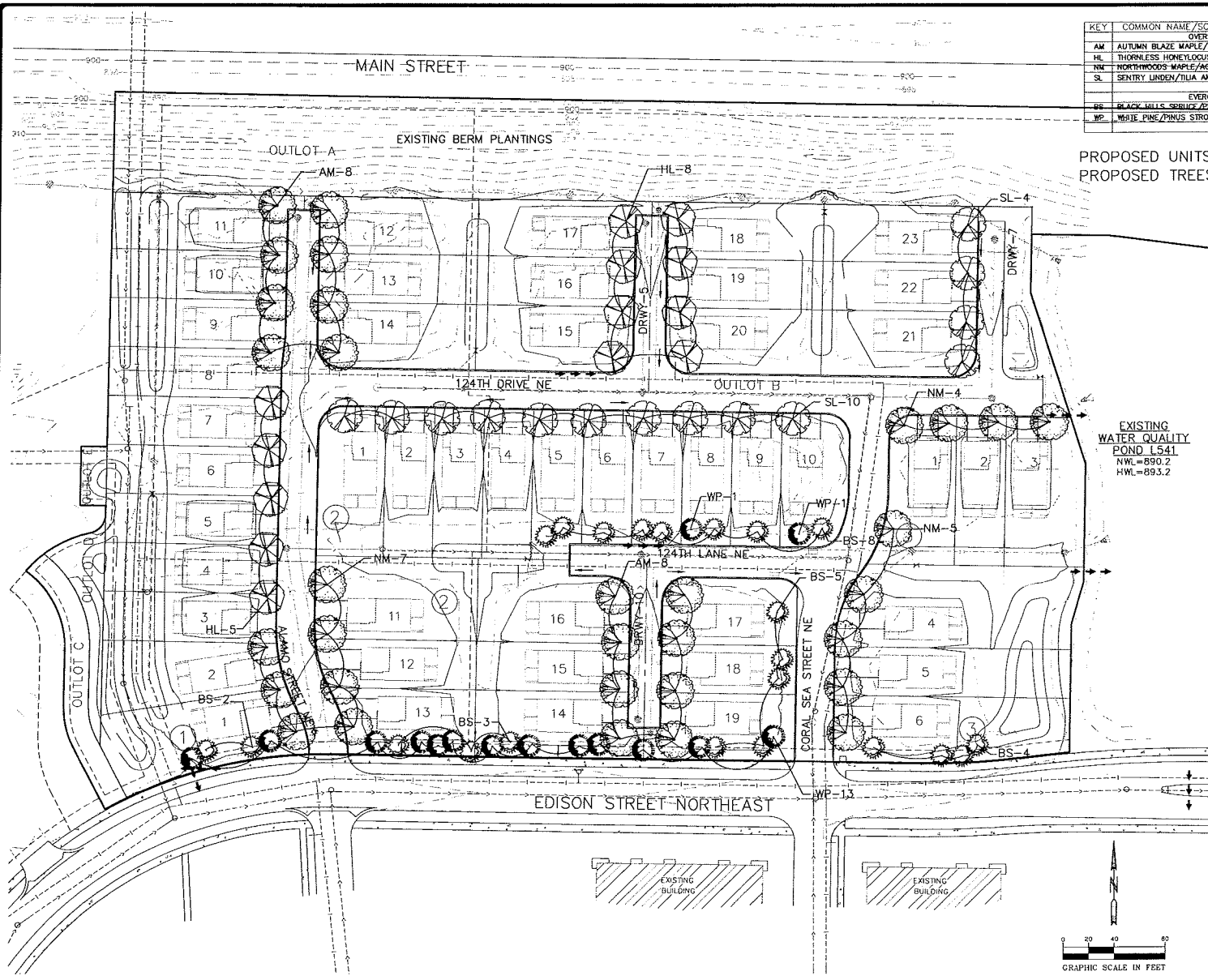
Permitted:
 Date: 3-6-2013
 Design: PJC
 Drawn: BNC

PRELIMINARY UTILITY PLAN

CENTRA HOMES
 11460 ROBINSON DRIVE NORTHWEST
 COON RAPIDS, MN 55433

THE LAKES OF RADISSON 55TH
 BLAINE, MINNESOTA

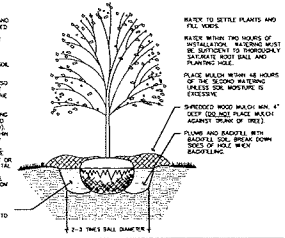
7 OF 8



KEY	COMMON NAME / SCIENTIFIC NAME	ROOT	QUANTITY	SPECIAL INSTRUCTIONS
OVERSTORY TREES				
AM	AUTUMN BLAZE MAPLE / ACER X FREEMANI	2.5" B&B	16	
HL	THORNLESS HONEYLOCUST / GLEDITSIA TRIACANTHOS INERMIS	2.5" B&B	13	
NM	NORTHWOODS MAPLE / ACER RUBRUM 'NORTHWOODS'	2.5" B&B	16	
SL	SENTINEL LINDEN / LILIA AMERICANA 'SENTINEL'	2.5" B&B	14	
EVERGREEN TREES				
BS	BLACK HILLS SPRUCE / PICEA GLAUCO DENSATA	6" B&B	22	
WP	WHITE PINE / PINUS STROBUS	6" B&B	15	

PROPOSED UNITS: 48
 PROPOSED TREES: 2 TREES/UNIT=96 TREES

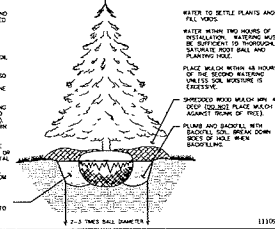
DECIDUOUS TREE PLANTING DETAIL



LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH CONVEY STATE ONE CALL 1-800-222-1111 FROM PROJECT COMMENCEMENT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLAN REVISIONS.
- GRADING TO BE PERFORMED BY OTHERS
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUNDED IN THE AMERICAN ASSOCIATION OF NURSERYMEN-AMERICAN STANDARDS FOR NURSERY STOCK
- ALL CONTAINER MATERIAL TO BE CROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE
- DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STABILITY TO A WIND SPEED OF 55 M.P.H.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ON THE REPLACEMENT OF NEW PLANT MATERIALS. GUARANTEE SHALL BE ADDED UPON BY DEVELOPER/PLANNER AND LANDSCAPE CONTRACTOR BEFORE ORDERING AFTER INSTALLATION
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ACCEPT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE ORDERING AFTER INSTALLATION
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATERSHEDS AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
- COMMERCIAL GRADE POLY ETHYLENE SHALL BE INSTALLED WHERE NOTED
- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER
- THE LANDSCAPE CONTRACTOR SHALL KEEP FURNITURE CLEAN AND SPACED. ALL VETERAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL MATERIALS SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PLANS GOVERNING THE WORK.
- STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED

CONIFEROUS TREE PLANTING DETAIL



PIONEER engineering
 CIVIL ENGINEERING LANDSCAPE ARCHITECTURE LANDSCAPE ARCHITECTS
 2422 Enterprise Drive
 Mendota Heights, MN 55120
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 Fax: (651) 9488
 www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota
 Name: Jennifer L. Thompson
 License No: 46243
 Title: Designer

Revisions:
 Date: 3.8.13
 Design: JLT
 Drawn: JLT

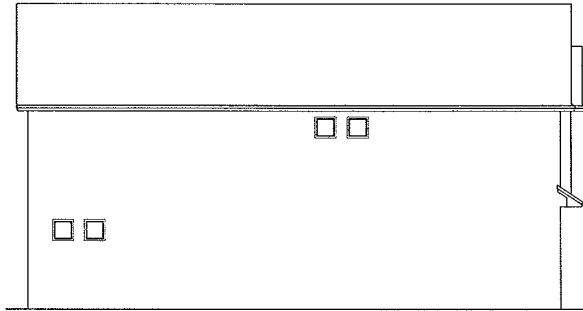
LANDSCAPE PLAN

CENTRA HOMES
 11440 ROBINSON DRIVE NW
 COON RAPIDS, MINNESOTA 56613

THE LAKES OF RADISSON 55TH
 BLAINE, MINNESOTA

L1 OF 1

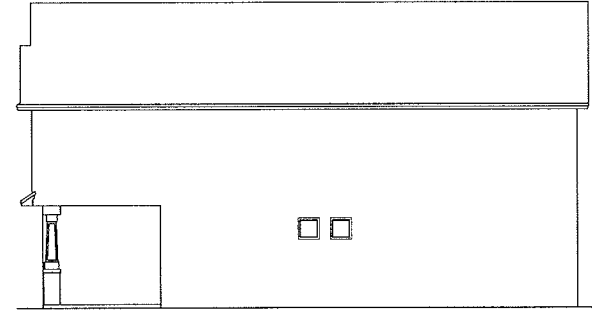
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RIGHT ELEVATION 1/8"=1'-0"



REAR ELEVATION 1/8"=1'-0"



LEFT ELEVATION 1/8"=1'-0"



FRONT ELEVATION 'A' 1/4"=1'-0"

826 SQFT. FIRST FLOOR
1314 SQFT. SECOND FLOOR
2119 SQFT. TOTAL

REVISIONS:
XX-XXX

BIRCH HOME DESIGN, LLC
ARCHITECTURAL DESIGN & DRAFTING
BIRCHHOMEDESIGN.COM



TWO STORY MODEL HOME

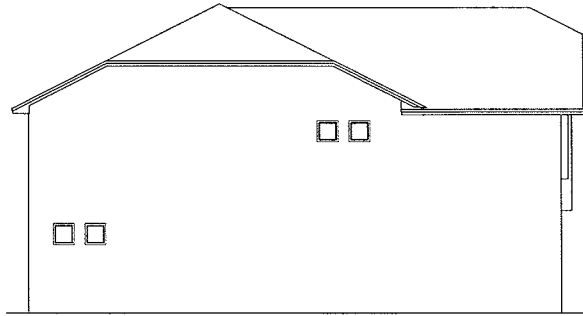
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DATE: 3/4/2013

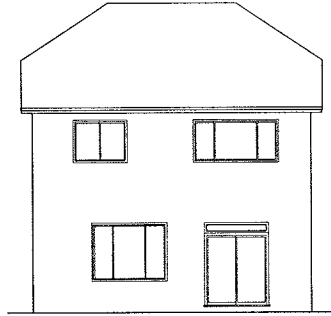
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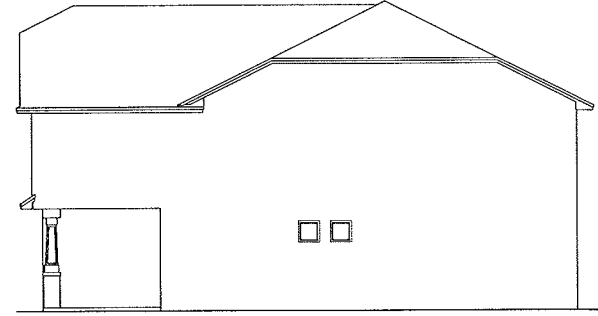
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9 5



RIGHT ELEVATION 1/8"=1'-0"



REAR ELEVATION 1/8"=1'-0"



LEFT ELEVATION 1/8"=1'-0"



FRONT ELEVATION 'B' 1/4"=1'-0"

826 SQFT. FIRST FLOOR
 1314 SQFT. SECOND FLOOR
 2140 SQFT. TOTAL

REVISIONS:
 XX-XXX

BIRCH HOME DESIGN, LLC
 ARCHITECTURAL DESIGN & DRAFTING
 BIRCHHOME@HOTMAIL.COM



TWO STORY MODEL HOME

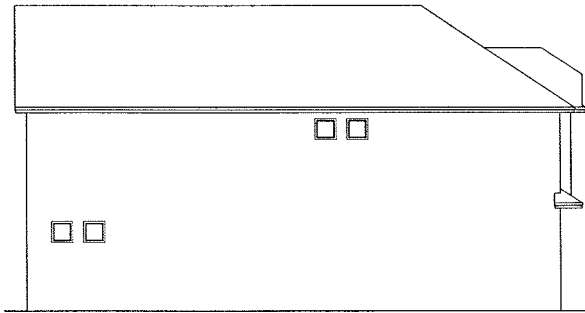
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DATE:
 3/4/2013

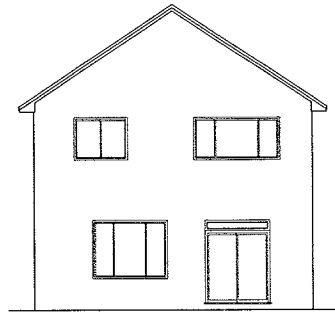
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SHEET

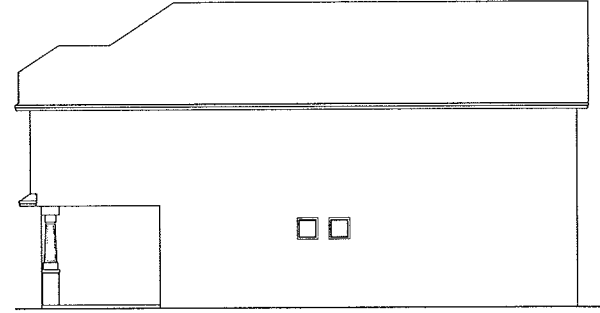
1
 OF 5



RIGHT ELEVATION 1/8"=1'-0"



REAR ELEVATION 1/8"=1'-0"



LEFT ELEVATION 1/8"=1'-0"



FRONT ELEVATION 'C' 1/4"=1'-0"

805 SQFT. FIRST FLOOR
 134 SQFT. SECOND FLOOR
 219 SQFT. TOTAL

REVISIONS:
 XX-XXX

BIRCH HOME DESIGN, LLC
 ARCHITECTURAL DESIGN & DRAFTING
 BIRCHHOME@HOTMAIL.COM



TWO STORY MODEL HOME

BUILT BY: CENTRA HOMES LLC

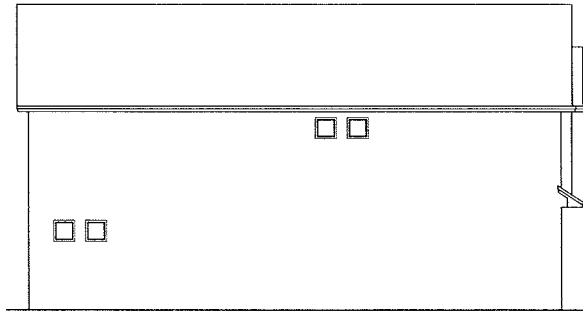
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 3/4/2013

FILE#:
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SHEET

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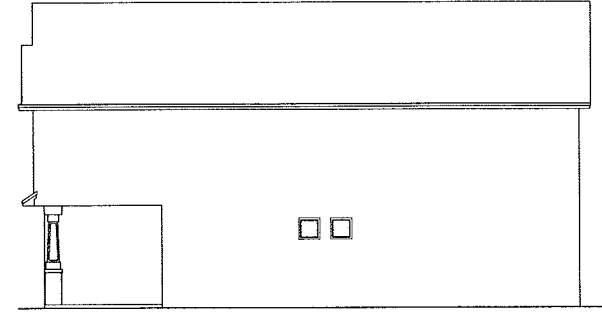
OF 5



RIGHT ELEVATION 1/8"=1'-0"



REAR ELEVATION 1/8"=1'-0"



LEFT ELEVATION 1/8"=1'-0"



FRONT ELEVATION 'D' 1/4"=1'-0"

805 SQFT. FIRST FLOOR
 134 SQFT. SECOND FLOOR
 219 SQFT. TOTAL

REVISIONS:
 XX-XXX

BIRCH HOME DESIGN, LLC
 ARCHITECTURAL DESIGN & DRAFTING
 BIRCHHOME@HOTMAIL.COM



TWO STORY MODEL HOME

BUILT BY: CENTRA HOMES LLC

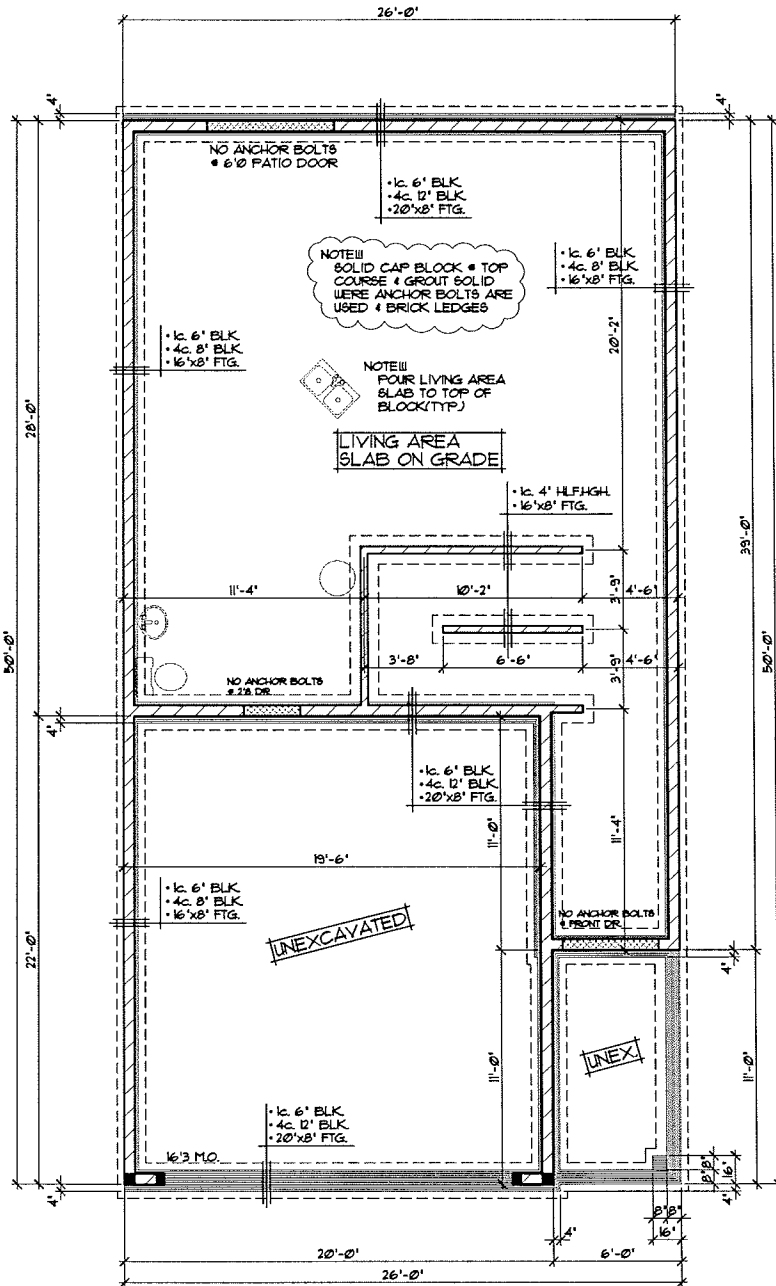
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FILE#: 13-015

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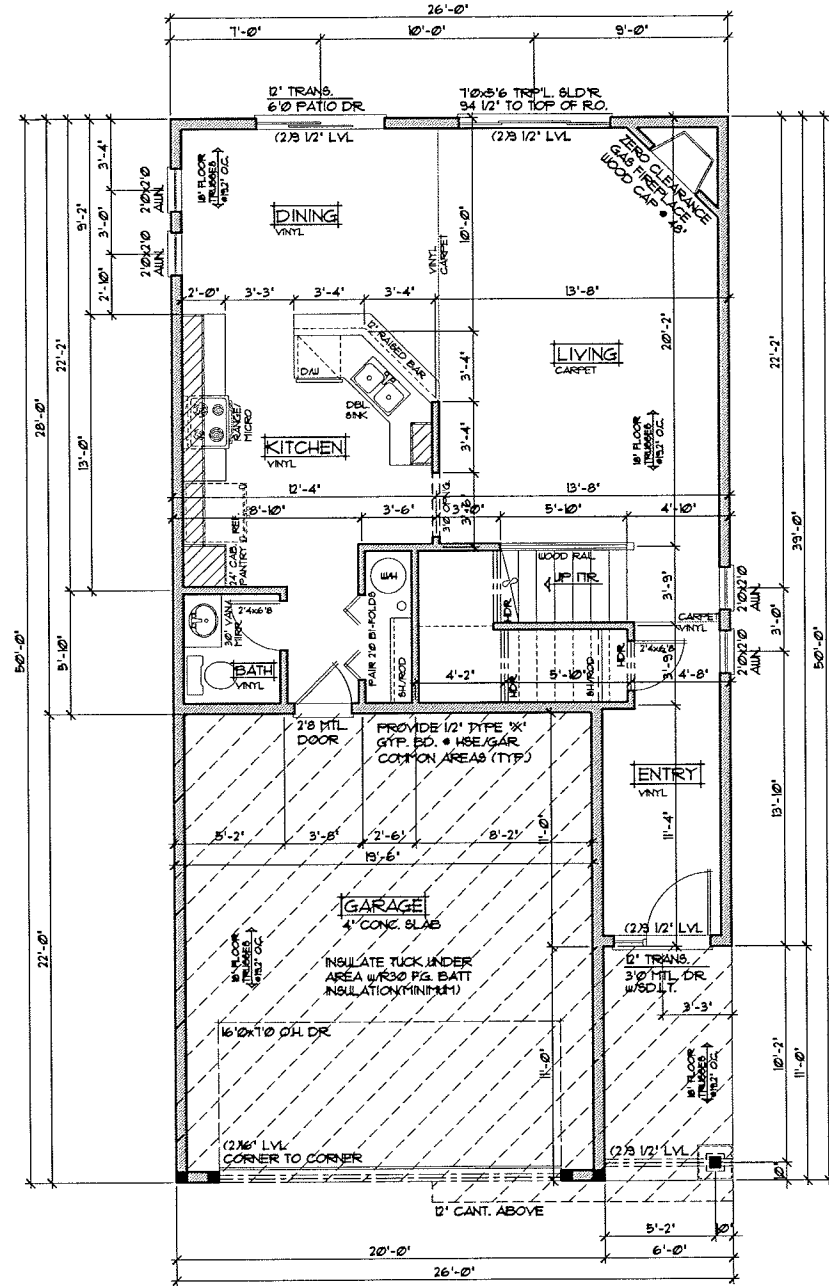
1

of 5



ALL HEIGHT CALCULATIONS FOR FOUNDATIONS ARE BASED ON THE USE OF FULL 8" HIGH BLOCK WITH 3/8" JOINTS. IF MODULAR BLOCK IS USED, CONTRACTORS SHOULD ADJUST HEIGHTS ACCORDINGLY.

FOUNDATION PLAN 1/4"=1'-0"

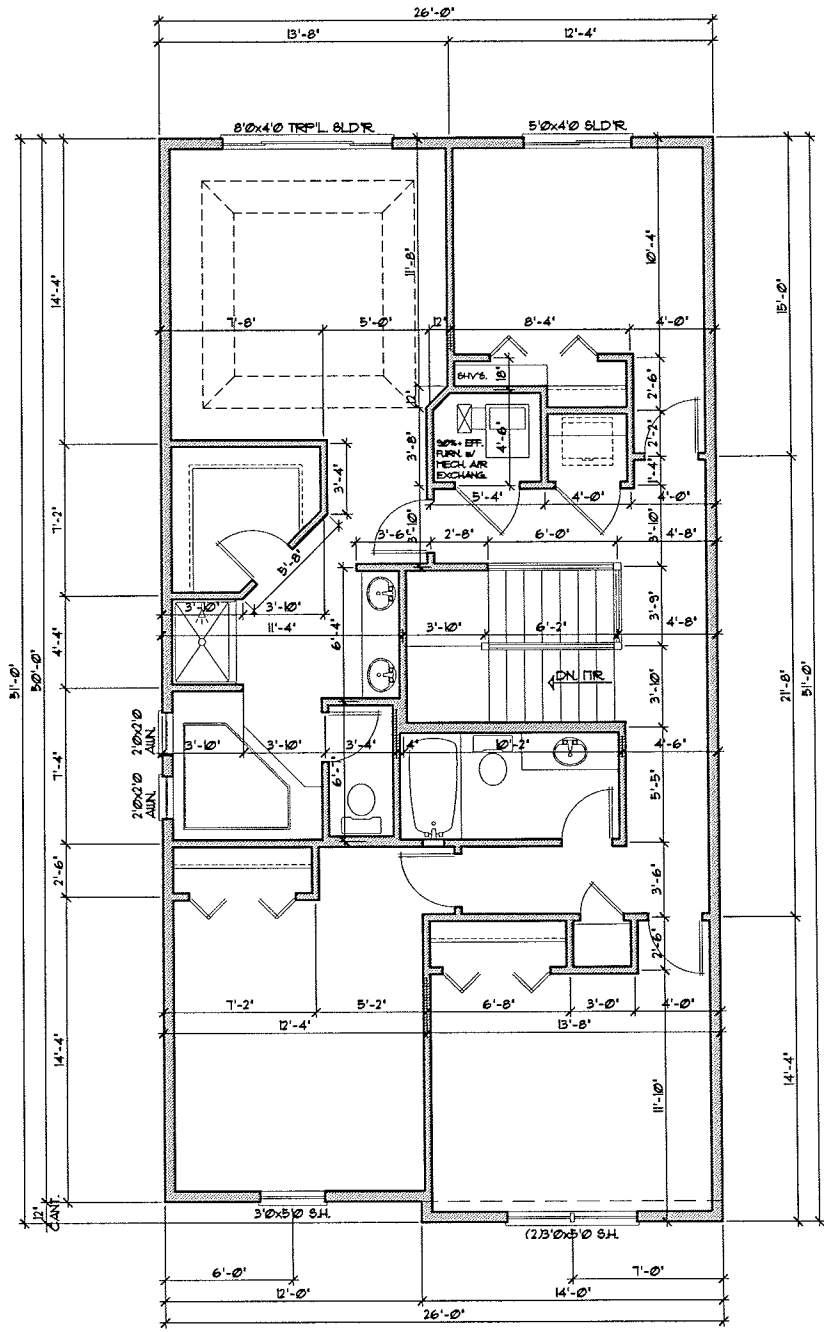


NOTE!!! 1 1/2" x 8" PLATE HGT. AT FIRST FLR (TYP)

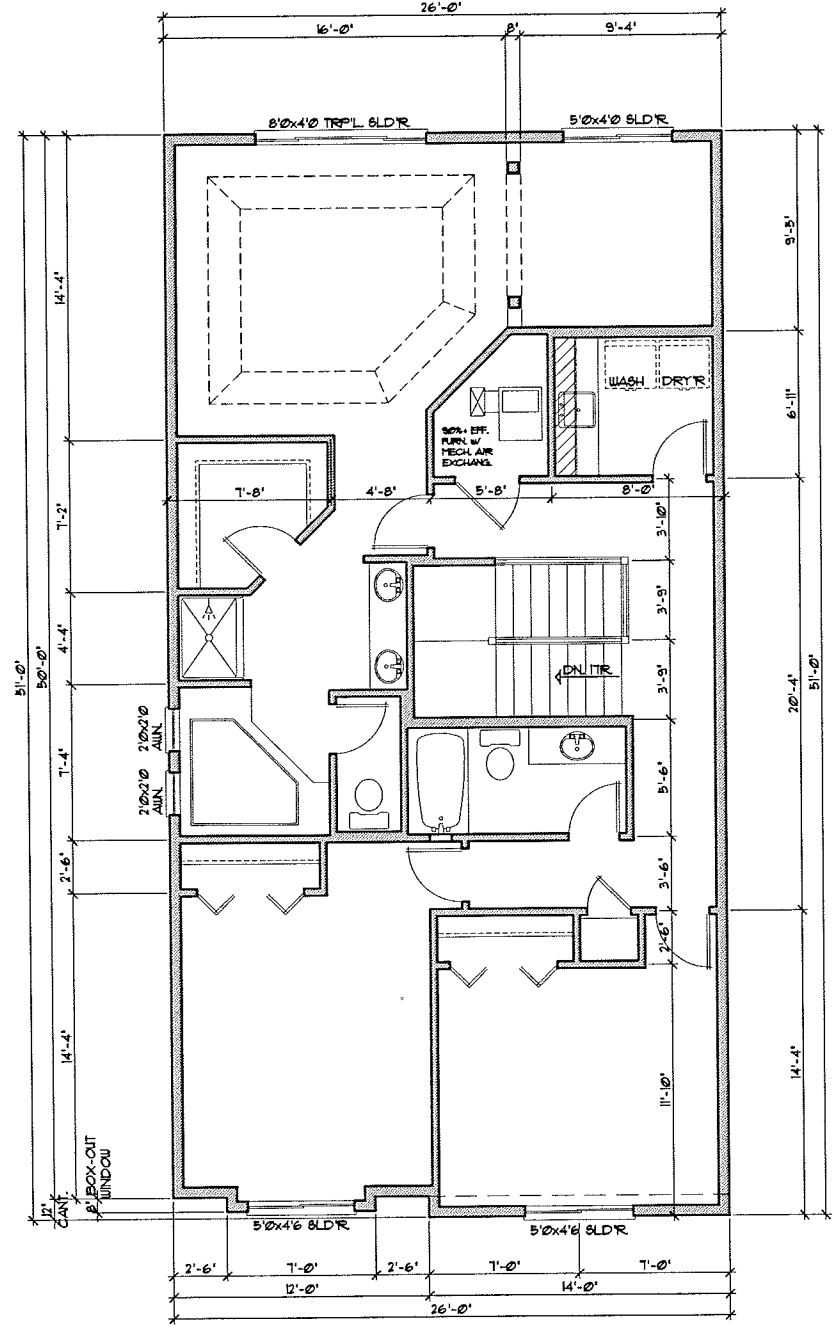
NOTE!!! ALL HEADERS/BEAMS TO BE (2X)X10 UNLESS NOTED OTHERWISE

FIRST FLOOR PLAN 1/4"=1'-0"
825 SQFT.

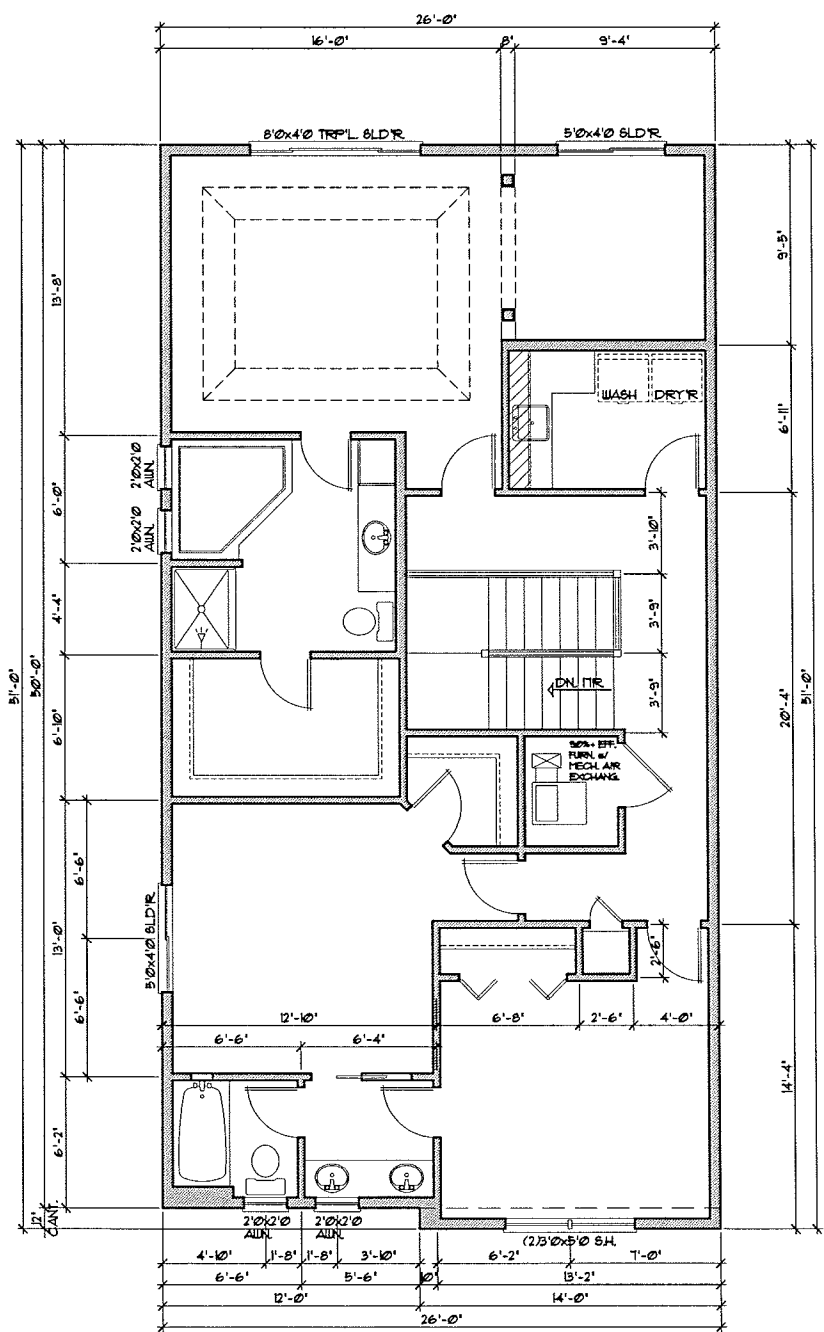
NOTE!!! GENERIC WINDOW SIZES SPEC'D. VERIFY ALL DOOR AND WINDOW ROUGH OPENINGS WITH SUPPLIER



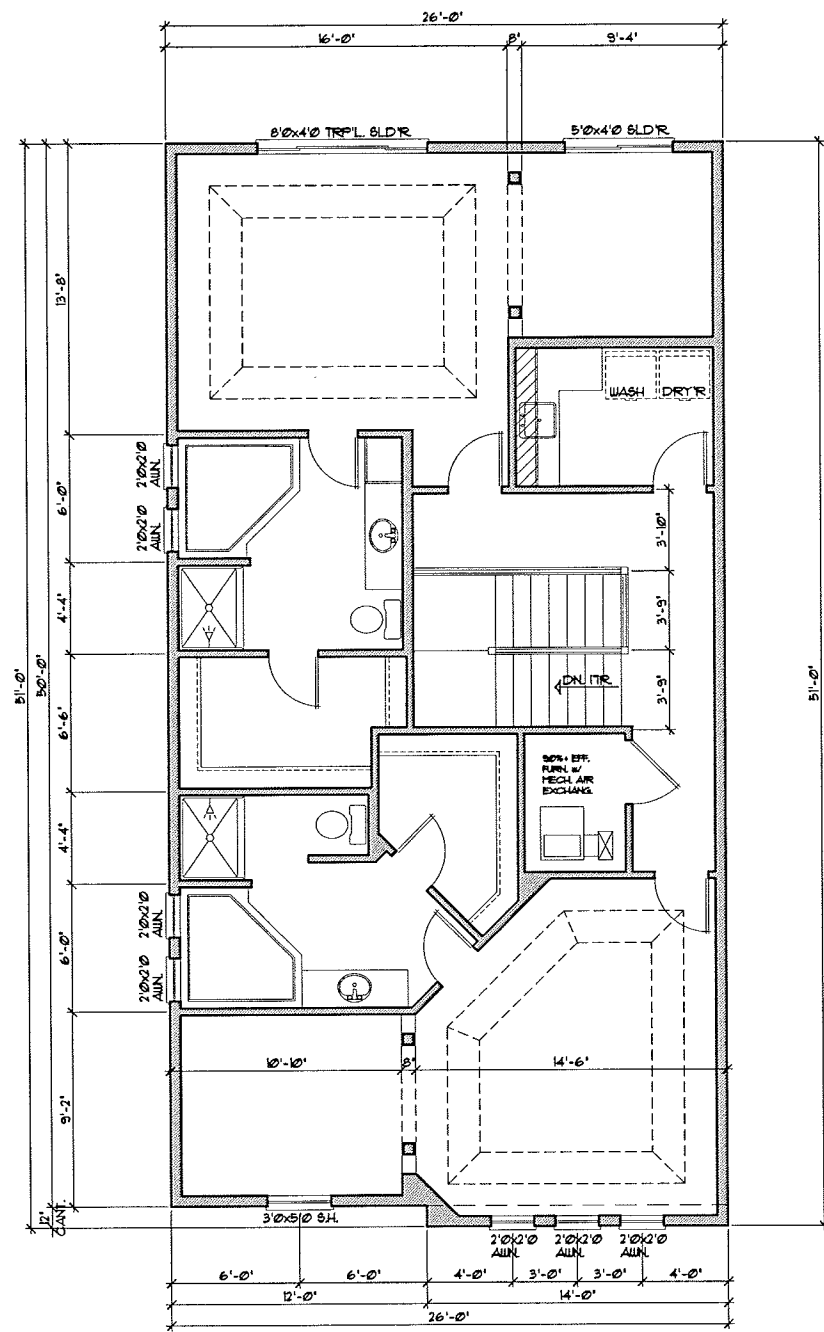
LAYOUT 'A' - 4 BEDROOMS
SECOND FLOOR PLAN 1/4"=1'-0"
1314 SQ.FT.



LAYOUT 'B' - 3 BEDROOMS,
MSTR SITTING RM., LARGE LAUN.
SECOND FLOOR PLAN 1/4"=1'-0"
1314 SQ.FT.



LAYOUT 'C' - 3 BEDROOMS, MSTR SITTING RM,
JACK & JILL BATH, LARGE LAUN.
SECOND FLOOR PLAN 1/4"=1'-0"
1314 SQFT.



LAYOUT 'D' - 2 MASTER SUITES
w/SITTING RMs, LARGE LAUN.
SECOND FLOOR PLAN 1/4"=1'-0"
1314 SQFT.

ROOF CONSTRUCTION:

- PREMANUFACTURED ROOF TRUSSES - ENGINEERED BY SUPPLIER - SLOPES VARY - SEE PLAN
- R44 BLOWN FIBERGLASS INSULATION
- 1/8" ROOF VENT AT SOFFITS, 1/8" VENT AT RIDGE
- AIR CHUTE AT EACH TRUSS SPACE
- 1/2" ROOF SHEATHING
- 5# ROOFING FELT
- ICE & WATER MEMBRANE APPLIED 24" PAST EXTERIOR WALL
- 25 YEAR COMPOSITION SHINGLES, STANDARD 3 TAB

SOFFIT / FASCIA:

- 2x4 SUB-FASCIA
- MAINTENANCE FREE FASCIA COVER
- MAINTENANCE FREE VENTED SOFFIT

WALL CONSTRUCTION:

- HOUSE WRAP
- 25/32" BILD RITE SHEATHING
- 2x6 STUDS @ 16" O.C.
- UNIDIOUS FRFR SPEC'S.
- R-19 FG. BATT INSULATION
- 4 MIL POLY VAPOR BARRIER
- 1/2" GYPSUM BOARD

RIM AREA CONSTRUCTION:

- CLOSED CELL SPRAYED FOAM INSULATION TYP. @ RIM AREA AND CANTS.

WALL CONSTRUCTION:

- SIMILAR TO ABOVE

SILL CONSTRUCTION:

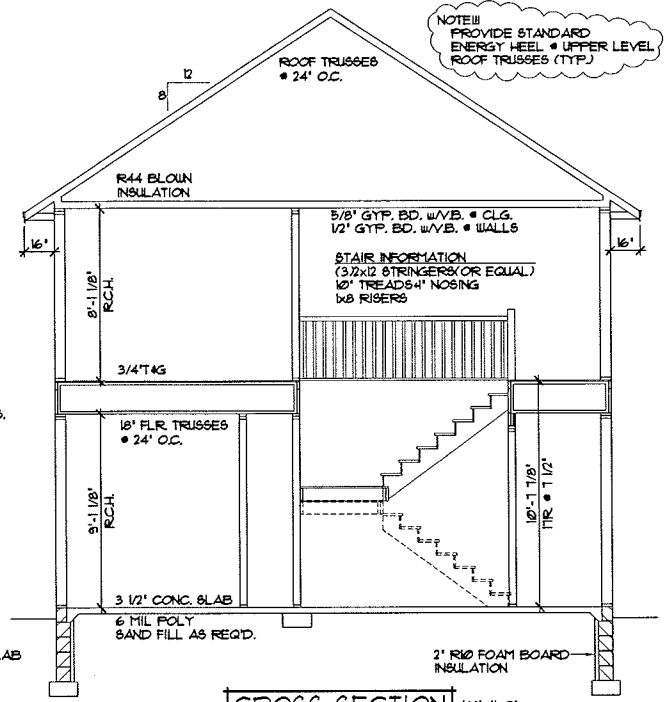
- 2x6 SILL PLATE & SEALER
- 1/2" ANCHOR BOLTS @ 12" O.C.

FOUNDATION CONSTRUCTION:

- POURED WALL FOUNDATION

SLAB CONSTRUCTION:

- 3 1/2" FPOURED CONCRETE FLOOR
- 6 MIL POLY VAPOR BARRIER UNDER SLAB
- SAND FILL AS REQUIRED



CROSS SECTION 1/4"=1'-0"