

PUBLIC NOTIFICATION LINE

**Case File No. 19-0049
Harpers Haven**



PARCEL DESCRIPTION: (Per Schedule A of Title Commitment File No. 2610, with a commitment date of September 30, 2019 at 7:00 A.M., revised January 31, 2013, prepared by Old Republic National Title Insurance Company)

The North 330.00 feet of the South 660.00 feet of the Northwest Quarter of the Southeast Quarter of Section 3, Township 31, Range 23, EXCEPT the East 660.00 feet thereof, also EXCEPT the West 73.33 feet thereof, Anoka County, Minnesota.
(Abstract Property)

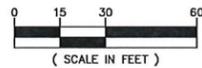
GENERAL NOTES:

- Bearings shown hereon are based on the North line of the North 660 feet of the Northwest Quarter of the Southeast Quarter of Section 3, Township 31, Range 23, which is assumed to bear S88°47'13"E.
- Surveyed property address - 12750 Harpers Street NE, Blaine, MN 55449.

SITE DATA

TOTAL SITE AREA	±4.46 AC.
TOTAL ROW AREA	±0.75 AC.
TOTAL OUTLOT AREA	±0.37 AC.
TOTAL LOT AREA	±3.34 AC.
SMALLEST LOT	±8,750 S.F.
LARGEST LOT	±14,544 S.F.
AVERAGE LOT	±10,413 S.F.
TOTAL NUMBER OF LOTS	14
GROSS DENSITY	3.14 LOTS/AC.
EXISTING ZONING	DF
PROPOSED ZONING	DF
UTILITIES	AVAILABLE
MINIMUM RESIDENTIAL SETBACK DATA:	
FRONT	25 FT.
SIDE (GARAGE)	7.5 FT.
SIDE (HOUSE)	7.5 FT.
SIDE CORNER	20 FT.
REAR SETBACK	30 FT.

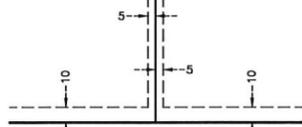
OWNERS:
BARBARA F. MRUGALA &
RICHARD F. MRUGALA
PID: 03-31-23-42-0007



LEGEND

- - Denotes Found Iron Monument
- - Denotes 5/8 inch by 1/4 inch rebar, marked with RLS 40361

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plot.

OWNER:
ALYSON LOGAN &
MATTHEW LOGAN
PID: 03-31-23-42-0087

HARPERS

OWNER:
AMANDA L. MCGARTHWAITE &
MATTHEW O. LINN
PID: 03-31-23-42-0066

OWNER:
JOHN A. PRIMOZICH &
KRISTEN L. PRIMOZICH
PID: 03-31-23-42-0085

GROVE

OWNER:
AMINA MUSTASHIRA &
ZAFAR SIDDIQUI
PID: 03-31-23-42-0064

SECOND

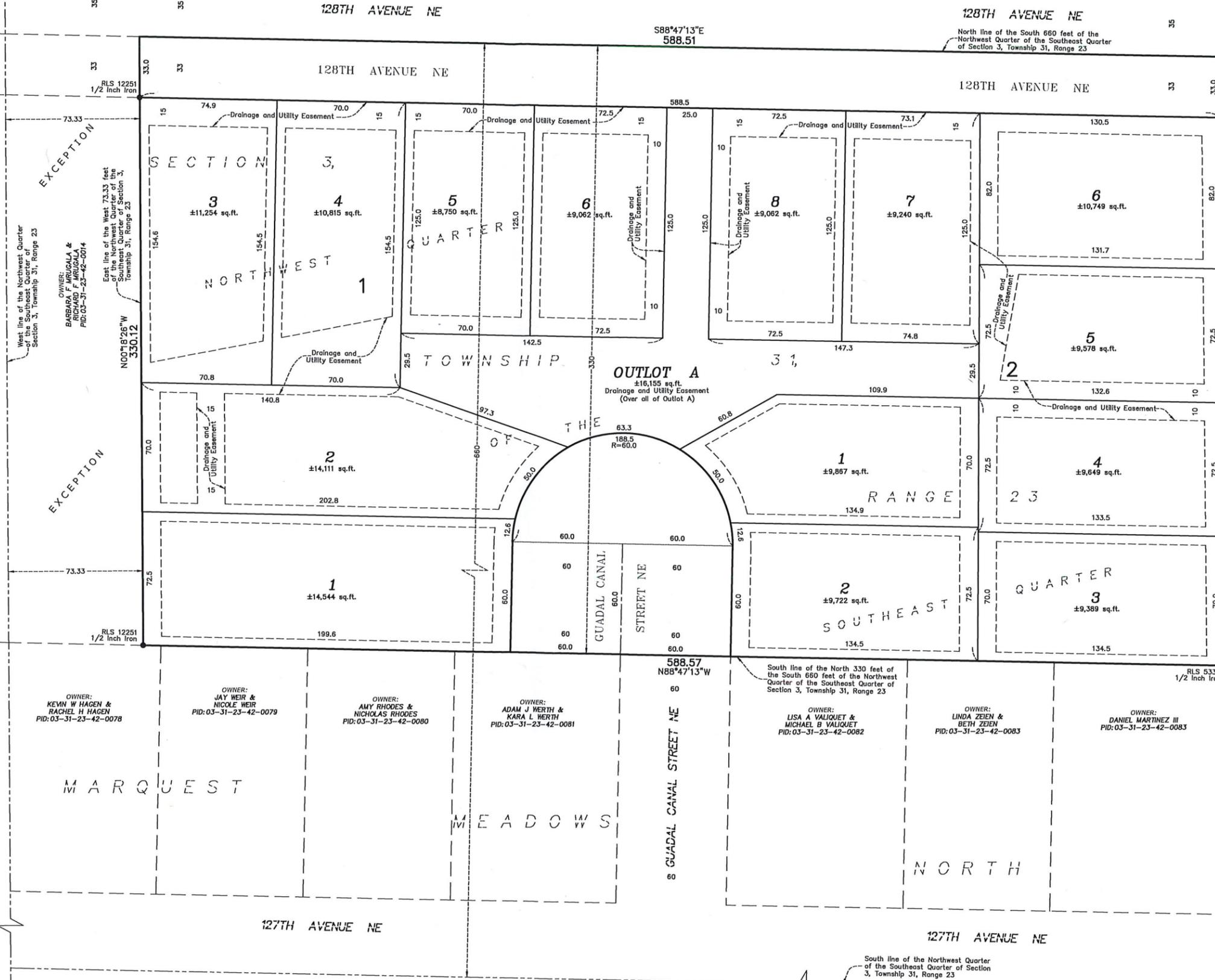
OWNER:
WILLIAM JASPERS IV
PID: 03-31-23-42-0063

OWNER:
AMANDA K. OBERG &
BRIAN J. OBERG
PID: 03-31-23-42-0062

ADDITION

OWNER:
SHANNON LISA FULL &
TRAVIS DAVID FULL
PID: 03-31-23-42-0061

OWNER:
EDY E. LIQUEZ AJCUI &
MAYA YORDANOVA
PID: 03-31-23-42-0018



128TH AVENUE NE

33.0

33.0

33.0

33.0

33.0

33.0

33.0

33.0

33.0

33.0

33.0

33.0

33.0

33.0

33.0

33.0

33.0

33.0

33.0

33.0

33.0

73.33

73.33

73.33

73.33

73.33

73.33

73.33

73.33

73.33

73.33

73.33

73.33

73.33

73.33

73.33

73.33

73.33

73.33

73.33

73.33

73.33

74.9

74.9

74.9

74.9

74.9

74.9

74.9

74.9

74.9

74.9

74.9

74.9

74.9

74.9

74.9

74.9

74.9

74.9

74.9

74.9

74.9

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

70.0

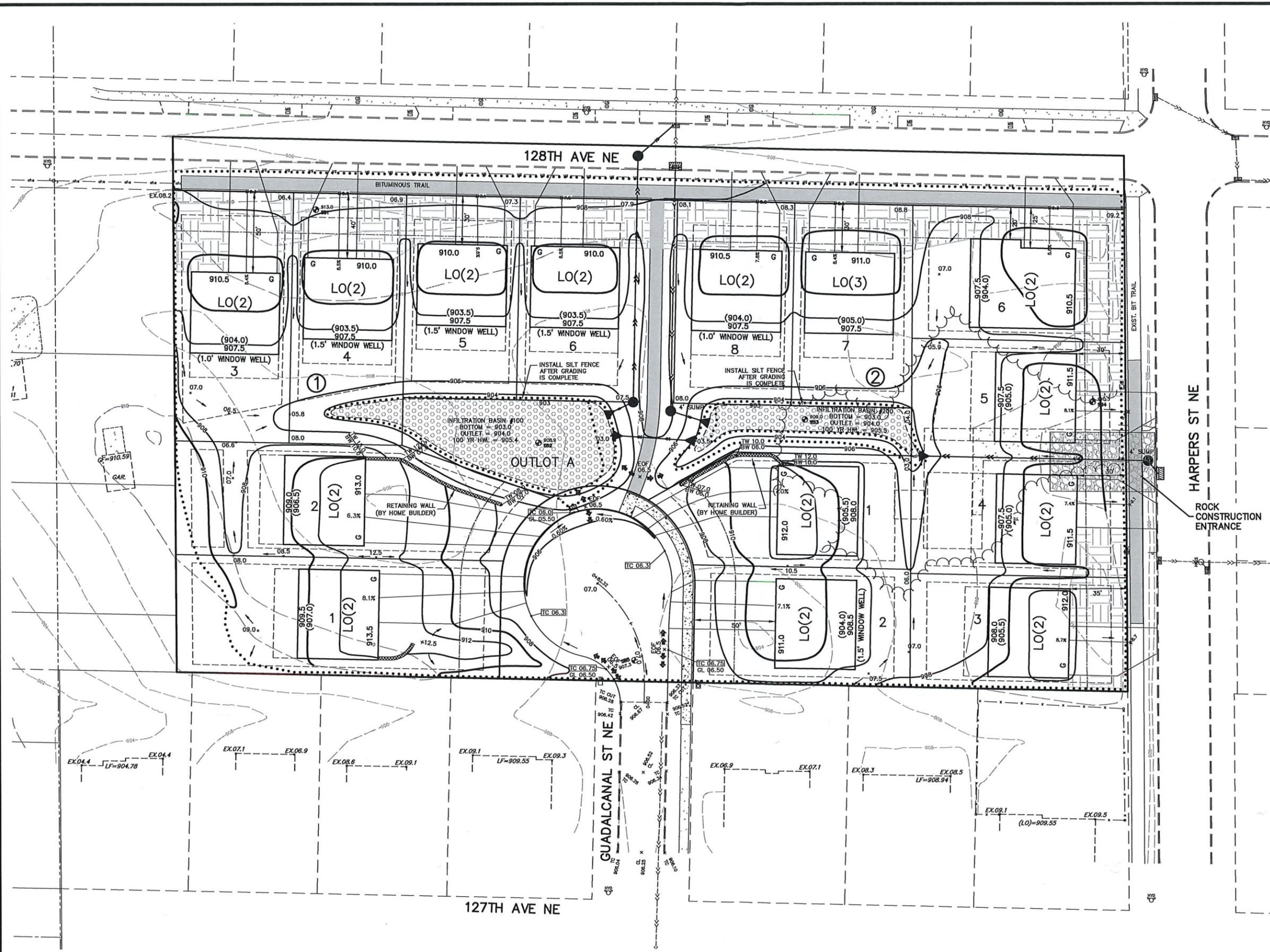
70.0

70.0

70.0

70.0

70.0



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
STORM CATCH BASIN	---	---
STORM MANHOLE	---	---
OUTLET CONTROL STRUCTURE	---	---
MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
TELEVISION BOX	---	---
TELEPHONE BOX	---	---
UTILITY POLE	---	---
RETAINING WALL	---	---
FENCE	---	---
10' CONTOUR	---	---
2' CONTOUR	---	---
FEMA FLOOD PLAIN	---	---
WETLAND LINE	---	---
DITCHLINE	---	---
SPOT ELEVATION	---	---
EMERGENCY OVERFLOW	---	---
SILT FENCE (STANDARD DTL #2001)	---	---
TREE FENCE	---	---
GRADING LIMITS	---	---
TREELINE	---	---
SOIL BORING	---	---
AMENDED SOILS	---	---

AMENDED SOILS

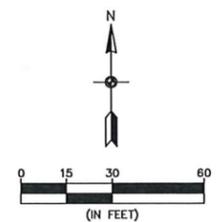
- SOIL AMENDMENTS ARE PROPOSED IN THE FRONT YARDS ADJACENT TO HARPERS STREET AND 128TH AVENUE AS DENOTED ON THE PLANS. THE AMENDED SOILS SHALL BE DISKED/SCARIFIED AND MIXED WITH A MINIMUM OF 5% ORGANICS.
- SOIL AMENDMENTS SHALL TAKE PLACE AFTER HOME CONSTRUCTION TO PREVENT SOIL COMPACTION.

WETLAND FILL SUMMARY

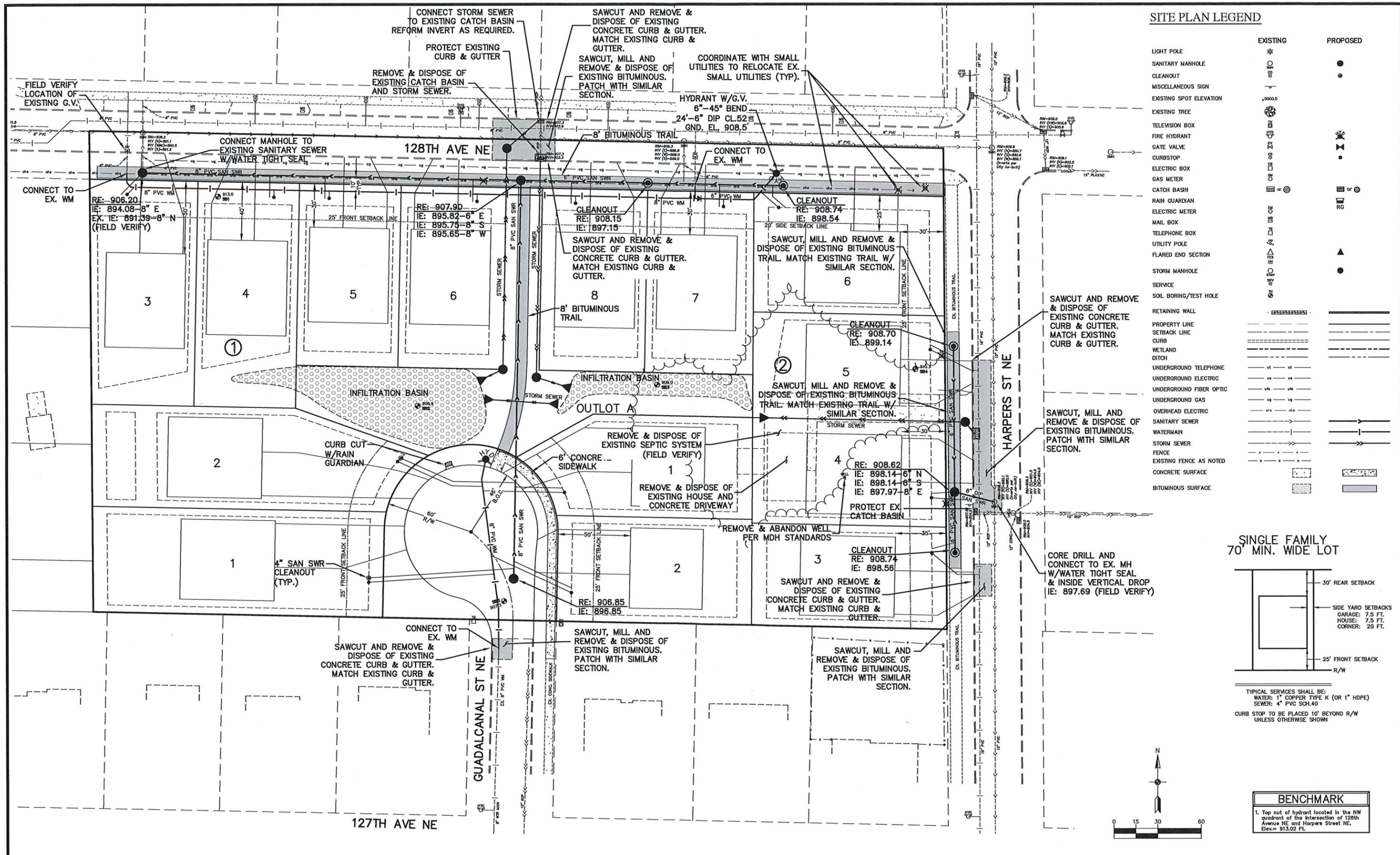
THERE ARE NO PROPOSED WETLAND IMPACTS.

NOTES

- SITE IS LOCATED WITHIN THE BOUNDARIES OF THE COON CREEK WATERSHED DISTRICT.
- ALL DISTURBED AREAS TO BE SCARIFIED 6" AFTER GRADING IS COMPLETE.
- CONDUCT POST-CONSTRUCTION TEST OF INFILTRATION BASIN BY FILLING BASIN TO MINIMUM 6-INCH DEPTH AND MONITORING THE TIME FOR THE BASIN TO DRAIN. NOTIFY COON CREEK WATERSHED DISTRICT PRIOR TO CONDUCTING TEST TO ALLOW TEST OBSERVATION. (NOTE: A DOUBLE RING FILTRATION TEST MAY BE DONE IN LIEU OF FILLING THE BASIN)
- SOIL STOCKPILES SHALL BE FITTED BY SEDIMENT-TRAPPING MEASURES AND STABILIZED WITHIN 7 DAYS OF INACTIVITY.
- STREET SWEEPING SHALL TAKE PLACE BY THE END OF DAY (IF REQUIRED).
- EROSION CONTROL AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

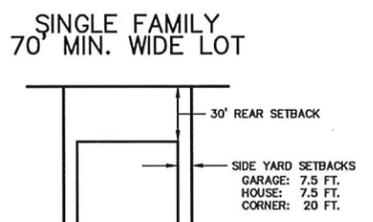


BENCHMARK
 1. Top nut of hydrant located in the NW quadrant of the intersection of 128th Avenue NE and Harpers Street NE. Elev. = 913.02 Ft.



SITE PLAN LEGEND

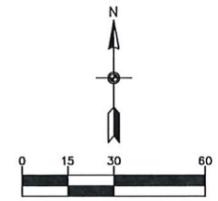
	EXISTING	PROPOSED
LIGHT POLE	☆	●
SANITARY MANHOLE	○	●
CLEANOUT	○	●
MISCELLANEOUS SIGN	⊥	●
EXISTING SPOT ELEVATION	0.000.0	
EXISTING TREE	⊗	
TELEVISION BOX	⊕	
FIRE HYDRANT	⊕	
GATE VALVE	⊕	
CURBSTOP	⊕	
ELECTRIC BOX	⊕	
GAS METER	⊕	
CATCH BASIN	⊕	
RAIN GUARDIAN	⊕	
ELECTRIC METER	⊕	
MAIL BOX	⊕	
TELEPHONE BOX	⊕	
UTILITY POLE	⊕	
FLARED END SECTION	⊕	
STORM MANHOLE	⊕	
SERVICE	⊕	
SOIL BORING/TEST HOLE	⊕	
RETAINING WALL	⊕	
PROPERTY LINE	⊕	
SETBACK LINE	⊕	
CURB	⊕	
WETLAND	⊕	
DITCH	⊕	
UNDERGROUND TELEPHONE	⊕	
UNDERGROUND ELECTRIC	⊕	
UNDERGROUND FIBER OPTIC	⊕	
UNDERGROUND GAS	⊕	
OVERHEAD ELECTRIC	⊕	
SANITARY SEWER	⊕	
WATERMAIN	⊕	
STORM SEWER	⊕	
FENCE	⊕	
EXISTING FENCE AS NOTED	⊕	
CONCRETE SURFACE	⊕	
BITUMINOUS SURFACE	⊕	



TYPICAL SERVICES SHALL BE:
 WATER: 1" COPPER TYPE K (OR 1" HDPE)
 SEWER: 4" PVC SCH.40
 CURB STOP TO BE PLACED 10' BEYOND R/W UNLESS OTHERWISE SHOWN

BENCHMARK

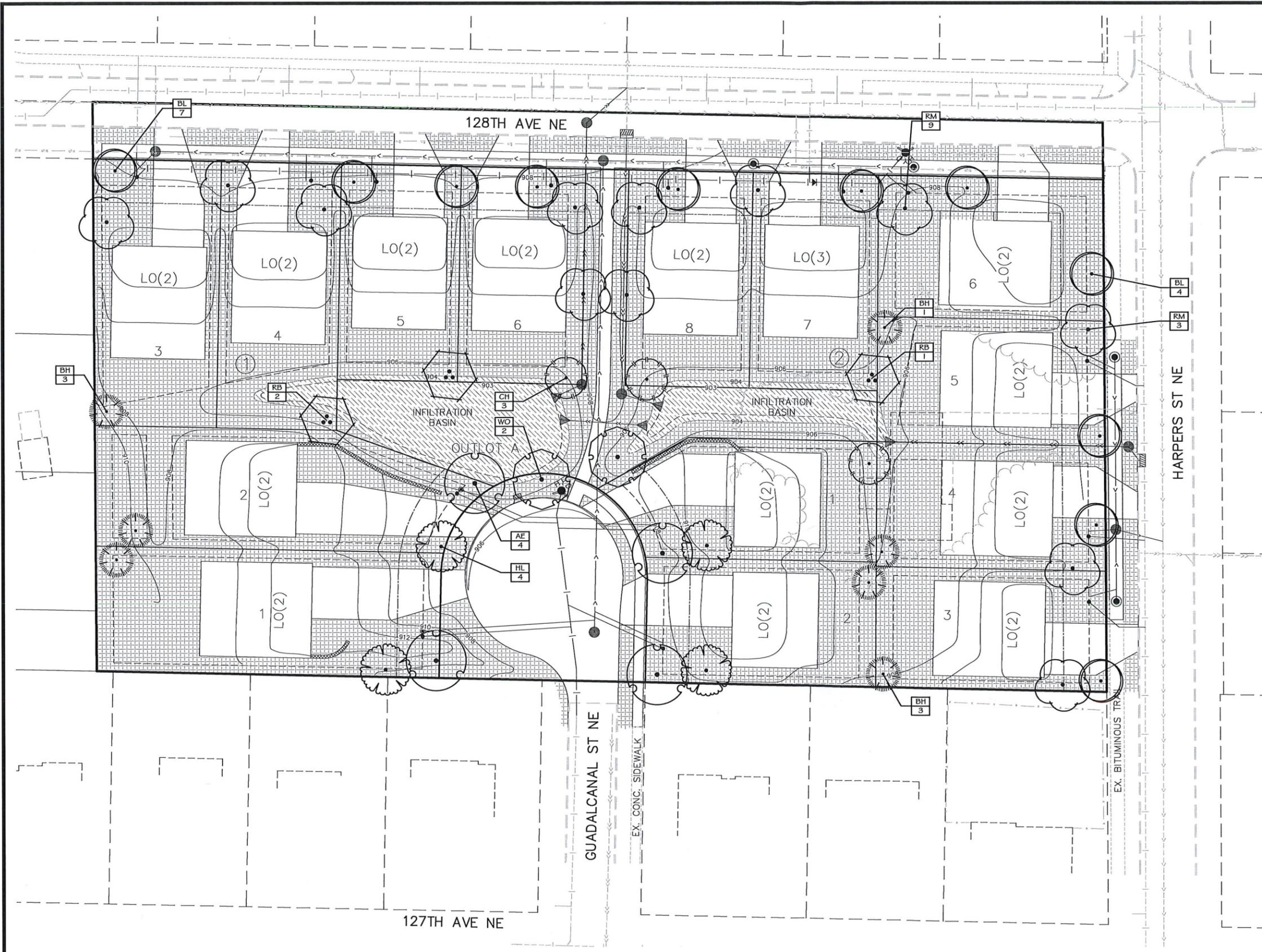
1. Top nut of hydrant located in the NW quadrant of the intersection of 128th Avenue NE and Harpers Street NE. Elev. = 913.02 Ft.





HARPER'S HAVEN
Overall Site Masterplan | Blaine, MN

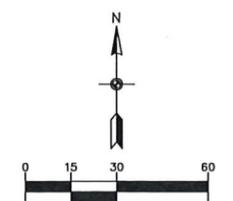




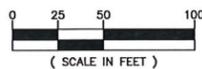
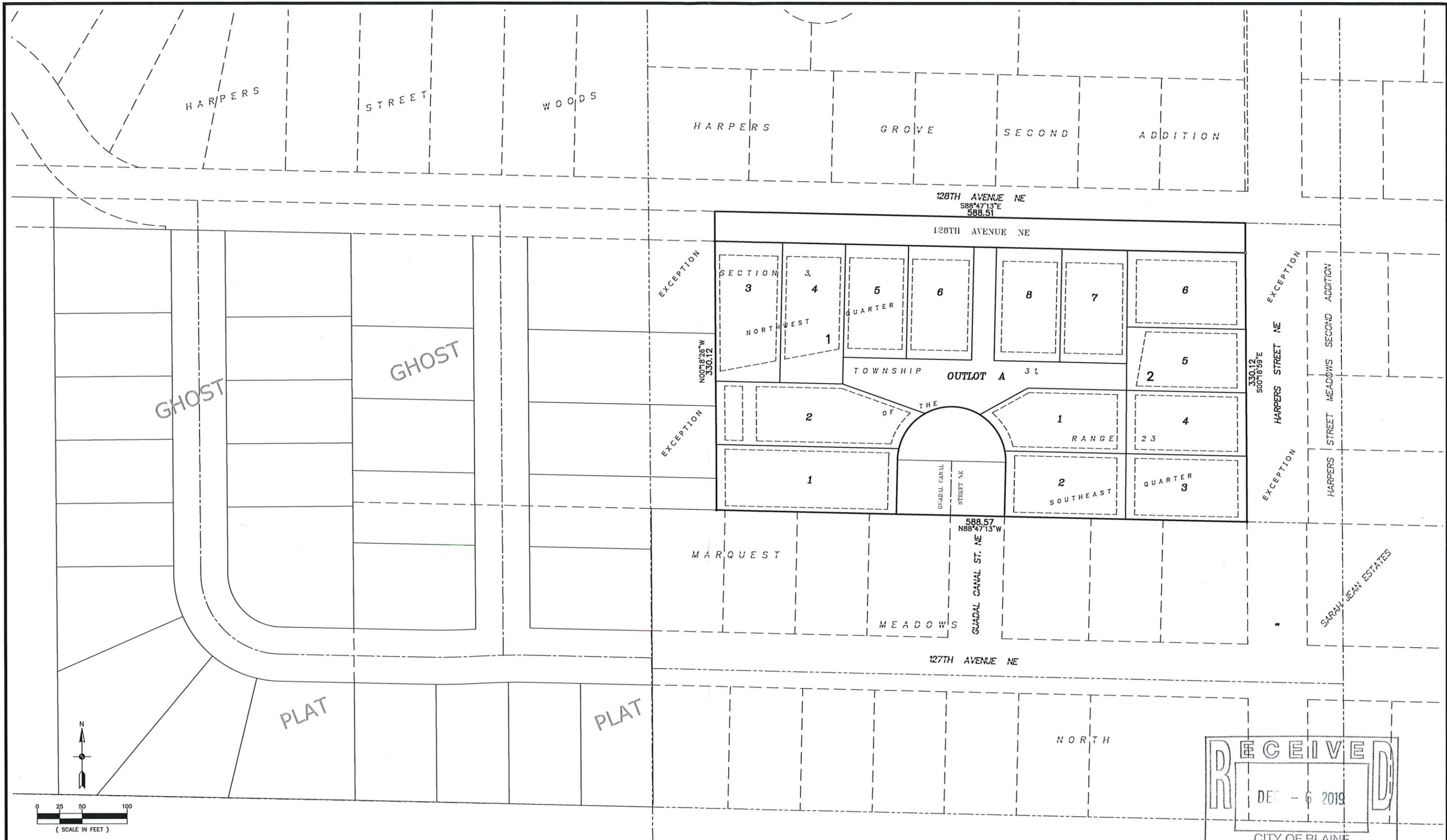
- CITY OF BLAINE LANDSCAPE REQUIREMENTS**
- RESIDENTIAL DISTRICTS (CH 29.35) - CURRENT ZONING = DF (COMPARABLE ZONING = R-1)
 IT SHALL BE REQUIRED THAT ALL FRONT YARDS, REAR YARDS, AND SIDE YARDS BE SODED WITH A MINIMUM OF FOUR (4) INCHES OF BLACK DIRT. EACH LOT SHALL ALSO CONTAIN ONE (1) BOULEVARD DECIDUOUS OVER STORY TREE AND ONE (1) FRONT YARD DECIDUOUS OVER STORY TREE OF TWO AND ONE-HALF-INCH CALIPER OR SIX-FOOT CONIFEROUS TREE. IN ADDITION, ALL CORNER LOTS WILL CONTAIN AN ADDITIONAL BOULEVARD TREE ALONG THE CORNER SIDE YARD.
 REQUIRED = 42 TREES (14 LOTS X 3 TREES, PER PUD)
 PROVIDED = 46 TREES
 - TREE PRESERVATION (CH 33.10) - REPLACEMENT ON RESIDENTIALLY ZONED LOTS. ON PUBLIC RIGHT-OF-WAY IN RESIDENTIAL ZONING DISTRICTS AND ON RESIDENTIALLY ZONED LOTS EXCEEDING ONE (1) ACRE IN SIZE THE TOTAL NUMBER OF REPLACEMENT TREES SHALL NOT EXCEED EIGHT (8) TREES PER ACRE OF UPLAND.
 REQUIRED = 36 TREES (4.46 AC X 8 TREES)
 PROVIDED = 46 TREES

- LANDSCAPE PLAN NOTES**
- EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
 - UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
 - PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
 - EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
 - CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
 - SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'
 - UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
 - CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
 - DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
 - REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
 - ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
 - LANDSCAPE SPECIFICATIONS.
 - PLAN DRAWINGS.
 - PLANT / MATERIAL SCHEDULES.
 - CITY STANDARD SPECIFICATIONS AND DETAILS.
 - MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

1 OVERALL LANDSCAPE PLAN
L1



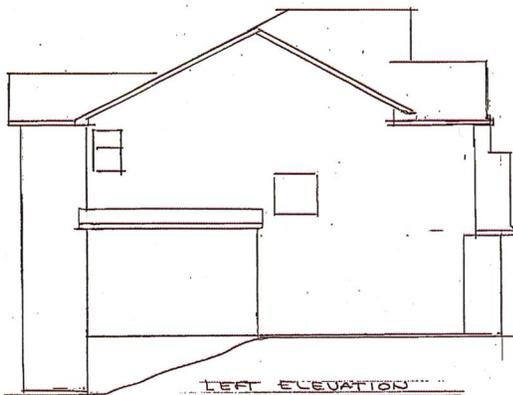
BENCHMARK
 1. Top nut of hydrant located in the NW quadrant of the intersection of 128th Avenue NE and Harpers Street NE. Elev. = 913.02 Ft.







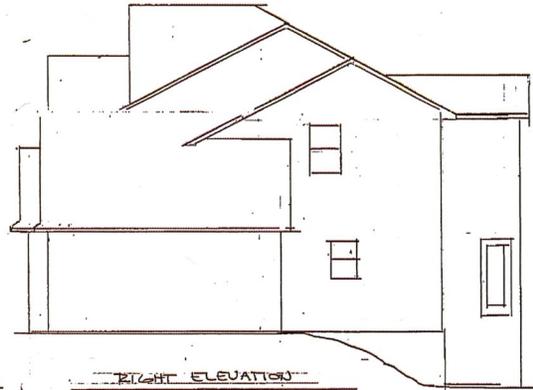




LEFT ELEVATION
1/8" = 1'-0"



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



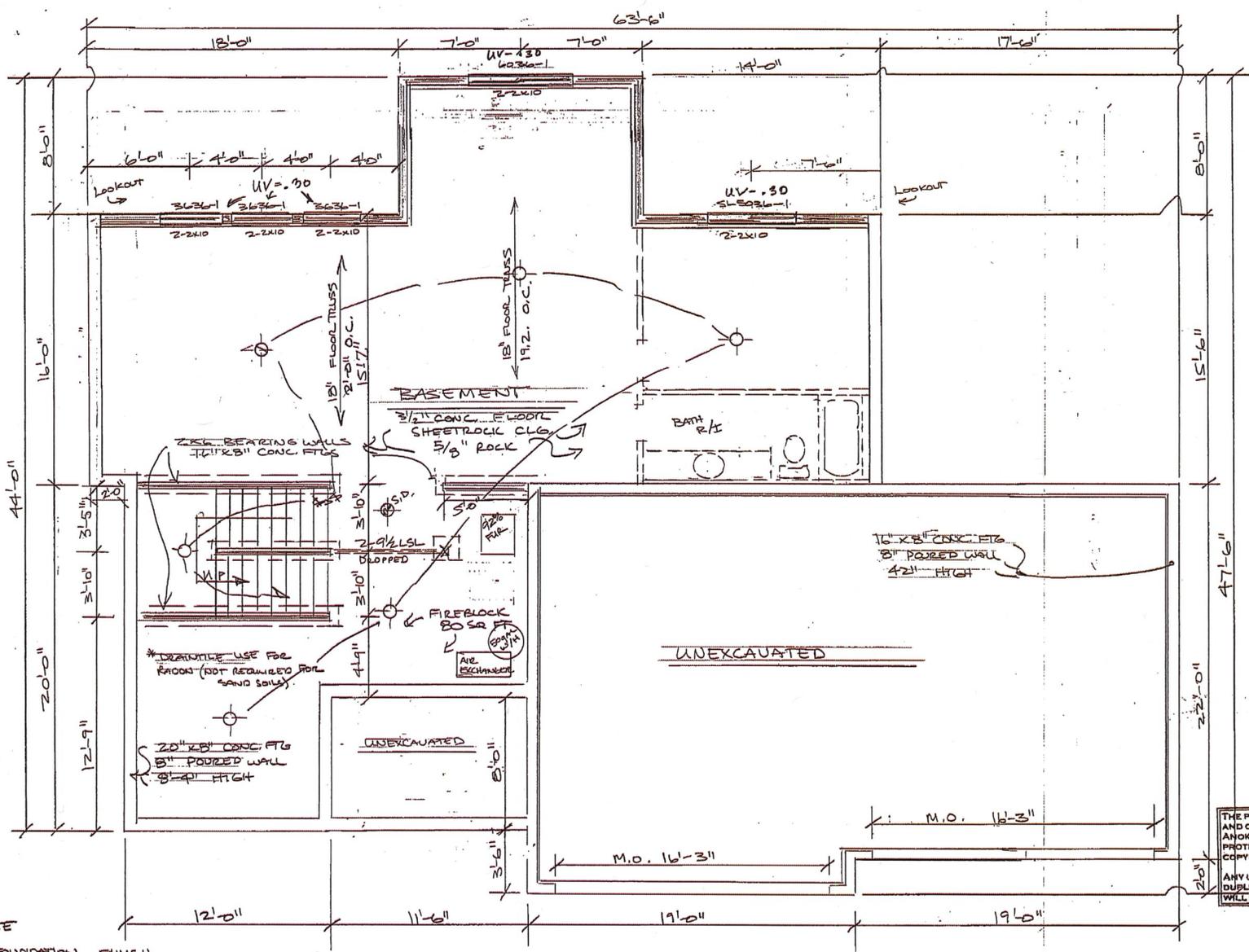
RIGHT ELEVATION
1/8" = 1'-0"



THE PLANS AND BASIC CONCEPT OF THIS AND OTHER T.H. CONSTRUCTION OF ANOKA, INC. CUSTOM DESIGNS ARE PROTECTED UNDER UNITED STATES COPYRIGHT LAW.
ANY UNAUTHORIZED REPRODUCTION OR DUPLICATION OF LAYOUT OR CONCEPT WILL BE VIGOROUSLY PROSECUTED.

3118 128th Lane NE Lot 2/2 Brians Meadows

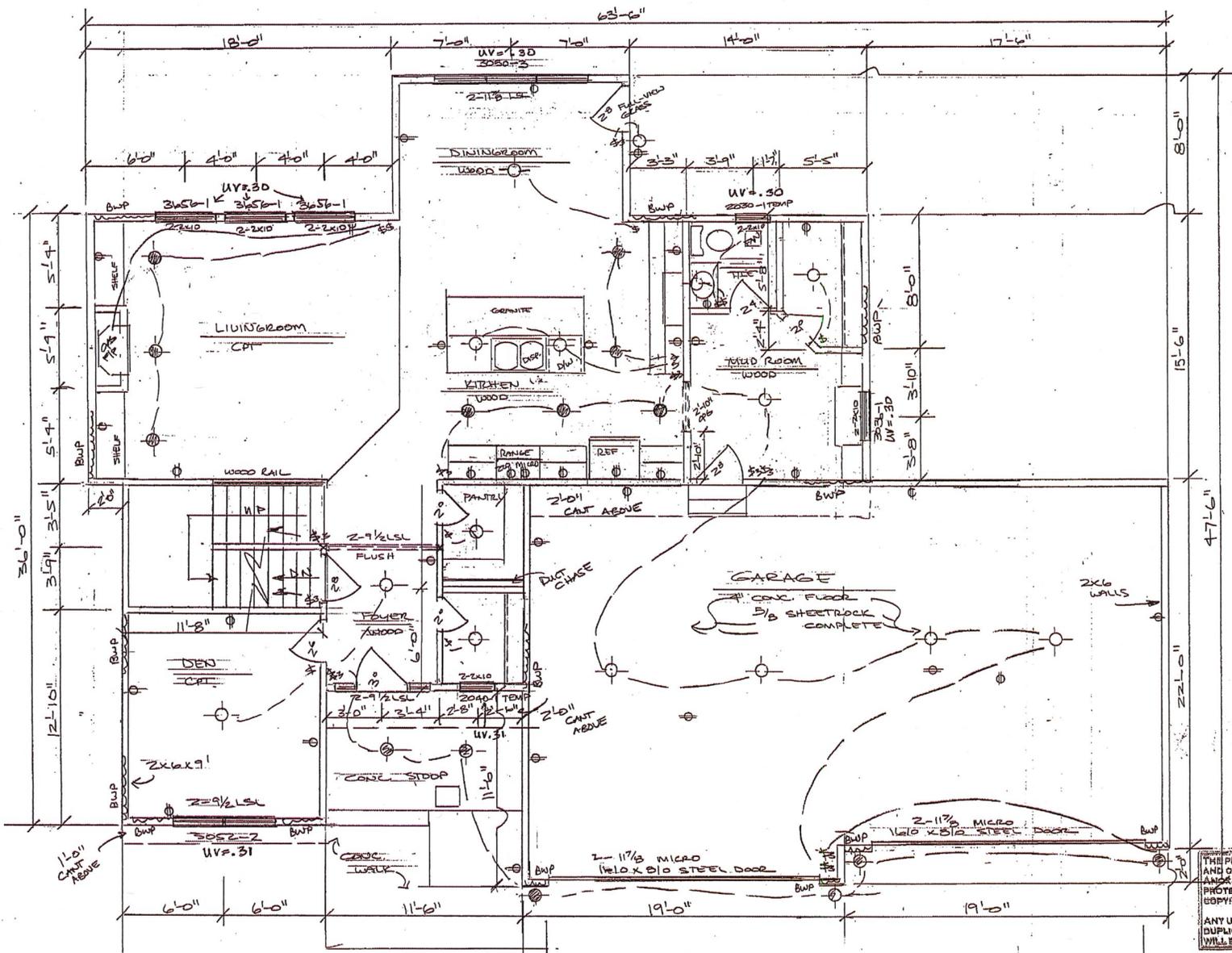
T.H. CONST. OF ANOKA, INC.			
SCALE: 1/8" = 1'-0"	APPROVED BY:	DRAWN BY	
DATE:		REVISED	
ELEVATIONS			
HAMPTON			DRAWING NUMBER



* NOTE
 HOLD FOUNDATION FLUSH
 DRIP CAP FOUNDATION*

THE PLANS AND BASIC CONCEPT OF THIS AND OTHER T.H. CONSTRUCTION OF ANOKA, INC. CUSTOM DESIGN ARE PROTECTED UNDER UNITED STATES COPYRIGHT LAW.
 ANY UNAUTHORIZED REPRODUCTION OR DUPLICATION OF LAYOUT OR CONCEPT WILL BE VIGOROUSLY PROSECUTED.

T.H. CONST. OF ANOKA, INC.		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: G.L.D.
DATE:		REVISED:
BASEMENT PLAN		
HAMPTON		DRAWING NUMBER



THE PLANS AND BASIC CONCEPT OF THIS AND OTHER T.H. CONSTRUCTION OF ANOKA, INC. CUSTOM DESIGNS ARE PROTECTED UNDER UNITED STATES COPYRIGHT LAW.
 ANY UNAUTHORIZED REPRODUCTION OR DUPLICATION OF LAYOUT OR CONCEPT WILL BE VIGOROUSLY PROSECUTED.

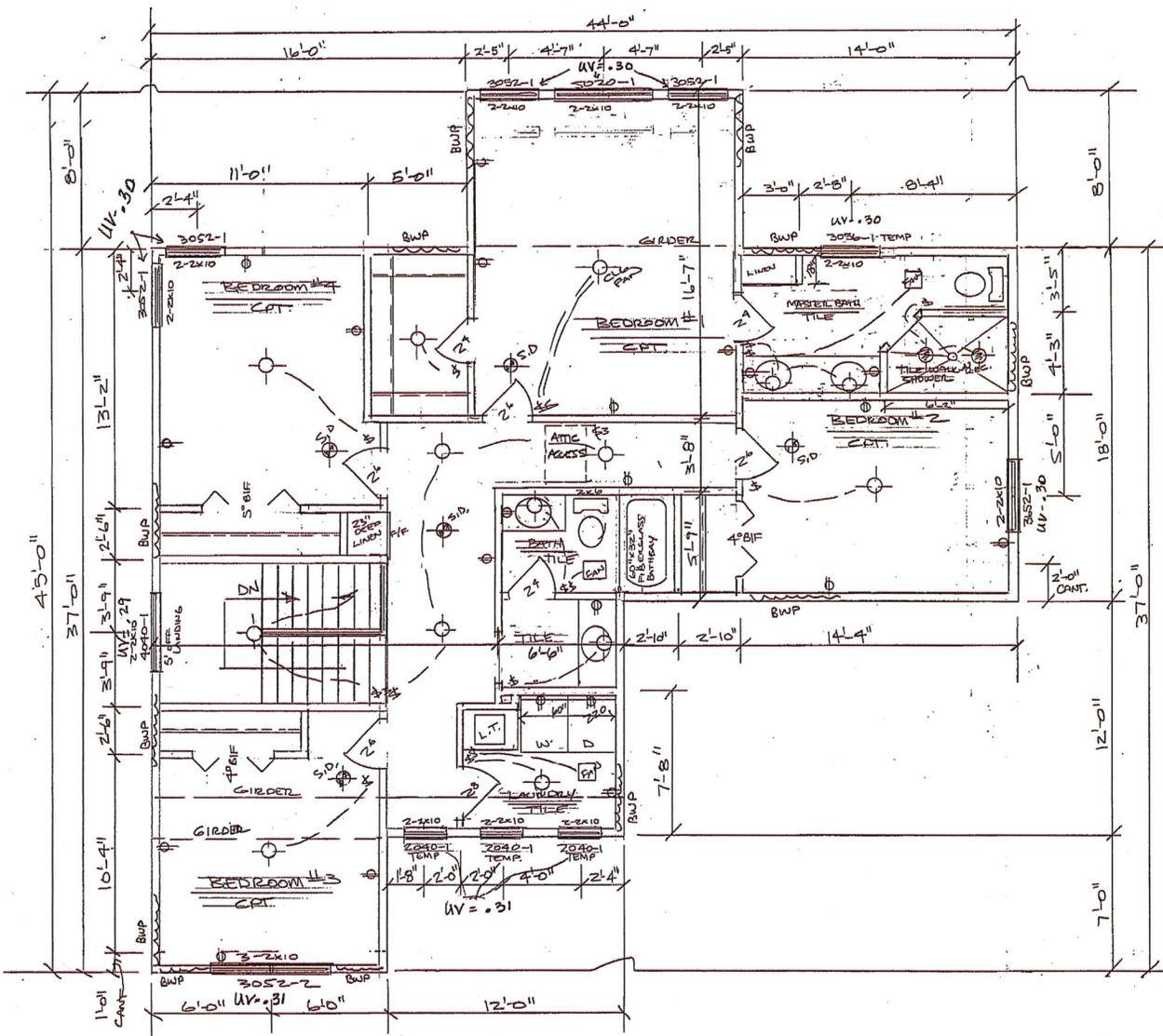
ASPHALT DRIVEWAY

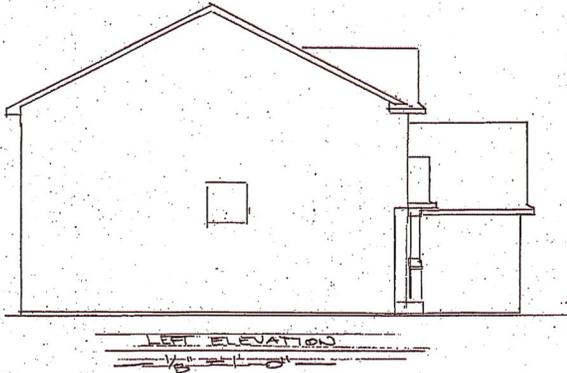
T.H. CONST. OF ANOKA, INC.		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: OZLA
DATE:	1232 SQ. FT. / 2508 SQ. FT. TET. FIN.	REVISED
FLOOR PLAN		
HAMPTON		DRAWING NUMBER

THE PLANS AND BASIC CONCEPT OF THIS AND OTHER T.H. CONSTRUCTION OF ANOKA, INC. CUSTOMER DESIGN ARE PROTECTED UNDER UNITED STATES COPYRIGHT LAW.

ANY UNAUTHORIZED REPRODUCTION OR DUPLICATION OF LAYOUT OR CONCEPT WILL BE VIGOROUSLY PROSECUTED.

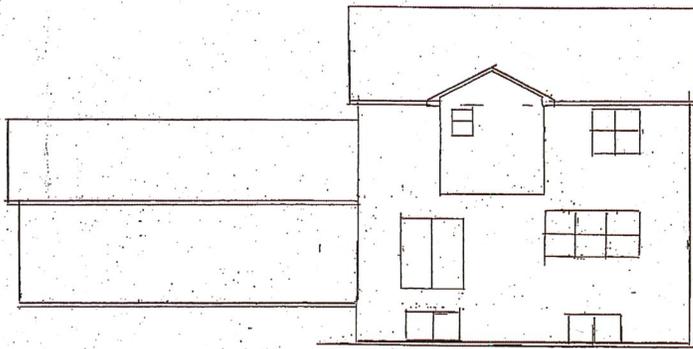
T.H. CONST. OF ANOKA, INC.		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: <i>BJA</i>
DATE:	1276 SQ. FT.	REVISED:
SECOND FLOOR PLAN		
HAMPTON		DRAWING NUMBER:





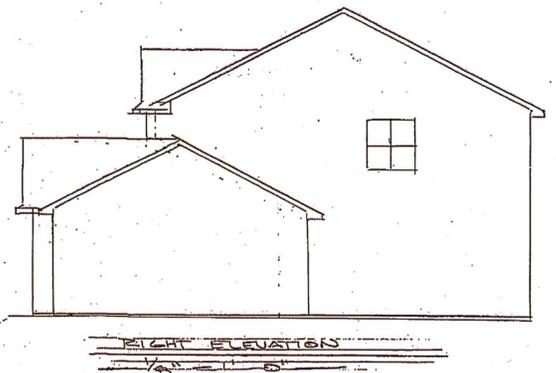
LEFT ELEVATION

1/8" = 1'-0"



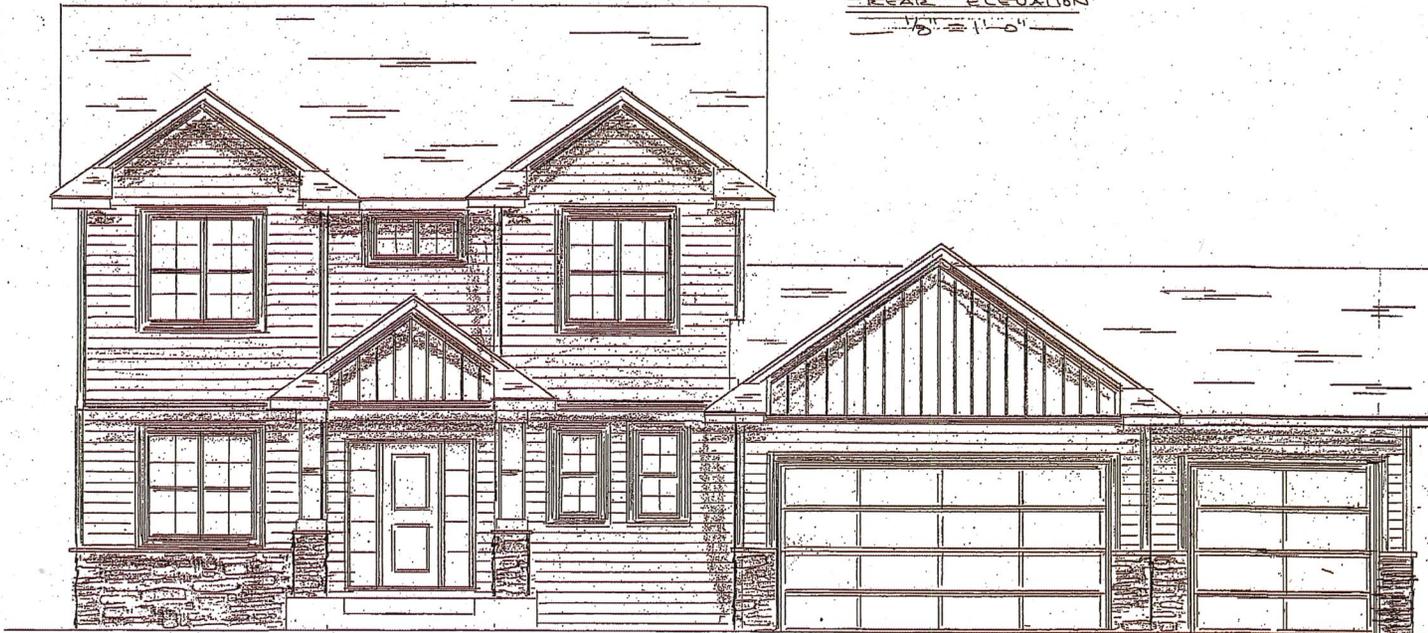
REAR ELEVATION

1/8" = 1'-0"



RIGHT ELEVATION

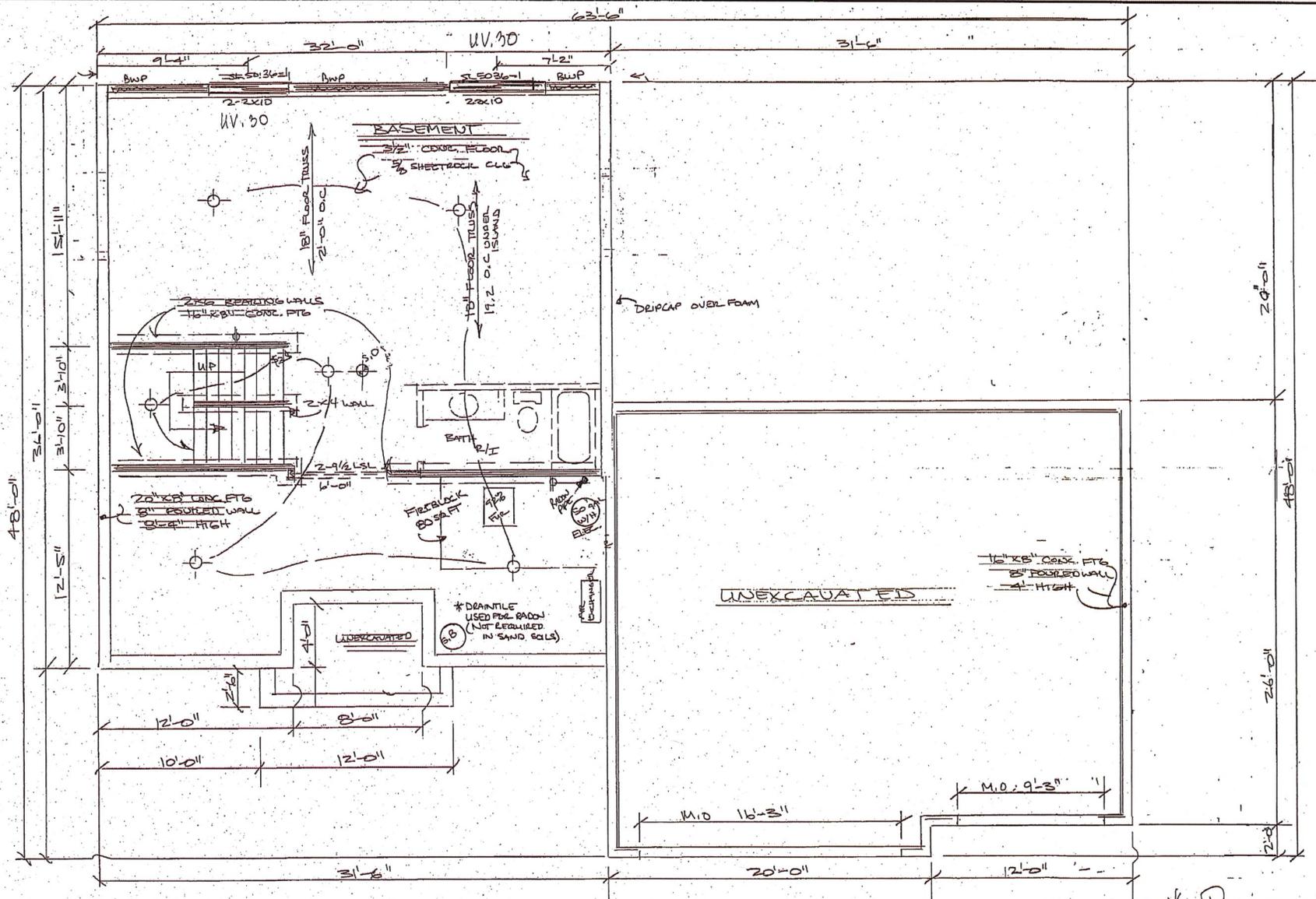
1/8" = 1'-0"



*Reverse
PLAN

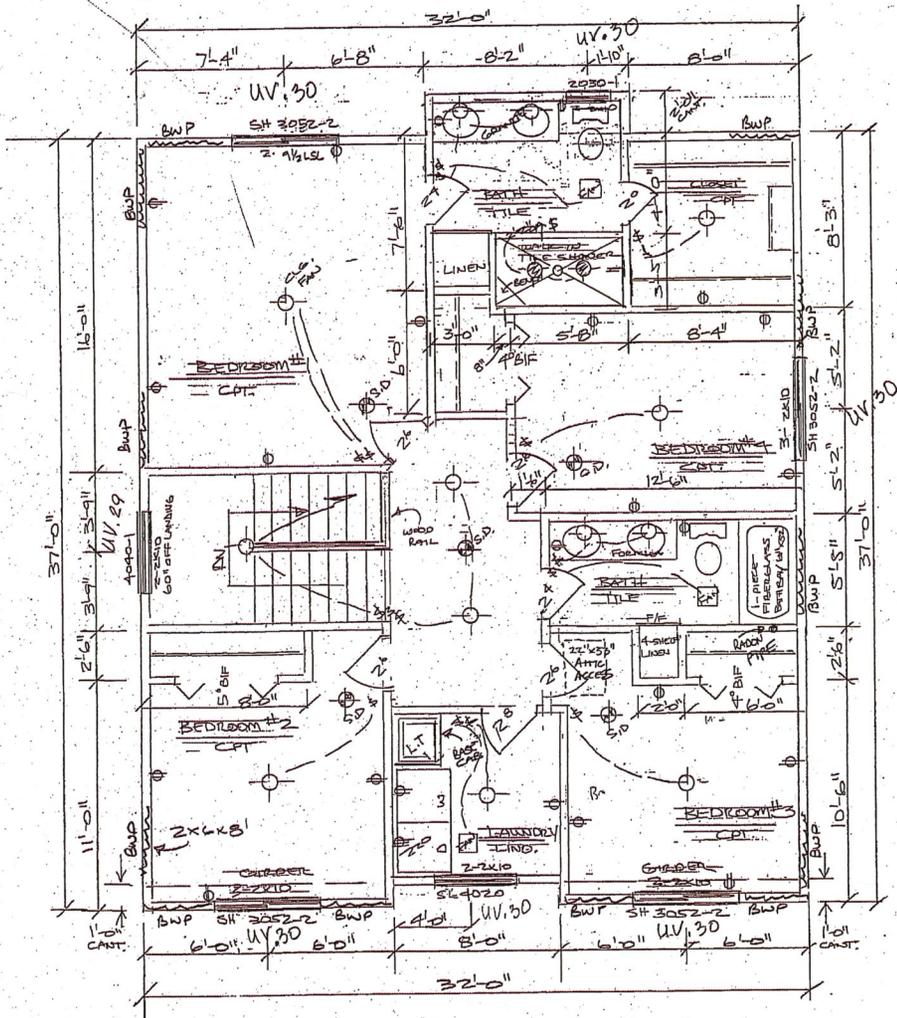
3119 128th Lane NE Blaine

T.H. CONST. OF ANOKA, INC.			
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY:	
DATE:		REVISED:	
ELEVATIONS			
DALTON #210			DRAWING NUMBER



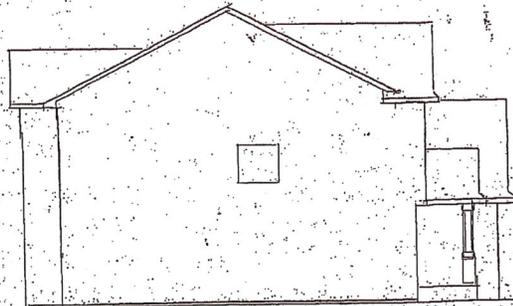
* Reverse Plan

T.H. CONST. OF ANOKA INC.		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
BASEMENT PLAN		
DALTON # 210		DRAWING NUMBER



* Reverse Plan

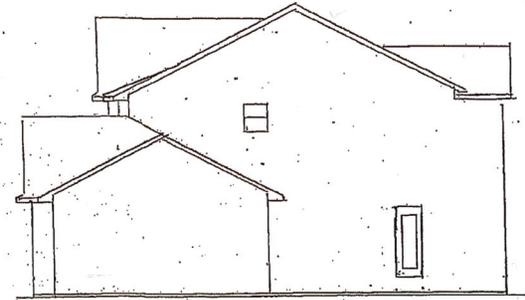
T. H. CONST. OF ASOKA, INC.			
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY:	
DATE:	1209 SQ. FT.	REVISED:	
SECOND FLOOR PLAN			
DALTON / # 210			DRAWING NUMBER



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



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

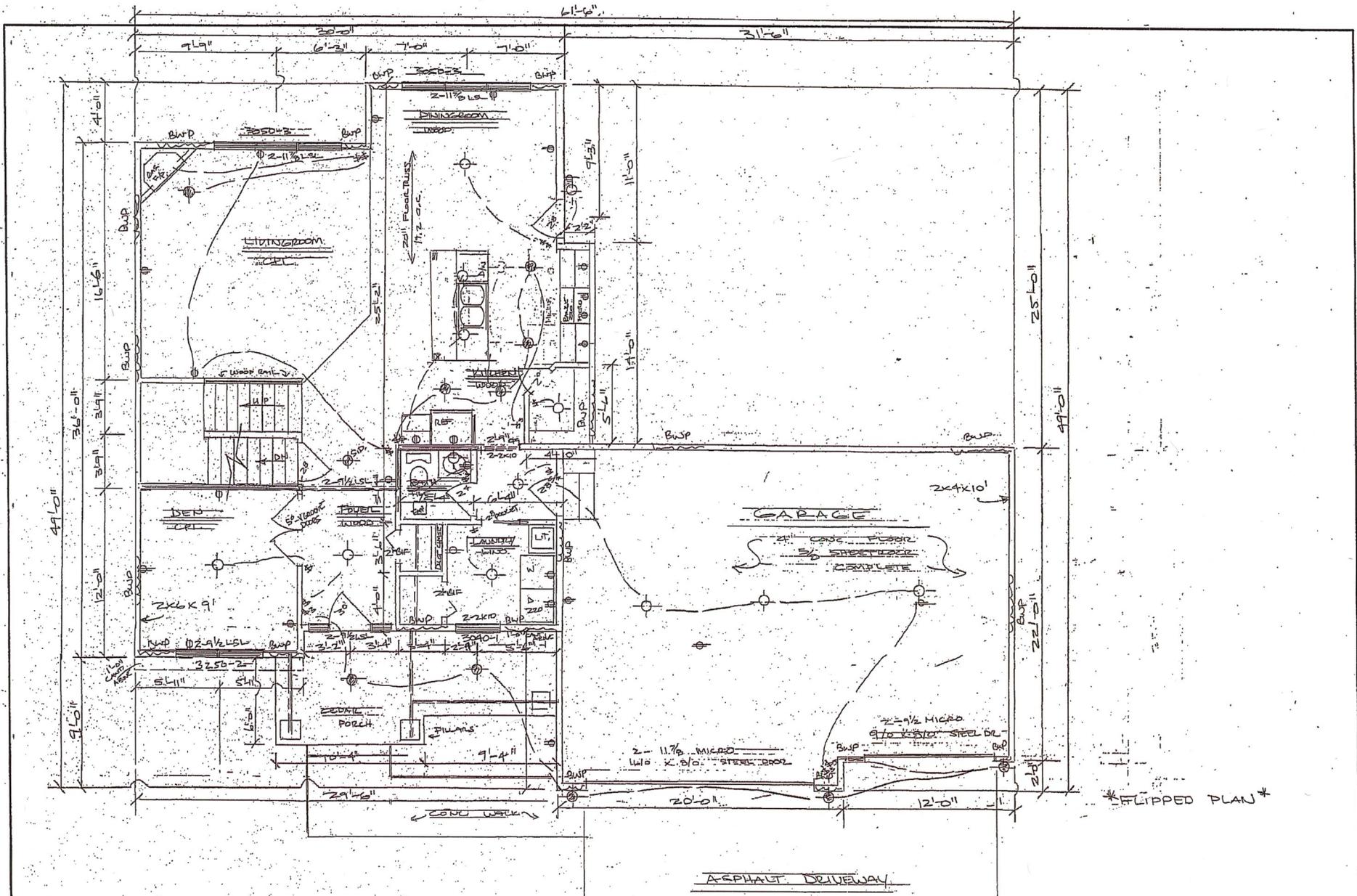


RIGHT ELEVATION
1/8" = 1'-0"



* FLIPPED PLAN *

T.H. CONST. OF ASOKA INC.		
SCALE:	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
ELEVATIONS		
CHURCHILL #360		DRAWING NUMBER



* FLIPPED PLAN *

ASPHALT DRIVEWAY

T.H. CONST. OF ANOKA INC		
SCALE:	APPROVED BY:	DRAWN BY:
DATE:	11/26/07 / 2250 SQ FT	REVISED:
FLOOR PLAN		
CHURCHILL #360		DRAWING NUMBER:

