

Case File No. 15-0008

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



PRELIMINARY PLAT

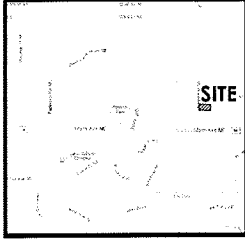
-of- WILLOWFIELD

Applicant: Harpers Street Woods, LLC
14015 Sunfish Lake Blvd., Suite 400
Ramsey, Mn 55303

Contact: Stephen Bona
(763) 427-3090

VICINITY MAP

PART OF SEC. 3, TWP. 91, RING. 23



ANKOLA COUNTY, MINNESOTA
(NO SCALE)

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 12/8/14 and 12/29/14.
- Bearings shown are on Anoka County datum.
- Curb shots are taken at the top and back of curb.
- This survey was prepared based upon Title Commitment File No. 859 prepared by Old Republic National Title Insurance Company, dated December 31, 2014.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.
- Property address is 12651 Harpers Street NE, Blaine, MN 55449.
- Parcel ID #: 03-31-23-43-0002
- Total parcel area: 196,654 sq. ft. (4.51 acres)
- Utilities shown hereon are observed and from various utility plans. 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.
- See Preliminary Tree Inventory and Tree Removal Plan for tree size and species.

LEGAL DESCRIPTION

The East 650 feet of the Southwest Quarter of the Southeast Quarter of Section 3, Township 91, Range 23, Anoka County, Minnesota, Except the South 900 feet thereof, and Except the West 66 feet thereof.

(Abstract property.)

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.

DANIEL W. OBERMILLER
Date: 02/20/2015 License No. 25341

E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

ZONING AND SETBACKS

CURRENT ZONING IS D-FLEX (DEVELOPMENT FLEX)
PROPOSED ZONING IS D-FLEX (DEVELOPMENT FLEX)

THE LOT REQUIREMENTS ARE NOT PREDETERMINED FOR THIS ZONING. THE CITY HAS RECOMMENDED THE FOLLOWING:

FRONT SETBACK 25 FEET
HOUSE SIDE SETBACK (INTERIOR) 10 FEET
GARAGE SIDE SETBACK 5 FEET
REAR SETBACK 30 FEET
CORNER SIDE YARD SETBACK 20 FEET

PROPOSED DEVELOPMENT REQUIREMENTS FOR ZONE D-FLEX (DEVELOPMENT FLEX):

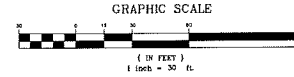
MINIMUM LOT AREA 10,000 S.F.
MINIMUM LOT WIDTH 75 FEET AT SETBACK LINE
MINIMUM LOT DEPTH 125 FEET

AREA COMPUTATIONS

TOTAL AREA SITE AREA: 4.514 ACRES
14 PROPOSED SINGLE FAMILY LOTS
(INCLUDES FUTURE LOTS)
DENSITY: 3.102 UNITS/ACRE

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

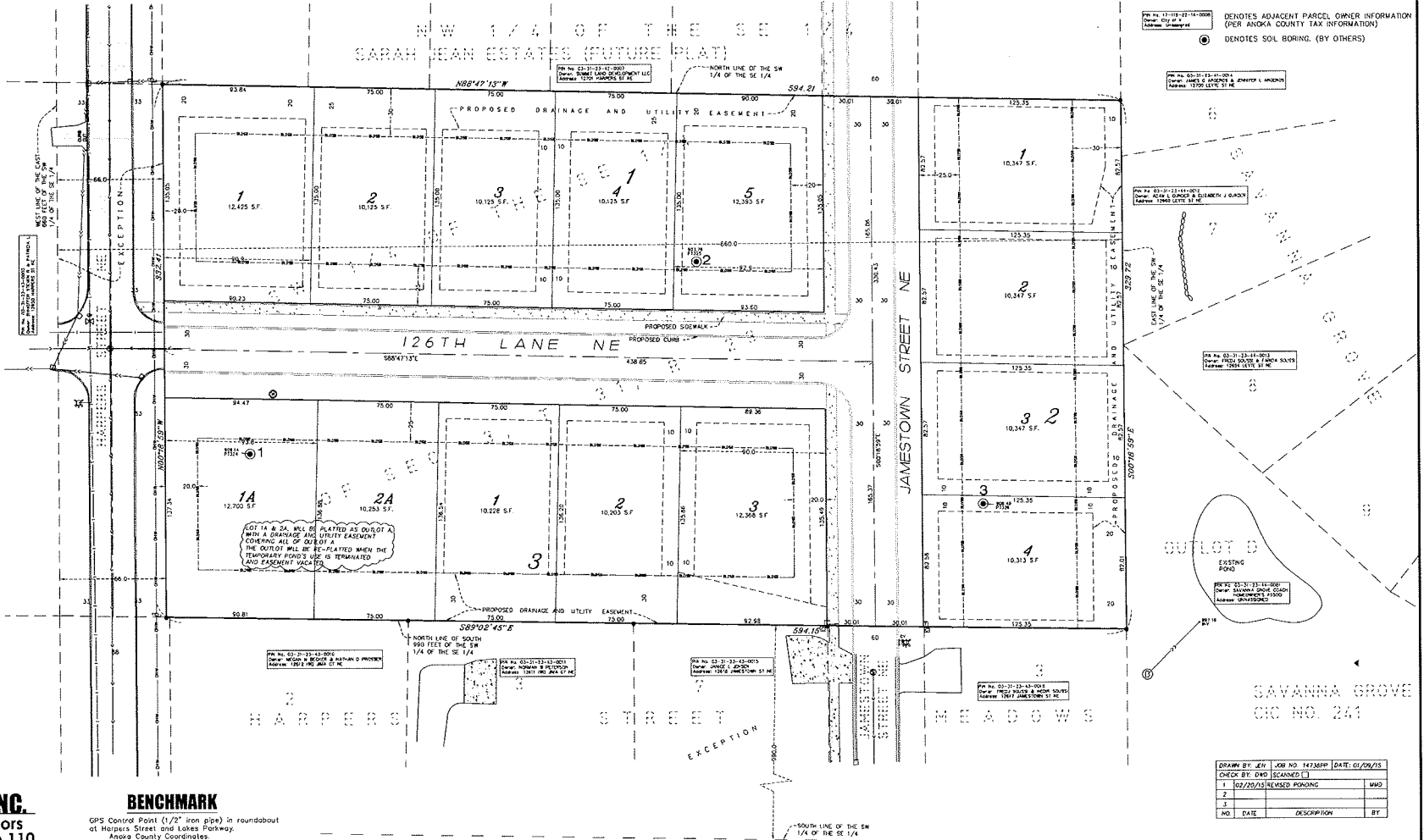
BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING STREET LINES AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT



NORTH

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES CATCH BASIN
- ⊙ DENOTES STORM SEWER MANHOLE
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES HYDRANT
- ⊙ DENOTES GATE VALVE
- ⊙ DENOTES POWER POLE
- ⊙ DENOTES TELEPHONE PEDESTAL
- ⊙ DENOTES CABLE PEDESTAL
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- ⊙ DENOTES STORM SEWER APRON
- ⊙ DENOTES RETAINING WALL
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- ⊙ DENOTES EXISTING SANITARY SEWER
- ⊙ DENOTES EXISTING STORM SEWER
- ⊙ DENOTES EXISTING WATER MAIN
- ⊙ DENOTES OVERHEAD WIRE
- ⊙ DENOTES CONCRETE SURFACE
- ⊙ DENOTES BITUMINOUS SURFACE
- ⊙ DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)
- ⊙ DENOTES SOL BORING (BY OTHERS)



ANKOLA COUNTY, MINNESOTA
PLAT NO. 23-31-23-43-0002
DATE: 02/20/2015
BY: DANIEL W. OBERMILLER

ANKOLA COUNTY, MINNESOTA
PLAT NO. 03-31-23-43-0001
DATE: 12/22/2014
BY: DANIEL W. OBERMILLER

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DATE: 12/22/2014
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BENCHMARK

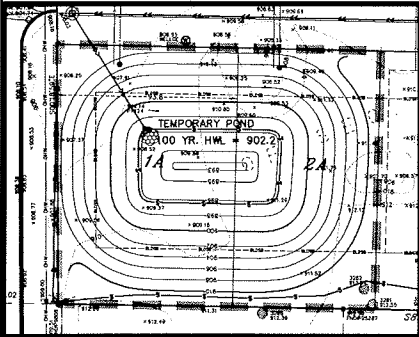
GPS Control Point (1 1/2" iron pipe) is roundabout at Harpers Street and Lakes Parkway, Anoka County Coordinates:
Northing: 157589.566
Easting: 519250.584
Elevation: 900.25 (NAD83 88 Datum)

NO	DATE	DESCRIPTION	BY
1	02/20/15	REVISED PLANNING	WAO
2			
3			

GRADING DRAINAGE AND EROSION CONTROL PLAN

~of~ WILLOWFIELD
 Applicant: Harpers Street Woods, LLC
 14015 Sunfish Lake Blvd., Suite 400
 Ramsey, Mn 55303
 Contact: Stephen Bona
 (763) 427-3090

TEMPORARY POND DETAIL



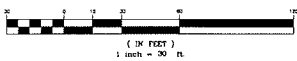
NOTES

- SEE SHEET C1.2 FOR STORM SEWER SIZES, RIMS AND INVERTS
- 2 FOOT MINIMUM SEPARATION BETWEEN 100 YR. H.W.L. AND LOW FLOOR.
- 1 FOOT SEPARATION BETWEEN EMERGENCY OVERFLOW TO LOWEST OPENING.

LEGEND

- ➔ DENOTES EMERGENCY OVERFLOW ELEVATION
- 100 YR. H.W.L. DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING 2 FOOT CONTOUR
- DENOTES PROPOSED 2 FOOT CONTOURS
- DENOTES EASEMENT LINE
- DENOTES SEBANK LINE
- DENOTES PROPOSED STORM SEWER
- DENOTES PROPOSED SALT / TREE PROTECTION FENCE
- DENOTES DIRECTION OF DRAINAGE
- DENOTES PROPOSED SPOT ELEVATION
- ⊕ DENOTES TELEPHONE PEDestal
- ⊕ DENOTES ELECTRICAL BOX
- ⊕ DENOTES CABLE PEDestal
- ⊕ DENOTES SOL BORING, (BY OTHERS)

GRAPHIC SCALE



BENCHMARK

GPS Control Point (1/2" iron pipe) in roundabout at Harpers Street and Lakes Parkway.
 Anoka County Coordinates:
 Northing: 107589.566
 Easting: 019250.554
 Elevation: 900.25 (NAVD 88 Datum)

E. G. RUD & SONS, INC.
 EST. 1917 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701

POUNDING CALCULATIONS AND STORM SEWER DESIGN BY PLOWE ENGINEERING, INC.

PLOWE ENGINEERING, INC.
 6766 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014
 P: (651) 361-8210
 F: (651) 361-8701

SITE PLANNING & ENGINEERING

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER REGISTERED WITH THE STATE OF MINNESOTA.

Adam G. Ginter
 ADAM GINTER
 DATE: 02.20.2015 LIC. NO.: 42963

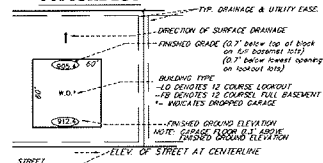
EROSION CONTROL / REVEGETATION SPECS.

- PRIOR TO ROUGH GRADING, INSTALL Silt STOP FENCE IN LOCATIONS SHOWN. ADDITIONAL Silt STOP FENCE WILL BE REQUIRED WHERE LOCAL CONDITIONS REQUIRE. INSTALL TREE PROTECTION AS DEEMED NECESSARY BY THE CITY FORESTER PRIOR TO ANY GRADING.
- ANY GRADING SHALL PROCEED ON AN AREA BY AREA BASIS TO MINIMIZE UNCOMPLETED AREAS.
- AS EACH AREA OUTSIDE THE STREET IS GRADED, PROVIDE NATIVE TOPSOIL, SEED, AND MULCH ANCHORED WITH A STRIP-TIE Silt DOG WITHIN SEVEN DAYS AFTER ROUGH GRADING.
- MAINTAIN AND STAKE OUT Silt FENCES INCLUDING REMOVAL OF ACCUMULATED Silt UNTIL VEGETATION IS ESTABLISHED.
- SEE "STORM WATER POLLUTION PREVENTION PLAN" FOR ADDITIONAL EROSION CONTROL NOTES AND SITE SEQUENCING.

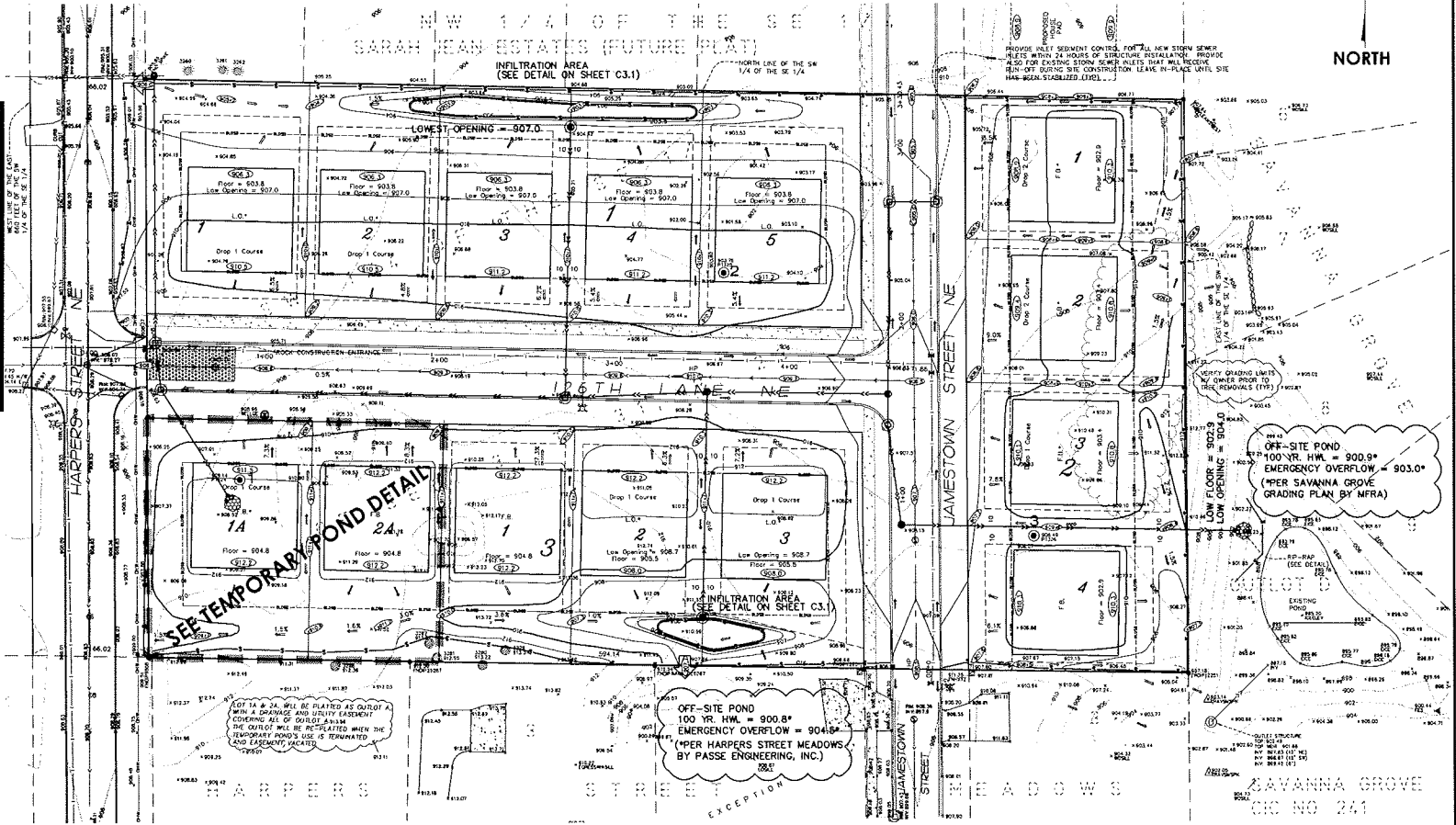
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Daniel W. Obermiller
 DANIEL W. OBERMILLER
 Date: 02/20/2015 License No 25341

TYPICAL LOT



DRAWN BY: JMD	JOB NO: 147389P	DATE: 01/09/15	
CHECK BY: GAO	SCANNED	WMD	
1	02/20/15	REVISED PONDING	
2			
3			
NO.	DATE	DESCRIPTION	BY



NORTH

OFF-SITE POND
 100 YR. H.W.L. = 900.9'
 EMERGENCY OVERFLOW = 903.0'
 (PER SAVANNA GROVE GRADING PLAN BY NFRA)

OFF-SITE POND
 100 YR. H.W.L. = 900.8'
 EMERGENCY OVERFLOW = 904.8'
 (PER HARPERS STREET MEADOWS BY PASSE ENGINEERING, INC.)

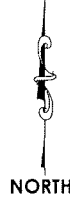
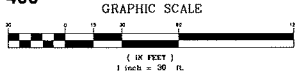
SAVANNA GROVE
 CIO NO 241

PRELIMINARY TREE INVENTORY AND TREE REMOVAL PLAN

~of~ WILLOWFIELD

Applicant: Harpers Street Woods, LLC
14015 Sunfish Lake Blvd., Suite 400
Ramsey, Mn 55303

Contact: Stephen Bona
(763) 427-3090

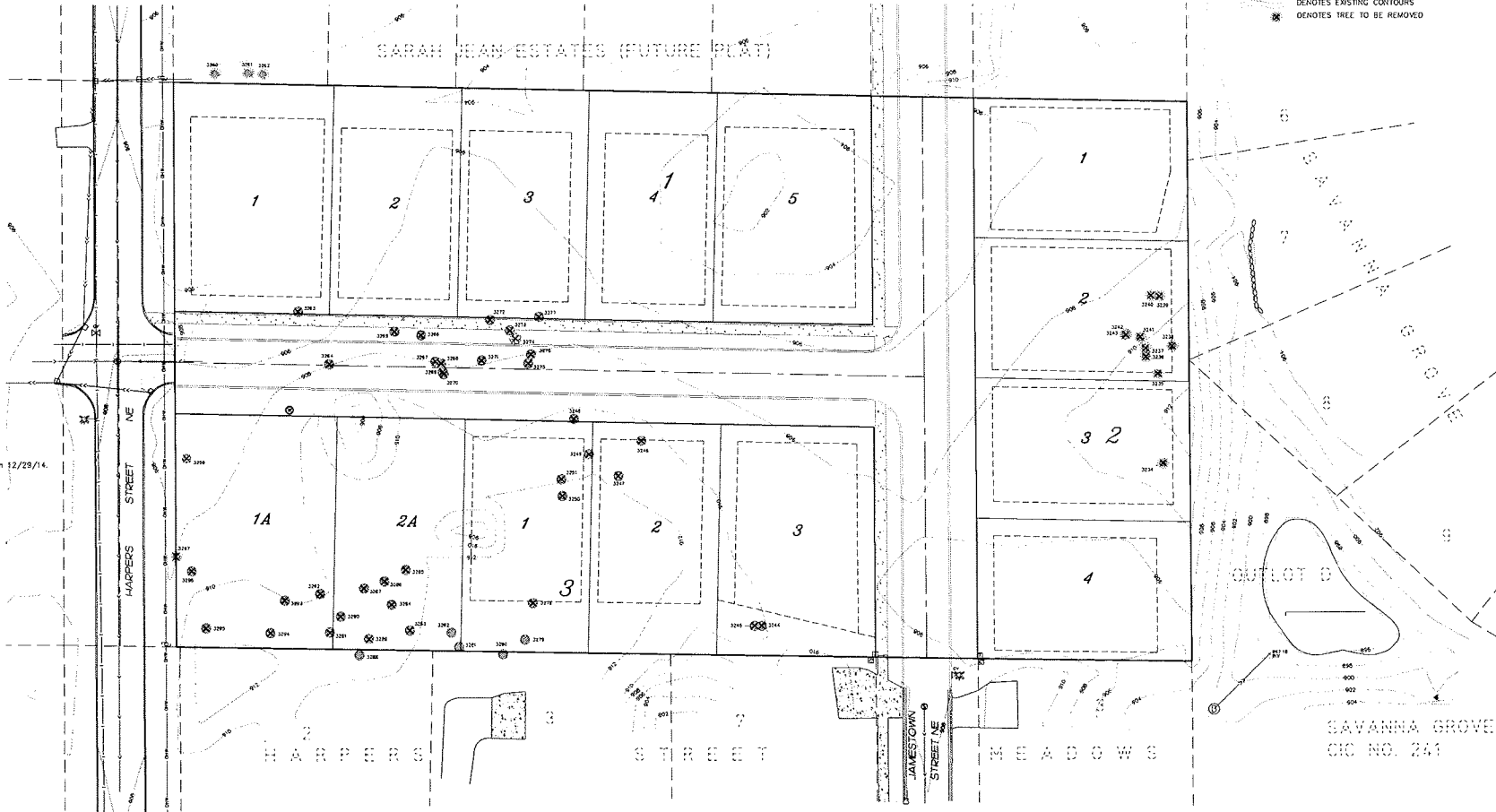
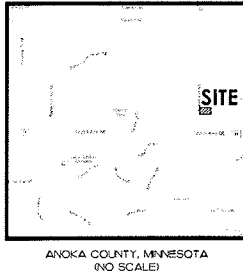


LEGEND				TREE INVENTORY LIST				TREE COUNT			
10' = TREE SIZE								TOTAL OVERSTORY DECIDUOUS SHADE TREES - 56			
2' = NUMBER OF TRUNKS								TOTAL OVERSTORY TREES - 14			
OHELM = CHINESE ELM								TREES TO BE REMOVED TREES - 38			
								TREES TO REMAIN - 11 (3 CONIF & 8 DECID)			
TREE NO.	TREE TYPE AND SIZE	TREE NO.	TREE TYPE AND SIZE	TREE NO.	TREE TYPE AND SIZE	TREE NO.	TREE TYPE AND SIZE	TREE NO.	TREE TYPE AND SIZE	TREE NO.	TREE TYPE AND SIZE
3234	PNE12	3240	OHELM2-2	3265	OHELM2-2	3278	OHELM2-2	3287	OHELM13		
3235	PNE12	3241	OHELM2-2	3266	OHELM2-2	3279	OHELM2-2	3288	OHELM13		
3236	PNE11	3242	OHELM2-2	3267	OHELM2-2	3280	OHELM2-2	3289	OHELM13		
3237	PNE11	3243	OHELM2-2	3268	OHELM2-2	3281	OHELM2-2	3290	OHELM13		
3238	PNE13	3244	OHELM2-2	3269	OHELM2-2	3282	OHELM2-2	3291	OHELM13		
3239	PNE13	3245	OHELM2-2	3270	OHELM2-2	3283	OHELM2-2	3292	OHELM13		
3240	PNE11	3246	APPLE12	3271	OHELM13	3284	OHELM2-4	3293	OHELM13		
3241	PNE12	3247	PNE12	3272	OHELM13	3285	OHELM2-2	3294	OHELM13		
3242	PNE12	3248	PNE12	3273	OHELM13	3286	OHELM2-2	3295	OHELM13		
3243	PNE11	3249	PNE12	3274	POP15	3287	OHELM2-2	3296	OHELM13		
3244	OHELM8	3250	OHELM2-2	3275	OHELM2-2	3288	OHELM11	3297	PNE15		
3245	OHELM8	3251	OHELM2-2	3276	OHELM2-2						

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES CATCH BASIN
- ⊙ DENOTES STORM SEWER MANHOLE
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES HYDRANT
- ⊙ DENOTES GATE VALVE
- ⊙ DENOTES POWER POLE
- ⊙ DENOTES TELEPHONE PEDestal
- ⊙ DENOTES CABLE PEDestal
- ⊙ DENOTES WELL
- ⊙ DENOTES STORM SEWER APRON
- ⊙ DENOTES RETAINING WALL
- ⊙ DENOTES TREE LINE
- ⊙ DENOTES EXISTING SANITARY SEWER
- ⊙ DENOTES EXISTING WATER MAIN
- ⊙ DENOTES OVERHEAD WIRE
- ⊙ DENOTES CONCRETE SURFACE
- ⊙ DENOTES BITUMINOUS SURFACE
- ⊙ DENOTES EXISTING CONTOURS
- ⊙ DENOTES TREE TO BE REMOVED

VICINITY MAP



TREE NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 12/29/14.
- Trees shown are 8 inches in diameter or larger.

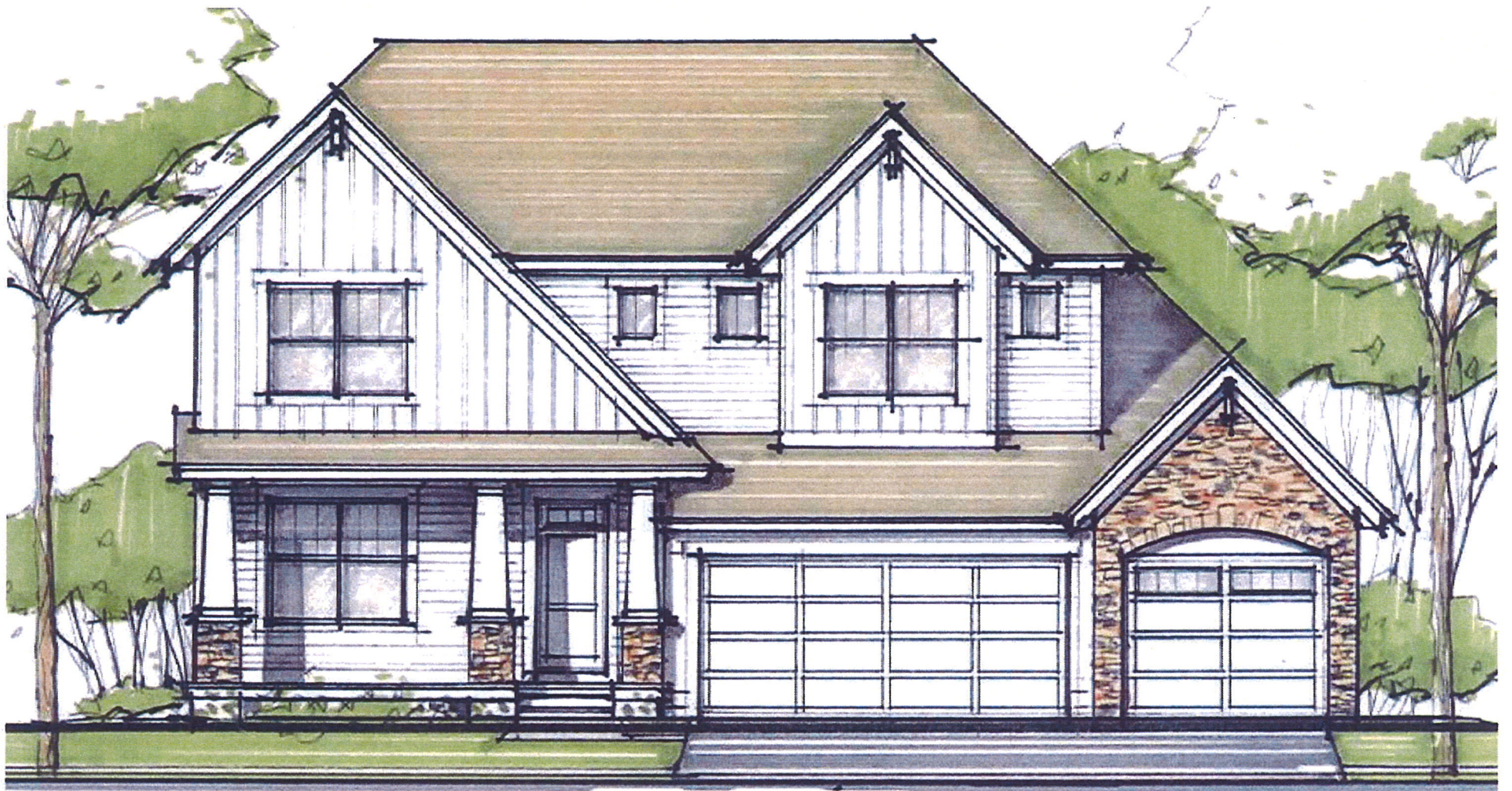
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Daniel W. Obermiller
DANIEL W. OBERMILLER
Date: 02/20/2015 License No. 25341

E.G. RUD & SONS, INC.
EST. 1917 Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

BENCHMARK
GPS Control Point (1/2" iron pipe) in roundabout at Harpers Street and Lakes Parkway
Anoka County Coordinates:
Northing: 157989.266
Easting: 519250.584
Elevation: 900.29 (NAVD 88 Datum)

DESIGN BY: JEN	JOB NO: 1412609	DATE: 05/09/15
CHECK BY: DMO	SCANNED: <input type="checkbox"/>	
1	02/20/15	REVISED PONDING
2		
3		
NO. DATE	DESCRIPTION	BY



THE "CREEK VIEW III"

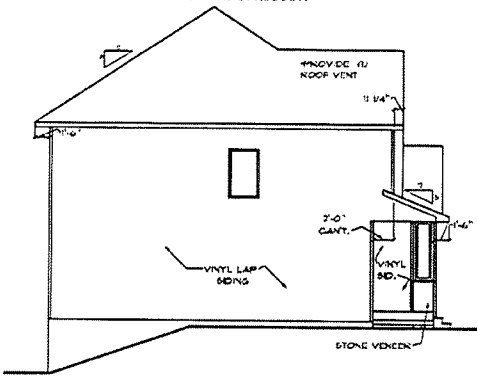
(ELEVATION D)



- STEEL PANEL GARAGE DOORS
- STONE VENEER w/ ADDRESS STONE
- VINYL SHAKE SIDING @ FR. ONLY
- VINYL LAP SIDING @ ALL SIDES & REAR
- WINDOW GRIDS @ FRONT ONLY
- NO RETURNS ON ANY GABLES

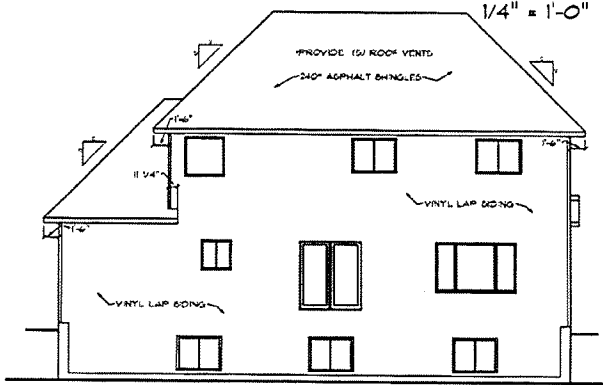
FRONT ELEVATION

ARTIST CONCEPT: THIS CONCEPT WAS CREATED AS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REPRESENT THE ACTUAL PRODUCT.



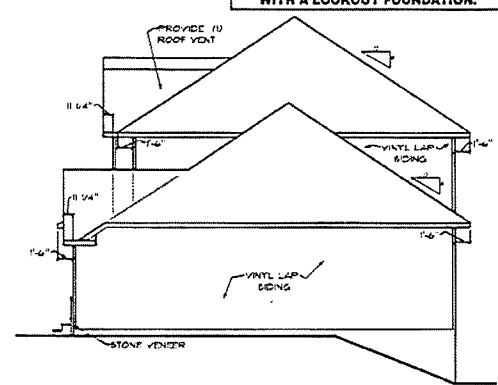
LEFT ELEVATION
1/8" = 1'-0"

(w/ FULL FRONT PORCH OPTION)
(w/ LOOKOUT)



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

(w/ LOOKOUT)
(w/ FULL FRONT PORCH OPTION)



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

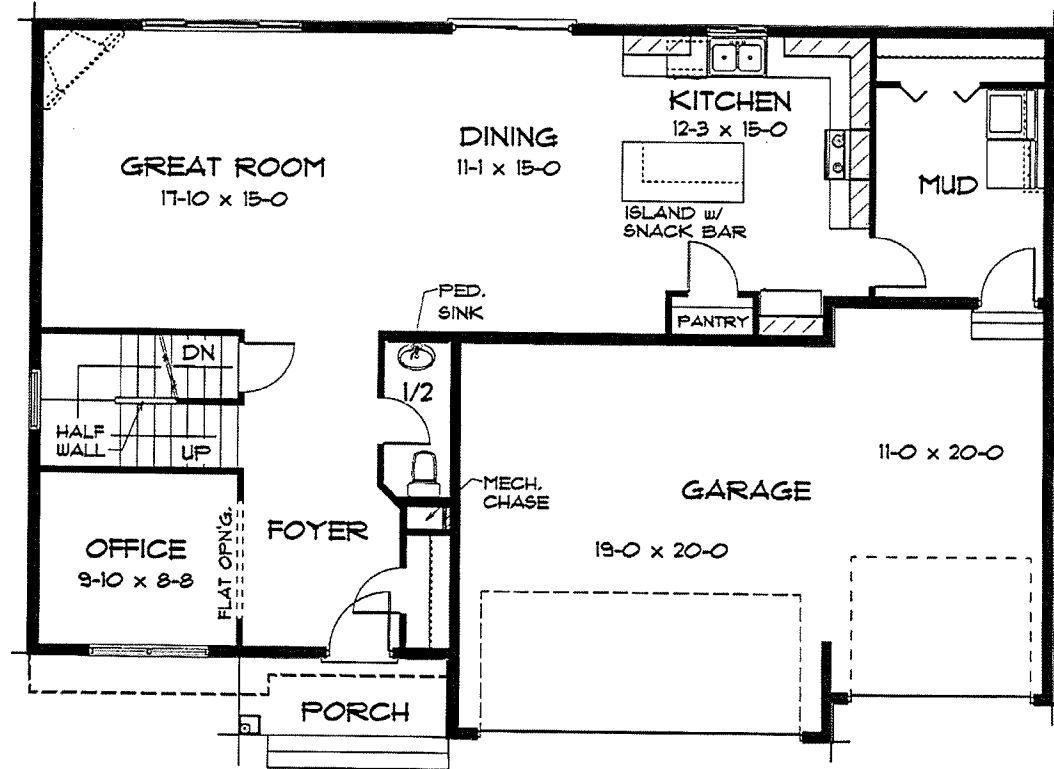
(w/ LOOKOUT)

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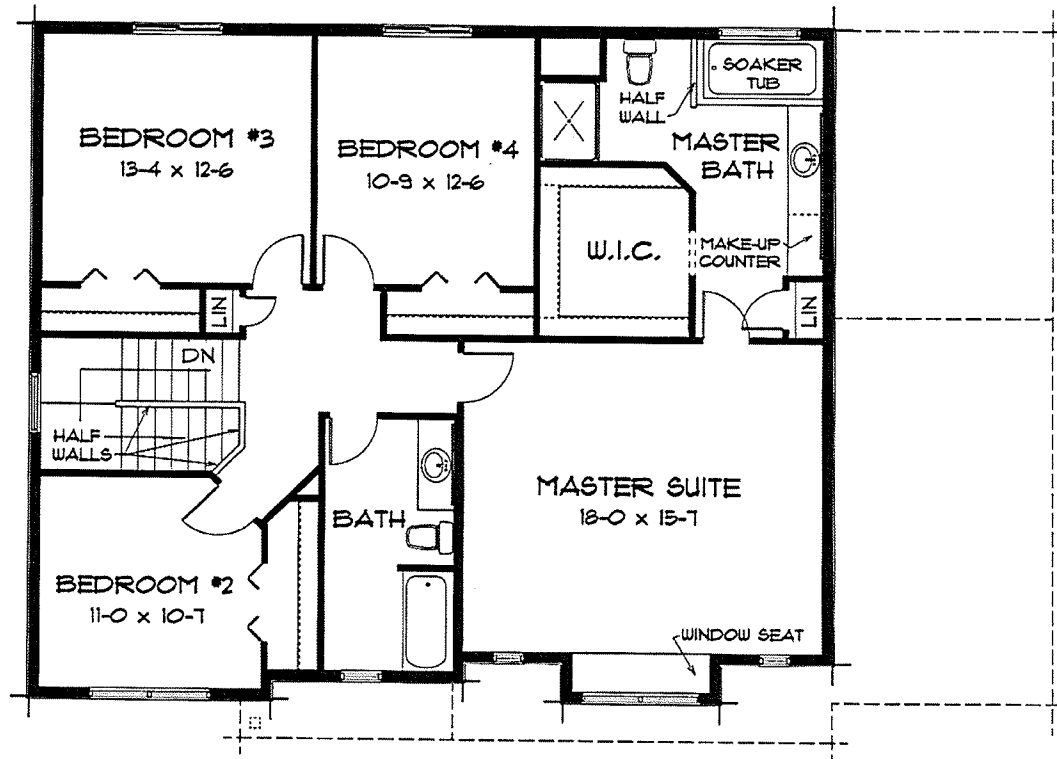
APPROVAL:	
LOT:	BLOCK:
NAMES: THE "CREEKVIEW III" IN	
WAIVER EVERY EFFORT HAS BEEN MADE TO CORRECT IN EVERY WAY ANY ERRORS, OMISSIONS AND AMBIGUITIES TO MAKE EVERY NOTE, DIMENSION, LEGEND, AND CONSTRUCTION STATEMENT CLEAR AND UNAMBIGUOUS. THE USER SHALL BE RESPONSIBLE FOR THE DESIGN.	
REVISIONS:	DATE:
	2442
Capstone Homes, Inc. 14018 SUNFISH LAKE BLVD. NW SUITE 600 RANNEY, MN 55303 OFFICE: (763) 427-3090 FAX: (763) 715-9080 www.minncapstonehomes.com	
Pg. 1 of 7	

THE "CREEK VIEW III"

TWO STORY: 4 BEDROOMS, 3 BATHROOMS, 3 STALL GARAGE
2,451 FINISHED Sq. Ft. 51'-0" WIDE x 36'-0" DEEP



FIRST FLOOR PLAN

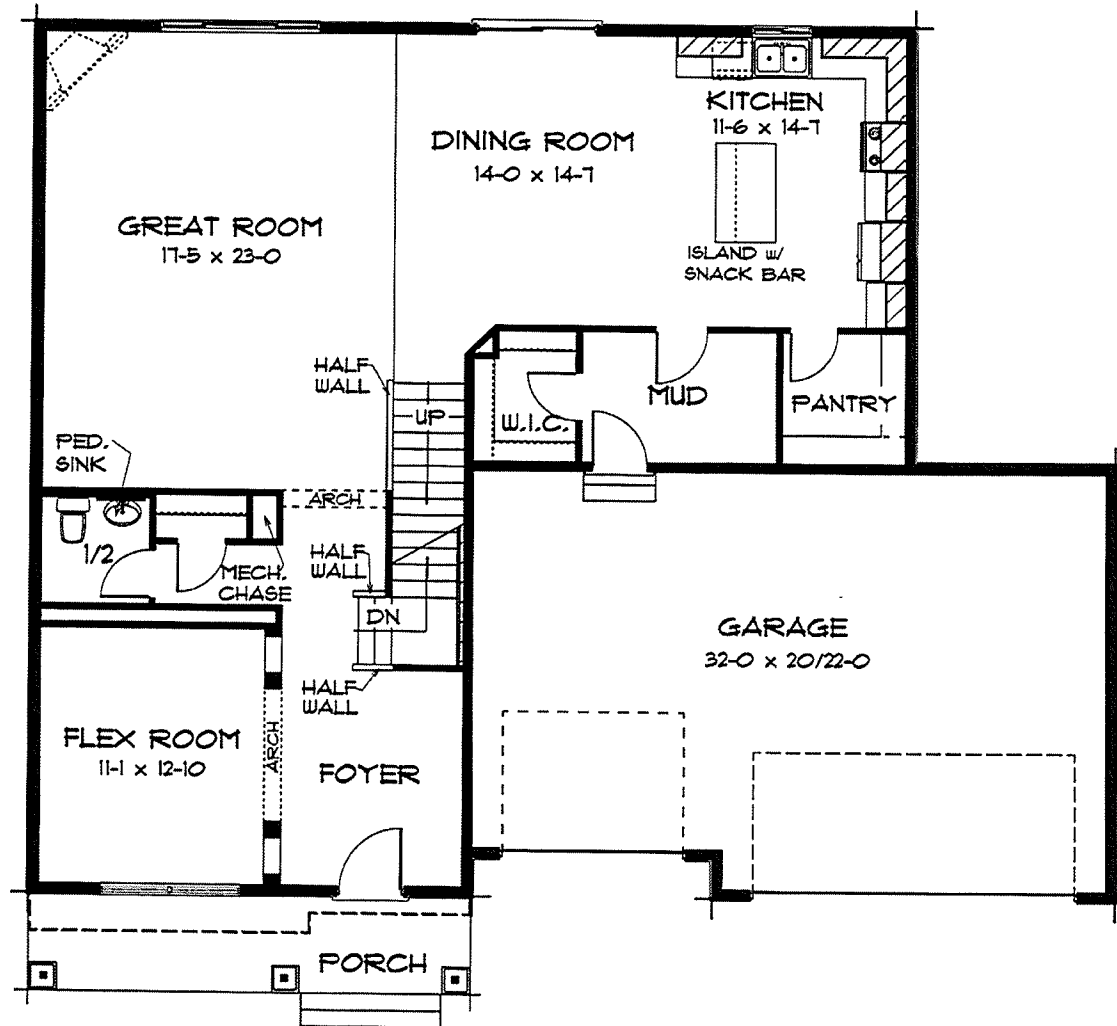


SECOND FLOOR PLAN

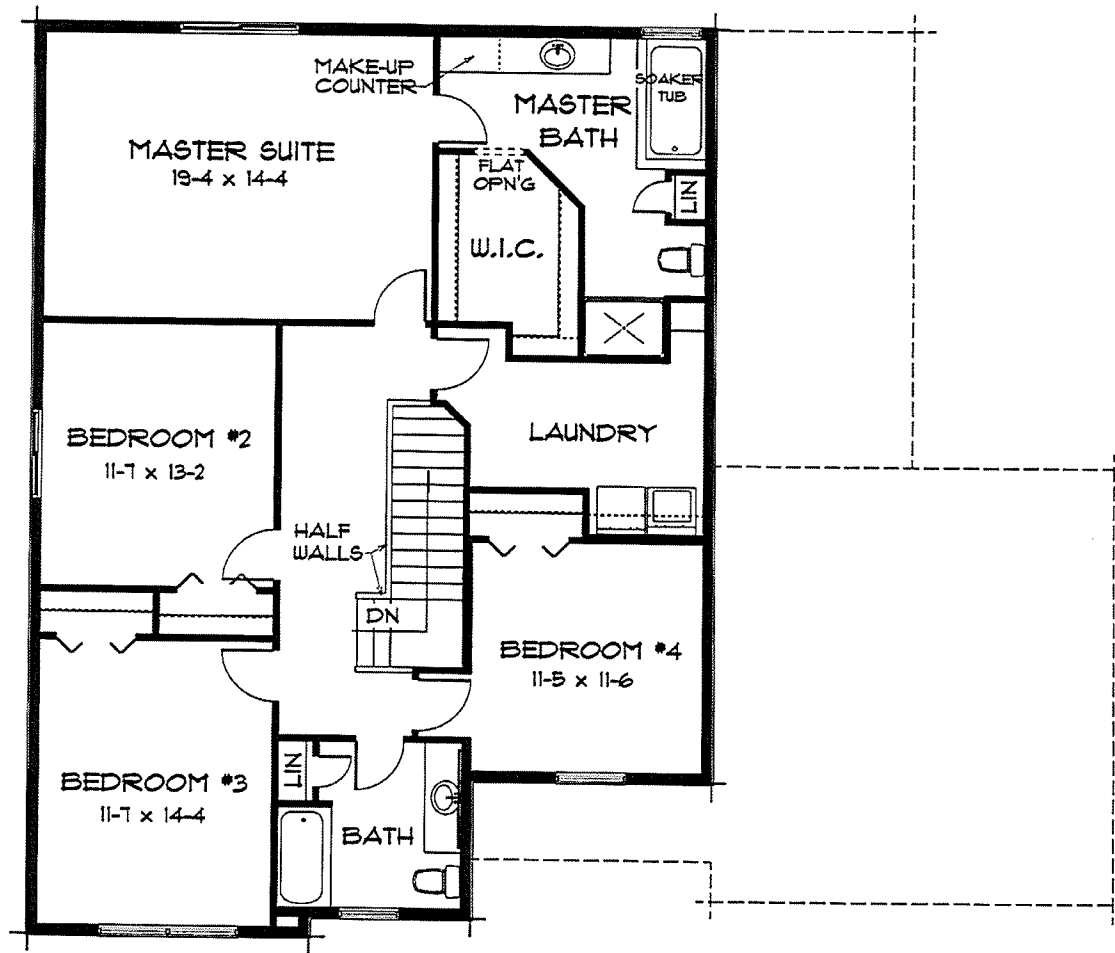


THE "TRAIL RIDGE"

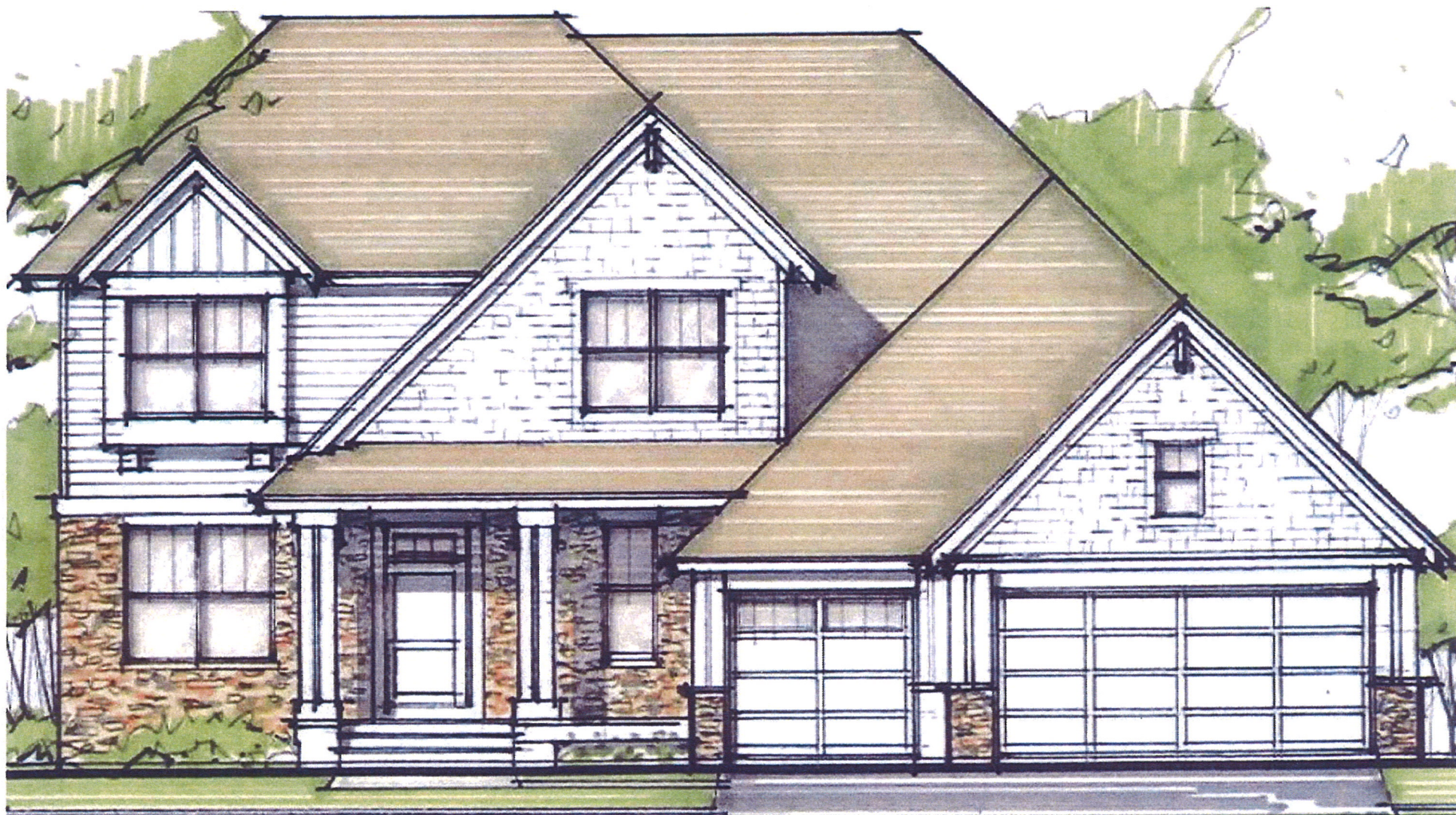
TWO STORY: 4 BEDROOMS, 3 BATHROOMS, 3 STALL GARAGE
2,923 FINISHED Sq. Ft. 54'-0" WIDE x 49'-0" DEEP



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THE "HUNTINGTON I" 56' (ELEVATION D)

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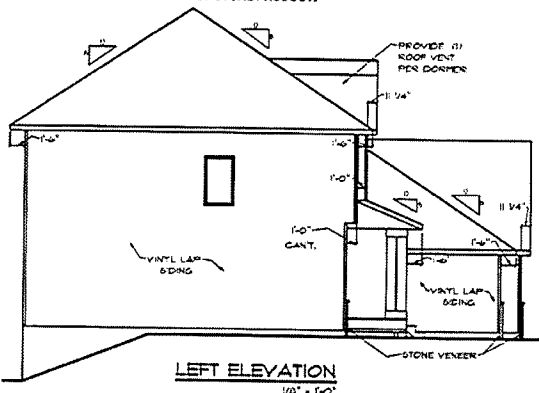
- STEEL PANEL GARAGE DOORS
- STONE VENEER w/ADDRESS STONE
- VINYL LAP SIDING ALL SIDES & REAR
- VINYL SHAKE SIDING @ FRONT ONLY
- WINDOW GRIDS @ FRONT
- NO RETURNS ON ANY GABLES

FRONT ELEVATION

1/4" = 1'-0"

THIS IS A (12) COURSE FULL BASEMENT WITH A LOOKOUT FOUNDATION.

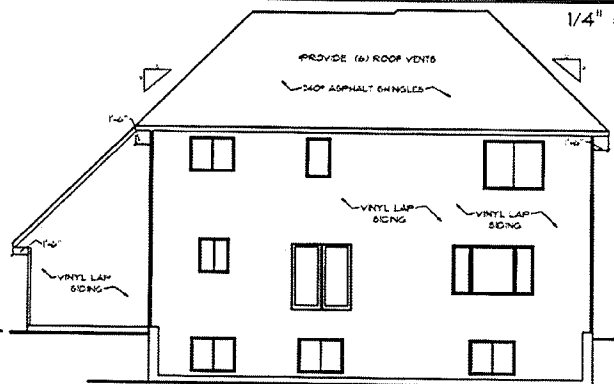
ARTIST CONCEPT: THIS CONCEPT WAS CREATED AS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REPRESENT THE ACTUAL PRODUCT.



LEFT ELEVATION

1/8" = 1'-0"

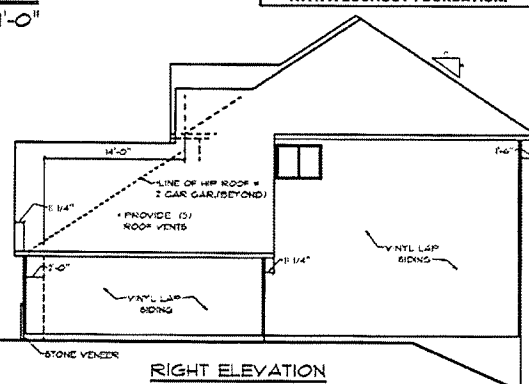
(w LOOKOUT)



REAR ELEVATION

1/8" = 1'-0"

(w LOOKOUT)



RIGHT ELEVATION

1/8" = 1'-0"

(w LOOKOUT)

APPROVAL:

LOT: _____ BLOCK: _____

NAME: THE "HUNTINGTON I" 56'

WAIVER

EVERY EFFORT HAS BEEN MADE TO MAKE THESE PLANS AS ACCURATE AS POSSIBLE. CAPSTONE HOMES, INC. DOES NOT WARRANT THESE PLANS TO BE COMPLETELY ACCURATE. CAPSTONE HOMES, INC. AND ITS EMPLOYEES, AGENTS, AND SUBCONTRACTORS SHALL NOT BE RESPONSIBLE FOR ERRORS OR OMISSIONS ON THESE PLANS.

REVISIONS:

DATE: 2/14/14

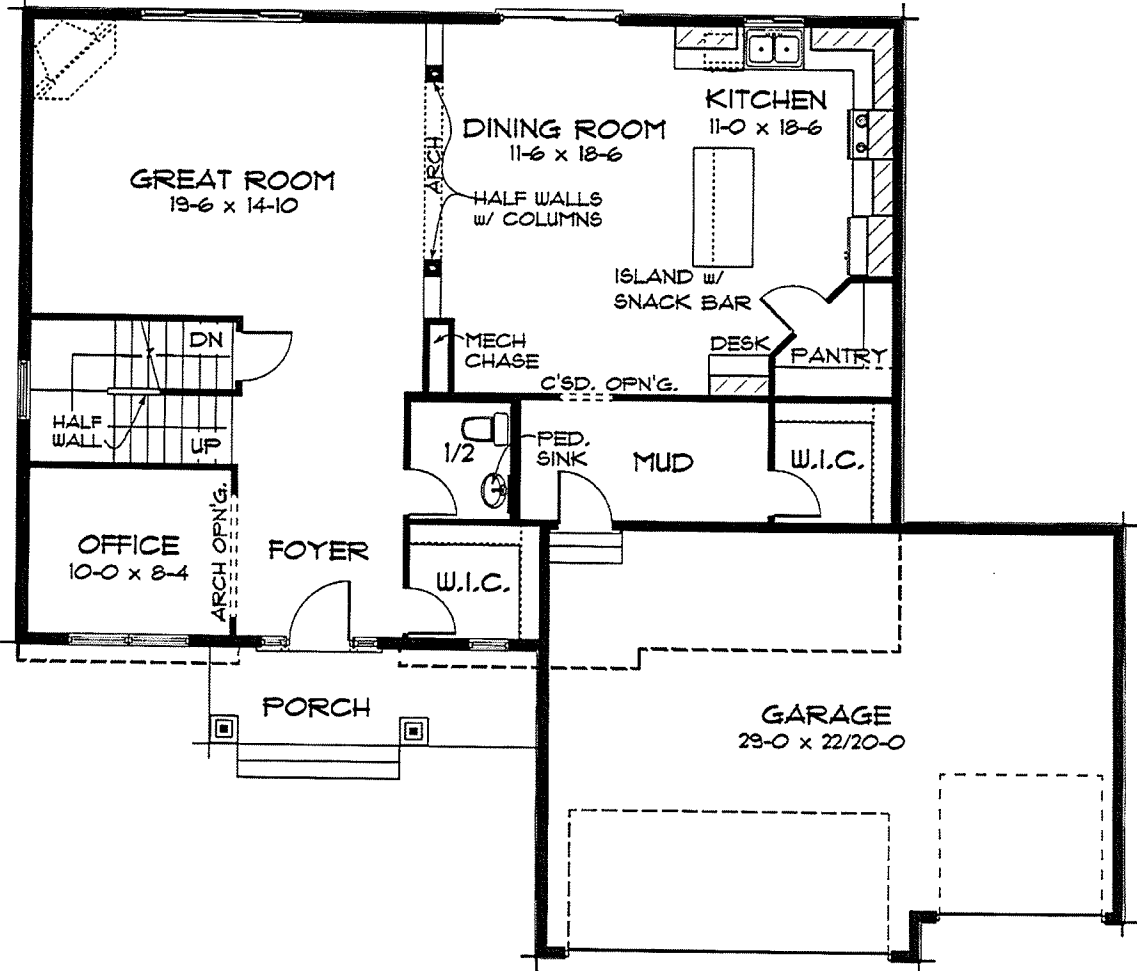
Capstone Homes, Inc.
 14015 SOUTHERN LAKE BLVD., HW
 SUITE 200
 NAME: 8503
 OFFICE: (763) 437-3030
 FAX: (763) 715-9960
 www.mhconstruction.com

CAPSTONE HOMES
 L.S. CO. 85033

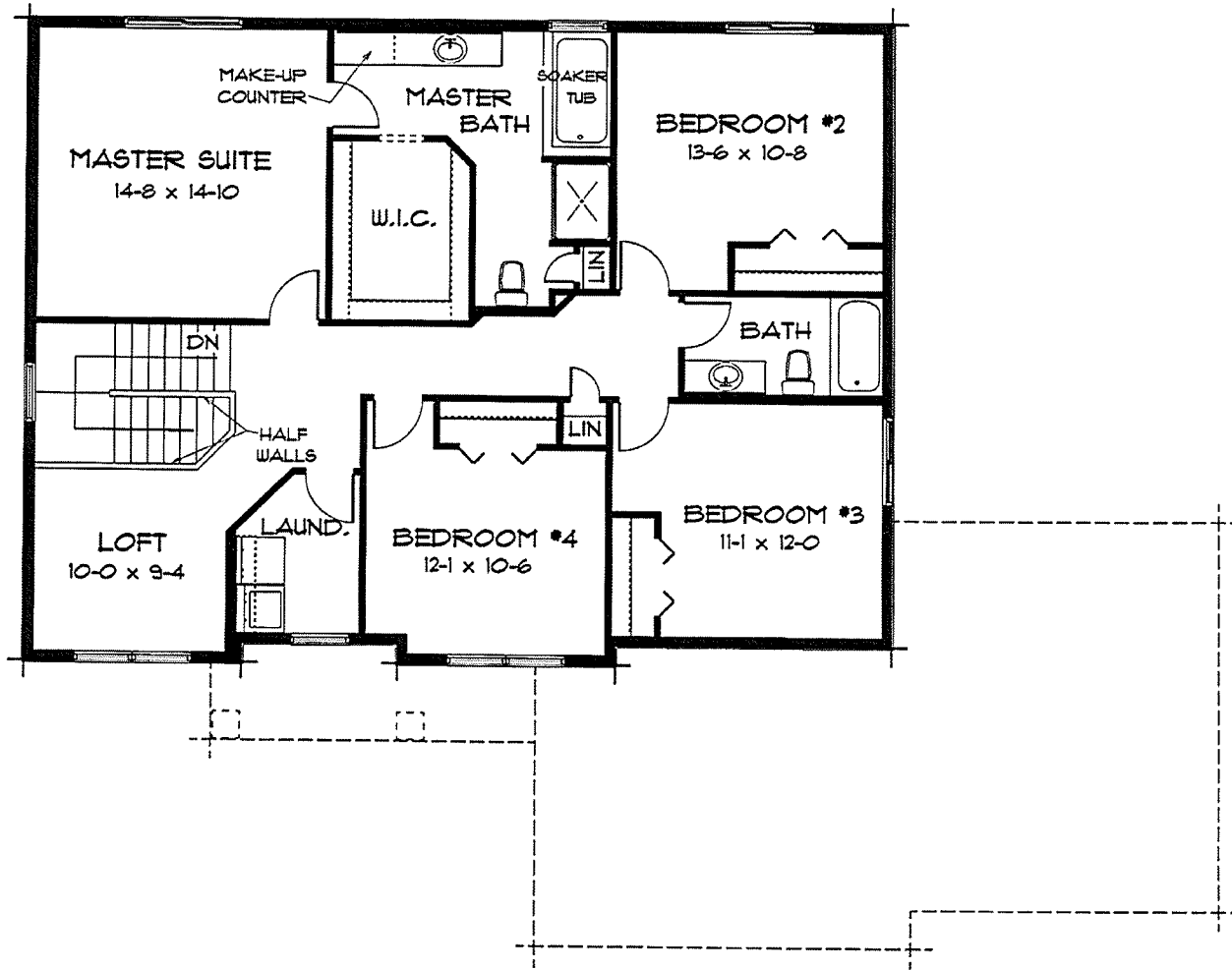
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THE "HUNTINGTON I"

TWO STORY: 4 BEDROOMS, 3 BATHROOMS, 3 STALL GARAGE
2,740 FINISHED Sq. Ft. 55'-0" WIDE x 41'-6" DEEP



FIRST FLOOR PLAN



SECOND FLOOR PLAN