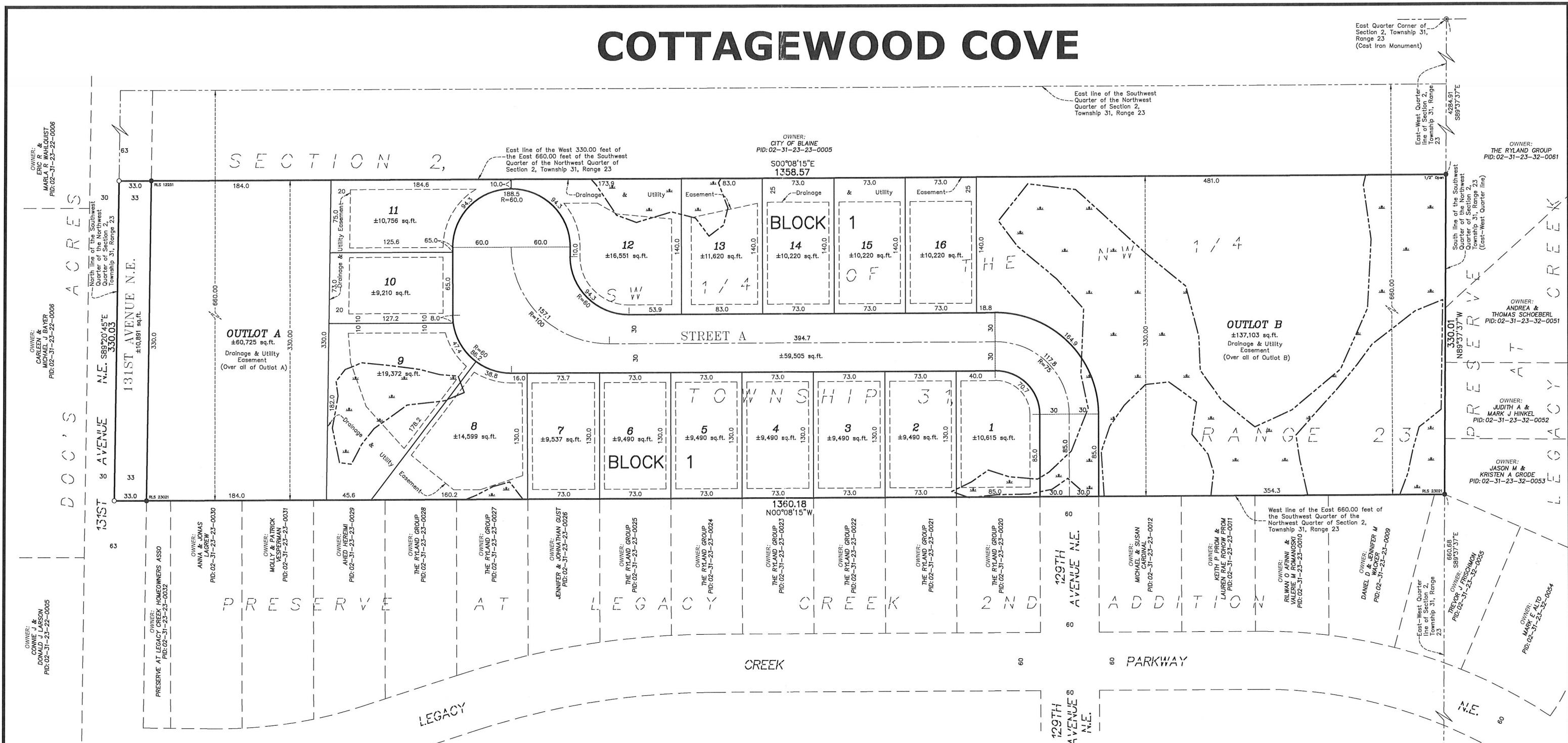


Case File No. 18-0018
Cottagewood Cove

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



COTTAGEWOOD COVE



PARCEL DESCRIPTION:

The West 330.00 feet of the East 660.00 feet of the Southwest Quarter of the Northwest Quarter of Section 2, Township 31, Range 23, Anoka County, Minnesota.

(abstract property)

GENERAL NOTES:

- The field work for this survey was completed on September 18, 2017.
- Bearings shown are based on the North line of the Southwest Quarter of the Northwest Quarter of Section 2, Township 31, Range 23, Anoka County, Minnesota, which is assumed to bear S89°20'45"E.
- Surveyed property address: 3500 - 131st Avenue NE, Blaine, MN 55449.
- Above ground utilities have been field located as shown. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).
- No title work was furnished for the above described property. Subject to all easements of record, if any.
- Wetlands were delineated by Kjolhoug Environmental Services, Inc.

SITE DATA

TOTAL SITE AREA	±10.30 AC.
TOTAL ROW AREA	±1.62 AC.
TOTAL OUTLOT AREA	±4.54 AC.
OUTLOT A	±1.39 AC.
OUTLOT B	±3.15 AC.
TOTAL LOT AREA	±4.14 AC.
SMALLEST LOT	±9,210 S.F.
LARGEST LOT	±19,372 S.F.
AVERAGE LOT	±11,273 S.F.
TOTAL NUMBER OF LOTS	18
SINGLE FAMILY LOTS	16
OUTLOTS	2
GROSS DENSITY	1.55 LOTS/AC.
EXISTING ZONING	FR-FARM RESIDENCE
PROPOSED ZONING	DF
UTILITIES	AVAILABLE

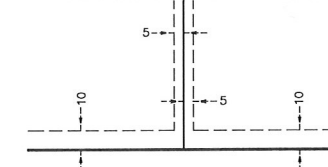
SETBACKS

FRONT	25 FT.
SIDE (GARAGE)	7.5 FT.
SIDE (HOUSE)	7.5 FT.
SIDE CORNER	20 FT.
REAR SETBACK	30 FT.

LEGEND

- ⊙ - Denotes Anoka County Section Monument
- - Denotes Found Iron Monument
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361

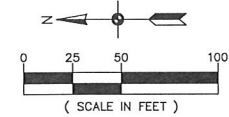
PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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 plat.

BENCHMARK

- Top nut of hydrant located at the northeast corner of Outlot B, PRESERVE AT LEGACY CREEK 2ND ADDITION. Elevation = 904.61 (NAVD 88)
- Top nut of hydrant located at Lots 6 and 7, Block 6, PRESERVE AT LEGACY CREEK 2ND ADDITION. Elevation = 906.15 (NAVD 88)



Carlson McCain
 • environmental
 • engineering
 • surveying
 3890 Pheasant Ridge Drive NE, Suite 100
 Blaine, MN 55449
 Phone: (763) 489-7900
 Fax: (763) 489-7959
 www.carlsonmccain.com

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 Land Surveyor under the laws of the State of Minnesota
 Print Name: Thomas R. Balluff, L.S.
 Signature: *Thomas R. Balluff*
 Date: 10/25/17 License #: 40361

DRAWN BY: JAB
 ISSUE DATE: 10/25/17
 FILE NO: 1550

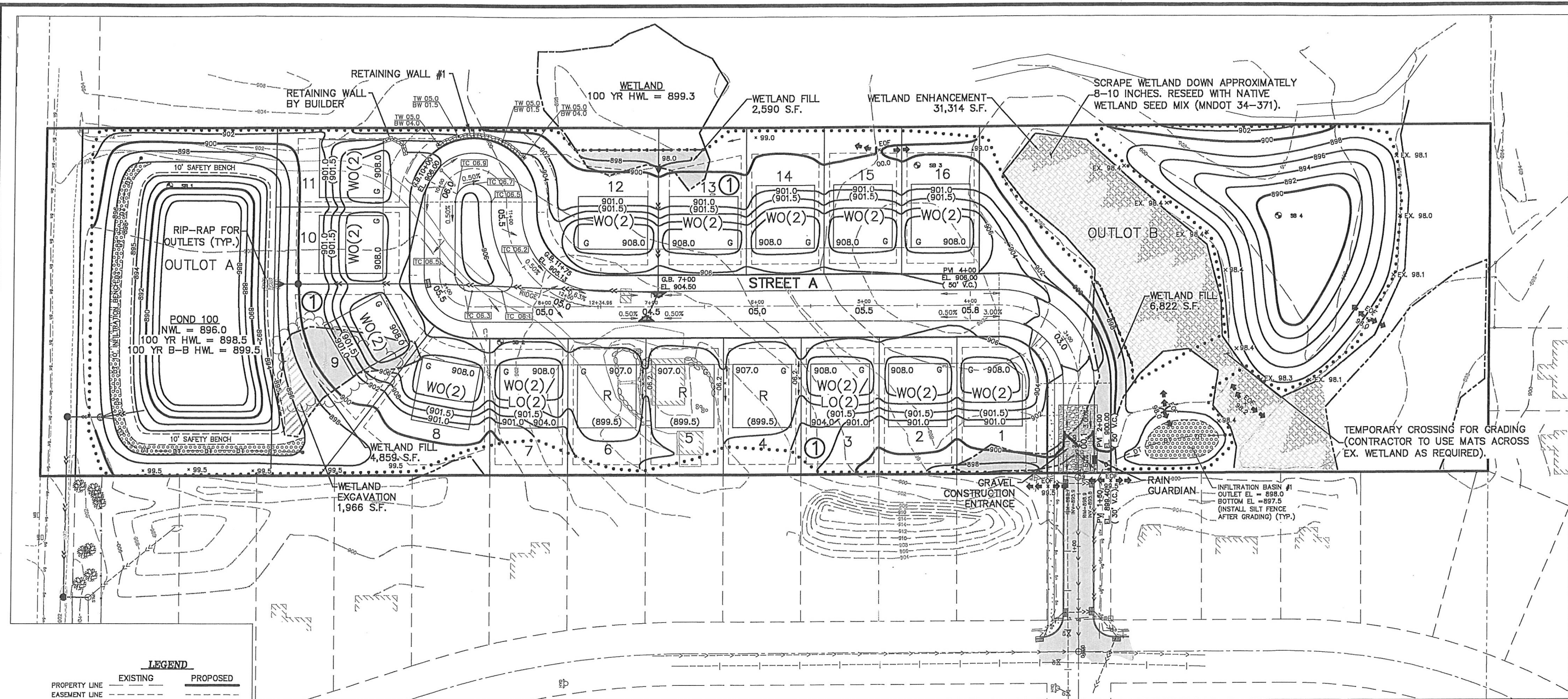
Revisions:
 1.) 11/28/17 Per Coon Creek W.D. Comments

COTTAGEWOOD COVE, LLC
 4071 - 211th Lane NW
 Oak Grove, MN 55303

COTTAGEWOOD COVE
 Blaine, Minnesota

PRELIMINARY PLAT

Scale Date: 11/28/17 P:\0016941 - 6960-8942 - 131st street\cad\survey\preliminary\6942_pre.dwg



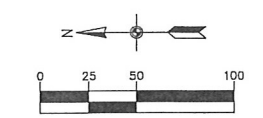
LEGEND

	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	---	---
SPOT ELEVATION	---	---
EMERGENCY OVERFLOW	---	---
SILT FENCE	---	---
TREE FENCE	---	---
TREELINE	---	---
SOIL BORING	---	---

WETLAND SUMMARY

WETLAND FILL	= 14,271 SF
WETLAND EXCAVATION	= 1,966 SF
TOTAL WETLAND IMPACT AREA	= 16,237 SF
WETLAND ENHANCEMENT	= 31,314 SF

NOTE: WETLAND REPLACEMENT CREDITS TO BE PURCHASED IN LIEU OF ONSITE REPLACEMENT.



BENCHMARK

- Top nut of hydrant located at the northeast corner of Outlot B, PRESERVE AT LEGACY CREEK 2ND ADDITION. Elevation = 904.61 (NAVD 88)
- Top nut of hydrant located at Lots 6 and 7, Block 6, PRESERVE AT LEGACY CREEK 2ND ADDITION. Elevation = 906.15 (NAVD 88)

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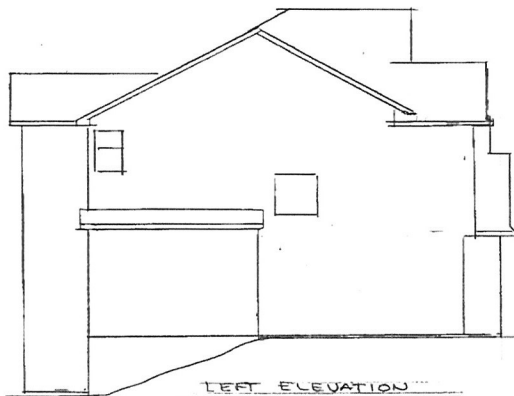
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota
 Print Name: Brian J. Krystofiak, P.E.
 Signature: *Brian J. Krystofiak*
 Date: 10/25/17 License #: 25063

Drawn: ADB
 Designed: BJK
 Date: 10/25/17
 Revisions:
 1. 11/29/17 Per Coon Creek W.D. Comments
 2. 02/02/18 Wetland Enhancement Per Coon Creek W.D. Comments

COTTAGEWOOD COVE, LLC.
 4071 211th Lane
 Oak Grove, MN 55303

COTTAGEWOOD COVE
 Blaine, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN



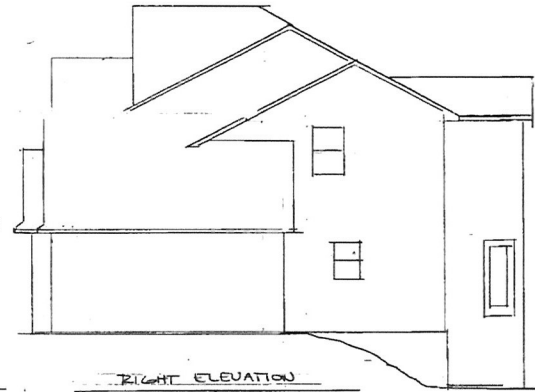
LEFT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



RIGHT ELEVATION

1/8" = 1'-0"



Roof
Attic

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

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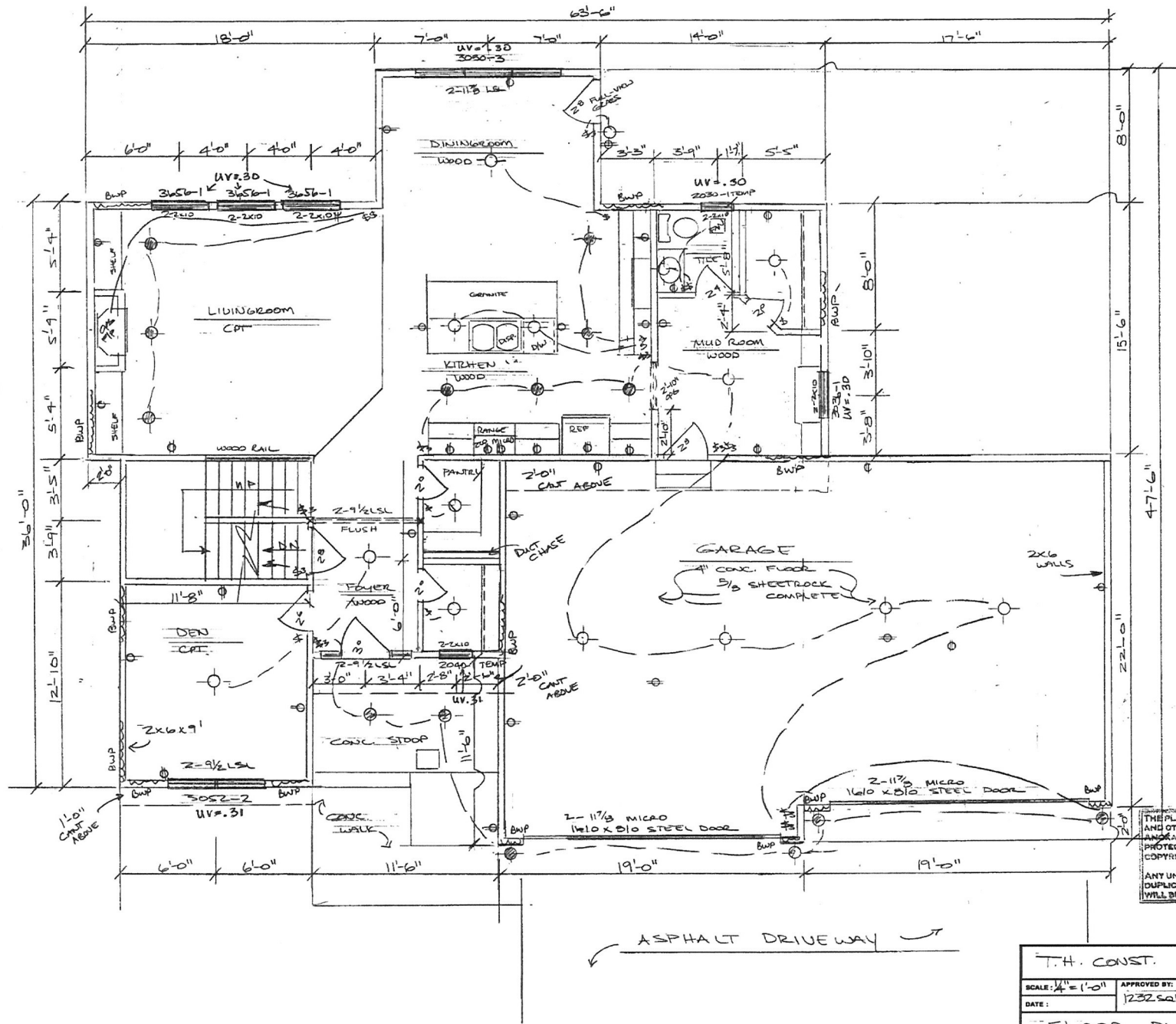
3118 129th Lane NE Lot 2/2 Briars Meadows

T.H. CONST. OF ANOKA INC.

SCALE: 1/8" = 1'-0"	APPROVED BY:	DRAWN BY:
DATE:	REVISID	

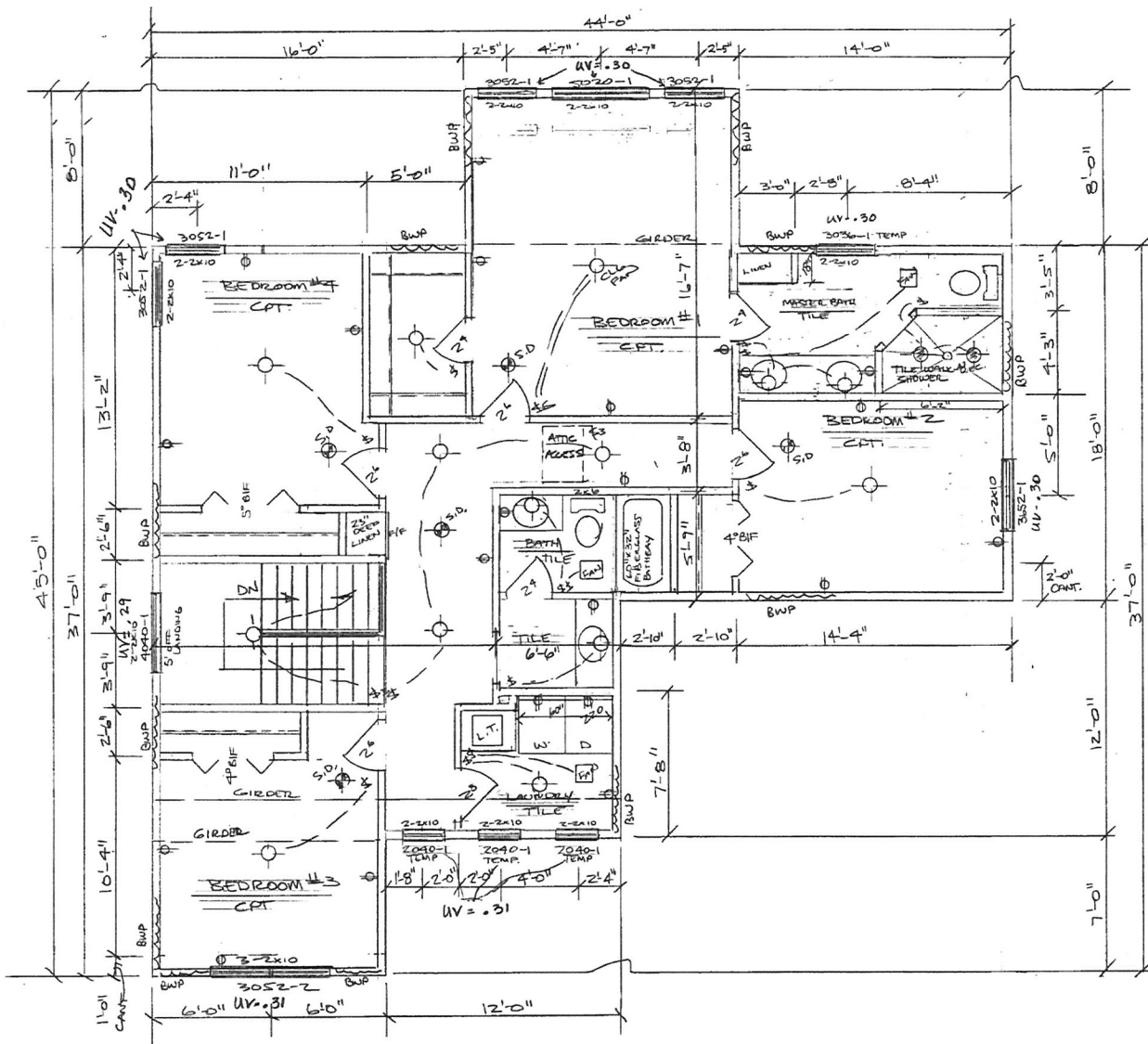
ELEVATIONS

HAMPTON DRAWING NUMBER



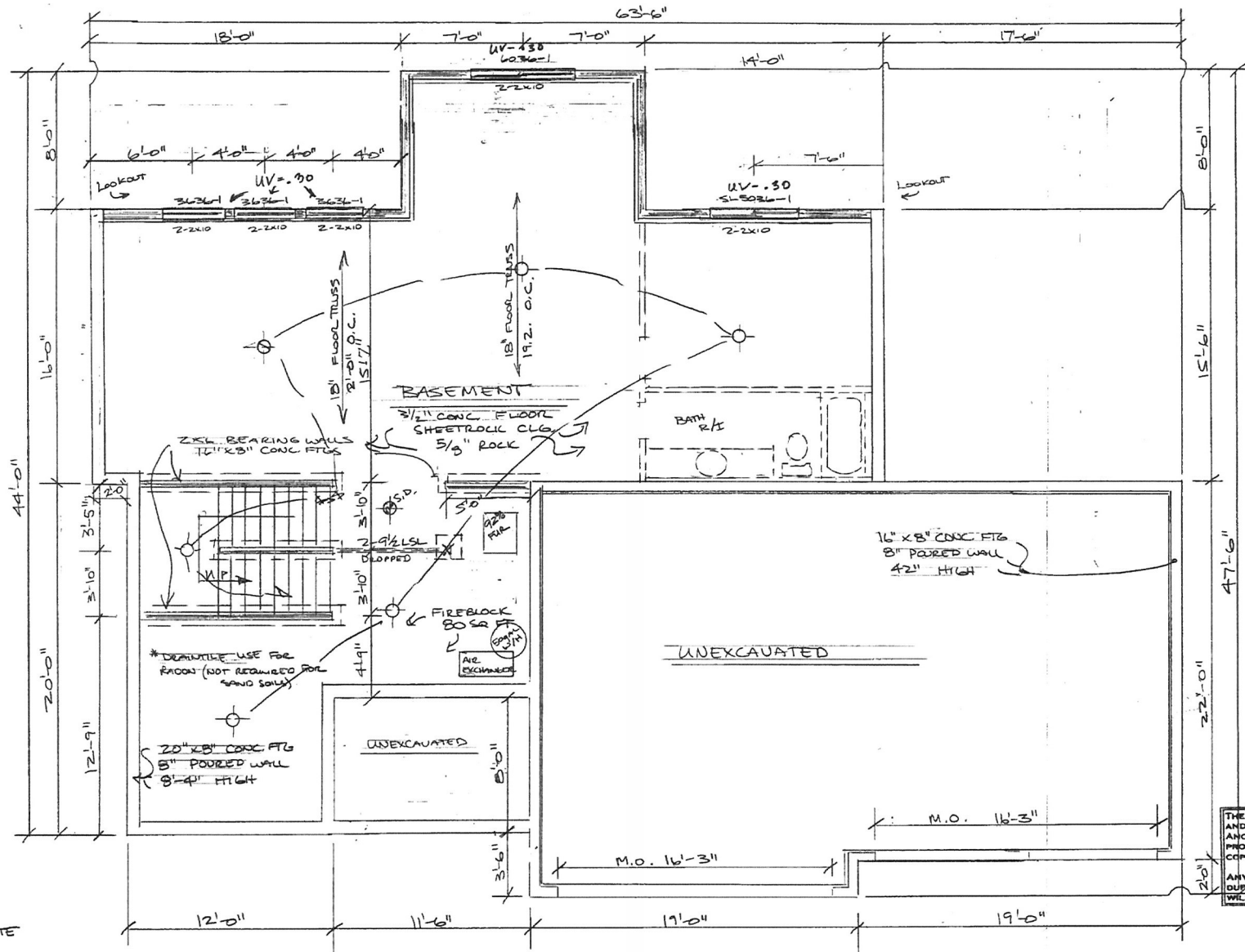
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T.H. CONST. OF ANOKA INC.		
SCALE: 1/4" = 1'-0"	APPROVED BY: 1232 SQ.FT. / 2500 SQ.FT.	DRAWN BY: OZLA
DATE:	TD, PIN	REVISED
FLOOR PLAN		
HAMPTON		DRAWING NUMBER



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



*NOTE
 HOLD FOUNDATION FINISH
 DRIP CAP FOUNDATION

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

