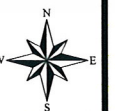
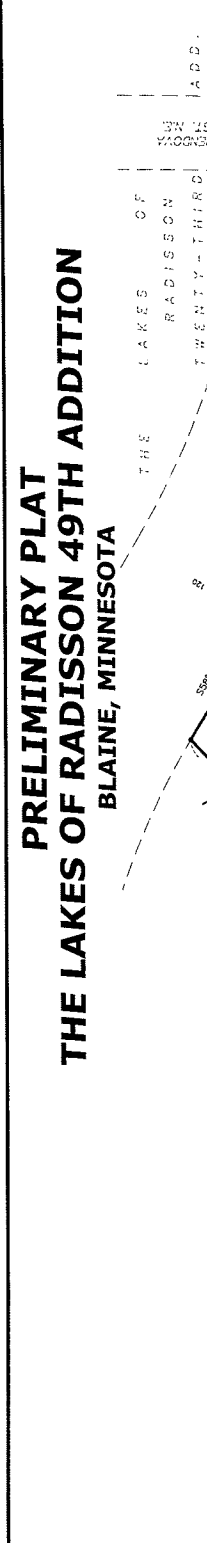
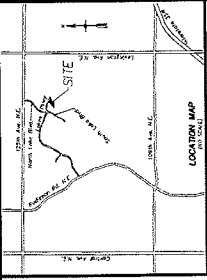


Case File No. 11-0046

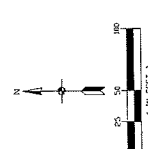


PRELIMINARY PLAT THE LAKES OF RADISSON 49TH ADDITION BLAINE, MINNESOTA



SITE DATA

TOTAL AREA	6.62 AC
LAND AREA	4.45 AC
WETLAND AREA	2.07 AC
TOTAL LOT AREA	3.48 AC
TOTAL OUTLOT AREA	2.15 AC
TOTAL ROW AREA	0.88 AC
TOTAL NUMBER OF LOTS	9
TOTAL NUMBER OF OUTLOTS	10,381 S.F.
SMALLEST LOT	30,276 S.F.
AVERAGE LOT SIZE	16,889 S.F.
GROSS DENSITY	1.38 Lots/Acre
NET DENSITY	2.38 Lots/Acre (Does not include street or right-of-way area)
EXISTING ZONING	—DF
PROPOSED ZONING	—DF
UTILITIES	—AVAILABLE



SHEET INDEX

1. PRELIMINARY PLAT
2. PRELIMINARY CONDITIONS
3. PRELIMINARY SITE AND UTILITY PLAN
4. PRELIMINARY GRADING & EROSION CONTROL PLAN
5. DETAILS

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(Not to Scale)



LEGAL DESCRIPTION

Outlot 1, THE LAKES OF RADISSON TWENTY-NINTH ADDITION, Blaine County, Minnesota

NOTES

1. Bearings shown are based on the 6th plat of THE LAKES OF RADISSON TWENTY-NINTH ADDITION.
2. Wetlands were delineated by Kitching Environmental Services, Inc.

LEGEND

• = FOUND ROW MARKING MARKED WITH #12 2089

CALL BEFORE YOU DIG

Know what's below.
Call before you dig.

The subscriber who intervenes above or below the utility quality level. This quality level was determined according to the Minnesota Rules and Regulations for the installation and operation of drinking water utility.

Carlson
McCaig
ENVIRONMENTAL, ENGINEERING, SURVEYING
49TH ADDITION
Blaine, Minnesota
941 NE Hillwind Road, Suite 300
Friday, MN 55432

PRELIMINARY PLAT
THE LAKES OF RADISSON
49TH ADDITION
Blaine, Minnesota

HANS HAGEN HOMES
941 NE Hillwind Road, Suite 300
Friday, MN 55432

REVISIONS

1.	12/24/11	PROJECT START
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		

DESIGNED BY: [Signature]
DATE: 12/27/11
SCALE: AS SHOWN
PROJECT: THE LAKES OF RADISSON
SHEET NO. 1 OF 5

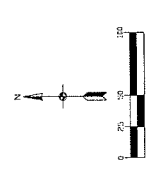
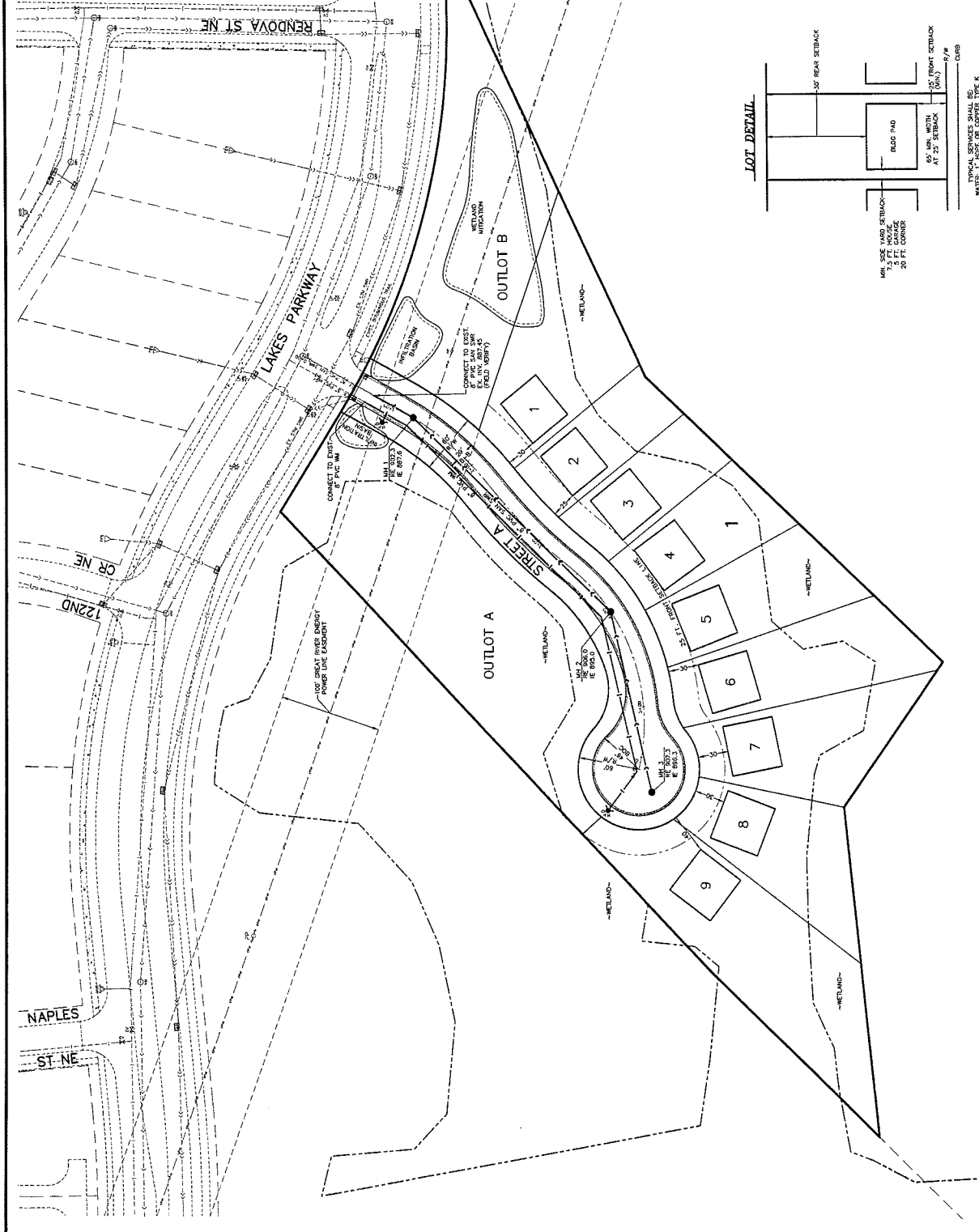
I hereby certify that the survey, plan or map shown hereon was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Minnesota.
Name: [Signature]
Date: 12/27/11 License #: 4086

NO.	DATE	DESCRIPTION
1.	12/07/11	ISSUED DATE
2.		
3.		
4.		
5.		
6.		

I hereby certify that this plan, specification and contract documents were 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: John J. Kasper, P.E.
 Signature: [Signature]
 Date: 12/07/11 License #: 25952

SITE PLAN LEGEND

EXISTING	PROPOSED
PROPERTY LINE	CURB
CONCRETE DRIVEWAY	CONCRETE DRIVEWAY
STORM SEWER	STORM SEWER
SANITARY SEWER	SANITARY SEWER
WATER MAIN	WATER MAIN
OVERHEAD LINE	OVERHEAD LINE
WETLAND	WETLAND



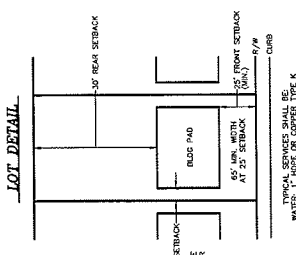
BENCHMARKS

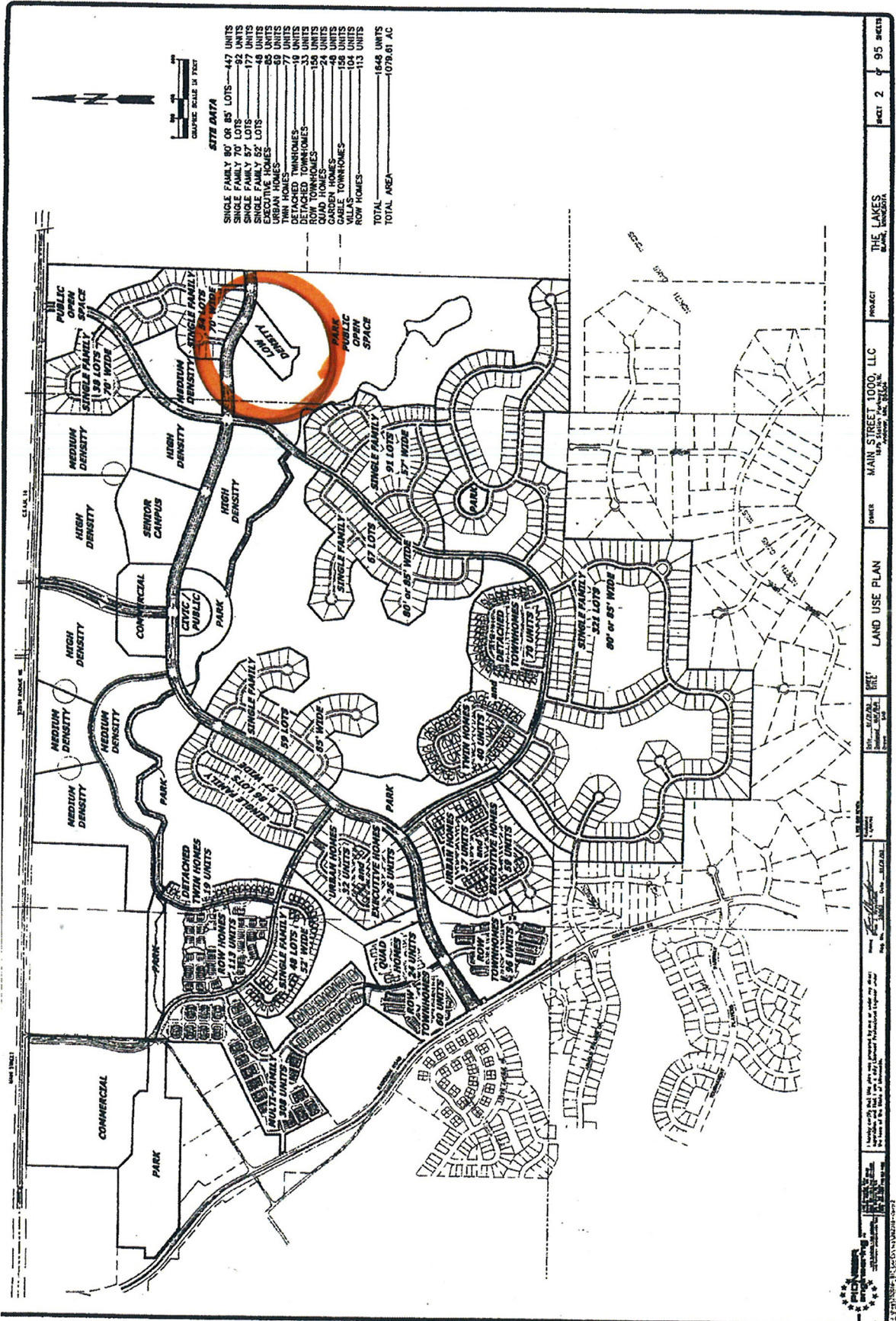
- TOP NAIL OF IRON NAIL AT INTERSECTION OF RENDOVA ST NE & LAKES PARKWAY. ELEVATION: 822.23 (NGVD 29)
- TOP NAIL OF IRON NAIL AT INTERSECTION OF 25' FRONT SETBACK & LAKES PARKWAY. ELEVATION: 820.47 (NGVD 29)
- TOP NAIL OF IRON NAIL AT INTERSECTION OF 25' FRONT SETBACK & CR NE. ELEVATION: 820.47 (NGVD 29)

CALL BEFORE YOU DIG

Know what's below. Call before you dig.

The subsurface utility information shown on this plan is utility data from the City of Blaine. It is not a warranty of accuracy. Call 811 for more information. For more information, contact the City of Blaine at 763-489-7900. For more information, contact the City of Blaine at 763-489-7900.





PROJECT: THE LAKES
 CLIENT: MAIN STREET 1000, LLC
 DATE: 05/01/2003
 SHEET: 2 OF 95 SHEETS
 200318

May 1 2003 The Lakes Pre-plat and Concept Approval

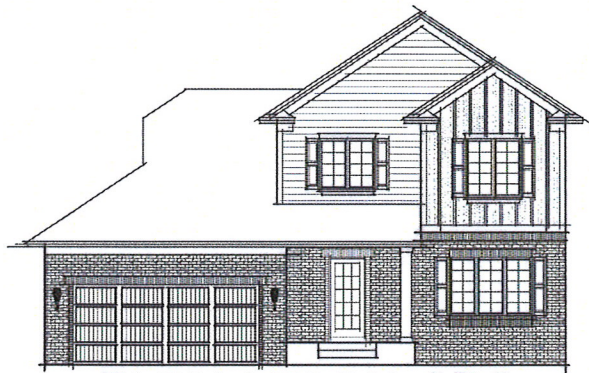


Carver

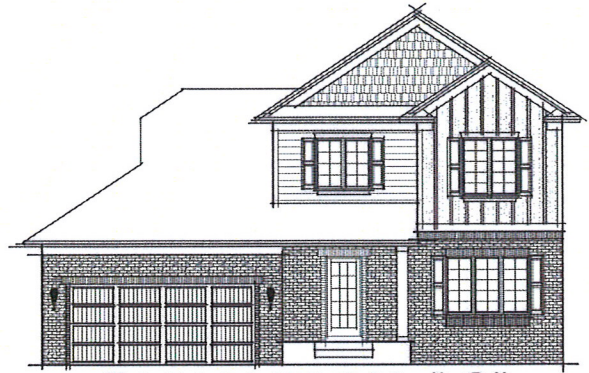
600 Series



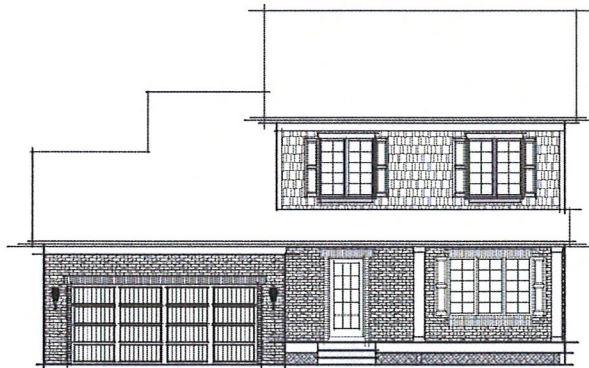
ELEVATION "A"



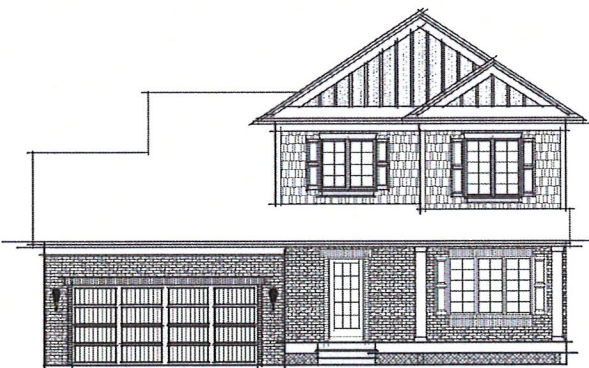
ELEVATION "B"



ELEVATION "C"



ELEVATION "D"



ELEVATION "E"





Oakbrook

800 Series



ELEVATION "A"



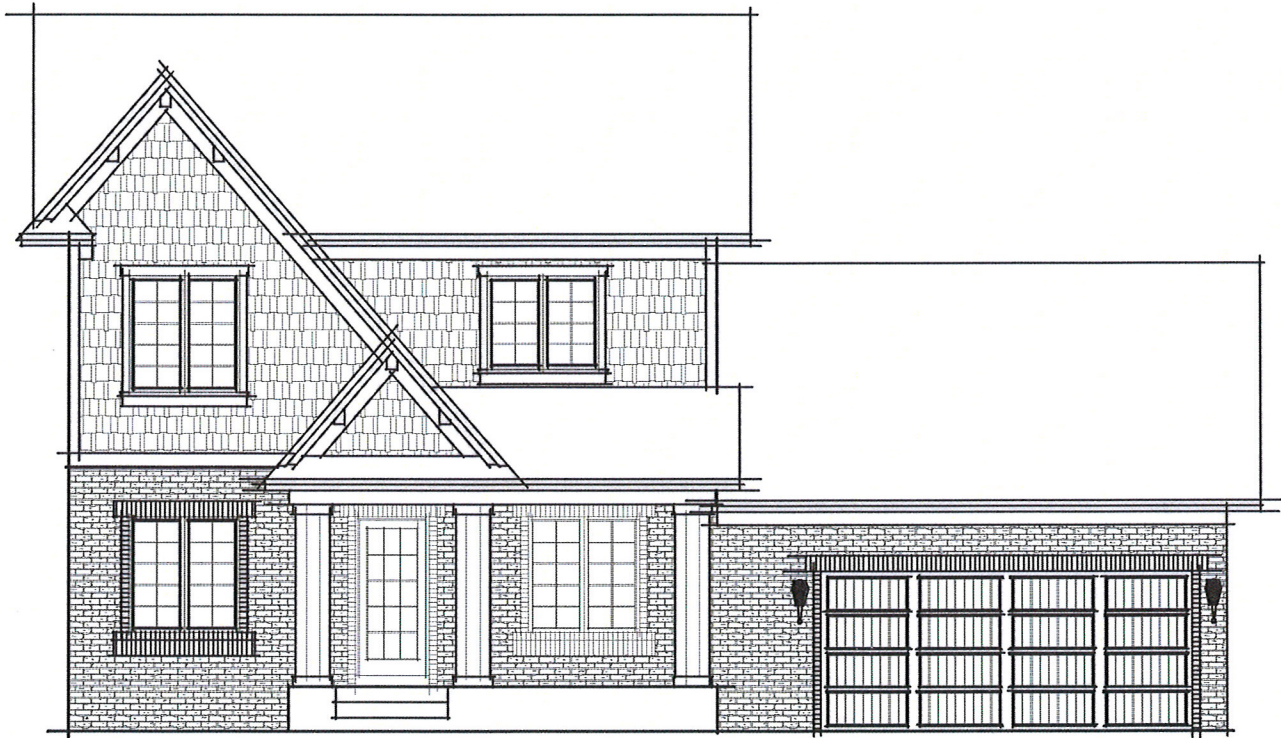


Whitmore

800 Series



ELEVATION "A"



ELEVATION "B"



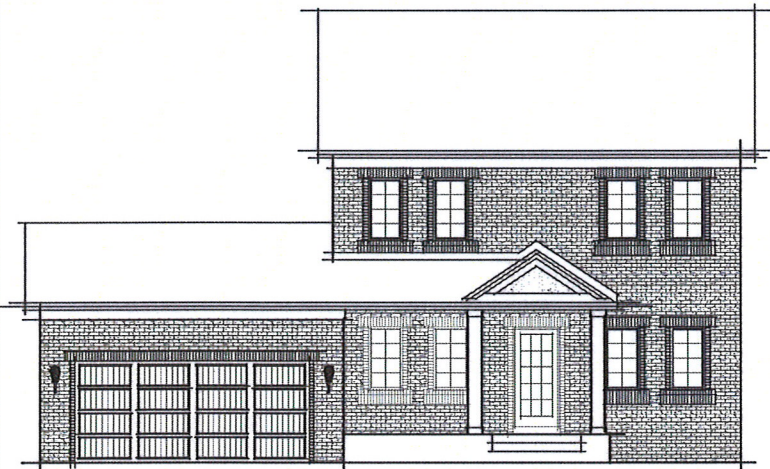


Nicollet II

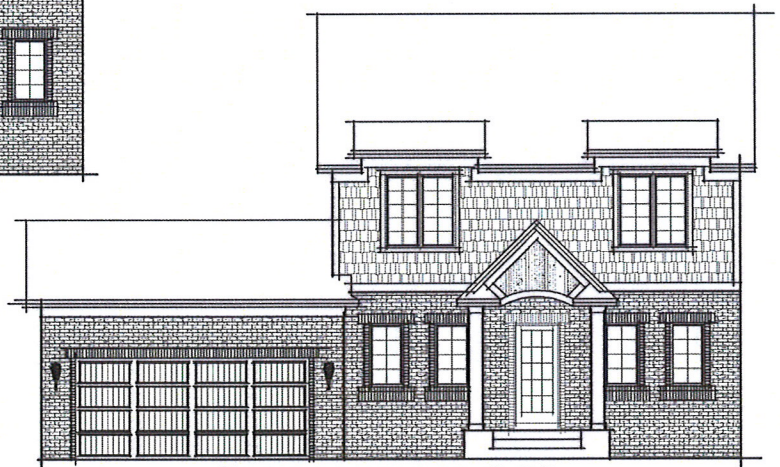
600 Series



ELEVATION "B"



ELEVATION "A"



ELEVATION "C"





Cobblestone

800 Series



ELEVATION "A"



ELEVATION "B"

