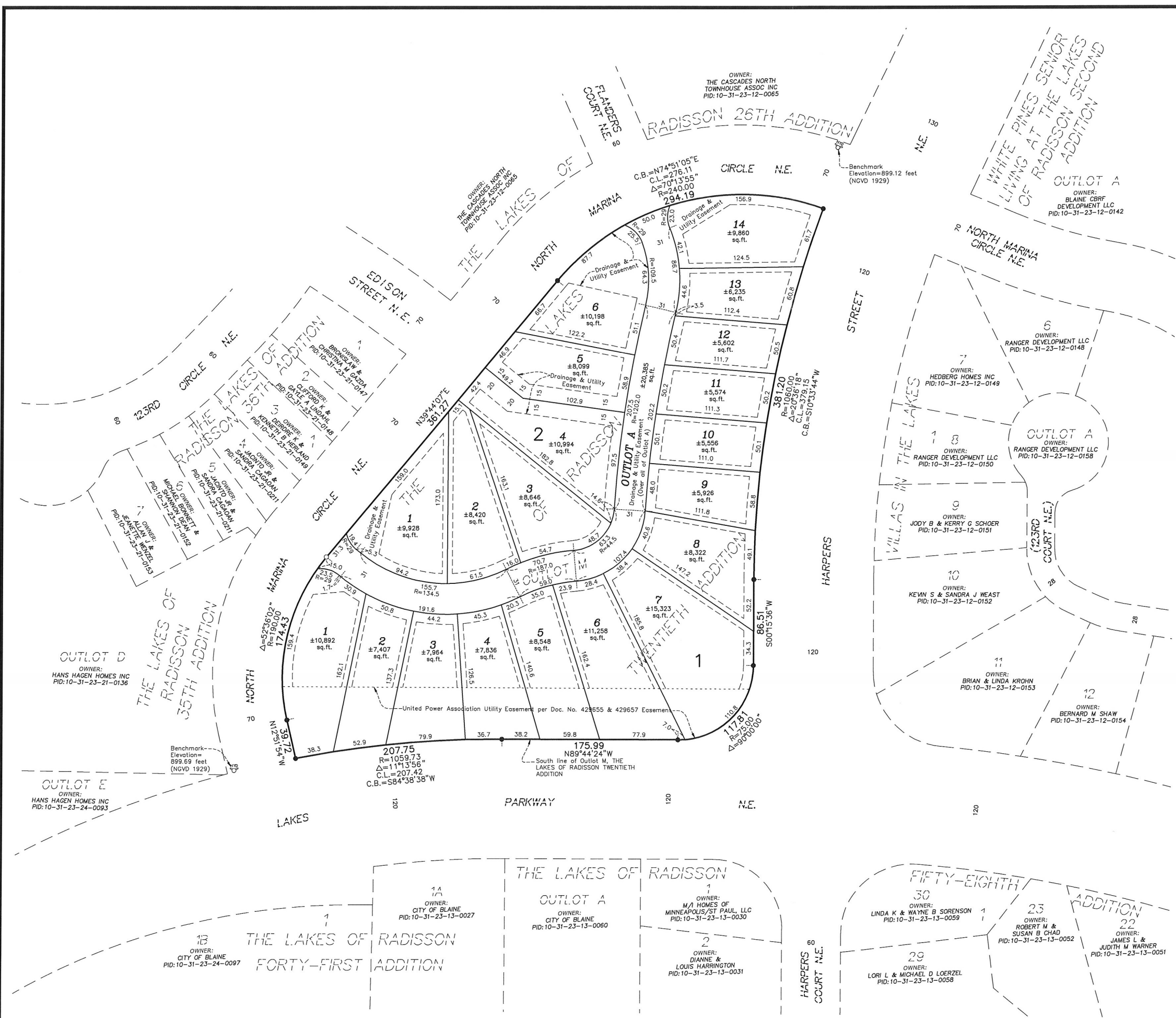


Case File No. 16-0024

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





PARCEL DESCRIPTION:
 (PID:10-31-23-12-0006 & 10-31-23-21-0035)
 Outlot M, THE LAKES OF RADISSON TWENTIETH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota

GENERAL NOTES:

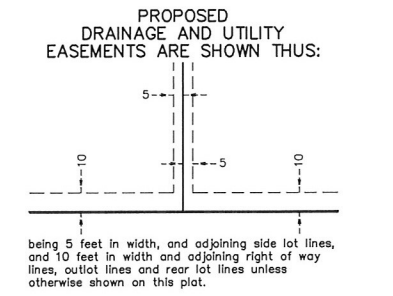
- Bearings shown are based on the South line of Outlot M, THE LAKES OF RADISSON TWENTIETH ADDITION, which is assumed to bear North 89 degrees 44 minutes 24 seconds West
- Surveyed property address - unassigned, Blaine, Minnesota

SITE DATA

TOTAL SITE AREA	±4.43 AC.
TOTAL NUMBER OF LOTS	21
SINGLE FAMILY LOTS	20
OUTLOTS	1
GROSS DENSITY	4.74 LOTS/AC.
UTILITIES	AVAILABLE

MINIMUM RESIDENTIAL SETBACK DATA:

FRONT (TO GARAGE)	22 FT.
FRONT (TO LIVING SPACE)	20 FT.
(TO BACK OF CURB)	20 FT.
SIDE (10' BETWEEN BLDG'S)	5 FT.
SIDE CORNER	20 FT.
REAR SETBACK	20 FT.



LEGEND

- - Denotes Found Iron Pipe
- - Denotes Set Iron Pipe, Marked with RLS 40361

BENCHMARK

- Top nut of hydrant located in the Northwest Quadrant of the intersection of Harpers Street N.E. and North Marina Circle N.E., as shown. Elevation= 899.12 feet (NGVD 1929)
- Top nut of hydrant located in the Northwest Quadrant of the intersection of North Marina Circle N.E. and Lakes Parkway N.E., as shown. Elevation= 899.69 feet (NGVD 1929)

CALL BEFORE YOU DIG

Know what's below. Call before you dig.

Carlson McCain
 ENVIRONMENTAL • ENGINEERING • SURVEYING
 3890 Pleasant Ridge Drive NE,
 Suite 100, Blaine, MN 55449
 Phone: 763-489-7900 Fax: 763-489-7959

PRELIMINARY PLAT

THE LAKES OF RADISSON 62ND ADDITION
 Blaine, Minnesota

PRICE CUSTOM HOMES
 11090 - 183rd Circle NW, Suite C
 Elk River, MN 55330

REVISIONS

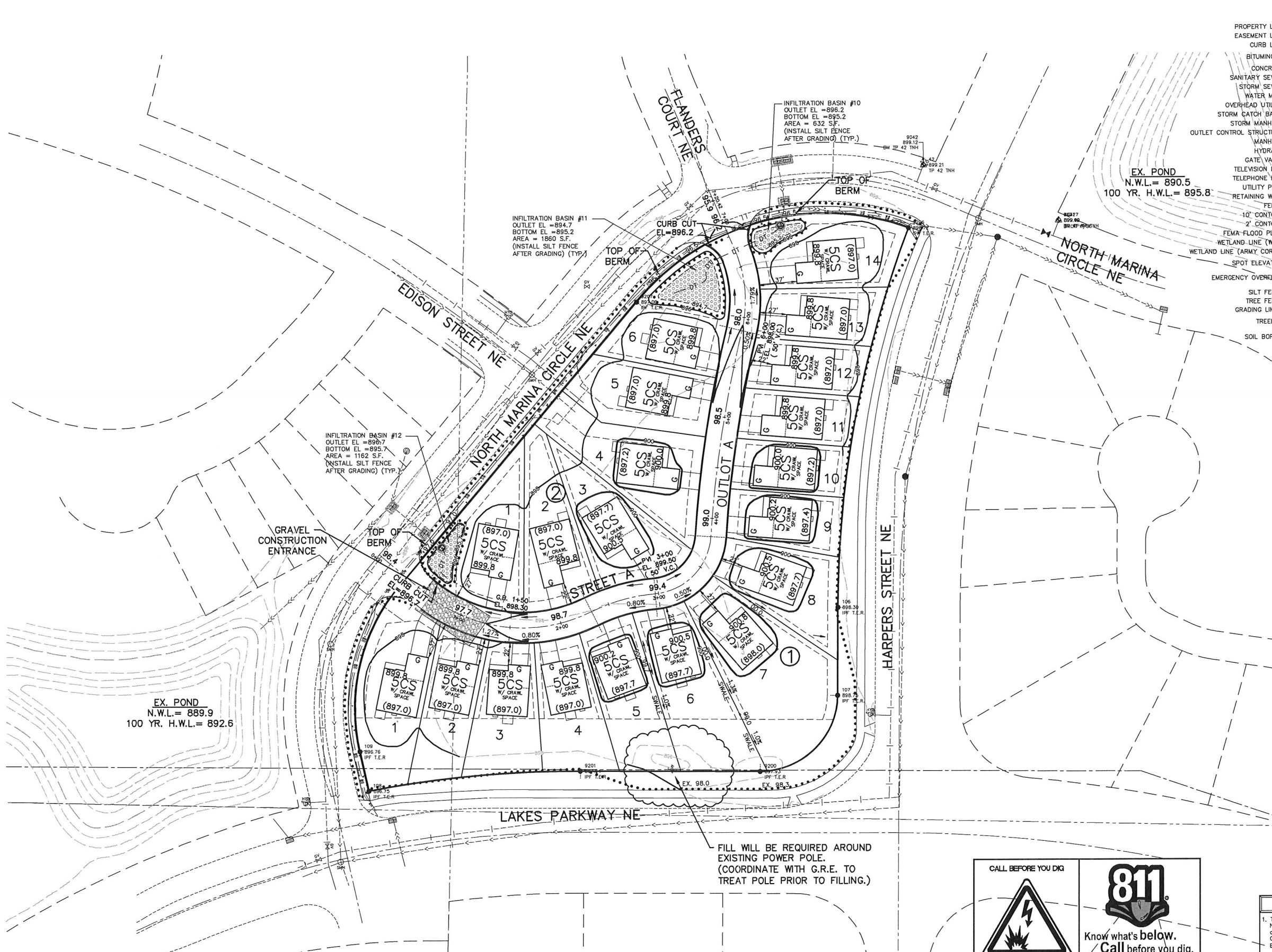
1.	
2.	
3.	
4.	
5.	
6.	

DRAWN BY: JAB
 ISSUE DATE: 04/08/2016
 FILE NO: 132

I hereby certify that this survey, plan 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.

Name: Thomas R. Balluff
 Signature: *Thomas R. Balluff*
 Date: 04/08/2016 License #: 40361

3 of 6



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 (WCA)	---
WETLAND LINE (ARMY CORPS)	---
SPOT ELEVATION	---
EMERGENCY OVERFLOW	---
SILT FENCE	---
TREE FENCE	---
GRADING LIMITS	---
TREELINE	---
SOIL BORING	---

EX. POND
N.W.L. = 889.9
100 YR. H.W.L. = 892.6

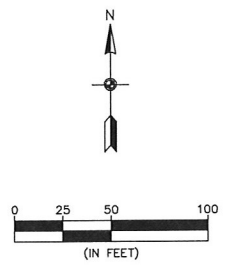
EX. POND
N.W.L. = 890.5
100 YR. H.W.L. = 895.8

INFILTRATION BASIN #12
OUTLET EL = 895.7
BOTTOM EL = 895.7
AREA = 1162 S.F.
(INSTALL SILT FENCE
AFTER GRADING) (TYP.)

INFILTRATION BASIN #11
OUTLET EL = 894.7
BOTTOM EL = 895.2
AREA = 1860 S.F.
(INSTALL SILT FENCE
AFTER GRADING) (TYP.)

INFILTRATION BASIN #10
OUTLET EL = 896.2
BOTTOM EL = 895.2
AREA = 632 S.F.
(INSTALL SILT FENCE
AFTER GRADING) (TYP.)

FILL WILL BE REQUIRED AROUND
EXISTING POWER POLE.
(COORDINATE WITH G.R.E. TO
TREAT POLE PRIOR TO FILLING.)



BENCHMARK

- Top nut of hydrant located in the Northwest Quadrant of the intersection of Harpers Street N.E. and North Marina Circle N.E., as shown. Elevation = 899.12 feet (NGVD 1929)
- Top nut of hydrant located in the Northwest Quadrant of the intersection of North Marina Circle N.E. and Lakes Parkway N.E., as shown. Elevation = 899.69 feet (NGVD 1929)

**PRELIMINARY GRADING
& EROSION CONTROL PLAN**
**THE LAKES OF RADISSON
62ND ADDITION**
Blaine, MN

PRICE CUSOM HOMES
11090 - 183rd Circle NW, Suite C
Elk River, MN, 55330

DRAWN BY: JJD
DESIGNED BY: BJK
ISSUE DATE: 4/8/16

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
Name: Brian J. Krystofiak, P.E.
Signature: *Brian J. Krystofiak*
Date: 4/8/16 License #: 25063

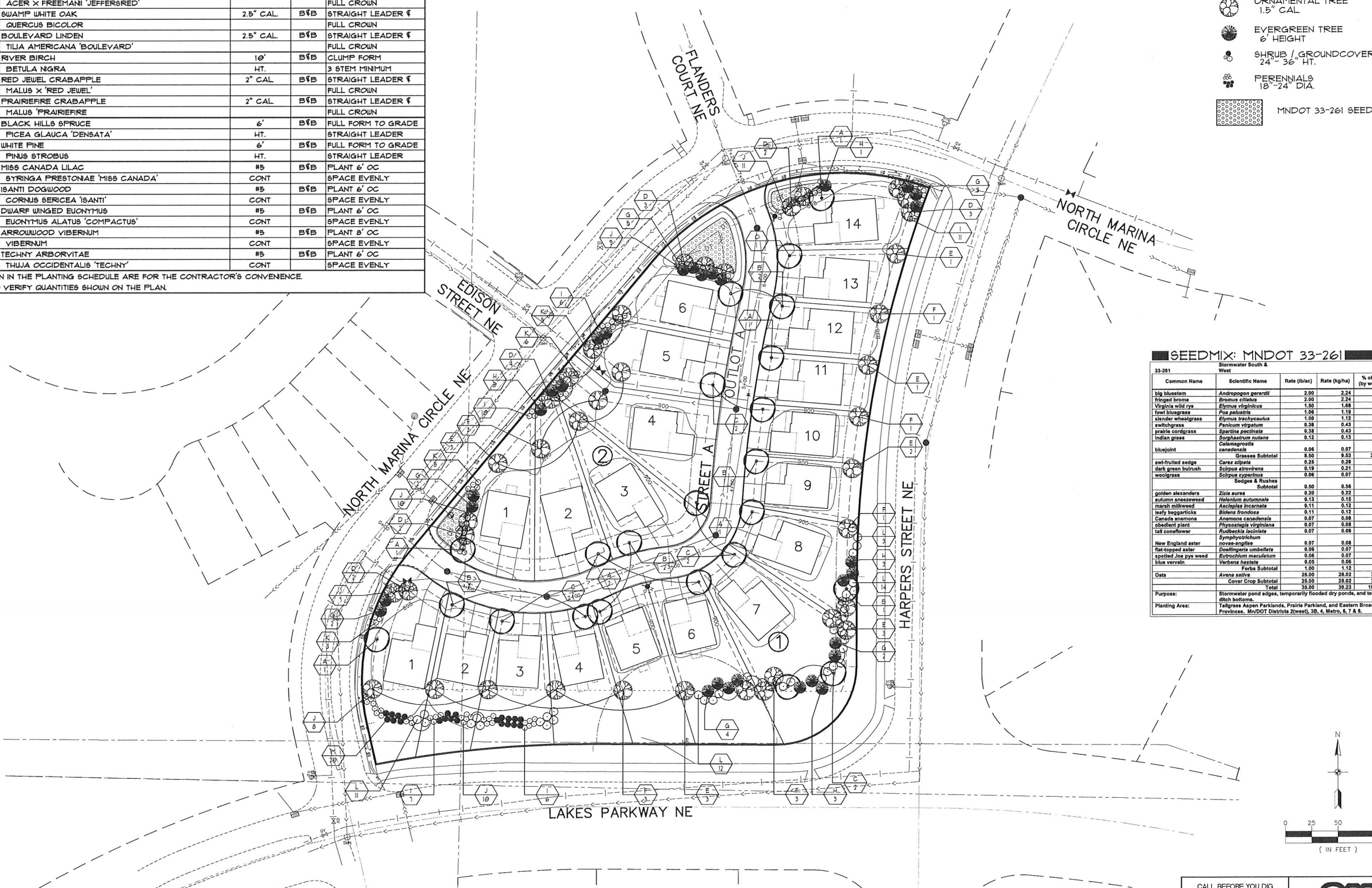
CODE	QTY	COMMON NAME/LATIN	SIZE	ROOT	REMARKS
A	1	AUTUMN BLAZE MAPLE ACER X FREEMANI 'JEFFERSRED'	2.5" CAL	BFB	STRAIGHT LEADER F FULL CROWN
B	8	SWAMP WHITE OAK QUERCUS BICOLOR	2.5" CAL	BFB	STRAIGHT LEADER F FULL CROWN
C	8	BOULEVARD LINDEN TILIA AMERICANA 'BOULEVARD'	2.5" CAL	BFB	STRAIGHT LEADER F FULL CROWN
D	16	RIVER BIRCH BETULA NGRA	10'	BFB	CLUMP FORM 3 STEM MINIMUM
E	13	RED JEWEL CRABAPPLE MALUS X 'RED JEWEL'	2" CAL	BFB	STRAIGHT LEADER F FULL CROWN
F	11	PRAIRIEFIRE CRABAPPLE MALUS 'PRAIRIEFIRE'	2" CAL	BFB	STRAIGHT LEADER F FULL CROWN
G	18	BLACK HILLS SPRUCE PICEA GLAUCA 'DENSATA'	6'	BFB	FULL FORM TO GRADE STRAIGHT LEADER
H	12	WHITE PINE PINUS STROBUS	6'	BFB	FULL FORM TO GRADE STRAIGHT LEADER
I	40	MISS CANADA LILAC SYRINGA PRESTONAE 'MISS CANADA'	#5	BFB	PLANT 6' OC SPACE EVENLY
J	55	ISANTI DOGWOOD CORNUS SERICEA 'ISANTI'	#5	BFB	PLANT 6' OC SPACE EVENLY
K	19	DWARF WINGED EUONYMUS EUONYMUS ALATUS 'COMPACTUS'	#5	BFB	PLANT 6' OC SPACE EVENLY
L	40	ARROWWOOD VIBERNUM VIBERNUM	#5	BFB	PLANT 8' OC SPACE EVENLY
M	20	TECHNY ARBORVITAE THUJA OCCIDENTALIS 'TECHNY'	#5	BFB	PLANT 6' OC SPACE EVENLY

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE.
CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

LEGEND	DESCRIPTION
	OVERSTORY TREE 2.5" CAL
	ORNAMENTAL TREE 1.5" CAL
	EVERGREEN TREE 6' HEIGHT
	SHRUB / GROUNDCOVER 24" - 36" HT.
	PERENNIALS 18" - 24" DIA.
	MNDOT 33-261 SEED MIX

SEEDMIX: MNDOT 33-261					
Common Name	Scientific Name	Rate (lb/ac)	Rate (kg/ha)	% of Mix (by weight)	Seeds/ sq ft
big bluestem	Andropogon gerardii	2.00	2.24	6.72%	7.35
fringed bromegrass	Bromus ciliatus	2.00	2.24	6.72%	8.10
virginia wild rye	Elymus virginicus	1.50	1.68	4.86%	2.31
fowl bluegrass	Poa palustris	1.06	1.19	3.63%	50.70
slender wheatgrass	Elymus trachycaulus	1.00	1.12	3.25%	2.83
switchgrass	Panicum virgatum	0.38	0.43	1.07%	1.93
prairie cordgrass	Spartina pectinata	0.38	0.43	1.07%	0.91
indian grass	Sorghastrum nutans	0.12	0.13	0.36%	0.85
bluejoint	Calamagrostis canadensis	0.06	0.07	0.18%	6.40
grass Subtotal		8.50	9.53	24.29%	80.78
awl-fruited sedge	Carex lasiocarpa	0.25	0.28	0.71%	3.10
dark green bulrush	Scirpus atrovirens	0.19	0.21	0.54%	31.70
woolgrass	Scirpus cypripedifolius	0.06	0.07	0.18%	39.00
Sedges & Rushes Subtotal		0.50	0.56	1.43%	73.80
golden alexanders	Zizia aurea	0.20	0.22	0.56%	0.78
autumn sneezeweed	Helenium autumnale	0.13	0.15	0.36%	5.97
marsh milkweed	Asclepias incarnata	0.11	0.12	0.32%	0.20
leafy bogwart	Bidens frondosa	0.11	0.12	0.31%	0.20
Canada anemone	Anemone canadensis	0.07	0.08	0.19%	0.20
obedient plant	Physostegia virginiana	0.07	0.08	0.21%	0.20
tall coneflower	Rudbeckia laciniata	0.07	0.08	0.21%	0.37
New England aster	Novae-angliae	0.07	0.08	0.19%	1.86
flat-topped aster	Diochrysis umbellata	0.06	0.07	0.17%	1.50
spotted Joe pye weed	Eupatorium maculatum	0.06	0.07	0.18%	2.19
blue vervain	Verbena hastata	0.05	0.06	0.15%	1.85
Forbs Subtotal		1.00	1.12	2.85%	15.13
Oats	Avena sativa	25.00	28.02	71.43%	11.14
Cover Crop Subtotal		25.00	28.02	71.43%	11.14
Total		35.00	39.23	100.00%	160.85

Purpose: Stormwater pond edges, temporarily flooded dry ponds, and temporarily flooded ditch bottoms.
Planting Area: Tallgrass Aspen Parklands, Prairie Parkland, and Eastern Broadleaf Forest Provinces. Mn/DOT Districts (West), 3B, 4, Metro, 6, 7 & 8.



Carlson McCain
ENVIRONMENTAL • ENGINEERING • SURVEYING
3890 Pleasant Ridge Dr. NE # 100, Blaine, MN
Phone: 763-489-7900 Fax: 763-489-7959

PRELIMINARY LANDSCAPE PLAN
THE LAKES OF RADISSON
62ND ADDITION
Blaine, MN

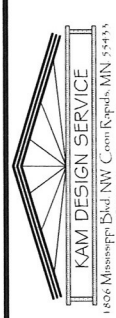
PRICE CUSOM HOMES
11090 - 183rd Circle NW, Suite C
EIK River, MN, 55330

DRAWN BY: SDB
DESIGNED BY: SDB
ISSUE DATE: 4/21/16

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 Landscape Architect under the laws of the State of Minnesota.
Name: Scott Driskill
Signature: [Signature]
Date: 4/21/16 License #: 40647



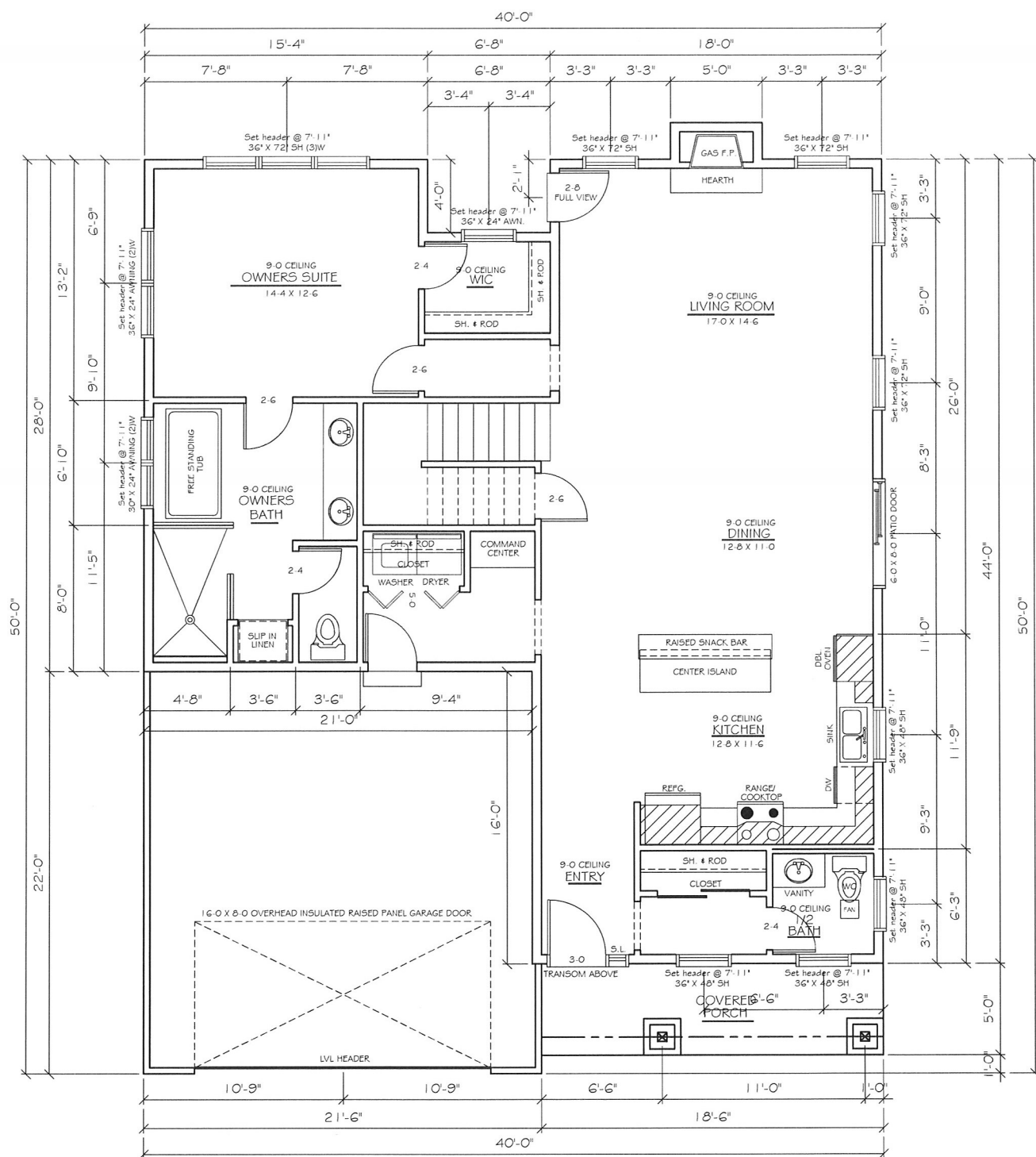
REVISIONS



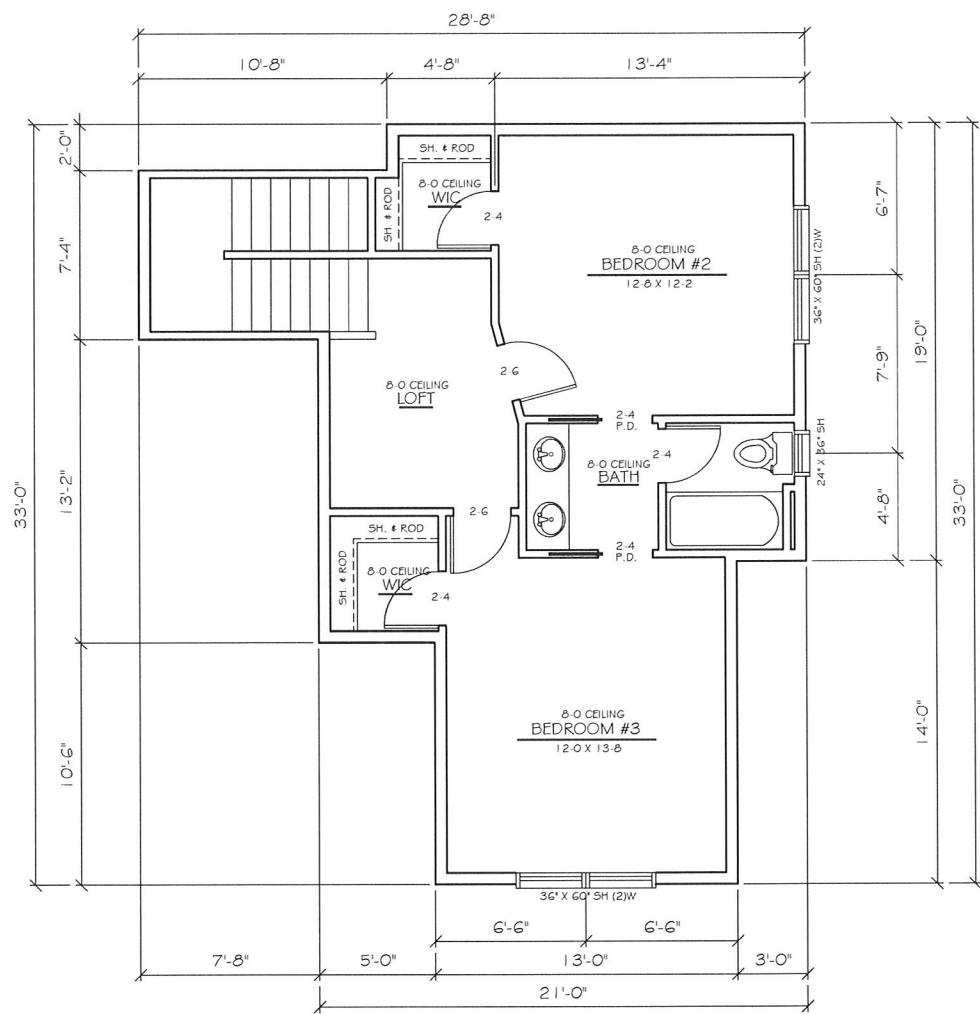
PRICE CUSTOM HOMES

THE LAKES
TOWNHOUSE

ELEVATIONS
DRAWN BY: GTH
CHECKED
DATE 3/12/16



1,107 S.F.



SECOND FLOOR
1/4" = 1'-0"
649 SQUARE FEET

REVISIONS



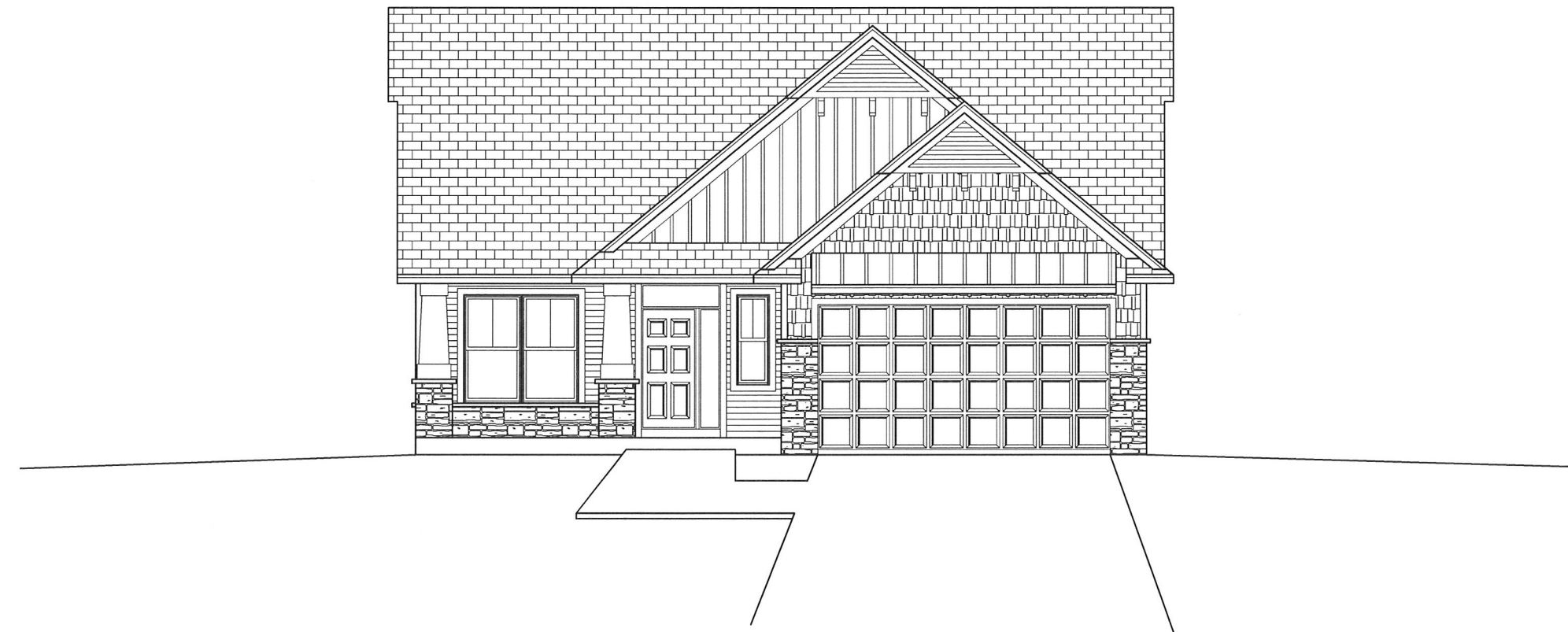
PRICE CUSTOM HOMES

THE LAKES
TOWNHOUSE

MAIN FLOOR PLAN

DRAWN BY:
GTH
CHECKED

DATE
3/12/16



REVISIONS



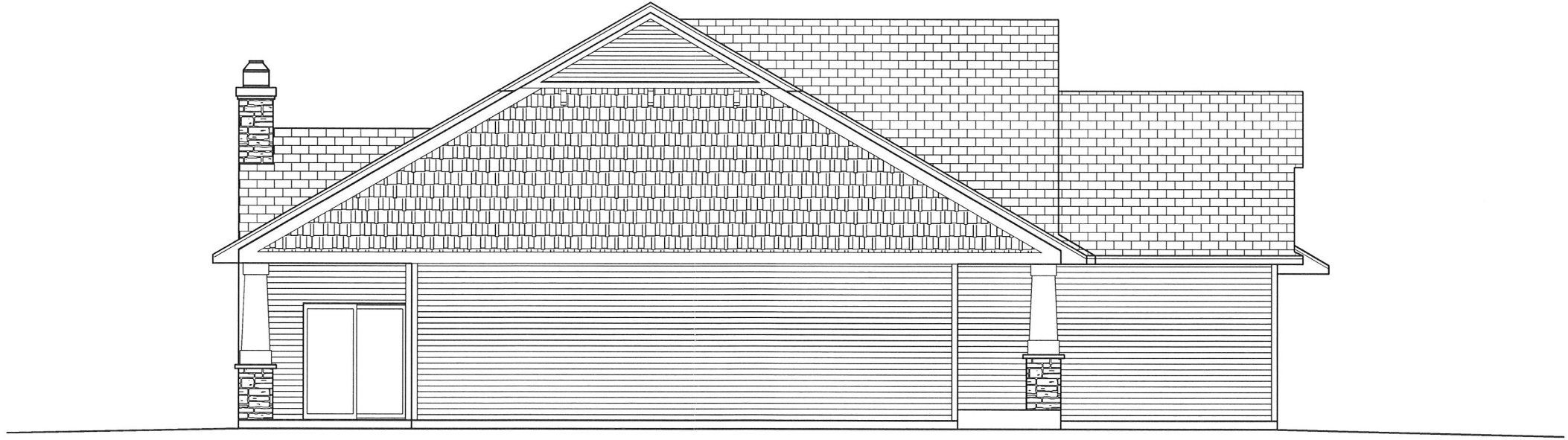
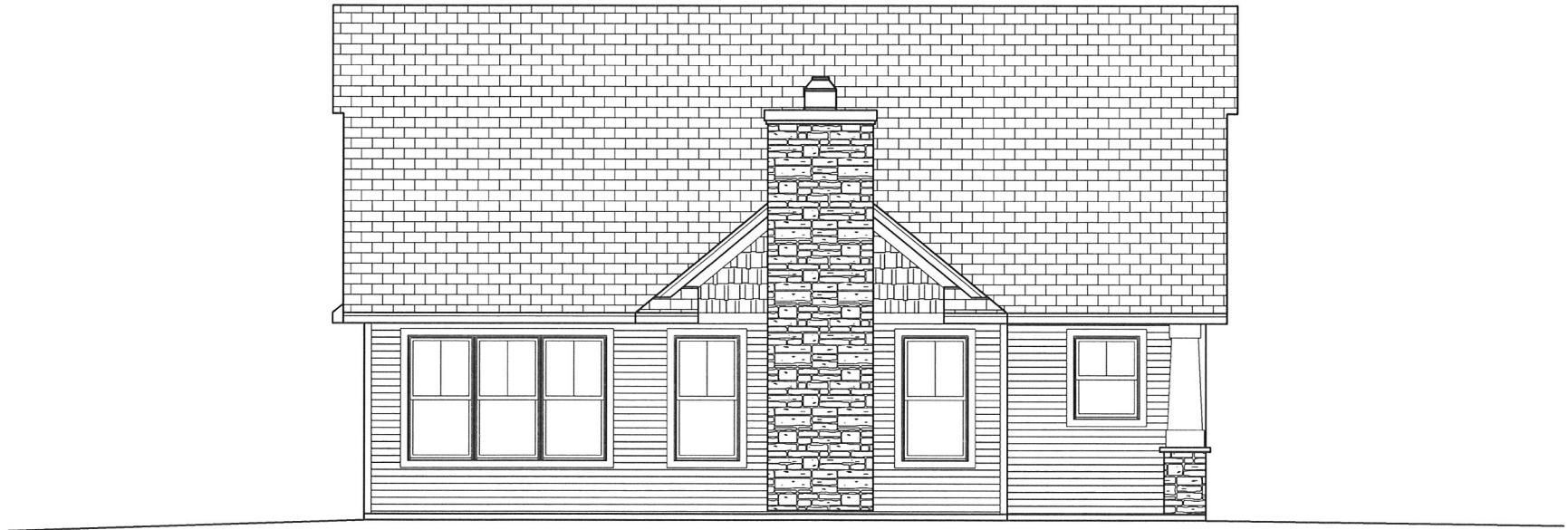
PRICE CUSTOM HOMES

THE LAKES TOWNHOUSE

ELEVATIONS

DRAWN BY:
GTH
CHECKED

DATE
3/12/16



REVISIONS



 KAM DESIGN SERVICE

1426 Minnesota Blvd. NW, Coon Rapids, MN 55433

TEL: 763-433-8884

PRICE CUSTOM HOMES

THE LAKES
TOWNHOUSE

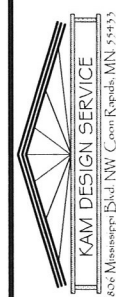
ELEVATIONS

DRAWN BY:
GTH

CHECKED

DATE
3/12/16

NO.	DESCRIPTION



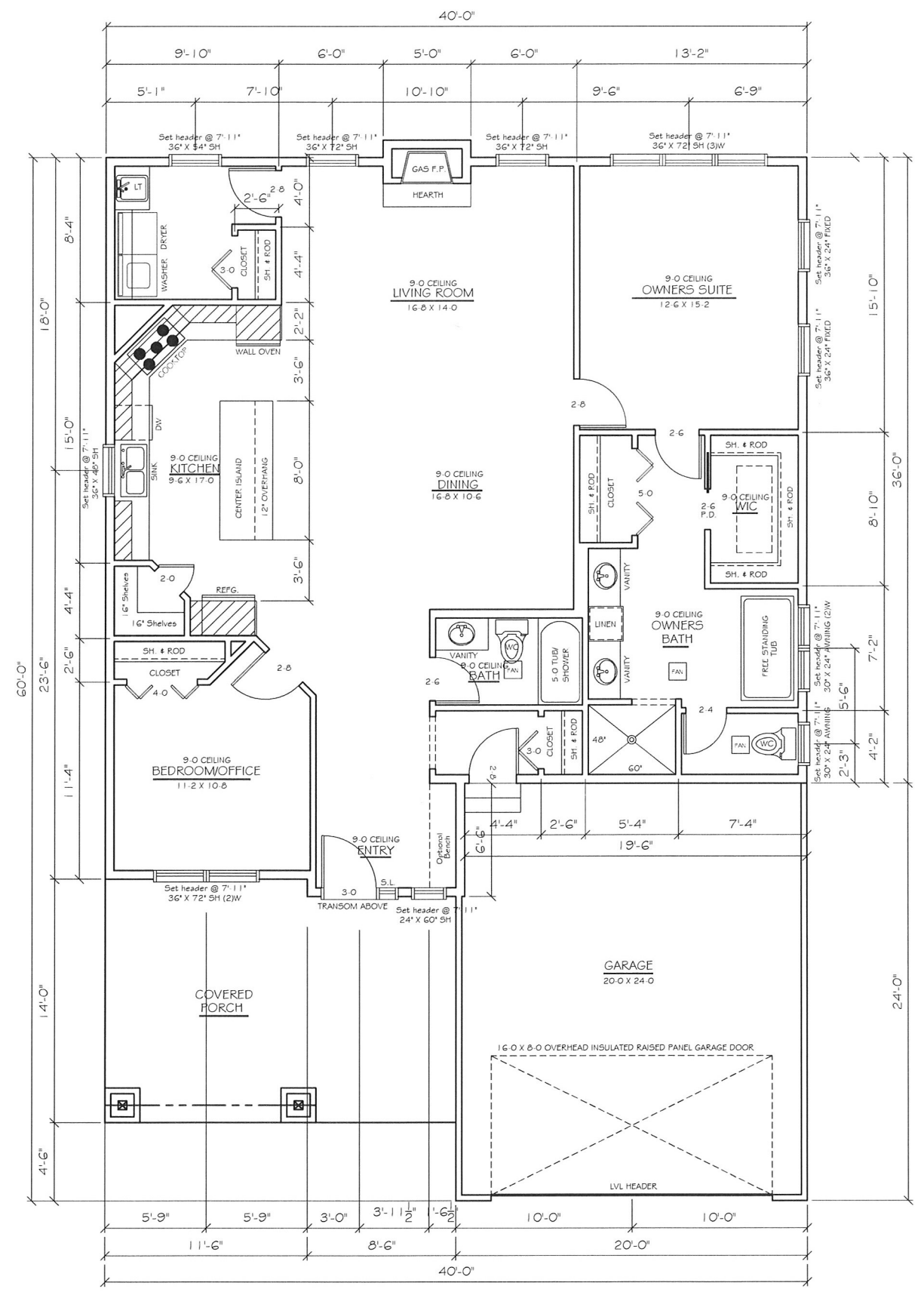
PRICE CUSTOM HOMES

THE LAKES TOWNHOUSE

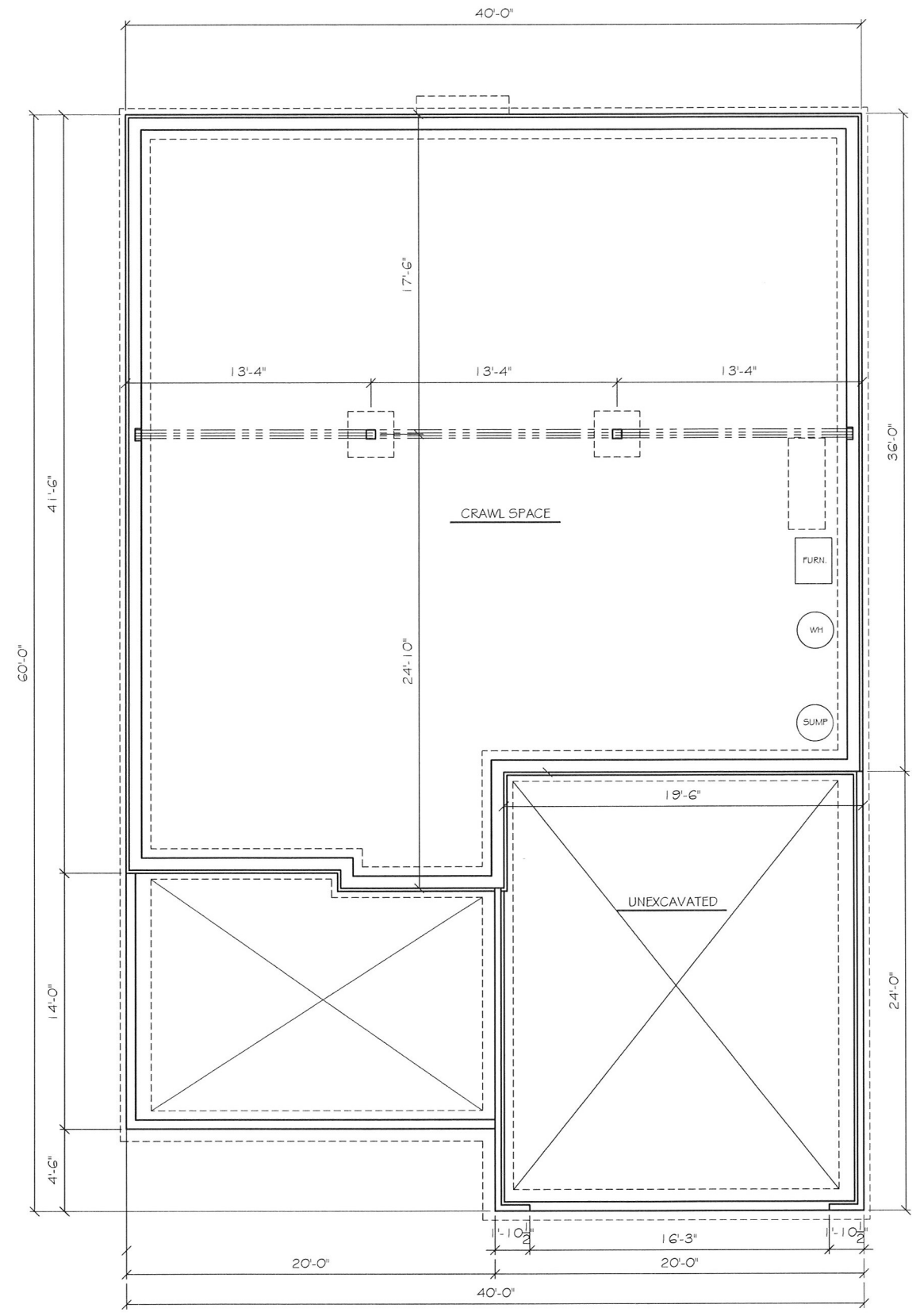
MAIN FLOOR PLAN

DRAWN BY: GTH
CHECKED:

DATE: 3/12/16



MAIN FLOOR 1567 s.f.
1/4" = 1'-0"



Wednesday May 11th



FirstService
RESIDENTIAL

May 6, 2016

Mr. Bryan Schafer
Planning & Community Development Director
City of Blaine
10801 Towne Square Drive NE
Blaine, MN 55449

RE: Notice of Public Hearing
Case: 16-0024
Applicant: Price Custom Homes
Location: Lakes Parkway/Harpers Street

Dear Mr. Schafer:

On behalf of the Lakes of Radisson Master Association and pursuant to the Lakes of Radisson Master Declaration (a copy of which is attached hereto), I would like to bring to your attention that all existing and future Sub-Associations as well as owners of Lots within the Lakes development are bound by the Master Declaration. Moreover, in order to maintain a residential community of high quality and uniform scheme of development, an Architectural Control Committee ("ACC") is in place to oversee, review and regulate all architectural and design matters involving Property within The Lakes development.

Article V, Section 1, paragraph a of the Master Declaration states that the "ACC shall have the exclusive right to approve or disapprove the size, exterior design, color, materials, landscaping and location with respect to all proposed Improvements, as well as the general plan for development of all Sub-Association Property".

Given the above and specifically with regard to the above referenced Case number, we respectfully request that any Preliminary Plat approval and or Conditional Use Permit approved by the City of Blaine, be so approved with the added condition that the applicant receive the necessary and required approvals from the Lakes of Radisson Master Association ACC.

Thank you for your consideration.

Sincerely,

John F. Stiepel
President, Lakes of Radisson Master Association

Enclosure