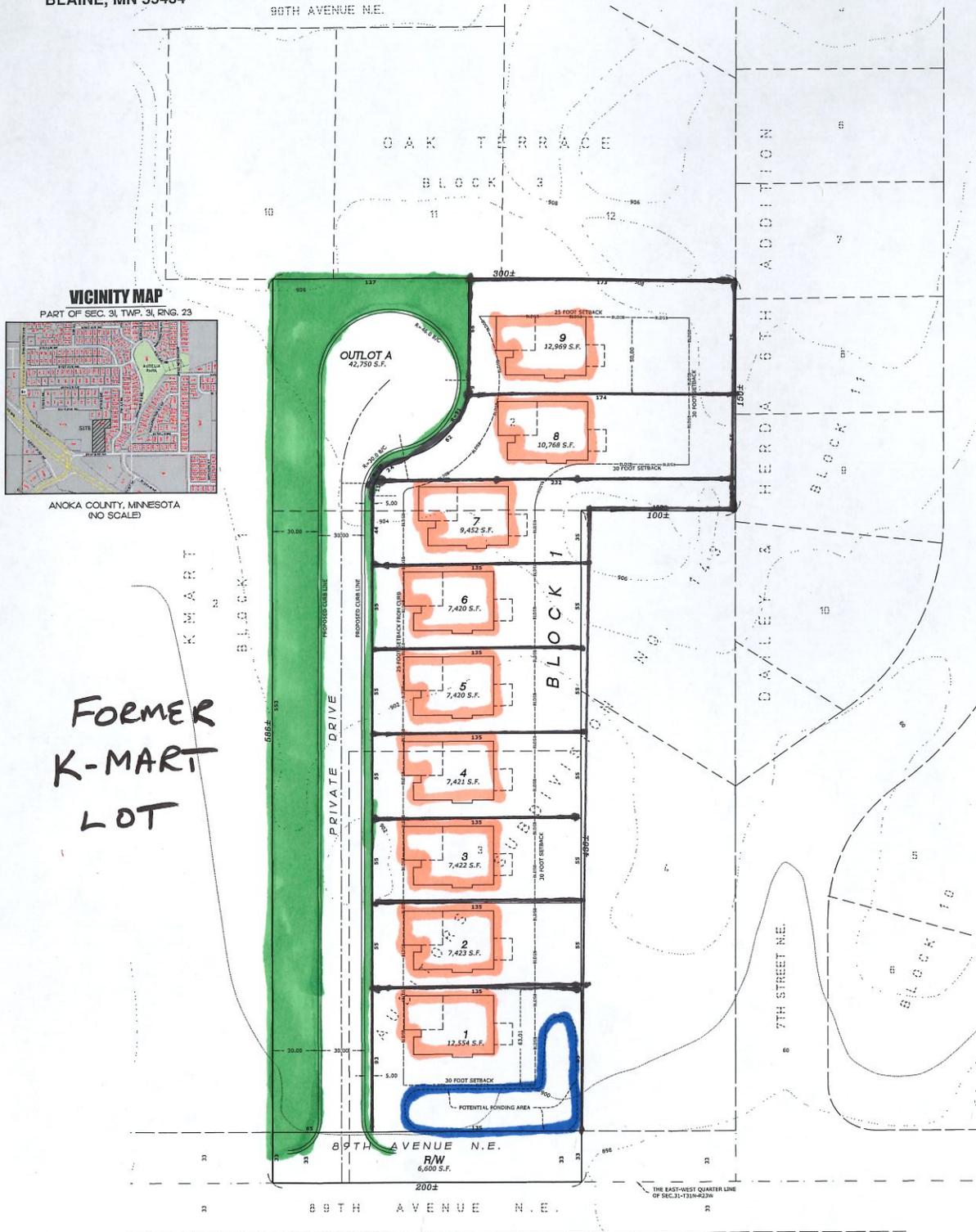


# CONCEPT PLAN

~for~ CITY OF BLAINE  
 ~of~ 255 89TH AVENUE N.E.  
 BLAINE, MN 55434

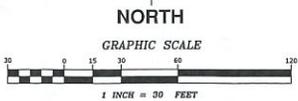


**FORMER  
K-MART  
LOT**

## NOTES

- No field survey has been completed at this time.
- Boundary needs to be field verified.
- Bearings shown are on Anoka County datum.
- Parcel ID Numbers: 31-31-23-23-0002, 31-31-23-23-0003, 31-31-23-23-0004.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Contours shown are from MNGeo Lidar Topography.

**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



## LEGAL DESCRIPTION

Lot 2 and Lot 3, AUDITORS SUBDIVISION  
 NO. 143, Anoka County, Minnesota.

## ZONING AND SETBACKS

EXISTING: B-2 - COMMUNITY COMMERCIAL  
 SURROUNDING: B-2 COMMUNITY COMMERCIAL  
 B-3 REGIONAL COMMERCIAL  
 R-1 SINGLE FAMILY RESIDENTIAL  
 PROPOSED: DF (DEVELOPMENT FLEX) MULTI-FAMILY

THE LOT REQUIREMENTS ARE NOT PREDETERMINED FOR THIS ZONING.

### PROPOSED SETBACKS:

FRONT/REAR YARD SETBACK PRIVATE STREET: 25 FEET FROM CURB  
 30 FEET  
 SIDE SETBACK FROM PUBLIC RIGHT OF WAY: 30 FEET  
 15 FEET  
 SIDE SETBACK BETWEEN BUILDINGS: 15 FEET  
 NEIGHBORING PROPERTY SETBACK TO THE EAST: 30 FEET  
 NEIGHBORING PROPERTY SETBACK TO THE NORTH: 25 FEET

PROPOSED DEVELOPMENT REQUIREMENTS:  
 MINIMUM LOT WIDTH 55 FEET

## AREA COMPUTATIONS

TOTAL AREA: 3.04 ACRES  
 9 PROPOSED UNITS  
 DENSITY: 3.0 UNITS PER ACRE

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.

JASON S. RUD License No. 41578

Date: 08-22-18

DRAWN BY: JEN JOB NO: 18428PP DATE: 08/22/18

CHECK BY: JEN [SCANNED]

NO.	DATE	DESCRIPTION	BY
1			
2			
3			