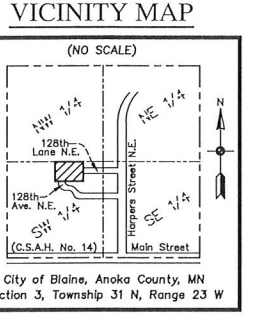
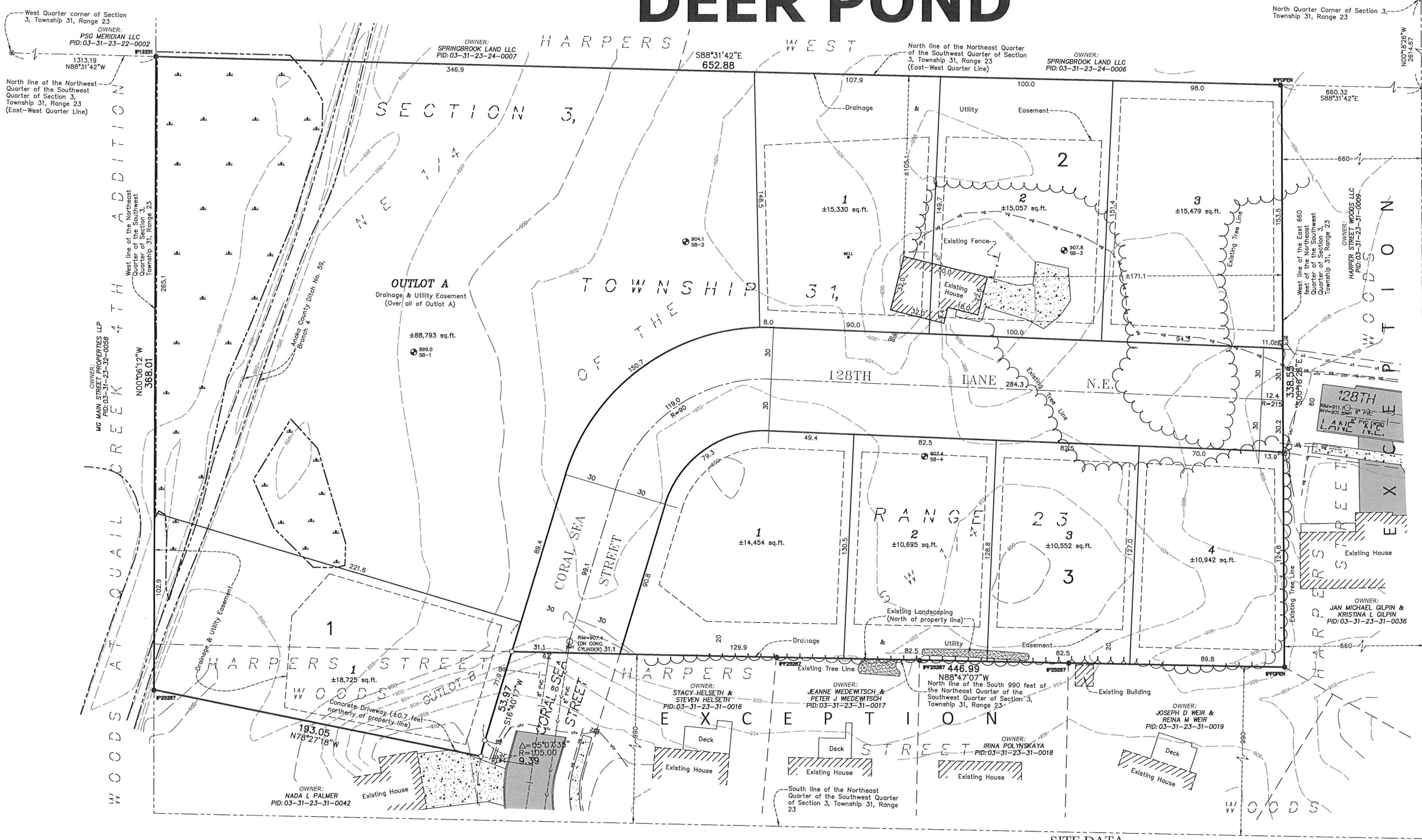


Case File No. 17-0025
Deer Pond

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

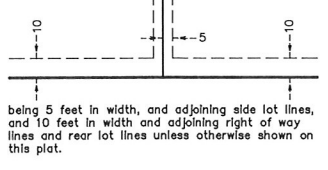


DEER POND



- ### LEGEND
- - Denotes Anoka County Monument
 - - Denotes Found Iron Monument
 - - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
 - - Denotes Sanitary Manhole
 - - Denotes Miscellaneous Sign
 - - Denotes Existing Tree
 - - Denotes Television Box
 - - Denotes Fire Hydrant
 - - Denotes Gate Valve
 - - Denotes Cleanout
 - - Denotes Telephone Box
 - - Denotes Curb Stop
 - - Denotes Existing Well
 - - Denotes Watermain
 - - Denotes Sanitary Sewer
 - - Denotes Underground Television
 - - Denotes Underground Telephone
 - - Denotes Underground Electric
 - - Denotes Underground Gas
 - - Denotes Existing Fence
 - - Denotes Concrete Surface
 - - Denotes Bituminous Surface
 - - Denotes Wetland delineated by Kjolhaug Environmental Services Company
 - - Denotes Existing 2 Ft. Contour
 - - Denotes Existing 10 Ft. Contour

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



BENCHMARK
Anoka County Benchmark No 3014:
Railroad spike in power pole No. 86317 -
Elevation = 903.03 (NGVD 29)

NOTES

1. The field work for this survey was completed on April 13th, 2017.
2. Bearings shown are based on the North line of the Northeast Quarter of the Southwest Quarter of Section 3, Township 31, Range 23, which is assumed to bear S88°31'42"E.
3. Surveyed property address -12850 Dunkirk Street Northeast, Blaine, MN 55449.
4. 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).
5. Outlot B, HARPERS STREET WOODS has an existing 10.00 FT. Drainage & Utility Easement that should be vacated prior to recording the Final Plat.

LEGAL DESCRIPTION

The Northeast Quarter of the Southwest Quarter of Section 3, Township 31, Range 23, EXCEPT the South 990 feet thereof, also EXCEPT the East 860 feet of said Northeast Quarter of the Southwest Quarter.

and

Outlot B, HARPERS STREET WOODS, according to the recorded plat thereof, Anoka County, Minnesota

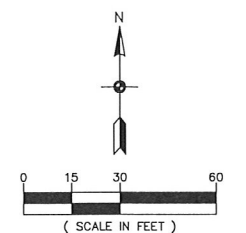
(Abstract Property)

SITE DATA

TOTAL SITE AREA	±5.30 AC.
TOTAL ROW AREA	±0.71 AC.
TOTAL OUTLOT AREA	±2.04 AC.
TOTAL LOT AREA	±2.55 AC.
SMALLEST LOT	±10,552 S.F.
LARGEST LOT	±18,725 S.F.
AVERAGE LOT	±13,904 S.F.
TOTAL NUMBER OF LOTS	8
GROSS DENSITY	1.51 LOTS/AC.
NET DENSITY	1.74 LOTS/AC.
EXISTING ZONING	DF
PROPOSED ZONING	DF
UTILITIES	AVAILABLE

SETBACK DATA

FRONT	30 FT.
SIDE (GARAGE)	5 FT.
SIDE (HOUSE)	10 FT.
SIDE CORNER	20 FT.
REAR SETBACK	35 FT.



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: 06/09/2017 License #: 40361

DRAWN BY: JAB
ISSUE DATE: 06/09/2017
FILE NO: 1371

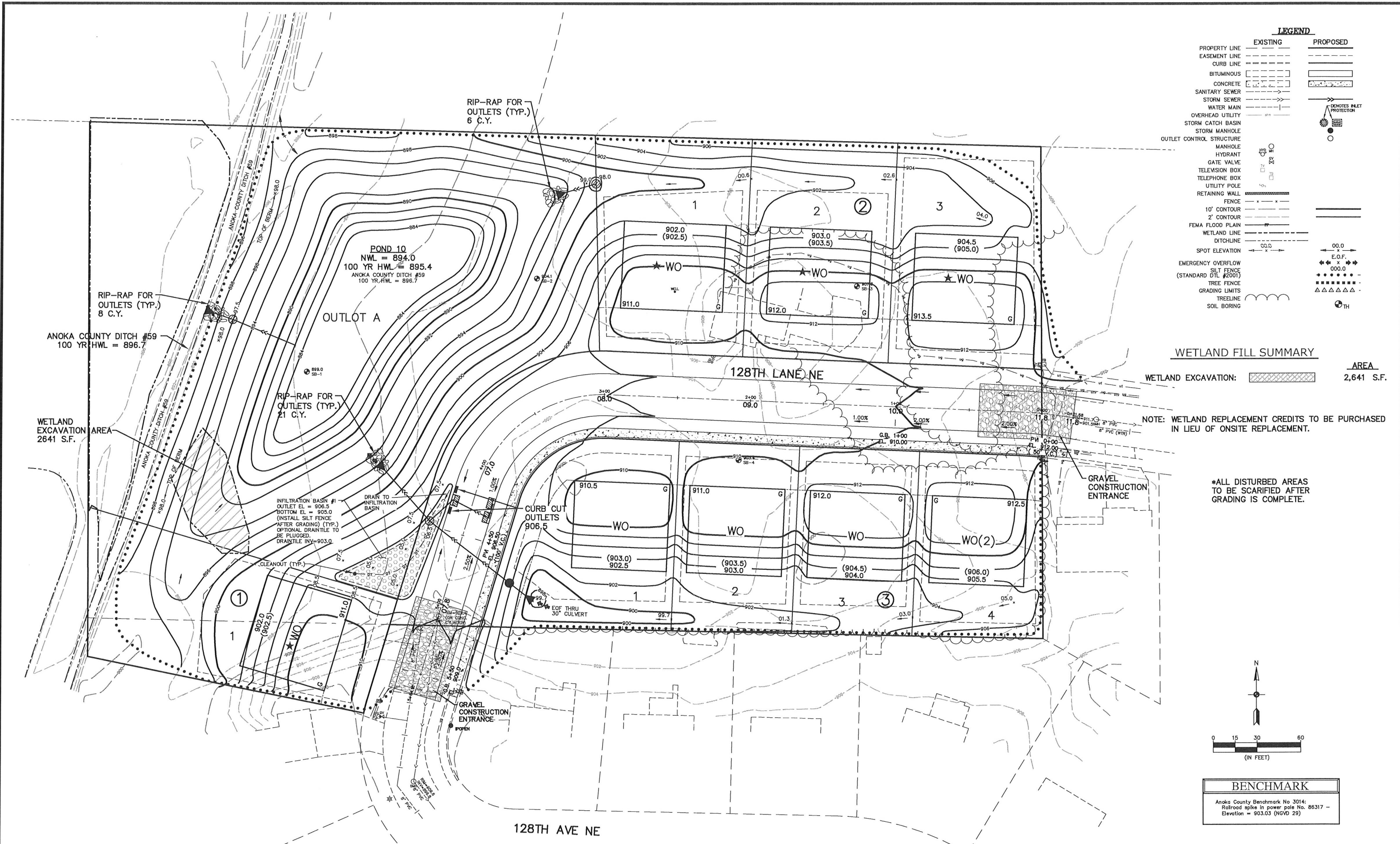
Revisions:

FIVE STAR GROUP, LLC
11651 Davenport Street N.E.
Blaine, MN 55449

DEER POND
Blaine, Minnesota

PRELIMINARY PLAT
&
EXISTING CONDITIONS

2 of 5



LEGEND

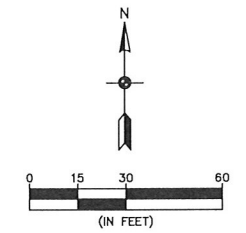
	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
STORM CATCH BASIN	---	---
STORM MANHOLE	---	---
OUTLET CONTROL STRUCTURE	---	---
MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
TELEVISION BOX	---	---
TELEPHONE BOX	---	---
UTILITY POLE	---	---
RETAINING WALL	---	---
FENCE	---	---
10' CONTOUR	---	---
2' CONTOUR	---	---
FEMA FLOOD PLAIN	---	---
WETLAND LINE	---	---
DITCHLINE	---	---
SPOT ELEVATION	---	---
EMERGENCY OVERFLOW	---	---
SILT FENCE (STANDARD DTL #2001)	---	---
TREE FENCE	---	---
GRADING LIMITS	---	---
TREELINE	---	---
SOIL BORING	---	---

WETLAND FILL SUMMARY

WETLAND EXCAVATION:	AREA
2641 S.F.	2,641 S.F.

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

*ALL DISTURBED AREAS TO BE SCARIFIED AFTER GRADING IS COMPLETE.

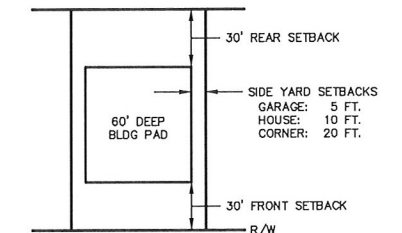


BENCHMARK
 Anoka County Benchmark No 3014:
 Railroad spike in power pole No. 86317 -
 Elevation = 903.03 (NGVD 29)

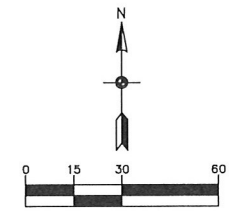
SITE PLAN LEGEND

	EXISTING	PROPOSED
LIGHT POLE		
SANITARY MANHOLE		
CLEANOUT		
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION		
EXISTING TREE		
TELEVISION BOX		
FIRE HYDRANT		
GATE VALVE		
CURBSTOP		
ELECTRIC BOX		
GAS METER		
CATCH BASIN		
RAIN GUARDIAN		
ELECTRIC METER		
MAIL BOX		
TELEPHONE BOX		
UTILITY POLE		
FLARED END SECTION		
STORM MANHOLE		
SERVICE		
SOIL BORING/TEST HOLE		
RETAINING WALL		
PROPERTY LINE		
SETBACK LINE		
CURB		
WETLAND		
DITCH		
UNDERGROUND TELEPHONE		
UNDERGROUND ELECTRIC		
UNDERGROUND FIBER OPTIC		
UNDERGROUND GAS		
OVERHEAD ELECTRIC		
SANITARY SEWER		
WATERMAIN		
STORM SEWER		
FENCE		
EXISTING FENCE AS NOTED		
CONCRETE SURFACE		
BITUMINOUS SURFACE		

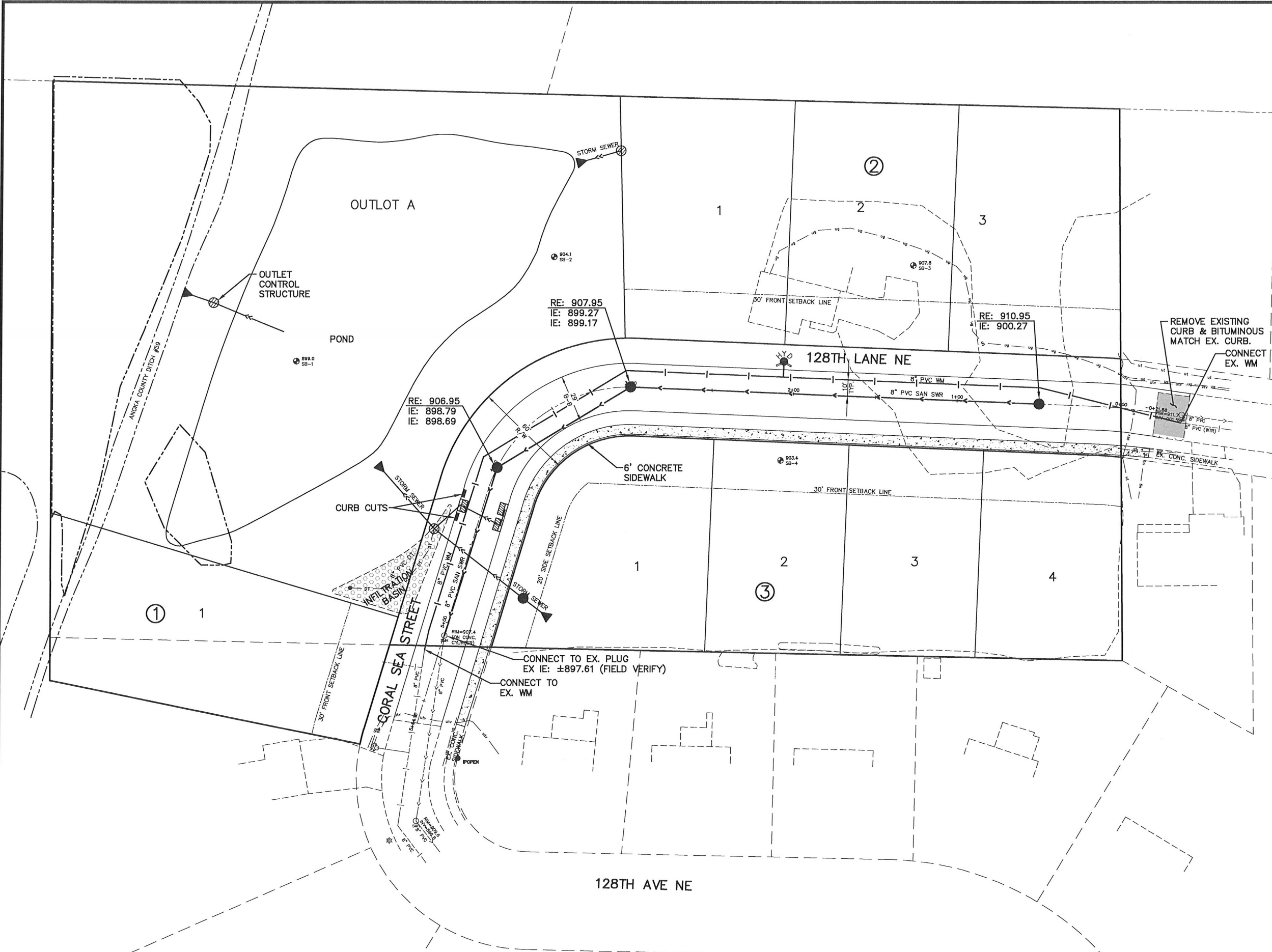
**SINGLE FAMILY
80' MIN. WIDE LOT**



TYPICAL SERVICES SHALL BE:
 WATER: 1" COPPER TYPE K (OR 1" HDPE)
 SEWER: 4" PVC SCH.40
 CURB STOP TO BE PLACED 10' BEYOND R/W
 UNLESS OTHERWISE SHOWN



BENCHMARK
 Anoka County Benchmark No. 3014:
 Railroad spike in power pole No. 86317 -
 Elevation = 903.03 (NGVD 29)









Architectural drawing 12850 Dunkirk St NE, Blaine

This document will provide the idea of the houses, which will be build in Deer Pond.

Below are some pictures of houses from the same vicinity. New houses will be more or less similar to these houses.

Construction Detail:

1. Houses will be around 3000 – 4000 Square feet
2. Construction budget will around 400k – 450k.
3. All houses will have walkout basement
4. Front elevation of the house will have Hardy Board, Stones and Some wood work.
5. Back and siding of the house will be Vinyl
6. Three Car Garage
7. Concrete Drive way
8. All door and windows will have trims
9. Shingles