

Case File No. 15-0009

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



PRELIMINARY PLAT

~of~ CAROLE'S COVE

Applicant: F&F REAL ESTATE SERVICES
11423 National Court NE
Blaine, MN 55449

Contact: Frank Feela
(612) 202-9909

PROPERTY DESCRIPTION

That part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 31, Range 23 described as follows: Commencing at a point in the South line of said Southeast Quarter of the Southwest Quarter therein distant 346 feet West of the Southeast corner of said Southeast Quarter of the Southwest Quarter; thence North parallel with the East line of said Southeast Quarter of the Southwest Quarter, a distance of 213.01 feet to the point of beginning of the tract of land to be described; thence continuing North parallel with the East line of said Southeast Quarter of the Southwest Quarter a distance of 217.49 feet; thence West parallel with the South line of said Southeast Quarter of the Southwest Quarter, a distance of 363 feet; thence South, parallel with the East line of said Southeast Quarter of the Southwest Quarter, a distance of 217.49 feet; thence East along a line parallel with the South line of said Southeast Quarter of the Southwest Quarter, a distance of 363 feet to the point of beginning.

AND

That part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 31, Range 23 described as follows: Beginning at a point in the South line of said Southeast Quarter of the Southwest Quarter therein distant 346 feet West of the Southeast corner of said Southeast Quarter of the Southwest Quarter; thence North parallel with the East line of said Southeast Quarter of the Southwest Quarter, a distance of 213.01 feet; thence West, parallel with the South line of said Southeast Quarter of the Southwest Quarter, a distance of 363 feet; thence South, parallel with the East line of said Southeast Quarter of the Southwest Quarter, a distance of 213.01 feet to the South line of said Southeast Quarter of the Southwest Quarter; thence East, along the South line of said Southeast Quarter of the Southwest Quarter a distance of 363 feet to the point of beginning.

Anoka County, Minnesota
Abstract Property

EXCEPT

That part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 31, Range 23, Anoka County, Minnesota, described as follows: Beginning at a point on the South line of said Southeast Quarter of the Southwest Quarter a distance of 346.00 feet West from the Southeast corner thereof; thence continue along said south line of the Southeast Quarter of the Southwest Quarter, on an assumed bearing of North 89 degrees 49 minutes 10 seconds West, a distance of 119.00 feet; thence North 00 degrees 10 minutes 50 seconds East, a distance of 50.00 feet; thence on a tangential curve concave westerly, said curve's radius being 527.00 feet and having a central angle of 09 degrees 21 minutes 00 seconds, a distance of 86.00 feet; thence North 80 degrees 49 minutes 10 seconds East(*) a distance of 125.10 feet to a point on a line from the point of beginning, said line being parallel with the East line of said Southeast Quarter of the Southwest Quarter; thence South 00 degrees 45 minutes 40 seconds East(*) along said parallel line 155.96 feet to the actual point of beginning.

(*) The description in Warranty Deed Doc. No. 2003766.017 calls for a direction of West, which appears to be incorrect and therefore was changed to East.

NOTES

- Property Pin No. 24-31-23-34-0098.
- Field survey was completed by E.G. Rud and Sons, Inc. on 11/16/14.
- Bearings shown are on Anoka County datum.
- Curb shots are taken at the top and back of curb.
- Section 24, Township 31, Range 23, has historically used a monumented center of section position for previous surveying work. The plat of LUND'S PARK WEST ESTATES, which adjoins this parcel, used the monumented center position for their platted boundary. This Certificate of Survey uses the monumented center position for establishing the boundary of this parcel. 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.
- See Preliminary Tree Inventory and Tree Removal Plan for tree size and species.

AREA COMPUTATIONS

TOTAL AREA SITE AREA: 3.19± ACRES
11 PROPOSED PUD LOTS
DENSITY: 3.45 ± UNITS/ACRE

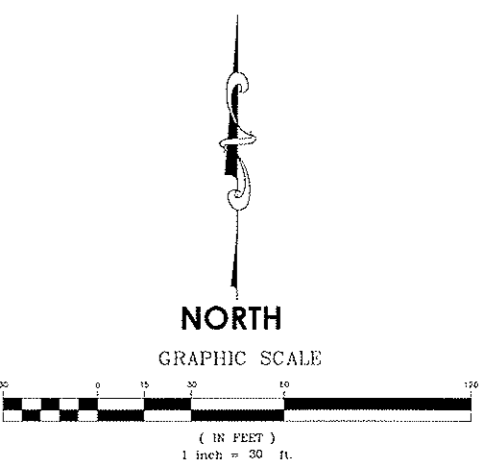
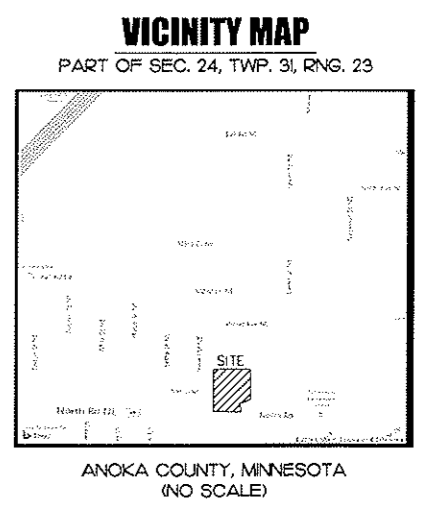
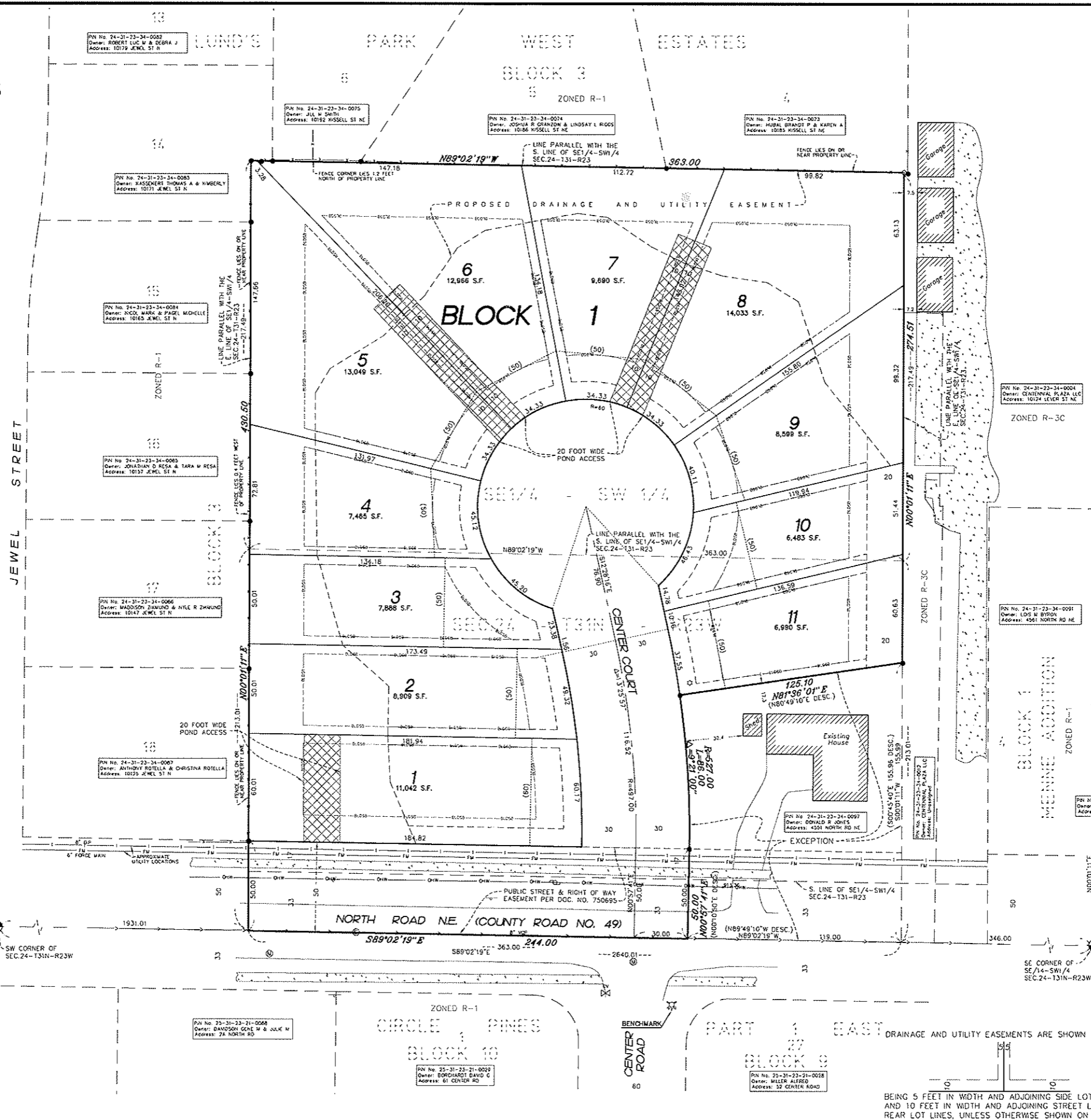
ZONING AND SETBACKS

CURRENT ZONING IS R-1 SINGLE FAMILY
PROPOSED ZONING D-FLEX (DEVELOPMENT FLEX)

THE LOT REQUIREMENTS ARE NOT PREDETERMINED FOR THIS ZONING. THE CITY HAS RECOMMENDED THE FOLLOWING:

FRONT SETBACK	25 FEET
HOUSE SIDE SETBACK (INTERIOR)	5 FEET
GARAGE SIDE SETBACK	5 FEET
REAR SETBACK	30 FEET
SIDE STREET	15 FEET

E.G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701



- ### LEGEND
- DENOTES IRON MONUMENT FOUND AS LABELED
 - DENOTES IRON MONUMENT SET, MARKED RLS# 41578
 - ⊙ DENOTES ANOKA COUNTY CAST IRON MONUMENT
 - ⊕ DENOTES MISCELLANEOUS MANHOLE
 - ⊖ DENOTES HYDRANT
 - ⊗ DENOTES GATE VALVE
 - ⊙ DENOTES POWER POLE
 - ⊕ DENOTES LIGHT POLE
 - ⊖ DENOTES SIGN
 - ⊗ DENOTES FENCE
 - ⊙ DENOTES OVERHEAD WIRE
 - ⊕ DENOTES SANITARY SEWER MANHOLE
 - ⊖ DENOTES EXISTING SANITARY SEWER
 - ⊗ DENOTES EXISTING FORCEMAIN SANITARY SEWER
 - ⊙ DENOTES EXISTING WATER MAIN
 - ⊕ DENOTES CONCRETE SURFACE
 - ⊖ DENOTES BITUMINOUS SURFACE
 - ⊗ DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY GIS INFORMATION)

BENCHMARK

BENCHMARK: Top nut hydrant at southeast quadrant of North Road N.E. and Center Road. Elev.=916.57 (NAVD88)

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 E. RUD
Date: 04-02-15 License No. 41578

NO.	DATE	DESCRIPTION	BY
1	02/09/15	CITY / WATERSHED COMMENTS	MMD
2	03/11/15	REVISED PONDING	MMD
3	04/02/15	REVISED PONDING	MMD

BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING STREET LINES AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

GRADING DRAINAGE AND EROSION CONTROL PLAN

~of~ CAROLE'S COVE
 Applicant: F&F REAL ESTATE SERVICES
 11423 National Court NE
 Blaine, MN 55449
 Contact: Frank Feela
 (612) 202-9909

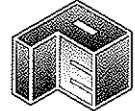


Know what's below.
 Call before you dig.

EROSION CONTROL / REVEGETATION SPECS.

- PRIOR TO ROUGH GRADING, INSTALL SILT STOP FENCE IN LOCATIONS SHOWN. ADDITIONAL SILT STOP FENCE WILL BE REQUIRED WHERE LOCAL CONDITIONS REQUIRE. INSTALL TREE PROTECTION AS DEEMED NECESSARY BY THE CITY FORESTER PRIOR TO ANY GRADING.
- ANY GRADING SHALL PROCEED ON AN AREA BY AREA BASIS TO MINIMIZE UNCOMPLETED AREAS.
- AS EACH AREA OUTSIDE THE STREET IS GRADED, PROVIDE NATIVE TOPSOIL, SEED, AND MULCH ANCHORED WITH A STRAIGHT SET DISC WITHIN SEVEN DAYS AFTER ROUGH GRADING.
- MAINTAIN AND REPAIR SILT STOP FENCES (INCLUDING REMOVAL OF ACCUMULATED SILT) UNTIL VEGETATION IS ESTABLISHED.
- SEE "STORM WATER POLLUTION PREVENTION PLAN" FOR ADDITIONAL EROSION CONTROL NOTES AND SITE SEQUENCING.

PONDING CALCULATIONS AND STORM SEWER DESIGN BY
 PLOWE ENGINEERING, INC.



PLOWE
 ENGINEERING, INC.
 6776 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014

PHONE: (651) 361-8210
 FAX: (651) 361-8701

I HEREBY CERTIFY THAT THIS PLAN 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.

Adam Ginkkel
 ADAM GINKKEL

DATE: 04.02.15 LIC. NO. 43963

BENCHMARK

BENCHMARK: Top nut hydrant at southeast quadrant of North Road N.E. and Center Road. Elev.=916.57 (NAVD88)

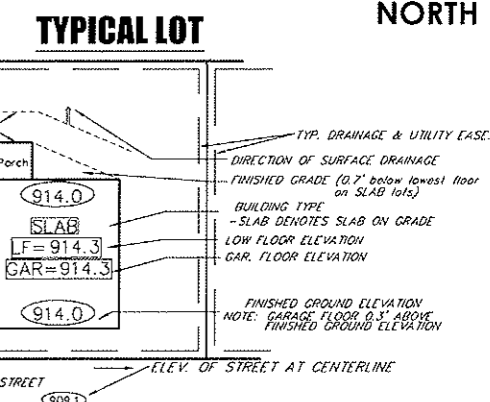
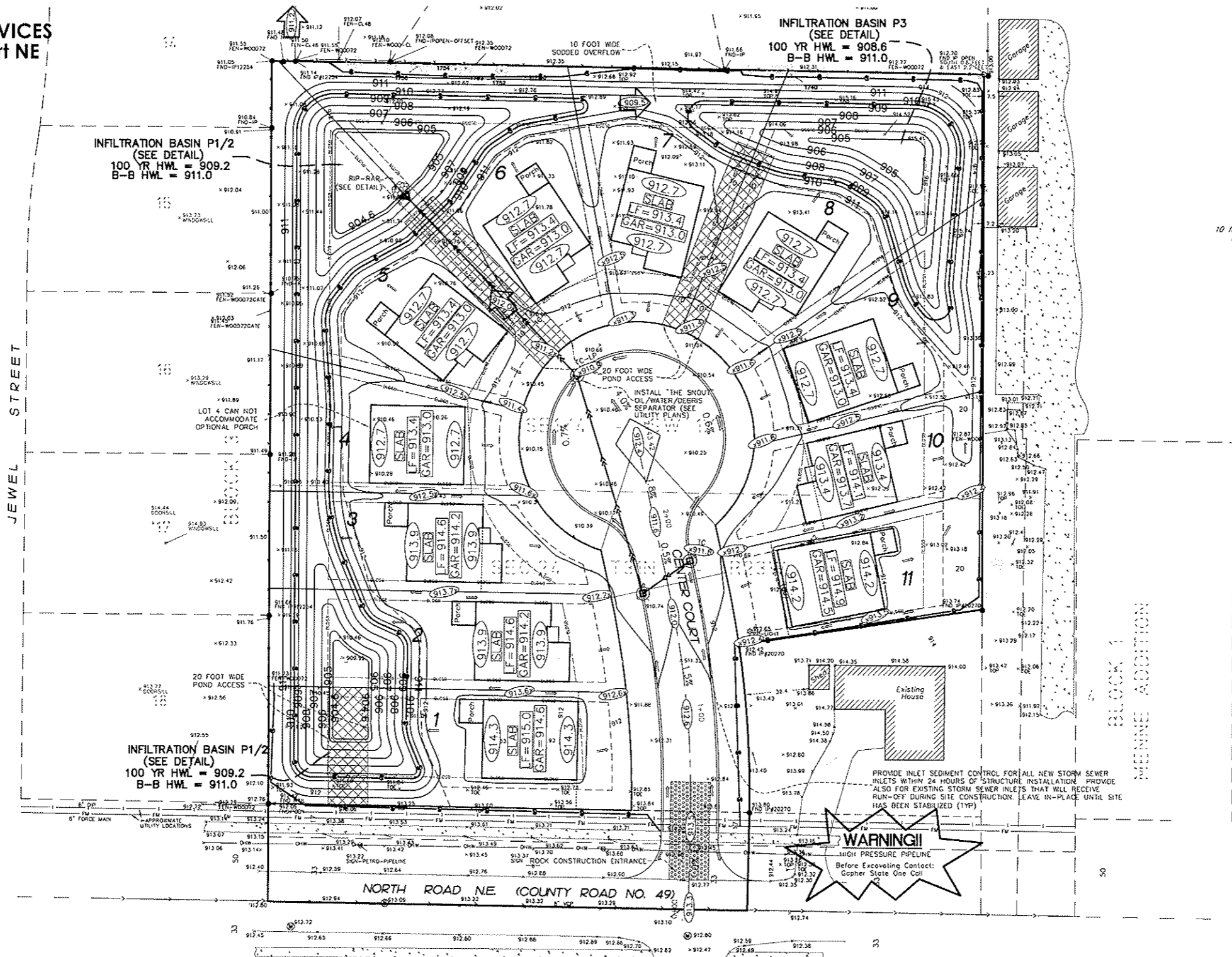
E. G. RUD & SONS, INC.
 EST. 1977 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701

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.

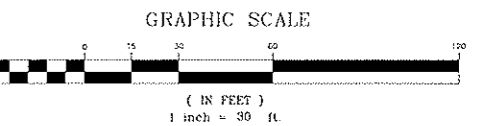
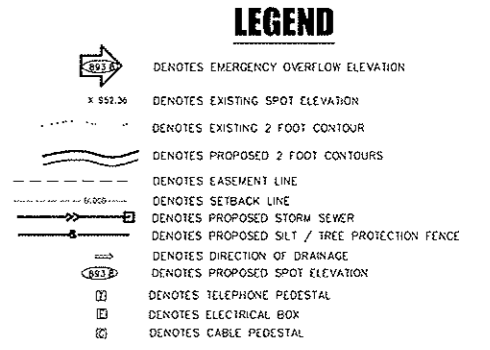
Jason E. Rud
 JASON E. RUD

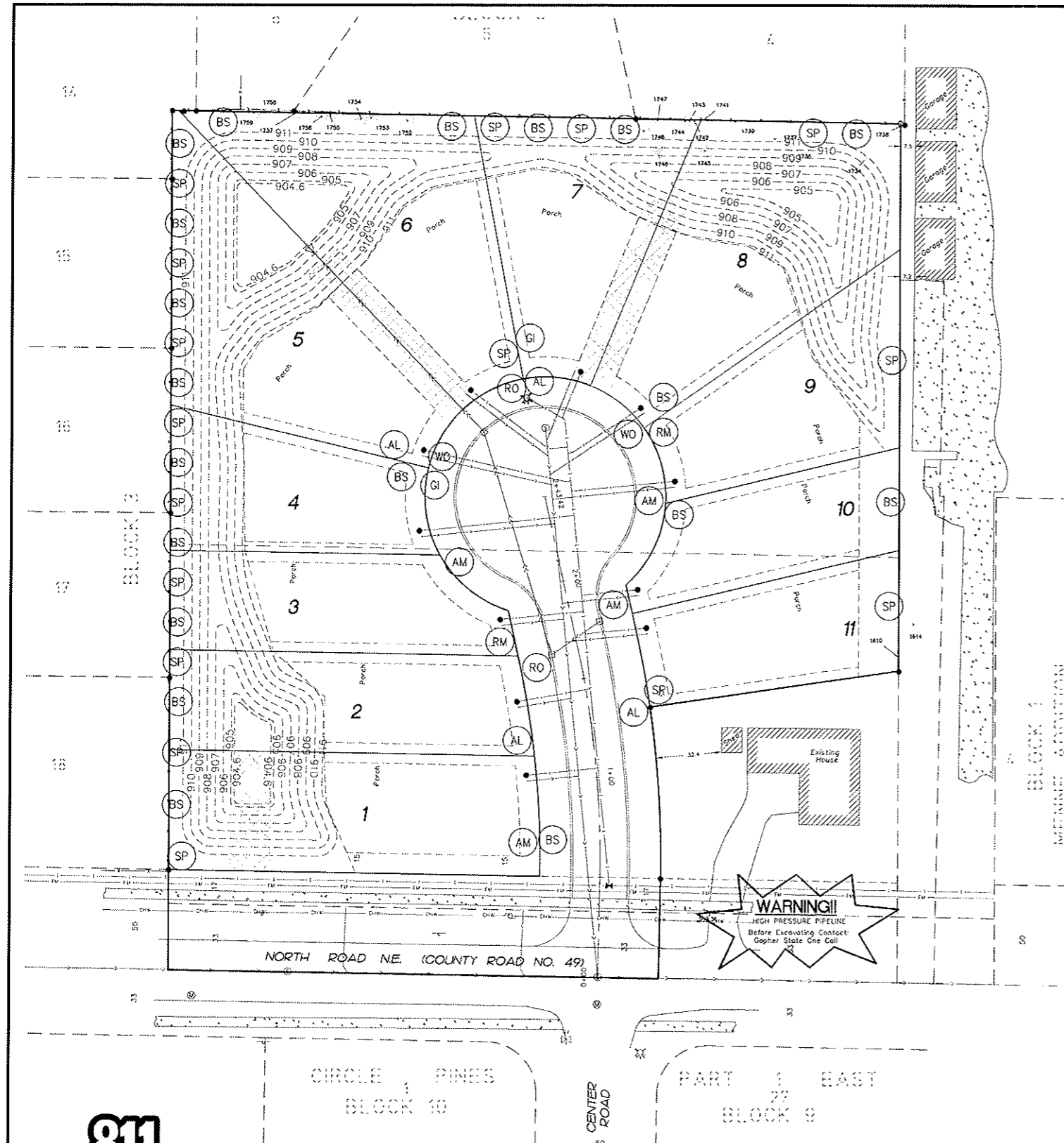
Date 04/02/15 License No. 41578

DRAWN BY: MMD	JOB NO: 1466SPP	DATE: 01/09/15
CHECK BY: JER	SCANNED	
1	02/09/15	CITY / WATERSHED COMMENTS
2	03/11/15	REVISED PONDING
3	04/02/15	REVISED PONDING
NO.	DATE	DESCRIPTION



NOTES
 SEE SHEET C1.2 FOR STORM SEWER SIZES, RIMS AND INVERTS.





GENERAL NOTES

- 1) THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
- 2) CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS.
- 3) THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING SANITARY SEWER, STORM SEWER, AND WATER MAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
- 4) INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.
- 5) THE CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO THE INTERRUPTION OF ANY SEWER OR WATER SERVICES TO EXISTING HOMES OR BUSINESSES.
- 6) CONTACT CITY OF BLAINE ENGINEERING DEPARTMENT AT 763-785-6172 FOR INSPECTION OF ALL UTILITY INSTALLATIONS.
- 7) NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 8) ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.

LANDSCAPING NOTES

STAKE AND/OR MARK ALL PLANTING LOCATIONS PRIOR TO INSTALLATION. OWNER TO APPROVE ALL LOCATIONS PRIOR TO INSTALLATION.

ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.

ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.

ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE.

MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL. IN ALL MASS PLANTING BEDS AND FOR TREES UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. USE 4" FOR TREES, SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.

MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.

WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.

WHERE IRRIGATION SYSTEMS ARE INSTALLED, SAID SYSTEMS SHALL HAVE WATER SENSOR DEVICES TO AVOID OVERWATERING AND TIMING DEVICES TO ENSURE IRRIGATION IS CONDUCTED DURING THE HOURS PERMITTED BY THE CITY WATER RESTRICTION REQUIREMENTS.

ALL DISTURBED AREAS TO BE TURF SEEDING, ARE TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

ALL WORK TO BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT TIME OF ACCEPTANCE BY OWNER. CONTRACTOR TO MAKE ALL REPLACEMENTS IN A TIMELY MANNER.

ALL MATERIALS SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.

WHEN STAKING OR CUYING OF TREES IS REQUIRED, IT SHALL OCCUR SO AS NOT TO CREATE ANY HAZARDS OR UNSIGHTLY OBSTACLES. ALL WIRES SHALL BE ENCASED IN HOSE TO PREVENT TREE DAMAGE.

QTY	KEY	COMMON NAME	BOTANICAL NAME	SIZE AT INSTALL
4	AM	AMUR MAPLE	ACER GRIMALDI	2-1/2" B&B
2	WO	WHITE OAK	QUERCUS ALBA	2-1/2" B&B
4	AL	AMERICAN LINDEN	TILIA AMERICANA	2-1/2" B&B
16	SP	SCOTCH PINE	FINUS SYLVESTRIS	2-1/2" B&B
19	BS	BLACK HILLS SPRUCE	PICEA GLAUCA	2-1/2" B&B
2	RO	RED OAK	QUERCUS RUBRA	2-1/2" B&B
2	RM	RED MAPLE	ACER RUBRUM	2-1/2" B&B
2	CI	GINKGO	GINKGO BILOBA	2-1/2" B&B

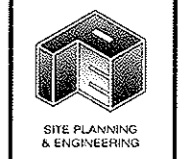
51 TOTAL
 NOTE: TREES TO BE INSTALLED AFTER BUILDING INSTALLATION
 EXAMPLE SPECIES SHOWN - VERIFY SPECIES REQUIREMENTS AND AVAILABILITY & VERIFY WITH OWNER

DRAWN BY: A.G. DESIGN BY: A.G.
 CHECKED BY: PROJ. NO. 14-1520
 C.W.P.
 ORIGINAL DATE: JANUARY 9, 2015

DATE	REVISION DESCRIPTION
2-9-15	CITY & GENCO COMMENTS
4-2-15	PENDING ADJUSTED

CAROLE'S COVE
 BLAINE, MN
 LANDSCAPE PLAN

PREPARED FOR:
 F & F REAL ESTATE SERVICES



PLOWE
 ENGINEERING, INC.
 6776 LAKE DRIVE
 SUITE 110
 LIND LAKES, MN 55014
 PHONE: (651) 361-8210
 FAX: (651) 361-8701



LANDSCAPE PLAN
 CAROLE'S COVE



To: City of Blaine

From: Frank Feela

Regarding: Carole's Cove

We are asking that the property be rezoned from single family residential to development flex single family detached townhomes. We consider this to be a good transition for the community and it will maximize the land use.

The development of the land on North Road is a complex property with single family homes bordering two sides of the property and multifamily apartment buildings bordering the east side.

The intent of this development is to offer a unique product in this area with complete home packages starting in the range of 240,000 up to approximately 300,000, depending on the options. We have three different home styles to choose from to fit various lifestyles. The exteriors will be maintenance free, and there will be an association to take care of snow, lawn, irrigation, and sanitation for an easy way of life. Below are the standard features of all the homes in this community.

Thank you for your time and effort in considering this rezoning.

FF Realestate services LLC

Frank Feela

BLAINE DETACHED HOMES

INCLUDED PERMIT

FLOOR TRUSSES

2 X 6 EXTERIOR WALLS

9 FOOT MAIN FLOOR

TAMCO 30 YR SHINGLES

VECTOR VINYL WINDOWS

DOUBLE HUNG WINDOWS IN FRONT, GLIDER WINDOWS SIDES AND BACK

VINYL SIDING AND SHAKES

SHAKES OR BATTEN BOARD IN 2 AREAS

STONE ON PILLARS AND GARAGE AREAS

VENETIAN BRONZE HARDWARE

FIREPLACE OPTION MAIN FLOOR AREA

4 SEASON PORCH OPTION

WOOD, TILE AND CARPET FLOORING

GRANITE ISLAND

42 INCH TALL UPPERS

POPLAR CUSTOM CABINETS SHAKER STYLE

POPLAR BASE AND CASING WITH WHITE 3 PANEL PAINTED DOORS

WATERLINE TO FRIDGE

TILE MASTERBATH SHOWERS

STEEL PANELED GARAGE DOOR NON INSULATED

WINDOWS IN GARAGE DOORS

ELECTRIC SERVICE RANGE AND DRYER

TWO CHOICES OF PAINT COLORS SHERWIN WILLIAMS

SODDED AND SPRINKLER YARDS

RWC WARRANTY

STAINLESS STEEL APPLIANCE PACKAGE



NOTICE: THESE PLANS ARE DESIGNED EXCLUSIVELY FOR THE USE OF HOME PLANNING ASSOCIATES INC. AND REPRODUCTION OR OTHER USE IS STRICTLY PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF HOME PLANNING ASSOCIATES INC.

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN DESIGNING AND PREPARING THESE PLANS AND CHECKING FOR ACCURACY, THE INSTALLER, OWNER OR CONTRACTOR MUST VERIFY ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR ANY CHANGES OR ADJUSTMENTS REQUIRED DURING CONSTRUCTION.

REVISIONS

PLANS FOR
BLUE ROCK
 DATE: _____
 Monday, February 15, 2015
 S.C. FT.



HOME PLANNING ASSOCIATES INC.
 8375 CENTRAL AVENUE NE
 SPRING LAKE PARK, MINNESOTA 55432
 (763) 786-6068 FAX (763) 786-5950
 SPRING LAKE PARK LUMBER BLDG

SHEET NUMBER
 OF ONE SHEETS
 PLAN NUMBER
15009



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REVISIONS

HOME PLANNING ASSOCIATES INC.
 9375 CENTRAL AVENUE NE
 SPRING LAKE PARK, MINNESOTA 56432
 (763) 786-6089 FAX (763) 786-3950
 SPRING LAKE PARK LUMBER BLDG

SHEET NUMBER
 OF **ONE** SHEETS

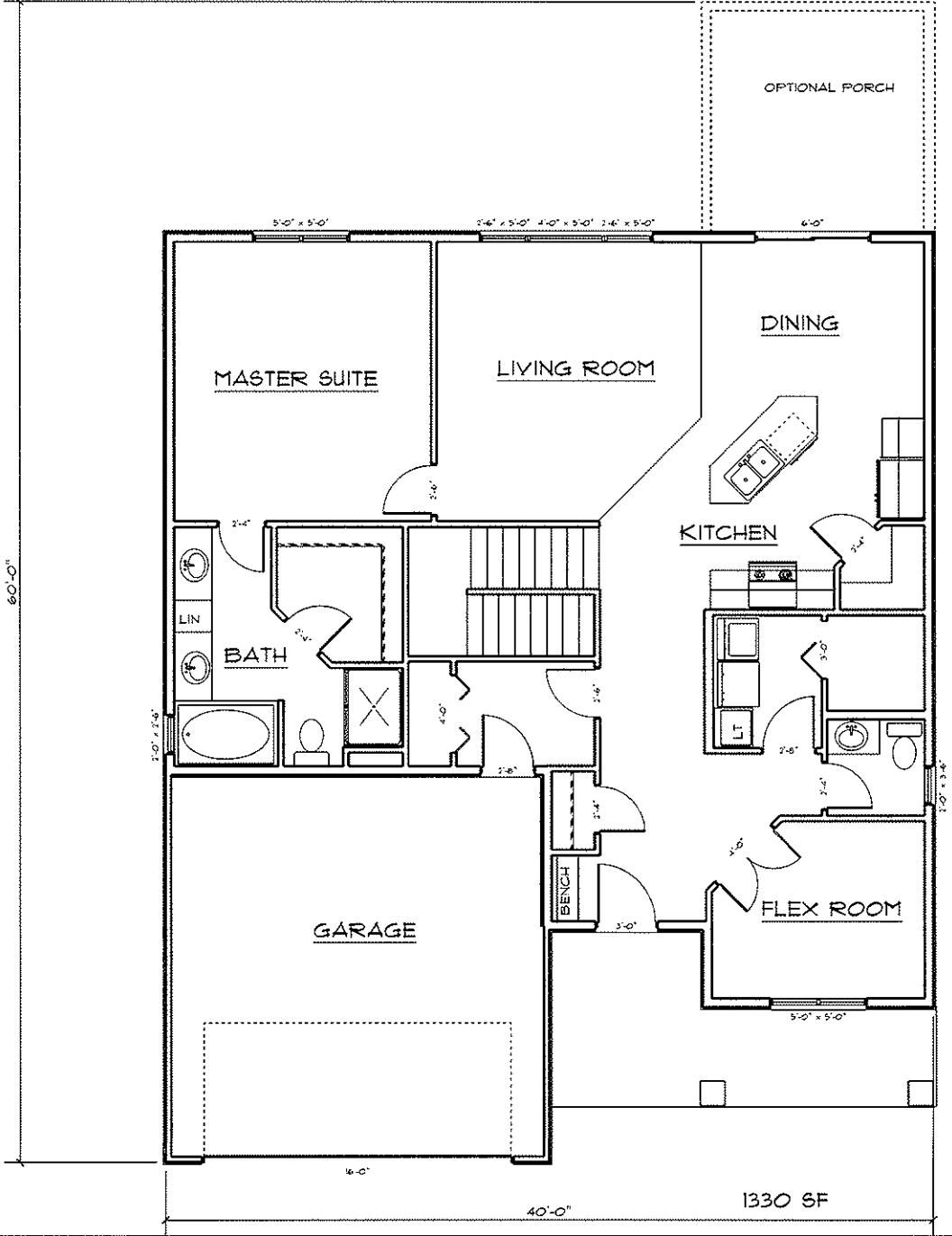
PLAN NUMBER
15010



PLAN FOR
GREEN ROCK

DATE
 Monday, February 23, 2015

SQ. FT.

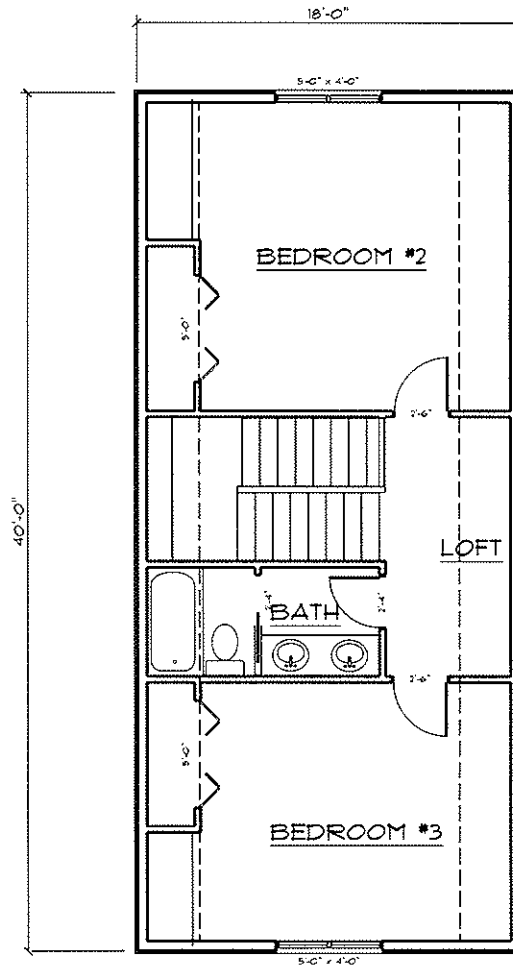


PLAN NUMBER 15010

NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND BE RESPONSIBLE FOR SAME

SHEET OF

1330 SF



720 SF

PLAN NUMBER 15010

NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND BE RESPONSIBLE FOR SAME

SHEET OF



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ALTHOUGH EVERY EFFORT HAS BEEN MADE IN DESIGNING AND PREPARING THESE PLANS AND SPECIFICATIONS FOR ACCURACY, THE INSTALLER, OWNER OR CONTRACTOR MUST VERIFY ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR ANY CHANGES OR ADJUSTMENTS REQUIRED DURING CONSTRUCTION.

REVISED	_____
_____	_____
_____	_____
_____	_____
_____	_____

PLAN FOR:
RED ROCK

DATE:
Toronto, February 23, 2018

50' FT.

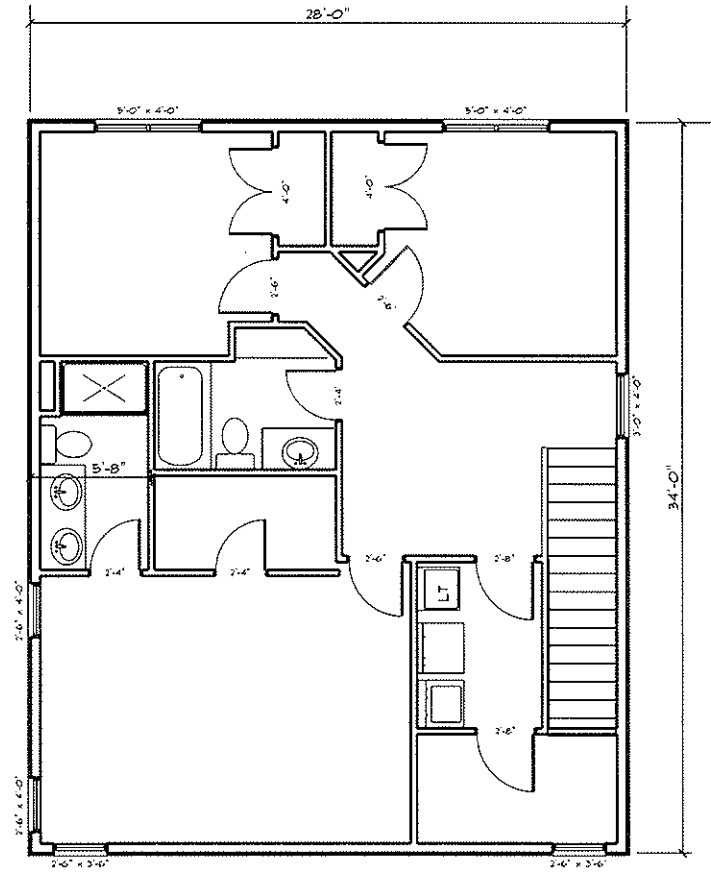


HOME PLANNING ASSOCIATES INC.

8373 CENTRAL AVENUE NE
SPRING LAKE PARK, MINNESOTA 55432
TEL: 763-406-9393 FAX: 763-786-5950
SPRING LAKE PARK LUMBER BLDG.

SHEET NUMBER
OF **ONE** SHEETS

PLATE NUMBER
15011



968

PLAN NUMBER 15011

NOTE CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND BE RESPONSIBLE FOR SAME

SHEET 02