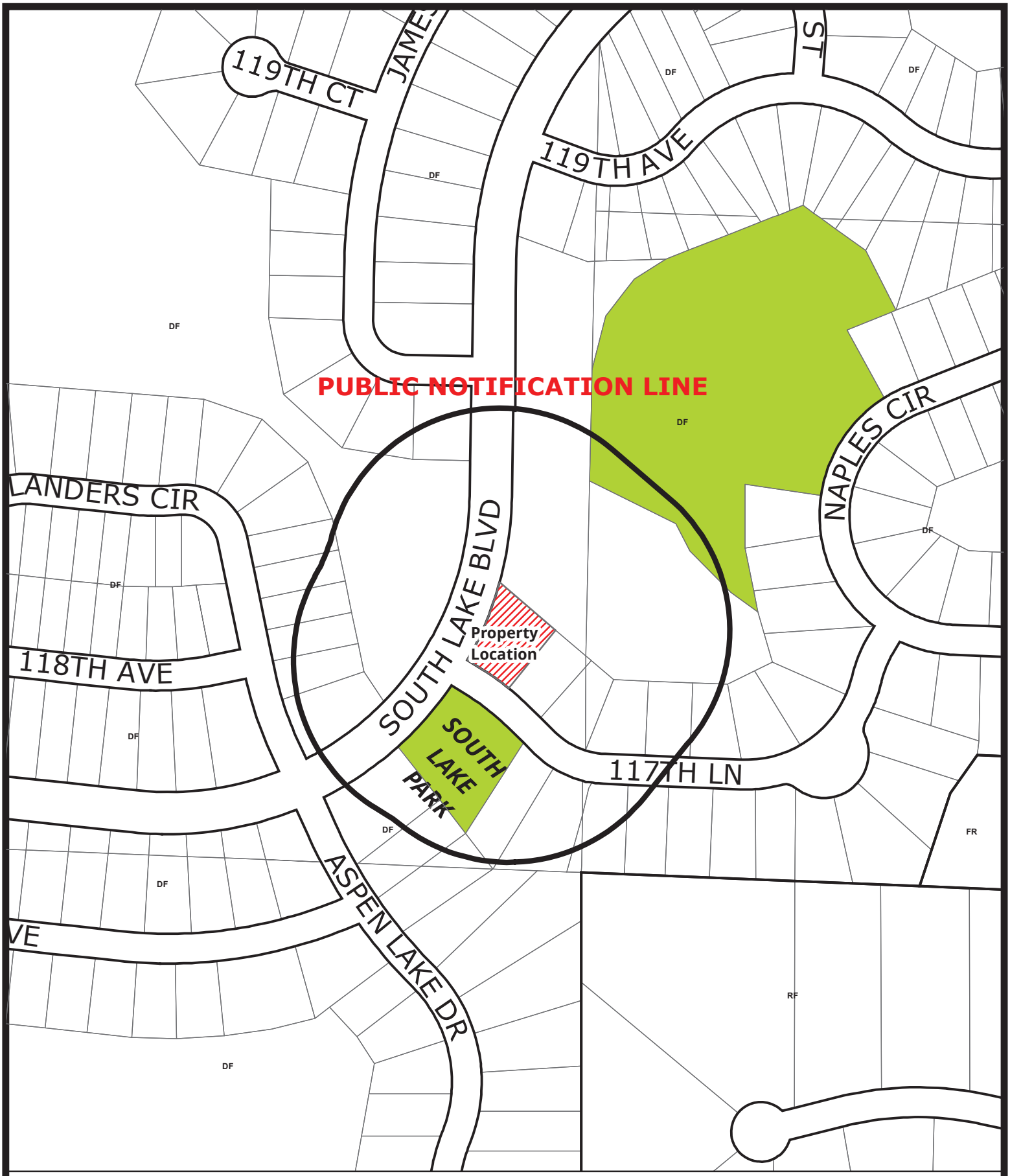



**Case File No. 22-0038**
**Richard Macomb**

BlaineMN.gov

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

Coon Rapids Office
201 85th Avenue N.W.
Coon Rapids, MN 55433
(763) 783-1880 Fax: 783-1883

# PIONEER engineering

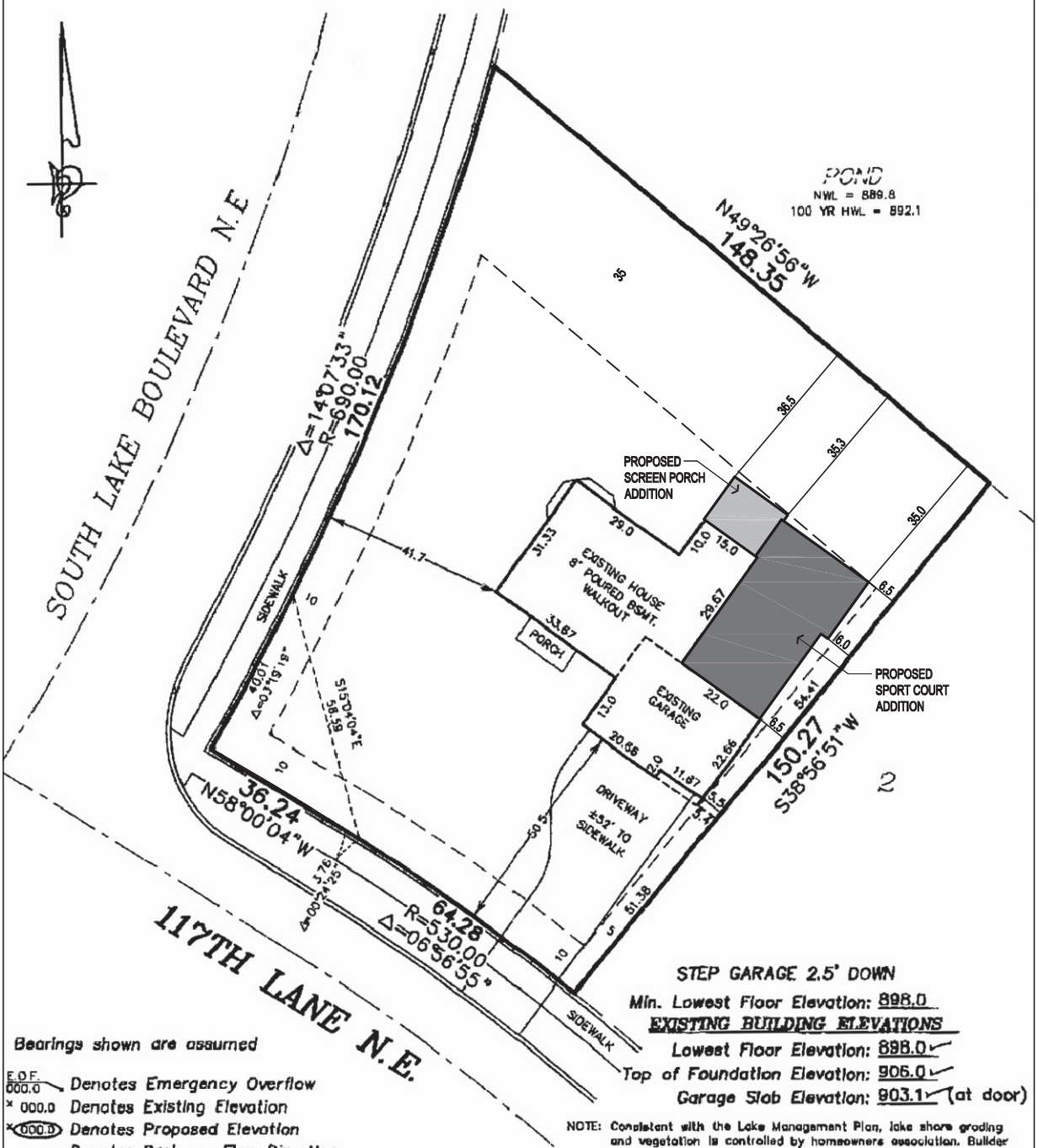
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

Coon Rapids Office

Mendota Heights Office
2422 Enterprise Drive
Mendota Heights, MN 55120
(651)681-1914 Fax:681-9488

Certificate of Survey for: HANSON BUILDERS

House Address: 3151 - 117th Lane N.E.




Min. Lowest Floor Elevation: 898.0

**EXISTING BUILDING ELEVATIONS**

Lowest Floor Elevation: 898.0

Top of Foundation Elevation: 906.0

Garage Slab Elevation: 903.1 (at door)

Bearings shown are assumed

E.O.F. 000.0 Denotes Emergency Overflow

× 000.0 Denotes Existing Elevation

(000.0) Denotes Proposed Elevation

Denotes Drainage Flow Direction

Denotes Drainage & Utility Easement (per recorded plat)

Denotes Offset Iron

NOTE: Consistent with the Lake Management Plan, lake shore grading and vegetation is controlled by homeowners association. Builder shall not disturb any grading or vegetation in rear yard easement.

NOTE: Proposed building site grading is in accordance with the grading plans approved by the city engineer.

NOTE: Contractor must verify all dimensions & driveway design.

NOTE: Driveways are shown for graphic purposes only, final driveway design and location will be determined by contractor.

## LOT 1, BLOCK 1, THE LAKES OF RADISSON TWENTY-FIRST ADD.

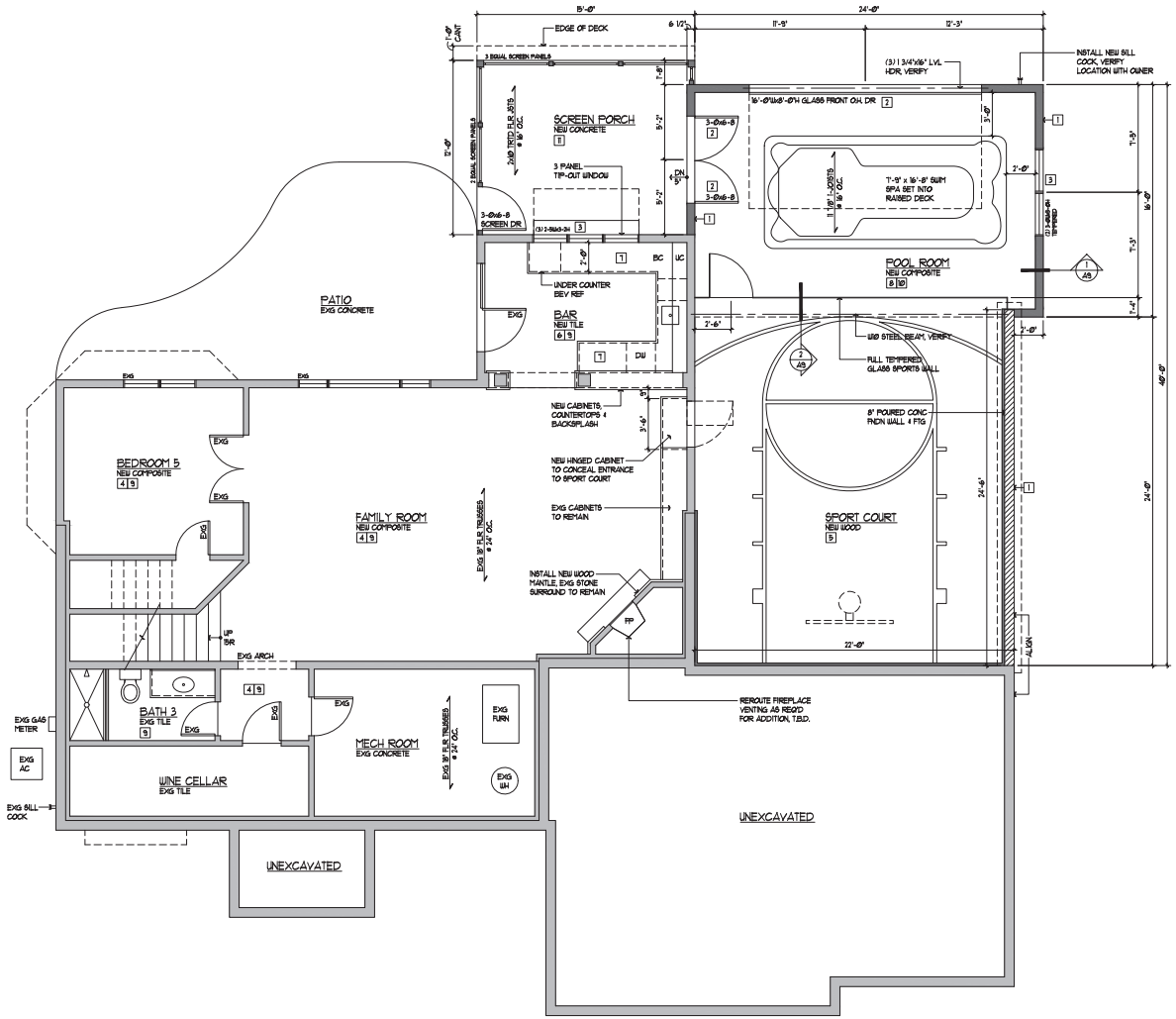
ANOKA COUNTY, MINNESOTA

I hereby certify to HANSON BUILDERS 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. Dated this 10th day of March A.D., 2005.

Signed: PIONEER ENGINEERING, P.A.

By: _____

Terrence E. Rothenbacher, L.S. Reg. No. 20595
Thomas R. Balluff, L.S. Reg. No. 40361




1 A2 LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"

## WALL TYPE LEGEND

- DEMO EXISTING WALL
- EXISTING WALL TO REMAIN
- NEW 8" POURED CONCRETE FNDN WALL ON 1'-8"W x 8"D CONCRETE FTGS.
- NEW EXTERIOR WALLS: 2x6 @ 16" O.C. WOOD STUD WALL W/ 1/2" GYP BD INTERIOR, 1/2" OSB EXTERIOR. FG INSUL BTWN STUDS, MIN R-21.
  NEW INTERIOR WALLS: 2x4 @ 16" O.C. WOOD STUD WALL W/ 1/2" GYP BD EACH SIDE. 2x6 @ 16" O.C. WOOD STUDS AT PLUMBING WALLS. USE CEMENT BOARD @ SHOWERS & TUBS. U.N.O.

## PLAN NOTES - GENERAL

1. PROVIDE MIN 3'-6" FROST COVER FOR ALL EXT FTGS, OR PER CODE.
2. OUTSIDE FACE OF FNDN TO ALIGN W/ OUTSIDE FACE OF SHEATHING, U.N.O.
3. ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE OF SHEATHING, U.N.O.
4. VERIFY ALL STRUCTURAL INFORMATION W/ LUMBER SUPPLIER, CODE & GC.
5. SOLID BLOCKING BETWEEN FLOORS IS REQ'D @ POSTS.
6. ALL HEADERS LESS THAN 6'-0" TO BE 2 - 2x10's, U.N.O.
7. SET HEADERS TO EXTERIOR FACE OF STUD, NULL TO INSIDE.
8. WINDOW & DR R.O. HEIGHT VARIES. SEE EXTERIOR ELEVATIONS.
9. VERIFY ALL WINDOW & DOOR SIZES TO FIT IN EXG OPENINGS PRIOR TO ORDERING.
10. EXG CEILING HEIGHTS: LOWER LEVEL = 6'-8", FIRST FLOOR = 8'-2", SECOND FLOOR = 7'-4", U.N.O.
11. VERIFY DIM W/ FIXTURES, APPLIANCES, FIREPLACES, ETC.
12. WHERE WALLS OR CLGS ARE OPENED FOR STRUCTURAL, ELECTRICAL OR HVAC WORK, PATCH & FINISH TO MATCH EXG.
13. REFINISH WALLS & CEILINGS AT ALL REMODELED AREAS.
14. ALL CEILINGS TO KNOCKDOWN FINISH.
15. INSTALL SMOKE DETECTORS & CARBON MONOXIDE ALARM PER CODE.

## PLAN NOTES - REFERENCED

1. NEW WALL.
2. NEW DOOR, HARDWARE & CASING.
3. NEW WINDOW & CASING.
4. NEW COMPOSITE FLOOR.
5. NEW WOOD FLOOR, STAIN & SEAL.
6. NEW TILE FLOOR.
7. 36"H WOOD CABINETRY WITH QUARTZ CTRTOP & TILE BACKSPLASH.
8. 1x6 TAG TEAK PANELING AT POOL ROOM CEILING.
9. SCRAPE EXG POPCORN CEILING @ THIS ROOM, REFINISH TO BE KNOCKDOWN CEILING.
10. COMPOSITE WOOD DECKING ON RAISED PLATFORM AROUND SWIM SPA.
11. UNDERDECK DECK DRAINAGE SYSTEM @ CEILING.


Architect

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phone 763.258.4839
jamie@construction2style.com


Project
MACOMB RESIDENCE

Ryan & Ann Macomb
3151 117th Lane NE
Blaine, MN 55449

PRELIMINARY SET
NOT FOR CONSTRUCTION

Architect's Project #2143
MAY 13, 2022

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 Architect under the Laws of the State of Minnesota.

Jennifer Hilla Schlag

Jennifer Hilla Schlag, AIA
License Number: 47444

| Number | Date | Issued For |
|---|---|---|
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LOWER LEVEL FLOOR PLAN

A2 OF 9

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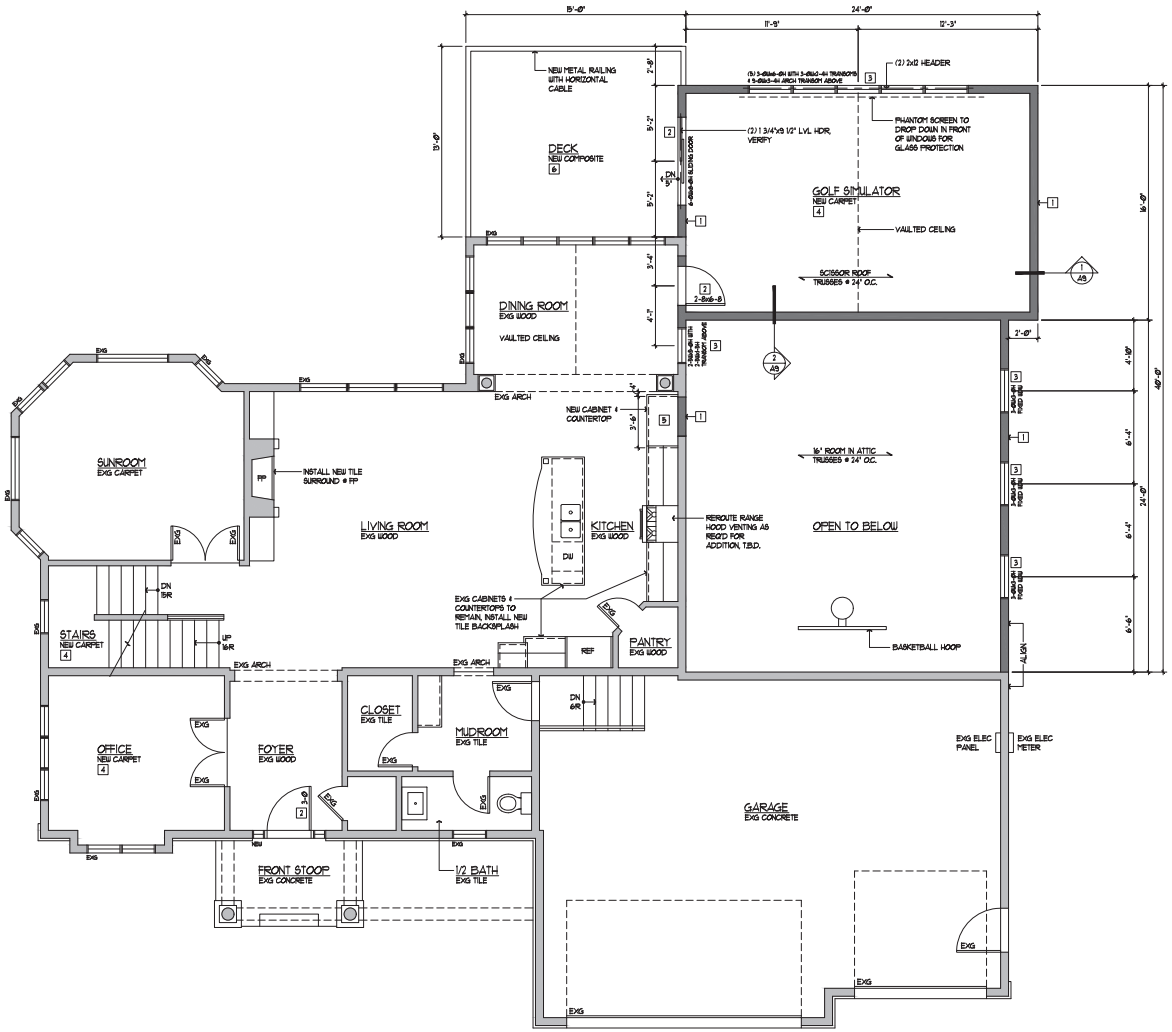


1 A4 FIRST FLOOR PLAN
1/4" = 1'-0"

## WALL TYPE LEGEND

- DEMO EXISTING WALL
- EXISTING WALL TO REMAIN
- NEW 8" POURED CONCRETE FNDN WALL ON 1'-8"W x 8"D CONCRETE FTGS.
- NEW EXTERIOR WALLS: 2x6 @ 16" O.C. WOOD STUD WALL W/ 1/2" GYP BD INTERIOR, 1/2" OSB EXTERIOR. FG INSUL BTWN STUDS, MIN R-21.
  NEW INTERIOR WALLS: 2x4 @ 16" O.C. WOOD STUD WALL W/ 1/2" GYP BD EACH SIDE. 2x6 @ 16" O.C. WOOD STUDS AT PLUMBING WALLS. USE CEMENT BOARD @ SHOWERS & TUBS. U.N.O.

## PLAN NOTES - GENERAL

1. PROVIDE MIN 3'-6" FROST COVER FOR ALL EXT FTGS, OR PER CODE.
2. OUTSIDE FACE OF FNDN TO ALIGN W/ OUTSIDE FACE OF SHEATHING, U.N.O.
3. ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE OF SHEATHING, U.N.O.
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5. SOLID BLOCKING BETWEEN FLOORS IS REQ'D @ POSTS.
6. ALL HEADERS LESS THAN 6'-0" TO BE 2 - 2x10's, U.N.O.
7. SET HEADERS TO EXTERIOR FACE OF STUD, NAIL TO INSIDE.
8. WINDOW & DR RO HEIGHT VARIES. SEE EXTERIOR ELEVATIONS.
9. VERIFY ALL WINDOW & DOOR SIZES TO FIT IN EXIS OPENINGS PRIOR TO ORDERING.
10. EXIS CEILING HEIGHTS: LOWER LEVEL = 6'-8", FIRST FLOOR = 8'-2", SECOND FLOOR = 7'-4", U.N.O.
11. VERIFY DIM W/ FIXTURES, APPLIANCES, FIREPLACES, ETC.
12. WHERE WALLS OR CLGS ARE OPENED FOR STRUCTURAL, ELECTRICAL OR HVAC WORK, PATCH & FINISH TO MATCH EXIS.
13. REFINISH WALLS & CEILINGS AT ALL REMODELED AREAS.
14. ALL CEILINGS TO KNOCKDOWN FINISH.
15. INSTALL SMOKE DETECTORS & CARBON MONOXIDE ALARM PER CODE.

## PLAN NOTES - REFERENCED

1. NEW WALL.
2. NEW DOOR, HARDWARE & CASING.
3. NEW WINDOW & CASING.
4. NEW CARPET & PAD FLOORING.
5. 36"H WOOD CABINETRY WITH STAINLESS STEEL OR BUTCHER BLOCK COUNTERTOP & TILE BACKSPLASH.
6. COMPOSITE WOOD DECKING.


Architect

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FIRST FLOOR PLAN

A4 OF 9

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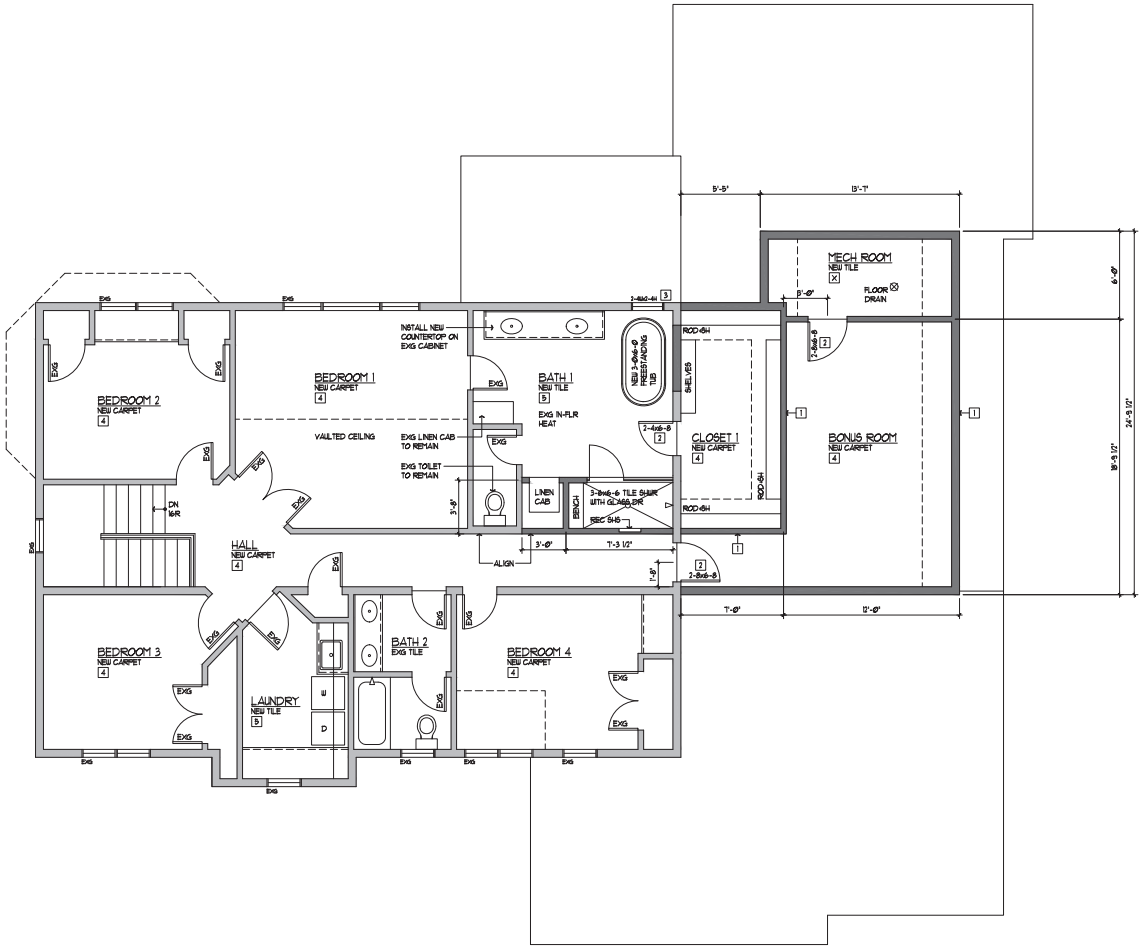


1 / A6 SECOND FLOOR PLAN
1/4" = 1'-0"

## WALL TYPE LEGEND

- DEMO EXISTING WALL.
- EXISTING WALL TO REMAIN
- NEW 8" POURED CONCRETE FNDN WALL ON 1'-8"W x 8"D CONCRETE FTGS.
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  NEW INTERIOR WALLS: 2x4 @ 16" O.C. WOOD STUD WALL W/ 1/2" GYP BD EACH SIDE. 2x6 @ 16" O.C. WOOD STUDS AT PLUMBING WALLS. USE CEMENT BOARD @ SHOWERS & TUBS. U.N.O.

## PLAN NOTES - GENERAL

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7. SET HEADERS TO EXTERIOR FACE OF STUD, NULL TO INSIDE.
8. WINDOW & DR R.O. HEIGHT VARIES. SEE EXTERIOR ELEVATIONS.
9. VERIFY ALL WINDOW & DOOR SIZES TO FIT IN EXIG OPENINGS PRIOR TO ORDERING.
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11. VERIFY DIM W/ FIXTURES, APPLIANCES, FIREPLACES, ETC.
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13. REFINISH WALLS & CEILINGS AT ALL REMODELED AREAS.
14. ALL CEILINGS TO KNOCKDOWN FINISH.
15. INSTALL SMOKE DETECTORS & CARBON MONOXIDE ALARM PER CODE.

## PLAN NOTES - REFERENCED

1. NEW WALL.
2. NEW DOOR, HARDWARE & CASING.
3. NEW WINDOW & CASING.
4. NEW CARPET & PAD FLOORING.
5. NEW TILE FLOOR.


Architect

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SECOND FLOOR PLAN

A6 OF 9

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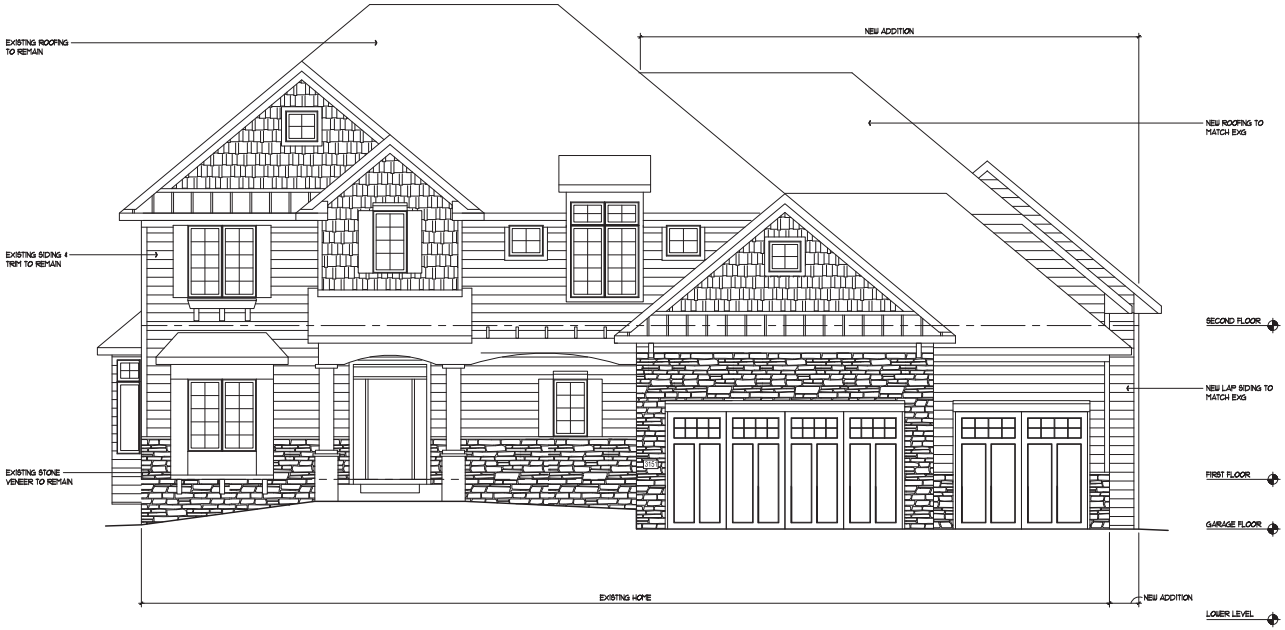
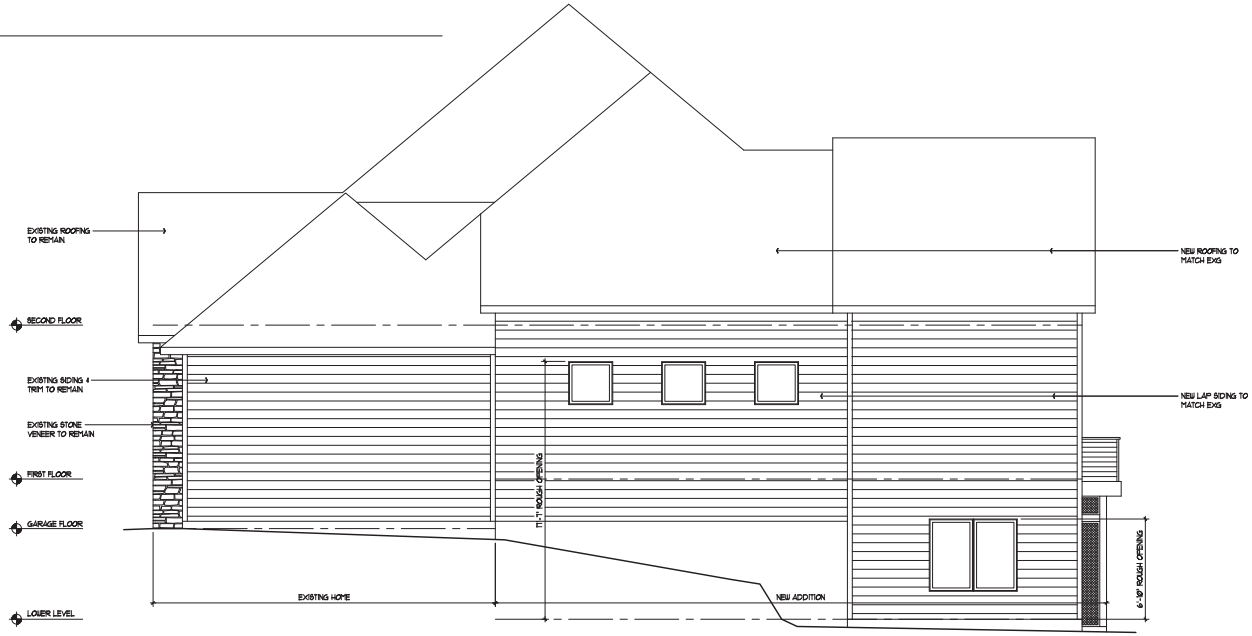



1 / A7 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"

## ELEVATION NOTES - GENERAL

1. EXISTING ROOFING, SIDING, TRIM, SOFFIT & FASCIA TO REMAIN.
2. NEW ROOFING, SIDING, TRIM, SOFFIT & FASCIA AT ADDITION ONLY.
3. NEW 30-YEAR LAMINATED ASPHALT SHINGLES. SEE ROOF PLANS.
4. NEW JAMES HARDIE LAP SIDING WITH 7" EXPOSURE.
5. NO TRIM @ WINDOWS & DOORS, U.N.O.
6. 1x3 OVER 5/4x8 JAMES HARDIE FASCIA.
7. 5/4x4 JAMES HARDIE CORNER BOARD.
8. ALUMINUM VENTED SOFFIT PANELS.
9. JAMES HARDIE PRODUCTS TO BE FINISHED ON SITE, PRIME & PAINT.
10. INSTALL FLASHING OVER ALL HORIZONTAL TRIM.
11. INSTALL FLASHING WHERE ROOF MEETS WALLS.
12. ALL NEW WINDOWS TO BE MARVIN ELEVATE WOOD-ULTREX CASEMENTS WITH SDL5 GRILLES AT SELECT WINDOWS, AS SHOWN. VERIFY SIZES & SELECTIONS PRIOR TO ORDERING.




2 / A7 EAST EXTERIOR ELEVATION
1/4" = 1'-0"


Architect

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MAY 13, 2022

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EXTERIOR ELEVATIONS

A7 OF 9

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1 / A8 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"

## ELEVATION NOTES - GENERAL

1. EXISTING ROOFING, SIDING, TRIM, SOFFIT & FASCIA TO REMAIN.
2. NEW ROOFING, SIDING, TRIM, SOFFIT & FASCIA AT ADDITION ONLY.
3. NEW 30-YEAR LAMINATED ASPHALT SHINGLES. SEE ROOF PLANS.
4. NEW JAMES HARDIE LAP SIDING WITH 7" EXPOSURE.
5. NO TRIM @ WINDOWS & DOORS, U.N.O.
6. 1x3 OVER 5/4x8 JAMES HARDIE FASCIA.
7. 5/4x4 JAMES HARDIE CORNER BOARD.
8. ALUMINUM VENTED SOFFIT PANELS.
9. JAMES HARDIE PRODUCTS TO BE FINISHED ON SITE, PRIME & PAINT.
10. INSTALL FLASHING OVER ALL HORIZONTAL TRIM.
11. INSTALL FLASHING WHERE ROOF MEETS WALLS.
12. ALL NEW WINDOWS TO BE MARVIN ELEVATE WOOD-ULTREX CASEMENTS WITH SDLS GRILLES AT SELECT WINDOWS, AS SHOWN. VERIFY SIZES & SELECTIONS PRIOR TO ORDERING.

2 / A8 WEST EXTERIOR ELEVATION
1/4" = 1'-0"

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EXTERIOR ELEVATIONS

A8 OF 9

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PROJECT NARRATIVE

We are requesting a CUP amendment to allow a 6.0 foot side yard setback for the construction of a 918 square foot sport court addition to the house. The addition also includes a screen porch, deck, and expansion of the owners' suite on the second floor, but these spaces would comply with the current setbacks.

The applicant is an active family with young children, and they enjoy being active throughout each season of the year. The sport court would provide space for them to do these activities year-round.

The proposed addition will match the exterior materials and architecture of the existing home, and be in line with the existing garage construction. The existing front corner of the garage provides a 5.5' side yard setback, but since the property line angles away from the garage, the setback increases towards the rear of the property. The height of the addition complies with current height restrictions and does not exceed the existing height of the principal structure. There are no wetlands on this property. This type of amendment for a sport court has been approved in the past by city council.

**CITY OF BLAINE**

**RESOLUTION NO. 03-74**

**GRANTING A CONDITIONAL USE PERMIT
PER SECTIONS 27.03 AND 29.80 OF THE ZONING ORDINANCE
OF THE CITY OF BLAINE
EAST OF RADISSON ROAD AND SOUTH OF MAIN STREET
MAIN STREET 1000, LLC
THE LAKES**

**WHEREAS,** an application has been filed by Main Street 1000, LLC as conditional use permit Case File No. 03-16; and

**WHEREAS,** a public hearing has been held by the Blaine Planning Commission on March 11, 2003; and

**WHEREAS,** the Blaine Planning Commission recommends said conditional use permit be approved; and

**WHEREAS,** the Blaine City Council has reviewed said case on April 3 and May 1, 2003.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 27.03 and 29.80 of the zoning ordinance to develop up to 739 single family lots, 265 detached townhomes and 641 attached townhomes or condominiums as part of master planned phased development. East of Radisson Road and South of Main Street based on the following conditions:

The Lakes development containing up to 739 single-family lots shall conform to the following standards:

**The Lakes Single Family - DF Development Standards**

Permitted Uses

1. Single-family detached dwellings.
2. Group family daycare.

Accessory Uses

1. Private garages - no detached accessory structures except those water accessory structures provided and permitted as part of the Lakes Water Management Plan.
2. Private swimming pools/meeting the requirements of Blaine Municipal Code Section 6-121.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Conditional Uses

1. Home occupations listed as Conditional Uses fewer than 33.11.

Standards

1. Front yard setback - 25 feet.
2. Side yard setback – for lots wider that 70 feet - ten feet for house- five feet for garages.
3. Side yard setback- for lots with widths of 70 feet or less- 5 feet for house-five feet for garage except that rear alley garages may be set at zero lot line. In no instance may structures on adjacent lots be less than 5 feet house to garage or 15 feet house to house.
4. Corner side yard setback - 20 feet. Garages facing and accessing the corner side yard shall have setback of 25 feet.
5. Rear yard setback - 35 feet for house or front facing garage with the exception that lots adjacent to North Oaks West have a minimum rear yard setback of 75 feet.
6. Rear Yard setback for rear facing garages with alley or service lane to be 25 feet.
7. Maximum building height - 2 1/2 stories or 35 feet.
8. It shall be required for all single family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings are not permitted, except for enclosures essential to service permitted swimming pools.
9. The minimum finished floor area above grade for all homes shall be 1,600 square feet. All homes shall have a minimum depth and width of 24 feet.
10. All homes to be constructed utilizing pre-approved exterior materials, roof pitches and elevations. All house exteriors to utilize maintenance-free materials to the extent possible. All house exteriors to provide enhanced window fenestration. Care to be taken to utilize a variety of home styles, front elevations and colors to provide maximum housing variety within each neighborhood. Developer to establish criteria to ensure that adjacent single family homes built within the development do not have the same exterior color or architectural elevations.
11. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
12. Driveways shall not be constructed closer than 5 feet to the property line except as provided with alley facing garages, which can be zero lot line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other City approved material that is consistent in durability and quality.
13. Rear yard alleys or service drives are considered private shared driveways and are to be maintained privately by covenant agreement or homeowner's association.
14. It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4 inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4 inches of black dirt if underground irrigation is installed with the home.
15. Each lot shall contain one front yard tree and one boulevard tree with a minimum of 2½-inch caliper. Front yard tree may be over story deciduous shade tree or approved six-foot tall conifer. Corner lots shall each have one additional boulevard tree.
16. Lots with rear yard water frontage, on the two large water bodies labeled by the Preliminary Plat as Outlots O and C, shall contain a minimum of one over story shade tree with minimum caliper of 2.5 inches.

17. Rear yard fences, if permitted by developer covenants, adjacent to water or park out lots to have maximum height of 4 feet. Fence styles to be approved by the Master Homeowner's Association and constructed with maintenance free materials.
18. All homes, within the development to incorporate Airport Noise Abatement Standards to mitigate noise impacts.
19. Side patio or entrance doors not to be included on any single family home that does not contain adequate lot space to provide a minimum deck or patio width of at least 10 feet. No deck or patio can be placed closer than 7.5 feet from the interior side lot line. No deck can be enclosed that is placed closer than 10 feet from an interior side lot line.
20. Developer to execute and record, with the sale of each single family lot, an affidavit indicating to homebuyers that the soils located in the rear and side yards of the single family lots have not been corrected to accommodate general building construction or pools and that additional effort may be required, by the homeowner, to stabilize those soils before additional construction could occur.

The following conditions are recommended for the 265 detached style townhomes and 641 attached townhomes and condominium housing units.

1. Construction of all detached townhomes and attached housing units to be generally guided by the City Council's Resolution and by depictions, drawings and information contained in the Development Plan Book and attached Pioneer Engineering drawings (pages 1, 2, 8-36), dated March 3, 2003 with the provision that, prior to site work (other than preliminary site grading), the specific developer/builder of each housing area submit fully detailed site, grading, utility, landscaping and building plans for each house style represented by this application. All site plans and unit plans require approval of the Planning Department prior to work beginning. All site work to meet the Performance Standards Section 33.00 of the Zoning Ordinance.
2. All site plans to be reviewed, by the City, for how the site plans deal with berming and landscaping along Radisson Road and in future phases along 125th Avenue, setbacks between units and paved surfaces, provision for adequate and convenient off-street parking, landscape treatments along project edges and between project types, emergency vehicle access and fire hydrant spacing.
3. All housing units to incorporate Airport Noise Abatement Standards.
4. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.
5. All attached housing units, with total structure sizes greater than 8,500 square feet, to be provided with automatic fire suppression systems.
6. Minimum floor area above grade for detached townhomes 1,240 square feet and attached condominiums and townhomes of 1,225 square feet.
7. Model home sales area with temporary office trailers (maximum of 4) to be set-up based on location, site and landscape plans to be approved by the City prior to installation. Trailers to be removed within one year from 1st phase final plat approval by the City Council.

**PASSED** by the City Council of the City of Blaine this 1st day of May 2003.

Tom Ryan, Mayor

ATTEST:

Jane M. Cross, CMC, City Clerk

COUNCIL ACTION 03-164