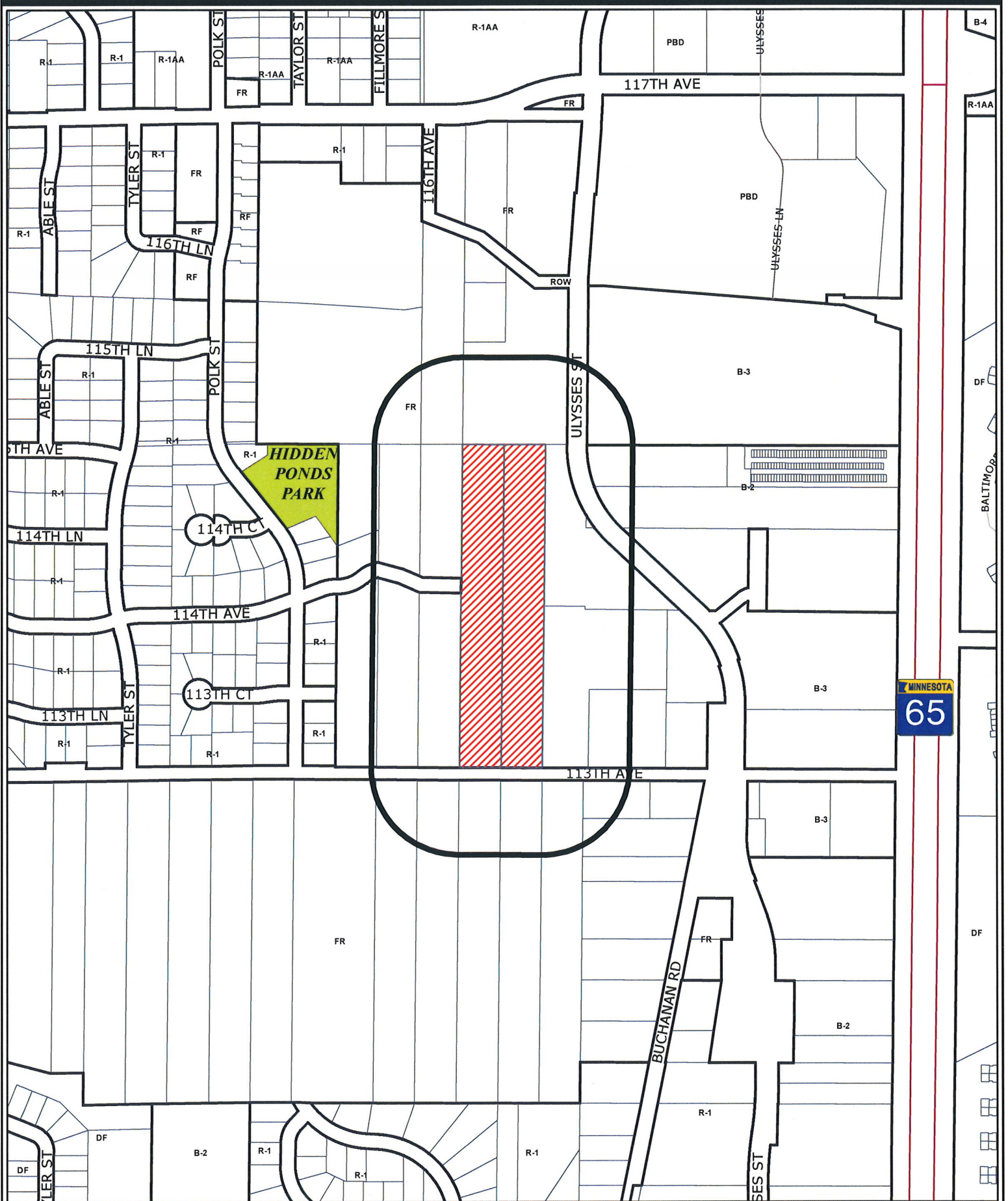




Case File No. 15-0072



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

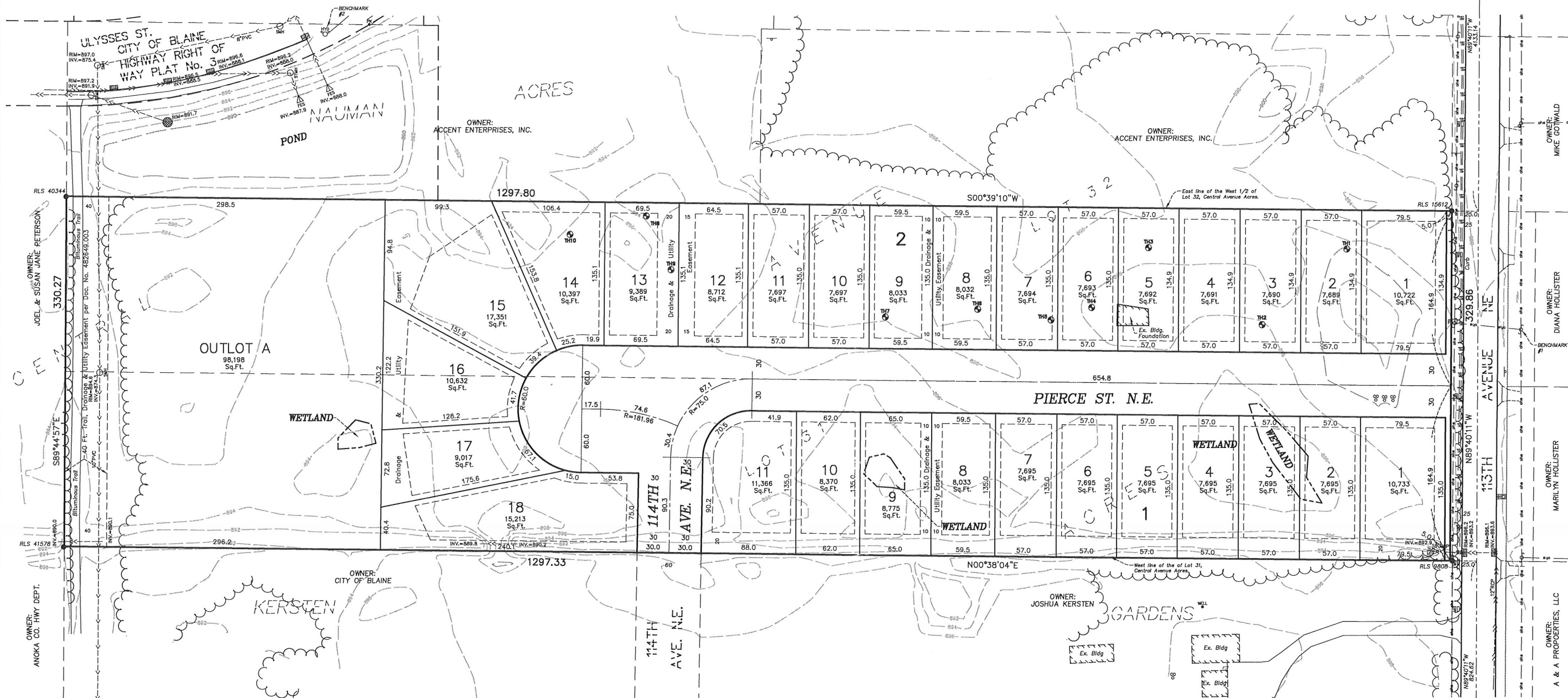


PARCEL DESCRIPTION:

The East Half (E 1/2) of Lot Thirty-one (31) and West Half (W 1/2) of Lot Thirty-two (32), Central Avenue Acres, according to the recorded plat thereof, Anoka County, Minnesota.
(Torrens Property)

GENERAL NOTES:

- 1) The field work for this survey was completed on November 5th, 2015.
- 2) Bearings shown are based on the South line of the NW 1/4 of Section 17, Township 31, Range 23, Anoka County, Minnesota, which is assumed to bear N89°40'11"W.
- 3) 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).



LEGEND

- Denotes xxxxxx County Monument, as noted
- Denotes Found Iron Pipe or Drill Hole, as noted
- Denotes Miscellaneous Sign
- Denotes Existing Spot Elevation
- Denotes Fire Hydrant
- Denotes Gate Valve
- Denotes Cleanout
- Denotes Mailbox
- Denotes Sanitary Manhole
- Denotes Outlet Control Structure
- Denotes Catch Basin
- Denotes Telephone Box
- Denotes Guy Wires
- Denotes Utility Pole
- Denotes Flared End Section
- Denotes Hand Hole
- Denotes Miscellaneous Manhole
- Denotes Storm Manhole
- Denotes Soil Boring/Test Hole
- Denotes Existing Well
- Denotes Underground Telephone
- Denotes Overhead Electric
- Denotes Watermain
- Denotes Sanitary Sewer
- Denotes Underground Gas
- Denotes Storm Sewer
- Denotes Storm Sewer
- Denotes Existing 2 Ft. Contour
- Denotes Existing 10 Ft. Contour

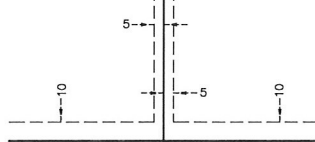
SITE DATA

TOTAL SITE AREA	±9.83 AC.	EXISTING ZONING	FR
TOTAL ROW AREA	±1.55 AC.		(FARM RESIDENCE)
TOTAL OUTLOT AREA	±2.25 AC.	UTILITIES	AVAILABLE
TOTAL LOT AREA	±6.03 AC.	MINIMUM RESIDENTIAL SETBACK DATA:	
SMALLEST LOT	±7,689 S.F.	FRONT	25 FT.
LARGEST LOT	±17,351 S.F.	SIDE (GARAGE)	7.5 FT.
AVERAGE LOT	±9,051 S.F.	SIDE (HOUSE)	7.5 FT.
TOTAL NUMBER OF LOTS	29	SIDE CORNER	20 FT.
GROSS DENSITY	2.95 LOTS/AC.	REAR SETBACK	30 FT.

BENCHMARK

1. Spike in power pole located south of 113th Ave. N.E. and approx. 850 ft. east of Polk St., as shown. Elev. = 897.29 (NAVD 88)
2. Top nut of hydrant located approx. 1300 ft. north of 113th Ave. N.E. and Ulysses St., as shown. Elev. = 900.75 (NAVD 88)

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

CALL BEFORE YOU DIG



Know what's below.
Call before you dig.

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	
DRAWN BY:	C#
ISSUE DATE:	11/24/15
FILE NO:	1073

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: 11/24/15 License #: 40361

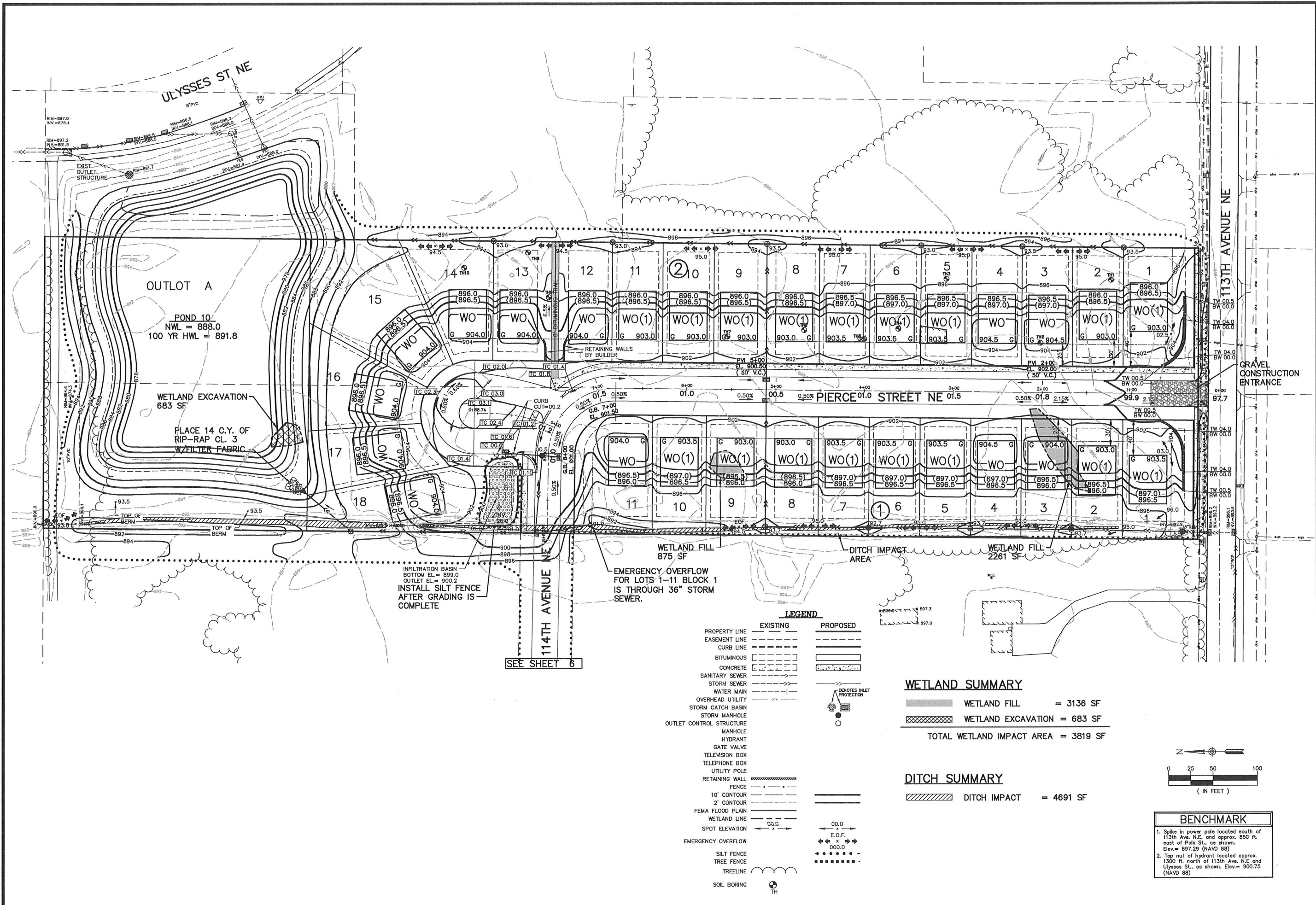
PRELIMINARY PLAT

HIDDEN ACRES
Blaine, Minnesota

CARDINAL LAND
COMPANY, LLC

14015 Sunfish Lake Blvd. - Suite 400
Ramsey, MN, 55303

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



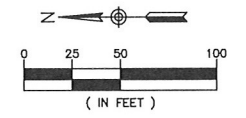
LEGEND	
PROPERTY LINE	EXISTING
EASEMENT LINE	EXISTING
CURB LINE	EXISTING
BITUMINOUS	EXISTING
CONCRETE	EXISTING
SANITARY SEWER	EXISTING
STORM SEWER	EXISTING
WATER MAIN	EXISTING
OVERHEAD UTILITY	EXISTING
STORM CATCH BASIN	EXISTING
STORM MANHOLE	EXISTING
OUTLET CONTROL STRUCTURE	EXISTING
MANHOLE	EXISTING
HYDRANT	EXISTING
GATE VALVE	EXISTING
TELEVISION BOX	EXISTING
TELEPHONE BOX	EXISTING
UTILITY POLE	EXISTING
RETAINING WALL	EXISTING
FENCE	EXISTING
10' CONTOUR	EXISTING
2' CONTOUR	EXISTING
FEMA FLOOD PLAIN	EXISTING
WETLAND LINE	EXISTING
SPOT ELEVATION	EXISTING
EMERGENCY OVERFLOW	EXISTING
SILT FENCE	EXISTING
TREE FENCE	EXISTING
TREELINE	EXISTING
SOIL BORING	EXISTING
PROPOSED	
WETLAND FILL	
WETLAND EXCAVATION	
DITCH IMPACT	
EMERGENCY OVERFLOW	
SILT FENCE	
TREE FENCE	
TREELINE	
SOIL BORING	

WETLAND SUMMARY

WETLAND FILL	= 3136 SF
WETLAND EXCAVATION	= 683 SF
TOTAL WETLAND IMPACT AREA	= 3819 SF

DITCH SUMMARY

DITCH IMPACT	= 4691 SF
--------------	-----------



BENCHMARK

1. Spike in power pole located south of 113th Ave. N.E. and approx. 850 ft. east of Polk St., as shown. Elev. = 897.29 (NAVD 88)

2. Top nut of hydrant located approx. 1300 ft. north of 113th Ave. N.E. and Ulysses St., as shown. Elev. = 900.75 (NAVD 88)

**Carlson
McCain**

ENVIRONMENTAL - ENGINEERING - SURVEYING

3890 Pheasant Ridge Drive NE, Suite 100
Blaine, MN 55449

Phone: 763-489-7900 Fax: 763-489-7959

**PRELIMINARY GRADING
& EROSION CONTROL PLAN**

HIDDEN ACRES
Blaine, Minnesota

**CARDINAL
LAND COMPANY, LLC.**
14015 Sunfish Lake Blvd, Suite 400
Ramsey, MN 55303

REVISIONS

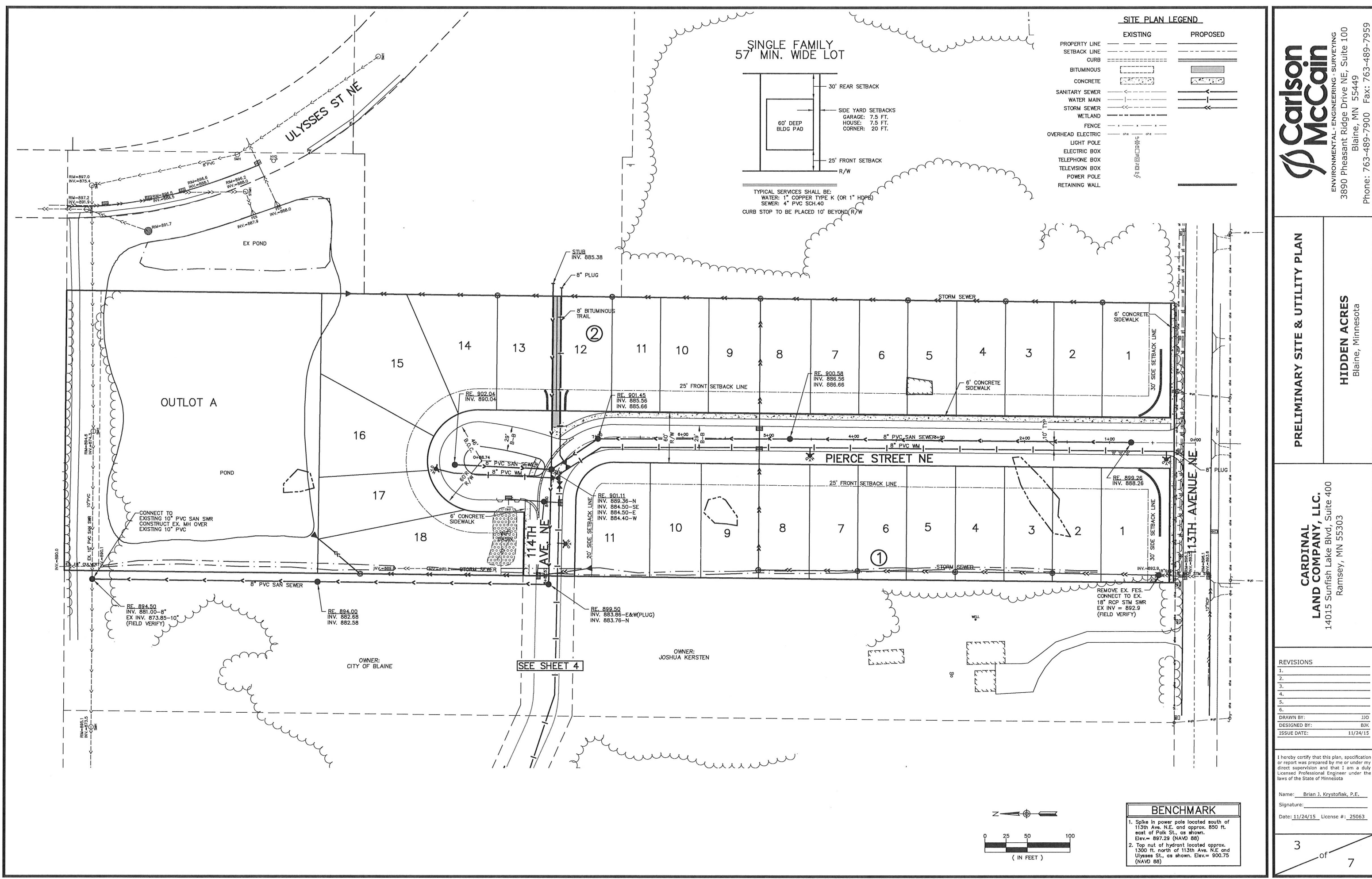
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DRAWN BY: JJO
DESIGNED BY: BJK
ISSUE DATE: 11/24/15

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. Krystofak, P.E.
Signature: _____
Date: 11/24/15 License #: 25063

5 of 7



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

PRELIMINARY SITE & UTILITY PLAN

HIDDEN ACRES
Blaine, Minnesota

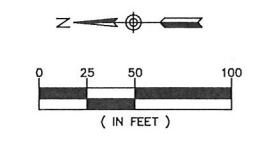
CARDINAL LAND COMPANY, LLC.
14015 Sunfish Lake Blvd, Suite 400
Ramsey, MN 55303

REVISIONS	
1.	
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5.	
6.	
DRAWN BY:	JJO
DESIGNED BY:	BJK
ISSUE DATE:	11/24/15

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

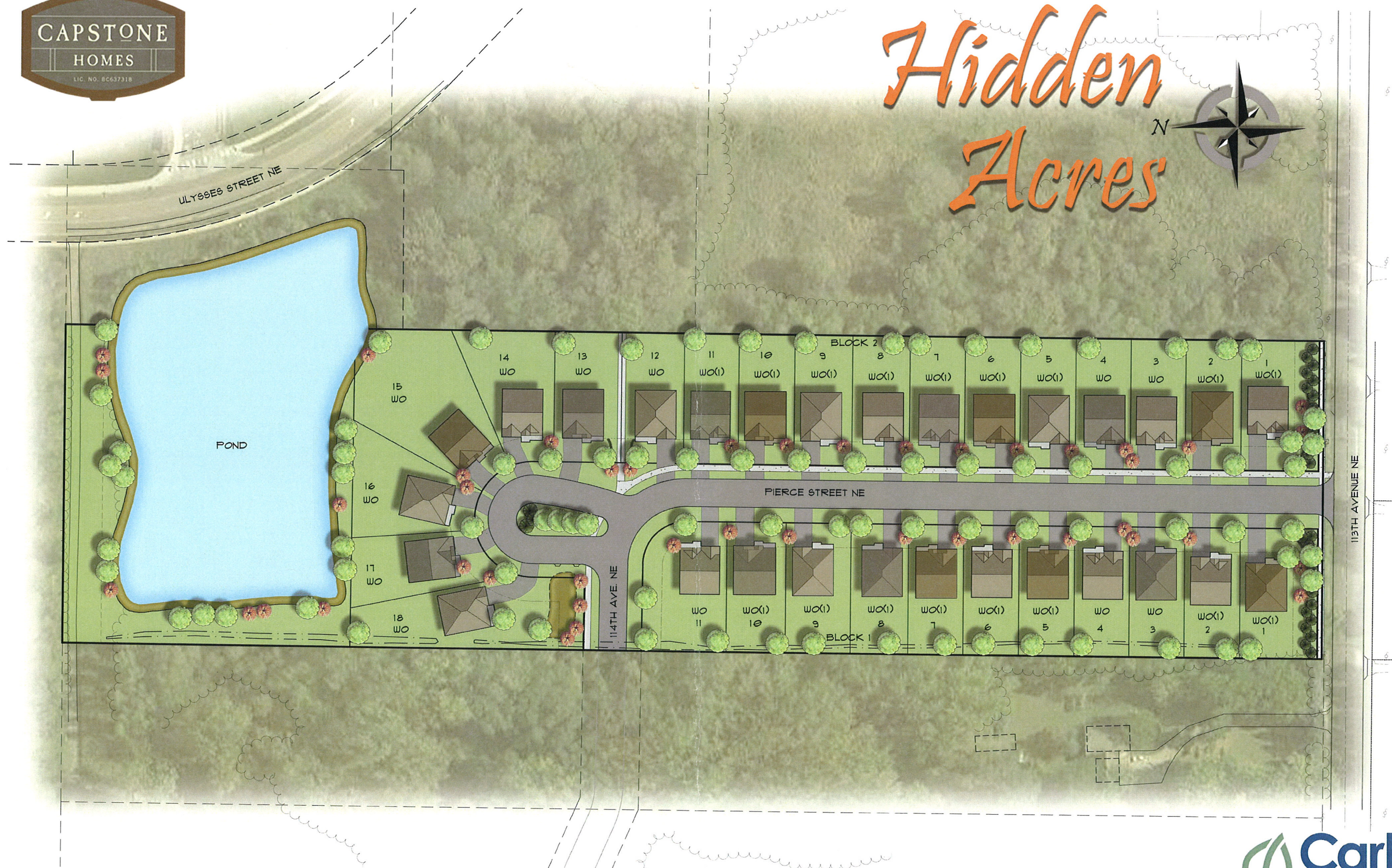
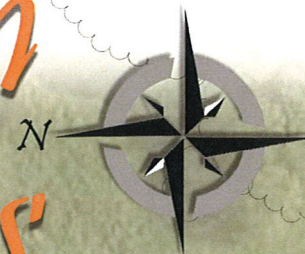
Name: Brian J. Krystofak, P.E.
Signature: _____
Date: 11/24/15 License #: 25063

BENCHMARK
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2. Top nut of hydrant located approx. 1300 ft. north of 113th Ave. N.E. and Ulysses St., as shown. Elev.= 900.75 (NAVD 88)

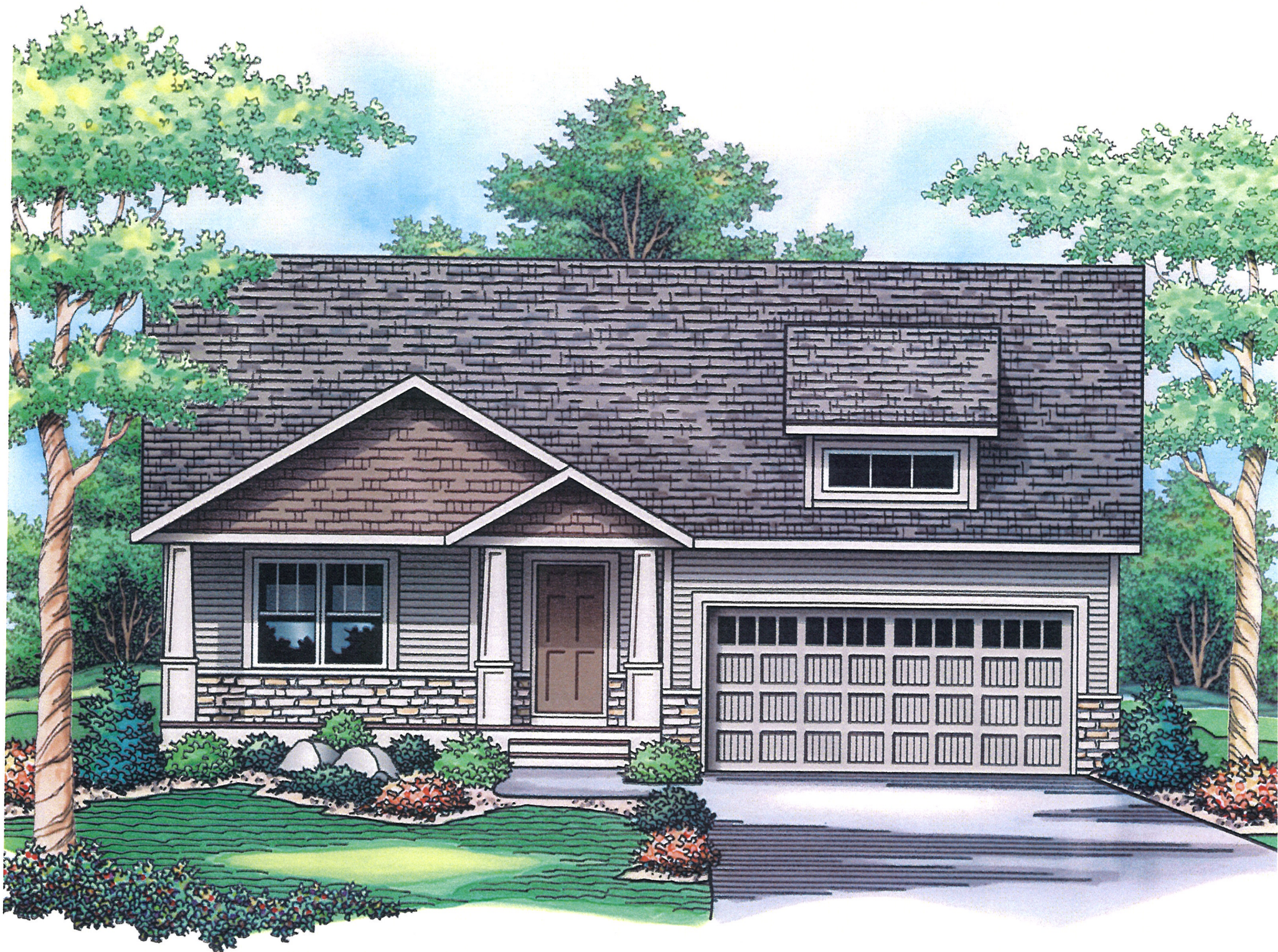




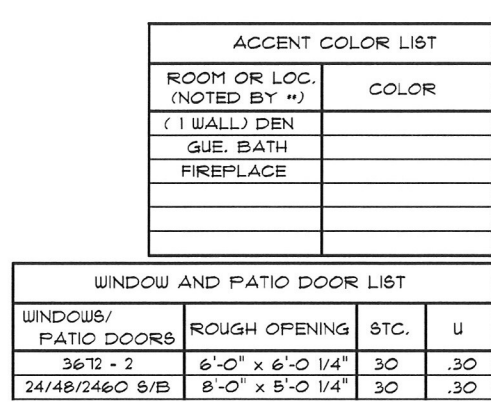
Hidden Acres

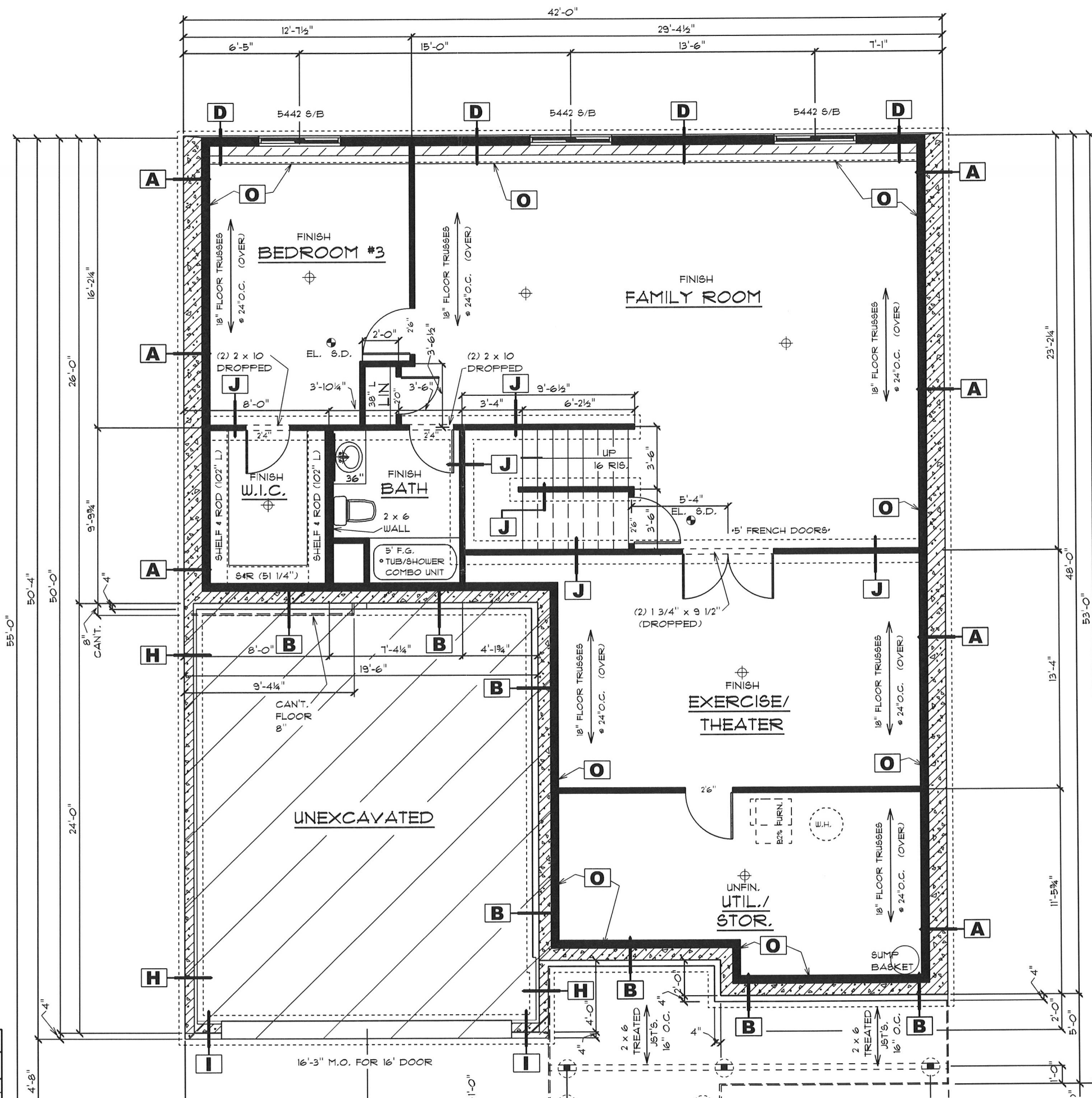












NOTES:

- "WINDSOR" WINDOWS SHOWN
- ALL BEARING HEADERS TO BE (2) 2 x 10 UNLESS OTHERWISE NOTED.
- ALL 3 1/2" M.L. HEADERS TO BE L&L TIMBERSTRAND
- INDICATES (3) 2x STUDS UNLESS OTHERWISE NOTED

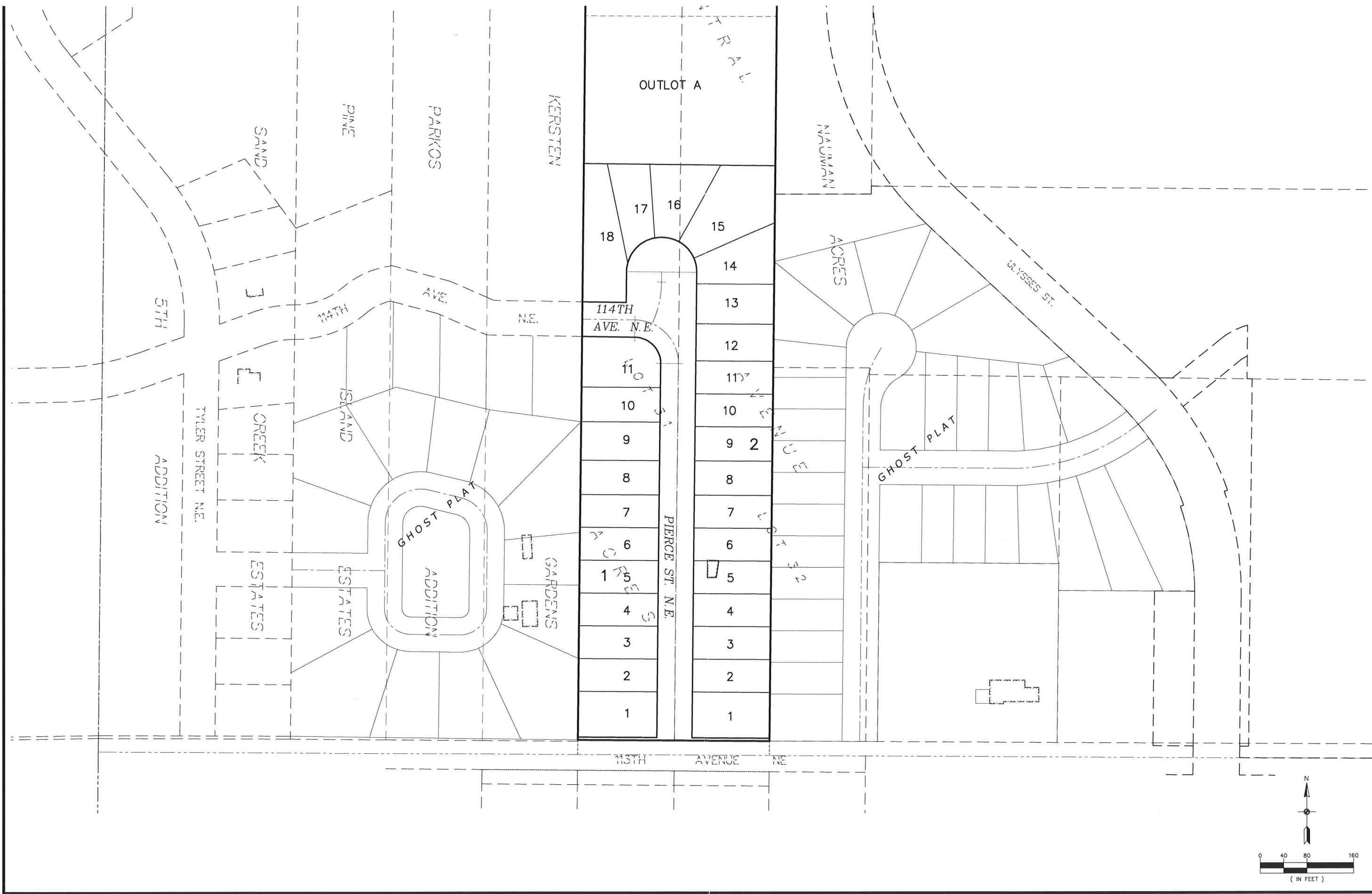
FOUNDATION NOTES:

- A** 12 c 12" CONCRETE BLOCK
20 x 8 CONCRETE FOOTING
- B** 1 c 8" CONCRETE BLOCK
11 c 12" CONCRETE BLOCK
20 x 8 CONCRETE FOOTING
- C** c 8" CONCRETE BLOCK
c 12" CONCRETE BLOCK
20 x 8 CONCRETE FOOTING
- D** 2 x 6 STUDS 24" o.c.
5 c 12" CONCRETE BLOCK
20 x 8 CONCRETE FOOTING
- E** 2 x 6 STUDS 24" o.c.
1 c 8" CONCRETE BLOCK
4 c 12" CONCRETE BLOCK
20 x 8 CONCRETE FOOTING
- F** 2 x 6 STUDS 24" o.c.
1 c 6" HALF - HIGH
5 c 12" CONCRETE BLOCK
20 x 8 CONCRETE FOOTING
- G** c 12" CONCRETE BLOCK
20 x 8 CONCRETE FOOTING
- H** 1 c 6" CONCRETE BLOCK
4 c 8" CONCRETE BLOCK
20 x 8 CONCRETE FOOTING
- I** 1 c 6" CONCRETE BLOCK
4 c 12" CONCRETE BLOCK
20 x 8 CONCRETE FOOTING
- J** 2 x 4 STUDS 24" o.c.
1 c 4" HALF - HIGH
20 x 8 CONCRETE FOOTING
- K** 2 x 6 STUDS 24" o.c.
w/ MID-SPAN BLOCKING
1 c 6" HALF - HIGH
20 x 8 CONCRETE FOOTING
- L** (3) 2 x 4 STUDS
30 x 30 x 12 CONC. PAD
- M** (3) 2 x 6 STUDS
30 x 30 x 12 CONC. PAD
- N** 1 1/2" FOIL-BACKED FOAM INSULATION (R - 9.5)
- O** 1 1/2" FOIL - BACKED FOAM INSULATION (R - 9.5)
2 x 4 STUDS 24" o.c.

MECHANICAL SPECS. :

FURNACE - BRYANT
340AAV036060
NAT. GAS
W. HEATER- A. O. SMITH
ECT50200
ELECTRIC
AIR COND. - BRYANT

WINDOW AND PATIO DOOR LIST			
WINDOWS/ PATIO DOORS	ROUGH OPENING	STC.	U



REVISIONS	
1.	
2.	
3.	
4.	
5.	
6.	
DRAWN BY: _____	
ISSUE DATE: _____	
FILE NO: _____	

I hereby certify that this survey, report was prepared by me or under my direct supervision and that I am a Licensed Land Surveyor under the laws of the State of Minnesota.

Name: Thomas R. Balluff
Signature: _____
Date: 12/03/15 License #: _____