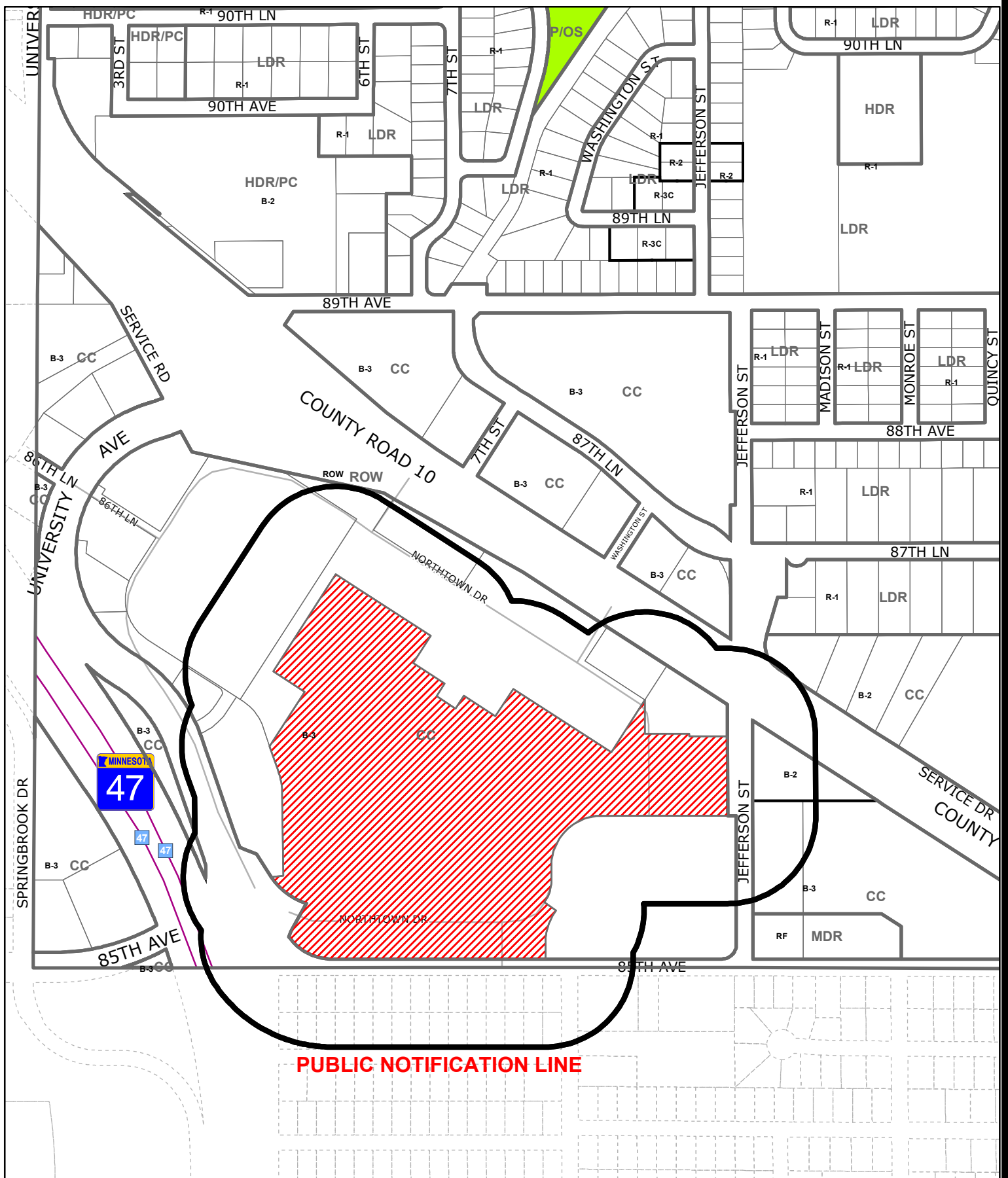
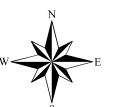




Case File No. 19-0035
Northtown Mall (Plat Subdivision)

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



Linetype & Symbol Legend

	FIBER OPTIC		SIGN		AIR CONDITIONER
	GAS MAIN		UTILITY MANHOLE		BOLLARD
	WATERMAIN		SANITARY MANHOLE		ELECTRIC MANHOLE
	SANITARY SEWER		STORM MANHOLE		FLAG POLE
	STORM SEWER		CATCH BASIN		FLARED END SECTION
	OVERHEAD UTILITIES		ROOF DRAIN		GAS VALVE
	TELEPHONE LINE		TELEPHONE BOX		HANDICAP SYMBOL
	ELECTRIC LINE		TELEPHONE MANHOLE		HYDRANT
	CABLE LINE		ELECTRIC TRANSFORMER		WATER MANHOLE
	CHAINLINK FENCELINE		TRAFFIC SIGNAL		WATER VALVE
	WOODEN FENCELINE		CABLE TV BOX		POWER POLE
	GUARDRAIL		ELECTRICAL METER		GUY WIRE
	CONCRETE SURFACE		GAS METER		CONIFEROUS TREE
	PAVER SURFACE		FOUND IRON MONUMENT		DECIDUOUS TREE
	BITUMINOUS SURFACE		SET IRON MONUMENT		
	GRAVEL/LANDSCAPE SURFACE		CAST IRON MONUMENT		

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 31, T. 31, R. 23

DEVELOPER:
Washington Prime Group
180 East Borad St
Columbus, OH 43215

ENGINEER/PLAT DESIGNER/SURVEYOR:
Civil Site Group
4931 W 35th St #200
St. Louis Park, MN 55416

PRELIMINARY PLAT: GLIMCHER NORTHTOWN MALL SIXTH ADDITION

PRELIMINARY PLAT GENERAL NOTES

LEGAL DESCRIPTION:
Lot 1, Block 1, GLIMCHER NORTHTOWN MALL FOURTH ADDITION, Anoka County, Minnesota

DATE OF PREPARATION:
7-12-2019

Background survey information shown hereon per survey by Civil Site Group as well as a previous survey by others provided by client.

ELEVATION DATUM:
NAVD 88

EXISTING ZONING:
B-3 - Regional Commercial

Zoning Standards

Lot Area - 1 Acre Structural Coverage - not exceeding 40%
Building Height - 3 stories/50 feet
Building Setbacks:
Front - 60 feet Rear - 20 feet Side - 20 feet
Parking Setbacks
Front - 30 feet Rear - 10 feet Side - 10 feet

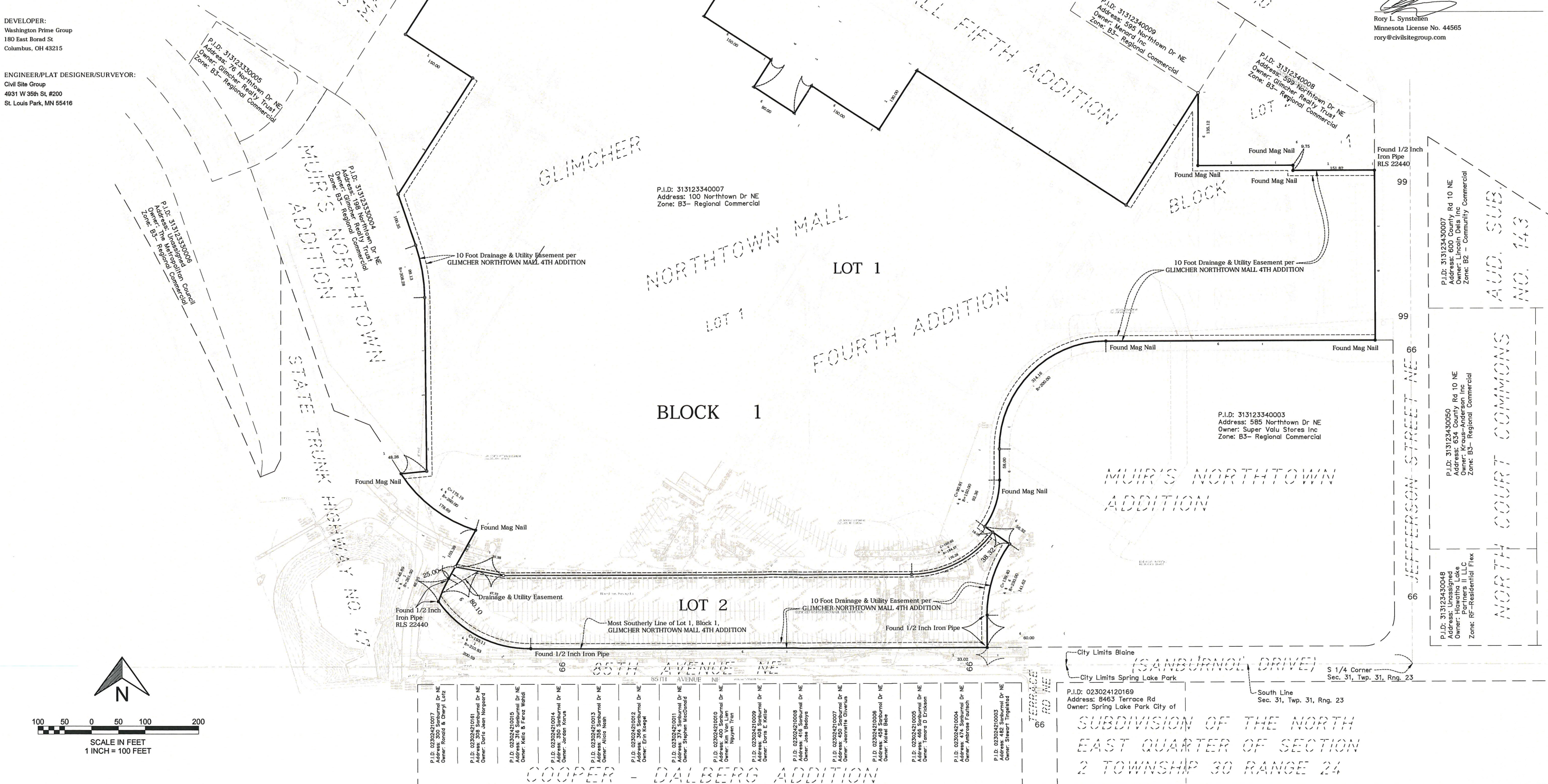
AREAS:

Proposed Lot 1 = 1,389,406 Sq. Ft. or 31.896 Acres
Proposed Lot 2 = 140,701 Sq. Ft. or 3.230 Acres
Total Property Area = 1,530,107 Sq. Ft. or 35.126 Acres

FLOOD ZONE DESIGNATION:

This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27003C0319E, effective date of December 16, 2015.

Rory L. Synstelien
Minnesota License No. 44565
rory@civilsitegroup.com



4931 W. 35TH ST. S.
ST. LOUIS PARK, MN
CivilSiteGroup.com

Northtown Mall

100 Northtown Drive NE - Blaine, Anoka County, Minnesota

PROJECT

I HEREBY CERTIFY THAT THE SPECIFICATION, OR PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF MINNESOTA.

RORY L. SYNSTELIEN
DATE 7-12-2019 LICENSE NO. 44565

VICINITY MAP

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 18215.01

PRELIMINARY

V

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