

BlaineMN.gov

Case File No. 21-0006
Woods at Quail Creek 4th Addition

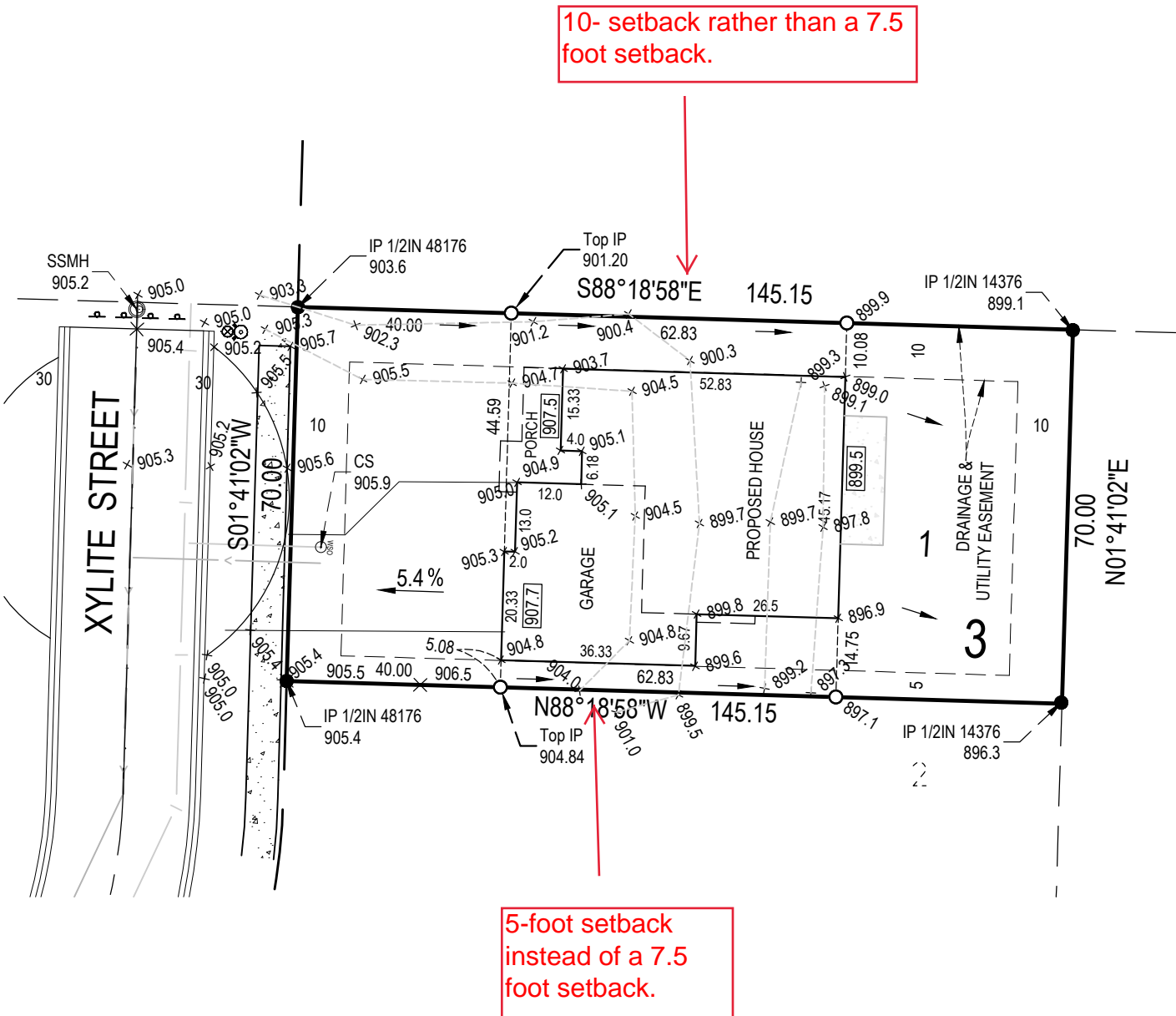
Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



CERTIFICATE OF SURVEY

FOR: NEWMARK HOMES

DESCRIPTION: Lot 1, Block 3, WOODS AT QUAIL CREEK 4TH ADDITION, City of Blaine, Anoka County, Minnesota.



PROPOSED ELEVATIONS

House Type Full Basement Walkout

Top of Foundation = 908.0

Garage Floor = 907.7

Basement Floor = 900.0

Aprox. Sewer Service = Verify

Proposed Elevation = XXX.X

Existing Elevevation = x 000.0

Drainage Directions =

Denotes Found Iron Pipe =

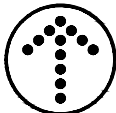
Denotes Set Iron Pipe =

BENCHMARK,

Front Offsets

MIN. SETBACK REQUIREMENTS

Front - 25 House Side - 10.0
Rear - 25 Garage Side - 5



NORTH



SCALE IN FEET

LANDFORM 2020

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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.

Larry Huhn

Larry Huhn Date: 11/30/2020
License. No. 24332 Revised: -

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401
Web: landform.net

Job No. SCS17141 Drawing: SCS17141 House Staking By: DM



**City of Blaine
Anoka County, Minnesota
Signature Copy**

Blaine City Hall
10801 Town Square Dr
Blaine, MN 55449

Resolution: RES 16-079

File Number: RES 16-079

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR
CONSTRUCTION OF 18 SINGLE FAMILY HOMES IN A DF
(DEVELOPMENT FLEX) ZONING DISTRICT, LOCATED AT MAIN
STREET AND XYLITE STREET NE. MG MAIN STREET
PROPERTIES. (CASE FILE NO. 15-0058/LSJ)**

WHEREAS, an application has been filed by MG Main Street Properties as Conditional Use Permit Case File No. 15-0058; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on April 12, 2016; and

WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on May 5, 2016.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 29.80 of the Zoning Ordinance to allow for construction of 18 single family homes in a DF (Development Flex) zoning district, located at Main Street and Xylite Street NE based on the following conditions:

Single Family - DF Development Standards

Permitted Uses

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

Accessory Uses

1. Private garages-attached. One detached accessory structure, with area less than 120 square feet, will be permitted.
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 as regulated by Zoning Chapter 33.11 (d) (3).

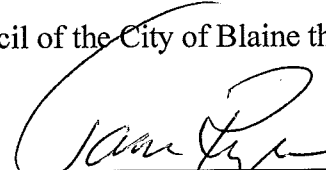
Standards

1. Setbacks shall be as follows:
 - Front Yard 25 Feet
 - Rear Yard 25 Feet
 - Side Yard Interior 7.5 Feet (Garage and Living Space)
 - Side Yard Corner 25 Feet
2. Maximum building height - 2 1/2 stories or 35 feet.
3. 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 above 120 square feet are not permitted. Accessory storage buildings below 120 square feet must meet 5-foot side and rear yard setbacks and be located within the rear yard.
4. The minimum finished floor area above grade for all homes shall be 1,650 square feet. All homes shall have a minimum depth and width of 24 feet.
5. All homes to be constructed are to be consistent in architecture, materials and style with the drawings/elevations attached to this CUP amendment. Use of premium materials such as brick, natural stone, stucco, cementitious siding, engineered wood siding or shake shingle siding are to be used on all front elevations. Vinyl/metal siding can be utilized on the front elevations when at least two of these other components are used.
6. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
7. Driveways shall not be constructed closer than 3 feet to the property 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.
8. 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.
9. Each lot shall contain three trees per lot for a total of 54 trees. The developer must submit a landscape plan indicating where the three trees per lot will be planted and where the additional 27 replacement trees will be planted within the plat.

10. 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 may not been corrected to accommodate general building construction, pools, decks or porches and that additional effort may be required, by the homeowner, to stabilize those soils before additional construction could occur.

PASSED by the City Council of the City of Blaine this 5th day of May, 2016.

Signed by



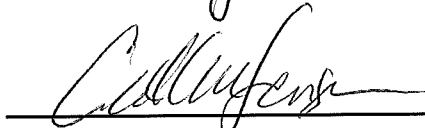
Tom Ryan, Mayor

Date

5-5-16



Attest by



Catherine Sorensen, CMC, City Clerk

Date

5-5-16