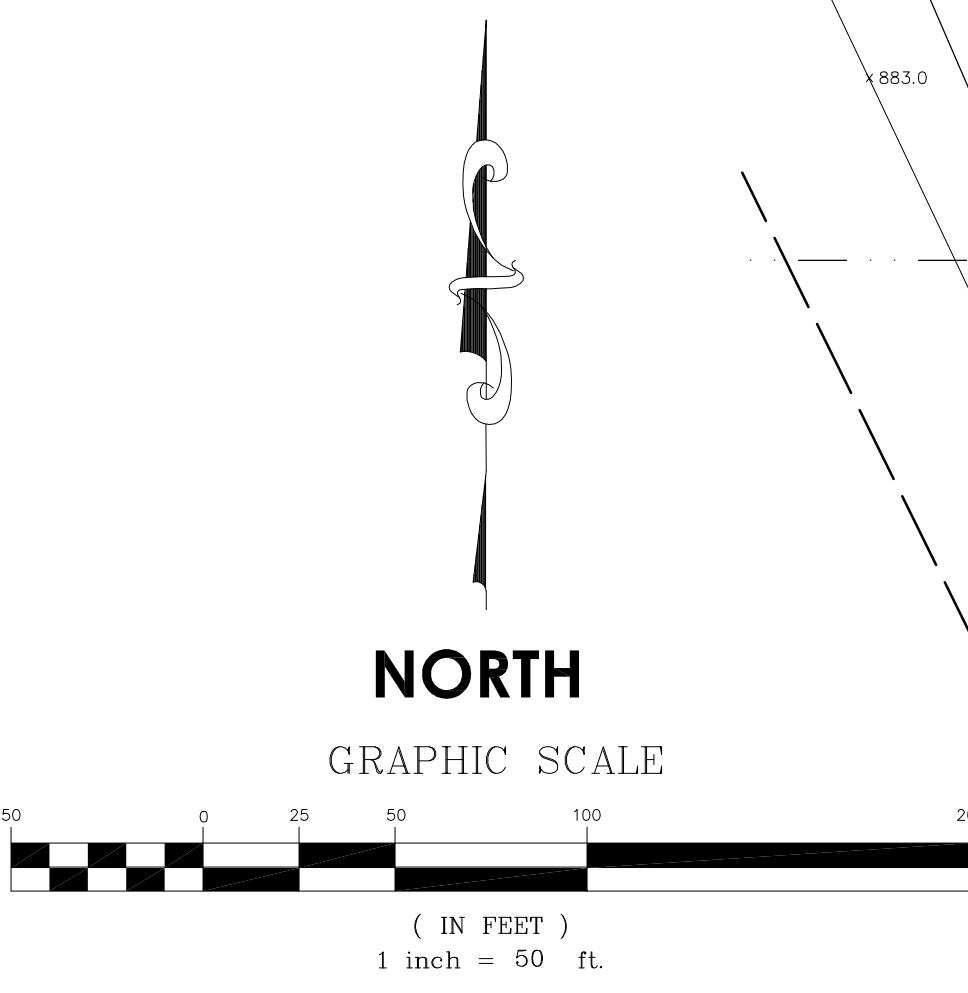


PUD CONCEPT PLAN

~of~ SHADE TREE COTTAGES
~for~ SHADE TREE CONSTRUCTION, INC.



PROPERTY DESCRIPTION

All that part of the NE1/4 of the NW 1/4 of Section 23, Township 32, Range 25, lying east of the easterly Right-of-Way of County State Aid Highway No. 5, in Anoka County, Minnesota.

NOTES

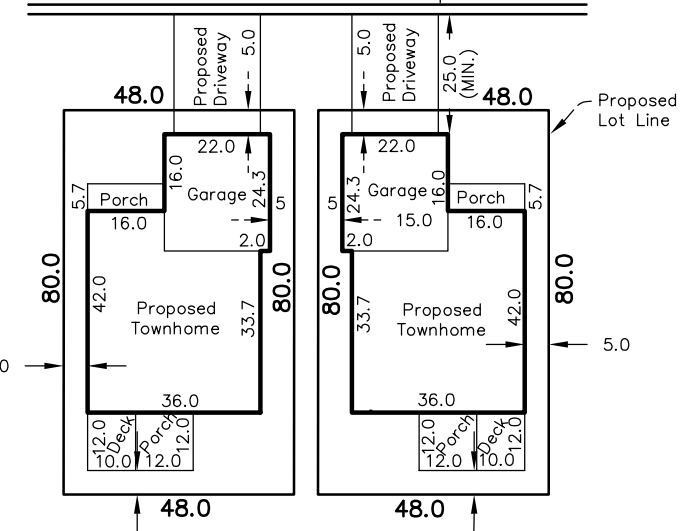
- Bearings shown are on the Anoka County Coordinate System.
- Contours and topography shown are from plans prepared by MIDWEST Land Surveyors and Civil Engineers, Inc. 4-25-05. The topography for Potassium Street, Old Nowthen Blvd and Nowthen Blvd will need to be redone.
- Wetlands was field located by E.G. Rud & Sons, Inc. on 11-07-17.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance flood plain). According to Flood Insurance Rate Map Community No. 270681 Panel 0170 Suffix E, Map Number 27003C0170E by the Federal Emergency Management Agency, effective date December 16, 2015.
- 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.
- Wetland Delineation done by Jacobson Environmental, PLLC in November of 2017.
- The proposed cul-de-sac length for 157th Ave N.W. (Private Street) is 588.3 feet. The proposed cul-de-sac length for Radium Street N.W. (Public Street) is 289.9 feet.

SINGLE TOWNHOME DETAIL

(SCALE: 1"=40')

PROPOSED STREET

(PUBLIC OR PRIVATE STREET)



DRAWN BY: JEN		JOB NO: 13066PP		DATE: 01/17/18	
CHECK BY: JEN		SCANNED			
1					
2					
3					
NO.	DATE	DESCRIPTION	BY		

AREA COMPUTATIONS

TOTAL AREA SITE AREA: 28.41± ACRES
36 PROPOSED SINGLE UNIT TOWNHOME LOTS
2 PROPOSED SINGLE FAMILY LOTS
PROPOSED RIGHT OF WAY = 1.30± ACRES
UPLAND AREA = 15.2± ACRES
GROSS DENSITY: 1.33± UNITS/ ACRE
NET UPLAND DENSITY: 2.7± UNITS/ ACRE

ZONING AND SETBACKS

CURRENT ZONING IS PUD- PLANNED UNIT DEVELOPMENT
PROPOSED ZONING IS PUD- PLANNED UNIT DEVELOPMENT

PROPOSED PUD SINGLE UNIT TOWNHOME SETBACKS
(LOTS 1-30 BLOCK 1 & LOTS 1-6 BLOCK 2)

FRONT 25 FEET FROM CURB
SIDE YARD 15 FEET BETWEEN BUILDINGS
REAR YARD 30 FEET
SIDE STREET 25 FEET
PLAT BOUNDARY 30 FEET
WETLAND/STORMWATER PONDS 16.5 FEET

PROPOSED PUD SINGLE FAMILY LOT SETBACKS
(LOTS 32 & 33, BLOCK 1)

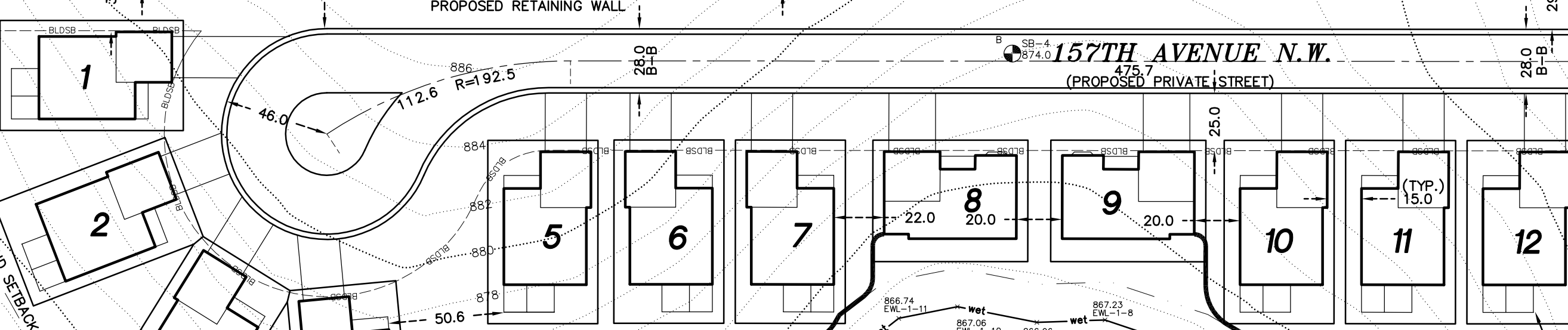
FRONT 30 FEET
HOUSE SIDE YARD 10 FEET
GARAGE SIDE YARD 8 FEET
REAR YARD 30 FEET

WETLAND/STORMWATER PONDS 16.5 FEET
MINIMUM LOT AREA 10,800 S.F.
MINIMUM LOT WIDTH 70 FEET AT SETBACK LINE

OVERALL PROPOSED PUD DEVELOPMENT REQUIREMENTS
DENSITY 3 UNITS PER ACRE (NET)

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

157TH LANE N.W.



BLOCK 1
31
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OULOT 31, BLOCK 1.

W E T
D N R 3 4 2 W
L A N D

SEE SHEET 2 OF 3 SHEETS