PRELIMINARY PLAT: ATLAS COMMERCIAL PARK

N

30 15 0 15 30 60

SCALE IN FEET

PRELIMINARY PLAT GENERAL NOTES

PROPERTY DESCRIPTION:

Lots 12, 13, 14, 15, 29, 30, 31 and 32, Warren Addition, Anoka County, Minnesota, EXCEPT that part of Lot 15 described as Parcel 2 of Anoka County Highway Right of Way Plat No. 60, together with that part of vacated McKinley Street accruing thereto.

(Abstract)

DATE OF PREPARATION:

9-14-2021

APPLICANT:

SLPH10 LLC, a Minnesota limited liability company
Brian Scholten
763-392-0201

BENCHMARKS:

Site Benchmark is the top nut hydrant, located 18 +/- feet north of the most easterly property corner, having an elevation of 913.94 feet, as shown hereon.

AREAS:

Proposed Lot 1 = 12,365 Sq. Ft. or 0.284 Acres
Proposed Lot 2 = 57,585 Sq. Ft. or 1.322 Acres
Proposed Lot 3 = 14,070 Sq. Ft. or 0.323 Acres
Proposed Lot 4 = 15,646 Sq. Ft. or 0.359 Acres
Total Property Area = 99,666 Sq. Ft. or 2.288 Acres

FLOOD ZONE:

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. 27003C0401E, effective date of December 16, 2015.

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

Linetype & Symbol Legend

- ELECTRIC LINE
- ELECTRIC LINE (RECORD)
- FIBER/COMM. LINE
- FIBER/COMM. LINE (RECORD)
- GASMAIN
- GASMAIN (RECORD)
- OVERHEAD UTILITIES
- SANITARY SEWER
- SANITARY SEWER (RECORD)
- STORM SEWER
- STORM SEWER (RECORD)
- TELEPHONE LINE
- TELEPHONE LINE (RECORD)
- WATERMAIN
- WATERMAIN (RECORD)
- CHAINLINK FENCELINE
- WOODEN FENCELINE
- GUARDRAIL
- CONCRETE SURFACE
- PAVER SURFACE
- BITUMINOUS SURFACE
- GRAVEL/LANDSCAPE SURFACE
- AIR CONDITIONER
- CABLE TV BOX
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRICAL METER
- FIBER/COMM. MANHOLE
- POWER POLE
- GUY WIRE
- GAS METER
- GAS MANHOLE
- GAS VALVE
- ROOF DRAIN
- SEWER CLEAN OUT
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- FLARED END SECTION
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL
- HYDRANT
- FIRE CONNECTION
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER VALVE
- WELL
- UTILITY VAULT
- UTILITY MANHOLE
- ELECTRICAL OUTLET
- HAND HOLE
- BOLLARD
- FLAG POLE
- FUEL TANK
- HANDICAP SYMBOL
- LIGHT POLE
- MAIL BOX
- SIGN
- CONIFEROUS TREE
- DECIDUOUS TREE
- SB SOIL BORING
- FOUND IRON MONUMENT
- SET IRON MONUMENT
- CAST IRON MONUMENT

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PROJECT
1628 County Road 10 NE
Spring Lake Park, Anoka County, MN 55432

CLIENT
Caspian Group
7401 Bush Lake rd, Edina, MN 55439

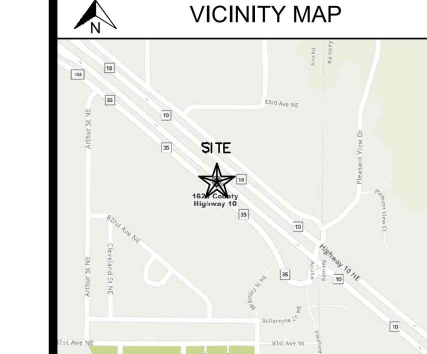
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RORY L. SYNSTELIEN
DATE 9-21-2021 LICENSE NO. 44565

QA/QC

FIELD CREW	CF
DRAWN BY	JRN
REVIEWED BY	CJ
UPDATED BY	.

VICINITY MAP



REVISION SUMMARY

DATE	DESCRIPTION
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PROJECT NO.: 21318

PRELIMINARY PLAT

V2.0

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