

**City of East Bethel**  
**Special Planning Commission Agenda**  
**7:00 PM**  
**Tuesday, November 29, 2016**



**Agenda**

		<u>Item</u>
7:00 PM		<b>1.0 Call to Order</b>
7:02 PM	pg. 1	<b>2.0 Adopt Agenda</b>
7:03 PM		<b>3.0 Approval of Meeting Minutes</b> None at this time.
7:05 PM	pg. 2-10	<b>4.0 Hoffman Bros. Sod Company Sign Variance/Public Hearing</b> 19455 Highway 65 NE, PID # 29-33-23-13-0001, Zoning CC
7:15 PM	pg. 11	<b>5.0 Sign Ordinance</b>
7:45 PM	pg. 12-32	<b>6.0 Hidden Prairie Wedding and Events Site Plan</b> 1742 221 <sup>st</sup> Ave NE, PID # 08-33-23-11-0005, Zoning Split
8:05 PM		<b>7.0 City Council</b>
8:15 PM		<b>8.0 Other Business</b>
8:20 PM		<b>9.0 Adjournment</b>



# City of East Bethel Planning Commission Agenda Information

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**Date:**

November 29, 2016

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**Agenda Item Number:**

Item 4.0

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**Agenda Item:**

**Property Owner/Applicant:**

Ardis Hoffman/dba Hoffman Bros Sod, Inc.

**PID:** 293323130001;

**Property Location:**

19455 Highway 65 NE

**Acres:** 21 acres – this parcel

**Legal description** - THE SW1/4 OF NE1/4 OF SEC 29 TWP 33 RGE 23, EX THAT PRT DESC AS FOL: BEG AT SE COR OF SD 1/4 1/4, TH W ALG S LINE THEREOF 363 FT, TH N PRL/W E LINE OF SD 1/4 1/4 TO N LINE THEREOF, TH E ALG SD N LINETO NE COR THEREOF, TH S ALG SD E LINE TO POB, EX RDS, SUBJ TO EASE OF REC

**Zoning:** City Center (CC). Hoffman Bros is a legal non-conforming use in the District and has been at this location since the 1960's.

**Variance request – Sign Ordinance – Chapter 54**

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**Applicable Code Sections:**

Chapter 54 and Zoning Ordinance, Appendix A

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**Requested Action:**

Consider approving a sign variance for an electronic message center for Ardis Hoffman/dba Hoffman Bros Sod Inc.

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**Background Information:**

The Hoffman Brothers approached the City about installing a sign at their location on Highway 65 NE. The Hoffman Bros own 54 acres and ½ mile of frontage along Highway 65. They have an office, exterior storage, and sod fields along the corridor. Hoffman Bros. Sod is a family owned business specializing in the production, harvest and delivery of premium bluegrass sod. Hoffman Bros provide sod, mulch and other landscaping products to the general public and to contractors. They have been in business for over 52 years. The proposed sign would be 96 square feet and 20 feet high. Because the Hoffman Bros. are a legal nonconforming use in the City Center district, they are allowed one 100 square foot sign that does not exceed the height of the lowest point of the roof which the sign is associated with. In this case the applicable building would be the office. The Variance request is for the LED display portion on the Hoffman Bros. sign. Our current ordinance only allows for a 32 sq. foot display. The Hoffman Bros are proposing a 48 sq. ft. display.

**Attachments:**

1. Location/aerial photo
2. Proposed sign and location
3. Applicable code sections highlighted

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**Recommendation(s):**

In order to grant a variance the applicant must meet the following tests:

Practical difficulties “Practical difficulties” is a legal standard set forth in law that cities must apply when considering applications for variances. It is a three-factor test and applies to all requests for variances.

- a. **Reasonableness** - The Hoffman Bros are proposing to install a permitted sign and are asking to utilize ½ of the sign face for an LED display in order to be seen from Highway 65. The variance would be 16 sq ft larger than the allowable 32 sq. ft for an electronic display. At the time that the Sign ordinance was written, LED and electronic message boards were not as prominent. It is reasonable to allow the Hoffman Bros to have an increase in the square footage of the LED display given the size of their frontage on Hwy. 65.
- b. **Uniqueness** – The Hoffman Bros own a very large amount of frontage on Highway 65 (1/2 mile) and there are no conflicts with other land uses in the area.
- c. **Essential character** - The third factor is that the variance, if granted, will not alter the essential character of the locality. Under this factor, the resulting sign will not be out of scale, out of place or inconsistent with the surrounding area. The City has a similar sign located 300 feet from this proposed sign.

Recommend approval of the request by Hoffman Bros to increase the LED sign display area from 32 sq. ft. to 48 sq. ft.

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**Planning Commission Action:**

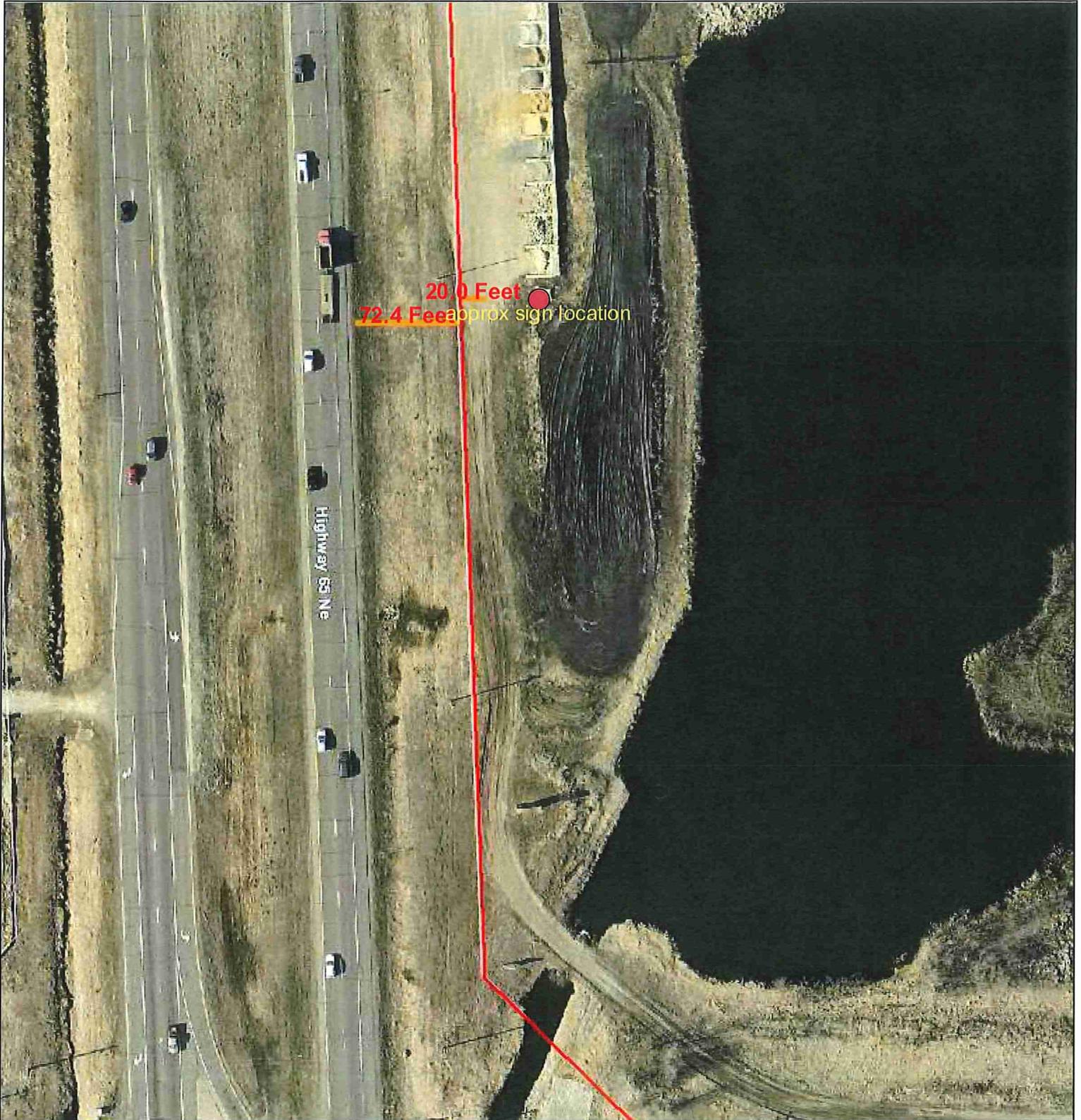
Motion by: \_\_\_\_\_

Second by: \_\_\_\_\_

Vote Yes: \_\_\_\_\_

Vote No: \_\_\_\_\_

No Action Required: \_\_\_\_\_



### Parcel Information

1 in = 94 ft

PIN: 293323130001

Acres: 21.42

Owner Name: HOFFMAN ARDIS

Address1: 19455 HWY 65 NE

Address 2: EAST BETHEL, MN 55011

Site Address1: 19455 HIGHWAY 65 NE

Site Address 2: EAT BETHEL, MN 55011-9523

Zoning: CC

Shoreland: null

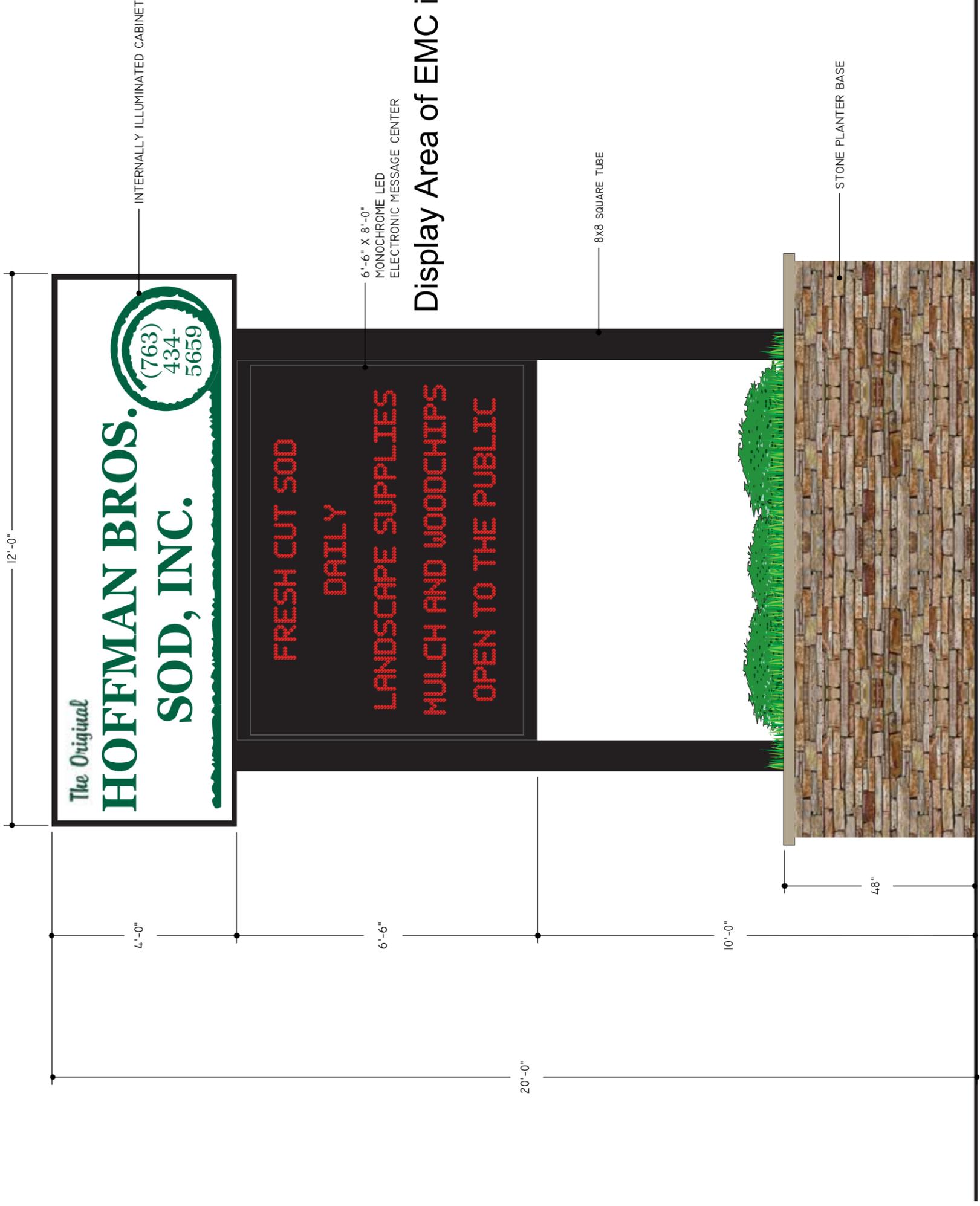
Legal: THE SW1/4 OF NE1/4 OF SEC 29 TWP 33

RGE 23, EX THAT PRT DESC AS FOL: BEG AT SE

COR OF SD 1/4 1/4, TH W ALG S LINE THEREOF

363 FT, TH N PRL/W E LINE OF SD 1/4 1/4 TO N





Project

Hoffman Sod

Location

Job Description

Drawing #

005\_HoffmanSod\_Pylon

Drawn By

BK

Date

11/2/2016

Missing Info.

Approval



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

This document represents an approximation of colors specified. Actual product colors may vary from this print or digital image. This drawing is property of Signcrafters Outdoor and all rights to its use.

## Sec. 54-11. - Nonconforming sign regulations.

- (a) *Nonconformities.* Any nonconforming sign may be continued, including through repair, replacement, restoration, maintenance, or improvement, but not including expansion, unless:
- (1) The nonconforming sign is discontinued for a period of more than one year.
  - (2) The nonconforming sign is destroyed to the extent of greater than 50 percent of its market value.
  - (3) The sign is relocated on the building and/or parcel.
- (b) *Signs erected under comprehensive sign plan requirements.* Any signs erected under a comprehensive sign plan approved by city council shall not be considered nonconforming.
- (c) *Existing nonconforming signs.* Except as otherwise provided in this chapter, the provisions of this chapter are not intended to alter, diminish, increase, or otherwise modify any rights or liabilities imposed upon nonconforming or prohibited signs existing prior to adoption of the ordinance from which this chapter is derived. Any act done, offense committed, or rights accruing or accrued, or liability or penalty incurred or imposed prior to adoption of the ordinance from which this chapter is derived, is not affected by this chapter.
- (d) *Maintenance and repair.* Nothing in this chapter will be construed as relieving the owner or user of a legal nonconforming sign or the owner of the property on which the legal nonconforming sign is located from the provisions of this chapter regarding safety, maintenance, and repair of signs contained in this chapter provided, however, that any repainting, cleaning, and other normal maintenance or repair of the sign or sign structure shall not modify the sign structure or copy in any way which makes it more nonconforming or the sign will lose its legal nonconforming status.
- (e) *Signs for nonconforming uses.* Based upon the city's zoning ordinance set forth in Appendix A to this Code, in cases where a use is legally nonconforming, all existing or proposed signs will be considered conforming if they are in compliance with the sign provisions for the most restrictive zoning district in which the use is allowed.

(Ord. No. 41B, subd. 11, 9-5-2007)

Sec. 54-9. - Signs in the highway commercial (B-3) district and the light industrial (I) district.

Within the B-3 district and the I district, nameplate and business signs are permitted subject to the following:

- (1) On parcels with buildings containing one principal use, the aggregate square footage of sign space per parcel shall not exceed the sum of four square feet for each front foot of building. The maximum area per individual sign placed on a building shall not exceed 200 square feet. One freestanding monument sign shall be allowed for each parcel with a surface not to exceed 100 square feet. The maximum height for all signs shall be the lowest point of the roof or parapet of the building on which the sign is located or associated with.
- (2) On parcels with buildings containing more than one principal use, the owner of the building must submit a comprehensive sign plan for total building signage for approval by the planning commission. The total signage for such a building shall not exceed four square feet for each front foot of building. The maximum area per individual sign placed on a building may not exceed 200 square feet. One freestanding monument sign shall be allowed for each total parcel with a surface not to exceed 100 square feet. The maximum height for all signs shall be the lowest point of the roof or parapet of the building on which the sign is located or associated with.
- (3) No sign or any part thereof shall be located closer than 20 feet to the front property line, five feet to the side property line,<sup>9</sup> or five feet to the rear property line.<sup>10</sup>
  - <sup>9</sup>Exception: 15 feet when abutting a side street, or 35 feet when abutting a residential district.
  - <sup>10</sup>Exception: 15 feet when abutting a residential district.
- (4) Business park monument identification signs. Business park monument identification signs are permitted per roadway access point to a business park and shall be in addition to any other ground sign permitted upon the parcel on which it is located. Business park signs will be subject to site plan approval by city council, and the following criteria will apply:
  - a. The sign shall be of the monument variety and may be placed at all entrance points within the development provided the sign applicant controls the property by easement or title.
  - b. Information on the sign shall contain no more than the name and address of the park, and the management or developer thereof.
  - c. Stylized logos may be incorporated into the sign and shall be included in the allowable square footage.
  - d. The gross surface area shall not exceed 40 square feet for each exposed face.
  - e. Sign height shall not project higher than ten feet from grade. Landscaping plans for the area around the base of the sign shall be completed and reviewed as part of the site plan approval process.

(5)

Parcels within 200 feet of Highway 65 are allowed one additional freestanding monument sign not to exceed 100 square feet per parcel. The parcel is limited to one freestanding monument sign to be placed perpendicular to Highway 65. The maximum height for all signs shall be the lowest point of the roof or parapet of the building on which the sign is located or associated with.

(Ord. No. 41B, subd. 9, 9-5-2007)

## SECTION 48. - LIGHT INDUSTRIAL (I) DISTRICT

## 1. - Purpose.

The light industrial (I) district is intended and designed to provide areas of the city suitable for activities and uses that are commercial and general services related and/or of a light industrial nature. It is further intended that light industrial and related commercial uses be the predominate use of land within the light industrial district.

## 2. - Permitted uses.

- A. Uses allowed in the B-2 and B-3 districts.
- B. Industrial condominium/multi-tenant structure.
- C. Manufacturing.
- D. Medical science uses.
- E. Office.
- F. Recreation—Public.
- G. Research facility.
- H. Warehousing and distribution.
- I. Wholesaling.
- J. Adult uses.
- K. Self-service storage.
- L. Construction sales and service.
- M. Motor vehicle service station with minor or major repairs.
- N. Essential services, government.
- O. Other similar uses to those permitted in this section as determined by the zoning administrator.

*Retail Also*

## 3. - Accessory uses.

- A. Trash enclosure service structure.
- B. Other uses customarily associated with a permitted use as determined by city council.

## 4. - Conditional uses.

- A. Detached accessory structure.
- B. Place of worship.
- C. Daycare facility—Licensed.
- D. Essential services—Utility substations.

## Sec. 54-3. - General provisions.

- (a) *Scope of regulations.* The sign regulations set forth in this chapter shall apply to all structures and all land uses in the city.
- (b) *Compliance with standards.* No person shall place, erect, or maintain a sign, nor shall a lessee or owner permit property under his control to be used for any sign that does not conform to the requirements of this chapter.
- (c) *Permitted districts—Electronic changeable signs.* Electronic changeable signs are allowed in the limited business (B-1), central business (B-2), highway commercial (B-3), light industrial (I), and public/institutional (P/I) districts, and may occupy the sign area allowed for freestanding monument signs.
- (1) The changeable sign must not exceed 32 square feet. ) - *variance needed*
- (2) The changing message must be no more than one time every three minutes.
- (3) The changeable sign must not have intermittent flashing lights or exhibit a noticeable change in color or intensity.
- (4) The changeable sign must not give the illusion of motion.
- (5) One changeable sign is allowed per parcel.
- (d) *Same—Manual changeable signs.* Manual changeable signs are allowed in the limited business (B-1), central business (B-2), highway commercial (B-3), light industrial (I), and public/institutional (P/I) districts, and may occupy 20 square feet of the sign area allowed for freestanding monument signs.
- (e) *General regulations.* The following general regulations shall apply to all signs and districts:
- (1) *Comprehensive sign plan.* A comprehensive sign plan shall be required for multitenant buildings and shopping centers. The comprehensive sign plan for the structure shall be submitted to the city and shall be of sufficient scope and detail to permit a determination as to whether or not the plan is consistent with the regulations of this chapter. The effect of the comprehensive sign plan is to require the owner of a structure to determine and have approved by the city the specific individual tenant sign requirements.
- (2) *Illumination.* Symbols, statues, sculptures, and integrated architectural features on nonresidential buildings may be illuminated by floodlights provided the source of light is not directed toward the public right-of-way or any adjacent residential district. Such artwork will have 25 percent of the area considered as a sign.
- (3) *Prohibited in public rights-of-way or easements.* Signs, other than governmental signs, are prohibited within the public rights-of-way or easements.
- (4) *Nonconforming use.* Signs existing on the effective date of the ordinance from which this chapter is derived that do not conform to the regulations set forth in this chapter are a nonconforming use.
- (5) *Permanent signs.* No permanent sign shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory.



# City of East Bethel Planning Commission Agenda Information

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**Date:**

November 29, 2016

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**Agenda Item Number:**

Item 5.0

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**Agenda Item:**

Sign Ordinance discussion

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**Requested Action:**

Discussion only

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**Background Information:**

Mike Lawrence of SignCrafters will be here to discuss how we can put together a sign ordinance that is reasonable, easy to follow and meet business needs.

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**Attachments:**

None

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**Fiscal Impact:**

Unknown

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**Recommendation(s):**

None

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**Planning Commission Action:**

Motion by: \_\_\_\_\_

Second by: \_\_\_\_\_

Vote Yes: \_\_\_\_\_

Vote No: \_\_\_\_\_

No Action Required: \_\_\_\_\_



# City of East Bethel Planning Commission Agenda Information

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**Date:**

November 29, 2016

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**Agenda Item Number:**

Item 6.0

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**Agenda Item:**

Site Plan

Property Owner: Barn Goddesses LLC/dba Hidden Praire Wedding and Events

Applicant: Lisa Palm

Address: 1742 221<sup>st</sup> Ave NE, East Bethel MN 55011

PIN: 08-33-23-11-0005

Zoning: Light Industrial District (I) and Highway Commercial District (B3)

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**Applicable Code Sections:**

Appendix A, Zoning; Section 4 - 12

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**Requested Action:**

Recommend approval of the Site Plan to the City Council.

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**Background Information:**

Ms. Lisa Palm appeared before the Planning Commission on Feb. 1, 2016 and requested a Conditional Use Permit to build a premiere wedding and event center. That CUP was approved by the City Council on February 17, 2016. Since that time the ownership structure has changed and Ms. Lisa Palm is the sole owner of the property. Ms. Palm has also rebranded the name of the venue to *Hidden Prairie Wedding and Events*. There were several conditions in the CUP, one being that Ms. Palm submit a site plan to be reviewed by the Planning Commission and City Council.

**Existing Land Use**

1. The site is 30.3 acres in size and is currently vacant property.
2. There are several wetlands that have been delineated on the site.
3. There is an existing right of way for the future expansion of Aberdeen Street.

**Proposed Use –**

1. Classic Construction, Inc. (General Contractor) is proposing to build a 10,000 sq. ft. barn/event center. The Barn is a post and beam construction and the materials will be arriving via semi-truck from DC Builders, Portland Oregon. The Event center can hold up to 350 guests.
2. Future plans include an outdoor wedding area and up to six cabins on the site (approved under CUP).

**Site Requirements**

Hidden Prairie Wedding and Events is required to adhere to the following and must comply with city code regarding:

Lighting; parking; exterior storage, screening; signage; building; utilities; grading, and landscaping.

**Site Plan Comments:**

- **Driveway/Roadway** – Ms. Palm entered into an agreement with the City of East Bethel regarding the placement of the driveway and the required improvements to the driveway. At this time the driveway will be gravel. In the future when the driveway is improved to a city street, there will be a need to upgrade and meet all of the city requirements related to street improvements. The Contractor is required to meet the City’s subsurface design standards as approved by the City Engineer. A permit was obtained from the Anoka County Highway Department for the Driveway.
- **Lighting** – will be contained on the site and not expand beyond the property boundaries. All lighting will be downward facing and meet the City’s lighting requirements.
- **Parking** – meets the required allocated parking spaces for this type of venue. There is a turn around planned for the parking area.
- **Signage** – In process.
- **Landscaping** – There are several proposed landscaping areas around the building and in the turn around feature in the parking lot.
- **Utilities** – The on site well is in a special well construction zone and will be required to meet State standards. Septic will be designed to accommodate the size of the building and capacity with a large mound system designed for commercial property. There will also be underground storage tanks on the site for fire suppression.
- **Screening** – Not required. Location exceeds setbacks from adjacent properties. There is only one home located north of this property and that home is located almost a ¼ mile from the Event Center location.
- **Noise** - The Event Center will be limited to no outdoor activities after 12:00 a.m. This is an area that will need to be monitored once the Center is up and running to make adjustments if necessary.
- **Exterior Storage** – None proposed.
- **Building plans** – In process.
- **Grading and Drainage** – There is a proposed storm sewer holding pond on the northwest side of the property.
- **Environmental Assessment Worksheet** – Completed.

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**Attachments:**

- Attachment #1 – Explanation of business
- Attachment #2 - Aerial photo
- Attachment #3 – Building Plans
- Attachment #4 – Site Plan

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**Economic Development Impact:**

Potential to generate 100’s of visitors to the community of East Bethel. Generate 50 or more construction jobs while venue is being built.

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**Recommendation(s):**

Recommend that the Planning Commission approve the Site plan as presented and forward to the City Council for their approval subject to:

- Compliance with the requirements of all applicable City ordinances
- Building and fire code approval

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**Planning Commission Action**

Motion by: \_\_\_\_\_

Second by: \_\_\_\_\_

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Vote Yes: \_\_\_\_\_

Vote No: \_\_\_\_\_

No Action Required: \_\_\_\_\_

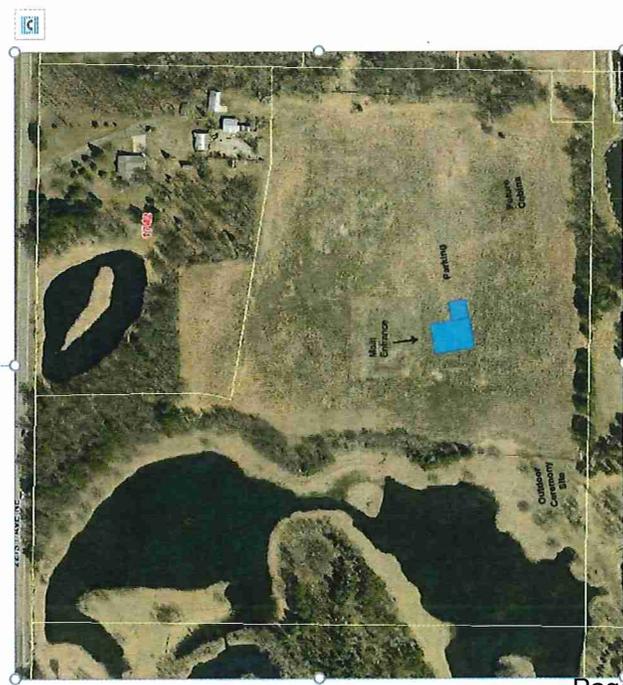
# Hidden Prairie Weddings & Events

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Celebrating Moments,  
Creating Memories

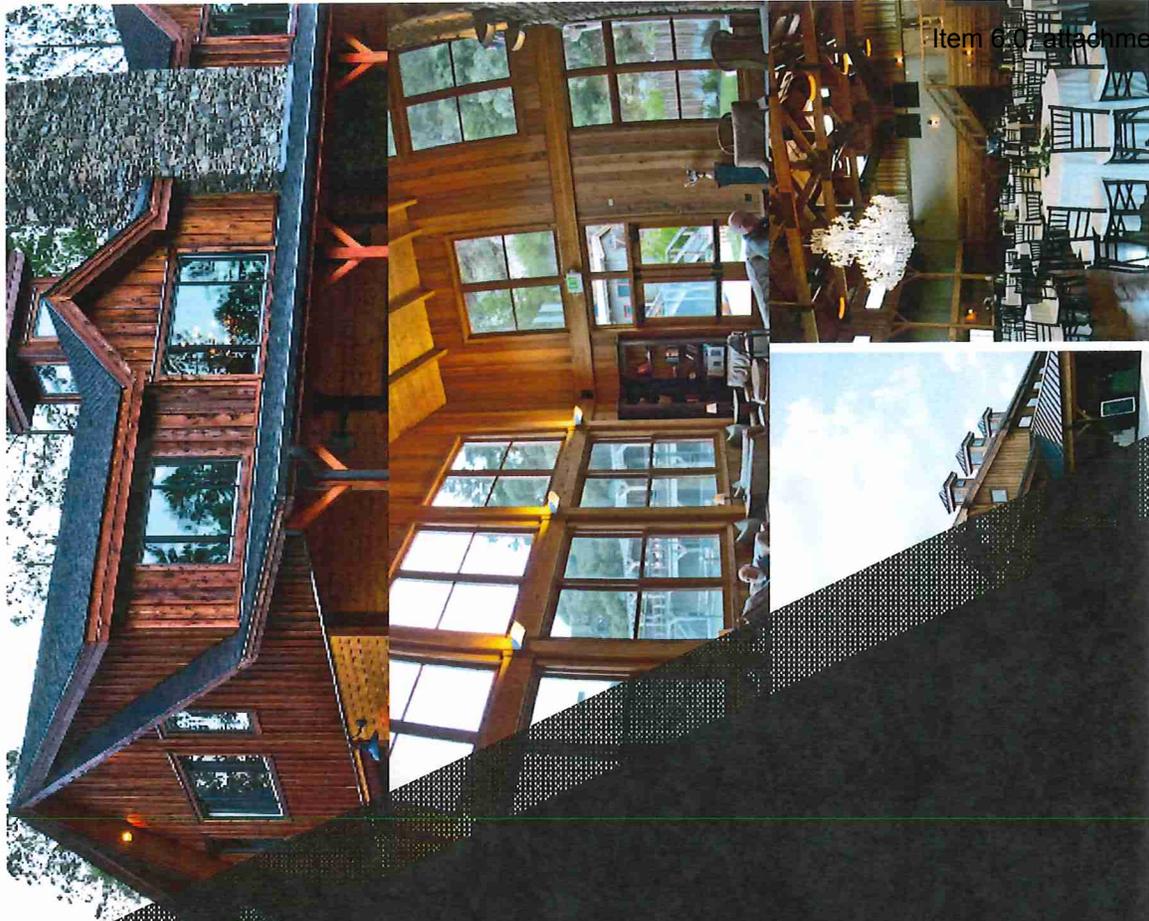


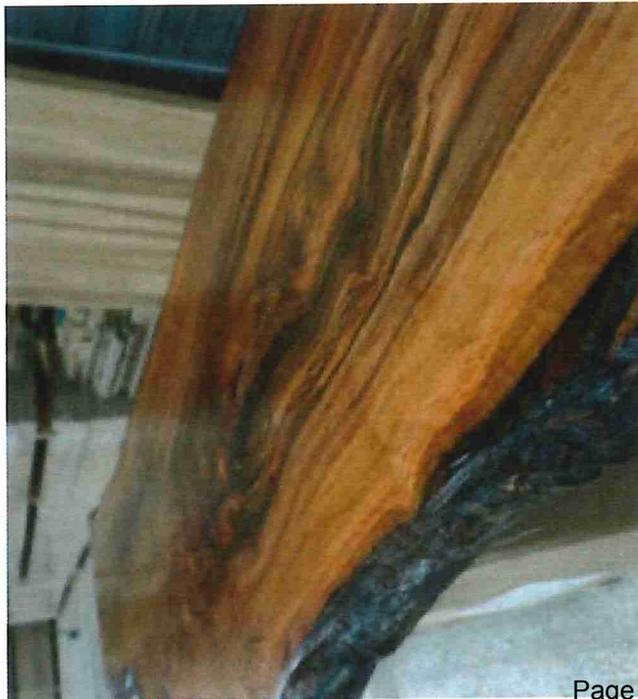
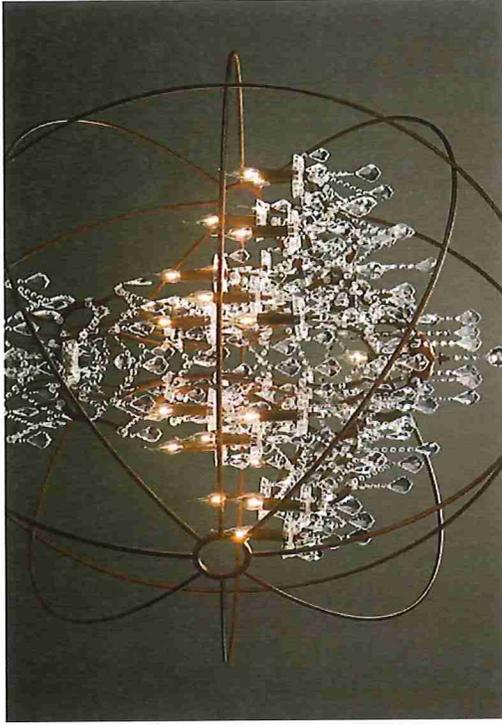
# Our Property



# Our Builders

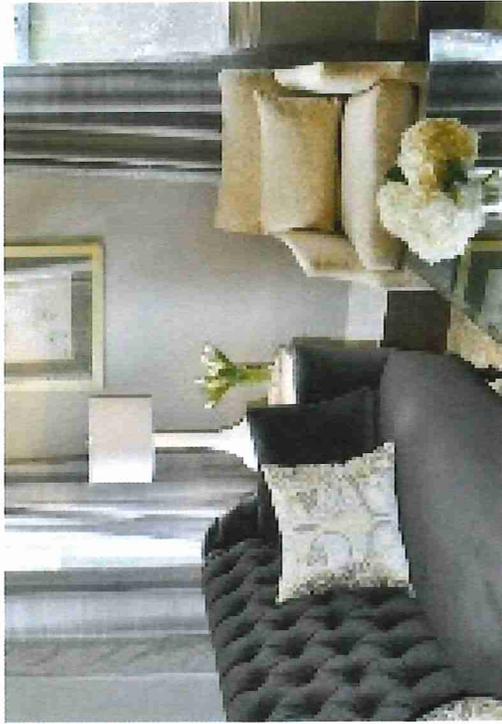
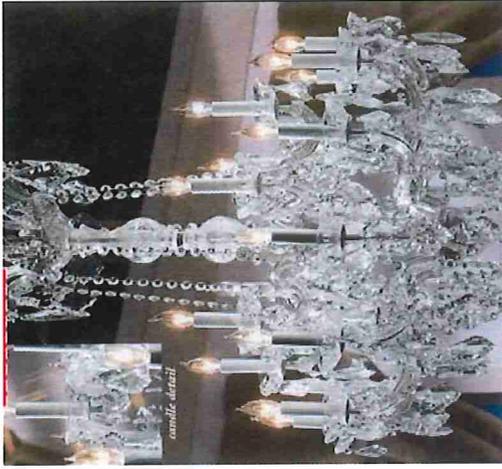
- We are proud to be partnering DC Builders and Classic Construction to build our beautiful new venue. DC Builders, a national contracting team, specializes in the design and construction of one-of-a-kind post and beam wood structures. Using the best materials from the great Pacific Northwest, their experienced team has created several amazing wedding venues throughout the country.
- Classic Construction is a locally owned general contractor in operation for over 32 years. The owner, Curt Strandlund, has lived in East Bethel all his life and has strong ties to the community. Curt is personally involved in every project, and he and his team will be key to bringing our vision to life.





# Hidden Prairie Features

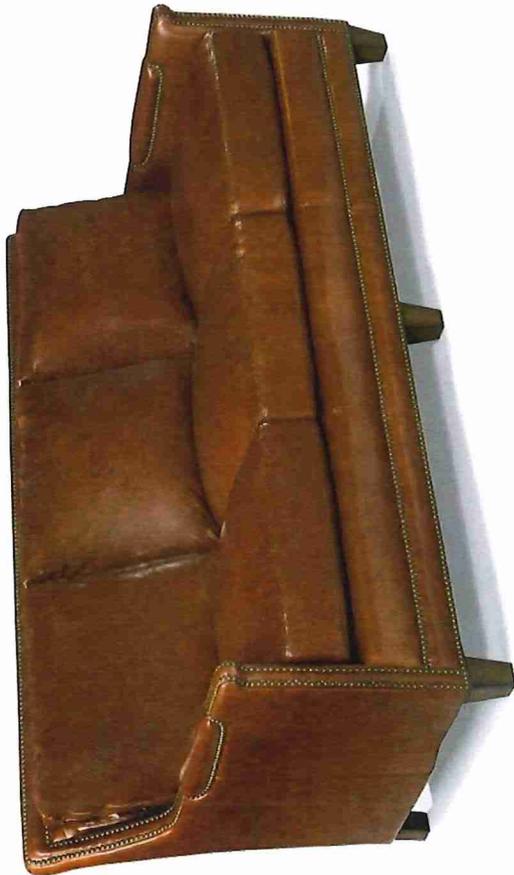
Modern Elegance with Industrial Touches



# Bride's Room

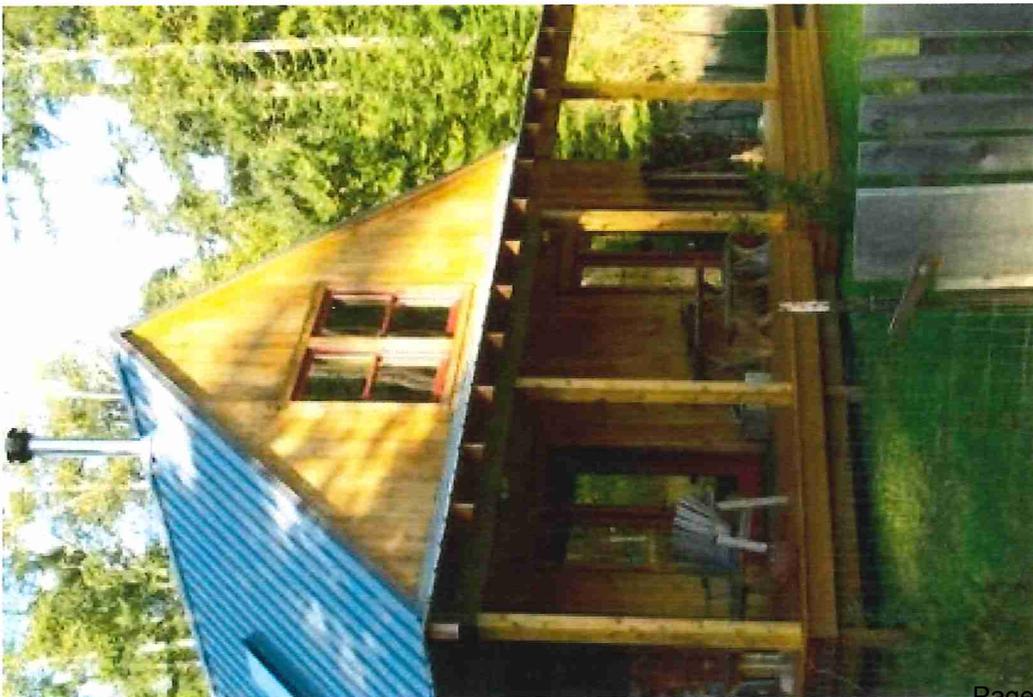
Luxurious Oasis for Her





# Groom's Den

Comfortable Hangout Space for Him

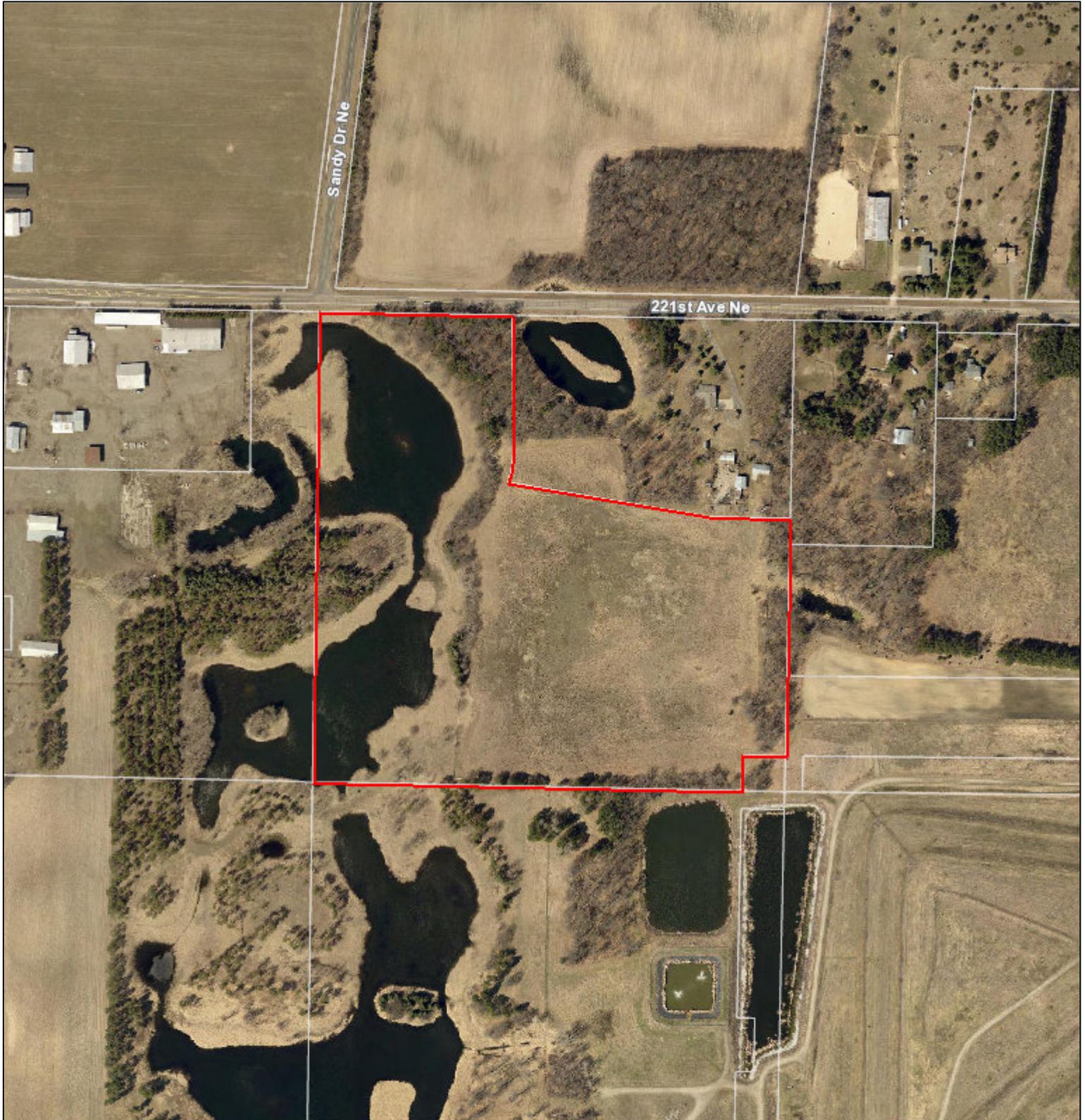


# Future Plans

Wall to Ceiling Fireplace, Bridal Party  
Cabins, and Expanded Outdoor Spaces

The Hidden Prairie  
Weddings & Events Team  
look forward to working  
with you to create the  
wedding of your dreams.

Celebrating Moments,  
Creating Memories



## Parcel Information

1 in = 376 ft

PIN: 083323110005

Acres: 30.298198

Owner Name: GENEVIEVE T SYLVESTER LP

Address1: 933 135TH CT NE

Address 2: EAST BETHEL, MN 55011

Site Address1 :

Site Address 2: EAT BETHEL, MN 55011-9523

Zoning: split

Shoreland: Null

Legal: THAT PT OF NE 1/4 OF NE 1/4 OF SEC 8

TWP 33 RGE 23, EX S 100 FT OF E 120 FT AND

EX THAT PT OF NE 1/4 OF NE 1/4 OF SEC 8 TWP

33 RGE 23 DESC AS FOL: BEG AT NE COR



11251 SE 292nd AVE



DAMASCUS, OR 97089

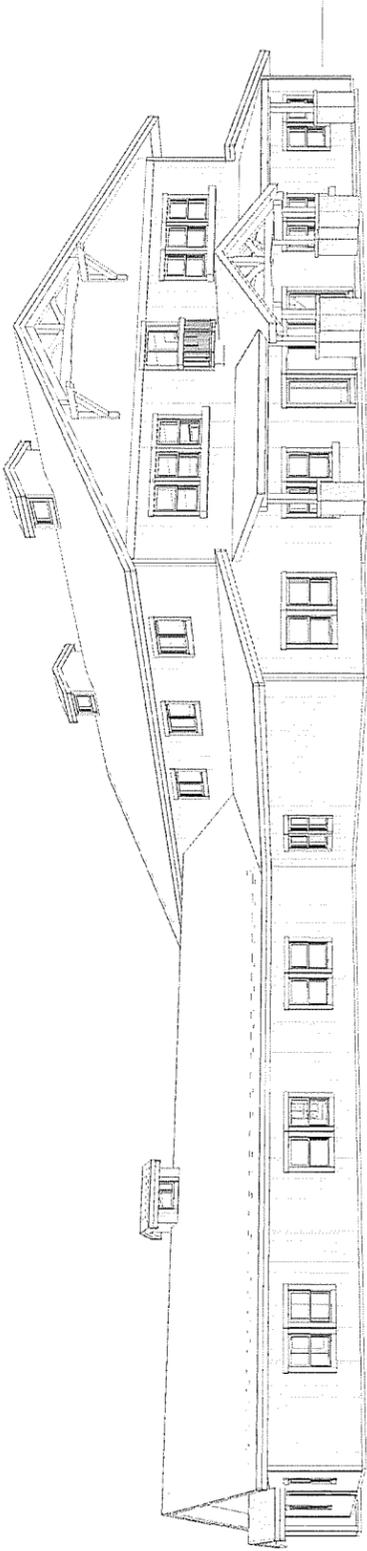
PALM WEDDING VENUE  
1700 221ST AVE. NE  
EAST BETHEL, MN  
55011

3D VIEWS

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Drawing Index  
No. Date Description

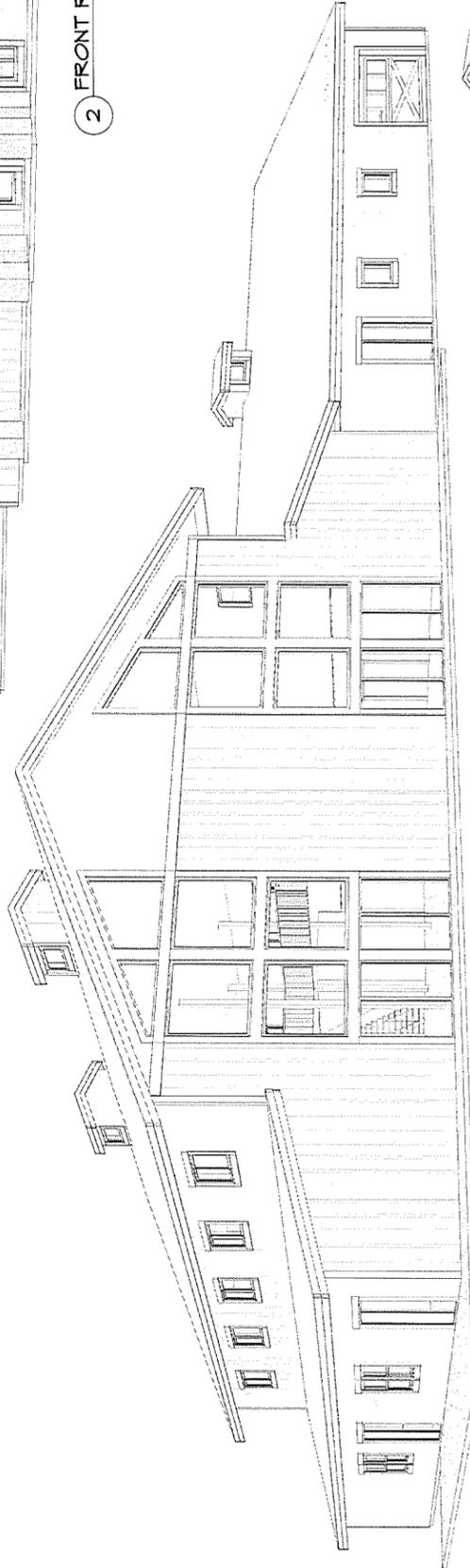
A-100



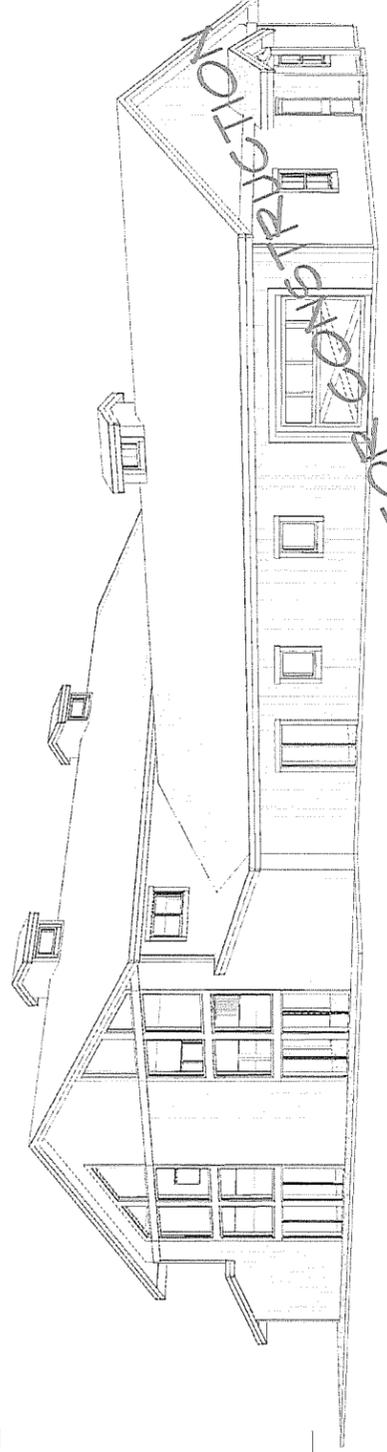
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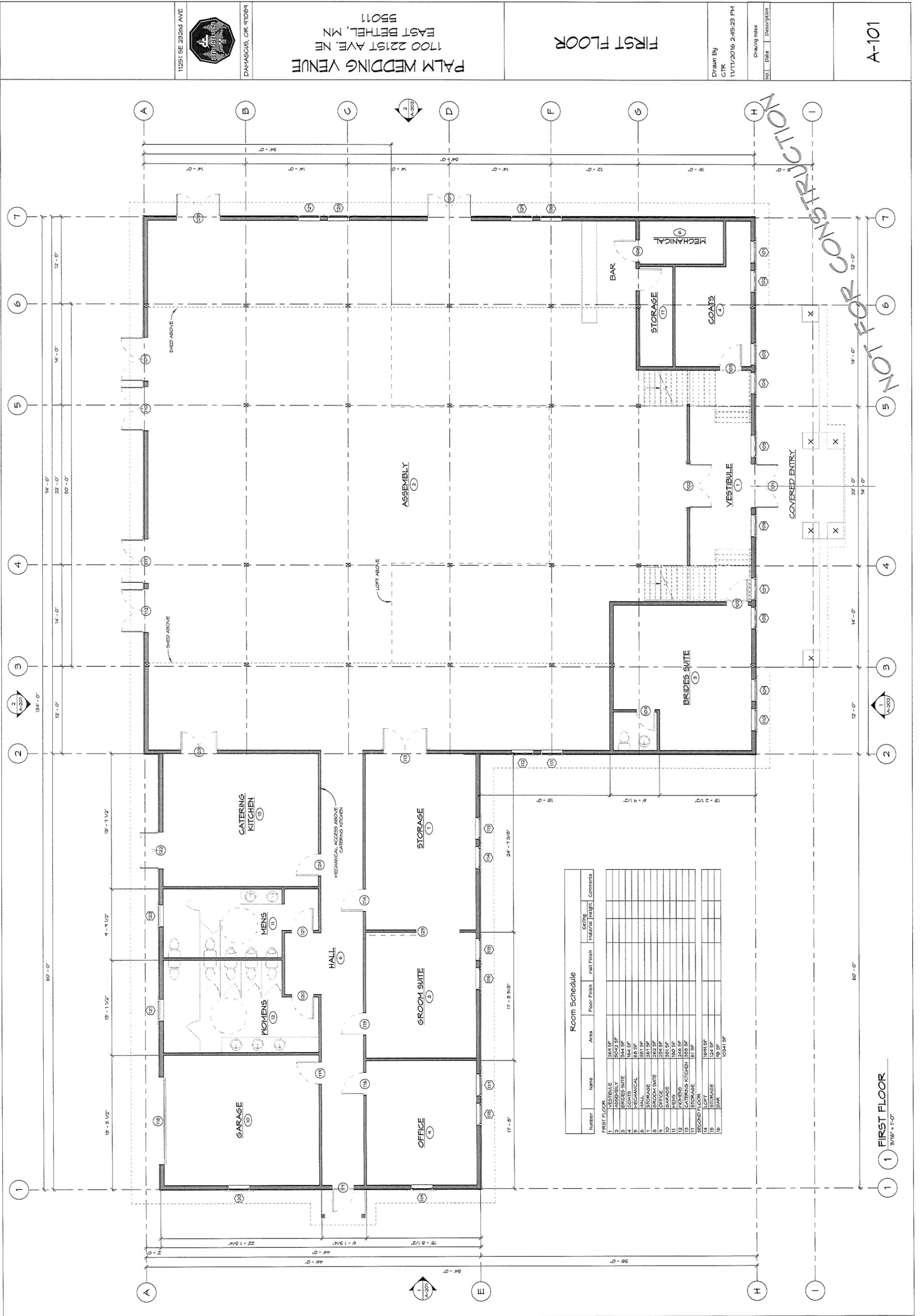
2 FRONT RIGHT



3 REAR LEFT



4 REAR RIGHT



11251 SE 282nd AVE  
 1700 221ST AVE, NE  
 EAST BETHEL, MN  
 55011



DAMASCUS, OR 97034

FIRST FLOOR

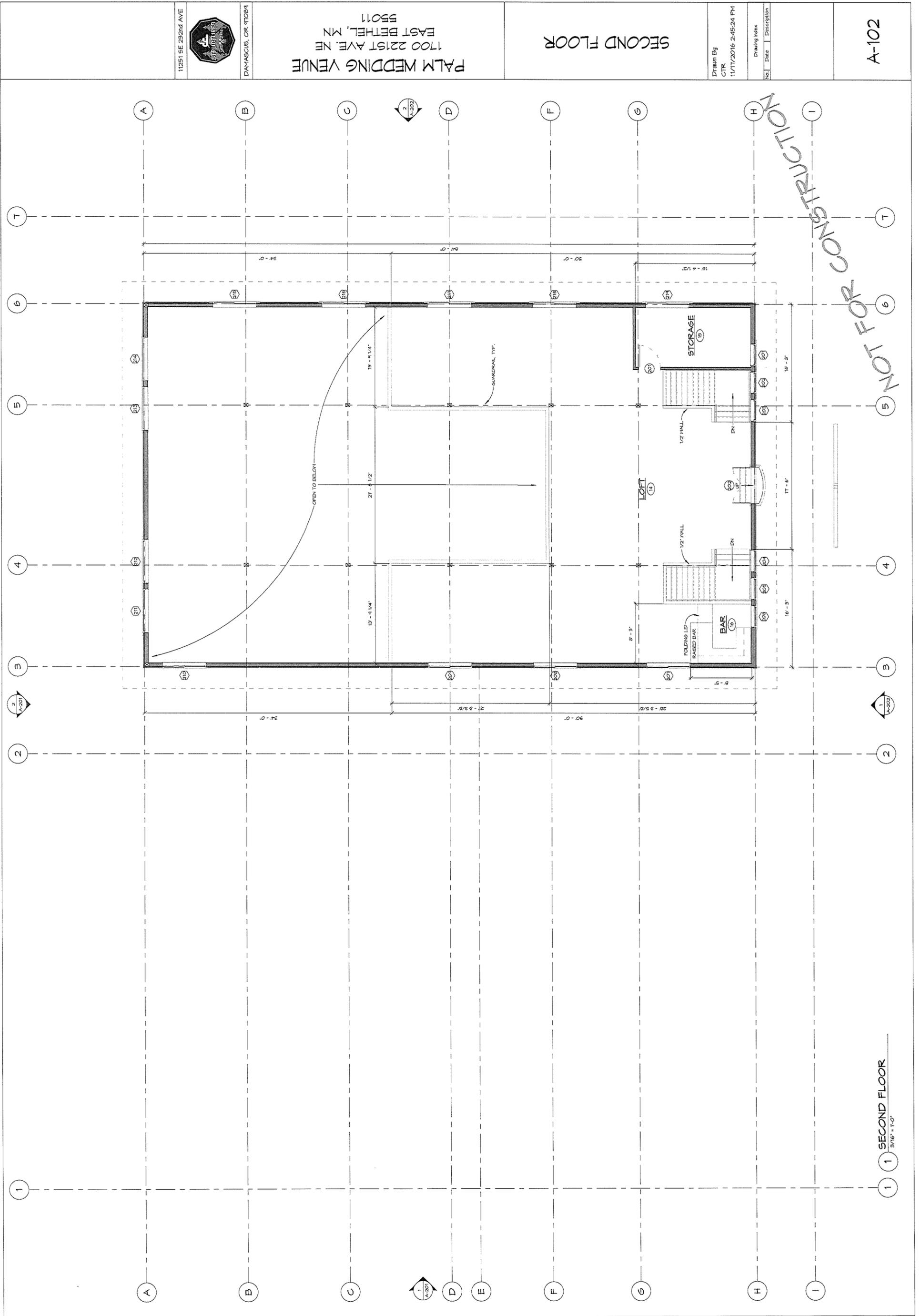
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 CTR  
 11/17/2016 2:45:23 PM

Drawing Index  
 No. Date Description

A-101

1 FIRST FLOOR  
 3/16" = 1'-0"

NOT FOR CONSTRUCTION



11251 SE 232ND AVE  
**STRUTTLER**  
 DAMASCUS, OK 74031  
 PALM WEDDING VENUE  
 1700 221ST AVE, NE  
 EAST BETHEL, MN  
 55011

**SECOND FLOOR**

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 No. Date Description

A-102

**1 SECOND FLOOR**  
 3/16" = 1'-0"

**NOT FOR CONSTRUCTION**

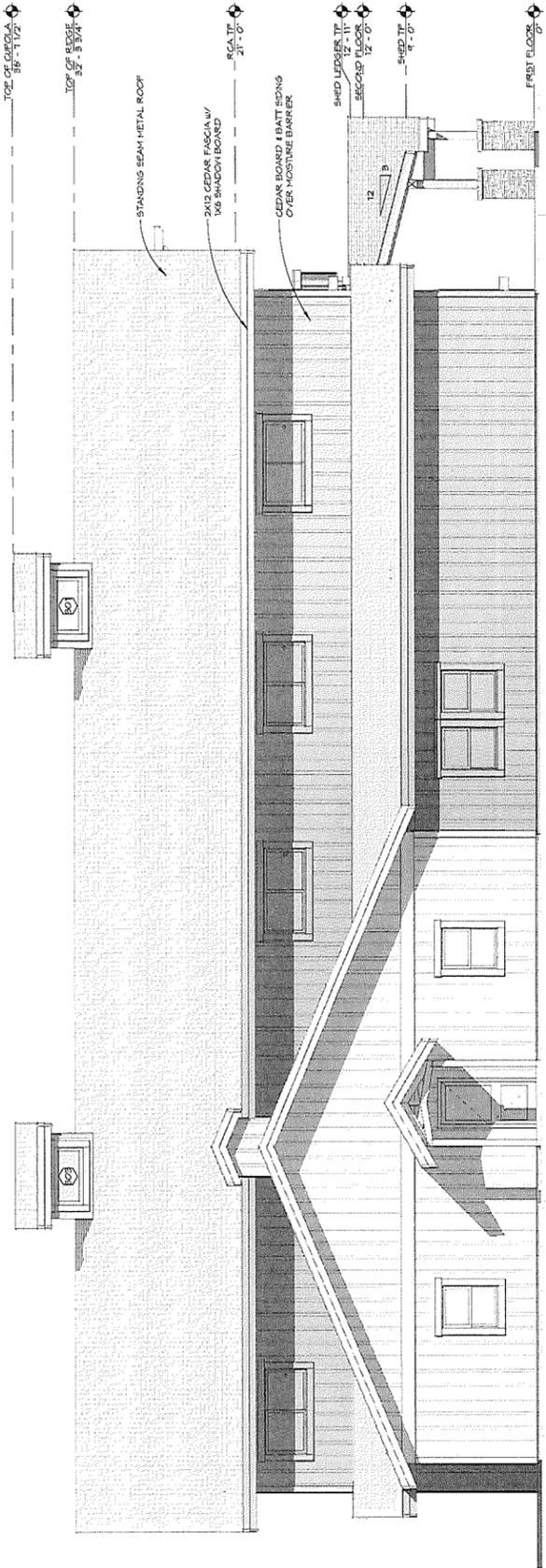
11251 SE 232nd AVE  
  
 DAMASCUS, OR 97084

PALM WEDDING VENUE  
 1700 221ST AVE, NE  
 EAST BETHEL, MN  
 55011

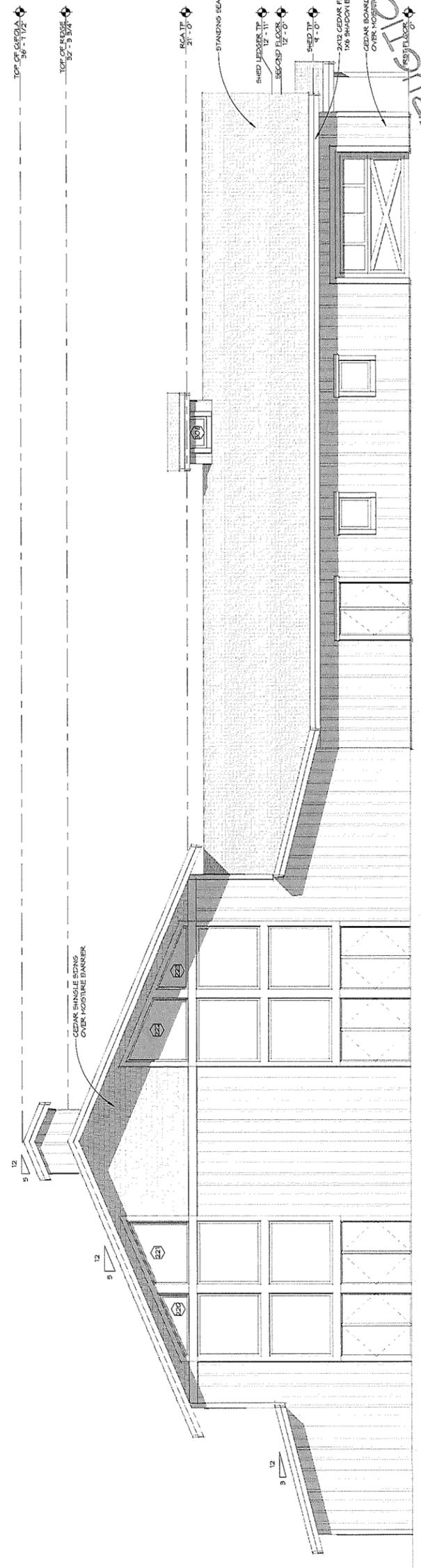
ELEVATIONS

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Drawing Index	No.   Date   Description

A-201



1 LEFT  
 3/16" = 1'-0"



2 REAR  
 3/16" = 1'-0"

NOT FOR CONSTRUCTION

11251 SE 232ND AVE



DANASCOUS, OR 97084

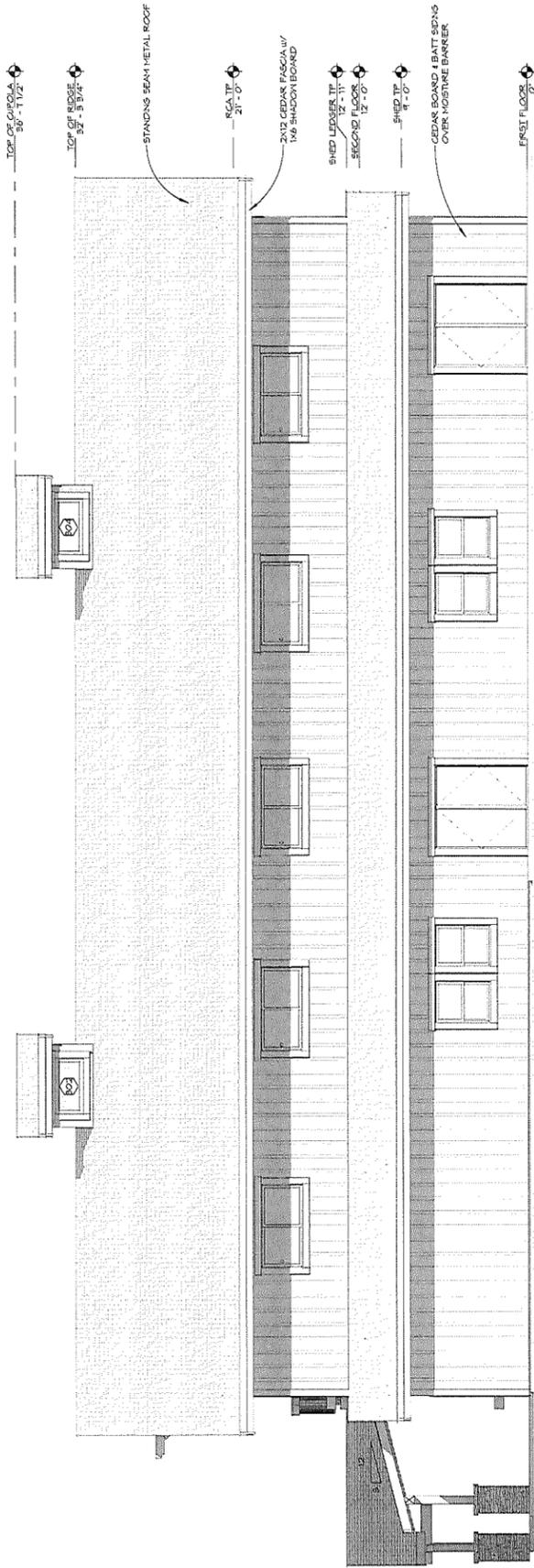
PALM WEDDING VENUE  
1700 221ST AVE, NE  
EAST BETHEL, MN  
55011

ELEVATIONS

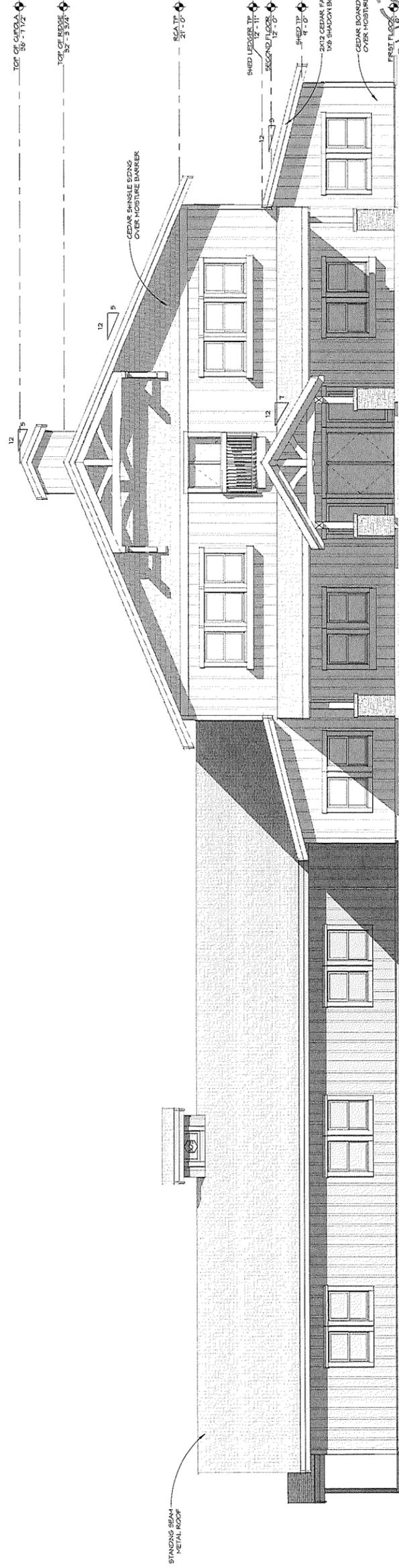
Drawn By  
CTR  
11/17/2016 2:45:41 PM

No.	Date	Description

A-202



2 RIGHT  
3/16" = 1'-0"



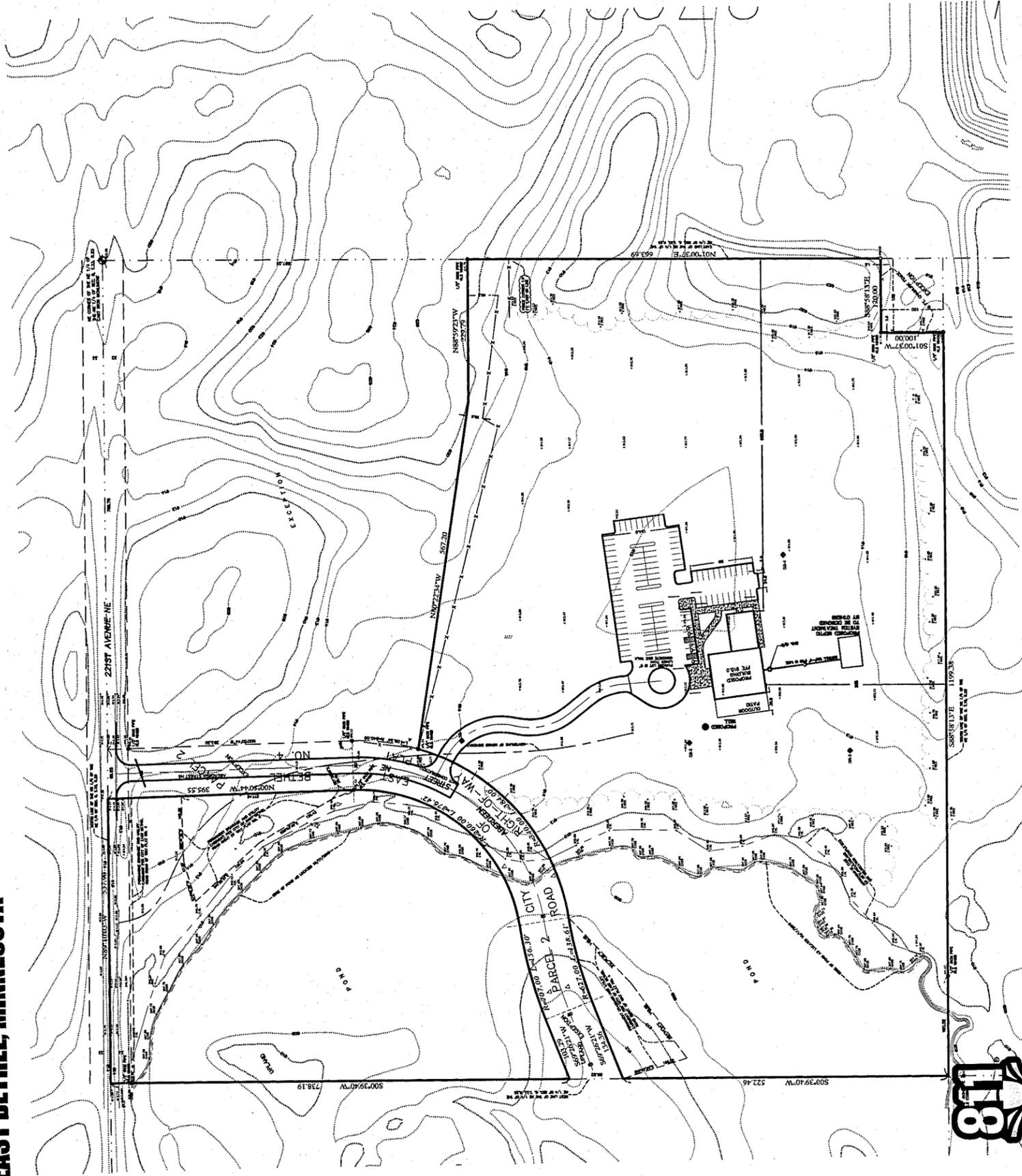
1 FRONT  
3/16" = 1'-0"

NOT FOR CONSTRUCTION

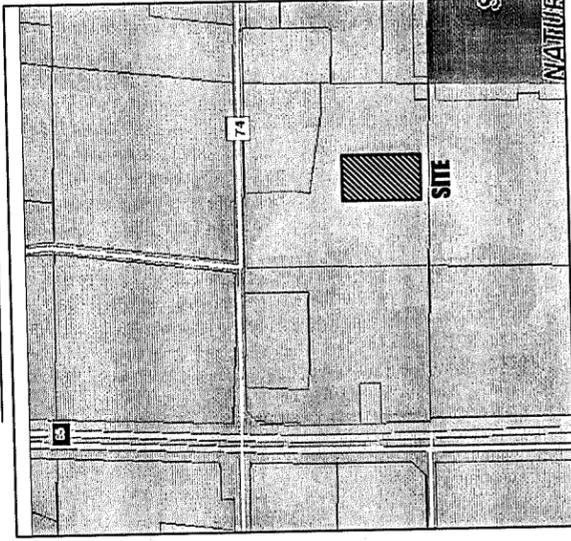
# HIDDEN PRAIRIE WEDDING & EVENTS

## TITLE SHEET, NOTES & LEGEND

EAST BETHEL, MINNESOTA



VICINITY MAP



### SHEET INDEX

- C1 TITLE SHEET, NOTES & LEGEND
- C2 ABERDEEN STREET NE
- C3 GRADING AND DRAINAGE

DATE	REVISION DESCRIPTION
NOVEMBER 15, 2016 <td>ORIGINAL DATE</td>	ORIGINAL DATE

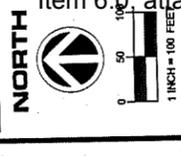
DATE: 11.15.2016  
 L.C. NO. 18227  
 CHARLES W. PLOWE  
 L.L.C.

TITLE SHEET, NOTES & LEGEND  
 EAST BETHEL, MINNESOTA  
 HIDDEN PRAIRIE WEDDING & EVENTS

PREPARED FOR:  
 CLASSIC CONSTRUCTION



SITE PLANNING & ENGINEERING  
**PLOWE ENGINEERING, INC.**  
 8776 LAKE DRIVE  
 SUITE 100  
 UNO LAKES, MN 55074  
 PHONE: (651) 384-8210  
 FAX: (651) 381-8701



Item 6.0 attachment 4  
**61**

LEGEND	DESCRIPTION
—	PROPOSED WATER PIPE
—	PROPOSED SANITARY SEWER PIPE
—	PROPOSED STORM SEWER PIPE
—	PROPOSED DRAIN TILE AND CLEAN-OUT
—	PROPOSED LIGHT POLE
—	PROPOSED STORM MANHOLE
—	PROPOSED CATCH BASIN
—	PROPOSED FLARED-END SECTION
—	PROPOSED GATE VALVE
—	PROPOSED HYDRANT
—	PROPOSED SANITARY SEWER MANHOLE
—	PROPOSED CONTOUR
—	PROPOSED SPOT ELEVATION (GUTTERLINE, BIRMINGHAM SURFACE OR OTHER SURFACE UNLESS OTHERWISE NOTED)
—	PROPOSED SILT FENCE
—	PROPOSED DIRECTION OF DRAINAGE
—	PROPOSED CONCRETE
—	PROPOSED RIP-RAP
—	PROPOSED INLET PROTECTION
—	EXISTING OVERHEAD ELECTRIC
—	EXISTING UNDERGROUND TELEPHONE
—	EXISTING UNDERGROUND CABLE
—	EXISTING TELEPHONE PEDESTAL
—	EXISTING ELECTRICAL PEDESTAL
—	EXISTING CABLE PEDESTAL
—	EXISTING UTILITY POLE
—	EXISTING LIGHT POLE
—	EXISTING STORM SEWER
—	EXISTING WATER MAIN
—	EXISTING SANITARY SEWER
—	EXISTING STORM MANHOLE
—	EXISTING FLARED-END SECTION
—	EXISTING GATE VALVE
—	EXISTING HYDRANT
—	EXISTING WELL
—	EXISTING SANITARY SEWER MANHOLE
—	EXISTING CONTOUR
—	EXISTING SPOT ELEVATION
—	EXISTING FENCE
—	EXISTING WETLAND



DATE	REVISION DESCRIPTION
NOVEMBER 15, 2016	
ORIGINAL DATE	
C.W.P.	
PROJ. NO.	
R.K.A.	

I hereby certify that this plan 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.  
 CHARLES W. PLOWE  
 LIC. NO. 18227  
 DATE: 11.15.2016

**HIDDEN PRAIRIE WEDDINGS & EVENTS**  
 EAST BETHEL, MINNESOTA  
 ABERDEEN STREET NE

PREPARED FOR:  
 CLIENT NAME??



**PLOWE ENGINEERING, INC.**  
 SITE PLANNING & ENGINEERING  
 5774 LAKE DRIVE  
 SUITE 110  
 LINO LAKES, MN 55014  
 PHONE: (651) 361-8210  
 FAX: (651) 361-8701

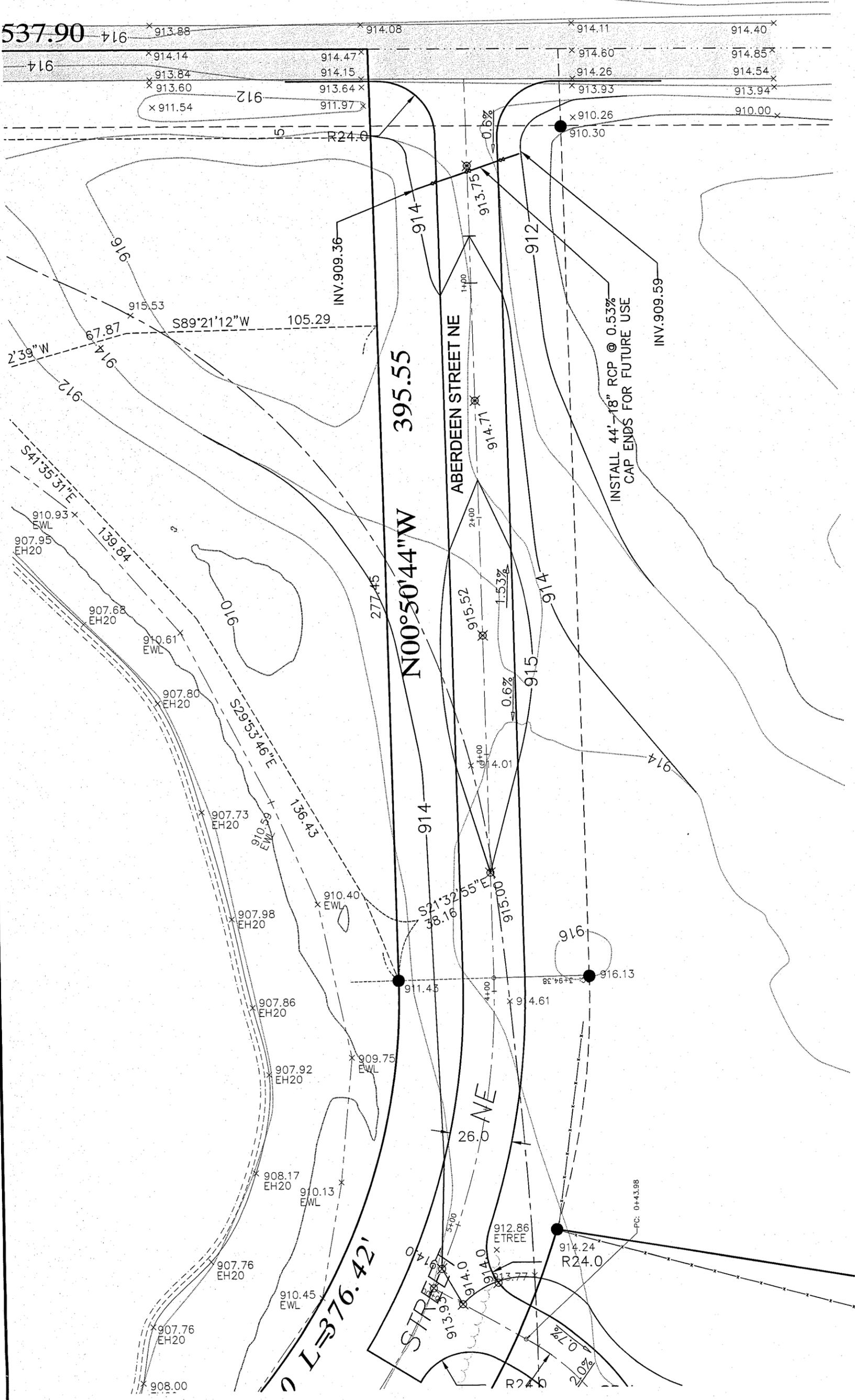


1 INCH = 20 FEET  
 0 10 20

**G2**

Item 6.0, attachment 4

537.90



**ABERDEEN STREET NE**  
**HIDDEN PRAIRIE WEDDINGS & EVENTS**

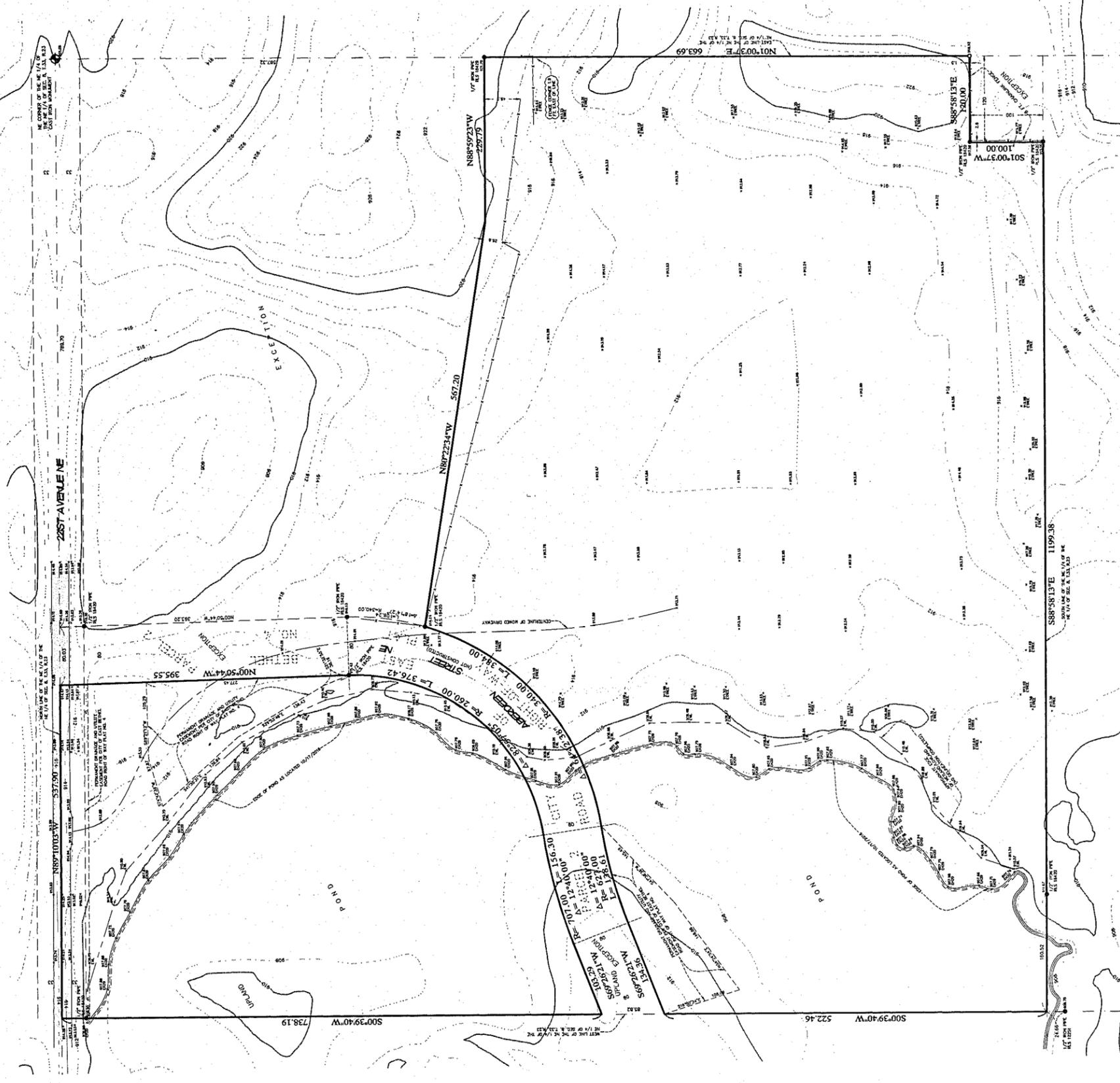


Know what's below.  
 Call before you dig.



1481481

NO.	DATE	DESCRIPTION	BY
1			
2			
3			



# CERTIFICATE OF SURVEY

for CLASSIC CONSTRUCTION  
of HIDDEN PRAIRIE WEDDINGS SITE

### PROPERTY DESCRIPTION:

The Northeast Quarter of the Northeast Quarter of Township 33, Range 23, Anoka County, Minnesota, containing 100 feet of the east 120 feet of said Northeast Quarter of the Northeast Quarter described as follows:

Beginning at the northeast corner of said Northeast Quarter of the Northeast Quarter; thence South 01 degree 00 minutes 37 seconds, west 100 feet to an iron monument found as listed; thence North 88 degrees 59 minutes 22 seconds, west a distance of 229.79 feet; thence North 80 degrees 22 minutes 34 seconds, west a distance of 108.24 feet; thence North 08 degrees 24 minutes 27 seconds, west a distance of 346.00 feet to a central angle of 18 degrees 14 minutes 27 seconds and chord which bears S55 degrees 10 minutes 03 seconds, west a distance of 333.21 feet to the north line of said Northeast Quarter of the Northeast Quarter; thence South 89 degrees 10 minutes 03 seconds, west a distance of 782.70 feet to the point of beginning.

Also EXCEPT Parcel 2, CITY OF EAST BETHEL, ROAD RIGHT OF WAY PLAT NO. 4, Anoka County, Minnesota.

### NOTES:

- Field survey was completed by E.C. Rud and Sons, Inc. on 10/17/2016.
- Bearings shown are on Anoka County datum.
- This survey was prepared using an Old Republic National Title Insurance Company Commitment for Title Insurance, File No. 62583, Supplement No. 1, Issue dated 6/6/2016.
- Contours shown on this survey are MN-DNR Lidar, supplemented with additional field survey notes.
- BENCHMARK: Anoka County Benchmark No. 2025. Elevation = 919.76 (NAD 83 datum)
- Parcel ID No: 08-33-23-11-0005.

### LEGEND

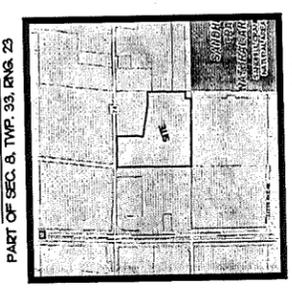
- DENOTES IRON MONUMENT FOUND AS LISTED
- DENOTES IRON MONUMENT NOT FOUND AS LISTED
- ⊕ DENOTES ANCHORING SCREW
- ⊗ DENOTES ANCHORING SCREW ELEVATION
- ⊙ DENOTES EXISTING CONTOURS (LIDAR)
- DENOTES TREE LINE
- DENOTES FENCE
- DENOTES BITUMINOUS SURFACE



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

JAMES E. RUD  
Date: 10/31/2016 License No. 41578

### VICINITY MAP



NORTH

**E.C. RUD & SONS, INC.**  
Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014  
www.ecrud.com  
Tel: (651) 361-8200 Fax: (651) 361-8701