

WARNING

Confirm property may be Redeveloped prior to demolition
A demolition permit provides no Assurance of permitted future uses

Established in 1962
LOT SURVEYS COMPANY, INC.
 LAND SURVEYORS
 REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA
 7601 73rd Avenue North (763) 560-3093
 Minneapolis, Minnesota 55428 Fax No. 560-3522

Surveyors Certificate

DONNAY HOMES

Property located in Section 33, Township 117, Range 21, Hennepin County, Minnesota

INVOICE NO. 77365
 F.B.NO. 1024-39
 SCALE: 1" = 30'

- Denotes Found Iron Monument
- Denotes Iron Monument
- Denotes Wood Hub Set for excavation only

- x000.0 Denotes Existing Elevation
- 000.0 Denotes Proposed Elevation
- ↖ Denotes Surface Drainage

NOTE: Proposed grades are subject to results of soil tests.

Proposed building information must be checked with approved building plan and development or grading plan before excavation and construction. Proposed grades shown on this survey are interpolations of proposed contours from the drainage, grading and/or development plans.

NOTE: The relationship between proposed floor elevations to be verified by builder.

- Proposed Top of Block
- Proposed Garage Floor
- Proposed Lowest Floor
- Type of Building

Impervious Coverage

Boundary Area = 32,765 sq ft±
 Existing Building = 2,195 sq ft±
 Front Stoop and Walks = 334 sq ft±
 Concrete Driveway = 344 sq ft±
 Bituminous Driveway = 1,594 sq ft±
 Brick Walls = 104 sq ft±
 Shed = 125 sq ft±
 Concrete Patio = 555 sq ft±
 Total Coverage = 5,251 sq ft±
 Percentage = 16.0%

Average Setback of Block

No. 5801 = 128.0
 No. 5805 = 128.3
 No. 5807 = 128.6
 No. 5813 = 126.5
 No. 5817 = 127.5
 No. 5216
 Benton Ave = 127.4

Average Setback = 127.7

Peak No. 5808
981.6

Bernard Place

peak el
978.1

Conditions of Demolition/Moving

- ✓ 4' construction fencing shall enclose existing basement perimeter and excavations with slopes steeper than 1:1. Attach fencing to minimum 5' posts buried 1' and spaced at a maximum 10' on center.
- ✓ Enclose stockpiled soils with properly installed silt fencing.
- ✓ Property must be restored within sixty (60) days of building demolition/move – utilities abandoned at the property line with a permit, foundation demolished with a separate permit, debris removed, demolition excavation filled to match adjacent grade and seed or sod placed and maintained at disturbed areas OR a permit must be issued for a new structure within sixty (60) days of the building demolition/move.

The only e client.
 We hereby the bound visible enc

Surveye

Rev

File Name

chp-22-1fb102439inv77365existing.dwg

Benchmark: Top Nut Hydrant at Grove Street and Bernard Place
 Elevation = 956.80 NGVD 1929 datum

Lot 22, Block 1, CODES HIGHVIEW PARK
 Hennepin County, Minnesota

Signed

Charles F. Anderson, Minn. Reg. No. 21753 or
 Gregory R. Prasch, Minn. Reg. No. 24992

5807 BERNARD PL