

#131530

#131530 7-22-14  
04.116.21.23.0039

**FOUNDATION AS-BUILT**

6421 Rolf Avenue, Edina, MN

- LEGEND**
- MONUMENT FOUND
  - IRON PIPE MONUMENT SET
  - WOOD HUB SET
  - DENOTES DRAINAGE ARROW
  - X 1027.7 EXISTING SPOT ELEVATION
  - (1027.76) PROPOSED ELEVATION
  - 1027.76 AS-BUILT ELEVATION
  - ~ PROPOSED CONTOURS
  - - - EXISTING CONTOURS
  - ⊕ FIRE HYDRANT
  - ☒ CATCH BASIN
  - Ⓢ SEWER MANHOLES
  - ☐ MB MAILBOX
  - xc- CHAIN LINK FENCE
  - ☒ UTILITY PEDESTAL
  - ☀ LIGHT POLE
  - xw- WOOD FENCE
  - ☁ DECIDUOUS TREE
  - ☒ TREE TO BE REMOVED
  - ☐ CONCRETE SURFACE
  - OHU- OVERHEAD UTILITIES



**LEGAL DESCRIPTION:**

Lot 19 and the South Half of Lot 20, Block 11, NORMANDEALE SECOND ADDITION, according to the recorded plat thereof, on file and of record in the Office of the Hennepin County Recorder.

**PROPOSED ELEVATIONS:**

FIRST FLOOR = 957.40  
TOP OF FOUNDATION = 955.60  
GARAGE FLOOR = 955.10  
BASEMENT FLOOR (FB) = 946.60

**LOT AREA SQUARE FOOTAGE:**  
10123 SQUARE FEET

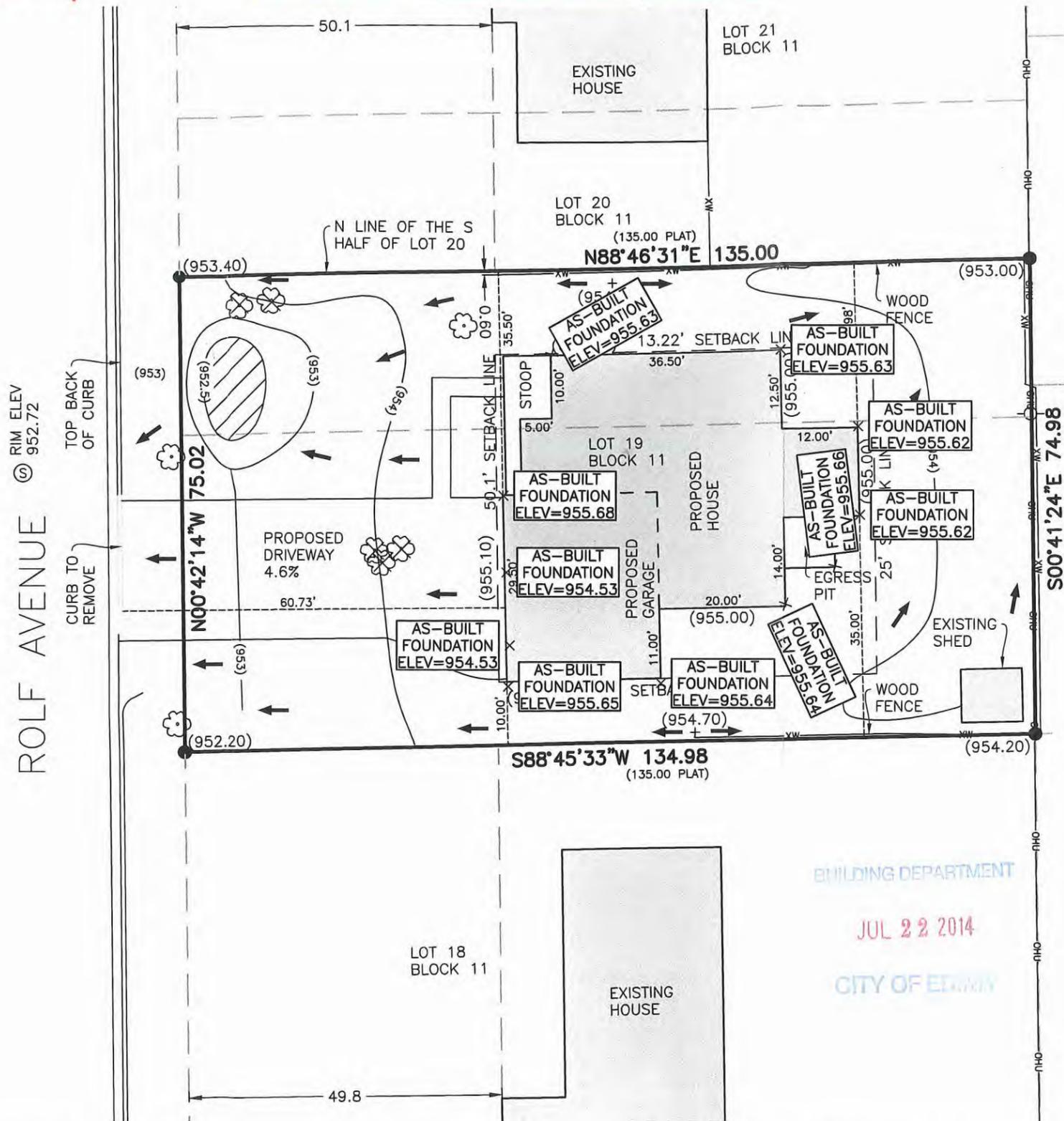
**APPROXIMATE SQUARE FOOTAGE\*:**  
PROPOSED BUILDING AREA = 2123  
PROPOSED DRIVEWAY AREA = 1430

**SET BACK REQUIREMENTS:**

- 50.1' (FRONT SETBACK IS THE AVERAGE OF THE FRONT STREET SETBACKS OF THE DWELLING UNITS ON THE TWO ABUTTING LOTS)
- 10' GARAGE SIDE SETBACK
- 13.22' HOUSE SIDE (MINIMUM 10' SIDE HOUSE TO PROPERTY LINE. THE REQUIRED SIDE YARD SETBACK IS INCREASED BY 6 INCHES FOR EACH FOOT THE BUILDING EXCEEDS 15'.)
- 25' REAR HOUSE TO PROPERTY LINE

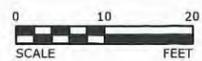
**SURVEYOR:**

Stonebrooke Engineering, Inc.  
12279 Nicollet Ave. S.  
Burnsville, MN 55337  
Phone: 952-402-9202  
Fax: 952-403-6803  
www.stonebrookeengineering.com



Jul 18, 2014 10:49am S:\PROJECTS\SURVEY\0316\_Custom\_Homes\_ILC\Normandale 2nd Addition\Cadd\_Files\Lot 19 Block 11 FAB.dwg

REV. NO.	DATE	BY	CHK	DESCRIPTION



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.

*Arnon J. Magas*  
Arnon J. Magas LIC. NO. 45507 DATE 07-18-2014

DESIGNED  
AJM  
DRAWN  
JPG  
CHECKED  
AJM



BUILDING DEPARTMENT  
JUL 22 2014  
CITY OF EDINA

FOUNDATION AS-BUILT	SHEET
LOT 19 & S HALF OF LOT 20, BLOCK 11	1 OF
NORMANDEALE 2ND ADDITION	1