Carol Creekmore DR

CERTIFICATE OF SURVEY

McNAMARA RESIDENCE
6201 CRESCENT DRIVE

PROJECT NO.	200303
DATE	JULY 7, 2003
REVISIONS	
BOOK	
PAGE	

I HEREBY CERTIFY THAT THIS SURVEY 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.

FRANK R. CARDARELLE REG. NO. 6508

Date 12.8.03
By
City of Edina Bldg. Dept.

Land Surveyor
Frank R. Cardarelle
6440 FLYING CLOUD DRIVE EDEN PRAIRIE, MN

CONCEPT APPROVED
If 24374

SILT FENCING IS REQUIRED

DESCRIPTION:
LOT 1, BLOCK 5, VALLEY HEIGHTS, HENN. CO, MN.

SCALE IN FEET
0 20 40 60

Red Indicates New Proposed Structure

CRESCENT DRIVE

S 89°41' 18" W 204.31
N 88°51'E 210.00
S 01°07' 50" E 130.00
N 01°25' 07" E 130.00

RAILROAD

TOP BANK
OVERHEAD ELECTRIC HI LINES
25' REAR BLDG SETBACK
10' SIDE SETBACK (LIVING SPACE) 11.75
5' SIDE SETBACK (GARAGE)
CH LINK FENCE
EDGE WOODS +/-
ST RET WALL
CONC WALK
CONC DRIVE
BIT DRIVE
BRICK PLANTR
PROPOSED DRIVE
SCATTERED TREES
PROPOSED ADDITION
PROPOSED GARAGE
724 SF
AVERAGE ADJ FRONT SETBACK
EXIST HOUSE #6209
EXIST HOUSE #6201
EXIST HOUSE #6125
GFE=931.0
FFE=924.4
FFE=932.5
FFE=932.5
SHED
DECK
PORCH
STEPS
FURN
BNCH
TRWL
ASSUMED BM
TR=930.0
SNH
HYD
PP
TPH
TPL
ASH
MPL
BSWD
BWLNT
OAK
LOCST
CONC
STEP
FLGST
RET WALL

= EXISTING SPOT ELEVATION
X(998.0) = PROPOSED SPOT ELEVATION
= DIRECTION SURFACE DRAINAGE

LOT AREA = 26590 SF/ 0.61 AC
X 25% = 6647 SF ALLOW. STRUCTURE
EXIST HOUSE = 1900± SF
PROPOSED ADDTNS = 1156 SF
TOTAL = 3056 SF 12%