SITE ADDRESS: 6012 HANSEN RD.
EDINA, MN 55436

33.117.21.33.0051

FINAL AS-BUILT FOR:
BELLA CUSTOM HOMES

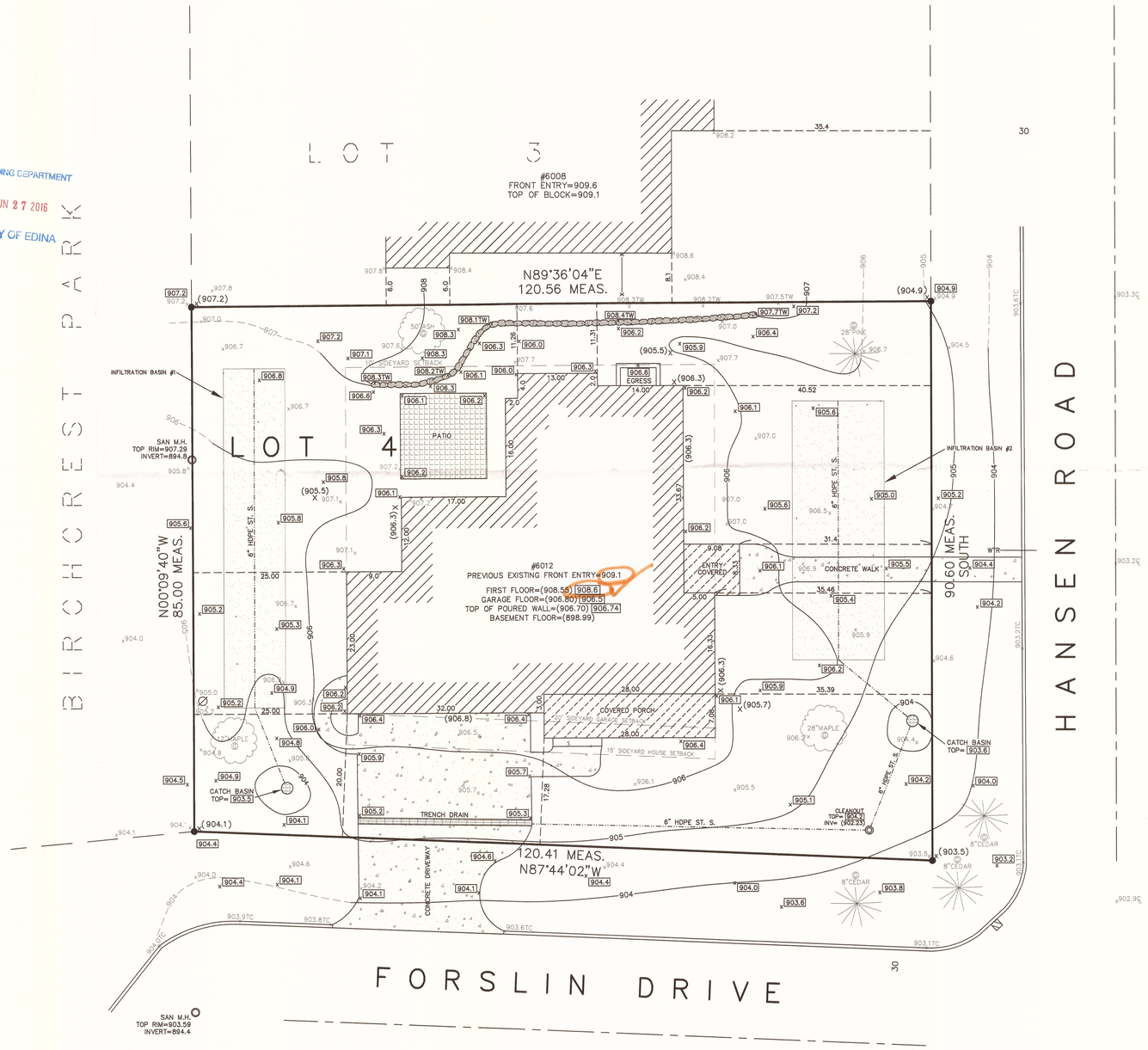
OFFICE COPY

Legend

—x——x—	Fence
——WTR——	Water Main
Ⓖ	Tree Condition – Good
Ⓟ	Tree Condition – Poor
⧅	Catch Basin
o	Sanitary Manhole
Ø	Power Pole
	As-Built Boulder Retaining Wall
x900.0	Existing Elevation
x900.0TC	Top of Curb Elevation
x900.0TW	Top of Wall Elevation
--900--	Existing Contour
—900—	As-Built Contour
x(900.0)	Proposed Elevation
x 900.0	As-Built Elevation
●	Denotes Iron Monument Found
○	Denotes Set, 1/2" x 14" Iron Pipe w/ Plastic Cap Inscribed R.L.S. 15230.

BUILDING DEPARTMENT
JUN 27 2016
CITY OF EDINA

KPA O.K. 6/29/16
LG 6/29/16
PA 7/6/16



SCALE: 1 INCH = 10 FEET

PROPOSED AREA CALCULATION:

Lot Area = 10,574 SF

IMPERVIOUS SURFACE:

House = 2,374 SF
Patio Less 150 SF Allowance = 46 SF
Covered Entry Less 50 SF Allowance = 24 SF

Total = 2,444 SF
= 23.1%

AS-BUILT AREA CALCULATION:

OFFICE COPY

Lot Area = 10,574 SF

IMPERVIOUS SURFACE:

House = 2,374 SF
Covered Porch Less 150 SF Allowance= 148 SF
Covered Entry Less 50 SF Allowance = 24 SF
Portion of Walks Over 4' Wide = 30 SF
Patio Less 150 SF Allowance = 45 SF

Total = 2,621 SF
= 24.8%

PROPERTY DESCRIPTION:

Lot 4, Block 2, BIRCHCREST ADDITION,
Hennepin County, Minnesota.

BENCHMARK:

T.N.H. at the NE Corner of Forslin Dr. and Hansen Rd.
Elevation = 906.49.

NOTES:

- All existing building dimensions are measured to the finished siding and not the building foundation.
- No Search Was Made For Any Easements.
- The location of all utilities shown are from observed evidence in the field and from plans furnished by the utility companies and are approximate. Utility companies should be notified for exact location before doing any excavation.

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.

W. BROWN LAND SURVEYING, INC.

Woodrow A. Brown, R.L.S. MN REG 15230

Dated: 06-20-2016

W. BROWN LAND SURVEYING, INC.
8030 Cedar Avenue So., Suite 228.
Bloomington, MN 55425
Bus: (952) 854-4055
Fax: (952) 854-4268

Drawing: 124-16	Date: 06-20-2016	1 of 1
	Scale: 1 Inch = 10 Feet	

JOB NO. 124-16 148/35 REF: 124-16, 218-15, 163-15 148/12