

ADDRESS: 5312 FORSLIN AVENUE

FOUNDATION AS-BUILT

FOR

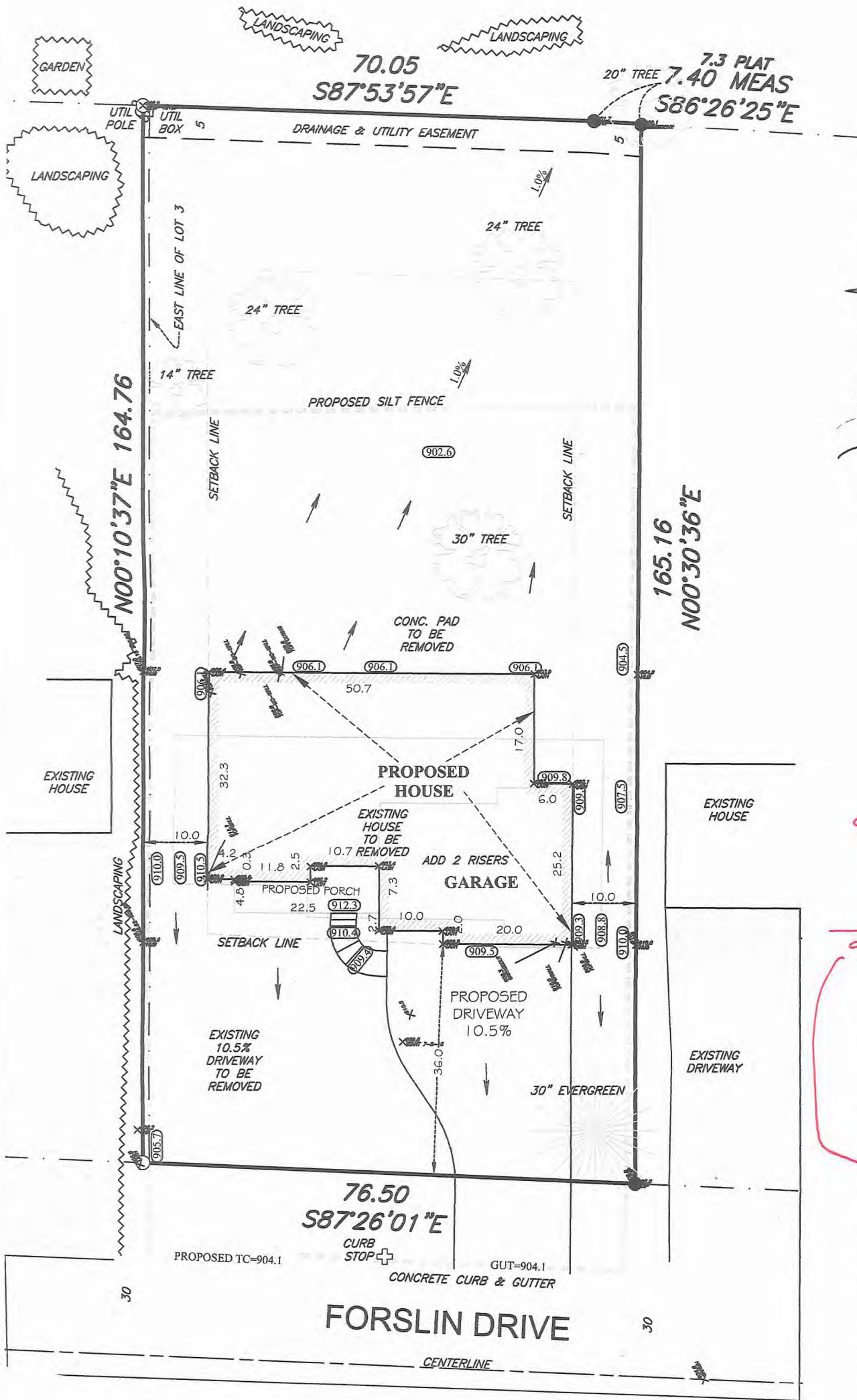
MJL HOMES LLC

#148297
33.117.21.33.0045

BUILDING DEPARTMENT

SEP 20 2016

CITY OF EDINA



- Ⓜ DENOTES MAILBOX
- DENOTES IRON PIPE MONUMENT SET
- DENOTES FOUND IRON PIPE MONUMENT
- ↔ DENOTES PROPOSED DRAINAGE DIRECTION
- ⊕ DENOTES SERVICE LOCATION
- DENOTES WOOD HUB
- 000.0 DENOTES EXISTING ELEVATION
- 000.0 DENOTES PROPOSED ELEVATION
- 000 DENOTES EXISTING CONTOUR
- 000 DENOTES PROPOSED CONTOUR
- ☼ DENOTES DECIDUOUS TREE
- DENOTES EVERGREEN TREE

SETBACK INFORMATION:

FRONT - AVERAGE OF THE HOUSES ON EITHER SIDE = 36'
 SIDE YARD - 5'
 REAR YARD - 25'

911.1000 sub
 .1250
 1.5000
 .0625

 912.7875 OK



EXISTING LOWEST OPENING = WALKOUT DOOR = 903.9
 PROPOSED LOWEST OPENING = LOOKOUT WINDOW TOP OF CONC. = 906.6

EXISTING GARAGE FLOOR ELEV. = 910.2
 PROPOSED GARAGE FLOOR ELEV. = 909.5

EXISTING FIRST FLOOR ELEV. = 911.9
 PROPOSED FIRST FLOOR ELEV. = 912.8

ADD 2 EXTRA STEPS BETWEEN THE HOUSE AND GARAGE

PROPOSED TOP OF WALL ELEV. = 911.0
 PROPOSED GARAGE FLOOR ELEV. = 909.5
 PROPOSED BASEMENT FLOOR ELEV. = 902.8

AS-BUILT TOP OF WALL ELEV. = 911.1
 AS-BUILT TOP OF GARAGE CUT ELEV. = 909.3
 AS-BUILT TOP OF LOOKOUT WALL ELEV. = 906.8
 AS-BUILT TOP OF FOOTING ELEV. = 902.6

NOTE: THE ELEVATION DIFFERENCE BETWEEN THE BASEMENT FLOOR AND THE HOUSE TOP OF WALL IS 8.2'

PROPERTY DESCRIPTION

LOT 4 AND THE EAST 1 FOOT OF LOT 3, BLOCK 1, BIRCHCREST THIRD ADDITION, CITY OF EDINA, HENNEPIN COUNTY, MINNESOTA.

I HEREBY CERTIFY THAT THIS SURVEY 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.

DATE: 9-19-2016

Thomas J. O'Meara

THOMAS J. O'MEARA, LAND SURVEYOR
 MINNESOTA LICENSE NO. 46167

DENOTES BITUMINOUS SURFACE

DENOTES CONCRETE SURFACE

DENOTES GRAVEL SURFACE

DENOTES PROPOSED SILT FENCE

LOT AREA = 12,696 SF
 HOUSE AREA = 1,986 SF
 PORCH AREA = 135 SF

IMPERVIOUS = 2,121 SF = 16.7%

Bohlen
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