

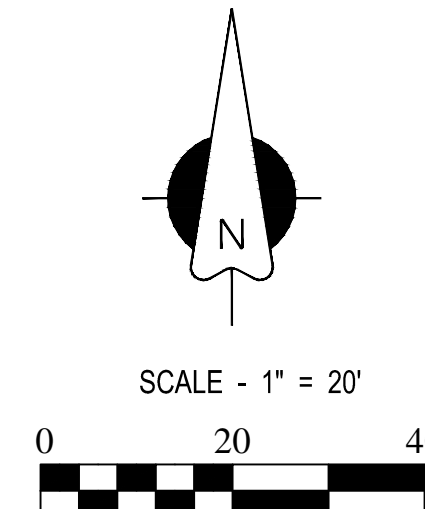
I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Thomas M. Bloom
Thomas M. Bloom

42379
LICENSE NO.

APRIL 25, 2018
DATE:

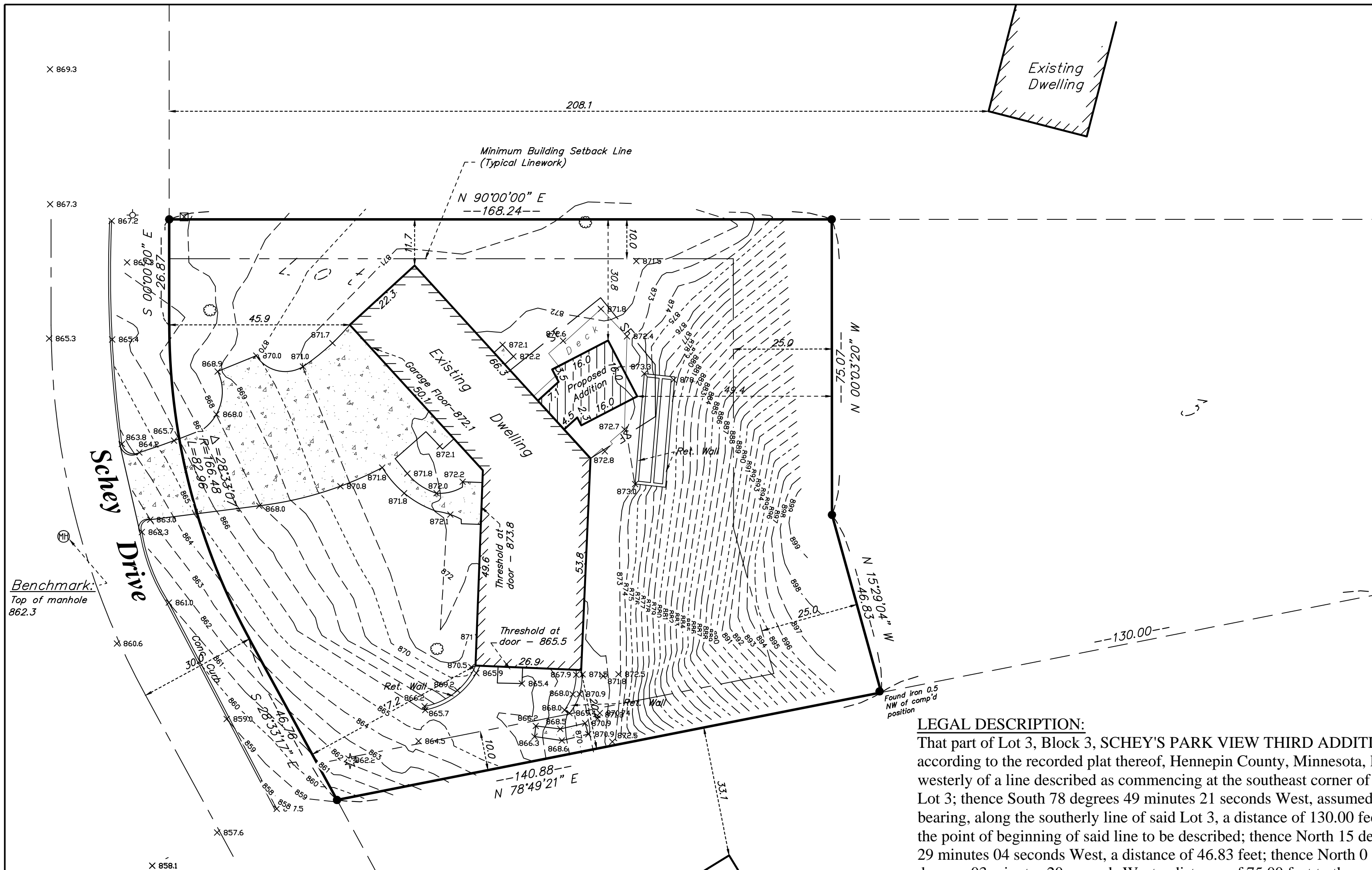
DRAWING ORIENTATION & SCALE



CLIENT NAME / JOB ADDRESS

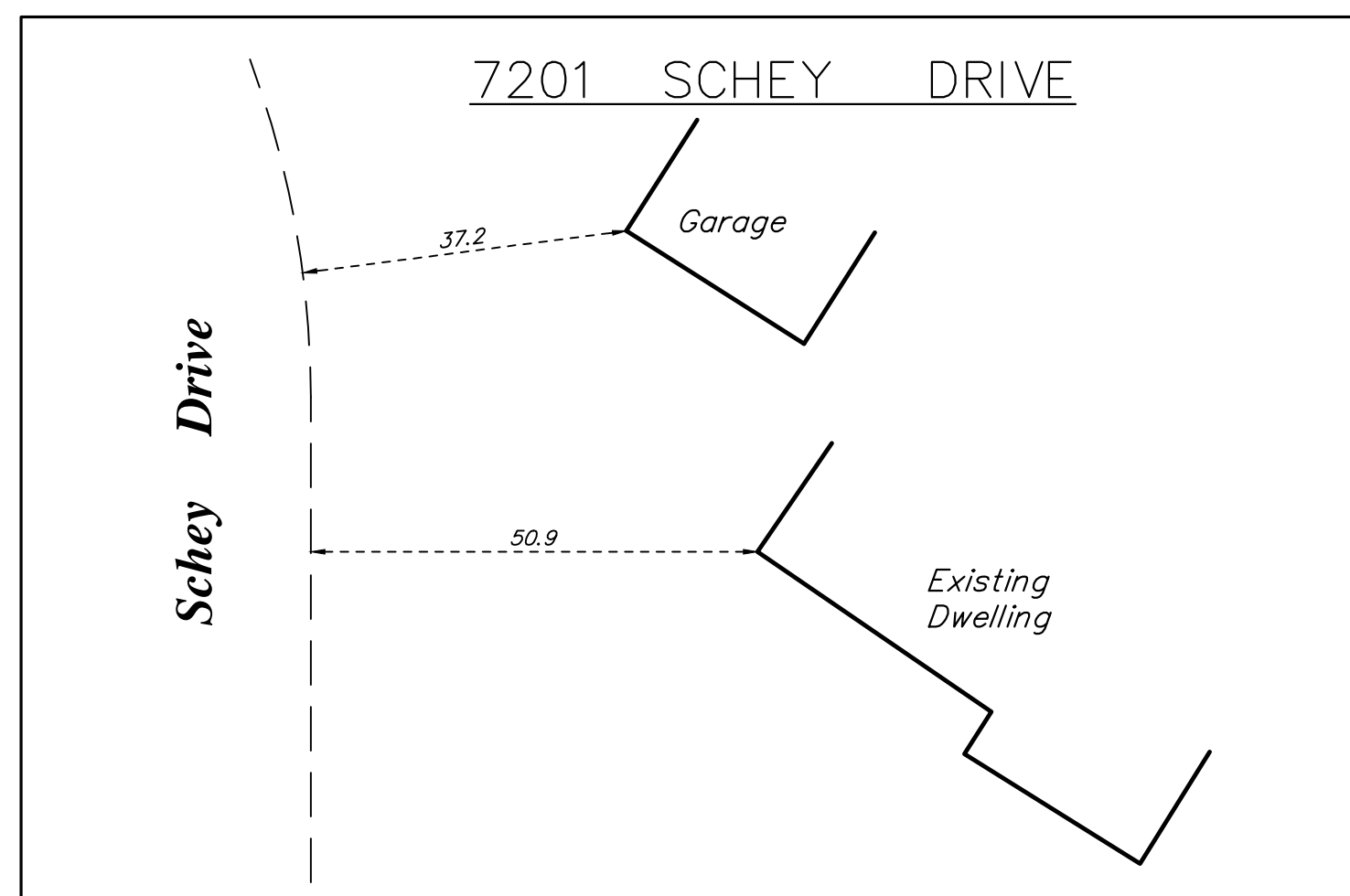
TREHUS ARCHITECTS

7209 SCHEY DRIVE
EDINA, MN



LEGAL DESCRIPTION:

That part of Lot 3, Block 3, SCHEY'S PARK VIEW THIRD ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota, lying westerly of a line described as commencing at the southeast corner of said Lot 3; thence South 78 degrees 49 minutes 21 seconds West, assumed bearing, along the southerly line of said Lot 3, a distance of 130.00 feet to the point of beginning of said line to be described; thence North 15 degrees 29 minutes 04 seconds West, a distance of 46.83 feet; thence North 0 degrees 03 minutes 20 seconds West a distance of 75.00 feet to the north line of said Lot 3, and said line there terminating.



SCOPE OF WORK & LIMITATIONS:

- Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
- Showing the location of observed existing improvements we deem necessary for the survey.
- Setting survey markers or verifying existing survey markers to establish the corners of the property.
- Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with construction.
- Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.
- While we show the building setback lines per our client, we suggest you show this survey to the appropriate city officials to be sure that the setback lines are shown correctly. Do this BEFORE you use this survey to design anything for this site.
- This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
- Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.

STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes iron survey marker, set, unless otherwise noted.

GRADING & EROSION CONTROL NOTES:

BEFORE DEMOLITION AND GRADING BEGIN

- Install silt fence/bio roll around the perimeter of the construction area.
- Sediment control measures must remain in place until final stabilization has been established and then shall be removed. Sediment controls may be removed to accommodate short term construction activity but must be replaced before the next rain.
- A temporary rock construction entrance shall be established at each access point to the site and a 6 inch layer of 1 to 2 inch rock extending at least 50 feet from the street into the site and shall be underlain with permeable geotextile fabric. The entrance shall be maintained during construction by top dressing or washing to prevent tracking or flow of sediments onto public streets, walks or alleys. Potential entrances that are not so protected shall be closed by fencing to prevent unprotected exit from the site.

DURING CONSTRUCTION:

- When dirt stockpiles have been created, a double row of silt fence shall be placed to prevent escape of sediment laden runoff and if the piles or other disturbed areas are to remain in place for more than 14 days, they shall be seeded with Minnesota Department of Transportation Seed Mixture 22-111 at 100 lb/acre followed by covering with spray mulch.
- A dumpster shall be placed on the site for prompt disposal of construction debris. These dumpsters shall be serviced regularly to prevent overflowing and blowing onto adjacent properties. Disposal of solid wastes from the site shall in accordance with Minnesota Pollution Control Agency requirements.
- A separate container shall be placed for disposal of hazardous waste. Hazardous wastes shall be disposed of in accordance with MPCA requirements.
- Concrete truck washout shall be in the plastic lined ditch and dispose of washings as solid waste.
- Sediment control devices shall be regularly inspected and after major rainfall events and shall be cleaned and repaired as necessary to provide downstream protection.
- Streets and other public ways shall be inspected daily and if litter or soils has been deposited it shall promptly be removed.
- If necessary, vehicles, that have mud on their wheels, shall be cleaned before exiting the site in the rock entrance areas.
- Moisture shall be applied to disturbed areas to control dust as needed.
- Portable toilet facilities shall be placed on site for use by workers and shall be properly maintained.
- If it becomes necessary to pump the excavation during construction, pump discharge shall be into the stockpile areas so that the double silt fence around these areas can filter the water before it leaves the site.
- Temporary erosion control shall be installed no later than 14 days after the site is first disturbed and shall consist of broadcast seeding with Minnesota Department of Transportation Seed Mixture 22-111 at 100 lb/acre followed by covering with spray mulch.

SITE WORK COMPLETION:

- When final grading has been completed but before placement of seed or sod an "as built" survey shall be done per Edina requirements to insure that grading was properly done.
- When any remedial grading has been completed, sod or seeding shall be completed including any erosion control blankets for steep areas.
- When turf is established, silt fence and inlet protection and other erosion control devices shall be disposed of and adjacent streets, alleys and walks shall be cleaned as needed to deliver a site that is erosion resistant and clean.

LEGEND

- = CATCH BASIN
- = FIRE HYDRANT
- = POWER POLE
- = MANHOLE
- ⊗ = TELEPHONE PED.
- ⊗ = ELEC. TRANSFORMER
- ⊗ = WELL
- ⊗ = GATE VALVE
- ⊗ = LIGHT POLE
- x—x— = FENCE LINE
- SS— = SANITARY SEWER LINE
- W— = WATER LINE
- G— = GAS LINE
- ST— = STORM DRAIN LINE
- E— = OVERHEAD UTILITY LINE

DATE	REVISION DESCRIPTION
5/5/18	ADD 7201 SCHEY DR
8/1/18	SHOW PROPOSED ADDITION

DATE SURVEYED: APRIL 25, 2018

DATE DRAFTED: APRIL 25, 2018

SHEET TITLE
EXISTING CONDITIONS SURVEY

DRAWING NUMBER
180271 TB

SHEET SIZE **22 X 34**

SHEET NUMBER
S1
SHEET 1 OF 1

PROPOSED HARDCOVER		PROPOSED BUILDING COVERAGE	
House	2,694 Sq. Ft.	House	2,694 Sq. Ft.
Proposed Addition	314 Sq. Ft.	Proposed Addition	314 Sq. Ft.
Conc. Driveway	2,014 Sq. Ft.		
Concrete Surfaces	64 Sq. Ft.		
Ret. Walls	34 Sq. Ft.		
TOTAL EXISTING HARDCOVER	5,120 Sq. Ft.	TOTAL EXISTING HARDCOVER	3,008 Sq. Ft.
AREA OF LOT	21,747 Sq. Ft.	AREA OF LOT	21,747 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	23.5%	PERCENTAGE OF HARDCOVER TO LOT	13.8%

EXISTING HARDCOVER		EXISTING BUILDING COVERAGE	
House	2,694 Sq. Ft.	House	2,694 Sq. Ft.
Existing Deck	554 Sq. Ft.	Existing Deck	554 Sq. Ft.
Conc. Driveway	2,014 Sq. Ft.	Deck Credit	-150 Sq. Ft.
Concrete Surfaces	64 Sq. Ft.		
Ret. Walls	34 Sq. Ft.		
TOTAL EXISTING HARDCOVER	5,360 Sq. Ft.	TOTAL EXISTING HARDCOVER	3,098 Sq. Ft.
AREA OF LOT	21,747 Sq. Ft.	AREA OF LOT	21,747 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	24.6%	PERCENTAGE OF HARDCOVER TO LOT	14.2%