



DESCRIPTION OF PROPERTY SURVEYED
 Lot 20, Block 3, LAKEVIEW OF ORONO, according to the recorded plat thereof, Hennepin County, Minnesota

STANDARD NOTES

- 1) Site Address: 455 North Arm Drive, Orono, Minnesota 55391
 - 2) A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted hereon.
 - 3) Flood Zone Information: X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0285T, effective date of 1/04/2016.
 - 4) Parcel Area Information: Gross Area: 123,930.503 s.f. - 2.84 acres
 - 5) Benchmark: Elevations are based on MN/DOT Geodetic Station Name: Y 117 RESET which has an elevation of: 1013.666 feet (NAVD88).
 - 6) Zoning Information: The current Zoning for the subject property is RR-1B (One Family Rural Residential) per the City of Orono's zoning map dated September 2016. The setback, height, and floor space area restrictions for said zoning designation were obtained from the City of Orono found on their web site on the date of October 10th, 2018 and are as follows:
 Principal Structure Setbacks - Street(s): 50 feet (North Arm Drive)
 Side: 30 feet
 Rear: 50 feet
 Height: 30 feet
 Hardcover: 35 percent of lot area (Tier 3 per City of Orono Stormwater Quality Overlay District Map)
- Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by designers, architect or the likes.
- 7) Utilities: We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.
 - 8) Grading must maintain a minimum 2% slope gradient to accommodate positive drainage.
 - 9) All set offset irons are measured to hundredths of a foot and can be used as benchmarks for construction.
 - 10) Proposed grades shown adjacent to building foundation refers to top of black dirt.
 - 11) Verify sanitary service invert prior to any concrete work.

Development Plan Data - WO

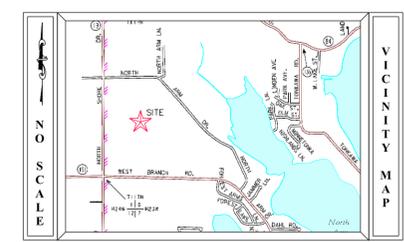
Garage Floor Elevation	= 957.0
Top of Foundation	= 957.3
Basement Floor Elevation	= 948.6

Proposed Elevations - WO

Proposed Garage Floor Elevation	= 957.0
Proposed Top of Foundation Elevation	= 957.3
Proposed Basement Floor Elevation	= 948.6

Asbuilt Elevations

Asbuilt Garage Elevation	= 957.3
Asbuilt First Floor Elevation	= 959.5
Asbuilt Top of Foundation Elevation	= 957.6 (Foundation Asbuilt)
Asbuilt Basement Floor Elevation	= 948.6
Asbuilt Basement Floor Elevation	= 948.6 (Foundation Asbuilt)



BEARINGS ARE BASED ON THE HENNEPIN COUNTY COORDINATE SYSTEM (NAD 83 - 1986 adj.)

SURVEY LEGEND

<ul style="list-style-type: none"> ● CAST IRON MONUMENT ⊕ CATCH BASIN ◁ FLARED END SECTION ◁ GATE VALVE < GUY WIRE ○ HYDRANT ○ SURVEY MONUMENT SET ● SURVEY MONUMENT FOUND △ SURVEY CONTROL POINT ⊙ LIGHT POLE ⊙ POWER POLE ⊙ SANITARY MANHOLE ⊙ SANITARY CLEANOUT ⊙ SIGN ⊙ GROUND ELEVATION ⊙ STORM DRAIN ⊙ STORM MANHOLE ⊙ YARD LIGHT ⊙ A/C UNIT ⊙ WELL 	<ul style="list-style-type: none"> ○ WALKOUT ELEVATION ○ FIRST FLOOR ELEVATION ○ GARAGE FLOOR ELEVATION ○ TOP OF FOUNDATION ELEV. ○ LOWEST OPENING ELEV. ⊙ CABLE TV PEDESTAL ⊙ ELECTRIC TRANSFORMER ⊙ ELECTRIC MANHOLE ⊙ ELECTRIC METER ⊙ GAS METER ⊙ GAS VALVE ⊙ HAND HOLE ⊙ SOIL BORING ⊙ TREE CONIFEROUS ⊙ TREE DECIDUOUS ⊙ TELEPHONE MANHOLE ⊙ TELEPHONE PEDESTAL ⊙ TRAFFIC SIGNAL ⊙ UTILITY MANHOLE ⊙ UTILITY PEDESTAL 	<ul style="list-style-type: none"> ▭ BITUMINOUS ▭ BUILDING SETBACK LINE ▭ CTV ▭ CABLE TV ▭ CONCRETE CURB ▭ CONCRETE ▭ CONTOUR EXISTING ▭ CONTOUR PROPOSED ▭ GUARD RAIL ▭ DT ▭ DRAIN TILE ▭ ELECTRIC UNDERGROUND ▭ FENCE ▭ FIBER OPTIC UNDERGROUND ▭ GAS UNDERGROUND ▭ OHU ▭ OVERHEAD UTILITY ▭ RAILROAD TRACKS ▭ SANITARY SEWER ▭ STORM SEWER ▭ TELEPHONE UNDERGROUND ▭ UTILITY UNDERGROUND ▭ WATERMAIN
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FIELD CREW	NO.	BY	DATE	REVISION
JD	2	TS	12/15/2020	ADDED RETIALLS
DRAWN	3	TS	1/6/2021	PROPOSED HARDCOVER WORKSHEET
TS	4	TS	1/8/2021	DECK DIMENSIONS
CHECKED	5	TS	1/21/2021	MOVED SLT FENCE LABEL, CON EASE SIGNS
DLS	6	TS	2/4/2021	ADDED CONS EASE SIGN
DATE	7	TS	5/4/2021	FOUNDATION ASBUILT
	8	TS	6/5/2022	GRADING ASBUILT

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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.
 Dated this 26th day of November, 2020.
Daniel L. Schmidt
 Daniel L. Schmidt, PLS
 Minnesota License No. 26147
 schmidt@sathre.com

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TWP:117-RGE-23-SEC.06
 Hennepin County
ORONO, MINNESOTA

CERTIFICATE OF SURVEY
GRADING ASBUILT
 PREPARED FOR:
SWANSON HOMES

FILE NO.
 88035-068
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City of Orono

Hardcover Calculation Worksheet

Property Address: 455 North Arm Road

Prepared By: Sathre-Bergquist inc.

Date: 8/5/2022

SB Job Number: 88035-068

Prepared By: TS

Stormwater Quality Overlay District Tier: (Circle One) **Tier 1** Tier 2 Tier 3 Tier 4 Tier 5

Step 1: PROPOSED HARDCOVER

In the following table, identify all items of proposed hardcover on the property, keyed by letter to Certificate of Survey (survey must accompany this form). Include all existing hardcover items that are intended to remain, as well as all proposed hardcover items that will be added. Use as many lines as necessary to accurately depict proposed hardcover status of the property. For Tier 1 properties, identify any features by letter which are split at the 75' setback line and calculate hardcover square footage separately for each portion.

Key to Survey	Hardcover Item (Describe)	Length x Width	Total (Square Feet)	
(Example)	(Garage)	(24' x 30')	(720 S.F.)	
A	House	Misc.	2970	S.F.
B	Driveway	Misc.	2139	S.F.
C	Sidewalk	Misc.	199	S.F.
D	Stoop	Misc.	71	S.F.
E	Deck with Stairs	(11.7'x25.3') Deck	325	S.F.
F	Garage	(45.0'x25.0')	1431	S.F.
G	Concrete Area		571	S.F.
H	Retwall Area		136	S.F.
I				S.F.
J				S.F.
K				S.F.
L				S.F.
M				S.F.
N				S.F.
O				S.F.
P				S.F.
Q				S.F.
R				S.F.
S				S.F.
T				S.F.
U				S.F.
V				S.F.
X				S.F.
Y				S.F.
Z			0	S.F.
(1) Total Proposed Hardcover				S.F.
Excludable Hardcover (See City Code Sec 78-1684):			7,842	S.F.
				S.F.
(2) Total Excludable Hardcover				S.F.
(3) Net Proposed Hardcover [Subtract line (2) from line (1)]			0	S.F.
(4) Total Lot Area			7,842	S.F.
cover Percentage [(3)+(4)]			123,930	S.F.
			6.33%	%

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