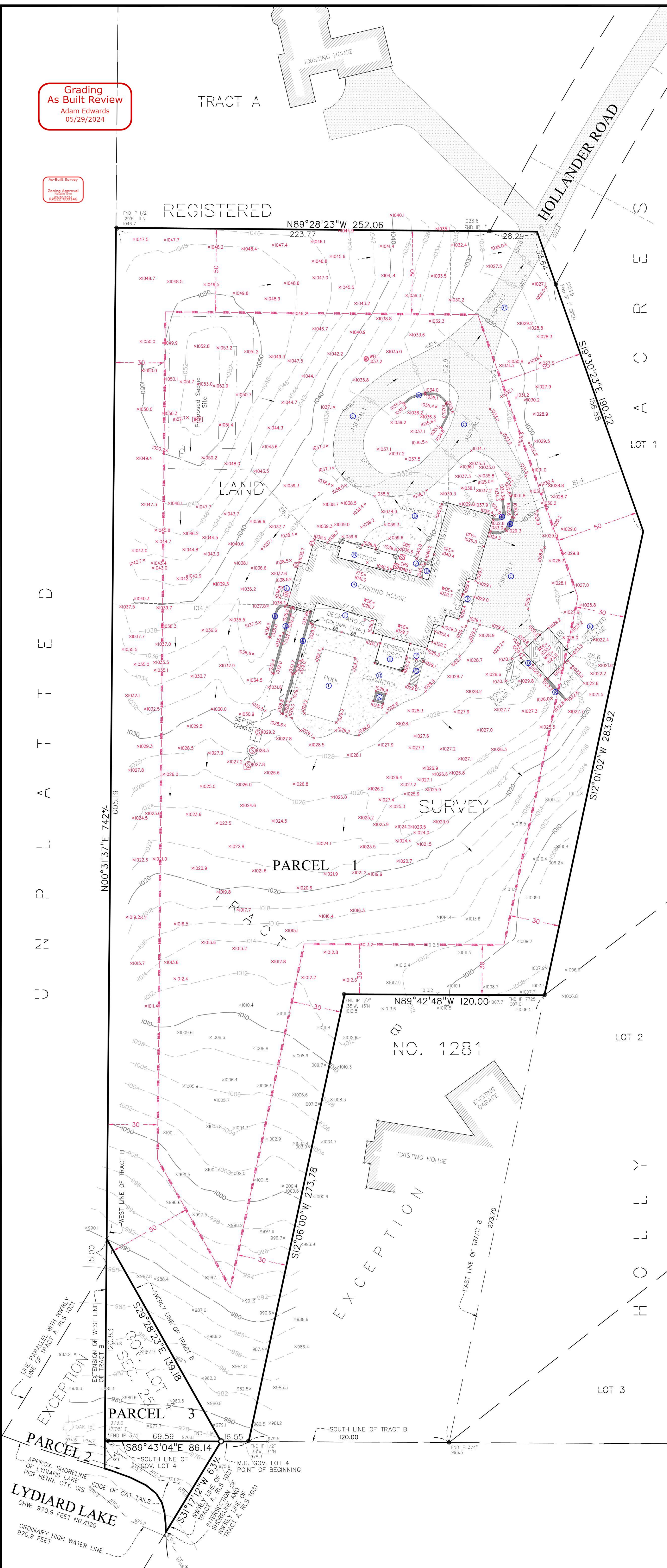


Grading
As Built Review
Adam Edwards
05/29/2024

As-Built Survey
Zoning Approval
18822-088144



DESCRIPTION OF PROPERTY SURVEYED

- Par 1: All of Tract B, except the East 120 feet of the South 273.70 feet as measured along the South and East Lines, Registered Land Survey No. 1281, Hennepin County, Minnesota
- Par 2: That part of Government Lot 4, Section 25, Township 118, Range 23, including the accretions to said Government Lot 4, all described as beginning at the meander corner on the South line of said Government Lot 4, thence Northwesterly along the Southwesterly line of Tract B, Registered Land Survey Number 1281, Hennepin County, Minnesota, to the West line of said Tract B; thence South along the extension of said West line a distance of 15 feet; thence Southwesterly, parallel with the Northwesterly line of Tract A, Registered Land Survey Number 1031, Hennepin County, Minnesota, to the shore of Lydiard Lake; thence Southeastly along said shore to its intersection with the Northwesterly line of said Tract A; then Northwesterly to the point of beginning; except that part of said Government Lot 4 included herein, and except that part of the above described property lying West of the extension South of the West line of said Tract B, Registered Land Survey No. 1281.
- Par 3: That part of Government Lot 4, Section 25, Township 118, Range 23, lying Southwesterly of a line described as follows: Beginning at the meander corner on the South line of said Government Lot 4; thence Northwesterly along the Southwesterly line of Tract B, Registered Land Survey No. 1281 to the West line of Government Lot 4, and there terminating.
- Together with an easement for driveway purposes over Tract C, Registered Land Survey No. 1281, as shown in deed Doc. No. 946227; (as to Par 1).
- Per Certificate of Title No. 683328

STANDARD NOTES

- Site Address:** 325 Hollander Road, Orono, Minnesota 55591
- 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 herein.
- Flood Zone Information:** X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0306F, effective date of November 4th, 2016.
- Parcel Area Information:**

Parcel 1:	Gross Area:	157,642 s.f. +/-	~	3.619 acres +/-
Parcel 2:	Gross Area:	1,815 s.f. +/-	~	0.042 acres +/-
Parcel 3:	Gross Area:	4,204 s.f. +/-	~	0.097 acres +/-
Total:	Gross Area:	163,661 s.f. +/-	~	3.757 acres +/-

*We do not affirmatively insure the quantity of acreage set forth in the description
- Benchmark:** Elevations are based on Hennepin County Geodetic Station Name: MARIA which has an elevation of: 992.82 feet (NAVD88).
- Zoning Information:** The current Zoning for the subject property is LR-1A (One Family Lakeshore Residential - 2 Acres) per the City of Orono's zoning map dated November 2018. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Principal Structure Setbacks -

Front:	50 feet
Side:	30 feet
Rear:	50 feet
Lake:	150 feet (From Ordinary High Water Line)
Height:	30 feet
Hardcover:	25 percent of lot area for Parcels 2 & 3, 30 percent for Parcel 1

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.

We have not received the current zoning classification and building setback requirements from the insurer.

- 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. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

Proposed Elevations

Proposed Garage Floor Elevation	= 1040.3
Proposed First Floor Elevation	= 1041.0
Proposed Top of Foundation Elevation	= 1040.2 (front)
Proposed Top of Foundation Elevation	= 1039.2 (side)
Proposed Basement Floor Elevation	= 1029.5

Proposed Hardcover

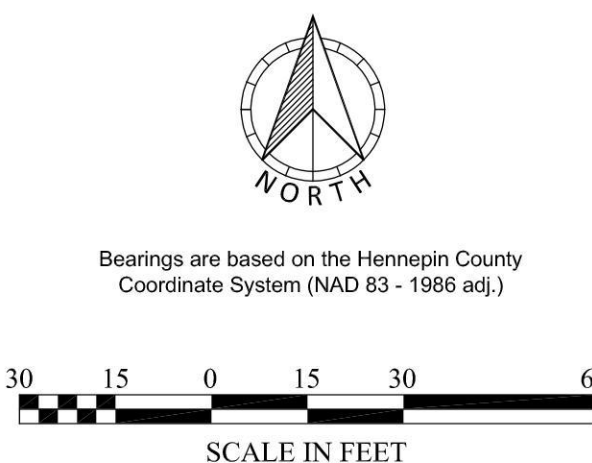
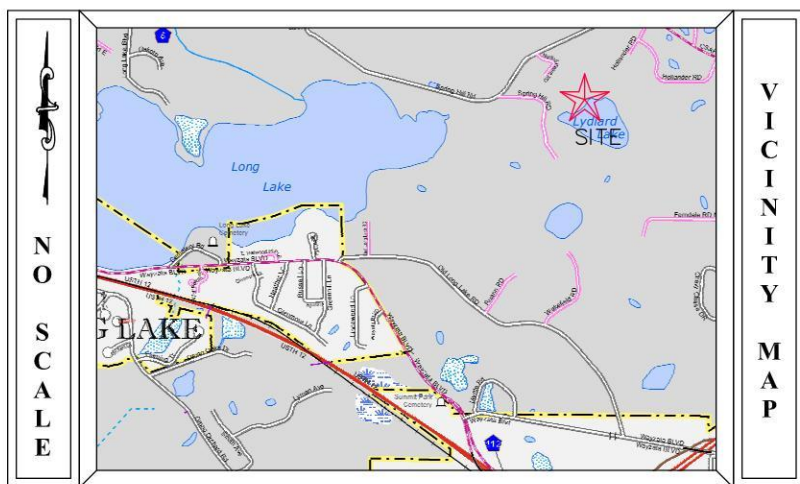
Lot Area	= 157,642 S.F.
Proposed House Area	= 4,627 S.F.
Proposed Stoop Area	= 321 S.F.
Proposed Asphalt Area	= 2,494 S.F.
Proposed Concrete Area	= 4,501 S.F.
Existing Garage Area	= 440 S.F.
Existing Driveway Area	= 5,611 S.F.
Proposed Deck Area	= 631 S.F.
Proposed Pool Area	= 800 S.F.
Proposed Boulder Walls Area	= 135 S.F.
Proposed Pool Equipment Area	= 52 S.F.
Proposed Screen Porch Area	= 288 S.F.
Proposed Pickle Ball Court Area	= 880 S.F.
Proposed Brick Area	= 102 S.F.
Proposed Aggregate Conc. Edge Area	= 420 S.F.
Total Area	= 21,302 S.F.
Coverage =	13.51%

Asbuilt Elevations

Asbuilt Garage Floor Elevation	= 1040.4 (Upper)
Asbuilt Garage Floor Elevation	= 1029.5 (Lower)
Asbuilt Detached Garage Floor Elevation	= 1030.7 (Upper)
Asbuilt Detached Garage Floor Elevation	= 1023.0 (Lower)
Asbuilt First Floor Elevation	= 1041.0
Asbuilt Basement Floor Elevation	= 1029.7

Asbuilt Hardcover

Lot Area	= 157,642 S.F.
Asbuilt House Area	= 4,627 S.F.
Asbuilt Stoop Area	= 321 S.F.
Asbuilt Asphalt Area	= 8,605 S.F.
Asbuilt Concrete Area	= 4,655 S.F.
Detached Garage Area	= 440 S.F.
Asbuilt Deck Area	= 592 S.F.
Asbuilt Deck Stairs Area	= 68 S.F.
Asbuilt Screen Porch Area	= 288 S.F.
Asbuilt Pool Area	= 800 S.F.
Asbuilt Pavers Area	= 82 S.F.
Asbuilt Keystone Ret. Walls Area	= 338 S.F.
Total Area	= 20,816 S.F.
Coverage =	13.2%



X972.5 GRADING ASBUILT ELEVATION

SURVEY LEGEND

<ul style="list-style-type: none">CAST IRON MONUMENTIRON PIPE MONUMENT SETIRON PIPE MONUMENT FOUNDDRILL HOLE FOUNDCHISELED "X" MONUMENT SETCHISELED "X" MONUMENT FOUNDREBAR MONUMENT FOUNDPK NAIL MONUMENT SETPK NAIL MONUMENT FOUNDPK NAIL W/ ALUMINUM DISCSURVEY CONTROL POINTA/C UNITCABLE TV PEDESTALELECTRIC TRANSFORMERELECTRIC MANHOLEELECTRIC METERELECTRIC OUTLETYARD LIGHTLIGHT POLEFIBER OPTIC MANHOLEFIRE DEPT. HOOK UPFLAG POLEFUEL PUMPFUEL TANKPROPANE TANKGAS METERGAS VALVEGAS MANHOLEGENERATORGUARD POSTHAND HOLEMAIL BOX	<ul style="list-style-type: none">PIEZOMETERPOWER POLEGUY WIREROOF DRAINLIFT STATIONSANITARY MANHOLESANITARY CLEANOUTSTORM MANHOLESTORM DRAINCATCH BASINFLARED END SECTIONTREE CONIFEROUSTREE DECIDUOUSTREE CONIFEROUS REMOVEDTREE DECIDUOUS REMOVEDTELEPHONE MANHOLETELEPHONE PEDESTALUTILITY MANHOLEUTILITY PEDESTALUTILITY VAULTWATERMAN MANHOLEWATER METERWATER SPIGOTWELLMONITORING WELLCURB STOPGATE VALVEHYDRANTIRRIGATION VALVEPOST INDICATOR VALVESIGNSOIL BORING	<ul style="list-style-type: none">WALKOUT ELEVATIONFIRST FLOOR ELEVATIONGARAGE FLOOR ELEVATIONTOP OF FOUNDATION ELEV.LOWEST OPENING ELEV.CONCRETEBUILDING SETBACK LINECABLE TVCONCRETE CURBCONTOUR EXISTINGCONTOUR PROPOSEDDRAIN TILEELECTRIC UNDERGROUNDFENCEFIBER OPTIC UNDERGROUNDGAS UNDERGROUNDOVERHEAD UTILITYTREE LINESANITARY SEWERSTORM SEWERTELEPHONE UNDERGROUNDRETAINING WALLUTILITY UNDERGROUNDWATERMAINRAILROAD SIGNALRAILROAD SWITCHSATELLITE DISHWETLAND BUFFER SIGN
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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 20th day of May, 2024.

Daniel L. Schmidt

Daniel L. Schmidt, PLS
schmidt@sathre.com

Minnesota License No. 26147

FIELD CREW	NO.	BY	DATE	REVISION
DM AK	6	TS	10/25/2022	HOUSE STAKED/LOCATED OHWL
DRAWN	7	TS	10/28/2022	REVISED HOUSE FOOTPRINT
EMW	8	JRS	9/11/2023	REVISED POOL AREA & HARDCOVER CALC.
CHECKED	9	JRS	9/18/2023	REVISIONS PER LANDSCAPE PLAN
DLS	10	JRS	9/20/2023	REVISIONS PER CLIENT SKETCH
DATE	11	EMW	4/17/2024	REVISIONS PER CLIENT SKETCH
8-10-21	12	JRS	5/20/2024	GRADING ASBUILT 5/17/24 (DR. AK)

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PLYMOUTH MN 55447
(952) 476-6000 WWW.SATHRE.COM

TWP:118-RGE.23-SEC.25
Hennepin County
**ORONO,
MINNESOTA**

CERTIFICATE OF SURVEY
GRADING ASBUILT
PREPARED FOR:
PILLAR HOMES

FILE NO.
7056-081

1
1

File #: 22-001420

Permit #: RPS22-000146

Address: 325 Hollander RD
Orono MN 55391

Description: New Home

Document: PILLAR - 325 HOLLANDER - ORONO 052024 (7056-081) GAB for city.pdf

1.1 As built, Adam Edwards

- **Comment: As-Built Survey:** The as-built survey appears to conform to the intent of the approved plans with the exception of additional concrete hardcover east of the pool area and south east of the existing detached garage. An inspector should conduct a site visit and confirm the following:
1. The as-built survey accurately depicts conditions on the ground. 2. The site is stabilized to the point any remaining erosion control can be removed. 3. The drainage patterns and downspouts do not direct surface water onto the neighboring properties. 4. The right-of-way has been restored to include drainage, sidewalk (no cracks), curb (no cracks) and stormwater features.