

LEGAL DESCRIPTION:
Lots 61, except the southwesterly 15 feet thereof, and Lot 62, ORONO OCHARDS, Hennepin County, Minnesota.

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 survey markers to establish the corners of the property.
- Setting survey markers or verifying existing survey markers 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.
- It should be noted that this survey was done under snow and ice conditions and that all improvements may or may not have been shown correctly. While we did our best to locate all improvements under the snow and ice, we can't be sure that all improvements were shown. Please look over the survey to be sure everything you need shown is shown correctly.
- 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 masonry of the building.
- While we show a proposed location for this home or addition, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements and proposed yard grades carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.
- While we show the building setback lines per the City of Orono web site, 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.

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 sediment 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.
- Contractor shall install inlet protection on all existing storm sewer inlets in accordance with the city standard details. Inlet protection shall also be provided on all proposed storm sewer inlets immediately following construction of the inlet. Inlet protection must be installed in a manner that will not impound water for extended periods of time or in a manner that presents a hazard to vehicular or pedestrian traffic.
- 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 and mulched in accordance 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 be 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.
- Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins and additional silt fencing as deemed necessary to control erosion.

SITE WORK COMPLETION:

- When final grading has been completed but before placement of seed or sod an "as built" survey shall be done per City of Orono 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.
- Contractor shall maintain positive drainage of a minimum 2% slope away from proposed building.

LEGEND	
EXISTING CONTOUR	--- -- 980 --- --
EXISTING SPOT ELEVATION	X 980.5
PROPOSED CONTOUR	--- 000 ---
PROPOSED SPOT ELEVATION	000.5
DRAINAGE ARROW - FLOW	⇒
SILT FENCE/BIO ROLL	— SF —
TREE REMOVAL	✖

EXISTING HARDCOVER	PROPOSED HARDCOVER
House Driveway Porch Concrete Surfaces Retaining Walls Shed	House Driveway Front Covered Porch Front Walk Rear Screen Porch Rear Deck/Steps East Conc. Apron
2,281 Sq. Ft. 435 Sq. Ft. 183 Sq. Ft. 458 Sq. Ft. 64 Sq. Ft. 85 Sq. Ft.	4,071 Sq. Ft. 1,869 Sq. Ft. 216 Sq. Ft. 112 Sq. Ft. 218 Sq. Ft. 193 Sq. Ft. 40 Sq. Ft.
TOTAL EXISTING HARDCOVER AREA OF LOT	TOTAL PROPOSED HARDCOVER AREA OF LOT
3,506 Sq. Ft. 30,770 Sq. Ft.	6,719 Sq. Ft. 30,770 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	PERCENTAGE OF HARDCOVER TO LOT
11.4%	21.8%

DATE	REVISION DESCRIPTION
4/17/18	REMOVED PROP. DECK & ADDED DRIVE DIMENSIONS
7/9/18	SITE PLAN AND PROPOSED GRADING
9/21/18	ADDED SPOT FOR TOP OF FOUND. WALL

DRAWING ORIENTATION & SCALE

ANGIE HOPPING

95 SMITH AVENUE

ORONO, MN

0

20'

40'

CLIENT NAME / JOB ADDRESS

Advance

Surveying & Engineering, Co.

17917 Highway 7

Minnetonka, Minnesota 55345

Phone (652) 474-7964

Web: www.advseur.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Joseph S. Hoppa

52716

LICENSE NO.

APRIL 13, 2018

DATE

DATE SURVEYED: JANUARY 29, 2018

SURVEYED BY
ADVANCED SURVEYING. & ENG., CO.

DATE DRAFTED: APRIL 13, 2018

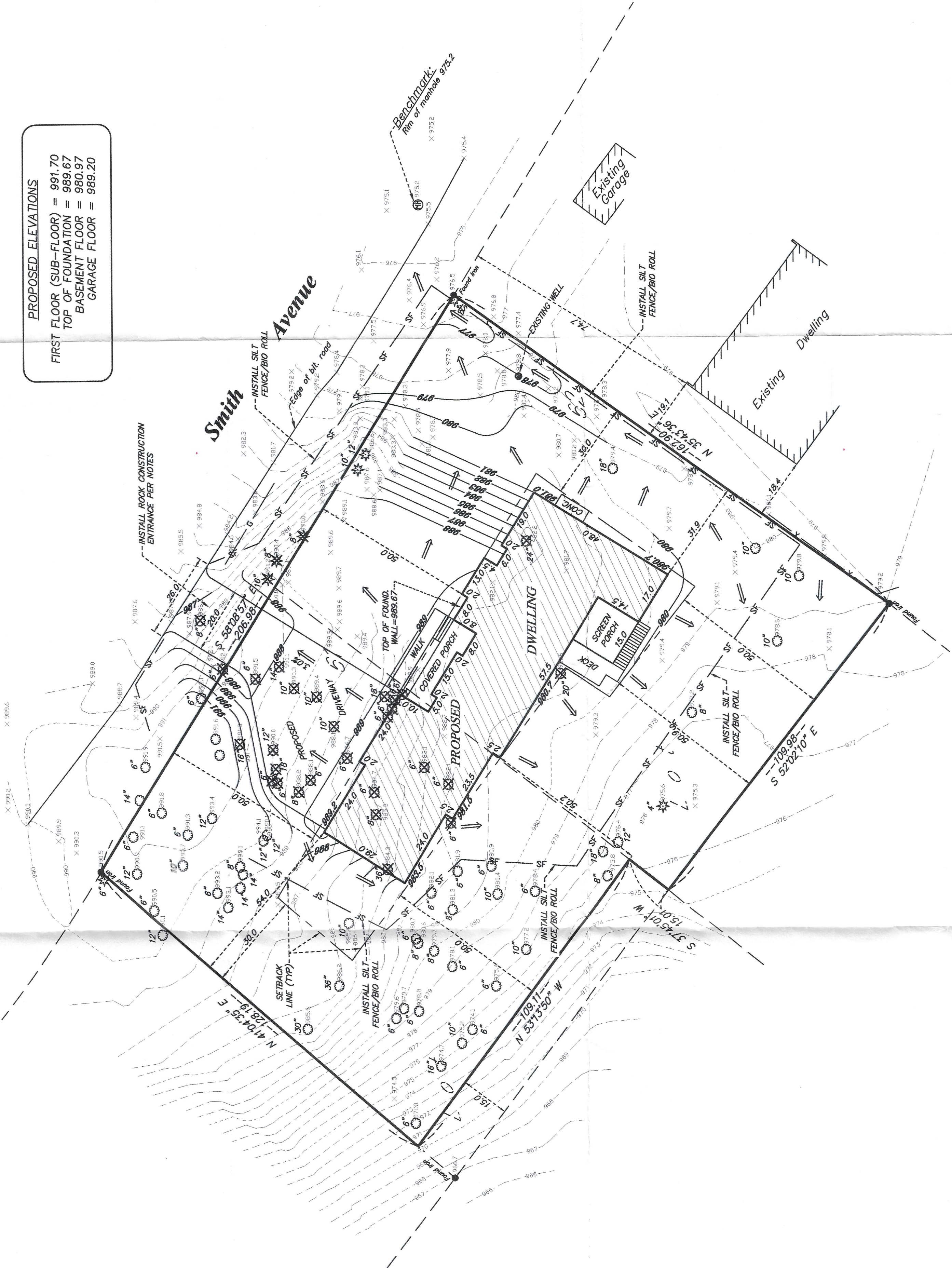
SHEET TITLE
PROPOSED SURVEY

DRAWING NUMBER
180158 JR

SHEET SIZE
22 X 34

SHEET NO.
S1

SHEET 1 OF 1



City of Orono
Planning & Zoning Plan Review
Site Plan Review Date: 9/24/18
APPROVED WITH REVISIONS (see notes)
CLERK
Staff: M. M. M.