

CERTIFICATE OF SURVEY

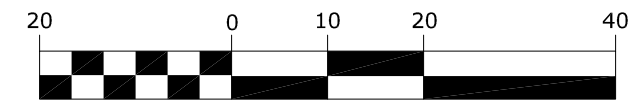
~for~ **LUCAS MOELLERS**
 ~of~ **939 COUNTY ROAD B2 W**
ROSEVILLE, MN 55113

LEGEND

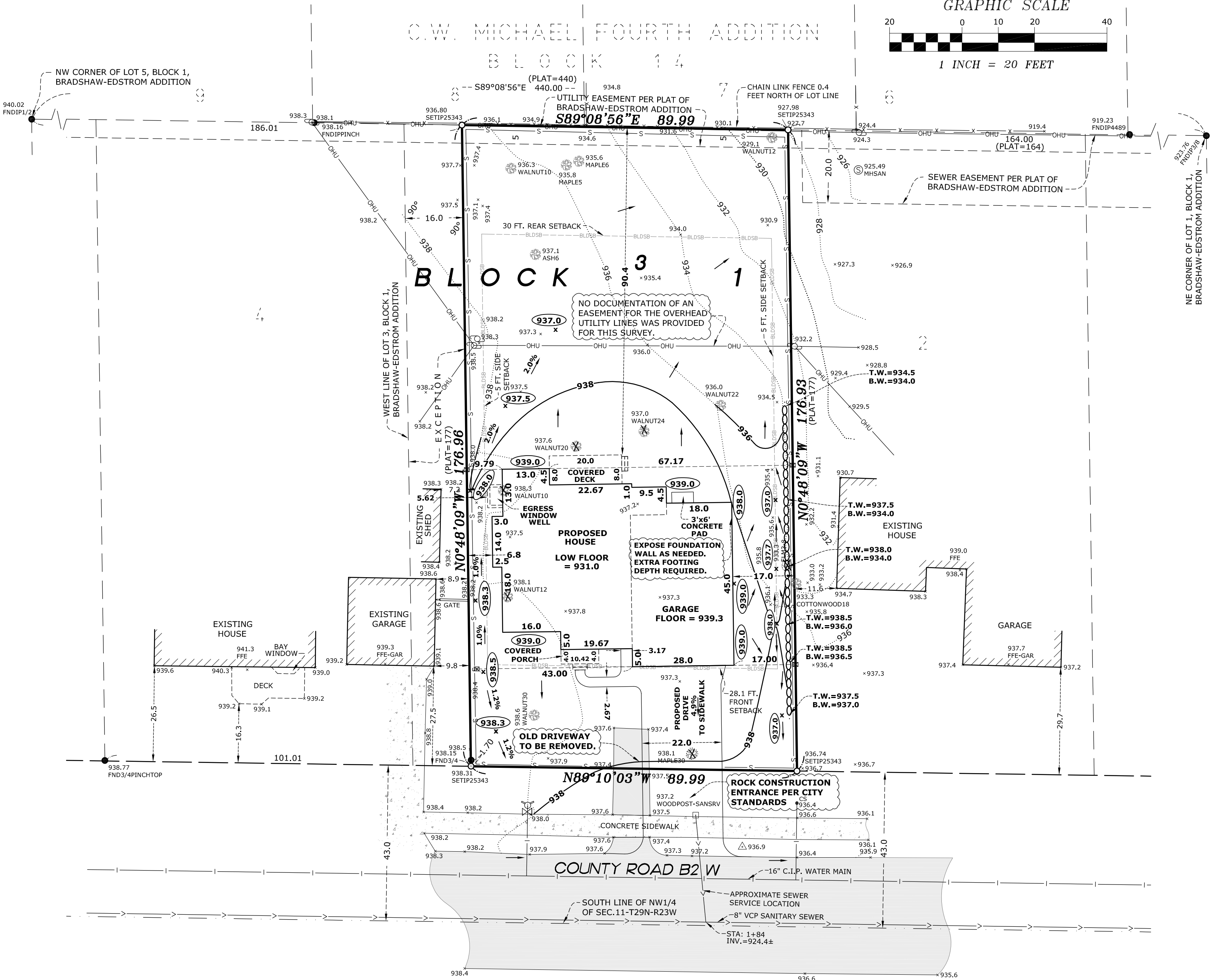
- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT TO BE SET AT THE TIME OF STAKING
- 800.0 DENOTES PROPOSED ELEVATION
- 1841.2 DENOTES EXISTING ELEVATION
- ↗ DENOTES DIRECTION OF DRAINAGE
- ⊠ DENOTES WOOD HUB/METAL SPIKE AT 11 FOOT OFFSET (UNLESS OTHERWISE NOTED)
- CS DENOTES CURB STOP
- DENOTES HYDRANT
- DENOTES POWER POLE
- X—X— DENOTES FENCE
- — — — — DENOTES EXISTING CONTOURS
- — — — — DENOTES PROPOSED CONTOURS
- — — — — DENOTES EXISTING SANITARY SEWER
- — — — — DENOTES EXISTING WATER MAIN
- — — — — DENOTES OVERHEAD UTILITY
- — — — — DENOTES BITUMINOUS SURFACE
- — — — — DENOTES CONCRETE SURFACE
- — — — — DENOTES PROPOSED RETAINING WALL
- — — — — DENOTES SILT FENCE

NORTH

GRAPHIC SCALE



1 INCH = 20 FEET



PROPERTY DESCRIPTION

[DESCRIPTION PER CERTIFICATE OF TITLE NO. 649429.]

Lot 3, except the West 16 feet, Block 1, BRADSHAW-EDSTROM ADDITION.

Ramsey County, Minnesota.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 11/27/23.
- Bearings shown are Ramsey County Coordinate System.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Builder to verify house dimensions, sewer depth and foundation depth.
- Driveways are shown for graphic purposes only. Final driveway design and location to be determined by contractor.
- Finished grade adjacent to home shall be 0.5 feet below top of block except at driveway and patio.
- Fill calculation for earthworks does not include shrinkage.

IMPERVIOUS SURFACE CALCULATIONS

TOTAL LOT AREA 15,917 S.F.

PROPOSED HOUSE, GARAGE, COVERED PORCH, & DECK 3,139 S.F.
 PROPOSED DRIVEWAY 630 S.F.
 PROPOSED WALK AND STAIRS 116 S.F.
 TOTAL IMPERVIOUS SURFACE 3,885 S.F.
 PERCENT IMPERVIOUS 24.4%

MAXIMUM ALLOWABLE IMPERVIOUS 25% ... 3,979 S.F.

SET BACKS

FRONT = 30 FEET OR AVERAGE OF ADJACENT HOUSES
 (26.5 + 29.7)/2 = 28.1
 HOUSE SIDE = 5 FEET
 GARAGE SIDE = 5 FEET
 REAR = 30 FEET

DIAG: 88.0 X 48.5 = 100.48
 (9 FOOT POURED WALL)

PROPOSED ELEVATIONS

TOP OF BLOCK = 939.7
 GARAGE FLOOR = 939.3
 LOWEST FLOOR = 931.0
 TOP OF FOOTING = 930.7

EARTHWORKS

CUT 438 CUBIC YARDS
 FILL 330 CUBIC YARDS

TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

✕ DENOTES TREE TO BE REMOVED

BENCHMARK

RAMSEY COUNTY BENCHMARK NO. 9102
 ELEVATION = 911.81 FEET (NAVD88)

I hereby certify that this survey, plan 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.

James E. Napier
 JAMES E. NAPIER

Date: 12-14-2023 License No. 25343

DRAWN BY: JEN	JOB NO: 230498HS	DATE: 12/14/23	
CHECK BY: JEN	FIELD CREW: CB-JMR		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY



E.G. RUD & SONS, INC.
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