



SURVEY LEGEND

- STORM DRAIN
- CATCH BASIN
- GATE VALVE
- HYDRANT
- IRON PIPE SET
- IRON PIPE FOUND
- SANITARY MANHOLE
- GROUND ELEVATION
- PROPOSED ELEVATION
- WETLAND BUFFER POST
- HAND HOLE
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- UTILITY PEDESTAL
- SEWER SERVICE ELEVATION
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE SUMP PUMP
- BITUMINOUS
- CONCRETE
- CONTOUR PROPOSED
- CONTOUR EXISTING
- DRAINAGE ARROW
- CONCRETE CURB
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- PROPOSED SILT FENCE
- DRAIN TILE
- FENCE
- BUILDING SETBACK LINE

Property Description: Lot 9, Block 1, WOODLAND HILL PRESERVE, according to the recorded plat thereof, Hennepin County, Minnesota.

- Address: 769 Woodland Hill Court, Medina, Minnesota 55340
- Existing utilities shown are shown in an approximate way only. The contractor shall determine the exact location of any and all existing utilities before commencing work. He agrees to be fully responsible for any and all damages arising out of his failure to exactly locate and preserve any and all existing utilities.
- Must maintain a minimum 2% slope gradient to accommodate positive drainage.
- All set offset irons are measured to hundredths of a foot and can be used as benchmarks.
- The proposed driveway shown is conceptual only and does not purport to show exactly how the driveway shall be built.
- 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.
- Proposed grades shown adjacent to building foundation refers to top of black dirt.
- Verify sanitary service invert prior to any concrete work.
- Benchmark: TNH ELEV @ Lots 4/3, Block 1, WOODLAND HILL PRESERVE= 1013.04 Feet

Development Plan Data - WO

Garage Floor Elevation	= 1011.0
Basement Floor Elevation	= 1001.0

Proposed Elevations - WO

Proposed Garage Floor Elevation	= 1011.0
Proposed Top of Foundation Elevation	= 1011.3
Proposed Basement Floor Elevation	= 1002.3

Asbuilt Elevations

Asbuilt Garage Floor Elevation	= 1010.8
Asbuilt Finished Floor Elevation	= 1014.1
Asbuilt Basement Floor Elevation	= 1002.2

Setbacks-R1 Zoning

Min. Front Yard Setback = 25' Living, 30' Garage
Min. Side Yard Setback = 10' and 15'
Min. Rear Yard Setback = 30'

Hardcover

Lot Area	= 16,927 S.F.
House Area	= 3,217 S.F.
Driveway Area	= 866 S.F.
Stoop Area	= 188 S.F.
Walkway Area	= 127 S.F.
Screen Porch	= 185 S.F.
Total Area	= 4,583 S.F.
Coverage = 27.1% (MAX=40%)	



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN
HEREON FROM RECORDED PLAT AND
LABELED AS SHOWN

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 4th day of September, 2019.

David B. Pemberton, PLS
pemberton@sathre.com

Minnesota License No. 40344

JOB #: 88035-045

REVISIONS

FIELD CREW: AT BB	REVISED PER CITY COMMENTS 07/03/18 SDR
DRAWN BY: SDR	ADDED SIGNIFICANT TREES 07/13/18 SDR
CHECKED BY: DBP	GRADING ASBUILT 09/04/19 ATS
DATE: 06/18/18	TREES ADDED 09/23/19 BRV



SATHRE-BERGQUIST, INC.

150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CERTIFICATE OF SURVEY

GRADING ASBUILT

PREPARED FOR

SWANSON HOMES

Section 01 - Township 118 - Range 23

30 15 0 15 30 60

SCALE IN FEET