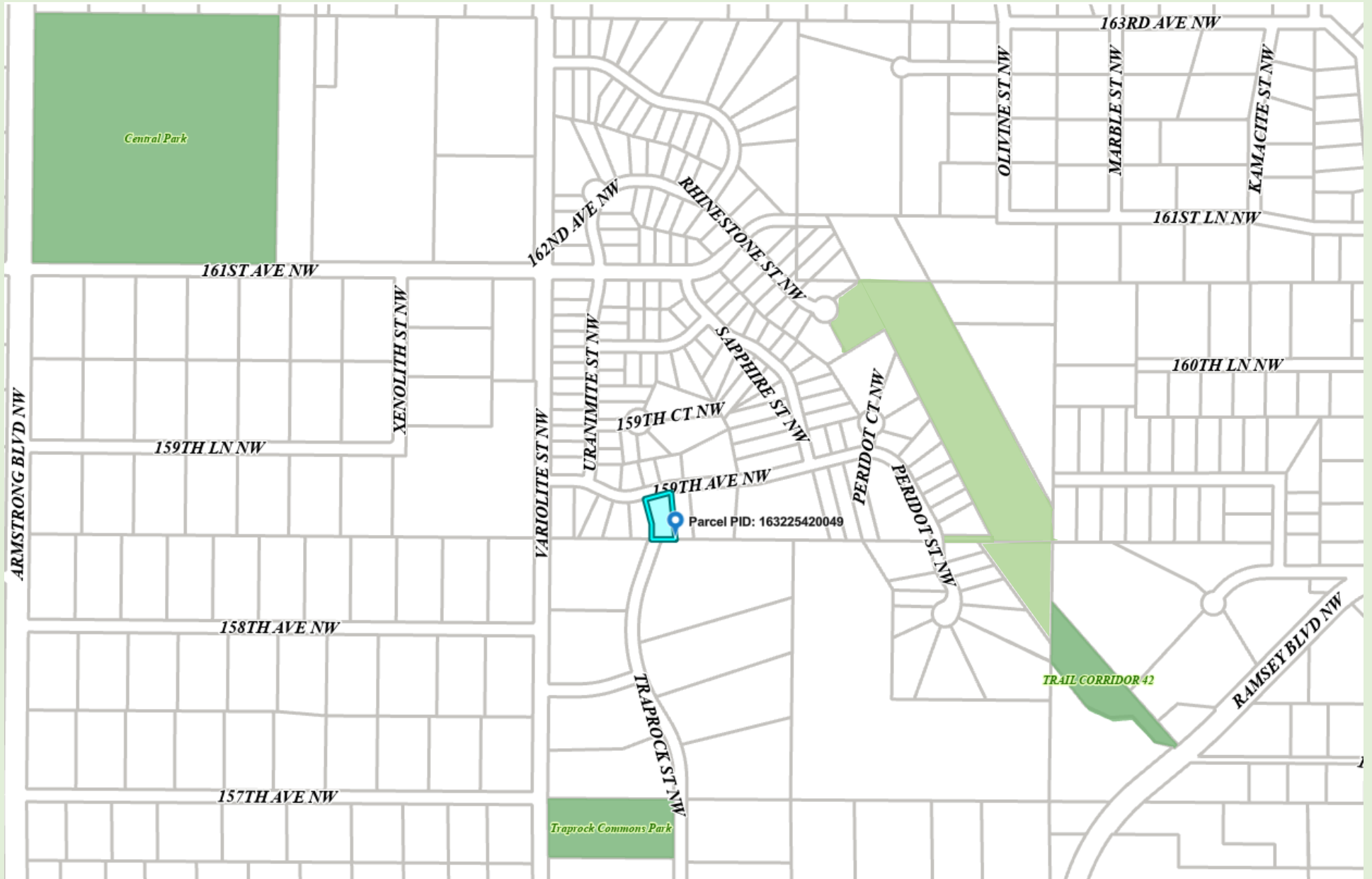


Site location map



EARTHWORK SUMMARY

Excavation:
 Common Ex. = 97.2 c.y.
 Footing Ex. = 10.0 c.y.
 Garage Footing Over Ex. = 7.0 c.y.
 Footing Wall Ex. = 8.3 c.y.
 = 122.5 c.y.

Fill:
 Common Fill = 507.6 c.y.
 Driveway Hold-Down = 17.0 c.y.
 = 490.6 c.y.

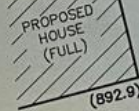
Excavation-Fill = 368.1 c.y. SHORT

Approved by
 Ramsey Engineering Department

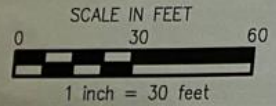
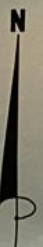
Date: 12/7/16 JF

Comments:

Install silt fence around perimeter of lot or as directed by the inspector. Maintain until turf is reestablished.



- △ Denotes set spike
- Denotes set iron monument
- Denotes found iron monument
- Denotes proposed drainage
- tc Denotes top of curb
- x900.0 Denotes existing elevation
- (930.0) Denotes proposed elevation



Approved by
 Ramsey Planning Department

Date: 12-5-16 CH

Comments: SUBJECT TO TREE PRESERVATION EASEMENT (DOC. ENCLOSED).

159TH AVENUE NW

S75°54'52"W 126.06

S14°42'47"E 134.05

S00°22'35"E 73.22

S89°24'10"E 117.94

LOT 5

LOT 5 VACANT

DRAINAGE & UTILITY EASEMENT PER PLAT

PROPERTY DESCRIPTION

Lot 5, Block 2, WOODLANDS 2ND ADDITION, Anoka County, Minnesota

PROPERTY ADDRESS

7494 159th Avenue NW, Ramsey, Minnesota

NOTES

1. Bearings are based on the recorded plat.
2. Building dimensions shown are for horizontal and vertical placement of structure only. See architectural plans for building and foundation dimensions.
3. No specific soils investigation has been completed on this lot by James R. Hill, Inc. the suitability of soils to support the specific house proposed is not the responsibility of James R. Hill, Inc. or the surveyor.
4. No specific title search for existence or non-existence of recorded or un-recorded easements has been conducted by the surveyor as a part of this survey. Only easements per the recorded plat are shown.
5. Proposed grades shown were taken from the grading &/or development plan prepared by Anderson Passe & Ass.
6. Grading plan date/revision date: 4/15/2014
7. Plan No. 5005 A3-ALEXANDER

RECEIVED
 DEC 05 2016
 BY: 338913

BENCHMARK

Top nut of hydrant located at Lots 4 and 5, Block 1 = 877.71

FLOOR ELEVATIONS

Garage Floor @ Front	Proposed = 889.8
Garage Top of Block	= 890.2
House Top of Block	= 890.2
Lowest Floor	= 882.2
Top of Floor at Lookout Window	= 885.4

SCANNED

HARD COVER CALCULATIONS

Lot	= 26,656 sq. ft.
House/Garage	= 1,687 sq. ft.
Porch	= 99 sq. ft.
Driveway	= 919 sq. ft.
Total Impervious	= 2,705 sq. ft. or 10.1 % of lot

SURVEYOR'S CERTIFICATE

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. That this survey does not purport to show all improvements, easements or encroachments, to the property except as shown thereon.

Signed this 14th day of November, 2016

Marcus F. Hampton
 Marcus F. Hampton, MN L.S. No. 47481

James R. Hill, Inc.
 PLANNERS / ENGINEERS / SURVEYORS
 2500 WEST COUNTY ROAD 42, SUITE 120,
 BURNSVILLE, MN 55337
 PHONE: (651) 866-6044 FAX: (651) 860-6544



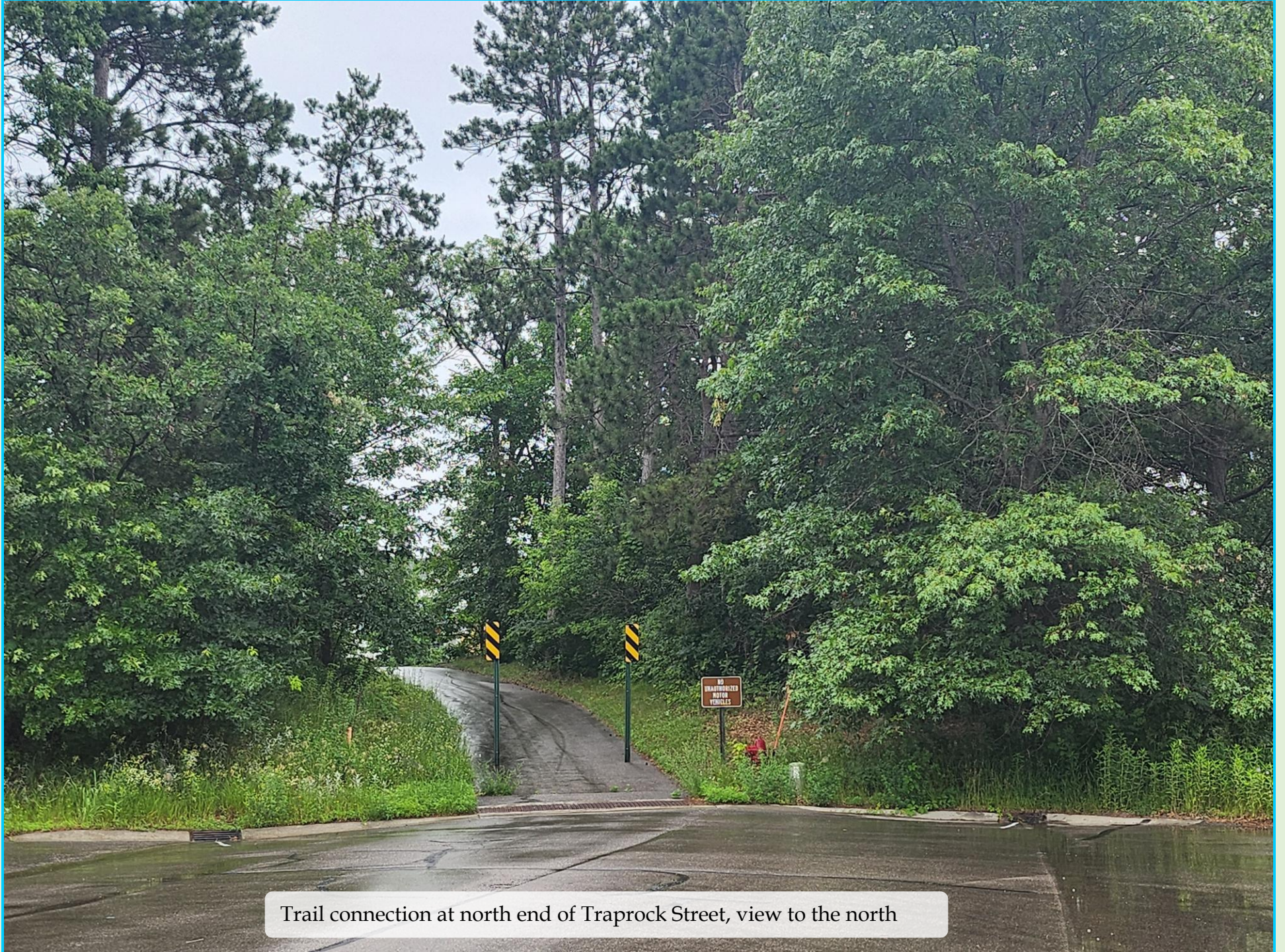
CERTIFICATE OF SURVEY
 FOR
 Lennar
 Lot 5, Block 2, WOODLANDS 2ND ADDITION,
 Anoka County, Minnesota

DRAWN BY
 JCB
DATE
 11/14/2016
REVISIONS

CAD FILE
 Civil 3D\38
PROJECT
 36077
SHEET 1



Trail connection in the Woodlands subdivision at 7494 159th Ave, view to the south



Trail connection at north end of Traprock Street, view to the north

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Example Similar Trail Connection Below



* Example, other trail connection in the Woodlands, NOT the Subject Trail