

Surveyors Certificate

Site Plan Survey For:

YARDSCAPES

Property located in Section 19, Township 28, Range 24, Hennepin County, Minnesota

No. 5924

RESIDENCE
No. 5928

No. 5932

- Denotes Found Iron Monument
- Denotes Iron Monument
- Denotes Wood Hub Set for excavation only
- ~ Denotes Existing Contours
- ~ Denotes Proposed Contours
- x000.0 Denotes Existing Elevation
- 000.0 Denotes Proposed Elevation
- ↗ Denotes Surface Drainage

Edina Benchmark No. 680
Top Nut Hydrant located at Halifax and 60th Street
Elevation = 879.32 feet (NGVD29)

Edina Benchmark No. 1,102
Top Nut Hydrant located between House No's. 5917 & 5921 Halifax Ave.
Elevation = 872.60 feet (NGVD29)

NOTE: The only easements shown are from plats of record or information provided by client.

Legal Description
Lot 16, Block 2, BORAN'S EDINA MANOR
Hennepin County, Minnesota

DEMARC
LAND SURVEYING & ENGINEERING
7601 73rd Avenue North (763) 560-3093
Minneapolis, Minnesota 55428 Demarcinc.com

Project No. 88484G Scale: 1" = 20'

F.B.No. 1108-47 Drawn By *DE*

Address: 5928 Halifax Avenue South
Edina, MN

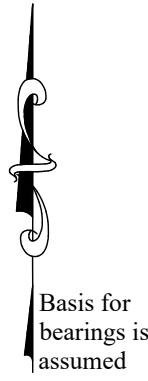
09.06.24 Flood Summary

10.15.24 CITY COMMENTS

11.05.24 CITY COMMENTS

I 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.
Prepared this 27th day of August 2024.

Signed *Gregory R. Praszch*
Gregory R. Praszch, Minn. Reg. No. 24992



FILL BELOW 100-YEAR FLOOD ELEVATION OF 862.2 = 42 CY

Proposed 5' Aluminum fence

FLOODWAY BOUNDARY

Pamela Channel

Halifax Avenue South

Proposed Hardcover	
Lot Area	12,760 sq ft
Building	2,951 sq ft
Deck	148 sq ft
Porch - Rear	104 sq ft
Covered Stoop	60 sq ft
Driveway & Walk	1,470 sq ft
Paver Patio	237 sq ft
Concrete Around Deck & Under Steps	53 sq ft
Proposed Storage Addition	53 sq ft
Proposed Concrete - Pool Equipment	40 sq ft
Proposed Steps	73 sq ft
Proposed Pool Patio	1038 sq ft
Total	6,227 sq ft
Percentage	48.80%

Proposed Building Coverage	
Lot Area	12,760 sq ft
Building	2,951 sq ft
Deck	148 sq ft
Deck Allowance	-148 sq ft
Rear Porch	176 sq ft
Covered Stoop	60 sq ft
Stoop	-50 sq ft
Allowance	53 sq ft
Proposed Storage Addition	
Total	3,190 sq ft
Percentage	25.00%

100yr flood elevation per FEMA Map 27053C0364 F, Effective Date 11/4/16
Elevation = 861.0 feet

100yr flood elevation per City of Edina, No Effective Date
Elevation = 862.2 feet

Original First Floor Elevation = 876.3

"As-Built Elevations"

First Floor 876.7
Garage Floor 875.6
Lowest Floor 866.3

