

CERTIFICATE OF SURVEY

CITY OF SPRING PARK
 ZONING DISTRICT R-1
 YARD SETBACKS:
 30' STREET/FRONT
 10' SIDE
 50' ORDINARY HIGH WATER MARK STANDARD
 11.25'± AVERAGED BETWEEN STRUCTURES EITHER SIDE
 14.0' HOUSE TO NORTH, 8.5' HOUSE TO SOUTH- 11.25'
 AVERAGE
 IMPERVIOUS COVERAGE MAX 30%
 YARD SETBACKS MEASURED TO(CHECK ONE):
 ___ X FOUNDATION- WITH 2' ALLOWANCE FOR EAVES.
 ___ EAVE/OVERHANG

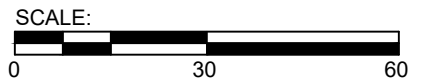
PROPERTY DESCRIPTION:
 Lots, 11, 12, and 13, Swanson's
 Supplement to Spring Park,
 Hennepin County, Minnesota.

PROPERTY ADDRESS:
 2059 DICKSON AVENUE
 SPRING PARK MN

LEGEND

- =WOOD HUB SET AT 10' OFFSET, 15' OFFSET, OR ON BUILDING EXTENSION
 ALL EXTERIOR BUILDING CORNERS MARKED WITH PIN FLAGS.
- FOUND 3/4" OUTSIDE DIAMETER IRON PIPE OR AS NOTED
- SET 1" OUTSIDE DIAMETER X18" LONG IRON PIPE WEIGHING 1.13 LBS./LINEAL FOOT WITH PLASTIC ID CAP "DODGE PLS 45351"
- (NORTH) PREVIOUSLY RECORDED DIMENSION
- T.O.H.- TOP OF WOOD HUB ELEVATION
 T.O.P.- TOP OF IRON PIPE ELEVATION
- X 100.0 EXISTING SPOT ELEVATION
 X (100.0) PROPOSED ELEVATION
- ↖ DRAINAGE DIRECTION
- PROPOSED GRADING LIMITS

NORTH



SUGGESTED BUILDING ELEVATIONS:
 TOP OF FOUNDATION 933.5
 GARAGE FLOOR AT DOOR 933.2

OVERALL STRUCTURE HEIGHT-
 TOP OF FOUNDATION TO TOP OF HIGHEST GABLE- 27'6"
 AVERAGE GROUND ELEVATION TO HIGHEST GABLE-28'0"

SITE NOTES:

1. APPROXIMATELY 5500 SQ. FT. OF DISTURBED AREA.
2. SLOPES AWAY FROM BUILDING FOUNDATION ASSUMED AT 3:1 SLOPE.
3. APPROXIMATELY 1.5 CU. YD. OF FILL MATERIAL REQUIRED BELOW FLOOD ELEVATION 931.7 EQUAL AMOUNT TO BE DISPLACED FROM BELOW FLOOD LEVEL TO OFFSET FILLING, REMOVED FROM AREA SHOWN IN GREEN.

CONTOURS SHOWN ARE PER AVAILABLE LIDAR DATA COMBINED WITH FIELD SURVEY. SPOT ELEVATIONS ARE FROM FIELD SURVEY.

ELEVATIONS SHOWN ARE NAVD 1988 DATUM.
 NGVD DATUM IS 0.2' LOWER THAN NAVD 1988 IN THIS AREA BASED ON NGS DATA.
 NGVD FLOOD ELEVATION OF 931.5 IS EQUAL TO NAVD 1988 ELEVATION 931.7.

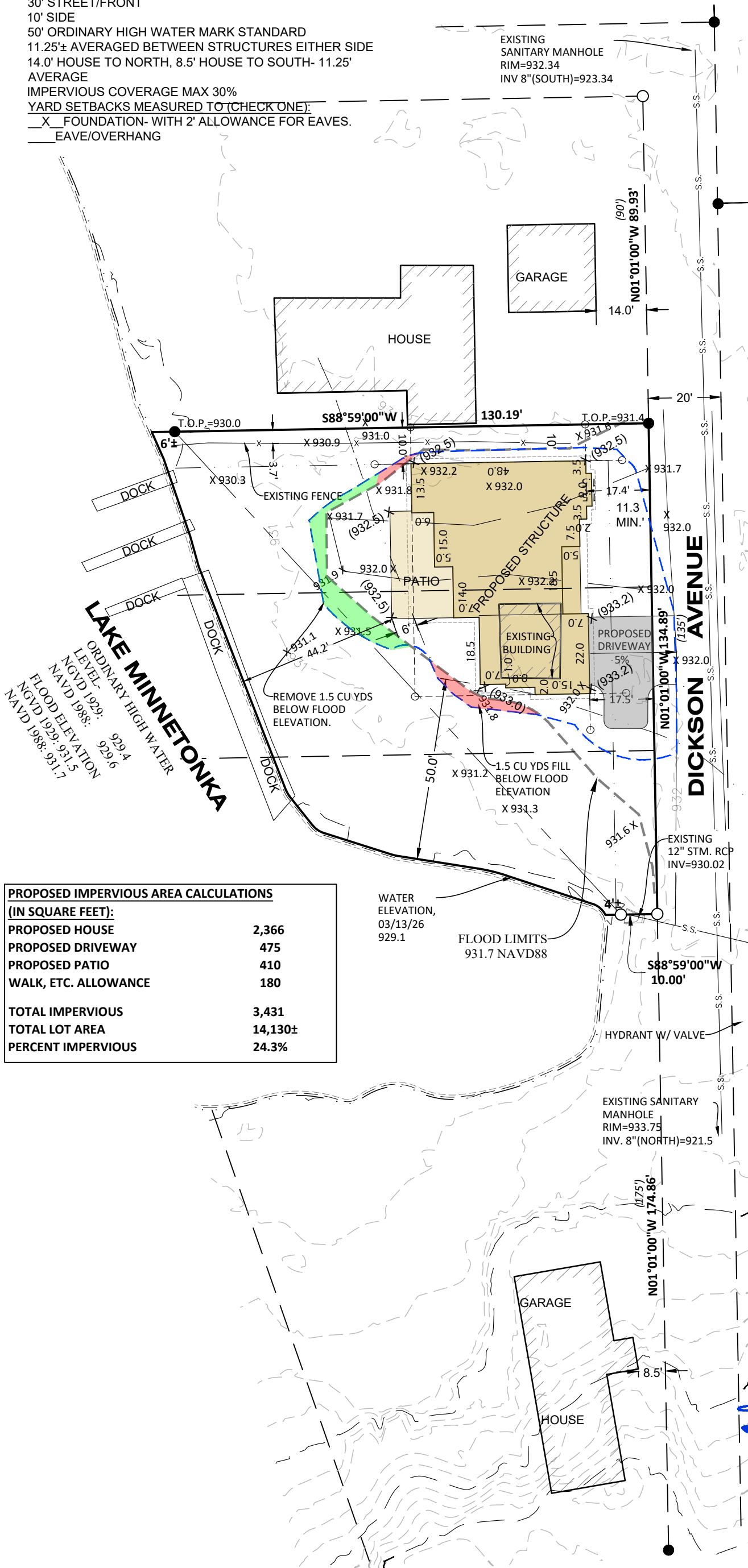
I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Ty Dodge
 TY R. DODGE
 MINNESOTA LICENSE NO.45351

05/05/26
 DATE

**PRELIMINARY
 FOR PERMIT**

PROPOSED IMPERVIOUS AREA CALCULATIONS (IN SQUARE FEET):	
PROPOSED HOUSE	2,366
PROPOSED DRIVEWAY	475
PROPOSED PATIO	410
WALK, ETC. ALLOWANCE	180
TOTAL IMPERVIOUS	3,431
TOTAL LOT AREA	14,130±
PERCENT IMPERVIOUS	24.3%



PROJECT:
MACKLYN HOMES
DICKSON AVENUE, SPRING PARK
 LOTS 11, 12 & 13, SWANSON'S SUPPLEMENT TO SPRING PARK, HENNEPIN COUNTY, MINNESOTA

HOUSE STAKEOUT PLAN

Auth-Consulting/associates

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S&N Land Surveying

DRAWN BY:	TRD		
CHECKED BY:			
DATE:	03/16/2026		
DWG FILE:	7792-033	CITY COMMENTS	TRD 05/05/26
REF FILE:		GARAGE AND PORCH CHANGES	TRD 05/01/26
JOB NUMBER:		2' ADD TO HOUSE	TRD 03/23/26
		REVISION DESCRIPTION:	NAME: DATE: