

Surveyors Certificate

Site Plan Survey For:

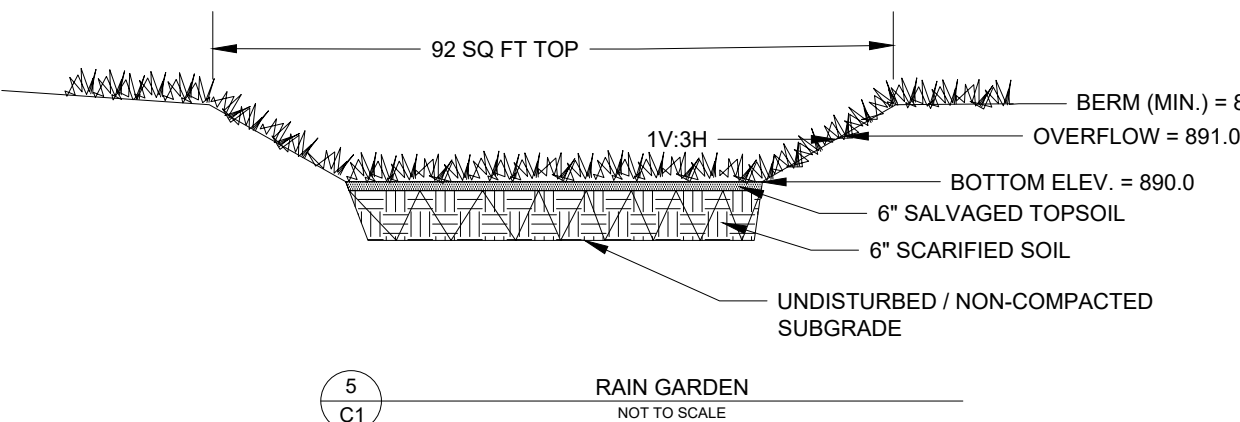
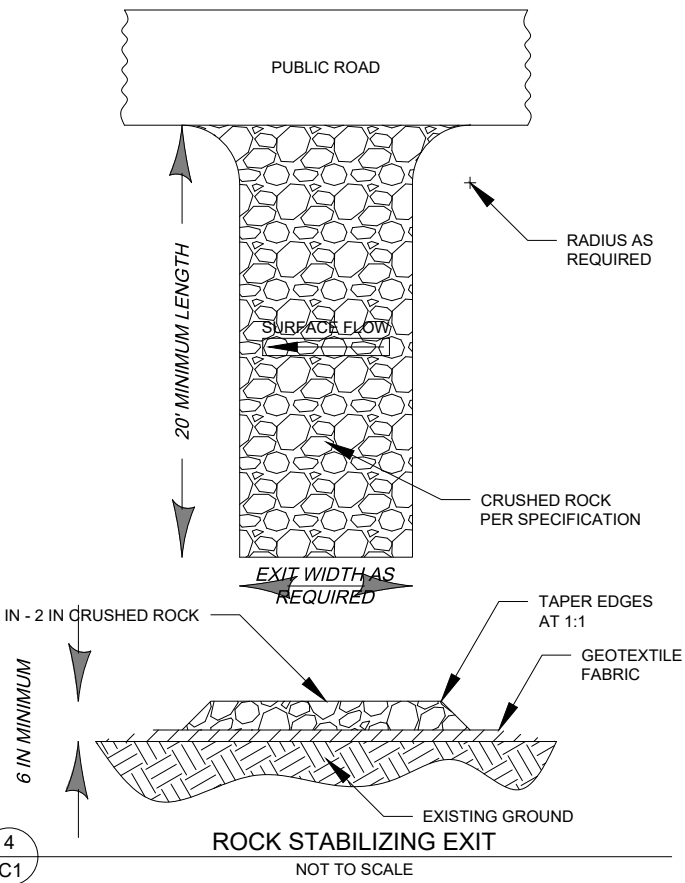
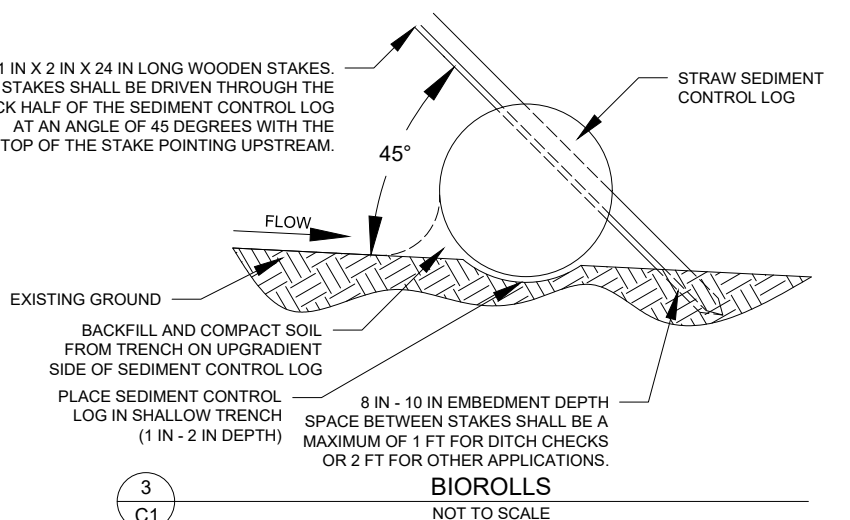
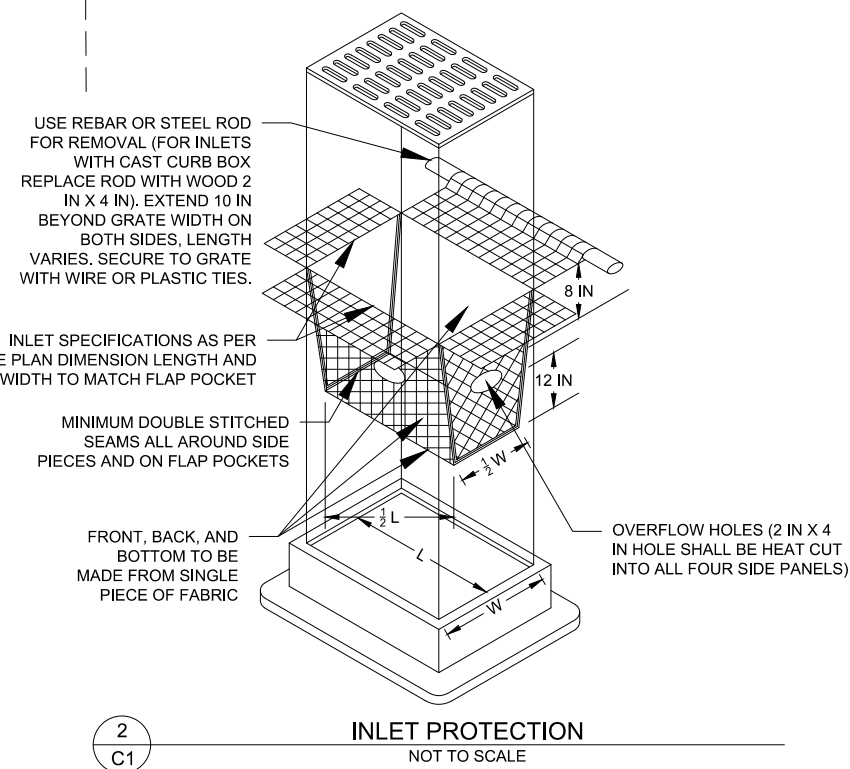
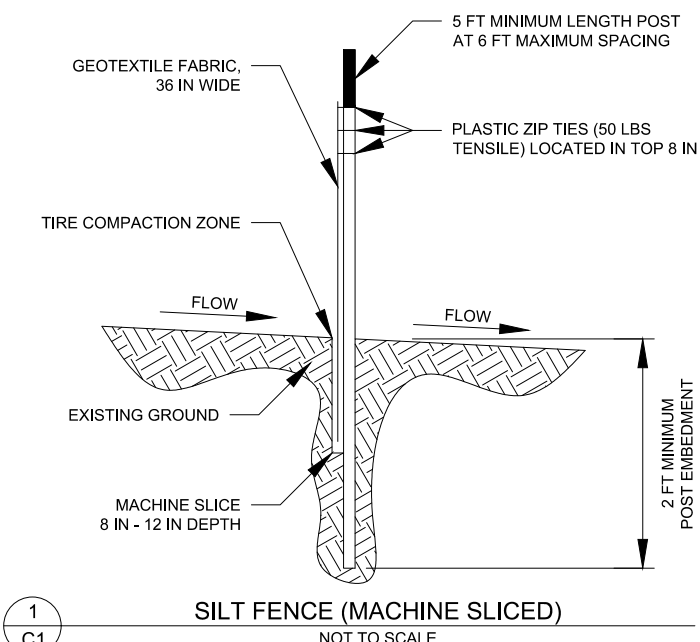
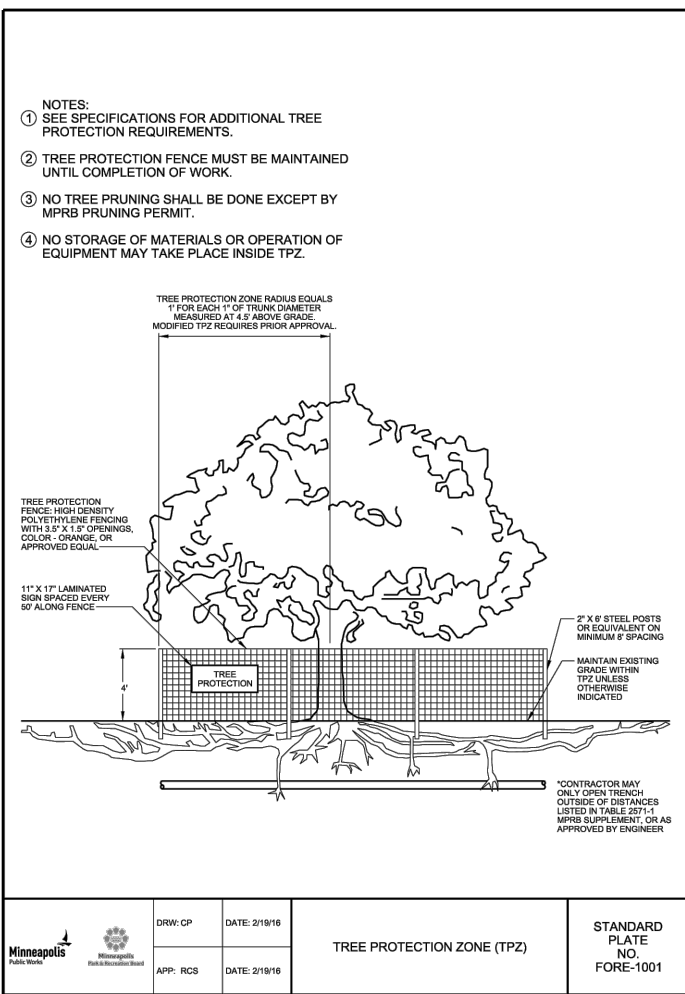
JACOB SMITH

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

LEGEND

- PROPOSED STORMWATER PIPE/DRAINTILE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SERVICE
- EXISTING WATERMAIN
- PROPOSED WATER SERVICE
- PROPOSED TREE PROTECTION FENCE
 - Denotes Found Iron Monument
 - Denotes Iron Monument
 - Denotes Wood Hub Set for excavation only
 - Denotes Existing Contours
 - Denotes Proposed Contours
 - Denotes Existing Elevation
 - Denotes Proposed Elevation
 - Denotes Surface Drainage

- EXISTING HYDRANT
- EXISTING GATE VALVE
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- PROPOSED WATER METER
- PROPOSED ROOF DOWNSPOUT
- PROPOSED A/C UNIT
- SOIL BORING
- GREEN AREAS FOR PROPOSED SOILD AMENDMENT



NOTE: TEMPORARY (FOR CONSTRUCTION ONLY)

- GENERAL NOTES:
- A SIDEWALK CONSTRUCTION PERMIT MUST BE OBTAINED PRIOR TO THE START OF ANY WORK IN THE PUBLIC RIGHT-OF-WAY. ANY CONCRETE CONSTRUCTION WORK WITHIN THE PUBLIC RIGHT-OF-WAY MUST BE PERFORMED BY A CONTRACTOR WHO HAS A CERTIFICATE OF LIABILITY INSURANCE (ACORD FORM) ON FILE WITH PUBLIC WORKS SIDEWALK INSPECTIONS PRIOR TO THE START OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
 - ALL PROPOSED WORK IN THE PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH THE CURRENT EDITION OF THE CITY OF MINNEAPOLIS STANDARD SUPPLEMENTAL SPECIFICATIONS FOR CONSTRUCTION AND MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION AND ITS ATTACHMENTS. REFER TO THE FOLLOWING: <http://www.minneapolismn.gov/publicworks/plates/index.htm>.
 - IF REMOVAL OF ROAD OR SIDEWALKS IS NECESSARY, THE PATCHING SHALL MATCH EXISTING ROAD AND SIDEWALK SECTIONS. SEE CITY STANDARD PLATES NO. 1003 AND ROAD-1010 FOR CURB DETAIL S.
 - ANY EXISTING CONCRETE INFRASTRUCTURE IN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO PUBLIC SIDEWALKS, CURB AND GUTTER, AND ADA PEDESTRIAN RAMPS, THAT IS EITHER CURRENTLY DEFECTIVE OR THAT IS DAMAGED DURING THE TIME OF SITE RE-DEVELOPMENT, MUST BE REMOVED AND REPLACED AT THE TIME OF RE-DEVELOPMENT.
 - NO CONSTRUCTION, DEMOLITION, OR COMMERCIAL POWER MAINTENANCE EQUIPMENT SHALL BE OPERATED WITHIN THE CITY BETWEEN THE HOURS OF 6:00 P.M. AND 7:00 A.M. ON WEEKDAYS OR DURINA ANY HOURS ON SATURDAYS, SUNDAYS, AND STATE AND FEDERAL HOLIDAYS, EXCEPT UNDER PERMIT. CONTACT ENVIRONMENTAL SERVICES AT 612-673-3516 FOR PERMIT.

MINNEAPOLIS STANDARD EROSION CONTROL NOTES

- CONTRACTOR MUST NOTIFY CITY OF MINNEAPOLIS PUBLIC WORKS ENGINEERING SERVICES (612-673-2258) 48 HOURS PRIOR TO ANY LAND DISTURBANCES. FAILURE TO DO SO MAY RESULT IN THE REVOCATION OF PERMIT AND A STOP WORK ORDER BEING ISSUED.
- Install perimeter erosion control at the locations shown on the plans prior to beginning construction. (Hay bales are not an acceptable perimeter control)
- Before beginning construction, install a TEMPORARY ROCK CONSTRUCTION ENTRANCE at each point where vehicles exit the construction site. Use 2 inch or greater diameter rock in a layer at least 6 inches thick across the entire width of the entrance. Extend the rock entrance at least 50 feet into the construction zone. Use a geo-textile fabric beneath the aggregate in order to prevent migration of soil into the rock from below.
- Remove all soils and sediments tracked or otherwise deposited onto public and private pavement areas. Removal shall be on a daily basis when tracking occurs. Sweeping may be ordered by at any time if conditions warrant. Sweeping shall be maintained throughout the duration of the construction and done in a manner to prevent dust being blown to adjacent properties.
- Install inlet protection at all public and private catch basin inlets, which receive runoff from the disturbed areas. Catch basin inserts are required in undisturbed areas that receive runoff from disturbed areas. Staked silt fence or other approved BMP's in disturbed areas not subject to public vehicle traffic may be acceptable. NOTE: HAY BALES OR FILTER FABRIC WRAPPING THE GRATES ARE NOT EFFECTIVE OR AN ACCEPTABLE FORM OF INLET PROTECTION.
- Locate soil or dirt stockpiles no less than twenty-five (25) feet from any public or private roadway or drainage channel. If remaining for more than seven days, stabilize the stockpiles by mulching, vegetative cover, tarps, or other means. Control erosion from all stockpiles by placing silt barriers around the piles. Temporary stockpiles located on paved surfaces must be no less than two feet from the drainage/gutter line and shall be covered if left more than 24 hours.
- Maintain all temporary erosion and sediment control devices in place until the contributing drainage area has been stabilized. Inspect temporary erosion and sediment control devices on a daily basis and replace deteriorated, damaged, or rotted erosion control devices immediately.
- Temporarily or permanently stabilize all denuded areas which have been finish graded, and all denuded areas in which grading or site building construction operations are not actively underway against erosion due to rain, wind and running water within 14 days. Use seeding and mulching, erosion control matting, and/or sodding and staking in green space areas. Use early application of gravel base on areas to be paved.
- Remove all temporary synthetic, structural, non-biodegradable erosion and sediment control devices after the site has undergone final stabilization and permanent vegetation has been established, minimum vegetation establishment is 70% cover, maintain all temporary erosion control devices until 70% established cover is achieved.
- Ready mixed concrete and concrete batch plants prohibited within the public right of way, designate concrete mixing/washout locations in the erosion control plan. Under no circumstances may washout water drain onto the public right of way or into the public storm sewer.

Impervious Surface		Proposed Hardcover	
Lot Area	5,126 sq ft	Building	1,258 sq ft
Residence	953 sq ft	Porch	176 sq ft
Covered entry	6 sq ft	Sidewalk	512 sq ft
Garage	256 sq ft	Garage	640 sq ft
Concrete	243 sq ft	Driveway	403 sq ft
Driveway	325 sq ft	Total	2,989 sq ft
Total	1,783 sq ft	Percentage	58.31%
Percentage	34.78%		

893.5	Proposed First Floor Elevation
892.17	Proposed Top of Foundation
884.0	Proposed Garage Floor (Detached)
883.5	Proposed Basement Floor

Property Zoned R1A/ Single Family District

Building Setback Requirements
Front - 20 feet (see note)
Side - Lot width 42 ft - 51.99 ft: 6 (BF12: 5 feet)
Rear - 5 feet
Note: Refer to City Code 546.160 for exceptions to front yard setbacks.

Property subject to BF12 / Built Form Overlay District. Refer to City Code for additional requirements or exceptions to the primary zoning district requirements listed above.
Requirements shown are Surveyors interpretation of the Zoning requirements. It is recommended that a City Zoning Specialist be contacted to determine the requirements and exceptions.
City of Minneapolis Zoning Dept.
250 South 4th Street, Room 300
Minneapolis, MN 55415
phone: 612-673-3000

NOTE: Proposed grades are subject to results of soil tests.
Proposed building information must be checked with approved building plan and development or grading plan before excavation and construction.
Proposed grades shown on this survey are interpolations of proposed contours from the drainage, grading and/or development plans.
NOTE: The relationship between proposed floor elevations to be verified by builder.
NOTE: The only easements shown are from plats of record or information provided by client.

- Note regarding gutters: Storm water to discharge towards the alley and front of the house to avoid water intrusion to the neighboring properties.
- Note: Sump pump to discharge towards the alley and front of the house to avoid water intrusion to the neighboring properties.
- Egress wells not to exceed 16 square feet, and cannot be closer than 2 feet to interior property lines

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DESIGNED BY:	JAP	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 19th day of July, 2022
DRAWN BY:	JWL	
CHECKED BY:	GRP	
DATE:	05.26.26	Gregory R. Prasch, Minn. Reg. No. 24992

REVISIONS	
06/26/2026	RSR City Comments
07/06/2026	AH City Comments
07/16/2026	RSR City Comments
09/28/2026	SHJ City Comments

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

TRADITIONS INVESTMENT
PROPERTIES

5229 Ewing Avenue South
Minneapolis, MN 55410

Legal Description
Lot 23, Block 3, HAWTHORNE
PARK SECOND DIVISION
Hennepin County, Minnesota

91269B
SHEET NO.
C1 OF C3