

**SITE PLAN FOR:  
BROADVIEW BUILDERS**

**PROPERTY ADDRESS**

4535 Lakeshore Place  
Arden Hills, MN

**DESCRIPTION:** FROM TAX RECORDS

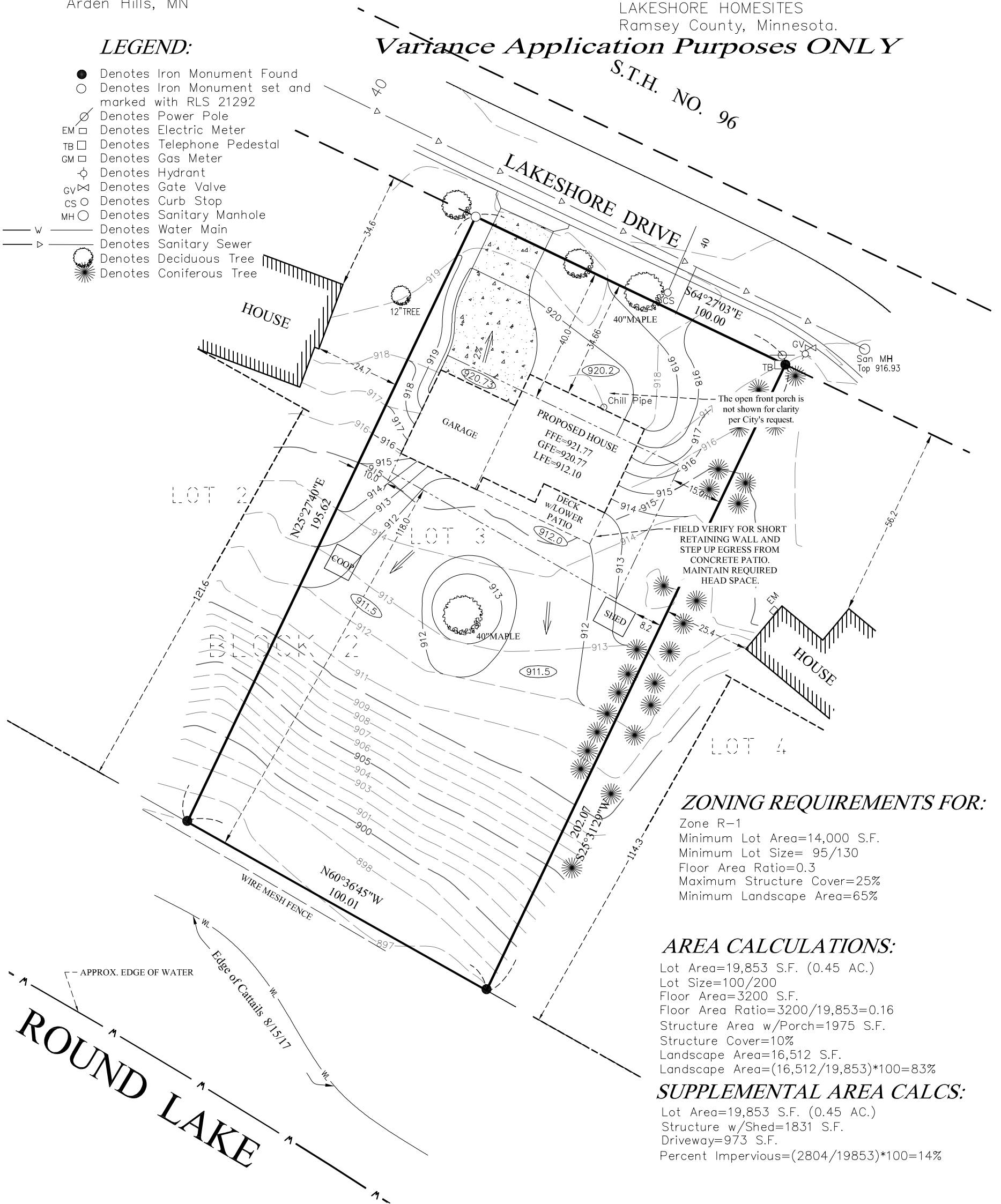
Lot 3, Block 2,  
LAKESHORE HOMESITES  
Ramsey County, Minnesota.

**LEGEND:**

- Denotes Iron Monument Found
- Denotes Iron Monument set and marked with RLS 21292
- ⊗ Denotes Power Pole
- EM □ Denotes Electric Meter
- TB □ Denotes Telephone Pedestal
- GM □ Denotes Gas Meter
- ⊕ Denotes Hydrant
- GV ⊗ Denotes Gate Valve
- CS ○ Denotes Curb Stop
- MH ○ Denotes Sanitary Manhole
- W — Denotes Water Main
- S — Denotes Sanitary Sewer
- ⊙ Denotes Deciduous Tree
- ⊙ Denotes Coniferous Tree

**Variance Application Purposes ONLY**

S.T.H. NO. 96



**ZONING REQUIREMENTS FOR:**

- Zone R-1
- Minimum Lot Area=14,000 S.F.
- Minimum Lot Size= 95/130
- Floor Area Ratio=0.3
- Maximum Structure Cover=25%
- Minimum Landscape Area=65%

**AREA CALCULATIONS:**

Lot Area=19,853 S.F. (0.45 AC.)  
 Lot Size=100/200  
 Floor Area=3200 S.F.  
 Floor Area Ratio=3200/19,853=0.16  
 Structure Area w/Porch=1975 S.F.  
 Structure Cover=10%  
 Landscape Area=16,512 S.F.  
 Landscape Area=(16,512/19,853)\*100=83%

**SUPPLEMENTAL AREA CALCS:**

Lot Area=19,853 S.F. (0.45 AC.)  
 Structure w/Shed=1831 S.F.  
 Driveway=973 S.F.  
 Percent Impervious=(2804/19853)\*100=14%

**PROPOSED ELEVATIONS:**

First Floor Elevation=921.77  
 Garage Floor Elevation=920.77  
 Lowest Floor Elevation=912.10

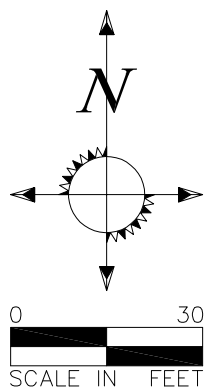
**NOTES:**

- Elevations are on NGVD 29
- Benchmark = Top of sanitary manhole 25'+/- east of NE corner of property. Elevation = 916.91 feet
- The sanitary sewer elevation at the wye is at elevation 907.51 per City plans
- The edge of cattails near the east property line is at elevation 892.0 and appears to be approximately the same as the elevation of the open water on Round Lake. This puts the OHW reported on the DNR Lake Finder website as 890.0 below the current water elevation.

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.

*Allen Schlipp*

Allen Schlipp  
 DATE 4/6/2018 LIC. NO. MN 21292



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