

KEMPER & ASSOCIATES INC.
PROFESSIONAL LAND SURVEYORS
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THE KUNZE RESIDENCE

LOT 11, BLOCK 2, VALENTINE HILLS

4073 VALENTINE COURT

CITY OF ARDEN HILLS, RAMSEY COUNTY, MINNESOTA
 (PROPOSED GARAGE ADDITION - MARCH 2021)



0 20 40
 1 INCH EQUALS 40 FEET

BASIS FOR BEARINGS:
 ASTROMERIC BY SOLAR
 OBSERVATION

BASIS FOR ELEVATION:
 MINNESOTA DEPARTMENT OF
 TRANSPORTATION BENCHMARK
 6284 J AT THE SOUTHWEST
 CORNER OF BRIDGE 6509
 COUNTY ROAD F OVER
 INTERSTATE 55W
 ELEVATION=903.046 (NGVD 29)

CONTOUR INTERVAL=1 FOOT



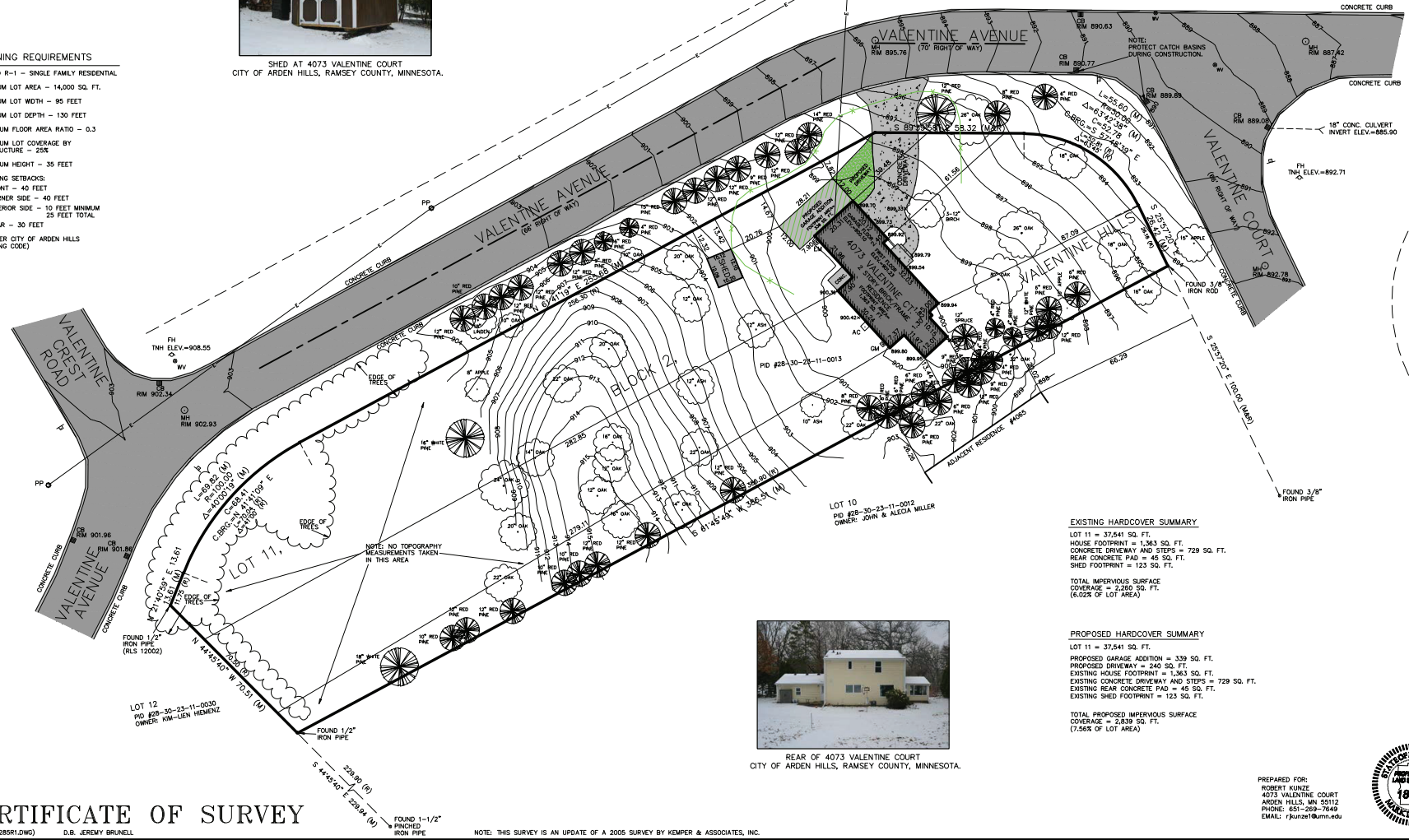
ZONING REQUIREMENTS

ZONED R-1 - SINGLE FAMILY RESIDENTIAL
 MINIMUM LOT AREA - 14,000 SQ. FT.
 MINIMUM LOT WIDTH - 95 FEET
 MINIMUM LOT DEPTH - 130 FEET
 MAXIMUM FLOOR AREA RATIO - 0.3
 MAXIMUM LOT COVERAGE BY
 STRUCTURE - 25%
 MAXIMUM HEIGHT - 35 FEET

BUILDING SETBACKS

FRONT - 40 FEET
 CORNER SIDE - 40 FEET
 INTERIOR SIDE - 10 FEET MINIMUM
 25 FEET TOTAL
 REAR - 30 FEET

(AS PER CITY OF ARDEN HILLS
 ZONING CODE)



LEGAL DESCRIPTION

WARRANTY DEED DOC. NO. 2702434
 Lot 11, Block 2, Valentine Hills

LOT 11 AREA =
 37,541 SQ. FT.
 OR 0.8618 ACRES

- LEGEND**
- 890- EXISTING CONTOUR LINE
 - 899.94 EXISTING SPOT ELEVATION
 - PP ○ POWER POLE
 - MH ○ MANHOLE
 - CB ■ CATCH BASIN
 - FH ○ FIRE HYDRANT
 - WV ● WATER VALVE
 - EM ⊖ ELECTRIC METER
 - GM ⊖ GAS METER
 - AC □ AIR CONDITIONER
 - Δ △ SIGN
 - E- OVERHEAD UTILITY LINES
 - (0) DENOTES DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY
 - (W) DENOTES RECORD DIMENSION AS PER PLAT OF VALENTINE HILLS
 - DENOTES SET SURVEY MONUMENT MARKED *KEMPER 1840*
 - DENOTES FOUND SURVEY MONUMENT
 - ▨ PROPOSED GARAGE ADDITION
 - ▨ PROPOSED DRIVEWAY
 - - - SILT FENCE OR BARRIER

EXISTING HARDCOVER SUMMARY

LOT 11 = 37,541 SQ. FT.
 HOUSE FOOTPRINT = 1,363 SQ. FT.
 CONCRETE DRIVEWAY AND STEPS = 729 SQ. FT.
 REAR CONCRETE PAD = 45 SQ. FT.
 SHED FOOTPRINT = 123 SQ. FT.

TOTAL IMPERVIOUS SURFACE
 COVERAGE = 2,260 SQ. FT.
 (6.02% OF LOT AREA)

PROPOSED HARDCOVER SUMMARY

LOT 11 = 37,541 SQ. FT.
 PROPOSED GARAGE ADDITION = 339 SQ. FT.
 PROPOSED DRIVEWAY = 340 SQ. FT.
 EXISTING HOUSE FOOTPRINT = 1,363 SQ. FT.
 EXISTING CONCRETE DRIVEWAY AND STEPS = 729 SQ. FT.
 EXISTING REAR CONCRETE PAD = 45 SQ. FT.
 EXISTING SHED FOOTPRINT = 123 SQ. FT.

TOTAL PROPOSED IMPERVIOUS SURFACE
 COVERAGE = 2,839 SQ. FT.
 (7.56% OF LOT AREA)



CERTIFICATE OF SURVEY

05285 (05285R1.DWG) D.B. JEREMY BRUNELL

NOTE: THIS SURVEY IS AN UPDATE OF A 2005 SURVEY BY KEMPER & ASSOCIATES, INC.

PREPARED FOR:
 ROBERT KUNZE
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CERTIFICATION

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Mark D. Kemper
 MARK D. KEMPER, PLS 18407
 DATED THIS 23RD DAY OF MARCH, 2021.
 KEMPER & ASSOCIATES, INC. ©