

KEMPER & ASSOCIATES INC. PROFESSIONAL LAND SURVEYORS

721 OLD HIGHWAY 8 N.W. NEW BRIGHTON, MINNESOTA 55112 651-631-0351 FAX 651-631-8805 email: kemper@pro-ns.net www.kempersurveys.com

THE KUNZE RESIDENCE

LOT 11, BLOCK 2, VALENTINE HILLS

4073 VALENTINE COURT

CITY OF ARDEN HILLS, RAMSEY COUNTY, MINNESOTA

(PROPOSED GARAGE ADDITION - MARCH 2021)



FRONT OF 4073 VALENTINE COURT, CITY OF ARDEN HILLS, RAMSEY COUNTY, MINNESOTA.



SHED AT 4073 VALENTINE COURT CITY OF ARDEN HILLS, RAMSEY COUNTY, MINNESOTA.



1 INCH EQUALS 40 FEET

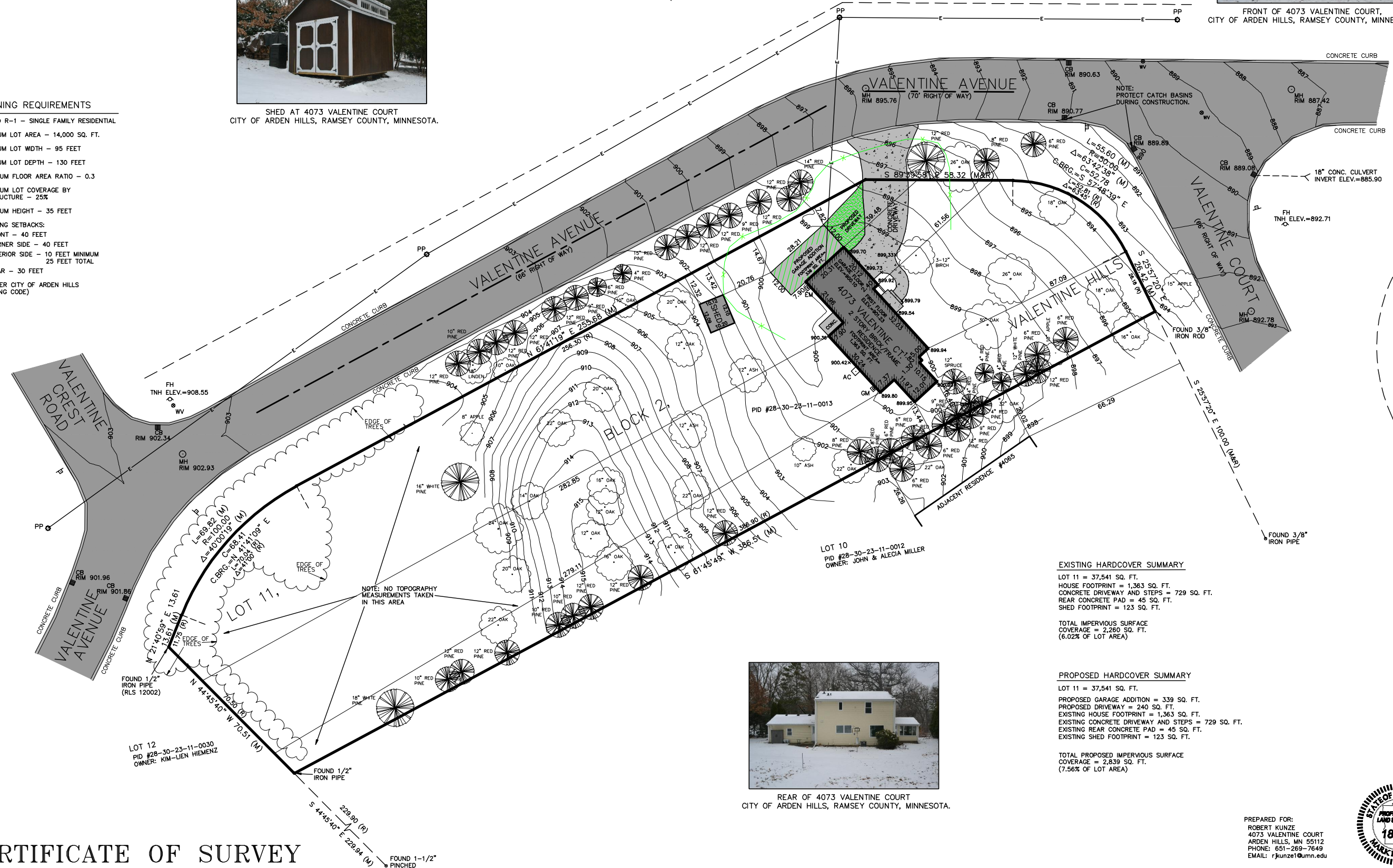
BASIS FOR BEARINGS: ASTRONOMIC BY SOLAR OBSERVATION

BASIS FOR ELEVATION: MINNESOTA DEPARTMENT OF TRANSPORTATION BENCHMARK '6284.4' AT THE SOUTHWEST CORNER OF BRIDGE 9599 COUNTY ROAD F OVER INTERSTATE 35W. 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
x899.94 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
SIGN
OVERHEAD UTILITY LINES
DENOTES DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY
DENOTES RECORD DIMENSION AS PER PLAT OF VALENTINE HILLS
DENOTES SET SURVEY MONUMENT MARKED 'KEMPER 18407'
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 = 240 SQ. FT.
EXISTING HOUSE FOOTPRINT = 1,363 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)



REAR OF 4073 VALENTINE COURT CITY OF ARDEN HILLS, RAMSEY COUNTY, MINNESOTA.

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.



PREPARED FOR: ROBERT KUNZE 4073 VALENTINE COURT ARDEN HILLS, MN 55112 PHONE: 651-269-7649 EMAIL: rkunze1@umn.edu

Mark D. Kemper signature and name. MARK D. KEMPER, PLS 18407 DATED THIS 24TH DAY OF MARCH, 2021.

CERTIFICATE OF SURVEY