

STANDARD NOTES

- 1) **Site Address:** 1700 Wall Street Road, Northfield, Minnesota, 55057
- 2) **Flood Zone Information:** This property appears to lie in Zone X per Flood Insurance Rate Map, Community Panel No. 27131C0159D, effective date of 04/03/2012.
- 3) **Parcel Area Information:** Gross Area: 39,213 s.f. = 0.90 acres
- 4) **Benchmark:** Elevations are based on MN/DOT Geodetic Station Name: 6604 B which has an elevation of: 948.04 feet (NAVD88).
- 5) **Zoning Information:** The current Zoning for the subject property is N1-B (Neighborhood General 1) per the City of Northfield's zoning map. The setback, height, and floor space area restrictions for said zoning designation are as follows:

**Principal Structure Setbacks - Street(s): 30 feet (Wall Street Road)**  
Side: 5 feet  
Rear: 30 feet  
Height: 30 feet  
Hardcover: 30 percent of lot area

Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process.

We have not received the current zoning classification and building setback requirements from the insurer.

- 6) **Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

Existing Building Coverage

Lot Area = 39,213 S.F.  
House Area = 2,567 S.F.  
Total Area = 2,567 S.F.  
Coverage = 6.6%

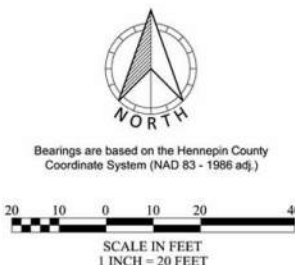
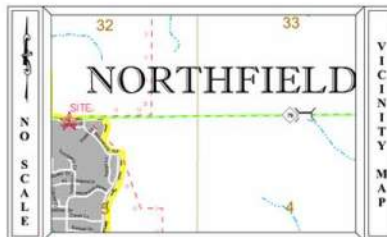
Existing Impervious Surface

Lot Area = 39,213 S.F.  
House Area = 2,567 S.F.  
Concrete Driveway Area = 452 S.F.  
Bituminous Driveway Area = 5,399 S.F.  
Brick Patio Area = 122 S.F.  
Covered Porch Area = 127 S.F.  
Covered Deck Area = 248 S.F.  
Total Area = 8,915 S.F.  
Coverage = 22.7%

Existing Elevations

Garage Floor Elevation = 999.0  
First Floor Elevation = 1000.25  
Basement Floor Elevation = 990.4

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN  
HEREON FROM RECORDED PLAT AND  
LABELED AS SHOWN



SURVEY LEGEND

● CAST IRON MONUMENT	⊙ PIEZOMETER	— WOE WALKOUT ELEVATION
● IRON PIPE MONUMENT SET	⊙ POWER POLE	— FFE FIRST FLOOR ELEVATION
● DRILL HOLE FOUND	⊙ GUY WIRE	— GFE GARAGE FLOOR ELEVATION
⊙ CHISELED "X" MONUMENT SET	⊙ ROOF DRAIN	— TOF TOP OF FOUNDATION ELEV.
⊙ REBAR MONUMENT FOUND	⊙ LIFT STATION	— LOE LOWEST OPENING ELEV.
⊙ PK NAIL MONUMENT SET	⊙ SANITARY MANHOLE	— CONCRETE
⊙ PK NAIL MONUMENT FOUND	⊙ SANITARY CLEANOUT	— BITUMINOUS
⊙ PK NAIL W/ ALUMINUM DISC	⊙ STORM MANHOLE	— BUILDING SETBACK LINE
⊙ SURVEY CONTROL POINT	⊙ STORM DRAIN	— CTV CABLE TV
⊙ A/C UNIT	⊙ CATCH BASIN	— CONCRETE CURB
⊙ CABLE TV PEDESTAL	⊙ FLARED END SECTION	— CONTOUR EXISTING
⊙ ELECTRIC TRANSFORMER	⊙ TREE CONIFEROUS	— CONTOUR PROPOSED
⊙ ELECTRIC MANHOLE	⊙ TREE DECIDUOUS	— GUARD RAIL
⊙ ELECTRIC METER	⊙ TREE CONIFEROUS REMOVED	— DT DRAIN TILE
⊙ ELECTRIC OUTLET	⊙ TREE DECIDUOUS REMOVED	— ELC ELECTRIC UNDERGROUND
⊙ YARD LIGHT	⊙ TELEPHONE MANHOLE	— FENCE
⊙ LIGHT POLE	⊙ TELEPHONE PEDESTAL	— FO FIBER OPTIC UNDERGROUND
⊙ FIBER OPTIC MANHOLE	⊙ UTILITY MANHOLE	— GAS GAS UNDERGROUND
⊙ FIRE DEPT. HOOK UP	⊙ UTILITY PEDESTAL	— OHU OVERHEAD UTILITY
⊙ FLAG POLE	⊙ UTILITY VAULT	— TREE LINE
⊙ FUEL PUMP	⊙ WATERMAIN MANHOLE	— SANITARY SEWER
⊙ FUEL TANK	⊙ WATER METER	— STORM SEWER
⊙ PROPANE TANK	⊙ WATER SPIGOT	— TEL TELEPHONE UNDERGROUND
⊙ GAS METER	⊙ WELL	— RETAINING WALL
⊙ GAS VALVE	⊙ MONITORING WELL	— UTL UTILITY UNDERGROUND
⊙ GAS MANHOLE	⊙ CURB STOP	— WATERMAIN
⊙ GENERATOR	⊙ GATE VALVE	— TRAFFIC SIGNAL
⊙ GUARD POST	⊙ HYDRANT	— RAILROAD TRACKS
⊙ HAND HOLE	⊙ IRRIGATION VALVE	— RAILROAD SIGNAL
⊙ MAIL BOX	⊙ POST INDICATOR VALVE	— RAILROAD SWITCH
	⊙ SIGN	⊙ SATELLITE DISH
	⊙ SOIL BORING	⊙ WETLAND BUFFER SIGN

Proposed Elevations

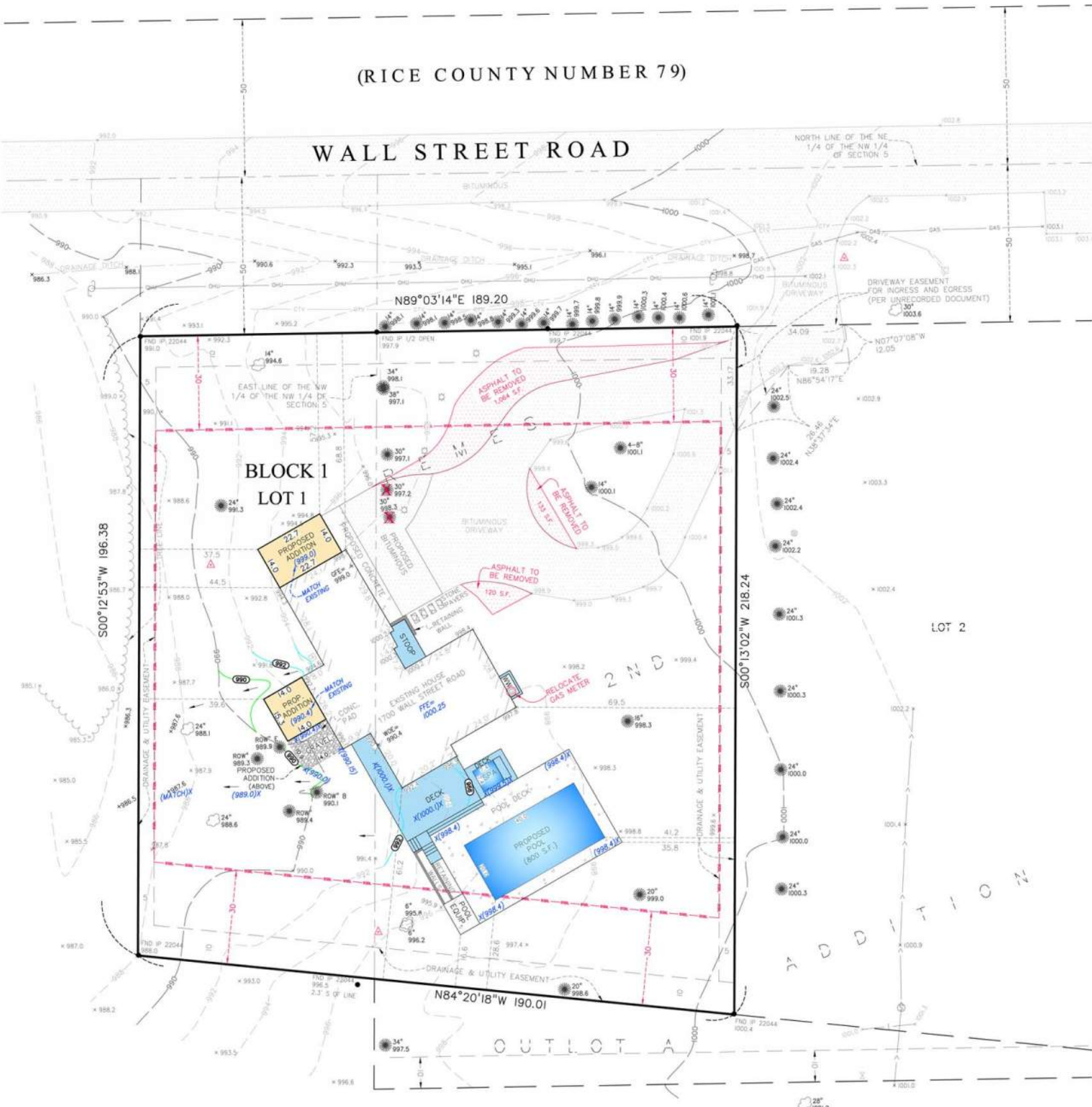
Proposed Garage Addition Floor Elevation = 999.0 (Match Existing)  
Proposed Basement Addition Floor Elevation = 990.4 (Match Existing)

Proposed Building Coverage

Lot Area = 39,213 S.F.  
House Area = 3,099 S.F.  
Total Area = 3,099 S.F.  
Coverage = 7.9%

Proposed Impervious Surface

Lot Area = 39,213 S.F.  
Existing House Area = 2,567 S.F.  
Proposed Addition #1 Area = 317 S.F.  
Proposed Addition #2 Area = 215 S.F.  
Proposed Sloop Area = 92 S.F.  
Proposed Deck Area = 655 S.F.  
Proposed Concrete Pad Area = 23 S.F.  
Proposed Retaining Wall Area = 35 S.F.  
Proposed Window Well Area = 11 S.F.  
Total Area = 10,990 S.F.  
Coverage = 28.03%



FIELD CREW	NO.	BY	DATE	REVISION
BT, DH	1	JRS	4/13/2020	ADDED DRIVEWAY EASEMENT
DRAWN	2	CMT	4/22/2020	ADDED DBU EASEMENT
JRS	3	JRS	12/1/2020	PROPOSED CONDITIONS
CHECKED				
JJA				
DATE				
04/03/2020				

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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.

Dated this 3rd day of December, 2020.

*Jorge J. Averbeck*  
Jorge J. Averbeck, PLS  
javerbeck@sathre.com  
Minnesota License No. 53642



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TWP:111-RGE:19-SEC:05  
Rice County  
**NORTHFIELD,  
MINNESOTA**

**CERTIFICATE OF SURVEY  
PROPOSED CONDITIONS**  
PREPARED FOR:  
**STREETER & ASSOCIATES**

FILE NO.  
8790-005  
**1**  
**1**