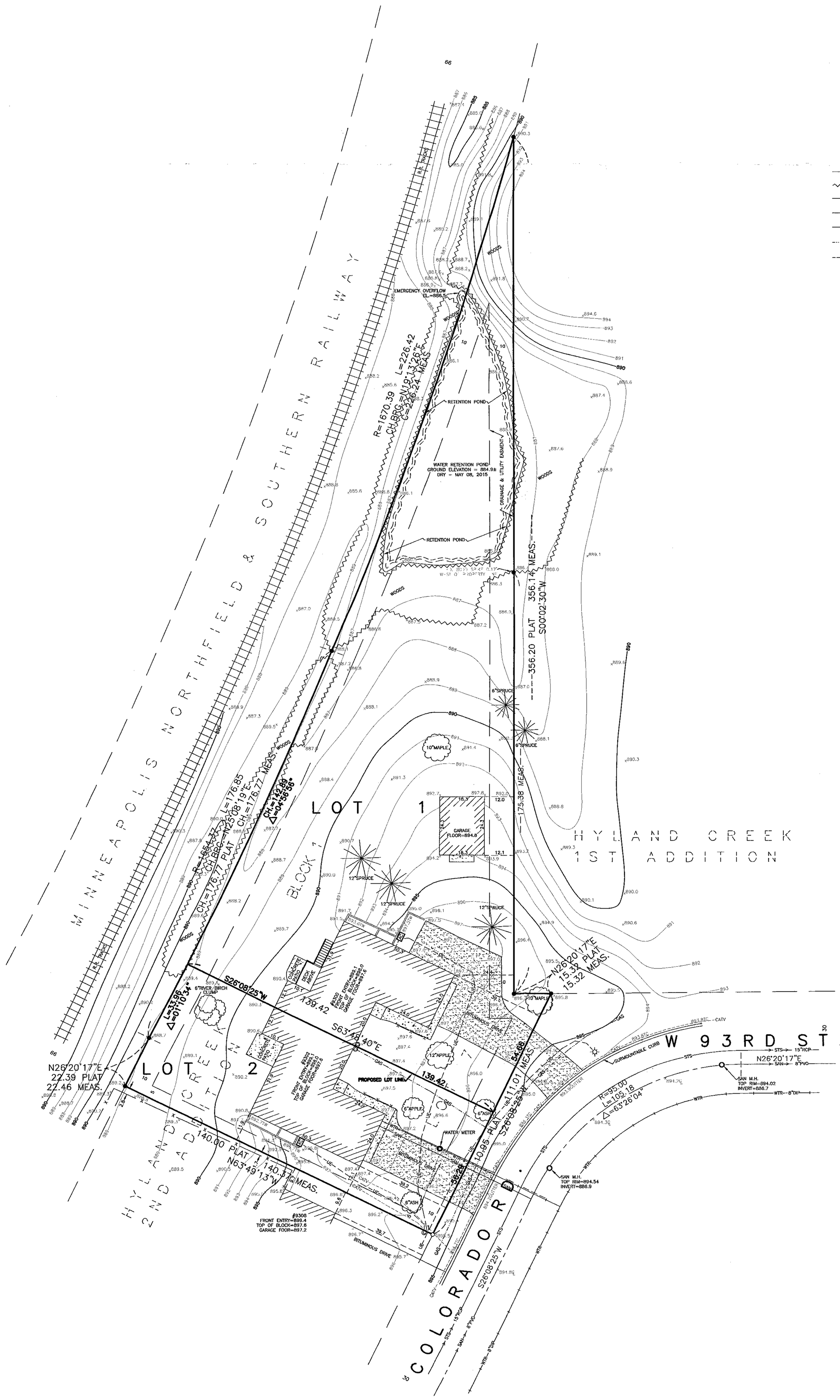
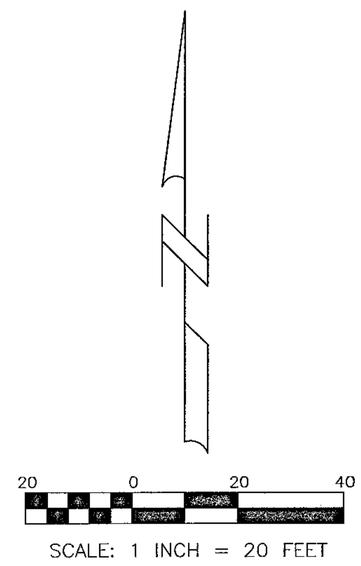
SITE ADDRESS: 9300 & 9302 COLORADO RD.
BLOOMINGTON, MN 55438

PRELIMINARY PLAT FOR:

DUANE AND BLANCH GREGG HOMESTEAD





Legend

—x—x—	Fence
~~	Edge of Woods
—STS—	Storm Sewer
—SAN—	Sanitary Sewer
—WTR—	Water
—GAS—	Underground Gas
------CATV------	Underground Cable TV
T	Telephone Pedestal
©	Cabel TV Pedestal
	Sanitary Manhole
AC	Air Conditiong Unit
	Water Meter
	Gas Meter
	Light Pole
	Concrete
	Surmountable Concrete Curb
	Timber Retaining Wall
x900.0	Existing Elevation
x900.0TC	Top of Curb Elevation
x900.0TW	Top of Wall Elevation
—900—	Existing Contour

● Denotes Iron Monument Found

○ Denotes Set, 1/2" x 14" Iron Pipe w/ Plastic Cap Inscribed R.L.S. 15230.

EXISTING PROPERTY DESCRIPTION:

Lot 7, Block 1, HYLAND CREEK 2ND ADDITION, Hennepin County, Minnesota.

BENCHMARK:

Northeast corner of transformer pad at 9334 Colorado Rd. Elevation = 898.98.

PROPOSED LOT 1
EXISTING AREA CALCULATION:

Lot Area = 25,314 SF

IMPERVIOUS SURFACE:

House = 1,855 SF
Detached Garage w/ Apron = 473 SF
Bituminous Drive = 1,303 SF
Concrete Walk & Apron = 182 SF
Deck = 114 SF
Patio Portion Not Below Deck = 54 SF

Total = 3,981 SF
= 15.7%

PROPOSED LOT 2
EXISTING AREA CALCULATION:

Lot Area = 7,889 SF

IMPERVIOUS SURFACE:

House = 1,855 SF
Bituminous Drive = 685 SF
Concrete Walk & Apron = 167 SF

Total = 2,707 SF
= 34.3%

NOTE: No Search Was Made For Any Easements.

NOTE: The location of all utilities shown are from observed evidence in the field and from plans furnished by the utility companies and are approximate. Utility companies should be notified for exact location before doing any excavation.

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Minnesota.

W. BROWN LAND SURVEYING, INC.

RECEIVED
JUN 26 2015
City of Bloomington
Engineering Division

Woodrow A. Brown, R.L.S. MN REG 15230

Dated: 06-26-2015

EXISTING CONDITION	93-15 147/5	05-11-2015	CME

W. BROWN LAND SURVEYING, INC.
8030 Cedar Avenue So., Suite 228.
Bloomington, MN 55425
Bus: (952) 854-4055
Fax: (952) 854-4268

Drawing: 93-15	Date: 06-26-2015 Scale: 1 Inch = 20 Feet	1 of 1

93-15 147/5