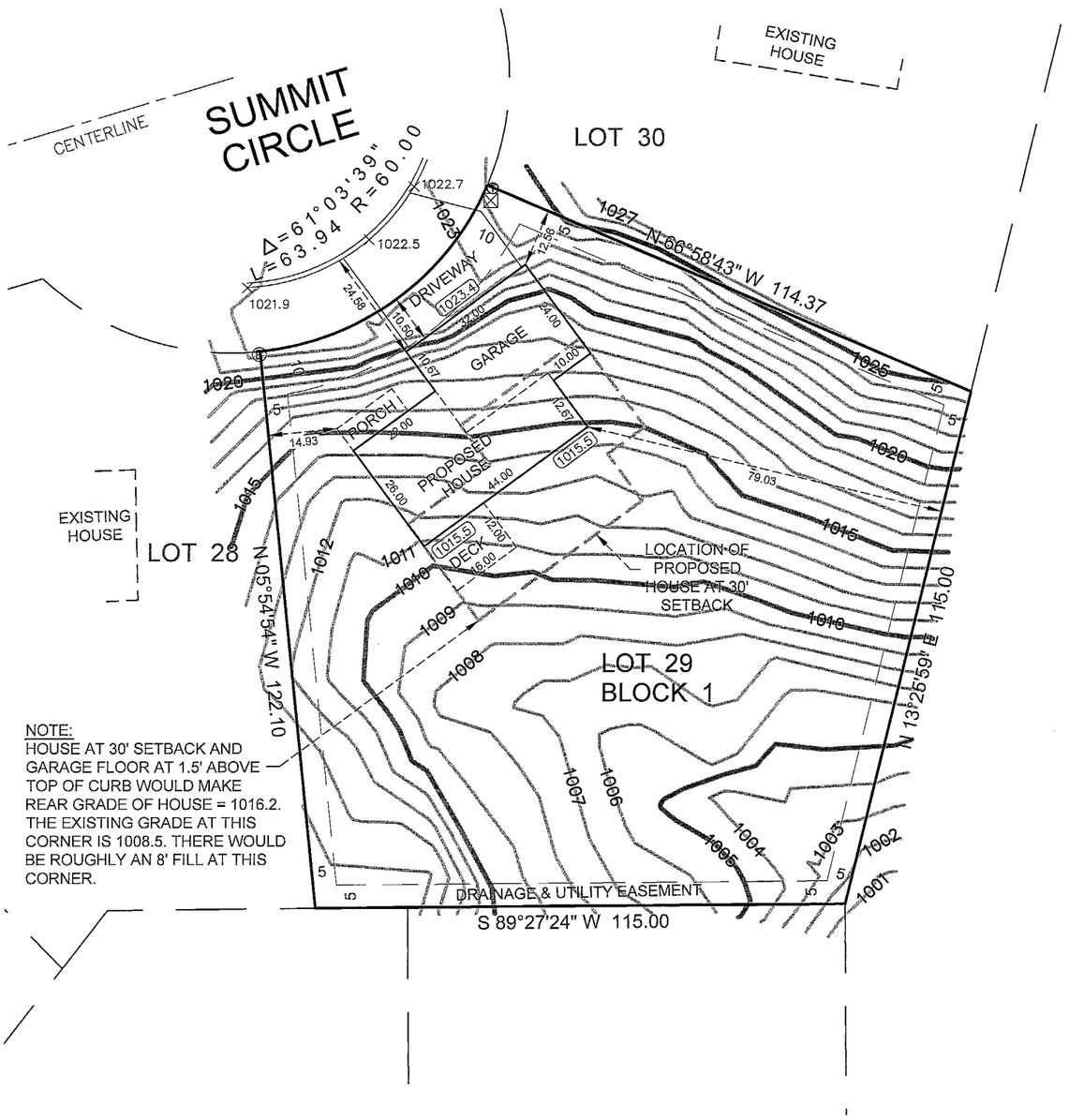
VARIANCE DRAWING

FOR

JOEL LIESENER

1392 IMPERIAL RIDGE, WEST ST PAUL



NOTE:
HOUSE AT 30' SETBACK AND GARAGE FLOOR AT 1.5' ABOVE TOP OF CURB WOULD MAKE REAR GRADE OF HOUSE = 1016.2. THE EXISTING GRADE AT THIS CORNER IS 1008.5. THERE WOULD BE ROUGHLY AN 8' FILL AT THIS CORNER.

NOTES:

- DRIVEWAY GRADE = 3.2%
- PLACING THIS HOUSE AT A 30' SETBACK WOULD REQUIRE A LARGE AMOUNT OF FILL ON ALL SIDES OF THE HOUSE. MORE SO IN THE REAR. (SEE NOTE ABOVE)

HOUSE ELEVATION DATA

HOUSE TYPE = TWO STORY
LOT TYPE = WALKOUT
BASEMENT WALL HEIGHT = 8.0
PROPOSED GARAGE FLOOR EL.= 1023.4
PROPOSED TOP OF BLOCK EL.= 1023.7
PROPOSED LOWEST FLOOR EL.= 1016.0

0 30 60 90

THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF IMPERIAL RIDGE.

JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING
1112 HIGHWAY 55, SUITE 201, HASTINGS, MN 55033
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Revised: Dec. 21, 2015

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.

Mitchell A. Scofield
MN License No. 48634 Date: Dec. 18, 2015

PROPERTY DESCRIPTION
Lot 29, Block 1, Imperial Ridge, Dakota County, Minnesota.

BK. NA PG. NA
W.O. NUMBER 15-694
DRAWING NUMBER S-5995