THE HORNING PROPERTY

LOT 9, KRAUSE'S ADDITION

49XX JAMACA AVENUE NORTH

CITY OF LAKE ELMO, WASHINGTON COUNTY, MINNESOTA

49XX JAMACA AVENUE NORTH (FROM SOUTH)
LAKE ELMO, MINNESOTA

KEMPER & ASSOCIATES INC.
PROFESSIONAL LAND SURVEYORS
721 OLD HIGHWAY 8 N.W.
NEW BRIGHTON, MINNESOTA 55112
651-631-0361
FAX 651-631-8805
Email: kemper@pro-ns.net
www.kempersurveys.com

VICINITY MAP
(NO SCALE)

49XX JAMACA AVENUE NORTH
(WEST SIDE OF TENNIS COURT)
LAKE ELMO, MINNESOTA

49XX JAMACA AVENUE NORTH
(NORTH SIDE OF TENNIS COURT SHOWING ADJACENT HOUSE)
LAKE ELMO, MINNESOTA

49XX JAMACA AVENUE NORTH
(SOUTH SIDE OF TENNIS COURT)
LAKE ELMO, MINNESOTA

49XX JAMACA AVENUE NORTH
(EAST SIDE OF TENNIS COURT)
LAKE ELMO, MINNESOTA

JAMACA AVENUE NORTH, ADJACENT TO PROPERTY
(FROM SOUTH FACING NORTH)
LAKE ELMO, MINNESOTA

JANE ROAD NORTH, ADJACENT TO PROPERTY
(FROM EAST FACING WEST)
LAKE ELMO, MINNESOTA

FLOODPLAIN SUMMARY

SUBJECT PROPERTY LIES IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 27163C0024E, WITH AN EFFECTIVE DATE OF FEBRUARY 3, 2010

ZONING REQUIREMENTS

ZONED R-1, ONE-FAMILY RESIDENTIAL
SUBJECT TO SHORELAND OVERLAY DISTRICT

MINIMUM LOT SIZE: 1.5 ACRES (UNSEWERED)
20,000 SQ FT (SEWERED)

FOR EXISTING PLATTED LOTS, EXISTING ON OR BEFORE THE DATE OF THIS CODE, MAY BE CONSIDERED BUILDABLE IF THE LOT IS 60% OF THE MINIMUM LOT AREA REQUIRED IN THE DISTRICT (60% OF 1.5 ACRES= 30,204 SQ FT)

MINIMUM LOT WIDTH: 125 FEET

MAXIMUM BUILDING HEIGHT: 35 FEET

MAXIMUM IMPERVIOUS COVERAGE: 25%

BUILDING SETBACKS FROM PROPERTY LINES:

FRONT	30 FEET
SIDE (INTERIOR):	10 FEET
SIDE (CORNER):	25 FEET
REAR	40 FEET
ARTERIAL STREET	50 FEET

SHORELAND OVERLAY DISTRICT SUMMARY:

MAXIMUM IMPERVIOUS COVERAGE: 15% OR 6,000 SQ. FT., WHICHEVER IS GREATER.

MINIMUM LOT AREA: 1.5 ACRES (NO SEWER)

MINIMUM LOT WIDTH:150 FEET (NON-RIPARIAN)

ON-SITE SEWAGE TREATMENT REGULATIONS:
REFER TO "CHAPTER 4 – SUBSURFACE SEWAGE TREATMENT" OF THE WASHINGTON COUNTY DEVELOPMENT CODE FOR SPECIFIC DETAILS ON THE REQUIREMENTS FOR SEPTIC SYSTEMS.

ALL LOTS MUST HAVE AT LEAST 1 ACRE OF LAND SUITABLE FOR SEPTIC DRAINFIELDS AND AREA SUFFICIENT FOR 2 SEPARATE AND DISTINCT DRAINFIELD SITES. PLACEMENT OF THE SECOND REQUIRED DRAINFIELD BETWEEN THE TRENCHES OF THE FIRST DRAINFIELD IS PROHIBITED

SEPTIC SYSTEM SETBACKS:

-FOR SEWAGE TANK

ALL WATER SUPPLY WELLS:	50 FEET
BURIED WATER PIPE:	10 FEET
OCCUPIED BUILDINGS:	10 FEET
NON-OCCUPIED STRUCTURES:	5 FEET
PROPERTY LINES:	10 FEET
SWIMMING POOLS	10 FEET

-FOR SOIL TREATMENT AND DISPERSAL AREA

WATER SUPPLY WELLS	100 FEET
(LESS THAN 50 FEET DEEP)	
OTHER WATER SUPPLY WELLS	50 FEET
BURIED WATER PIPE:	10 FEET
OCCUPIED BUILDINGS:	20 FEET
NON-OCCUPIED STRUCTURES:	10 FEET
PROPERTY LINES:	10 FEET
SWIMMING POOLS	10 FEET

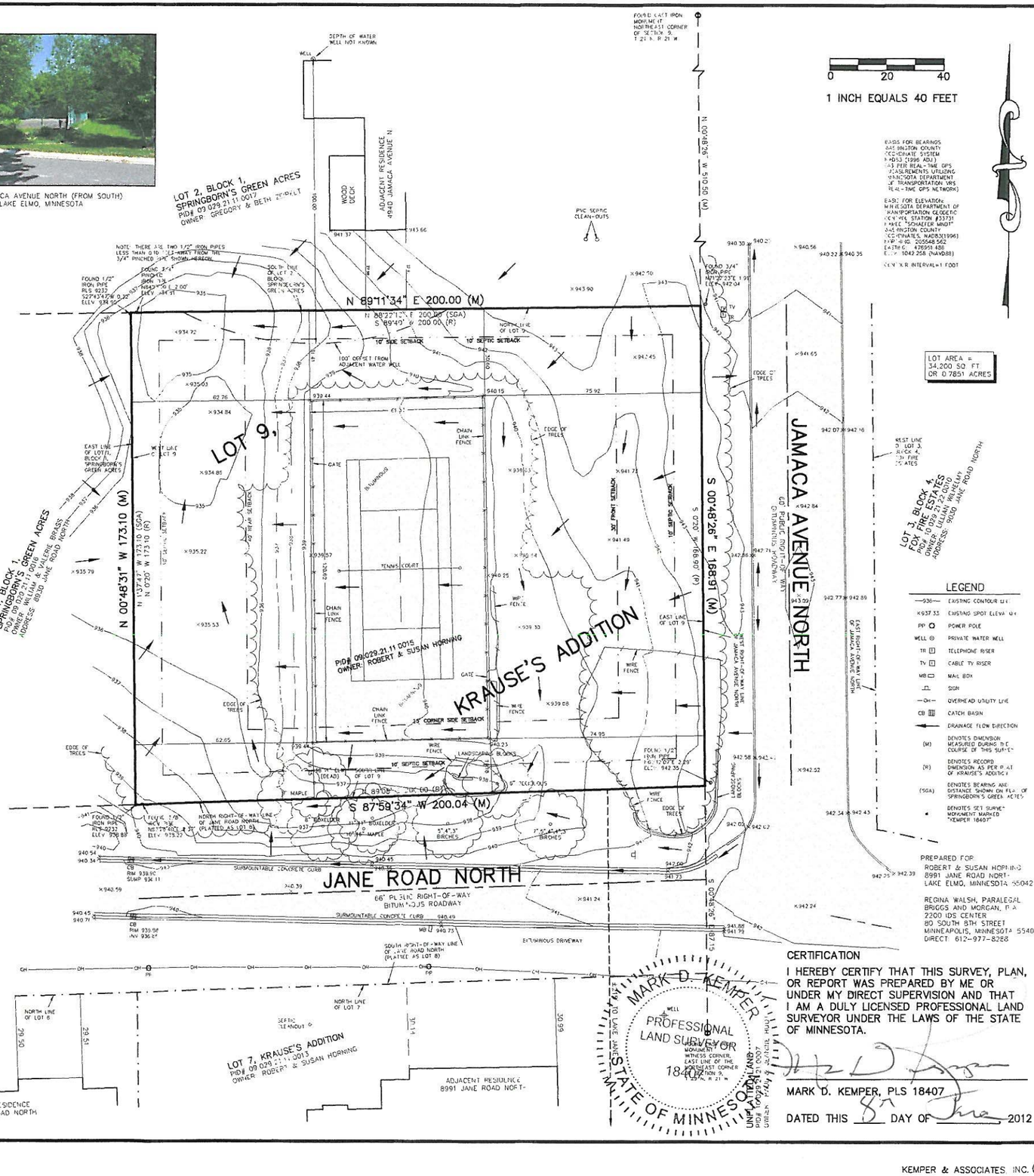
AS PER CITY OF LAKE ELMO ZONING CODE, CONTACT KYLE KLATT, PLANNING DIRECTOR, CITY OF LAKE ELMO, 651-231-5402, AND WASHINGTON COUNTY DEVELOPMENT CODE (REGARDING SEPTIC REGULATIONS)

EXISTING IMPERVIOUS COVERAGE

AREA OF TENNIS COURT= 7,464 SQ. FT.

TOTAL AREA OF LOT= 34,200 SQ. FT.

EXISTING IMPERVIOUS PERCENTAGE= 21.8%



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, PLS 18407

DATED THIS 8TH DAY OF June 2012

CERTIFICATE OF SURVEY

12084 (12084S.DWG)

N:\Projects\12084\12084S.dwg, 6/8/2012 1:56:05 PM

KEMPER & ASSOCIATES, INC. ©