ADVANCE SURVEYING & ENGINEERING CO.

5300 S. Hwy. No. 101 Minnetonka, MN 55345 Phone (952) 474 7964 Fax (952) 225 0502 www.advsur.com

SURVEY FOR: **THPA INC.**

SURVEYED: October 5, 2011 DRAFTED: October 6, 2011
REVISED: November 18, 2011 to show underlying lot line labels, boundary line labels, setback information
REVISED: February 15, 2012, to show topography on the site.

LEGAL DESCRIPTION:
Lot 7 and the South half of Lot 6, Block 4, and also Lots 1, 2 and 3, Block 21, all in Bakers 4th Addition, Hennepin County, Minnesota.

SCOPE OF WORK:
1. Showing the length and direction of boundary lines of the above legal description. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct, and that any matters of record, such as easements, that you wish shown on the survey, have been shown.
2. Showing the location of existing improvements we deemed important.
3. Setting new monuments or verifying old monuments to mark the corners of the property.
4. The property resides in Zone I-2 of the Minneapolis Zoning Code and according to a phone conversation with a planner in Minneapolis' planning department, there are no required setbacks for this property. There normally would be because of the adjoining home, but it turns out the home is a nonconforming use and so there is no setback requirement.
5. The subject property contains 34,473 Sq. Ft. or .79 Acres.
6. Note that after the second visit to the site we noticed that the South building line was not shown correctly. We have corrected the South building line on this survey.
7. Showing elevations on the site at selected locations to give some indication of the topography of the site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the map when determining other elevations for use on this site.

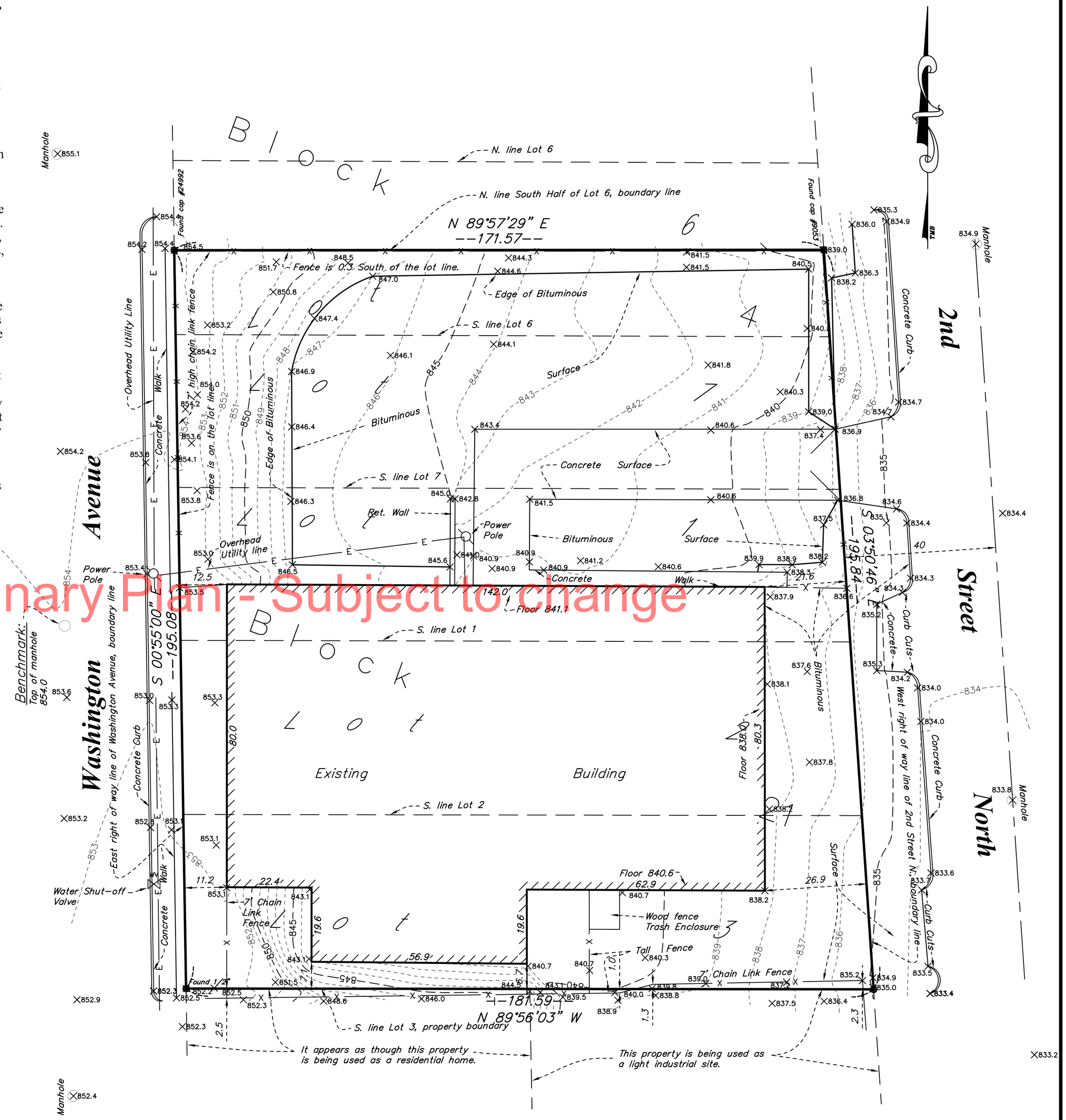
STANDARD SYMBOLS & CONVENTIONS:
" ● " Denotes 1/2" ID pipe with plastic plug bearing State License Number 9235, set, unless otherwise noted.

CERTIFICATION:

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

James H. Parker

James H. Parker P.E. & P.S. No. 9235



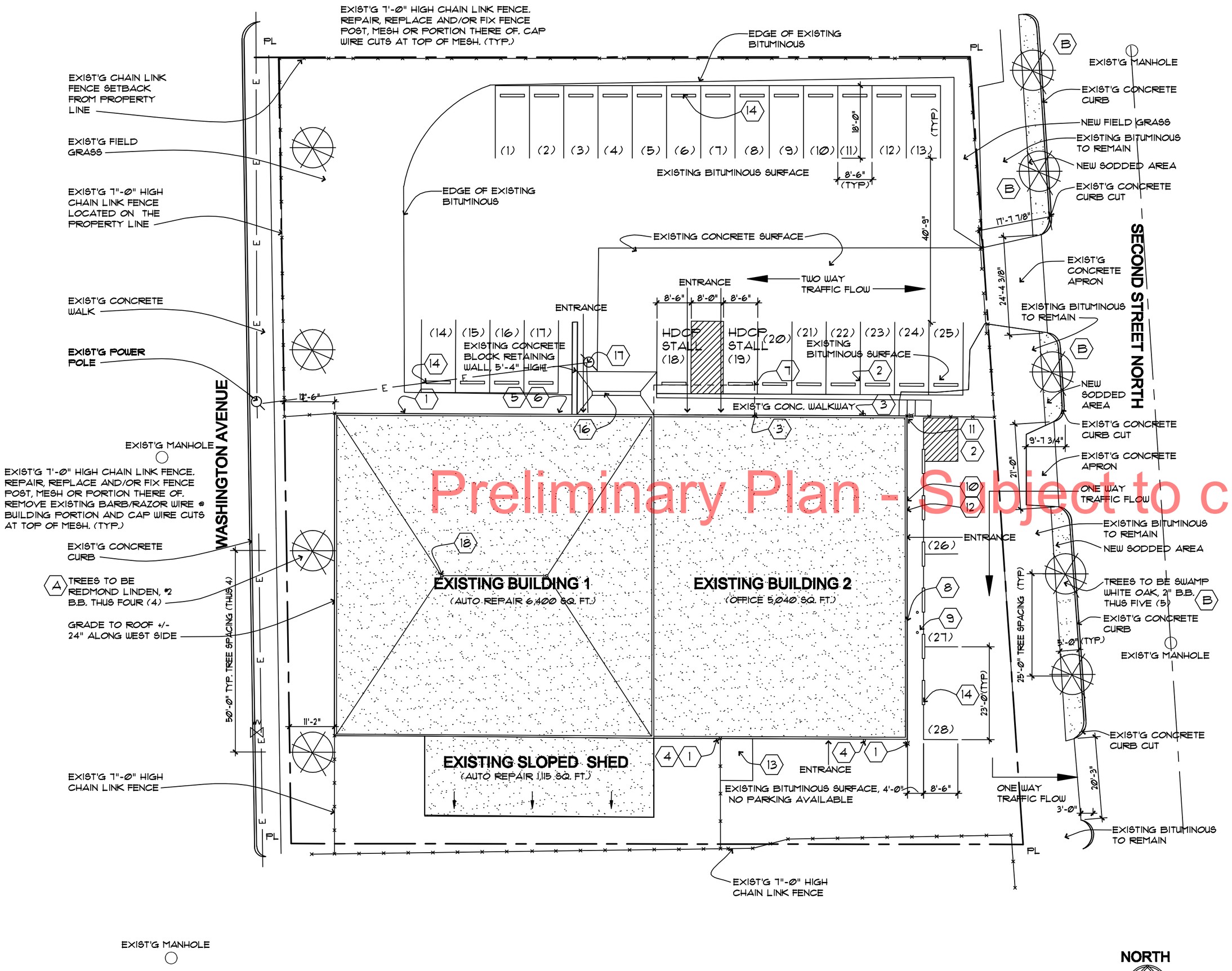
Preliminary Plan - Subject to change

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

Drw. No. 120048



Preliminary Plan - Subject to change

1 A-2 PROPOSED SITE PLAN
1"=20'-0"

KEYNOTES FOR SITE PLAN -#

1. PARKING LOT LIGHTS DBL. FIXTURE
2. EMERGENCY LIGHT FIXTURE
3. DOWNSPOUT W/ STORM DRAIN FEEDER
4. DOWNSPOUT
5. ELECTRICAL METER
6. MAIN ELECTRICAL FEED TO BLDG.
7. BACKLIT CANVAS AWNING
8. MAIN GAS METER FEED TO BLDG.
9. BOLLARD(S)
10. FIRE ALARM
11. PAINTED METAL SIGN
12. FIRE HOSE CONNECTION
13. EXIST'G WOOD FENCE TRASH ENCLOSURE
14. EXIST'G CONCRETE STOP BLOCKS FOR PARKING
15. EXIST'G CONCRETE RETAINING WALL. 5'-4" HIGH
16. METAL TRENCH DRAIN
17. EXIST'G POWER POLE
18. ROOF DRAINS

GENERAL NOTES:

1.) PERVIOUS TO IMPERVIOUS RATIO:
PROPERTY AREA: 34,473 SQ.FT.
PERVIOUS: 6,401 SQ.FT. (18.5%)
IMPERVIOUS: 28,072 SQ. FT.

2.) PARKING CALCULATIONS / MPLS. ZONING CODE TABLE 541-1:

AUTO REPAIR: 1 SPACE/500 SQ. FT. + 2 SPACES/ PARKING BAY (6 BAYS) THUS 6,400/500 = 13+12= 25 CARS

SHED: 1 SPACE/500 SQ. FT. THUS 1,115/ 500= 2 CARS

TOTAL: 27 SPACES REQUIRED, 25 EXISTING PROVIDED

OFFICE: 4 SPACES REQUIRED + 1 SPACE/ 500 SQ. FT. EXCESS OF 4,000 SQ. FT. THUS 6 SPACES REQUIRED,

TOTAL: 2 NEW PROVIDED, LESS 4 REQUIRED. (SPACES #26 & #27)

3.) CURRENT PARKING NON-COMPLIANT @ OFFICE BUILDING, APPROXIMATELY 8 SPACES. NEW REQUEST REDUCES PARKING TO 2 SPACES ONLY, LESS THAN THE MINIMUM REQUIREMENT.

4.) PROPOSED PLANTINGS
A REDMOND LINDEN TREES, #2 B.B. THUS FOUR (4)
B SWAMP WHITE OAK TREES, 2" B.B. THUS FIVE (5)

- A-2 NOTES

Isenberg+Associates
3505 West 28th Street
Minneapolis, MN 55416
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fax: 612-926-8401

DATE: MARCH 26, 2012
Revisions: APRIL 06, 2012

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly registered Architect under the laws of the State of Minneosta.

Signed: Jay H. Isenberg, AIA Reg. # 19352

3315 Second Street North
Minneapolis, MN

Sheet Title:
PROPOSED SITE PLAN

Sheet Number:
A-2

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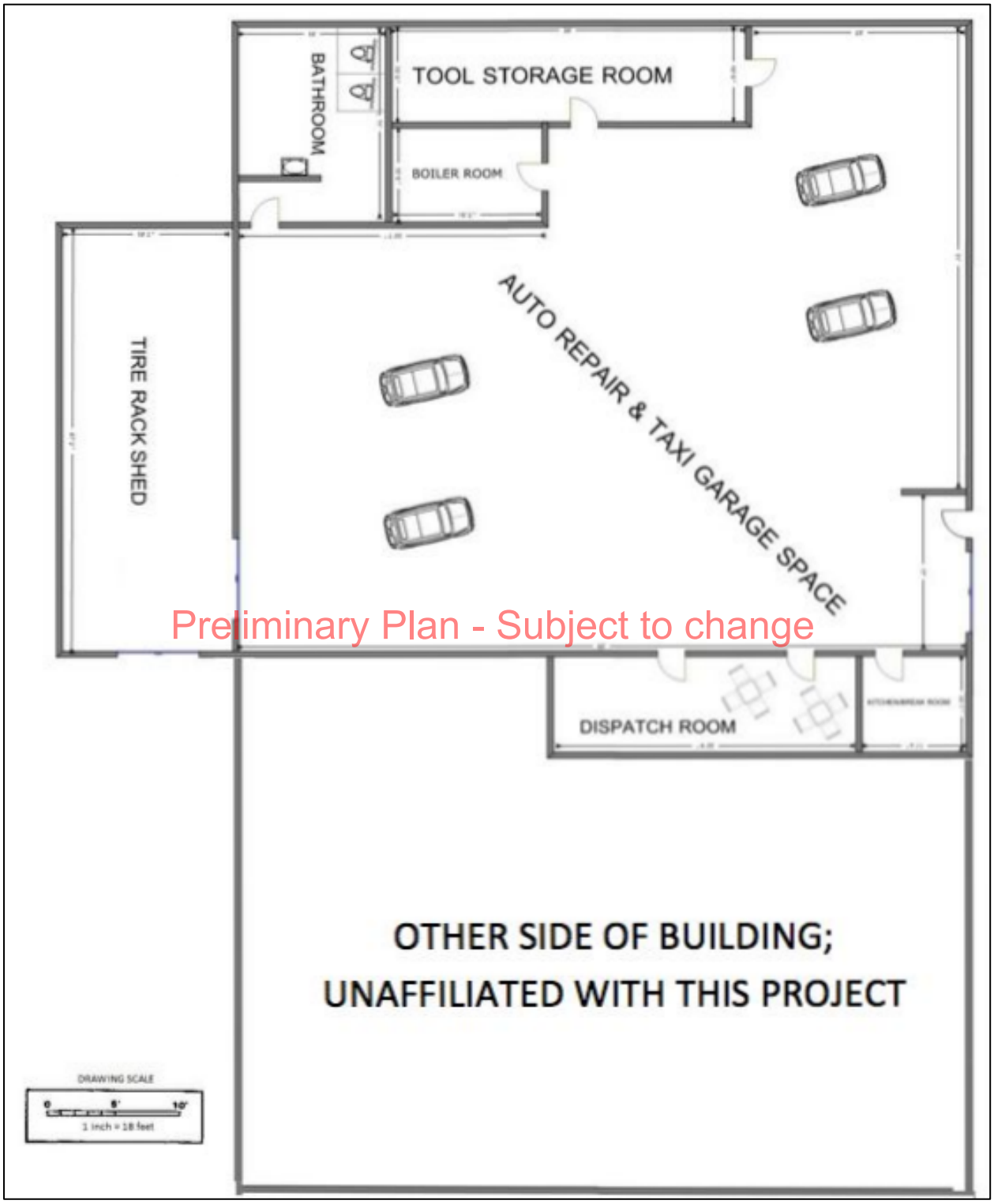
BATHROOM
TOOL STORAGE ROOM
BOILER ROOM
TIRE RACK SHED
AUTO REPAIR & TAXI GARAGE SPACE
Preliminary Plan - Subject to change
DISPATCH ROOM
OTHER SIDE OF BUILDING;
UNAFFILIATED WITH THIS PROJECT
DRAWING SCALE
0
5'
10'
1 inch = 18 feet