Overview – Splinter Addition

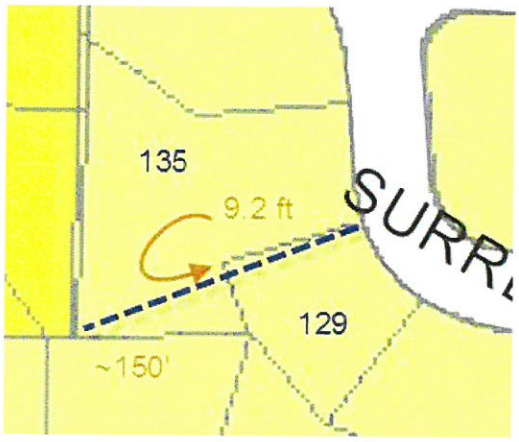
Shelby J. Splinter, Gene R. Splinter
129 Surrey Trail S
Apple Valley, MN, 55124
June 27, 2018

Re: Splinter Addition Documents and Overall Plan

This package of documents involves two main items (1) a land swap between the 135 Surrey Trail South property, and that of the 129 Surrey Trail South property (see diagram) and (2) 129 will then prepare the land for a garage.

Land Swap:

Notice that the 135 property wraps around behind the 129 property's west line for some sixty feet wide by approximately 150 feet deep. That property is pie-shaped, with the widest portion abutting the 129 property's west line. 135 will receive 9.2 feet, and 129 will receive the 53 x 150 feet triangle. The Splinter Addition drawings detail the new plat for the 129 property.

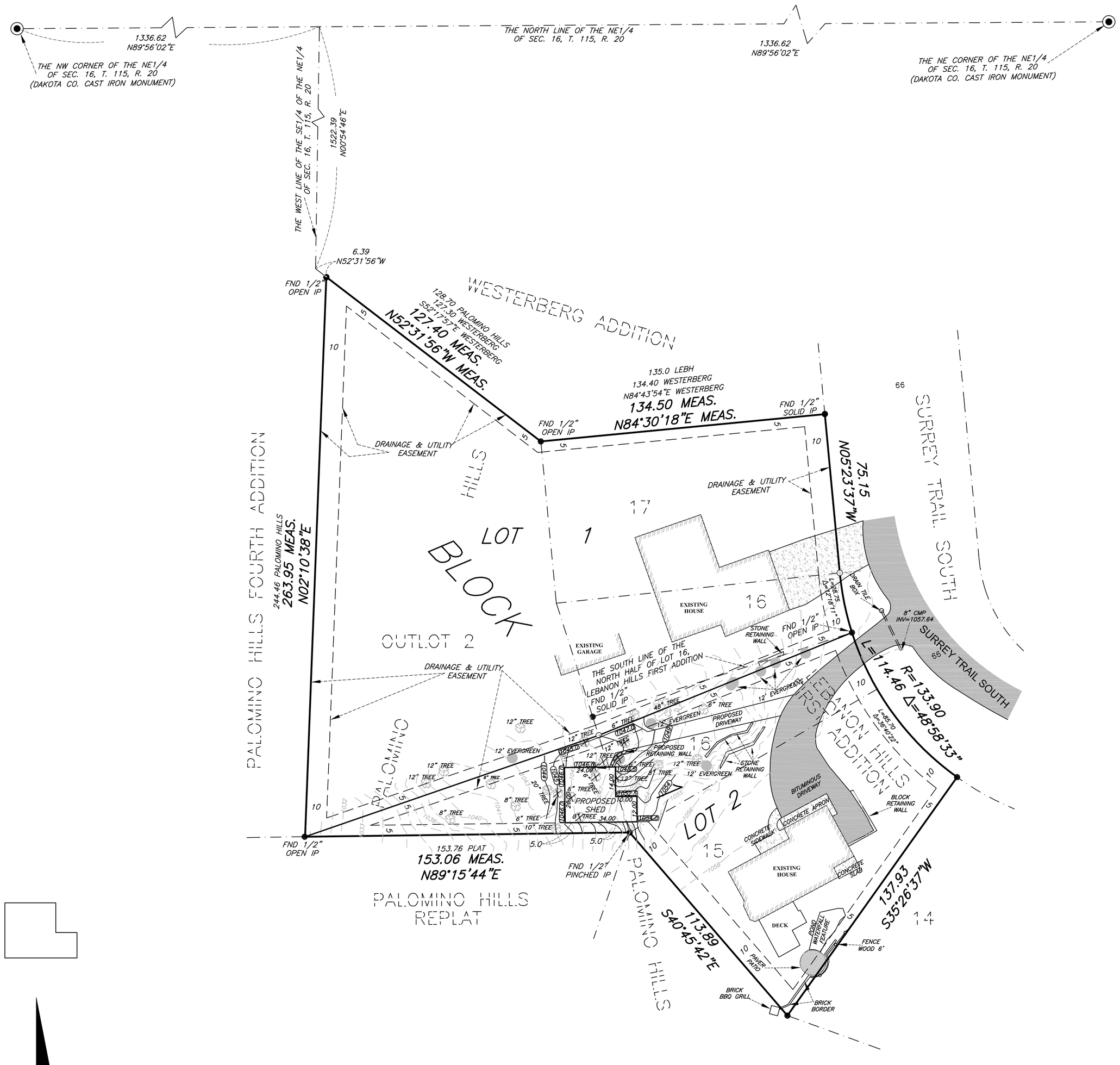


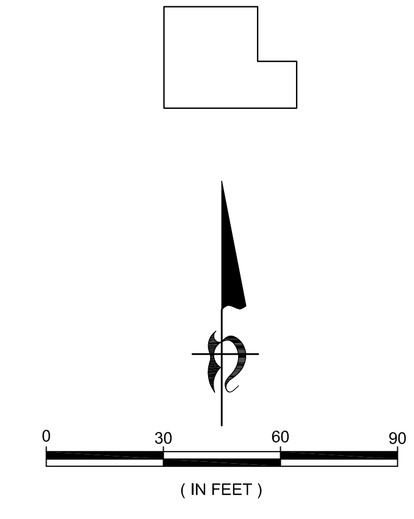
Garage:

129 intends to build a garage on the newly acquired property. To do so, seven trees will need to be removed, land excavated, and a driveway built. This land drops down eight feet or more from the current 129 property, so little will be seen. In order to save two significant oak trees, the design is in an "L" shape, with the main footprint being 22' x 28', and a 10' x 12' portion being added on the southeast corner. That "L" will be cut into the hill. The intention is to make a gazebo over a flat roof of the 10 x12 to hide as much of the garage from the street as possible. With shrubs and the gazebo, little, if any of the main portion of the garage roof will be seen. The gazebo floor will be at the height of the lawn, so technically, this is a two-story garage, but care has been taken to make an appealing look to this structure from the street as well as our lawn. Please see the Garage Layout document for images.

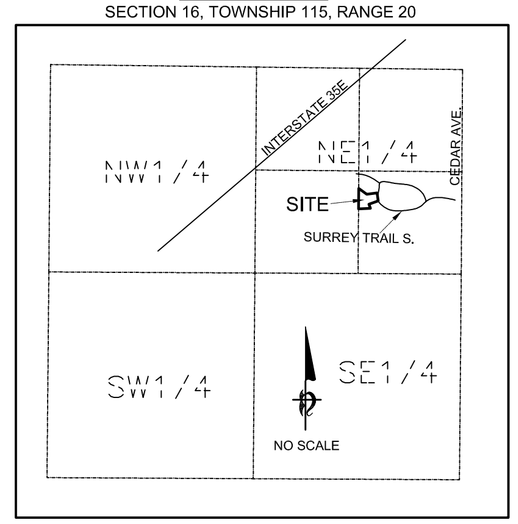
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PROPERTY ADDRESS: 135 SURREY TRAIL SOUTH, PID:16478001010 & 129
SURREY TRAIL SOUTH, PID: 14465003160, ALL IN THE CITY OF APPLE
VALLEY MN. 55124

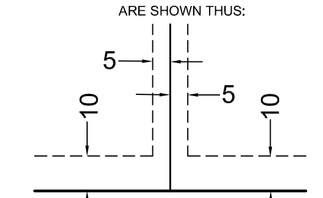




LOCATION MAP
SECTION 16, TOWNSHIP 115, RANGE 20



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING STREET LINES AND REAR LOT LINES UNLESS OTHERWISE INDICATED AND 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES UNLESS OTHERWISE INDICATED.

FLOOD ZONE INFORMATION:
FIRM MAP PANEL: 27037C0090E
REVISED: DECEMBER 2, 2011
FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANUAL CHANCE FLOODPLAINE.

ZONING INFORMATION:
R2-LOW (SINGLE FAMILY RESIDENTIAL)
MINIMUM LOT SIZE = 18,000 SF
MINIMUM LOT WIDTH = 100 FEET
SETBACKS:
FRONT=30'
SIDE=10'
REAR=30'

PID# 016478001010 (DANS PARCEL)
EXISTING AREA = 42,662 SF

PID# 014465003160 (GENES PARCEL)
EXISTING AREA = 16,829 SF

LEGEND

- DENOTES TREE WITH TAG NUMBER
- DENOTES TREE TO BE REMOVED
- DENOTES DECIDUOUS TREE
- DENOTES EVERGREEN TREE
- 000.0 — PROPOSED GUTTER LINE OR PAVEMENT ELEV.
- 000.0 — DENOTES EXISTING SPOT ELEVATIONS
- DENOTES PROPOSED DRAINAGE
- LP — DENOTES LIGHT POLE
- GW — DENOTES GUY WIRE
- PP — DENOTES POWER POLE
- DENOTES CATCH BASIN
- W — DENOTES WATER VALVE
- DENOTES FIRE HYD
- SANMH Ⓢ — DENOTES SANITARY MANHOLE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES BUILDABLE AREA
- FE=000.00 — DENOTES PROPOSED FLOOR ELEVATIONS
- DENOTES RETAINING WALL
- DRAINAGE & UTILITY EASEMENT
- 998 — EXISTING CONTOUR
- 1000 — PROPOSED CONTOUR
- EXISTING WATERMAIN & HYDRANT
- EXISTING SANITARY SEWER & MH
- EXISTING STORM SEWER & CB
- DENOTES SILT FENCE

NOTE: IMPERVIOUS SURFACE MAXIMUM IS 35 %

AREAS:
TOTAL PARCEL AREA = 59,491 SF

LOT 1 = 39,735 SF
TOTAL IMPERVIOUS AREA = SF+- %.

LOT 2 = 19,756 SF
DRIVEWAY AND CONCRETE AREA = 2,209 SF
HOUSE AREA = 1,577 SF
DECK AREA = 315 SF
PAVER PATIO = 113 SF
PROPOSED GARAGE AREA = 736 SF
PROPOSED DRIVEWAY AREA = 949 SF

TOTAL IMPERVIOUS AREA = 5,899 SF+- 29.86 %.

PROPERTY DESCRIPTION

LOT 1, BLOCK 1, RUMOULINGTON ADDITION AND LOT 15 BLOCK 3, AND THE SOUTH HALF OF LOT 16 BLOCK 3, LEBANON HILLS FIRST ADDITION, ALL IN, DAKOTA COUNTY, MINNESOTA.

PREPARED BY:
Bohlen Surveying & Associates
31432 Foliage Avenue
Northfield, MN 55057
Phone: (507) 645-7768
tomeara@bohlensurveying.com
1682 Cliff Road E.
Burnsville, MN 55337
Phone: (952) 895-9212
Fax: (952) 895-9259

PREPARED FOR:
SHELBY J. SPLINTER
129 SURREY TRAIL S.
APPLEVALLEY MN. 55124

I HEREBY CERTIFY THAT THIS SURVEY 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.

Thomas J. O'Meara — DATE: 6/18/2018
THOMAS J. O'MEARA — LICENSE NO: 46167

DATE	BY	DESCRIPTION
7-9-18	TJO	CHANGED SHED SIZE
7-12-18	TJO	ADDED PROPOSED CONTOURS

REVISIONS

ORIG DATE:
DESIGN BY:
DRAWN BY: TJO
CHECKED BY: TJO

SPLINTER ADDITION
APPLEVALLEY, MN
PRELIMINARY PLAT

SHEET 1 OF 1

S:\Projects\Apple Valley\RUMOULINGTON-ADDITION\dwg\plat-7-9-18.dwg 7/9/2018 3:46:05 PM CDT

PALOMINO HILLS FOURTH ADDITION

244.46 PALOMINO HILLS
263.95 MEAS.
N02°10'38"E

DRAINAGE & UTILITY EASEMENT

FND 1/2" OPEN IP

135.0 LEBH
134.40 WESTERBERG
N84°43'54"E WESTERBERG
134.50 MEAS.
N84°30'18"E MEAS.

FND 1/2" SOLID IP

75.15
N05°23'37"W

66

SURREY TRAIL SOUTH

LOT 1 BLOCK

OUTLOT 2

EXISTING HOUSE

EXISTING GARAGE

DRAIN TILE BOX

L=28.75
Δ=12°18'11"

8" CMP
INV=1057.64

STONE RETAINING WALL

FND 1/2" OPEN IP

THE SOUTH LINE OF THE NORTH HALF OF LOT 16, LEBANON HILLS FIRST ADDITION

FND 1/2" SOLID IP

12' EVERGREENS

48" TREE

6" TREE

12" EVERGREEN

PROPOSED DRIVEWAY

PROPOSED RETAINING WALL

STONE RETAINING WALL

12" TREE

12' EVERGREEN

8" TREE

20" TREE

10" TREE

PROPOSED SHED
24.00 x 14.00

1045.0
1046.0
1047.0
1048.5
1049
1052.5
1054.0
1054

L=85.70
Δ=36°40'22"

R=133.90
L=114.46
Δ=48°58'33"

LEBANON HILLS ADDITION

BITUMINOUS DRIVEWAY

BLOCK RETAINING WALL

CONCRETE APRON

CONCRETE SIDEWALK

EXISTING HOUSE

CONCRETE SLAB

DECK

POND WATERFALL FEATURE

FENCE WOOD 6'

10' PAVER PATIO

BRICK BBQ GRILL

BRICK BORDER

137.93
S35°26'37"W

113.89
S40°45'42"E

LOT 2

FND 1/2" OPEN IP

153.76 PLAT
153.06 MEAS.
N89°15'44"E

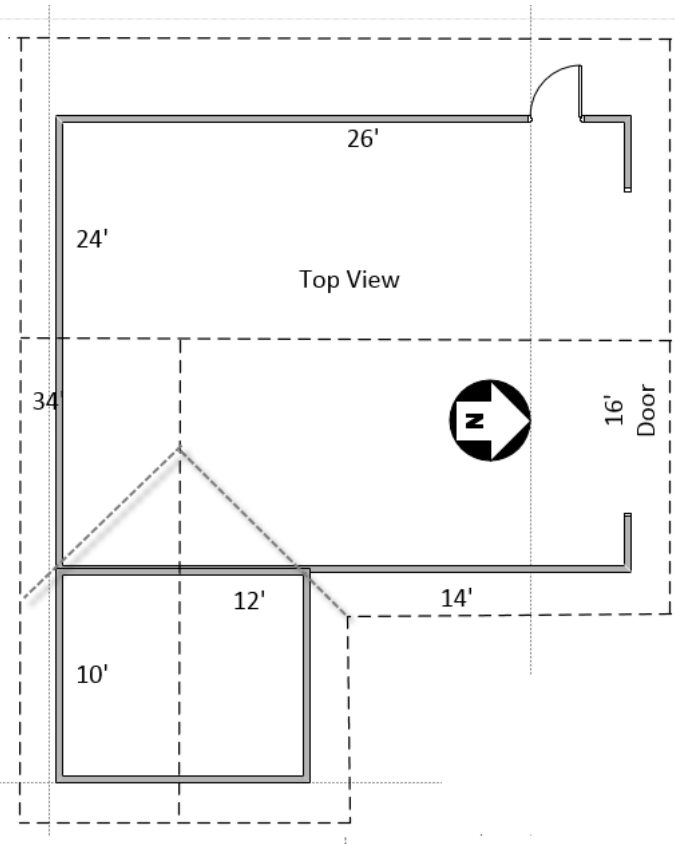
FND 1/2" PINCHED IP

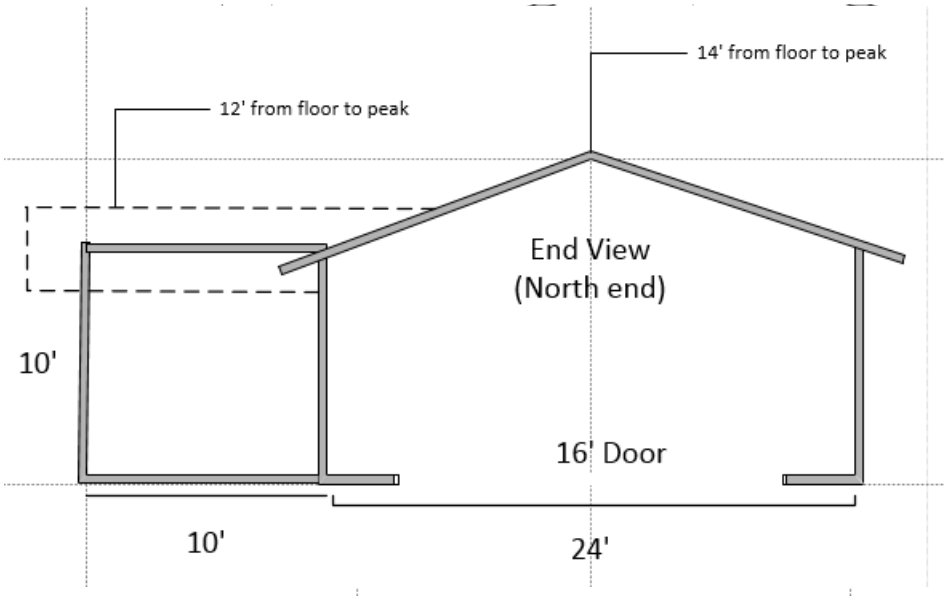
PALOMINO HILLS

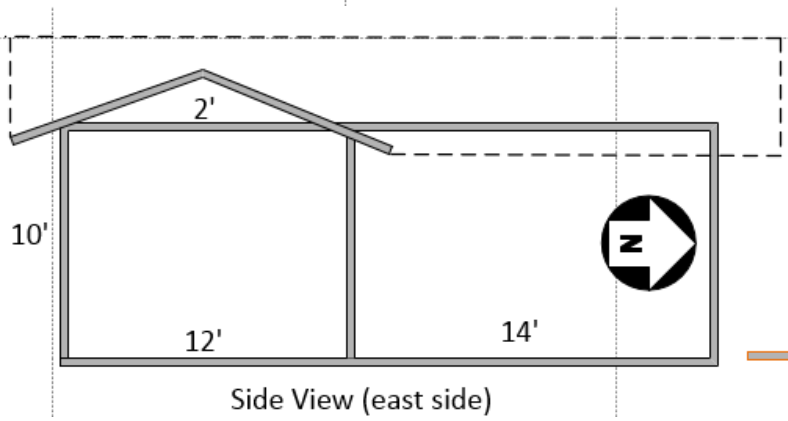
PALOMINO HILLS REPLAT

Garage Layout
129 Surrey Trail S
7/18/2018

Building footprint = 26' x 24' & 10' x 12'
Roof Pitch = 4/12
Overhang = 24" – N, E, & S sides, 48" – W side
Dotted lines indicate roof line



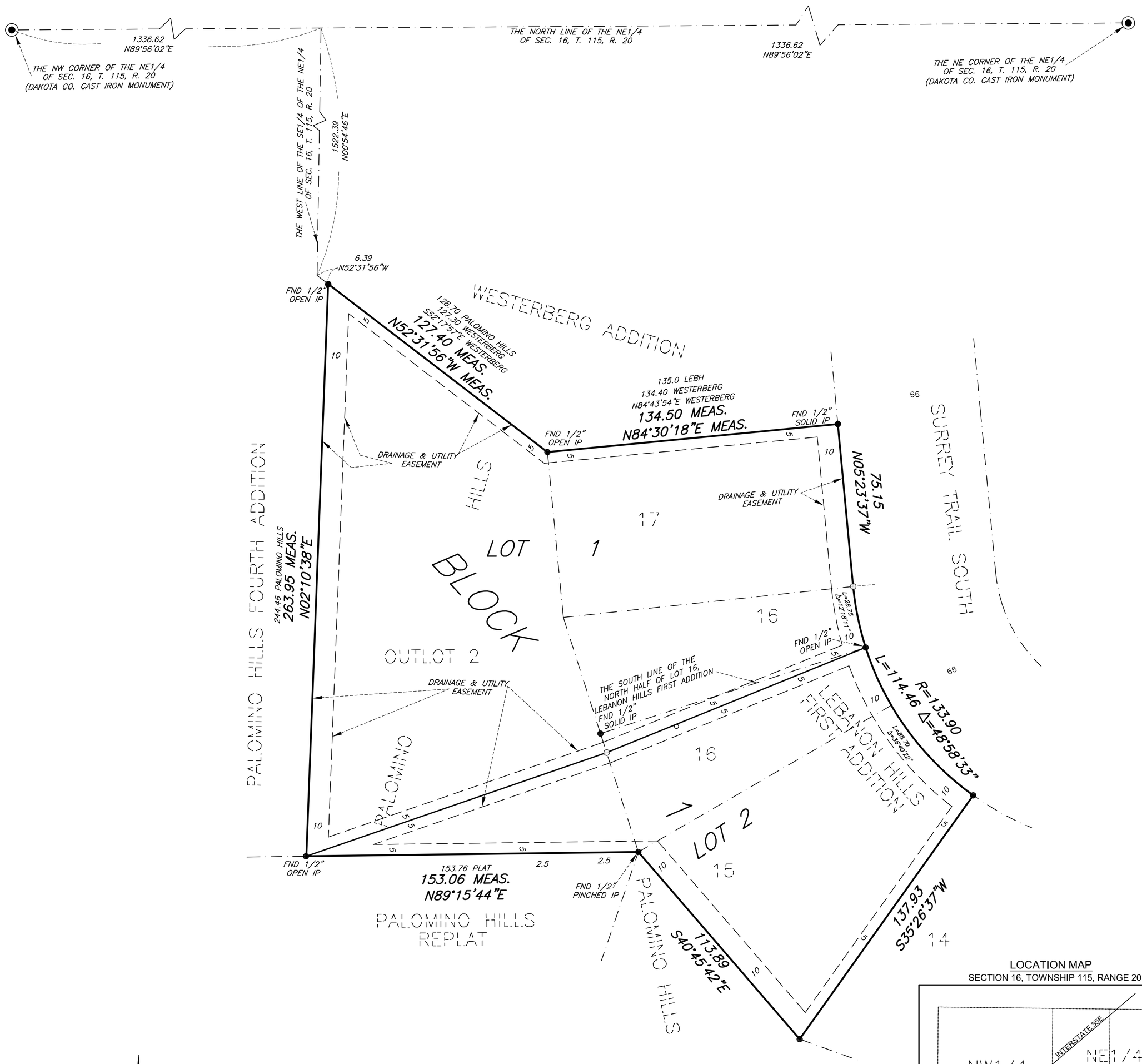


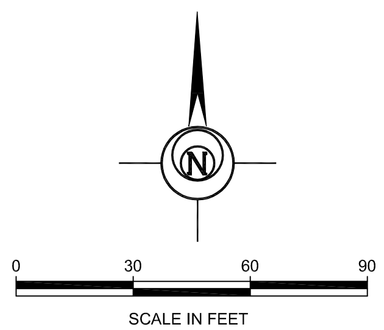


Side View (east side)

1046.0

SPLINTER ADDITION





THE WEST LINE OF OUTLOT 2, PALOMINO HILLS, IS ASSUMED TO HAVE A BEARING OF N02°10'38"E.

O - DENOTES ½ INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 46167, UNLESS OTHERWISE SHOWN.

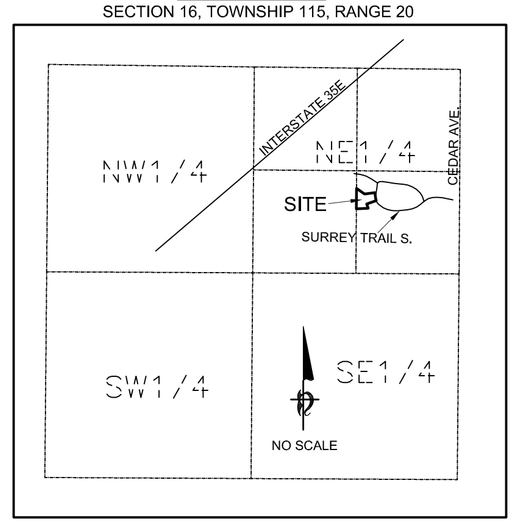
● - DENOTES IRON PIPE MONUMENT FOUND, UNLESS OTHERWISE SHOWN.

MEAS. - DENOTES MEASURED

WESTERBERG - DENOTES WESTERBERG ADDITION

LEBH - DENOTES LEBANON HILLS FIRST ADDITION

LOCATION MAP
SECTION 16, TOWNSHIP 115, RANGE 20



KNOW ALL PERSONS BY THESE PRESENTS: That Shelby J. Splinter, owner of the following described property situated in the County of Dakota and State of Minnesota, to wit:

Lot 1, Block 1, RUMOULINGTON ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.
And
Lot 15 Block 3, and the south half of Lot 16 Block 3, LEBANON HILLS FIRST ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

Have caused the same to be surveyed and platted as SPLINTER ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said Shelby J. Splinter, has hereunto set her hand this _____

day of _____, 20_____.

By_____
Shelby J. Splinter

STATE OF MINNESOTA
COUNTY OF_____
This instrument was acknowledged before me on _____ by Shelby J. Splinter.

Signature_____

Printed Name_____

Notary Public, _____, County, Minnesota.

My Commission Expires _____

I Thomas J. O'Meara do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wetlands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____,20_____.

_____
Thomas J. O'Meara, Licensed Land Surveyor
Minnesota License No. 46167

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me on _____, 20_____, by Thomas J. O'Meara.

Signature_____

Printed Name_____

Notary Public, _____, County, Minnesota.

My commission expires _____.

CITY COUNCIL, City of Apple Valley, Minnesota

This plat was approved by the City Council of the City of Apple Valley, County of Dakota, State of Minnesota, this _____ day of_____, 20_____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By:_____Mayor By:_____Clerk

COUNTY SURVEYOR, County of Dakota, State of Minnesota.

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20_____.

By: _____
Todd B. Tollefson
Dakota County Surveyor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, County of Minnesota, State of Minnesota.

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20_____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this_____ day of _____, 20_____.

_____
Joel T. Beckman
Director Department of Property Taxation and Records

COUNTY RECORDER, County of Dakota, State of Minnesota.

I hereby certify that this plat of SPLINTER ADDITION, was filed in the office of the County Recorder for public record on this _____ day of _____, 20____, at _____o'clock __.M., and was duly filed in Book _____ of Plats, Page _____, as Document Number_____.

_____
Joel T. Beckman
Dakota County Recorder

Bohlen
Surveying & Associates