

# APPENDIX A

| EXISTING CONDITIONS |   |
|---------------------|---|
|                     | Scale of the drawing and North arrow  |
|                     | The survey must have been completed within five (5) years of submittal date   |
|                     | Surveyor's seal, original signature and expiration date   |
|                     | Surveyor's business name and address  |
|                     | All monuments set and their relation to older monuments found, including a detailed description of monuments found and set  |
|                     | Existing zoning classification of subject property  |
|                     | Approximate location of property lines with bearings and distances and required setbacks for each parcel. Show the existing and proposed easements, burial grounds, railroad rights-of-way, watercourses and associated buffers (wetland, State Waters, MNGWPD, and Watershed Protection), existing wooded areas, and location, width and names of all existing or platted streets or other public ways within or immediately adjacent to the tract to be subdivided. |
|                     | Location, width and purpose of all easements  |
|                     | Location and dimensions of all existing structures on the property  |
|                     | Location of all existing driveways, parking areas and total number of existing parking spaces on the property   |
|                     | Location of all existing structures, driveways and parking areas within 300 feet of the subject property  |
|                     | Show the name, right-of-way width of all streets and Abutting street right-of-way width   |
|                     | Existing features such as walls, curbing, landscaping, trees, walks, fences, trees over 12" caliper, lighting, signs, loading areas, dumpster locations, etc.   |
|                     | Existing Topography with Contours at 2' intervals (1' contours or additional spot grades if site is flat)   |
|                     | Existing water bodies (lakes, streams, wetlands, etc.)  |
|                     | Existing vegetation lines on the property   |
|                     | Size and location of existing utilities (water, sewer, sanitary and storm)  |
|                     | Location of all existing surface water drainage facilities (if applicable)  |
|                     | Tree Survey (if applicable)   |
|                     | Delineate current FEMA Floodplain elevation and City Future Conditions Floodplain (if applicable)   |