

## **Survey Report for the Minerva Park Municipal Building Topographic Survey**

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The Topographic Survey is located on the south side of Minerva Lake Road at address 2829. This area includes portions of Parcel 113-002079 and Parcel 113-000501 and is entirely within Reserve D of the original Minerva Park Subdivision. Both parcels are owned by The Village of Minerva Park. To the south and east of the site is a pond and to the west is residential housing.

### **Equipment used:**

GPS was used for primary control points, setting additional control points and observations obtainable that were not under the tree canopy. A robotic total station was also used referencing the GPS control points found and set. Multiple set ups were needed to obtain observations under the tree canopy, in the areas south and west of the existing building and along the tree lined water edge.

### **Ground Topography:**

While small the survey area is quite congested with botanicals, structure improvements and utilities. The elevation changes are not particularly large, however, many small changes resulted in diminishing returns in obtaining additional elevation readings.

### **Utilities:**

Gas, electric and phone lines were marked or flagged on the ground by the respective utility owners. The water line was plotted on the survey based on dimensions obtained from the Village waterline plans.

The sanitary sewer service was flagged across a portion of the site, the end of the flagging is labeled on the survey. Note immediately west of the end of the sanitary service

flagging is a sanitary manhole in the grass on the south side of the street pavement. This manhole is not shown on the current sanitary and storm GIS supplied by the village. Top of casting and flow line elevations were obtained and visually confirmed that the manhole is a sanitary manhole. In addition, a pavement cut is evident between this manhole and the sanitary manhole in the intersection of Minerva Lake Road and North Bay Drive. The manhole in the intersection is shown on the GIS supplied by the Village.

There are 2 storm inlets on either side of the street at the northeasterly end of the site. These are shown on the GIS mentioned above. Note on the survey that the outlet runs northeast from the northerly inlet to the pond. Note that this outlet line exits the southeasterly corner of the inlet structure and is difficult to see from the casting opening. The notes from the sewer location contractor and as shown on the above-mentioned GIS do not show this outlet pipe. They both mention a 12" vitrified clay pipe running south towards the pond from the southerly inlet and even obtained a flow line elevation on said pipe. The field notes state "cannot find outlet, heads toward lake". We were unable to find the 12" pipe running south out of the inlet and obtained a picture of the blank southerly inlet structure wall.

#### **Easements:**

Only 2 of the easements enumerated in the Title Policy supplied by the Village affect the survey area. The reminder mostly affects other portions of Reserve D or were released years ago. These 2 easements overlap each other and are shown on the survey 4' south of the Road right-of-way. They are electric and pole line easements. Note the existing electric power line is partially inside and partially outside the southerly Road right-of-way.

It may be possible to have these 2 easements released in exchange for a 10' wide easement parallel and adjacent to the south line of the Road right-of-way. The Village would gain 4 more feet of buildable area although subject to current building setback zoning laws. The power company would gain having their pole structures within an easement and not encroaching on the Villages property.