



**The attached data was gathered to verify height using survey data of the existing four townhomes (two completed at 544/540 Rice St. and two under construction at 534/530 Rice St.). This data confirms and verifies that the grade elevations and roof top elevations of the buildings step down in height difference.**

**Since 2005 – a new height formula is enforced to determine height of a building. This formula is calculated by determining average grade around the future/new home. From this average grade height up, we must stay below the 35 foot height requirement.**

**Both buildings two and three are below the 35 foot height requirement.**

**Pillar Homes Partner, Inc.  
1700 Niagara Lane  
Plymouth, MN 55447  
763-475-1700  
[www.pillarhomes.com](http://www.pillarhomes.com)**

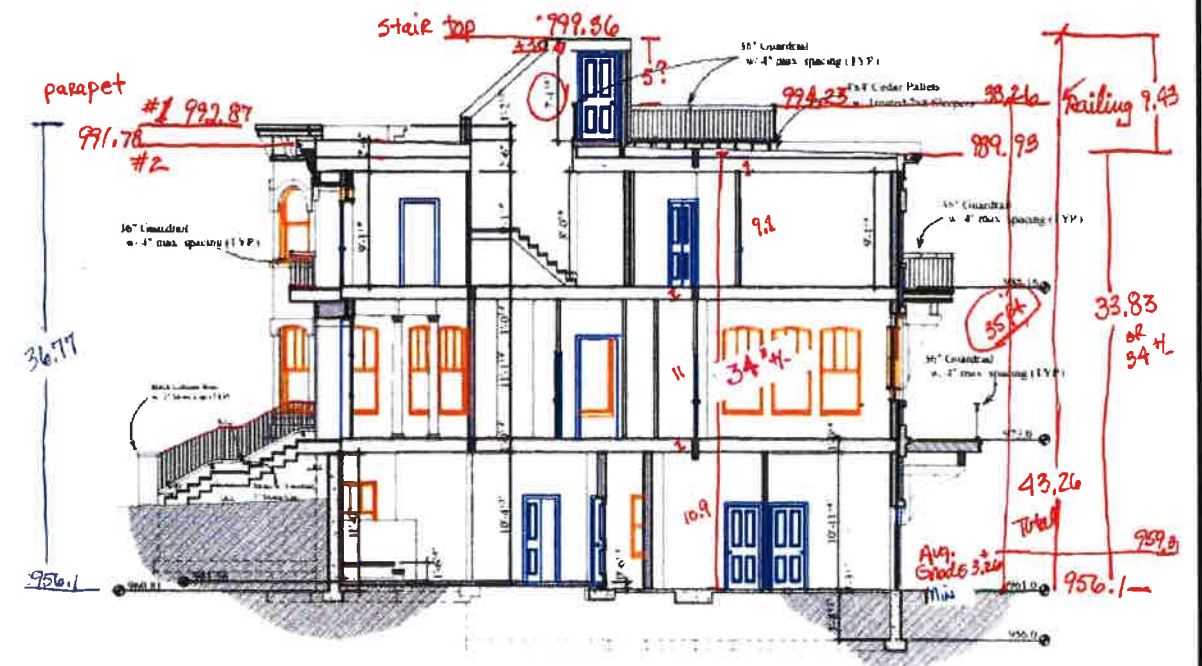
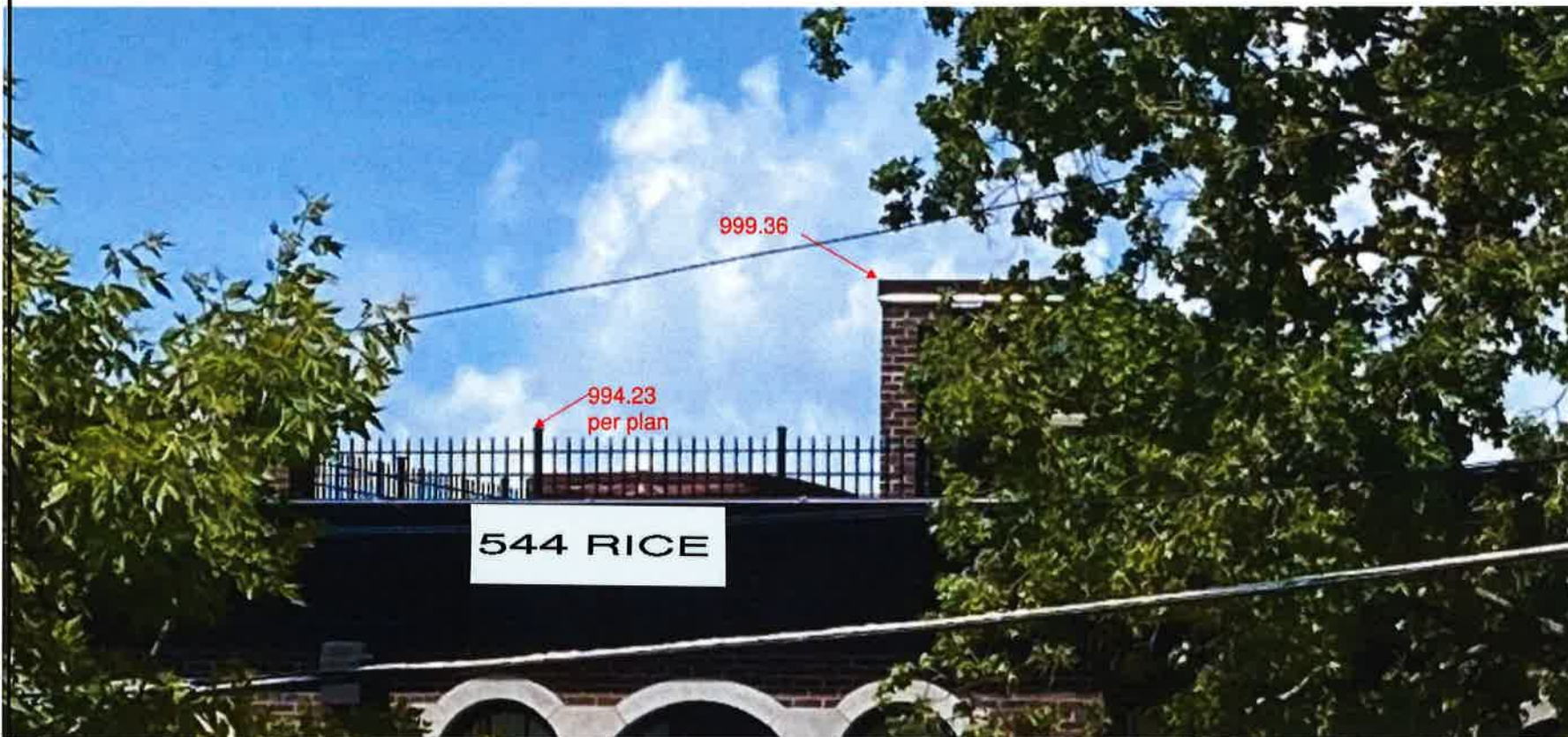


PILLAR HOMES PARTNER

**Rice Street Townhomes**  
**Height Comparison**  
**Confirmation and verification that new building heights match existing**  
**buildings at 544/540 Rice Street**

	Height at Top of Black Parapet on roof of building	Height at Top of Stair Enclosure on roof of building
<b>544 Rice Street</b> Existing Townhome	992.87	999.36
<b>No Average Grade Required</b>	Step down between 2 units in building one 540 Rice is 2.02 ft. lower than 544 Rice	2 ft.
<b>540 Rice Street</b> Existing Townhome	990.85	997.36 est.
<b>No Average Grade Required</b>	Step down between building 1 and building 2 Building Two (534/530 Rice) is 2.35 ft. lower than Building One (544/540 Rice)	
<b>534 Rice Street</b>  New Townhome under construction with Pillar Homes Elevation set using Using average grade is required in 2020 to compute height Average Grade 954.80	<b>Building Two</b>	988.50
<b>530 Rice Street</b>  New Townhome under construction with Pillar Homes Elevation set using Using average grade is required in 2020 to compute height Average Grade 954.80		988.50
	Step down between building 2 and building 3 Building Three (524/520 Rice) is 3.20 ft. lower than Building Two (534/530 Rice)	
<b>524 Rice Street</b>  New Townhome under construction with Pillar Homes Elevation set using Using average grade is required in 2020 to compute height Average Grade 952.10	<b>Building Three</b>	985.30
<b>520 Rice Street</b>  New Townhome under construction with Pillar Homes Elevation set using Using average grade is required in 2020 to compute height Average Grade 952.10		985.30

Height Verification provided by Sathre-Bergquist, Inc.



544 Rice Street—Concept Plans  
 Provided by Jon Monson 11-12-2005

FIELD CREW	NO.	BY	DATE	REVISION
CL				
DRAWN				
JJA				
CHECKED				
DBP				
DATE				
12.02/15				

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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 Land Surveyor under the laws of the State of Minnesota.  
 Dated this 2nd day of June, 2021:  
*Daniel L. Schmidt*  
 Daniel L. Schmidt, PLS Minnesota License No. 26147  
 schmidt@sathre.com

**SATHRE-BERGQUIST, INC.**  
 150 SOUTH BROADWAY WAYZATA, MN 55391 (952) 476-6000

TWP 117 RGE 22 - SEC 06  
 Project City: Wayzata  
 Hennepin County

**AS-BUILT HEIGHTS**  
 SPRING 2021  
 PREPARED FOR:  
 PILLAR HOMES

FILE NO	7056-075
1	1