

# 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: **ALLISON SCHMIDT**

SURVEYED: July, 2002 DRAFTED: July 15, 2002

- REVISED: September 19, 2012 to show topography.
- REVISED: October 18, 2012 to show proposed dwelling, related improvements, grading, drainage and erosion control, proposed hardcover tabulation.
- REVISED: November 8, 2012 to show side yard setback information and air conditioner
- REVISED: November 8, 2012 to show revised house dimensions.
- REVISED: December 21, 2012 to show staked house and offset corners.
- REVISED: January 29, 2013 to show revised house and driveway footprint, hardcover.
- REVISED: January 29, 2013 to separate covered entry hardcover and correct hardcover.

**LEGAL DESCRIPTION:**

The southwesterly 75 feet of Lot 9, WEST POINT, 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. Showing and tabulating hard cover and area of the lot for your review and for the review of such governmental agencies as may have jurisdiction over hard cover requirements.
5. 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.
6. While we show the building setback lines per the City of Tonka Bay's web site, we suggest you show this survey to the appropriate city officials to be sure that the setback lines are shown correctly. Do this BEFORE you use this survey to design anything for this site.

**STANDARD SYMBOLS & CONVENTIONS:**

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

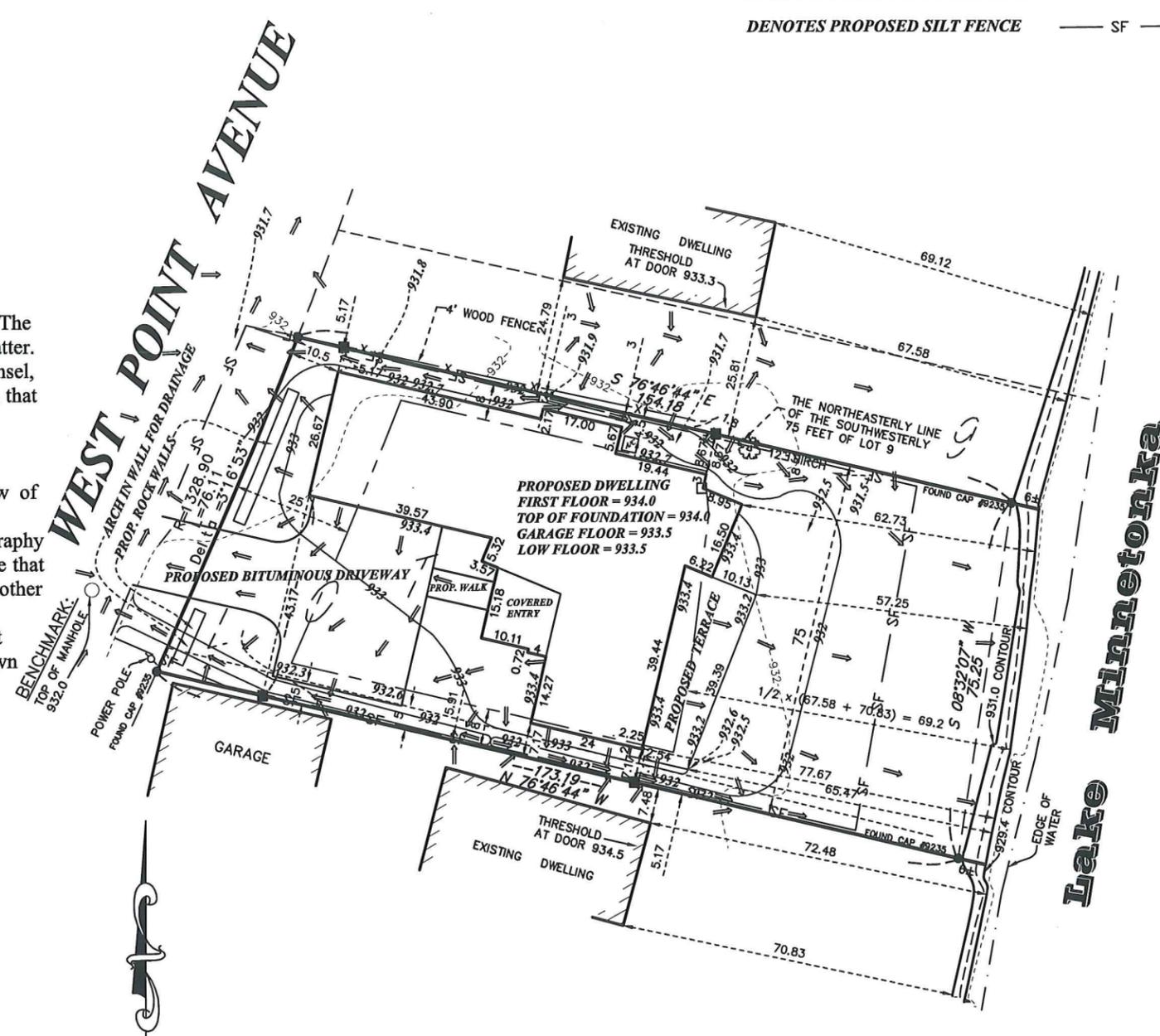
**CERTIFICATION:**

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

**LEGEND**

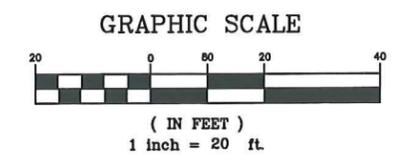
- DENOTES EXISTING SPOT ELEVATION
- DENOTES PROPOSED SPOT ELEVATION ---960.0
- DENOTES EXISTING CONTOUR LINE
- DENOTES PROPOSED CONTOUR LINE -946-
- DENOTES PROPOSED STORM FLOW →
- DENOTES PROPOSED SILT FENCE — SF —



**PROPOSED SITE SURVEY**

■ = SET 1/2" OPEN STEEL PIPE

EXISTING HARDCOVER		PROPOSED HARDCOVER	
House	1,742 Sq. Ft.	House	3,216 Sq. Ft.
Existing Decks	552 Sq. Ft.	Covered Entry	201 Sq. Ft.
Bituminous Driveway	1,898 Sq. Ft.	Terraces & Walks	621 Sq. Ft.
Garage	737 Sq. Ft.	Bituminous Driveway	1,386 Sq. Ft.
Concrete Surfaces	453 Sq. Ft.	Rock Walls	105 Sq. Ft.
Brick Walks	429 Sq. Ft.	Air Conditioner	9 Sq. Ft.
Ret. Walls	38 Sq. Ft.	TOTAL PROPOSED HARDCOVER	5,538 Sq. Ft.
TOTAL EXISTING HARDCOVER	5,849 Sq. Ft.	AREA OF LOT TO OHW	12,763 Sq. Ft.
AREA OF LOT TO OHW	12,783 Sq. Ft.	PERCENTAGE OF HARDCOVER TO LOT	43.4%
PERCENTAGE OF HARDCOVER TO LOT	45.8%		



# WEST POINT RESIDENCE

CUP APPLICATION SET  
6 FEBRUARY 2013



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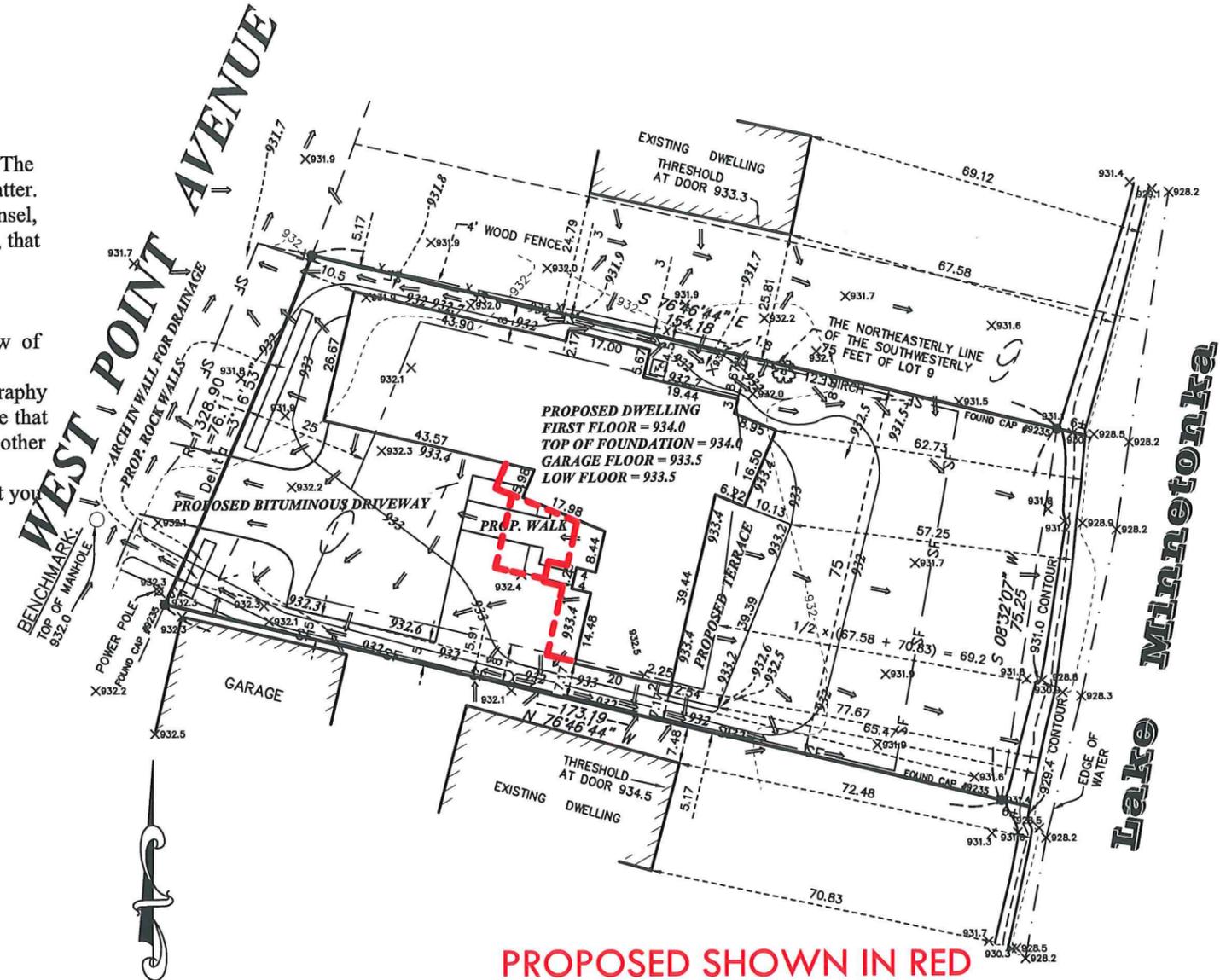
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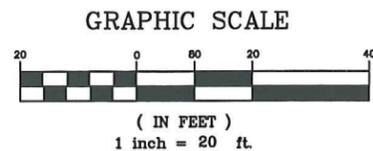
## LEGEND

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- DENOTES PROPOSED SPOT ELEVATION ---960.0
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- DENOTES PROPOSED CONTOUR LINE - - - - - 946
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- DENOTES PROPOSED SILT FENCE — SF —



**PROPOSED SHOWN IN RED**  
**EXISTING SITE SURVEY**

EXISTING HARDCOVER		PROPOSED HARDCOVER	
House	1,742 Sq. Ft.	House	3,021 Sq. Ft.
Existing Decks	552 Sq. Ft.	Terraces & Walks	878 Sq. Ft.
Bituminous Driveway	1,898 Sq. Ft.	Bituminous Driveway	1,530 Sq. Ft.
Garage	737 Sq. Ft.	Rock Walls	105 Sq. Ft.
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