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CITY OF TONKA BAY

We propose to install a small in ground pool between the house and the lake.

The pool is set at a lower grade as to minimize the visual affects to the neighbors.

We have also kept the pool itself behind the house and as far away from the lake as reasonable.

This is a non- diving pool which will reduce the noise that comes with the diving procedures.

The patio around the pool has also been kept small as to minimize the impervious surfaces in the yard.

Most of the spoils from the pool area will be kept on site to regrade the yard .

This material will be sodded to prevent any erosion.

**CITY OF TONKA BAY
HARDCOVER CALCULATION WORKSHEET
EXISTING AND PROPOSED HARDCOVER**

4901 Manitou Road
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Phone: 952-474-7994 Fax: 952-474-6538
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EXISTING HARDCOVER

ADDRESS: 20 OLD ORCHARD LANE (KIM + CAROL CULP)

A. HOUSE	<u> </u>	X MAIN HOUSE =	<u>4088</u>	S.F.
	<u> </u>	X <u> </u> =	<u> </u>	S.F.
	<u> </u>	X PLAY HOUSE =	<u>83</u>	S.F.
	<u>BORDERS BY MAIN</u>	X HOUSE 19+45+9 =	<u>73</u>	S.F.
	<u> </u>	X WINDOW WGLU =	<u>13</u>	S.F.
	<u> </u>	LOCK ON PLASTIC =	<u>508</u>	
B. GARAGE	<u> </u>	X GARAGE =	<u>692</u>	S.F.
	<u> </u>	X GARAGE 15+131 =	<u>146</u>	S.F.
	<u>CONC. BY</u>	X GARAGE 32+66 =	<u>98</u>	
	<u>BORDER BY</u>	X <u> </u> =	<u> </u>	
C. DRIVEWAY	<u> </u>	X BLACKTOP DRIVE =	<u>1068</u>	S.F.
	<u> </u>	X PAVER DRIVE =	<u>1774</u>	S.F.
D. SIDEWALK	<u> </u>	X <u> </u> =	<u> </u>	S.F.
	<u> </u>	X LANDING BY HOUSE =	<u>79</u>	S.F.
	<u>WOOD STEPS +</u>	X <u> </u> =	<u>148</u>	
	<u>STONE WALK BY MAIN HOUSE</u>	X <u> </u> =	<u>106</u>	
	<u>STEPPING STONES</u>	X <u> </u> =	<u>344</u>	S.F.
E. PATIO/DECK	<u> </u>	X PATIO 688x50% =	<u>212</u>	S.F.
	<u> </u>	X 176+36 =	<u>148</u>	
	<u> </u>	X <u> </u> =	<u>168</u>	
	<u>WOOD STEPS + LANDING AT SHORE</u>	X <u> </u> =	<u>12</u>	S.F.
	<u>FLAGSTONE PATIO AT LAKE</u>	X <u> </u> =	<u>362</u>	S.F.
F. OTHER	<u> </u>	X <u> </u> =	<u>192</u>	
	<u>BULDERS +</u>	X <u>BULLOCK WALLS</u> =	<u> </u>	
	<u> </u>	X <u> </u> =	<u> </u>	
	<u>STONE PATIO BY LAKE</u>	X <u> </u> =	<u> </u>	
		TOTAL HARDCOVER	<u>10,306</u>	S.F.
		(divided by) TOTAL LOT SIZE	<u>41,694+</u>	S.F.
		(equals) HARDCOVER PERCENTAGE	<u>24.72</u>	%

GRONBERG + ASSOCIATES, INC.

APPROVED: _____ DATE: 7-26-13

COMMENTS: PROPOSED POOL, HOT TUB + PATIO = +1360
PROPOSED WALLS 66 + 70 = +136
PROPOSED STEPS = + 54

FORMS/PERMITS/HARDCOVER + 1550
 REMOVE WALLS - 20
 REMOVE BORDERS - 25
- 45

PROPOSED HARDCOVER = 10,306 + 1550 - 45 = 11,811 ÷ 41,694 = 28.33