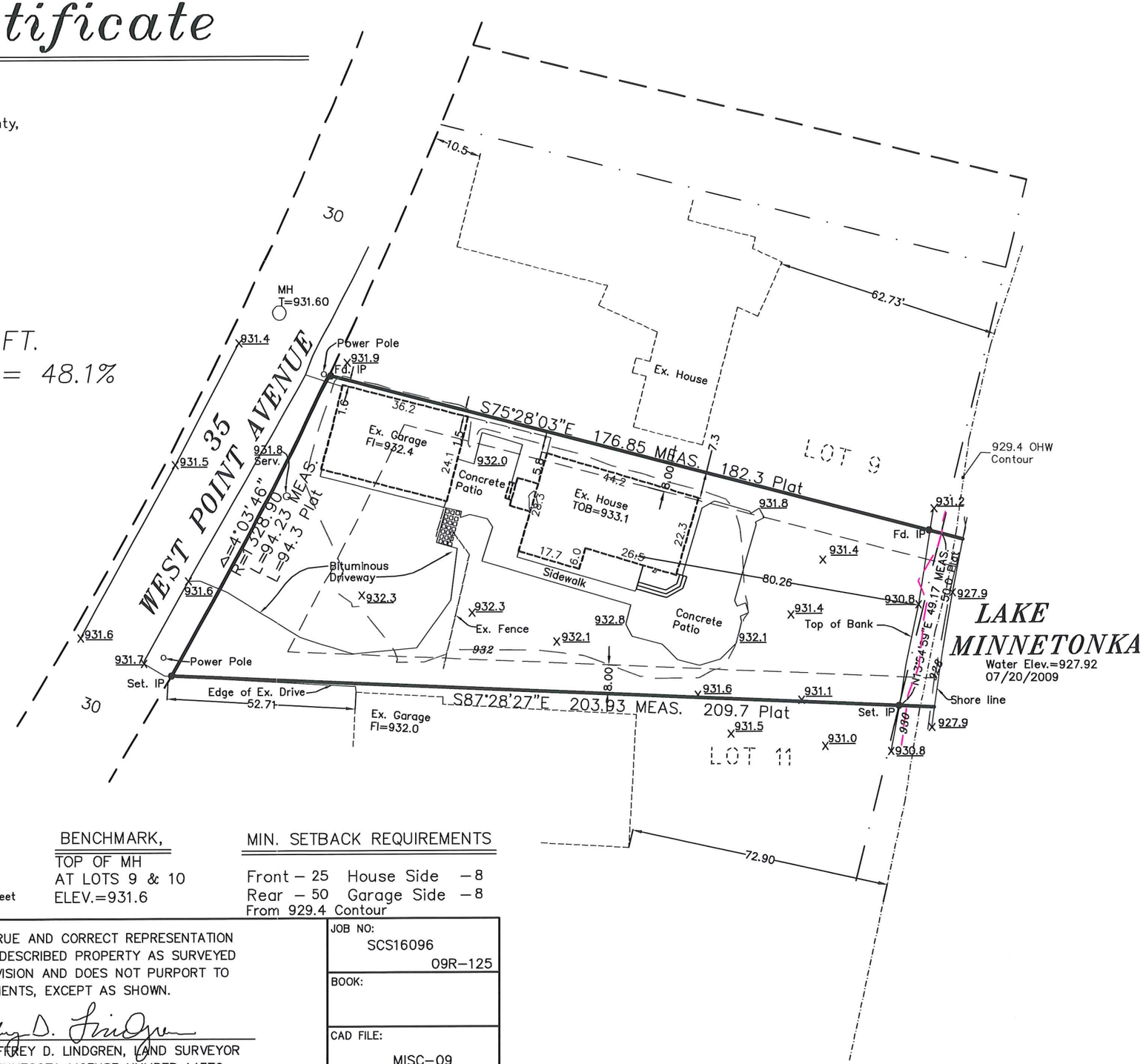
As-Built Certificate

SURVEY FOR : Ann M. Jennings
DESCRIBED AS : Lot 10, WEST POINT, Village of Tonka Bay, Hennepin County, Minnesota, and reserving easements of record.

LOT AREA = 12,961 SQ.FT.
IMPERVIOUS SURFACE= 6,232 SQ.FT.
LOT AREA TO IMPERVIOUS RATIO = 48.1%



EXISTING ELEVATIONS

Top of Foundation	=933.1
Garage Floor	=932.4
Basement Floor	=Unknown
Aprox. Sewer Service	= Verify
Proposed Elev.	= ⬭
Existing Elev.	= ——
Drainage Directions	= ⟶
Denotes Offset Stake	= •

SCALE: 1 inch = 30 feet

BENCHMARK,
TOP OF MH
AT LOTS 9 & 10
ELEV.=931.6

MIN. SETBACK REQUIREMENTS

Front – 25 House Side – 8
Rear – 50 Garage Side – 8
From 929.4 Contour

LANDFORM
From Site to Finish

105 S. Fifth Ave.
Suite 513
Minneapolis, MN 55401
Phone: (612) 252-9070

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARIES OF THE ABOVE DESCRIBED PROPERTY AS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND DOES NOT PURPORT TO SHOW IMPROVEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

DATE 8/23/16

Jeffrey D. Lindgren

JEFFREY D. LINDGREN, LAND SURVEYOR
MINNESOTA LICENSE NUMBER 14376

JOB NO: SCS16096 09R-125
BOOK:
CAD FILE: MISC-09

Surveyor's Certificate & Shoreland Impact Plan

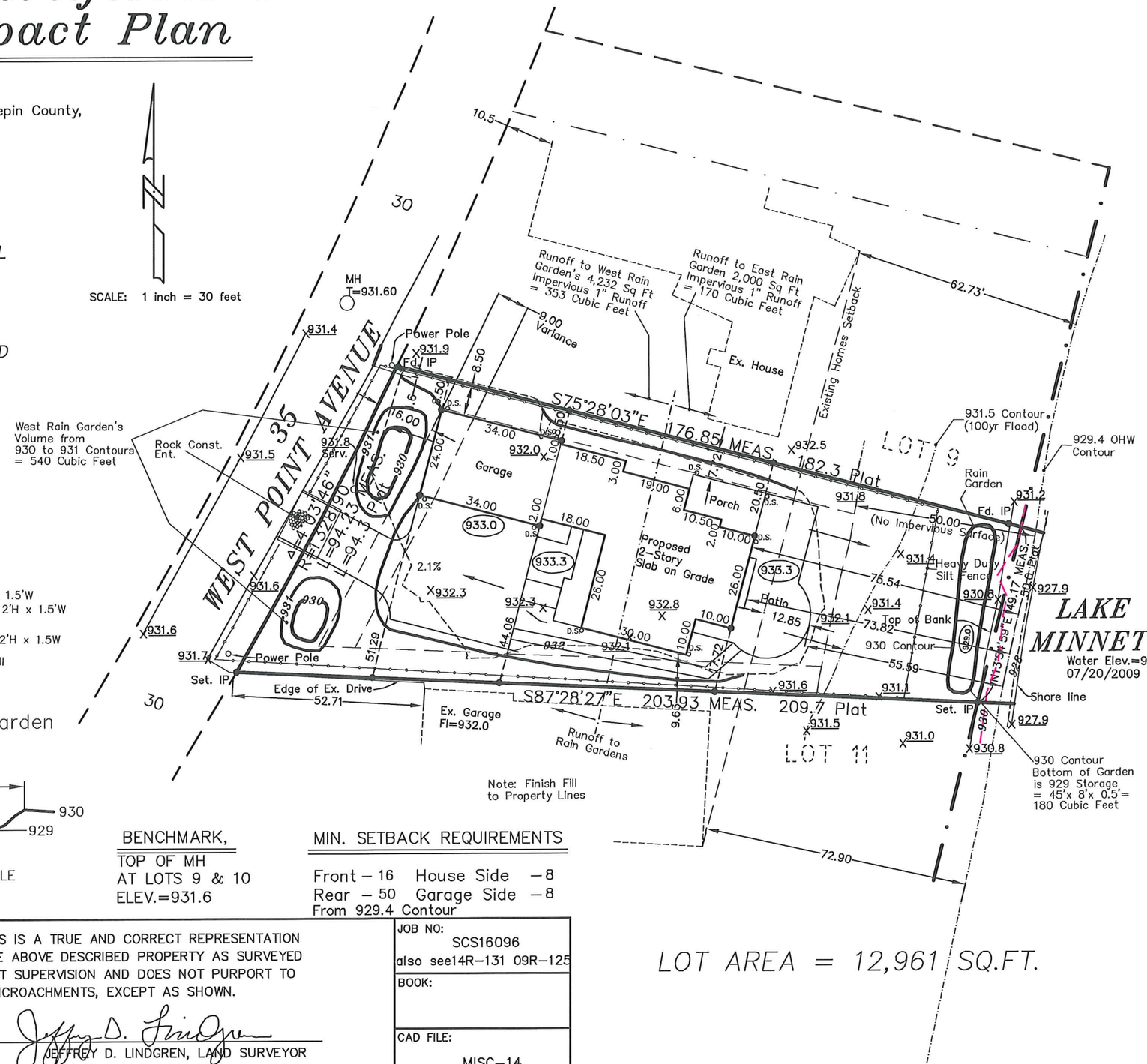
SURVEY FOR : Ann Jennings
DESCRIBED AS : Lot 10, WEST POINT, Village of Tonka Bay, Hennepin County, Minnesota, and reserving easements of record.

LOT AREA = 12,961 SF. (15,000 SF REQ'D)
HARDCOVER .25 = 3,240.25 SF ALLOWED
.35 = 4,536.35 SF STAFF ENGR.
.45 = 5,832.45 SF W/COUNCIL APPROVAL
EXISITING = 6,232 SF = 48.1%

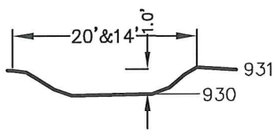
LOT STRUCTURAL COVERAGE
12,961 x .3 = 3,888.3 SF ABV GRADE ALLOWED

LOT WIDTH BACK 94'
LAKE 49' >AVERAGE 45'
REQUIRED = 75'
@ BUILDING LINE 63'

SCALE: 1 inch = 30 feet



West Rain Garden Sections



NOT TO SCALE

Rain Garden Spec's

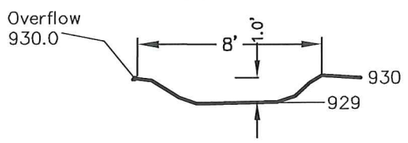
Soil:
1 foot of 30% Compost
Class 2 / 70% Construction Sand

Plants:
Buttom and Side Slopes
Fox Sedge (Carex Maculatum) 2.5'H x 1.5'W
Prairie Coreopsis (Coreopsis Palmate) 2'H x 1.5'W

Top Edge:
Wild Geranium (Geranium Maculatum) 2'H x 1.5W

2' Plant Spacing in the Raingarden will Require about 264 plants.

East Rain Garden Section



NOT TO SCALE

PROPOSED ELEVATIONS

Top of Block/Lowest Floor	=934.0
Garage Floor	=933.5
Basement Floor	=n/a
Aprox. Sewer Service	= Verify
Proposed Elev.	= ⬭
Existing Elev.	= ——
Drainage Directions	= ——→
Denotes Offset Stake	= •

BENCHMARK,
TOP OF MH
AT LOTS 9 & 10
ELEV.=931.6

MIN. SETBACK REQUIREMENTS

Front – 16 House Side – 8
Rear – 50 Garage Side – 8
From 929.4 Contour

LANDFORM
From Site to Finish

105 S. Fifth Ave.
Suite 513
Minneapolis, MN 55401
Phone: (612) 252-9070

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DATE– 8 –/– 23 –/– 16

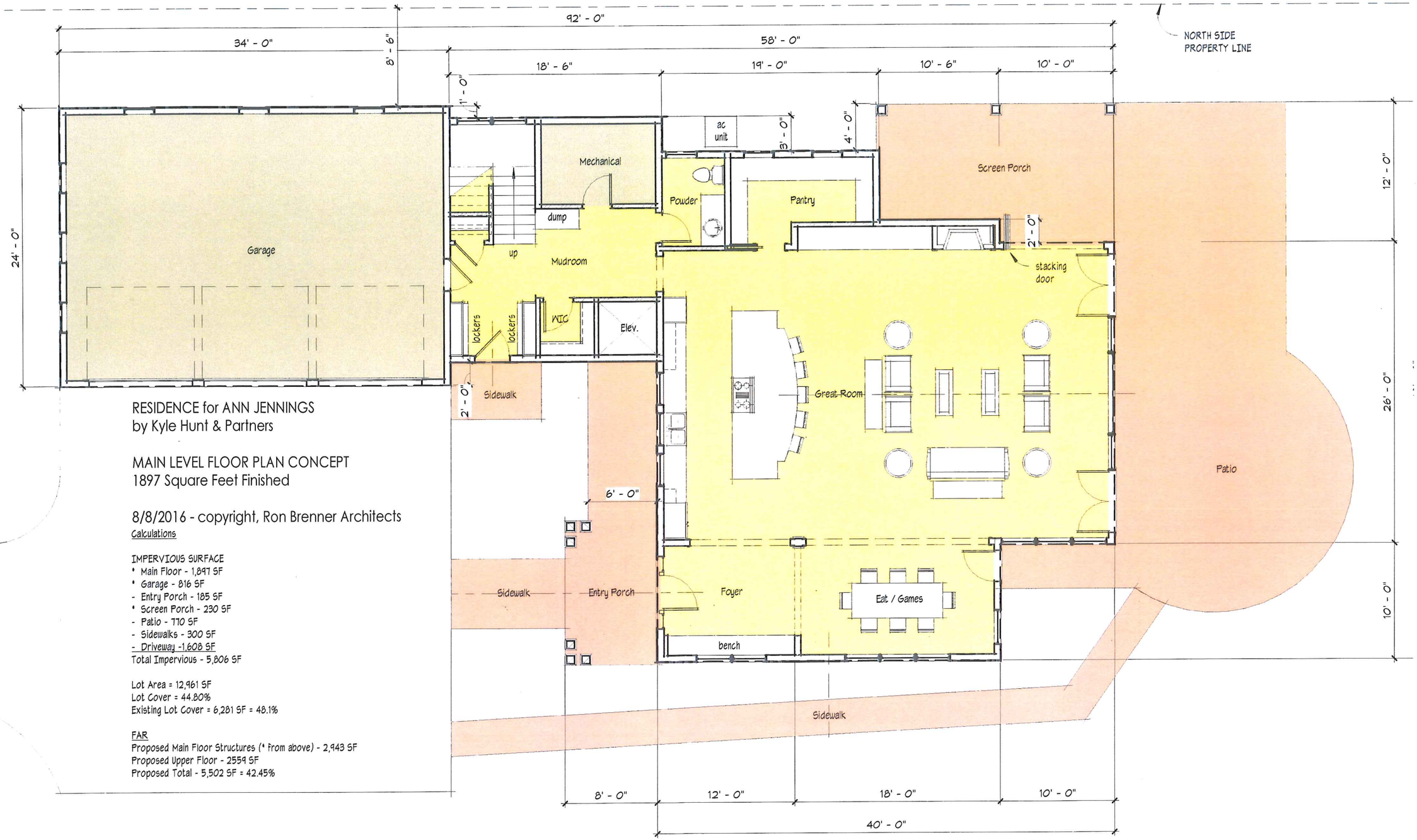
Jeffrey D. Lindgren

JEFFREY D. LINDGREN, LAND SURVEYOR
MINNESOTA LICENSE NUMBER 14376

JOB NO: SCS16096
also see14R–131 09R–125

BOOK:

CAD FILE: MISC–14



RESIDENCE for ANN JENNINGS
by Kyle Hunt & Partners

MAIN LEVEL FLOOR PLAN CONCEPT
1897 Square Feet Finished

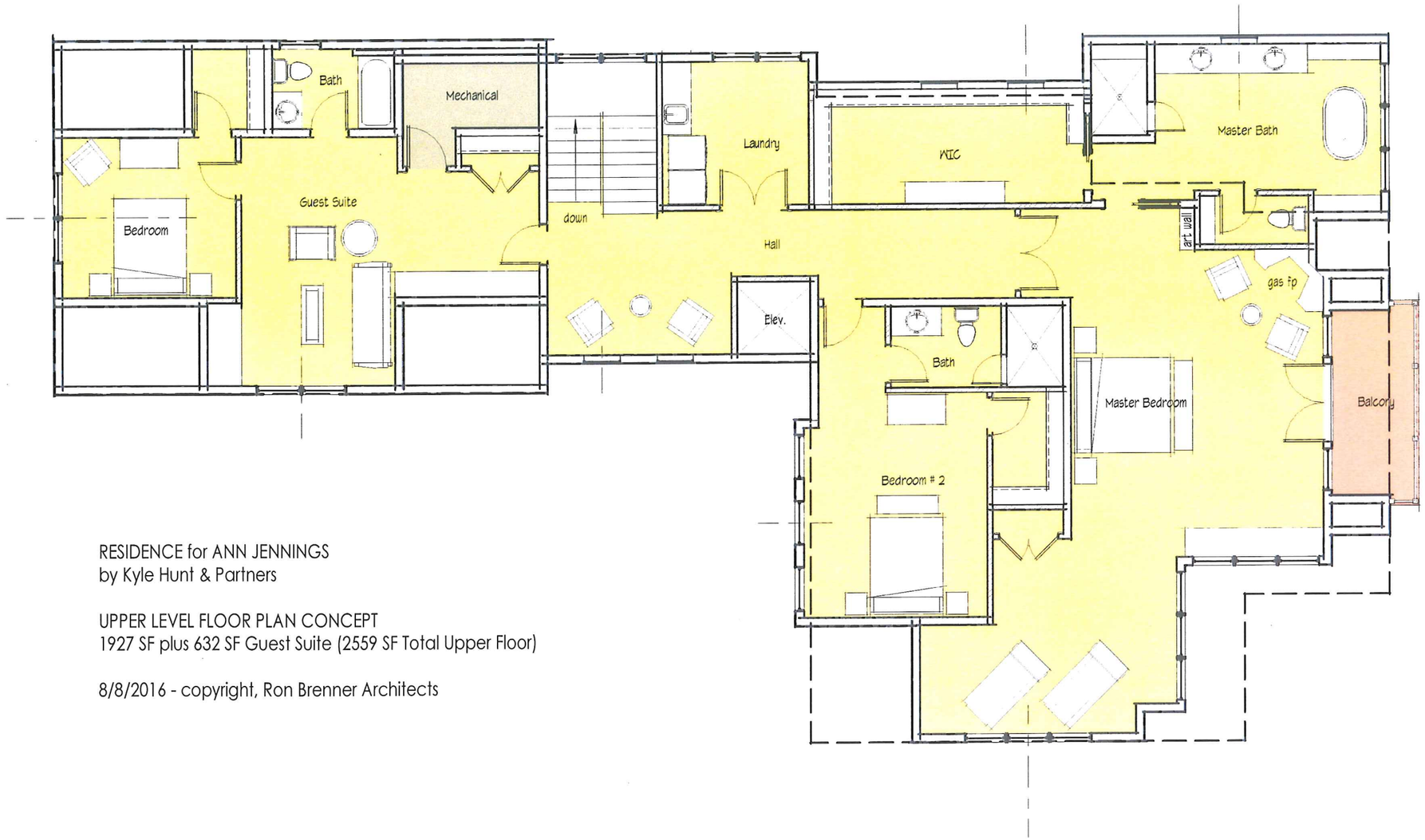
8/8/2016 - copyright, Ron Brenner Architects

Calculations

IMPERVIOUS SURFACE
* Main Floor - 1,897 SF
* Garage - 816 SF
- Entry Porch - 185 SF
* Screen Porch - 230 SF
- Patio - 770 SF
- Sidewalks - 300 SF
- Driveway -1,608 SF
Total Impervious - 5,806 SF

Lot Area = 12,961 SF
Lot Cover = 44.80%
Existing Lot Cover = 6,281 SF = 48.1%

FAR
Proposed Main Floor Structures (* from above) - 2,943 SF
Proposed Upper Floor - 2559 SF
Proposed Total - 5,502 SF = 42.45%



RESIDENCE for ANN JENNINGS
by Kyle Hunt & Partners

UPPER LEVEL FLOOR PLAN CONCEPT
1927 SF plus 632 SF Guest Suite (2559 SF Total Upper Floor)

8/8/2016 - copyright, Ron Brenner Architects

BIRDSEYE IMAGE FROM SOUTHWEST (ENTRY SIDE)

JENNINGS RESIDENCE
by KYLE HUNT & PARTNERS

8/8/2016 EXTERIOR IMAGES

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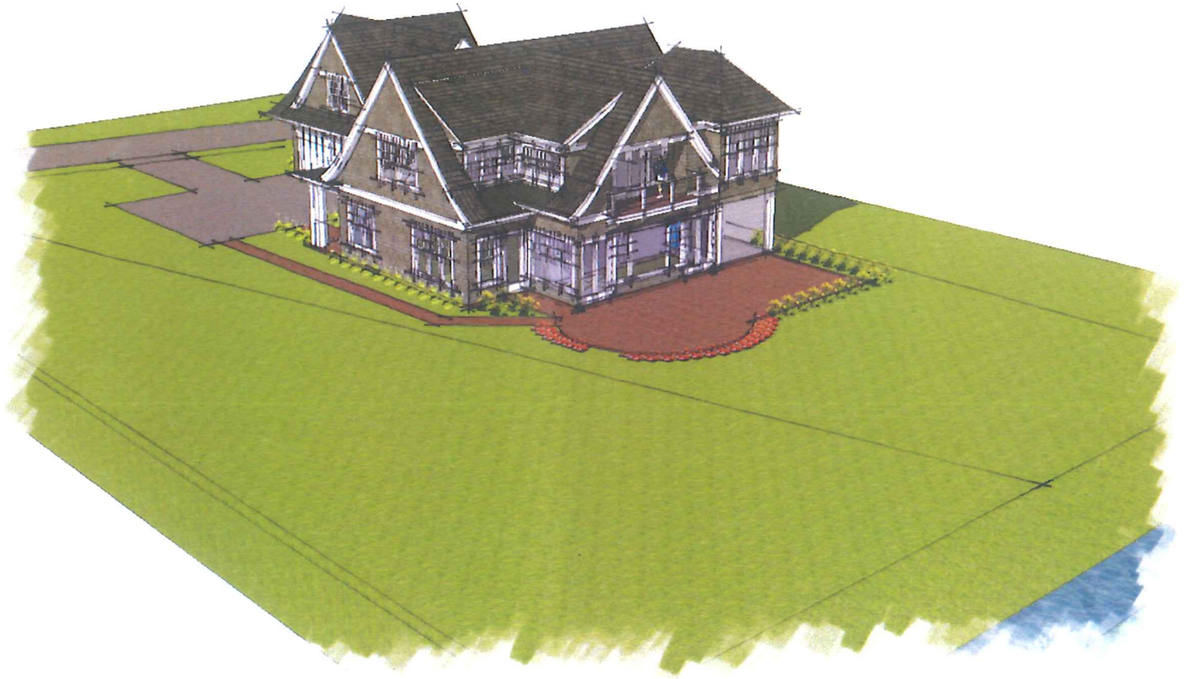

BIRDSEYE IMAGE FROM SOUTHEAST (LAKE SIDE)

JENNINGS RESIDENCE
by KYLE HUNT & PARTNERS

8/8/2016 EXTERIOR IMAGES

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PERSPECTIVE IMAGE FROM LAKE SIDE

JENNINGS RESIDENCE
by KYLE HUNT & PARTNERS

8/8/2016 EXTERIOR IMAGES

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PERSPECTIVE IMAGE FROM LAKE SIDE (2)

JENNINGS RESIDENCE
by KYLE HUNT & PARTNERS

8/8/2016 EXTERIOR IMAGES

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PERSPECTIVE IMAGE FROM ENTRY SIDE

JENNINGS RESIDENCE
by KYLE HUNT & PARTNERS

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WEST (ENTRY) ELEVATION

JENNINGS RESIDENCE
by KYLE HUNT & PARTNERS

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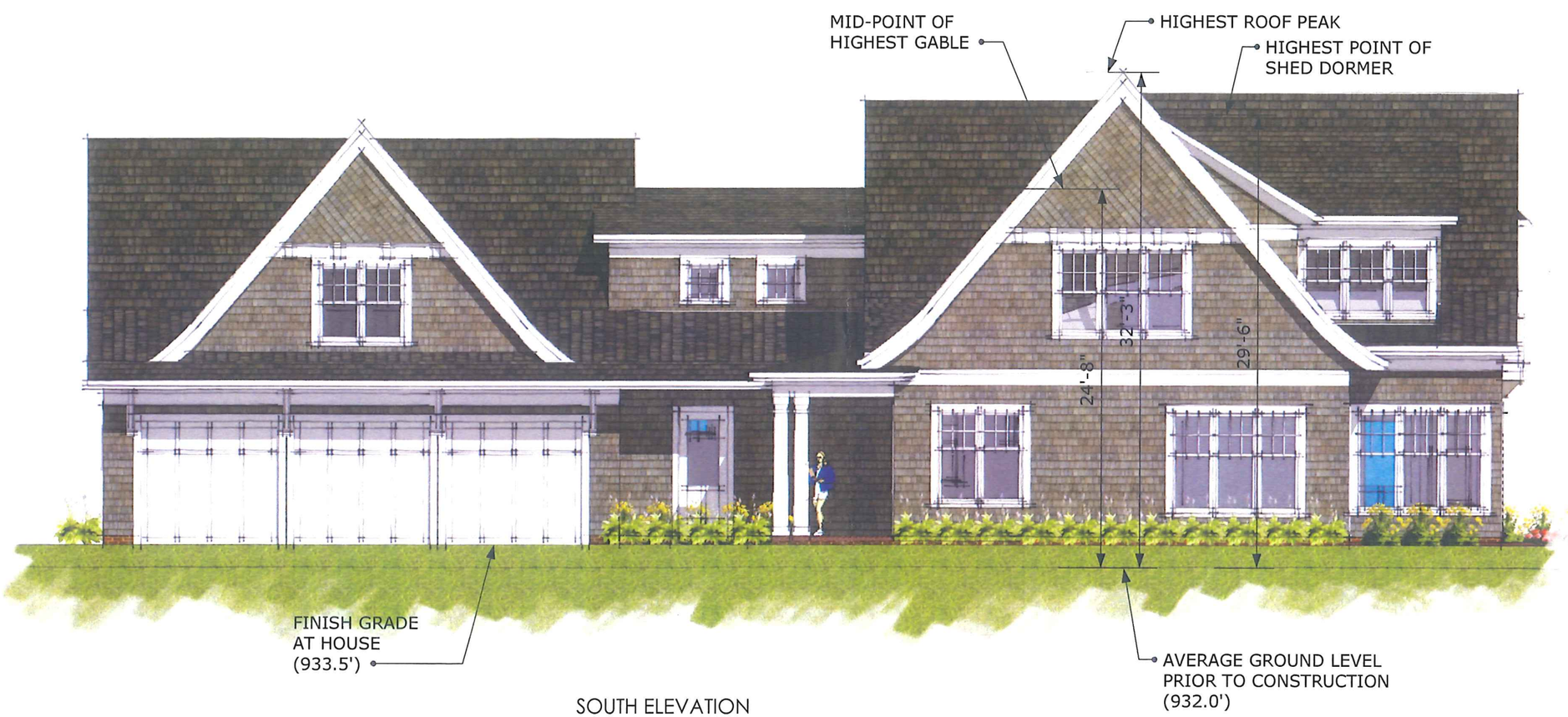

SOUTH ELEVATION

JENNINGS RESIDENCE
by KYLE HUNT & PARTNERS

8/8/2016 EXTERIOR IMAGES

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EAST (LAKE SIDE) ELEVATION

JENNINGS RESIDENCE
by KYLE HUNT & PARTNERS

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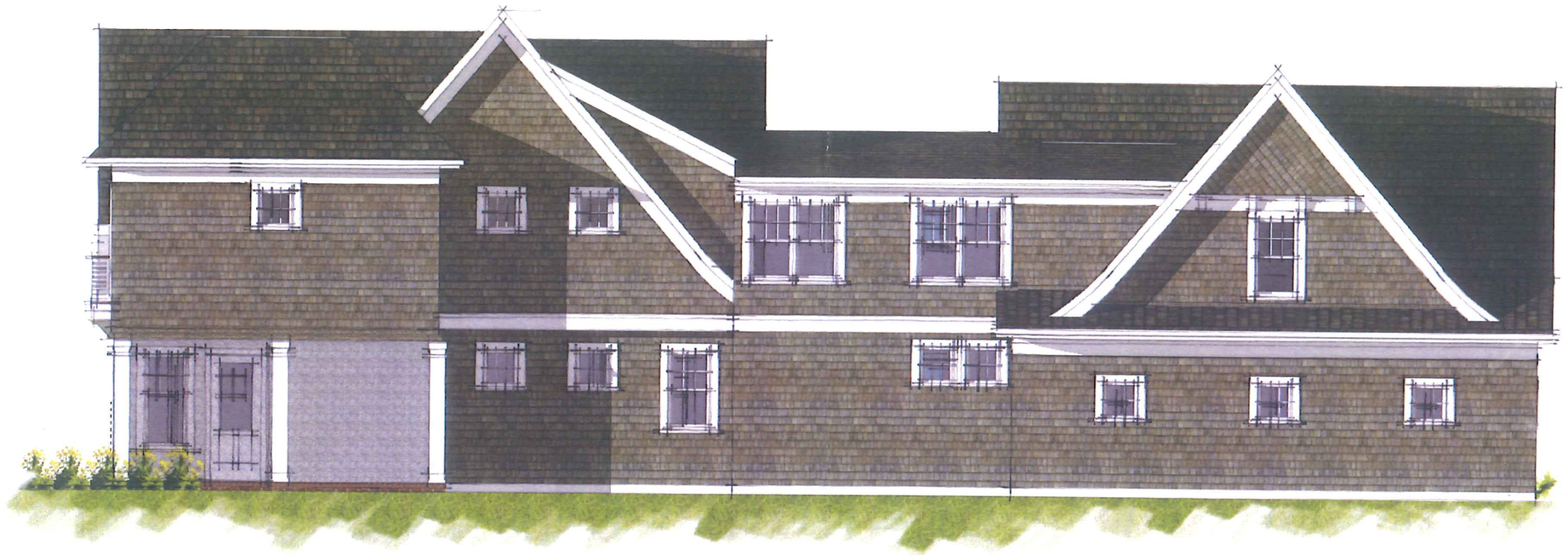

NORTH ELEVATION

JENNINGS RESIDENCE
by KYLE HUNT & PARTNERS

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