

Existing Conditions

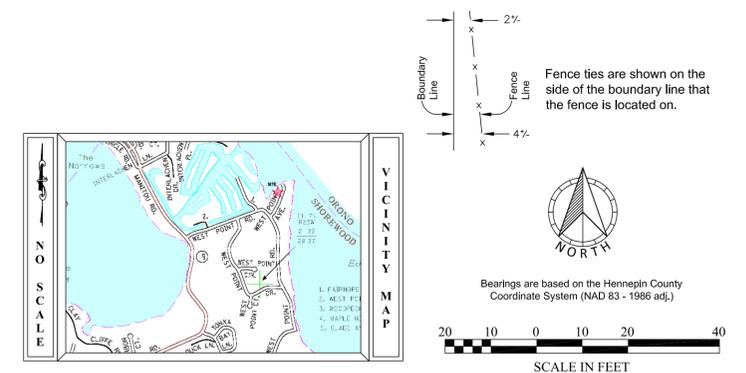
Proposed Conditions



DESCRIPTION OF PROPERTY SURVEYED
 That part of Lots 3 and 4, WEST POINT, according to the recorded plat thereof, Hennepin County, Minnesota, described as follows: Beginning at a point where the line between Lots 3 and 4, said addition, intersects the shore of Lake Minnetonka, said point being the most northerly corner of Lot 3; thence southeasterly to a point on the southeasterly line of Lot 3, distant 10 feet southwesterly from the most easterly corner of said lot; thence in a northeasterly direction to a point on the shore of Lake Minnetonka which is 50 feet northeasterly from the point of beginning; thence southwesterly 50 feet to the point of beginning.
 Also, that part of said Lot 3 lying northerly and northeasterly of a line hereinafter referred to as "Line C", said "Line C" being described as follows: Beginning at a point on the southeasterly line of said Lot 3 distant 36.96 feet southwesterly, measured along said southeasterly line, from the most easterly corner of said Lot 3; thence northwesterly through a point hereinafter referred to as "Point B" being described as a point on a line hereinafter referred to as "Line B" drawn from a point on the northeasterly line of said Lot 3 distant 152 feet northwesterly from the most easterly corner of said Lot 3 to a point on the southeasterly line of said Lot 3 distant 188 feet northwesterly from the most southerly corner of said Lot 3, and said "Point B" being distant 75.22 feet northeasterly, measured along said "Line B", from the southwesterly line of said Lot 3.

- Site Address:** 60 West Point Avenue, Tonka Bay, Minnesota 55331
 - Flood Zone Information:** This property appears to lie in Zone AE (Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage). In most instances, base flood elevations derived from detailed analyses are shown at selected intervals within these zones. Zone X (Areas outside the 1-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.) per Flood Insurance Rate Map, Community Panel No. 27053C0312E, effective date of September 2nd, 2004.
 - Parcel Area Information:** Gross Area: 12,501 s.f. - 0.287 acres
 - Benchmark:** Elevations are based on MN/DOT Geodetic Station Name: JOHNSON which has an elevation of: 938.806 feet (NGVD29). Converted to NGVD29 using the VERTCON application.
 - Zoning Information:** The current Zoning for the subject property is R-1A (Single Family Residential "A") per the City of Tonka Bay's zoning map dated September 15th, 2011. The setback, height, and floor space area restrictions for said zoning designation were obtained from the City of Tonka Bay found on their web site on the date of October 10th, 2016 and are as follows:
Principal Structure Setbacks - Front: 50 feet plus 2.1 feet based on building height - 52.10 feet (from Ordinary High Water Level)
 Side: 8 feet plus 2.1 feet based on building height - 10.10 feet
 Rear: 25 feet (West Point Avenue)
 Height: 2 1/2 stories or 30 feet
 Hardcover: 25 percent
 Floor Ratio: .30
Accessory Structure Setbacks - Front: 50 feet
 Side: 8 feet
 Rear: 8 feet (Lake Side- From Ordinary High Water Line)
- Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.
- Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

Existing Conditions	Proposed Conditions
Garage Floor Elevation = 931.6	Proposed Garage Floor Elevation = 933.5
First Floor Elevation = 931.8	Proposed Top of Foundation Elevation = 933.8
Hardcover	Hardcover
House Area = 769 S.F.	House Area = 2,390 S.F.
Garage Area = 439 S.F.	Sidewalk Area = 165 S.F.
Shed Area = 43 S.F.	Driveway Area = 1,301 S.F.
Bituminous Area = 631 S.F.	Front Porch Area = 24 S.F.
Concrete Area = 259 S.F.	Rear Porch Area = 377 S.F.
Total Area = 2,141 S.F. = 17.1%	Total Area = 4,257 S.F. = 34.05%
	Floor Area Ratio
	4,713/12,501 = .377
	Proposed Fill Calculations
	Existing Ground to Flood Elevation @ 931.5 = 50 Cu Yd



SURVEY LEGEND

● CAST IRON MONUMENT	WOE WALKOUT ELEVATION	BITUMINOUS
□ CATCH BASIN	FFE FIRST FLOOR ELEVATION	BUILDING SETBACK LINE
△ FLARED END SECTION	GFE GARAGE FLOOR ELEVATION	CTV CABLE TV
⊗ GATE VALVE	TOF TOP OF FOUNDATION ELEV.	CONCRETE CURB
< GUY WIRE	LOE LOWEST OPENING ELEV.	CONCRETE
⊕ HYDRANT	□ CABLE TV PEDESTAL	CONTOUR EXISTING
○ SURVEY MONUMENT SET	□ ELECTRIC TRANSFORMER	CONTOUR PROPOSED
● SURVEY MONUMENT FOUND	□ ELECTRIC MANHOLE	□ GUARD RAIL
△ SURVEY CONTROL POINT	⊕ ELECTRIC METER	DT DRAIN TILE
⊕ LIGHT POLE	⊕ GAS METER	ELC ELECTRIC UNDERGROUND
⊕ POWER POLE	⊕ GAS VALVE	FO FENCE
⊕ SANITARY MANHOLE	⊕ HAND HOLE	FO FIBER OPTIC UNDERGROUND
⊕ SANITARY CLEANOUT	⊕ SOIL BORING	GAS GAS UNDERGROUND
⊕ SIGN	⊕ TREE CONIFEROUS	OHU OVERHEAD UTILITY
972.5 GROUND ELEVATION	⊕ TREE DECIDUOUS	##### RAILROAD TRACKS
⊕ STORM DRAIN	⊕ TELEPHONE MANHOLE	— SANITARY SEWER
⊕ STORM MANHOLE	⊕ TELEPHONE PEDESTAL	— STORM SEWER
⊕ YARD LIGHT	⊕ TRAFFIC SIGNAL	TEL TELEPHONE UNDERGROUND
⊕ A/C UNIT	⊕ UTILITY MANHOLE	UTL UTILITY UNDERGROUND
⊕ WELL	⊕ UTILITY PEDESTAL	— WATERMAIN

FIELD CREW	NO.	BY	DATE	REVISION
CL	6	EMW	11/11/2016	RAISED AREA REAR OF HOUSE
DRAWN	7	EMW	11/16/2016	CLIENT REVISIONS
EMW	8	EMW	11/21/2016	REVISED GRADING PLAN
CHECKED	9	EMW	11/21/2016	SPLIT MITIGATION AREA
DBP	10	EMW	11/21/2016	ADDED SILT FENCE
DATE	11	EMW	12/12/2016	REVISED SETBACKS, MOVED HOUSE
10-10-16	12	EMW	12/16/2016	REVISED SETBACKS, MOVED HOUSE

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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 12th day of October, 2016.

 David B. Pemberton, PLS
 Minnesota License No. 40344
 pemberton@sathre.com

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TWP:117-RGE.23-SEC.22
 Hennepin County
TONKA BAY, MINNESOTA

CERTIFICATE OF SURVEY
 PREPARED FOR:
GORDON JAMES CONSTRUCTION

FILE NO.
 31380-011
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