

Surveyors Certificate

Proposed Site Plan Survey For:

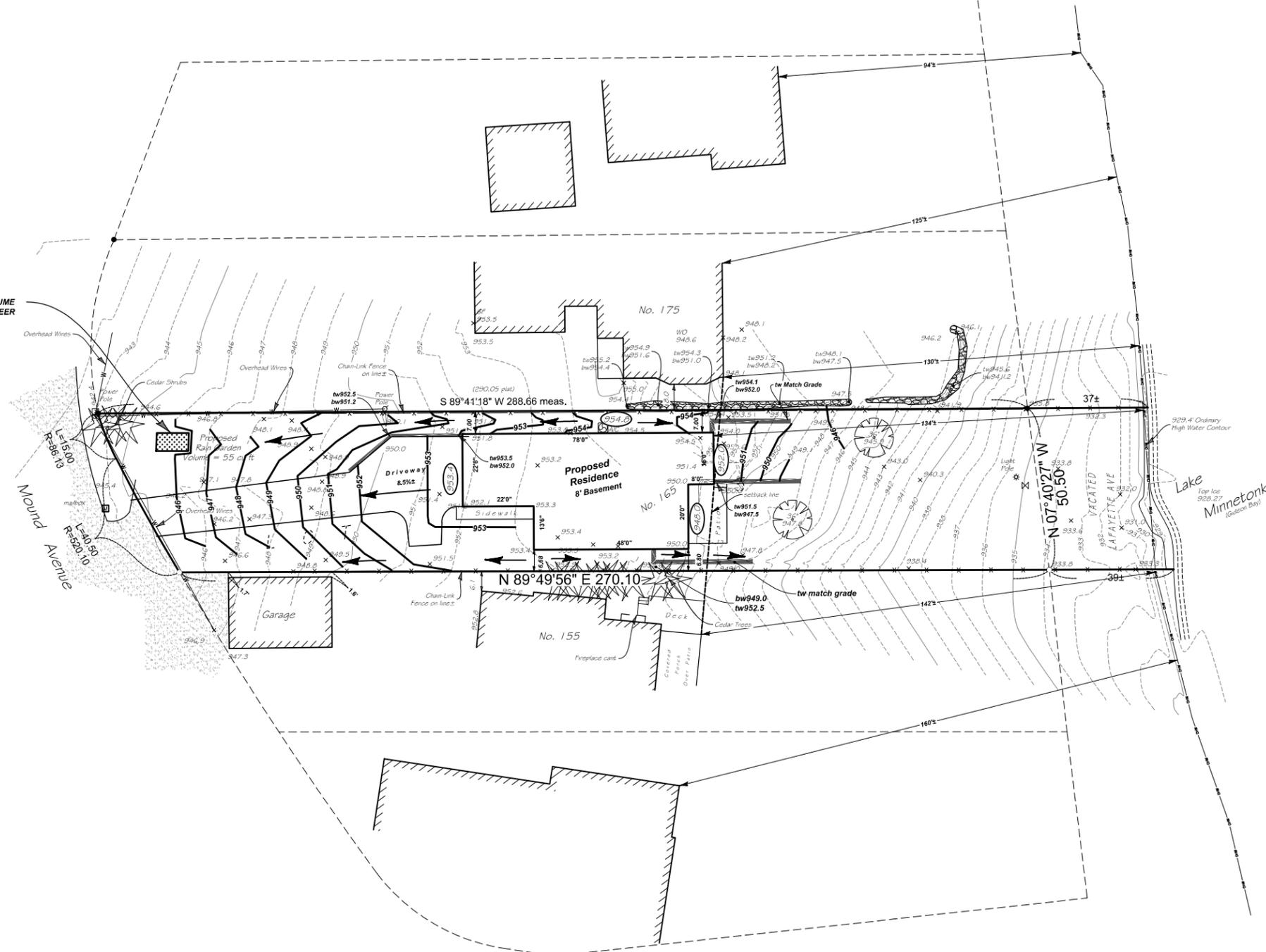
JPC CUSTOM HOMES

Property located in Section
28, Township 117, Range 23,
Hennepin County, Minnesota

- Denotes Found Iron Monument
- Denotes Iron Monument
- Denotes Wood Hub Set for excavation only
- ~ Denotes Existing Contours
- - - Denotes Proposed Contours
- Denotes Existing Elevation
- Denotes Proposed Elevation
- Denotes Surface Drainage



Benchmark: Top Nut Hydrant opposite
195 Mound Avenue.
Elevation = 943.4 feet



SEE STORMWATER VOLUME
CALCULATIONS PROVIDED BY ENGINEER

STORMWATER VOLUME CALCULATIONS

25% OF LOT AREA = 3,916 SF
PROPOSED IMPERVIOUS AREA = 4,572 SF
NET IMPERVIOUS AREA ABOVE 25% LOT AREA = 656 SF

1-INCH OF VOLUME OVER NET IMPERVIOUS AREA = 55 CF

THE WEBSOIL SURVEY SHOWS A SOIL TYPE OF "RASSET SANDY LOAM" IN THE HYDROLOGIC SOIL GROUP "A". THEREFORE, AN INFILTRATION RATE OF 0.8 INCHES/HOUR WOULD ALLOW MAXIMUM DEPTH OF 3 FEET TO MEET THE REQUIRED 48-HOUR DRAWDOWN TIME.

A RAIN-GARDEN DEPTH OF 1.0 FEET WOULD NEED AN AVERAGE AREA OF 55 SF TO MEET THE REQUIRED VOLUME.

THE ENGINEER CERTIFICATION ONLY APPLIES TO THE STORMWATER VOLUME CALCULATIONS ON THIS PLAN.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Jeffrey A. Präsch
JEFFREY A. PRÄSCH, P.E.

04.17.20 LIC. NO.: 52706

- 956.5 Proposed Top of Foundation
- 953.4 Proposed Garage Floor
- 948.5 Proposed Basement Floor
- Type of Building
- Full Basement Walkout

Elevations at house corners
951.8
952.1
953.3
953.4
950.0
950.0
950.0
954.0
Total = 7614.6 / 8
Average = 951.8
Average ground elevation at house corners = 951.8

Property Zoned R1-A (Single Family Residential)

Building Setbacks
Street Side - 50 feet
Side - 8 feet
Ordinary High Water - 50 feet

Floor Area Ratio	
Lot Area to OHW	15,663 sq ft
Upper Floor	1,724 sq ft
Suite	508 sq ft
Main Floor	1,555 sq ft
Garage	752 sq ft
Lower Floor	1,284 sq ft
Total	5,823 sq ft
Floor Area Ratio	37.18%
Maximum allowed - 30%	

Proposed Hardcover	
Lot Area	15,663 sq ft
Building	2,306 sq ft
Driveway	1,708 sq ft
Patio	219 sq ft
Sidewalk	96 sq ft
Retaining Walls	243 sq ft
Total	4,572 sq ft
Percentage	29.19%
Maximum allowed - 25%	

Note: Heavy ice and snow cover at time of survey

NOTE: The only easements shown are from plats of record or information provided by client.

DEMARC
LAND SURVEYING & ENGINEERING
7601 72nd Avenue North (753) 560-3093
Minneapolis, Minnesota 55428 DemarcInc.com

Legal Description:
Lot 5, SLOCUM'S REARRANGEMENT OF
MANITOU FOREST,
Hennepin County, Minnesota
together with adjacent vacated Lafayette Ave.

Project No. 88836A	Scale: 1" = 40'
F.B.No. 1112-15	Drawn By: <i>F. Präsch</i>
Address: 165 Mound Avenue Tonka Bay, MN	
rev: 4-6-20 addition topo, walls	
4-13-20 move house 1' north	
4-17-20 hardcover and stormwater calc's	
5-6-20 proposed grades, add 2' garage	

I 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.
Surveyed this 16th day of March 2020.

Signed: *Jeffrey A. Präsch*
Jeffrey A. Präsch, Minn. Reg. No. 24992

PLAN NUMBER
20-034

DATE
3-10-2020

REVISIONS
3-14-2020
4-16-2020
5-6-2020

RESIDENCE FOR:
SHELLI MARIE

BUILT BY:
JPC CUSTOM HOMES

BEYOND DESIGN
— ARCHITECTURE —
Excellence from every angle

612-597-4269

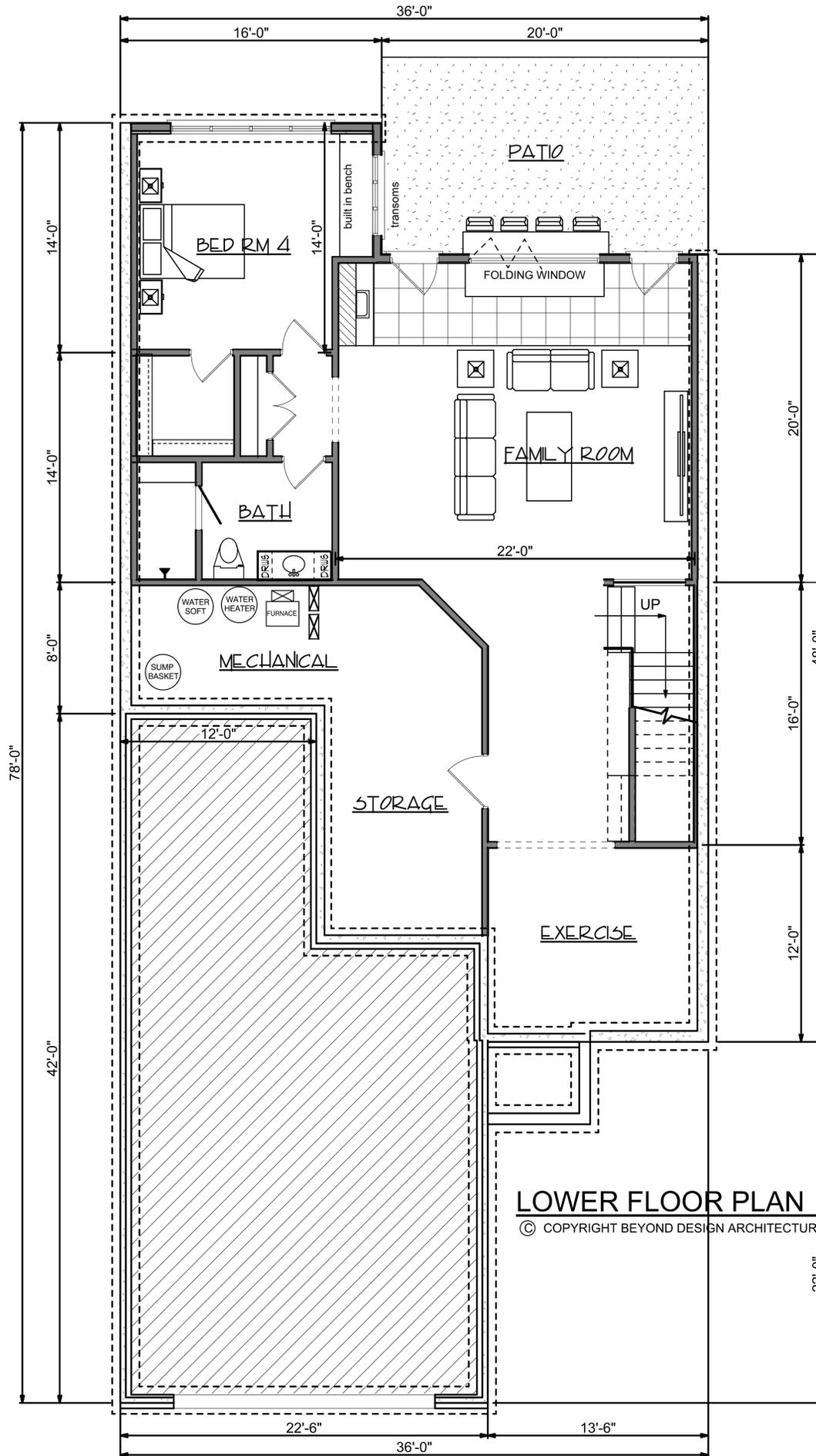
SHEET
OF



REAR ELEVATION 1/4" = 1'-0"
© COPYRIGHT BEYOND DESIGN ARCHITECTURE



FRONT ELEVATION 1/4" = 1-0
© COPYRIGHT BEYOND DESIGN ARCHITECTURE



LOWER FLOOR PLAN 1/4" = 1'-0"
 © COPYRIGHT BEYOND DESIGN ARCHITECTURE 1224 sq ft finish

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 4-7-2020
 4-15-2020
 5-6-2020

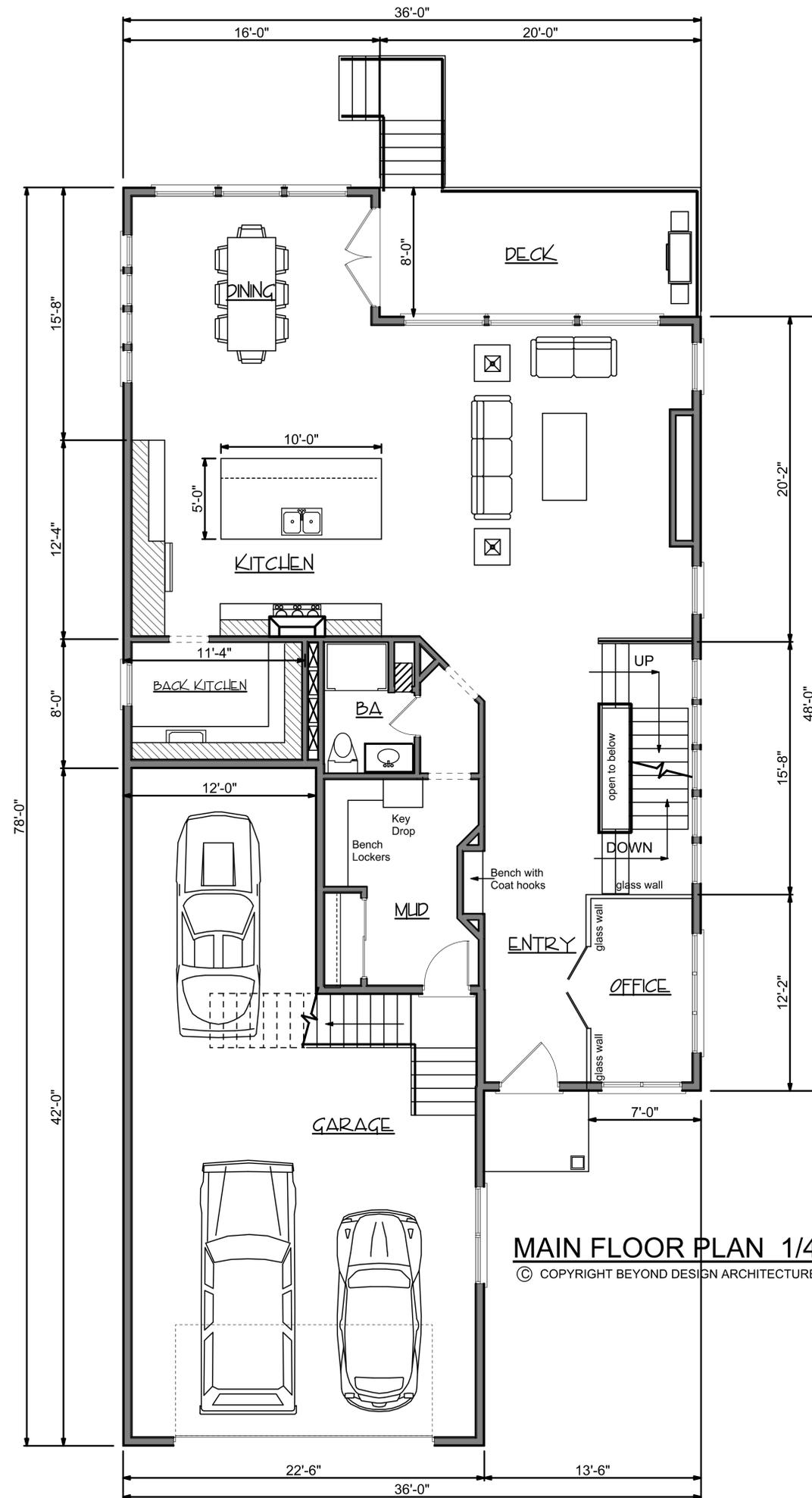
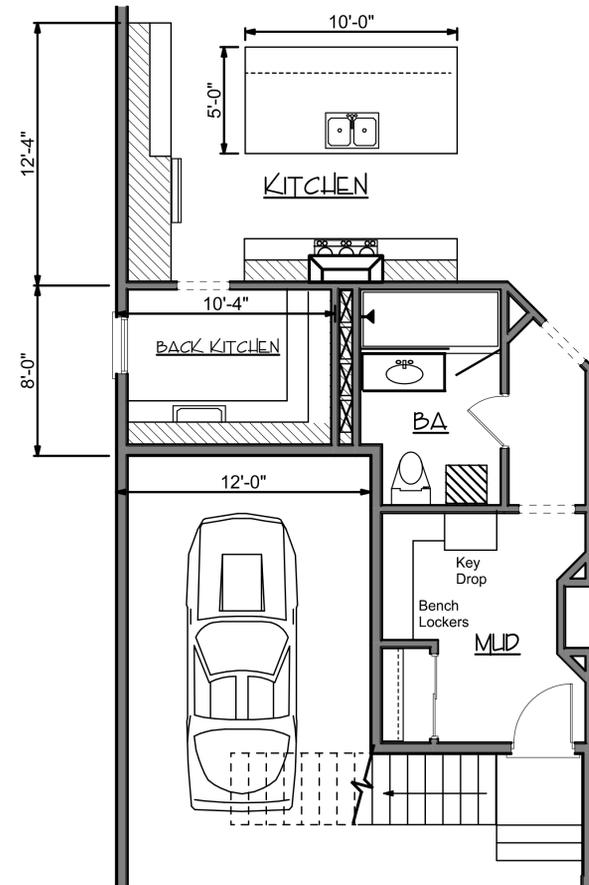
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JPC CUSTOM HOMES

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MAIN FLOOR PLAN 1/4" = 1'-0"

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1556 sq ft
752 sq ft Garage

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SHEET
OF



RIGHT ELEVATION 1/4" = 1'-0"

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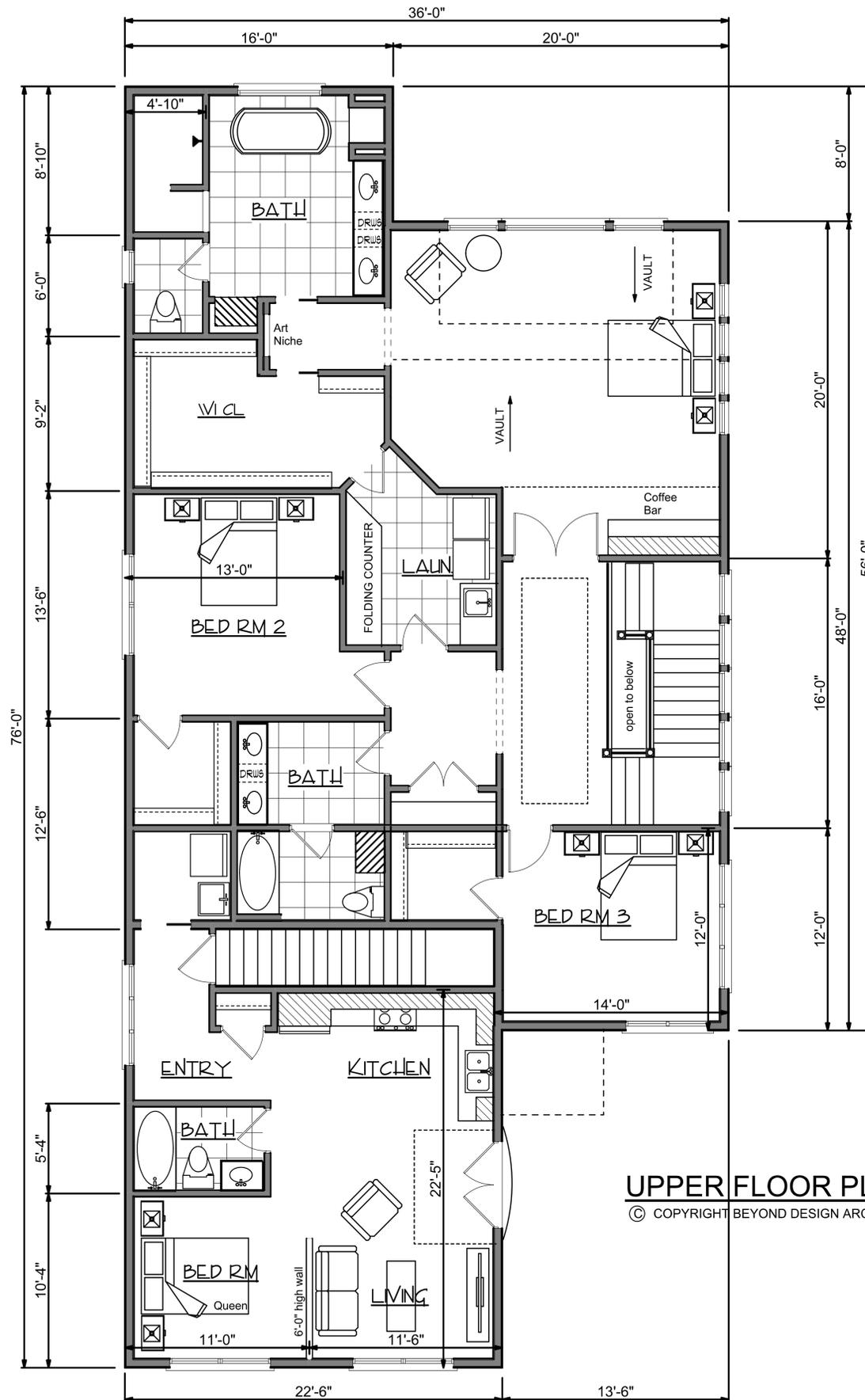
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SHEET

OF



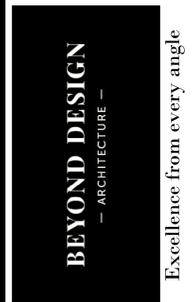
UPPER FLOOR PLAN 1/4" = 1'-0"
 © COPYRIGHT BEYOND DESIGN ARCHITECTURE 1724 SQ FT
 508 SQ FT Suite

PLAN NUMBER
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DATE
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REVISIONS
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 4-7-2020

RESIDENCE FOR:
 SHELLI MARIE



612-597-4269

SHEET
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