

LEGAL DESCRIPTION:

(Legal description per Certificate of Title No. 1473761)

Tract A, Registered Land Survey No. 1317, Hennepin County, Minnesota.

TITLE NOTES:

No titlework was provided by the owners for our review. Certificate of Title No. 1473761 lists an ingress/egress easement per Doc. No. T1331059. (Shown graphically on the survey.)

PARCEL AREA:

TOTAL AREA TO OHWL = 28924 SQ. FT. / 0.66 ACRES

SURVEY NOTES:

- BEARINGS ARE BASED ON COORDINATES SUPPLIED BY THE HENNEPIN COUNTY SURVEYORS OFFICE. THOUGH ANGLES DO NOT MATCH THE PLATTED BEARINGS ALL INTERIOR ANGLES CONFORM TO PLATTED INFORMATION.
- UNDERGROUND UTILITIES SHOWN PER GOPHER ONE LOCATES AND AS-BUILTS PLANS PROVIDED BY THE CITY OF WAYZATA PUBLIC WORKS DEPARTMENT.
- THERE MAY SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT SHOWN OR LOCATED.
- THE ORIGINAL LOCATION OF WETLAND STAKES (SET BY ANDERSON ENGINEERING PRIOR TO LGU REVIEW) IS DESIGNATED WITH A DOT. THE WETLAND LINE AND CORRESPONDING NOTES DESIGNATE THE WETLAND LINE POST LGU REVIEW AND ADJUSTMENT.

ZONING AND SETBACK

ACCORDING TO THE WAYZATA ZONING MAP THIS PARCEL IS ZONED R-2A - SINGLE FAMILY DISTRICT. SETBACKS PER WAYZATA CODE ONLINE 12/07/2018.

SETBACKS:

FRONT YARD:	30 FEET
SIDE YARD:	15 FEET
REAR YARD:	20 FEET
OHW:	75 FEET

PROPOSED IMPROVEMENT NOTES:

- A FULL SURVEY SHOWING EXISTING CONDITIONS ARE SHOWN ON A SURVEY BY CORNERSTONE LAND SURVEYING MARKED "BOUNDARY/TOPOGRAPHY SURVEY" WITH A REVISION DATE OF 05/19/2019.
- THE BUILDING FOOTPRINT AND SITE IMPROVEMENTS ARE BASED ON ARCHITECTURAL PLANS DEVELOPED BY ALEXANDER DESIGN GROUP. ELECTRONIC FILES WERE RECEIVED ON 04/26/2021.
- ENGINEERING PLANS BY PIERCE PINI ASSOCIATES.
- SANITARY AND WATER SERVICES PER UTILITY CONTRACTOR JIM STEWART 01/30/2020.

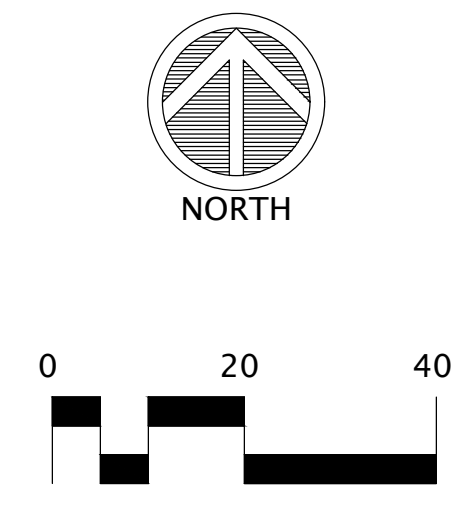
* VERIFY FINAL ELEVATIONS AND DIMENSIONS WITH CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION. ALERT CORNERSTONE TO ANY DISCREPANCIES.

BENCHMARKS

ELEVATIONS BASED ON INFORMATION AS SHOWN ON THE MNDOT GEODETIC WEBSITE. SURVEY DISK T117 WITH AN ELEVATION OF 940.28 WAS USED TO ESTABLISH VERTICAL CONTROL FOR THIS SURVEY (NAVD 88)

UNDERGROUND UTILITIES NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. GOPHER STATE ONE CALL LOCATE TICKET NUMBER(S) 182982530. SOME MAPS WERE RECEIVED, WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST.



PROPOSED HOUSE ELEVATIONS

FIRST FLOOR	934.67 (SLAB ON GRADE)
GARAGE FLOOR	934.17
BOATHOUSE FLOOR	931.8 (SLAB ON GRADE)

*FINAL ELEVATIONS SUBJECT TO REVISION BASED ON FINAL ARCHITECTURAL PLANS SUBMITTED FOR PERMIT.

PROPOSED IMPROVEMENTS:

HOUSE/PORCHES	3836 SQ. FT.
DRIVE/AUTOCT/WALK	1538 SQ. FT.
POOL DECK	617 SQ. FT.
BOATHOUSE	252 SQ. FT.
ADJACENT DRIVE	944 SQ. FT.
ANTICIPATED WALLS	40 SQ. FT.
TOTAL	7227 SQ. FT.

TOTAL LOT AREA	28924 SQ. FT.
PERCENT IMPERVIOUS	25.0%

*POOL AND HOT TUB AREA NOT INCLUDED PER CITY.

*PLANS ARE PRELIMINARY IN NATURE AND FINAL DESIGN MAY BE ALTERED SLIGHTLY. DO NOT USE FOR CONSTRUCTION PURPOSES.

EXISTING IMPROVEMENTS:

HOUSE	2639 SQ. FT.
SHED	76 SQ. FT.
DRIVE	2210 SQ. FT.
REAR STONE PATIOS	1047 SQ. FT.
REAR STONE WALK	114 SQ. FT.
FRONT STONE WALK	84 SQ. FT.
FRONT STONE STOOP	27 SQ. FT.
UPPER DECK	198 SQ. FT.
WALLS	267 SQ. FT.
PILLARS	6 SQ. FT.
ADJACENT DRIVES	943 SQ. FT.
TOTAL	7611 SQ. FT.

TOTAL LOT AREA	28924 SQ. FT.
PERCENT IMPERVIOUS	28.3%

LEGEND

<ul style="list-style-type: none"> ● FOUND MONUMENT ○ SET 1/2" IRON PIPE MARKED RLS NO. 25718 — CABLE TV PEDESTAL ⊠ AIR CONDITIONER ⊠ ELECTRIC MANHOLE ⊠ ELECTRIC METER ⊠ ELECTRIC PEDESTAL ⊠ ELECTRIC TRANSFORMER ⊠ LIGHT POLE ⊠ GUY WIRE ⊠ POWER POLE ⊠ GAS MANHOLE ⊠ GAS METER ⊠ TELEPHONE MANHOLE ⊠ TELEPHONE PEDESTAL ⊠ SANITARY CLEANOUT ⊠ SANITARY MANHOLE ⊠ CATCH BASIN ⊠ STORM DRAIN ⊠ FLARED END SECTION ⊠ STORM MANHOLE 	<ul style="list-style-type: none"> ⊠ FIRE DEPT. CONNECTION ⊠ HYDRANT ⊠ CURB STOP ⊠ WATER WELL ⊠ WATER MANHOLE ⊠ WATER METER ⊠ POST INDICATOR VALVE ⊠ WATER VALVE ⊠ BOLLARD ⊠ FLAG POLE ⊠ MAIL BOX ⊠ TRAFFIC SIGN ⊠ UNKNOWN MANHOLE ⊠ SOIL BORING ⊠ SPOT ELEVATION ⊠ TRAFFIC SIGNAL ⊠ CONIFEROUS TREE ⊠ DECIDUOUS TREE ⊠ 1 FOOT CONTOUR INTERVAL 	<ul style="list-style-type: none"> — UB UNDERGROUND ELECTRIC — UV UNDERGROUND CABLE TV — UF UNDERGROUND FIBER OPTIC — UT UNDERGROUND TELEPHONE — OU OVERHEAD UTILITY — UC UNDERGROUND GAS — SS SANITARY SEWER — SW STORM SEWER — WM WATERMAIN — F FENCE — C CURB [TYPICAL] — 1230 CONTOURS — DENOTES PROPOSED ELEVATION — DENOTES DIRECTION OF DRAINAGE WITH SLOPE ON PERCENT GRADE — SF PROPOSED CONTOURS — TOW/BOW TOS/BOS/LP DENOTES TOP/BOTTOM OF WALL — DENOTES TOP/BOTTOM OF STEP/LOW POINT
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900 SHADY LANE

WAYZATA, MINNESOTA

CONTACT:

GABRIEL KELLER
 PETERSEN KELLER ARCHITECTS
 2919 JAMES AVENUE SOUTH
 MINNEAPOLIS, MN 55408
 PHONE: 612-353-4920
 EMAIL: gabriel@pkarch.com

COUNTY/CITY:

HENNEPIN COUNTY
CITY OF WAYZATA

REVISIONS:

DATE	REVISION
11-02-18	INITIAL ISSUE
05-19-19	ADD WETLAND INFO
05-24-19	UPDATE LGU
	WETLAND INFO
06-06-19	PROPOSED FOR VAR.
01-13-20	REV. HOUSE/SITE
01-30-20	REV. SAN/MIT.
02-04-20	REV. ELEV./CONT.
04-29-21	REV. DESIGN

CERTIFICATION:

I hereby certify that this plan 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.

Daniel L. Thurmes
 Daniel L. Thurmes Registration Number: 25718
 Date: 12-07-18

PROJECT LOCATION:

900 SHADY LANE E.
PID#0611722420010

Suite #1
 6750 Stillwater Blvd. N.
 Stillwater, MN 55082
 Phone 651.275.8969
 Fax 651.275.8976
 dan@cssurvey.net

CORNERSTONE LAND SURVEYING, INC.

FILE NAME: SURVPK19
 PROJECT NO.: PK180019

CALL BEFORE YOU DIG!

Gopher State One Call
 TWIN CITY AREA: 651-454-0002
 TOLL FREE: 1-800-252-1166

VARIANCE SURVEY