



**LEGAL DESCRIPTION:**

Tract C, REGISTERED LAND SURVEY NO. 853, Hennepin County, Minnesota.  
 (Legal description per Title Commitment by Minnetonka Title as agents for Chicago Title Commitment No. MT106437 dated July 6, 2010  
 \*No Schedule B2 Exceptions are listed on this commitment.)

**AREA:**

AREA TO OHW AS SHOWN: 89,449 SQ. FT. ± / 2.05 ACRES ±

**SURVEY NOTES:**

1. FIELDWORK COMPLETED MAY 20, 2014 AND JULY 18, 2024.
2. BEARINGS ARE BASED ON THE HENNEPIN COUNTY COORDINATE SYSTEM
3. EASEMENTS OF WHICH WE ARE UNAWARE MAY EXIST.

**BENCHMARK:**

MNDOT GEODETIC STATION #11193. SURVEY DISK IN MINNETONKA BEACH IN NE COR. OF CO RD. 15 BRIDGE NO. 7194. DISK IS STAMPED BR 7194 1976.

ELEVATION = 945.99 (NGVD29)

PROJECT BENCHMARKS SHOWN IN GRAPHICS

**TREE INVENTORY DATA:**

TAG#	DBH/ HGT	TREE TYPE	TAG#	DBH/ HGT	TREE TYPE
951	15	OAK	991	24	OAK
952	21	MAPLE	992	10	ASH
953	24	MAPLE	993	12	SPRUCE
954	7	MAPLE	994	25	ASH
955	11	ASH	995	12	BOXELDER
956	10	POPLAR	996	24	WILLOW
957	20	MAPLE	997	20	WILLOW
960	22	MAPLE	999	16	WILLOW
962	19	MAPLE	1000	54	WILLOW
964	13	MAPLE			
965	13	MAPLE	1868	20	OAK
966	22	MAPLE	1872	9	OAK
967	12	MAPLE	1873	14	OAK
968	34	MAPLE	1876	20	MAPLE
971	36	OAK	1877	36	MAPLE
972	24	MAPLE	1882	18	OAK
974	34	MAPLE	1883	NOTE	BASSWOOD MULTI 24/18/18
975	38	MAPLE	1884	9	CEDAR
977	14	SPRUCE	1885	10	CEDAR
978	24	MAPLE	1886	8	CEDAR
979	18	MAPLE	1887	10	CEDAR
980	11	MAPLE	1888	8	CEDAR
981	30	BIRCH/TRIPLE	1891	9	CEDAR
982	22	MAPLE	1892	8	CEDAR
983	24	OAK	1893	9	CEDAR
984	24	OAK	1894	-	
985	12	OAK	1895	-	
986	18	OAK	1896	-	
987	20	OAK	1897	-	
988	18	OAK	1898	12	BASSWOOD
989	16	MAPLE	1899	17	BASSWOOD
990	22	OAK	1900	12	BASSWOOD

**1205 TONKAWA RD. RESIDENCE**

**CONTACT:**

GABRIEL KELLER  
 PETERSSEN/KELLER  
 1610 WEST LAKE STREET  
 MINNEAPOLIS, MN 55408  
 PH: 612.353.4920  
 EMAIL: gabriel@pkarch.com

**COUNTY:**

**HENNEPIN COUNTY**

**REVISIONS:**

DATE	REVISION
05-29-14	INITIAL ISSUE
09-17-20	ADD OHW SETBACKS
07-19-24	2024 REVIEW/UPDATE
08-15-24	PROPOSED IMPROVEMENTS
09-18-24	WETLAND BUFFER ADDED

**PROPOSED IMPROVEMENT NOTES:**

BUILDING DIMENSIONS AND ELEVATIONS PER PLANS BY PKA ARCHITECTURE 8/14/2024

SITE PLAN AND GRADING, EROSION CONTROL AND DRAINAGE PER PLANS BY TVLS 8/08/2024

\*CONTRACTORS TO VERIFY DIMENSIONS AND ELEVATIONS WITH FINAL CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHOULD BE CONVEYED TO OUR OFFICE.

**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 No: 25718  
 Date: 05-27-14

**ZONING AND SETBACKS:**

PER THE CITY OF ORONO WEBSITE ZONING MAP, THIS SITE IS ZONED: LR-1B - ONE FAMILY LAKESHORE RESIDENTIAL (1 ACRE) WITH A SHORELAND DISTRICT OVERLAY.

SETBACK REQUIREMENTS:

LOT AREA:	1 ACRE	AVERAGED LAKESHORE SETBACKS MAY APPLY
LOT WIDTH:	140 FEET	
FRONT YARD:	35 FEET	GRADING LIMITS MAY APPLY
SIDE YARD:	10 FEET	
REAR YARD:	30 FEET	
SIDE YARD (STREET):	20 FEET	HARDCOVER LIMITATIONS APPLY
OHW:	75 FEET	
WETLAND:	25 FEET	

**UNDERGROUND UTILITY 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 COMPROMISE 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 #141271608. SOME MAPS WERE RECEIVED, WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST. AT THE TIME OF THIS SURVEY ONLY THE UNDERGROUND ELECTRIC AS SHOWN WAS FILED MARKED BY GOPHER STATE ONE. OTHER UTILITIES EXIST ON THIS THAT WERE NOT MARKED UP.

CALL BEFORE YOU DIG!  
 TWIN CITY AREA: 651-454-0002  
 TOLL FREE: 1-800-252-1166

**PROJECT LOCATION:**

**1205 TONKAWA ROAD**  
 PID#0811723130018

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: SURVPK01  
 PROJECT NO.: PK14001  
**PROPOSED IMPROVEMENT SURVEY**

**LEGEND:**

- DENOTES HENNEPIN CO. DISK FOUND
- DENOTES MONUMENT SET AND MARKED RLS 25718
- DENOTES FOUND MONUMENT AS MARKED WATER VALVES
- DENOTES HYDRANT
- DENOTES CULVERT/F.E.S.
- DENOTES SANITARY MANHOLE
- DENOTES CLEAN OUT
- DENOTES SIGN
- DENOTES UTILITY POLE
- DENOTES LIGHT POLE
- DENOTES HAND HOLE
- DENOTES TELE/ELEC BOX
- DENOTES ELECTRIC METER/GAS METER
- DENOTES GAS VALVE
- DENOTES ELECTRIC LINE
- DENOTES TELEPHONE LINE
- DENOTES WATER LINE
- DENOTES STORM SEWER LINE
- DENOTES SANITARY SEWER LINE
- DENOTES WALL
- DENOTES FENCE
- DENOTES CURB
- DENOTES CONCRETE
- DENOTES DECIDUOUS TREE
- DENOTES CONIFEROUS TREE
- DENOTES TREELINE
- DENOTES TREE TO BE REMOVED
- DENOTES PROPOSED HARDCOVER KEY
- DENOTES EXISTING CONTOURS
- DENOTES PROPOSED CONTOUR
- DENOTES PROP. SPOT ELEVATION
- DENOTES DIRECTION OF DRAINAGE
- DENOTES TOP/BOTTOM WALL ELEV.
- DENOTES TOP AND BOTTOM STEP
- DENOTES MATCH EXISTING ELEV
- DENOTES SIFTESSANCE

**PROPOSED ELEVATIONS**

FIRST FLOOR ELEV	955.0'
BASEMENT FLOOR	943.2'
GARAGE FLOOR	945.5'
TOP FOUNDATION	954.7'/953.1'
BOATHOUSE FLOOR	932.5'

**PROPOSED IMPERVIOUS DATA:**

1. HOUSE	4,862 SF
2. SCREEN PORCH	540 SF
3. AUTOCOURT	3,853 SF
4. DRIVEWAY	3,205 SF
5. SPA	58 SF
6. SPA PAVING	14 SF
7. AC	20 SF
8. GENERATOR	15 SF
9. UPPER TERRACE AND STEPS	1,550 SF
10. LOWER TERRACE/WALK/STEPS	496 SF
11. STEPS/WALK/PAVE TO BOATHSE	880 SF
12. BOATHOUSE	402 SF
13. RETAINING WALLS	76 SF
14. ENTRY WALK	208 SF
TOTAL IMPERVIOUS AREA	16179 SF
% IMPERVIOUS COVERAGE (TO OHW)	18.1%

**EXISTING IMPERVIOUS DATA:**

A. HOUSE	3,938 SF
B. DRIVEWAY	4,360 SF
C. FRONT WALK	661 SF
D. BACK PATIO	854 SF
E. DECK	341 SF
F. RETAINING WALLS WITHIN 75'	278 SF
G. RETAINING WALLS OUTSIDE 75'	52 SF
H. BOATHOUSE/CONCRETE	908 SF
I. REAR CONCRETE STEPS/WALK	205 SF
J. WOOD STEPS	95 SF
K. LIFT STATION	547 SF
L. PILLARS	30 SF
M. BOATHOUSE WALK/STOOP	30 SF
TOTAL IMPERVIOUS AREA	12,349 SF
% IMPERVIOUS COVERAGE (TO OHW)	13.8%

