KEMPER & ASSOCIATES INC.

PROFESSIONAL LAND SURVEYORS

721 OLD HIGHWAY 8 N.W.
NEW BRIGHTON, MINNESOTA 55112
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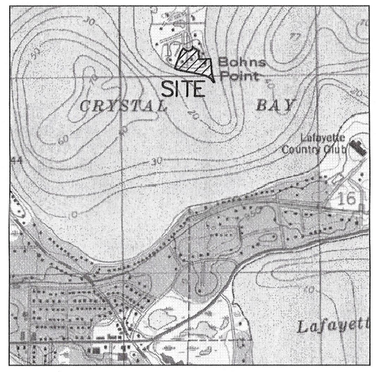
email: kemper@pro-ns.net
www.kempersurveys.com

WEST ½ OF SEC. 16 / EAST ½ OF SEC. 17
T117N, R23W



VICINITY MAP
(NO SCALE)

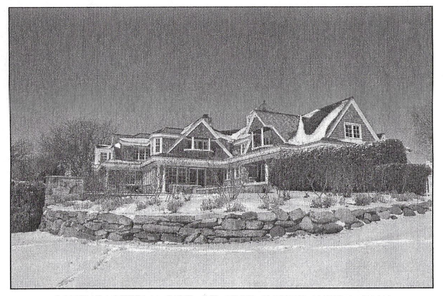
PROPOSED SITE PLAN FOR
1725 BOHNS POINT ROAD
CITY OF ORONO, HENNEPIN COUNTY, MINNESOTA
(TRACT A, REGISTERED LAND SURVEY NO. 1855)

0 15 30
1 INCH EQUALS 30 FEET

BASIS FOR BEARINGS:
HENNEPIN COUNTY
COORDINATE SYSTEM
(NAD 83, 1986)
(VIA REAL TIME GPS
MEASUREMENTS TO
HENNEPIN COUNTY
MONUMENTS UTILIZING
MINNESOTA DEPARTMENT
OF TRANSPORTATION
VRS NETWORK)

BASIS FOR ELEVATION:
NAVD 88
(VIA REAL TIME GPS
MEASUREMENTS UTILIZING
MINNESOTA DEPARTMENT
OF TRANSPORTATION
VRS NETWORK)

CONTOUR INTERVAL=1 FOOT



SOUTHEASTERLY SIDE OF 1725 BOHNS POINT ROAD
CITY OF ORONO, HENNEPIN COUNTY, MINNESOTA

NOTE: LOT 11 IS THE 20' ROADWAY "BOHNS POINT ROAD" AND LOT 10 IS THE PARK-LIKE AREA ENCIRCLED BY LOT 11

MINNEAPOLIS GAS COMPANY EASEMENT OVER LOT 11 (BOHNS POINT ROAD)

FOUND HENNEPIN COUNTY CAST IRON MONUMENT NORTHWEST CORNER OF SEC. 16, T117N, R23W

FOUND PK NAIL ELEV.=951.51

BOHNS POINT RD (50' Road Width)

LOT 10

LOT 11

L=62.15
R=37.45
Δ=95°05'
C=55.26
C.BRG.=S 79°48'58" E

N 31°09'31" E 107.10

S 37°16'28" E 86.70

8" SANITARY SEWER

SSMH RIM 956.31

10' UNDERGROUND UTILITY EASEMENT (600' NO. 854783)

SSMH RIM 955.49

N 52°38'32" E 140.00

FOUND 1/2" IRON PIPE ELEV.=955.40

FOUND 1" IRON PIPE ELEV.=956.79

FOUND 1/2" IRON PIPE ELEV.=957.31

FOUND 1/2" IRON PIPE ELEV.=958.25
S 52°25'37" E 0.72

S 37°57'12" E 126.10

ROAD EASEMENT DOC. NO. 3116241

ADJACENT RESIDENCE #1640
FIRST FLOOR ELEV.=958.4
GARAGE FLOOR ELEV.=958.1
OWNERS: SCOTT & ANGELA ROSS

LOT 2
PID #16-117-23-22-0002
OWNERS: SCOTT & ANGELA ROSS

SOUTHWESTERLY LINE OF LOT 2

SHARED DRIVEWAY AREA

ENCROACHMENT OF GARAGE ROOF OVERHANG ONTO LOT 2 BY 0.3'

20' DRAINAGE & UTILITY EASEMENT

FOUND 1/2" IRON PIPE ELEV.=960.71
N 89°39'15" W 0.44

LOT 3

FLOOR ELEV.=949.8

ADJACENT RESIDENCE #1700

NOTE: FOOTPRINT OF ADJACENT RESIDENCE (#1700 BOHNS POINT RD.) SHOWN AS PER 2008 SURVEY BY KEMPER & ASSOCIATES

PID #16-117-23-22-0003
OWNERS: PETER & MELISSA SANTRACH

FOUND 1/2" IRON PIPE (RLS 12755) ELEV.=946.65

KEYSTONE-TYPE RETAINING WALL

FOUND 1/2" IRON PIPE ELEV.=963.88

FOUND 1/2" IRON PIPE ELEV.=965.02
N 16°47'40" E 0.48

DRAIN RIM 956.56

SHORELINE (05/30/2017)

ORDINARY HIGH WATER LEVEL=929.4 (NGVD 29)

WATER ELEVATION= 929.9 (05/30/2017)

CONCRETE RETAINING WALL

PLANTER BEDS

SURVEY LINE

DECK

TRACT A

TRACT B
(ADJACENT)

1720 BOHNS POINT RD. (HOUSE REMOVED 2013)

CHILDREN'S PLAYSET

GAZEBO

BOULDERS

GARAGE STALLS ABOVE & BELOW (VIA LIFTS)

IGWA PUMP HANDLE

FOOTPRINT AREA=457 SQ. FT.
FLOOR ELEV.=964.64

GARAGE

UPPER LEVEL

LOWER LEVEL

SCULPTURE

WEST LINE OF GOV'T LOT 2, SECTION 16, T117N, R23W

PROPOSED GARAGE ADDITION

PROPOSED CABANA

FOOTPRINT AREA=6,197 SQ. FT.

1725 BOHNS POINT ROAD
FIRST FLOOR ELEV.=965.85
2 STORY MASONRY/FRAME RESIDENCE

BUILDING FOOTPRINT AREA=2,797 SQ. FT.

COVERED PORCH

TERRACE

PROPOSED RETAINING WALLS

Pool 30"x50"

Pool Overflow Tank

LOT 6
PID #16-117-23-11-0005
OWNERS: RONALD & SUSAN OTTEN

EASTERLY LINE OF LOT 6

N 20°56'31" E ±295

EAST LINE OF SECTION 17, T117N, R23W

10' SIDE SETBACK

ADJACENT RESIDENCE #1655
FIRST FLOOR ELEV.=955.4

FERMULA

ARBOR

FOUND 3/4" IRON PIPE ELEV.=945.23

N 70°17'28" W 37.85

75' OHW SETBACK

FOUND 1" IRON PIPE ELEV.=947.50

PEANUTS CHARACTER STATUES

SURVEY LINE

N 79°03'53" W 182.00

REGISTERED LAND SURVEY NO. 1855

STONE RETAINING WALL

STONE WATERFALL

STONE RETAINING WALL

WOOD DECK

STONE STEP LANDING

LIMESTONE STEPS

FOUND 1/2" PINCHED IRON PIPE ELEV.=933.08

DECIDUOUS (APPROXIMATE LOCATION)

FOUND 1/2" IRON PIPE ELEV.=932.26

BOULDER RIP-RAP

SURVEY LINE

2008 SURVEY

SHORELINE (05/30/2017)

ORDINARY HIGH WATER LEVEL=929.4 (NGVD 29)

WATER ELEVATION= 929.9 (05/30/2017)

FOUND HENNEPIN COUNTY CAST IRON MONUMENT MEANDER CORNER NO. 59, SEC. 28, T117N, R23W

ORDINARY HIGH WATER ELEVATION=929.4
HIGHEST RECORDED ELEVATION=930.52 (09/07/2002)
LOWEST RECORDED ELEVATION=921.78 (12/16/1937)
(NGVD 29 DATUM AS PER MINNESOTA DEPARTMENT OF NATURAL RESOURCES "LAKE FINDER" WEBSITE)

NOTE: TO CONVERT NGVD 29 DATUM ELEVATIONS TO NAVD 88 DATUM ADD 0.20

CRYSTAL BAY
LAKE MINNETONKA

100-YEAR FLOOD ELEVATION=931
(NGVD 29 DATUM AS PER FEMA MAP)

100-YEAR FLOOD ELEVATION=931.5
(CITY OF ORONO ZONING CODE - MINNEHAHA CREEK WATERSHED DISTRICT)

REGULATORY FLOOD PROTECTION ELEVATION=932.5
(CITY OF ORONO ZONING CODE)

FLOODPLAIN NOTE: SUBJECT PROPERTY LIES WITHIN FLOOD ZONES "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND "AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 27053C-0303 F, DATED NOVEMBER 4, 2016, HENNEPIN COUNTY, MINNESOTA. THE BASE FLOOD ELEVATION FOR LAKE MINNETONKA IS SHOWN TO BE 931 (NGVD 29).

LEGEND

—965—	EXISTING CONTOUR LINE
×963.29	EXISTING SPOT ELEVATION
SSMH	SANITARY SEWER MANHOLE
CB	CATCH BASIN
CO	CLEAN OUT
ET	ELECTRIC TRANSFORMER
TR	TELEPHONE RISER
LP	GAS LAMP POST
EM	ELECTRIC METER
GM	GAS METER
AC	AIR CONDITIONER
MB	MAIL BOX
—G—	GAS MAIN/SERVICE
—UE—	UNDERGROUND ELECTRIC LINES
—SS—	SANITARY SEWER
(M)	DENOTES DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY
(R)	DENOTES RECORD DIMENSION AS PER AUDITOR'S SUBD. NO. 349
•	DENOTES SET SURVEY MONUMENT MARKED "KEMPER 18407"
NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988
	HENNEPIN COUNTY CAST IRON MONUMENT
	PROPOSED ADDITIONS
965	PROPOSED CONTOUR LINE
	PROPOSED SILT FENCE

NOTE: UNDERGROUND UTILITIES SHOWN ARE THOSE MARKED AS PART OF A GOPHER STATE ONE-CALL (TICKET NOS. 800058764 & 800058815), AND BY AVAILABLE UTILITY PLANS. NOT ALL UTILITIES WERE MARKED AS PART OF THE LOCATE REQUEST. UNDERGROUND TELEPHONE SERVICES WERE NOT LOCATED AND ARE NOT SHOWN HEREON. UNDERGROUND ELECTRIC SERVICE TO #1720 WAS NOT LOCATED AND IS NOT SHOWN HEREON. SANITARY SEWER SERVICE LOCATIONS ARE NOT SHOWN HEREON. UNDERGROUND TELEPHONE LINES NEAR BOHNS POINT ROAD RIGHT OF WAY AND WITHIN THE SHARED DRIVEWAY AREA, AS DEPICTED ON QWEST MAPS, WERE NOT LOCATED AND ARE NOT SHOWN HEREON. NATURAL GAS LINES SERVING THE LAMP POSTS ON THE PROPERTY ARE NOT SHOWN HEREON. IRRIGATION VALVES AND SPRINKLER HEADS ARE NOT SHOWN HEREON. OWNER AND/OR ARCHITECT TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS THROUGH GOPHER STATE ONE-CALL (651-454-0002) PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

ZONING REQUIREMENTS

ZONED LR-1B - ONE-FAMILY LAKESHORE RESIDENTIAL DISTRICT
SUBJECT TO SHORELAND OVERLAY DISTRICT
SUBJECT TO FLOODPLAIN MANAGEMENT
SUBJECT TO STORMWATER QUALITY OVERLAY DISTRICT

MINIMUM LOT AREA - 1 ACRE

MINIMUM LOT WIDTH - 140 FEET

MAXIMUM LOT COVERAGE - 15% BY STRUCTURES

HARDCOVER RESTRICTION ZONE:
WITHIN 75 FEET OF THE ORDINARY HIGH WATER LEVEL (OHWL) OF ANY LAKE OR TRIBUTARY, AND WITHIN ANY BLUFF OF SHORE IMPACT ZONE, NO HARDCOVER SHALL BE PLACED, LOCATED OR CONSTRUCTED, EXCEPT FOR DRIVEWAYS, STAIRWAYS, LIFTS, LANDINGS AND LOCKBOXES AS REGULATED BY THE SHORELAND OVERLAY DISTRICT

MAXIMUM HARDCOVER - 25% OF THE GROSS LOT AREA (TIER 1 PARCELS)

MAXIMUM HEIGHT - 2.5 STORIES OR 30 FEET

BUILDING SETBACKS:
FRONT - 35 FEET
SIDE - 10 FEET
ORDINARY HIGH WATER LEVEL - 75 FEET
(AS PER CITY OF ORONO ZONING CODE)

AREA SUMMARY (INCLUDING PROPOSED ADDITIONS)

TRACT A = ±111,475 SQ. FT. OR ±2.56 ACRES (TO 2017 SHORELINE)

WOOD DECK/BOAT HOUSE = 150 SQ. FT.
WOOD STEPS = 139 SQ. FT.
LIMESTONE & STEPS = 182 SQ. FT.
STONE PATIO AT FIRE RING = 201
HOUSE FOOTPRINT = 6,197 SQ. FT.
GARAGE FOOTPRINT = 457 SQ. FT.
BRICK DRIVEWAY = 7,982 SQ. FT.
STONE PORCHES, TERRACES, PATIOS, STEPS & POOL DECK = 3,013 SQ. FT.
POOL = 682 SQ. FT.
REAR CONCRETE PADS = 235 SQ. FT.
STONE WALLS & PLANTERS = 565 SQ. FT.
REAR STONE STEPS = 108 SQ. FT.
GAZEBO PAD & BOULDERS = 436 SQ. FT.
STONE WALLS & PILLARS = 212 SQ. FT.

PROPOSED BUILDING ADDITIONS = 2,844 SQ. FT.

TOTAL PROPOSED IMPERVIOUS SURFACE AREA = 23,403 SQ. FT. (21.0% OF PROPERTY AREA TO SHORELINE)

NOTE: SEE PLANS BY ALEXANDER DESIGN GROUP FOR DETAILS OF PROPOSED ADDITIONS AND GARAGE

LEGAL DESCRIPTION

Tract A, Registered Land Survey No. 1855

PREPARED FOR:
THOMAS FLINT, AIA
ALEXANDER DESIGN GROUP, INC.
401 EAST LAKE STREET
WAYZATA, MINNESOTA 55391
952-473-8777
FAX 952-473-8222
CELL 507-213-3630

CERTIFICATE OF SURVEY

CERTIFICATION
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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

STATE OF MINNESOTA
PROFESSIONAL LAND SURVEYOR
18407
MARK D. KEMPER

MARK D. KEMPER, PLS 18407

DATED THIS 19TH DAY OF APRIL, 2018

RECEIVED
SEP 24 2018
CITY OF ORONO

KEMPER & ASSOCIATES, INC. ©

18045 (18045.DWG) D.B. TODO HOLEN

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1725 Bohns Pt Rd
RAS 18-000650
Pool