

**SURVEY NOTES**

- BACKGROUND INFORMATION SHOWN PER BOUNDARY SURVEY PERFORMED BY LANDFORM ON 11-08-2023 AND SIGNED 11-17-2023 EXPRESSLY FOR THIS PROJECT.
- FOR THE PURPOSES OF THIS SURVEY THE BEARING SYSTEM IS BASED ON THE HENNEPIN COUNTY COORDINATE SYSTEM.
- THE SURVEYOR DOES NOT GUARANTEE, IN WRITING OR ASSUMED, THAT THE UTILITIES AS SHOWN ARE IN THE EXACT LOCATION. NO EXCAVATION WAS PERFORMED TO LOCATE THE UNDERGROUND UTILITIES.
- ALL ELEVATIONS SHOWN ARE PER DATUM NAVD88.

**PROPERTY DESCRIPTION**

Lots 1, 2, 19, 20 and the West Half of Little Avenue lying directly East of said Lots 1 and 2, Block 56, MINNETONKA ARLINGTON HEIGHTS, said Block 56, now vacated, described more particularly as follows: Commencing at a point distant 574.3 feet South and distant 33 feet East of the Northwest corner of the Southwest Quarter of Section 5, Township 117 North, Range 22 West of the 5th Principal Meridian, thence East along the Northernly line of said Block 56, as originally platted, a distance of 291.66 feet to the centerline of Little Avenue, now vacated, on the East side of said Block 56; thence South along the centerline of said Avenue a distance of 90 feet to a point distant 30 feet East of the Southeast corner of said Lot 2, thence West along the South line of Lots 2 and 19, said Block 56, a distance of 288.4 feet to the Southwest corner of said Lot 19 as originally platted, thence North 90 feet to the point of beginning, according to the recorded plat thereof, and situate in Hennepin County, Minnesota.

**PROPERTY ADDRESS**

220 Central Ave S, Wayzata, Minnesota

**SITE SYMBOLS**

EXISTING	DESCRIPTION
X 962.3	EXISTING SPOT ELEVATION
- - 950	EXISTING CONTOUR (11-08-2023)
G	UNDERGROUND GAS MAIN
UE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
FO	UNDERGROUND FIBER OPTIC
OE	OVERHEAD ELECTRIC
X	FENCING
(Sun symbol)	CONIFEROUS TREE
(Leaf symbol)	DECIDUOUS TREE
(Wall symbol)	BOULDER RETAINING WALL
(SS)	SANITARY MANHOLE
(HH)	HAND HOLE
(EB)	ELECTRIC BOX
(CB)	CABLE BOX
(TP)	TELEPHONE PEDESTAL
(EM)	ELECTRIC METER
(CS)	CURB STOP
(SC)	SANITARY SEWER CLEANOUT
(IM)	IRON MONUMENT FOUND
(FF-955.5)	FINISHED FLOOR ELEVATION
(LO-957.0)	LOW OPENING ELEVATION

**EXISTING HARDCOVER CALCULATIONS**

TOTAL AREA =	16335.00 S.F.
House	1548 S.F.
Garage	748 S.F.
Conc. Walk	58 S.F.
Conc. Pads	197 S.F.
Conc. Apron	46 S.F.
Brick Pavers	70 S.F.
Bit. Pad	24 S.F.
Bit. Driveway	976 S.F.
Shed	127 S.F.
<b>TOTAL HARDCOVER</b>	<b>3794 S.F.</b>
<b>PERCENT HARDCOVER</b>	<b>23.2 %</b>

**PROPOSED HARDCOVER CALCULATIONS**

TOTAL AREA =	26993.00 S.F.
House and Garage (both)	5184 S.F.
Driveway	2763 S.F.
Patios (both)	320 S.F.
Conc. Walk (both)	58 S.F.
Front Porch (both)	196 S.F.
<b>TOTAL HARDCOVER</b>	<b>8521 S.F.</b>
<b>PERCENT HARDCOVER</b>	<b>32.7 %</b>

**CLIENT**

Custom One Homes

Nate Hilde  
652 Bielenber Drive  
SUITE 103  
Woodbury, MN 55125  
TEL 651-459-1972

**MUNICIPALITY**

**PROJECT**

220 Central Ave S  
WAYZATA  
MINNESOTA

**PROPERTY ADDRESS**

220 Central Ave. South, Wayzata, Minnesota.

**CERTIFICATION**

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED REACHABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

**REVISION HISTORY**

DATE	REVISION	REVIEW
2025-08-28	HARDCOVER	JGL

**PROJECT MANAGER REVIEW**

BY: JGL DATE: 2025-01-07

**LANDFORM**  
From Site to Finish

105 South Fifth Avenue Tel: 612-252-9070  
Suite 513 Fax: 612-252-9077  
Minneapolis, MN 55401 Web: landform.net

FILE NAME VEBKCOH23052.dwg

PROJECT NO. COH23052

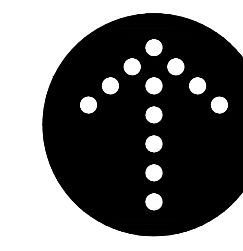
LOT FIT

SHEET NO. 1/1

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Know what's Below.  
Call before you dig.



NORTH

