LEGAL DESCRIPTION

Lot 22 and the South 4 feet of Lot 21, all in Block 1, Methodist Lakeside Assembly in Woodland, according to the recorded plat thereof, Hennepin County, Minnesota;

Together with the covenants, conditions, restrictions, reservations, easements, charges and liens set forth in Declaration Document Nos. 4944306, 4973445 and 5783761.

SITE ADDRESS: 2840 INNER ROAD
WOODLAND, MN 55391

P.I.N.= 07-117-22-44-0164

PARCEL AREA = 2,726.5 SQ. FT. OR 0.06 ACRES

BENCHMARK

INVERT OF MANHOLE S'LY OF SITE
ELEV.= 940.39 (TOP RIM = 952.77)

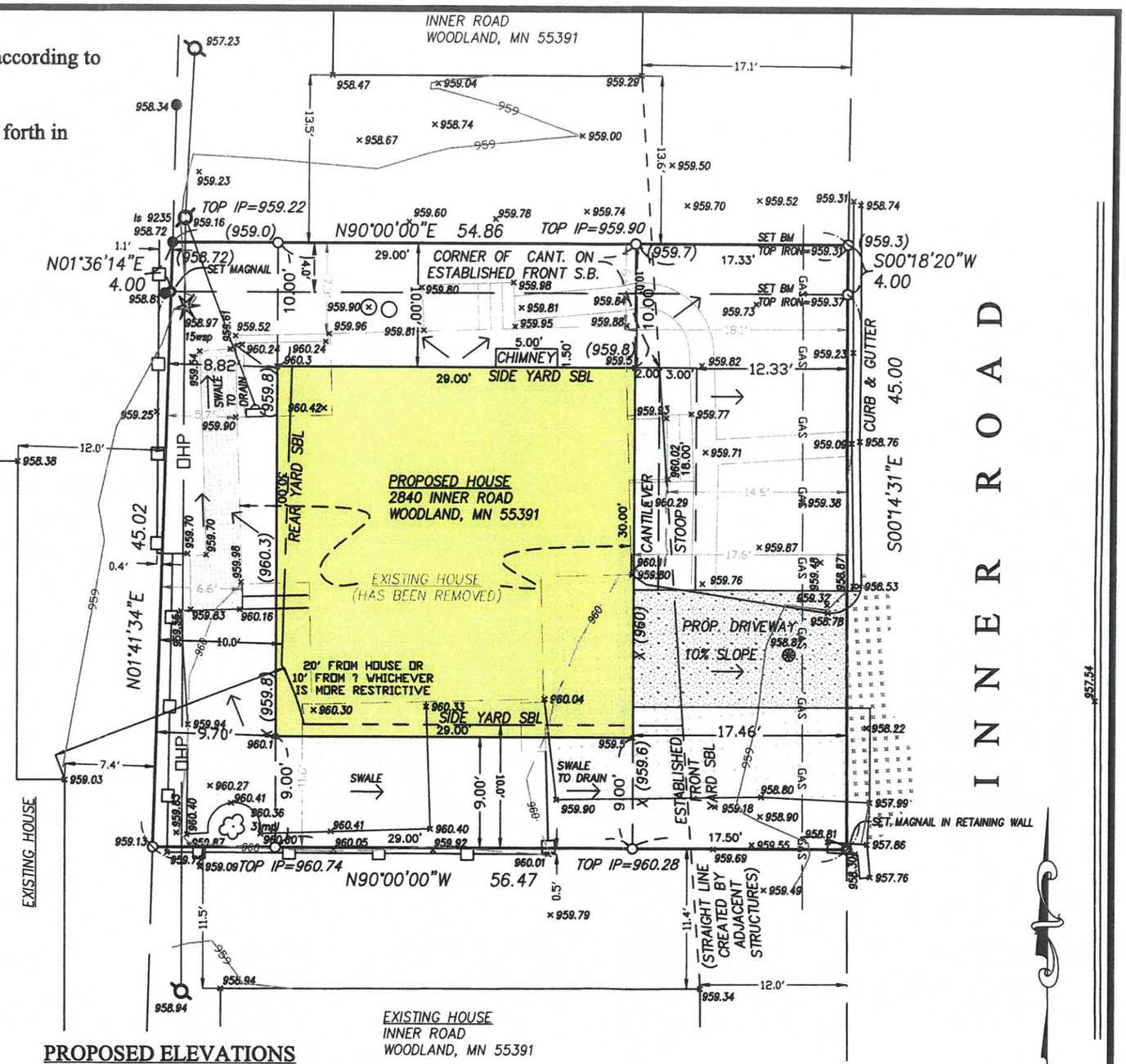
LEGEND

- ○ DENOTES IRON SET
- ● DENOTES IRON FOUND
- □ DENOTES IRON LATHE
- ⊙ DENOTES CAST IRON MONUMENT
- POWER POLE
- TELEPHONE POLE
- LIGHT POLE
- WATER SERVICE
- WATER VALVE
- ← SURFACE FLOW
- SBL DENOTES SETBACK LINE
- xxx DENOTES EXISTING ELEVATION

PROPOSED IMPERVIOUS COVERAGE	
AREA	ITEM
870 SQ.FT.	HOUSE
43.5 SQ.FT.	FRONT CANTILEVER & CHIMNEY
48.6 SQ.FT.	STOOP (DECKING COUNTED @ 90% OF TOTAL)
25.5 SQ.FT.	WALK (3X8.5)
210 SQ.FT.	DRIVEWAY (17.5X12)
1,197.6 SQ.FT.	TOTAL
43.92%	IMPERVIOUS SURFACE PERCENTAGE

MAXIMUM ALLOWED IS 40 % OR 1,090.6 SQ. FT. (THIS MAY BE INCREASED TO 45% OR 1,226.9 SQ. FT. WITH THE ISSUANCE OF A CONDITIONAL USE PERMIT)

- DENOTES BITUMINOUS PAVEMENT
- DENOTES CONCRETE
- DENOTES BRICK PAVERS
- (xxx) DENOTES PROPOSED ELEVATION



PROPOSED ELEVATIONS

GARAGE FLOOR= 960.00
TOP OF FOUNDATION= 960.33
LOWEST FLOOR= 950.33

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE 2-28-15 REG. NO. 19522

PRECISION SURVEYS INC.
KIM A. REAUME
LICENSED LAND SURVEYOR
763-475-1314
763-475-1015 FAX
EMAIL - precisionsurveys@comcast.net
3305 GARLAND LANE N.
PLYMOUTH, MINNESOTA 55447

CERTIFICATE OF SURVEY AND TOPOGRAPHIC SURVEY FOR DESTINY HOMES

BOOK	PAGE	REVISIONS
44	72	2-28-15 JJA PROPOSED HOUSE
PROJECT NO 2014-46	SHEET	

LEGAL DESCRIPTION

Lot 22 and the South 4 feet of Lot 21, all in Block 1, Methodist Lakeside Assembly in Woodland, according to the recorded plat thereof, Hennepin County, Minnesota;

Together with the covenants, conditions, restrictions, reservations, easements, charges and liens set forth in Declaration Document Nos. 4944306, 4973445 and 5783761.

SITE ADDRESS: 2840 INNER ROAD
WOODLAND, MN 55391

P.I.N.= 07-117-22-44-0164

PARCEL AREA = 2,726.5 SQ. FT. OR 0.06 ACRES

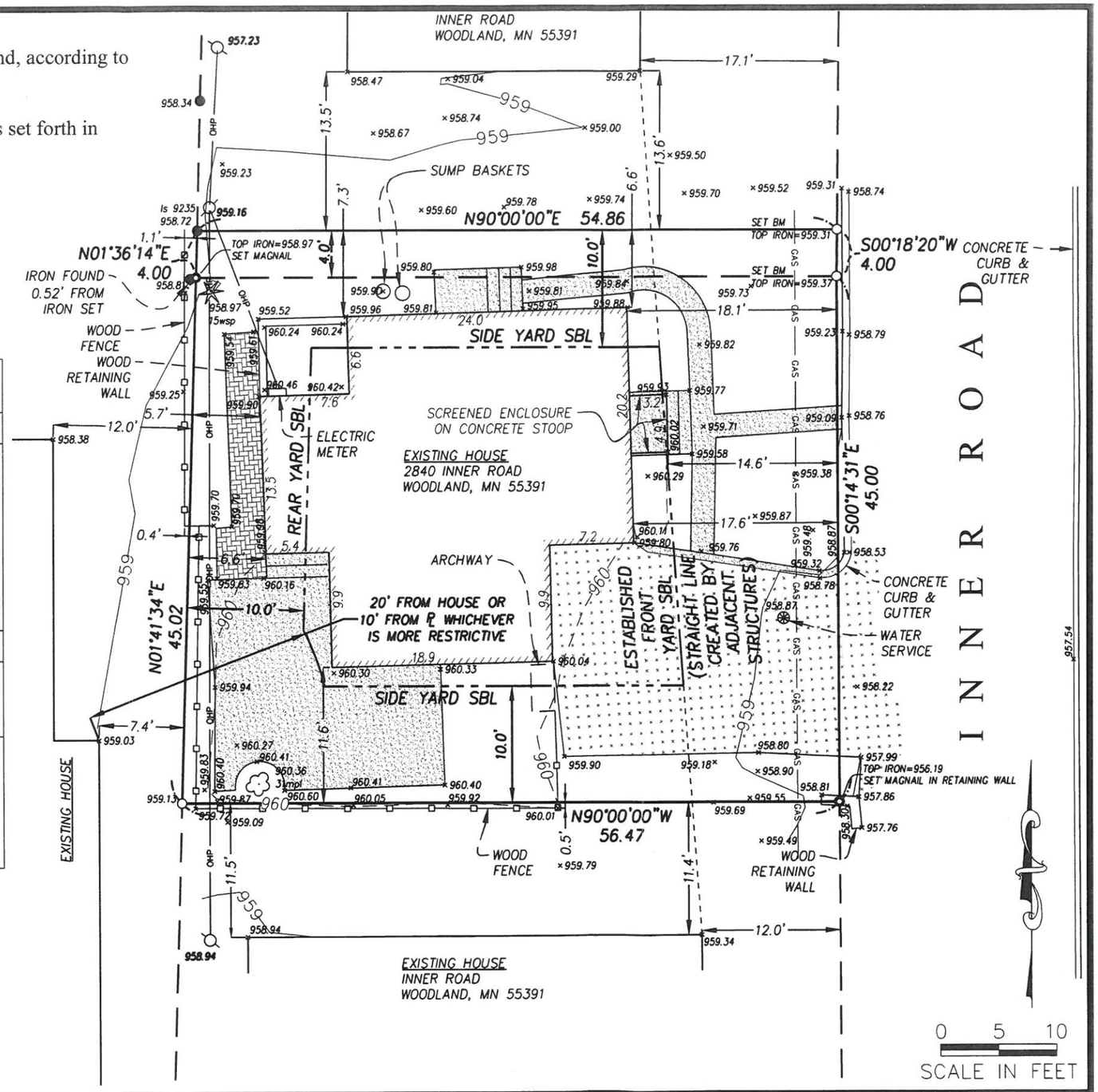
BENCHMARK

INVERT OF MANHOLE S'LY OF SITE
ELEV.= 940.39 (TOP RIM = 952.77)

EXISTING IMPERVIOUS COVERAGE COMPUTATIONS	
AREA	ITEM
772.9 SQ. FT.	HOUSE
409.9 SQ. FT.	BITUMINOUS
436.1 SQ. FT.	CONCRETE
66.0 SQ. FT.	PAVERS
10.6 SQ. FT.	CONCRETE CURB
9.3 SQ. FT.	RETAINING WALLS
1,704.8 SQ. FT.	TOTAL
62.53 %	PERCENT OF LOT COVERED BY IMPERVIOUS
MAXIMUM ALLOWED IS 40 % OR 1,090.6 SQ. FT. (THIS MAY BE INCREASED TO 45% OR 1,226.9 SQ. FT. WITH THE ISSUANCE OF A CONDITIONAL USE PERMIT)	

LEGEND

- ○ DENOTES IRON SET
- ● DENOTES IRON FOUND
- □ DENOTES IRON LATHE
- ⊙ DENOTES CAST IRON MONUMENT
- POWER POLE
- TELEPHONE POLE
- LIGHT POLE
- WATER SERVICE
- WATER VALVE
- SURFACE FLOW
- SBL DENOTES SETBACK LINE
- xxx DENOTES EXISTING ELEVATION
- DENOTES BITUMINOUS PAVEMENT
- DENOTES CONCRETE
- DENOTES BRICK PAVERS



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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ REG. NO. 19522

PRECISION SURVEYS INC.

KIM A. REAUME
LICENSED LAND SURVEYOR

763-475-1314
763-475-1015 FAX
EMAIL - precisionsurveys@comcast.net

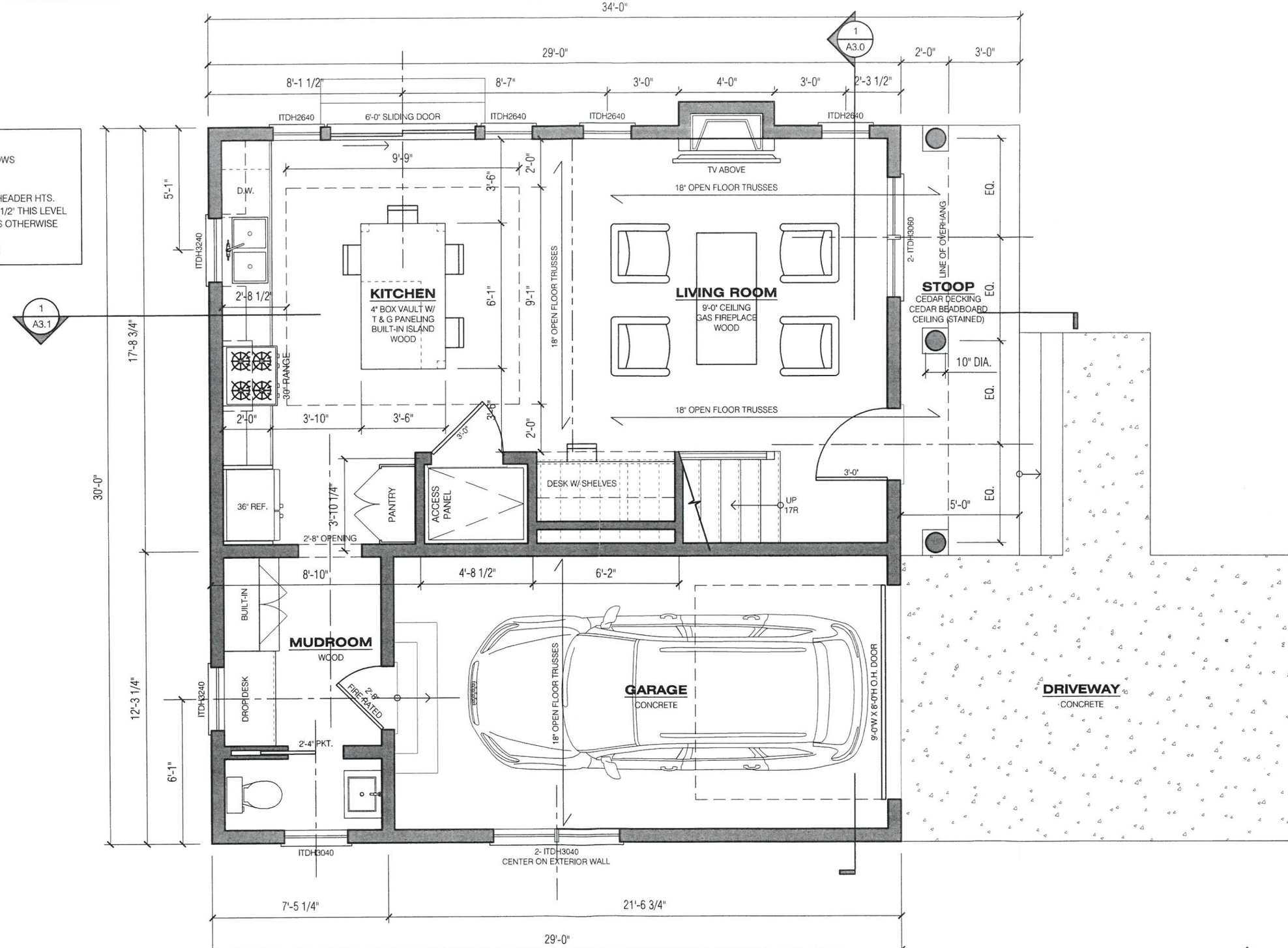
3305 GARLAND LANE N.
PLYMOUTH, MINNESOTA 55447

CERTIFICATE OF SURVEY AND TOPOGRAPHIC SURVEY FOR DESTINY HOMES

BOOK	PAGE	REVISIONS
60	33	
PROJECT NO	SHEET	
2014-46		

MAIN FLOOR PLAN

- -CASEMENT & DOUBLE HUNG WINDOWS
- -MARVIN INTEGRITY (WOOD/ULTREX)
- -9'-0" CEILING HEIGHT
- -VERIFY ALL WINDOW, DOOR & C.O. HEADER HTS.
- -WINDOWS AND DOORS SET AT 6'-10 1/2" THIS LEVEL
- -ALL HEADERS TO BE 2- 2X10 UNLESS OTHERWISE NOTED
- -619 S.F. FINISHED. 255 S.F. GARAGE



1 / A1.1 PLAN - MAIN FLOOR (619 S.F. FINISHED. 255 S.F. GARAGE)
1/4" = 1'-0"

WDS
WINDMILLERDESIGNSTUDIO.COM
T. 952.250.1941

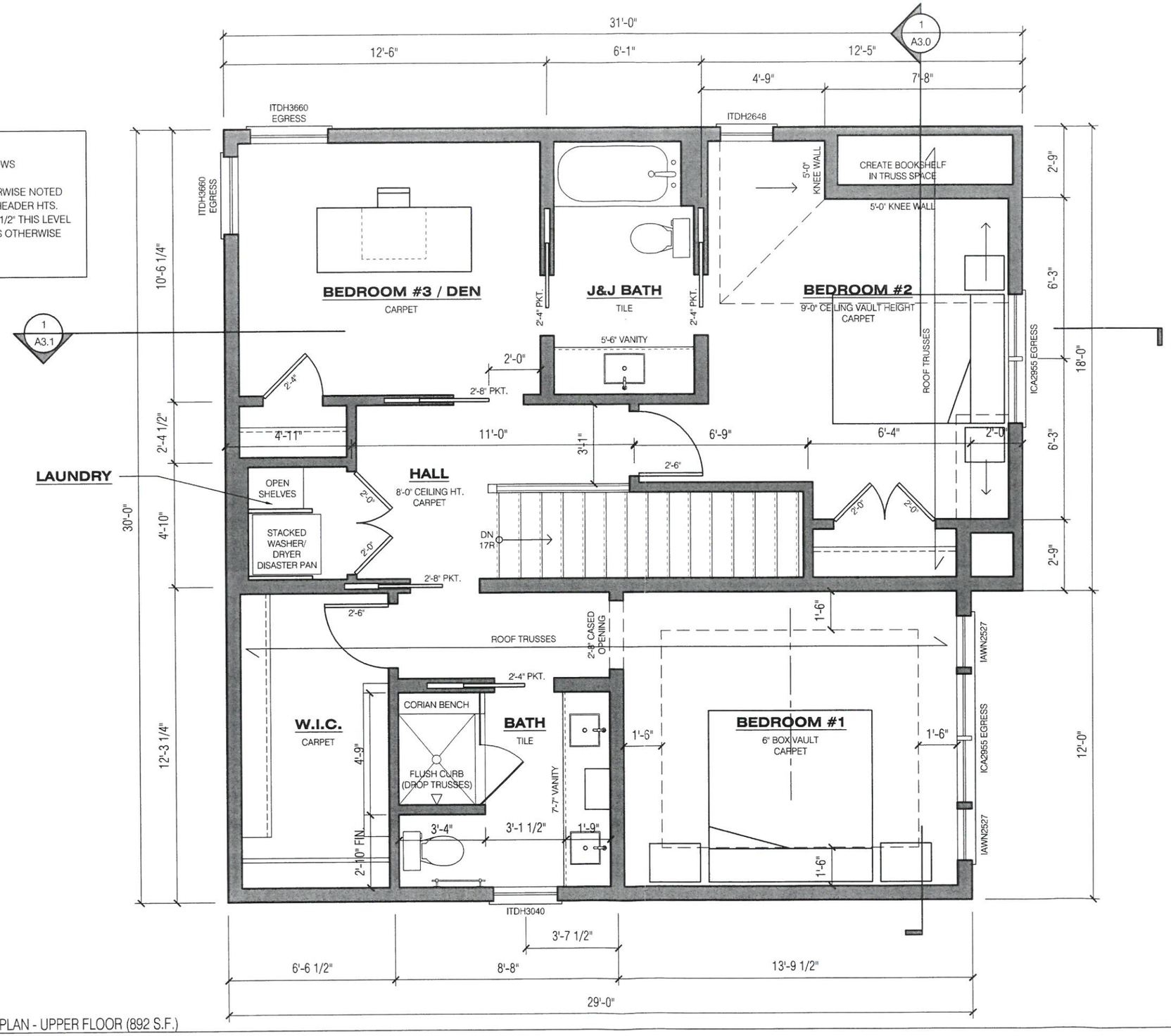
NEW RESIDENCE
2840 INNER ROAD
WOODLAND, MN 55391

ISSUE DATE
8.21.15

A1.1
MAIN FLOOR PLAN

UPPER FLOOR PLAN

- -CASEMENT & DOUBLE HUNG WINDOWS
- -MARVIN INTEGRITY
- -8'-0" CEILING HEIGHT UNLESS OTHERWISE NOTED
- -VERIFY ALL WINDOW, DOOR & C.O. HEADER HTS.
- -WINDOWS AND DOORS SET AT 6'-10 1/2" THIS LEVEL
- -ALL HEADERS TO BE 2- 2X10 UNLESS OTHERWISE NOTED
- -892 S.F.



1 / A1.2 PLAN - UPPER FLOOR (892 S.F.)
1/4" = 1'-0"

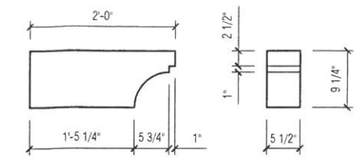
WDS
WINDMILLERDESIGNSTUDIO.COM
T. 952.250.1941

NEW RESIDENCE
2840 INNER ROAD
WOODLAND, MN 55391

ISSUE DATE
8.21.15

A1.2
UPPER FLOOR PLAN

1 / A2.0 FRONT ELEVATION
1/4" = 1'-0"



BRACKET DETAIL

WDS
WINDMILLERDESIGNSTUDIO.COM
T. 952.250.1941

NEW RESIDENCE
2840 INNER ROAD
WOODLAND, MN 55391

ISSUE DATE
8.21.15

A2.0
FRONT ELEVATION

1 / A2.1 SIDE ELEVATION
1/4" = 1'-0"

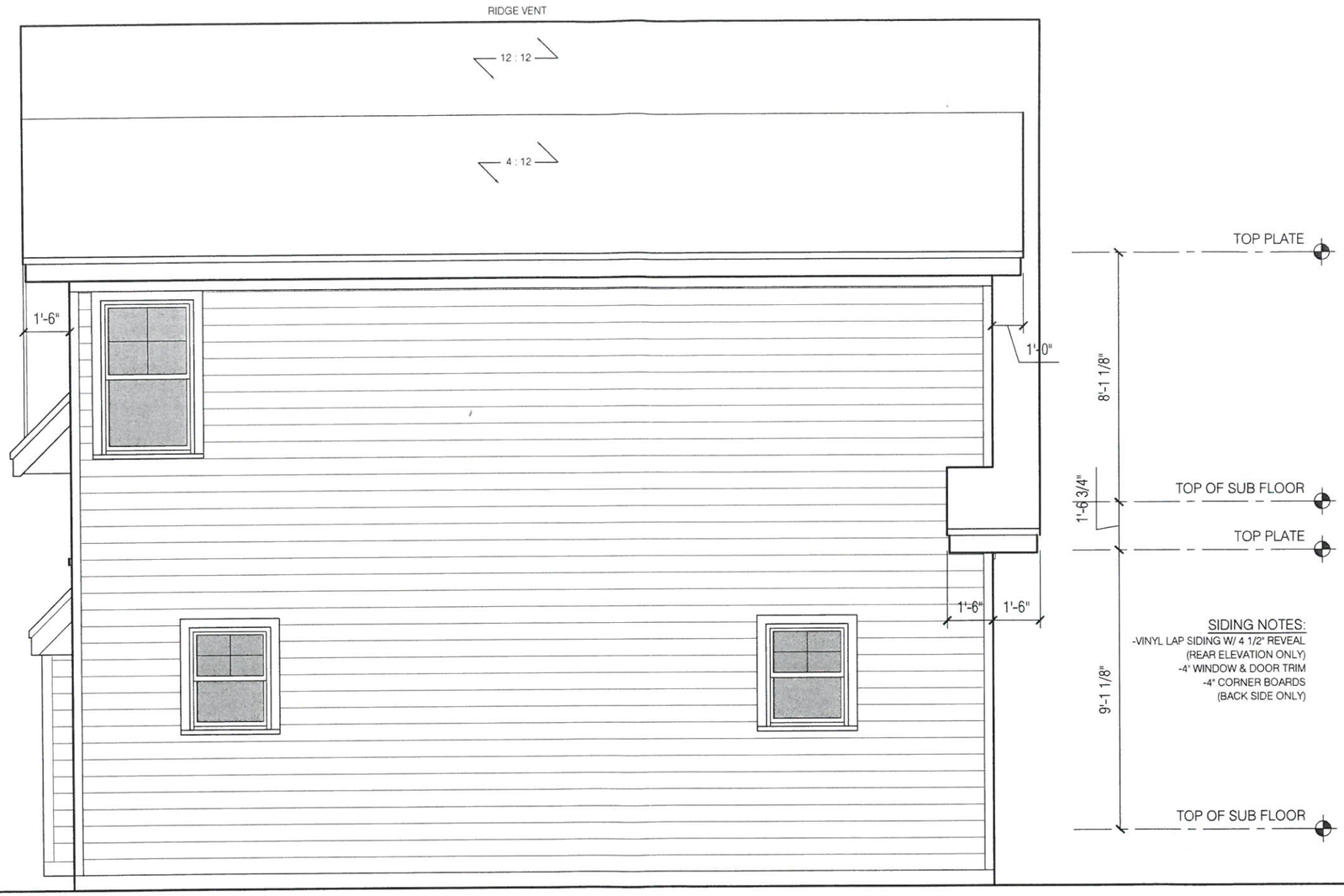
WDS
WINDMILLERDESIGNSTUDIO.COM
T. 952.250.1941

NEW RESIDENCE
2840 INNER ROAD
WOODLAND, MN 55391

ISSUE DATE
8.21.15

A2.1

ELEVATION



1 / A2.2 BACK ELEVATION
1/4" = 1'-0"

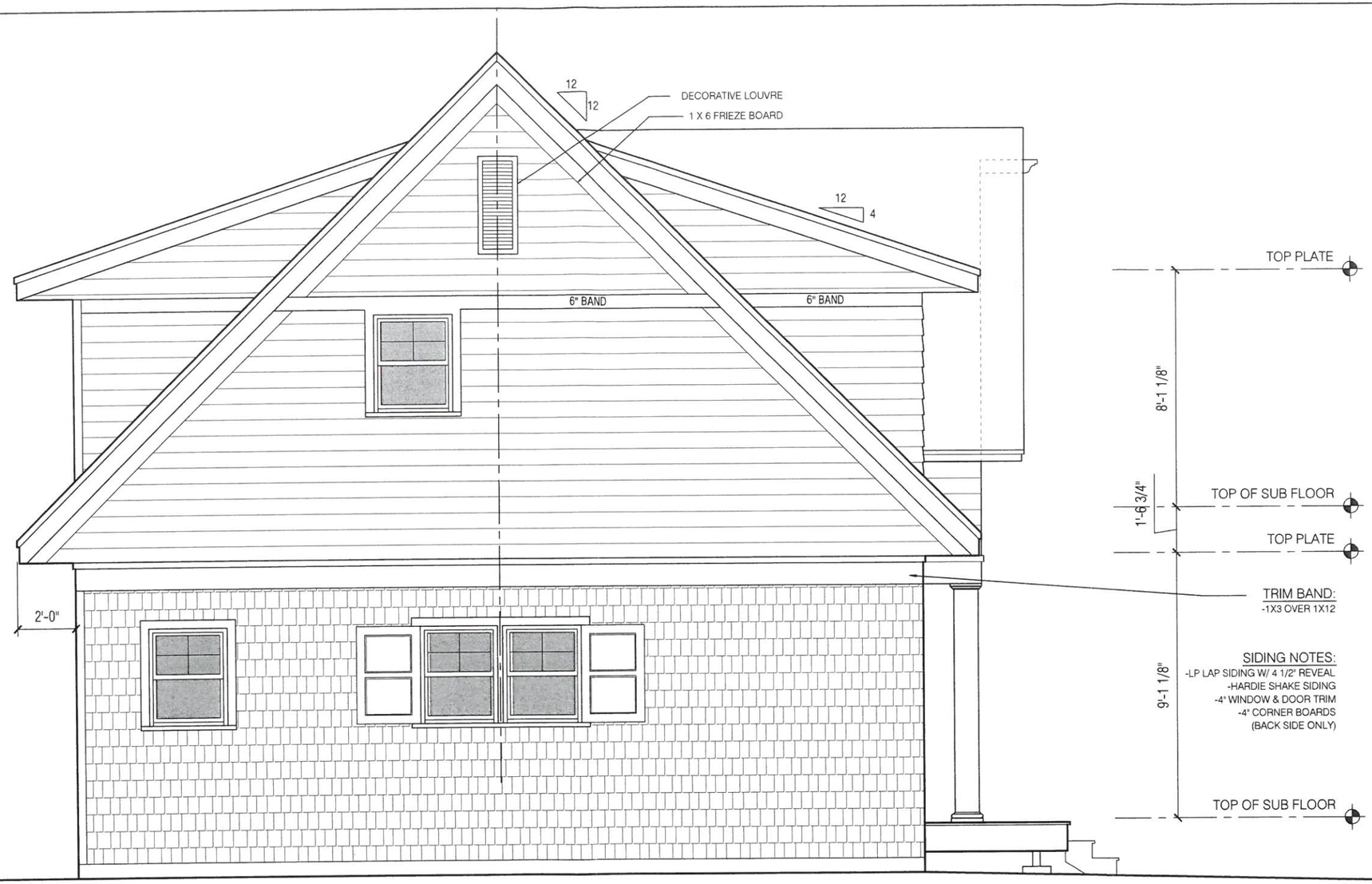
WDS
WINDMILLERDESIGNSTUDIO.COM
T. 952.250.1941

NEW RESIDENCE
2840 INNER ROAD
WOODLAND, MN 55391

ISSUE DATE
8.21.15

A2.2

ELEVATION



1 / A2.3 SIDE ELEVATION
1/4" = 1'-0"

WDS
WINDMILLERDESIGNSTUDIO.COM
T. 952.250.1941

NEW RESIDENCE
2840 INNER ROAD
WOODLAND, MN 55391

ISSUE DATE
8.21.15

A2.3

ELEVATION