

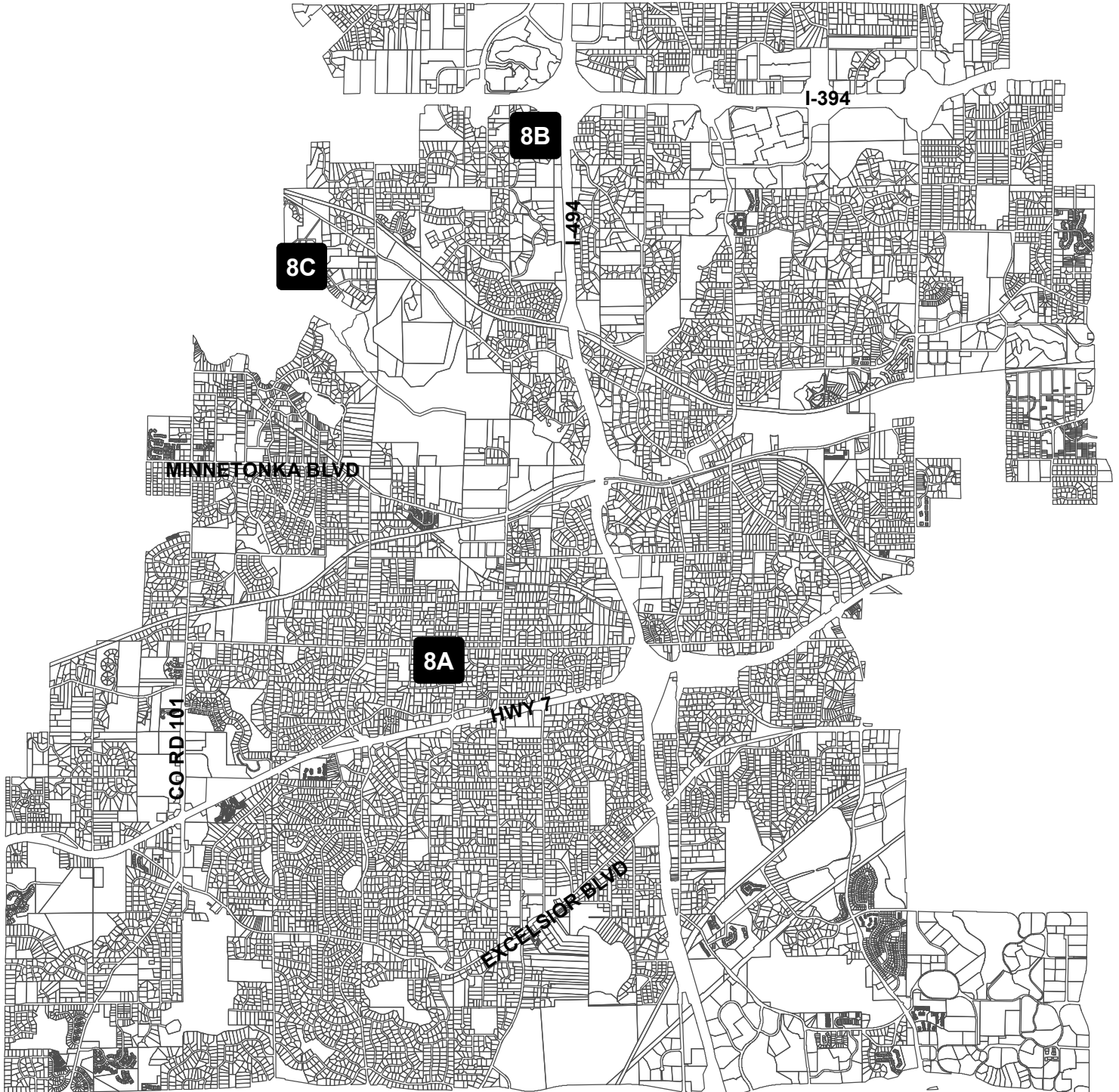


CITY OF
MINNETONKA

MINNETONKA PLANNING COMMISSION

Aug. 4, 2022

14600 Minnetonka Blvd. • Minnetonka, MN 55345
(952) 939-8200 • Fax (952) 939-8244
minnetonkamn.gov





**Planning Commission Agenda
Aug. 4, 2022
6:30 p.m.**

City Council Chambers – Minnetonka Community Center

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Approval of Minutes: July 21, 2022

5. Report from Staff

6. Report from Planning Commission Members

7. Public Hearings: Consent Agenda

None.

8. Public Hearings: Non-Consent Agenda Items

- A. Variance to the tree protection ordinance for the construction of a new house at 15325 Lake Street Extension.

Recommendation: Adopt the resolution approving the request (5 votes)

- Final decision, subject to appeal
- Project Planner: Susan Thomas

- B. Variance to the side yard setback for a garage addition at 14722 Oakways Court.

Recommendation: Adopt the resolution denying the request (4 votes)

- Final decision, subject to appeal
- Project Planner: Bria Raines

- C. Items concerning the construction of a new house at 2507 Bantas Point Lane.

Recommendation: Recommend the city council adopt the resolution approving the request (5 votes)

- Recommendation to City Council (Aug. 22, 2022)
- Project Planner: Susan Thomas

9. Adjournment

Notices

1. Please call the planning division at (952) 939-8290 to confirm meeting dates as they are tentative and subject to change.
2. There following applications are tentatively schedule for the Aug. 18, 2022 agenda.

Project Description	Advanced Oral Surgery and Periodontics
Project Location	110 Cheshire Lane
Assigned Staff	Susan Thomas
Ward Councilmember	Bradley Schaeppi, Ward 3

Project Description	Nautical Bowls
Project Location	11400 Hwy 7
Assigned Staff	Bria Raines
Ward Councilmember	Brian Kirk, Ward 1

Project Description	King Technology
Project Location	6000 Clearwater Dr
Assigned Staff	Bria Raines
Ward Councilmember	Brian Kirk, Ward 1

**Unapproved
Minnetonka Planning Commission
Minutes**

July 21, 2022

1. Call to Order

Chair Sewall called the meeting to order at 6:30 p.m.

2. Roll Call

Commissioners Waterman, Banks, Hanson, Maxwell, and Sewall were present. Powers and Henry were absent.

Staff members present: City Planner Loren Gordon, Assistant City Planner Susan Thomas, and Senior Planner Ashley Cauley.

3. Approval of Agenda

Maxwell moved, Banks seconded, a motion to approve the agenda as submitted with a minor change provided in the change memo dated July 21, 2022.

Waterman, Banks, Hanson, Maxwell, and Sewall voted yes. Powers and Henry were absent. Motion carried.

4. Approval of Minutes: July 7, 2022

Waterman moved, second by Hanson, to approve the July 7, 2022 meeting minutes as submitted.

Waterman, Banks, Hanson, Maxwell, and Sewall voted yes. Powers and Henry were absent. Motion carried.

5. Report from Staff

Gordon briefed the commission on land use applications considered by the city council at its meeting on July 18, 2022:

- Adopted a resolution approving items for a daycare at Grace Apostolic Church at 4215 Fairview Ave.
- Adopted a resolution approving items for a mosque with childcare services and religious studies at 11503 and 11543 K-Tel Drive.
- Adopted a resolution approving a conditional use permit for an aggregate of accessory structures in excess of 1,000 square feet at 12015 Glendale Lane.
- Introduced an ordinance concerning items for Amavida, a residential development at 3928 and 3939 Shady Oak Road.

There will be an Everything Electric event at the community center parking lot on July 24, 2022, from 2 p.m. to 5 p.m. A speaker will present at 3 p.m.

The next regular planning commission meeting is scheduled to be held on Aug. 4, 2022.

The annual bus tour of the city for commissioners and council members is scheduled to be held on Aug. 25, 2022.

6. Report from Planning Commission Members: None

7. Public Hearings: Consent Agenda

No item was removed from the consent agenda for discussion or separate action.

Banks moved, second by Hanson, to approve the item listed on the consent agenda as recommended in the staff report as follows:

- A. Repeal and replace Resolution No. 2018-037 approving a conditional use permit for CREO Arts and Dance Conservatory at 15000 and 15100 Minnetonka Industrial Road.**

Recommend that the city council adopt the amended resolution for CREO Arts and Dance Academy at 15000 and 15100 Minnetonka Industrial Road.

Waterman, Banks, Hanson, Maxwell, and Sewall voted yes. Powers and Henry were absent. Motion carried, and the item on the consent agenda was approved as submitted.

8. Public Hearings

- A. Side yard setback variance for construction of a new home at 2203 Windsor Lake Drive.**

Chair Sewall introduced the proposal and called for the staff report.

Thomas reported. She recommended denial of the application based on the findings listed in the staff report.

Chair Sewall confirmed with Thomas that if a variance would be approved, then the McMansion policy would apply to the proposal. The current house plan would not meet McMansion policy requirements.

Don Meier, 2203 Windsor Lake Drive, applicant, stated that:

- He plans to demolish the existing house. The finished area of the existing house is 2,300 sq. ft. The current width is 61.2 feet. The proposed house

would have a finished area of 3,521 sq. ft. The width of the proposed house is 71 feet.

- The existing house has an approved variance to allow the side setback to be 12 feet. He provided a letter from the building inspector, James Tobias, from March 23, 1979, that approved the structure being located 12 feet from the property line.
- The survey identified the property line in the wrong location.
- The property at 2201 Windsor Lake Drive received a setback variance in 1998.
- The houses on one side of Windsor Lake Drive are evenly positioned. Three of the houses do not meet 10-foot setback requirements.
- The house south of his property is located 5.5 feet from the property line, which impacted his decision to rebuild instead of adding an addition.
- His preference is to stay seven feet away to stay out of the utility and drainage easement. He was concerned that an aerial photo would show that the property would be crowded because the house at 2201 Windsor Lake Drive is set closer to his property.
- The proposed house would be 10 feet wider than the existing one.
- The houses looked pretty well balanced in 1963.
- The proposed house would have no basement. The water level is high, and his sump pump runs most of the summer. He elected to do a slab on grade.
- With no variance, the proposed house would be about 14.5 feet closer to the north property line. The proposed house would be close to the neighboring house. His measurements may be off either way by a foot.
- The existing house is currently 53 feet from the neighbor on the south and 51 feet from the neighbor on the north. The proposed house with the proposed variance would bring the neighbor on the south side to 57.5 feet and the neighbor on the north side to 31.8 feet.
- If the proposed house would meet the 10-foot setback requirements, then the proposed house would be 18 feet from the property line on the north side.
- He and his neighbors in the area like the aesthetics of evenly balanced houses.
- His house is currently 5.5 feet from the south property line.
- He presented an aerial photo of the area.

The public hearing was opened.

Marsha Wiest-Hines, 2201 Windsor Lake Drive, stated that:

- She strongly supports the variance.
- The houses were built 60 years ago and were spaced out nicely. The problem is that all of the living area is located almost on the property line.
- Her property has an eight-foot variance which set a precedent.

- Without the variance, the new house would be three feet closer to hers and make a big difference.
- She agreed with Mr. Meier's comments.
- She would like the proposed house set where the existing house is rather than moving it three feet closer to her property.
- The variance would benefit the common good of the property owners in the neighborhood. They will all need the same variance sooner or later.
- Approving the variance seems logical to her.

Jeffrey Muus, 2211 Windsor Lake Drive, stated that:

- He supports the applicant's proposal.
- The proposal would improve the neighborhood.
- The house placement would look odd if it would crowd the house at 2201 Windsor Lake Drive and have a big gap between the proposed house and his house.
- He wants to keep the neighborhood looking like it does now.

Josh Lynk, 2216 Windsor Lake Drive, stated that:

- He supports the variance request.
- The remodel is very appealing to the neighbors.
- The house sizes are typically 2,300 sq. ft., and the lot sizes are typically over a half acre in size. The lots have significant extra space in the rear of the properties to build a McMansion and still have a good amount of open ground coverage.
- He supports Mr. Meier's proposal.

Deb Herman, 2219 Windsor Lake Drive, stated that:

- She likes the aesthetics that would be created with the variance. The proposed house would fit nicely.
- The proposed house would almost match the house across the street that just had a huge remodel.
- She supports the proposal. It would be a good addition.

No additional testimony was submitted, and the hearing was closed.

In response to Maxwell's question, Thomas explained that the city council approved a setback variance for 2201 Windsor Lake Drive in 1998 after the planning commission had a split vote and were unable to pass a motion. That variance request had two differences from the current one being proposed. The 2201 Windsor Lake Drive property is a corner lot that has different setback requirements for the north and west sides, and the proposal was for an addition to the existing house instead of the demolition of the existing house and construction of a new one.

Waterman confirmed with Thomas that commissioners would need to identify a practical difficulty to approve a variance. Thomas explained that the statutory language requires something unique about the property to be identified other than design preference to approve a variance. Neighborhood sentiment may create a fairness precedent. She explained that a legal precedent is defined as the exact same thing being approved within 12 months.

In response to Hanson's question, Thomas explained the history of the site.

In response to Maxwell's question, Thomas explained that there is a seven-foot wide drainage and utility easement along the property line. The current house is located within the easement. A newly constructed house could be located up to the easement and maintain a 10-foot setback without a variance.

Maxwell stated that:

- She appreciated Mr. Meier providing photos of the properties.
- This is the first time she has seen neighbors unanimously agree on a proposal. She appreciated everyone providing their support.
- She understood the frustration caused by the survey being incorrect.
- She would really like to approve the variance, but she agreed with the staff that the proposal does not meet the practical difficulty ordinance requirement since there is nothing unique to the property.
- Difficulties unique to the neighborhood could include how the neighboring houses are positioned, the existence of other variances, and the inaccurate identification of the location of the property lines.

Waterman stated that:

- He appreciated Maxwell's comments.
- The McMansion policy is creating a block for him to approve the application. That makes it harder. That is a bit of a sticking point.
- He would like to approve it, but it seems like the property could be shifted to the north three feet and meet ordinance requirements.
- He will probably agree with the staff's recommendation to deny the application, but he is interested in hearing the discussion. He could be swayed the other way.

Banks stated that:

- He agreed that this was a tough one.
- The neighbors support the proposal.
- The design of the house took quite a bit of time.
- He agreed with the staff's recommendation to deny the proposal because not all houses are evenly spaced throughout the city.

- If there was an issue with the property like drainage or a wetland to the north, then he could see a practical difficulty to meet the requirement to approve a variance, but evening out the appearance of the houses is not a sufficient enough justification to shift the house three feet.
- He appreciated the support of the neighbors and the great design.

Hanson stated that:

- He appreciated Mr. Meier working with the neighbors to create a proposal they would be happy with.
- The city and the previous property owner created the situation to some extent due to the previous error in locating the property line when the variance was granted in 1979.
- He supports the variance.
- The applicant is trying to do the right thing; the variance would improve the neighborhood, and the previous variance approval makes this property unique.

Chair Sewall stated that:

- He appreciated Maxwell going first.
- This is a tough one. The argument for the variance is reasonable, but the ordinances are quite strong. Moving the existing house three feet to the north would be fine. For him, it is the additional 10 feet on top of the three feet that causes the burden.
- The burden is on the design of the proposed house. If the width of the house were made narrower, then the house could extend deeper into the lot.
- He did not have a problem with the size. A much larger house could be built if setbacks were met.
- He did not see a practical difficulty other than the design, which he loves. The design is causing the variance request.
- He did not have enough of a leg to stand on to approve the variance.

Waterman moved, second by Banks, to adopt the resolution denying a side yard setback variance for the construction of a new house at 2203 Windsor Lake Drive.

Waterman, Banks, and Sewall voted yes. Hanson and Maxwell voted no. Powers and Henry were absent. Motion carried.

Chair Sewall stated that an appeal of the planning commission's decision must be made in writing to the planning division within ten days.

B. Conditional use permit with variances for Brito's Burritos at 11044 Cedar Lake Road.

Chair Sewall introduced the proposal and called for the staff report.

Cauley reported. She recommended approval of the application based on the findings and subject to the conditions listed in the staff report.

Chair Sewall asked if the Covid testing site could cause a parking issue if demand for its services increased. Cauley answered that the property owner stated that its lease expires in September, and it is not expected to be renewed at this time. SRF included the testing site in its calculations when it determined that the number of parking stalls would be sufficient.

Brian Sanchez, the applicant, stated that his other location in St. Louis Park is doing well, and he looks forward to operating in Minnetonka as well.

In response to Banks' question, Mr. Sanchez described the three seating areas and floor plan. Customers usually take orders to go.

The public hearing was opened. No testimony was submitted, and the hearing was closed.

Maxwell supports the proposal. She agrees with the staff's recommendation.

Waterman agreed with Maxwell. The parking study was a worthwhile investment. The proposal meets all conditional use permit standards.

Banks supports the proposal. He visited the St. Louis Park location, enjoyed the food, and looks forward to having one in Minnetonka.

Hanson appreciated Chair Sewall asking about the parking and if the use of the testing center would increase. He looks forward to supporting the proposal.

Chair Sewall lives near the site. The parking lot is busiest at happy hour. The proposal's peak hours would probably be around lunch and happy hour, but even at happy hour, there are spots available.

Maxwell moved, second by Hanson, to recommend that the city council adopt the attached resolution approving a conditional use permit with variances for Brito's Burritos at 11044 Cedar Lake Road.

Waterman, Banks, Hanson, Maxwell, and Sewall voted yes. Powers and Henry were absent. Motion carried.

Chair Sewall stated that this item is scheduled to be heard by the city council at its meeting on Aug. 1, 2022.

C. Conditional use permit with variances for First Light Donuts and Café at 11014 Cedar Lake Road.

Chair Sewall introduced the proposal and called for the staff report.

Cauley reported. She recommended approval of the application based on the findings and subject to the conditions listed in the staff report.

Thida Ny, the applicant, was present for questions.

The public hearing was opened. No testimony was submitted, and the hearing was closed.

Hanson expressed his appreciation of burritos and donuts. He supports the staff's recommendation.

Banks appreciates the uses having different peak times. He supports the proposal.

Chair Sewall noted that the parking variance is significant, but the peak times will be opposite of the other uses. He supports the staff's recommendation.

Banks moved, second by Waterman, to recommend that the city council adopt the resolution approving a conditional use permit with a parking variance for First Light Donuts and Café at 11014 Cedar Lake Road.

Waterman, Banks, Hanson, Maxwell, and Sewall voted yes. Powers and Henry were absent. Motion carried.

Chair Sewall stated that this item is scheduled to be heard by the city council at its meeting on Aug. 1, 2022.

9. Adjournment

Hanson moved, second by Banks, to adjourn the meeting at 7:52 p.m. Motion carried unanimously.

By: _____
Lois T. Mason
Planning Secretary

Minnetonka Planning Commission Meeting

Agenda Item 8

Public Hearing: Non-Consent Agenda

MINNETONKA PLANNING COMMISSION
Aug. 4, 2022

Brief Description	Variance from the removal thresholds of the tree protection ordinance for the construction of a new house at 15325 Lake Street Extension
Recommendation	Adopt the resolution approving the request.

Background

The property at 15325 Lake Street Extension was created in 1997 when it was divided off from the then larger property to the east. Heavily wooded, the 0.7-acre lot has remained vacant for the last 25 years.

The property is considered a lot-behind-lot by city code definition; it has substandard frontage on the public right-of-way, and the only buildable area is located behind existing houses.¹ While such lots are now rarely approved, they were created with some regularity during the 1980s and 1990s. As a condition of the 1997 approval, the city established specific setbacks for any house and driveway constructed on the lot in the future.

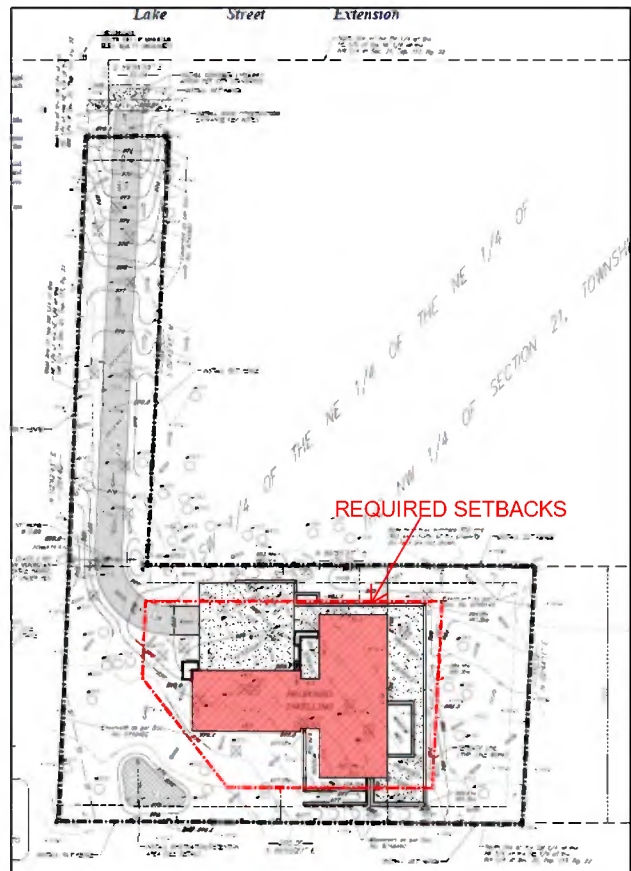
Proposal

I/O Design Office, on behalf of property owners Tin and Jenna Park-Nguyen, is proposing to construct a new home on the 15325 Lake Street Extension lot. The home and driveway would meet all of the conditions of the 1997 approval. However, the plan requires a variance to the city's new tree protection ordinance to allow the removal of 65 percent of the lot's high-priority trees and 64 percent of the significant trees.

Staff Analysis

Staff finds that the proposal meets the variance standard outlined in the city code:

- Reasonableness. The proposed tree removal is reasonable, given competing city interests on the subject property. The high priority and significant trees are dispersed throughout the lot, with no "open area" upon which the proposed house and driveway could be situated, meeting both the standards of the tree protection ordinance and the



¹ City Code 300.02 Subd. 71

setbacks required as part of the 1997 approval.

- Unique Circumstance. One-third of the trees on the property are located within the 185-foot long driveway access, which leads to the buildable area of the lot. A home could not be constructed on the site without impacting many of these trees. This is a unique circumstance not common to other similarly-zoned properties.
- Character of Locality. The removal of trees and construction of a home on a property that has remained vacant for 25 years will have a visual impact on the neighborhood. The variance itself, allowing for the construction of a single-family home, would not change the single-family residential character of the area.

Staff Recommendation

Adopt the resolution approving a variance from the removal thresholds of the tree protection ordinance for the construction of a new house at 15325 Lake Street Extension

Originator: Susan Thomas, AICP, Assistant City Planner

Through: Loren Gordon, AICP, City Planner

Supporting Information

Surrounding Land Uses All surrounding properties are zoned R-1 and improved with single-family residential homes.

Planning Guide Plan designation: low-density residential
Zoning: R-1

Tree Removal The proposal would result in the following tree removal/impact:

	Existing Trees	Removal allowed by Code	Removal based on Plans
High Priority	37	35% (12 trees)	65% (23 trees)
Significant	11	50% (5 trees)	64% (7 trees)

Floor Area Ratio By city council policy, the city may limit the floor area ratio (FAR) of a home that requires a variance. Essentially, if an applicant is requesting the city waive one requirement – in this case, the tree removal thresholds – the city can choose to limit the visual mass of the home. Under what is generally referred to as the McMansion Policy, the FAR of the subject property cannot be greater than the largest FAR of properties within 1,000 feet on the same street and a distance of 400 feet from the subject property.²

As proposed, the property would have a FAR of 0.23. This would be equal to the highest FAR of 0.23 in the area and would, therefore, comply with the policy.

Stormwater By city code, stormwater runoff from new construction must not negatively impact neighboring properties. To that end, applicants are required to provide documentation that their plans meet the city's stormwater management rules. Generally, the rules require onsite retention (infiltration) of runoff and maintaining existing stormwater runoff rates (cubic feet per second) at all locations where stormwater runoff leaves the site.

The applicant's proposal includes the construction of an infiltration basin in the southwest corner of the lot to manage stormwater runoff. The engineering staff is aware of drainage concerns expressed by existing residents in the immediate area and has evaluated the proposed plan with reference to these concerns. The staff finds the submitted plan to be generally acceptable. The final design would be

² By City Code §300.02, floor area for a single-family home is defined as "the sum of the following as measured from exterior walls: the fully exposed gross horizontal area of a building, including attached garage space and enclosed porch areas, and one-half the gross horizontal area of any partially exposed level such as a walkout or lookout level." FAR is defined as "floor area of a building as defined by this ordinance, divided by area of the lot on which the building is located."

submitted for staff review and approval in conjunction with the building permit application for the home.

Note, that stormwater review occurs as part of every building permit application, regardless of whether the construction project must be approved by the planning commission and/or city council.

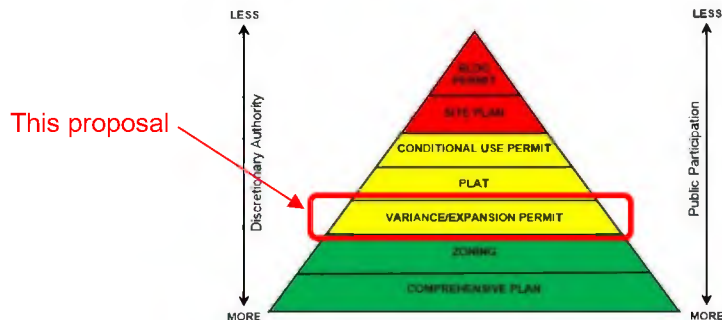
Variance Standard

A variance may be granted from the requirements of the zoning ordinance when: (1) it is in harmony with the general purposes and intent of the ordinance; (2) it is consistent with the comprehensive plan; and (3) when an applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties mean that the applicant proposes to use a property in a reasonable manner not permitted by the ordinance, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, would not alter the essential character of the locality. (City Code §300.07)

Natural Resources

Best management practices must be followed during the course of site preparation and construction activities. This would include the installation and maintenance of erosion control and tree protection fencing.

Pyramid of Discretion



Voting

The planning commission's action on the applicant's request is final and subject to appeal. Approval requires the affirmative vote of five commissioners. The planning commission has the following motion options:

1. Concur with staff's recommendation. In this case, a motion should be made adopting the resolution approving the variance.
2. Disagree with the staff's recommendation. In this case, a motion should be denying the request. The motion should include findings for denial.
3. Table the request. In this case, a motion should be made to table the item. The motion should include a statement as to why

the request is being tabled with direction to staff, the applicant, or both.

Appeals

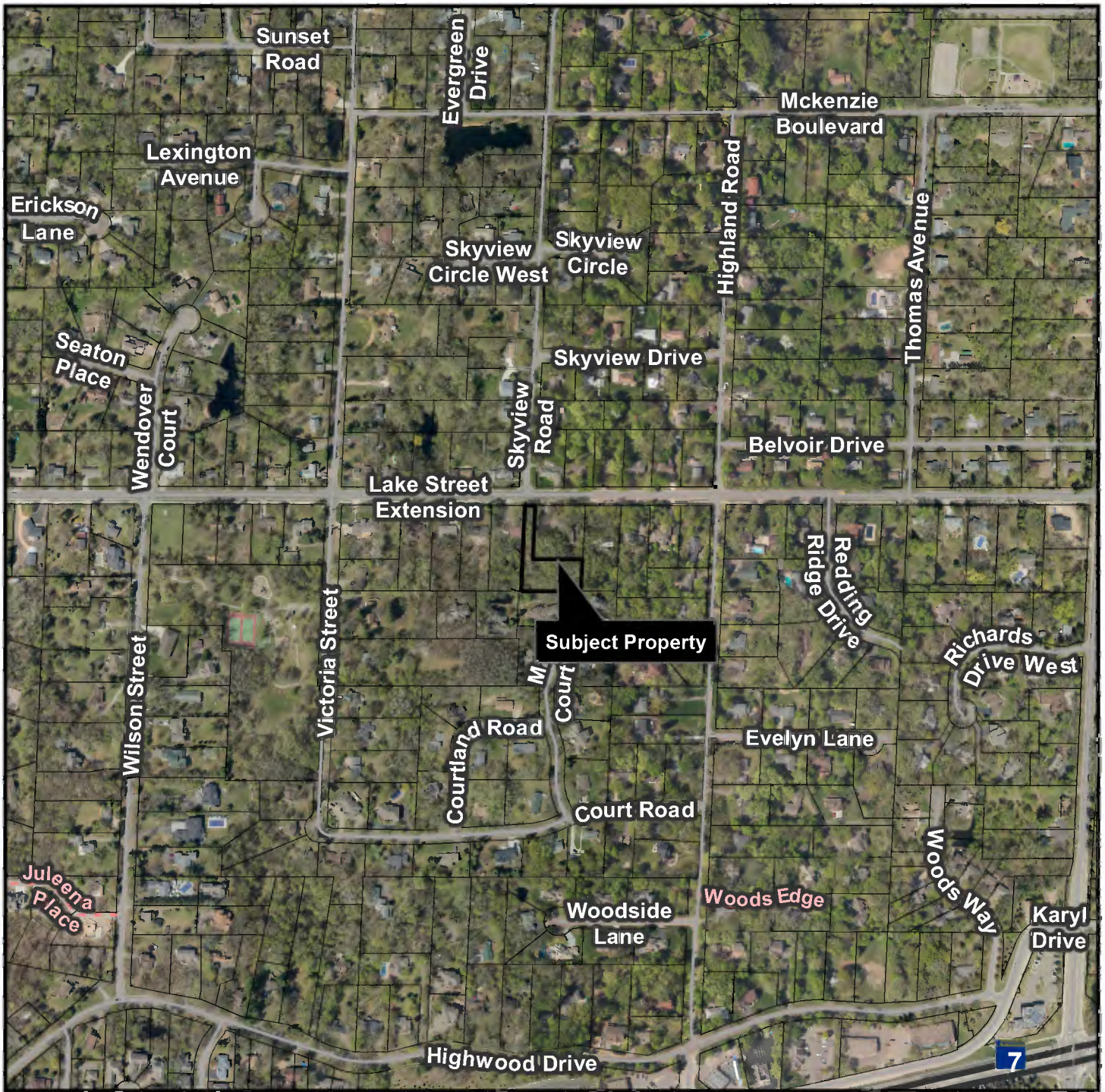
Any person aggrieved by the planning commission's decision about the requested variances may appeal such a decision to the city council. A written appeal must be submitted to the planning staff within ten days of the date of the decision.

**Neighborhood
Comments**

The city sent notices to 29 area property owners and received one comment, which is attached.

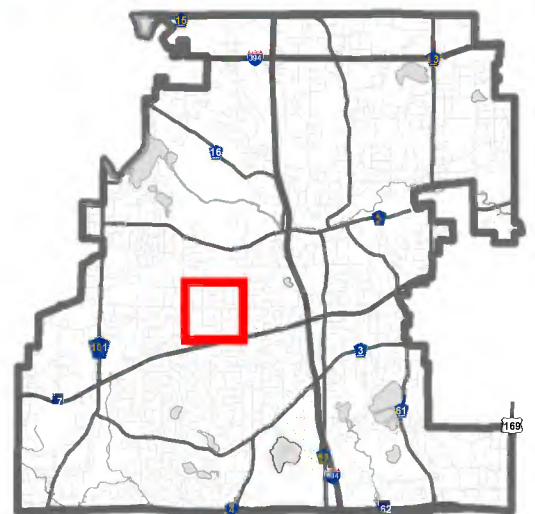
Deadline for Action

October 3, 2022



Location Map

Project: Park-Nguyen Residence
 Address: 15325 Lake St Ext



Submittal for Variance:

15325 Lake Street Extension, Minnetonka, MN 55345

Legal Description

The South 110 feet of that part of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 21, Township 117, Range 22, Hennepin County, Minnesota which lies west of the east 122 feet thereof; and the west 35 feet of that part of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 21, Township 117, Range 22, Hennepin County, Minnesota which lies north of the south 110 feet thereof, except the north 33 feet thereof.

Practical Difficulties Worksheet

Describe why the proposed use is reasonable-

This parcel is designated in the City of Minnetonka zoning ordinances for R-1, residential use. The proposed use is to build a reasonable-sized home with a typical driveway and autocourt. The desire for the property owner is to maintain the existing character of the lot while pursuing the building of a new home. As such, it is their intention to plant additional trees after the lot is graded for proper drainage. These will be appropriate species for Minnetonka that will fill in for both privacy and shade.

Describe circumstances unique to the property-

The property is an undeveloped lot that is flag shaped, providing a long narrow strip of access to the street. As such it is fairly wooded across most of the property including the street access and has not been graded in anyway previously. There is no established, existing building pad, cleared for use nor is there a developed drive allowing access to the buildable portion of the site. These areas are currently populated with trees.

Describe why the need for a variance was not caused by the homeowner-

The need for the variance is caused by the unusual nature of this undeveloped lot and it's existing, unmanaged population of trees, many of which are located in the access strip to the road and the buildable area of the parcel. It is not possible to use the land as designated without removing trees.

Describe why the need is not based solely on economic needs-

Any residential use of this property would require the removal of trees for access and construction of a new home. In order to adhere to best practices for water management, additional grading is required around the perimeter of the site to direct surface drainage away from neighbors and to the designated catchment per city staff recommendations. This grading will impact several trees on the site that the owner

intends to repopulate with healthy trees and restore valuable screening between neighboring properties.

Written Statement

The homeowner is requesting a variance for the newly adopted ordinance, Section 314 Tree Protection. As described, this site has not been developed and has become wooded across much of the buildable area and all of the street access. Reasonable use of the parcel requires removal of trees for the drive access, the home, and its modest autocourt. Having assessed the inventory of trees for the site, the number of trees to be removed to accommodate these basic aspects will exceed the restrictions created by the new ordinance. Therefore, a variance is required for this unique condition.

As stated before, in order to mitigate the removal of trees, it is the desire and intention of the homeowner to plant additional trees upon completion of grading to maintain privacy screening and repopulate the site with healthy trees of appropriate size and species. As such, these actions will be consistent with the comprehensive plan for the City of Minnetonka.

LEGAL DESCRIPTION:

The South 110 feet of that part of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 21, Township 117, Range 22, Hennepin County, Minnesota which lies west of the east 122 feet thereof, and the west 35 feet of that part of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 21, Township 117, Range 22, Hennepin County, Minnesota which lies north of the south 110 feet thereof, except the north 33 feet thereof.

SCOPE OF WORK & LIMITATIONS:

- Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
- Showing the location of observed existing improvements for the survey.
- Setting survey markers or verifying existing survey markers to establish the corners of the property.
- This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
- Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.
- While we show a proposed location for this home or addition, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements and proposed yard grades carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.
- Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
- While we show the building setback lines per the City of Minnetonka web site, we suggest you show this survey to the appropriate city officials to be sure that the setback lines are shown correctly. Do this BEFORE you use this survey to design anything for this site.

STANDARD SYMBOLS & CONVENTIONS:

● Denotes iron survey marker, found, unless otherwise noted.

GRADING & EROSION CONTROL NOTES:

BEFORE DEMOLITION AND GRADING BEGINS

- Install silt fence/bio roll around the perimeter of the construction area.
- Sediment control measures must remain in place until final stabilization has been established and then shall be removed. Sediment controls may be removed to accommodate short term construction activity but must be replaced before the next rain.
- A temporary rock construction entrance shall be established at each access point to the site and a 6 inch layer of 1 to 2 inch rock extending at least 50 feet from the street into the site and shall be underlain with permeable geotextile fabric. The entrance shall be maintained during construction by top dressing or washing to prevent tracking or flow of sediments onto public streets, walks or alleys. Potential entrances that are not so protected shall be closed by fencing to prevent unprotected exit from the site.
- Contractor shall install inlet protection on all existing storm sewer inlets in accordance with the city standard details. Inlet protection shall also be provided on all proposed storm sewer inlets immediately following construction of the inlet. Inlet protection must be installed in a manner that will not impound water for extended periods of time or in a manner that presents a hazard to vehicular or pedestrian traffic.

DURING CONSTRUCTION:

- When dirt stockpiles have been created, a double row of silt fence shall be placed to prevent escape of sediment laden runoff and if the piles or other disturbed areas are to remain in place for more than 14 days, they shall be seeded with Minnesota Department of Transportation Seed Mixture 22-111 at 100 lb/acre followed by covering with spray mulch.
- A dumpster shall be placed on the site for prompt disposal of construction debris. These dumpsters shall be serviced regularly to prevent overflowing and blowing onto adjacent properties. Disposal of solid wastes from the site shall be in accordance with Minnesota Pollution Control Agency requirements.
- A separate container shall be placed for disposal of hazardous waste. Hazardous wastes shall be disposed of in accordance with MPCA requirements.
- Concrete truck washout shall be in the plastic lined ditch and dispose of washings as solid waste.

- Sediment control devices shall be regularly inspected and after major rainfall events and shall be cleaned and repaired as necessary to provide downstream protection.
- Streets and other public ways shall be inspected daily and if litter or soils has been deposited it shall promptly be removed.
- If necessary, vehicles, that have mud on their wheels, shall be cleaned before exiting the site in the rock entrance areas.
- Moisture shall be applied to disturbed areas to control dust as needed.
- Portable toilet facilities shall be placed on site for use by workers and shall be properly maintained.
- If it becomes necessary to pump the excavation during construction, pump discharge shall be into the stockpile areas so that the double silt fence around these areas can filter the water before it leaves the site.
- Temporary erosion control shall be installed no later than 14 days after the site is first disturbed and shall consist of broadcast seeding with Minnesota Department of Transportation Seed Mixture 22-111 at 100 lb/acre followed by covering with spray mulch.
- Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins and additional silt fencing as deemed necessary to control erosion.

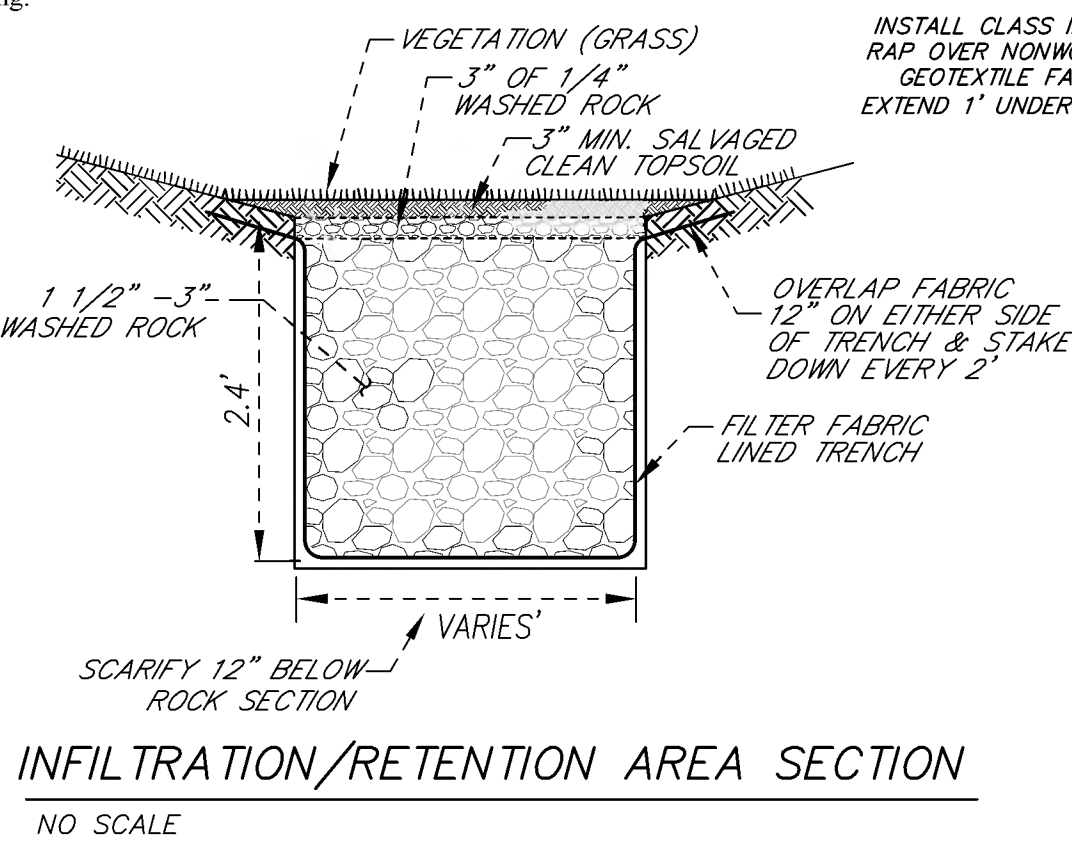
SITE WORK COMPLETION:

- When final grading has been completed but before placement of seed or sod an "as built" survey shall be done per City of Minnetonka requirements to insure that grading was properly done.
- When any remedial grading has been completed, sod or seeding shall be completed including any erosion control blankets for steep areas.
- When turf is established, silt fence and inlet protection and other erosion control devices shall be disposed of and adjacent streets, alleys and walks shall be cleaned as needed to deliver a site that is erosion resistant and clean.
- Contractor shall maintain positive drainage of a minimum 2% slope away from proposed building.

STORMWATER REQUIREMENTS

- VOLUME CONTROL - ONSITE RETENTION OF MIDS 1.1-INCH STORM EVENT OVER PROPOSED IMPERVIOUS SURFACES.

PROPOSED IMPERVIOUS AREA = 9,939 SQUARE FEET
 REQUIRED VOLUME TO RETAIN = 9,939 X (1.1/12) = 911 CUBIC FEET
 VOLUME OF RETENTION PROVIDED (INFL./RET. AREA) = 925 CUBIC FEET



PROPOSED ELEVATIONS

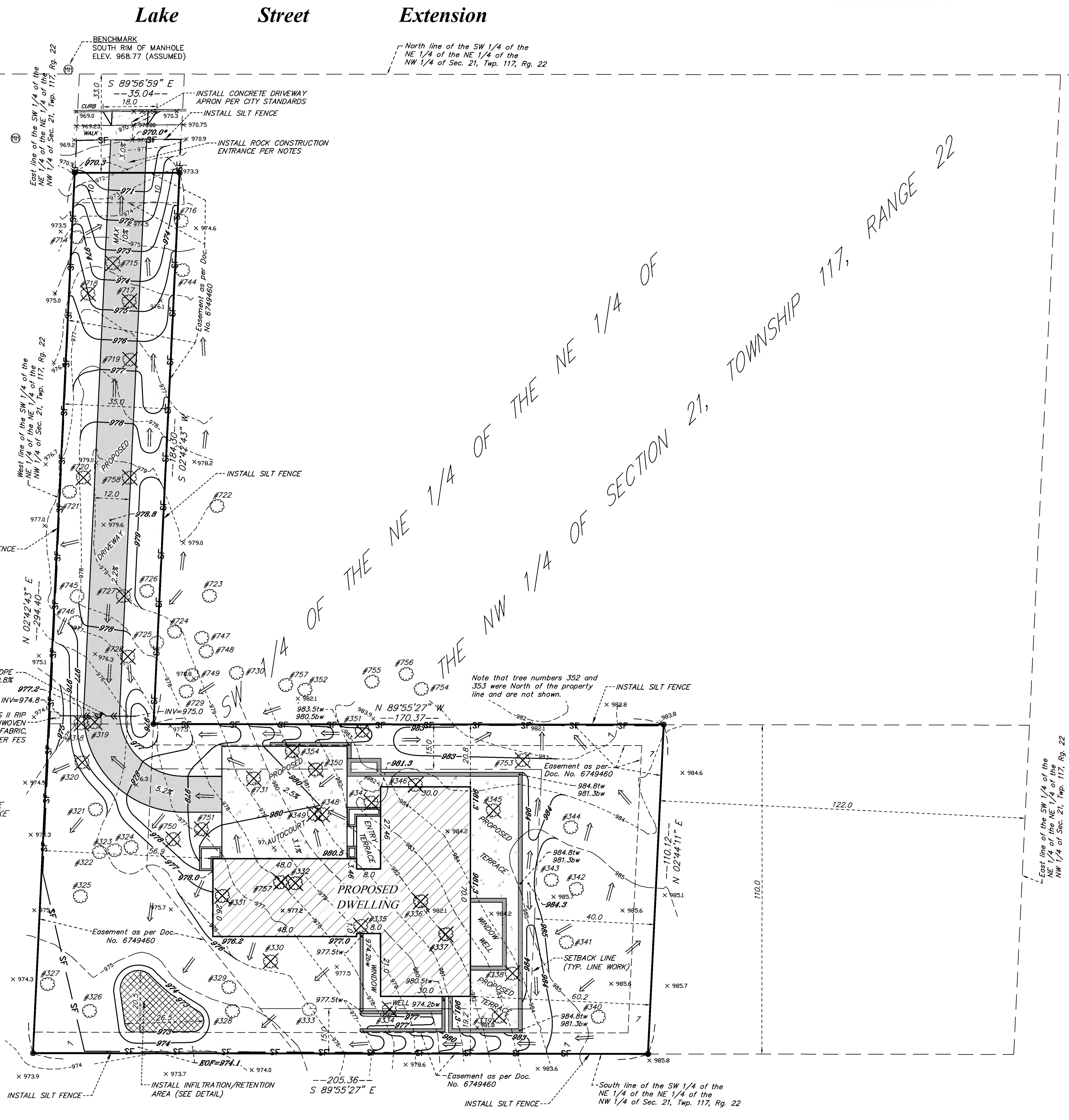
FIRST FLOOR (SUB-FLOOR)	= 981.50
TOP OF FOUNDATION	= 981.23*
BASEMENT FLOOR	= 971.61
GARAGE FLOOR	= 980.50

(*TOP OF FOUNDATION VARIES, REFER TO ARCHITECTURAL DETAILS)

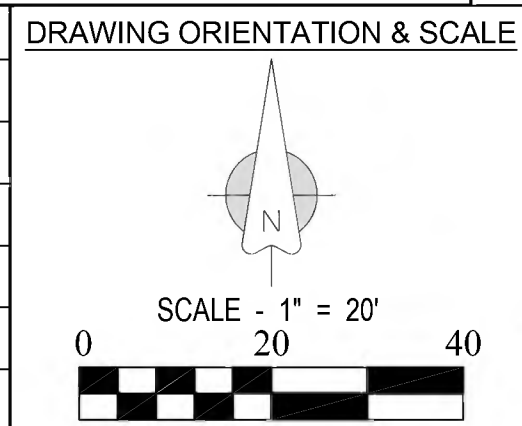
LEGEND

- EXISTING CONTOUR --- 980 ---
- EXISTING SPOT ELEVATION X 980.5
- PROPOSED CONTOUR --- 980 ---
- PROPOSED SPOT ELEVATION 980.5
- DRAINAGE ARROW - FLOW →
- SILT FENCE/BIO ROLL --- SF ---
- TREE REMOVAL ⊗
- PROPOSED RETAINING WALL [Symbol]

PROPOSED HARDCOVER	
HOUSE	3,520 SQ. FT.
DRIVEWAY	2,836 SQ. FT.
AUTCOURT	1,569 SQ. FT.
ENTRY TERRACE/STEPS	162 SQ. FT.
REAR TERRACE	1,347 SQ. FT.
RETAINING WALLS	505 SQ. FT.
TOTAL PROPOSED HARDCOVER	9,939 Sq. Ft.
AREA OF LOT	29,043 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	34.2%



DATE	REVISION DESCRIPTION



CLIENT NAME / JOB ADDRESS

TIN NGUYEN

15325 LAKE STREET EXTENSION
MINNETONKA, MN

Advance
 Surveying & Engineering, Co.

17917 Highway 7
 Minnetonka, Minnesota 55345
 Phone (952) 474-7964
 Web: www.advsur.com

I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Thomas M. Bloom
 # 42379
 LICENSE NO.
 MAY 20, 2022
 DATE

DATE SURVEYED: NOV. 22, 2019

SURVEYED BY:
 THOMAS M. BLOOM, PLS. #42379
 ADVANCE SURVEYING & ENG., CO.

DATE DRAFTED: MAY 20, 2022

SHEET TITLE

PROPOSED SURVEY

DRAWING NUMBER

220707 JR

SHEET SIZE 22 X 34

SHEET NO.

S1

SHEET 1 OF 1



PRIVATE RESIDENCE, VIEW OF FRONT ENTRY AND AUTOCOURT FRONT YARD
MINNETONKA, MINNESOTA
INPUT/OUTPUT DESIGN OFFICE
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PRIVATE RESIDENCE, VIEW OF FRONT ENTRY AND AUTOCOURT FROM DRIVE
MINNETONKA, MINNESOTA

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RESIDENCE FOR

TIN NGUYEN & JENNA PARK

AT
15325 Lake Street Extension, Minnetonka, MN

ALL INTELLECTUAL PROPERTY CONTAINED WITHIN THESE DOCUMENTS IS PROVIDED TO THE CLIENT WITH THE UNDERSTANDING THAT THESE DESIGNS AND DETAILS ARE LICENSED FOR A ONE TIME USE AT THE SITE LISTED. ALL RIGHTS RESERVED AND RETAINED BY

I/O DESIGN OFFICE
HOMES / INTERIORS / FURNITURE

THIS SET WAS PRINTED ON 5/24/22



- SCHEMATIC SITE PLAN NOTES:**
1. SURVEY INFORMATION BASED UPON A SURVEY CREATED BY ADVANCE SURVEYING AND ENGINEERING, DATED 02 FEBRUARY 2021. REPORT ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL SITE CONDITIONS TO THIS OFFICE PRIOR TO ANY MODIFICATIONS OR EXCAVATION.
 2. ELEVATIONS SHOWN ON SITE PLAN ARE RELATIVE TO SEA LEVEL. ELEVATIONS ON ARCHITECTURAL PLANS ARE RELATIVE TO TOP OF LOWER LEVEL SLAB = 100'-0". CONVERSIONS FOR FLOOR LEVELS ARE AS FOLLOWS:
 LOWER LEVEL CONC. SLAB (ARCH EL. 100'-0") = 971.61'
 MAIN LEVEL GARAGE SLAB (ARCH EL. 109'-9 5/8") = 980.5'
 MAIN LEVEL SUBFLOOR (ARCH EL. 109'-10 5/8") = 981.5'
 3. VERIFY LOCATION OF SIDEYARD SETBACKS FOR COMPLIANCE WITH ZONING ORDINANCES PRIOR TO START OF CONSTRUCTION.
 4. CONTOURS SHOWN ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT BY LANDSCAPE DESIGNER AND OWNER.
 5. ADDITIONAL LANDSCAPE DESIGN BY OWNER AND LANDSCAPE DESIGNER, NOT SHOWN (TBD).

DESIGN OFFICE
I/O
 HOMES / INTERIORS / FURNITURE
 480 W. 78TH ST., SUITE 101D, CHANHASSEN, MINNESOTA 55317
 (612) 812-9577

TERMS OF USAGE:
 ALL DIMENSIONS, AS BUILT CONDITIONS AND SITE REQUIREMENTS TO BE VERIFIED BY CONTRACTOR PRIOR TO ORDERING MATERIAL AND/OR DEMOLISHING EXISTING STRUCTURES. ALL DISCIPLINES SHALL NOTIFY ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL SITE CONDITIONS TO DESIGNER PROMPTLY FOR RESOLUTION. AS BUILT AND SITE CONDITIONS HAVE UNIQUE CONSIDERATIONS THAT ARE UNDETECTABLE AT TIME OF DESIGN COMPLETION. THEREFORE, CONTRACTOR AND ALL FIELD PERSONNEL WILL WORK WITH DESIGNER TO RESOLVE ANY SITUATION THAT MAY ARISE DURING COURSE OF CONSTRUCTION.

East line of the SW 1/4 of the NE 1/4 of the NE 1/4 of the NW 1/4 of Sec. 21, Twp. 117, Rg. 22

South line of the SW 1/4 of the NE 1/4 of the NE 1/4 of the NW 1/4 of Sec. 21, Twp. 117, Rg. 22

Note that tree numbers 352 and 353 were North of the property line and are not shown.

SW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 21, TOWNSHIP 117, RANGE 22

Lake Street Extension

SHEET INDEX

#	Name
A 001	Cover Sheet
A 002	Architectural Site Plan
A 101	Lower Level Floor Plan
A 111	Main Level Floor Plan
A 121	Clerestory and Upper Level Floor Plan
A 131	Crow's Nest Floor Plan
A 201	Exterior Elevations
A 202	Exterior Elevations
A 301	Building Sections
A 302	Building Sections
A 501	Details & Specifications
E 101	Schematic Lower Level Lighting Plan
E 111	Schematic Main Level Lighting Plan
E 121	Schematic Upper Level Lighting Plan
E 131	Schematic Crow's Nest Lighting Plan
I 201	Lower Level Interior Elevations
I 202	Main Level Interior Elevations
I 203	Upper Level Interior Elevations

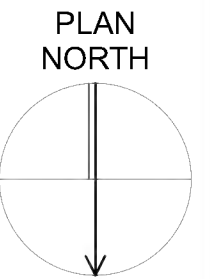
RESIDENCE FOR
TIN NGUYEN & JENNA PARK
 AT
 15325 Lake Street Extension
 Minnetonka, MN

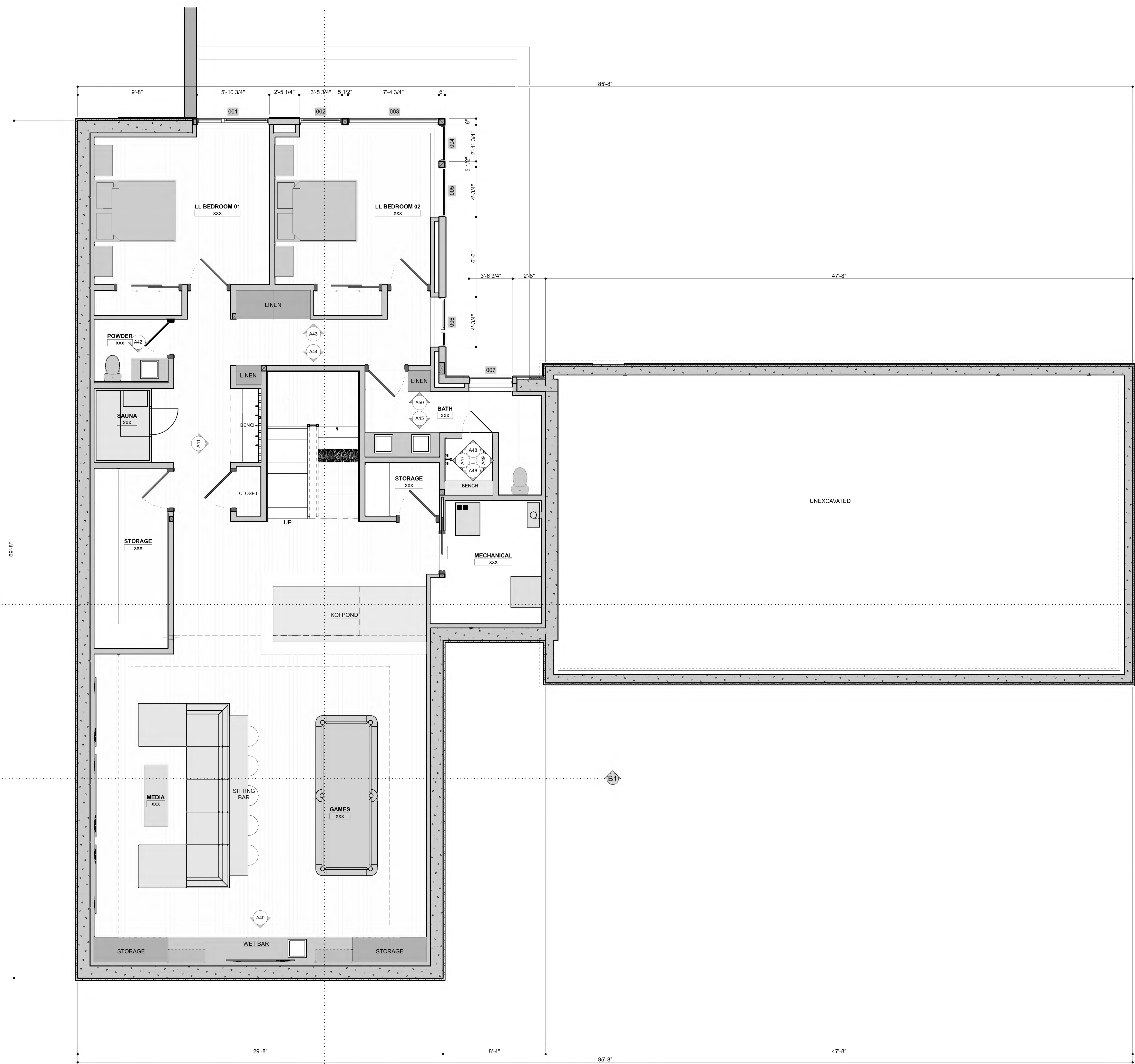
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DATE PRINTED:
 5/24/22

A | 002
 Architectural Site Plan





LOWER LEVEL PLAN NOTES:

- LOWER LEVEL SQUARE FOOTAGE:
UNFINISHED: 2,244 SQ. FT.
- 01 00 00 GENERAL REQUIREMENTS**
ALL WORK TO CONFORM TO ANY AND ALL APPLICABLE BUILDING AND ZONING CODES. CONTRACTOR TO REVIEW ALL DOCUMENTS FOR SCALE, SCOPE AND DETAIL, AND REPORT/REVIEW ANY OMISSIONS OR DISCREPANCIES PRIOR TO BEGINNING WORK. ANY ADJUSTMENTS OR RECONCILIATIONS TO BE REPORTED TO THIS OFFICE FOR RECOMMENDATIONS AND/OR CLARIFICATIONS.
- 02 00 00 EXISTING CONDITIONS**
ALL DIMENSIONS SHOWN ARE ASSUMED TO BE FACE OF FRAMING FOR INTERIOR WALLS AND TO EXTERIOR SHEATHING OR EXTERIOR FACE OF CONCRETE FOUNDATION FOR EXTERIOR WALLS.
LAYOUT SHOWN IS SCHEMATIC AND INTENDED FOR FUTURE PURPOSES ONLY. AS SUCH, IT IS CONSIDERED OUTSIDE OF SCOPE FOR THE PURPOSES OF THIS PROJECT.
- 03 00 00 CONCRETE**
4" CONCRETE FLOOR SLAB. SEE GENERAL BUILDING ASSEMBLY AND SECTIONS FOR ADDITIONAL INFORMATION.
- 06 00 00 WOODS & COMPOSITES**
ROUGH WALL FRAMING-2x6 UNLESS NOTED OTHERWISE. FLOOR FRAMING-20" FLOOR TRUSSES BY MANUFACTURER.
- 07 00 00 THERMAL & MOISTURE**
AT NEW EXTERIOR WALLS, PROVIDE WEATHER RESISTIVE BARRIER AND INSULATION PER LOCAL AND STATE CODE REQUIREMENTS.
- 08 00 00 WINDOWS & OPENINGS**
NEW WINDOW UNITS BY PELLA WINDOWS AND DOORS, ARCHITECT SERIES. AT EXISTING OPENINGS, WINDOW SUPPLIER TO VERIFY SIZES FOR REPLACEMENT. WINDOW SUPPLIER TO SUBMIT SHOP DRAWINGS OR A WINDOW LIST OF FINAL SIZES TO OWNER & DESIGNER FOR APPROVAL PRIOR TO ORDERING.
- 09 00 00 INTERIOR FINISHES**
UNFINISHED
- 22 00 00 PLUMBING**
VERIFY WATER HEATER, WHOLE HOUSE RO, AND OTHER OPTIONS WITH CLIENT. PLUMBING CONTRACTOR TO VERIFY PLACEMENT OF FLOOR DRAINS AS REQUIRED BY CODE AND RECOMMENDED FOR FUTURE FINISHING REREQUIREMENTS.
- 23 00 00 HVAC**
COORDINATE WITH MECHANICAL CONTRACTOR FOR DESIGN OF MECHANICAL SYSTEM. VERIFY LAYOUT OF MECHANICAL EQUIPMENT WITH OWNER.
OPTION: PROVIDE 1 1/8" "WARM BOARD" PLYWOOD SUBFLOOR FOR IN-FLOOR HYDRONIC HEAT ON TOP OF CONCRETE SLAB FOR FUTURE FINISHED FLOORS.
- 26 00 00 ELECTRICAL**
SEE SCHEMATIC ELECTRICAL PLANS FOR PLACEMENT OF LIGHTS, SWITCHES AND OUTLETS. VERIFY LOCATION OF PANELS AND ACCESS WITH OWNER.

DESIGN OFFICE
101
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(612) 812-9577

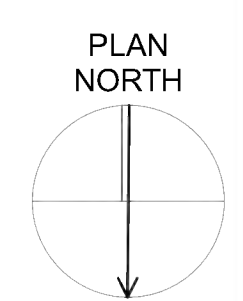
TERMS OF USAGE:
ALL DIMENSIONS, AS BUILT CONDITIONS AND SITE REQUIREMENTS TO BE VERIFIED BY CONTRACTOR PRIOR TO ORDERING MATERIAL AND/OR DEMOLISHING EXISTING STRUCTURES. ALL DISCIPLINES SHALL NOTIFY ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL SITE CONDITIONS TO DESIGNER PROMPTLY FOR RESOLUTION. AS BUILT AND SITE CONDITIONS HAVE UNIQUE CONSIDERATIONS THAT ARE UNDETECTABLE AT TIME OF DESIGN COMPLETION, THEREFORE, CONTRACTOR AND ALL FIELD PERSONNEL WILL WORK WITH DESIGNER TO RESOLVE ANY SITUATION THAT MAY ARISE DURING COURSE OF CONSTRUCTION.

RESIDENCE FOR
TIN NGUYEN & JENNA PARK
AT
15325 Lake Street Extension
Minnetonka, MN

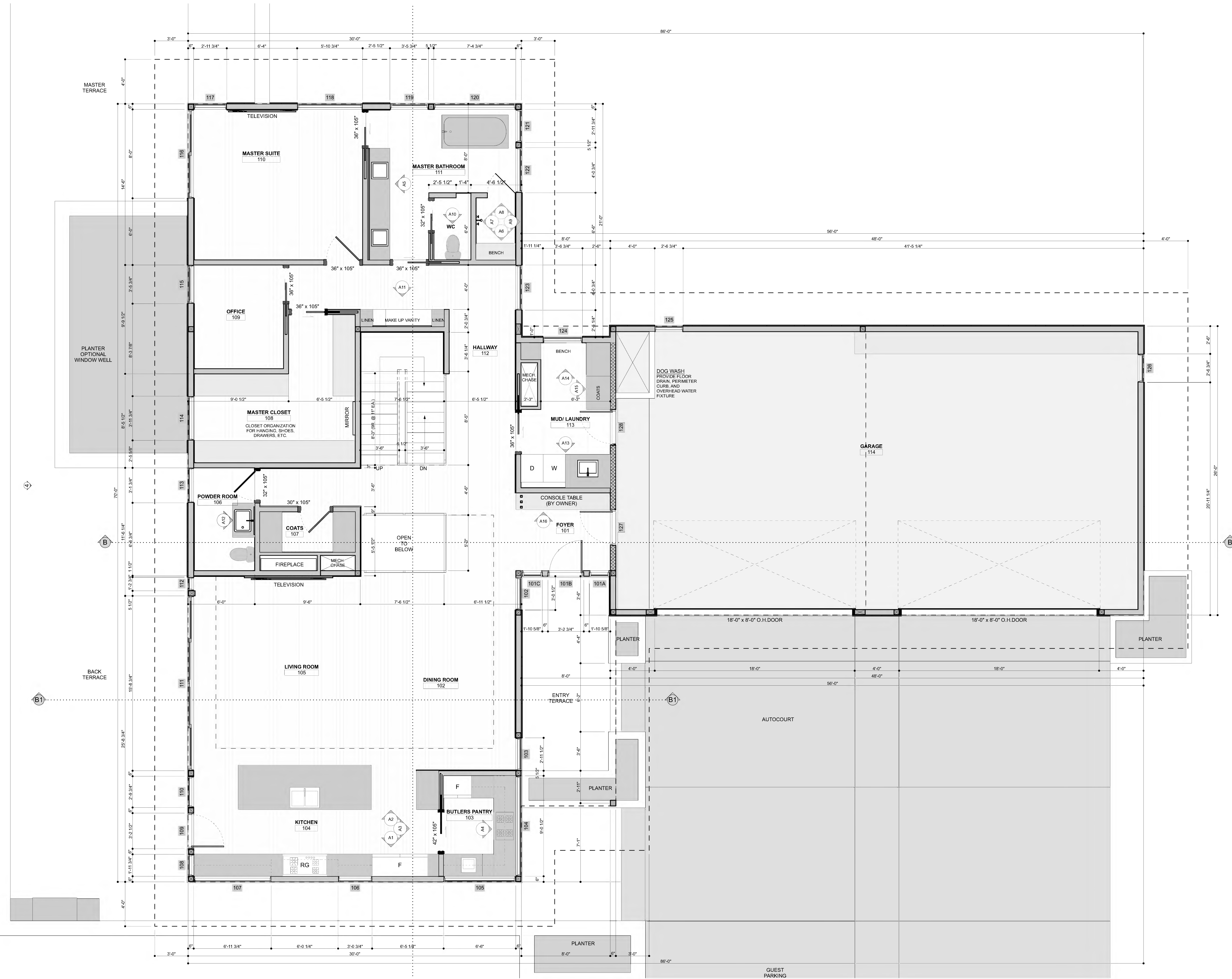
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5/24/22

A | 101
Lower Level Floor Plan



LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



MAIN LEVEL PLAN NOTES:

- MAIN LEVEL ADDITION SQUARE FOOTAGE:
 FINISHED: 2,213 SQ. FT.
 GARAGE: 1,248 SQ. FT.
- 01 00 00 GENERAL REQUIREMENTS**
 ALL WORK TO CONFORM TO ANY AND ALL APPLICABLE BUILDING AND ZONING CODES. CONTRACTOR TO REVIEW ALL DOCUMENTS FOR SCALE, SCOPE AND DETAIL AND REPORT/REVIEW ANY OMISSIONS OR DISCREPANCIES PRIOR TO BEGINNING WORK. ANY ADJUSTMENTS OR RECONCILIATIONS TO BE REPORTED TO THIS OFFICE FOR RECOMMENDATIONS AND/OR CLARIFICATIONS.
- 02 00 00 EXISTING CONDITIONS**
 ALL DIMENSIONS SHOWN ARE ASSUMED TO BE FACE OF FRAMING FOR INTERIOR WALLS AND TO EXTERIOR SHEATHING OR EXTERIOR FACE OF CONCRETE FOUNDATION FOR EXTERIOR WALLS.
- 03 00 00 CONCRETE**
 AT GARAGE, PROVIDE 4" SLAB W/ REINFORCING PER STRUCTURAL RECOMMENDATIONS ON GRANULAR BASE.
- 04 00 00 MASONRY**
 NONE.
- 05 00 00 METALS**
 METAL CLADDING BETWEEN WINDOW UNITS BY WINDOW MANUFACTURER.
 STEEL COLUMNS TO BE PAINTED TO MATCH WINDOW CLADDING.
 CABLE RAIL @ EXTERIOR TERRACES, COLOR TO MATCH WINDOW CLADDING.
- 06 00 00 WOODS & COMPOSITES**
 ROUGH WALL FRAMING-2x6 UNLESS NOTED OTHERWISE. ROOF FRAMING BY TRUSS MANUFACTURER.
- 07 00 00 THERMAL & MOISTURE**
 AT NEW EXTERIOR WALLS, PROVIDE WEATHER RESISTIVE BARRIER AND INSULATION PER LOCAL AND STATE CODE REQUIREMENTS. SEE DETAIL "TYPICAL EXTERIOR WALL" FOR ASSEMBLY RECOMMENDATIONS.
- 08 00 00 WINDOWS & OPENINGS**
 NEW WINDOW UNITS BY PELLA WINDOWS, ARCHITECT CONTINGUARY SERIES. WINDOW SUPPLIER TO SUBMIT SHOP DRAWINGS OR A WINDOW LIST OF FINAL SIZES TO OWNER & DESIGNER FOR APPROVAL PRIOR TO ORDERING.
- | | |
|------|---|
| 101A | DS 2192 |
| 101B | RH INSWING DOOR 3896 |
| 101C | DS 2192 |
| 102 | DS 34 75x92 |
| 103 | DS 34 75x92 |
| 104 | DS 107 75x18 |
| 105 | DS 7718 |
| 106 | DS 3818 |
| 107 | DS 8318 |
| 108 | DS 2318 |
| 109 | RH INSWING DOOR 3896 |
| 110A | DS 3392 |
| 111 | 4-PANEL SLIDING GLASS DOOR 18996 |
| 112 | DS 1492 |
| 113 | DS 3792 |
| 114 | DS 4765 |
| 115 | CC 4165 |
| 116 | 2-PANEL SLIDING GLASS DOOR 9696 |
| 117 | DS 2092 |
| 118 | DS 7092 |
| 119 | CC 4165 ABOVE DS 4133 |
| 120 | DS 8859 ABOVE DS 8833 |
| 121 | DS 3559 ABOVE DS 3533 |
| 122 | DS 4859 ABOVE DS 4833 |
| 123 | DS 4892 |
| 124 | DS 4298 |
| 125 | DS 3092 |
| 126 | DS 3092 |
| 127 | RH INSWING, INSULATED, FIRE RATED 38" x 96" |
| 128 | LH INSWING, INSULATED, FIRE RATED 38" x 96" |
- 10 00 00 SPECIALTIES**
LIVING ROOM FIREPLACE
 GAS FIREPLACE UNIT (FR) VERIFY AND FOLLOW ALL INSTALLATION REQUIREMENTS FROM MANUFACTURER INCLUDING USE OF 1/2" NON-COMBUSTIBLE CEMENT BOARD ABOVE, BELOW, AND ADJACENT TO THE FIREPLACE. USE OF METAL STUD FRAMING OR OTHER NON-COMBUSTIBLE FRAMING AS RECOMMENDED FOR TYPICAL INSTALLATION.
- 22 00 00 PLUMBING**
 FIXTURES TO BE SELECTED BY CLIENT & INTERIOR DESIGNER.
GARAGE
 PROVIDE DOG WASH WITH CURB AND DRAIN. VERIFY EXTENDABLE OVERHEAD WATER FIXTURE TYPE AND DETAILS WITH HOMEOWNER.
- 23 00 00 HVAC**
 COORDINATE WITH MECHANICAL CONTRACTOR FOR DESIGN OF MECHANICAL SYSTEM AND REQUIRED HORIZONTAL AND VERTICAL CHASES. VERIFY FINAL LAYOUT WITH DESIGN TEAM PRIOR TO IMPLEMENTATION.
GARAGE
 PROVIDE LOCAL HVAC UNIT FOR HEATING AND COOLING OF THE GARAGE IN ACCORDANCE TO CODE REQUIREMENTS. "MIN. SPLIT" OR SIMILAR.
- MAIN LEVEL FINISHED SPACES**
 PROVIDE 1 1/8" "WARM BOARD" SUBFLOOR, BOILER, MANIFOLDS, AND OTHER EQUIPMENT PER MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS. VERIFY ADDITIONAL ADJUSTMENTS AND COORDINATE WITH HVAC CONTRACTOR FOR MULTI-ZONE, WHOLE-HOUSE CONTROL.
- 28 00 00 ELECTRICAL**
 SEE SCHEMATIC ELECTRICAL PLANS FOR PLACEMENT OF LIGHTS, SWITCHES AND OUTLETS.
GARAGE
 PROVIDE CHARGING STATION AND ALL NECESSARY ROUGH-IN FOR ELECTRICAL VEHICLE CHARGING AT BOTH ENDS OF GARAGE.

TERMS OF USAGE:
 ALL DIMENSIONS, AS BUILT CONDITIONS AND SITE REQUIREMENTS TO BE VERIFIED BY CONTRACTOR PRIOR TO ORDERING MATERIAL AND/OR DEMOLISHING EXISTING STRUCTURES. ALL DISCIPLINES SHALL NOTIFY ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL SITE CONDITIONS TO DESIGNER PROMPTLY FOR RESOLUTION. AS BUILT AND SITE CONDITIONS HAVE UNIQUE CONSIDERATIONS THAT ARE UNDETECTABLE AT TIME OF DESIGN COMPLETION, THEREFORE, CONTRACTOR AND ALL FIELD PERSONNEL WILL WORK WITH DESIGNER TO RESOLVE ANY SITUATION THAT MAY ARISE DURING COURSE OF CONSTRUCTION.

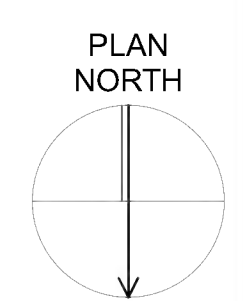
RESIDENCE FOR
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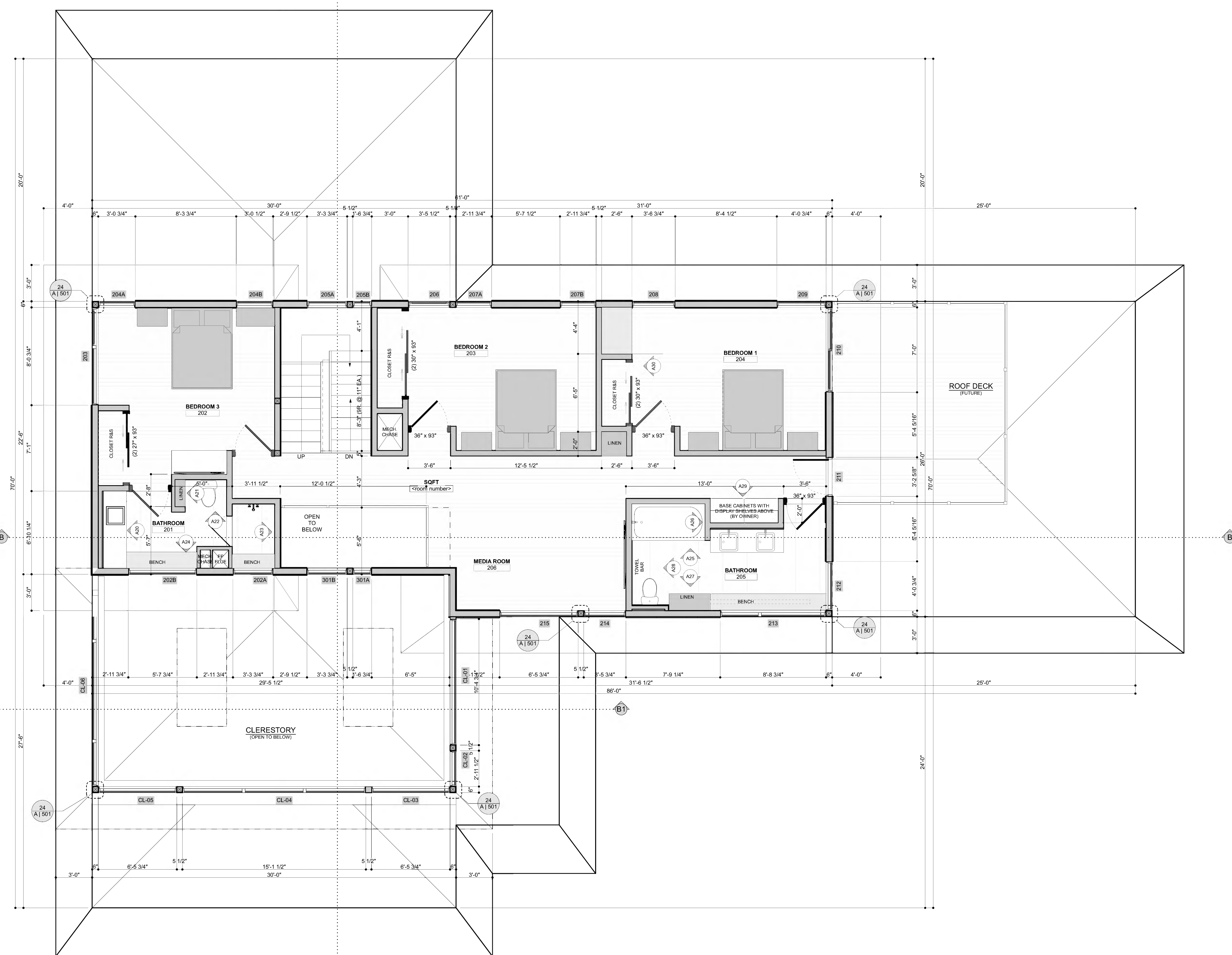
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A | 111
 Main Level Floor Plan



MAIN LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



CLERESTORY & UPPER LEVEL
FLOOR PLAN NOTES:
 UPPER LEVEL SQUARE FOOTAGE:
 FINISHED: 1,417 SQ. FT.
 01 00 00 GENERAL REQUIREMENTS
 ALL WORK TO CONFORM TO ANY AND ALL APPLICABLE BUILDING AND ZONING CODES. CONTRACTOR TO REVIEW ALL DOCUMENTS FOR SCALE, SCOPE AND DETAIL, AND REPORT/REVIEW ANY OMISSIONS OR DISCREPANCIES PRIOR TO BEGINNING WORK. ANY ADJUSTMENTS OR RECONCILIATIONS TO BE REPORTED TO THIS OFFICE FOR RECOMMENDATIONS AND/OR CLARIFICATIONS.
 02 00 00 EXISTING CONDITIONS
 ALL DIMENSIONS SHOWN ARE ASSUMED TO BE FACE OF FRAMING FOR INTERIOR WALLS AND TO EXTERIOR SHEATHING OR EXTERIOR FACE OF CONCRETE FOUNDATION FOR EXTERIOR WALLS.
 03 00 00 CONCRETE
 NONE
 04 00 00 MASONRY
 NONE
 05 00 00 METALS
 METAL CLADDING AT CORNERS AND BETWEEN WINDOW UNITS BY WINDOW MANUFACTURER.
 CABLE RAIL @ EXTERIOR TERRACES. COLOR TO MATCH WINDOW CLADDING.
 CABLE RAIL @ INTERIOR STAIRS. COLOR TO MATCH WINDOW CLADDING W/ WOOD CAP TOP RAIL.
 06 00 00 WOODS & COMPOSITES
 ROUGH WALL FRAMING-2x6 UNLESS NOTED OTHERWISE. ROOF FRAMING BY TRUSS MANUFACTURER.
 07 00 00 THERMAL & MOISTURE
 AT NEW EXTERIOR WALLS, PROVIDE WEATHER RESISTIVE BARRIER AND INSULATION PER LOCAL AND STATE CODE REQUIREMENTS. SEE DETAIL "TYPICAL EXTERIOR WALL" FOR ASSEMBLY RECOMMENDATIONS.
 08 00 00 WINDOWS & OPENINGS
 NEW WINDOW UNITS BY PELLA WINDOWS, ARCHITECT CONTINGUARY SERIES. WINDOW SUPPLIER TO SUBMIT SHOP DRAWINGS OR A WINDOW LIST OF FINAL SIZES TO OWNER & DESIGNER FOR APPROVAL PRIOR TO ORDERING.
 301A SEE FLOOR ABOVE
 301B SEE FLOOR ABOVE
 202A DS 3924
 202B DS 6724
 203 CC 3659 OVER DS 3621 | DS 6081
 TOTAL FRAME: 96" x 81"
 204A DS 3581
 204B DS 3657
 205A DS 3936
 205B DS 1936
 206 CC 49 75x81
 207A DS 3581
 207B DS 3581
 208 DS 4281
 209 DS 4281
 210 SLIDING PATIO DOOR 8492
 211 RH IN SWING 3882
 212 DS 4881
 213 DS 3681 | DS6681, TOTAL FRAME: 104" x 81"
 214 DS 4181
 215 DS 7781
 CL01 DS 13418
 CL02 DS 34 75x18
 CL03 DS 7718
 CL04 DS 60 25x18-DS 60 25x18-DS 60 25x18, TOTAL FRAME: 180.75" x 18"
 CL05 DS 7718
 CL06 DS 4618-DS 96 125 18-DS4618, TOTAL FRAME: 188 18" x 18"
 CL07 DS 1418
 10 00 00 SPECIALTIES
 NONE
 22 00 00 PLUMBING
 FIXTURES TO BE SELECTED BY CLIENT & INTERIOR DESIGNER
 23 00 00 HVAC
 COORDINATE WITH MECHANICAL CONTRACTOR FOR DESIGN OF MECHANICAL SYSTEM AND REQUIRED HORIZONTAL AND VERTICAL CHASES. VERIFY FINAL LAYOUT WITH DESIGN TEAM PRIOR TO IMPLEMENTATION.
 26 00 00 ELECTRICAL
 SEE SCHEMATIC ELECTRICAL PLANS FOR PLACEMENT OF LIGHTS, SWITCHES AND OUTLETS

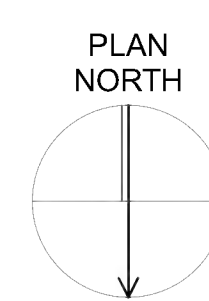
DESIGN OFFICE
HOMES / INTERIORS / FURNITURE
 480 W. 78TH ST., SUITE 101D, CHANHASSEN, MN 55317
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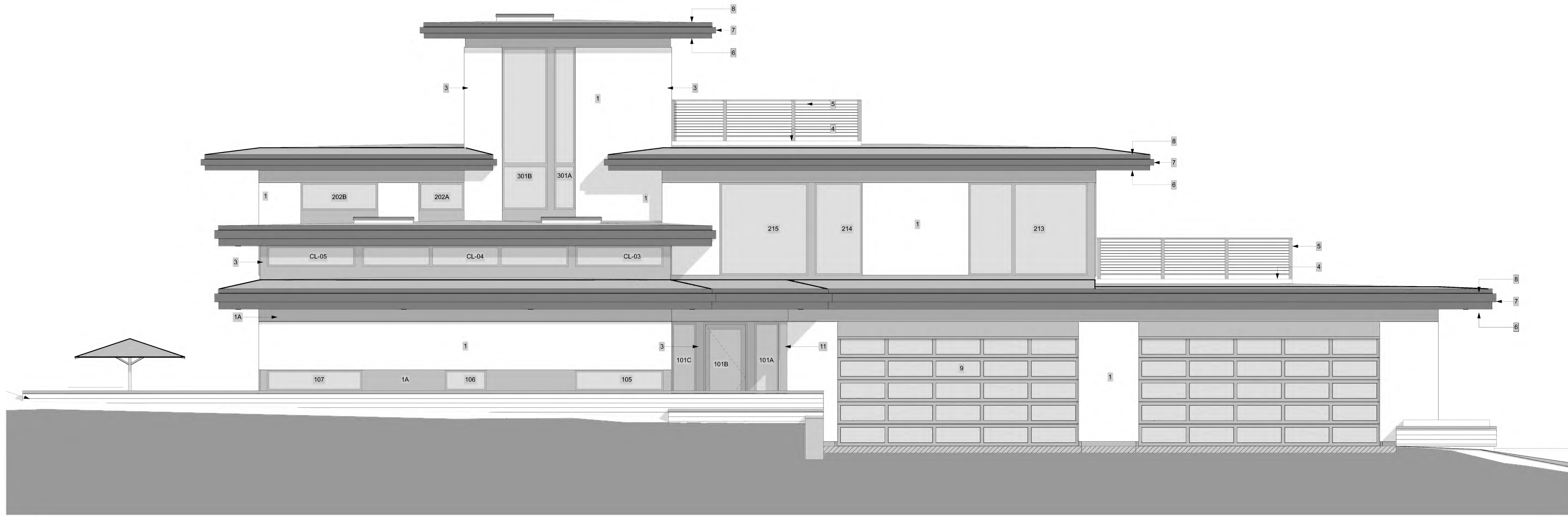
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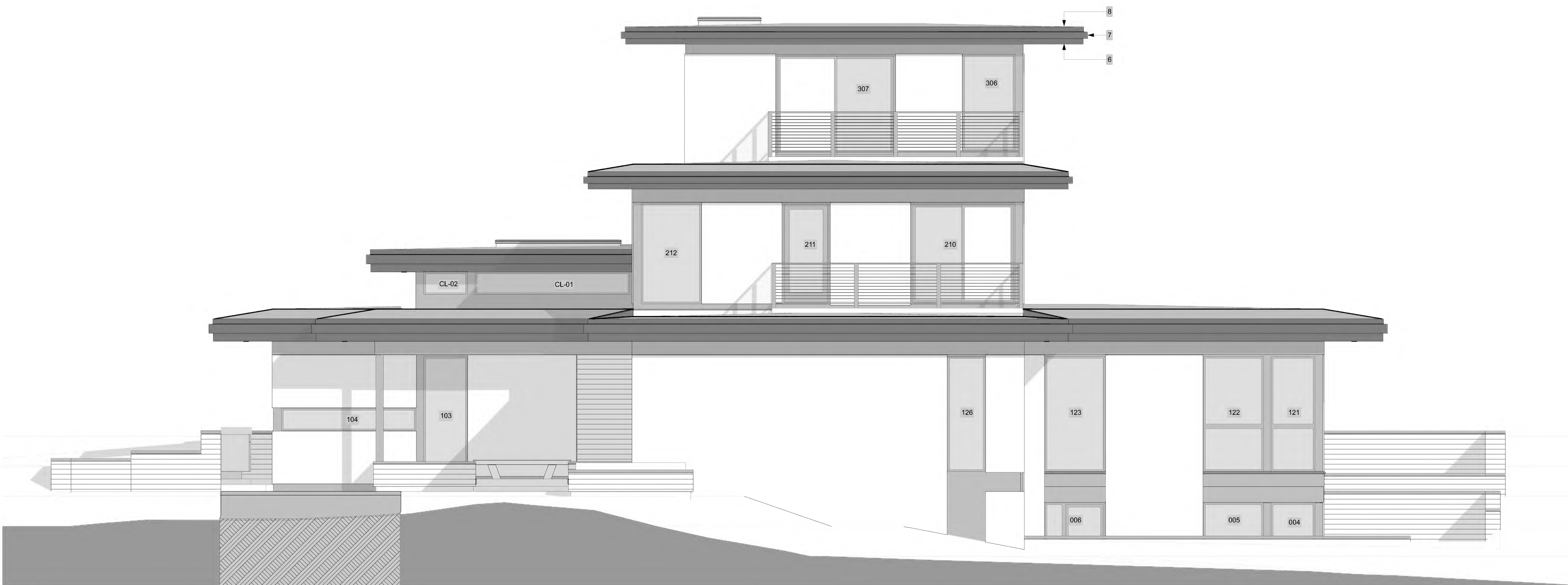
A | 121
 Clerestory and Upper Level Floor Plan



CLERESTORY AND UPPER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



FRONT (ENTRY) ELEVATION
SCALE: 1/4" = 1'-0"



SIDE (DRIVE) ELEVATION
SCALE: 1/4" = 1'-0"

- EXTERIOR MATERIAL NOTES:**
- (1) EXTERIOR SIDING: STUCCO WITH ACRYLIC POLYMER FINISH
 - (1A) ACCENT PANELS: LP PANEL OR SIMILAR, PAINTED TO MATCH WINDOW FRAMES
 - (2) WINDOWS: PELLA ARCHITECT SERIES, VERIFY CLAD COLOR AND FIR INTERIOR
 - (3) METAL WRAPS: SPREAD MULLS BY WINDOW MANUFACTURER TO MATCH WINDOW CLADDING
 - (4) DECKING: CEDAR DECKING, ALLOWED TO WEATHER TO GRAY
ALT. IPE DECKING, ALLOWED TO WEATHER TO GRAY
 - (5) RAILINGS: METAL CABLE RAILING W/ METAL TOP RAIL, FINISH TO MATCH WINDOW CLADDING. VERIFY DETAILS PRIOR TO FABRICATION
 - (6) EXTERIOR SOFFITS: WEATHER RESISTANT GYPSUM BOARD
"DENS GLASS GOLD" OR SIMILAR WITH ACRYLIC POLYMER FINISH
 - (7) ROOF EDGE: ALUMINUM FORMED PER DETAIL, COLOR TO MATCH WINDOW CLADDING
 - (8) ROOFING: EPDM MEMBRANE, VERIFY COLOR WITH OWNER
 - (9) GARAGE DOORS: CUSTOM WOOD T&G DOORS, VERIFY SPECIES AND FINISH WITH OWNER AND OVERHEAD DOOR FABRICATOR.
 - (10) TERRACES, AUTOCOURT, AND WALKS: CONCRETE, C.I.P. VERIFY COLOR AND FINISH WITH OWNER
ALT. "TECHO-BLOCK", VERIFY TYPE AND COLOR WITH OWNER
 - (11) STEEL COLUMNS: PAINT EXTERIOR STRUCTURAL STEEL COLUMNS TO MATCH WINDOW FRAMES
 - (12) LANDSCAPE WALLS: TIMBERS, ALLOWED TO GRAY
ALT. "TECHO-BLOCK", VERIFY TYPE AND COLOR WITH OWNER

TERMS OF USAGE:
ALL DIMENSIONS, AS BUILT CONDITIONS AND SITE REQUIREMENTS TO BE VERIFIED BY CONTRACTOR PRIOR TO ORDERING MATERIAL AND/OR DEMOLISHING EXISTING STRUCTURES. ALL DISCIPLINES SHALL NOTIFY ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL SITE CONDITIONS TO DESIGNER PROMPTLY FOR RESOLUTION. AS BUILT AND SITE CONDITIONS HAVE UNIQUE CONSIDERATIONS THAT ARE UNDETECTABLE AT TIME OF DESIGN COMPLETION. THEREFORE, CONTRACTOR AND ALL FIELD PERSONNEL WILL WORK WITH DESIGNER TO RESOLVE ANY SITUATION THAT MAY ARISE DURING COURSE OF CONSTRUCTION.

RESIDENCE FOR
TIN NGUYEN & JENNA PARK
AT
15325 Lake Street Extension
Minnetonka, MN

PERMIT SET
FOR BIDDING AND PERMITTING PURPOSES ONLY

DATE OF ISSUE:
5/24/22

DATE PRINTED:
5/24/22

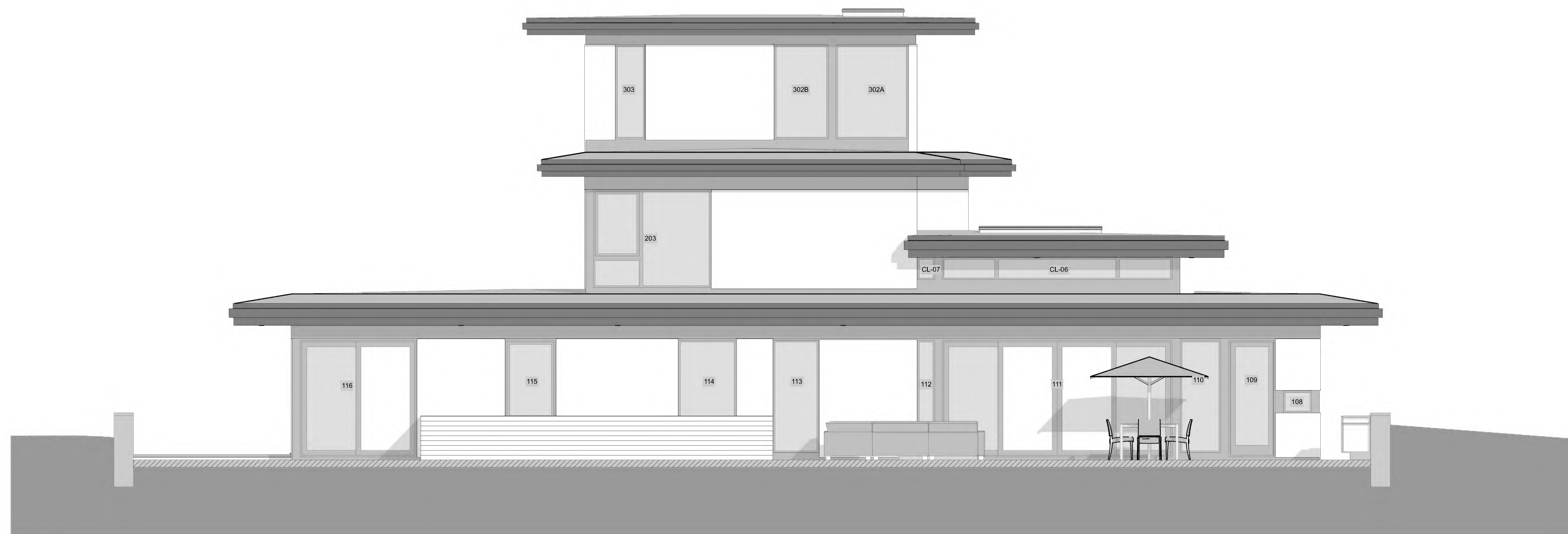
A | 201
Exterior Elevations

DESIGN OFFICE
HOUSES / INTERIORS / FURNITURE
480 W. 78TH ST. CHANHASSEN, MINNESOTA 55317
(612) 812-9577
IODESIGNOFFICE.COM



REAR ELEVATION
SCALE: 1/4" = 1'-0"

3



SIDE (TERRACE) ELEVATION
SCALE: 1/4" = 1'-0"

4

EXTERIOR MATERIAL NOTES:

- (1) EXTERIOR SIDING:
STUCCO WITH ACRYLIC POLYMER FINISH
- (1A) ACCENT PANELS:
LP PANEL OR SIMILAR, PAINTED TO MATCH WINDOW FRAMES
- (2) WINDOWS:
PELLA ARCHITECT SERIES, VERIFY CLAD COLOR AND FIR INTERIOR
- (3) METAL WRAPS:
SPREAD MULLS BY WINDOW MANUFACTURER TO MATCH WINDOW CLADDING
- (4) DECKING:
CEDAR DECKING, ALLOWED TO WEATHER TO GRAY
ALT. IPE DECKING, ALLOWED TO WEATHER TO GRAY
- (5) RAILINGS:
METAL CABLE RAILING W/ METAL TOP RAIL, FINISH TO MATCH WINDOW CLADDING, VERIFY DETAILS PRIOR TO FABRICATION
- (6) EXTERIOR SOFFITS:
WEATHER RESISTANT GYPSUM BOARD
"DENS GLASS GOLD" OR SIMILAR WITH ACRYLIC POLYMER FINISH
- (7) ROOF EDGE:
ALUMINUM FORMED PER DETAIL, COLOR TO MATCH WINDOW CLADDING
- (8) ROOFING:
EPDM MEMBRANE, VERIFY COLOR WITH OWNER
- (9) GARAGE DOORS:
CUSTOM WOOD T&G DOORS, VERIFY SPECIES AND FINISH WITH OWNER AND OVERHEAD DOOR FABRICATOR.
- (10) TERRACES, AUTOCOURT, AND WALKS:
CONCRETE, C.I.P. VERIFY COLOR AND FINISH WITH OWNER
ALT. "TECHO-BLOCK", VERIFY TYPE AND COLOR WITH OWNER
- (11) STEEL COLUMNS:
PAINT EXTERIOR STRUCTURAL STEEL COLUMNS TO MATCH WINDOW FRAMES
- (12) LANDSCAPE WALLS:
TIMBERS, ALLOWED TO GRAY
ALT. "TECHO-BLOCK", VERIFY TYPE AND COLOR WITH OWNER

DESIGN OFFICE
 HOMES / INTERIORS / FURNITURE
 480 W. 78TH ST., SUITE 101D, CHANHASSEN, MINNESOTA 55317
 (612) 812-9577
 IODDESIGNOFFICE.COM

TERMS OF USAGE:

ALL DIMENSIONS, AS BUILT CONDITIONS AND SITE REQUIREMENTS TO BE VERIFIED BY CONTRACTOR PRIOR TO ORDERING MATERIAL AND/OR DEMOLISHING EXISTING STRUCTURES. ALL DISCIPLINES SHALL NOTIFY ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL SITE CONDITIONS TO DESIGNER PROMPTLY FOR RESOLUTION. AS BUILT AND SITE CONDITIONS HAVE UNIQUE CONSIDERATIONS THAT ARE UNDETECTABLE AT TIME OF DESIGN COMPLETION. THEREFORE, CONTRACTOR AND ALL FIELD PERSONNEL WILL WORK WITH DESIGNER TO RESOLVE ANY SITUATION THAT MAY ARISE DURING COURSE OF CONSTRUCTION.

RESIDENCE FOR
TIN NGUYEN & JENNA PARK
 AT
 15325 Lake Street Extension
 Minnetonka, MN

PERMIT SET
FOR BIDDING AND PERMITTING PURPOSES ONLY

DATE OF ISSUE:
5/24/22

DATE PRINTED:
5/24/22

A | 202
Exterior Elevations

LEGAL DESCRIPTION:
 The South 110 feet of that part of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 21, Township 117, Range 22, Hennepin County, Minnesota which lies west of the east 122 feet thereof, and the west 35 feet of that part of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 21, Township 117, Range 22, Hennepin County, Minnesota which lies north of the south 110 feet thereof, except the north 33 feet thereof.

SCOPE OF WORK & LIMITATIONS:

- Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
- Showing the location of observed existing improvements to the survey.
- Setting survey markers or verifying existing survey markers to establish the corners of the property.
- This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
- Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.
- While we show a proposed location for this home or addition, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements and proposed yard gradings carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.
- Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
- While we show the building setback lines per the City of Minnetonka web site, we suggest you show this survey to the appropriate city officials to be sure that the setback lines are shown correctly. Do this BEFORE you use this survey to design anything for this site.

STANDARD SYMBOLS & CONVENTIONS:

● Denotes iron survey marker, found, unless otherwise noted.

GRADING & EROSION CONTROL NOTES:

BEFORE DEMOLITION AND GRADING BEGINS

- Install silt fence/bio roll around the perimeter of the construction area.
- Sediment control measures must remain in place until final stabilization has been established and then shall be removed. Sediment controls may be removed to accommodate short term construction activity but must be replaced before the next rain.
- A temporary rock construction entrance shall be established at each access point to the site and a 6 inch layer of 1 to 2 inch rock extending at least 50 feet from the street into the site and shall be underlain with permeable geotextile fabric. The entrance shall be maintained during construction by top dressing or washing to prevent tracking or flow of sediments onto public streets, walks or alleys. Potential entrances that are not so protected shall be closed by fencing to prevent unprotected exit from the site.
- Contractor shall install inlet protection on all existing storm sewer inlets in accordance with the city standard details. Inlet protection shall also be provided on all proposed storm sewer inlets immediately following construction of the inlet. Inlet protection must be installed in a manner that will not impound water for extended periods of time or in a manner that presents a hazard to vehicular or pedestrian traffic.

DURING CONSTRUCTION:

- When dirt stockpiles have been created, a double row of silt fence shall be placed to prevent escape of sediment laden runoff and if the piles or other disturbed areas are to remain in place for more than 14 days, they shall be seeded with Minnesota Department of Transportation Seed Mixture 22-111 at 100 lb/acre followed by covering with spray mulch.
- A dumpster shall be placed on the site for prompt disposal of construction debris. These dumpsters shall be serviced regularly to prevent overflowing and blowing onto adjacent properties. Disposal of solid wastes from the site shall in accordance with Minnesota Pollution Control Agency requirements.
- A separate container shall be placed for disposal of hazardous waste. Hazardous wastes shall be disposed of in accordance with MPCA requirements.
- Concrete truck washout shall be in the plastic lined ditch and dispose of washings as solid waste.

- Sediment control devices shall be regularly inspected and after major rainfall events and shall be cleaned and repaired as necessary to provide downstream protection.
- Streets and other public ways shall be inspected daily and if litter or soils has been deposited it shall promptly be removed.
- If necessary, vehicles, that have mud on their wheels, shall be cleaned before exiting the site in the rock entrance areas.
- Moisture shall be applied to disturbed areas to control dust as needed.
- Portable toilet facilities shall be placed on site for use by workers and shall be properly maintained.
- If it becomes necessary to pump the excavation during construction, pump discharge shall be into the stockpile areas so that the double silt fence around these areas can filter the water before it leaves the site.
- Temporary erosion control shall be installed no later than 14 days after the site is first disturbed and shall consist of broadcast seeding with Minnesota Department of Transportation Seed Mixture 22-111 at 100 lb/acre followed by covering with spray mulch.
- Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins and additional silt fencing as deemed necessary to control erosion.

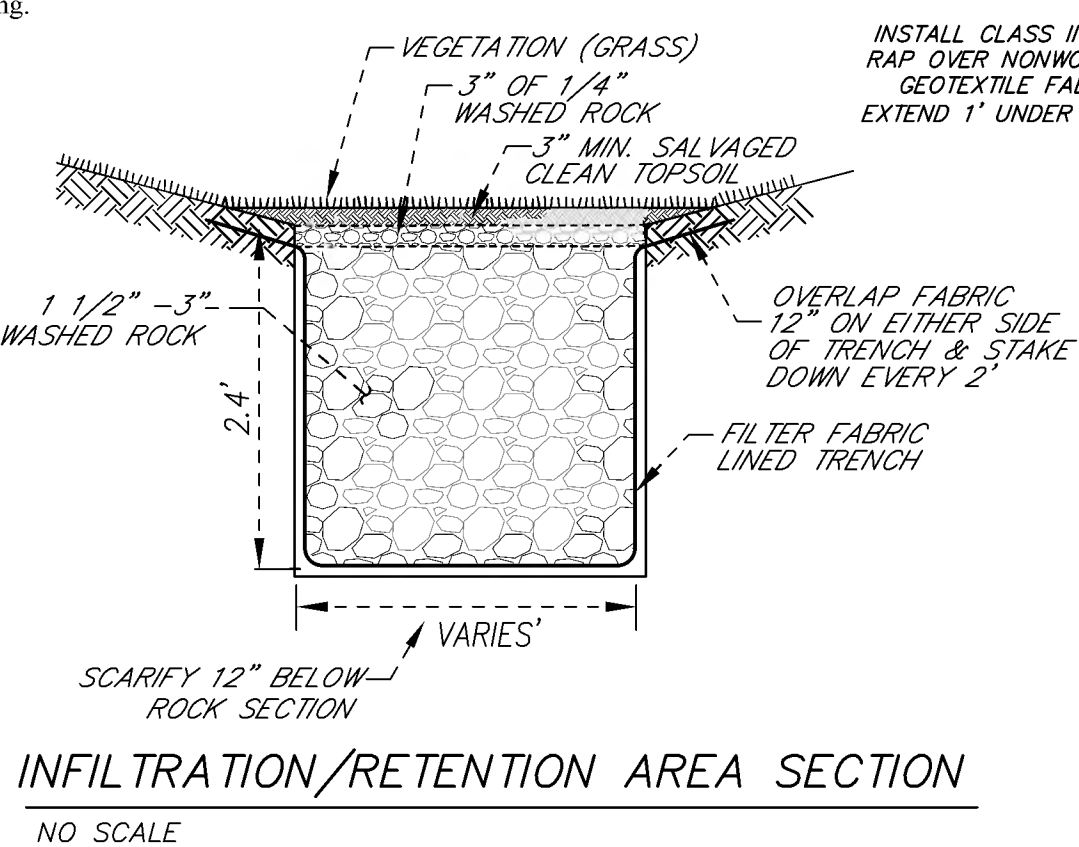
SITE WORK COMPLETION:

- When final grading has been completed but before placement of seed or sod an "as built" survey shall be done per City of Minnetonka requirements to insure that grading was properly done.
- When any remedial grading has been completed, sod or seeding shall be completed including any erosion control blankets for steep areas.
- When turf is established, silt fence and inlet protection and other erosion control devices shall be disposed of and adjacent streets, alleys and walks shall be cleaned as needed to deliver a site that is erosion resistant and clean.
- Contractor shall maintain positive drainage of a minimum 2% slope away from proposed building.

STORMWATER REQUIREMENTS

- VOLUME CONTROL – ONSITE RETENTION OF MIDS 1.1-INCH STORM EVENT OVER PROPOSED IMPERVIOUS SURFACES.

PROPOSED IMPERVIOUS AREA = 9,939 SQUARE FEET
 REQUIRED VOLUME TO RETAIN = $9,939 \times (1.1/12) = 911$ CUBIC FEET
 VOLUME OF RETENTION PROVIDED (INFL./RET. AREA) = 925 CUBIC FEET



PROPOSED ELEVATIONS

FIRST FLOOR (SUB-FLOOR)	= 981.50
TOP OF FOUNDATION	= 981.23*
BASEMENT FLOOR	= 971.61
GARAGE FLOOR	= 980.50

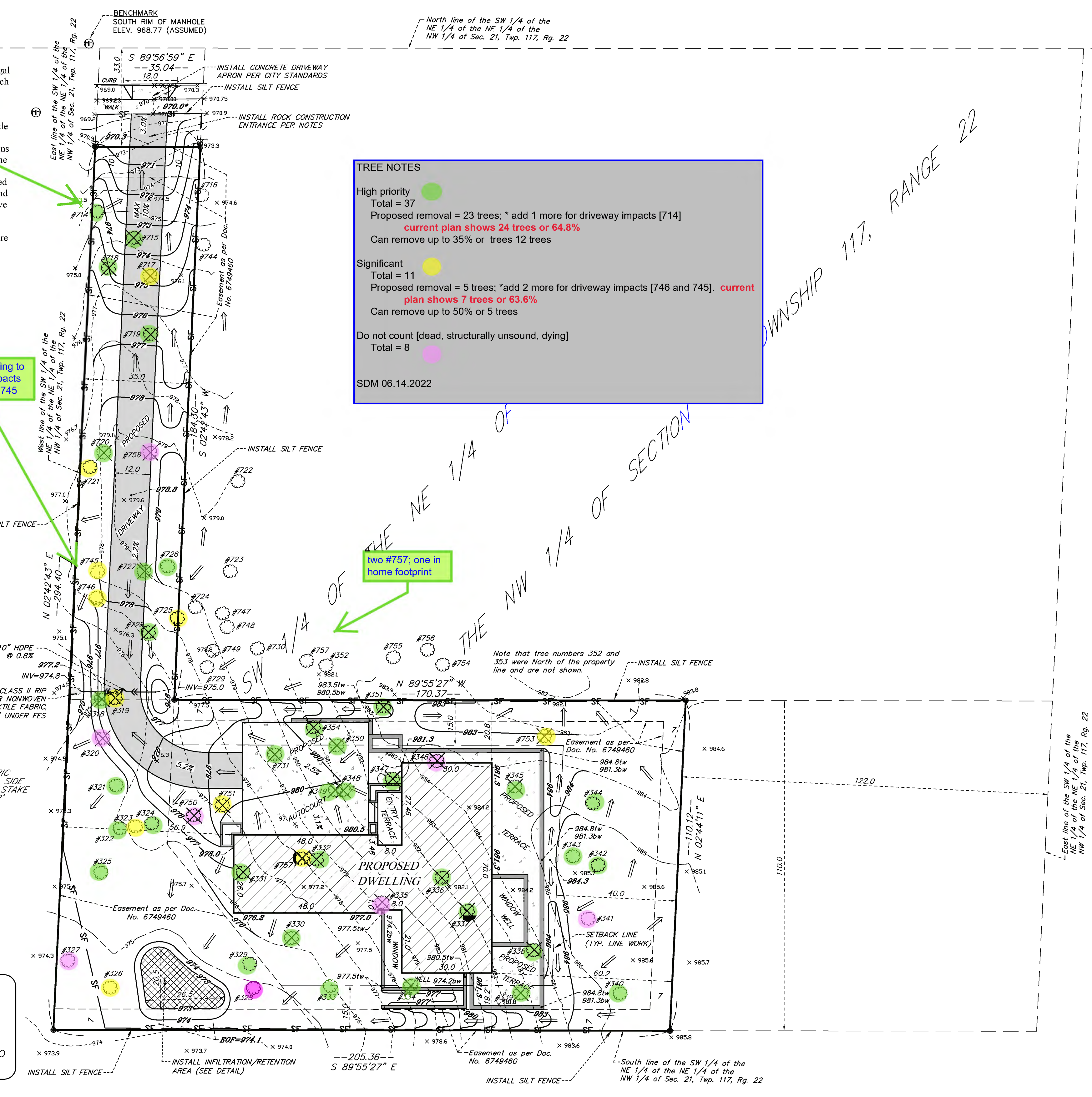
(*TOP OF FOUNDATION VARIES, REFER TO ARCHITECTURAL DETAILS)

LEGEND

- EXISTING CONTOUR --- 980 ---
- EXISTING SPOT ELEVATION X 980.5
- PROPOSED CONTOUR --- 980 ---
- PROPOSED SPOT ELEVATION 980.5 ↗
- DRAINAGE ARROW – FLOW →
- SILT FENCE/BIO ROLL --- SF ---
- TREE REMOVAL ✕
- PROPOSED RETAINING WALL █

PROPOSED HARDCOVER	
HOUSE	3,520 SQ. FT.
DRIVEWAY	2,836 SQ. FT.
AUTCOURT	1,569 SQ. FT.
ENTRY TERRACE/STEPS	162 SQ. FT.
REAR TERRACE	1,347 SQ. FT.
RETAINING WALLS	505 SQ. FT.
TOTAL PROPOSED HARDCOVER	9,939 Sq. Ft.
AREA OF LOT	29,043 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	34.2%

Lake Street Extension



adjust grading to prevent impacts to 714

adjust grading to prevent impacts to 746 and 745

two #757; one in home footprint

TREE NOTES

High priority ●
 Total = 37
 Proposed removal = 23 trees; * add 1 more for driveway impacts [714]
current plan shows 24 trees or 64.8%
 Can remove up to 35% or trees 12 trees

Significant ●
 Total = 11
 Proposed removal = 5 trees; * add 2 more for driveway impacts [746 and 745]. **current plan shows 7 trees or 63.6%**
 Can remove up to 50% or 5 trees

Do not count [dead, structurally unsound, dying]
 Total = 8

SDM 06.14.2022

TOWNSHIP 117, RANGE 22

DATE	REVISION DESCRIPTION	DRAWING ORIENTATION & SCALE

CLIENT NAME / JOB ADDRESS
TIN NGUYEN
 15325 LAKE STREET EXTENSION
 MINNETONKA, MN

Advance
 Surveying & Engineering, Co.
 17917 Highway 7
 Minnetonka, Minnesota 55345
 Phone (952) 474-7964
 Web: www.advsur.com

I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Thomas M. Bloom
 Thomas M. Bloom
 # 42379
 LICENSE NO.
 MAY 20, 2022
 DATE

DATE SURVEYED: NOV. 22, 2019
 SURVEYED BY:
 THOMAS M. BLOOM, PLS. #42379
 ADVANCE SURVEYING, & ENG., CO.
 DATE DRAFTED: MAY 20, 2022

SHEET TITLE
PROPOSED SURVEY
 DRAWING NUMBER
220707 JR

SHEET SIZE 22 X 34
 SHEET NO.
S1
 SHEET 1 OF 1

FIELD TREE INVENTORY LOG

PROJECT NAME: Tree Survey at 15325 Lake Street Extension, Minnetonka, MN				
DATE:	Various	Lot Condition:	Undeveloped	
TIME:	11:30 AM	Sunny	70 Degrees F.	
TAG NO.	TREE DIA. (IN)	SPECIES	CONDITION	NOTES
714	25	Red Oak	Good	
715	12	White Oak	Good	
716	15	White Oak	Poor	
717	8	Box Elder	Fair	
718	22	Red Oak	Good	
719	17	White Oak	Good	
720	40	Cottonwood	Good	
721	9	Elm	Fair	
722	13	Box Elder	Fair	
723	19	Red Oak	Good	
724	10	Box Elder	Poor	
725	8	Elm	Fair	
726	10	White Oak	Good	2 Trunks
727	13	White Oak	Good	
728	14	Black Cherry	Good	
729	11	Black Cherry	Good	2 Trunks
730	23	Cottonwood	Good	
731	10	Elm	Fair	
318	17	Poplar	Good	
319	9	Box Elder	Fair	
320	14	Poplar	Good	
321	14	Pol	Good	
322	17	Poplar	Good	
323	9	Elm	Good	
324	14	Elm	Good	
325	14	Black Cherry	Fair	30% Dead Branches
326	8	Box Elder	Poor	Extensive Trunk Rot, Heavy Lean - 2 Trunks
327	9	White Mulberry	Fair	
328	12	Green Ash	Fair	
329	24	Elm	Good	
330	28	Cottonwood	Good	
331	10	Black Cherry	Good	
332	21	Cottonwood	Good	
333	10	White Oak	Good	
334	22	White Oak	Good	
335	21	White Oak	Fair	Some Trunk Rot
336	10	White Oak	Good	
337	17	Black Cherry	Good	Some Trunk Rot
338	14	Box Elder	Fair	
339	14	White Oak	Good	
340	11	White Oak	Good	
341	13	Box Elder	Fair	
342	18	Elm	Good	
343	18	Box Elder	Fair	
344	17	Box Elder	Fair	
345	10	Black Cherry	Good	
346	18	Box Elder	Fair	
347	10	Elm	Good	
348	21	Cottonwood	Good	
349	14	Box Elder	Fair	
350	20	Elm	Good	
351	17	Red Oak	Good	

352	46	Bur Oak	Good	
353	8	Black Cherry	Good	
354	16	Elm	Good	
744	5	Box Elder	Poor	Extensive crown loss
745	7	Black Cherry	Poor	2 Trunks 5+7
746	6	Box Elder	Poor	
747	4	Elm	Fair	
748	7	Box Elder	Poor	
749	7	Box Elder	Poor	
750	7	Box Elder	Poor	
751	6	Box Elder	Poor	
752	5	Black Cherry	Poor	
753	6	Box Elder	Poor	
754	6	Box Elder	Poor	
755	6	Box Elder	Poor	
756	4	Black Cherry	Poor	
757	5	Box Elder	Poor	
758	8	Box Elder	Poor	

70	NO. OF TREES TAGGED
953	TOTAL INCHES INVENTORIED

CALYX DESIGN GROUP

Landscape Architecture + Planning
calyxdesigngroup.com | 651.788.9018

Minnetonka Tree Inventory Criteria:
All Overstory Trees 4" dia.+
All Coniferous Trees 15' Hgt.+ (include caliper)
Excluded Species: Buckthorn & Honeysuckle
Condition Rating:
Good = Full Canopy, No Signs of Stress or Injury
Fair = Most of the Canopy, Some Stress or Minor Injury
Poor = Significant Canopy Loss, Extensive Damage or Disease, Short Life Expectancy

From: Anthony DeAngelis <a_j_deangelis@comcast.net>
Sent: Saturday, July 23, 2022 5:52 PM
To: Susan Thomas <sthomas@minnetonkamn.gov>
Subject: Park-Nguyen Residence

Susan Thomas,

I live at 4242 Manor Court Rd, South of 15325 Lake St Ext. I have some questions and a few concerns.

Questions:

- 1) What is the distance of the easement on the south side of the Lake St Ext. property. There is a number "7" on the plans. Is that 7 ft or reference to something else.
- 2) Is this the typical easement in similar circumstances
- 3) How is the size and depth of the Infiltration/retention area determined?

Concerns:

- 1) The plans note consideration of drainage pattern for some neighbors, but not our property. Is the size of the infiltration/retention area of adequate size to prevent increased runoff to my property? Will the reduction in absorptive surface pose a flooding risk for my property? And I assume the answer will be no, so why will it not? In March 2019 there was an extreme weather event that produced flooding in many areas. We were not flooded, but water came scarily close to the house. As we are at the bottom of the catchment, we are not eager to have an unabated increase in flow toward our property.
- 2) Southern structures on the Lake St property seem to come much closer to property lines than in the rest of the neighborhood. If that is within standing statute, fine. If it represents a variance, I would like to voice a complaint that it significantly alters the environmental norm of the neighborhood and should be held at statutory norm.
- 3) I am concerned that runoff from regrading prior to stabilization may contribute to filling of our "holding pond". If it does, who is responsible for rectifying that?

I would like to end with noting we are welcoming of the new neighbors. The plans suggest a lovely property that will contribute to the quality of the development. We merely wish not to be unreasonably burdened with unforeseen/unintended consequences of the construction.

Sincerely,
Anthony J. DeAngelis

Planning Commission Resolution No. 2022-

Resolution approving a variance from the removal thresholds of the tree protection ordinance for the construction of a new house at 15325 Lake Street Extension

Be it resolved by the Planning Commission of the City of Minnetonka, Minnesota, as follows:

Section 1. Background.

- 1.01 The subject property is located at 15325 Lake Street Extension. It is legally described on Exhibit A of this resolution.
- 1.02 The property was created in 1997 when it was divided off from the then larger property to the east. As a condition of the 1997 approval, the city established specific setbacks for any house and driveway constructed on the lot in the future.
- 1.03 I/O Design Office, on behalf of property owners Tin and Jenna Park-Nguyen, is proposing to construct a new home on the subject property.
- 1.04 By City Code §300.14 Subd. 7(b), tree removal during construction of a new home is limited to 35 percent of a lot's high priority trees and 50 percent of significant trees. The I/O Design proposal would result in the removal of 65 percent of the subject property's high-priority trees and 64 percent of the significant trees. This level of removal requires a variance.
- 1.05 By City Code §300.07 Subd. 1, a variance may be granted from the requirements of the zoning ordinance when: (1) the variance is in harmony with the general purposes and intent of this ordinance; (2) when the variance is consistent with the comprehensive plan; and (3) when the applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties mean: (1) The proposed use is reasonable; (2) the need for a variance is caused by circumstances unique to the property, not created by the property owner, and not solely based on economic considerations; and (3) the proposed use would not alter the essential character of the surrounding area.

Section 2. Findings.

- 2.01 The proposal meets the variance standard outlined in City Code §300.07 Subd. 21(a):

1. Purpose and Intent: The intent of the tree protection ordinance is to encourage tree preservation by reasonably limiting the removal of trees during construction while maintaining the rights of existing homeowners to use their private property. The proposal meets this intent. The high priority and significant trees are dispersed throughout the lot, with no "open area" upon which the proposed house and driveway could be situated, meeting both the standards of the tree protection ordinance and the setbacks required as part of the 1997 approval.
2. Consistent with Comprehensive Plan: The subject property is guided for low-density residential development. The requested variance would allow for construction consistent with this designation.
3. Practical Difficulties: There are practical difficulties in complying with the ordinance:
 - a) Reasonableness. The proposed tree removal is reasonable, given competing city interests on the subject property. High priority and significant trees are dispersed throughout the lot. There is no "open area" upon which the proposed house and driveway could be situated, meeting both the standards of the tree protection ordinance and the setbacks required as part of the 1997 approval.
 - b) Unique Circumstance. One-third of the trees on the property are located within the 187-foot long driveway access to the access, which leads to the buildable area of the lot. A home could not be constructed on the site without impacting many of these trees. This is a unique circumstance not common to other similarly-zoned properties.
 - c) Character of Locality. The removal of trees and construction of a home on a property that has remained vacant for 25 years will have a visual impact on the neighborhood. The variance itself, allowing for the construction of a single-family home, would not change the single-family residential character of the area.

Section 3. Planning Commission Action.

3.01 The planning commission approves the above-described variance based on the findings outlined in section 2 of this resolution. Approval is subject to the following conditions:

1. Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans, except as modified by the conditions below:
 - Survey, signed May 20, 2022
 - Building plans and elevations dated May 24, 2022

2. Prior to issuance of a building permit:
 - a) A copy of this resolution must be recorded with Hennepin County.
 - b) Submit a final stormwater management plan. The plan must demonstrate conformance with the following criteria:
 - 1) Rate: limit peak runoff flow rates to that of existing conditions from the 2-, 10, and 100-year events at all points where stormwater leaves the site.
 - 2) Volume: provide for onsite retention of 1.1-inch of runoff from the entire site's impervious surface.
 - 3) Quality: provide for runoff to be treated to at least 60 percent total phosphorus annual removal efficiency and 90 percent total suspended solid annual removal efficiency.
 - c) Submit a tree mitigation plan. This plan must meet mitigation requirements as outlined in the ordinance. However, at the sole discretion of staff, mitigation may be decreased. Note that only small shrubs, perennials, and grasses may be located in public easements.
 - d) Submit a cash escrow in an amount to be determined by city staff. At the time of this approval, the amount is \$1,000. This escrow must be accompanied by a document prepared by the city attorney and signed by the builder and property owner. Through this document, the builder and property owner will acknowledge:
 - The property will be brought into compliance within 48 hours of notification of a violation of the construction management plan, other conditions of approval, or city code standards; and
 - If compliance is not achieved, the city will use any or all of the escrow dollars to correct any erosion and/or grading problems.
 - e) Install a temporary rock driveway, erosion control, tree, and wetland protection fencing, and any other measured as identified as the SWPPP for staff inspection. These items must be maintained throughout the course of construction.
3. Private sanitary sewer and water services must be located to not impact any trees beyond those identified on the May 20, 2022 survey.

4. This variance will end on Dec. 31, 2023, unless the city has issued a building permit for the project covered by this variance or has approved a time extension.

Adopted by the Planning Commission of the City of Minnetonka, Minnesota, on Aug. 4, 2022.

Joshua Sewall, Chairperson

Attest:

Fiona Golden, Deputy City Clerk

Action on this resolution:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Planning Commission of the City of Minnetonka, Minnesota, at a duly authorized meeting held on Aug. 4, 2022.

Fiona Golden, Deputy City Clerk

EXHIBIT A

The South 110 feet of that part of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 21, Township 117, Range 22, Hennepin County, Minnesota which lies west of the east 122 feet thereof; and the west 35 feet of that part of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 21, Township 117, Range 22, Hennepin County, Minnesota which lies north of the south 110 feet thereof, except the north 33 feet thereof.

MINNETONKA PLANNING COMMISSION
Aug. 4, 2022

Brief Description Side yard setback variance for a garage addition at 14722 Oakways Court

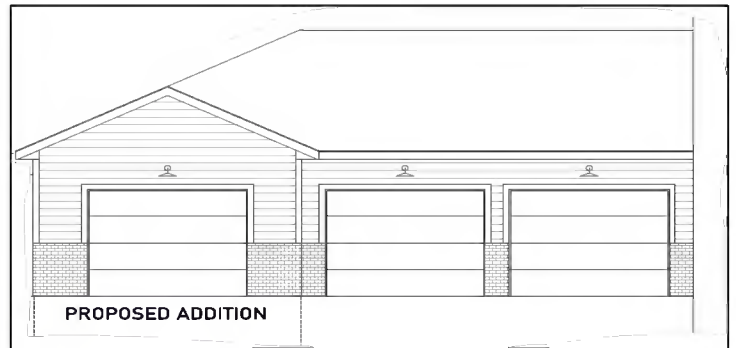
Recommendation Adopt the resolution denying the request.

Proposal

The applicant, contractor Olson Construction & Remodeling, on behalf of the property owners, Sarah and Tyler Briggs, is proposing to construct a 15-foot by 52-foot garage addition onto the side of the existing garage at 14722 Oakways Court. This proposal requires a variance to the side yard setback requirement.

Existing Property Information

- Lot Size: 22,142 square feet
- Use: Single-Family Residential Home
- Buildings:
 - 2,088 square foot, one-story home (built in 1985)
 - 660 square foot, attached garage (22 by 30 feet)



Proposal Requirements

The proposed addition (780 square feet) would encroach into the required 10-foot side yard setback. The new garage addition requires a variance.

	Required	Existing	Proposed
Side Yard Setback	10 ft.	22.2 ft.	7 ft.

Staff Analysis

Staff finds that the applicant’s proposal for a garage addition does not meet the variance standard:

1. **Reasonableness:** This proposal is not consistent with the intention of a variance. This proposed addition would create a third stall with a depth to accommodate two vehicles; the product, a garage for four vehicles, and storage. The planning commission's written policy determines a 24 feet by 24 feet for a two-stall garage as a reasonable variance request when a practical difficulty prevents compliance with the city ordinance. The property currently contains a two-stall garage and an area to install the third stall of 12

feet by 52 feet. The property does not have a practical difficulty preventing the city ordinance from being met.

Additionally, the increased width of 15 feet is a preference, not a required width minimum for a standard garage. The planning staff has confirmed with the building staff that a 12-foot garage width and a 9-foot door are possible and not uncommon. This proposal is based on convenience, not a practical difficulty, and inconsistent with the intent of granting variances.

2. **Circumstance Unique to the Property:** The property has three street frontages. The property owners wish to have the following vehicles stored in the requested addition:

- Three (3) motorcycles
- Two (2) pickup trucks
- Two (2) SUVs (one large and one small)
- Two (2) sedans

The applicants have four children, two of which have their own vehicles. The garage addition would provide more storage for the applicant's six vehicles, three motorcycles, and lawn care equipment currently stored outside.

By state statute and city code, unique circumstances are defined as not caused by the landowner, not solely for the landowner's convenience, and not solely because of economic considerations. There is no unique circumstance preventing the property from meeting the zoning ordinance. Rather, in the staff's opinion, the requested setback variance is solely for the landowner's convenience and economic consideration and created by the property owners.

The garage addition could be reduced to 12 feet in width, or placed behind the existing garage, meeting the zoning ordinance.

If reduced in width to 12 feet, the garage door could remain 9 feet wide, meaning there would be 1.5 feet on either side of the garage door. The average pickup truck is approximately 7 feet in width and 18 to 20 feet in length, allowing 5 feet outside of the vehicle width for the occupants to get in and out. The addition would be more than adequate depth for two vehicles and storage. Trucks are the largest vehicle type owned by the applicant, meaning the smaller sedans and SUVs would have greater space in the same stall.

3. **Neighborhood Character:** The neighborhood character would be altered due to the addition. This addition would increase the maximum floor area ratio (FAR) within the neighborhood. The largest FAR in the existing neighborhood is 0.17; the neighborhood is defined as within 400 feet of the subject property and located within 1,000 feet of the adjacent street as the subject property. The subject property has a current FAR of 0.17, the neighborhood's largest. The proposed garage addition would increase the FAR of the property to 0.21. This would be the new largest FAR for the neighborhood. Details can be found in the "Supporting Information" section.

The current proposal does not meet variance standards, the McMansion Policy, the planning commission written policy, or the zoning ordinance. A revision to the location or width of the

addition would result in a request that would not require a variance and would be in compliance with the zoning ordinance and city policies.

Staff Recommendation

Adopt the resolution denying the side yard setback variance for a garage addition at 14722 Oakways Court.

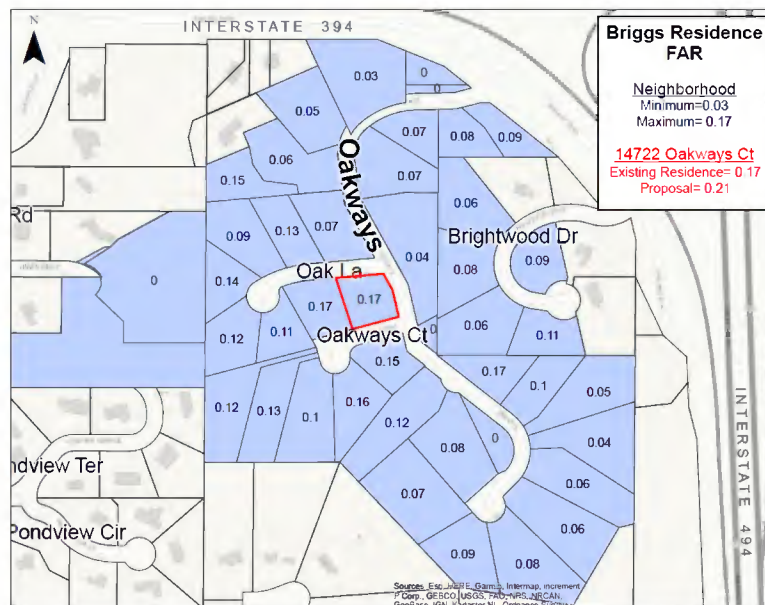
Originator: Bria Raines, Planner
Through: Loren Gordon, AICP, City Planner

Supporting Information

Project No.	22017.22a
Property	14722 Oakways Court
Applicants/Owners	Sarah and Tyler Briggs
Surrounding Land Uses	All properties to the north, south, east, and west are zoned R-1, guided for low-density residential, and improved with a single-family home.
Variance Standard	The existing structure is in conformance with the zoning ordinance. The proposal will require a variance.

A variance may be granted from the requirements of the zoning ordinance when: (1) it is in harmony with the general purposes and intent of the ordinance; (2) it is consistent with the comprehensive plan; and (3) when an applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties mean that the applicant proposes to use a property in a reasonable manner not permitted by the ordinance, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, would not alter the essential character of the locality. (City Code §300.07)

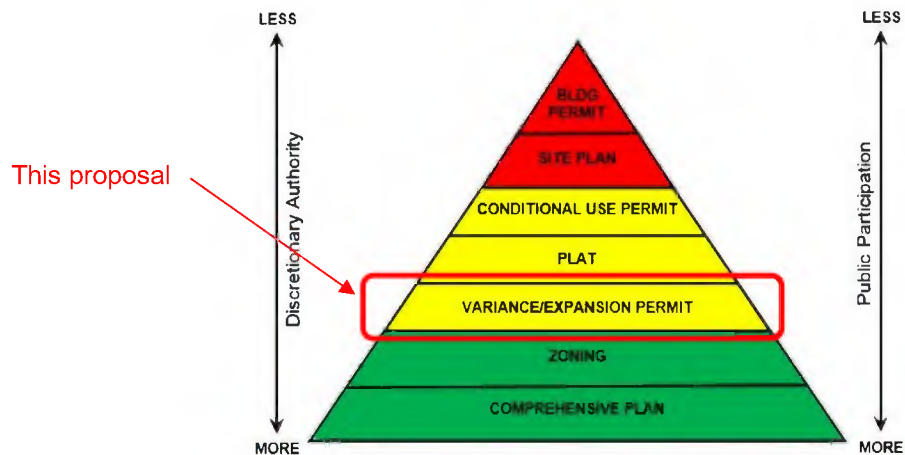
McMansion Policy The McMansion Policy is a tool the city can utilize to ensure new homes or additions requiring variances are consistent with the character of the homes within the existing neighborhood. By policy, the floor area ratio (FAR) of the subject property cannot be greater than the largest FAR of properties within 1,000 feet on the same street and a distance of 400 feet from the subject property.



After review, staff found the largest FAR within the neighborhood; 0.17. The subject property's FAR is 0.17. The proposed addition would increase the FAR to 0.21, larger than the largest FAR within 400 feet of the property and 1,000 feet along Oakways Court. If approved, the proposal would not meet the McMansion Policy.

The McMansion Policy is reviewed with any proposal requiring a variance. If the proposal were revised to no longer require a variance, then the FAR would not be subject to the McMansion Policy.

Pyramid of Discretion



Neighborhood Comments

The city sent notices to 30 area property owners and has received no comments.

Voting Requirement

The planning commission's action on the applicant's request is final subject to appeal. Denial of the variance request (a motion approving the staff-drafted resolution) requires the vote of a simple majority. Conversely, approval of the variance request requires the affirmative vote of five commissioners.

Motion Options

The planning commission has three options:

1. Concur with staff's recommendation. In this case, a motion should be made denying the variance request.
2. Disagree with the staff's recommendation. In this case, a motion should be made approving the variance request. The motion must include findings as to how the variance standard is met.
3. Table the request. In this case, a motion should be made to table the item. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant, or both.

Appeals

Any person aggrieved by the planning commission's decision about the requested expansion permit may appeal such a decision to the city council. A written appeal must be submitted to the planning staff within ten days of the date of the decision.

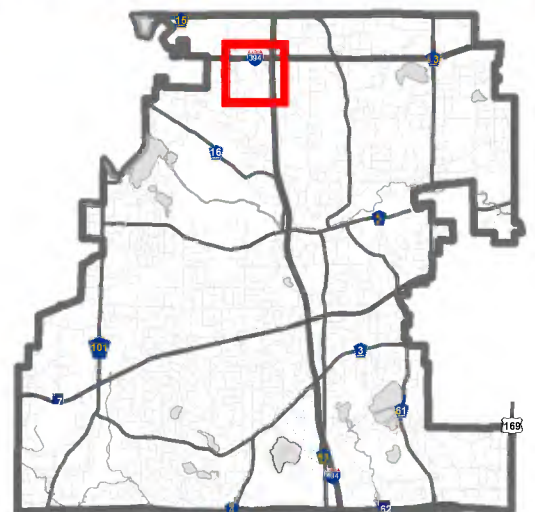
**Deadline for
Decision**

Oct. 3, 2022



Location Map

Project: Briggs Residence
 Address: 14722 Oakways Court



Attn: City of Minnetonka regarding 14722 Oakways Ct Wayzata, MN 55391

I am writing to you today to respectfully request a variance in order to allow adequate storage space in a garage expansion. My request is that the variance allow me to build my garage addition up to the drainage easement but not on it. Due to the irregular lot shape and the placement of the existing structure, this would put the setback at 7' at the SW corner instead of 10' but will grow closer to 10' as the building moves North.

Here are some specific reasons and detail around why I am requesting this variance:

1. The extra space will be used to house my family's automobiles, motorcycles, and other home care equipment such as snowblower, lawnmower, tools, etc. My wife and I have four children, two of them driving their own vehicles and we are concerned about leaving vehicles parked outside of a secure and locked space at night.
2. Three weeks ago, somebody was casing our home outside (we are in a heavily wooded area) and attempted to steal the tabs off of my wife's vehicle. This adds a level of insecurity to my family with multiple cars parked outside due to inadequate garage space. I strongly believe this is because many who pass by see we always have vehicles and other valuables sitting outside the house.
3. All of our neighbors have a minimum of a three-stall garage, so adding this space would be aesthetically pleasing and consistent with our neighborhood, making it look tidy and orderly. It looks a bit "unkept" right now with vehicles and equipment sitting in our yard.
4. Our lot is a unique shape with steep grades, leaving no other option on our lot to build another garage. It is mostly wooded with minimal grass. The only place we would be able to expand and build would be on the existing garage on the cement pad that already exists over the easement. Additionally, construction of a separate detached garage would likely look like an eyesore and would not look like other homes in my neighborhood because none have two separated garages.

My contractor and I have decided (at a significant additional expense) to construct an attached garage to the existing garage, that will not only closely mirror the existing garage, but will also match the aesthetics of other homes with multi-port garages in my neighborhood as well as greatly improve the aesthetics of our own property. We have painstakingly plotted out all the possible locations and designs of construction for this new garage project and feel the plans we have submitted are the most functional, durable, and uniform in regards to my existing home/garage and other homes in my neighborhood.

I feel my request for a variance is reasonable and strongly feel that the finished garage will not disrupt the existing style and character of my home or neighborhood. There is only one neighbor that butts up to my property and they are supportive of this variance as it will also give them more privacy and eliminate having to look at vehicles and other equipment that has needed to be outside due to lack of space. I hope you will take this all into consideration and grant my request to continue construction of my garage. My ultimate goal is to improve the aesthetics of our home, property and neighborhood as well as keep my children and family safe.

Thank you for your consideration of this request.

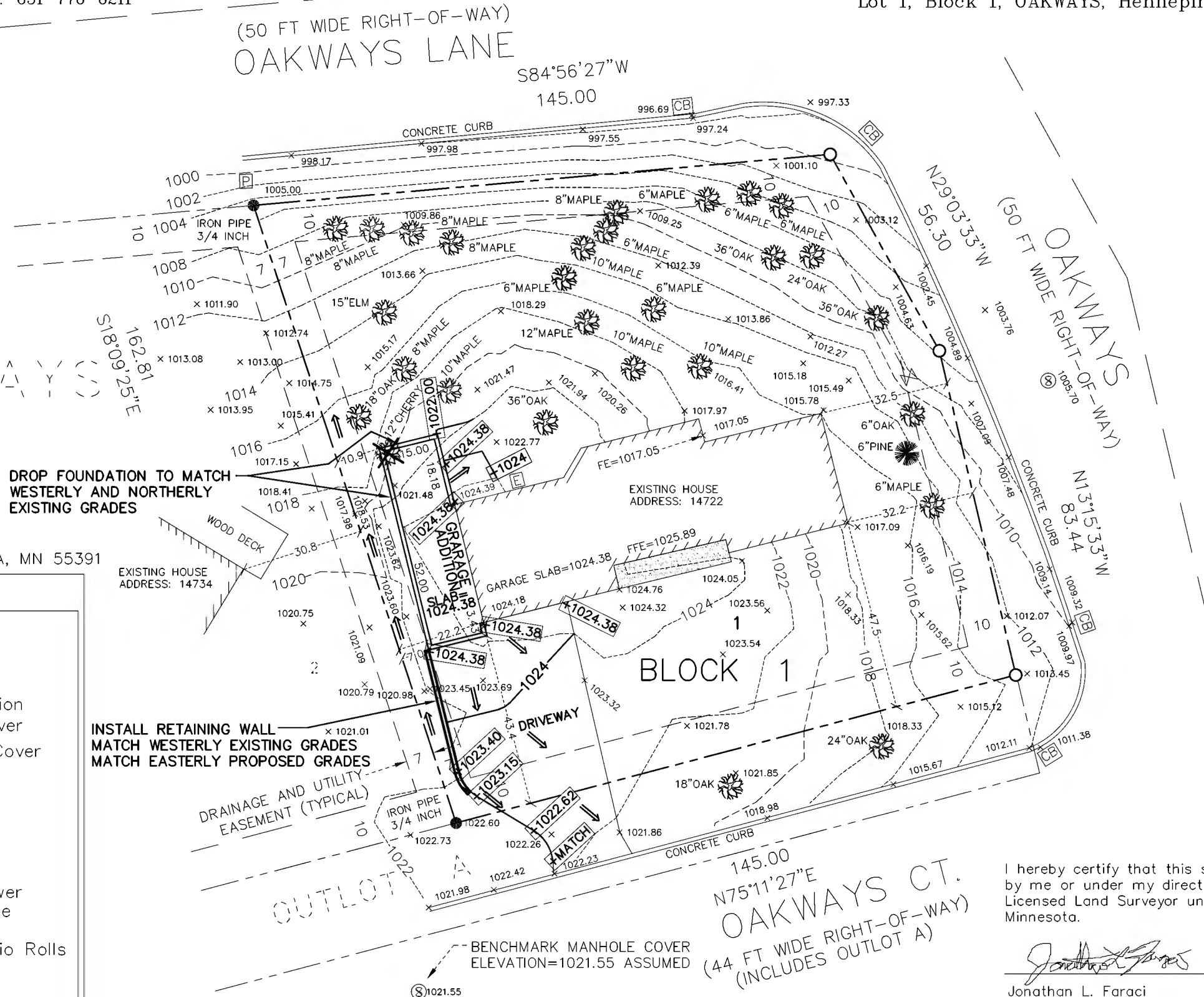
Respectfully, Tyler
Briggs 14722
Oakways Ct Wayzata,
MN 55391

SITE & GRADING PLAN

LAKE AND LAND SURVEYING, INC.
 1200 Centre Pointe Curve, Suite 375
 Mendota Heights, Minnesota 55120
 Phone: 651-776-6211

Legal Description: (Certificate of Title No. 1525641)
 Lot 1, Block 1, OAKWAYS, Hennepin County, Minnesota.

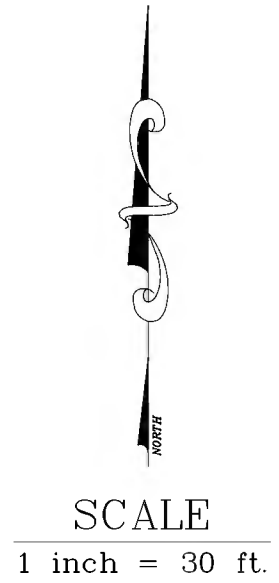
Made For:
 Olson Construction
 6068 9th Street North
 Oakdale, MN 55128



AREA: 22,140 SQ. FT. OR 0.51 ACRES
 SITE ADDRESS: 14722 OAKWAYS CT, MINNETONKA, MN 55391

LEGEND

- x xxx.xx Denotes Existing Spot Elevation
- xxx--- Denotes Existing Contour
- +xxx.xx Denotes Proposed Spot Elevation
- xxx--- Denotes Proposed Contours
- ← Denotes Proposed Drainage Direction
- ⊙ Denotes Storm Sewer Manhole Cover
- ⊙ Denotes Sanitary Sewer Manhole Cover
- CB Denotes Catch Basin
- P Denotes Utility Pedestal
- G Denotes Gas Meter
- X Denotes Water Valve
- E Denotes Electric Meter
- ss— Denotes Underground Sanitary Sewer
- w— Denotes Underground Water Service
- g— Denotes Underground Gas Line
- █ Denotes Proposed Silt Fence or Bio Rolls
- ✂ Denotes Tree to be removed
- Denotes Concrete Surface



INSTALL RETAINING WALL
 MATCH WESTERLY EXISTING GRADES
 MATCH EASTERLY PROPOSED GRADES

DRAINAGE AND UTILITY
 EASEMENT (TYPICAL)

145.00
 N75°11'27"E
 OAKWAYS CT.
 (44 FT WIDE RIGHT-OF-WAY)
 (INCLUDES OUTLOT A)

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.

Jonathan L. Faraci
 Jonathan L. Faraci
 Registered Land Surveyor & Registered Engineer
 Minnesota Registration No. 16464
 June 15, 2022
 April 14, 2022

EROSION CONTROL PLAN

LAKE AND LAND SURVEYING, INC.

1200 Centre Pointe Curve, Suite 375

Mendota Heights, Minnesota 55120

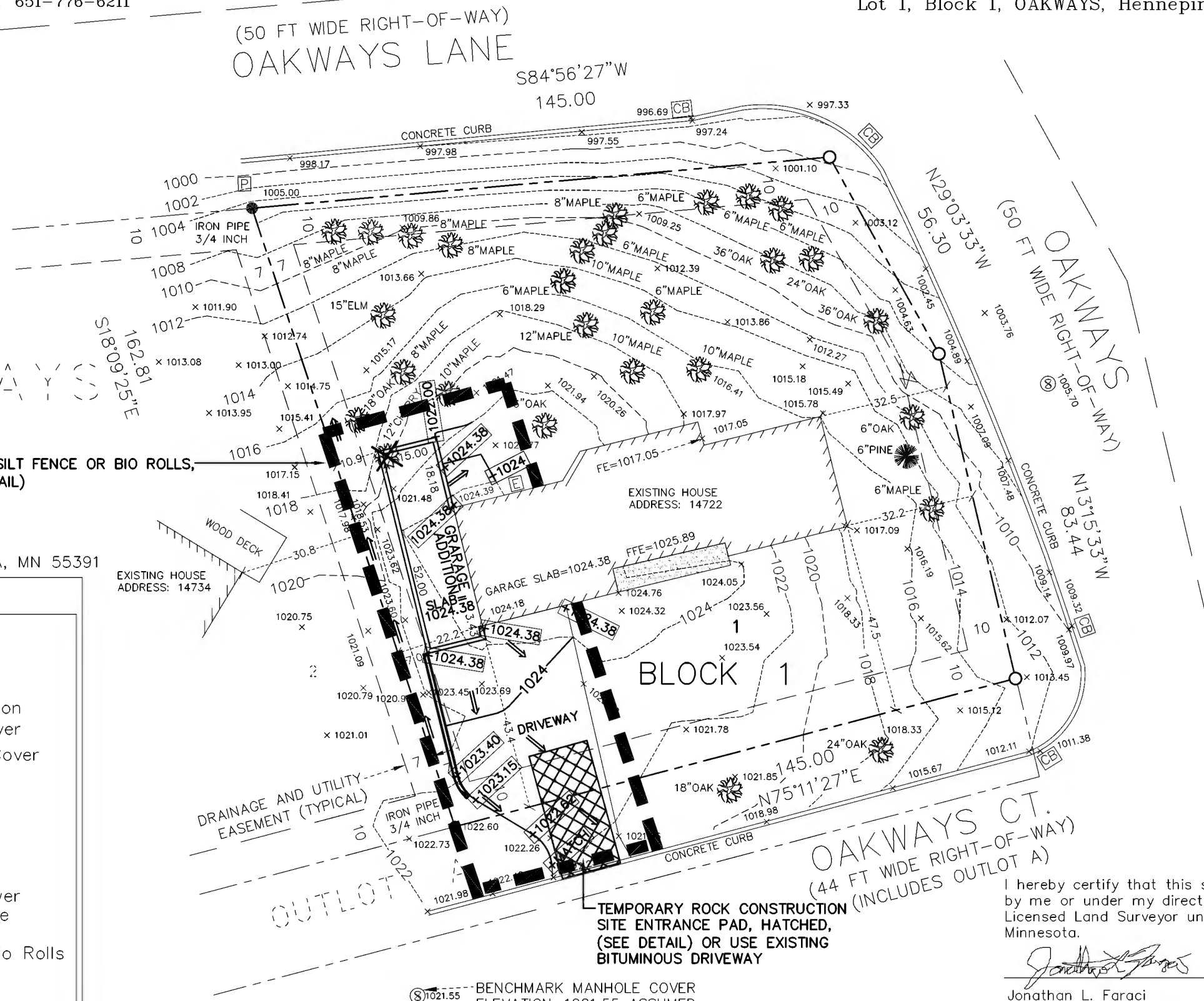
Phone: 651-776-6211

Legal Description: (Certificate of Title No. 1525641)

Lot 1, Block 1, OAKWAYS, Hennepin County, Minnesota.

Made For:

Olson Construction
6068 9th Street North
Oakdale, MN 55128

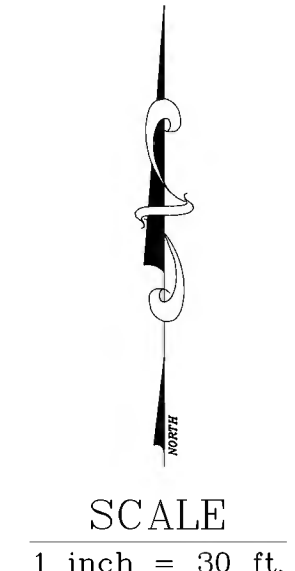


AREA: 22,140 SQ. FT. OR 0.51 ACRES
SITE ADDRESS: 14722 OAKWAYS CT, MINNETONKA, MN 55391

LEGEND

- x xxx.xx Denotes Existing Spot Elevation
- xxx--- Denotes Existing Contour
- +xxx.xx Denotes Proposed Spot Elevation
- xxx--- Denotes Proposed Contours
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- █ Denotes Proposed Silt Fence or Bio Rolls
- ✕ Denotes Tree to be removed
- ▨ Denotes Concrete Surface

LAKE & LAND SURVEYING. JOB NO. 2022.083 RP



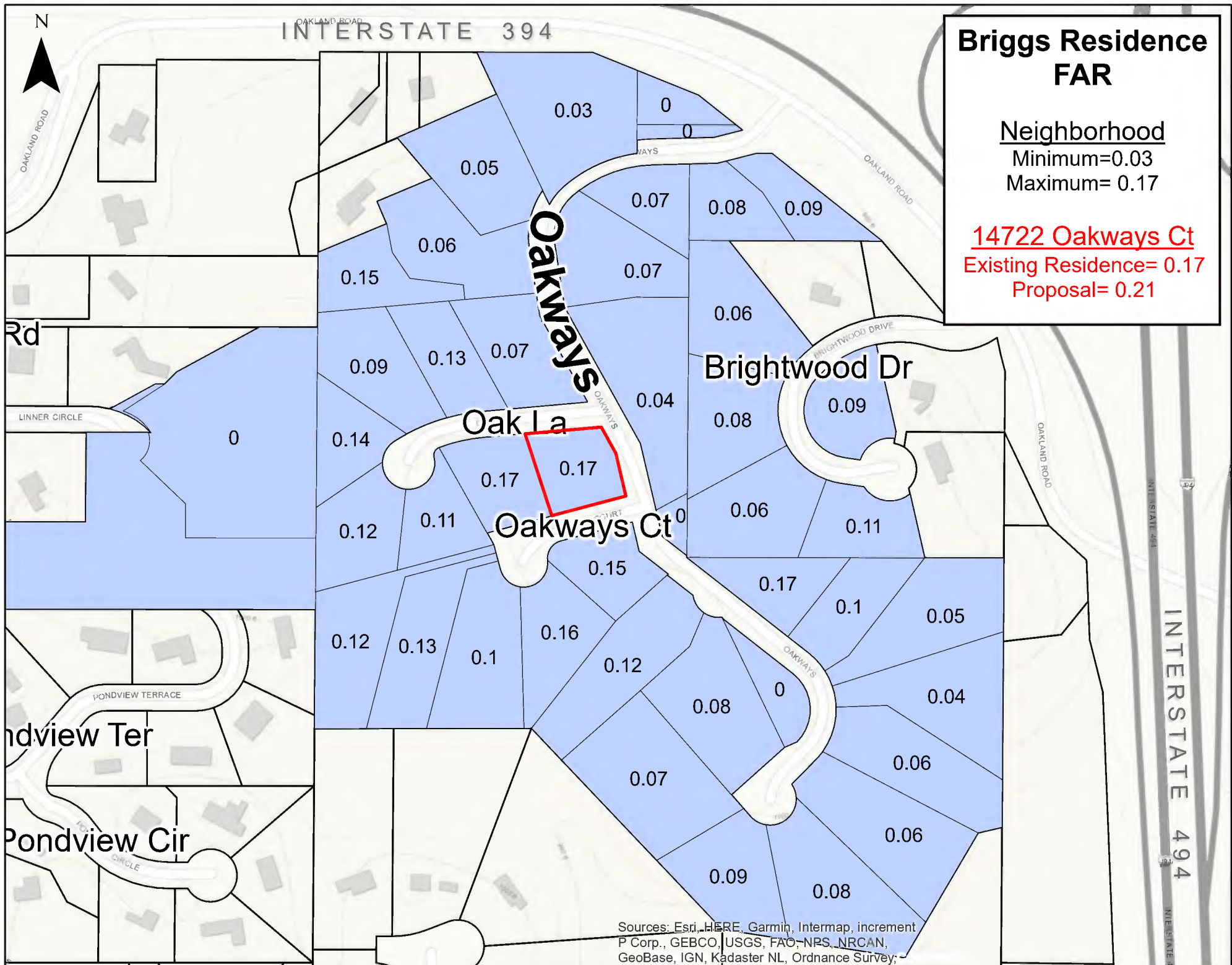
BASIS OF BEARINGS: HENNEPIN COUNTY GROUND NAD 83 1986 ADJUSTMENT FROM 1991 PUBLISHED VALUES

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.

Jonathan L. Faraci

June 15, 2022
April 14, 2022

Jonathan L. Faraci
Registered Land Surveyor & Registered Engineer
Minnesota Registration No. 16464



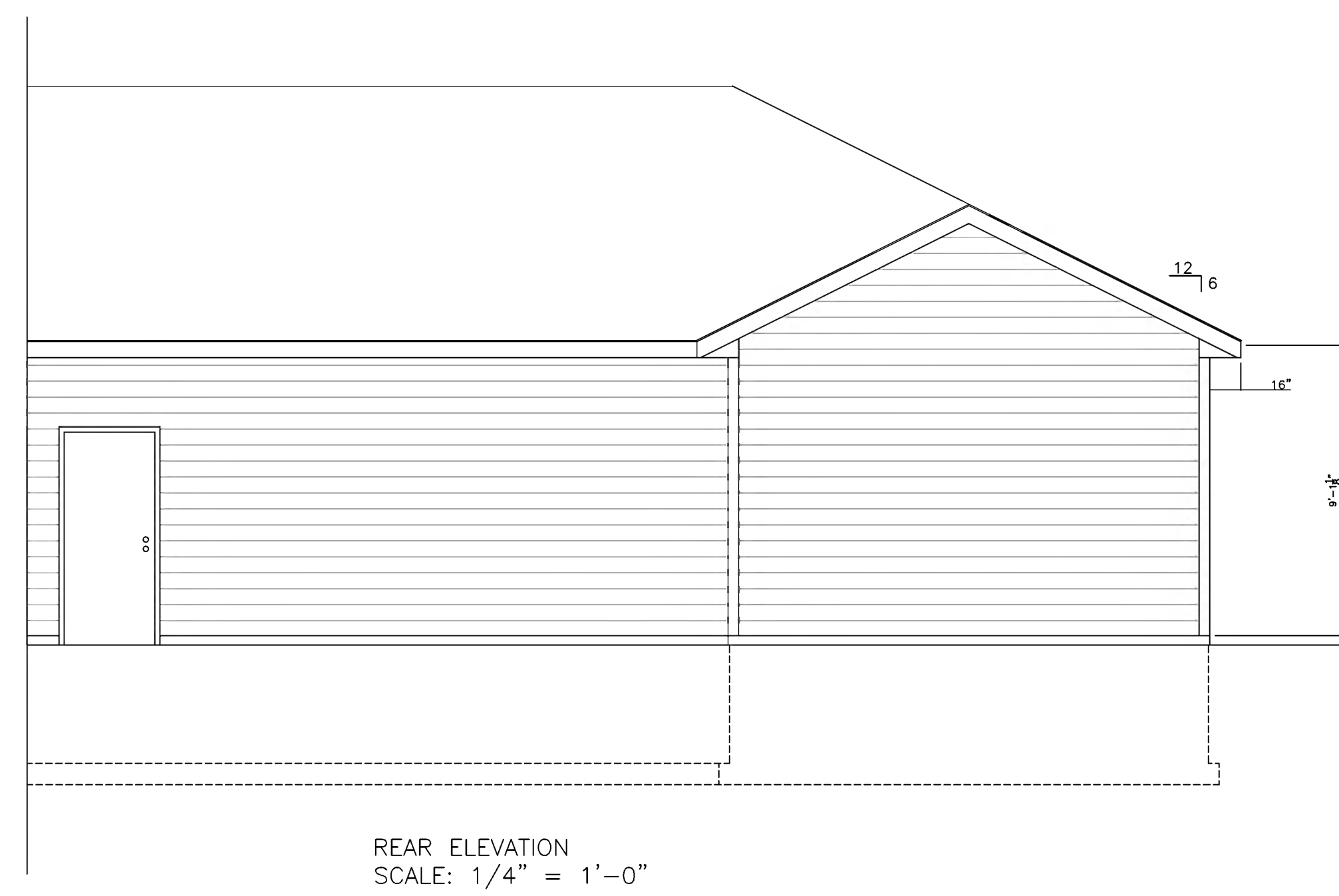
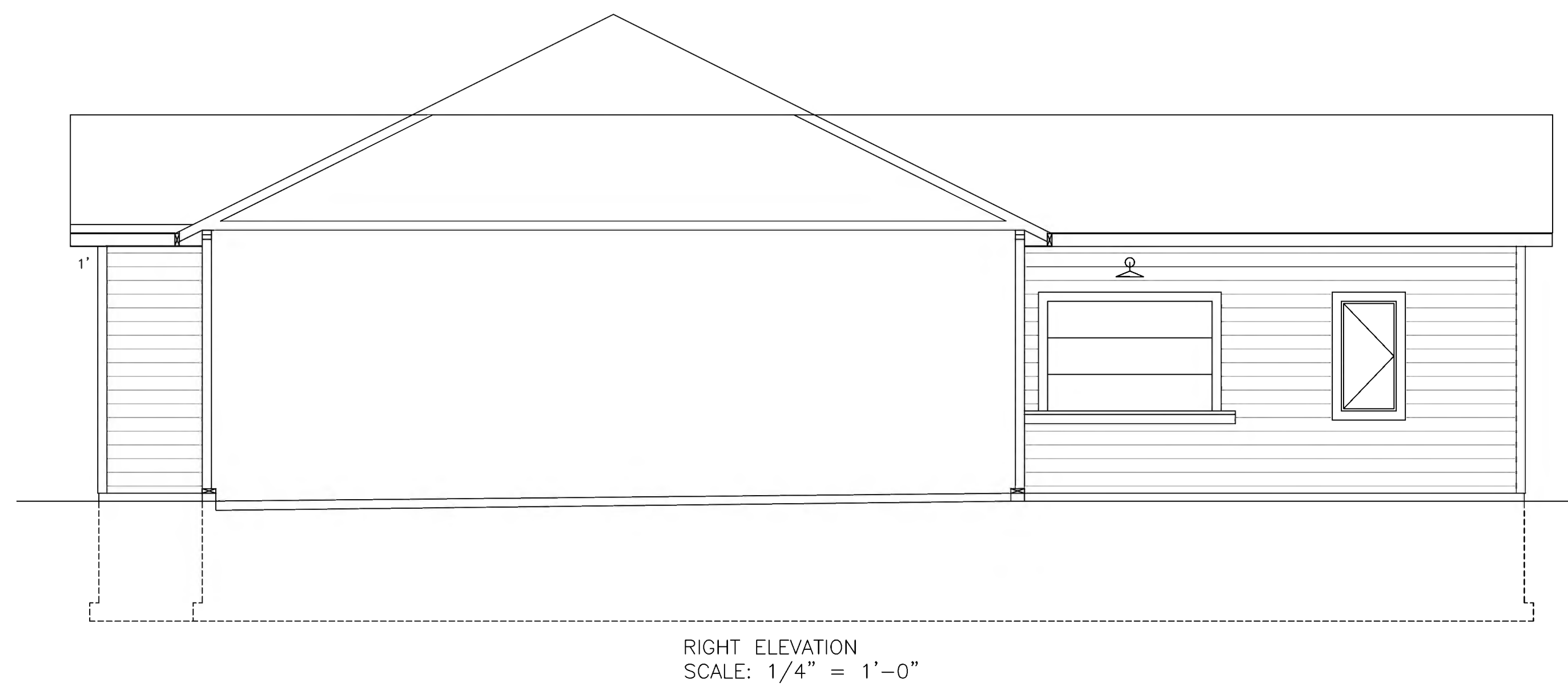
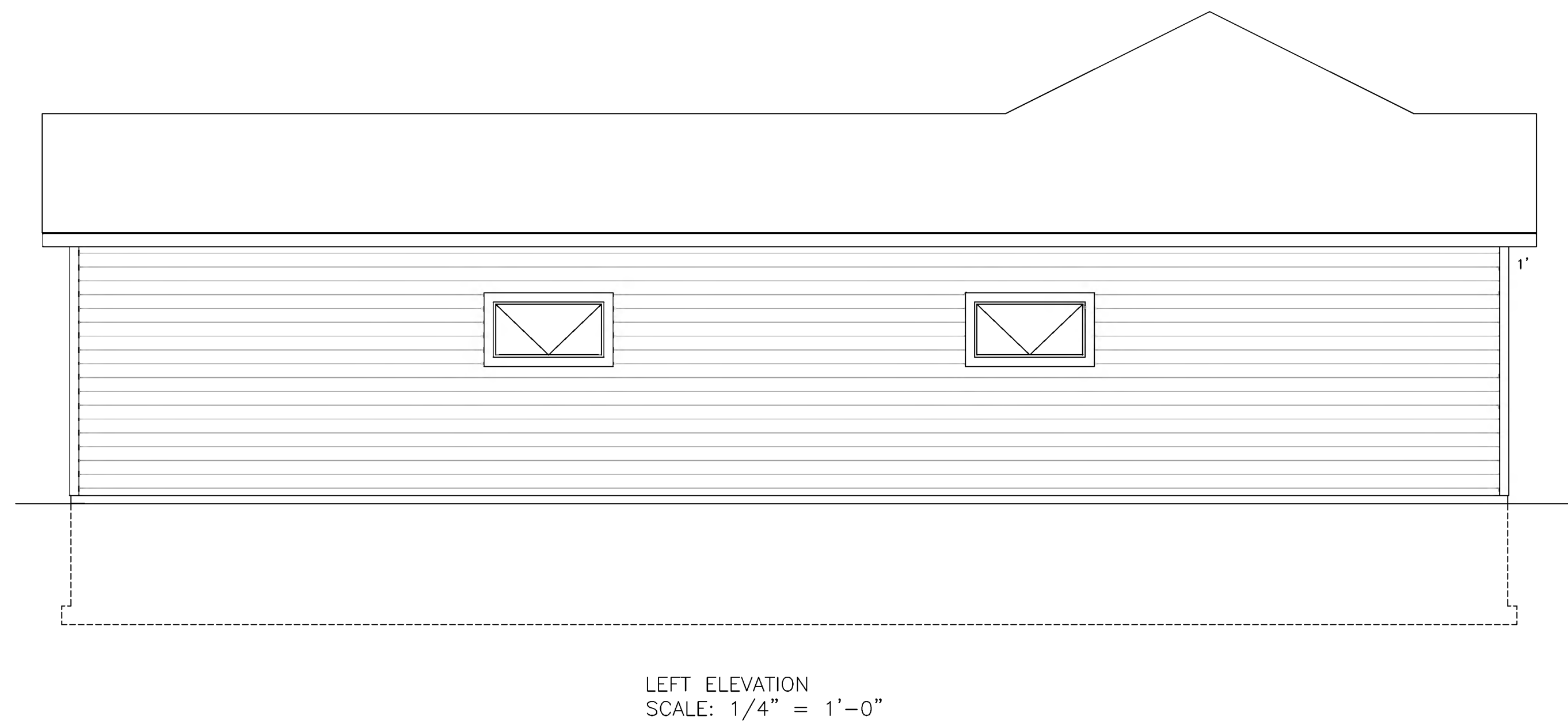
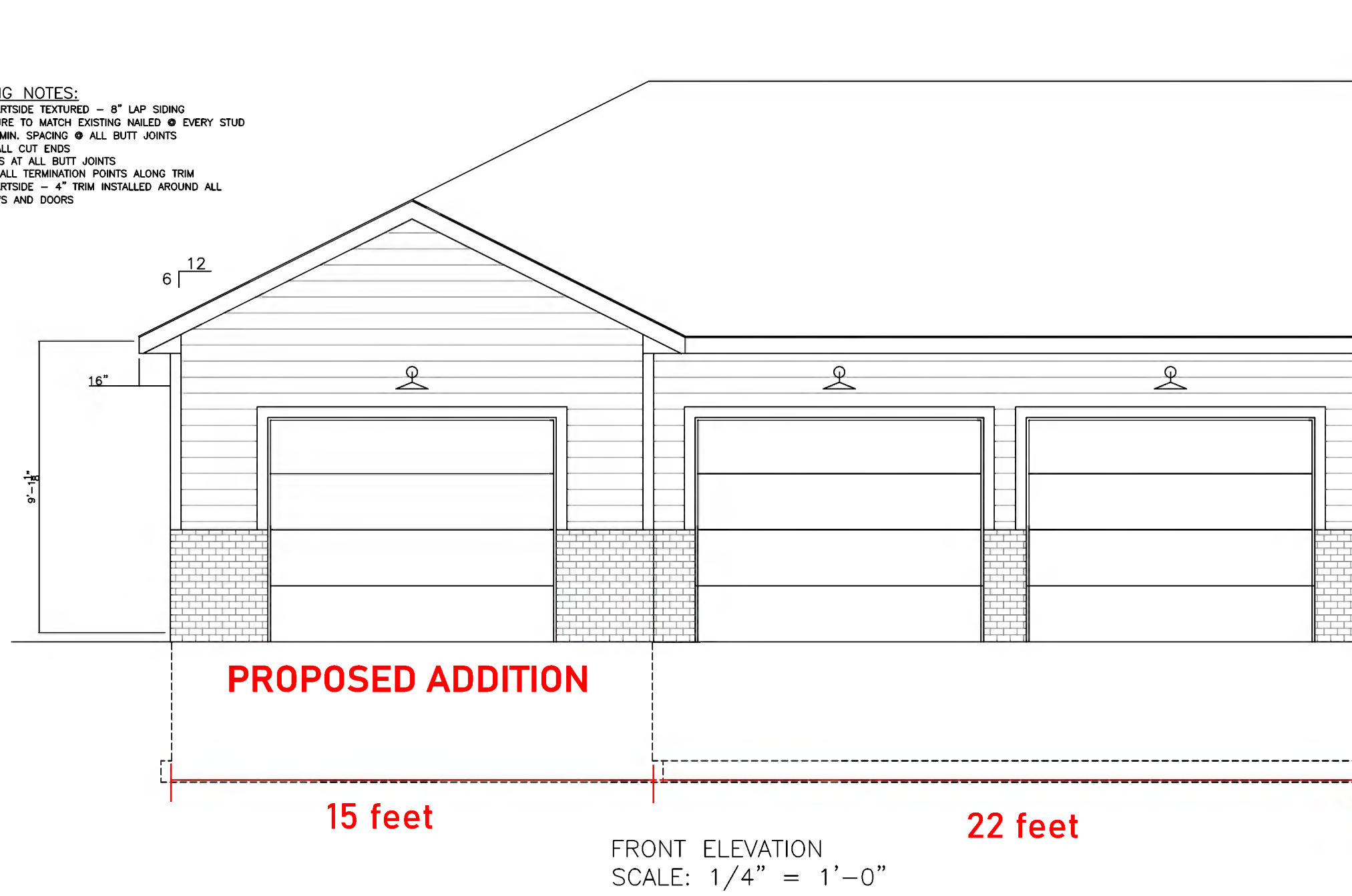
Briggs Residence FAR

Neighborhood
 Minimum=0.03
 Maximum= 0.17

14722 Oakways Ct
 Existing Residence= 0.17
 Proposal= 0.21

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey;

SIDING NOTES:
 UP SMARTSIDE FEATURED - 8" LAP SIDING
 EXPOSURE TO MATCH EXISTING MAILED @ EVERY STUD
 3/16" MIN. SPACING @ ALL BUTT JOINTS
 PAINT ALL CUT ENDS
 H-CLIPS AT ALL BUTT JOINTS
 CALC. ALL TERMINATION POINTS ALONG TRIM
 UP SMARTSIDE - 4" TRIM INSTALLED AROUND ALL
 WINDOWS AND DOORS



GENERAL NOTES

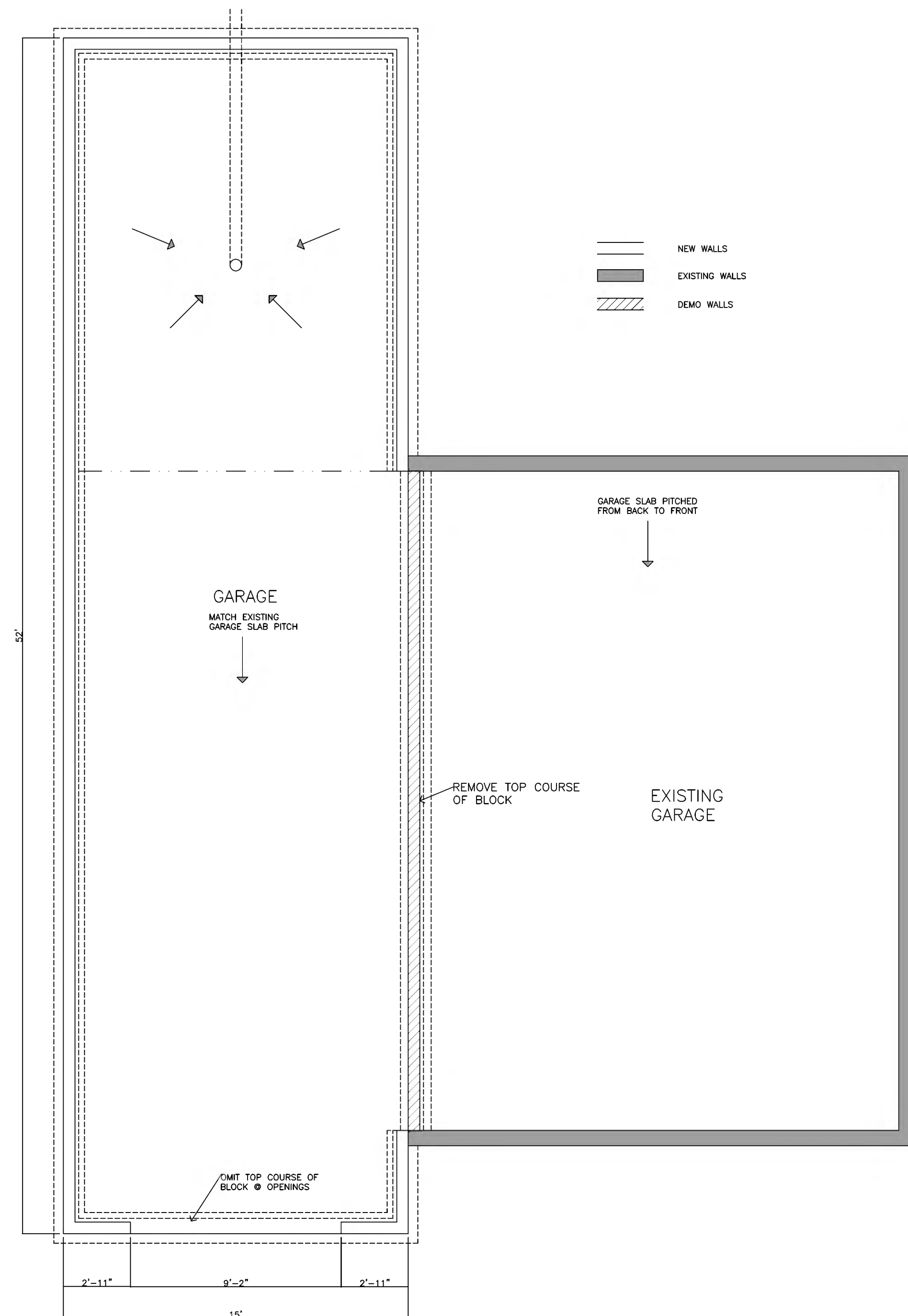
NO.	REVISION / ISSUE:	DATE:



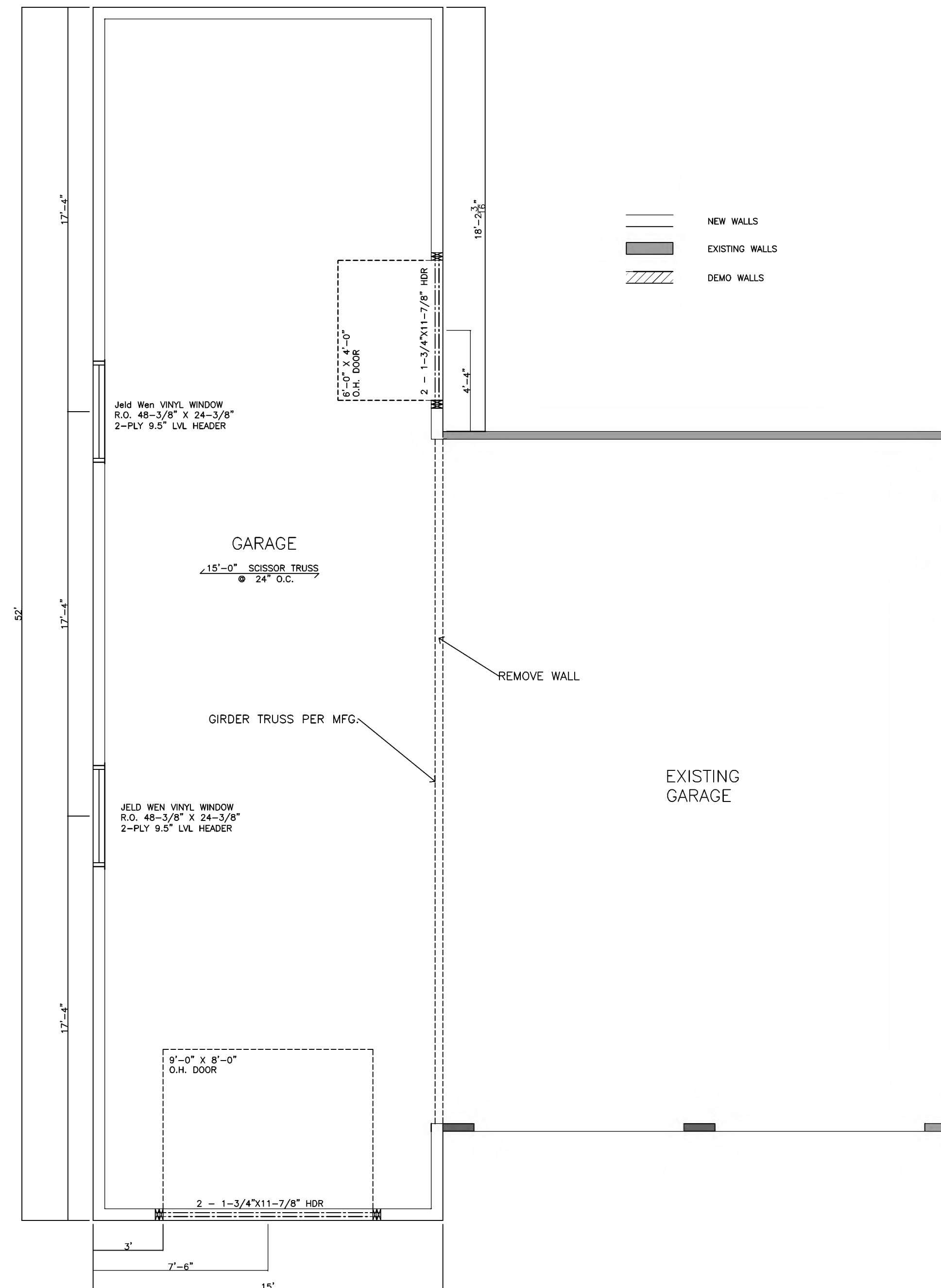
CONTRACTOR INFORMATION:
 OLSON CONSTRUCTION & REMODELING
 6068 9TH STREET NORTH
 OAKDALE, MN 55128
 651.274.4112

CUSTOMER INFORMATION:
 TYLER BRIGGS
 14722 OAKWAYS COURT
 MINNETONKA, MN 55391

PROJECT: GARAGE ADDITION	SHEET: 1/3
DATE: 6/4/2022	
SCALE: 1/4" = 1' - 0"	



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

NO.	REVISION / ISSUE:	DATE:

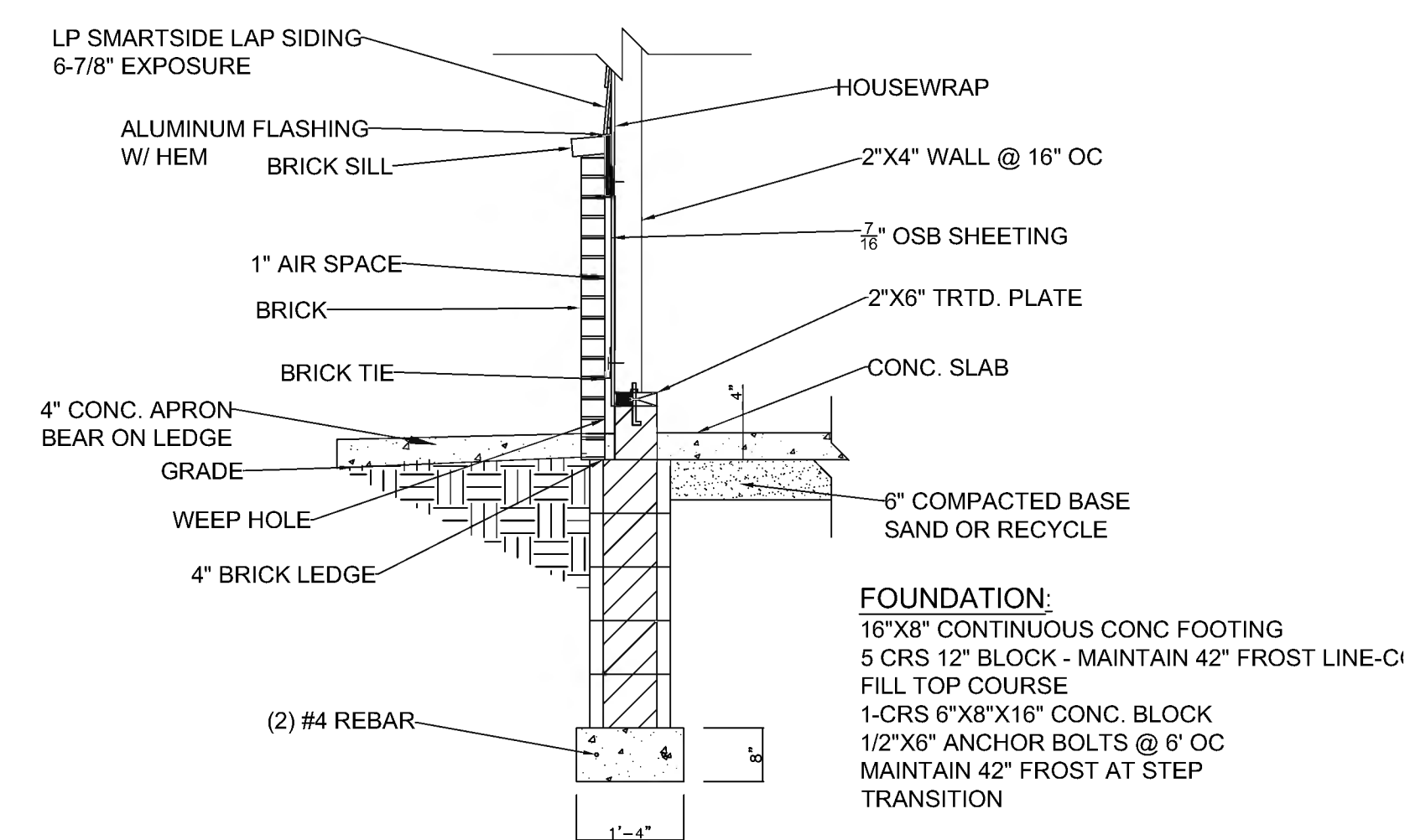


CONTRACTOR INFORMATION:
OLSON CONSTRUCTION & REMODELING
 6068 9TH STREET NORTH
 OAKDALE, MN 55128
 651.274.4112

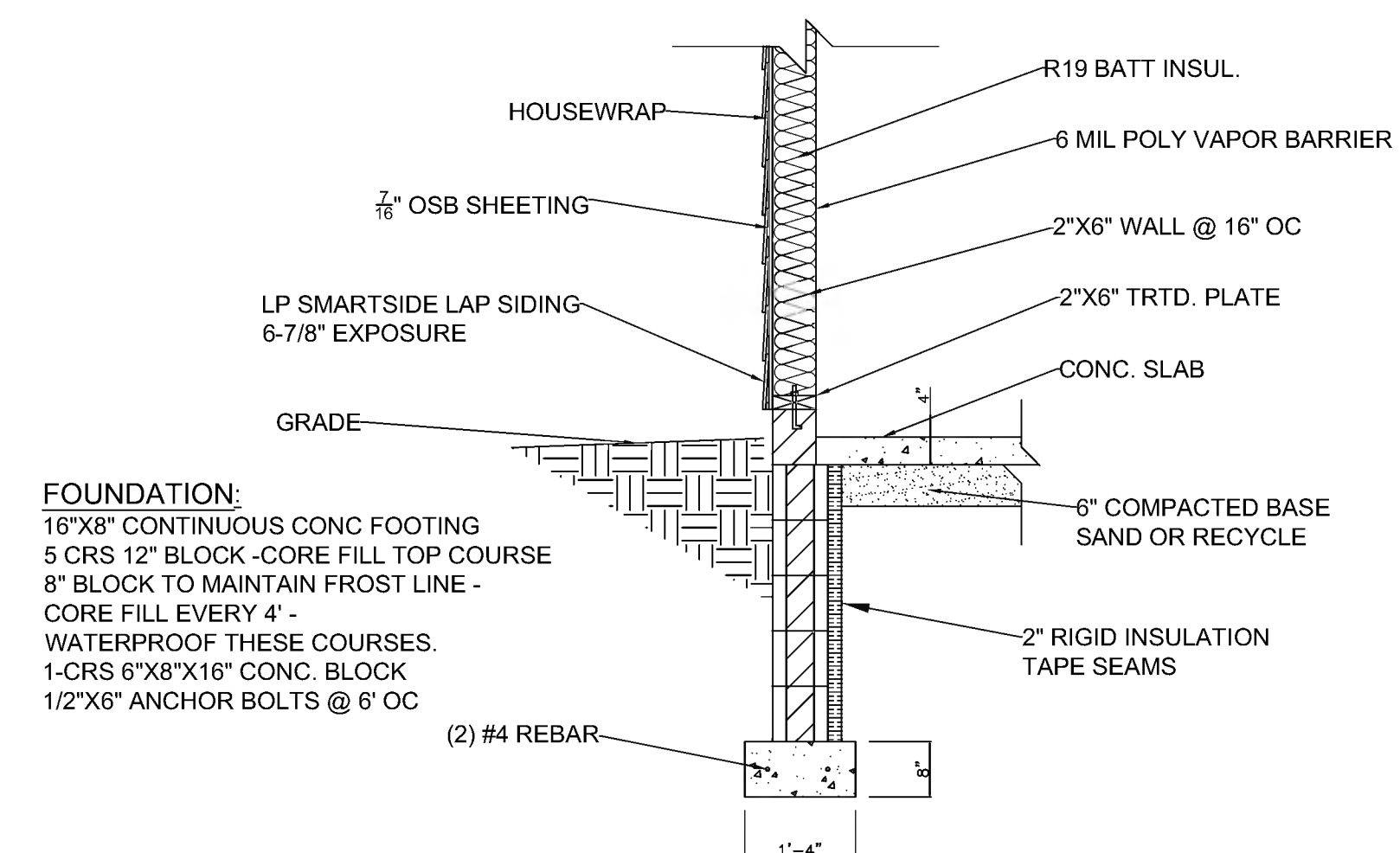
CUSTOMER INFORMATION:
TYLER BRIGGS
 14722 OAKWAYS COURT
 MINNETONKA, MN 55391

PROJECT: GARAGE ADDITION	SHEET: 2/3
DATE: 6-4-2022	
SCALE: 1/4" = 1' - 0"	

GENERAL NOTES

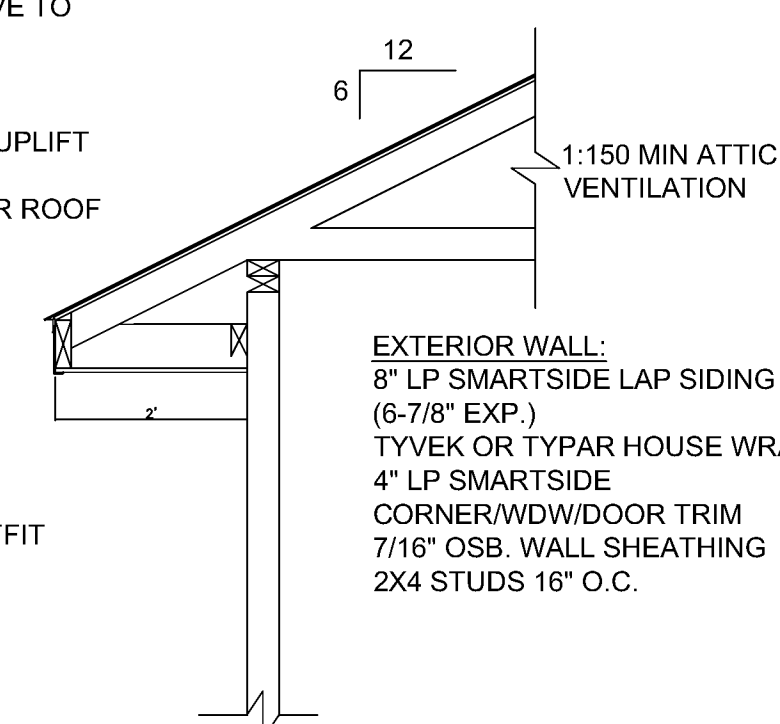


FOUNDATION W/ BRICK LEDGE
SCALE: 1/2" = 1'-0"



FOUNDATION - TYP.
SCALE: 1/2" = 1'-0"

ROOF SYSTEM:
TRUSSES 24\"/>
 O.C. SPECS BY MFG.
1/2\"/>
 OSB ROOF SHEATHING
15# ROOFING FELT APPLIED SHINGLE
FASHION
I&W SHIELD INSTALLED FROM EAVE TO
24\"/>
 INSIDE EXTERIOR WALL
FIBERGLASS ASPHALT SHINGLES
CONTINUOUS RIDGE VENT
PROVIDE STEEL SUPPLEMENTAL UPLIFT
FOR ALL TRUSSES
PROVIDE CLIPS AS REQUIRED FOR ROOF
SHEATHING



EAVE SYSTEM:
2X6 SUB-FASCIA
VENTED ALUM. SOFFIT
ALUM. FASCIA

ROOF DETAIL
SCALE: 1/2" = 1'-0"

NO.	REVISION / ISSUE:	DATE:



CONTRACTOR INFORMATION:
OLSON CONSTRUCTION & REMODELING
6068 9TH STREET NORTH
OAKDALE, MN 55128
651.274.4112

CUSTOMER INFORMATION:
TYLER BRIGGS
14722 OAKWAYS COURT
MINNETONKA, MN 55391

PROJECT: GARAGE ADDITION	SHEET:
DATE: 6-4-2022	3/3
SCALE: 1/2" = 1' - 0"	









Planning Commission Resolution No. 2022-

**Resolution denying a side yard setback variance for a garage addition
at 14722 Oakways Court**

Be it resolved by the Planning Commission of the City of Minnetonka, Minnesota, as follows:

Section 1. Background.

1.01 The contractor, Olson Construction, on behalf of property owners Sarah and Tyler Briggs, is proposing to construct a 15-foot by 52-foot addition onto an existing attached garage. The proposed attached garage would encroach into the required side yard setback.

1.02 The property is located at 14722 Oakways Court. It is legally described as:

Lots 1, Block 1, Oakways, Hennepin County, Minnesota.

Torrens Certificate No. 1525641

1.03 City Code §300.10 Subd. 5(c) requires an aggregate of side yard setbacks to be a minimum of 30 feet and a minimum side yard setback of 10 feet from the right-of-way of local and neighborhood collector streets.

1.04 The applicant is proposing a side yard setback of 7 feet for the attached garage addition.

	Required	Existing	Proposed
Side Yard Setback	10 feet	22.2 feet	7 feet

1.05 Minnesota Statute §462.357 Subd. 6, and City Code §300.07 authorizes the Planning Commission to grant variances.

Section 2. Standards.

2.01 By City Code §300.07 Subd. 1, a variance may be granted from the requirements of the zoning ordinance when: (1) the variance is in harmony with the general purposes and intent of this ordinance; (2) when the variance is consistent with the comprehensive plan; and (3) when the applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties mean: (1) The proposed use is reasonable; (2) the need for a variance is caused by

circumstances unique to the property, not created by the property owner, and not solely based on economic considerations; and (3) the proposed use would not alter the essential character of the surrounding area.

Section 3. Findings.

3.01 The proposal would not meet the variance standard as outlined in City Code §300.07 Subd. 1:

1. **INTENT OF THE ORDINANCE.** Staff believes that the garage proposal is not consistent with the intent of variances, the planning commission written policy, or the McMansion Policy, all of which are reviewed for all variance requests.

As defined in City Code §300.07 Subd. 1, there is no practical difficulty preventing city ordinance compliance, which are the standards a variance are based on. This proposal for a variance is out of convenience when a third stall can be constructed on the property at the 10-foot side yard setback.

2. **CONSISTENT WITH COMPREHENSIVE PLAN.** The proposed variance is somewhat consistent with the comprehensive plan. The guiding principles in the comprehensive guide plan provide for maintaining, preserving, and enhancing existing single-family neighborhoods. The requested variance would not preserve the existing neighborhood or the McMansion standards for the neighborhood. The FAR would instead be increased, creating a higher ratio of housing size to lot size.

3. **PRACTICAL DIFFICULTIES.** There are no practical difficulties in complying with the ordinance:

- a) **REASONABLENESS:** The proposal is unreasonable. The property has an attached 22 feet by 30 feet garage, which is larger than what is afforded by the planning commission policy of 24 feet by 24 feet. The proposed garage addition is 15 feet by 52 feet. The staff believes that the garage proposal is not consistent with the intent of variances or what is determined as a reasonable garage.

- b) **UNIQUE CIRCUMSTANCE:** The garage addition would provide more storage for the applicant's six vehicles, three motorcycles, and lawn care equipment currently stored outside.

By state statute and city code, unique circumstances are defined as not caused by the landowner, not solely for the landowner's convenience, and not solely because of economic considerations. There is no unique circumstance preventing the property from meeting the zoning ordinance. Rather, the requested setback

variance is solely for the landowner's convenience and economic consideration and is created by the property owners.

The garage addition could be reduced to 12 feet in width or placed behind the existing garage, which would mean that the zoning ordinance would be met.

- c) CHARACTER OF THE LOCALITY: The neighborhood character would be altered due to the addition. This addition would increase the maximum floor area ratio (FAR) within the neighborhood. The largest FAR in the existing neighborhood is 0.17; the neighborhood is defined as within 400 feet of the subject property and located within 1,000 feet of the adjacent street as the subject property. The subject property has a current FAR of 0.17, the neighborhood's largest. The proposed garage addition would increase the FAR of the property to 0.21. This would be the new largest FAR for the neighborhood.

Section 4. Planning Commission Action.

- 4.01 The planning commission denies the variance requests based on the above findings.

Adopted by the Planning Commission of the City of Minnetonka, Minnesota, on Aug. 4, 2022.

Joshua Sewell, Chairperson

Attest:

Fiona Golden, Deputy City Clerk

Action on this resolution:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Planning Commission of the City of Minnetonka, Minnesota, at a duly authorized meeting held on Aug. 4, 2022.

Fiona Golden, Deputy City Clerk

MINNETONKA PLANNING COMMISSION
Aug. 4, 2022

Brief Description

Items concerning the construction of a new house at 2507 Bantas Point Lane:

- Floodplain alteration permit;
- Front yard setback variance,
- Shoreland setback variance;
- Floodplain setback variances; and
- Impervious surface variance

Recommendation

Recommend the council adopt the resolution approving the proposal.

Background

The property at 2507 Bantas Point Lane is one of 11 lots located on the 1.6-acre Bantas Point Lane peninsula. The neighborhood was platted in 1918, with lot sizes ranging from roughly 3,400 square feet to 7,760 square feet. The city's earliest aerial photographs suggest these small lots were fully developed by the mid-1940s. Many of the originally constructed cabins/houses on the peninsula have been demolished, and new structures built. Based on available information, none of the existing 11 cabins/homes meet all zoning ordinance standards; they are either non-conforming based on their age or were constructed with approved variances. (See the "Supporting Information" section of this report.)



1945



2022

Proposal

Applicant and property owner Ed Noonan is proposing to construct a new house on the 2507 Bantas Point Road lot; a cabin constructed in 1925 and in significant disrepair was demolished earlier this year.

The applicant submitted plans for the new house in April 2022. The plans were then revised several times to address staff comments and concerns. The current plans generally represent the collaborative work of the owner, owner's engineer, and city planning and engineering staff. Nevertheless, the current proposal still requires:

- **Floodplain Alteration Permit.** The entirety of the Bantas Point Lane peninsula is located at or below the 100-year floodplain elevation. Construction of any home in this area meeting minimally acceptable separation requires floodplain requires alteration.
- **Variances.** The table below outlines the required variances:

	Required	Proposed
Front Yard Setback	20 ft	11 ft
Shoreland Setback	35 ft	18 ft house 14 ft deck
Floodplain Setback	20 ft, house/garage	10 ft – north side house/garage 0 ft – east side house/garage 0 ft – south side garage 13.5 ft – west side garage 1.5 ft – west side house
Floodplain Setback	10 ft, deck	6 ft
Impervious Surface	30%	40%

Primary Issues

A land-use proposal is comprised of many details. These details are reviewed by members of the city's economic development, engineering, fire, legal, natural resources, planning, and public works departments and divisions. These details are then aggregated into a few primary questions or issues. The analysis and recommendations outlined in the following sections of this report are based on the collaborative efforts of this larger staff review team.

- **Is the construction of a new structure generally reasonable?**

Yes. The subject property is a legal lot of record, which until recently contained a residential structure. It is reasonable and appropriate that the city allow a new residential structure to be constructed on the property.

- **Is the floodplain alteration permit reasonable?**

Yes. The entirety of the Bantas Point Lane peninsula is located at or below the 100-year floodplain elevation. In order to construct a house that achieves the code required vertical separation between the floodplain and the lowest floor of the structure, some floodplain areas must be filled. By city code, the floodplain may not be filled without an equal amount of floodplain storage being recreated. As proposed, 47 cubic yards of the floodplain would be filled, and 47 cubic yards would be recreated through excavation and the use of an underground storage facility. This "no net fill" would meet floodplain alteration requirements.

- **Are the proposed variances appropriate?**

Yes. Given the size, dimensions, and topographic elevation of the subject property, it is unlikely that any new structure could be constructed on the lot without multiple variances. Further:

- The proposed property line setbacks and impervious surface fall with the range of conditions already existing on the peninsula. The proposed impervious surface is actually less than what was previously on the site.
- Though there is only 0 feet on the east side of the garage, the proposed floodplain setbacks along the other sides of the structure provide some width for evacuation routes. In addition, the applicant has offered to indemnify the city – through the use of a hold-harmless agreement – for any future issues arising from construction in proximity to the floodplain.

Staff Recommendation

Recommend the city council adopt the resolution approving a floodplain alteration permit and setback and impervious surface variances for the construction of a new house at 2507 Bantas Point Road.

Originator: Susan Thomas, AICP, Assistant City Planner
Through: Loren Gordon, AICP, City Planner

Supporting Information

Surrounding Land Uses	Properties to the south, east, and west areas zoned R-1 and improved with single-family residential homes. Lake Minnetonka borders the property to the north.
Planning	Guide Plan designation: Low-density residential Zoning: R-1
Small Lots	<p>“Small lots” qualify for reduced structural setbacks. By city code, a “small lot” is one that:</p> <ul style="list-style-type: none">• Is less than 15,000 square feet;• Was a lot of record as of Feb. 12, 1966; and• Is located in an area in which the average size of all residential lots within 400 feet is less than 15,000 square feet. <p>The property is 4,850 sq. ft. in size, and the average lot size within 400 feet of the subject property is 4,950 sq. ft. As such, the subject property is considered a “small lot” by city code definition.</p>
House/Site Design	<p>The proposed house would have a footprint of roughly 1,400 sq. ft. and a total floor area of 2,830 sq. ft. Designed as a generally flat-roofed structure, it would have a code-defined height of 21.5 feet.</p> <p>The proposed grading plan includes side yard swales that address an existing drainage issue. The proposed swales would allow drainage to be directed from the roadway to the lake. Without this overland pathway, roadway drainage is otherwise trapped and floods Bantas Point Lane. It is not feasible to pipe the drainage away from the roadway due to existing grades and lake elevations. Easements are required to ensure that drainage in the swales remain unimpeded into the future, regardless of a change in property ownership. The easements would not restrict owners from using the lawn in the side yards.</p>
Floor Area Ratio	By city council policy, the city may limit the floor area ratio (FAR) of a home that requires a variance. Essentially, if an applicant is requesting the city waive one requirement – in this case, the tree removal thresholds – the city can choose to limit the visual mass of the home. Under what is generally referred to as the McMansion Policy, the FAR of the subject property cannot be greater than the largest FAR of properties within 1,000 feet on the same street and a distance of 400 feet from the subject property. ¹

¹ By City Code §300.02, floor area for a single-family home is defined as "the sum of the following as measured from exterior walls: the fully exposed gross horizontal area of a building, including attached garage space and enclosed porch areas, and one-half the gross horizontal area of any partially exposed level such as a walkout or lookout level." FAR is defined as "floor area of a building as defined by this ordinance, divided by area of the lot on which the building is located."

As proposed, the property would have a FAR of 0.58. This would be equal to the highest FAR of 0.58 in the area and would, therefore, comply with the policy.

Bantas Point Lane

None of the 11 houses on Bantas Point Lane meet zoning ordinance requirements. Some simply predate the ordinance, and others received variances. While these existing structures do not necessarily set a legal precedent, the many variances previously granted indicate that the city has historically acknowledged the unique circumstances and character of the neighborhood. The table below summarizes setbacks and impervious surfaces.

Note:

- The measurements that are “grayed out” meet ordinance requirements.
- The measurements with the ≈ symbol are non-conformities based on staff measurements from aerial photographs.
- The measurements without the ≈ symbol received a variance.

House No.	Front Yard	Side Yard	Shoreland	Floodplain	Impervious Surface	Variance Approved
PROPOSED	11 ft	8 ft	18 ft – house 14 ft – deck	0 ft	40%	pending
2502	5 ft	1 ft	1 ft	5 ft	32%	1972 and 1986
2503	4 ft	4 ft	≈ 8 ft	≈ 0 ft	≈ 50%	1974
2504	7 ft	7 ft	22 ft – house 18 ft – deck	0 ft	41%	2008
2506	20 ft	7 ft	≈ 18 ft	≈ 0 ft	≈ 32%	n/a
2508	5 ft	3 ft	≈ 18 ft	≈ 0 ft	34%	1992
2510	15 ft	5 ft	15 ft – house 10 ft – deck	0 ft	45%	2005
2511	20 ft	3 ft	≈ 25 ft	≈ 0 ft	≈ 45%	1995
2512	1 ft	3.5 ft	20 ft – house 7.5 ft – deck	0 ft	30%	2016
2513	≈ 13 ft	3 ft	15 ft – house 10 ft – deck	0 ft	47%	2006
2515	40 ft	4 ft	≈ 12 ft	≈ 0 ft	≈ 30%	1989

Floodplain Alteration By City Code 300.24 Subd.9(c), floodplain alteration must meet the following general standards:

- 1) The magnitude of the alteration is appropriate relative to the size of the floodplain district;

Finding: The 47 cubic yards of fill and associated mitigation is minimal given the large size and volume of the Lake Minnetonka floodplain.

- 2) The amount of any increase in buildable area is appropriate in comparison to the amount of buildable area before alteration.

Finding: The entirety of the lot is at or below the floodplain elevation. The increased buildable area resulting from the floodplain alteration is appropriate to facilitate the construction of a new residential structure on a previously developed, legal lot of record.

- 3) The alteration will not negatively impact the hydrology of the floodplain;

Finding: The proposal has been reviewed by engineering staff. No negative impact to hydrology is anticipated. In fact, hydrology will be improved through the addition of side yard swales.

- 4) Floodplain mitigation area will not negatively impact adjacent properties;

Finding: The proposal has been reviewed by engineering staff. No negative impact to adjacent properties is anticipated.

- 5) The alteration will meet the intent of the city's water resources management plan and subdivision and zoning ordinances;

Finding: The proposal would result in no net fill of floodplain, consistent with provisions of the city's water resources management plan and subdivision and zoning ordinances.

- 6) The alteration will not adversely impact governmental facilities, utilities, services, or existing or proposed public improvements; and

Finding: The proposal would facilitate the construction of a new residential structure on a previously developed, legal lot of record. Such construction is not anticipated to have an adverse impact on governmental facilities, utilities, services, or existing or proposed public improvements.

- 7) The alteration will not have an undue impact on public health, safety, or welfare.

Finding: The proposal would facilitate the construction of a new residential structure on a previously developed, legal lot of record. Such construction is not anticipated to have an undue impact on public health, safety, or welfare.

By City Code 300.24 Subd.9(dc), floodplain alteration must meet the following general standards:

- 1) Water storage must be maintained and provided in an amount at least equal to that filled unless acceptable hydrologic engineering data has been presented and approved by the city engineer, including conditions that have changed such that the floodplain characteristics will be maintained even with the proposed floodplain fill;

Finding: The proposal would result in no net fill of the floodplain.

- 2) Floodplain fill area must be located no more than 20 feet from any existing or proposed structure, except where required by the city engineer to achieve a required evacuation route;

Finding: All fill would be located within 20 feet of the proposed house.

- 3) Where floodplain alteration is required for the construction of a driveway, a driveway must be no wider than 12 feet and must be located to minimize impact in the floodplain;

Finding: Fill for the proposed driveway would be 11 feet to 22 feet in width at some points. However, staff finds that this width would help to achieve the required evacuation route;

- 4) Floodplain alteration, including the creation of compensatory water storage, must not result in the removal of regulated trees, adversely impact wetlands or existing wetland buffers, or be located within public easements. The city council may waive this condition if the proposed alteration would improve existing site conditions.

Finding: Other than the existing floodplain itself, the proposed fill would not impact natural resources or existing public easements.

Variance Standard

A variance may be granted from the requirements of the zoning ordinance when: (1) it is in harmony with the general purposes and intent of the ordinance; (2) it is consistent with the comprehensive plan; and (3) when an applicant establishes that there are practical

difficulties in complying with the ordinance. Practical difficulties mean that the applicant proposes to use a property in a reasonable manner not permitted by the ordinance, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, would not alter the essential character of the locality. (City Code §300.07)

Natural Resources

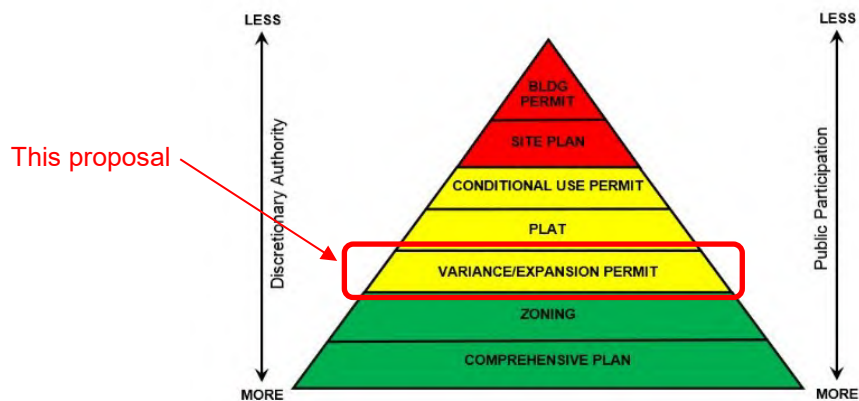
Best management practices must be followed during the course of site preparation and construction activities. This would include the installation and maintenance of a temporary rock driveway, erosion control, and tree protection fencing. As a condition of approval, the applicant must submit a construction management plan detailing these management practices.

Motion Options

Floodplain alteration permits may only be approved by the city council. As such, the planning commission will make a recommendation to the city council. An approval recommendation requires the affirmative vote of a simple majority of commissioners. The planning commission has the following motion options:

1. Concur with staff's recommendations. In this case, a motion should be made recommending the city council approve the proposal based on the findings based on the staff-drafted resolutions.
2. Disagree with staff's recommendations. In this case, a motion should be made recommending the city council deny the proposal. The motion should include findings for denial.
3. Table the request. In this case, a motion should be made to table the item. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant, or both.

Pyramid of Discretion



Neighborhood Comments

The city sent notices to 25 area property owners and received one comment, which is attached.

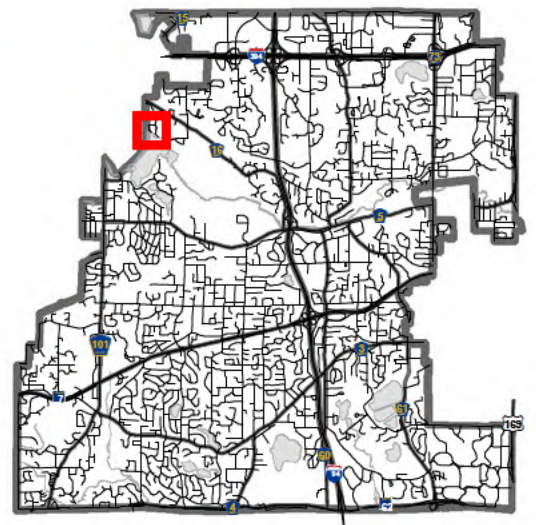
**Deadline for
Decision**

Aug.22, 2022



Location Map

Project: Noonan Residence
Address: 2507 Bantas Pointe Ln



CERTIFICATE OF SURVEY for: NOONAN CONSTRUCTION

PROPERTY DESCRIPTION

Lot 3, BANTA'S POINT, Hennepin County, Minnesota.

PROPERTY INFORMATION

2507 Bantas Point Ln
Wayzata, MN 55391

PID 0811722130004

PROPOSED ELEVATIONS

Garage Floor at drive = 933.5

FFE/LFE = 933.5

BENCHMARK

Top of Iron Pipe as shown.
Elev. 930.79

SHEET INDEX

- 1 EXISTING CONDITIONS
- 2 PROPOSED CONDITIONS
- 3 FLOODPLAIN STORAGE DETAILS

LAKE MINNETONKA

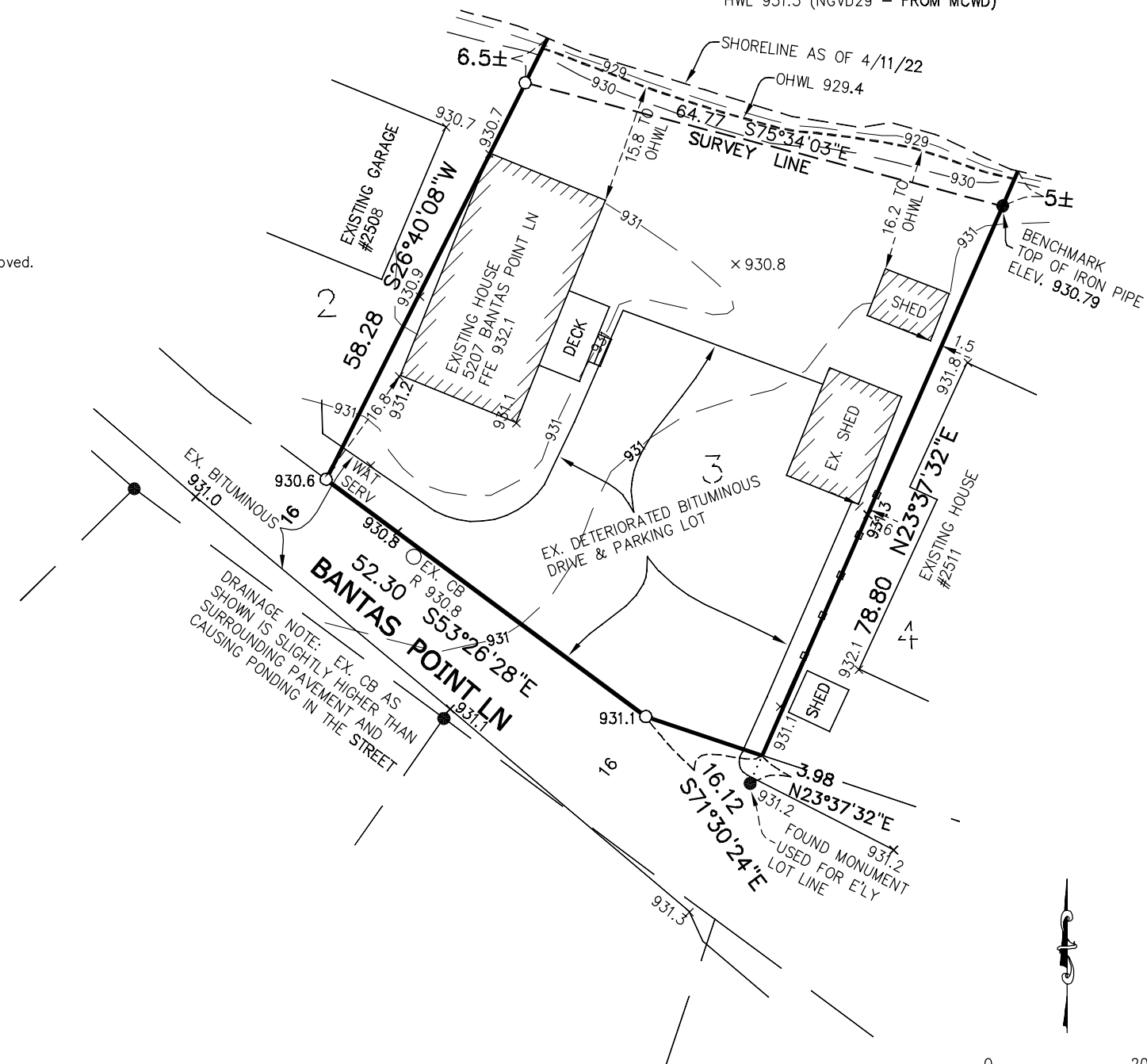
WATER ELEV. 928.57 AS OF 4/11/2022

OHWL 929.4 (NGVD29 - FROM DNR)

HWL 931.5 (NGVD29 - FROM MCWD)

NOTE

Existing buildings as shown have been removed.



LEGEND

- \circ XXX.X Denotes Proposed Elevation
- XXX.X Denotes Existing Elevation
- \rightarrow Denotes Surface Drainage
- \square Denotes Offset Hub or Spike
- Denotes Drain. and Utility Ease.
- \bullet Denotes Monument Found
- \circ Denotes Monument Set
- - 900 - - Denotes Existing Contour
- (864) - Denotes Proposed Contour
- \odot Deciduous Tree
- \star Coniferous Tree
- SF - Denotes Silt Fence

CERTIFICATION

I hereby certify that this plan, specification, 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.

Curt Kallio
Curtiss J. Kallio, Lic. No. 26909

7/18/2022
Date



SISU LAND SURVEYING
2580 Christian Dr.
Chaska, MN 55318
612-418-6828

JOB NO.: 202221

CERTIFICATE OF SURVEY for: NOONAN CONSTRUCTION

PROPERTY DESCRIPTION

Lot 3, BANTA'S POINT, Hennepin County, Minnesota.

PROPERTY INFORMATION

2507 Bantas Point Ln
Wayzata, MN 55391

PID 0811722130004

PROPOSED ELEVATIONS

Garage Floor at drive = 932.5
FFE/LFE = 933.5

BENCHMARK

Top of Iron Pipe as shown.
Elev. 930.79

AREAS & IMPERVIOUS

Lot Area to OHWL = 4851 sq. ft.

Existing Impervious Areas

House = 516 sq. ft.
Driveway = 1818 sq. ft.
Garage = 156 sq. ft.
Shed = 59 sq. ft.
Total Impervious = 2549 sq. ft. = 52.5%

Proposed Impervious Areas

House = 891 sq. ft.
Stoop = 21 sq. ft.
Garage = 516 sq. ft.
Driveway/walk = 500 sq. ft.
Total Impervious = 1928 sq. ft. = 39.7%

HWL/FLOODPLAIN SETBACK

Setbacks to HWL/Floodplain Elev. 931.5
Lake side = 10 feet
Left side = 2 feet
Right side = 0 feet
Garage street side = 0 feet

Setback to DNR HWL Elev. 931.1 = 15 feet

FLOODPLAIN FILL

Fill = 47 CY
Excavation = 41 CY
Below grade floodplain storage = 6 CY
Net Fill = 0 CY

REVISED 6/3/2022 REVISED HOUSE & GRADING
REVISED 7/18/2022 REVISED HOUSE & GRADING
REVISED 7/28/2022 0.5' REMOVED FROM GARAGE

CERTIFICATION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor and Engineer under the laws of the State of Minnesota.

Curt Kallio

7/28/2022

Curtiss J. Kallio, Lic. No. 26909

Date

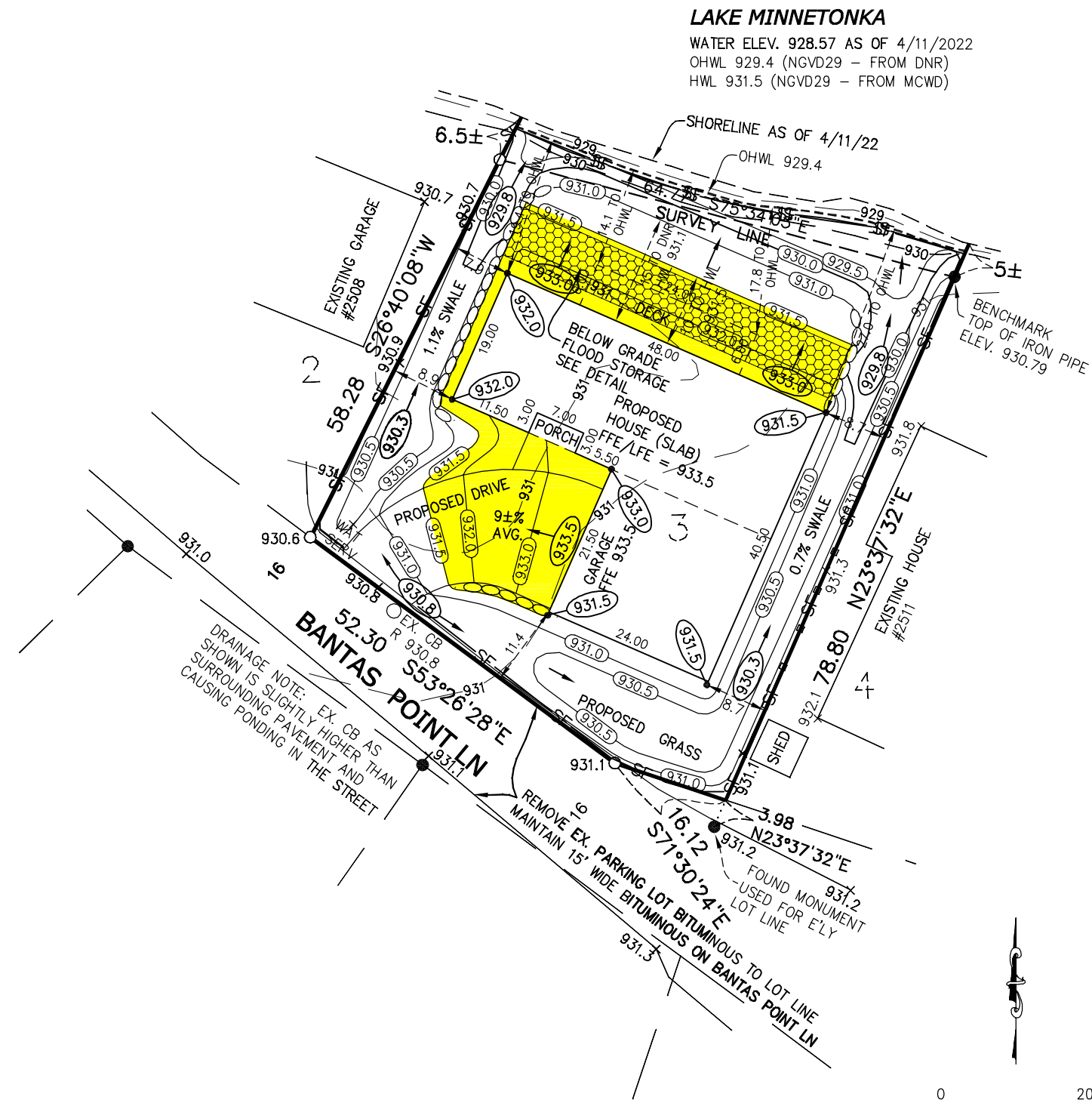


SISU LAND SURVEYING
2580 Christian Dr.
Chaska, MN 55318
612-418-6828

JOB NO.: 202221

LEGEND

- (XXX.X) Denotes Proposed Finished Ground Elevation
- XXX.X Denotes Existing Elevation
- Denotes Surface Drainage
- Denotes Offset Hub or Spike
- Denotes Drain. and Utility Ease.
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- Denotes Monument Set
- 900--- Denotes Existing Contour
- 864--- Denotes Proposed Contour
- Denotes Deciduous Tree
- ★ Denotes Coniferous Tree
- SF — Denotes Silt Fence
- Denotes Setback from HWL 931.5

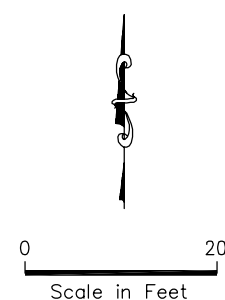


LAKE MINNETONKA

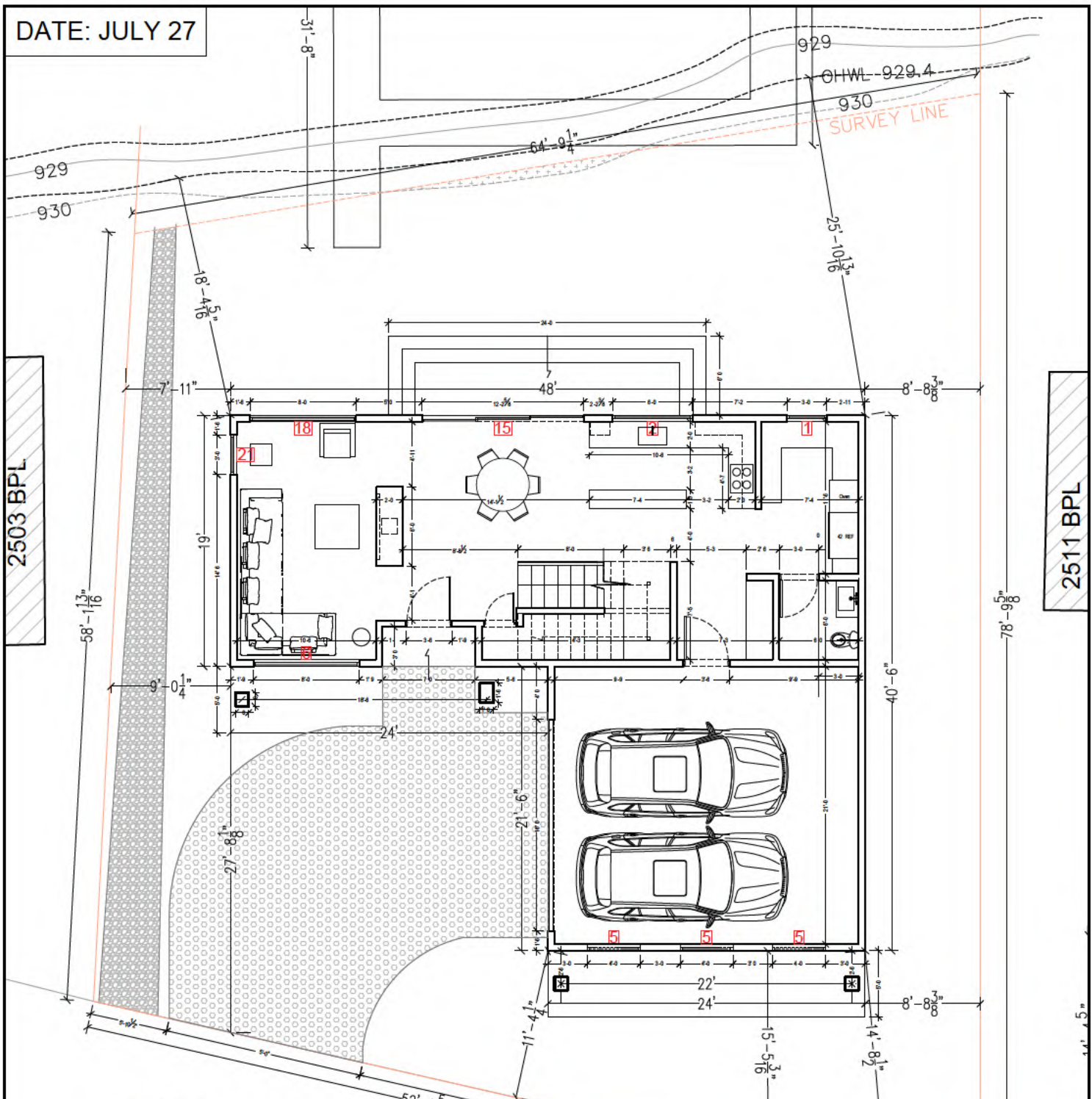
WATER ELEV. 928.57 AS OF 4/11/2022
OHWL 929.4 (NGVD29 - FROM DNR)
HWL 931.5 (NGVD29 - FROM MCWD)

DRAINAGE NOTE: EX. CB AS SHOWN IS SLIGHTLY HIGHER THAN SURROUNDING PAVEMENT AND CAUSING PONDING IN THE STREET




REMOVE EX. PARKING LOT BITUMINOUS TO LOT LINE MAINTAIN 15' WIDE BITUMINOUS ON BANTAS POINT LN



DATE: JULY 27



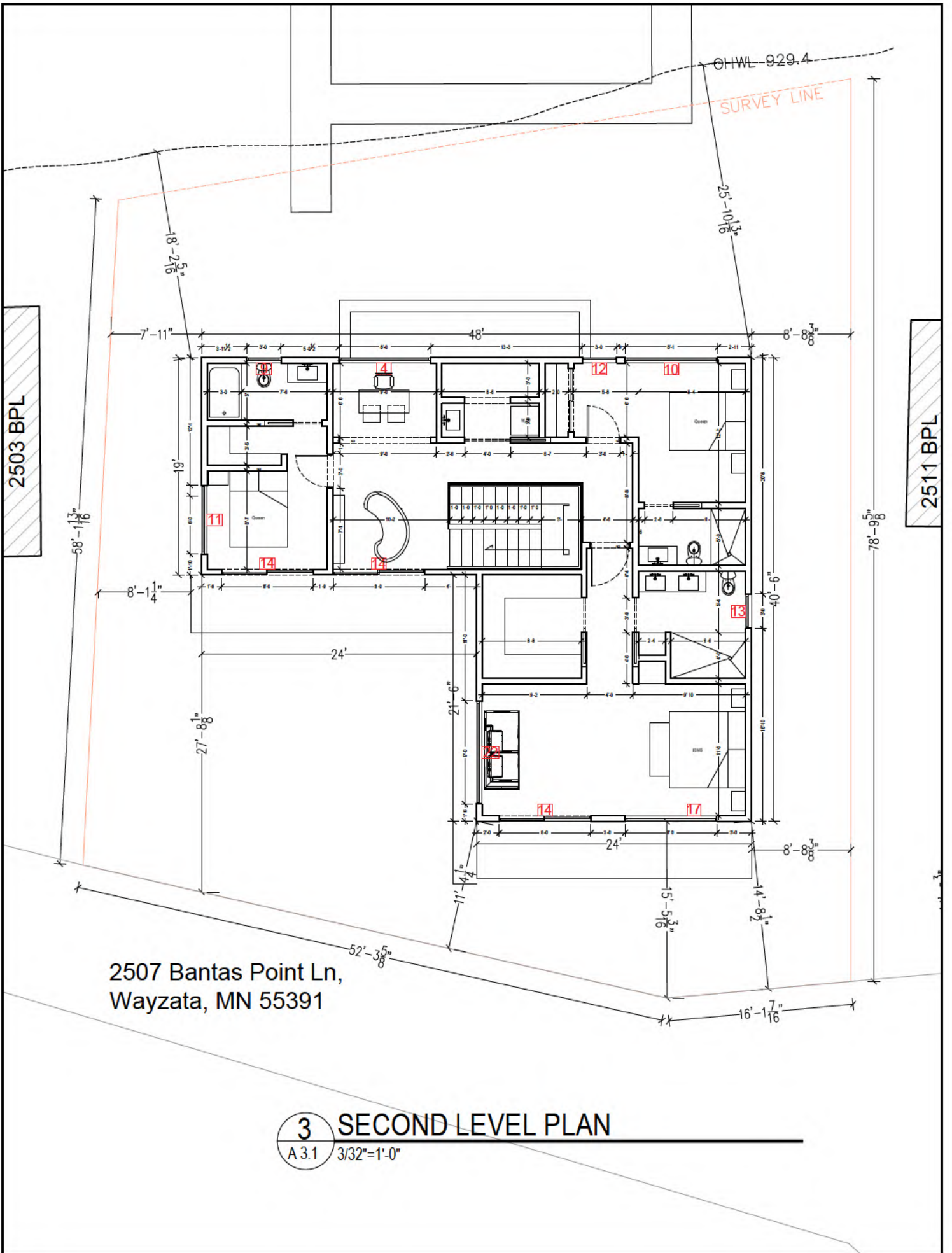
2507 Bantas Point Ln,
Wayzata, MN 55391

	Lot Area: 4,851 sq. ft.
	Building Coverage (32%)
	- Structure
	First Floor
	Second Floor
	- Front Steps Concrete
	- Rear Deck
	- Garage
	- Driveway

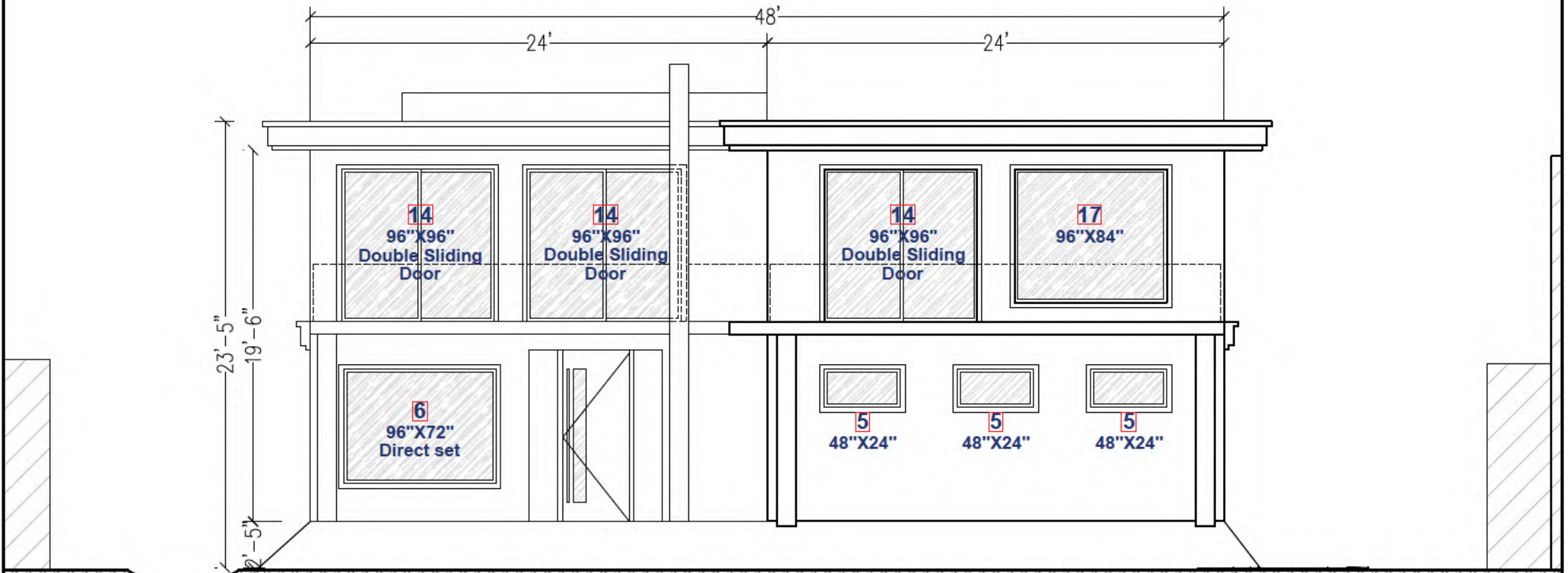
1572	sq. ft
891	sq. ft.
1428	sq. ft.
21	sq. ft.
144	sq. ft.
516	sq. ft.
582	sq. ft.

1 MAIN LEVEL PLAN
A 1.1 SCALE 3/32"=1'-0"

FAR: Allowed 58.4 % = 2835
Actual 58.4 % = 2835



07/18/22



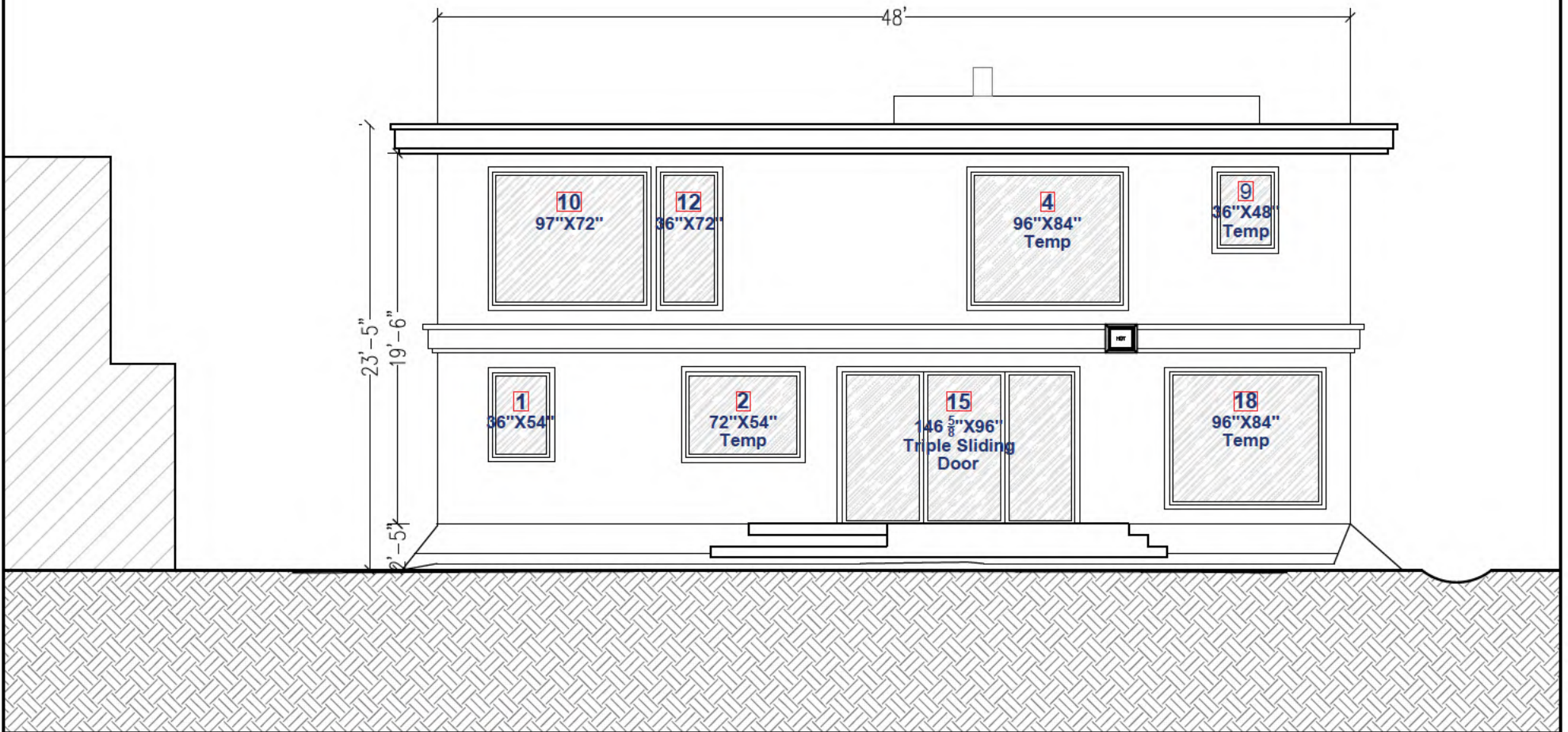
SWALE

 Window Number

Rough Opening

5 SOUTH ELEVATION
A 5.1 1/8"=1'-0"

07/18/22

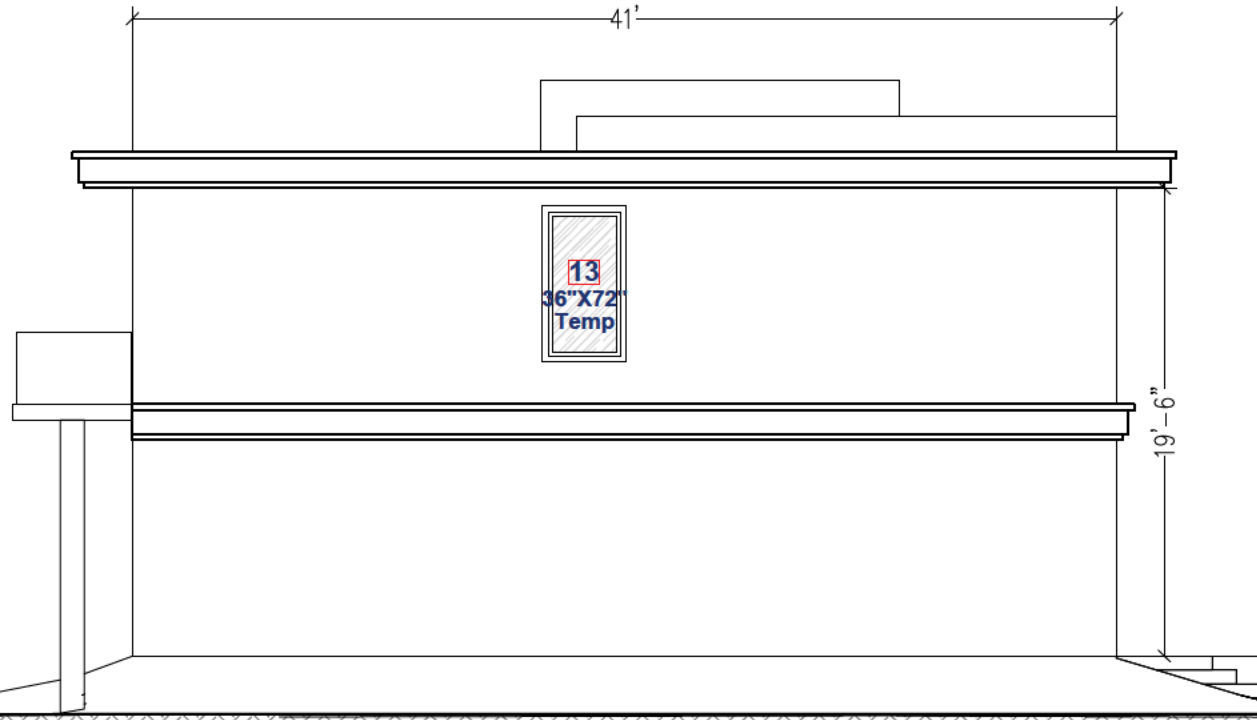


Window Number

Rough Opening

6 NORTH ELEVATION
A 6.1 1/8"=1'-0"

07/18/22



Window Number

Rough Opening

8 EAST ELEVATION
A 8.1 1/8"=1'-0"

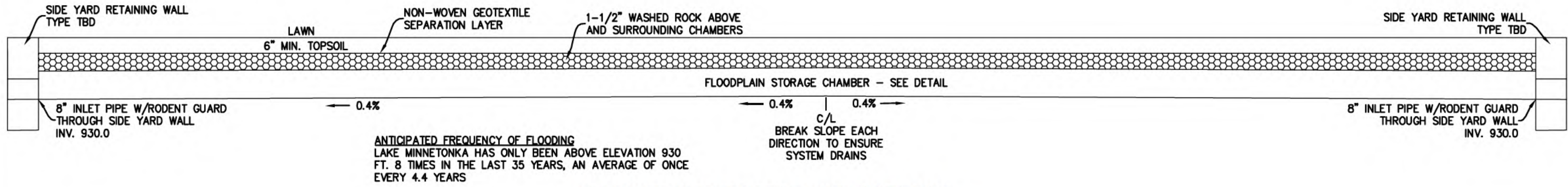
07/18/22



□ Window Number

▭ Rough Opening

7 WEST ELEVATION
A 7.1 1/8"=1'-0"



ANTICIPATED FREQUENCY OF FLOODING
 LAKE MINNETONKA HAS ONLY BEEN ABOVE ELEVATION 930 FT. 8 TIMES IN THE LAST 35 YEARS, AN AVERAGE OF ONCE EVERY 4.4 YEARS

FLOOD STORAGE PROFILE OVER INLET PIPE

BIODIFFUSER™ Specifications

	11" Standard Chamber	16" High Capacity Chamber	BIO 2 Chamber
Length (A)	76"	76"	87"
Effective Length (B)	75"	75"	86"
Invert Height (C)	6.4"	11.3"	9.03"
Overall Height (D)	11"	16"	12"
Overall Width (E)	34"	34"	15"
Capacity	9.2 cu ft (68.4 gal)	13.6 cu ft (101.7 gal)	5 cu ft (37.1 gal)



CHAMBER DETAIL

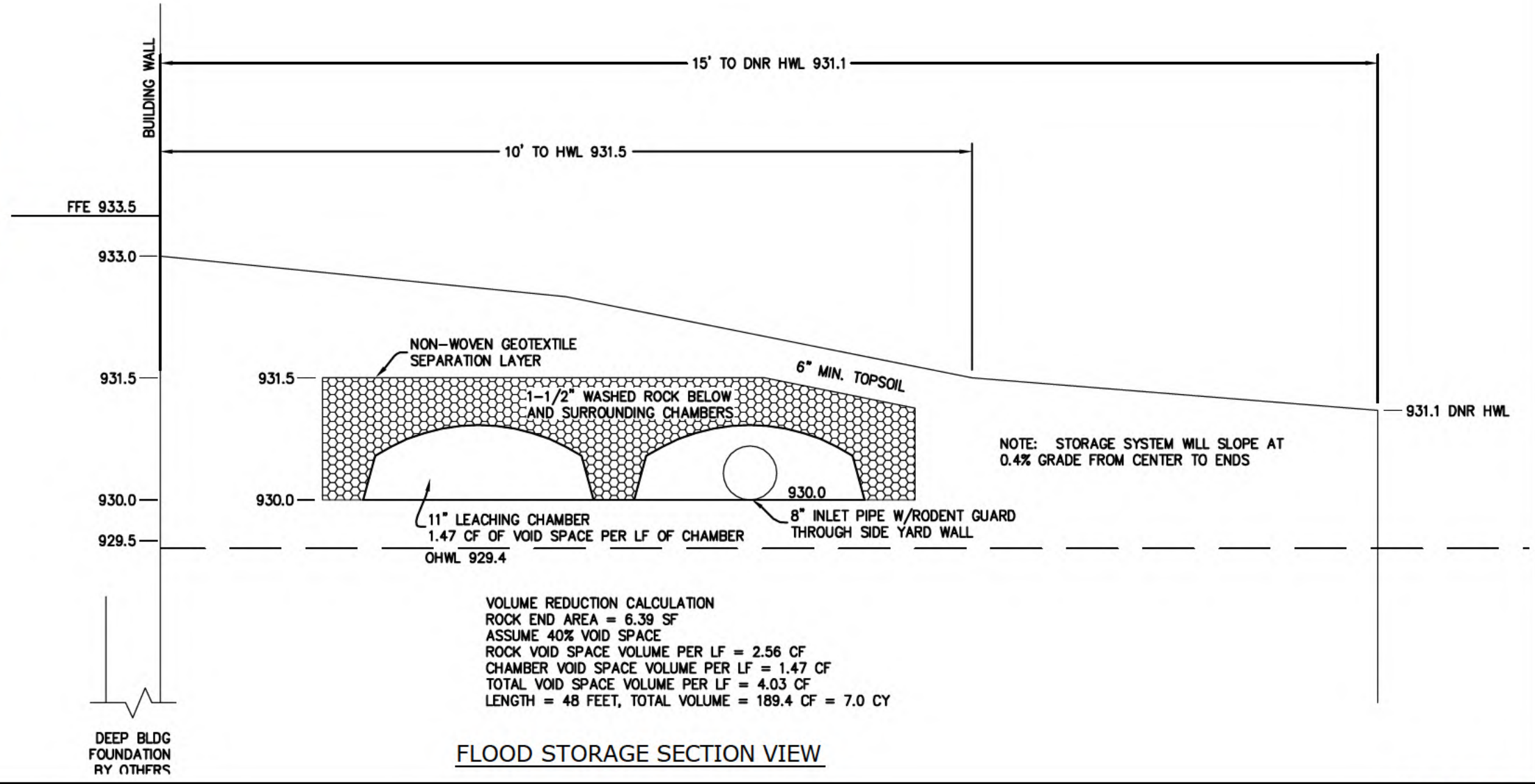
CERTIFICATION
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Engineer under the laws of the State of Minnesota.

Curt Kallio 7/18/2022
 Curtiss J. Kallio, Lic. No. 26909 Date

SISU LAND SURVEYING
 2580 Christian Dr.
 Chaska, MN 55318
 612-418-6828

SISU

JOB NO.: 202221



NOTE: STORAGE SYSTEM WILL SLOPE AT 0.4% GRADE FROM CENTER TO ENDS

VOLUME REDUCTION CALCULATION
 ROCK END AREA = 6.39 SF
 ASSUME 40% VOID SPACE
 ROCK VOID SPACE VOLUME PER LF = 2.56 CF
 CHAMBER VOID SPACE VOLUME PER LF = 1.47 CF
 TOTAL VOID SPACE VOLUME PER LF = 4.03 CF
 LENGTH = 48 FEET, TOTAL VOLUME = 189.4 CF = 7.0 CY

FLOOD STORAGE SECTION VIEW

From:
To: [Susan Thomas](#)
Subject: Noonan Residence
Date: Wednesday, July 27, 2022 3:53:18 PM

Susan,

I write to affirm support for the proposed Noonan residence at 2507 Bantas Point Lane. I currently live across the cove from the proposed residence and despite the fact that the new structure will limit our view of the lake, I remain fully supportive.

The Noonan's currently live in the neighborhood and they have done a fantastic job renovating their current property and they are exactly the type of neighbors that any community would desire. The care about their home, make investments in the upkeep and have added tremendously to the neighborhood already. In short, I'm certain they will be good stewards of the property. I recognize the proposed property will require variances but I am certain that the proposed structure will be a significant improvement to the community and we should make it as easy as possible for families like the Noonan's to make the improvements.

Thanks for your consideration and I trust the planning commission will be supportive of their plans.

Please don't hesitate to contact me if I can help.

All the best,

Bill Little
2415 Bantas Point LN
Wayzata, MN 55391

Resolution No. 2022-

Resolution approving a floodplain alteration permit and setback and impervious surface variances for construction of a new house at 2507 Bantas Point Road

Be it resolved by the City Council of the City of Minnetonka, Minnesota, as follows:

Section 1. Background.

1.01 The subject property is located at 2507 Bantas Point Lane. It is legally described as:

Lot 3, Banta's Point, Hennepin County, Minnesota

Torrens Certificate No. 1542765

1.02 Applicant and property owner Ed Noonan is proposing to construct a new home on the subject property; a cabin, constructed in 1925 and in significant disrepair, was removed from the property earlier this year.

1.03 To accommodate the new construction:

1. A floodplain alteration permit is required. As proposed, 47 cubic yards of the floodplain would be filled 47 cubic yards would be recreated through excavation and the use of an underground facility.

2. The following variances are required:

	Required	Proposed
Front Yard Setback	20 ft	11 ft
Shoreland Setback	35 ft	18 ft house 14 ft deck
Floodplain Setback	20 ft, house/garage	10 ft – north side house/garage 0 ft – east side house/garage 0 ft – south side garage 13.5 ft – west side garage 1.5 ft – west side house
Floodplain Setback	10 ft, deck	6 ft
Impervious Surface	30%	40%

- 1.04 On Aug. 4, 2022, the planning commission held a hearing on the proposal. The applicant was provided the opportunity to present information to the planning commission. The planning commission considered all of the comments received and the staff report, which are incorporated by reference into this resolution. The planning commission recommended the city council approve the permit and variances.
- Section 2. Standards.
- 2.01 City Code §300.24 Subd. 9(c), states that in reviewing alteration permits, the city will consider whether the following general standards are met:
1. The magnitude of the alteration is appropriate relative to the size of the floodplain district.
 2. The amount of any increase in buildable area is appropriate in comparison to the amount of buildable area before alteration.
 3. The alteration will not negatively impact the hydrology of the floodplain.
 4. Floodplain mitigation areas will not negatively impact adjacent properties.
 5. The alteration will meet the intent of the city's water resources management plan and the subdivision and zoning ordinances;
 6. The alteration will not adversely impact governmental facilities, utilities, services, or existing or proposed public improvements; and
 7. The alteration will not have an undue adverse impact on the public health, safety, or welfare.
- 2.02 City Code §300.24 Subd. 9(d), states that an alteration permit will not be granted unless the following specific standards are met.
1. Water storage must be maintained and provided in an amount at least equal to that filled unless acceptable hydrologic engineering data has been presented and approved by the city engineer indicating that conditions have changed such that the floodplain characteristics will be maintained even with proposed floodplain fill.
 2. Floodplain fill area must be located no more than 20 feet from any existing or proposed structure, except where required by the city engineer to achieve a required evacuation route.
 3. Where floodplain alteration is required for the construction of a driveway, the driveway must be no wider than 12 feet and must be located to minimize impact to the floodplain.
 4. Floodplain alteration, including the creation of compensatory water

storage, must not result in the removal of regulated trees, adversely impact wetlands or existing wetland buffers, or be located within public easements. The city council may waive this condition if the proposed alteration would improve existing site conditions.

- 2.03 By City Code §300.07 Subd. 1, a variance may be granted from the requirements of the zoning ordinance when: (1) the variance is in harmony with the general purposes and intent of this ordinance; (2) when the variance is consistent with the comprehensive plan; and (3) when the applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties means: (1) The proposed use is reasonable; (2) the need for a variance is caused by circumstances unique to the property, not created by the property owner, and not solely based on economic considerations; and (3) the proposed use would not alter the essential character of the surrounding area.

Section 3. Findings.

- 3.01 The proposal would meet the general standards outlined in City Code §300.24, Subd. 9(c):
1. The 47 cubic yards of fill and associated mitigation are minimal given the large size and volume of the Lake Minnetonka floodplain.
 2. The entirety of the lot is at or below the floodplain elevation. The increased buildable area resulting from the floodplain alteration is appropriate to facilitate the construction of a new residential structure on a previously developed, legal lot of record.
 3. The proposal has been reviewed by the engineering staff. No negative impact to hydrology is anticipated. In fact, hydrology will be improved through the addition of side yard swales.
 4. The proposal has been reviewed by the engineering staff. No negative impact to adjacent properties is anticipated.
 5. The proposal would result in no net fill of floodplain, consistent with provisions of the city's water resources management plan and subdivision and zoning ordinances.
 6. The proposal would facilitate the construction of a new residential structure on a previously developed, legal lot of record. Such construction is not anticipated to have an adverse impact on governmental facilities, utilities, services, or existing or proposed public improvements.
 7. The proposal would facilitate the construction of a new residential structure on a previously developed, legal lot of record. Such construction is not anticipated to have an undue impact on the public health, safety, or welfare.

- 3.02 The proposal would meet the general standards outlined in City Code §300.24, Subd. 9(d):
1. The proposal would result in no net fill of the floodplain.
 2. All fill would be located within 20 feet of the proposed house.
 3. Fill for the proposed driveway would range in width from 11 feet to 22 feet at some points. However, this width would help to achieve the required evacuation route.
 4. Other than the existing floodplain itself, the proposed fill would not impact natural resources or existing public easements.
- 3.03 The proposal would meet the variance standard outlined in City Code §300.07 Subd. 1(a):
1. Purpose and Intent of the Ordinance:
 - a) The intent of required property line setbacks is to ensure reasonable separation between structures for safety and aesthetic reasons. The proposal would meet this intent. As to safety, as new construction, the house must meet the life and safety standards of the Minnesota State building code. As to aesthetics, the proposed setbacks are within the range of existing setbacks on the Bantas Point Lane peninsula.
 - b) The intent of the shoreland setback is to ensure reasonable separation between structures and the lake for natural resource protection and aesthetic reasons. The proposal would meet this intent. The proposed setbacks are within the range of existing setbacks on the Bantas Point Lane peninsula.
 - c) The intent of the floodplain setback is to ensure reasonable separation between structures and the floodplain to minimize property damage and support public safety. The proposal would meet this intent:
 - 1) The proposed setbacks are within the range of existing setbacks on the Bantas Point Lane peninsula.
 - 2) Though there is only 0 feet on the east elevation of the garage, the proposed floodplain setbacks along the other house and garage elevations provide some width for evacuation routes.
 - 3) The applicant has offered to indemnify the city – through the use of a hold-harmless agreement – for any future

issues arising from construction in proximity to the floodplain.

- d) The intent of the impervious surface restriction is to further protection of regulated waters. The proposal would meet this intent. The proposal reduces the amount of impervious surfaces on the site.
2. Consistent with Comprehensive Plan. The subject property is guided for low-density residential development. The requested variance would allow for construction consistent with this designation.
 3. Practical Difficulties: There are practical difficulties in complying with the ordinance:
 - a) Reasonableness and Character of Locality. The proposed setbacks and impervious surface fall with the range of conditions already existing on the peninsula. Further, the proposed impervious surface is actually less than what was previously on the site.
 - b) Unique Circumstance. Given the size, dimensions, and topographic elevation of the subject property, it is unlike that any new structure could be constructed on the lot without multiple variances. While not necessarily unique in the immediate area, this is a unique circumstance not common to other similarly-zoned properties through the larger community.

Section 4. Council Action.

4.01 The city council hereby approves the above described floodplain alteration permit based on the findings outlined in Section 4 of this resolution.

4.02 Approval is subject to the following conditions:

1. Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans, except as modified by the conditions below:
 - Certificate of Survey, revised date 07/28/22
 - House floor plans, dated 07/24/22
 - House elevations, dated 07/18/22
2. Prior to issuance of a building permit:
 - 1) This resolution must be recorded at Hennepin County.
 - 2) Dedicate 5-foot side and front yard drainage and utility easements for the overland conveyance of runoff.

- 3) Submit the following:
 - a) Submit details on soil/rock beneath the floodplain storage chamber
 - b) Submit details on how water will drain into and daylight out of the floodplain storage.
 - c) A stormwater management plan that provides for the onsite retention of 1.1 inches of runoff from the entire site's impervious surface.
 - d) A construction management plan. The plan must be in a city approved format and must outline minimum site management practices and penalties for non-compliance. Construction equipment, building materials, and contractor vehicles must be parked on the property or fully off-site. Equipment and materials will be allowed to block any portion of Bantas Point Lane,
 - e) Cash escrow in an amount to be determined by city staff. This escrow must be accompanied by a document prepared by the city attorney and signed by the builder and property owner. Through this document, the builder and property owner will acknowledge:
 - The property will be brought into compliance within 48 hours of notification of a violation of the construction management plan, other conditions of approval, or city code standards; and
 - If compliance is not achieved, the city will use any or all of the escrow dollars to correct any erosion and/or grading problems.
 - 4) Install a temporary rock driveway, erosion control fencing, and any other measures identified on the SWPPP for staff inspection. These items must be maintained throughout the course of construction.
 - 5) Prior to issuance of Certificate of Occupancy, submit a grading as-built survey to confirm floodplain alteration grading is in compliance with Certificate of Survey, revised date 07/18/22.
3. All areas that are currently impervious and shown to transition into pervious surface must be decompacted to restore pervious function. Natural resources staff must inspect these areas prior to the addition of

topsoil or sod.

4. Permits may be required from other outside agencies, including the Minnehaha Creek Watershed District and the Department of Natural Resources. It is the applicant's responsibility to obtain any necessary permits.
5. During alteration activity, the streets must be kept free of debris and sediment.

Adopted by the City Council of the City of Minnetonka, Minnesota, on Aug. 22, 2022.

Brad Wiersum, Mayor

Attest:

Becky Koosman, City Clerk

Action on this resolution:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a meeting held on Aug. 22, 2022.

Becky Koosman, City Clerk