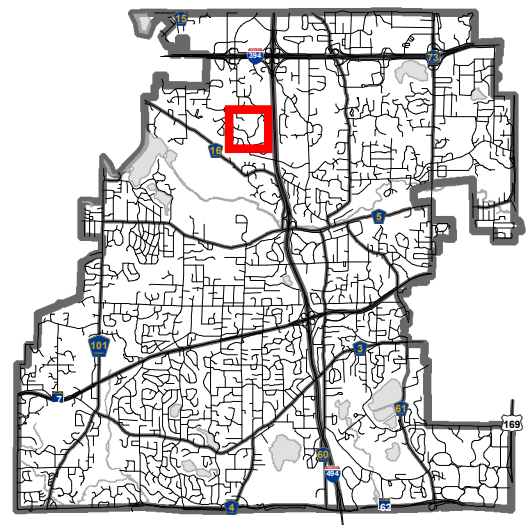




Location Map

Project: Kayan Residence
Address: 14730 Stone Road





10K Architecture, PLLC
Enterprise Business Center
525 15th Avenue South
Hopkins, Minnesota 55343
10karch.com

Conditional Use Permit Submittal Cover Sheet: New Detached Accessory Structure at 14730 Stone Road

Application fee: see included check.

Legal Description: please see "LEGAL DESCRIPTION" included on the Proposed Improvements Survey and both sheets of the Boundary/Topographic Survey prepared by Cornerstone Land Surveying (CLS).

Survey: please see sheet 1 and 2 of the Boundary/Topographic Survey (CLS).

Site Plan: see surveys.

Grading and Drainage Plan: please see Proposed Improvements Survey (CLS) for existing and proposed two-foot contours and location and size of stormwater treatment area. Please see Stormwater Management narrative prepared by Kevin Gardner (Pierce Pini & Associates) for associated engineering calculations.

Landscape Plan: please see sketch over survey background provided by Yardscapes, Inc., the project's design-build landscape designer.

Building Renderings: please see (4) renderings provided by 10K Architecture depicting all elevations of the building with materials noted.

Floor Plan: please see conceptual proposed floor plan provided by 10K Architecture.

Written Statement: please see written statement provided by 10K Architecture.

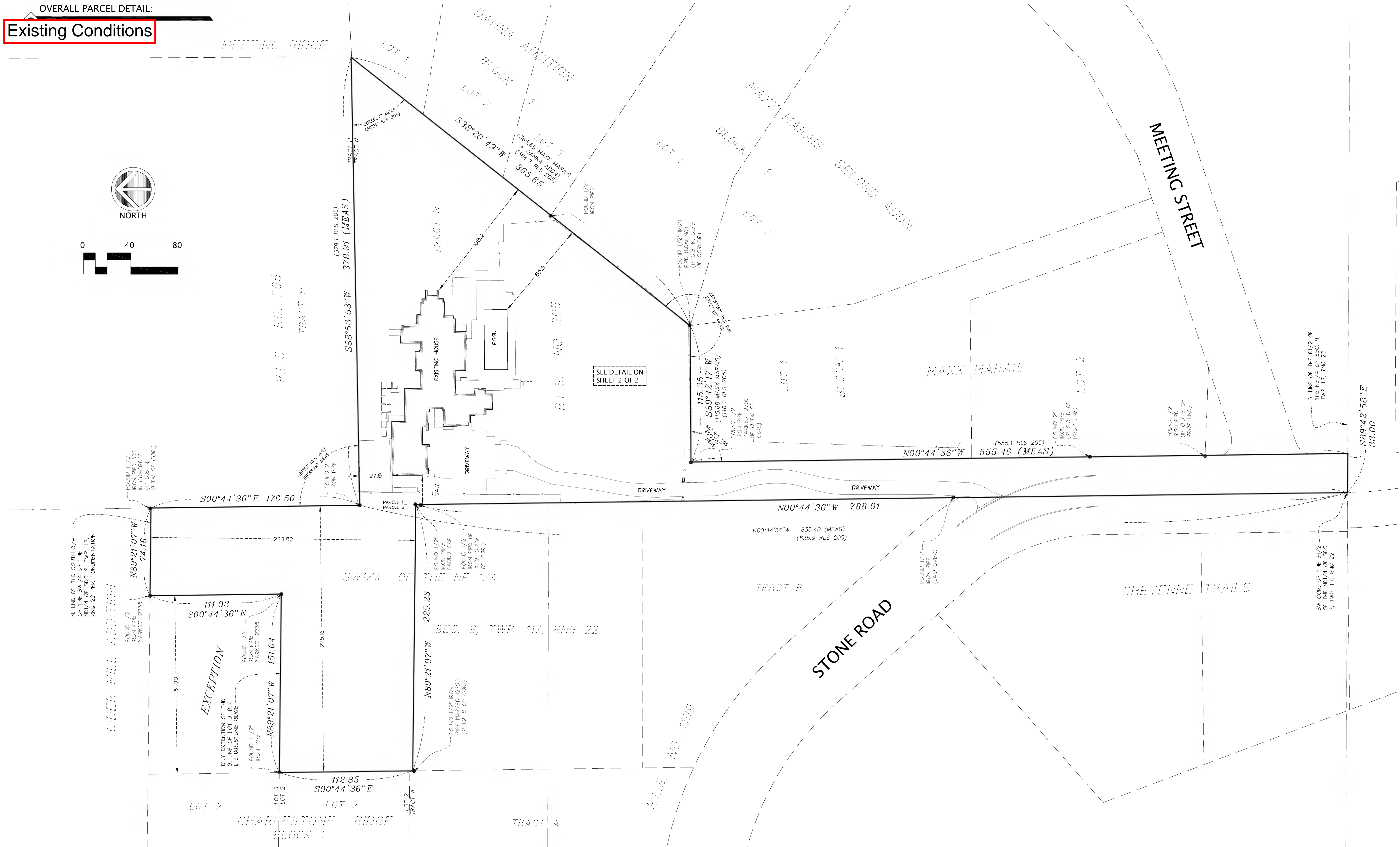
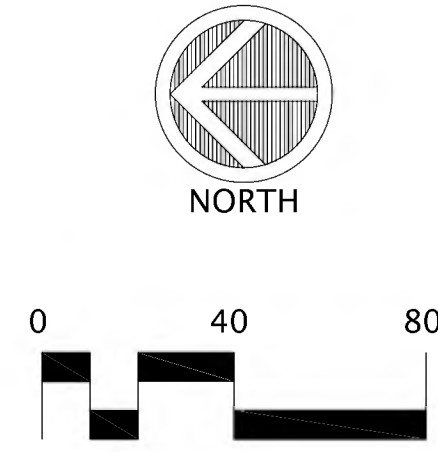
Written Statement: New Detached Accessory Structure at 14730 Stone Road

The spaces included in this proposed new structure provide for the practical functions needed to support the use and enjoyment of the existing pool area for the owners and their guests and add needed private vehicle parking. The lounge, bar/dining, and living spaces accommodate poolside entertaining so that the owners and guests can interact with people using the pool area. Food and refreshments for family events are supported by refrigerator storage space and buffet/serving counter space. Pool guests will now have access to a restroom to prevent dripping wet guests from going through the house. The garage space will make available infrastructure for the charging of electric vehicles and increase indoor vehicle parking while mechanical equipment for the building will reside in the utility room. Minimal modification to the site wall on the south side of the pool is needed to connect the pool deck to the new building and a low impact drive links the existing driveway to the new garage stalls.

Section 300.16.f (points 1-6) of the city code outlines the conditional use permit standards for an accessory structure in excess of 1,000 square feet of gross floor area and 12 feet in height (the proposed structure is +/- 2,112 square feet of gross floor area and a height of +/-13'-10 ¾" (see Section 300.02.17.a). The outlined standards and the proposed structure's accordance are as follows:

1. *Side & rear setbacks equal to the height of the structure or 15 feet, whichever is greater;*
 - The smallest setback is to the diagonal property line to the east of the structure, which equals +/- 53.8 feet.
2. *No additional curb cuts to be permitted;*
 - No curb cuts are proposed.
3. *Not to be used for commercial activities;*
 - The building is for residential use.
4. *Structure to be architecturally consistent with the principal structure;*
 - This is one of the most important goals of the development of the design of the structure for the owners and architect. Much care has been taken to pour over the original construction and presentation drawings of the existing main house for the detached structure to seamlessly compliment the existing built environment and carry through the materiality and architectural language into the contemporary proposed new structure.
5. *Landscaping to be required to buffer views when the structure is highly visible from adjoining properties;*
 - The proposed structure is 160-280 feet and the property area surrounding it is heavily wooded. In addition, new evergreen trees are planned on the east side of the structure, which will increase privacy and screen visibility from adjoining properties.
6. *Site and building plan subject to review pursuant to section 300.27 of this ordinance.*

OVERALL PARCEL DETAIL:
Existing Conditions



STONE ROAD RESIDENCE

CONTACT:
 DAVID AINE
 10K Architecture, PLLC
 525 15th Ave. South
 Hopkins, MN 55343
 Phone: 951.532.8921
 Email: david.aine@10Karch.com

COUNTY/CITY:
 HENNEPIN COUNTY
 CITY OF MINNETONKA

REVISIONS:

DATE	REVISION
09-15-2022	INITIAL ISSUE

CERTIFICATION:
 I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Daniel L. Thurmes
 Daniel L. Thurmes Registration Number: 25718
 Date: 09-15-2022

PROJECT LOCATION:
 14730
 STONE ROAD
 PID#0911722140034

Suite #200
 1970 Northwestern Ave
 Stillwater, MN 55082
 Phone 651.275.8969
 Fax 651.275.8976
 dan@cssurvey.net

CORNERSTONE LAND SURVEYING, INC.

FILE NAME: SURV10K01
 PROJECT NO.: 10K001

BOUNDARY/TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION:

(LEGAL DESCRIPTION IS PER WARRANTY DEED DOC. NO. 668873 - TRACT N IS ALSO SHOWN ON CERTIFICATE OF TITLE NO. 1446128)

Parcel 1:
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Parcel 2:
 The East 225.16 feet of the North 223.82 feet of the South three-fourths of the Southwest Quarter of the Northeast Quarter of Section 9, Township 117 North, Range 22 West of the 5th Principal Meridian, EXCEPT the West 151.00 feet of said East 225.16 feet which lies north of the easterly extension of the South line of Lot 3, Block 1, Charlestone Ridge, Hennepin County, Minnesota, Abstract Property.

PARCEL AREA:

PARCEL AREA = 126,250 SQ. FT. / 2.90 ACRES

TITLE NOTES:

(NO TITLE INFORMATION WAS PROVIDED FOR OUR REVIEW)

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- RESTRICTIONS PER DOC. NO. 546188
- EASEMENT FOR PASSAGE PER DOC. NO. 643371
- AGREEMENT PER DOC. NO. T1311399
- NOTICE PER DOC. NO. T1948222

THERE MAY BE ADDITIONAL EASEMENTS OR ENCUMBRANCES THAT ARE NOT SHOWN OF WHICH WE ARE UNAWARE.

BENCHMARKS

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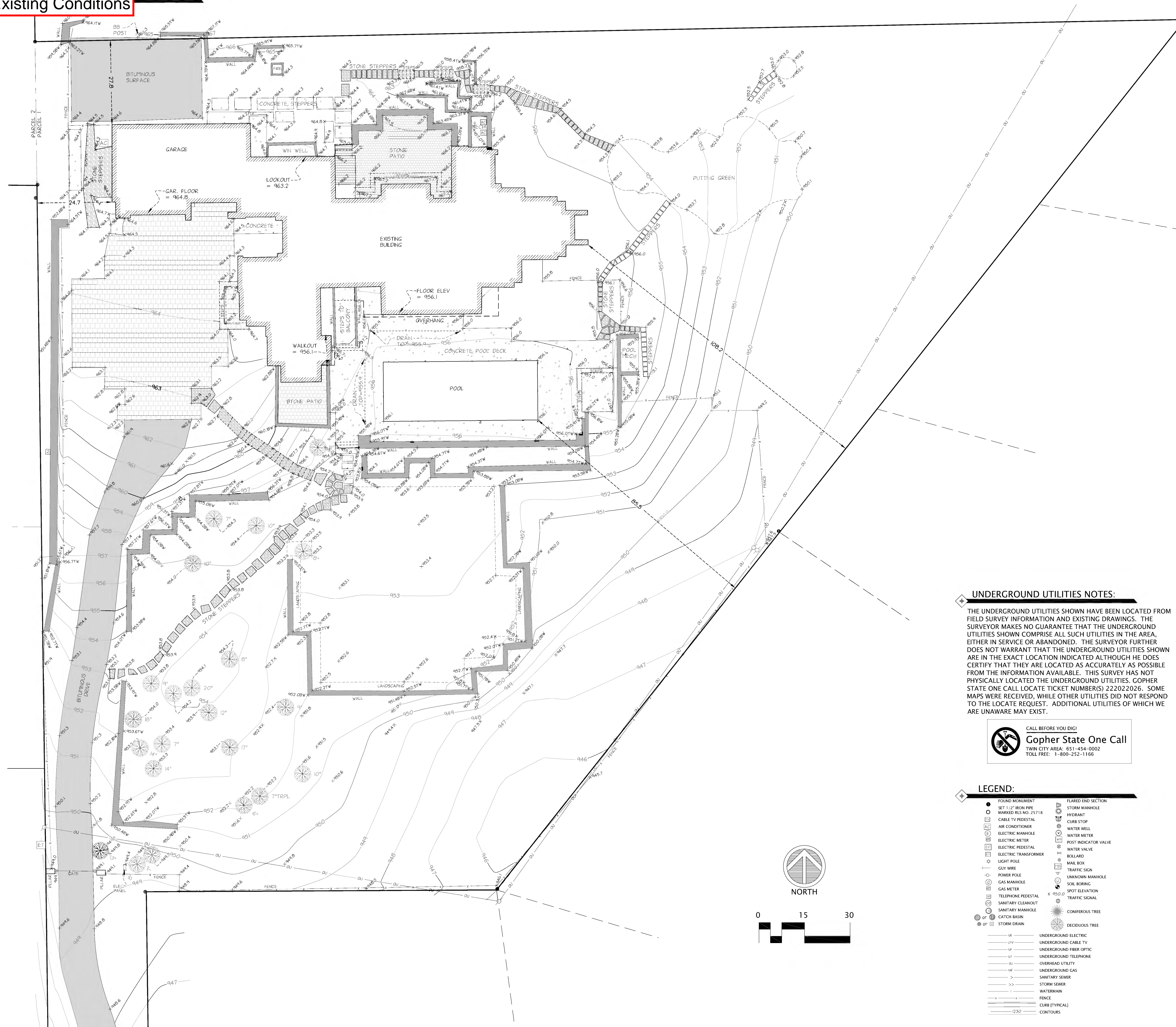
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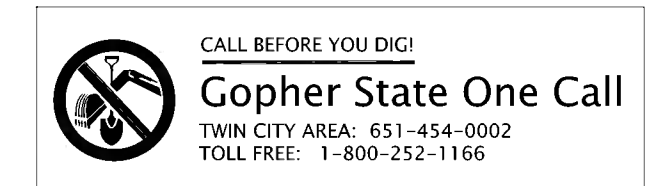
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TOPOGRAPHIC DETAIL
Existing Conditions



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(LEGAL DESCRIPTION IS PER WARRANTY DEED DOC. NO. 668873 - TRACT N IS ALSO SHOWN ON CERTIFICATE OF TITLE NO. 1446128)

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Torrens Property.

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Abstract Property.

PARCEL AREA:

PARCEL AREA = 126,250 SQ. FT. / 2.90 ACRES

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STONE ROAD RESIDENCE

CONTACT:
DAVID AINE
10K Architecture, PLLC
525 15th Ave. South
Hopkins, MN 55343
Phone: 951.532.8921
Email: david.aine@10Karch.com

COUNTY/CITY:
HENNEPIN COUNTY
CITY OF MINNETONKA

REVISIONS:

DATE	REVISION
09-15-2022	INITIAL ISSUE

CERTIFICATION:
I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.
Daniel L. Thurmes
Daniel L. Thurmes Registration Number: 25718
Date: 09-15-2022

PROJECT LOCATION:
14730
STONE ROAD
PID#0911722140034

Suite #200
1970 Northwestern Ave
Stillwater, MN 55082
Phone 651.275.8969
Fax 651.275.8976
dan@cssurvey.net

CORNERSTONE LAND SURVEYING, INC.

FILE NAME SURV10K01
PROJECT NO. 10K001

BOUNDARY/TOPOGRAPHIC SURVEY



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

LEGEND:

● FOUND MONUMENT	○ FLARED END SECTION
○ SET 1" IRON PIPE MARKED BY NO. 25718	○ STORM MANHOLE
○ CABLE TV PEDESTAL	○ HYDRANT
○ AIR CONDITIONER	○ CURB STOP
○ ELECTRIC MANHOLE	○ WATER WELL
○ ELECTRIC METER	○ WATER METER
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○ ELECTRIC TRANSFORMER	○ WATER VALVE
○ LIGHT POLE	○ BOLLARD
○ CUY WIRE	○ MAIL BOX
○ POWER POLE	○ TRAFFIC SIGN
○ GAS MANHOLE	○ UNBORN MANHOLE
○ GAS METER	○ SOIL BOSSING
○ TELEPHONE PEDESTAL	○ SPOT ELEVATION
○ SANITARY CLEANOUT	○ TRAFFIC SIGNAL
○ SANITARY MANHOLE	○ CONIFEROUS TREE
○ CATCH BASIN	○ DECIDUOUS TREE
○ STORM DRAIN	
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CONTACT:

DAVID AINE
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525 15th Ave. South,
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Phone: 951.532.8921
Email: david.aine@10Karch.com

COUNTY/CITY:

HENNEPIN COUNTY
CITY OF MINNETONKA

REVISIONS:

DATE	REVISION
09-15-2022	INITIAL ISSUE
10-14-2022	SETBACKS AND RG

CERTIFICATION:

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

Daniel L. Thurmes
Daniel L. Thurmes Registration Number: 25718
Date: 09-15-2022

PROJECT LOCATION:

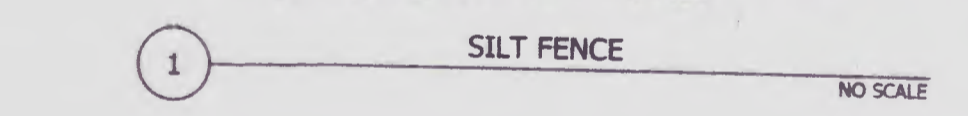
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Suite #200
1970 Northwestern Ave
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Phone 651.275.8969
Fax 651.275.8976
daine@cornerstone-land.com
cssurvey.net

CORNERSTONE LAND SURVEYING, INC.

FILE NAME SURV10K01
PROJECT NO. 10K001

PROPOSED IMPROVEMENTS SURVEY



8609 HARRIET AVENUE SOUTH, BLOOMINGTON, MN 55420

CONCEPT PLAN
1.) WALLS 2.) PLANTINGS
3.) PAVERS 4.) PLANTINGS
DATE: 11-18-2022
BY: DAVID K.



NOTE: ALL EXTERIOR MATERIALS HAVE BEEN
SELECTED TO CLOSELY MATCH &
COMPLIMENT ORIGINAL MATERIALS OF THE
PRINCIPAL BUILDING ON THE SITE (MAIN
HOUSE), TYP.

SOFFIT PANEL PAINTED TO MATCH STUCCO, TYP.

STUCCO, TYP.



STUCCO, TYP.

FLUSH WOOD SECTIONAL OVERHEAD DOORS, TYP.

CEDAR ROOF SHINGLES, TYP.

COPPER UPPER FASCIA, TYP.



STONE VENEER, TYP.

PREFINISHED METAL LOWER FASCIA, TYP.

SOUTH FACADE (SOUTHWEST & SOUTHEAST CORNERS, LEFT TO RIGHT)

NEW DETACHED GARAGE | 14730 STONE ROAD
MINNETONKA, MN 55391 | 01/03/23 |

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COPPER UPPER FASCIA, TYP.



NATURAL WOOD PHENOLIC PANELS, TYP.

CLAD WOOD WINDOW & DOOR FRAMES, TYP.

SOFFIT PANEL PAINTED TO MATCH STUCCO, TYP.

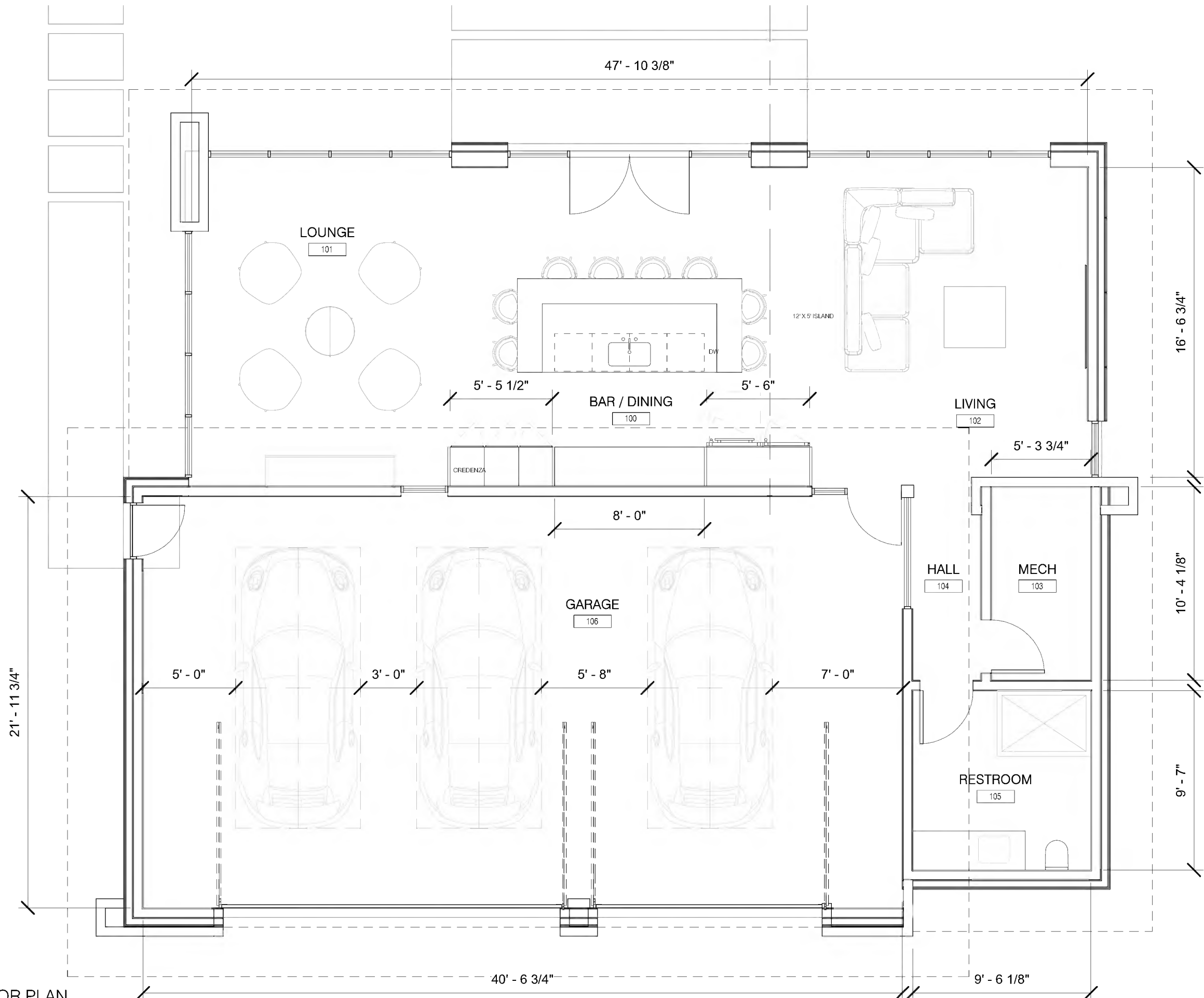


STUCCO, TYP.

STONE VENEER, TYP.

PREFINISHED METAL LOWER FASCIA, TYP.

NORTH FACADE (NORTHEAST & NORTHWEST CORNERS, LEFT TO RIGHT)
NEW DETACHED GARAGE | 14730 STONE ROAD
MINNETONKA, MN 55391 | 01/03/23 |



CONCEPT FLOOR PLAN

NEW DETACHED GARAGE | 14730 STONE ROAD
 MINNETONKA, MN 55391 | 01/03/23 | 3/16" = 1'-0"

PIERCE PINI & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS

December 13, 2022

10K Architecture
Attn: David Aine
525 15th Avenue South
Hopkins, MN 55343

RE: Kayan Residence - Stormwater Management Narrative for Proposed Improvements

Mr. Aine,

The following is a narrative of the stormwater management design for the proposed pool house and garage addition at the Kayan residence. The following analysis and design description should be provided to the city of Minnetonka in conjunction with the certificate of survey by Cornerstone Land surveying for the proposed site improvements.

Existing Conditions

The subject property is a 126,250 sq. ft. (2.90 acre) residential parcel located at 14730 Stone Road in Minnetonka. The existing property currently has a residential house, bituminous driveway, paver auto court, front walkway and a rear stone terrace as well as a swimming pool and pool deck. The site drainage is directed southeast to the low area located at the southeast corner of the property. An undelineated wetland is noted at this location on the property survey. There is currently no implemented stormwater management systems on the site.

Proposed Conditions

The project includes the construction of a new pool house and garage as well as a new bituminous driveway to service the new garage. The proposed work will disturb approximately 15,000 sq. ft. and will increase the site impervious area by 4,892 sq. ft. A new rain garden will be constructed to mitigate the additional impervious area.

Soil Analysis

A geotechnical exploration report has been prepared by Haugo Geotechnical Services, report no. 22-0930, dated December 9, 2022. Two borings were performed in the general location of the proposed pool house, driveway extension, and rain garden. Both borings note surficial topsoil with underlying undocumented fill primarily consisting of sandy lean clay. All soils were wet in nature. This soil description is consistent with hydrologic soil group C/D. Based on this information, it is assumed that the site will have a relatively low infiltration rate of 0.06 – 0.20 inches per hour, consistent with the Minnesota Stormwater Manual.

PIERCE PINI & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS

Stormwater Management

The local government unit for stormwater is the City of Minnetonka. The project is a residential addition resulting in more than 5,000 sq. ft. or 50 cu. yds. of disturbance. The city stormwater management plan requires a best management practice (BMP) that will capture and treat 1.1-inches of runoff over the new and disturbed impervious area.

In addition to the required treatment volume, BMPs are required to provide a drawdown time within 48 hours for surface stormwater management features. The underlying soils are sandy lean clays with an estimated infiltration rate of 0.13 inches per hour. In order to maintain the maximum drawdown time of 48 hours, the maximum basin depth is 6 inches.

A summary of the design parameters for the new rain garden are as follows:

1. New/Disturbed Impervious Area

- Bituminous driveway – 2,390 sq. ft.
- Garage & pool house – 2,112 sq. ft.
- Sidewalk & stairs – 118 sq. ft.
- Concrete pavement – 272 sq. ft.

Total = 4,892 sq. ft.

2. Required Treatment Volume

- New/disturbed impervious area – 4,892 sq. ft.
- Rainfall depth – 1.1 inches
- (4,892 sq. ft.) x (1.1 inches) x (1 ft. / 12 inches)

Required Treatment Volume = 448 cu. ft.

3. Design Treatment Volume

- Rain garden bottom contour (949.50) – 786 sq. ft.
- Rain garden overflow contour (950.00) – 1,027 sq. ft.
- Treatment volume depth – 6 inches

Design Treatment Volume = 453 cu. ft.

If you have any questions, please feel free to give me a call at 763-537-1311.

Sincerely,



Kevin Gardner, PE

Cc: Chad Haller – 10K Architecture
Connie Villari – Cornerstone Land Surveying